

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0353	Issue Date:	CBL: 029 K003001
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Location of Construction: 65 Commercial St	Owner Name: Olympia Equity Investors V Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone: 207-874-9990
Business Name: n/a	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: 2077829654
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B3

Past Use: Commercial	Proposed Use: Commercial / Erect 188 sq. Ft. Sign	Permit Fee: \$218.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: SIGN Type: NA <i>4/22/03</i>	

Proposed Project Description: Erect 188 sq. Ft. Sign	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/17/2003	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>only 3 signs shown</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK</i> Date: <i>4/22/03</i></p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>As per H.P. Committee decision</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p><i>to D.A 4/22/03</i></p> <p>Date: <i>DIA 4/29/03</i></p>
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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 _____



Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

LANDLORD CONSENT AGREEMENT

Written consent and agreement relating to a certain sign proposed to be erected on the premises at: 65 Commercial Street
in Portland, Maine

Olympia Equity Investors LLC being the owner of the premises at 65 Commercial St. in Portland, ME

hereby gives consent to the erection of ~~a~~ certain sign(s):

2-sets of halo lit channel letters and one S/F wall sign

owned by: Hilton Garden Inn (the tenant) as described in the attached application for a permit submitted to the inspection division of the building department of Portland, ME to cover the erection of said signs.

Signed by the owner of said premises, or his authorized agent, on this

28th day of March 2003

James H. Brady (SIGNED)
Principal (TITLE)

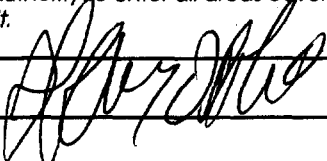
Signage/Awning Permit Application

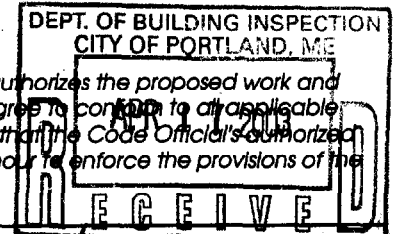
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>65 Commercial Street</u>		
Total Square Footage of Proposed Structure <u>188 sq ft</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>K</u> Lot# <u>003</u>	Owner: <u>Olympia Equity Investors LLC</u>	Telephone: <u>874-9990</u>
Lessee/Buyer's Name (if Applicable) <u>Olympia Equity Investors LLC</u> <u>50 monument square</u> <u>Portland, ME 04101</u>	Applicant name, address & telephone: <u>Neokraft Signs Inc</u> <u>686 main street</u> <u>Leicester, ME 04240</u>	Total s.f. of signage x \$1.00 per s.f. plus \$30.00 = Total Fee: <u>\$ 218.</u> Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ _____
Current use: <u>N/A will be Hotel</u>		
If the location is currently vacant, what was prior use: <u>empty lot</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Hotel</u>		
Project description: <u>Install signs on Hotel</u>		
Contractor's name, address & telephone: <u>Neokraft Signs, Inc. 686 main st. Leicester ME</u> <u>207-782-9654</u> <u>04240</u>		
Who should we contact when the permit is ready: <u>Jeff DiPao/6</u>		
Mailing address: <u>686 main street</u> <u>Leicester ME 04240</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 \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-782-9654</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: 	Date: <u>4/17/13</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

N/A

Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00.

✓

Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.

✓

A sketch plan of lot, indicating location of buildings, driveways, and any abutting streets or rights of way, lengths of building frontages, street frontages, and all existing setbacks. Indicate on the plan all existing and proposed signs with their dimensions and specific locations.

✓

A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.

N/A

Certificate of Flammability required for awning or canopy at time of application.

OK

UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.

✓

Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**Permit Fee for signage or awning-with-signage:
\$30.00 plus \$1.00 per square foot of sign.**

**Permit Fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, plus \$7.00 for each additional \$1,000.000.**

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 65 commercial street ZONE: B-3

CBL: _____

SINGLE TENANT LOT? YES NO _____ MULTI TENANT LOT? YES _____ NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

Total of 3 signs

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS PROPOSED: _____
BLDG. WALL SIGN? (attached to bldg) YES NO _____ DIMENSIONS PROPOSED: 2 @ 4'-6" x 19'-9"
1 @ 23.25" x 63.25"

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS: _____
BLDG. WALL SIGN(attached to bldg) ? YES _____ NO DIMENSIONS: _____
AWNING? YES _____ NO DIMENSIONS: _____

LOT FRONTAGE (FEET): _____
TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): 140

AWNING YES _____ NO IS AWNING BACKLIT? YES _____ NO _____

HEIGHT OF AWNING: _____ LENGTH OF AWNING: _____ DEPTH: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES _____ NO _____

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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

SIGNATURE OF APPLICANT: [Signature] DATE: 4/17/13

B-3
*** FOR OFFICE USE ONLY ***
1 per facade + 1 sign allowed - 2# per linear footage

N/A

Sidewalk Signs

Design, Location, and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

A sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For a sidewalk sign permit, come to City Hall, 389 Congress Street, Room 315, with:

- _____ Certificate of Liability Insurance
- _____ Drawing of sign showing dimensions and design work
- _____ Payment of \$30.00 plus \$1.00 per s.f. of signage.
- _____ Complete application with pre-application questionnaire and checklist completed.

LEGEND

SYMBOL	DESCRIPTION	REMARKS
---	PROPERTY LINE	
---	CONCRETE	
---	IRON PIPE/ROOF	
---	CURBLINE NO.	
---	BUILDING	
---	IRMA	
---	EDGE PAVEMENT/STRENGTH	
---	GRAVEL ROAD	
---	CURBLINE	
---	CONTOUR	
---	GATE VALVE	
---	LIGHT POLE	
---	UTILITY POLE	
---	HYDRANT	
---	SE	
---	PIVOT	
---	CHURN MARK	
---	PIVOT	
---	CHURN MARK	
---	DECISION TREE	
---	MANHOLE	
---	MANHOLE	

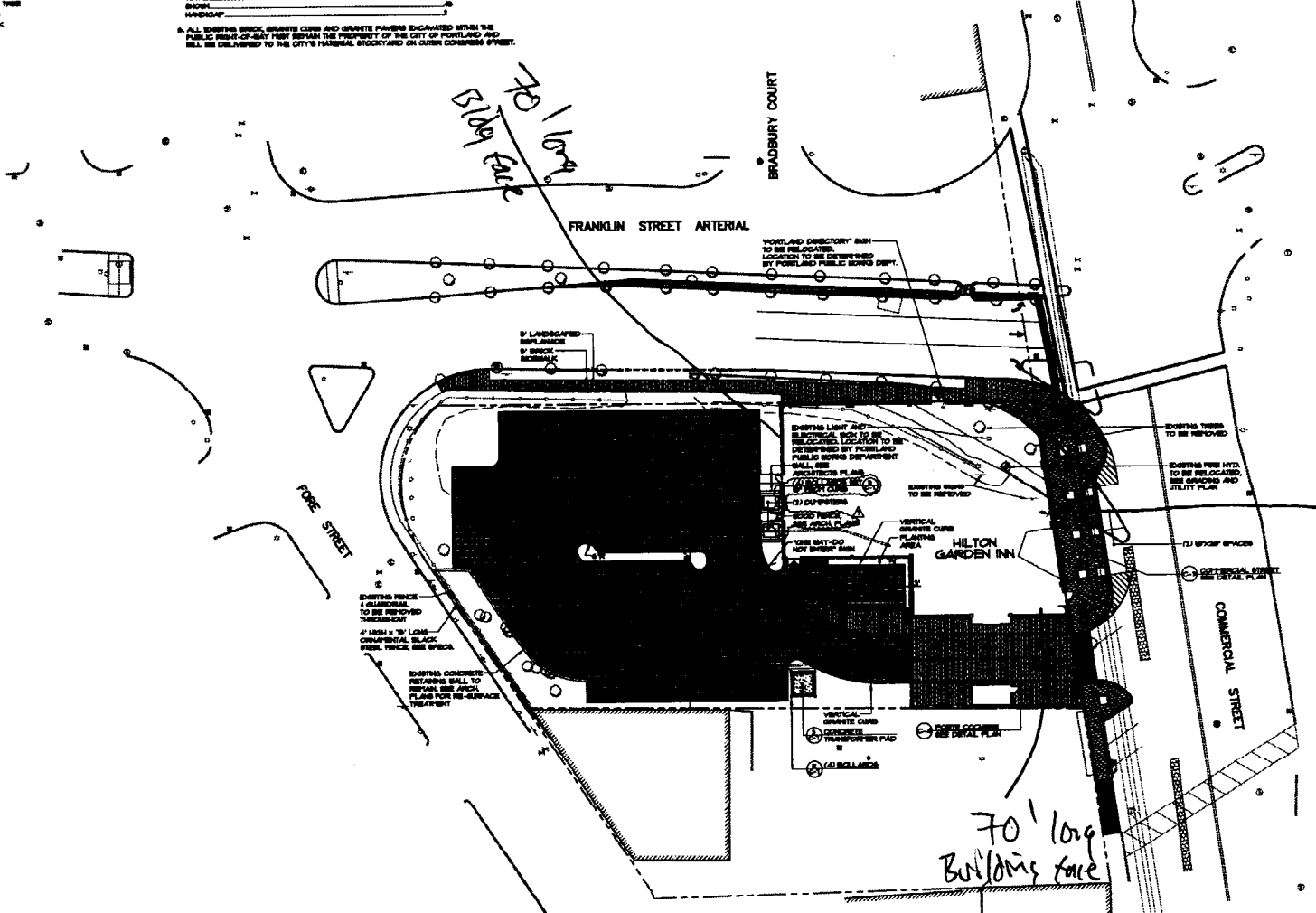
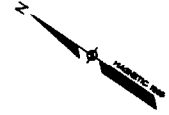
GENERAL NOTES:

- TOTAL LAND AREA = 8434 SF.
- GROUND FLOOR AREA = 8475 SF.
- TOTAL BUILDING AREA = 16489 SF.
- PROPERTY LOCATED IN THE B-3 ZONE WITH FOLLOWING DIMENSIONAL REQUIREMENTS:
 - FRONT LOT SIZE: 3000 SF.
 - FRONT STREET FRONTAGE: 100 LF.
 - REAR LOT: 1000 SF.
 - REAR STREET FRONTAGE: 100 LF.
 - MAX. BUILDING HEIGHT: 40 FT.
 - BLDG. TO TOP OF PLANK AT MANHOLE: 40 FT.
 - BLDG. TO TOP OF PLANK AT MANHOLE: 40 FT.
 - BLDG. TO TOP OF PLANK AT MANHOLE: 40 FT.

2. PARKING CALCULATION:

NOTE ROOMS	30
RESTAURANT ROOMS	10
TOTAL	40
MINIMUM	40
HANDICAP	2

3. ALL EXISTING BRICK, GRANITE CURB AND GRANITE PAVING INDICATED WITHIN THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE CITY OF PORTLAND AND WILL BE DELIVERED TO THE CITY'S MUNICIPAL STOCKYARD ON CURB CONCRETE STREET.



CONSTRUCTION DOCUMENTS 5-29-02

CURRENT SHEET STATUS:

SMRT ARCHITECTURE ENGINEERING PLANNING

140 Pine Street, 4th Fl. Box 600
Portland, Oregon 97208
Tel: 503-775-2600
Fax: 503-775-2608

**HILTON GARDEN INN
85 COMMERCIAL STREET
PORTLAND, OREGON**

PROJECT: **SITE PLAN**

SHEET TITLE:	1"-3/8"	DATE:	5-29-02
SCALE:	1"=30'	GRAPHIC SCALE:	1"=30'
PROJECT MANAGER:	JLJ	SHEET NO.:	C-2
JOB CHIEF/DRAWN:	SM		
DATE OF RECORD:			
SHEET CND FILE:			
PROJECT NO.:	0204		



Handwritten signature/initials

CHANNEL

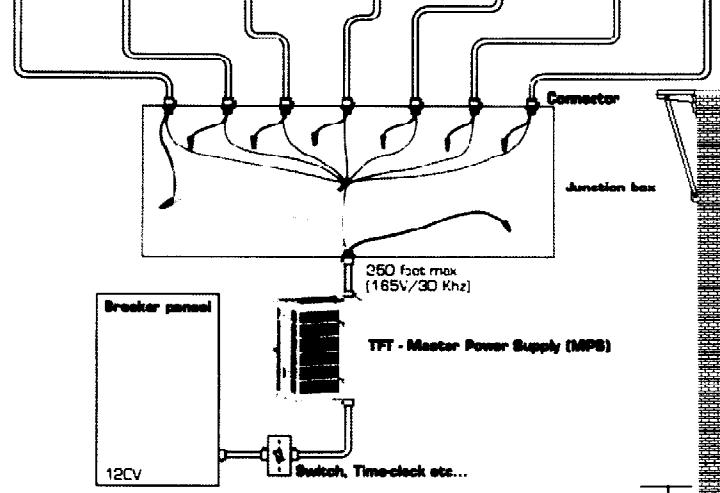
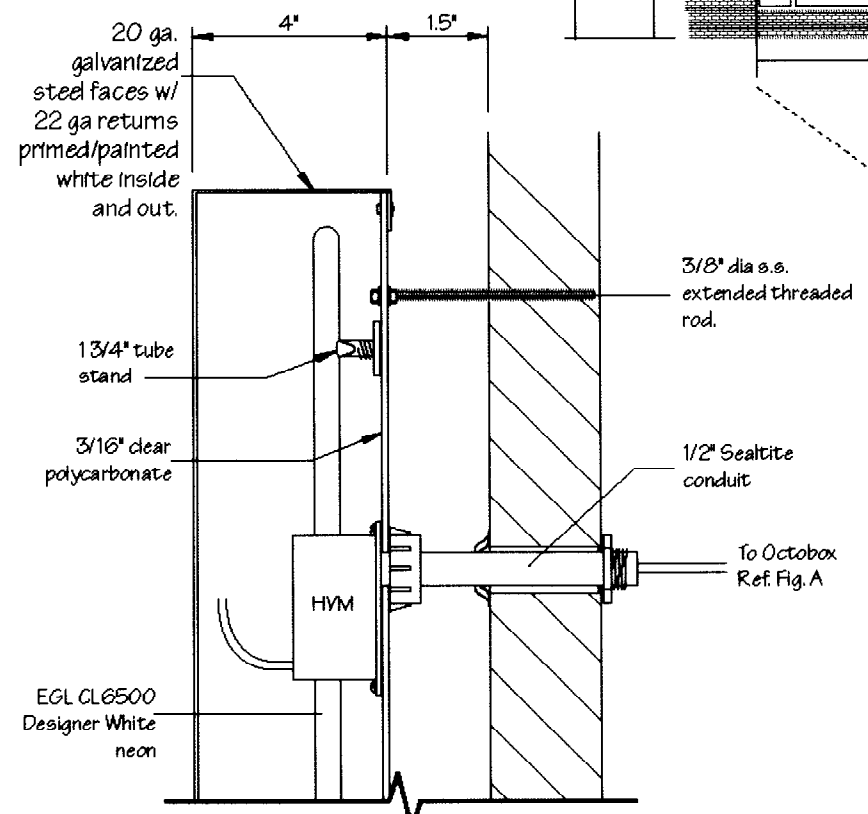


FIGURE A

106'
25.68'
25'-7.68" TGL
23'-6"



Mounting Detail

Scale: NTS

Area computation -
 $4'-6" \times 19'-9" = 88.875 \text{ ft}^2$
 $4.5 \times 19.75 = 88.75$

Scale: 1/4" = 1'
 $170 \text{ long} \times 2 = 140 \text{ ft}$
 ok

NOTE: For graphic intent only.



Title		Hilton Garden Inn	
Location		Portland, ME	
Customer		Hilton Garden Inn	
Scale	As Noted	Acct Exec	RB
Print History	Artist	Date	Description
4342BR	BR	10/16	
4342BR-2	BR	10/21	
4342BR-3	BR	1/8	
4342BR-4	BR	1/24	chnq to octo sys
4342BR-5	BR	1/30	relocate / specs
Phase		C	
Sign Type		HG-HCL30S	
Description			
Halo-lit channel letterset			
Location 3rd Floor (North Elevation)			
Sizes			
'G' ht: 30"			
Total area: 54.625" x 19'-9.625"			
64.04 sq ft			
'H' (Hilton) ht: 21"			
Colors			
White letters and EGL CL6500 designer white neon.			
Materials			
Fabricated aluminum			
Remote transformers			
TFT 30ma low voltage Octopus System			
Amps			
6.4 (Verify available source)			
Volts			
120			

LAURETANO
SIGN GROUP
WORLDWIDE

1 Tremco Drive,
Terryville, CT 06786
860.582.0233 | fax 860.583.0949
signs@lauretano.com
www.Lauretano.com

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Print# 4342BR-5 Bid# 82610 Date 1/30/03

CHANNEL

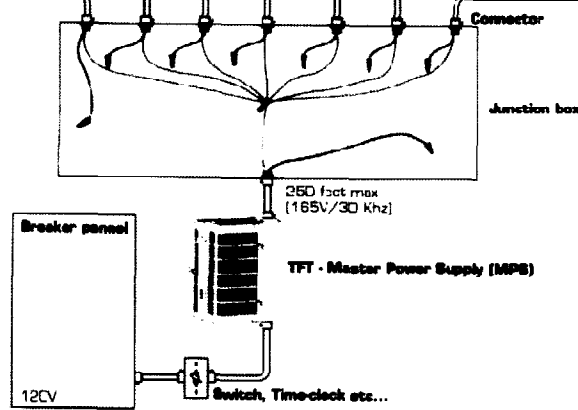
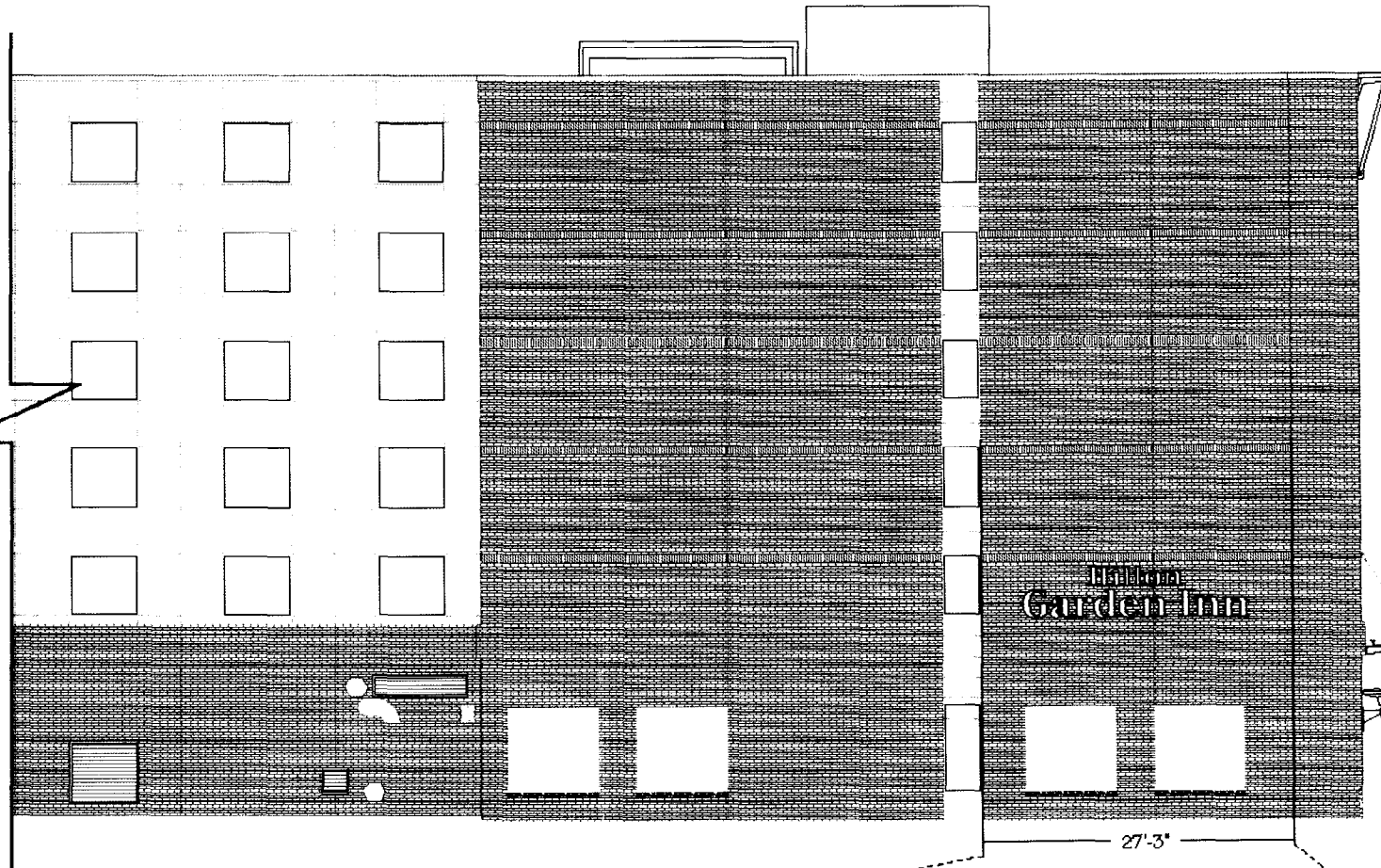
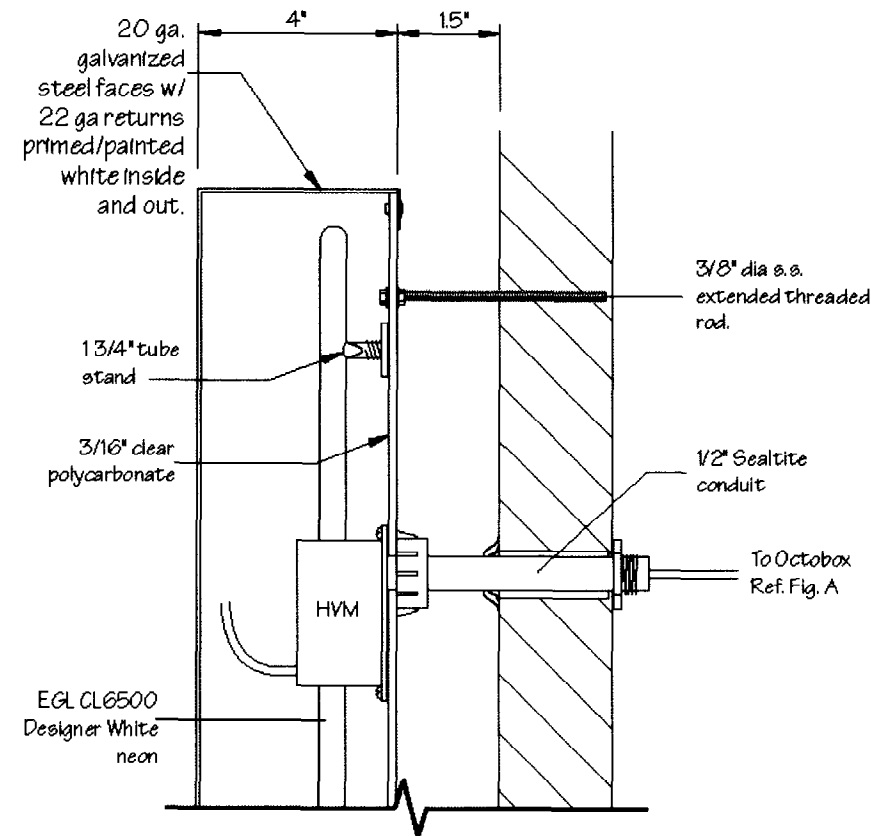


FIGURE A

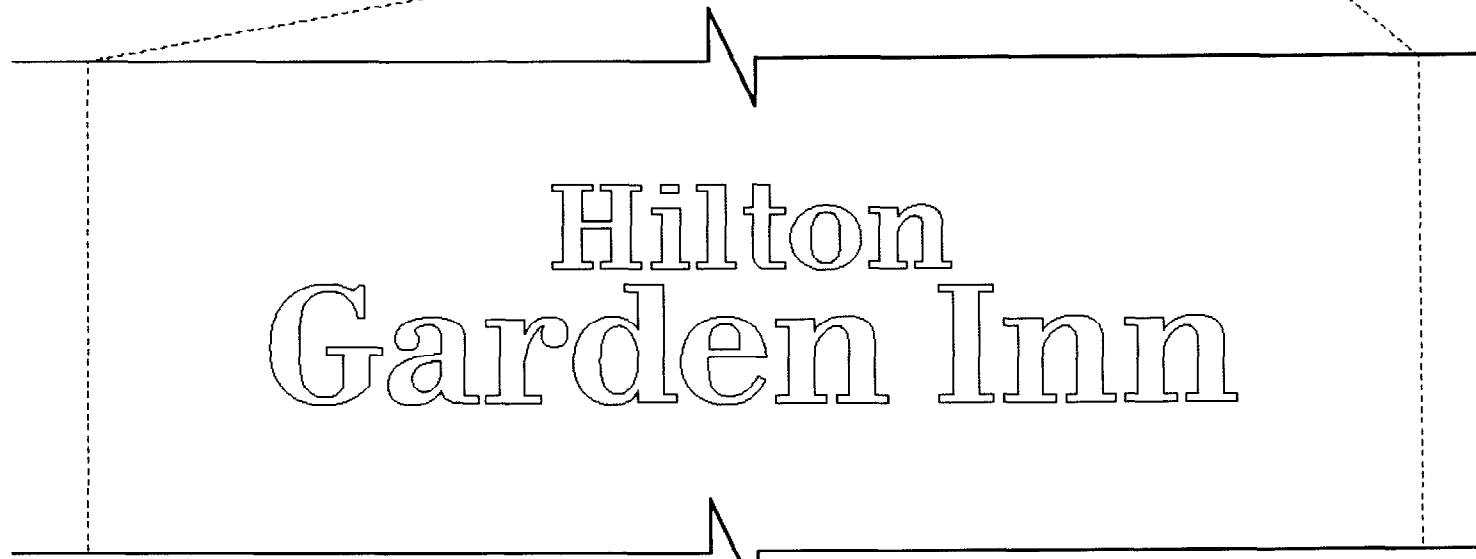


5.6"
34"
17-8.6" TGL
14'-5"



Mounting Detail

Scale: NTS



Area Computation -
 $4'-6" \times 19'-9" = 88.875 \text{ ft}^2$
 $4.5 \times 19.75 = 88.875$

Scale: 1/4"=1'
 70' bleed length per plot plan
 20 x 2 = 140



Title	Hilton Garden Inn		
Location	Portland, ME		
Customer	Hilton Garden Inn		
Scale	As Noted	Acct Esc.	RB

Print History	Artist	Date	Description
4343BR-2	BR	10/2	
4343BR-3	BR	1/8	
4343BR-4	BR	1/24	chnq to octo sys
4343BR-5	BR	1/30	relocate / specs

Phase	D
Sign Type	HGI-ICL30S
Description	Halo-lit channel letterset
Location	2nd Floor (West Elevation) <i>Handwritten: toward front of</i>
Sizes	'G' ht: 30"
Total area:	54.625" x 19'-9.625"
	64.04 sq ft
	'H' (Hilton) ht: 21"

Colors	White letters and EGL CL6500 designer white neon.
Materials	Fabricated aluminum Remote transformers TFT 30ma low voltage Octopus System

Amps	6.4 (Verify available source)
Volts	120

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1 Tremco Drive,
Terryville, CT 06786
860.582.0233 | fax 860.583.0949
signs@lauretano.com
www.Lauretano.com

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Print# 4343BR-5 Date 1/30/03 Blk# 82610



Title: Hilton Garden Inn
 Location: Portland, ME
 Customer: Hilton Garden Inn
 Scale: As Noted Acct Exec: RB

Print History	Artist	Date	Description
4344BR	BR	10/16	
4344BR-2	BR	10/21	
4344BR-3	BR	1/8	
4344BR-4	BR	1/9	reduce size/projection

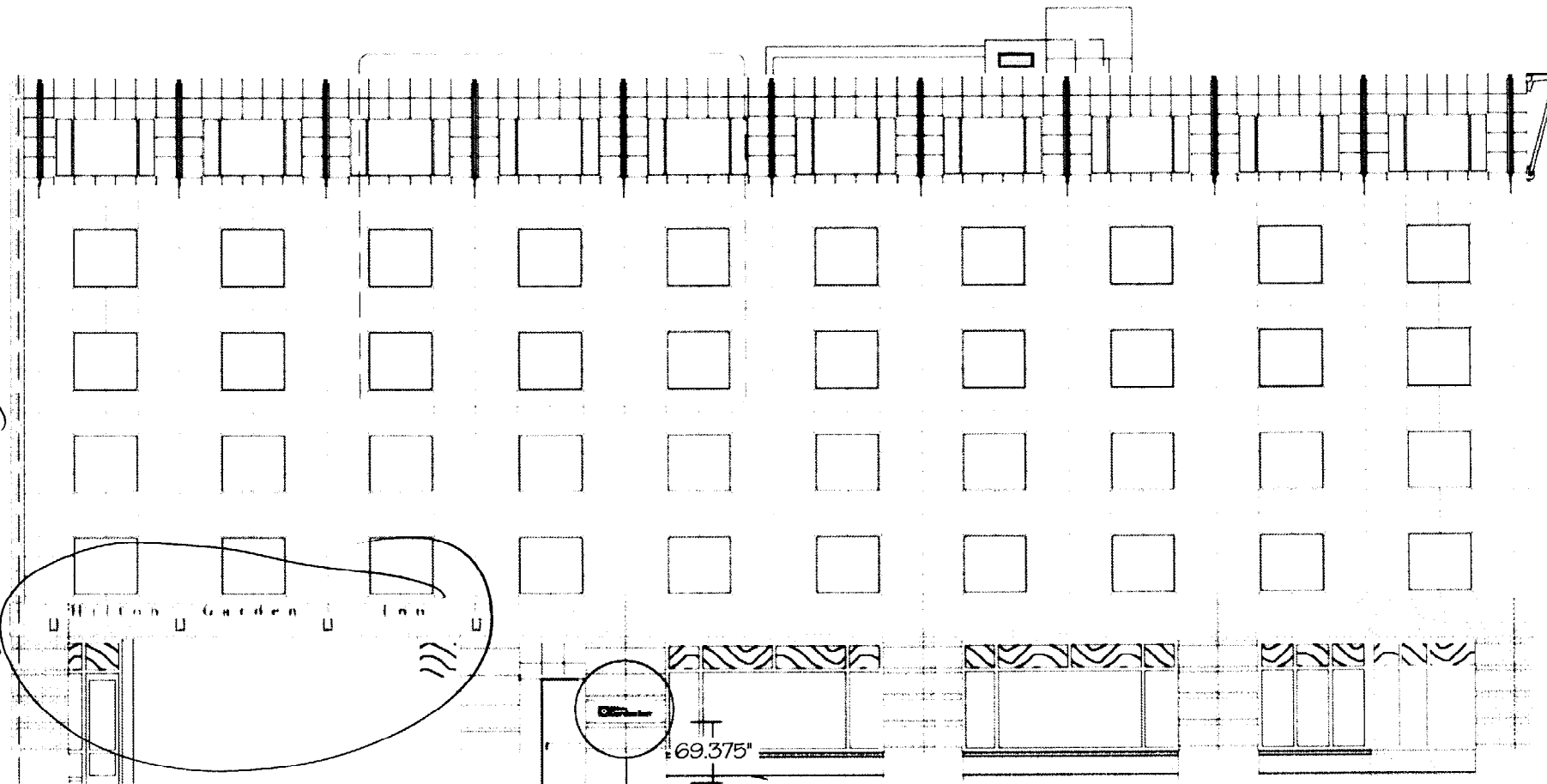
Phase: E
 Sign Type:
 Description: SF/ILL Cut-thru push-thru wall sign
 Front and halo illumination
 Location: South elevation *Facing Common*
 Sizes: 23.25" x 63.25" (10.2 sq ft)
 See diagram for details
 Overall cabinet depth 6"
 1.5" projection from wall

Colors:
 Hilton red letters on silver face (color TBD)
 Red/white flower
 Materials:
 Fabricated aluminum cabinet
 1/2" thick clear acrylic letters
 Electrical:
 Power pigtail to be located
 center back of cabinet.
 Amps: 1.4 (Verify available source)
 Volts: 120

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1 Tremco Drive,
 Terryville, CT 06786
 860.582.0233 | fax 860.583.0949
 signs@lauretano.com
 www.Lauretano.com

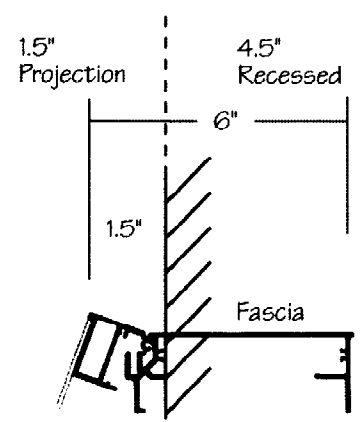
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*4/22/03
 per Jeff D. At sign Co. This sign is ~~not~~ included. ~~Not included~~ info per me*

only sign

Scale: NTS

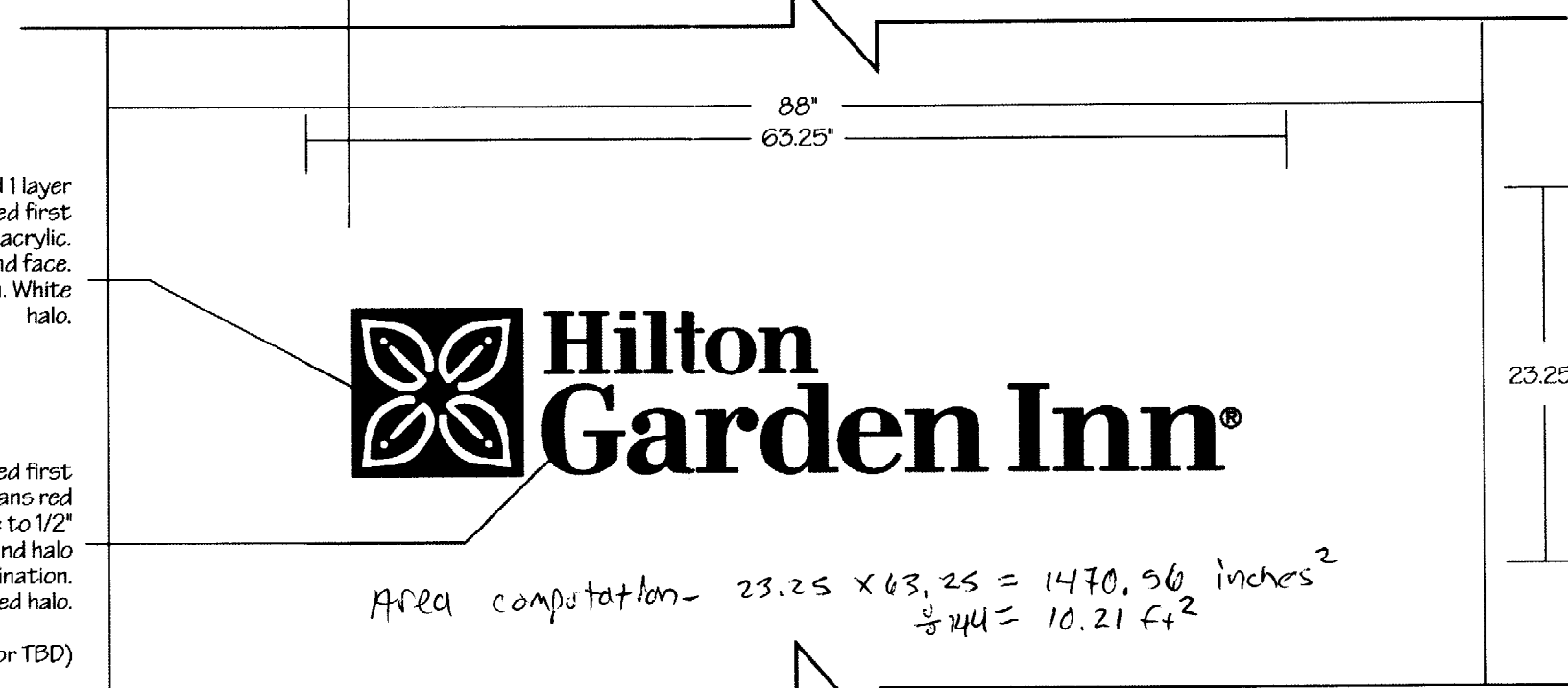


Bleed Retainer
 Series 7
 Single face body

2 layers of trans red vinyl and 1 layer of trans white vinyl applied first surface to 1/2" clear acrylic. Graphics protrude 1/4" beyond face. Internal and halo illumination. White halo.

1 layer of trans red vinyl applied first surface and one layer of trans red vinyl applied second surface to 1/2" clear acrylic letters. Front and halo illumination. Red halo.

Silver face (color TBD)



*Area computation - 23.25 x 63.25 = 1470.56 inches²
 144 = 10.21 ft²*

SignComp Series 7 hinge w/ SF bleed body.

Scale: 1"=1'

Print# 4344BR-4 Bid# 82610 Date 1/9/03