

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 050463
MAY 26 2005
CITY OF PORTLAND

This is to certify that 164 REALTY INC /The Sign
has permission to install a 8'x2.5 Sign
AT 342 FOREST AVE

112 D004001

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 when permission is procured before this building or part thereof is altered or 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

Deanne Burke 5/25/05
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: 05-0463	Issue Date: PERMIT ISSUED MAY 26 2005	Fee: 112 D004001
-----------------------	--	---------------------

Location of Construction: 342 FOREST AVE	Owner Name: 164 REALTY INC	Owner Address: 100 SILVER ST	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue	Phone: 207 8797700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B2

Past Use: Commercial / Community Counseling	Proposed Use: Community Counseling/ install a 8'x2.5 Sign	Permit Fee: \$78.00	Cost of Work: \$78.00	CEO District: 2
--	--	------------------------	--------------------------	--------------------

Proposed Project Description: install a 8'x2.5 Sign	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:	INSPECTION: Use Group B Type: Sign IBC-2003 Signature: JMB 5/25/05
--	---	--

Permit Taken By: Idobson	Date Applied For: 04/25/2005	Zoning Approval
-----------------------------	---------------------------------	------------------------

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: Required 5/19/05	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:
--	---	--

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: 05-0463	Date Applied For: 0412512005	CBL: 112 D004001
------------------------------	--	----------------------------

Location of Construction: 342 FOREST AVE	Owner Name: 164 REALTY INC	Owner Address: 100 SILVER ST	Phone:
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone (207) 879-7700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Community Counseling/ install a 8'x2.5 Sign	Proposed Project Description: install a 8'x2.5 Sign
---	---

Dept: Building **Status:** Approved- **Reviewer:** Jeanine Bourke **Approval Date:** 05/25/2005

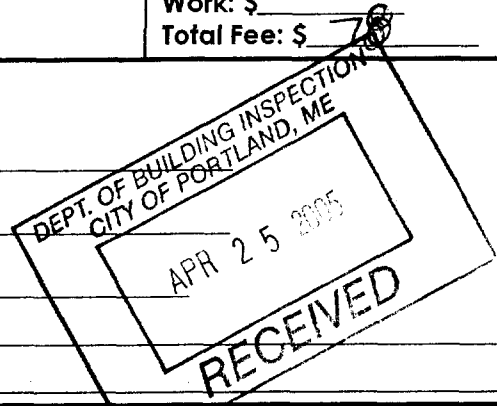
Note: **Ok to Issue:**

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

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: 343 FOREST AVE		
Total Square Footage of Proposed Structure 20	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 112 Block# D-004 Lot# 001	Owner: 164 REALTY INC	
Lessee/Buyer's Name (If Applicable) Community Counseling	Applicant name, address & telephone: Community Counseling Center 343 Forest Ave Portland ME 04101 874-1030	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ 70 Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ 70
Current use: OFFICE		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone: The Signery, 299 Forest Ave, Portland 04101 878-7700		
Whom should we contact when the permit is ready: Dave Berrana		
Mailing address: 299 Forest Ave, Portland 04101		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-879-7700		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 4-21-05
---	----------------------

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

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 343 Forest Ave Portland ME ZONE: B7

CBL: 112-D-004-001

SINGLE TENANT LOT? YES _____ NO X MULTI TENANT LOT? YES ✓ NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES _____ NO ✓

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 140 Height: 60

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO ✓ DIMENSIONS PROPOSED: _____

BLDG. WALL SIGN? (attached to bldg) YES ✓ NO _____ DIMENSIONS PROPOSED: 96" h 30" w

8 x 2.5
70 ft

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO ✓ DIMENSIONS: _____

BLDG. WALL SIGN(attached to bldg) ? YES _____ NO ✓ DIMENSIONS: _____

AWNING? YES _____ NO _____ DIMENSIONS: _____

LOT FRONTAGE (FEET): _____

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 _____

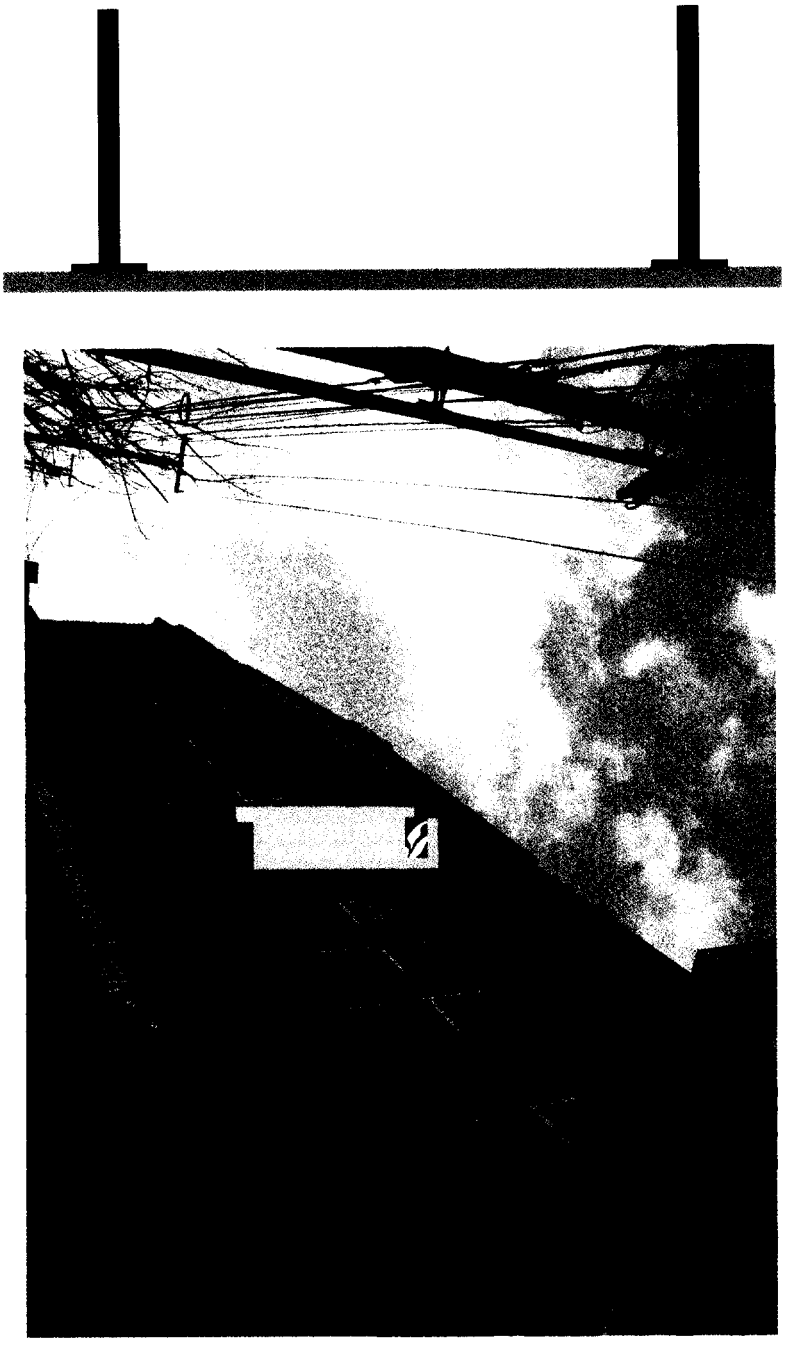
IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

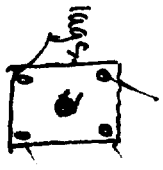
SIGNATURE OF APPLICANT: [Signature] DATE: 4-21-05

*** FOR OFFICE USE ONLY ***

[Empty box for office use only]




brackets will be attached with 4 3/8" x 3 1/2" galvanized lag bolts



Approved BY:

Date:

PLEASE REVIEW THIS PROOF CAREFULLY!
AND SEND COPY BACK TO THE SIGNERY THANK YOU

 <p>288 FOREST AVE PORTLAND ME PHONE 878-7700 FAX 878-8750</p>	<p>JOB NO</p> <p>DESIG NE</p>		<p>INSTALL</p> <p>JV</p> <p>JB</p>	
---	-------------------------------	--	------------------------------------	--

BY SIGNING OFF ON THIS PROOF, YOU ARE GIVING THE SIGNERY THE GO TO PRODUCE THIS WORK TO THE SPECIFICATIONS LISTED

Until approved job and Deposit is made, This proof is property of The Signery



6.90'

~ 15'

Their Application
says 2.5' x 6' =
20'



OK

Existing Sign

is 3' x 6' with
1 1/2" curve Above OR

~~A~~ = 17 R2

A = 3.14 x 1 -

~~A~~ = 3.14

18.00
3.14
21.14 #

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/07/2005

PRODUCER (207)829-6393 FAX (207)829-0933
VeriFi Insurance Agency
P.O. Box 318

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.

Agency: Nancy Burton
Insured: little blue i corp dba The Signery
299 Forest Ave.
Portland, ME 04101

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	OneBeacon Insurance Co.	31267
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		

Dave Beroang

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.

INSURER	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	YNIU09405	08/06/2004	08/06/2005	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea. occurrence) \$ 300,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				MED EXP (Any one person) \$ 5,000
	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				PERSONAL & ADV INJURY \$ 1,000,000
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				GENERAL AGGREGATE \$ 2,000,000
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				PRODUCTS - COMP/OP AGG \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				COMBINED SINGLE LIMIT (Ea. accident) \$
	OTHER				BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE (Per accident) \$
					AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY: EA ACC \$
					AGG \$
					EACH OCCURRENCE \$
					AGGREGATE \$
					\$
					\$
					\$
					WC STATUTORY LIMITS 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
City of Portland is additional insured.

CERTIFICATE HOLDER

City of Portland
389 Congress 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 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Nancy Burton

Nancy Burton

COMMERCIAL PROPERTIES MANAGEMENT LLC

100 Silver Street, Portland, ME 04101

Tel: 207-774-1885

Fax: 207-774-8397

April 18, 2005

VIA FACSIMILE: 207-874-1044 (Community Counseling, Todd Goodwin)

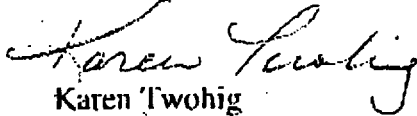
To: City of Portland
Code Enforcement

Subject: Community Counseling Center
Location: 343 Forest Avenue, Portland, Maine

Dear Sir or Madam:

On behalf of 164 Realty Inc., Landlord at the above referenced location, we hereby grant permission to proceed with *the* installation of the approved signage.

Sincerely,



Karen Twohig
Lease Administrator
Commercial Properties Management LLC

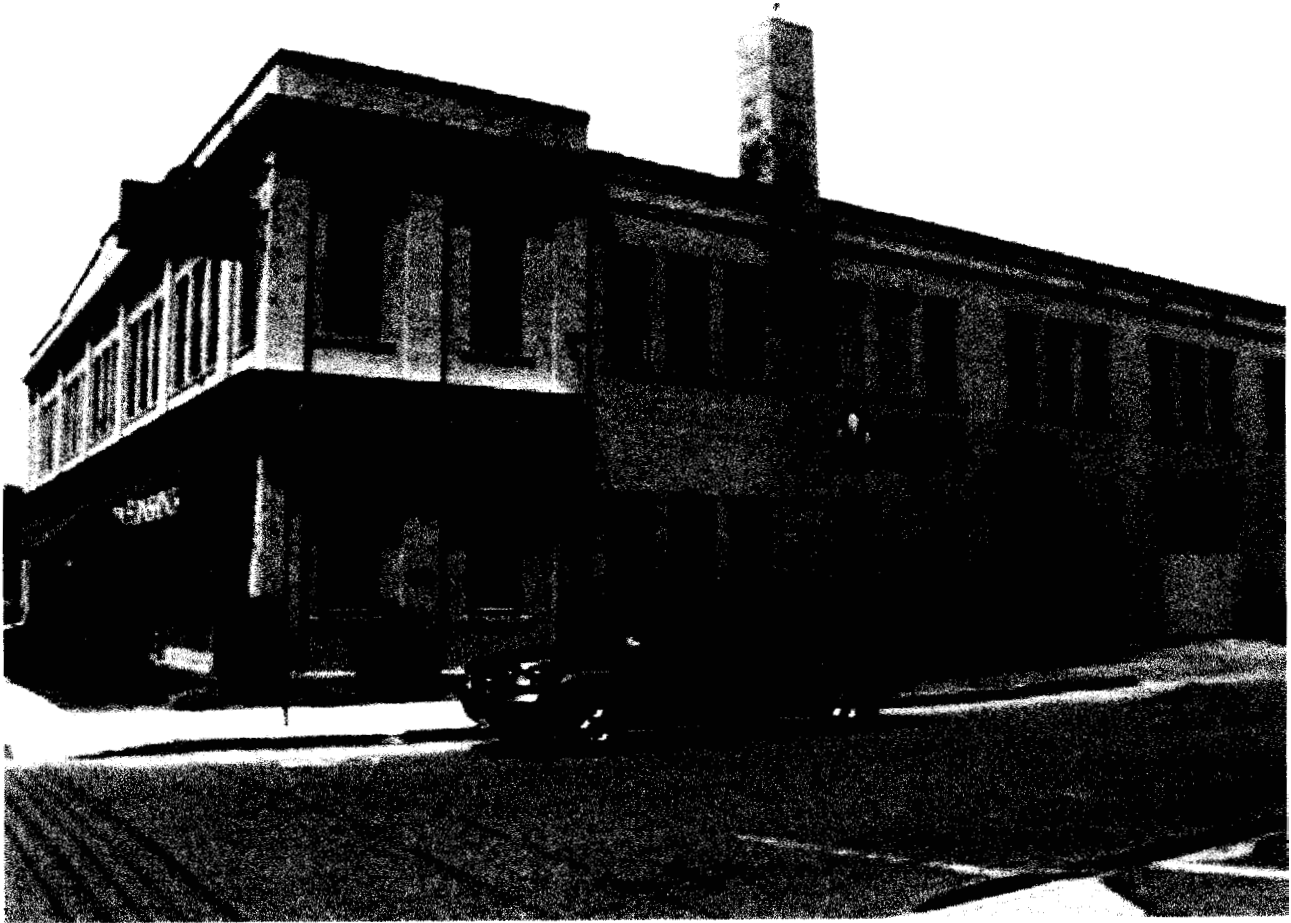


Table 2.13, continued

b. Individual Business Signs

Alternative 1

	B-1, B-2, AB, B-4, IB Zones	
	Tenant's Frontage < 150 linear ft.	Tenant's frontage ≥ 150 linear ft.
- Maximum Area	159 sq. ft.	na.
- Sq. ft. per linear ft. of bldg. front	1.5 sq. ft.	na
- Maximum % of wall area on which sign(s) is(are) to be placed	na	5%
- # permitted per business (a)	1	1

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage, but at 1/2 the maximum allowable area of the first.

1.5

15

Alternative 2

Note: Alternative 2 is available as an option to proprietors of multi-tenant lots needing greater flexibility in allocating signs to tenants. This option requires the submission of a signage plan as described in Section 14-368 (d) as evidence that all building signs on the subject lot comply with the provisions of this ordinance, including the size and number limits of this table. All nonconforming building signs must be brought into compliance to be eligible for the Alternative 2 option.

- Maximum Permitted Sign Area	na	
- Maximum % of wall area on which signs are to be placed	Principal Facade(s) 5%	All Other Facade(s) 2%
- # building signs permitted per lot	1 per tenant plus 1 additional per building face	

5%

Community Counseling Center

343 Forest Avenue, Portland, ME 04101

Phone: (207) 874-1030

Fax (207) 874-1044

TTY (207) 874-1043



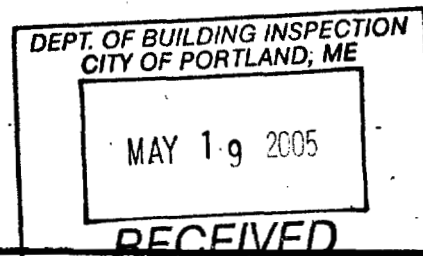
TO: Marge Schmuckel FROM: Steve Beaudette
 FAX: 874-8716 PAGES: one
 PHONE: _____ DATE: 5/18/05
 RE: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

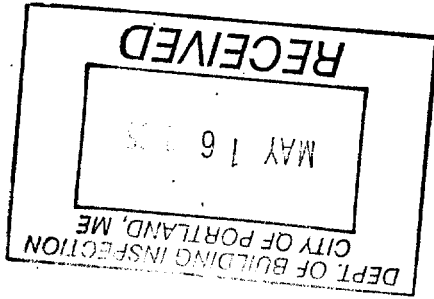
The existing projecting sign is 3' x 6' ^{= 18} with a 1' radius top. The dimensions of the new banner ^{are} quite different from the ~~new~~ old sign but the square footage is very close. The new banner would be less than 2 sqft larger.

Steve



*A = π R²
 A = 3.14 x 1²
 A = 3.14
 18.00
 21.14*

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the facsimile to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at the above number and destroy the original message and all copies. We will reimburse you for costs you incur in notifying us. Thank you.



Community Counseling Center

343 Forest Avenue, Portland, ME 04101

Phone: (207) 874-1030

Fax: (207) 874-1044

TTY: (207) 874-1043

Fax

TO: Marge Schmuckal FROM: Steve Beaudette
 FAX: 874-8716 PAGES: one
 PHONE: _____ DATE: 5/13/05
 RE: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

Marge,
 I left a voice mail msg for you letting you know that this fax is forthcoming. The sign to be removed is the projecting sign. We did not want to remove it ahead of time as we would have no upper floor signage. The plan is to remove the projecting sign when the banner is installed, which also saves us some money by condensing the service to one day rather than two. Please let me know if you have any other questions. Steve Beaudette.

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the facsimile to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at the above number and destroy the original message and all copies. We will reimburse you for costs you incur in notifying us. Thank you.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator

May 9, 2005

The Signery
299 Forest Avenue
Portland, ME 04101
Att: Dave Berrang

RE: Community Counseling Center - 343 Forest Avenue - 112-D-004 - B-2 Zone - sign application #05-0463

Dear Mr. Berrang,

Your application to erect a third sign for one business at 343 Forest Avenue has been denied because it is not meeting the requirements of the sign ordinance. The sign table for the B-2 zone, Table 2.13, only allows one sign per business. This is the third sign that is being proposed along Forest Avenue. There is one business sign on the awning and there is one projecting sign on the building. This is the third sign. It is not permitted.

If you submit you original receipt to our front staff, you can get all but 10% reimbursed for a permit that can not be issued.

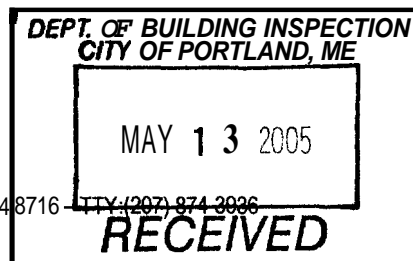
Very truly yours,

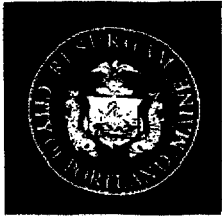
Marge Schmuckal
Zoning Administrator

Not good enough

Cc: Community Counseling Center, 343 Forest Avenue, Portland, ME 04101

Marge - Community Counseling will be taking the sign down.





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life ■ www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

May 9, 2005

The Signery
299 Forest Avenue
Portland, ME 04101
Att: Dave Berrang

RE: Community Counseling Center - 343 Forest Avenue – 112- D-004 – B-2 Zone – sign application #05-0463

Dear Mr. Berrang,

Your application to erect a third sign for one business at 343 Forest Avenue has been denied because it is not meeting the requirements of the sign ordinance. The sign table for the B-2 zone, Table 2.13, only allows one sign per business. This is the third sign that is being proposed along Forest Avenue. There is one business sign on the awning and there is one projecting sign on the building. This is the third sign. It is not permitted.

If you submit you original receipt to our front staff, you can get all but 10% reimbursed for a permit that can not be issued.

Very truly yours,

Marge Schmuckal
Zoning Administrator

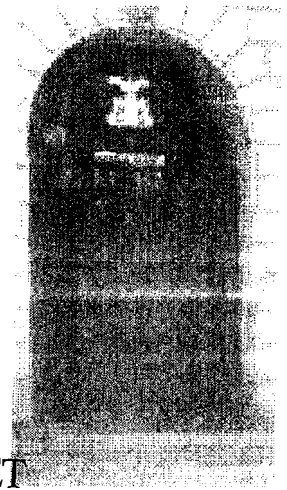
to remove
21# projecting sign
see FAXES

Cc: Community Counseling Center, 343 Forest Avenue, Portland, ME 04101

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Steve Beaudette</u>	FROM: <u>Marge Schmuckel</u>
FAX NUMBER: <u>874-1044</u>	NUMBER OF PAGES, WITH COVER: <u>1</u>
TELEPHONE: _____	RE: <u>343 Forest Ave Sign</u>
DATE: <u>5/18/05</u>	_____

Comments:

Steve
Thank you for the fax follow-up. I understand that you will be removing the existing projecting sign as soon as the proposed ~~banner~~ sign is erected. Your application states that the proposed sign will be 20th in size. Could you give me the dimensions of the existing sign? I am trying to obtain the comparison of size. Is the new sign larger, or smaller than the existing sign?
Thank you,
This should finalize my review of your permit.