

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 315 Cumberland Ave		Owner: October Corp August Corp		Phone: 877-1290		Permit No: 991418
Owner Address: Ecolon Prop Management		Lessee/Buyer's Name: One Canal Plaza Portland 04101		Phone: BusinessName:		
Contractor Name: R. Neokraft		Address: 600 Main Street Lewiston Me 04240		Phone: 800 339-2258		Permit Issued: DEC 30 1999 CITY OF PORTLAND
Past Use: Garage/Drycleaner		Proposed Use: Same		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		
Proposed Project Description: Building Sign		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		PERMIT FEE: \$ 228.00 INSPECTION: <i>signature</i> Use Group: Type: Signature: <i>Hoffman</i>		Zoning Approval: Zone: CBL: 033-K-004 Special Zone or Reviews: <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"/>
Permit Taken By: <i>K</i>		Date Applied For: <i>Dec 17 1999 K</i>		Zoning Appeal: <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		

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 information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

Dec 17 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Sign Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 315 CUMBERLAND AVENUE

Total Square Footage of Proposed Structure 990	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# 033 Block# M Lot# 004	Owner: OCTOBER CORP. AUGUST CORP.	Telephone#: 871-1290
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Owner's Address: c/o BOULOS PROP. MGT. ONE CANAL PLAZA PORTLAND, ME 04101	Lessee/Buyer's Name (If Applicable) NA	Total Sq. Ft. of Sign Fee \$ 228.00
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Proposed Project Description:(Please be as specific as possible) INSTALL (1) SIGN ON BUILDING

Contractor's Name, Address & Telephone NEOKRAFT, 686 MAIN ST., LEWISTON, ME 04240 ⁸⁰⁰⁻³³⁹⁻²²⁵⁸	Rec'd By
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Current Use: GARAGE / DRY CLEANER	Proposed Use: NO CHANGE
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Signature of applicant: (NEOKRAFT-AGENT FOR OWNER)	Date: 12-17-99
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage





Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

Transmittal to CITY OF PORTLAND
BUILDING INSPECTIONS
389 CONGRESS STREET
PORTLAND, ME 04101

Date 12 16 1999
Job No. 99NK5896
Re. SIGN PERMIT

Item Attached Hand Delivered Under separate cover
 Shop Drawings Prints Samples Specifications
 Copy of letter Change Order Other

Copies	Date	No.	Description
1	12 16 1999	99NK5896	PERMIT APPLICATION & MATERIALS

Purpose For approval No exception taken Rejected
 For your use Make corrections noted Review and comment
 As requested Revise and resubmit Other

Remarks Enclosed are sign permit application and related documents for a sign located at the Portland Public Market Parking Garage on 315 Cumberland Avenue (between Preble and Elm Streets) Please feel free to contact me if you should have any questions. The permit should be mailed to Neokraft, at the above address.

Copy to FILE

From PETER MURPHY

If enclosures are not as noted kindly notify us at once.

OFFICE \CLERICAL\TEMPLATES\TRANSMITTAL FORM.DOT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
12/14/99

PRODUCER ANDERSON WATKINS ASSOC 31 CENTRAL ST WESTBROOK ME 04092-9951	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. COMPANIES AFFORDING COVERAGE COMPANY A COMMERCIAL UNION YORK COMPANY B COMPANY C COMPANY D
INSURED OCTOBER CORP & AUGUST CORP AND THE ESTATE OF ELIZABETH NOYCE ONE CANAL PL 5TH FLOOR PORTLAND ME 04101	

COVERAGES
 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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	YMR506837	6/22/99	6/22/00	GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$1,000,000 PERSONAL & ADV INJURY \$1,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY <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 \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				WC STATUTORY LIMITS OTH-ER EL EACH ACCIDENT \$ EL DISEASE-POLICY LIMIT \$ EL DISEASE-EA EMPLOYEE \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

THE CITY OF PORTLAND AS ADDITIONAL INSURED FOR THE SIGN LOCATED AT THE PORTLAND PUBLIC MARKET PARKING GARAGE 315 CUMBERLAND AV PORTLAND ME 04101

CERTIFICATE HOLDER THE CITY OF PORTLAND CONGRESS ST PORTLAND ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE
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BUILDING PERMIT REPORT

DATE: 18/Dec. 99 ADDRESS: 315 Cumberland Ave. CBL: 033-11-004

REASON FOR PERMIT: Signage

BUILDING OWNER: October Corp August T Corp

PERMIT APPLICANT: CONTRACTOR Neo Kraft

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: PERMIT FEES: 228.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

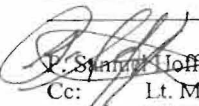
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *35

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

12/17/99

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- * 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).


 P. Stanley Hoffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

1. Proof of insurance *ENCLOSED*
2. Letter of permission from the owner *NOT REQ'D.*
3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached) *ATTACHED*
4. Indicate on the plan all existing and proposed signs *ATTACHED*
5. Computation of the following:
 - A) Sign area of each existing and proposed building sign *ATTACHED*
 - B) Sign area height and setback of each existing and proposed freestanding sign *N/A*
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached). *ATTACHED*
7. Certificate of flammability required for awning/canopy at time of application. *N/A*
8. UL # required for lighted signs at the time of application. *NO LONGER REQ'D.*

Fee for permit - \$30.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$30.00 for the first \$1,000.00, \$6.00 for each additional \$1,000.000.

NOTE: Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 315 CUMBERLAND AVENUE ZONE: B-3

OWNER: AUGUST CORP. c/o BOULOS PROPERTY MGT. / ONE CANAL PLAZA / PORT, ME 04101

APPLICANT: NEOKRAFT SIGN CO.; 686 MAIN STREET; LEWISTON, ME 04240

ASSESSOR NO. 033 - M - 004

SINGLE TENANT LOT? YES NO

MULTI TENANT LOT? YES NO

FREESTANDING SIGN? YES NO

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

BLDG. WALL SIGN? YES NO DIMENSIONS _____

(attached to bldg)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

I have determined NO size BLDGS are connected
Would this be considered an off-premise sign?
This is the sign for the rig office. This is the whole attached
(1) 10' x 11' = 110 S.F.
(1) 10' x 88' = 880 S.F.
990 TOTAL

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: 189.25 S.F. FOR GARAGE (SEE ATTACHED)

(1) 2'-4" x 15' DRY CLEANER SIGN

(1) 2'-4" x 10' DRY CLEANER SIGN

LOT FRONTAGE (FEET): 208'

BLDG FRONTAGE (FEET): 195'

AWNING YES NO IS AWNING BACKLIT? YES NO

HEIGHT OF AWNING: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

*** TENANT BLDG. FRONTAGE (IN FEET) 195'

*** **REQUIRED INFORMATION**

AREA FOR COMPUTATION

$\$30 + (990 \times \$0.20) = \$228$ *net let*

$195' (l) \times 77' (h) = 15015'$ *#*

Actual letter height (background will be blended to bldg color)
main text → 5.5' x 51.6' = 283.8 #
Per 5.66' x 10.25' = 58.02
341.82 #

750.75 *#*

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: *[Signature]*

DATE: _____

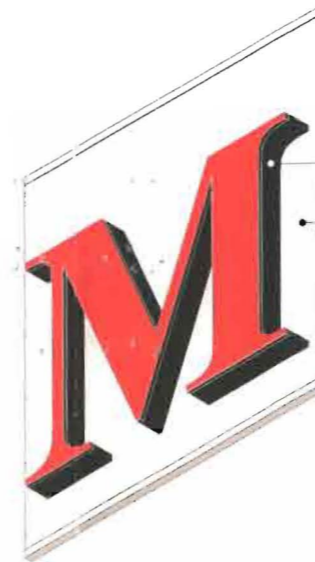
Option: open
channel neon
Pig graphic



Illuminated Graphics on Metal Background
Scale: 1/8" = 1'-0"

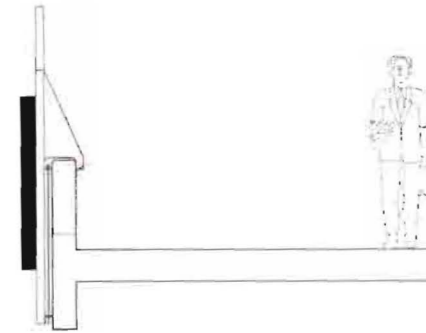


Pictorial View—Day/Night
NTS



Isometric Detail

- Illuminated Letters with acrylic faces, black trim and returns
- Aluminum background, painted to match wall



End View showing hinge action
Scale: 1/8" = 1'-0"



Neokraft Signs Inc., 686 Main Street, Lewiston, ME 04240 info@neokraft.com
T: 207.782.9654 F: 207.782.0009 1.800.339.2258 http://www.neokraft.com

NUMBER: FL6635 DRAWING 1 OF 1

JOB NAME: PORTLAND PUBLIC MARKET

LOCATION: PORTLAND, MAINE

PROJ. MGR.: P. MURPHY

DRAWN BY: D. SYSKO

DATE 12.15.1999

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