



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND



BUILDING PERMIT

This is to certify that RGT ASSOCIATES – PLUSH WEST END Located At 106 HIGH

Job ID: 2011-08-2135-SIGN

CBL: 039 - - A - 037 - 001 - - - -

has permission to Install a 64"x44" building 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

[Signature] 9/8/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-2135-SIGN	Date Applied: 8/31/2011	CBL: 039 - - A - 037 - 001 - - - -	
Location of Construction: 106 HIGH ST	Owner Name: RGT Associates	Owner Address: 44 OAK ST PORTLAND, ME 04101	Phone:
Business Name: Plush West End	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Charles	Phone: 207-409-7889	Permit Type: Sign - Permanent	Zone: B-3
Past Use: Restaurant	Proposed Use: Same - Restaurant - "Plush West End" - install 64" x 44" wall sign	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: A-2 Type: Sign IBC-2009 Signature: <i>[Signature]</i> 9/8/11
Proposed Project Description: 64" x 44" wall sign		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

☐ Maj ☐ Min ☐ MM

Date: *OK w/ capital from 9/14/11*

CERTIFICATION

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

☐ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☒ Approved w/Conditions
☐ Denied

Date: *9/7/11*

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 appication 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)

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.**

1. Final Inspection at completion of work

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: 2011-08-2135-SIGN

Located At: 106 HIGH

CBL: 039 - - A - 037 - 001 - - - -

Conditions of Approval:

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation.
This property is located within an Historic District.

Historic

1. Final placement of sign to be reviewed and approval by staff on site.
2. Internal lighting to be white, not red as originally proposed.

Building

1. Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. Separate permit required for electrical installation.

B-3
historic2011 08 2135
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: 106 High Street Portland, ME 04101

Tax Assessor's Chart, Block & Lot

Chart# Block# Lot#

089 A 037

Owner:

RGT Associates
44 Oak St
Portland, ME 04101

Telephone:

207-409-7889

Lessee/Buyer's Name (If Applicable)

Plush West End
106 High Street
Portland, ME 04101

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: Charles phone: 207-409-7889

Tenant/allocated building space frontage (feet): Length: Height:

Lot Frontage (feet): Single Tenant or Multi Tenant Lot

MULTI AUG 31 2011

Current Specific use:

If vacant, what was prior use:

Proposed Use: Restaurant

Dept. of Building Inspections
City of Portland Maine

Information on proposed sign(s):

Freestanding (e.g., pole) sign? Yes ☐ No ☒

Dimensions proposed: Height from grade: 14'

Bldg. wall sign? (attached to bldg) Yes ☒ No ☐

Dimensions proposed: 64" x 44"

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:

19 x 2 = 38.00
Bldg 30.00
NP 75.00
143.00

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 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:

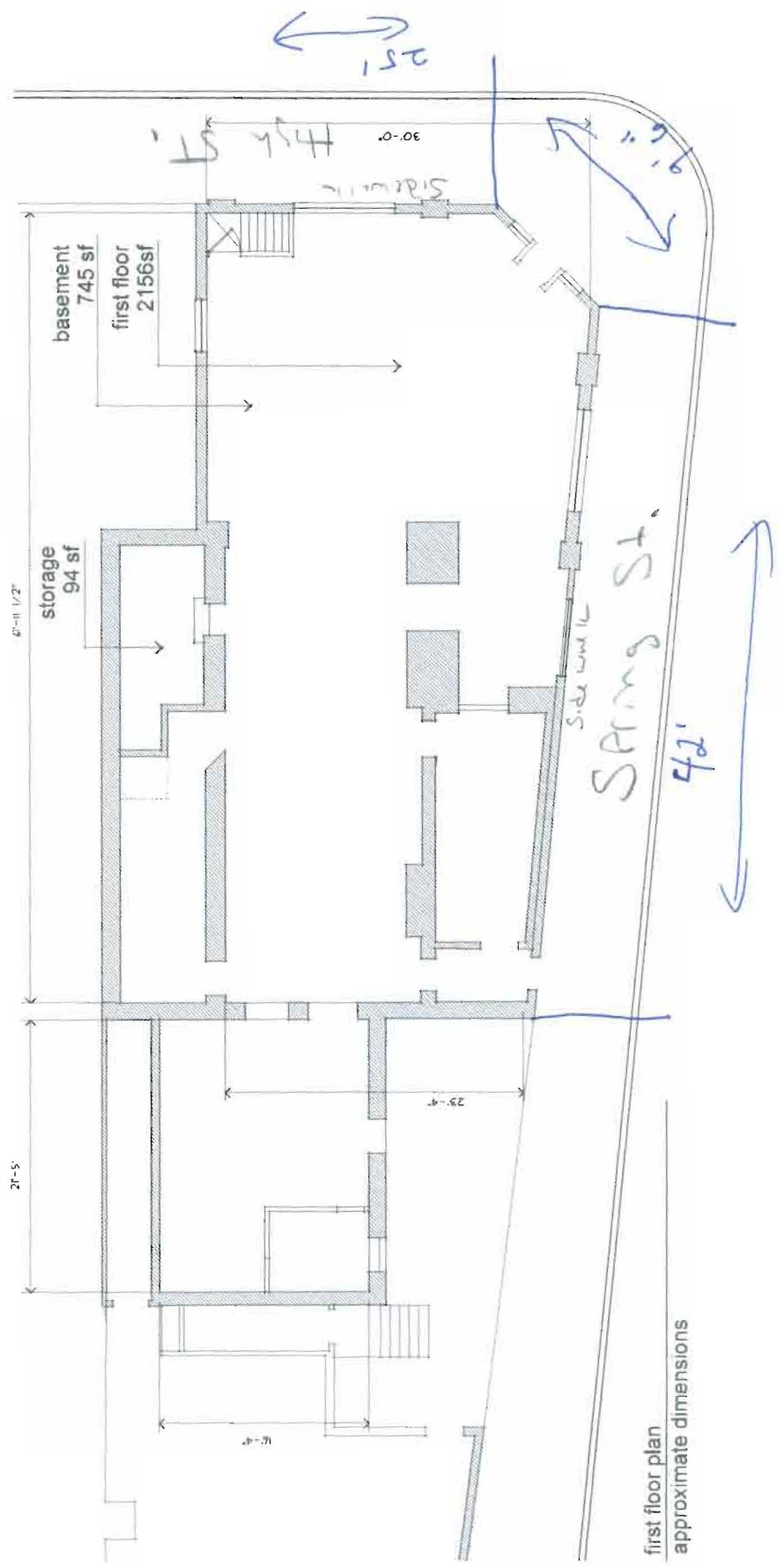
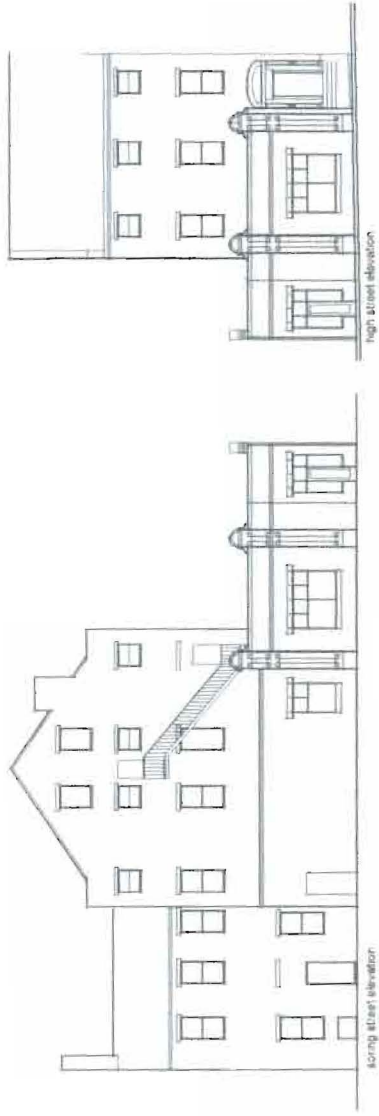
Date: 4/1/2011

This is not a permit; you may not commence ANY work until the permit is issued.

B-3 (multi-tenant - ground floor)
2x (9.5 + 25 = 34.5) = 69 ft

64" x 44" = 2816 sq ft = 19.6 sq ft

OK



1/2" x 3/4" x 1"

TOP VIEW

Sign mounting holes



FRONT VIEW

3/8" nuts
included



1/2" diameter is preferred

1/2" x 3/4" x 1"

6" apart

1/2" x 3/4" x 1"

1/2" x 3/4" x 1"

3/8" x 1/2" x 1"

RGT ASSOCIATES
C/O GODUTI/THOMAS ARCHITECTS
44 OAK STREET
PORTLAND, MAINE 04101

August 25, 2011

To whom it may concern:

RGT Associates gives permission to Plush to install a sign at 106 High Street providing the following conditions are met:

The sign vendor is fully insured and bonded
Installation meets all State and local requirements
Installation does not compromise the integrity of any portions of the building in any way
Tenant obtains, and pays for all permits and fees

Sincerely,

A handwritten signature in blue ink that reads "S. THOMAS". The signature is stylized with a large, looped "S" and the name "THOMAS" in all caps.

Stephen M. Thomas

Partner, RGT Associates



CERTIFICATE OF LIABILITY INSURANCE

DJS
R076DATE (MM/DD/YYYY)
08-25-2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. 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).

PRODUCER AUTOMATIC DATA PROCESSING INS/PAC 250815 P:() - F:() -	CONTACT NAME: PHONE: (A/C, No, Ext): E-MAIL: ADDRESS: PRODUCER CUSTOMER ID #: INSURER(S) AFFORDING COVERAGE NAIC #
INSURED LIVING YOUR DREAM INC. DBA PLUSH 106 HIGH ST PORTLAND ME 04101	INSURER A: Sentinel Ins Co LTD INSURER B: Hartford Fire Ins Co INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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.

INSR LTR	TYPE OF INSURANCE	ADOL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			76 SBW PB4355	07/14/2011	07/14/2012	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
	<input checked="" type="checkbox"/> General Liab						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input 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 (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DEDUCTIBLE \$						\$
	RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			76 WEG DG8579	08/24/2011	08/24/2012	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 100,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDERCity of Portland
Code Enforcement
389 CONGRESS ST
PORTLAND, ME 04101**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2009 ACORD CORPORATION. All rights reserved.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Aug. 31 2011

Received from Living Your Dream, Inc

Location of Work 1000 Mt. Pleasant

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 039 A 037

Check #: 3085

Total Collected \$ 443.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- ☒ 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.
- ☒ Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- ☒ A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- ☒ A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- ☐ Certificate of flammability required for awning, canopy or banner. *N/A*
- ☒ A UL# is required for lighted signs at the time of final inspection. *N/A*
- ☐ Photos of existing signage *N/A - Prev. Photos on file*
- ☒ Details for sign fastening, attachment or mounting in the ground.

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, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

*Enlarge Plan
Get Photo*

*email PDF
To Buldy Insp.*



9'9" to grade from bottom of Stry

© P. R. R. R. R.