

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that 10 Exchange Properties LLC

Located At 10 EXCHANGE ST

Job ID: 2011-11-2773-SIGN

CBL: 032- I-012-001

has permission to Reface existing awning with new signage

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 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

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.

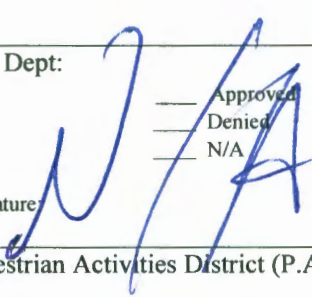

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may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

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.

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

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

Job No: 2011-11-2773-SIGN	Date Applied: 11/23/2011	CBL: 032-1-012-001	
Location of Construction: 10 EXCHANGE ST	Owner Name: 10 EXCHANGE PROPERTIES LLC	Owner Address: PO BOX 4894  PORTLAND, ME 04112	Phone:
Business Name: Roma Pizza	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop St., Portland 04103	Phone:  (207) 699-2920
Lessee/Buyer's Name: Luca Pizzuti	Phone: 516-506-8354	Permit Type: SIGN - PERM - Signage - Permanent	Zone:  B-3
Past Use:  Retail – pizza takeout	Proposed Use:  Same – retail pizza – “Roma Pizza” – reface awning w/ new signage	Cost of Work:	CEO District:
		Fire Dept:  <div style="text-align: center;">____ Approved ____ Denied ____ N/A</div> Signature: 	Inspection: Use Group: Type: <u>Sign</u>  Signature:
Proposed Project Description: reface existing awning w/signage		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<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.

**Special Zone or Reviews**

\_\_\_\_ Shoreland  
\_\_\_\_ Wetlands  
\_\_\_\_ Flood Zone  
\_\_\_\_ Subdivision  
\_\_\_\_ Site Plan  
  
\_\_\_\_ Maj \_\_\_\_ Min \_\_\_\_ MM

Date: OK w/ conditions  
12/1/11 AK

**CERTIFICATION****Zoning Appeal**

\_\_\_\_ Variance  
\_\_\_\_ Miscellaneous  
\_\_\_\_ Conditional Use  
\_\_\_\_ Interpretation  
\_\_\_\_ Approved  
\_\_\_\_ Denied

Date:

**Historic Preservation**

\_\_\_\_ Not in Dist or Landmark  
\_\_\_\_ Does not Require Review  
\_\_\_\_ Requires Review  
\_\_\_\_ Approved  
☒ Approved w/Conditions  
\_\_\_\_ Denied

Date: 12/7/11

D. Anderson

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



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2773-SIGN

Located At: 10 EXCHANGE ST

CBL: 032- I-012-001

## **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.

### **Historic**

- Commercial "Pepsi" logo not allowed as per HP sign standards.
- Awning color to be "Mediterranean Blue", rather than bright green as originally proposed. (Original proposed color would have accentuated size of non-conforming awning.)



B-3  
hisize2011 11 2773  
**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>10 Exchange St.</u>		<u>10 Exchange Properties LLC</u> <u>PO Box 4894 04112</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>I</u> Lot# <u>012</u>	Owner: <u>Roma Pizzeria / Building</u> <u>Luca Pizzuti / Joe Sole</u>	Telephone: <u>516-506-8354</u>	
Lessee/Buyer's Name (If Applicable) <u>Roma Pizzeria</u> <u>Luca Pizzuti</u>	Contractor name, address & telephone: <u>sign concepts LLC</u> <u>75 Bishop St</u> <u>Portland, ME</u> <u>207-619-2920</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 <u>2000</u> Total Fee: \$ <u>400</u>	
Who should we contact when the permit is ready: <u>Ron Nevers</u> phone: <u>619-2920</u> <u>699-2920</u>			
Tenant/allocated building space frontage (feet): Length: <u>11'</u> Height: <u>building frontage 42'</u>		<b>RECEIVED</b>	
Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____			
Current Specific use: <u>vacant tube Roma Pizzeria / last use cigar shop</u>		NOV 23 2011	
If vacant, what was prior use: _____			
Proposed Use: <u>Roma Pizzeria</u>		Dept. of Building Inspections City of Portland Maine	
Information on proposed sign(s):			
Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Dimensions proposed: _____ Height from grade: _____	
Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Dimensions proposed: _____	
Proposed awning? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Height of awning: _____ Length of awning: _____		Depth: _____	
Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Existing Awning - only Re skinning.	
If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>20</u> s.f. approx. - see email.			
Information on existing and previously permitted sign(s):			
Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Dimensions: _____	
Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Dimensions: _____	
Awning? Yes <input type="checkbox"/> 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.			

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:

Ron Nevers

Date: 10/18/11

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

11' x 2 = 22' ~~2~~

42' x 2 = 84'

proposed square footage = 20'

Roma - space - 11' x 2 = 22' \* sign signage is for two fronts - Roma Pizzeria ATM

**Ann Machado - ROMA PIZZA**

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**From:** "Ron Nevers" <ron@signconceptsmaine.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 12/1/2011 10:08 AM  
**Subject:** ROMA PIZZA

---

Anne,

Thanks for your help on this awning.

The front of the awning is approximately 4.3 sq. ft.

The sides of the awning are 7.5 sq. ft each side totaling 15 sq. ft.

Overall sq. footage is 19.3.

Hope this is what you are looking for.

Thanks,

Ron Nevers  
Sign Concepts LLC

RECEIVED

DEC - 1 2011

Dept. of Building Inspections  
City of Portland Maine





Date: 10/3/11	Scale:
Drawing #: 1b	Sales Rep: RN
Rev #: 1	Rev Date: 10/12/11
Apprv'd by:	

### Roma Pizza

- re-cover existing entrance awning w/ green sunbrella fabric
- painted dk. blue text & graphics
- 8" high letters on front
- 5.5" high letters on sides

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Date: 10/3/11	Scale:
Drawing #: 1a	Sales Rep: RN
Rev #: 1	Rev Date: 10/12/11
Apprv'd by:	

### Roma Pizza

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# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

11/23/2010

## ZONING LOCATION

To the DIRECTOR OF

The undersigned has  
structure, equipment or change  
Zoning Ordinance of the  
City of Portland, Maine.

LOCATION 10.42

1. Owner's name and address

2. Lessee's name and address

3. Contractor's name and address

4. Architect's name and address

Proposed use of building

Last use

Material

Other buildings on site

Estimated construction cost

FIELD INSPECTOR

This application is for

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other .. canopy

NOTE TO APPLICANT

cal and mechanicals.

Is any plumbing involved

Is connection to be made

Has septic tank not

Height average grade

Size, front

Material of foundation

Kind of roof

No. of chimneys

Framing Lumber

Size Girder

Studs (outside wall)

Joists and rafters

On centers

Maximum span

If one story building

No. cars now accommodated

Will automobile

APPROVALS

BUILDING INSPECTION—PLAN EXAMINER

ZONING

BUILDING CODE

Fire Dept.



## CITY OF PORTLAND, MAINE

Department of Building Inspections

### Original Receipt

Received from

Location of Work

Cost of Construction

Permit Fee

Certificate of Occupancy Fee:

Total:

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

CBL:

Check #:

Total Collected \$

No work is to be started until permit issued.

Please keep original receipt for your records.

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

Will work require disturbing of any tree on a public

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto



10 C. m. n. g. l. s.

20-2444

PROPOSED DOORS in Black Ink

DOORS STAY AND COME BACK  
ALUMINUM AND GLASS DOORS  
MODIFIED BY ROSSON LIGHT

10

CHAMPY RAISED FOR VISIBILITY AND  
AQUAL ELEVATION C 6" APPROX.





Date: 10/3/11	Scale:
Drawing #: 1a	Sales Rep: RN
Rev #: 1	Rev Date: 10/12/11
Apprv'd by:	

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10  
CALABASH  
HABANA  
CIGAR CAFE'

ATM  
MACHINE  
Available Inside



10  
CALABASH  
HABANA  
CIGAR CAFE'

ATM

ATM  
MACHIN  
CIGAR CAFE'



Date: 10/3/11	Scale:
Drawing #: 1b	Sales Rep: RN
Rev #: 1	Rev Date: 10/12/11
Apprv'd by:	

### Roma Pizza

- re-cover existing entrance awning w/ green sunbrella fabric
- painted dk. blue text & graphics



Landlord insisted this be part of the signage.  
xpepsi paying for awning.

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# CERTIFICATE OF FLAME RETARDANCE

ISSUED TO:

MAINE BAY CANVAS  
53 INDUSTRIAL WAY  
PORTLAND, MAINE 04103

NUMBER:

#98247

DATE: 3-22-2005

THIS CERTIFICATE OF COMPLIANCE IS ISSUED TO VERIFY THAT THE ITEMS OR AREAS DESCRIBED BELOW ON THIS CERTIFICATE HAVE BEEN TREATED WITH FLAME CHECK™.

FLAME CHECK™ IS A CLASS A FIRE RETARDANT.

## Description of Material, Structure, etc.


10	YARDS	SEA SPRAY #4611 SUNBRELLA FABRIC
10	YARDS	VANILLA #4629 SUNBRELLA FABRIC
		N.F.P.A. 701 SMALL SCALE, CLASS A, FLAME SPREAD:5*****
		3-2--2005

ISSUED BY:



10100 Park Cedar Dr. Suite 152  
Charlotte, NC 28210  
(704) 543-0903



  
Director GA-1201.01  
(General)

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated. Due to the number of external forces that can diminish flame retardancy, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant. We do state that when it leaves our facility, it meets the stated code. Certificate void if material is exposed to open flame or extremely hot lights or electrical wiring.



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NOV 21 2011

Dept. of Building Inspections  
City of Portland Maine

November 16, 2011

To Whom it May Concern,

I give Sign Concepts LLC and Roma Pizza my full permission to remove the existing awning at my 10 Exchange Street property, re-cover it with the lime green covering as they have showed in drawings and then re-attach it to the same spot.

I also will let you know that the frontage on my building is 42' from left to right.

Sincerely,

Joe Soley  
Building owner





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/1/2011

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 <b>Advantage Insurance</b> 77 Saco Ave  Old Orchard Beach ME 04064	CONTACT NAME: <b>Catherine Mondor</b> PHONE (A/C No. Ext): <b>(207) 934-2555</b> FAX (A/C No.): <b>(207) 934-4977</b> E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: <b>National Grange Mutual Ins Co</b> NAIC # <b>14788</b> INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED <b>ROMA PIZZA - OLD PORT, INC.</b> 10 EXCHANGE ST  PORTLAND ME 04101	

## COVERAGES

CERTIFICATE NUMBER: CL1112101356

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.

NSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		BPT7773B	8/9/2011	8/9/2012	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) \$ 10,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					PRODUCTS - COM/OP AGG \$ 2,000,000
	<input checked="" 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	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	<input type="checkbox"/> DEC <input type="checkbox"/> RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					WC STATUTORY LIMITS \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N <input type="checkbox"/> N/A				OTH-ER \$
	If yes, describe under "DESCRIPTION OF OPERATIONS" below					E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

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

DEC - 1 2011

Dept. of Building Inspections  
City of Portland Maine

## CERTIFICATE HOLDER

(207) 874-8716

CITY OF PORTLAND  
389 CONGRESS ST  
PORTLAND, ME 04101

## CANCELLATION

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

*Catherine Mondor*  
Catherine Mondor/CAM

ACORD 25 (2010/05)

INS025 (2010C5).01

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