

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that STATION LMT PARTNERSHIP UNION

Located At 966 CONGRESS

Job ID: 2011-04-755-SIGN

CBL: 064 - - A - 001 - 001 - - - -

has permission to install 64 sf building wall sign, face only
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

Code Enforcement Officer / Plan Reviewer

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



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: 2011-04-755-SIGN Located At: 966 CONGRESS CBL: 064 - - A - 001 - 001 - - -
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Conditions of Approval:

Zoning

This permit is for a panel replacement only. The sign is already existing.

Building

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

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

APR 12 2011

Job No: 2011-04-755-SIGN	Date Applied: 4/6/2011	CBL: 064 - A - 001 - 001 - - - - -	
Location of Construction: 280 St John (966 CONGRESS)	Owner Name: UNION STATION LMT PARTNERSHIP	Owner Address: 12 BROOK ST WELLESLEY, MA - MASSACHUSETTS 02482	Phone: 781-431-7060
Business Name:	Contractor Name: Sign Concepts - David	Contractor Address: 25 Bishop St., Portland ME 04103	Phone: (207) 699-2920
Lessee/Buyer's Name: Jan Mee	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-2
Past Use: Restaurant - "Jan Mee"	Proposed Use: Restaurant - "Jan Mee" - replace 4' x 16' sign panel	Cost of Work:	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: Type: Sign
Proposed Project Description: 280 St. John St. - replace 4' x 16' sign panel		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands <i>replace panel in existing sign</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ condition</i> <i>4/6/11 ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	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	PHON

Job Summary Report
Job ID: 2011-04-755-SIGN

Report generated on Apr 7, 2011 1:47:56 PM

Page 1

Job Type:	Signs	Job Description:	966 St. John St.	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1074	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:	64		
Related Parties:		STATION LMT UNION		<i>Property Owner</i>	
		Sign Concepts - Sign Concepts Sign Concepts		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 10440

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
U00934	064 A 001 001		M				-70.280003	43.651917

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				966 CONGRESS STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
RETAIL & PERSONAL SERVICE		BUSINESS COMMUNITY					DISTRICT 3	ST JOHN ST

B-2

Structure Details

Structure: 64 sf sign

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Commerical Mixed Use	0			280 ST JOHN STREET WEST
				966 CONGRESS STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference
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GG

User Defined Property	Value
E Lights	2
E Lights	15
Fans	0

Job Summary Report
Job ID: 2011-04-755-SIGN

Report generated on Apr 7, 2011 1:47:56 PM

User Defined Property	Value
Receptacles	10
Receptacles	62
State ID	1111
Switches	0

Structure: Loc id 000050906 Alt id U00934

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
CONVERSION	6	279406,908		280 ST JOHN STREET WEST 966 CONGRESS STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference
0	0	U			

User Defined Property	Value
E Lights	2
E Lights	15
Fans	0
Heavy Duty Circuit	0
Number of Sinks	4
Number of Water Heater	1
Receptacles	0
Receptacles	10
Receptacles	62
State ID	1111
Switches	0

Permit #: 20112540

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
10440	64 sf sign	Initialized	64 sf building wall sign, face only			

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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Fees Details

Job Summary Report
Job ID: 2011-04-755-SIGN

Report generated on Apr 7, 2011 1:47:56 PM

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Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Signs	\$158.00							

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.

OKayed

966

Location/Address of Construction: 280 St. John St, Portland

Tax Assessor's Chart, Block & Lot Chart# <u>064</u> Block# <u>A001</u> Lot# <u>001</u>	Owner: <u>Union Station CMT Partnership</u>	Telephone: <u>781-431-7060</u>
Lessee/Buyer's Name (If Applicable) <u>Jan Mee</u>	Contractor name, address & telephone: <u>Sign Concepts</u> <u>75 Bishop St</u> <u>Portland 04103</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: \$ <u>158</u>

64 sq ft.
x 42
= 128
+ 30
= 158

Who should we contact when the permit is ready: David phone: 699-2920

Tenant/allocated building space frontage (feet): Length: 40' Height: 16'
Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____

Current Specific use: Restaurant
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 No _____ Dimensions proposed: 4' x 16'
face only

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: _____

By Mail

RECEIVED

APR - 6 2011

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: [Signature] Date: 4/4/11

B-7 - multi-tenant
1.5 x 42 = 604

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

4 x 16 = 64

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8488

Home | Search | My Account | My Alerts | My History | My Profile | My Settings

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

CBL 064 A001001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 966 CONGRESS ST
Owner Information UNION STATION LMT PARTNERSHIP
 12 BROOK ST
 WELLESLEY MA 02482
Book and Page 10144/23
Legal Description 64-A-1 65-F-1
 CONGRESS ST 966-982
 ST JOHN ST 240-292
 279410 SF
Acres 6.414

Current Assessed Valuation:

TAX ACCT NO.	10440	OWNER OF RECORD AS OF APRIL 2010
LAND VALUE	\$1,957,600.00	UNION STATION LMT PARTNERSHIP
BUILDING VALUE	\$5,457,500.00	12 BROOK ST
NET TAXABLE - REAL ESTATE	\$7,415,100.00	WELLESLEY MA 02482
TAX AMOUNT	\$132,878.60	



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

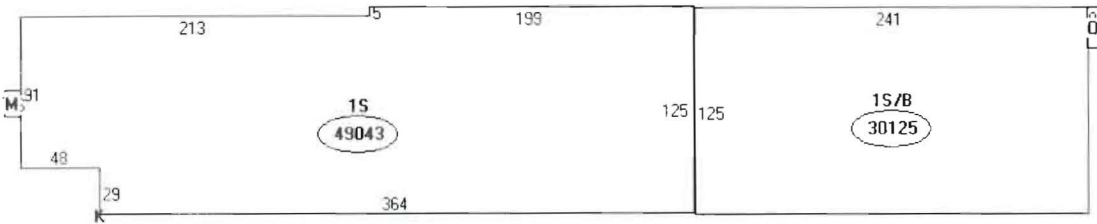
Card 1 of 1

Year Built 1962
Style/Structure Type SHOPPING CENTER (< 10 UNITS)
Units 1
Building Num/Name 1 - UNION STATION PLAZA
Square Feet 117843

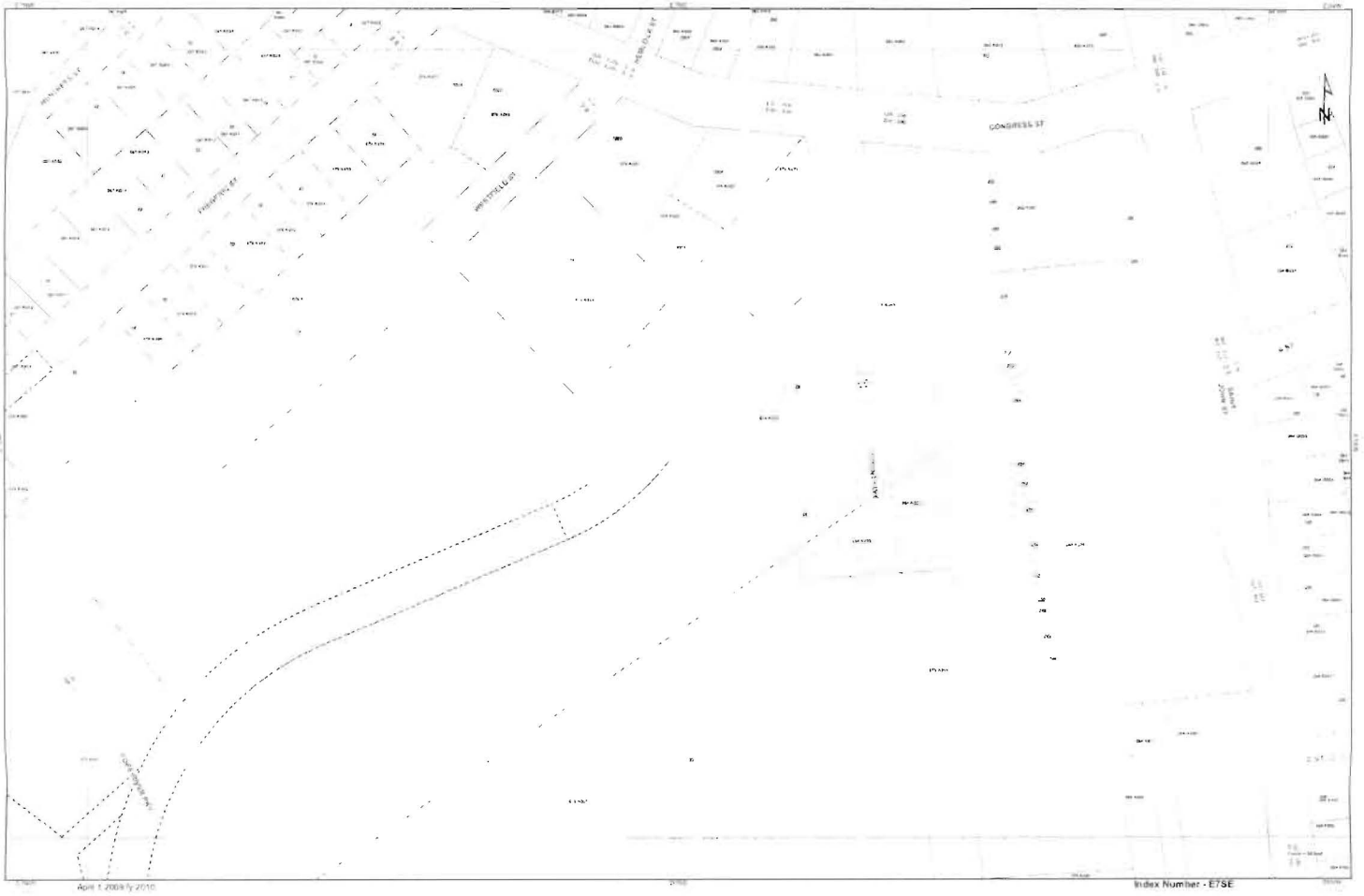
[View Sketch](#) [View Map](#) [View Picture](#)

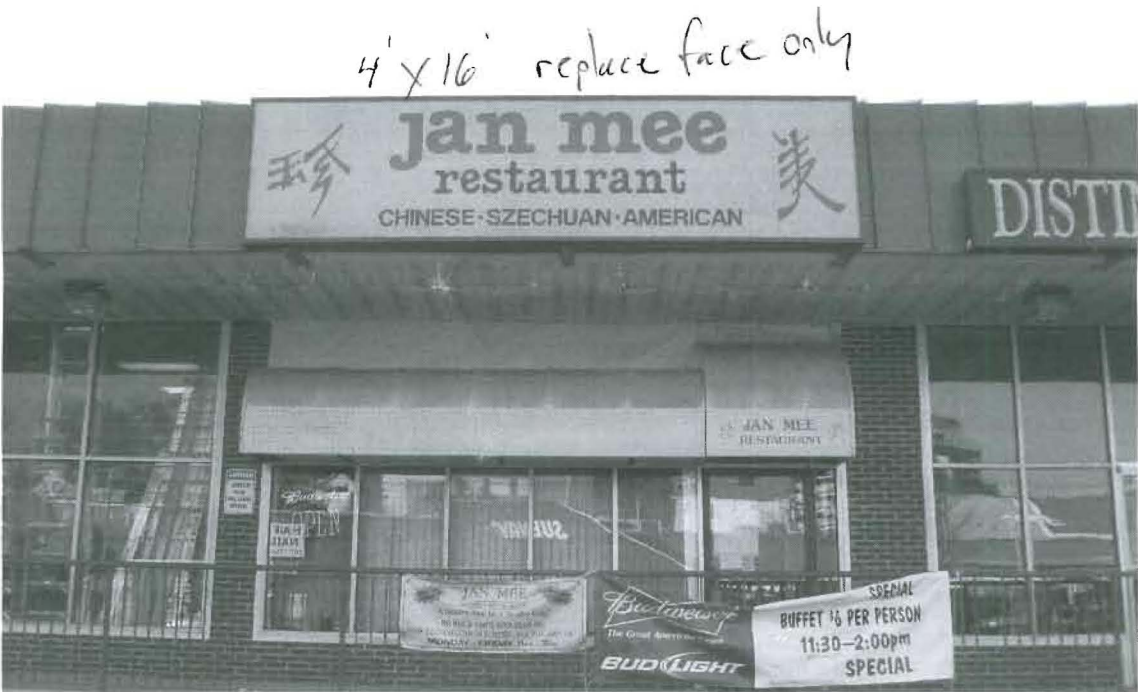


Exterior/Interior Information:



- Descriptor/Area
- A: 083
19985 sqft
 - B: 086
10140 sqft
 - C: COOLER-CHILLER
98 sqft
 - D: 034
87718 sqft
 - E: OVERHEAD DR-WOOD/MTL
64 sqft
 - F: OVERHEAD DR-ROLL STL
64 sqft
 - G: STORE FRONT/AV MET F
sqft
 - H: ENCLOSED ENTRY
160 sqft
 - I: CANOPY ROOF/SLAB
4795 sqft
 - J: LOAD DOCK, ST DR CONC
200 sqft
 - K: LOAD DOCK, ST DR CONC
100 sqft







Date: 3/17/11	Scale: 1" = 1'
Drawing #: 1	Sales Rep: DF
Rev #: 4	Rev Date: 4/4/11
Apprv'd by:	

Jan Mee Restaurant

- 1 - s/f 4' x 16' face replacement
 - white polycarbonate substrate
 - translucent vinyl copy & graphics

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David Froisland

From: "Robert Connor" <jrconnor1@verizon.net>
To: "David Froisland" <inbox@signconceptsmaine.com>
Sent: Sunday, April 03, 2011 12:46 PM
Subject: Re: Union Station Plaza
David Froisland:

We hereby authorize you to replace the existing sign for the Jan Mee Restaurant at Union Station Plaza with a new sign of the same size. If you wish to increase the size of the sign, please send to me a plan of what is being proposed.

J. Robert Connor
President of General Partner of Union Station LP

On Mar 14, 2011, at 12:08 PM, David Froisland wrote:

Dear Mr Connor,
I am replacing the sign face for Jan Mee at the Union Station Plaza in Portland. At your earliest convenience, please send a letter (or e-mail) stating that you give permission to do so. Please let me know if you have any questions and thank you in advance.
David

David Froisland
Sign Concepts
Scarboro Signs (a subsidiary of Sign Concepts)
75 Bishop Street
Portland, ME 04103
Phone: 207-699-2920
Fax: 207-878-7790
inbox@signconceptsmaine.com