

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU **PERMIT** ION

Please Read Application And Notes, If Any, Attached

Permit Number: 091096

PERMIT ISSUED

This is to certify that HARBOR PLAZA ASSOCIATION

has permission to Install a 8' x 4.3' Digital display screen

OCT 23 2009

AT 259 COMMERCIAL ST

CB 038 F009001

provided that the person or persons, firm or corporation 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 written permission procured before this building or part thereof is lathed or otherwise used-in. 2 HOURLY 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 _____

Department Name

[Handwritten Signature]
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

Permit No: 09-1096	Issue Date:	CBL: 038 F009001
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Location of Construction: 259 COMMERCIAL ST (468 fore)	Owner Name: HARBOR PLAZA ASSOCIATES I	Owner Address: PO BOX 3572	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Portland Harbor Hotel	Proposed Use: Portland Harbor Hotel - Install a 8' x 4.3' Digital display screen	Permit Fee: \$30.00	Cost of Work: \$137.00	CEO District: 1
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Proposed Project Description:
Install a 8' x 4.3' Digital display screen

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: U Type: Sign IBC 2003 Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>Alexander Jaeger</i> Date: 10/19/09	

Permit Taken By: Ldobson	Date Applied For: 10/01/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: 10/2/09 <i>AMM</i>	<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:	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>AMM</i>

PERMIT ISSUED

OCT 23 2009

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

PERMIT ISSUED

OCT 23 2009

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1096	Date Applied For: 10/01/2009	CBL: 038 F009001
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Location of Construction: 259 COMMERCIAL ST (468 Fore)	Owner Name: HARBOR PLAZA ASSOCIATES II	Owner Address: PO BOX 3572	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Portland Harbor Hotel - Install a 8' x 4.3' Digital display screen	Proposed Project Description: Install a 8' x 4.3' Digital display screen
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Dept: PAD **Status:** Approved with Conditions **Reviewer:** Alex Jagerman **Approval Date:** 10/19/2009

Note: Ok to Issue:

- 1) Any digital display screen SHALL NOT continuously flash, nor continuously blink, and SHALL NOT scroll. Digital Display screens SHALL NOT change messages more than once every twenty (20) minutes. This City and State regulation SHALL BE strictly enforced.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/02/2009

Note: This sign is existing. Replacing existing sign - same dimensions. Ok to Issue:

- 1) Any digital display screen SHALL NOT continuously flash, nor continuously blink, and SHALL NOT scroll. Digital Display screens SHALL NOT change messages more than once every twenty (20) minutes. This City and State regulation SHALL BE strictly enforced.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/21/2009

Note: Ok to Issue:

- 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

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>468 Fore St. Portland.</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>038-F-009-001</u>	Owner: <u>Portland Harbor Associates</u>	Telephone: <u>207 715 9090</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Contractor name, address & telephone: <u>—</u>	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: Gerard Kladjan phone: 838 7811

Tenant/allocated building space frontage (feet): Length: 95'10" Height: 4'3" on Fore St.
Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot Single

Current Specific use: Hotel Signage, backlit Panel/Printed Sign.
If vacant, what was prior use: _____
Proposed Use: Digital display screen

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: 8' L x 4.3' H
9.6' L x 7.1' H (Frame)

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: _____

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.

RECEIVED
 OCT - 1 2009
 36787 + 137

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>9.18.09</u>
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B-3 sign height This is not a permit; you may not commence ANY work until the permit is issued.
2 x 95'10" = 191.66'
 sign - 341# (w)
 only other sign incidental
 part of portland harbor hotel sign - 20.17
 - hotel - 645' (w)

3 FOOD & WINE PACKAGES

Experience the culinary delights of our award-winning restaurant Eve's at the Garden while enjoying a relaxing stay at the hotel.

CULINARY EXPERIENCE:

One night's lodging for two in a deluxe room

\$90 gift certificate for Eve's restaurant.

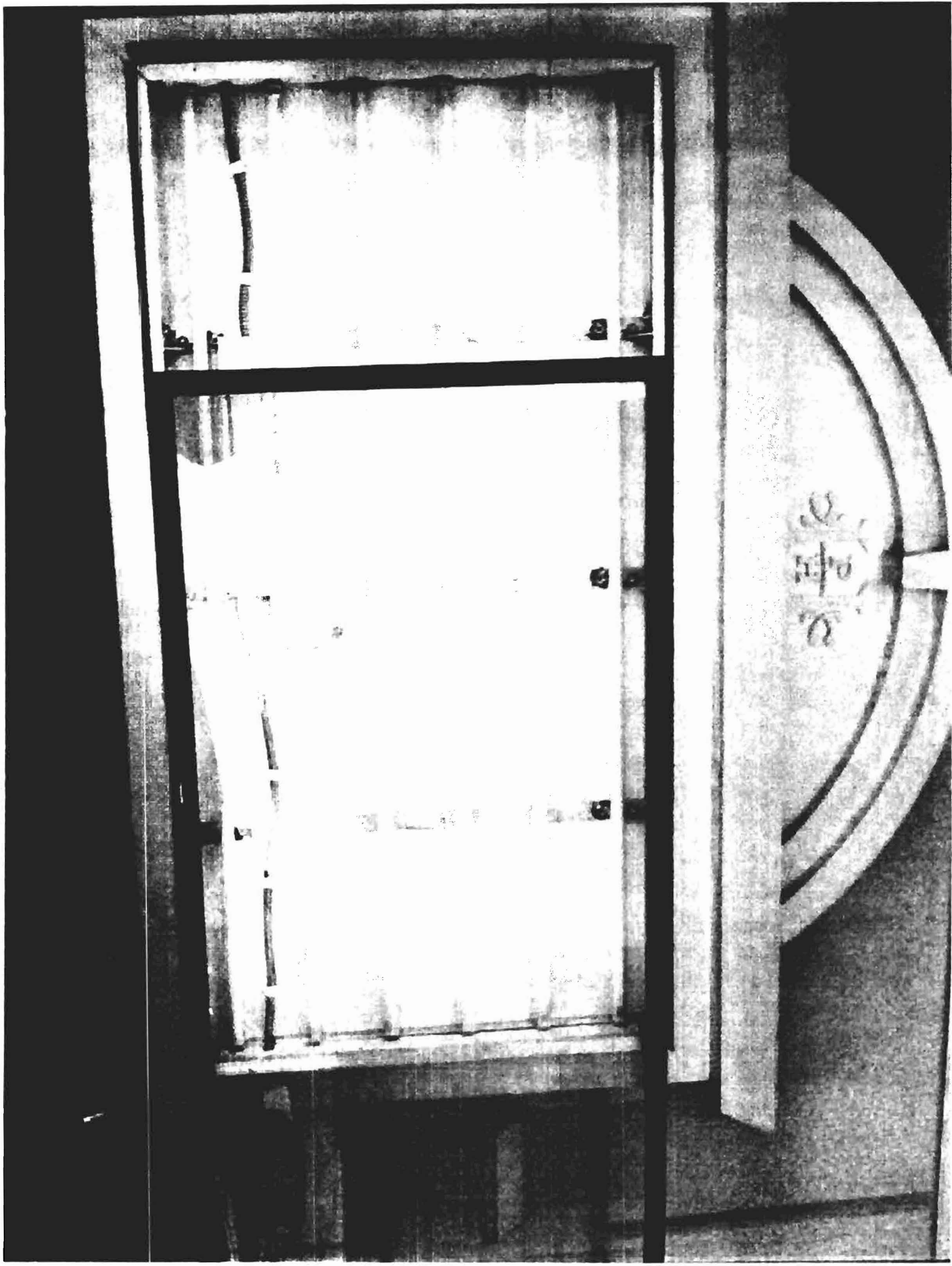
MORNING DELIGHT:

One luxurious night's lodging

\$30 gift certificate for breakfast from

Eve's at the Garden.









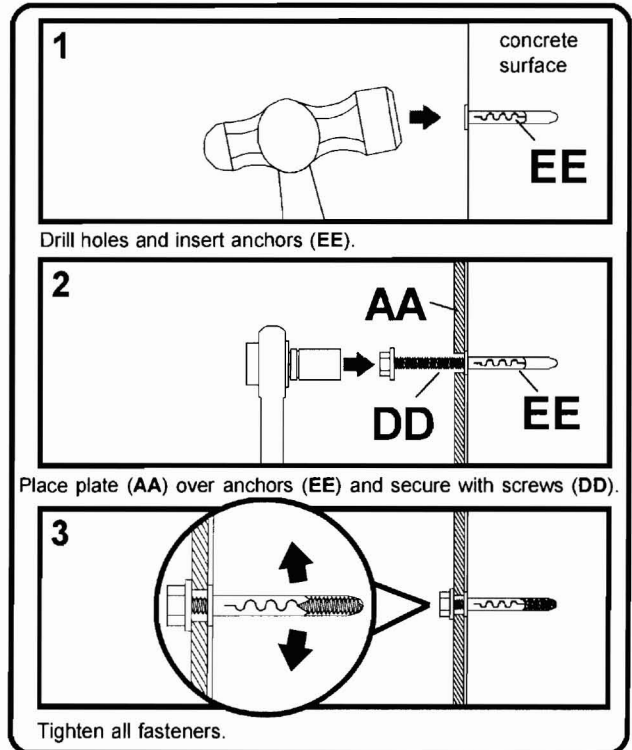
Installation to Solid Concrete or Cinder Block

▲ WARNING

- When installing Peerless wall mounts on cinder block, verify that you have a minimum of 1-3/8" of actual concrete thickness in the hole to be used for the concrete anchors. Do not drill into mortar joints! Be sure to mount in a solid part of the block, generally 1" minimum from the side of the block. Cinder block must meet ASTM C-90 specifications. It is suggested that a standard electric drill on slow setting is used to drill the hole instead of a hammer drill to avoid breaking out the back of the hole when entering a void or cavity.
- Concrete must be 2000 psi density minimum. Lighter density concrete may not hold concrete anchor.
- Make sure that the supporting surface will safely support the combined load of the equipment and all attached hardware and components.

- 4** Refer to chart on page 1 to determine wall plate configuration. Make sure that wall plate (AA) is level, use it as a template to mark four mounting holes. The top mounting hole should be 2.5" above the desired screen center as shown in figure 4.1 on page 8. Drill four 1/4" (6 mm) dia. holes to a minimum depth of 2.5" (64 mm). Insert anchors (EE) in holes flush with wall as shown (right). Place wall plate over anchors and secure with #14 x 2.5" screws (DD). Level, then tighten all fasteners.

NOTE: Six holes and six sets of fasteners are required when mounting the wall plate for equipment weighing greater than 200 lbs or if your screen size is in the 50" to 84" range.

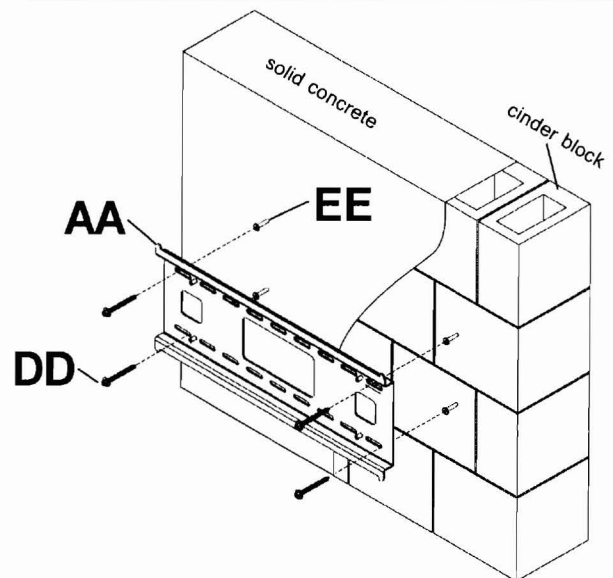
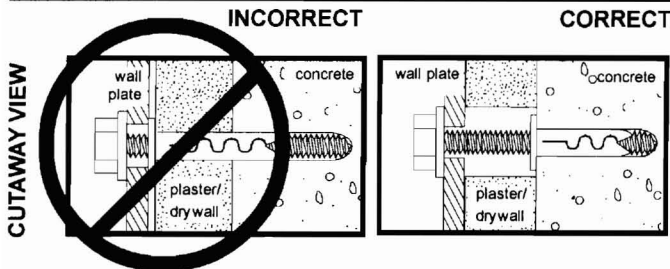


▲ WARNING

- Tighten screws so that wall plate is firmly attached, but do not **overtighten**. Overtightening can damage screws, greatly reducing their holding power.
- Never tighten in excess of 80 in. • lb (9 N.M.).

▲ WARNING

- Always attach concrete anchors directly to load-bearing concrete.
- Never attach concrete anchors to concrete covered with plaster, drywall, or other finishing material. If mounting to concrete surfaces covered with a finishing surface is unavoidable, the finishing surface must be counterbored as shown below. Be sure concrete anchors do not pull away from concrete when tightening screws. If plaster/drywall is thicker than 5/8", custom fasteners must be supplied by installer. (Not evaluated by UL)



Mounting and Removing Flat Panel Screen

- Always use an assistant or mechanical lifting equipment to safely lift and position the plasma television.

5 **NOTE:** For security, replace safety screw in each tilt bracket with M5 x 30 security screw (HH) using wrench (II).

Adjust brackets to full back tilt position and tighten. Hook tilt brackets (BB and CC) onto wall plate (AA). Then slowly swing screen in as shown. Turn safety screws, using wrench (II), clockwise till fully tightened down and screw tip securely contacts bottom of the wall plates as shown in detail 1. of figure 5.1. Center of screen can be adjusted horizontally no more than 4" from center of the wall plate configuration, if desired as shown in figure 5.2.

NOTE: To lock the screen down, tighten safety screws to wall plate using a wrench (II) as shown in detail 1.

To remove screen from mount, loosen safety screws, swing screen away from mount, and lift screen off of mount.

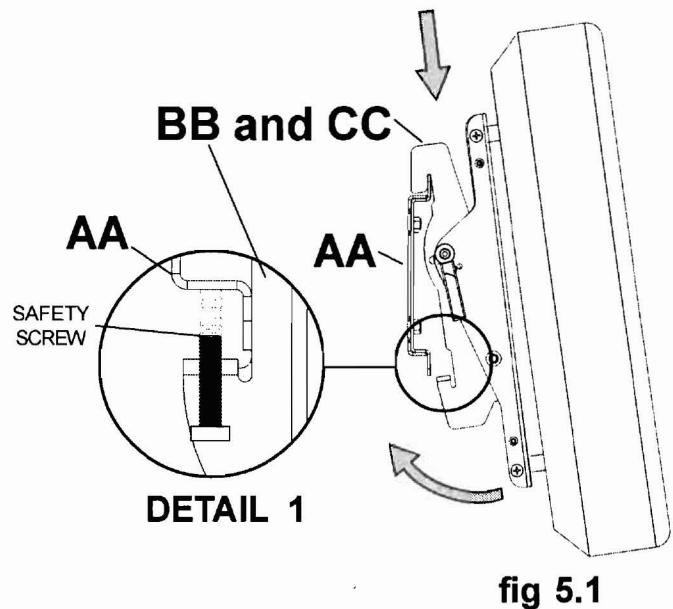


fig 5.1

CAUTION

- Do not tighten screws with excessive force. Overtightening can cause damage to mount. Tighten screws to 40 in. • lb (4.5 N.M.) maximum torque.

CAUTION

- Be careful not to pinch fingers when pushing screen from the bottom.

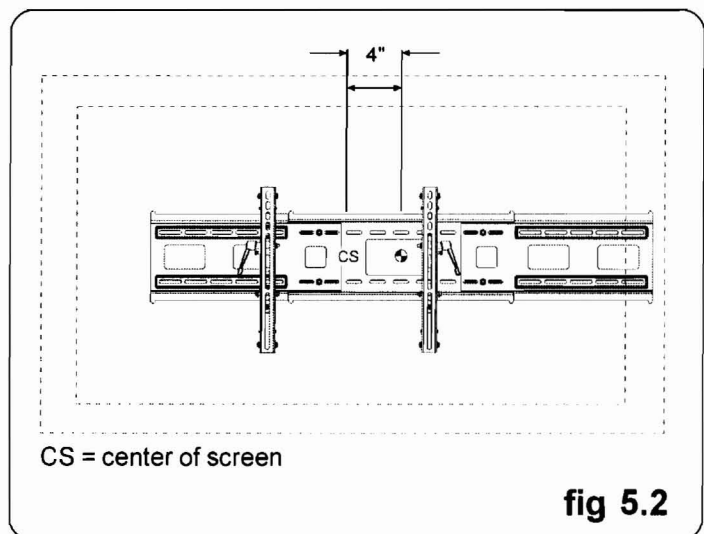


fig 5.2

Adjusting the Tilt Angle of the Flat Panel Screen

6 Adjust tension knobs shown in detail 2 to desired tension, balancing your screen size and weight. The tension knob, without changing the bracket tension, can be pulled out, away from the bracket and turned independently of the knob post for readjustment as shown in Detail 3.

Push or pull from top or bottom of screen to adjust tilt as shown in figure 6.1. The tilt can be adjusted to a maximum of 15° forward or 5° backward.

NOTE: To lock the screen into the desired tilt position, use locator hole to find tilt position hole. Tighten IncreLok™ tilt locking screws on both tilt brackets as shown in figure 6.1 and detail 2.

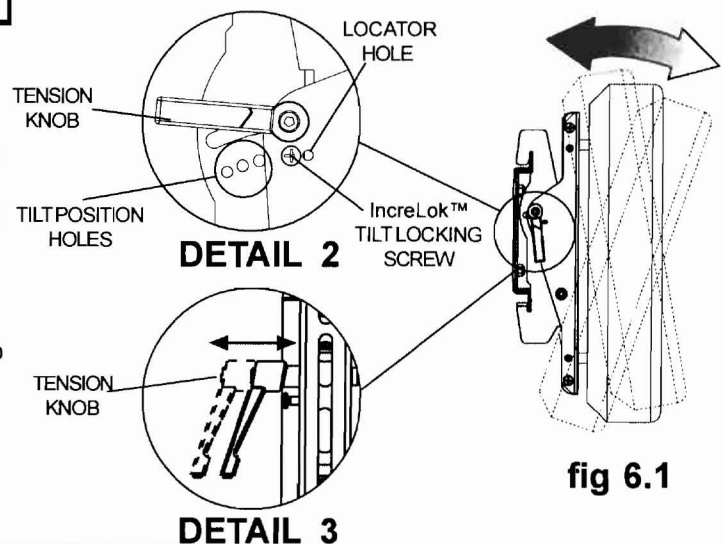


fig 6.1

ACORD CERTIFICATE OF LIABILITY INSURANCE

CSR
HARTH-1

DATE (MM/DD/YYYY)
09/18/09

PRODUCER Michael A. Auricchio, Inc. 3800 Seneca Street West Seneca NY 14224-3478 Phone: 716-675-3800 Fax: 716-675-1522	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 Hart Hotels, Inc. ETAL 609 Dingsens Street Buffalo NY 14206	INSURER A:	Philadelphia Insurance Co
	INSURER B:	Liberty Mutual Insurance
	INSURER C:	St Paul Fire & Marine
	INSURER D:	
	INSURER E:	

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.

INSR ADD'L LTR	INSRC	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability <input checked="" type="checkbox"/> \$0 Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	PHPK386301 AGGREGATES APPLY PER LOCATION	02/07/09	02/07/10	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000	
A		AUTOMOBILE LIABILITY <input checked="" 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 <input checked="" type="checkbox"/> COMPREHENSIVE <input checked="" type="checkbox"/> COLLISION	PHPK386301 \$1,000 DEDUCTIBLE \$1,000 DEDUCTIBLE	02/07/09	02/07/10	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$	
C		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10,000	QK06502045-48337	02/07/09	02/07/10	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 AGGREGATE \$ PER \$ LOCATION \$	
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	WC2-181-054318-019* WC7-181-024883-019**	02/07/09	02/07/10	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000	
A		OTHER PROPERTY RC Coverage	PHPK386301 SEE STATEMENT OF VALUES	02/07/09	02/07/10	SPEC FORM \$5,000 INCLTHEFT DEDUCTIBLE	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Re: Portland Harbor Hotel, 468 Fore Street, Portland, ME 04101

CERTIFICATE HOLDER CITYPOR City of Portland Planning & Development 389 Congress Street Portland ME 04101	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. <i>Michael C Auricchio</i>
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IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

Permit # 06-0531

6/27/06

456 Fore St. - Portland Harbor Hotel
permit # 06-0531

Zone B3 - PAD

single tenant building

one sign per facade - plus one

2[#] per linear ft. of facade

Fore St. - 123' = 246[#] allowed

Union St - 161' = 322[#] allowed.

existing - Portland Harbor Hotel on corner of Fore & Union.

60.34[#]

30.17[#] on Union

30.17[#] on Fore.

existing - "22 x 30" "Hotel Parking" sign on Fore St -

existing - light box - ~~4[#]~~ 32.67[#]

on Fore St.

replace - incidental sign on Union St (18" x 24" - "Hotel Parking - Left
at Light")
w/ new incidental sign - (18" x 24")

add - incidental sign to Union street (18" x 24") "Hotel Parking
Left at Light"

add - "88 x 24" incidental sign to Fore St "Hotel Arrival"
projecting

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUE

Permit Number: 091021

OCT 23 2009

This is to certify that DOUKAS ANDREW I & WILLIAM M B D ETS/Bourgois

has permission to install hood system

AT 671 CONGRESS ST CB 046 C013001 City of Portland

provided that the person or persons, firm or corporation 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 written permission procured before this building or part thereof is lathed or otherwise used-in. 24 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. CAPT. W. Fantea

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Janni Bank 10/23/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD