



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

Aug. 26, 2010

Received from T R Sign Design, Inc.

Location of Work 312 So. Jordan

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (1L) \_\_\_\_\_ Plumbing (1S) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_  $54 \times 2 = 108.00$

CB: 065 A011  $+ 30.00$   
 $108.00$

Check #: 4544 Total Collected \$ 138.00

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

Taken by: 4 138.00

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

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND PERMIT ISSUED

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING PERMIT

Permit Number: **AUG 30 2010**  
101054

This is to certify that Dominic Reali Realty Llc/Sign Design Inc City of Portland  
has permission to Erect 54 sq. ft freestanding sign  
AT 312 St John St CE 065 A011001

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.

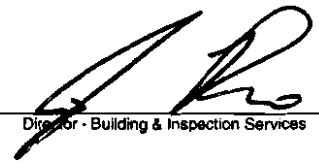
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work used-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



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: 10-1054	Issue Date:	CBL: 065 A011001
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Location of Construction: 312 St John St	Owner Name: Dominic Reali Realty Llc	Owner Address: 312 St John St 2nd Fl	Phone:
Business Name: Amato's	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone: 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial - Amato's	Proposed Use: Amato's Commercial / Erect 54 sq. ft freestanding sign.	Permit Fee: \$138.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Erect 54 sq. ft freestanding sign.		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: IBC, 2003 Sign	
		Signature: [Signature]		Signature: [Signature]
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: gg	Date Applied For: 08/26/2010	<b>Zoning Approval</b>		
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<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>bbd on</i></p> <p><input type="checkbox"/> Flood Zone <i>Sign legally non-compliant</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/conditioning</i></p> <p>Date: 9/30/10 <i>ABM</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District 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><i>ABM</i></p> <p>Date: _____</p>
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**PERMIT ISSUED**

**AUG 30 2010**

City of Portland

**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 \_\_\_\_\_

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-1054	<b>Date Applied For:</b> 08/26/2010	<b>CBL:</b> 065 A011001
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<b>Location of Construction:</b> 312 St John St	<b>Owner Name:</b> Dominic Reali Realty Llc	<b>Owner Address:</b> 312 St John St 2nd Fl	<b>Phone:</b>
<b>Business Name:</b> Amato's	<b>Contractor Name:</b> Sign Design Inc	<b>Contractor Address:</b> PO Box 207 Westbrook	<b>Phone:</b> (207) 856-2600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Amatos/ Replace part of freestanding sign - 89" x 87" - 37" x 87" is electronic message center.	<b>Proposed Project Description:</b> Replace part of freestanding sign - 89" x 87" - 37" x 87" is electronic message center.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/30/2010
<b>Note:</b> Total of 66 sf allowed. Permit #97-0762 had 9' x 6' existing Amatos signa and 2' x 6' Check Cashing sign for <b>Ok to Issue:</b> <input checked="" type="checkbox"/> a total of 66 sf. Location already existing.			
1) Any LED display SHALL NOT continuously flash, nor contiuously blink, and SHALL NOT scroll. Electronic message board signs SHALL NOT change messages more than once every twenty (20) minutes. This City and State regulation SHALL BE strictly enforced.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 09/09/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and appropral prior to work.			
2) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			

**PERMIT ISSUED**

AUG 30 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY)**

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  X   **Electrical & final inspection required 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 OR 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.**

**PERMIT ISSUED**

**AUG 30 2010**

**City of Portland**

10 1054



# 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: 312 Saint John

Tax Assessor's Chart, Block & Lot Chart# <u>065</u> Block# <u>A</u> Lot# <u>011</u>	Owner: <u>Amato's, Inc.</u>	Telephone: <u>828-5981</u>
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Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>Sign Design, Inc.</u> <u>P.O. Box 207</u> <u>Westbrook, ME 04098</u> <u>856-2600</u>	Total s.f. of signage x \$2.00 Fee s.f. plus \$30.00/\$65.00 Fee H.D. signage = Total Fee: \$ Awning Fee = cost of work Total Fee: \$
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Who should we contact when the permit is ready: Roger/Diana phone: 856-2600

\* Tenant/allocated building space frontage (feet): Length: 70' Height: 20'  
\* Lot Frontage (feet) 145' Single Tenant or (Multi Tenant Lot)

Current Specific use: Retail  
If vacant, what was prior use: N/A  
Proposed Use: N/A

Information on proposed sign(s):  
Freestanding (e.g., pole) sign? Yes  No  Dimensions proposed: \_\_\_\_\_ Height from grade: 18'  
Bldg. wall sign? (attached to bldg) Yes  No  Dimensions proposed: \_\_\_\_\_

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: 1-2x6 } 54  
Bldg. wall sign? (attached to bldg) Yes  No  Dimensions: 1-6x9 } 66 SF  
Awning? Yes  No  Sq. ft. area of awning w/communication: \_\_\_\_\_

54 x 2 = 108.00  
+ 30.00  
Total \$ 138.00

RECEIVED

\* 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: AUG 26 2010  
Failure to do so may result in the automatic denial of your permit.

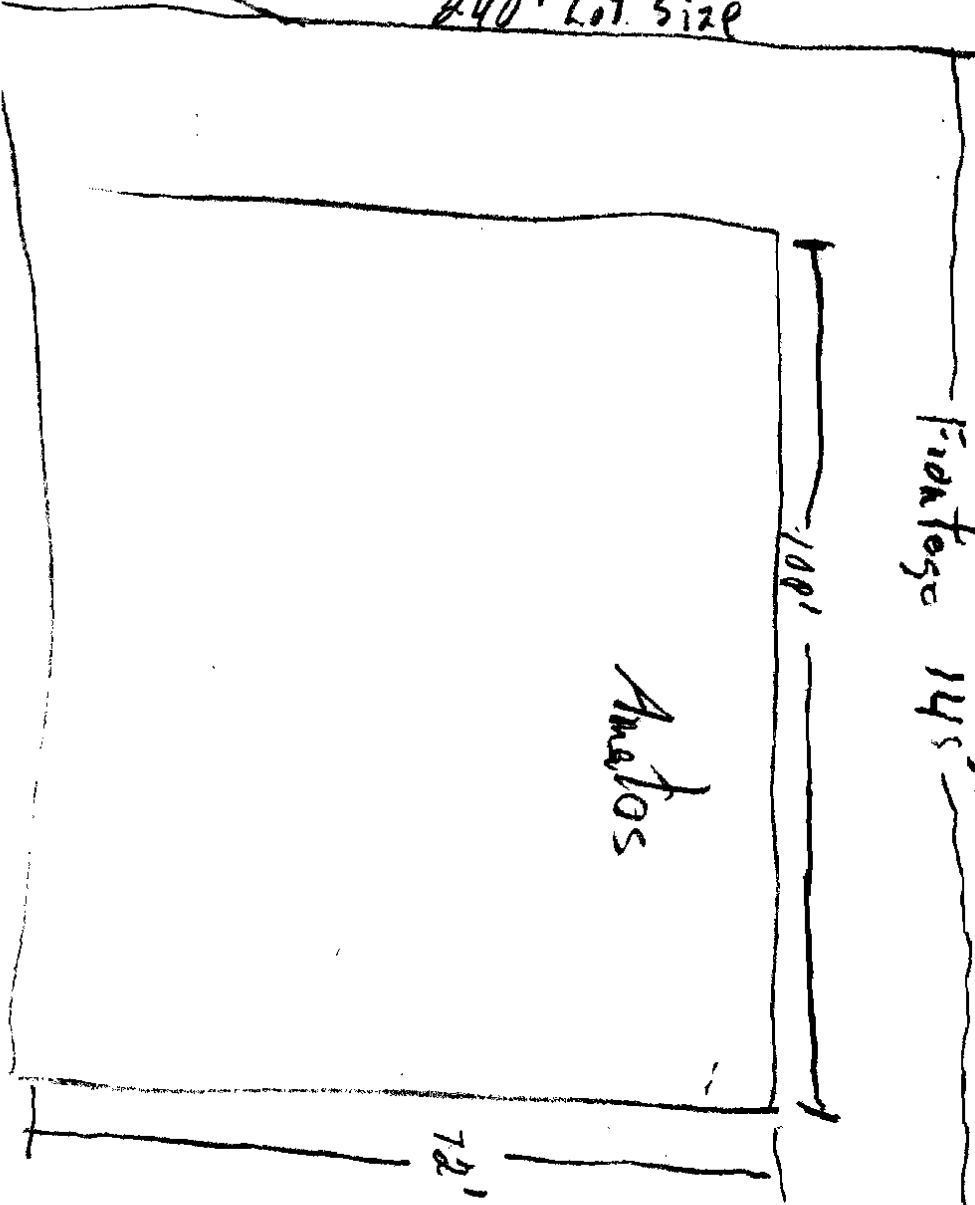
In order to be sure the City fully understands the full scope of the project, the Planning and Development Dept. of Building Inspections City of Portland Building Inspections office, room 315 City Hall or call 874-8703. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov)

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: Diana Olmstead Date: 8/25/10

This is not a permit; you may not commence ANY work until the permit is issued.  
B-2 milk market.  
pylon sign - under awning.  
65 ft total  
18' max - 18 sign (circled)  
- proposed 89" x 74" = 83.77 ft  
existing 2x6 = 12 ft  
66.77 ft  
legally on-line

240' Lot Size



Frontage 145'

ST. JOHN ST





This Design Is The Property Of  
**Sign Design Inc.**

**306 Warren Ave. Portland, ME**  
Phone: 207.856.2600 Fax: 207.856.7600  
signdesi@maine.rr.com

Double Sided, Interior Illuminated Sign Cabinet And Message Center (Red Display)  
Lexan Sign Faces With Vinyl Graphics



This proof may reflect color shifts due to the color conversion from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability.  
Customer supplied artwork files (300 dpi required) will be used as is, and Sign Design Inc. is not responsible for any faults in the design.

Any black outlines appearing on this proof are for representation only. They are to distinguish sign components such as borders, retainers, faces and reveals. Unless otherwise specified, they are not considered as part of the sign graphics.

Customer approval is a signed confirmation that dimensions, colors, spelling, graphics and all other job specifics are correct.

Sign Design Inc. is not responsible for errors occurring due to improper review of this submitted proof.

Client: Amatos Rev. 2  
File: saint john st. comp. 2  
Date: 8.23.10

Approval:



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/24/2010

PRODUCER (207)780-1677 FAX: (207)780-6377

Cross Insurance-Portland

2331 Congress Street

PO Box 567

Portland

ME 04112

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

Amato's Sandwich Shop Inc

312 St. John Street

Portland

ME 04101

INSURER A: Acadia Insurance Group, LLC

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/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	CPP004301521	7/1/2010	7/1/2011	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY	CAP004301322	7/1/2010	7/1/2011	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" 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 checked="" type="checkbox"/> HIRED AUTOS					
<input checked="" type="checkbox"/> NON-OWNED AUTOS					
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
A	EXCESS / UMBRELLA LIABILITY	CUA004301021	7/1/2010	7/1/2011	EACH OCCURRENCE \$ 10,000,000
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$ 10,000,000
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input checked="" type="checkbox"/> RETENTION \$ 0				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				OTHER
	OTHER				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

Refer to policy for exclusionary endorsements and special provisions.

\*10 day cancellation for non payment of premium.

City of Portland is listed as Additional Insured.

## CERTIFICATE HOLDER

signdesi@maine.rr.com

Sign Design

PO Box 207

Westbrook, ME 04098

## 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.

AUTHORIZED REPRESENTATIVE

Hope Cote/MLL

# Sign Design Inc.

**Sign Contractors**

P.O. Box 207  
Westbrook, ME 04098  
(207) 856-2600 \* FAX: (207) 856-7600  
1-800-949-9037  
signdesi@maine.rr.com  
**A Full Service Sign Company**

RE: *pylon sign*

To Whom It May Concern:

As the owner (or owner representative) of the property located at:

*312 St. John*

I authorize Sign Design Inc. to install signs/sign face replacements as detailed on attached paperwork.

*Paul A. Con*

Signature

*8-23-10*

Date

*Pasquale Troiano*

Print Name