

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

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number: 070876

This is to certify that CITY OF PORTLAND /Sign

has permission to Replace smoothie awnings w Awnings signa

AT 96 Federal St (15 Temple St.)

032 H004001

PERMIT ISSUED  
JUL 31 2007

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 when permission is procured before this building or part thereof is opened or closed-in. 48 HOUR 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

*[Handwritten Signature]*  
7/31/07  
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

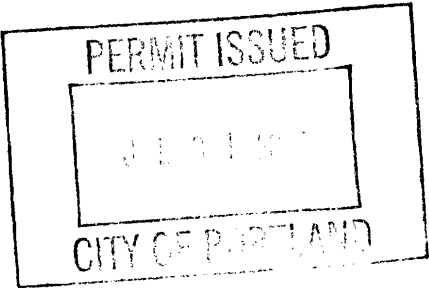
Permit No: 07-0876	Issue Date:	CBL: 032 H004001
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Location of Construction: 96 Federal St (15 Temple St.)	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name: Morrison's Chowder House	Contractor Name: Signery	Contractor Address: 7 Lincoln Ave Scarborough	Phone: 2078797700
Lessee/Buyer's Name: Tim Morrison	Phone: 207-776-0915	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial - Restaurant "Smoothie King"	Proposed Use: Commercial Restaurant - Morrison's Chowder House - Replace smoothie awnings w/ 2 Awnings w/ signage	Permit Fee: \$137.00	Cost of Work: \$137.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>	

Proposed Project Description: Replace smoothie awnings w/ 2 Awnings w/ signage	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>AS</i>	
	Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Signature: <i>Cam...</i>	Date: <i>07 26 07</i>

Permit Taken By: ldobson	Date Applied For: 07/19/2007	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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: <i>7/26/07</i> <i>ARW</i>	<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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ARW</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

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

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

<b>Permit No:</b> 07-0876	<b>Date Applied For:</b> 07/19/2007	<b>CBL:</b> 032 H004001
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<b>Location of Construction:</b> 96 Federal St (15 Temple St.)	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b> Morrison's Chowder House	<b>Contractor Name:</b> Signery	<b>Contractor Address:</b> 7 Lincoln Ave Scarborough	<b>Phone</b> (207) 879-7700
<b>Lessee/Buyer's Name</b> Tim Morrison	<b>Phone:</b> 207-776-0915	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial Restaurant - Morrison's Chowder House -Replace smoothie awnings w/ 2 Awnings w/ signage	<b>Proposed Project Description:</b> Replace smoothie awnings w/ 2 Awnings w/ signage
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**Dept:** PAD      **Status:** Approved      **Reviewer:** Carrie Marsh      **Approval Date:** 07/26/2007  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 07/26/2007  
**Note:** Smoothie King had two awnings with signage. Allow two awnings with signage for Morrison's Chowder House. Applicant had wanted a hanging sign too, but I told him that it went beyond what the ordinance allowed so he decided to just have the two awnings with signage.      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/31/2007  
**Note:**      **Ok to Issue:**   
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

**Comments:**

7/24/2007-mes: copies of the permit application were sent to John Peverada, Parking division.

7/26/2007-amachado: Left message for Don Morrison. Need to know exact square footage of the hanging sign. If have hanging sign can only have one awning with signage. Exact square footage of all signage on awning.



# 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>15 TEMPLE ST., PORTLAND MAINE</b>		
Tax Assessor's Chart, Block & Lot Chart# <b>32</b> Block# <b>H</b> Lot# <b>S</b>	Owner: <b>11 TEMPLE MNR LLC</b>	Telephone: <b>207-871-1290</b>
Lessee/Buyer's Name (If Applicable) <b>MORRISON'S PORTLAND, LLC</b>	Contractor name, address & telephone: <b>SIGNERY 7 LINCOLN AVE SCARBOROUGH, ME 879-7700</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: TIM MORRISON phone: 776-0915 Dn  
 Tenant/allocated building space frontage (feet): Length: 45' Height: 23' 329-8450  
 Lot Frontage (feet) \_\_\_\_\_ Single Tenant or Multi Tenant Lot MULTI

Current Specific use: VACANT  
 If vacant, what was prior use: FOODSERVICE ESTABLISHMENT (SMOOTHIE KJUG)  
 Proposed Use: FOODSERVICE EST.

Information on proposed sign(s):  
 Freestanding (e.g., pole) sign? Yes \_\_\_\_\_ No  Dimensions proposed: \_\_\_\_\_ Height from grade: 7'2 1/2"  
 Bldg. wall sign? (attached to bldg) Yes  No \_\_\_\_\_ Dimensions proposed: 46" x 32 1/2" ASST

Proposed awning? Yes  No \_\_\_\_\_ Is awning backlit? Yes \_\_\_\_\_ No   
 Height of awning: 10' Length of awning: 17' ± 16' Depth: 6'6"  
 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: 12 s.f. 36 sq ft 12+6.5

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  No \_\_\_\_\_ Sq. ft. area of awning w/communication: "SEE ATTACHED"

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.

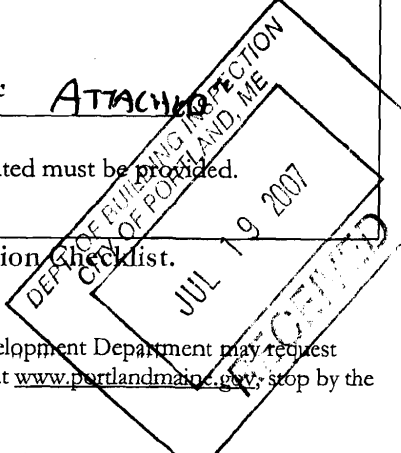
Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

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: [Signature] Date: 7/18/07

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



BS - 1 sign per front.  
 45 x 2 = 90 sq ft

OK

10 sq ft on each awning is 3' x 4' = 12 sq ft x 2 = 24 sq ft  
 one valance 8" x 17' (204") = 1632 = 11.33 sq ft  
 " " 8" x 16' (192") = 1536 = 10.67 sq ft  
 46 sq ft



THE  
**SIGNERY**  
Dawna Hall

Client: Morrison's - Temple St

Invoice: 12958

Proof File: morrison's awning 12958 proof.pdf

Cut File(s):

Folder: 2007-06

Completion Target Date:

This proof may reflect color shifts due to the color conversions from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability. If we are supplied with files (if applicable) they will be used as is and the Signery will not be responsible for any faults in the design (300 dpi required). Please check the following for accuracy: spelling, quantity, graphics and logos, size, fonts/typeface, single or double sided colors and legibility.

Please SIGN this form, if approved, and fax to (207) 510-0043 to continue the job progress.

\*By signing below, you are confirming that you have checked and approved of all details of this project, as represented on this proof.



PROPOSED AWNING LOCATION w/ COMMUNICATION  
(RECOVER OF OLD AWNINGS)

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

**Production Use Only**

Production Due Date: \_\_\_\_\_

Install Date: \_\_\_\_\_

Digital

Install

Vinyl

Sewing

Fabrication

Painting

Notes: \_\_\_\_\_

# THE SIGNERY

Dawna Hall

Client: Morrison's - Temple St  
Invoice: 12958  
Proof File: morrison's awning 12958 proof.pdf  
Cut File(s):  
Folder: 2007-06  
Completion Target Date:

This proof may reflect color shifts due to the color conversions from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability. If we are supplied with files (if applicable) they will be used as is and the Signery will not be responsible for any faults in the design (300 dpi required). Please check the following for accuracy: spelling, quantity, graphics and logos, size, fonts/typeface, single or double sided colors and legibility.

Please SIGN this form, if approved, and fax to (207) 510-0043 to continue the job progress.

\*By signing below, you are confirming that you have checked and approved of all details of this project, as represented on this proof.



4' x 3'

8" x 17

8" x 16

Approved By:

*Dexter / Kimberly Agard*  
for 11 TEMPLE MHR LLC

Date: 07.16.07

### Production Use Only

Production Due Date: \_\_\_\_\_

Install Date: \_\_\_\_\_

Digital

Install

Vinyl

Sewing

Fabrication

Painting

Notes: \_\_\_\_\_


<b>ACORD™ CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) <b>06/13/07</b>
<b>PRODUCER</b> Cross Insurance -CL/Bnds-P P. O. Box 567 Portland, ME 04112 800 286-5352	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.	
<b>INSURED</b> Morrison's Portland LLC 72 Commercial St P.O. Box 8 Portland, ME 04101	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b> 24198
	INSURER A: <b>Peerless Ins. Co.</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 LTR	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS								
A		<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BINDER1009772	06/11/07	06/11/08	EACH OCCURRENCE <b>\$2,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) <b>\$50,000</b> MED EXP (Any one person) <b>\$5,000</b> PERSONAL & ADV INJURY <b>\$2,000,000</b> GENERAL AGGREGATE <b>\$4,000,000</b> PRODUCTS - COMP/OP AGG <b>\$4,000,000</b>								
		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ 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  DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$								
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">WC STATU-TORY LIMITS</td> <td style="width: 50%;">OTH-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	WC STATU-TORY LIMITS	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
WC STATU-TORY LIMITS	OTH-ER													
E.L. EACH ACCIDENT	\$													
E.L. DISEASE - EA EMPLOYEE	\$													
E.L. DISEASE - POLICY LIMIT	\$													
		OTHER												

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**  
 The Certificate Holder is an Additional Insured with respect to General Liability regarding insured's Exterior Signage only.

<b>CERTIFICATE HOLDER</b> City of Portland Maine 389 Congress St Portland, ME 04101	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 
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One Canal Plaza  
Portland, ME 04101

T 207.871.1290  
F 207.772.2647

[www.boulos.com](http://www.boulos.com)

July 18, 2007

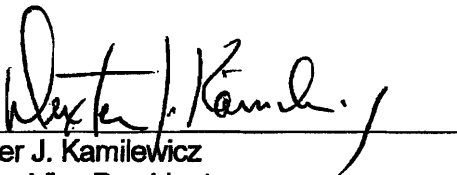
City of Portland  
389 Congress St.  
Portland, Maine 04101

Dear City of Portland:

This letter is to approve the request for signage on a building known as Temple Street Parking Garage located at 15 Temple St., Portland, Maine. We approve the proposed signage and awnings for Morrison's Portland, LLC according to attached drawings for such signage and awnings.

Sincerely,

11 Temple MHR LLC

By: 

Dexter J. Kamilewicz  
Senior Vice President  
Boulos Property Management

Agent for 11 Temple MHR LLC



## Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- 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.
- 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. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 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, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

LETTER FROM DEXTER —  
SIDEWALK MEASUREMENT —



# 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 Listings:** 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

If the sign does not conform to the standards outlined, the permit may be revoked and once the owner has been notified, the sign could be removed.

To apply for a sign permit, stop by the Inspections Division, Portland City Hall, 389 Congress Street, room 315 with:

- Certificate of liability insurance
- Drawing of sign showing dimensions and design work
- Payment of fees: \$30.00 plus \$2.00 per s.f. of signage
- Complete application with pre-application questionnaire and checklist complete