

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: 060616
MAY 15 2006
CITY OF PORTLAND

This is to certify that 511 PLAZA LIMITED PARTNERSHIP NeoKraft Signs

has permission to install a 1'8" x 18'8" wall mounted building sign

AT 511 CONGRESS ST

037 D002001

provided that the person or persons who apply for or accept 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 occupied or closed-in. 4 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 _____
DepartmentName

[Signature]
5/11/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

No:	Issue Date:	CRI:
06-0616	PERMIT ISSUED	037 0002001

Location of Construction: 5 11 CONGRESS ST	Owner Name: 5 11 PLAZA LIMITED PARTNERS	Owner Address: 50 MILK ST 20TH FLOOR	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: 2077829654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3
Past Use: Commercial	Proposed Use: Commercial/ install a 1'8" x 18'8" wall mounted building sign	Permit Fee: \$98.00	Cost of Work: \$94.00
		CEO District: 1	
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: U Type: Sign IBC 2003
		Signature:	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: Idobson	Date Applied For: 04/21/2006	Zoning Approval
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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"/> Date: 5/10/06	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Rrview <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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IN DOWNTOWN BUSINESS AREA

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



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.

511 Congress St

Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>D002</u> Lot# <u>001</u>	Owner: <u>511 Plaza LP</u>	Telephone: <u>877-12</u>
Lessee/Buyer's Name (If Applicable) <u>511 Plaza LP</u>	Contractor name, address & telephone: <u>Neokraft + 519/33</u> <u>686 main st</u> <u>Lewiston, ME 04240</u> <u>207-782-9654</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>97.68</u> Awning Fee= cost of work _____ Total Fee: \$ _____

Who should we contact when the permit is ready: Amy Booth phone: 877-1290

Tenant/allocated building space frontage (feet): Length: ~30' Height: 2=60'

Lot Frontage (feet) 186 Single Tenant or Multi Tenant Lot multi tenant

Current Specific use: multi tenant

If vacant, what was prior use: _____

Proposed Use: _____

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes ___ No Dimensions proposed: _____ Height from grade: _____
 Bldg. wall sign? (attached to bldg) Yes No ___ Dimensions proposed: 1'8" tall x 18'8"
1.67 x 18.67 = 31.187

Proposed awning? Yes ___ No ___ Is awning backlit? Yes ___ No ___
 Height of awning: _____ Length of awning: _____ Depth: _____
 Is there any communication, message, trademark or symbol on it? Yes ___ No ___
 If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.

Information on existing and previously permitted sign(s):
 Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions: _____
 Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions: _____
 Awning? Yes ___ No ___ Sq. ft. area of awning w/communication: _____

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 APR 21 2006
 RECEIVED

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, 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:	Date: <u>4/20/06</u>
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This is *not* a permit; you may not commence ANY work until the permit is issued.



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. *N/A*
- A UL# is required for lighted signs at the time of final inspection. *N/A*
- 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 **\$65.00**.



Sidewalk Signs

Design, Location and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple Listings: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants or other street visual amenities. Signs shall be located near the curb rather than the budding face.

Materials and Graphics

All signs shall be of an A-frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

If the sign does not conform to the standards outlined, the permit may be revoked and once the owner has been notified, the sign could be removed.

To apply for a sign permit, stop by the Inspections Division, Portland City Hall, 389 Congress Street, room 315 with:

- Certificate of liability insurance
- Drawing of sign showing dimensions and design work
- Payment of fees: \$30.00 plus \$2.00 per s.f. of signage
- Complete application with pre-application questionnaire and checklist complete

PRODUCER Phone 207-856-5500 Fax 207-856-0004
ANDERSON WATKINS ASSOCIATES, INC
 31 CENTRAL STREET
 WESTBROOK ME 04092

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 #

INSURED
511 PLAZA LIMITED PARTNERSHIP
C/O BOULOS PROPERTY MANAGEMENT
ONE CANAL PLAZA
PORTLAND ME 04101

INSURER A	HANOVER INSURANCE CO	22292
INSURER B		
INSURER C		
INSURER D		
INSURER E		

INSR LTR	DD1 INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS			
A		GENERAL LIABILITY	ZBP7942345	06/02/05	06/02/06	EACH OCCURRENCE	\$ 1,000,000		
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000		
		CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/>				MED EXP (Any one person)	\$ 5,000		
		<input checked="" type="checkbox"/> NON-OWNED & HIRED CAR				PERSONAL & ADV INJURY	\$ 1,000,000		
		GENL AGGREGATE LIMIT APPLIES PER					GENERAL AGGREGATE	\$ 2,000,000	
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS COMP/OP AGG	\$ 2,000,000	
		AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident)	\$	
		<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person)	\$	
		<input type="checkbox"/> ALL O W E D AUTOS					BODILY INJURY (Per accident)	\$	
		<input type="checkbox"/> SCHEDULED AUTOS					PROPERTY DAMAGE (Per accident)	\$	
		<input type="checkbox"/> HIRED AUTOS							
		<input type="checkbox"/> NON-OWNED AUTOS							
		GARAGE LIABILITY					AUTO ONLY - EA ACCIDENT	\$	
		<input type="checkbox"/> ANY AUTO					OTHER THAN AUTO ONLY EAACC	\$	
								AGG	\$
		EXCESS / UMBRELLA LIABILITY					EACH OCCURRENCE	\$	
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE					AGGREGATE	\$	
		DEDUCTIBLE						\$	
		RETENTION \$						\$	
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					WC STATU TORY LIMITS	OTHER	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?					E L EACH ACCIDENT	\$	
		<i>If yes, describe under SPECIAL PROVISIONS below</i>					E L DISEASE EA EMPLOYEE	\$	
							E L DISEASE-POLICY LIMIT	\$	
		OTHER:							

THE CITY OF PORTLAND AS ADDITIONAL INSURED
FOR SIGN ON CONGRESS ST PORTLAND ME

CERTIFICATE HOLDER

THE CITY OF PORTLAND
CONGRESS ST
PORTLAND ME 04101

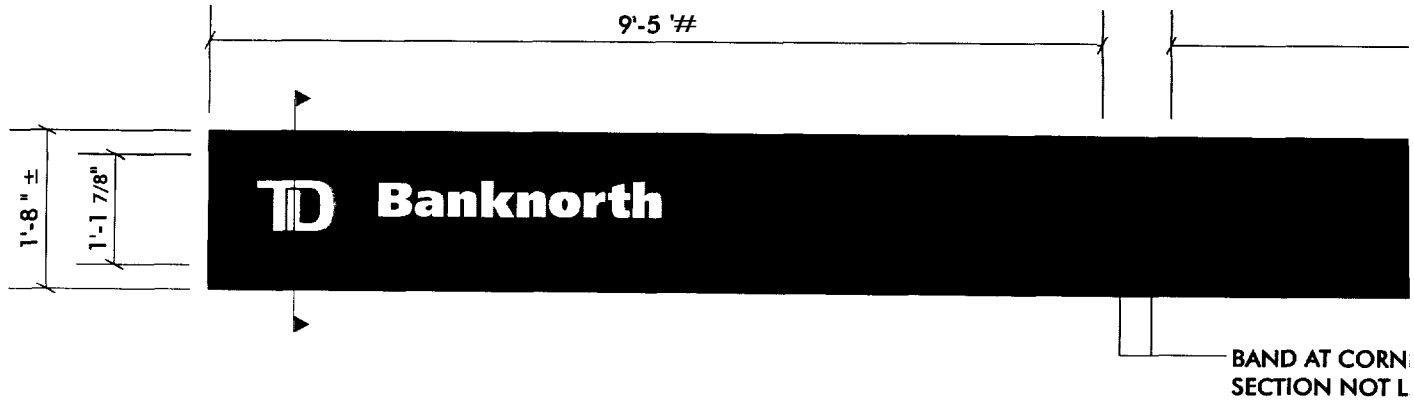
Attention:

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 DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE

Joanne R. Desjardins



REMOVE AND RETROFIT EXISTING INTERNALLY ILLUMINATED SIGN BAND

ROUTED GRAPHICS BACKED UP WITH TRANSLUCENT WHITE ACRYLIC WITH FIRST SURFACE VINYL GRAPHICS; RE-PAINTED GREEN

ALL COLORS T.B.D.; GRAPHICS MAY VARY FROM SHOWN



RETROFIT EXISTING S/F INTERNALLY ILLUMINATED SIGN BAND (FIAT VIEW)

SCALE: 1/2" = 1'-0"

(1) REQUIRED

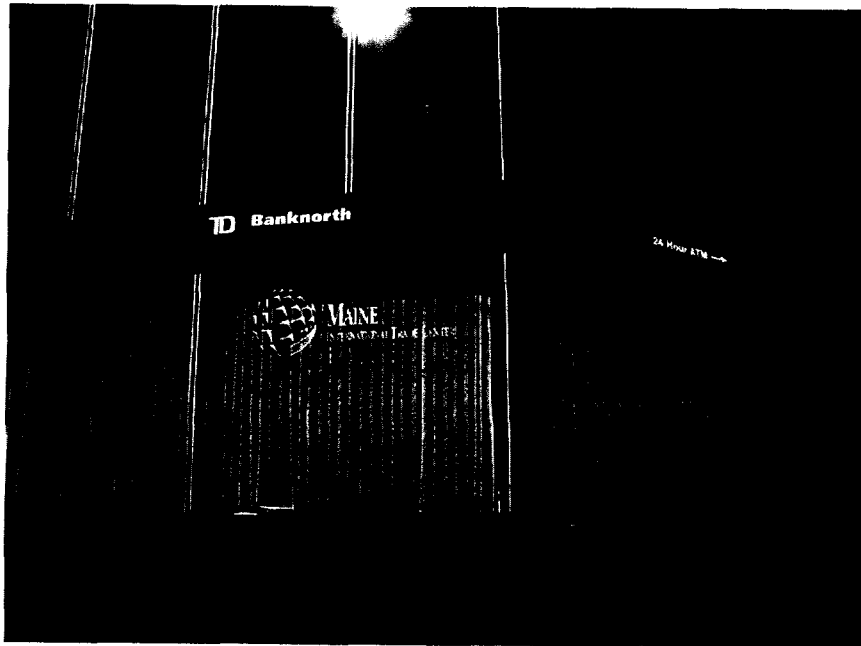


PHOTO COMPOSITE

NO SCALE

New



11/15/2005



PROPERTY LINE



3' high x 6' long x 12" thick Granite Sign



- B. Lettering was removed from awning
- C. 2' x 3' freestanding sign - BEING REMOVED



All 3 Signs are 1' x 3'



- A. 20" x 26" Freestanding Sign - Being Removed
- B. 3' x 6' Awning
- C. (2) 1' x 3' lettering on maroon sign band

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0616	Date Applied For: 04/21/2006	CBL: 037 D002001
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Location of Construction: 5 11 CONGRESS ST	Owner Name: 5 11 PLAZA LIMITED PARTNERS	Owner Address: 50 MILK ST 20TH FLOOR	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone (207) 782-9654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	
Proposed Use: Commercial/ install a 1'8" x 18'8" wall mounted building sign		Proposed Project Description: install a 1'8" x 18'8" wall mounted building sign	

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 05/10/2006
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/11/2006
Note: **Ok to Issue:**

1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

