

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091159

Please Read Application And Notes, if Any, Attached

This is to certify that BROWN J B & SONS /Mobile Impressions has permission to Install 24" x 72" sign and a 24" x 72" signs

AT 65 WEST COMMERCIAL ST CBL 058 C001001

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 closed-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. Health Dept. Appeal Board Other Department Name

Signature: Anne Burke 11/17/09 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

NOV 17 2009

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1159	Issue Date:	CBL: 058 C001001
-----------------------	-------------	---------------------

Location of Construction: 65 WEST COMMERCIAL ST (75)	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Mobile Impressions	Contractor Address: 4 Joss Hill Road Scarborough	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B56

Past Use: Commercial - Northeast Hearing and Speech	Proposed Use: Commercial - Northeast Hearing and Speech - Install 24" x 72" sign and a 24" x 72" signs w/ 12" x 24" rider in front.	Permit Fee: \$82.00	Cost of Work: \$82.00	CEO District: 2
Proposed Project Description: Install 24" x 72" sign and a 24" x 72" signs w/ 12" x 24" rider in front. (per)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: Sign IBC-2003 Signature: JMB 11/17/09	
		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: Ldobson	Date Applied For: 10/20/2009	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> 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 checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 11/3/09	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 <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: ABU
	Sent to Planning under Section 14-364.5(6). Dr. Andrews		

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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE NOV 17 2009	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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: 09-1159	Date Applied For: 10/20/2009	CBL: 058 C001001
------------------------------	--	----------------------------

Location of Construction: 65 WEST COMMERCIAL ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Mobile Impressions	Contractor Address: 4 Joss Hill Road Scarborough	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - Northeast Hearing and Speech - Install 24" x 72" sign in rear and a 24" x 72" sign w/ 12" x 24" rider in front	Proposed Project Description: Install 24" x 72" sign in rear and a 24" x 72" sign w/ 12" x 24" rider in front
---	---

Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 11/03/2009
Note: Approved by planning under section 14-368.5(g).			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/17/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Encroachments into public ways must be a minimum of 8' above grade per section 3202 of IBC 2003.			
2) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			
Dept: Planning	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 11/03/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Approved under special exception provision of site plan ordinance, based on unique circumstances of the subject lot.			

Comments:
10/27/2009-amachado: Left voicemail for Carol Rico. Need to know if upper floor tenant. Need to know sf of wall area where the sign is going if upper floor tenant.
10/28/2009-amachado: Received voicemail from Carol Rico. They are located on the secon & third floor where Sweetser was. She says that they really need both signs. I need more information since they aren't a ground floor tenant. Need to know the area of the wall where the sign is going to go because 5% of the wall can be covered with signage. Also need to know the square footage of the any other signs that are existing on the same wall. As far as appealing the second sign, she can send me an email explaining why they need both signs and I can take it to planning.
11/2/2009-amachado: Gave permit to Deb Andrews to be reviewed under section 14-368.5(g) since therea re two signs being proposed.
11/3/2009-amachado: Received email from Carol Rico with the height of the wal to figure out the maximum sf allowed.

PERMIT ISSUED

NOV 17 2009

City of Portland

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

Signature of Inspections Official

Date

Date

11/17/09

PERMIT ISSUED

NOV 17 2009

City of Portland



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>75 West Commercial St Portland, ME 04101</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Parcel ID # 058 0001001</u>	Owner: <u>J.B. Brown & Sons</u>	Telephone: <u>774-5908</u>
Lessee/Buyer's Name (If Applicable) <u>Northeast Hearing & Speech</u>	Contractor name, address & telephone: <u>Brendan Faherty Mobile Impressions 4 Joss Hill Rd Scarborough, ME 04074</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ <u>82,-</u> Awning Fee = cost of work <u>-0-</u> Total Fee: \$ <u>82,-</u> <i>26 SF total x \$2 = \$52,- + \$30,- = \$82,-</i>
Who should we contact when the permit is ready: <u>Carol Rico</u> phone: <u>874-1065</u>		
Tenant/allocated building space frontage (feet): Length: <u>74'</u> Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>total bldg = 600' +/- multi-</u> <u>total lot = 662' +/-</u>		
Current Specific use: <u>hearing & speech center (non-profit)</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: _____		
Proposed awning? Yes ___ No <input checked="" type="checkbox"/> 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): <u>new sign.</u> 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: _____		
RECEIVED OCT 20 2009 Dept. of Building Inspections City of Portland Maine		
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: Carol Rico Date: 10-20-09

BS - upper floor front.

*5% wall area. 74 x 35 = 2590 #
5% = 129.5*

*proposed sign - 2x6 = 12
2x1 = 2
14 # (OK)*

** two signs proposed -
only one allowed.
sent to planning.*



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.

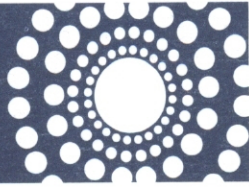
- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch 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.
- N/A* Certificate of flammability required for awning or canopy.
- N/A* A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- N/A* Photos of existing signage
- 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.

Northeast Hearing & Speech



October 19, 2009

City of Portland
Building Inspections Office
Room 315, City Hall
389 Congress Street
Portland, ME 04101

Dear Sir or Madam:

Enclosed is our application for a sign permit. We have recently moved locations from 43 Baxter Boulevard in Portland to 75 West Commercial Street. We were in our former office space for over 30 years and are excited about our new location. One of the things we hope to accomplish is getting better drive-by exposure for our organization.

Northeast Hearing & Speech is a non-profit 501(c)3 organization that has served the people of southern Maine for 85 years. We have moved to this larger facility with the goal of serving even more people than our average of 1,800 in prior years. One of the key items in getting settled in our new space, is to have signage up so our clients know where to find us.

Hopefully, we have all of the items you need to process our request. The sign will be made by Mobile Impressions, Inc.

The front and back signs will be made from over-laid sign-grade plywood. They will hang perpendicular to the building on a hanging sign bracket with masonry anchor bolts. The front sign (Commercial Street side) will also be tethered at the bottom of the sign so it is secure. It will hang approximately 20' from the ground.

Please let me know if you require any additional information. We are looking forward to having a sign up so people can find us!

Sincerely,

Carol Rico
Director of Finance

enclosure

hear • speak • communicate



75 West Commercial St., Suite 205 • Portland, Maine 04101
Phone/TTY: (207) 874-1065 • Fax (207) 874-1068 • www.nehearingandspeech.org



Ann Machado - sign permit

From: Carol Rico <CRico@nehearingandspeech.org>
To: "Amachado@portlandmaine.gov" <Amachado@portlandmaine.gov>
Date: 10/30/2009 12:00 PM
Subject: sign permit
CC: Nancy Steeves <NSteeves@nehearingandspeech.org>

Hi Anne –

Northeast Hearing & Speech has requested a sign permit for 2 exterior signs. We have recently moved from Baxter Boulevard to 75 West Commercial Street in Portland. We are anxious to let people know where we are located – and we are excited about the new drive-by exposure we will get in this new location. We have requested a permit for a front and back vertical banner sign. The front sign will have a small rider at the bottom that let's the public know to park and enter in the back of the building.

Once a client has parked in the back of the building, we want to direct them to the correct entrance. There are two black awnings in the back over two entrances. One is a main entrance the other enters directly into Guardian Financial – another tenant. A sign in the back of the building will help our clients know which entrance to use. I am sure the folks at Guardian would be thrilled to not have to keep directing our clients our way! We work with people of all ages – however, we have a large population that is elderly. There has already been confusion over where to enter the building to find our office.

We have a need for two signs – one in the front, one in the back of the building. We are hopeful that this will be approved by the city.

Please let me know if you require any additional information.

Thank you –

Carol

Carol Rico
Director of Finance

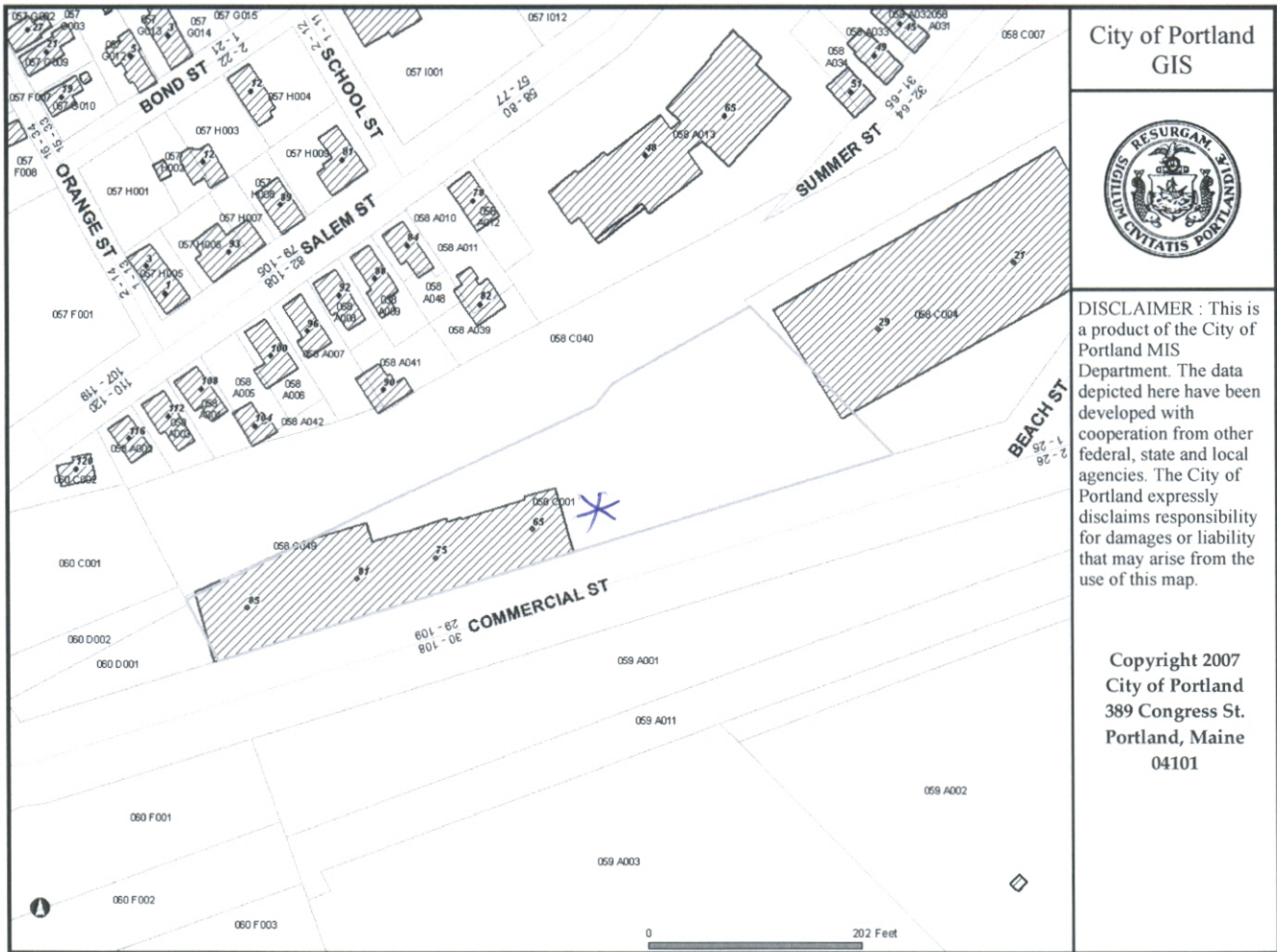
*Northeast Hearing & Speech
75 West Commercial Street
Portland, ME 04101*



No 58



*located on this lot
See GIS sketch*

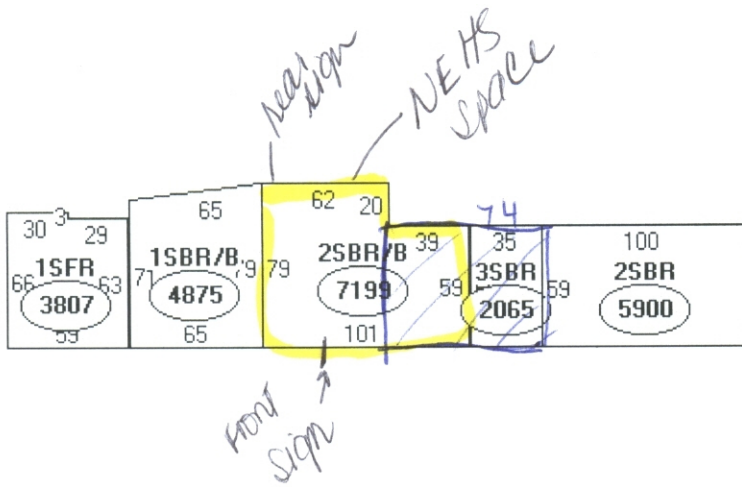


City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101



Descriptor/Area

- A: 2SBR/B
7199 sqft
- B: 1SBR/B
4875 sqft
- C: 1SFR
3807 sqft
- D: 3SBR
2065 sqft
- E: 2SBR
5900 sqft

Ann Machado - FW: height

From: Carol Rico <CRico@nehearingandspeech.org>
To: "Amachado@portlandmaine.gov" <Amachado@portlandmaine.gov>
Date: 11/3/2009 11:35 AM
Subject: FW: height

Hi Anne –

Here is the answer to the height question of our building (75 West Commercial Street) in Portland.

Please let me know if you have other questions to be able to process our sign permit.

Thank you –

Carol Rico
874-1065

-----Original Message-----

From: Willow Williams [mailto:willow.williams@jbbrown.com]
Sent: Monday, November 02, 2009 9:43 AM
To: Carol Rico
Subject: height

Hi Carol,

The distance from the ground to the first roof is roughly 27 feet. I would add another 8 feet for the top floor windows for a total of 35 feet.

Willow

From: Willow Williams [mailto:willow.williams@jbbrown.com]
Sent: Friday, October 30, 2009 3:45 PM
To: 'Carol Rico'
Subject: height

Hi Carol,

I should have a number for you Monday.

Thanks,

Willow

Carol Rico

From: Willow Williams [willow.williams@jbbrown.com]
Sent: Thursday, October 15, 2009 11:28 AM
To: Carol Rico
Cc: Nancy Steeves; Laurie Mack
Subject: Sign permission, frontage

Hi Carol,

Attached is the letter of permission for The City of Portland.

The following are the frontages:

Lot	662'	+/-
Building	600'	+/-
Northeast Hearing	74'	+/-

Let me know if you need anything else from me.

Willow

J. B. BROWN & SONS
36 Danforth Street
P.O. Box 207
Portland, Maine 04112-0207
Phone 207-774-5908
Fax 207-774-0898

October 15, 2009

City of Portland

To Whom It May Concern:

As owners of the building located at 65-85 West Commercial Street in Portland, we are giving permission to Northeast Hearing (tenant) to have two banner style signs installed on the building as follows:

Front 24" x 72" with a 24" x 12" rider

Rear 24" x 72"

If you should have any questions, please contact me at the number listed above.

Thank you,

Sincerely,



Willow D. Williams, RPA
Property Manager





Northeast



Hearing & Speech

Entrance In Back

75

81

65

85





ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID RR
NORTH-5

DATE (MM/DD/YYYY)
09/30/09

PRODUCER Turner Barker Insurance 63 Marginal Way, Suite 101 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.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED Northeast Hearing & Speech Ctr 75 West Commercial Street Portland ME 04101	INSURER A: Peerless Insurance Co.	
	INSURER B:	
	INSURER C:	
	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	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Non-owned Auto GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BOP9247205	07/01/09	07/01/10	EACH OCCURRENCE \$ 500000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 500000 GENERAL AGGREGATE \$ 1000000 PRODUCTS - COMP/OP AGG \$ 1000000
		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 <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
Certificate Holder is named as additional insured in regards to sign

CERTIFICATE HOLDER

CANCELLATION

CITYPOR City of Portland Building Inspection Office 389 Congress Street Portland ME 04101	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. AUTHORIZED REPRESENTATIVE 
---	---