

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that * 511 PLAZA LIMITED PARTNERSHIP

Located At 511 CONGRESS

Job ID: 2011-03-698-SIGN

CBL: 037 - - D - 002 - 001 - - - -

has permission to Install a 1' x 18' Sign

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 CAR**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-698-SIGN

Located At: 511 CONGRESS

CBL: 037 - - D - 002 - 001 - - - -

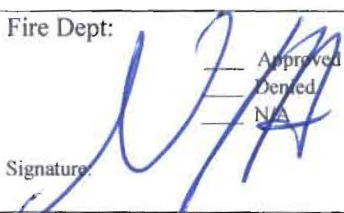

Conditions of Approval:

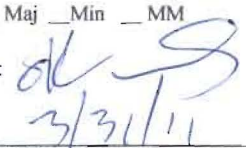
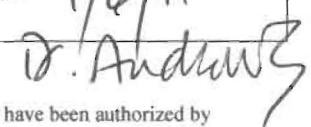
Historic

As per agreement with tenant, the building fascia above the subject storefront is to be painted the same background color proposed for the sign for the entire length of the tenant's frontage.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-698-SIGN	Date Applied: 3/30/2011	CBL: 037 - - D - 002 - 001 - - - - -	
Location of Construction: 511 CONGRESS	Owner Name: * 511 PLAZA LIMITED PARTNERSHIP	Owner Address: ONE CANAL PLAZA PORTLAND, ME - MAINE 04101	Phone:
Business Name: Constellation Gallery, LLC - Dave Marshall	Contractor Name:	Contractor Address:	Phone: 409-6617
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Mixed Uses on first floor with Offices above	Proposed Use: Same: Mixed Uses on the first floor with Offices above - to replace sign on first floor Constellation Gallery	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Sign
		Signature: 	Signature: 
Proposed Project Description: 511 Congress St - To replace signage		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date:  3/31/11	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 <i>w/perm</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 4/6/11 

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	PHON

3/30/11

Job Summary Report
Job ID: 2011-03-698-SIGN

ST

Report generated on Mar 30, 2011 1:19:42 PM

Job Type: Signs **Job Description:** 511 Congress
Building Job Status Code: Initiate Plan Review **Pin Value:** 1004
Job Application Date: **Public Building Flag:** N
Estimated Value: **Square Footage:** 18
Related Parties: * 511 PLAZA LIMITED PARTNERSHIP *Property Owner*

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 5526

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
004200	037 D 002 001		M				-70.261063	43.656608

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				511 CONGRESS STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
OFFICE & BUSINESS SERVICE		NOT APPLICABLE			Historic District		DISTRCT 4	CENTRAL BUSINESS DISTRICT

B-3

Structure Details

Structure: Loc id 00005525 Alt id 002357

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Stores & Customer Services (Mercantile)	6	42558,12		511 CONGRESS STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
0	0	M					

Permit #: 20112330

Permit Data

LAnnell

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Job Summary Report
Job ID: 2011-03-698-SIGN

Report generated on Mar 30, 2011 1:19:42 PM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
5526	Constellation Gallery	Initialized	Install a 1' x 18' Sign			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Signs	\$66.00							
Signs - Historic District	\$75.00							



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 ST</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>1</u> Lot# <u>2</u>	Owner: <u>511 CONGRESS LIMITED PARTNERSHIP</u>	Telephone: <u>871.1290</u>
Lessee/Buyer's Name (If Applicable) <u>CONSTELLATION GALLERY, LLC</u>	Contractor name, address & telephone:	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 _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>DAVE MARSHALL</u> phone: <u>207.409.6617</u>		
Tenant/allocated building space frontage (feet): Length: <u>72 FT</u> Height: <u>15 FT</u> Lot Frontage (feet) <u>105 FT</u> Single Tenant or Multi Tenant Lot <u>MULTI</u>		
Current Specific use: <u>RETAIL</u> <u>72x2</u> <u>744</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No <u>X</u> Dimensions proposed: _____ Height from grade: <u>18</u> Bldg. wall sign? (attached to bldg) Yes <u>X</u> No ___ Dimensions proposed: <u>1x18 ft</u>		
Proposed awning? Yes ___ No <u>X</u> 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 <u>X</u> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No ___ Dimensions: <u>1x18 ft sign previously installed + damaged in storm removed.</u> Awning? Yes ___ No <u>X</u> 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.		

1858 x 2 + 30 + 75 = 141

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: <u>Dave Marshall</u>	Date: <u>3/30/2011</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Constellation Gallery

Maine Artist Collective

Signage Permit Application	
3/30/2011	

*Constellation Gallery
David A. Marshall, Owner
511 Congress St
Portland, ME 04101
(207) 409 6617
ConstellationArt@gmail.com*

Marge Schuckal
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: Signage Permit

Please accept our application for a sign for Constellation Gallery at 511 Congress Street. Currently there are no signs on the exterior of the storefront.

The proposed sign will be 1 foot by 18 feet and consist of a vinyl print adhered the existing metal sign band. The sign will not be illuminated.

Attached to this letter is the letter of permission from the building owner, a sketch plan of lot, and a photo with an image of the proposed sign.

Please use the Pre-application questionnaire on file from the sign April 2009 application if possible.

No Certificate of Liability is needed as no portion of the sign abuts or encroaches on any public way. Nor is a Certificate of Flammability required as neither an awning nor a canopy is being proposed.

Please let me know if there is anything else that you will need from me.

Sincerely,

David A. Marshall
Constellation Gallery, Owner

One Canal Plaza, Suite 500
Portland, ME 04101

T 207.871.1290
F 207.772.2647

www.boulos.com

March 3, 2011

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

**RE: Authorization for Signage
Constellation Art Gallery, 511 Congress Street, Portland, Maine**

To Whom It May Concern:

CB Richard Ellis/Boulos Property Management, authorized agent for 511 Plaza, LP, (Owner), hereby authorizes the proposed signage submitted by Constellation Art Gallery (Tenant), located at the above referenced property.

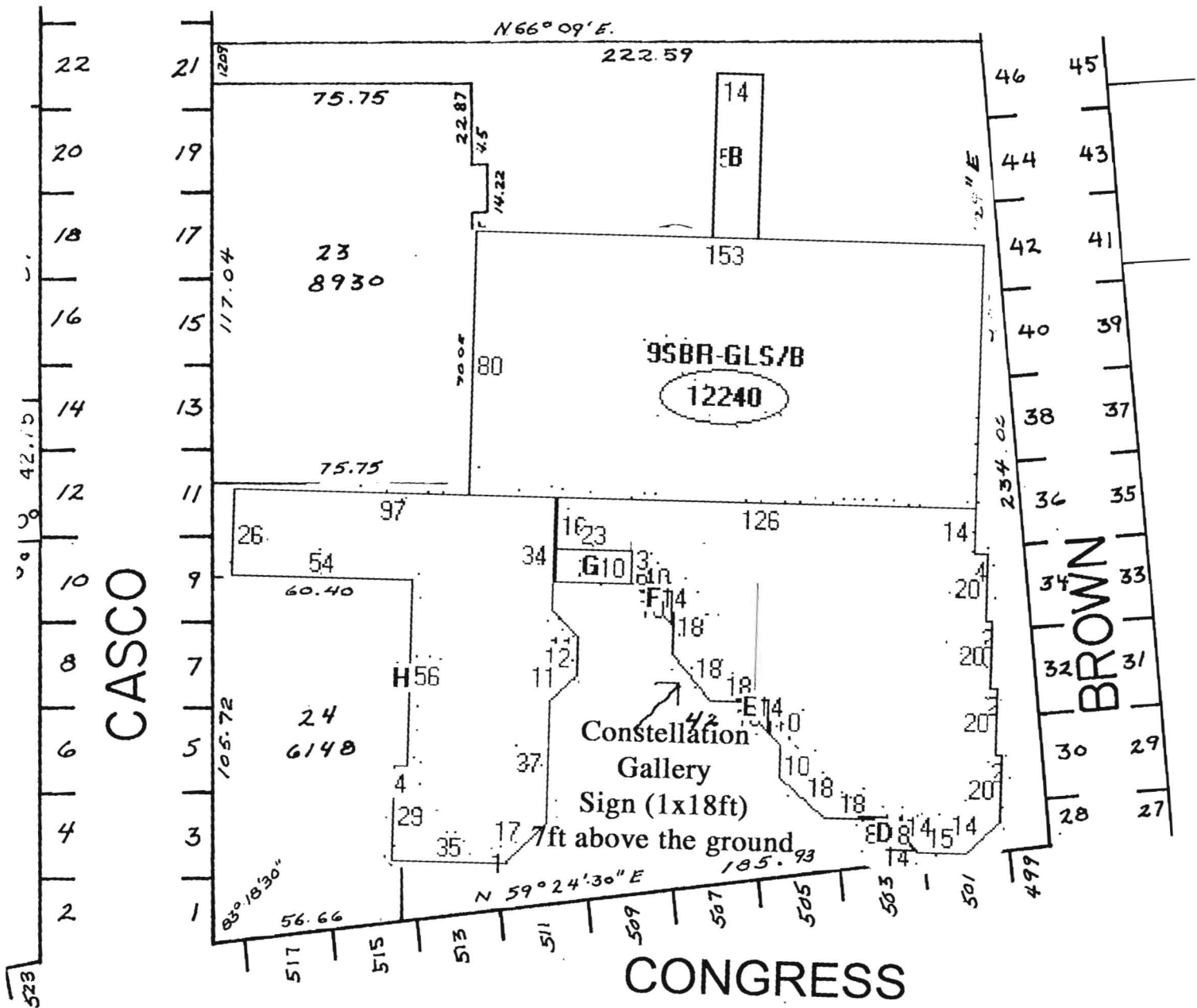
In accordance with Article 5 of the Lease Agreement dated November 1, 2008, As part of this authorization prior to departure tenant shall also remove signage and apply a similar paint to the side panels to match the rest of the building.

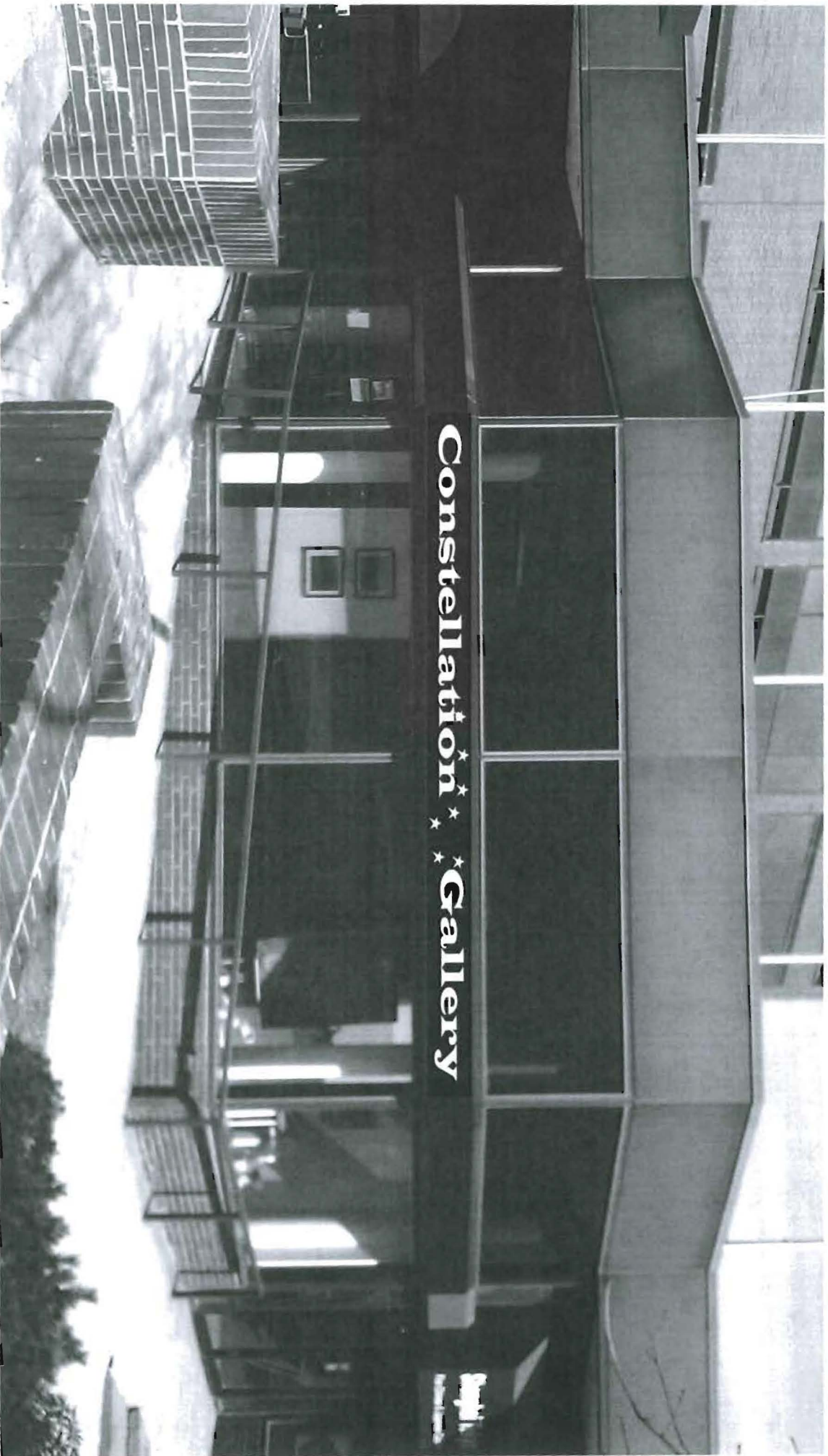
Please feel free to contact me at 207-553-1772 or via email at gmckellar@boulos.com if I may be of further assistance with this matter.

Sincerely,

Gregory McKellar
Property Manager

Cc: Dave Marshall, Constellation Art Gallery





Constellation * * * Gallery



Signage/Awning Permit Application

It is hereby certified that the property, real or personal, or personal or personal property, or other interests in any property within the City of Portland, Oregon, to which this permit is being applied, is not subject to any lien or other claim of any kind.

Location/Address of Construction: <u>511 CONGRESS ST</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>D</u> Lot# <u>2</u>	Owner: <u>511 CONGRESS LIMITED Partnership</u>	Telephone: <u>871.1290</u>
Lessee/Buyer's Name (If Applicable) <u>CONSTELLATION GALLERY, LLC</u>	Contractor name, address & telephone:	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 _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>DAVE MARSHALL</u> phone: <u>201.407.6617</u>		
Tenant/allocated building space frontage (feet): Length: <u>72 ft</u> Height: <u>15 ft</u> <u>72x22</u> Lot Frontage (feet): <u>185 ft</u> Single Tenant or Multi Tenant Lot: <u>MULTI</u> <u>144 MAX</u>		
Current Specific use: <u>RETAIL: GALLERY</u>		
If vacant, what was prior use: _____ Proposed Use: _____ <u>was "Femin Points" retail Dance shop previously</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No <u>X</u> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No ___ Dimensions proposed: <u>7x18 ft</u> <u>18 ft</u>		
Proposed awning? Yes ___ No <u>X</u> 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 <u>X</u> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes ___ No <u>X</u> Dimensions: _____ Awning? Yes ___ No <u>X</u> 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 drawings in accordance outlined in the Signage/Awning Application...

185 sq ft x 2 = 36 + 65 =