

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 090061

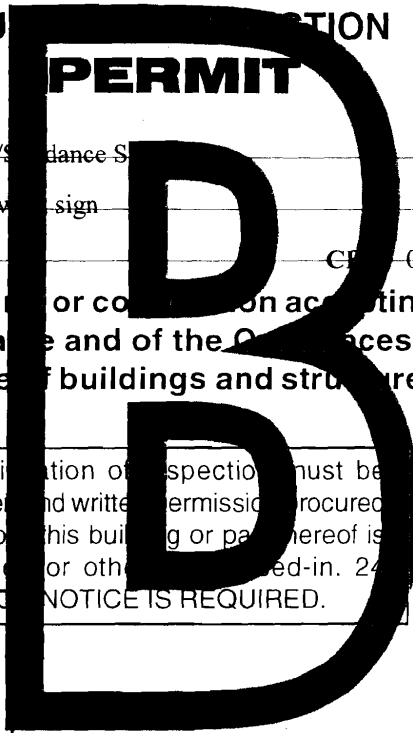
Please Read Application And Notes, If Any, Attached

This is to certify that ELEVEN EXCHANGE LLC / Assistance S

has permission to 1 new hanging sign and 1 sidewalk sign

AT 9 EXCHANGE ST CF 032 F010001

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

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

**PERMIT ISSUED**

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. FEB 2 2009

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name **CITY OF PORTLAND**

*Christina* 2/2/09  
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: 09-0061	Issue Date: 2/2/09	CBL: 032 F010001
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Location of Construction: 9 EXCHANGE ST	Owner Name: ELEVEN EXCHANGE LLC	Owner Address: PO BOX 4894	Phone:
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-3

Past Use: Commercial - "Breaking New Ground"	Proposed Use: Commercial - "Mornings in Paris" - 1 new hanging sign and 1 sidewalk sign	Permit Fee: \$91.00	Cost of Work: \$91.00	CEO District: 1
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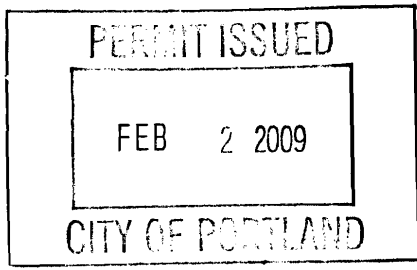
Proposed Project Description: 1 new hanging sign and 1 sidewalk sign	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: NA Type: Signage IBC-2003
	Signature:	Signature: CL 2/2/09

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: Idobson	Date Applied For: 01/26/2009	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <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: 2/26/09	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: 2/26/09	<b>Historic Preservation</b> To D.A. <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 1/29/09 STH
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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

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

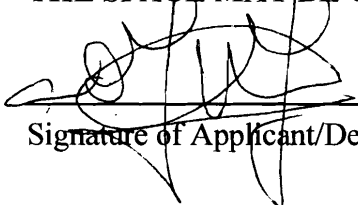
**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 09-0061	<b>Date Applied For:</b> 01/26/2009	<b>CBL:</b> 032 F010001
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<b>Location of Construction:</b> 9 EXCHANGE ST	<b>Owner Name:</b> ELEVEN EXCHANGE LLC	<b>Owner Address:</b> PO BOX 4894	<b>Phone:</b>
<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> Commercial - "Mornings in Paris" - 1 new hanging sign and 1 sidewalk sign	<b>Proposed Project Description:</b> 1 new hanging sign and 1 sidewalk sign
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 01/29/2009

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

- Existing sign lighting and conduit is to be removed (it was installed without approval). Any new lighting for the sign must be mounted on arms from the sign bracket itself and penetrate the building immediately above or below the bracket with no conduit on building face. Lighting details will require HP staff reviewed prior to installation.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/26/2009

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

- All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.
- ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 02/02/2009

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

- Signage Installation to comply with Chapter 31 of the IBC 2003 building code.
- ANY exterior work requires separate review and approval thru Historic Preservation

**Comments:**

2/2/2009-gg: received permit from historic on 01/30/09. /gg

# Signage/Awning Permit Application

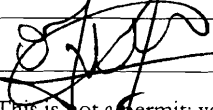
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <b>13 Exchange Street</b>		
Tax Assessor's Chart, Block & Lot Chart# <b>32</b> Block# <b>7</b> Lot# <b>10</b>	Owner: <b>Monopoly inc</b>	Telephone: <b>207 761 5637</b>
Lessee/Buyer's Name (If Applicable) <b>Isabelle Julien</b> <b>Mornings in Paris</b>	Contractor name, address & telephone: <b>Sundance Sign</b> <b>89 oak st, Dover, NH</b> <b>03820</b> <b>1.800.62.signs (Ruhe)</b>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <b>Isabelle Julien</b> phone: <b>207 761 5637</b>		
Tenant/allocated building space frontage (feet): Length <b>20 1/2'</b> Height <b>14 1/2'</b> <b>20.5 x 2 = 41 MAX</b> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: <b>cafe</b>		
If vacant, what was prior use: _____		
Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <b>39 x 25</b> <b>3 x 2</b> <b>6.59 ft</b> <i>There is an Awning sign</i>		
Proposed 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 w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Awning? Yes <input checked="" type="checkbox"/> No _____ Sq. ft. area of awning w/communication: _____		
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 and existing building are also required.		

**Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

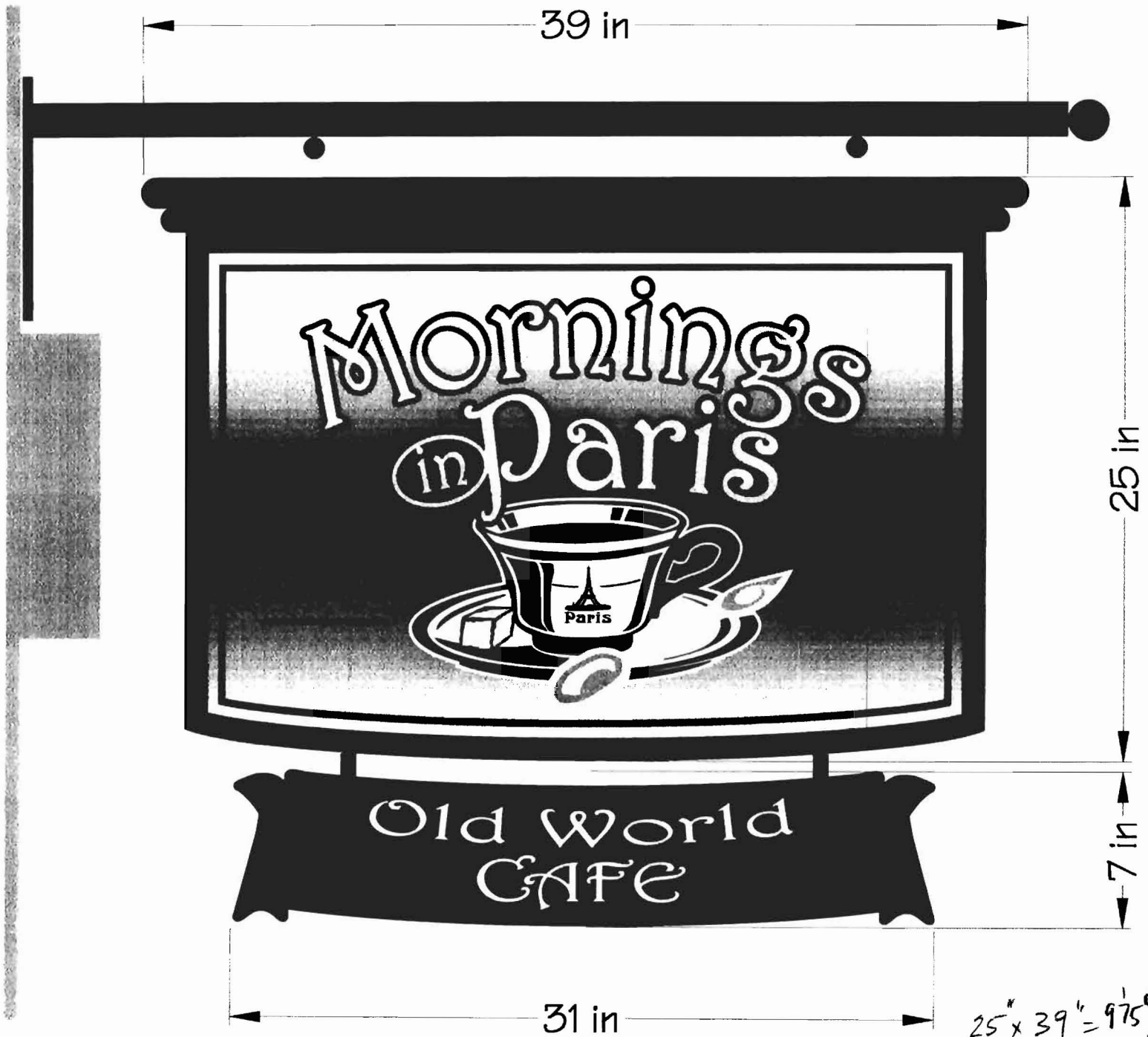
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: **01/24/09**

This is not a permit; you may not commence ANY work until the permit is issued.

*Handwritten calculations and notes:*  
 25" x 39" = 975 #  
 7" x 31" = 217 #  
 = 1192 - 144 = 8.30 #  
 3.5 x 2  
 6.59 ft  
 7.38 ft  
 13.58 ft  
 x 2  
 + 65  
 13.32  
 8.30  
 21.62 #



$$\begin{array}{r} 25 \times 39 = 975 \# \\ 7 \times 31 = 217 \# \\ \hline 1192 \# \end{array}$$

SIGN IS MADE OUT OF A COMBINATION OF WOOD AND HDU (COMPOSITE).

$$\begin{array}{r} \div 144 = \\ 8.30 \# \end{array}$$

Previous Awning Permit Signage Approval under #CE-1567



# 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>13 Exchange Street - Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Joe Solley</u>	Telephone: <u>651-5637</u> <u>cell - 251-0111</u>
Lessee/Buyer's Name (If Applicable) <u>Isabelle Julien</u> <u>"Mornings in Paris"</u>	Contractor name, address & telephone: <u>Just your awning</u> <u>Rich.</u> <u>7 Industrial Park Drive</u> <u>Dover. 1800-585-3167</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage: Total Fee: \$ Awning Fee = cost of work Total Fee: \$ <u>4000-awnings</u> <u>8-signage</u>
Who should we contact when the permit is ready: <u>Isabelle Julien</u> phone: <u>251-0111</u>		
Tenant/allocated building space frontage (feet): Length <u>13'</u> Height _____ Lot Frontage (feet) <u>74'</u> Single Tenant or Multi Tenant Lot <u>MULTI TENANT</u>		
Current Specific use: <u>cafe - coffee shop / Tea</u> If vacant, what was prior use: <u>Breeding new ground - coffee shop</u> Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions proposed: _____		
Proposed awning? Yes <input checked="" type="checkbox"/> No ___ Is awning backlit? Yes ___ No ___ Height of awning: <u>43"</u> Length of awning: <u>1-74" 1-51"</u> Depth: <u>24"</u> Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No ___ If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>24 s.f.</u>		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions: _____ Awning? Yes <input checked="" type="checkbox"/> No ___ Sq. ft. area of awning w/communication: <u>2 s.f.</u>		
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 and existing building are also required.		

DEC 18 2008

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

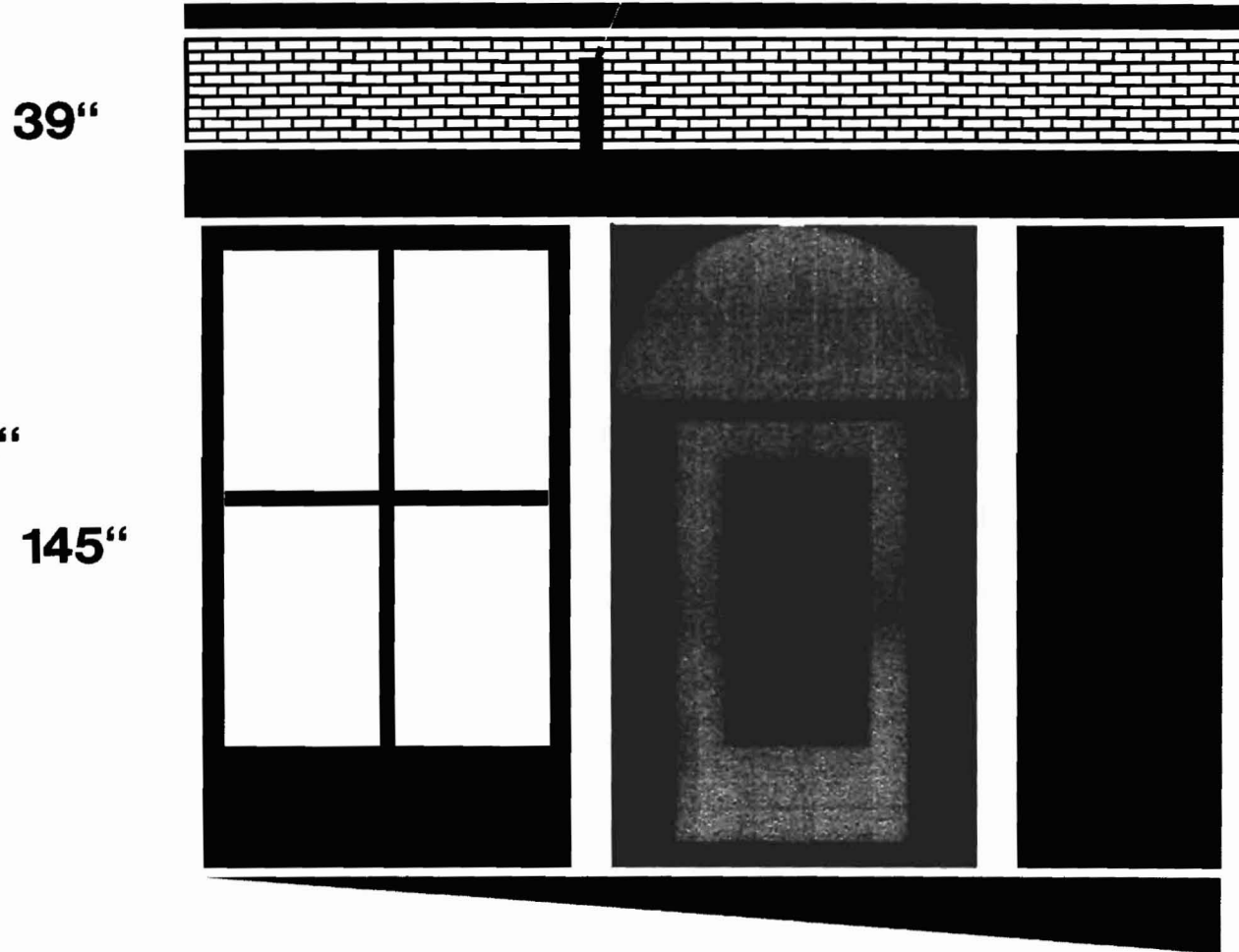
I hereby certify that I am the Owner of record of the natural property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 12/17/08

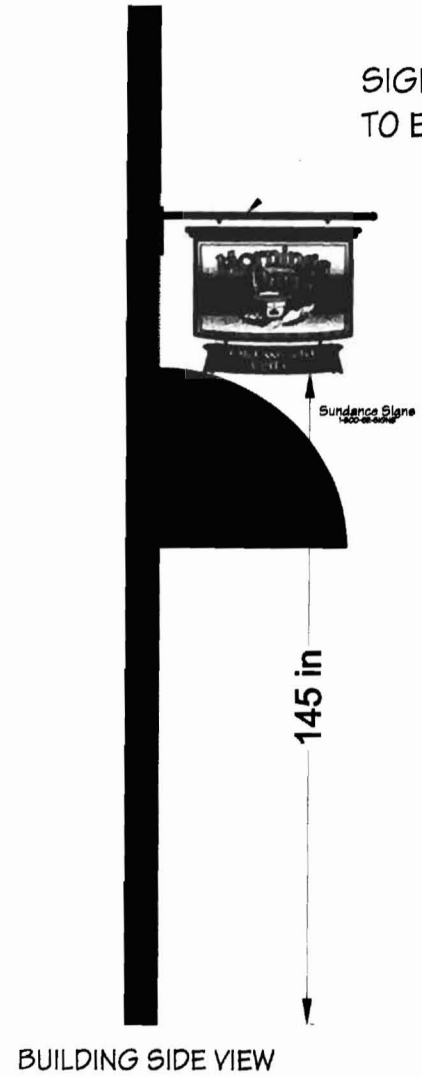
B-3  
 - 2x17 = 34 ft  
 - one permit - 3 separate awnings = 3 signs  
 Deb Andrews says she cons. des. for awning.

Total square footage = 4.63 ft  
 3.19 ft  
 5.5 ft  
 13.37 ft

SIGN LOCATION



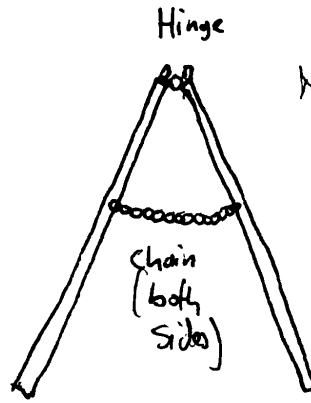
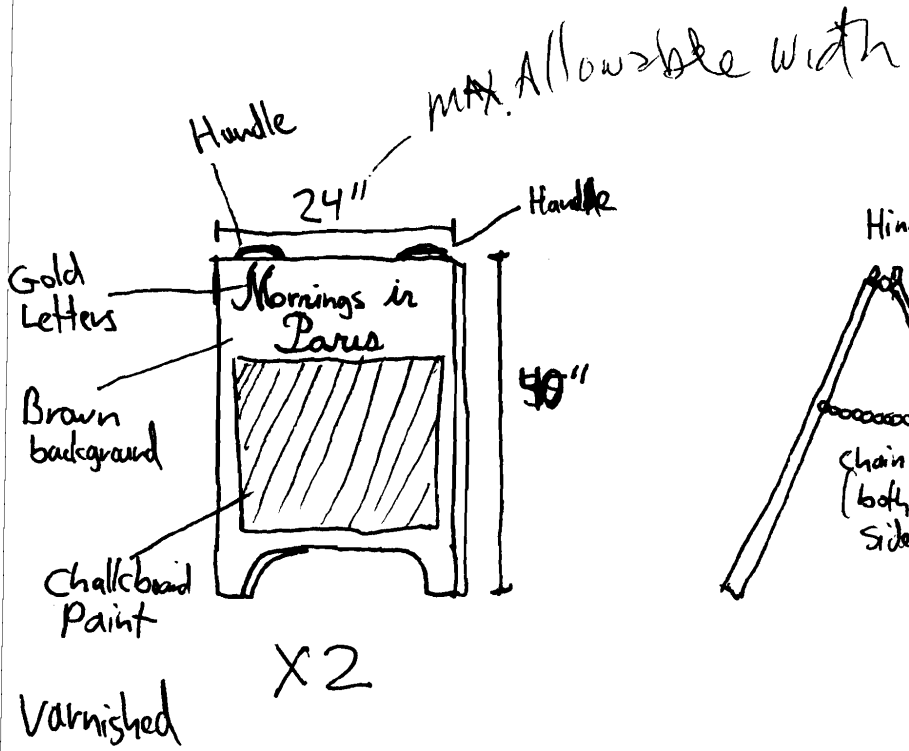
SIGN WILL BE MC TO EXISTING BRA





*pinna*





No higher than  
 36" in place

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/26/2008

PRODUCER (207)646-8388 FAX (207)646-6935  
Savigney-Lyons Insurance  
Abernaki Professional Park  
PO Box 1249  
Wells, ME 04090-1249

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 Cafe Crema LLC DBA Mornings in Paris  
27 Cherry Tree Trail  
Wells, ME 04090

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A	Peerless Insurance Company	24198
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 TR/INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PROJE <input type="checkbox"/> LOC	TRA	12/01/2008	12/01/2009	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCUR) \$ 250,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADJ INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000  BODILY INJURY (Per person) \$  BODILY INJURY (Per accident) \$  PROPERTY DAMAGE (Per accident) \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$  OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	<b>EXCESS/UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS BRIEF OTHER	TRA	12/01/2008	12/01/2009	WE STATE TORY LIMITS OTH BR. EL. EACH ACCIDENT \$ 500,000 EL. DISEASE - EA EMPLOYEE \$ 500,000 EL. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
 This policy covers 13 Exchange Street Portland ME and 200 Anderson Street Portland ME. Blanket Business personal property is covered in an amount of \$60,000 with a \$500 deductible. Business income and extra expense is covered as actual loss sustained with a 72 hour waiting period. Building owner/lessor is covered as an additional insured and City of Portland is named as additional insured per their request.

## CERTIFICATE HOLDER

TBA

## 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.

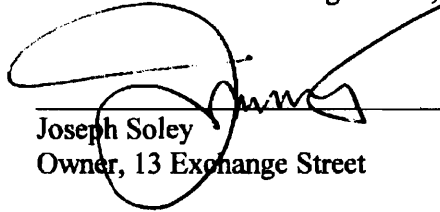
AUTHORIZED REPRESENTATIVE

**Monopoly, Inc.  
10 Exchange Street  
Portland, ME 04101**

December 1, 2008

To whom it may concern:

I grant permission to Café Crème, LLC, d/b/a Mornings in Paris, to hang a sign over the front door of 13 Exchange Street, Portland, Maine.



Joseph Soley  
Owner, 13 Exchange Street