

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

Location of Construction: 100 Oak St		Owner: Landmark America LLC		Phone: 772-3399		Permit No: 980735	
Owner Address: 39 Forest Ave Box 3879 04104		Lessee/Buyer's Name: Community Television Network		Phone:		Business Name:	
Contractor Name: Prostyle Design Ste #501		Address: 142 High St Portland, ME 04101		Phone: 775-3269		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL - 7 1998 CITY OF PORTLAND </div>	
Past Use: Office		Proposed Use:		COST OF WORK: \$ 1,400.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature: <i>[Signature]</i>	
Proposed Project Description: Construct & install wedge-shaped plywood sign mounted on brick wall				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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: MG		Date Applied For: 02 July 1998					

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

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

06 02 July 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 5

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

**Building or Use 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) 100 Oak St.			
Total Square Footage of Proposed Structure 30		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 037 Block# A Lot# 012		Owner: Landmark America LLC	Telephone#: 772 3399
Owner's Address: 39 Forest Ave / Box 3879 Portland, Me. 04104		Lessee/Buyer's Name (If Applicable) Community Television Network	Cost Of Work: \$ 1,400. Fee \$ 31
Proposed Project Description: (Please be as specific as possible) Const + install wedge-shaped plywood sign mounted on brick wall			
Contractor's Name, Address & Telephone Prostyle Design / Suite 501, 142 High St. Portland Me 04101 775-3269			Rec'd By MM
Current Use: OFFICE		Proposed Use: Same	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: Anthony R. Taylor	Date: July 2 1998
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter
Additional Site review and related fees are attached on a separate addendum



**COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS
(SINGLE LIMITS)**

Policy No.
CPA 0003444 - 14

Issued By:
Acadia Insurance Company

Named Insured and Address
Community Television Network
68 High Street
Portland, ME 04101

Agent Name and Address 1192
(207)967-4343
Bilodeau Insurance/Kennebunk
P.O. Box 679
Brunswick, ME 04011

LIMITS OF INSURANCE

General Aggregate Limit (Other Than Products-Completed Operations)	\$	600,000
Products-Completed Operations Aggregate Limit	\$	600,000
Personal & Advertising Injury Limit	\$	Excluded
Each Occurrence Limit	\$	300,000
Fire Damage Limit	\$	100,000 Any One Fire
Medical Expense Limit	\$	5,000 Any One Person

Form of Business: Individual Partnership Joint
 Organization (Other than Partnership or Joint Venture)

Retroactive Date (CG0002 Only)

Coverage A of this Insurance does not apply to "bodily injury" or "property damage" which occurs before the Retroactive Date, if any, shown below:

Retroactive Date: None (Enter Date or "None" if no Retroactive Date applies.)

Location of all Premises You Own, Rent or Occupy:

Portland, ME

Endorsements Attached To This Coverage Form:

CG0054 (03-97), CG0055 (03-97), CG2026 (11-85), AICG50 (06-92), CG0001 (01-96),
CG2138 (11-85), CG2147 (10-93), CG2503 (03-97), CG2504 (03-97).
ILO021 (11-94).

Mar. 7

Original



LANDMARK AMERICA LLC

39 FOREST AVENUE • P.O. BOX 3879 • PORTLAND, ME 04104 • 207-772-3399 • FAX 207-772-8990

June 30, 1998

Mr. Thomas Handel, Executive Director
Community Television Network
100 Oak Street
Portland, ME 04104

Re: Sign Approval

Dear Tom:

This is the required letter of permission from Landmark America LLC, the owner of 100 Oak Street, for the sign application Community TV is submitting to the city authority.

This letter of permission is provided with the following understanding and agreement, with Community TV and the City of Portland, that allows the remaining tenants in the building to also have signs in strict compliance with Table 2.8 Sign Regulations by Zone (attached), as noted below.

1. 100 Oak Street is in Zone B-3.
2. It is a multi-tenant building.
3. Community TV is a ground floor tenant.
4. Community TV has 42 feet of frontage.
5. Community TV may have a sign up to 2 sq.ft. per ft. of building frontage.
6. Therefore, Community TV is entitled to an 84 Square foot sign.
7. The other ground floor tenants at 100 Oak Street are entitled to signs under the same formula of 2 sq. ft. per ft. of building frontage.
8. The building ID sign and non-ground floor tenant signs can equal 5% of the wall area on which the signs are to be placed.
9. 100 Oak Street is 92 feet long and an average of 18 feet high.
10. The building ID sign and non ground floor tenant signs can be $92 \times 18 = 1,656 \times 5\% = 82.8$ sq. ft.

If this is not an accurate application of the zoning regulation according to the city of Portland, we withdraw our approval of the Community TV sign until the method of calculation and amount of signage available to the remaining tenants can be determined.

Very truly yours,

Reynold M. Drews