

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

Location of Construction: 481-497 Fore St		Owner: Portland Sq Ltd Part		Phone: 871-7100		Permit No: 960512	
Owner Address: One Portland Sq- 2nd fl 4E		Leasee/Buyer's Name: Northland Mgt Co		Phone:		Business Name:	
Contractor Name: 04101		Address:		Phone:		Permit Issued: JUN 10 1996	
Past Use: parking lot		Proposed Use: parking lot w sign		COST OF WORK: \$		PERMIT FEE: \$ 27.40	
Proposed Project Description: erect sign 4'x3'		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type: Signature:		Zone: CBL: 038-B-003	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		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: L Chase		Date Applied For: 5/31/96					

1. This permit application doesn't 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 LETTER**

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 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

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 7, 1996

Northland Management Company
One Portland Square
Portland, Maine 04101

RE: 481-497 Fore Street

Dear Sir/Madam,

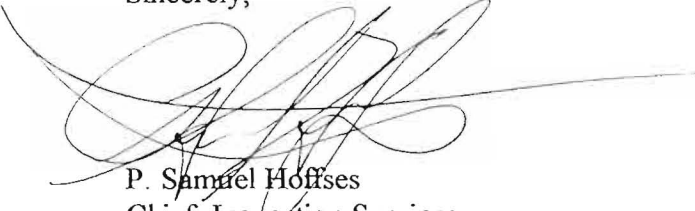
Your application to erect a 4' x 3' sign has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

Signage and Building Code Requirements

1. Free standing signs are not allowed on the peninsula, however approval is given based on special review by the Planning Division.
2. This permit is approved under site plan exception.
3. The proposed sign is not to be internally illuminated..

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, Asst. C., Code Enf Div
D. Andrews, Sr. Plan

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 481-497 Fore Street ZONE: B-3
OWNER: Portland Square Limited Partnership
APPLICANT: Northland Management Corporation, One Portland Square, Portland, ME 04101
871-7100
ASSESSOR NO.: 38-B-3

SINGLE TENANT LOT? YES _____ NO X _____

MULTI TENANT LOT? YES X _____ NO _____

FREESTANDING SIGN? YES X _____ NO _____ DIMENSIONS 6' (H) x 4' (W)
(ex. pole sign..)

MORE THAN ONE SIGN? YES _____ NO X _____ DIMENSIONS _____

BLDG. WALL SIGN? YES _____ NO _____ DIMENSIONS _____
(attached to bldg)

MORE THAN ONE SIGN? YES _____ NO _____ DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

One directional sign for Peoples Heritage Bank 3'11" (W) x 3'6" (H)

LOT FRONTAGE (FEET) 17' to street

BLDG FRONTAGE (FEET) N/A

AWNING YES _____ NO X _____ IS AWNING BACKLIT? YES _____ NO _____

HEIGHT OF AWNING: _____

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

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE

PROPOSED SIGNS ARE ALSO REQUIRED.

PS. *Logos*

*6' to
ground
level*



Portland Square Parking

HOURLY PARKING FOR

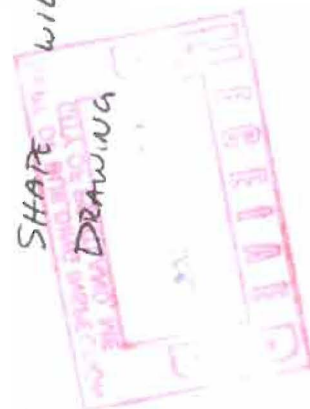
Customers and Visitors of



THE SHOPS

AT TWO PORTLAND SQUARE

THE BORDER IS NOT CORRECT - THE SIGN
SHAPE WILL REMAIN THE SAME AS THE COLORED
DRAWING I GAVE YOU.



48"

CAPPED
POST TOPS



Portland Square Parking

HOURLY PARKING FOR

Customers and Visitors
of Portland Square
& The Shops at
Two Portland Square



Northland

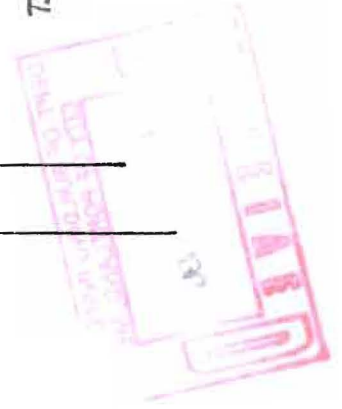
3" X 3"
STEEL
POSTS

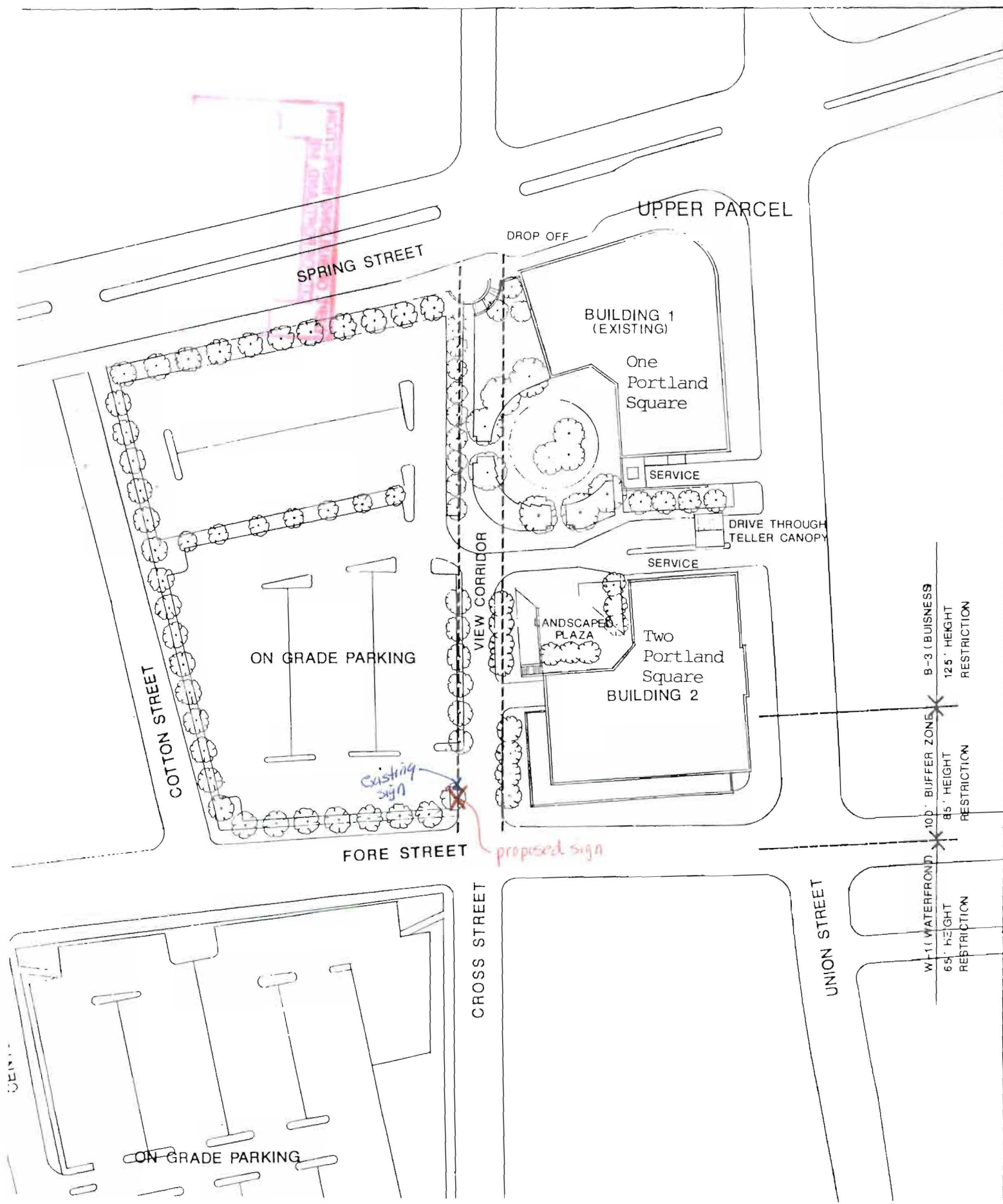
.060 ALUMINUM PANELS
OVER 1" X 1" STEEL FRAME

DOUBLE SIDED w/ VINYL GRAPHICS

6' TO GROUND
LEVEL

See page
one for
wording





NOT TO SCALE
FOR INFORMATION ONLY

UPPER PARCEL

DROP OFF

SPRING STREET

BUILDING 1
(EXISTING)

One
Portland
Square

SERVICE

DRIVE THROUGH
TELLER CANOPY

SERVICE

LANDSCAPED
PLAZA

Two
Portland
Square
BUILDING 2

ON GRADE PARKING

VIEW CORRIDOR

COTTON STREET

FORE STREET

CROSS STREET

UNION STREET

B-3 (BUSINESS)
125' HEIGHT
RESTRICTION

100' BUFFER ZONE
85' HEIGHT
RESTRICTION

W-1 (WATERFRONT)
65' HEIGHT
RESTRICTION

existing sign

proposed sign

ON GRADE PARKING

5/29/96

PRODUCER

JOHNSON & HIGGINS57 EXCHANGE STREET
PORTLAND, MAINE 04101
PORTLAND, MAINE 04101

(207) 775-2305

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 LUMBERMENS MUTUAL CASUALTY

COMPANY

B

COMPANY

C

COMPANY

D

INSURED

PORTLAND SQUARE LIMITED PART
ONE PORTLAND SQ. CONDOMINIUM
ASSOCIATION
C/O NORTHLAND REALTY CORP.
2150 WASHINGTON STREET
NEWTON, MA 02162

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	TKP20700902	4/01/96	4/01/97	GENERAL AGGREGATE \$ 2,000,000 PRODUCTS-COMP/OP AGG \$ 2,000,000 PERSONAL & ADV INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 300,000 MED EXP (Any one person) \$ 10,000
	<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				
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	<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				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: \$ EACH ACCIDENT \$ AGGREGATE \$
	<input type="checkbox"/> ANY AUTO				
	EXCESS LIABILITY				EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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 (LIMITS MAY BE SUBJECT TO DEDUCTIBLES OR RETENTIONS).

CERTIFICATE IS ISSUED AS EVIDENCE OF INSURANCE REGARDING PARKING LOT LOCATED AT PORTLAND SQUARE PROPERTIES.

CITY OF PORTLAND
PORTLAND

ME

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

Handwritten signature

(* 10 DAYS FOR NON-PAYMENT)

HOLDER COPY

CERTIFICATE NO. 001004-00012

TOTAL P.02