

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

Permit Number: 030227

# PERMIT

This is to certify that Wellin & Co/Sundance Sign

has permission to Erect 19 SF of Signage

AT 85 Exchange St

032 D004001

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is used or otherwise occupied-in-4  
YOUR 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

*W. J. Langert* 3/20/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-0227	Issue Date:	CBL: 032 D004001
-----------------------	-------------	---------------------

Location of Construction: 85 Exchange St	Owner Name: Wellin & Co	Owner Address: Po Box 533	Phone: 879-5422
Business Name:	Contractor Name: Sundance Sign	Contractor Address: 89 Oak Street Dover	Phone: 8006274467
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: <b>B3</b>

Past Use: Restaurant/Vacant	Proposed Use: Restaurant	Permit Fee: \$49.00	Cost of Work: \$49.00	CEO District: 1
Proposed Project Description: Erect 19 SF of Signage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>SIGNAGE</b> <b>3/26/03</b> Signature: <i>[Signature]</i>	
		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: gad	Date Applied For: 03/24/2003	<b>Zoning Approval</b>	
-------------------------	---------------------------------	------------------------	--

<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><b>Special Zone or Reviews</b></p> <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: <b>3/25/03</b>	<p><b>Zoning Appeal</b></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  Date: _____	<p><b>Historic Preservation</b></p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <b>3/25/03</b>
	<p><i>No Approvals for Door or Signs on Post-office Park</i></p>		<p><i>TO D.A</i></p>

*DA 3/26/03*

**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 \_\_\_\_\_

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0227	<b>Date Applied For:</b> 03/24/2003	<b>CBL:</b> 032 D004001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 85 Exchange St	<b>Owner Name:</b> Wellin & Co	<b>Owner Address:</b> Po Box 533	<b>Phone:</b> ( ) 879-5422
<b>Business Name:</b>	<b>Contractor Name:</b> Sundance Sign	<b>Contractor Address:</b> 89 Oak Street Dover	<b>Phone:</b> (800) 627-4467
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Restaurant	<b>Proposed Project Description:</b> Erect 19 SF of Signage
------------------------------------	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/25/2003

**Note:** **Ok to Issue:**

- 1) This permit IS NOT approving any new door nor door signs that are shown off of the Post Office Park. This door has not yet been approved by the City of Portland (legal, building, or Historic). The door shall not be approved until all the required permits have been properly secured.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:** **Ok to Issue:**

03-0227

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

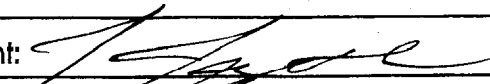
### Signage Application

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>83 Exchange Street</u>		
Total Square Footage of Proposed Structure Existing Bldg. - <u>31,240 sf</u>	Square Footage of Lot <u>6248 sf</u>	
Tax Assessor's Chart, Block & Lot Chart#            Block#            Lot# <u>032 D004001</u>	Owner:  <u>Wellin &amp; Co.</u>	Telephone:  <u>879-5422</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Frederic McCabe</u> <u>51 Coyle St.</u> <u>Portland, ME</u>	Total s.f. of signage <u>18</u> x <u>1.00 per s.f. \$ 19.00</u> plus <u>\$30.00 base fee</u> Fee: \$ <u>49.00</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>Restaurant - 'F. Parker Reidy's'</u>		
Approximately how long has it been vacant: <u>2 Years</u>		
Proposed use: <u>Restaurant</u>		
Project description:		
Contractor's name, address & telephone: <u>Mike Leary, Sundance Signs, 89 Oak St.</u> <u>Dover, NH, 603-742-1517</u>		
Who should we contact when the permit is ready: _____		
Mailing address:	<u>Mike Leary</u>	
<u>Same as above</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>603-742-1517</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>3/26/03</u>
---	----------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.**

Wellin & Co.

3/24/03

Inspectional Services  
City of Portland

Dear Sir(s): re: 83 Exchange

The attached signage plan  
is acceptable to the property  
owner, Wellin & Co.

Any questions, please contact  
me at the number below.

Peter Wellin  
Pres.

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 83 Exchange Street ZONE: B3

OWNER: Wellin & Co.

APPLICANT: Frederic McCabe

ASSESSOR NO. 032 D004001

PLEASE CIRCLE APPROPRIATE ANSWER

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

FREESTANDING SIGN? (ex. Pole Sign) YES  NO  DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

MORE THAN ONE SIGN?  YES  NO DIMENSIONS 24" HEIGHT 36" Blade

SIGN ATTACHED TO BLDG.?  YES  NO DIMENSIONS 36" x 10" x 5 Awning Lights

MORE THAN ONE SIGN?  YES  NO DIMENSIONS \_\_\_\_\_

AWNING:  YES  NO IS AWNING BACKLIT? YES  NO  HEIGHT OFF SIDEWALK 10'-6"

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? YES - O'NATURALS LOGO

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

39.33'

EXCHANGE ST = ± 39'-4" x 2 = 78.66' # MAX

Post Office Park = ± 71'-0"

MARKET ST. = ± 66'-8"

TOTAL ± 110'-4"

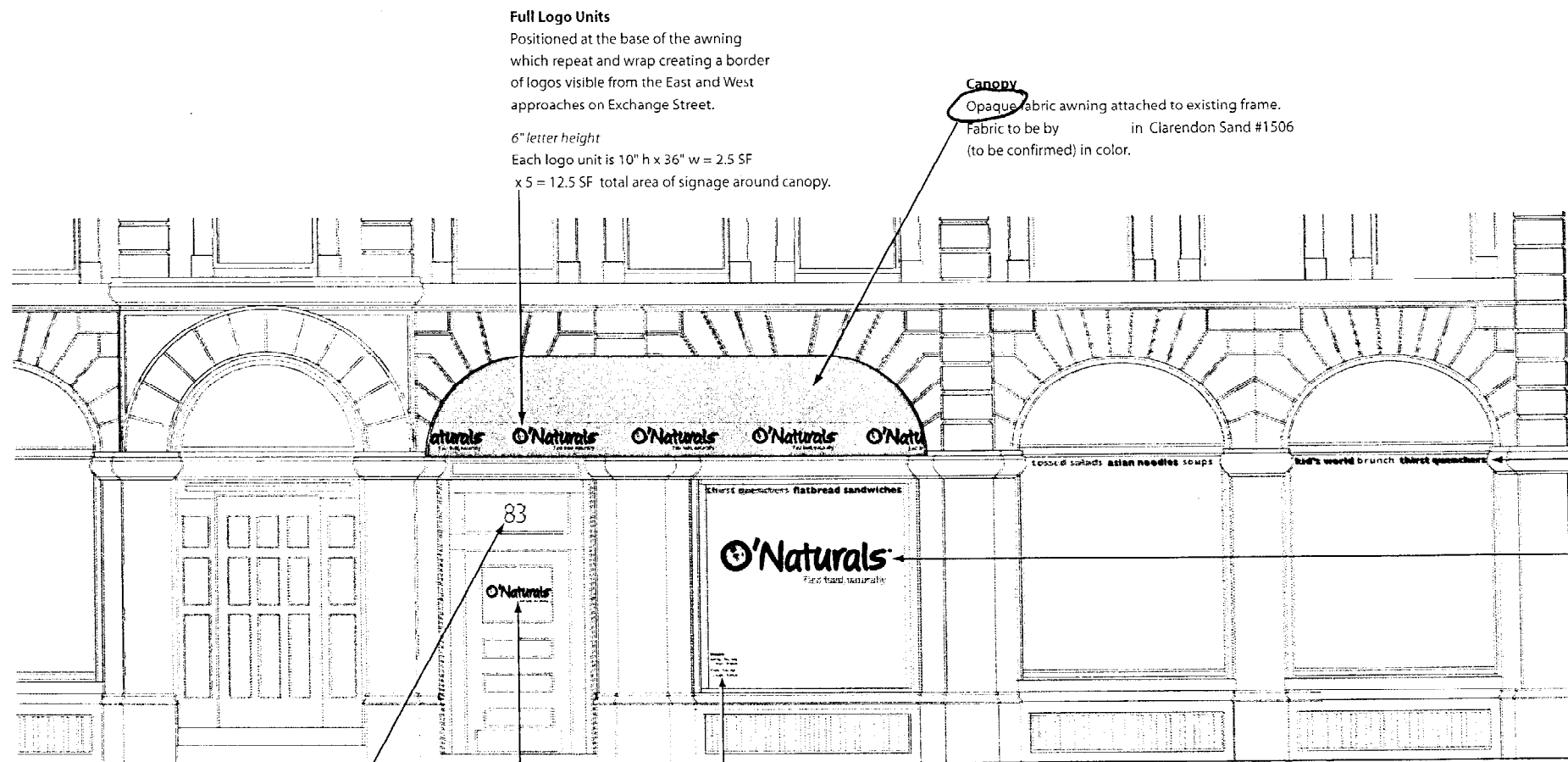
\*\*\* TENANT BLDG. FRONTAGE (IN FEET):  
\*\*\* REQUIRED INFORMATION

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: [Signature] DATE: 3/21/03



**Full Logo Units**

Positioned at the base of the awning which repeat and wrap creating a border of logos visible from the East and West approaches on Exchange Street.

6" letter height  
 Each logo unit is 10" h x 36" w = 2.5 SF  
 x 5 = 12.5 SF total area of signage around canopy.

**Canopy**

Opaque fabric awning attached to existing frame.  
 Fabric to be by [blank] in Clarendon Sand #1506 (to be confirmed) in color.

**Type Ribbon**

Repeating band of custom vinyl decals with menu categories applied to the exterior of the glass.  
 2.5" letter height

**Full Logo Unit**

One large logo, custom vinyl decal on the left of three large windows under awning on this elevation.  
 12" letter height

Address

**Full Logo Unit**  
 Vinyl decal in color on interior.  
 5" letter height

**Store Hours**  
 +/- 1" letter (cap) height

*on window can't cover more than 50% of window with "stuff"*

1 ENTRY ELEVATION ON EXCHANGE STREET  
 A2-5

*≈ 18' long Awning*

*10" or .83' x 18' = 14.94 #*

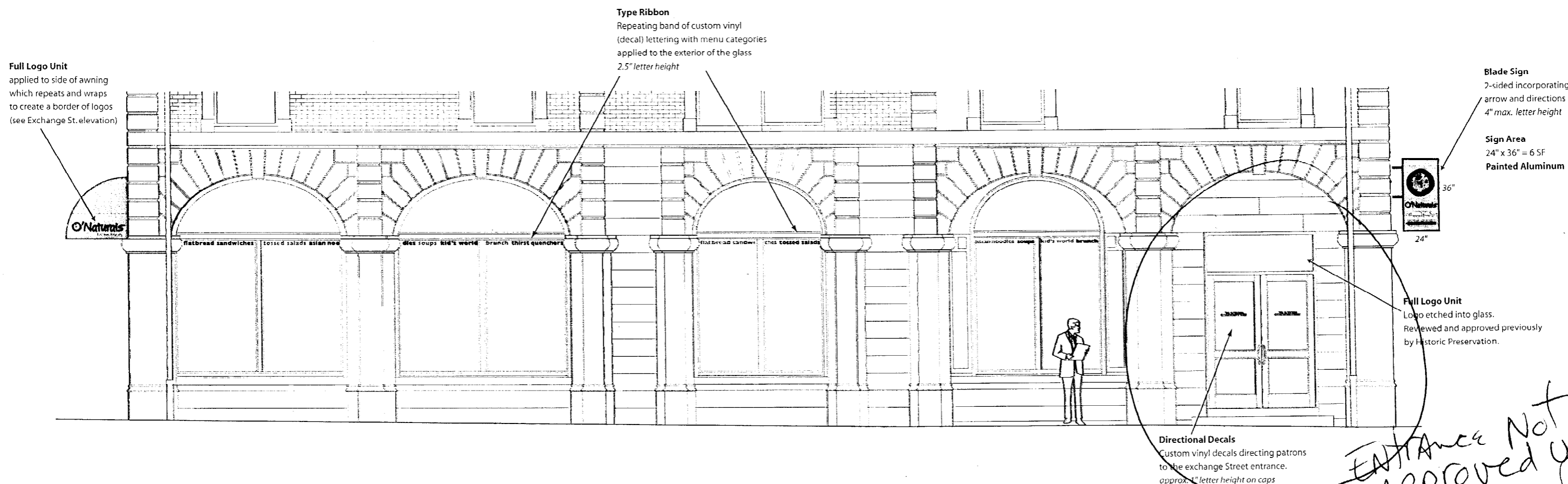
*39.33' tenant frontage x 2 = 78.66 # max area*

**Color Legend**

*approximate Pantone equivalents*

- Pantone 157
- Pantone 273
- Pantone 576

**O'Naturals**  
 83 Exchange Street  
 Portland, ME  
 3/20/03



*Entrance Not Approved yet by City - legal or Bldg or Historic*

2 ELEVATION ON POST OFFICE PARK  
A2-5

**Color Legend**

*approximate Pantone equivalents*

Pantone 157

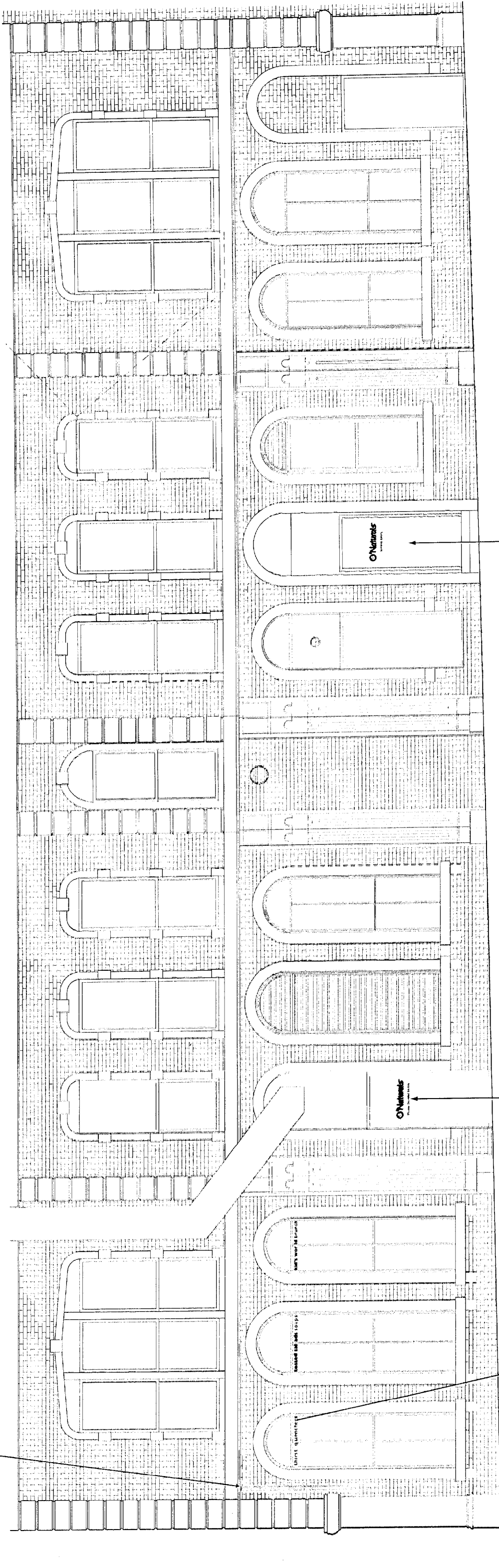
● Pantone 273

● Pantone 576

**O'Naturals**  
83 Exchange Street  
Portland, ME  
3/20/03



**Blade Sign**  
 2-sided incorporating  
 Arrow and directions  
 see Post Office Elevation



**Type Ribbon**  
 Repeating band of custom vinyl  
 (decals) lettering with menu categories  
 applied to the exterior of the glass  
 2.5" letter height

**Logo Only (no tagline)**  
 with "Please Do Not Enter"  
 4" letter height

**Logo Only (no tagline)**  
 with "Service Entry"

**3 MARKET STREET ELEVATION**

A2-5

front facade on Market St = 66.66' x 2 = 133.32' MAX

2x3 hanging sign + 8' x 4' o/c

**Color Legend**  
 approximate Pantone equivalents

Pantone 157

● Pantone 273

● Pantone 576

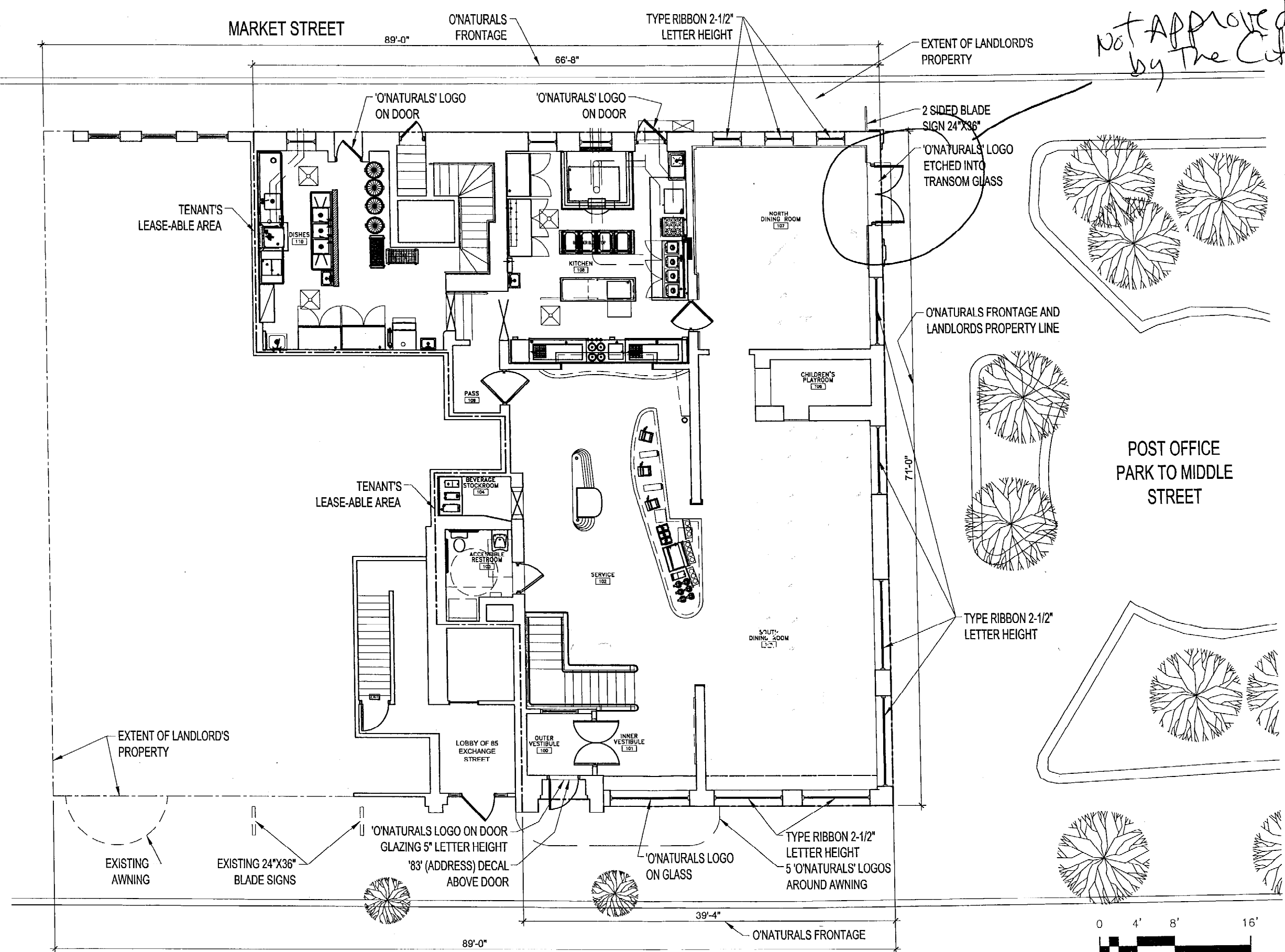
**O'Naturals**

83 Exchange Street

Portland, ME

3/20/03

*Not Approved yet  
by The City*



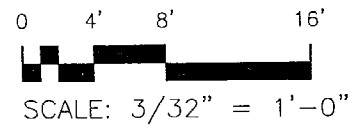
O'NATURALS  
83 EXCHANGE STREET  
PORTLAND, MAINE

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

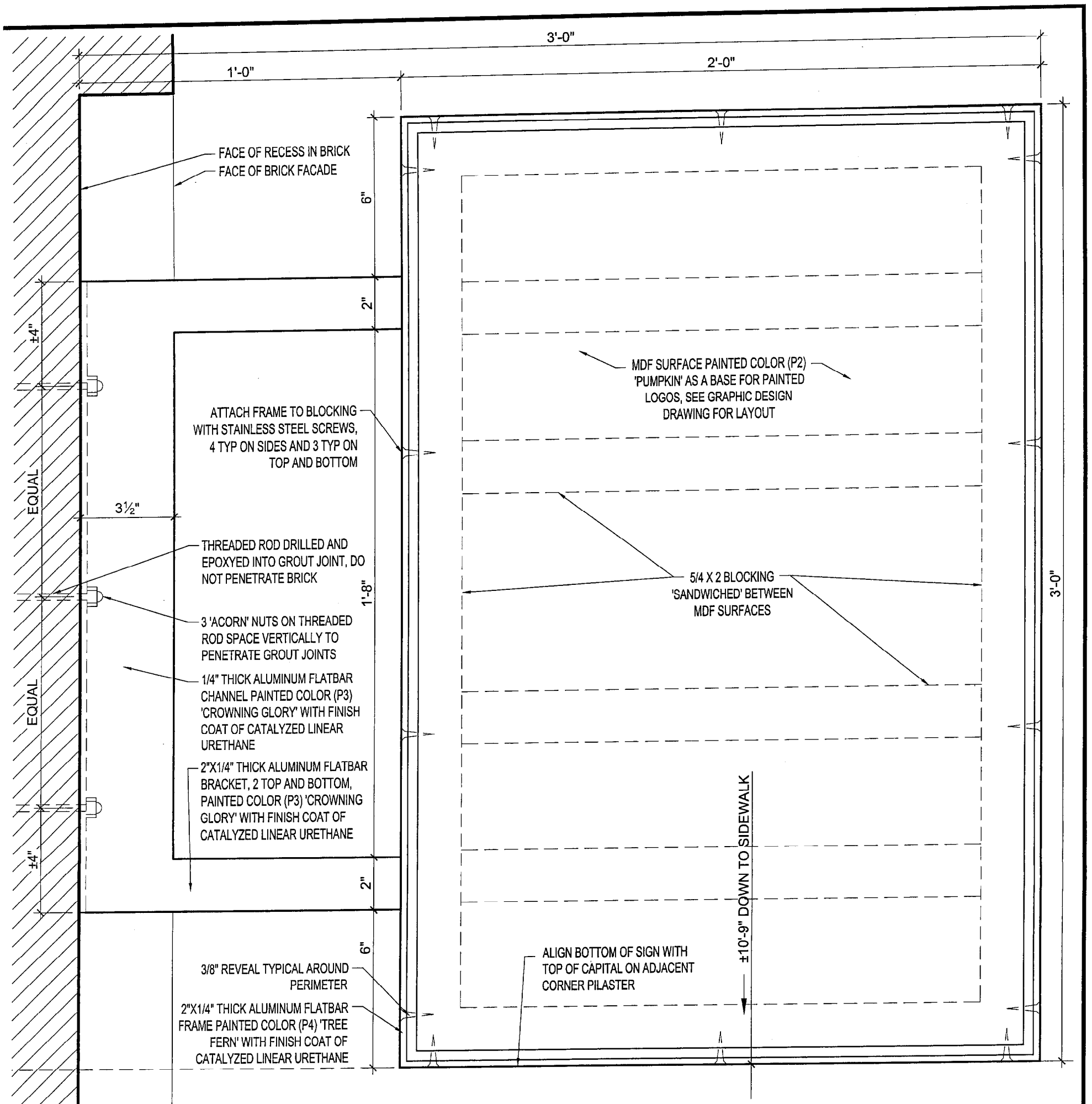
CONSULTANTS:

DATE:	03/19/03
PROJECT No.	0224
DRAWN BY:	RJS
CHECKED BY:	
SCALE:	NOTED
SHEET TITLE:	SIGNAGE PLAN

1 SIGNAGE PLAN  
SK22 3/32" = 1'-0"

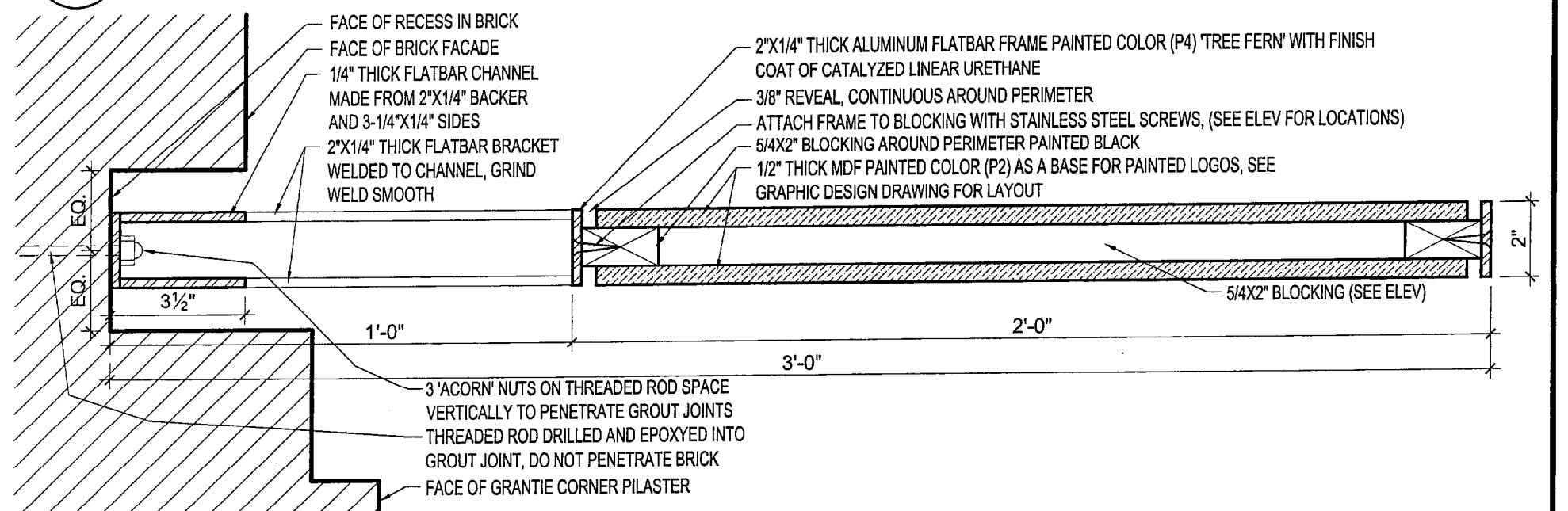


SK22



2 BLADE SIGN ELEVATION

SK21 3" = 1'-0"



1 BLADE SIGN PLAN

SK21 3" = 1'-0"

SK21

SHEET TITLE:	BLADE SIGN
SCALE:	NOTED
CHECKED BY:	NOTED
DRAWN BY:	RJS
PROJECT No.:	0224
DATE:	03/19/03

CONSULTANTS:

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

O'NATURALS  
83 EXCHANGE STREET  
PORTLAND, MAINE

© 2003 TFH ARCHITECTS

O'NATURALS  
83 EXCHANGE STREET  
PORTLAND, MAINE

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 03/19/03

PROJECT No. 0224

DRAWN BY: DAM

CHECKED BY:

SCALE: NOTED

SHEET TITLE:  
EXISTING  
PHOTOGRAPHS



1 VIEW UP EXCHANGE STREET  
SK23 NTS

2 EXCHANGE STREET FRONT ELEVATION  
SK23 NTS

SK23

O'NATURALS  
83 EXCHANGE STREET  
PORTLAND, MAINE

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 03/19/03  
PROJECT No. 0224  
DRAWN BY: DAM  
CHECKED BY:  
SCALE: NOTED

SHEET TITLE:  
EXISTING  
PHOTOGRAPHS

SK24



1 VIEW FROM POST OFFICE PARK  
SK24 NTS

2 VIEW OF POST OFFICE PARK & MARKET ST. CORNER  
SK24 NTS

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/11/2003

PRODUCER (914)761-9000 FAX (914)761-3749  
SKCG Group, Inc.  
200 North Central Avenue  
Hartsdale, NY 10530-1991

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.

INSURED O'Natural's Inc.  
c/o Mac McCabe  
261 Vaughan St.  
Portland, ME 04102

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: <b>One Beacon</b>	
INSURER B:	
INSURER C:	
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 ADD'L LTR	NSRC	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		<b>GENERAL LIABILITY</b>	<b>CJLQ301016</b>	<b>11/21/2002</b>	<b>11/21/2003</b>	EACH OCCURRENCE	\$ <b>1,000,000</b>
	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ <b>100,000</b>
	<input type="checkbox"/>	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ <b>5,000</b>
						PERSONAL & ADV INJURY	\$ <b>1,000,000</b>
						GENERAL AGGREGATE	\$ <b>2,000,000</b>
						PRODUCTS - COMP/OP AGG	\$ <b>2,000,000</b>
		GEN'L AGGREGATE LIMIT APPLIES PER:					
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
		<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT (Ea accident)	\$
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		<input type="checkbox"/> HIRED AUTOS					
		<input type="checkbox"/> NON-OWNED AUTOS					
		<b>GARAGE LIABILITY</b>				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC	\$
						AUTO ONLY: AGG	\$
A		<b>EXCESS/UMBRELLA LIABILITY</b>	<b>CJDW69229</b>	<b>11/21/2002</b>	<b>11/21/2003</b>	EACH OCCURRENCE	\$ <b>4,000,000</b>
	<input checked="" type="checkbox"/>	OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$ <b>4,000,000</b>
	<input type="checkbox"/>	DEDUCTIBLE					\$
	<input checked="" type="checkbox"/>	RETENTION \$ <b>10,000</b>					\$
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>				WC STATU-TORY LIMITS	OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
		<b>OTHER</b>					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

The Below Certificate Holder is included as Additional Insured as respects General Liability only regarding awning at 83 Exchange St., Portland, ME

## CERTIFICATE HOLDER

City of Portland  
Congress St.  
City Hall  
Building Planning Dept.  
Portland, ME 04101

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 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 INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
Thomas Sternberg/TONIB

*Thomas M. Sternberg*

## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.