

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

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

Permit No: 06-0421	Issue Date: <b>PERMIT ISSUED</b>	CBL: 032 IO 1001
-----------------------	-------------------------------------	---------------------

Location of Construction: 30 EXCHANGE ST	Owner Name: MAINLAND REAL ESTATE CO	Owner Address: 30 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B3

Past Use: Commercial	Proposed Use: Commercial Install from existing bracket a 37" x 25" sign <i>retail</i>	Permit Fee: \$77.00	Cost of Work: \$77.00	CEO District: 1
Proposed Project Description: Install from existing bracket a 37" x 25" sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>J</i> Type: <i>NA</i> <i>SIGN</i> <i>4/25/06</i> <i>C. J. C...</i>	
		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: dmartin	Date Applied For: 03/30/2006	<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 <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK</i> Date: <i>4/10/06</i> <i>ABN</i></p>	<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 <p>Date: _____</p>	<p><b>Historic Preservation</b> <i>Y3</i></p> <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 <p>Date: <i>4/24/06</i> <i>John Andrews JS</i></p>
---	--	--	---

**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> 06-0421	<b>Date Applied For:</b> 03/28/2006	<b>CBL:</b> 032 1011001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 30 EXCHANGE ST	<b>Owner Name:</b> MAINELAND REAL ESTATE CO	<b>Owner Address:</b> 30 EXCHANGE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial Install from existing bracket a 37" x 25" sign	<b>Proposed Project Description:</b> Install from existing bracket a 37" x 25" sign
---	--

**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 04/24/2006  
**Note:** **Ok to Issue:**

1) \* Sign application does not include provisions for sign lighting. Any lighting would require historic preservation review and approval.

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 04/11/2006  
**Note:** **Ok to Issue:**

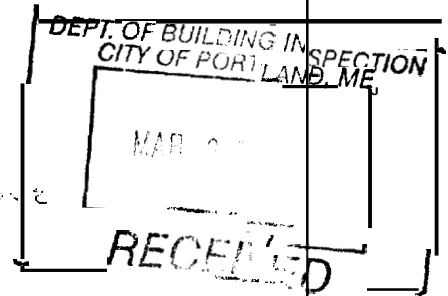
**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 04/25/2006  
**Note:** **Ok to Issue:**



# 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>28 Exchange St Portland</u>		
Total Square Footage of Proposed Structure <u>8.34 sq FT</u>	Squake Footage of Lot <u>5445.59</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>I-0</u> Lot# <u>011</u>	Owner: <u>MANHATTAN CONSULTANTS</u> <u>30 Exchange St</u>	Telephone: <u>774-6226</u>
Lessee/Buyer's Name (If Applicable) <u>28 Exchange St LLC</u> <u>DBA MANHATTAN PORTAGE</u> <u>28 Exchange St Portland</u>	Applicant name, address & telephone: <u>Richard Robles</u> <u>MANHATTAN PORTAGE</u> <u>28 Exchange St</u> <u>774-7040</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: <u>\$65.00 + 12 x \$77.00</u> Awning Fee= cost of work Total Fee: <u>\$1284.00</u>
Who should we contact when the permit is ready: <u>Richard Robles</u> phone: <u>472-3025</u> <u>540</u> <u>774-7040</u> <u>5224 cell</u>		
Tenant/allocated building space frontage (feet) <u>25'</u>	Length <u>4.7'</u> Height <u>13.6'</u>	Single Tenant or Multi Tenant Lot <u>multi -</u> <u>When Ready</u>
Current Specific use: <u>RETAIL</u> If vacant, what was prior use: <u>---</u> Proposed Use: <u>---</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>37-25"</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>---</u>		
Awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/> Height of awning: <u>---</u> Length of awning: <u>---</u> Depth: <u>---</u> Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>---</u> s.f.		
Information on existing and previously permitted sign(s): <u>already there removed</u> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>---</u> Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>---</u> Awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions: <u>---</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 are also required.		



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: <u>Richard Robles</u>	Rate: <u>1-27-06</u>
---	----------------------

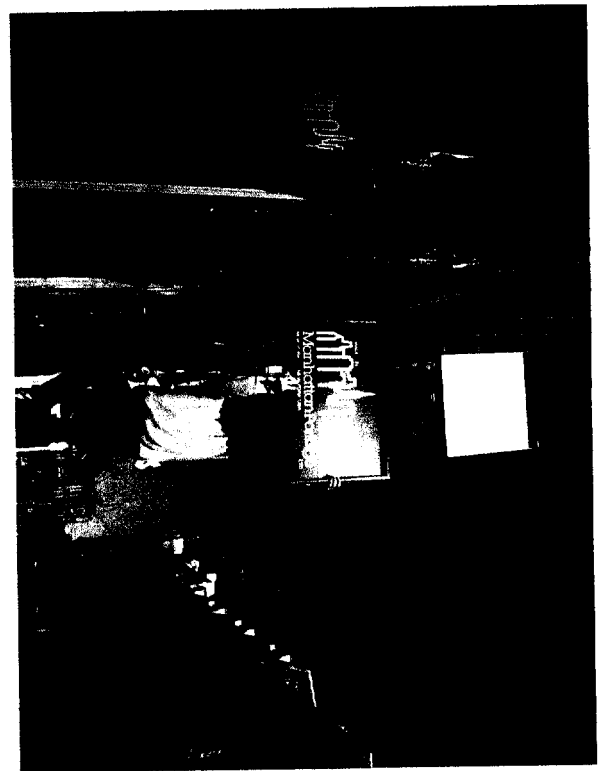
This is not a permit; you may not commence ANY work until the permit is issued.

20 x 14.58 = 29.16 \$ allowed  
1 permit

37" x 25" = 925" = 6.42 \$



White Vinyl on MDO boards Framed Top and  
Sides 3 w 3"-3/4" oak painted Red  
Sign will mount via <sup>2</sup> 3/2 inch eye screws  
Secured to existing attachment on building  
via load rated screw lock O Rings



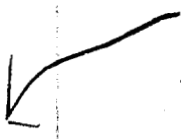
ADJEN  
58"

STORE  
FRONT 7"  
14'



28 EXCHANGE ST  
MANHATTAN PORTAGE

HEIGHT  
TO SIGN BRACKET  
13'6"



SIDEWALK  
9'8"



MILK ST



**M A I N E L A N D**  
**REAL ESTATE CONSULTANTS, LLC**

30 Exchange Street  
Portland, **Maine** 04101  
(207)774-6226 Fax (207)774-2503

February 21, 2006

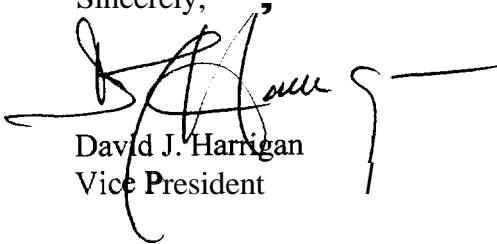
City of Portland  
389 Congress Street  
Portland, Maine 04101

To Whom It May Concern:

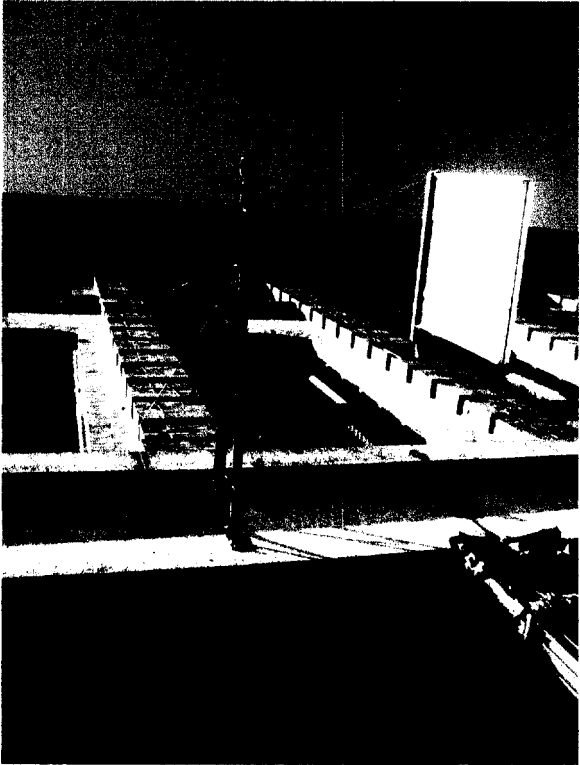
Please be advised that Maineland Real Estate Consultants, LLC has leased the retail space at 28 Exchange Street to Manhattan Portage and, therefore, grants permission for to hang appropriate signage at said address.

If you need any further information, please feel free to contact our office.

Sincerely,



David J. Harrigan  
Vice President







## 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, \$9.00 per additional \$1,000.00 of cost.**

**Base application fee for any Historic District signage is 565.00.**

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/17/2006

PRODUCER (207) 472-3651 FAX (207)472-3491  
**H. O. Perry & Son, Co.**  
 263 Main Street, Suite 1  
 P.O. Box 9  
 Fort Fairfield, ME 04742-0052

**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 **28 Exchange Street, Inc.**  
 DBA: **Manhattan Portage**  
 28 Exchange Street  
 Portland, ME 04101

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A <b>MMG Insurance Company</b>	<b>15997</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 INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS			
A		GENERAL LIABILITY	TBD	03/21/2006	03/21/2007	EACH OCCURRENCE	\$ 1,000,000		
	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000		
	<input type="checkbox"/>	CLAIMS MADE				<input checked="" type="checkbox"/>	OCCUR	MED EXP (Any one person)	\$ 5,000
								PERSONAL & ADV INJURY	\$ 1,000,000
								GENERAL AGGREGATE	\$ 1,000,000
								PRODUCTS - COMP/OP AGG	\$ 1,000,000
						GEN'L AGGREGATE LIMIT APPLIES PER:			
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							
		AUTOMOBILE LIABILITY				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"/> SCHEDULEDAUTOS				PROPERTY DAMAGE (Per accident)	\$		
		<input type="checkbox"/> HIREDAUTOS							
		<input type="checkbox"/> NON-OWNEDAUTOS							
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$		
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC	\$		
						AUTO ONLY: AGG	\$		
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$		
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$		
		<input type="checkbox"/> DEDUCTIBLE					\$		
		<input type="checkbox"/> RETENTION \$					\$		
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS	OTHER		
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$		
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$		
		OTHER				E.L. DISEASE - POLICY LIMIT	\$		

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

## CERTIFICATE HOLDER

**City of Portland**  
 389 Congress Street  
 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

**Daniel Ayoub**

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

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

PERMIT ISSUED  
Permit Number: 060421  
APR 25 2006  
CITY OF PORTLAND

This is to certify that MAINELAND REAL ESTATE CONSULTANTS LLC/Applicant

has permission to Install from existing bracket 7" x 25" sign

AT 30 EXCHANGE ST 032 I011001

provided that the person or persons who perform or supervise the construction of 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 procured before this building or part thereof is started or closed-in. 24 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

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**