

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 090588

Please Read
Application And
Notes, If Any,
Attached

This is to certify that FOREST AVENUE PLAZA LLC Image B
has permission to Amendment to Sign permit #09-1163. Original One 8' x 2 Sq.ft. Building Sign - New is 2'(24.3sq) Building Signs. ^{total of two}
AT 449 FOREST AVE CB 111 A016002

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 worked-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 _____

JUN 25 2009
CITY OF PORTLAND
Department Name

James Burke / 23/09
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Close out H-18-09

SCANNED

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 9-0588 Applicant: FOREST AVENUE PLAZA LLC
 Project Name: Amendment to Sign permit #09-013 Location: 449 FOREST AVE
 CBL: 111 A016002 Development Type:
 Invoice Date: 06/09/2009

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$30.00					On Receipt

Previous Balance \$0.00

Fee Description	Qty	Fee/Deposit Charge
Signs	1	\$30.00
		<u>\$30.00</u>
	Total Current Fees:	\$30.00
	Total Current Payments:	-
	Amount Due Now:	

 Detach and remit with payment

Bill to: FOREST AVENUE PLAZA LLC
 715 BOYLSTON ST
 BOSTON, MA 02116

CBL 111 A016002
 Application No: 9-0588
 Invoice Date: 06/09/2009
 Invoice No: 34770
 Total Amt Due:
 Payment Amount:

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0588	Date Applied For: 06/08/2009	CBL: 111 A016002
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Location of Construction: 449 FOREST AVE	Owner Name: FOREST AVENUE PLAZA LLC	Owner Address: 715 BOYLSTON ST	Phone: 617-266-4040
Business Name:	Contractor Name: Image Resource	Contractor Address: 9010 Farrow Road Columbia	Phone: (803) 790-2121
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial/TD Bank - Amendment to Sign permit #09-0133. Change from one 2'6 1/2" x 17'11 3/4" building sign to two 2' x 6' 7/8" building signs	Proposed Project Description: Amendment to Sign permit #09-0133. Change from one 2'6 1/2" x 17'11 3/4" building sign to two 2' x 6' 7/8" building signs
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 06/11/2009

Note: Proposal is for two signs on one facade. Section 14-369.5, Table 2.13 only allows one sign per street that front on. Gave permit to planning under section 14-368.5(g).
Deb Andrews approved it. **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/23/2009

Note: **Ok to Issue:**

1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

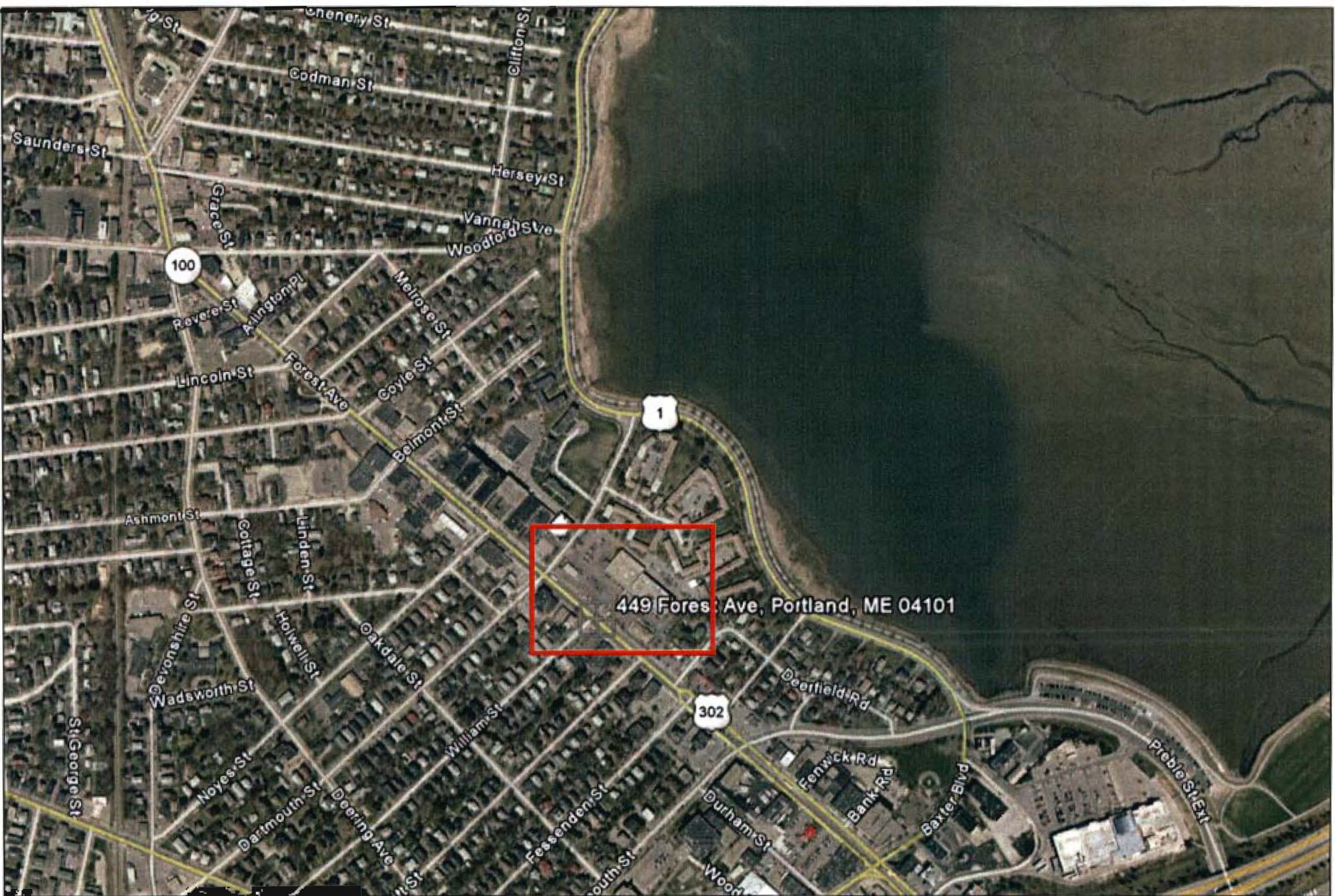
2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Dept: Planning **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 06/11/2009

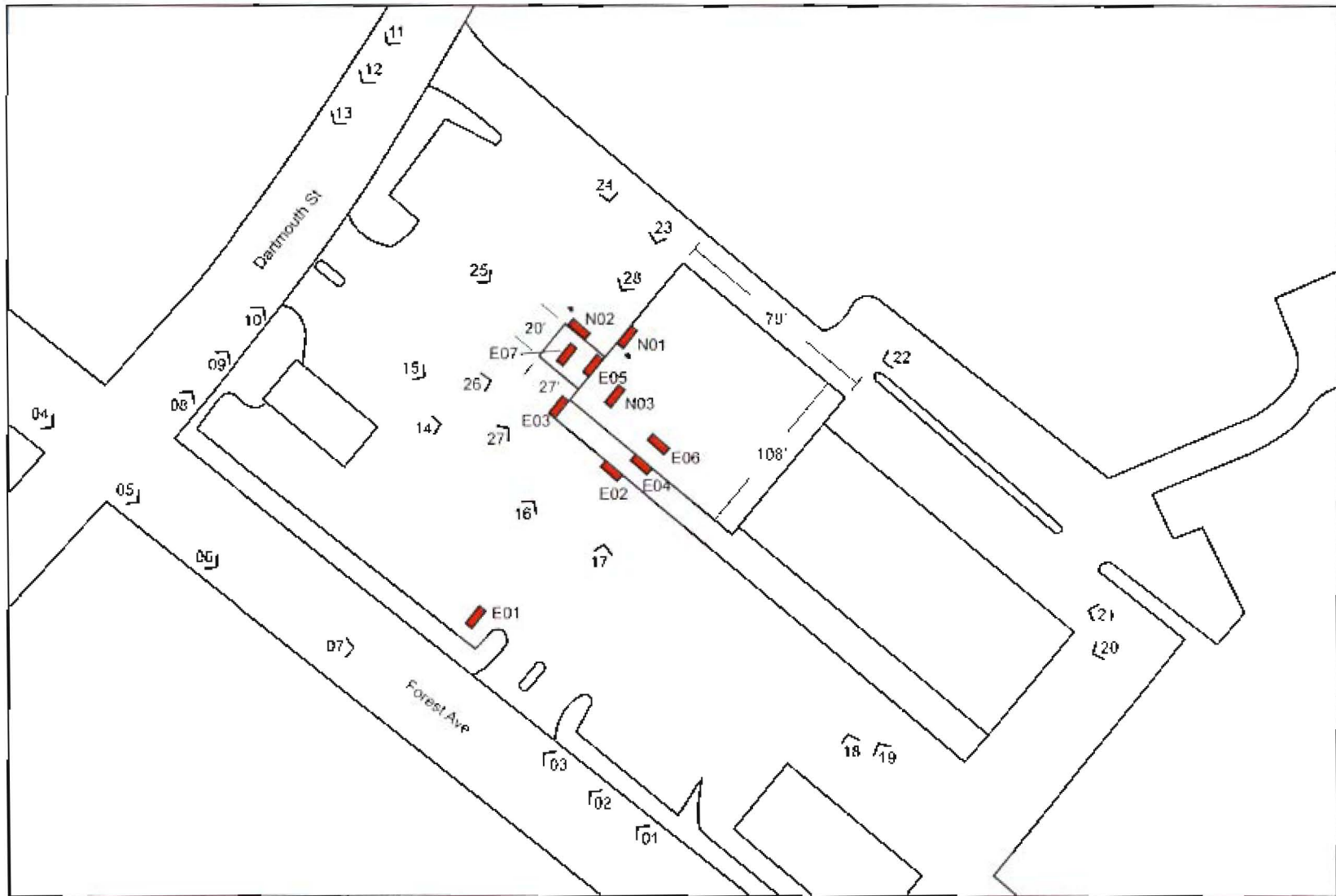
Note: **Ok to Issue:**

Comments:

6/9/2009-lmd: Ann/Marge - As I discussed with Ann and Tammy on 6/08/09, I will invoice Image Resource for the \$30.00 application fee. If you decide that the review process is more extensive we can re-evaluate the fees. LMD



Satellite Image



Road Frontage: N Elev: 0 S Elev: 547' E Elev: 0 W Elev: 294'

Notes: _____

Symbols
 E0# Existing Signage #
 N0# New Signage#
 01 Photo #

Portland - 9194 #9194
 449 Forest Ave
 Portland, ME 04101

EXISTING SIGNAGE

RECOMMENDED SIGNAGE

SIGN #	LOCATION	SIGN TYPE	SQ. FT.	VOLTS	FASCIA	SIGN TYPE	PERMIT	REC SQ. FT.
E01	South West	Multi-Tenant	5.11	120V	N/A	XCUS-T-HORIZ-RF-11.25hX63.75w	Yes	4.98
E02	South	Wall Sign	45.35	120V	Metal	XCUS-T-HORIZ-RF-30.25hX215.75w	Yes	45.32
E03	West	Wall Sign	25.21	120V	Metal	XCUS-T-HORIZ-RF-29.75hX120.75w	Yes	24.95
E04	South	Vinyl Copy	3.57	N/A	Glass	t-dv	No	0.69
E05	North West	Vinyl Copy	0.47	N/A	Glass	Remove Existing	No	0.00
E06	Interior	Vinyl Copy	1.25	N/A	Glass	t-dv	No	0.69
E07	North West	ATM	10.64	N/A	N/A	XCUS-T-ATM-VINYL-16.125hX95w	No	10.64
N01	Interior	None	0.00	N/A	Drywall (Painted)	XCUS-T-SL-1-2h (1'-8 1/8" x 5'-5 1/2")	No	9.15
N02	South West	None	0.00	N/A	Red Brick	t-sh-dt	No	2.67
N03	North West	None	0.00	N/A	Red Brick	t-sh-dt	No	2.67

Committed
small
small

TOTAL EXISTING PERMIT SQ.FT. 30.32

TOTAL RECOMMENDED PERMIT SQ.FT. 75.25

PERMIT INFORMATION

PERMIT SIGN TYPE	MAX QTY	MAX SQ FT PER SIGN	MAX O.A. HEIGHT	SQ FT
Pylons / Monuments	1	100	16'	100
Wall Signs / Lettersets	2	225	N/A	225

TOTAL MAX PERMIT SQ. FT. 325

NOTES: Wall Sign Formula:

- 1 per bldg facade + 1 additional
- 2 Sq. Ft. per 1 LF of building face which sign is to placed

Pylon Formula:

If less than 200 Ft. of street frontage then 65 Sq. Ft./ if greater than 200 Ft. of street frontage then 100 Sq. Ft.

$85.89 = 171.78$
 $\frac{30}{201.78}$



Original photograph



Composite photograph with proposed signage

E02 South Elevation

Existing Signage:

Face-Illuminated Wall Sign
 Overall: 2'-6 1/2" tall 18' wide 8 1/2" deep
 Square Footage: 45.75 sq.ft.
 Lighting: Fluorescent
 Transformers: TBD
 Electrical: 120V

Existing Fascia:

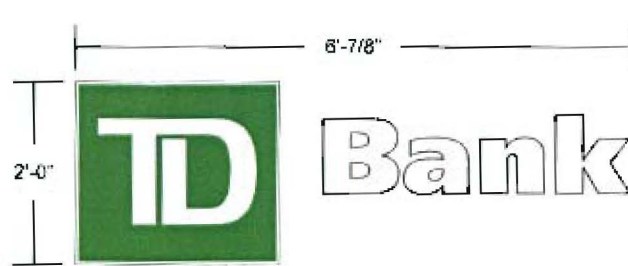
Material: Metal
 Condition: Good
 SW Fascia Color: SW6454

Fascia Restoration:

Standard

Special Conditions

Fascia repair / repainting required - Outside of signage scope.



FRONT VIEW
 SCALE - 1/2" = 1'



SIDE VIEW
 SCALE - 1/2" = 1'

$$72.875 \times 24 = 1749 \text{ } \phi = 12.15 \text{ } \phi$$

$$\begin{array}{r} \times 2 \\ \hline 24.3 \end{array}$$

XCUS-T-CL-W-2'0" h

12.15 sq.ft.

LED-Illuminated Letterset 5" deep, flush mounted, face illuminated. No stripe.

$$79 \times 15 = 1185$$



South Elevation

Scale - 1/8" = 1'-0"



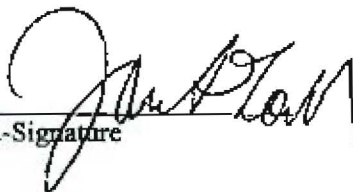
Property Owner's Authorization Letter

I, We Forest Avenue Plaza, LLC hereby authorize
Landlord

Emily Clark, AVP Representative for TD Bank
TD Bank designated person

To make application for a Signage permit for all freestanding & wall-
mounted signage, that identifies the financial institution: at

449 Forest Ave, Portland, ME
Property location

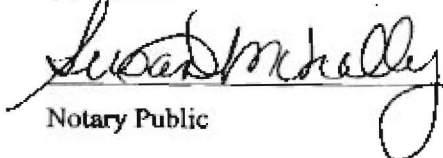

Landlord-Signature

9-21-08
Date

September 21 2008

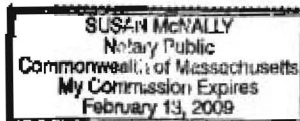
Personally appeared the above named James L. Gould as aforesaid, and
acknowledged the forgoing instrument to be his/her free act and deed in his/her capacity.

Before me:


Notary Public

Print Name:

My Commission expires:





September 19, 2008

Forest Avenue Plaza, LLC
c/o Fould & Company, LLC
715 Boylston Street
Boston, MA 02116

Attn: James Gould

Re: 449 Forest Ave, Portland, ME

Dear James Gould:

As you may know, TD Banknorth and its banking subsidiaries merged with Commerce Bank and will be installing new signage under our new name, TD Bank.

In accordance with the lease for the above referenced location this letter serves as our request for your consent to allow TD Bank to rebrand the signs at this location. The anticipated work will commence in the spring of 2009. All work shall be performed under the direction of the tenant, shall be at tenant's cost and shall be performed in a good workmanlike manner. The Bank's designated sign vendor will procure all applicable permits and other municipal approvals required to implement the project.

Please indicate your approval by signing below and returning a copy of this letter in the included prepaid envelope. Thank you for your attention to this matter. Please contact me @ 207-317-5103 should you have any questions or require additional information.

Sincerely,

Emily Clark

AVP, Regional Capital Projects Manager

ACKNOWLEDGED and CONFIRMED

Seen and Agreed to this 21st day of 9/ 2008

By: _____

Print Name _____

James L. Gould



Bank

America's Most Convenient Bank*

December 15, 2008

TO WHOM IT MAY CONCERN:

RE: TD Bank, NA Signage Conversion

Image Resource Group (IRG) has been contracted by TD Bank, NA to facilitate a signage and rebranding conversion project at all current TD Banknorth locations in the Mid-Atlantic & New England States.

Please accept this letter as authorization to allow Image Resource Group (IRG) to act as TD Bank, N.A.'s agent for the purposes of procuring all applicable permits and other municipal approvals required to implement the project as well as obtaining all necessary Landlord approvals of the sign changes as required by the applicable lease and any Landlord signatures needed on the original sign permit application(s).

Please contact me directly should you have any questions on this matter directly at (856) 470-3056.

Sincerely,
TD Bank, NA

Timothy Bretz

Timothy Bretz
US Real Estate Integration Project Manager

TB/hg

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.

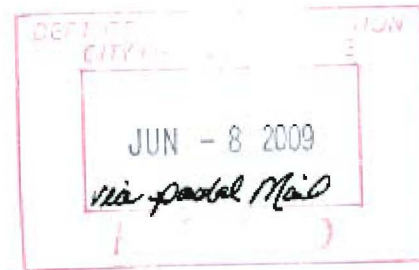
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

 per tel/con job 8/23/09
Signature of Applicant/Designee Date

 [Signature] 6/23/09
Signature of Inspections Official Date

111-AD 16002
9.0133



June 4, 2009

Ms. Lisa Danforth
City of Portland
389 Congress Street
Portland, ME 04101

Ms. Danforth,

Enclosed you will find a sign permit application and the necessary documentation for your review. This is pertaining to the TD Banknorth branch located at 449 Forest Ave. After a thorough review of this location, we found it better suited to change the building sign to two channel letter sets instead of the cabinet sign previously permitted. This will serve as an amendment to permit #090133, issued 3-6-09.

Please let me know what the fees will be upon review, and I will send a check for that amount quickly. Please note that the newly proposed signs have a combined total square footage that is less than the existing sign and is less than the sign that was previously approved.

Should any questions arise, don't hesitate to contact me at the information listed below. Email and mobile phone are the best means to get in touch. Thank you for your time.

Respectfully,

A handwritten signature in red ink, appearing to read 'JER' with a long horizontal stroke extending to the right.

Jason E Prouse
Regional Director
Image Resource Group

Phone: 803-790-2121
Fax: 803-790-2125
Mobile: 803-760-8794
Email: jprouse@imageresourcegroup.com

Encl.



X AMENDMENT TO PERMIT # 090133

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>449 Forest Ave</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>111 A 016</u>	Owner: <u>FOREST AVENUE PLAZA, LLC</u>	Telephone: <u>617-266-4040</u>
Lessee/Buyer's Name (If Applicable): <u>T D BANK</u> <u>c/o JASON PROUSE</u>	Contractor name, address & telephone: <u>TBSO</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: \$ _____
Who should we contact when the permit is ready: <u>JASON PROUSE</u> phone: <u>803-760-8794</u>		
Tenant/allocated building space frontage (feet): Length: <u>79'</u> Height: <u>21'</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>BANK</u> If vacant, what was prior use: <u>N/A</u> Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ Height from grade: _____ Dimensions proposed: <u>2'-0" H x 6' 7/8" W</u>		
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): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____ Dimensions: _____ Dimensions: <u>2' 6 1/2" x 18'-0"</u>		
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: <u>6-4-09</u>
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Bank

Site Survey and Recommendation

Portland ID #: 9194

449 Forest Ave

Portland, ME

Preliminary Recommendations

November 12, 2008

Recommendation Revision

April 21, 2009

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0588	Issue Date:	CBL: 111 A016002
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Location of Construction: 449 FOREST AVE	Owner Name: FOREST AVENUE PLAZA LLC	Owner Address: 715 BOYLSTON ST	Phone: 617-266-4040
Business Name:	Contractor Name: Image Resource	Contractor Address: 9010 Farrow Road Columbia, SC	Phone: 8037902121
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2b

Past Use: Commercial/TD Bank	Proposed Use: Commercial/TD Bank - Amendment to Sign permit #09-0133. Original One 45.32 Sq.ft. Building Sign - New is 2 24.3sq Building Signs. - 2' x 6' 3/4"	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B Type Sign IBC-2003	

Proposed Project Description: Amendment to Sign permit #09-0133. Original One 45.32 Sq.ft. Building Sign - New is 2 24.3sq Building Signs. - each 2' x 6' 3/4"	Signature:	Signature: <i>JMB 6/23/09</i>
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: lmd	Date Applied For: 06/08/2009	Zoning Approval		
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>- via action 14-96.5(5)</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>approved by sign exception</i> Map <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/11/09</i>	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 <i>HW</i> Date: _____
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D. 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.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, I