

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

ENGINEERING SECTION

Permit Number: 031274

PERMIT

PERMIT DENIED

This is to certify that Spring Street Limited /Sign Design

has permission to Erect 60" x 24" sign mounted with tek bolts

AT 511 Congress St

037 D002001

provided that the person or persons, firm or organization 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 work on permit on procedure before this building or part thereof is altered or closed-in. 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. PERMIT DENIED
Health Dept. PERMIT DENIED
Appeal Board PERMIT DENIED
Other _____

PERMIT DENIED

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

January 26, 2004

CITY OF PORTLAND

Doug Harmon
Sign Design
306 Warren Avenue
Portland, Maine 04103

Re: PAD sign review; 511 Congress Street

Dear Mr. Harmon:

On December 22, 2003, this office reviewed your application for sign replacement at 511 Congress Street. The application was submitted on behalf of the proprietors of D'angelo Sandwich Shops at that location.


As you may be aware, the property is located within the City's Pedestrian Activities District (which comprises most of downtown Portland). As such, the proposed sign was reviewed for its conformance with the sign standards and guidelines applicable in that zone (see enclosed). The PAD sign standards are applied in addition to the general sign regulations outlined in Portland's zoning ordinance and, where there is a conflict, supercede the general regulations.

Following a review of the application, staff finds that the proposed sign fails to meet the PAD sign standards, in particular the following standards:

- *Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general design, and illumination.*
- *Signs on adjacent storefronts should be coordinated in height and proportion. The use of a continuous sign band extending over adjacent shops within the same building is encouraged, as a unifying element.*
- *The placement of signage on all buildings should be carefully considered, taking into account the scale, character and design of the building, the traditional location of signage on Downtown buildings, the location of existing or designed sign boards, lower cornices, lintels, and piers, and the opportunity to use signage as an element to reinforce building entrances.*

As the proposed sign fails to meet the standards above, your application is hereby denied. Should you wish to explore alternative solutions, staff would be happy to assist you in that effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Andrews". The signature is written in a cursive style with a large initial "D".

Deborah Andrews
Historic Preservation Program Manager
PAD Sign Review Coordinator

Cc: Marge Schmuckal, Zoning Administrator
Building Inspections

see *'s
for basis of denial

STANDARDS: SIGNAGE

7

Signage

1. General

Any new sign and any change in the appearance of an existing sign located on Landmark structures or within Historic Districts or Historic Landscape Districts which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall further be subject to the following design guidelines.

If there is a conflict between these design guidelines and the requirements of Division 22 of the Land Use Code or other provisions of the City Code, the stricter shall apply.

All such works shall require a Certificate of Appropriateness. Awnings and canopies shall be considered signage and are subject to the applicable provisions of this section.

2. Location and Size of Sign

- a. Signs must not dominate building facades or obscure their architectural features (arches, transom panels, stills, moldings, cornices, windows, etc.).
- b. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Projecting signs should not exceed 9 square feet, on first floor level.
- * c. Signs on adjacent storefronts should be coordinated in height and proportion. The use of a continuous sign-band extending over adjacent shops within the same building is encouraged, as a unifying element.

- d. Portable signs located on sidewalks, driveways or in parking lots are strongly discouraged, and shall generally be prohibited unless there is no other reasonable means to convey the information (such as on windows, walls or on permanent sign posts).
- e. Wall signs shall generally be located no higher than the window sill line of the second story.
- f. Signs displayed during business hours only, such as those which are removed every evening and displayed again the following morning, constitute an on-going advertising format and shall be construed as being permanent signs rather than temporary signs, if such display continues for more than 30 calendar days.
- g. Signs on residential structures. Signs on residential structures shall be located and sized to be compatible with the character of the district and property.
- h. Off-premise advertising signs shall be prohibited.

6. Other Stylistic Points

- a. The shape of a projecting sign should not be incompatible with the period of the building to which it is affixed, and should harmonize with the lettering and symbols chosen for it.
- b. Brackets should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

c. Attachments for all signage and related conduits, etc. shall cause no irreversible drainage to historic building materials.

d. Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

Signage/Awnings/Canopies*

1. General

Signs, awnings, canopies and other similar devices are among the most noticeable visual elements of the urban environment. These devices are not only a practical business requirement for a property owner or tenant but also can significantly enhance a storefront, building facade and street environment. Signage designed, constructed, and installed throughout the Downtown should be executed and placed in a manner which is respectful of the character of the building on which it will be located and the character established by surrounding buildings. The context of existing signage to be considered in establishing the appropriateness of a proposed sign will be the character and design of those other existing signs which would meet the guidelines presented herein.

Signs, as components of a building facade, are relatively temporary as businesses or tenants change with some frequency over time. The design and installation of signage should recognize this temporary nature of signage and should always be approached with an attitude of reversibility. All signs should be designed and installed in a manner that upon their removal, the character defining features of the building remain intact and that the exterior materials of the building are not permanently or irreparably damaged.

2. Design

A. General

- ~~i.~~ i. The design of signage should be respectful of the building on which it is located, carefully designed to fit a given facade complementing

the building's architectural features. Signage inconsistent with the architectural style of a building, such as providing "colonialized" signs on a Victorian storefront, is not appropriate.

- ii. The design of signage should be oriented and scaled to reflect the scale and character of movement of people around the building, with an emphasis primarily on the pedestrian and slow-moving traffic.
- iii. Design, selection of materials, and workmanship shall be of high quality in appearance and character, complementary to the materials and character of the building, and convey a sense of permanence and durability.
- iv. In addition, the design of signage on historic structures should consider historic signage which was previously or is currently incorporated on the building. Where clear documentation exists as to the character and design of original or historically significant signage found on that building, every effort should be made to meet contemporary signage needs with a sign designed in keeping with the building's historic signage.

B. Size

- i. The size of proposed signs should be compatible with the scale of the overall building, with the scale and character of the building's architectural features, and with the character of the specific sign location.

* Editor's Note: The following discussion of Signage/Awnings/Canopies provides further guidance in understanding the intentions of the preservation ordinance signage standard. These guidelines were adopted as a component of the Downtown Pedestrian Activities District and are used informally as a reference by the Historic Preservation Committee (12-1-91).

- ii. The size of the sign should relate comfortably in size and scale to pedestrians moving about in the vicinity of the sign.
- iii. No sign should extend greater than four feet into any public right-of-way nor beyond a vertical plane two (2) feet inside the curb line (face of curb).

C. Communication


- i. Signage is most effective when it is simple and limited in subject matter to the name of the business or property, a street address, and the incorporation of a logo, symbol, or other graphic display which is central to the primary tenant or use of the property. Signage should clearly be incidental to the tenant or use of the property. General commercial advertising unrelated to the principal use is discouraged. Signs advertising businesses or products not found on the property (off-premises signs) are not permitted.
- ii. Lettering typefaces and words should be selected which are simple, easy to read, and scaled appropriately for both the sign and building. Logos or symbols are encouraged where integrated with the proposed sign. Pictographs (such as the creation of a projecting sign in the shape of a key for a lock shop) should be carefully considered and can be an interesting and appropriate feature in some situations.
- iii. Colors on signage should be selected which complement the character and color pattern of the building. A sign should not, by virtue of its color, be distracting from the design and character of the building on which it is located. Signs tend to be most effective when there is a contrast in color between the lettering/symbols and the background of the sign.

D. Illumination

- i. Generally, flashing or moving lights are not appropriate. Special situations, such as the design of marquees or features relating to special uses such as cultural events or public activities may be appropriate exceptions where sensitively designed and where no safety hazard is created.

- ii. Illumination of signage should be compatible with the character of illumination already existing on the building and on surrounding buildings, on existing appropriate signs in the vicinity, and the character of illumination along the pedestrian areas adjacent to the building. Where internal illumination of a sign causes the scale of the sign to become excessive in relation to architectural features of the building due to the sign thickness necessary to accommodate internal devices, alternative lighting should be considered. Backlighting of individual letters may be an acceptable alternative.
- iii. External illumination of signage should be concentrated evenly on the sign itself, with no significant glare or spillover onto adjacent buildings. The light source should be concealed from the direct view of the pedestrian.
- iv. All electrical conduit, transformers, raceways, and wires must be concealed within or behind the sign or face of the building, or be designed as an integral element of the building facade, or be substantially disguised or hidden so as to be unobtrusive to the appearance of the building and sign. The attachment of such devices to the structure should not permanently damage any significant architectural features or the architectural fabric of the building.

3. Placement and Location

- i. The placement of signage on all buildings should be carefully considered, taking into account the scale, character and design of the building, the traditional location of signage on Downtown buildings, the location of existing or designed sign boards, lower cornices, lintels, and piers, and the opportunity to use signage as an element to reinforce building entrances. 
- ii. The placement of signage should not visually obscure architecturally significant features of the building. The method of attachment for new signs should not permanently alter or destroy significant features or materials of the building.
- iii. Where signage is proposed on window surfaces, such signage should not substantially obscure visibility through the window.

- iv. Generally, the placement of signage should occur below the sill of the second story windows. Where the design of the base portion of the building establishes some higher location as an appropriate location and where such location complements the character of appropriate signage on adjacent buildings or architectural features of adjacent buildings, alternative locations should be considered. Where unusual site characteristics exist or where exceptionally well-designed and integrated signage is proposed, placement elsewhere on a building will be considered. Painted signs on upper story windows, such as stencilled names of professional firms, are acceptable provided they do not detract from the character of window design.
- v. In addition to placement criteria above, the minimum height of projecting signs, awnings, canopies, and marquees above the sidewalk shall conform to the current BOCA National Building Code. Further, projecting signs should be placed high enough to prevent vandalism.
- vi. No signs should extend or be placed above the roof or parapet line of any building. The development of taller buildings Downtown provides an opportunity for significant impact on the character and attractiveness of the City's skyline. Through other design guidelines dealing with roof-top appurtenances and ornamental building tops, the design of taller structures is encouraged to create architectural landmarks on the skyline. Corporate expression is encouraged in the form of significant architectural design rather than through a corporation logo or name emblazoned at the top of tall structures. Therefore, no signage should be placed on portions of buildings or structures exceeding 125 feet in height.
- vii. No private signs should be placed in the public way without specific license by the City.
- viii. Freestanding signs, excluding public information signs, are discouraged. Signage should be incorporated with building features or with integral site features such as planter walls.
- ix. The placement of signs shall not disrupt or obstruct the vision of drivers or pedestrians so as

to create a hazardous situation. No signs should be so located as to significantly obstruct pedestrian circulation.

4. Number of Signs

- i. The proliferation of signs within a dense urban environment can lead to visual confusion and a sense of clutter. The number of signs for each tenant or building should be kept to a minimum while recognizing the need for identification and visibility. Building signs and projecting signs should be limited to one per building street frontage for each business or tenant.
- ii. Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general design, and illumination.
- iii. Where multiple tenants are served by one sign or a grouping of signs, the signs should be treated as a building directory with the building name and/or address most prominent and the names of individual businesses or tenants subservient in the directory design. Such directories should be located at or near building entrances and should be scaled so that individual names are visible to the pedestrian.



5. Guidelines for Special Categories of Signs

In addition to the guidelines described above, certain types of signs require special guidelines which relate to their special character or purpose.

- i. Awnings, Canopies, and Marquees: These signs serve both as decorative and multi-functional devices. In addition to the color and character they can add to the visual environment, these features serve to protect pedestrians from adverse weather conditions, entice pedestrians to pause and view merchandise on display in storefronts, can protect displays from intense sunlight, and can provide visual relief to otherwise flat or unarticulated facades. The shape and size of these devices should correspond to the shape, character, and size of the opening over which they will be installed, and should fully fill the width of the individual window or door opening.

These devices should be designed and located to be compatible with other appropriate and similar features on the same building or on buildings in the vicinity. These devices should not obscure architecturally significant elements of the building.

- ii. **Public Information Signs:** This category of signage includes informational signage such as traffic regulations, transit information, public announcements or community activity information, and historic markers, as well as directional signage such as street signs and directions to major civic, arts or cultural facilities. Wherever possible, these signs should be designed and located so that they complement the character of the environment in which they are placed. Such signs may be free-standing as necessary to effectively serve their purpose. These signs may be located off the premises to which they refer.
 - iii. **Painted Wall Signs:** Painted wall signs such as murals and tromp l'oeil should be used only to enhance the environment or streetscape. They should not be developed for advertising purposes. Such wall signs should not disrupt the setting of an historic building or of an otherwise distinctive environment. Painted wall signs such as business names may be appropriate and should be reviewed according to other applicable guidelines. Where painted wall signs are appropriately located, the surface of walls used for such wall signs should be properly prepared so to reduce the need for maintenance and to assure long-term attractiveness. In a few instances, old painted wall signs of a commercial nature still are discernable on the facades of some buildings and serve as reminders of former businesses and activities found therein. These signs should be examined on an individual basis and, where they reflect a significant period of the Downtown's history, restoration of the most significant of these should be encouraged.
 - iv. **Address Signs:** Address signs indicate the street address of a business or building. The location of these signs generally should occur above or on the entrance, and should be coordinated with adjacent establishments with the objective of making building identification easier.
 - v. **Portable/Movable Signs:** Portable sandwich board signs commonly found throughout the Downtown are the only portable freestanding signs (other than special temporary signs and public information signs) which are encouraged Downtown. All portable signs placed within the public way require special permitting through the City. In addition to requirements of that process, all such signs should be designed and located in a manner which does not detract from the character of the pedestrian environment, nor create obstacles to pedestrian circulation or visibility.
 - vi. **Temporary Signs:** This category of sign is exhibited for a limited time to advertise special events or sales and is removed following the event. Included within this category are "For Sale or Lease" signs, construction signs, sale or promotional signs, and special events signs.
 - vii. **Banners, Flags and Pennants:** Colorful flags, pennants and banners add color and movement into the streetscape. The incorporation of such elements into the streetscape or the placement on buildings should complement the character of the building fabric. While the flag or banner is relatively temporary in nature, the brackets or poles from which these elements hang tend to remain for extended periods. Attachment of such support devices to buildings or other structures should not cause irreversible damage to significant architectural features or fabric.
 - viii. **On-Site Service Signs:** On-site service signs for such needs as identifying parking entrances and exits, handicapped parking spaces or handicapped access, drive-thru teller signs, and other similar directional signs should be considered as a whole system, coordinated in size, materials, design, and character within a single property and with adjacent properties.
6. Maintenance
- i. All signs should be maintained in good visual and structural condition.

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1274	Date Applied For: 10/16/2003	CBL: 037 D002001
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Location of Construction: 511 Congress St	Owner Name: Spring Street Limited	Owner Address: 168 Summer St	Phone:
Business Name: n/a	Contractor Name: Sign Design	Contractor Address: 306 Warren Ave Portland	Phone: (207) 856-2600
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Signs - Permanent	

Proposed Use: Sandwich Shop/ Erect Additional 60" x 24" mounted sign with tek bolts. Will remove existing sign 1' x 10.5'	Proposed Project Description: Erect 60" x 24" sign mounted with tek bolts. Will remove existing sign 1' x 10.5'
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/01/2003

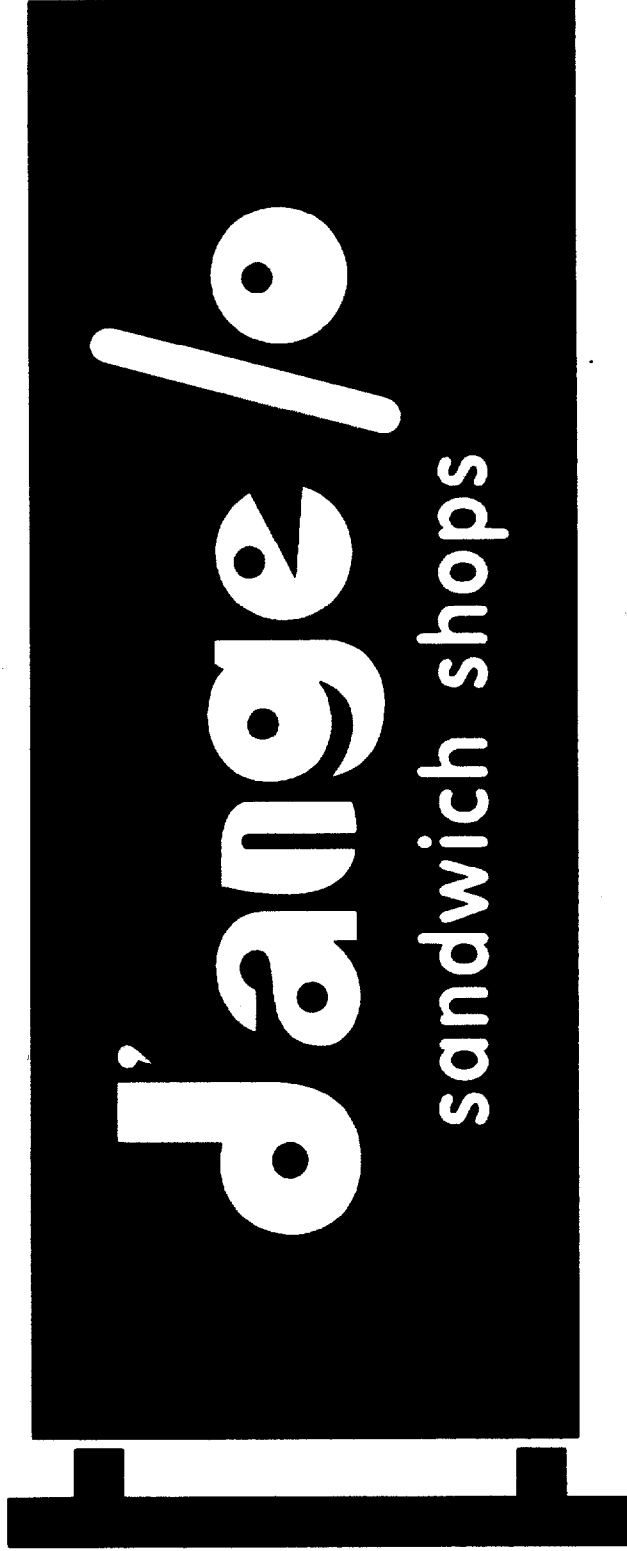
Note: 11/4/03 This will be the 4th sign - only two are permitted - left a message with sec. for Doug to see if they wanted to swap signs with another, before I write a denial letter. **Ok to Issue:**
 12/17/03 met with Doug & he did some research - the existing signs were permitted in 1994 - propose to remove the 1' x 10.5' sign and replace with this new sign.

1) This approval is based upon the removal of the existing, permitted sign 1' x 10.5'.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**

D/F INT. ILLUM. FLAG MOUNT CABINET
LEXAN FACES W/ VINYL GRAPHICS
(BUILDING MTD.)

9.5 Sq. Feet



22 3/4"

60"

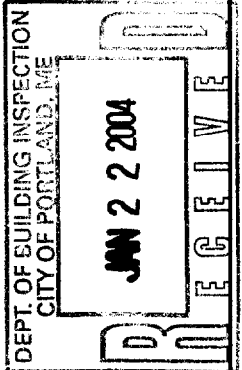
This Design Is Property Of

Sign Design, Inc.

308 WARREN AVE.
PORTLAND, ME
207-666-2800

Customer: D'ANGELOS
Project: DANGE comp. 1
Date: 1-22-04
Approved:

511 Congress # 0316130
Kris 031 2002



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1274	Issue Date: PERMIT DENIED	CBL: 037 D002001
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Location of Construction: 511 Congress St	Owner Name: Spring Street Limited	Owner Address: 168 Summer St	Phone:
Business Name: n/a	Contractor Name: Sign Design <i>Doug</i>	Contractor Address: 306 Warren Ave Portland	Phone: 2078562600
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B3

Past Use: Commercial / Sandwich Shop	Proposed Use: Sandwich Shop/ Erect Additional 60" x 24" mounted sign with tek bolts. <i>will remove existing 1' x 10.5' sign</i>	Permit Fee: \$50.00	Cost of Work: \$0.00	CEO District: 2
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Proposed Project Description: Erect 60" x 24" sign mounted with tek bolts. <i>will remove existing 1' x 10.5' sign</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: PERMIT DENIED
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Permit Taken By: gg	Date Applied For: 10/16/2003	Zoning Approval PERMIT DENIED	
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<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>will remove existing sign</i></p> <p><input type="checkbox"/> Wetland will be removed</p> <p><input type="checkbox"/> Flood Zone will be removed</p> <p><input type="checkbox"/> Subdivision will be removed</p> <p><input type="checkbox"/> Site Plan will be removed</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>ok</i> <i>12/17/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>12/17/03</i></p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input checked="" type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>to D.A</i></p> <p>Date: <i>12/17/03</i></p>
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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 _____

Table 2.8 Sign Regulations by Zone

Downtown Business (B-3), Urban Commercial (B-5), Waterfront Central (WC) and Waterfront Special Use (WSU) Zones

* Signs located on individual landmark properties or within historic districts, P.A.D. overlay districts or P.A.D. encouragement areas shall, in addition to the provisions herein, be subject to article IX of this Code or the downtown urban design guidelines, as applicable. Where the design guidelines are more restrictive than these regulations, the design guidelines shall supercede the otherwise applicable dimensional standards.

* Freestanding signs shall be allowed only if the front facade of the building (or individual tenant's/tenant's frontage in the case of a multi-tenant building) is set back a distance of at least 20 feet from either of the front facades of the abutting buildings (or other tenants' frontage in the same multi-tenant building).

Freestanding Signs ** See restrictions on Penn State*

	Single & Multi-tenant Buildings
Area	16 sq. ft.
Height	6 ft.
Minimum Setback	5 ft.
# Freestanding signs per lot	1 per abutting street

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings	
		Bldg. ID Sign and/or Upper Floor Tenant Signs	Ind. Ground Floor Tenant Signs
Maximum cumulative permitted area of all building signs	na	na	na
Sq. ft. per linear ft. of bldg. facade on which sign will be placed	2 sq. ft.	na	2 sq. ft. per ft. of tenant's building frontage
Maximum % of wall area on which sign(s) is(are) to be placed	na	5%	na
# bldg. signs permitted per lot	1 per facade + 1	1 per facade + 1 per tenant	1 per tenant (a)

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage.

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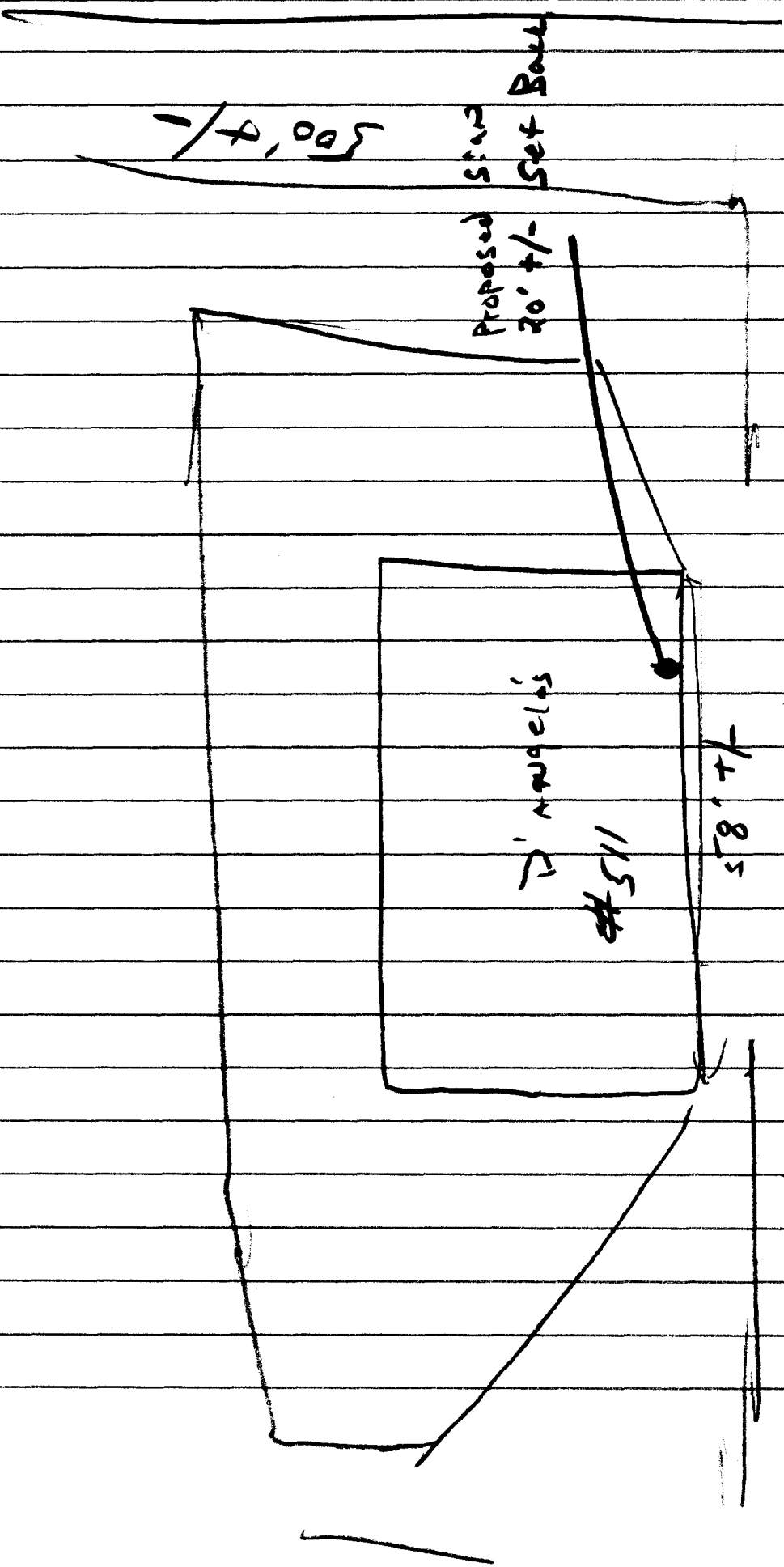
Freestanding Signs * See restrictions on Penninsula

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(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage.



500 +/-

Proposed Street
20' +/-
Set Back

D' Angeles
#115

58' +/-

500 +/-

Compress St.

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>511 Congress</u>		
Total Square Footage of Proposed Structure <u>1058. ft</u>	Square Footage of Lot <u>2500 +/- ?</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>D</u> Lot# <u>007</u>	Owner: <u>Bentos Property Management</u> <u>871-1290</u>	Telephone: <u>871-1290 Amy</u>
Lessee/Buyer's Name (If Applicable) <u>Dan + Los Sandwich Shop</u> <u>Cumbeekland ME</u>	Applicant name, address & telephone: <u>Sign Design Inc.</u> <u>Po Box 207</u> <u>Westbrook ME.</u> <u>04098</u>	Total s.f. of signage x \$1.00 per s.f. plus \$30.00 = Total Fee: <u>\$50.</u> Awning Fee = Cost Of Work: \$ Total Fee: <u>\$50.00</u>
Current use: <u>sandwich shop</u>	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; text-align: center;"> OCT 16 2003 RECEIVED </div>	
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>sandwich shop</u>		
Project description: <u>Additional Signage 60' X 24'</u> <u>mounted w/ tel bolts</u>		
Contractor's name, address & telephone: <u>Sign Design Doug 856-2600</u>		
Who should we contact when the permit is ready: <u>Doug 856-2600</u>		
Mailing address: <u>Po Box 207 Westbrook ME 04098</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>8562600</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

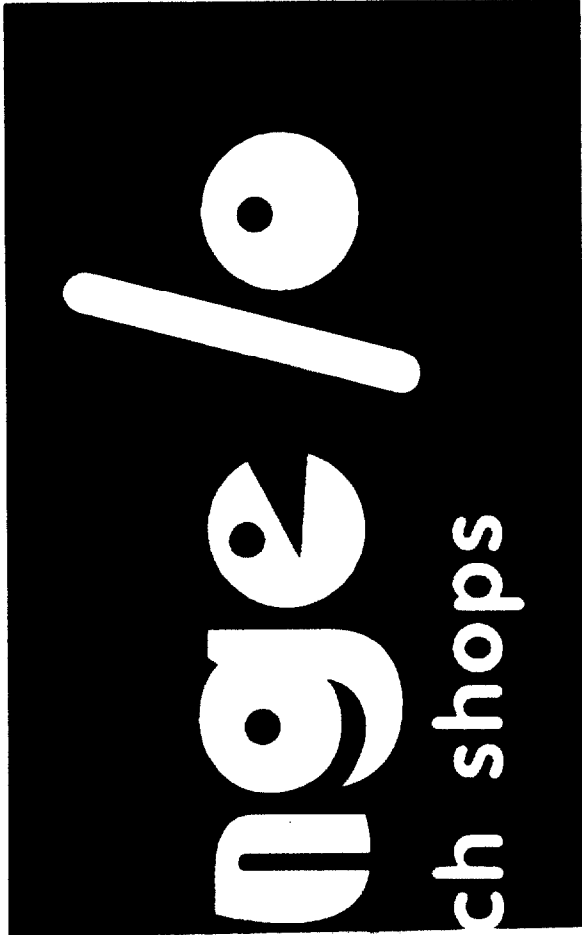
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 	Date: <u>10/15/03</u>
---	-----------------------

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

037 Door

T CABINET
PHICS



24"

60"

Proposed Location

This Design Is Property Of

Sign Design, Inc.

308 WARREN AVE
PORTLAND, ME
207-866-2800

Customer: D'ANGELOS

Project: DANGE comp. 1

Date: 10-15-03

Approved:

*Food Tek bolts into
faade band along below
foot line.*



Exposing 519009

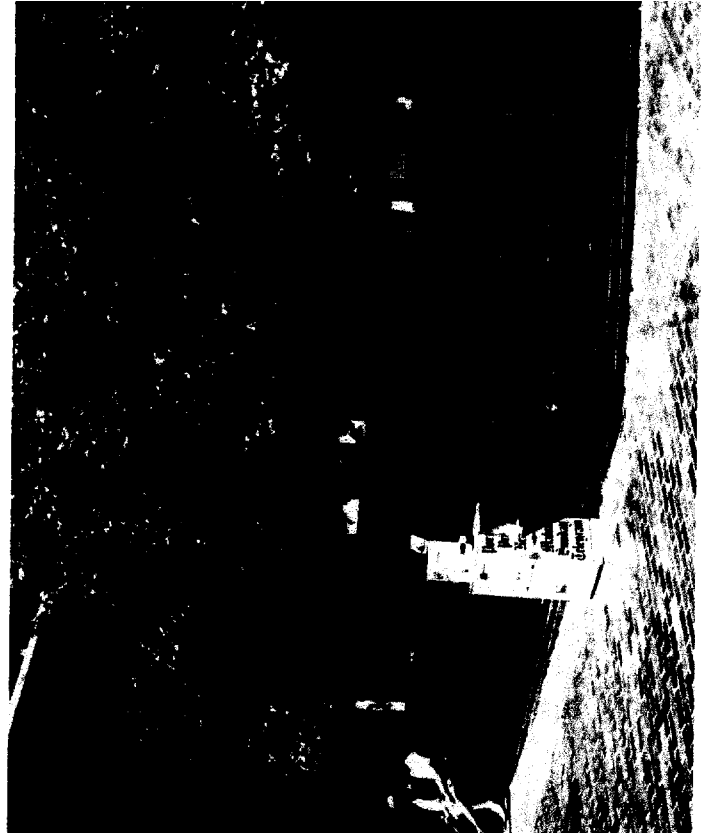


A = 1' x 10' = 10 sq. ft.
B = 1' x 10' = 10 sq. ft.
C = 3' x 6' = 18 sq. ft.



38 sq total

Guy 772 - 0688



CB  Richard Ellis
Boulos Property Management

One Canal Plaza
Portland, ME 04101
207.871.1290 Tel
207.772.2647 Fax
www.boulos.com

September 23, 2003

Mr. Jerry Howland
Substantial Investments, Inc.
42 Gray Road
Cumberland, ME 04021


RE: Signage Consent - 511 Congress Street, Portland, Maine

Dear Jerry:

This letter serves as the Landlord's approval to install signage on the façade of 511 Congress Street pursuant to our discussions. All connections to the building must be weather tight and water resistant.

Jerry, we very much appreciate your continued tenancy at 511 Congress Street. As always, please do not hesitate to contact me with any questions related to this or any other matter.

Sincerely,


Amy R. Booth
Senior Vice President

THE RIGHT WAY TO DO REAL ESTATE

10/01/03 WED 13:00 FAX 12077033088
Cross 2003

CROSS INSURANCE LEWISTON
12DANGELO

001

AGORD - CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/00/YYYY) 10/01/03
PRODUCER CROSS INSURANCE - LEWISTON 217 Main Street P.O. BOX 3036 Lewiston, ME 04843		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.
INSURERS AFFORDING COVERAGE		NAIC # 34188
INSURED Substantial Investments, Inc. dba D'Angelo Sandwich Shops; 43 Gray Road Cumberland Center, ME 04021		INSURER A: Portico Ins. Co. INSURER B: INSURER C: INSURER D:

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.

CLASS	TYPE OF INSURANCE	POLICY NUMBER	START DATE	END DATE	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> POLICY <input type="checkbox"/> ISO <input type="checkbox"/> IGC	80P0708288	04/01/03	04/01/04	EACH OCCURRENCE \$1,000,000 AGGREGATE \$2,000,000 MED SUP (Any 1/3 person) \$1,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	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 (Per accident) \$
	DAMAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - BIAS/ACCIDENT \$ OTHER THAN AUTO ONLY SA ACC \$ AGG \$
A	EMPLOYERS' LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10000	CU8768670	04/01/03	04/01/04	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY FURTHER EXCLUSIONS/EXEMPTIVE CONDITIONS ARE EXCLUDED IF NO OTHER INFO SPECIAL FORMS/ENDORSEMENTS OTHER				<input type="checkbox"/> SCHEDULED PER E.L. BODILY ACCIDENT \$ E.L. DISEASE - SA EMPLOYEES \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Location: 811 Congress Street, Portland, Maine.
 Certificate holder is also an Additional insured as respects to the General Liability Policy only.

CERTIFICATE HOLDER City of Portland Portland, ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDORSE 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 <i>Wick E. Turner</i>
---	--

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 511 Congress ZONE: B-3

CBL: _____

SINGLE TENANT LOT? YES _____ NO MULTI TENANT LOT? YES NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

See Attached

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS PROPOSED: _____

BLDG. WALL SIGN? (attached to bldg) YES NO _____ DIMENSIONS PROPOSED: 2' x 5' = 10'

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS: _____

BLDG. WALL SIGN(attached to bldg) ? YES NO _____ DIMENSIONS: (2) 1' x 10' = 20'

AWNING? YES NO _____ DIMENSIONS: (1) 3' x 6'

LOT FRONTAGE (FEET): 500' +/-

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): 58' +/- $58' \times 2' = 116' \text{ MAX}$

AWNING YES NO Existing IS AWNING BACKLIT? YES NO _____

HEIGHT OF AWNING: 12' LENGTH OF AWNING: 6' DEPTH: 2'

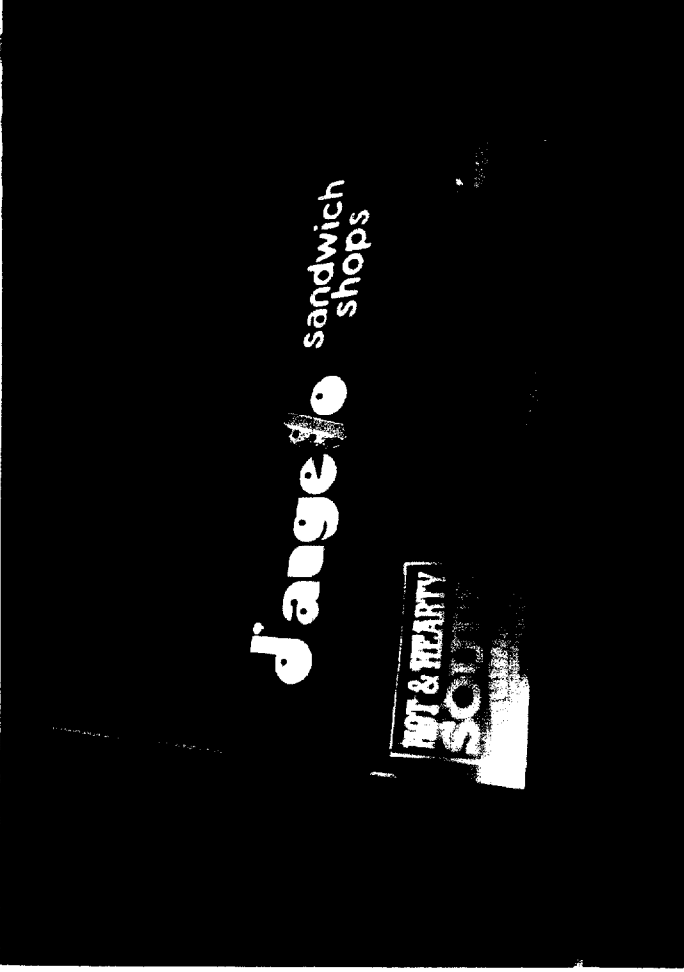
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES NO See picture

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? 18 s.f.

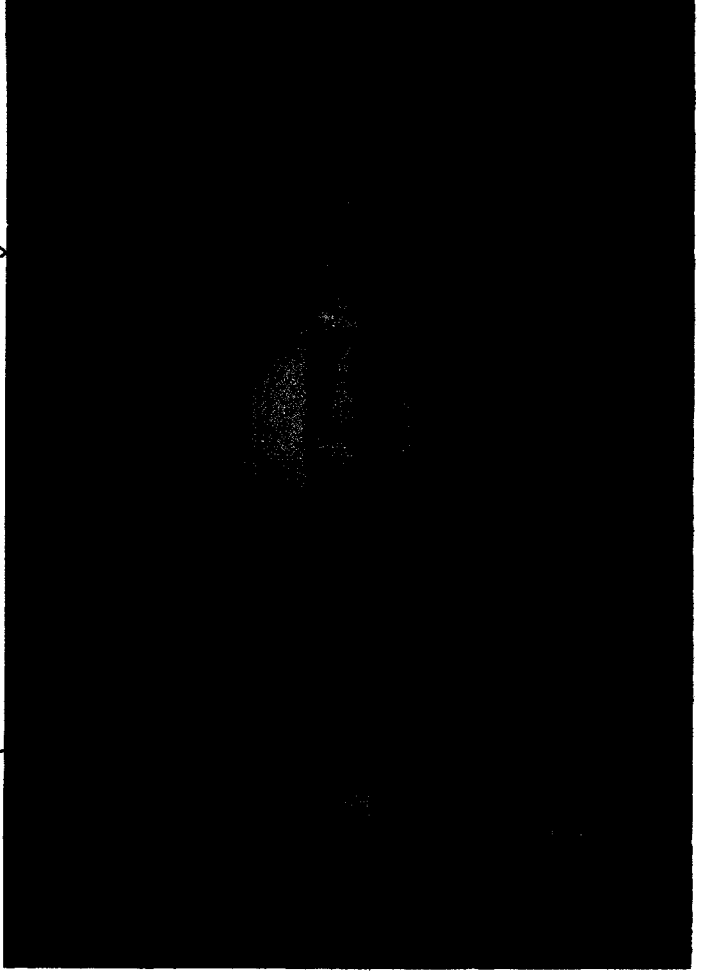
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED SIGNAGE ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 10/16/03

***** FOR OFFICE USE ONLY *****



propose to remove this sign to replace with newly proposed sign which is a little smaller



SUBSTANTIAL INVESTMENTS, INC.
DBA D'angelo Sandwich Shops
42 Gray Rd.
Cumberland, ME 04021
Phone: 207-829-3668 Fax: 207-829-4092

Date 12/17/03 Pages (incl cover) 3

To Marge Schmuckal From Jerry Howland

Message Original Sign Permit

