

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081478

Please Read Application And Notes, If Any, Attached

This is to certify that BAYVIEW COURT LLC / Leasing & Property Management
has permission to Install two awnings - one 7' entrance awning & one 12' awning - signage that wraps around the corner
AT 331 FOREST AVE City of Portland 112 C019001

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 is 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.	DEC 4
Appeal Board	
Other	
Department Name	

11/24/08 *[Signature]*
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: 08-1478	Issue Date: 11/24/08	CBL: 112 C019001
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Location of Construction: 331 FOREST AVE (333)	Owner Name: BAYVIEW COURT LLC	Owner Address: 10 MOULTON ST	Phone: 207-772-1131
Business Name:	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 Read St. Portland	Phone: 2077970100
Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	Zone: B-2

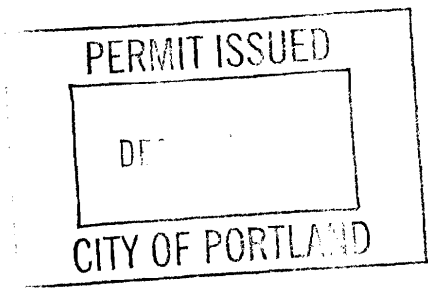
Past Use: Commercial - bike store - Back Bay Cycle	Proposed Use: Commercial - bike store- Install two awnings - one 7' entrance awning & one 36' awning w/signage that wraps around the corner	Permit Fee: \$94.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: Signage IBC-2003	

Proposed Project Description: Install two awnings - one 7' entrance awning & one 36' awning w/signage that wraps around the corner	Signature: Signature: <i>CL</i> 11/24/08
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: 11/19/2008	Zoning Approval
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- 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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK</i> 11/21/08 <i>ABU</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>ABU</i> Date: _____
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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: 08-1478	Date Applied For: 11/19/2008	CBL: 112 C019001
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Location of Construction: 331 FOREST AVE	Owner Name: BAYVIEW COURT LLC	Owner Address: 10 MOULTON ST	Phone: 207-772-1131
Business Name:	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 Read St. Portland	Phone (207) 797-0100
Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	

Proposed Use: Commercial - bike store- Install two awnings - one 7' entrance awning & one 36' awning w/signage that wraps around the corner	Proposed Project Description: Install two awnings - one 7' entrance awning & one 36' awning w/signage that wraps around the corner
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 11/21/2008
Note: Material is translucent but it is so dark that only the graphics will be illuminated.			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 11/24/2008
Note: 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			Ok to Issue: <input checked="" type="checkbox"/>

Comments: 11/20/2008-amachado: Left vcm fopr Carl Rickett. Awning appears to be translucent (backlit). Are the two awnings along Forest ave. separate? Tenant frontage?

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

Date

Signature of Inspections Official

Date



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>BACK BAY CYCLES 333 FOREST AVENUE</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>SEE ATTACHED PROPERTY SEARCH</u>	Owner: <u>BAY VIEW COURT LLC</u> <u>10 MOULTON STREET</u> <u>PORTLAND ME 04101</u>	Telephone: <u>772-1131</u>
Lessee/Buyer's Name (If Applicable) <u>DAVID</u> <u>BACK BAY CYCLE</u>	Contractor name, address & telephone: <u>LEAVITT & PARRIS INC</u> <u>256 READ STREET</u> <u>PORTLAND ME</u> <u>797-0100</u>	Total s.f. of signage x \$2.00 <u>320</u> 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>CARL M RICKETT</u> phone: <u>797-0100 EXT 104</u> ✓		
Tenant/allocated building space frontage (feet): Length: <u>39'</u> Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____ <u>with</u> <u>SEE ATTACHED PROPERTY SEARCH</u>		
Current Specific use: <u>BIKE SALES / SERVICE</u>		
If vacant, what was prior use: _____		
Proposed Use: _____ <u>NOV 19</u>		
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: _____		
Proposed awning? Yes <u>X</u> No _____ Is awning backlit? Yes <u>X</u> No _____ Height of awning: <u>3'8"</u> Length of awning: <u>43' TOTAL</u> Depth: <u>3'6"</u> Is there any communication, message, trademark or symbol on it? Yes <u>X</u> No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f. - <u>SEE GRAPHIC LAYOUT</u>		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No _____ Dimensions: <u>E → ELIMINATED</u> <u>ELIMINATING</u> 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>Carl M Rickett III</u>	Date: <u>11-18-08</u>
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B-2 multi-tenant. This is not a permit; you may not commence ANY work until the permit is issued.

1.5x frontage (39) = 58.5 ft
1 per frontage

translucent - but such a dark color not a lot of lighting
- 333 & 333 entrance not count
graphics - 5.4 ft ok



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.

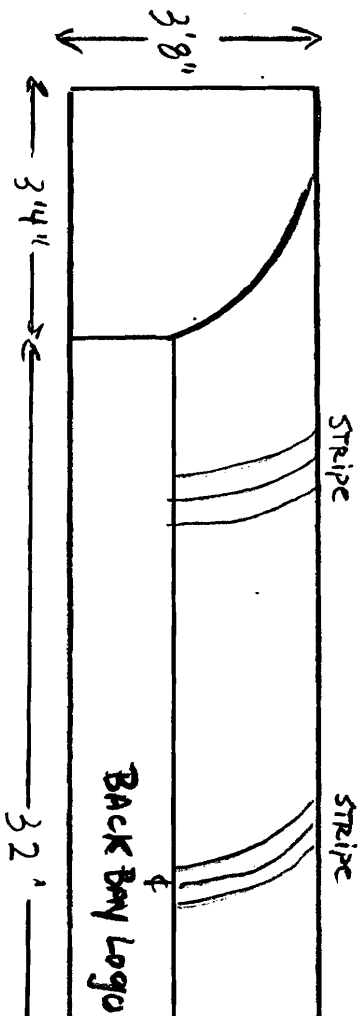
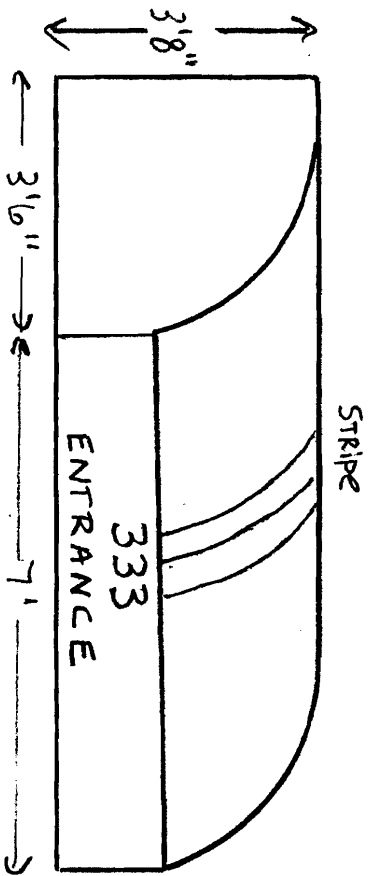
- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch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

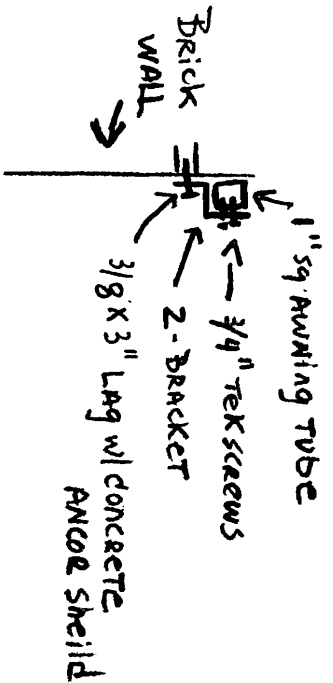
Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$9.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

LATHROP PROPERTY MGT
 10 MOULTON STREET
 40 BACK BAY CYCLE



ATTACHMENT DETAIL

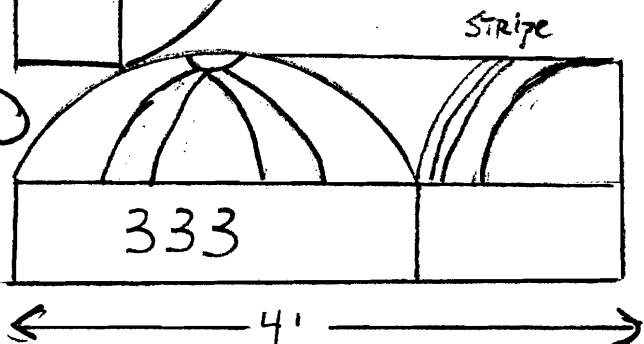


44" x 84" = 3712 3696
 95.672 lb

44" x 384" = 16,896

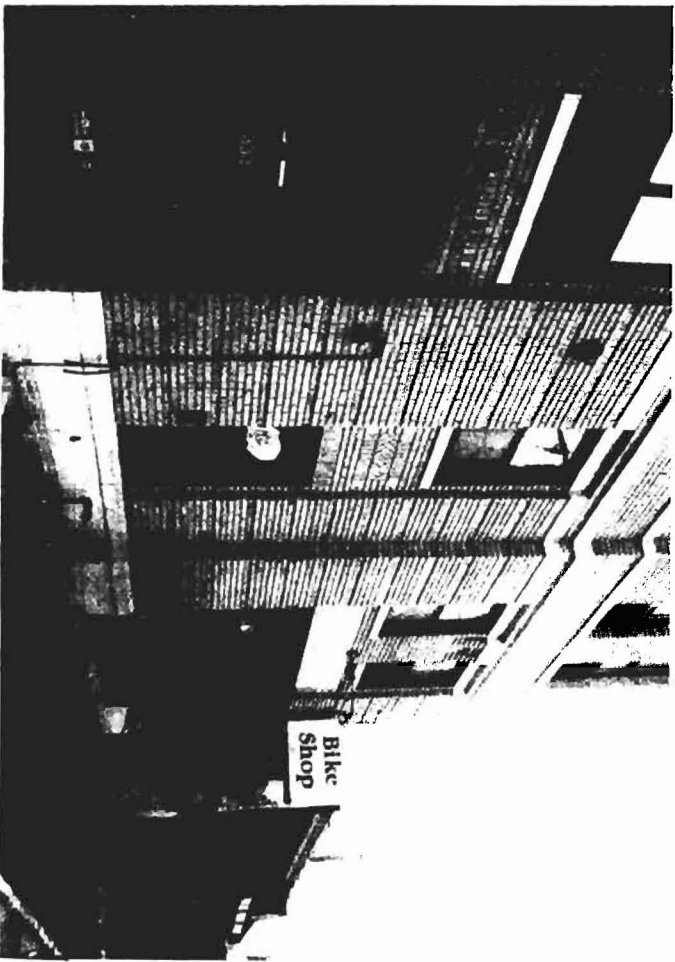
= 117.33

John 143 lb

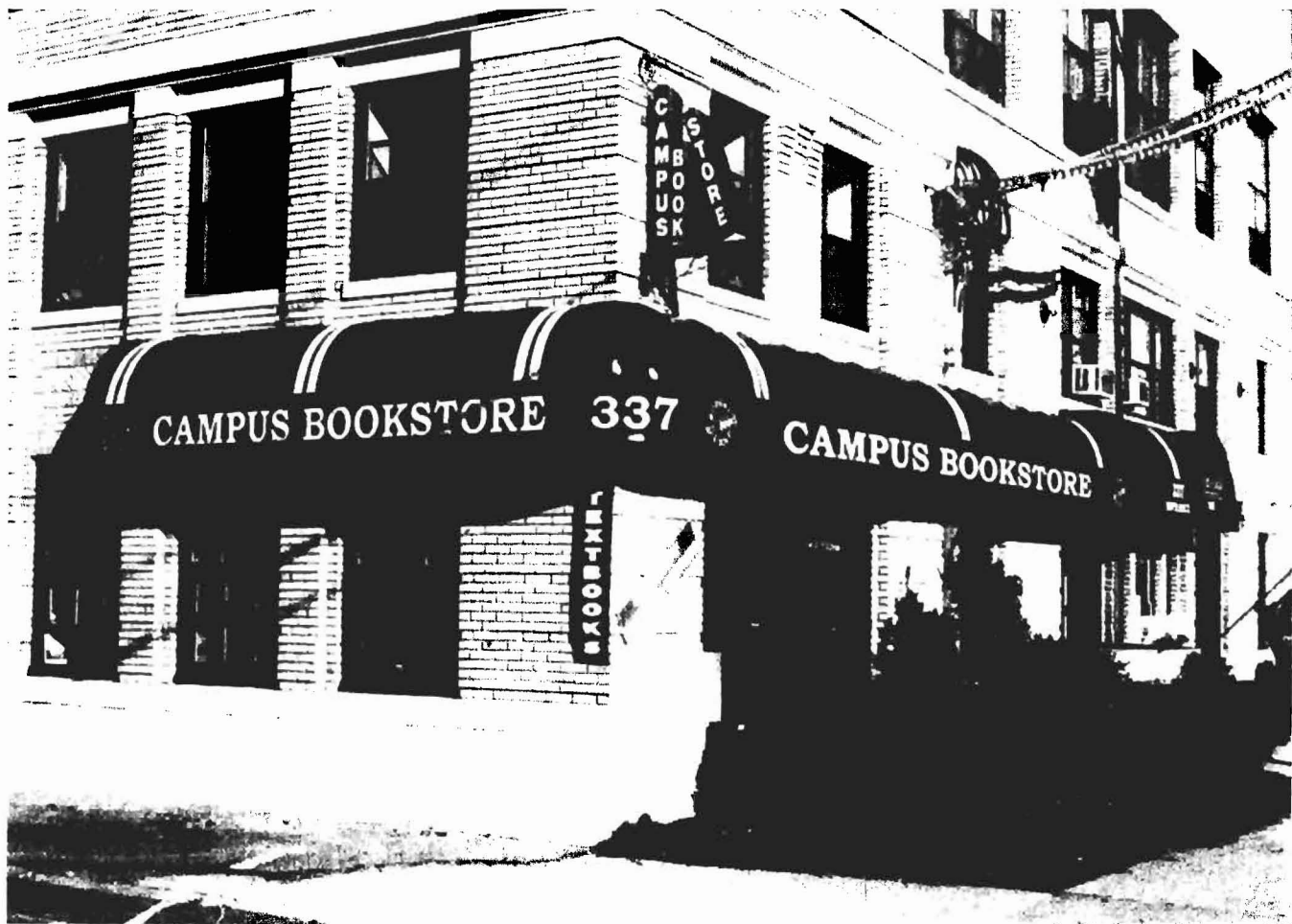
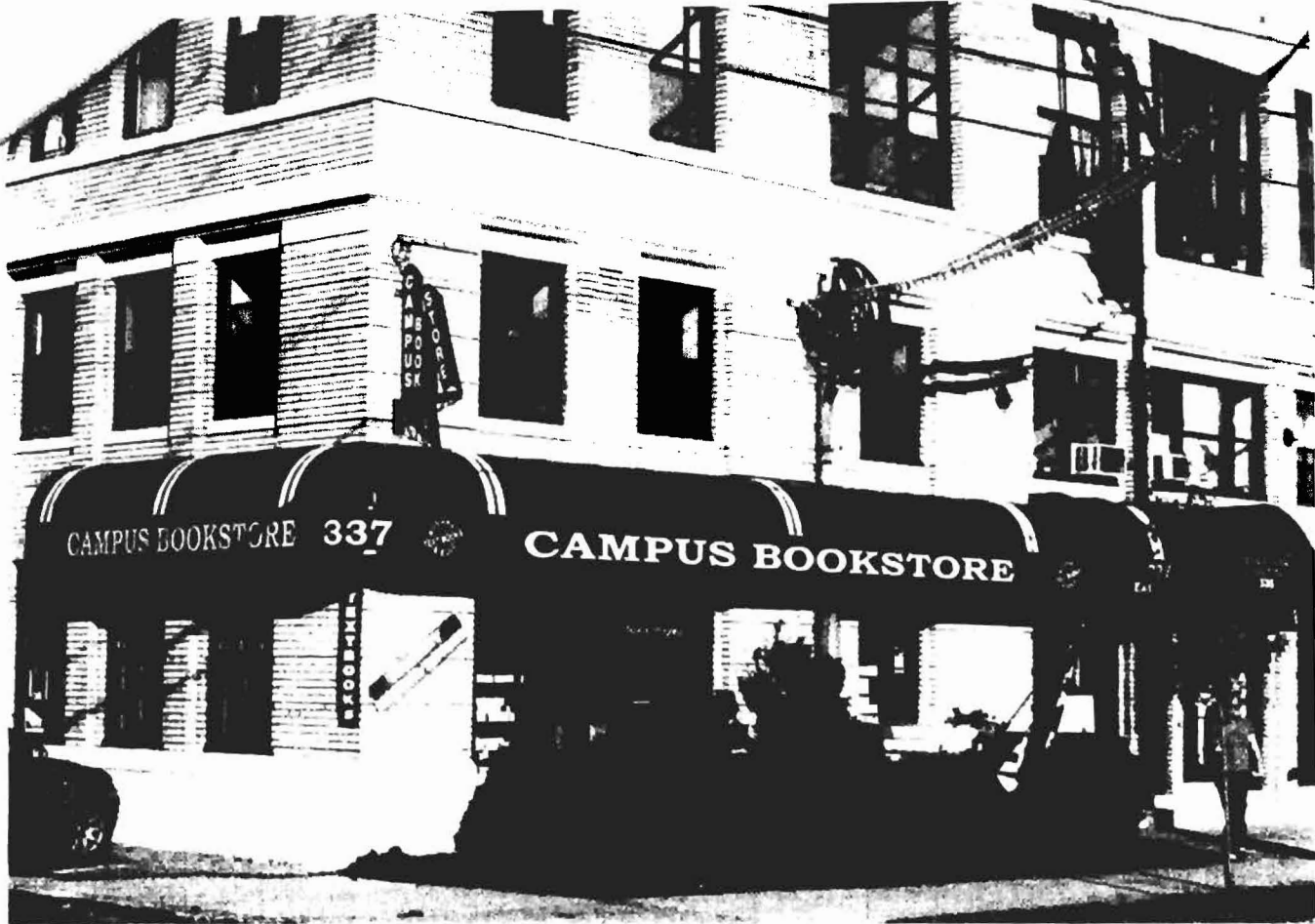


4' x 4' = 16 sq ft
 = 141.2

CORNER WRAP
 TO LOOK LIKE
 CAMPUS BOOK STORE
 BUT ONLY 4' WIDE



NEW Proposed Awning Area - SAME style AS CAMPUS BOOK STORE



Existing Back-Lit Awnning @ 337 Forest Ave

Graphic LAYOUT - ALL white

1x 9" h x 37" w



21" x 37" = 777¢
= 5.374¢

1x 8" h x 24" w

333

1x 12 1/2" h x 24" w

333
ENTRANCE

10x 3" h x 44" w



← STRIPES

Property Search Detailed Results

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

Card Number	1 of 1
Parcel ID	112 C019001
Location	331 FOREST AVE
Land Use	MULTI-USE COMMERCIAL
Owner Address	BAYVIEW COURT LLC 10 MOULTON ST PORTLAND ME 04101
Book/Page	24888/207
Legal	112-C-19 FOREST AVE 331-337 BANK RD 33-60 30775 SF

Current Assessed Valuation

Land	Building	Total
\$331,300	\$3,283,400	\$3,614,700

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1920	70	71550	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.706	71550		APARTMENT - HIGH RISE	BAYVIEW COURT APTS

Exterior/Interior Information

Section	Levels	Size	Use
1	E1/E1	13500	SUPPORT AREA
1	01/01	6000	RETAIL STORE
1	01/01	7500	APARTMENT
1	02/04	13900	APARTMENT
1	05/05	4050	APARTMENT
Height	Walls	Heating	A/C
10		HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	ELEVATOR - HYD. PASSENGER	1
2	PATIO - CONCRETE	1
2	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1990	ASPHALT PARKING	16500	1



LATHROP PROPERTY MANAGEMENT

October 27, 2008

From: Lathrop Property Management

To: Whom It May Concern

I am writing in regards to property that we manage at 333-335 Forest Avenue, Portland, known as Bayview Court and more specifically, an awning that we would like to add to the front of the building at that location. We are working with Carl Rickett of "Leavitt and Parris" on this project. We have given "Leavitt and Parris" permission to design an awning and submit an application to the city for approval.

Any questions may be directed to Linnette Pride @ 772-1131.

Thank you,

Linnette Pride, Vice Pres.

Lathrop Property Management

ACORD™ CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY)
10/17/2008

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.

INSURED
Leavitt & Parris, Inc. JJ&L, Corp.
 256 Read Street
 Portland ME 04103

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: One Beacon Ins Co	20621
INSURER B: Maine Employers Mutual	11149
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		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded: \$1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	7100110630002	4/30/2008	4/30/2009	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000								
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> Drive Other Car	7100110630002	4/30/2008	4/30/2009	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 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 EA ACC AGG \$								
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$	7100110630002	4/30/2008	4/30/2009	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000								
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	1810063708	4/30/2008	4/30/2009	<table border="1"> <tr> <td>WC STATUTORY LIMITS</td> <td>OTHER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$ 500,000</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$ 500,000</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$ 500,000</td> </tr> </table>	WC STATUTORY LIMITS	OTHER	E.L. EACH ACCIDENT	\$ 500,000	E.L. DISEASE - EA EMPLOYEE	\$ 500,000	E.L. DISEASE - POLICY LIMIT	\$ 500,000
WC STATUTORY LIMITS	OTHER													
E.L. EACH ACCIDENT	\$ 500,000													
E.L. DISEASE - EA EMPLOYEE	\$ 500,000													
E.L. DISEASE - POLICY LIMIT	\$ 500,000													
		OTHER												

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 *10 Day notice for nonpayment of premium except for Workers' Compensation.
 RE: Awning at 335 Forest Avenue. City of Portland is an Additional Insured.

CERTIFICATE HOLDER

Lathrop Property Management, LLC
 10 Moulton Street
 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 30 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
 Elizabeth Gamblin/EJG *Elizabeth Gamblin*

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.