


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

Location of Construction: 514 Congress Street		Owner: Matt Orin		Phone: 236-0909		Permit No: 990325	
Owner Address: 5AA		Lessee/Buyer's Name: Starbucks Coffee		Phone:		BusinessName:	
Contractor Name: Hookcraft Signs		Address: 686 Main Street Lewiston, ME 04240		Phone: 1800-339-2258		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued:  CITY OF PORTLAND </div>	
Past Use: Coffee Shop		Proposed Use: Coffee Shop		COST OF WORK: \$ 705.00 PERMIT FEE: \$ 31.12			
Proposed Project Description:		2 10x13-6 2 2' Circular Signs 1 18" Circular Sign		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 037-G-001 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: ub		Date Applied For: 3-24-99		Signature:		Signature:	

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

3-24-99

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

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: 4/20/99

CEO DISTRICT 2

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 594 CONGRESS STREET ZONE: B-3

OWNER: STARBUCKS COFFEE

APPLICANT: NEOKRAFT SIGN CO.

ASSESSOR NO. 037 G 001

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 _____

(2) SIGNS 10" X 13'-6" = 22.5 S.F.
(2) 2' CIRCULAR SIGNS = 6.3 S.F.
(1) 18" CIRCULAR SIGN = 1.8 S.F.
DIMENSIONS _____ 30.6 S.F.

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS. _____

NONE

LOT FRONTAGE (FEET): 85'

BLDG FRONTAGE (FEET): 75' CONGRESS ST. x 2 = 150'; 68' FREE ST. x 2 = 136'

AWNING YES NO IS AWNING BACKLIT? YES NO

HEIGHT OF AWNING: _____

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

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]
NEOKRAFT
AGENT FOR OWNER

DATE: 3/19/99

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): <u>594 CONGRESS ST.</u>			
Total Square Footage of Proposed Structure <u>30.6</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>037</u> Block# <u>G</u> Lot# <u>001</u>		Owner: <u>MATT ORIN</u>	Telephone#: <u>236-0909</u>
Owner's Address: <u>C/O 594 CONGRESS ST.</u>		Lessee/Buyer's Name (If Applicable) <u>STARBUCKS COFFEE</u>	Cost Of Work: <u>\$ 705</u> Fee <u>\$ 31.12</u>
Proposed Project Description:(Please be as specific as possible) <u>INSTALL SIGNS</u> <u>INSTALL 5 SIGNS</u> <u>2 10X13</u> <u>2 Circular signs</u> <u>1 18 Circular signs</u> <u>800-339-2258</u> <u>Peter Murphy</u>			
Contractor's Name, Address & Telephone <u>* * NEOKRAFT SIGNS / 686 MAIN ST. / LEWISTON, ME 04240</u>			Rec'd By <u>UB</u>
Current Use: <u>RETAIL coffee shop</u>		Proposed Use: <u>COFFEE SHOP</u>	

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 <u>Peter Murphy (AGENT FOR OWNER)</u>	Date: <u>3/24/99</u>
---	-------------------------

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



DATE (MM/DD/YY)
03/19/1999

PRODUCER
Serial # 2484
J&H Marsh & McLennan, Inc.
1215 Fourth Avenue
Seattle, WA 98161

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

INSURED
Starbucks Corporation et al
Attn: Jason Hoover
P.O. Box 34067
Seattle, WA 98124-1067
(206) 470-8085

COMPANY A Zurich Insurance Company
COMPANY B American Guarantee & Liability Ins. Co.
COMPANY C CIGNA Insurance Company
COMPANY D

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	GL08378867-01 8828386	10/1/98 10/1/98	10/1/99 10/1/99	GENERAL AGGREGATE \$ 5,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMPI/OP AGG \$ 2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$ 750,000
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$ 750,000
	<input checked="" type="checkbox"/> \$250,000 SIR				FIRE DAMAGE (Any one fire) \$ 750,000
					MED EXP (Any one person) \$
A	AUTOMOBILE LIABILITY	BAP8378868-01 MA8378869-01 9993507 TAP8298009-00	10/1/98 10/1/98 10/1/98 10/1/98	10/1/99 10/1/99 10/1/99 10/1/99	COMBINED SINGLE LIMIT \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
	<input type="checkbox"/> HIRED AUTOS				
	<input type="checkbox"/> NON-OWNED AUTOS				
					AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY \$
					EACH ACCIDENT \$
					AGGREGATE \$
C	EXCESS LIABILITY	XUXG18906247	10/1/97	10/1/00	EACH OCCURRENCE \$ 10,000,000
	<input checked="" type="checkbox"/> UMBRELLA FORM				AGGREGATE \$ 10,000,000
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				\$
A	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	WC8378817-01 WC8378865-01 WC8378866-01 WC8378870-01	10/1/98 10/1/98 10/1/98 10/1/98	10/1/99 10/1/99 10/1/99 10/1/99	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER \$
	<input type="checkbox"/> THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE:				EL EACH ACCIDENT \$ 1,000,000
	<input checked="" type="checkbox"/> INCL <input type="checkbox"/> EXCL				EL DISEASE - POLICY LIMIT \$ 1,000,000
					EL DISEASE - EA EMPLOYEE \$ 1,000,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
RE: Hay Building (#7433), 594 Congress Street, Portland, ME 04101
The City of Portland is included as an additional insured as respects the signage of the named insured at the referenced location.

City of Portland
City Hall
Attn: Marge
389 Congress Street
Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
Richard D. Bird *Diane M. Angere*

ACORD CERTIFICATE OF LIABILITY INSURANCE

EP ID TG
NEOKR-1

DATE (MM/DD/YY)
09/08/98

PRODUCER

CHAPMAN & DRAKE
PO BOX 2266
AUGUSTA ME 04338

Blaine Horne

Phone No. _____ Fax No. _____
INSURED

Neokraft Signs Inc Vincent &
Patricia Lobozzo & Tri State
Flag 686 Main Street
Lewiston ME 04240

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	Peerless Insurance Company
COMPANY B	
COMPANY C	
COMPANY D	

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	<input checked="" type="checkbox"/> 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	CBP9269741	09/01/98	09/01/99	GENERAL AGGREGATE \$ 2000000
					PRODUCTS - COMP/OP AGG \$ 2000000
					PERSONAL & ADV INJURY \$ 1000000
					EACH OCCURRENCE \$ 1000000
					FIRE DAMAGE (Any one fire) \$ 50000
					MED EXP (Any one person) \$ 5000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	BA9268341	09/01/98	09/01/99	COMBINED SINGLE LIMIT \$ 1000000
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE \$
					AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY:
					EACH ACCIDENT \$
					AGGREGATE \$
A	<input checked="" type="checkbox"/> EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	CU9260842	09/01/98	09/01/99	EACH OCCURRENCE \$ 2000000
					AGGREGATE \$ 2000000
					\$
					WC STATUTORY LIMITS
					OTHER
					EL EACH ACCIDENT \$
					EL DISEASE - POLICY LIMIT \$
					EL DISEASE - EA EMPLOYEE \$
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON THE GENERAL LAIBILITY IN REGARDS TO THE JOB AT THE PORTLAND INTERNATIONAL JETPORT

CERTIFICATE HOLDER

PORTLAN

CITY OF PORTLAND
CITY HALL
KAREN MARSTON
389 CONGRESS STREET
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 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Blaine Horne



MMTA WORKERS' COMPENSATION TRUST

142 WHITTEN ROAD P.O. BOX 5198 AUGUSTA, MAINE 04332-5198 PH. 207-623-1807 FAX 207-622-6804

CERTIFICATE OF PARTICIPATION

MEMBER:

NEOKRAFT SIGNS, INC.
POLICY # NE0008B

COVERAGE PERIOD:

JANUARY 1, 1998 THRU DECEMBER 31, 1998

COVERAGE LIMITS PER OCCURRENCE

WORKERS' COMPENSATION - STATUORY LIMITS
(Excluding discrimination as set forth in MRSA Title 39-A, Sections 218 and 353)

EMPLOYERS LIABILITY - \$2,000,000

CANCELLATION CLAUSE:

TEN (10) DAYS WRITTEN NOTICE



BRIAN D. PARKE, TRUST ADMINISTRATOR

FROM : BLAIR ELECTRIC

PHONE NO. : 814 949 6266

Mar. 17 1999 02:38PM P2

ACORD CERTIFICATE OF LIABILITY INSURANCE

PRODUCER

Teeter Ins. Agency, Inc.
505 Logan Boulevard
Altoona, PA 16602

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	CNA Insurance Companies
COMPANY B	
COMPANY C	
COMPANY D	

INSURED

Blair Sign Company
P. O. Box 2566
Altoona PA 16603

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	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUP <input type="checkbox"/> OWNERS & CONTRACTOR'S PROT	C143662489	07/16/98	07/16/99	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
A	<input checked="" type="checkbox"/> 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	C143662492	07/16/98	07/16/99	COMBINED SINGLE LIMIT \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	<input type="checkbox"/> GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
A	<input checked="" type="checkbox"/> EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	C143662511	07/16/98	07/16/99	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input checked="" type="checkbox"/> THE PROPRIETOR, PARTNERS/EXECUTIVE OFFICERS ARE <input type="checkbox"/> OTHER	WCC143662508	07/16/98	07/16/99	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 100,000 EL DISEASE - POLICY LIMIT \$ 500,000 EL DISEASE - EA EMPLOYEE \$ 100,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Post-It Fax Note 7671 Date 3/17/99 # of pages 1

To Phil	From Beth
Co/Dept Neo-Kraft	Co Blair Sign
Phone #	Phone #
Fax #	Fax #

CER

DECLARATION

WOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Wilfred R. Teeter



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>

LANDLORD CONSENT AGREEMENT

Written consent and agreement relating to a certain sign proposed to be erected on the premises at: 594 Congress St.

in Portland, ME

Matt Orin being the owner of the premises at

594 Congress St. in Portland, ME

hereby gives consent to the erection of (a) certain sign(s):

(2) sets 10" letters, (3) double faced logos

owned by: Starbucks (the tenant)

Signed by the owner of said premises, or his authorized agent, on this

 day of 19

[Handwritten Signature] (SIGNED)

Maintenance (TITLE)

3/18/98

BUILDING PERMIT REPORT

1 APR 1999 ADDRESS: 594 Congress ST. CBL: 037-G-001

REASON FOR PERMIT: Signage

BUILDING OWNER: MATT ORLIN

PERMIT APPLICANT: Neokraft Sign Contractor

USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 3B


CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

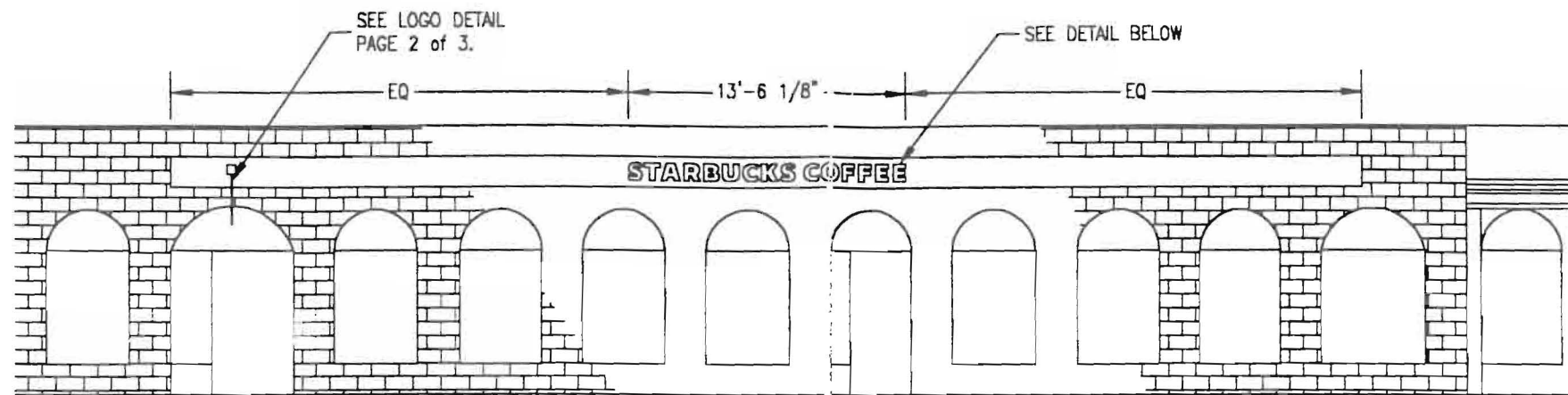
Approved with the following conditions: *1, *27 *29 *32 *34

- *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. (A 24 hour notice is required prior to inspection)
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 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. (Section 2305.17)
- 5. Waterproofing and damp proofing 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. This is done to verify that the proper setbacks are maintained.
- 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 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 1/4" 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 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)

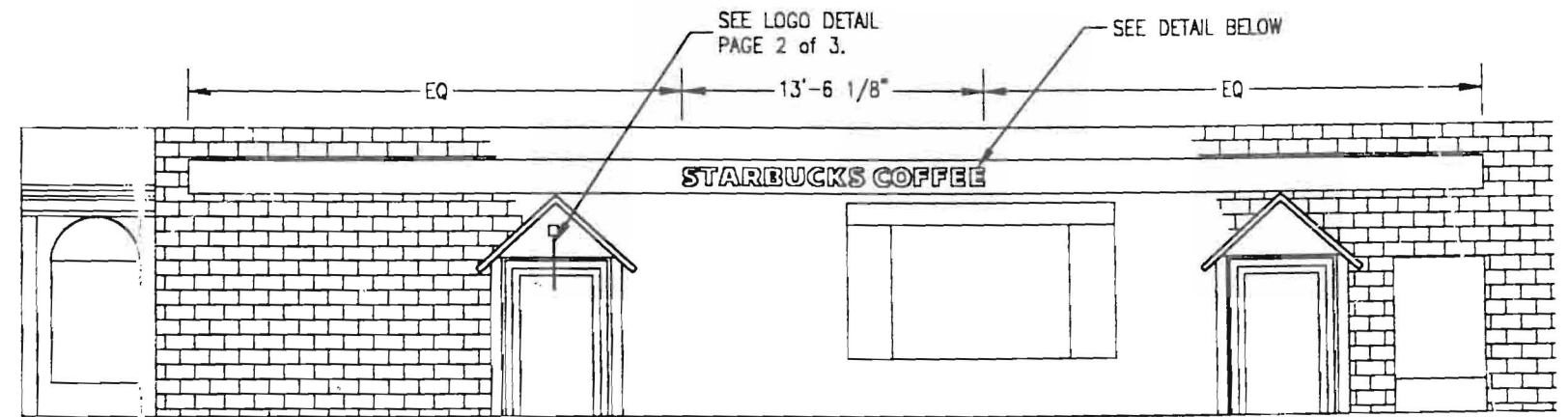
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the 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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
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).
- X 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.
- X 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.
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. *All Signage shall be done in accordance section 3102.0 of The City's building Code - (The BOCA National Building Code/1996).*
35. _____
36. _____


 P. Samuel Hoffers, Building Inspector
 cc: M. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

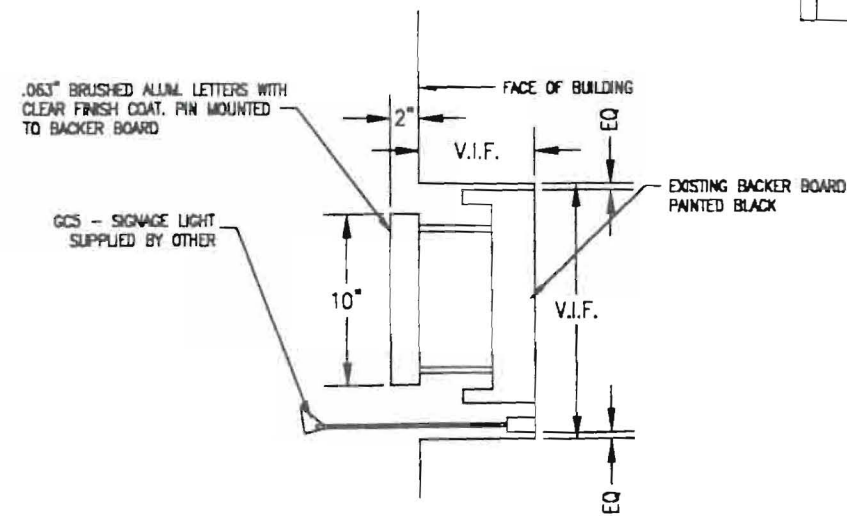
****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



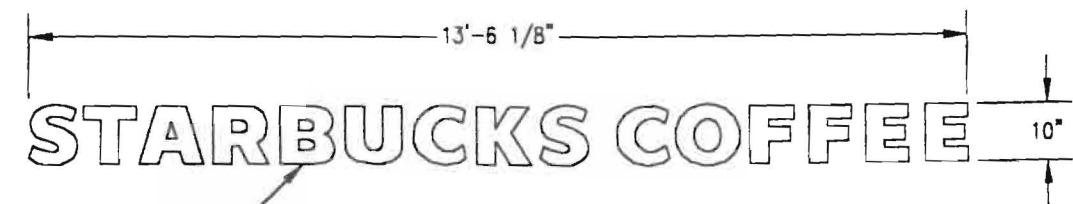
WEST EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



CONSTRUCTION DETAIL



LAYOUT DETAIL

BLAIR SIGN TO SUPPLY
PIN MOUNTED ALUM. CHANNEL
LETTERS ONLY.

DO NOT SCALE DRAWING!
DIMENSIONS SUPERSEDE DRAWING
NOTE-INSTALLER AND/OR CONTRACTOR
MUST CHECK AND VERIFY ALL DIMENSIONS
AND CONDITIONS AS INDICATED HEREON IN
THE FIELD PRIOR TO PROCEEDING WITH THE
NECESSARY WORK. ANY DISCREPANCIES
OR PROBLEMS MUST BE REPORTED
TO THIS OFFICE IMMEDIATELY

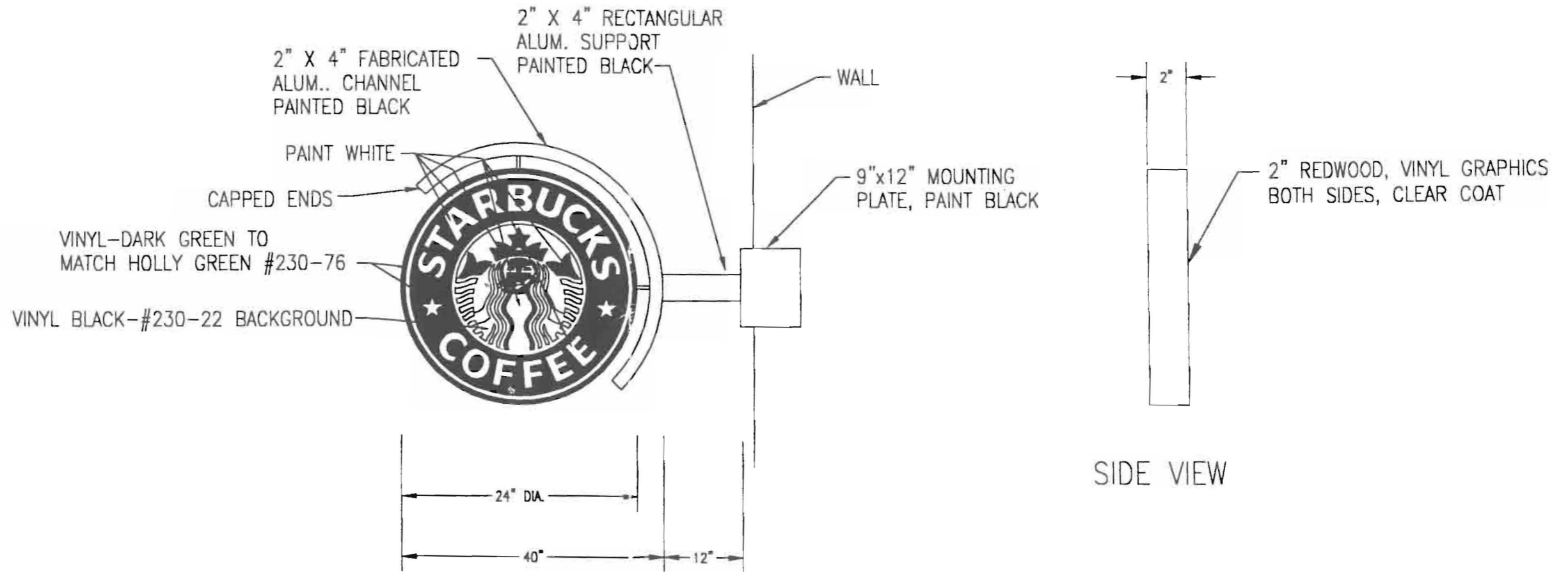
CHG.	DATE	DWN.	CHK'D.	APP'D.	DESCRIPTION
REVISIONS					

INFORMATION SHOWN ON THIS
DRAWING IS PROPRIETARY AND
THE SOLE PROPERTY OF BLAIR
SIGN CO. AND IS NOT TO
BE REPRODUCED, DISCLOSED OR
TRANSMITTED TO OTHERS FOR
ANY PURPOSE NOT AUTHORIZED
BY BLAIR SIGN CO.

WEIGHT	57487	SBC10(n)	PART NUMBER	NO. REQD.	NEXT ASSEMBLY	SIZE
DRAWN	RJW	1-21-98	PATTERN NO.			
CHECKED			TOLERANCES			
ENG/DES			FRACTION	±1/16		
APPROVED				.XX		
RELEASE DATE				.XXX		
				ANGULAR	±1/2	
TITLE			SCALE 3/16" = 1'-0"		SHEET 1 OF 3	
STARBUCKS COFFEE HAY BUILDING - PORTLAND, ME			SIZE	C	DRAWING NO.	SBC 0100-99
						CHG. N/C

P

NOTE:
BLAIR SIGN TO
SUPPLY BRACKETS
WITH SIGN



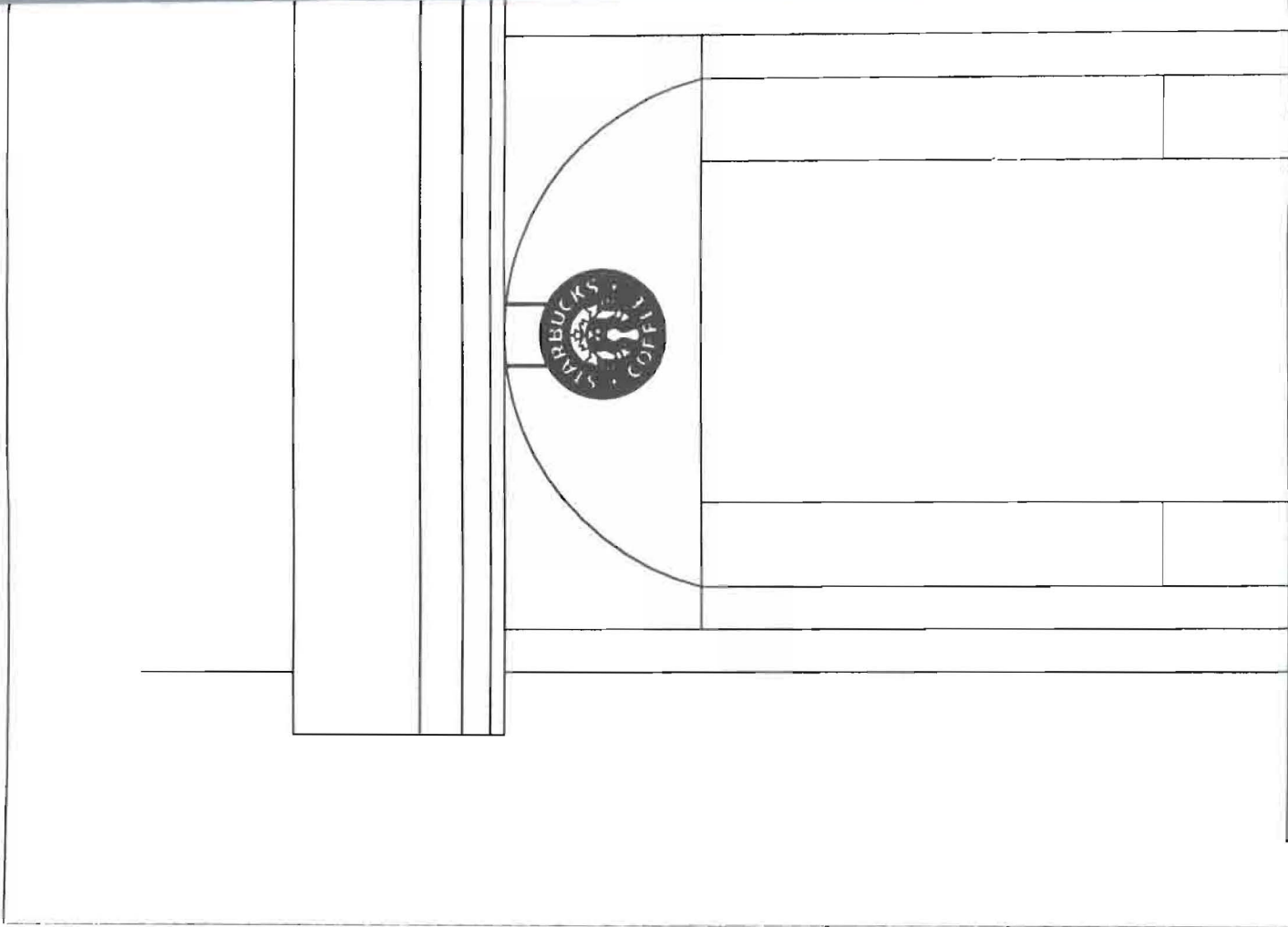
D/F LOGO - 2 REQ'D

DO NOT SCALE DRAWING !
DIMENSIONS SUPERSEDE DRAWING
NOTE-INSTALLER AND/OR CONTRACTOR
MUST CHECK AND VERIFY ALL DIMENSIONS
AND CONDITIONS AS INDICATED HEREIN IN
THE FIELD PRIOR TO PROCEEDING WITH THE
NECESSARY WORK. ANY DISCREPANCIES
OR PROBLEMS MUST BE REPORTED
TO THIS OFFICE IMMEDIATELY

CHG.	DATE	DWN.	CH'KD.	APP'D.	DESCRIPTION
REVISIONS					

INFORMATION SHOWN ON THIS
DRAWING IS PROPRIETARY AND
THE SOLE PROPERTY OF BLAIR
SIGN CO. AND IS NOT TO
BE REPRODUCED, DISCLOSED OR
TRANSMITTED TO OTHERS FOR
ANY PURPOSE NOT AUTHORIZED
BY BLAIR SIGN CO.

WEIGHT	57487	SBCL24(n)	PART NUMBER	NO. REQD.	NEXT ASSEMBLY	SIZE
DRAWN	RJW	1-21-99	<p>5107 KISSELL AVENUE ALTOONA, PENNSYLVANIA 16601 (814) 949-8267 FAX (814) 949-8293 E-MAIL blairsc@nb.net</p>			
CHECKED	ENG/DES	SW				
APPROVED	RELEASE DATE					
TITLE		STARBUCKS COFFEE HAY BUILDING - PORTLAND, ME		SCALE	1 1/2" = 1'-0"	SHEET 2 OF 3
SIZE	C	DRAWING NO.	SBC 0100-99		CHG.	N/C



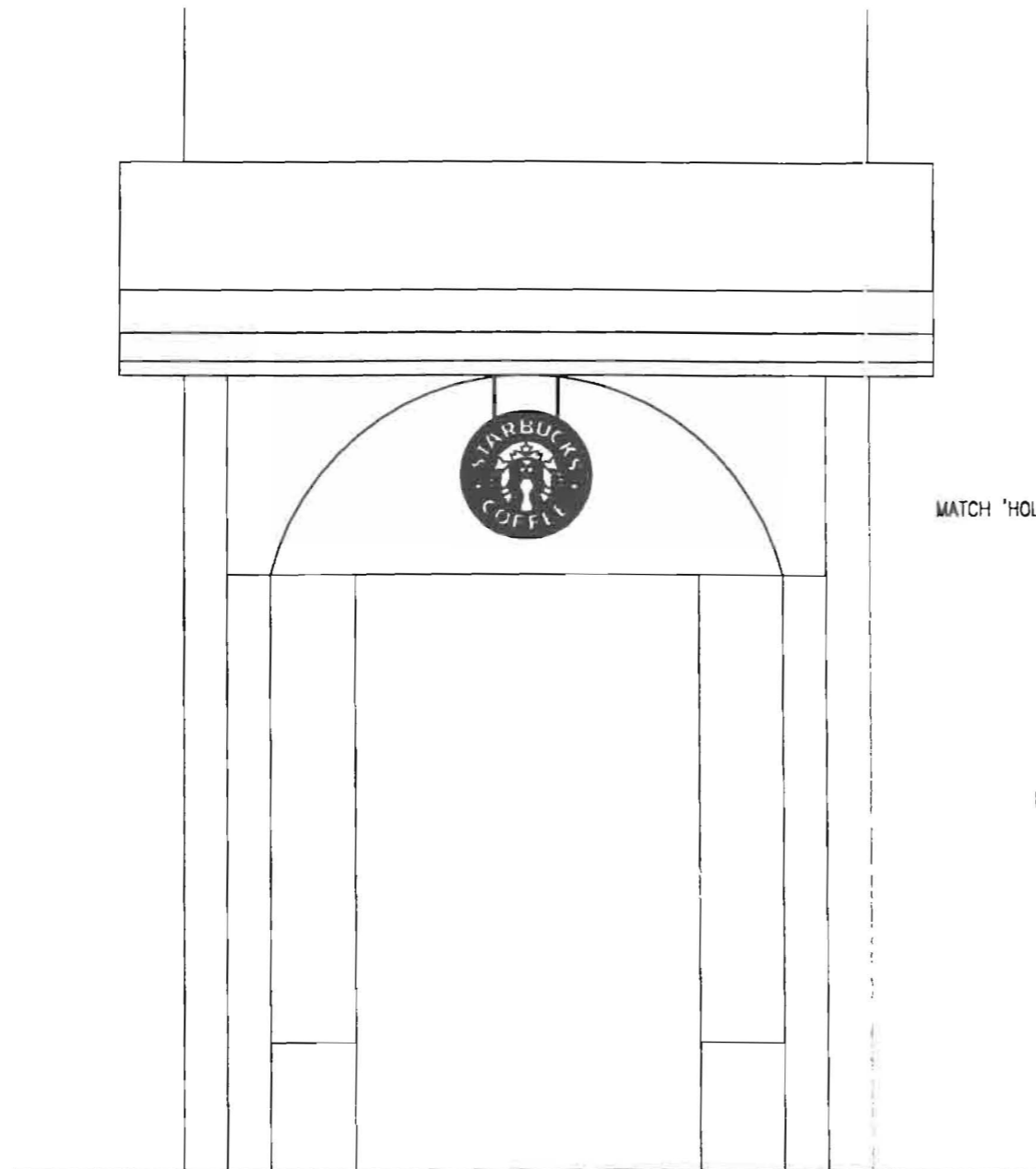
SOUTH ELEVATION

DO NOT SCALE DRAWING !
 DIMENSIONS SUPERSEDE DRAWING
 NOTE-INSTALLER AND/OR CONTRACTOR
 MUST CHECK AND VERIFY ALL DIMENSIONS
 AND CONDITIONS AS INDICATED HEREON IN
 THE FIELD PRIOR TO PROCEEDING WITH THE
 NECESSARY WORK. ANY DISCREPANCIES
 OR PROBLEMS MUST BE REPORTED
 TO THIS OFFICE IMMEDIATELY

CHG.	DATE	DWN.	CH'KD./APP'D.	DESCRIPTION



REVISIONS



SOUTH ELEVATION



D/F LOGO - 1 REQ'D

DO NOT SCALE DRAWING !
DIMENSIONS SUPERSEDE DRAWING
NOTE-INSTALLER AND/OR CONTRACTOR
MUST CHECK AND VERIFY ALL DIMENSIONS
AND CONDITIONS AS INDICATED HEREON IN
THE FIELD PRIOR TO PROCEEDING WITH THE
NECESSARY WORK. ANY DISCREPANCIES
OR PROBLEMS MUST BE REPORTED
TO THIS OFFICE IMMEDIATELY

CHG.	DATE	DWN.	CH'KD.	APP'D.	DESCRIPTION
REVISIONS					

INFORMATION SHOWN ON THIS
DRAWING IS PROPRIETARY AND
THE SOLE PROPERTY OF BLAIR
SIGN CO. AND IS NOT TO
BE REPRODUCED, DISCLOSED OR
TRANSMITTED TO OTHERS FOR
ANY PURPOSE NOT AUTHORIZED
BY BLAIR SIGN CO.

57487	SBCL18(n)				
WEIGHT	M NUMBER	PATTERN NO.	PART NUMBER	NO. REQD.	NEXT ASSEMBLY
DRAWN	RJW	1-21-98			
CHECKED					
ENG/DES					
APPROVED					
RELEASE DATE					
TITLE	STARBUCKS COFFEE HAY BUILDING - PORTLAND, ME		SCALE	1 1/2" = 1'-0"	SHEET 3 OF 3
SIZE	C	DRAWING NO.	SBC 0100-99		CHG. N/C

BLAIR Sign Co.
5107 KISSELL AVENUE
ALTOONA, PENNSYLVANIA 16801
(814) 949-8287 FAX (814) 949-8293 E-MAIL blair@nb.net