

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 050530
JUN - 9 2005
CITY OF PORTLAND

This is to certify that Ora Properties Llc / Applicant

has permission to

AT 608 Congress St

039 A009001

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 occupied or closed-in. **HEAVY 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

James Burke 6/8/05
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: 05-0530	Issue Date: JUN 9 2005	PERMIT ISSUED	Phone: 039 A009001
Owner Address: 11 Joanne Dr	Contractor Address: Portland	CITY OF PORTLAND	
Permit Type:	Zone: B3		

Location of Construction: 608 Congress St	Owner Name: Ora Properties Llc
Business Name:	Contractor Name: Applicant
Lessee/Buyer's Name	Phone:

Past Use: Commercial Restaurant	Proposed Use: SAIGON THINH / Sign Replacement 52 sq ft.
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Permit Fee: \$134.00	Cost of Work: \$134.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group A2 Type Sign IBC-2003 Signature: JMB 6/8/05
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Proposed Project Description: Sign Replacement 52 sq ft.

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: 05/06/2005	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
<input type="checkbox"/> Shoreland
<input type="checkbox"/> Wetland
<input type="checkbox"/> Flood Zone
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Site Plan
OK → Date: 5/19/05

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
Not in District or Landmark
Does Not Require Review
<input type="checkbox"/> Requires Review
<input checked="" type="checkbox"/> Approved CM 06/02/05
<input checked="" type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied to D.A.
Date:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0530	Date Applied For: 05/06/2005	CBL: 039 A009001
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Location of Construction: 608 Congress St	Owner Name: Ora Properties Llc	Owner Address: 11 Joanne Dr	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: SAIGON THINH / Sign Replacement 52 sq ft.	Proposed Project Description: Sign Replacement 52 sq ft.
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Dept: Historical	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 06/02/2005
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 05/19/2005
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/08/2005
Note:			Ok to Issue: <input type="checkbox"/>

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

Dept: Fire	Status:	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

updated designs
approved as shown
cm 06/02/05



Car In & Take Out Orders
773-2932
fax 773-3084


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>608 Congress St. Portland, ME 04101</u>		
Total Square Footage of Proposed Structure <u>52</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>39</u> Block# <u>A</u> Lot# <u>9</u>	Owner: <u>Portland Human</u>	Telephone: <u>773-2932</u>
lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Anh Quang</u> <u>608 Congress St.</u> <u>Portland, ME 04101</u> <u>773-2932</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: <u>\$124</u> <u>5256 Ft</u> Awning Fee = Cost Of <u>2</u> Work \$ <u>109</u> Total Fee: <u>\$124 + 30</u>
Current use: <u>Yes</u>		
If the location is currently vacant, what was prior use: <u>NO</u>		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>Sign</u>		
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>Anh Quang</u>		
Mailing address: <u>608 Congress Street</u> <u>Portland, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>5/5/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 608 Congress Ct ZONE: B-3

CBL: _____

SINGLE TENANT LOT? YES NO _____ MULTI TENANT LOT? YES _____ NO

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 80' x 2" 178' Height: 12'

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS PROPOSED: _____

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

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS: _____

BLDG. WALL SIGN (attached to bldg)? YES NO _____ DIMENSIONS: 2' x 18' & 11' x 4'

AWNING? YES _____ NO DIMENSIONS: _____

LOT FRONTAGE (FEET): _____

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 WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature]

*** FOR OFFICE USE ONLY ***

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- 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. Amount must equal \$400,000.00.
- Letter of permission from the owner indicating the permissions granted and the tenant/space buildi frontage.
- A sketch **plan** of lot, indicating location of buildings, driveways, **and** any abutting streets or rights way, lengths of building frontages, street frontages, **and** all existing setbacks. **Indicate on the pl all existing and proposed signs with their dimensions and specific locations. Be sure to inclu distance from the ground and building facade dimensions for any signage attached to building.**
- A sketch or photo of **any** proposed sign(s) indicating *content, dimensions, materials, source illumination, and construction method, as well as specifics of installation/attachment.*
- Certificate of Flammability required for awning or canopy **at** time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this informati will invalidate the Sign Permit.
- Pre-Application** Questionnaire completed and **attached**. Photos of existing signage attached.

**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, plus \$9.00 for each additional \$1,000.00.**

Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00

7
see updated design
060205

金 PORTLAND HUNAN **星**
CHINESE & VIETNAMESE RESTAURANT
~~Eat In & Take Out Orders 773-2932 FAX 773-3084~~ ?

24" x 216"

Colors Blue, Red, Blk.

Double-Sided Sign

See updated design
06/02/05

2 ea. 48"x48"

金 星

PORTLAND HUNAN

CHINESE

VIETNAMESE

RESTAURANT

Eat In & Take Out Order

S

773-2932

fax 773-3084 > ?

Colors Black Red Blue W



is existing sign

see updated signs
060205 CM

Conditions of Approval
noted below
page 2 of 2

③ name (not phone numbers)
only.



④ remove this
line -
no phone
numbers

24" x 216"

Replace Face only



See updated
Signs 040205
CM

Conditions of approval
noted below
page 1 of 2

金星
PORTLAND HUNAN
CHINESE

VIETNAMESE
RESTAURANT

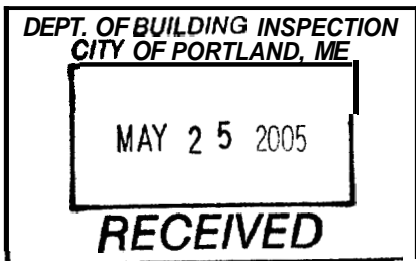
Eat In & Take Out Order(s)

773-2932

fax 773-3084

please ①

② please dial
numbers!



48" x 48"

Replace Faces only



PO Box 15430 / Portland, Maine 04112-5430 / Phone (207) 775-6561 / FAX (207) 871-0914

May 5, 2005

City of Portland
Code Enforcement Office
C/o Portland Hunan, LLC via fax 773-3084
608 Congress Street
Portland, ME 04101

RE: Sign for Portland Hunan

To whom this may concern;

Portland Hunan, LLC is the new tenant in the first floor restaurant space at 608 Congress Street, Portland.

They have permission of ORA Properties, LLC (Landlord) to ~~replace the insert of the preexisting sign~~ which is mounted on the side of the building. ~~Should they wish to install an awning over the entrance to their space, they have permission as well.~~

Should you have any questions or need additional information, do not hesitate to call me.

Best Regards,

A handwritten signature in black ink, appearing to read "M. Fishman", written in a cursive style.

Marc R. Fishman

ACORD™ CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 05/05/2005																																																																		
PRODUCER (207) 883-8229 SOUTHERN MAINE INSURANCE 432 US RTE 1 P.O. Box 6803 SCARBOROUGH ME 04070-6803		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.																																																																		
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() - CITY CLERK'S OFFICE CITY OF PORTLAND 389 CONGRESS STREET PORTLAND ME 04101-		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, ME 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 																																																																		

Signage

1. General

Any new sign and any change in the appearance of an existing sign located on Landmark structures or within Historic Districts or Historic Landscape Districts which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall further be subject to the following design guidelines.

If there is a conflict between these design guidelines and the requirements of Division 22 of the Land Use Code or other provisions of the City Code, the stricter shall apply.

All such works shall require a Certificate of Appropriateness. Awnings and canopies shall be considered signage and are subject to the applicable provisions of this section.

2. Location and Size of Sign

- a. Signs must not dominate building facades or obscure their architectural features (arches, transoms, panels, stills, moldings, cornices, windows, etc.).
- b. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Projecting signs should not exceed 9 square feet, on first floor level.
- c. Signs on adjacent storefronts should be coordinated in height and proportion. The use of a continuous sign-band extending over adjacent shops within the same building is encouraged, as a unifying element.

- d. Portable signs located on sidewalks, driveways or in parking lots are strongly discouraged, and shall generally be prohibited unless there is no other reasonable means to convey the information (such as on windows, walls or on permanent sign posts).
- e. Wall signs shall generally be located no higher than the window sill line of the second story.
- f. Signs displayed during business hours only, such as those which are removed every evening and displayed again the following morning, constitute an on-going advertising format and shall be construed as being permanent signs rather than temporary signs, if such display continues for more than 30 calendar days.
- g. Signs on residential structures. Signs on residential structures shall be located and sized to be compatible with the character of the district and property.
- h. Off-premise advertising signs shall be prohibited.

6. Other Stylistic Points

- a. The shape of a projecting sign should not be incompatible with the period of the building to which it is affixed, and should harmonize with the lettering and symbols chosen for it.
- b. Brackets should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

- ii. The size of the sign should relate comfortably in **size** and scale to pedestrians moving about in the vicinity of the sign.
- iii. No sign should extend greater than four feet into any public right-of-way nor beyond a vertical plane two (2) feet inside the curb line (face of curb).

C. Communication

- i. Signage is most effective when it is simple and limited in subject matter to the name of the business **or property**, a street address, and the incorporation of a logo, symbol, or other graphic display which is central to the primary tenant or **use** of the property. Signage should clearly be incidental to the tenant or **use** of the property. General commercial advertising unrelated to the principal **use** is discouraged. Signs advertising businesses or products not found on the property (off-premises signs) **are** not permitted.
- ii. Lettering typefaces and words should be selected which are simple, easy to read, and scaled appropriately for both the sign and building. Logos or symbols are encouraged where integrated with the proposed sign. Pictographs (such **as the** creation of a projecting sign in the shape of a key for a lock shop) should **be** carefully considered and can **be** an interesting and appropriate feature in some situations.
- iii. Colors on signage should be selected which complement the character and color pattern of the building. **A** sign should not, by virtue of its color, be distracting **from** the design and character of the building on which it is located. **Signs** tend to be most effective when there is a contrast in color between the lettering/symbols and the background of the sign.

D. Illumination

- i. Generally, flashing or moving lights are not appropriate. **Special** situations, such **as** the design of marquees or features relating to **special uses** such **as** cultural events or public activities may be appropriate exceptions where sensitively designed and where no safety hazard is created.

- ii. Illumination of signage should be compatible with the character of illumination **already** existing on the building and on surrounding buildings, on existing appropriate signs in the vicinity, and the character of illumination along the **pedestrian** areas adjacent to the building. Where internal illumination of a sign causes the scale of the sign to become excessive in relation to architectural features of the building due to the sign thickness necessary to accommodate internal devices, alternative lighting should **be** considered. Backlighting of individual letters may be an acceptable alternative.
- iii. External illumination of signage should be concentrated evenly **on** the sign itself, with no significant glare or spillover onto adjacent buildings. The light source should be concealed from the direct view of the pedestrian.
- iv. All electrical conduit, transformers, raceways, and **wires** must be concealed within or behind the sign or face of the building, or be designed **as** an integral element of the building facade, or be substantially disguised **or** hidden so as to be unobtrusive to the appearance of the building and sign. The attachment of such devices to the structure should not permanently damage any significant architectural features or the architectural fabric of the building.

3. Placement and Location

- i. The placement of signage on all buildings should be carefully considered, taking **into** account the scale, character and design of the building, the traditional location of signage on Downtown buildings, the location of existing or designed sign **boards**, lower cornices, lintels, and piers, and the opportunity to **use** signage **as** an element to reinforce building entrances.
- ii. The placement of signage should not visually obscure architecturally significant features of the building. The method of attachment for new signs should not permanently alter or destroy significant features **or** materials of the building.
- iii. Where signage is proposed on window surfaces, such signage should not substantially obscure visibility **through** the window.

These devices should be designed and located to be compatible with other appropriate and similar features on the same building or on buildings in the vicinity. These devices should not obscure architecturally significant elements of the building.

- ii. **Public Information Signs:** This category of signage includes informational signage such as traffic regulations, transit information, public announcements or community activity information, and historic markers, as well as directional signage such as street signs and directions to major civic, arts or cultural facilities. Wherever possible, these signs should be designed and located so that they complement the character of the environment in which they are placed. Such signs may be free-standing as necessary to effectively serve their purpose. These signs may be located off the premises to which they refer.
- iii. **Painted Wall Signs:** Painted wall signs such as murals and tromp l'oeil should be used only to enhance the environment or streetscape. They should not be developed for advertising purposes. Such wall signs should not disrupt the setting of an historic building or of an otherwise distinctive environment. Painted wall signs such as business names may be appropriate and should be reviewed according to other applicable guidelines. Where painted wall signs are appropriately located, the surface of walls used for such wall signs should be properly prepared so to reduce the need for maintenance and to assure long-term attractiveness. In a few instances, old painted wall signs of a commercial nature still are discernable on the facades of some buildings and serve as reminders of former businesses and activities found therein. These signs should be examined on an individual basis and, where they reflect a significant period of the Downtown's history, restoration of the most significant of these should be encouraged.
- iv. **Address Signs:** Address signs indicate the street address of a business or building. The location of these signs generally should occur above or on the entrance, and should be coordinated with adjacent establishments with the objective of making building identification easier.
- v. **Portable/Movable Signs:** Portable sandwich board signs commonly found throughout the Downtown are the only portable freestanding signs (other than special temporary signs and public information signs) which are encouraged Downtown. All portable signs placed within the public way require special permitting through the City. In addition to requirements of that process, all such signs should be designed and located in a manner which does not detract from the character of the pedestrian environment, nor create obstacles to pedestrian circulation or visibility.
- vi. **Temporary Signs:** This category of sign is exhibited for a limited time to advertise special events or sales and is removed following the event. Included within this category are "For Sale or Lease" signs, construction signs, sale or promotional signs, and special events signs.
- vii. **Banners, Flags and Pennants:** Colorful flags, pennants and banners add color and movement into the streetscape. The incorporation of such elements into the streetscape or the placement on buildings should complement the character of the building fabric. While the flag or banner is relatively temporary in nature, the brackets or poles from which these elements hang tend to remain for extended periods. Attachment of such support devices to buildings or other structures should not cause irreversible damage to significant architectural features or fabric.
- viii. **On-Site Service Signs:** On-site service signs for such needs as identifying parking entrances and exits, handicapped parking spaces or handicapped access, drive-thru teller signs, and other similar directional signs should be considered as a whole system, coordinated in size, materials, design, and character within a single property and with adjacent properties.

6. Maintenance

- i. All signs should be maintained in good visual and structural condition.