

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061240

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
CITY OF PORTLAND

This is to certify that BELL MOUNTAIN LTD L /The Signery

has permission to Install one 28" x 38" bldg sign

AT 53 YORK ST

040 C030001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City 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 when permission procured before this building or part thereof is altered or enclosed-in-4
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. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

Thomas M. Mankley 10/10/06
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 ISSUED

Permit No: 06-1240	Issue Date:	CBL: 040 C030001
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Location of Construction: 53 YORK ST	Owner Name: BELL MOUNTAIN LTD LLC	Owner Address: PO BOX 2238	Phone:
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone: 2078797700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: P3

Past Use: Commercial	Proposed Use: Commercial install one 28" x 38" bldg sign	Permit Fee: \$80.00	Cost of Work: \$80.00	CEO District: 1
Proposed Project Description: Install one 28" x 38" bldg sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IBC 2003 Signature: <i>Jm 10/10/06</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 08/24/2006
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Zoning Approval		
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: <i>9/8/06</i> <i>FBM</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 checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9/28/06</i> <i>D. Andrews</i>

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: 06-1240	Date Applied For: 08/24/2006	CBL: 040 C030001
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Location of Construction: 53 YORK ST	Owner Name: BELL MOUNTAIN LTD LLC	Owner Address: PO BOX 2238	Phone:
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone (207) 879-7700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial install one 28" x 38" bldg sign	Proposed Project Description: Install one 28" x 38" bldg sign
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 09/28/2006
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/08/2006
Note: Per viocemail form owner. Two tenants in building. Lupchick is on the third floor. LMGL is on the second floor. One is an advertising business and one is a graphic design office. First floor is vacant. **Ok to Issue:**

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

Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 10/10/2006
Note: **Ok to Issue:**

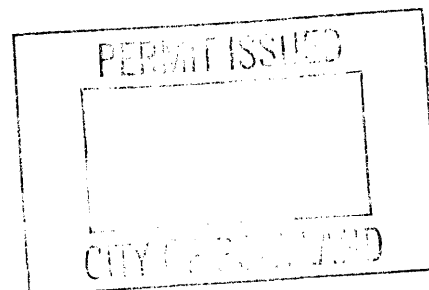
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

9/7/2006-amachado: Left message with George Vicenzi. Need to know if sign is for all the tenants or just one. Who are the tenants at this point?

9/8/2006-amachado: George Vicenzi left me a viocemail. It is a directory sign two of the tenants in the building.

9/8/2006-amachado: Left message with George Vicenzi. Need a certificate of liability.



ACORD CERTIFICATE OF LIABILITY INSURANCE		OPID AB BELLMOU	DATE (MM/DD/YYYY) 09/15/06
PRODUCER Turner Barker Insurance One India Street Portland ME 04101 Phone: 207-773-8156 Fax: 207-773-6647	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.		
INSURED Bell Mountain LTD., LLC By George A Vicenzi Trust PO Box 2238 Aspen CO 81612	INSURERS AFFORDING COVERAGE	NAIC #	
	INSURER A: One Beacon Insurance	20621	
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

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	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	FM1U18788	01/03/06	01/03/07	EACH OCCURRENCE \$ 200000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 200000 GENERAL AGGREGATE \$ 4000000 PRODUCTS - COMP/OP AGG \$ 4000000
		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				COMBINED SINGLE LIMIT (Ea accident) \$ 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 AUTO ONLY: EA ACC \$ AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A		OTHER Property Section Special Form	FM1U18788	01/03/06	01/03/07	Building \$1,265,000 Deductibl \$1,000

DESCRIPTION OF OPERATIONS/ LOCATIONS/ VEHICLES/ EXCLUSIONS ADDED BY ENDORSEMENT/ SPECIAL PROVISIONS
 Office Building LRO
 Proof of insurance in regards to the insureds sign, which is attached to the building.

CERTIFICATE HOLDER CITYOFFP City of Portland City Hall 389 Congress St 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>Olana Jogg</i>
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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>51-53 York St., Portland, ME 04101</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>40C - 30, 31, 38</u>	Owner: <u>Bell Mtn. Ltd., LLC</u> <u>Box 2238</u> <u>Aspen, Co. 81612</u>	Telephone: <u>970-925-1196</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>The Signery</u> <u>84 Cove St.</u> <u>Portland, ME 04101</u> <u>207-879-7700</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>80</u> = Awning Fee= cost of work Total Fee: \$ <u>80</u> =

Who should we contact when the permit is ready: George Vicenzi phone: 970-925-1196

Tenant/allocated building space frontage (feet): Length: 88 FT. Height: 30 FT.
 Lot Frontage (feet) 88 FT. Single Tenant or Multi Tenant Lot Multiple

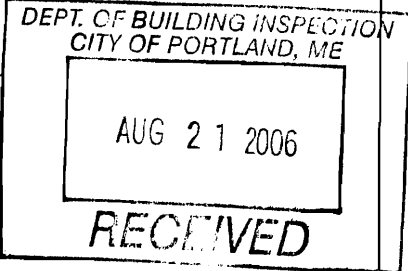
Current Specific use: Office Space
 If vacant, what was prior use: _____
 Proposed Use: building ID sign for 2 tenants - Lupchick - third floor - advertising
- LMGL - second floor - graphic design

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: 28" x 38"

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.



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: <u>George Vicenzi</u>	Date: <u>8/11/06</u>
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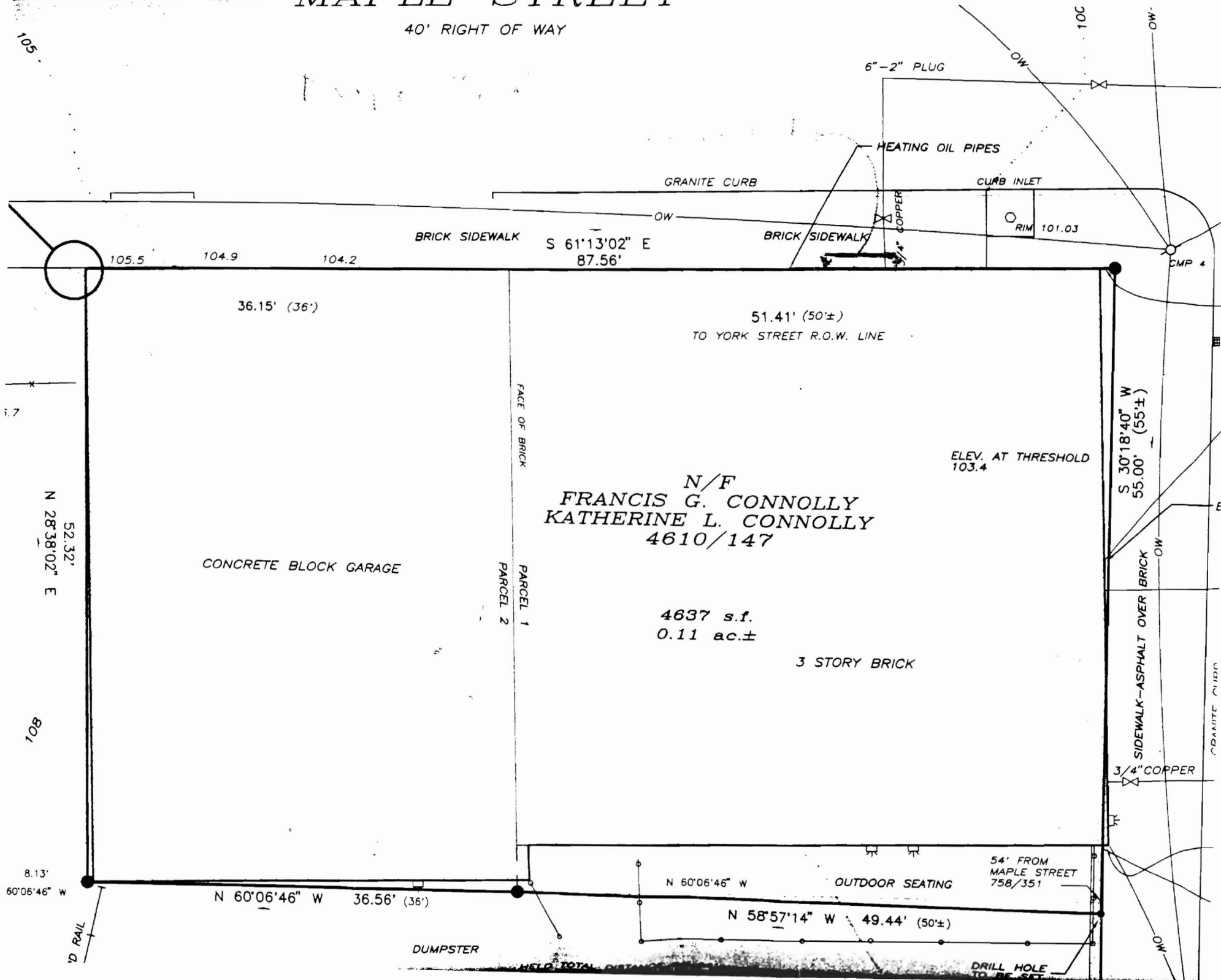
This is not a permit; you may not commence ANY work until the permit is issued.

multitenant - Bld ID sign
 5% of wall area

width = $87.5 \times 30 = 2625$ sq ft 131.25 ft allowed
 $20 \times 38 = 760$ sq ft = 7.39 ft OK

MAPLE STREET

40' RIGHT OF WAY



105

100

OW

6"-2" PLUG

HEATING OIL PIPES

GRANITE CURB

CURB INLET

BRICK SIDEWALK

S 61°13'02" E
87.56'

BRICK SIDEWALK

3/4" COPPER

RIM 101.03

CMP 4

105.5 104.9 104.2

36.15' (36')

51.41' (50±)

TO YORK STREET R.O.W. LINE

ELEV. AT THRESHOLD
103.4

N/F
FRANCIS G. CONNOLLY
KATHERINE L. CONNOLLY
4610/147

S 30°18'40" W
55.00' (55±)

CONCRETE BLOCK GARAGE

FACE OF BRICK
PARCEL 1
PARCEL 2

4637 s.f.
0.11 ac.±

3 STORY BRICK

SIDEWALK-ASPHALT OVER BRICK

3/4" COPPER

N 28°38'02" E
52.32'

1.7

108

N 60°06'46" W
8.13'

N 60°06'46" W 36.56' (36')

N 60°06'46" W

OUTDOOR SEATING

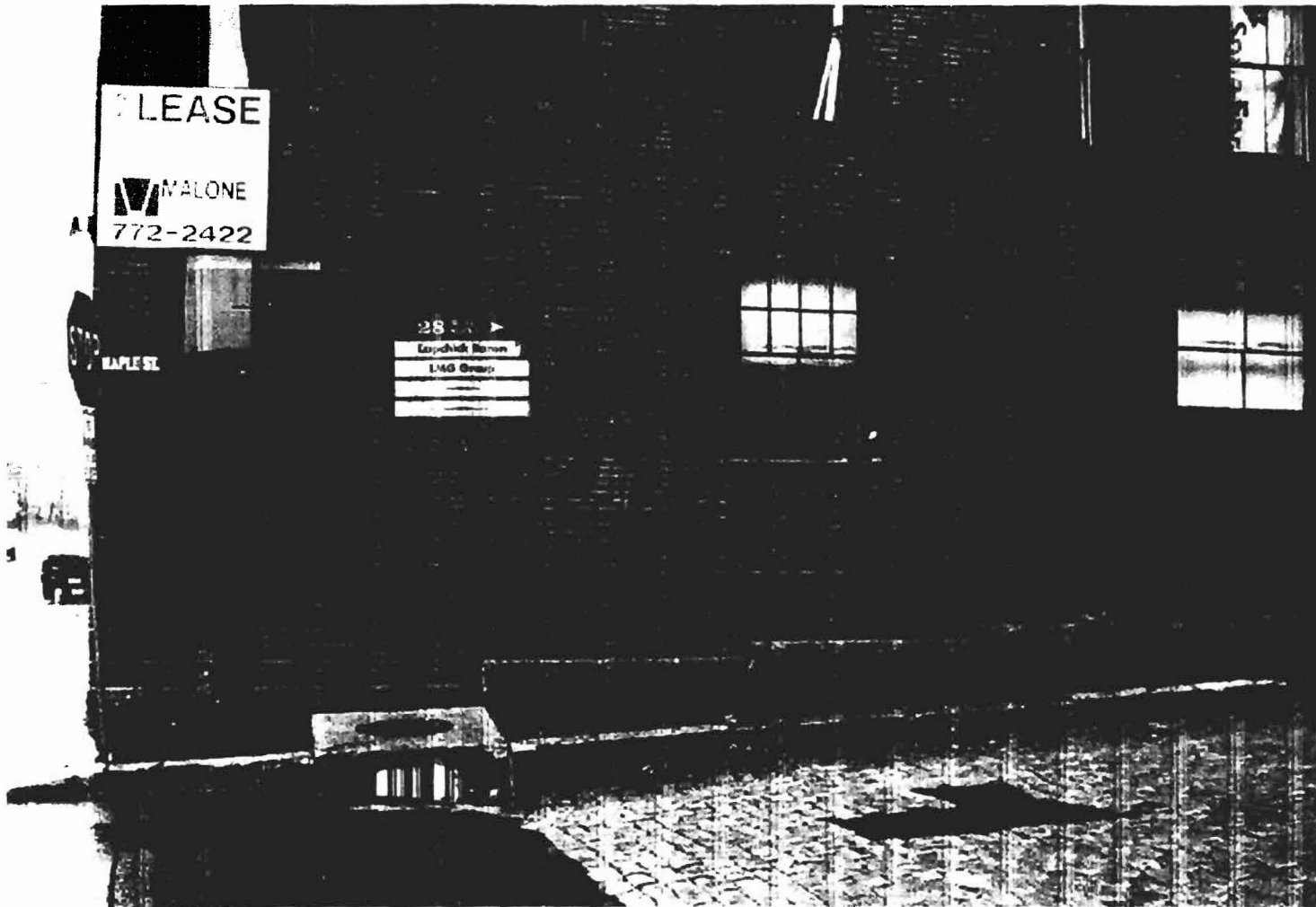
54' FROM
MAPLE STREET
758/351

N 58°57'14" W 49.44' (50±)

DUMPSTER

DRILL HOLE
TO BE SET

TOTAL DISTANCE



PLEASE REVIEW THIS PROOF CAREFULLY!

- Approved as is
- Approved with corrections
- Make changes and resend new proof

Signature: _____

Date: _____

PROOF PAGE 1 of 2

	<p>JOB INFO</p> <p>#10318</p> <p>DESIGNER</p> <p>MS</p>	<p>(x1) Black Aluminate - Cut to shape or not - 28" x 38"</p> <p>Painted PMS match 55351 - Paint vinyl so when installed, screws can be hidden</p> <p>Painted PMS match 55351, snaprim around perimeter</p> <p>HP Badge header - 3.5" x 12.125"</p> <p>(x4) 040 Aluminum - Do not round corners - 1.25" x 36"</p> <p>Sheet out with HP beige, HP Bu the Green Copy 1 with Minaki Print on HP</p> <p>Attached to Aluminate using Blind Screws in Corners</p> <p>FILE - vicenzi directory 28 maple 10318 p11 05-05vicenzi directory</p>	<p>INSTALL</p> <p><input checked="" type="checkbox"/> YES</p> <p><input checked="" type="checkbox"/> V</p> <p><input type="checkbox"/> B</p>	<p>George Vicenzi</p>
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BY SIGNING OFF ON THIS PROOF, YOU ARE GIVING THE SIGNERY THE RIGHT TO PRODUCE THIS WORK TO THE SPECIFICATIONS LISTED

Until approved Job and Deposit is made. This proof is property of The Signery