

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0883	Issue Date: 08/06/2002	CBL: 029 K001001
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Location of Construction: 85 Commercial St	Owner Name: Olympia Equity Investors Iv Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone: 874-9990
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone: 2078797700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Vacant	Proposed Use: Retail/Port Side Lobster	Permit Fee: \$73.80	Cost of Work: \$73.80	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <u>J</u> Type:
Signature:	Signature: <i>[Signature]</i>

Proposed Project Description:
Erect 18' x 22" Aluminum Sign

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 08/06/2002	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>08/13/02</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>08/13/02</i>
	<i>Needs separate tenant fit up.</i> <i>ok 8/13/02</i> <i>DA 8/19/02</i>		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

020883

THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

Signage Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>85 Commercial Street</u>		
Total Square Footage of Proposed Structure <u>22" X 20"</u>	Square Footage of Lot <u>2400 sq/ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>K</u> Lot# <u>001</u>	Owner: <u>Olympia Equity Investment</u>	Telephone: <u>874.9990</u>
Lessee/Buyer's Name (If Applicable) <u>Brent Nappi/Amy Murphy</u>	Applicant name, address & telephone: <u>Port Side lobster 283-5497</u> <u>85 Commercial St.</u>	Total s.f. of signage <u>43.8</u> 1.00 per s.f. \$ <u>43.8</u> , plus \$30.00 base fee Fee: \$ <u>30.00</u> \$ <u>73.80</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>wholesale distributor</u>		
Approximately how long has it been vacant: <u>3 years</u>		
Proposed use: <u>Retail</u>		
Project description: <u>18' X 22" aluminum sign</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Stanley Sign Signery</u> <u>#</u>		
Mailing address: 229 Forest Ave. Scarborough, ME <u>229 Forest Ave. Portland, ME</u> <u>Call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>879-1700</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Amy Murphy</u>	Date:
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 95 Commercial Street ZONE: B-3

OWNER: Olympia Equity Investors

APPLICANT: Brent Nappi / Port Side Lobster, LLC

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO DIMENSIONS 4' x 4' HEIGHT _____

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS 22" x 18' 1.83 x 18' - 32.94'

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT?

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

*** TENANT BLDG. FRONTAGE (IN FEET): 30' x 2' = 60'

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

YOU SHALL PROVIDE:

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: _____ DATE: _____

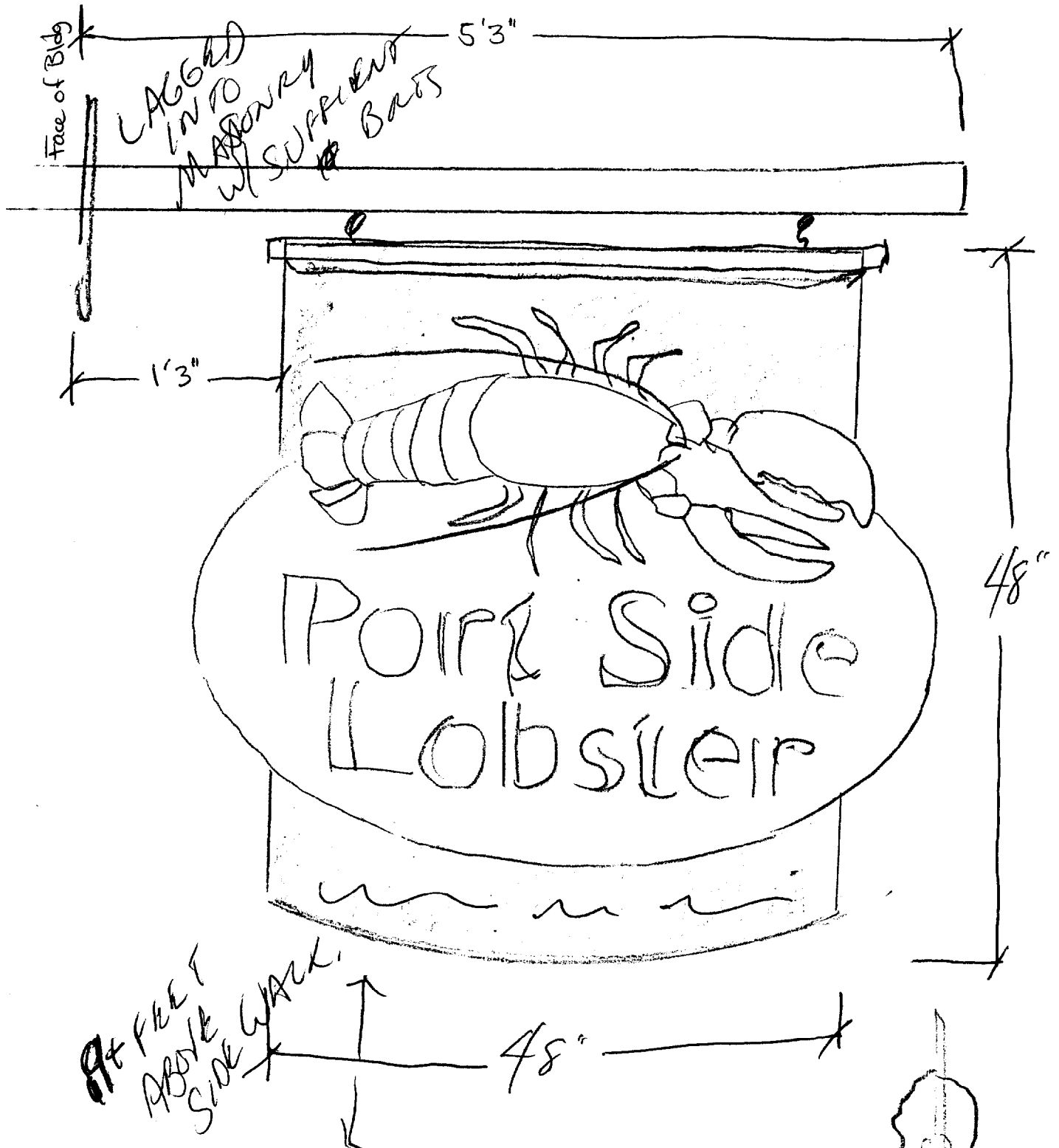
2 signs

16'

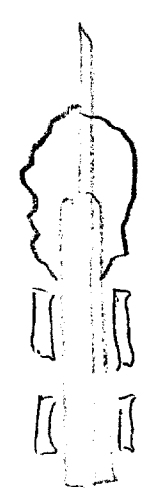
32.94'

48.94'

60'



Notes: Mounting to be as per W.L. Blake signage standards
 (3/8 x 2' bars bolted to frame)
 Sign edges to be "finished" (not exposed plywood)
 All other aspects of the W.L. Blake signage standards shall be met.





OLYMPIA EQUITY INVESTORS

July 31, 2002

Brent Nappi
1 Shady Lane
Falmouth, ME 04105

RE: Signage for W. L. Blake Building located at 85 Commercial Street

50 Monument Square
Floor 2
Portland, ME 04101

Dear Brent,

I am in receipt of your proposed signage for both the fascia board sign and projecting sign for the above referenced location. We approve of the general design, which must meet all specifications in all respects to the W. L. Blake Signage Standards ("Standards") prepared by T. Taylor last revised 1-19-01. This will provide the details for mounting, hardware, color and texture of background and other pertinent details.

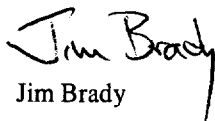
www.olympiaequity.com

While I do not have the specific section drawings from your sign manufacturer, I will assume that any deviations from the Standards will be submitted for approval.

The only deviation noted to my attention was your verbal request to install the projecting sign on the Western edge of the building rather than between the 85 and 83 Commercial Street address location due to interference with the existing street tree. We accept this deviation as proposed as long as all other aspects of the Standards are met.

Again, we wish you well with your new endeavor.

Sincerely,


Jim Brady

Cc: Deb Andrews- City of Portland

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
08/02/2002

PRODUCER (207)989-7381 FAX (207)989-7383
Sargent, Tyler & West
100 S. Main Street
P.O. Box 188
Brewer, ME 04412-0188

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED Erin, Inc./Olympia Equity Investors IV
50 Monument Sq
Portland ME 04104

INSURER A: CGU Insurance Company
INSURER B: General Star Insurance Company
INSURER C: Hanover Insurance Company
INSURER D:
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	AMR506902	10/01/2001	10/01/2002	EACH OCCURRENCE \$ 1000000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				FIRE DAMAGE (Any one fire) \$ 100000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5000
	<input checked="" type="checkbox"/> Liquor Liability				PERSONAL & ADV INJURY \$ 1000000
GENL AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2000000
<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					PRODUCTS - COM/PROP AGG \$ 2000000
A	AUTOMOBILE LIABILITY	YMAH19545	10/01/2001	10/01/2002	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
<input checked="" type="checkbox"/> HIRED AUTOS					
<input checked="" type="checkbox"/> NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
B	EXCESS LIABILITY	IUG336472D	10/01/2001	10/01/2002	EACH OCCURRENCE \$ 10,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$ 10,000,000
	<input type="checkbox"/> DEDUCTIBLE				\$
<input type="checkbox"/> RETENTION \$	\$				\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WBP5363366-04	09/01/2001	09/01/2002	WC STATUTORY LIMITS \$
					OTHER \$
					E.L. EACH ACCIDENT \$ 500000
					E.L. DISEASE - EA EMPLOYEE \$ 500000
					E.L. DISEASE - POLICY LIMIT \$ 500000
A	OTHER Property	AMR506902	10/01/2001	10/01/2002	Blanket Building-\$9,500,000 Blanket Contents-\$750,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
City Of Portland is named as additional insureds with respects to the Blake Building.

CERTIFICATE HOLDER	ADDITIONAL INSURED; INSURER LETTER	CANCELLATION
City Of Portland City Hall, Room 203 389 Congress St Portland, ME 04101		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.
		AUTHORIZED REPRESENTATIVE <i>Lynn M. Reeder</i>

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 020883

This is to certify that Olympia Equity Investors Iv / The Site
has permission to Erect 18' x 22" Aluminum Sign
AT 85 Commercial St 029 K001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

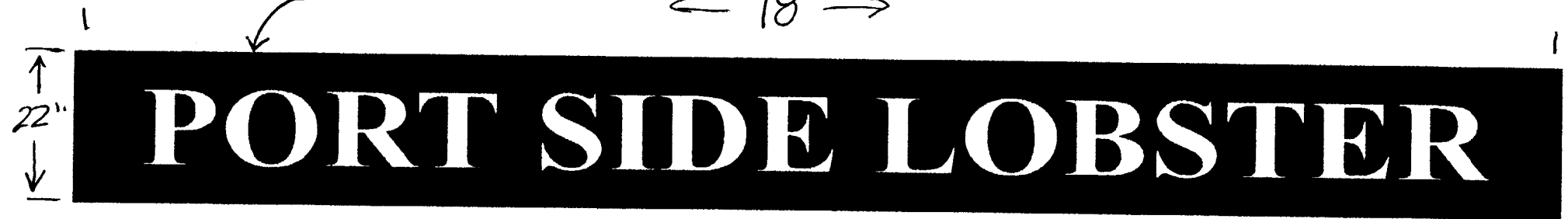
OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

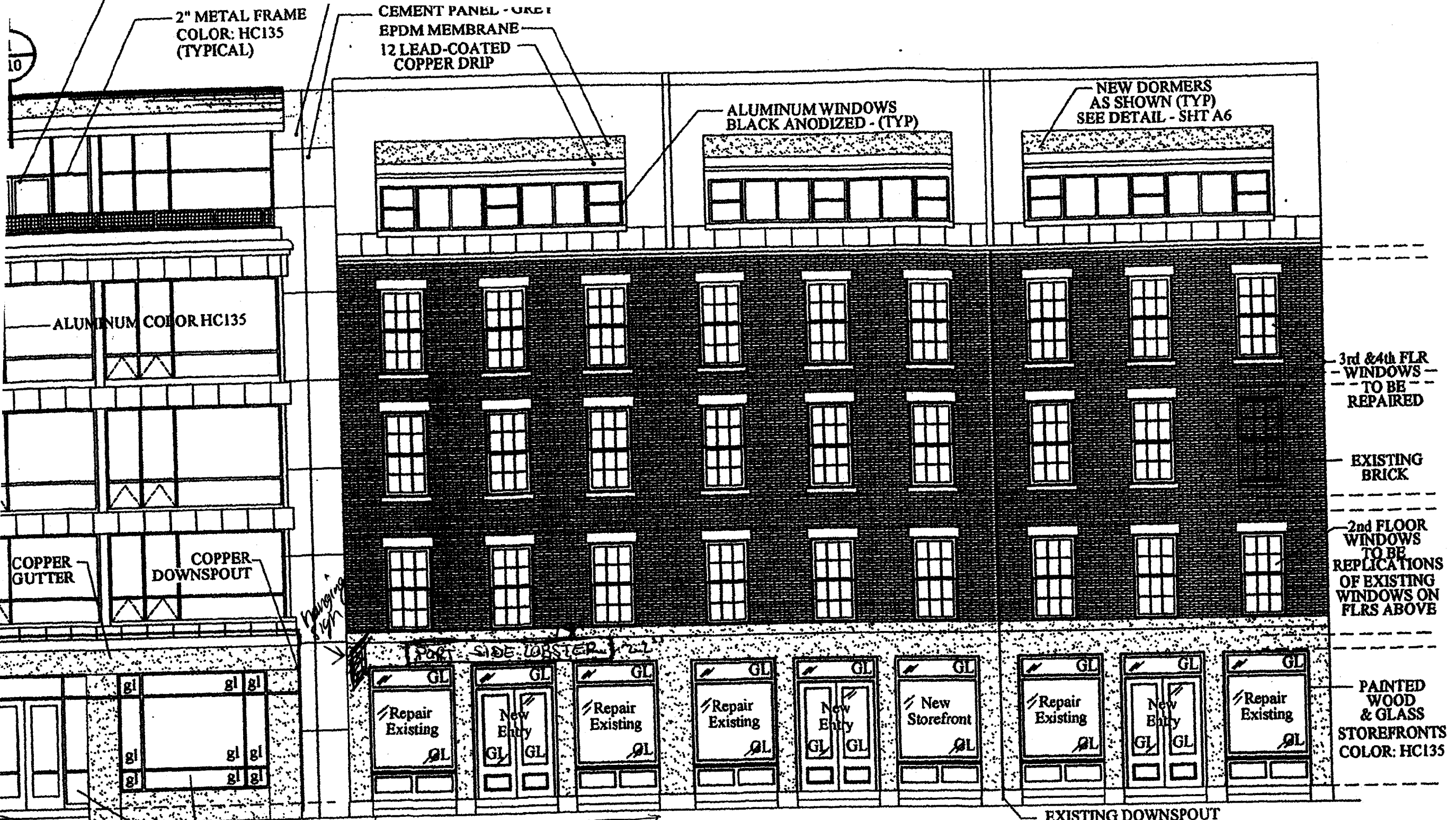
PENALTY FOR REMOVING THIS CARD

w/ frame as shown in WC Blake sign standards.
← 18 →



★ Special attention is drawn to the mounting instructions in the WC Blake sign stds.

(1) Aluminum
22x216
HP White (Text)
"Smaltz" Blake
background



SOUTH ELEVATION
(Commercial Street)

Project: MAYHEW-T
 Scale: 1/8"=1'-0"
 Date: July 26, 2000

Revisions: 8/22/00 Revisions elevations
 Portia

ELEVATIONS / DETAIL

ARCHETYPE, P.A.
 ARCHITECTS

48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

A4