

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ELEVEN EXCHANGE LLC – PSYCHIC READINGS Located At 1 EXCHANGE ST

Job ID: 2012-06-4144-SIGN

CBL: 032- F-014-001

has permission to Install a 33" x 47" hanging Sign & 24"x36" side walk sign for new business – Psychic Readings provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

*[Signature]* 7/17/12  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Final Inspection at completion of installation

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4144-SIGN

Located At: 1 EXCHANGE ST

CBL: 032- F-014-001

## **Conditions of Approval:**

### **Zoning**

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. Connected to permit #2012-06-4346 which is establishing the use of the space.
3. 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.

### **Historic**

1. Sign to completely cover the face of existing sign board (not as shown in attached photosimulation.)
2. There shall be no lighting of sign.
3. Existing lantern-style light fixtures mounted above windows on Exchange Street frontage must be removed in conjunction with this project. (These fixtures were not approved, as required under Historic Preservation ordinance, and are not compatible with the architectural character of the building.) Fixtures must be removed before August 1, 2012 and any holes repaired.

### **Building**

1. Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009.
2. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

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

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

Job No: 2012-06-4144-SIGN	Date Applied: 6/4/2012	CBL: 032- F-014-001	
Location of Construction: 1 EXCHANGE ST	Owner Name: ELEVEN EXCHANGE LLC	Owner Address: PO BOX 4894  PORTLAND, ME 04112	Phone:
Business Name: Psychic Readings	Contractor Name: Southpaw Sign Studio	Contractor Address: 177 Gray RD Falmouth ME 04105	Phone:  (207) 878-0678
Lessee/Buyer's Name: Michael Adams	Phone: 818-554-5451	Permit Type: SIGN - PERM - Signage - Permanent	Zone:  B-3
Past Use:  Bar	Proposed Use:  Psychic Readings – new tenant space created – hang 33” x 47” sign & 24” x 36” side walk sign – connected to permit #2012-06-4346	Cost of Work:  Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A  Signature:	CEO District:  Inspection: Use Group: B Type: sign IBC-2009 Signature: JMB 7/17/12
Proposed Project Description: 33" x 47" Sign " & 36" x 24" side walk sign <i>hanging</i>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/condition 7/5/12 JMB	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in Dist 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: 7/9/12 D. Andrews
	<b>CERTIFICATION</b>		

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 appication 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



# 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>1 EXCHANG ST. PORTLAND</b>		
Tax Assessor's Chart, Block & Lot Chart# <b>32</b> Block# <b>F</b> Lot# <b>14</b>	Owner: <b>JOE SOLEY - Ellen Exchome Inc PO Box 4964 04112</b>	Telephone: <b>1-818-554-5451</b>
Lessee/Buyer's Name (If Applicable): <b>MICHAEL ADAMS</b>	Contractor name, address & telephone: <b>SOUTHPAW SIGN 177 GRAY RD. FALMOUTH, ME 04105</b>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <b>SOUTHPAW</b> phone: <b>878-0678</b> <b>JENNY</b>		
Tenant/allocated building space frontage (feet): Length: <b>12'</b> Height: <b>12'</b> Lot Frontage (feet) <b>144'</b> <u>Single Tenant or Multi Tenant Lot</u>		
Current Specific use: <b>VACANT</b> If vacant, what was prior use: <b>BAR</b> Proposed Use: <b>PSYCHIC READINGS</b>		
Information on proposed sign(s): <b>Sign on wall 31" x 24"</b> Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: <b>33" x 47"</b>		
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: <b>3x4</b> Awning? Yes ___ No <input checked="" type="checkbox"/> 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.		

51.54  
43.58  
75  
1.20  
119.28

**RECEIVED**  
**JUN 04 2012**  
Dept. of Building Inspections  
City of Portland Maine  
(10.77) sq ft.

**ATTACHING TO EXISTING SIGN WITH SCREWS**

21.54 sq ft  
43.58  
+ 30.  
+ 1.20  
74.28

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.

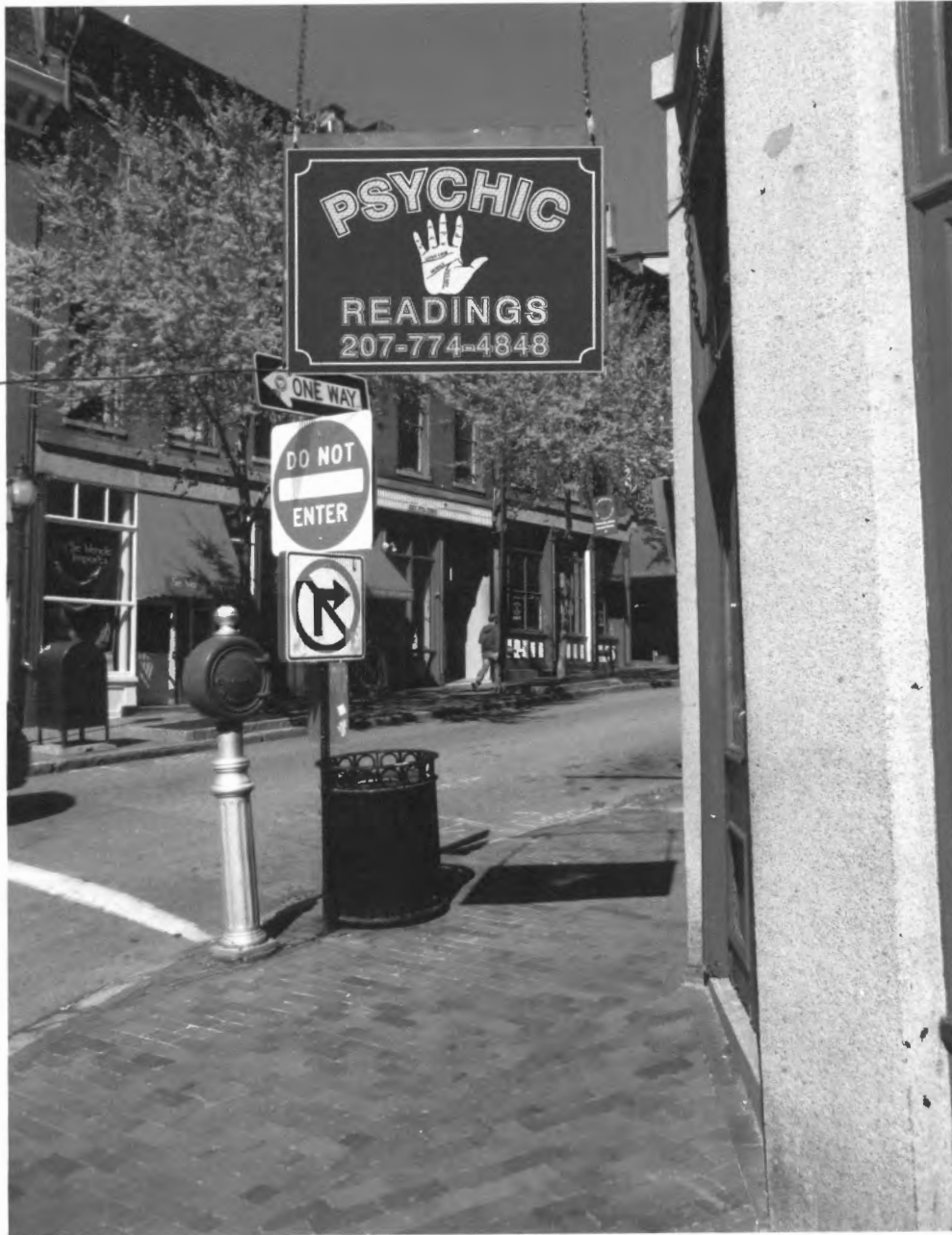
Signature of applicant: *Johnny Gray* Date: May 18, 2012

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

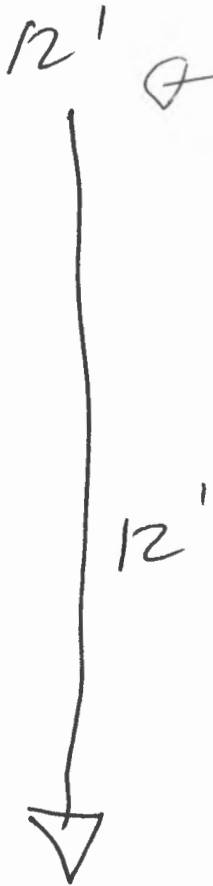
12x2x24 - 33"x47" = 10.8 sq ft

NON LIT  
DOUBLE SIDED  
33" x 47"

~~3' x 4'~~



BLACK  
SIGN



1 EXCHANGE ST.

**Lincoln Center Property Management, LLC**

11 Exchange Street, LLC  
PO Box 4894  
Portland, ME 04112

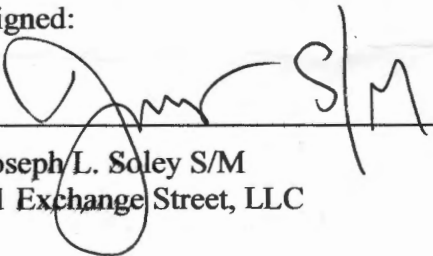
To Whom It May Concern:

Regarding the signage directly above the entryway to the space rented to Michael Adams, at the corner of Exchange Street and Fore Street, proper address "1 Exchange Street": Michael Adams hereby has full permission to utilize the existing signage, already hung at this location, for the advertisement of related business within the space.

The existing sign is currently used to advertise the space for rent, and has been previously used in its exact and current configuration for the previous businesses occupying the space.

There will be no changes to the construction (unless safety – i.e.. wind stability or structural stability improvements) or size, shape, or position of the sign without prior City of Portland approvals. The existing sign is presented to the tenant in an "AS-IS" fashion as it has been existing unmodified.

Signed:



\_\_\_\_\_

Joseph/L. Soley S/M  
11 Exchange Street, LLC



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/18/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. 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).

PRODUCER Phone: 207-856-5500 Fax: 207-856-0004  
**ANDERSON WATKINS ASSOCIATES, INC**  
 31 CENTRAL STREET  
 WESTBROOK ME 04092

CONTACT NAME: **Terry Maietta**  
 PHONE (A/C, No, Ext): **207-856-5500** FAX (A/C, No): **207-856-0004**  
 E-MAIL ADDRESS: **tmaietta@andersonwatkinsinsurance.com**

INSURED  
**SOUTHPAW SIGN STUDIO LLC**  
 177 GRAY RD  
 FALMOUTH ME 04105

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Peerless Insurance Company	24198
INSURER B :	Peerless Insurance Company	24198
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

**COVERAGES**

CERTIFICATE NUMBER: 30629

REVISION NUMBER:

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			BOP8865683	08/15/11	08/15/12	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
							MED. EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			BA8865983	08/15/11	08/15/12	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (per accident)	\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
							WC STATUTORY LIMITS	\$
							OTH ER	\$
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE-EA EMPLOYEE	\$
							E.L. DISEASE-POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER IS AN ADDITIONAL INSURED IN REGARDS TO GENERAL LIABILITY

**CERTIFICATE HOLDER****CANCELLATION**

CITY OF PORTLAND  
 389 CONGRESS ST  
 PORTLAND, ME 04101

Attention:

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Theresa L. Maietta*

Theresa L. Maietta





→ BLACK

24" x 36"  
A-frame

DOUBLE SIDED