

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0340
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME 2 F004001

Location of Construction: 309 FOREST AVE	Owner Name: WILLIAM C ROWELL FAMILY L	Owner Address: 122 CODMAN ST	Phone: MAR 29 2006
Business Name:	Contractor Name: Burr Signs	Contractor Address: 59 DownEast Drive	Phone: 207-7991183
Lessee/Buyer's Name:	Phone:	Permit Type: Signs - Permanent	Zone: B2

Proposed Use: Commercial	Proposed Use: Commercial install a 29' x 29' sign on bldg	Permit Fee: \$148.00	Cost of Work: \$148.00	CEO District: 1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: Sign IBL-2003 Signature: JMB 3/29/06		

Proposed Project Description:
Install a 29' x 29' sign on bldg

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 03/14/2006	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 <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: 3/20/06 JMB	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: JMB
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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 his 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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, MEPlease Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number 1206402006
MAR 29 2006This is to certify that WILLIAM C ROWELL EARLY LIMITED PARTNERSHIP ishas permission to Install a 59 sf sign on bldgAT 309 FOREST AVE112 E004001

provided that the person or persons who own or control the building in which this permit shall comply with all of the provisions of the Statutes of the State 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 proceeds before this building or part thereof is started or proposed-in-occupied. 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

Janine Bourke 3/29/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0340	Date Applied For: 03/14/2006	CBL: 112 F004001
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Location of Construction: 309 FOREST AVE	Owner Name: WILLIAM C ROWELL FAMILY I,	Owner Address: 122 CODMAN ST	Phone:
Business Name:	Contractor Name: Burr Signs	Contractor Address: 59 DownEast Drive Yarmouth	Phone: (207) 799-1183
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial install a 59 sf sign on bldg	Proposed Project Description: Install a 59 sf sign on bldg
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Dept: Zoning Status: Approved Reviewer: Ann Machado Approval Date: 03/20/2006
 Note: Ok to Issue:

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 03/29/2006
 Note: Ok to Issue:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0246	Date Applied For: 02/16/2006	CBL: 176 14011001
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Location of Construction: 302 STEVENS AVE	Owner Name: PORTLAND SOC OF THE NEW J	Owner Address: 302 STEVENS AVE	Phone:
Business Name:	Contractor Name: Built To Last	Contractor Address: 212 West Valentine Street Westbrook	Phone: (207) 831-6855
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial 2nd emergency door w/ deck and stairs to create an egress	Proposed Project Description: 2nd emergency door w/ deck and stairs to create and egress
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 02/27/2006
Note: Site plan was not to scale, but since they own the lot next door it would not violate side setback or lot coverage			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Cptn Greg Cass	Approval Date: 03/06/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:

3/10/2006-mjn: Left a message with the applicant re Guards don't meet code and the need for additional details.



Signage/Awning Permit Application

If you or the property owner owns 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: 299 Forest Avenue, Portland, Maine, 04101		
Total Square Footage of Proposed Structure 16,770 +/- SF	Square Footage of Lot 0.513 +/- acres	
Tax Assessor's Chart, Block & Lot Chart# 112 Block# F Lot# 4	Owner: William C. Rowell Family Limited Partnership	Telephone: 772-3033
Cessee Buyer's Name (If Applicable) Cadente Real Estate LLC	Applicant name, address & telephone: Cadente Real Estate Matthew Cadente 34 Diamond St Portland, ME 04101 207-775-7363	Total s.f. of signage: \$2.00 Per s.f. plus \$30.00/\$65.00 59 s.f. For I.L.D. signage= Total Fee: \$176.66 Awning Fee = per sq. ft. of awning Total Fee: 148
Who should we contact when the permit is ready: Matt Cadente phone: 207-775-7363 233-8229		
Tenant/allocated building space footage (feet): Length: 75 (total building length) Height: 14 Lot Footage (feet): 175 Single Tenant or Multi Tenant Lot: Multi-Tenant		
Current Specific use: VACANT If vacant, what was prior use: Sign company (The Signery) Proposed Use: Real estate office		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No X Dimensions proposed: ___ Bldg. wall sign? (attached to bldg) Yes X No ___ Dimensions proposed: 35" x 120" (58.33 +/- square feet)		
Awning? Yes ___ No X 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 proposed: ___ Bldg. wall sign? (attached to bldg) Yes X No ___ Dimensions proposed: 4 x 16 +/- Awning? Yes ___ No X Dimensions: ___		
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.		

29.16 #
Contractor Signs
Younkers Signs
846-0473

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 code applicable to this permit.

Signature of applicant: Matthew Cadente Date: 2/7/06

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

1 permit

1.5 # x tenant footage

420

$25" \times 120" = 4200"$

29.16 #

OK

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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 designer 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 initialzing 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.

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | Footings/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | Final/Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

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

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

~~N/A~~ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Donna Martin Admin
Signature of Applicant/Designer

3/29/06
Date

Donna Martin Admin
Signature of Inspections Official

3 29 06
Date

CBL: 112 Footy

Building Permit #: 06 0340

120"

35"



GARDEENTE
REAL ESTATE
Commercial / Investment Brokerage



PO Box 346
Yarmouth, Me 04096
207 846,0473
copyright 2004

DATE:

CUSTOMER:

APPROVED:

DRAWING n.:

1.

Specifications on Signage Installation

Matthew Cardente

From: Chris Bourgeois [chris@yarmouthsigns.com]

Sent: Thursday, February 09, 2006 12:24 PM

To: 'Matthew Cardente'

Subject: Description

[REDACTED]

Chris Bourgeois
P.207.848.0473
<http://www.yarmouthsigns.com>



February 6, 2006
122 Codman Street
Portland, Maine 04103
Tel. (207) 772-3033
E-mail mrowell@maine.rr.com

Matthew Cardente
Cardente Realty
299 Forest Avenue
Portland, Maine 04101

Dear Sir:

You have our permission to erect signage at 299 Forest Avenue as we have discussed provided that it meets all rules and regulations of the City of Portland and is installed in a safe and professional manner.

We hope that you will have every success and great prosperity at this new location

Sincerely,



Michael E. Rowell for
The William C. Rowell Family
Limited Partnership

Former location of Signery Sign. New location of Cardente Real Estate sign. Former sign was 4' X 16', new sign is 35" X 126"



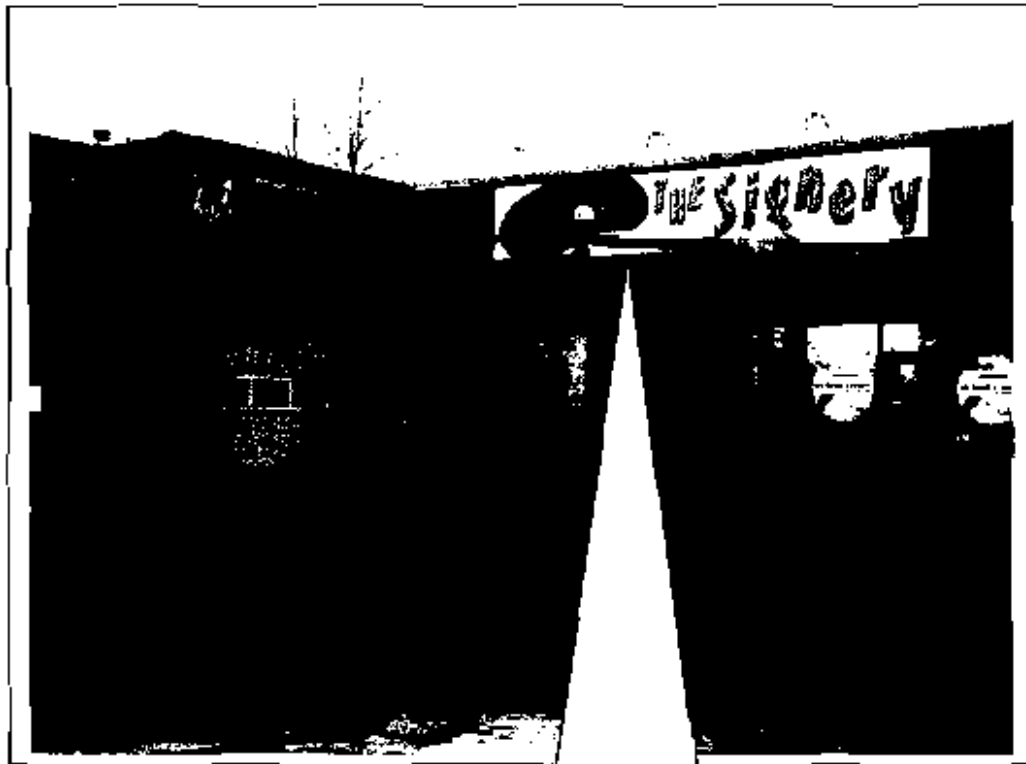
Former Location of Downeast Rug sign. Bradford's Sign is going up in this location soon.



Former Location of Signery Sign



299 Forest Avenue Signage



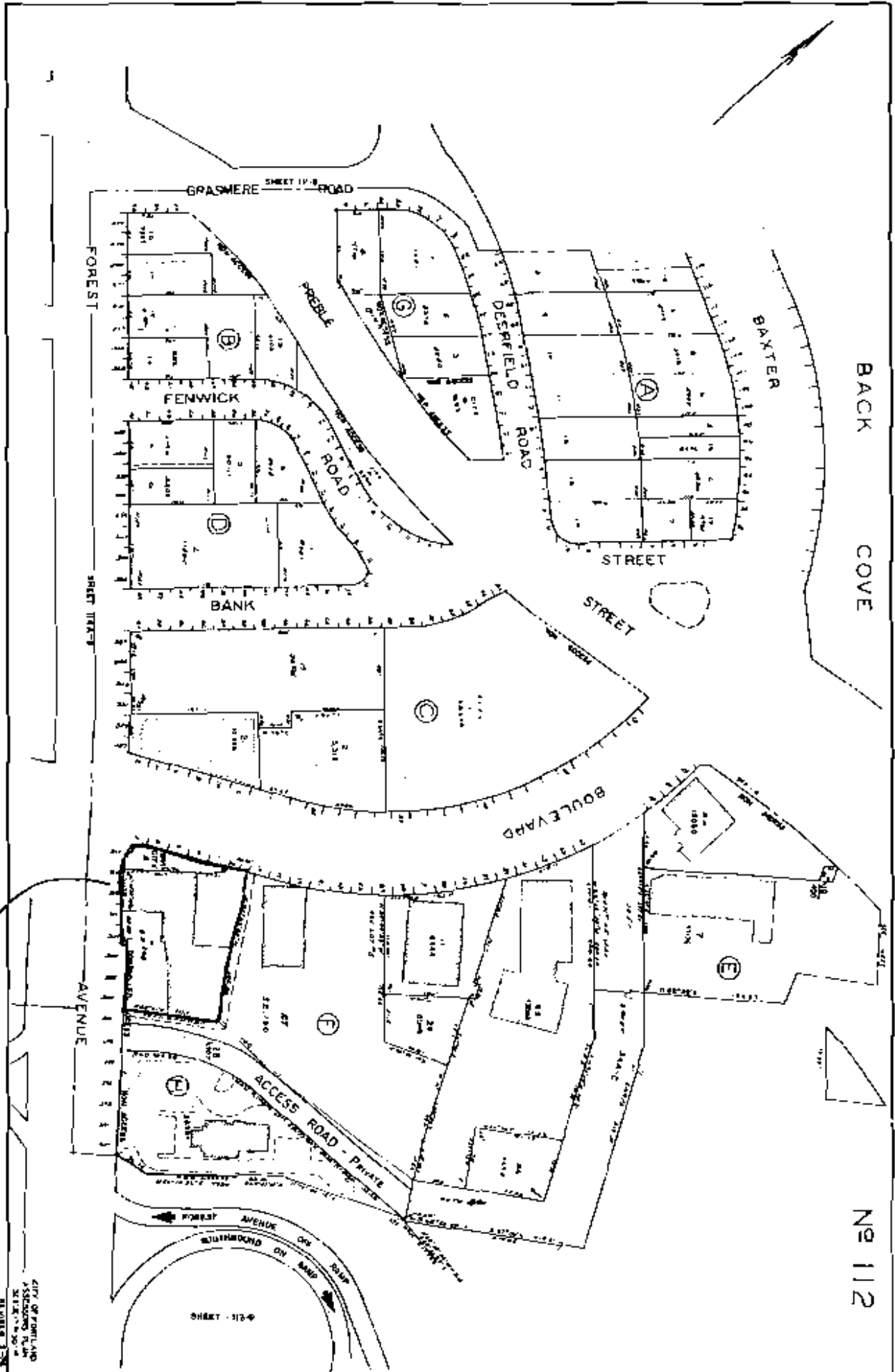
Former sign and location of proposed sign.

299 Forest Avenue – Signage Request

The proposed sign will be 35" X 120" and will be located approximately 12 feet above the main entrance of the demised premises. The sign will be installed using concrete/brick fasteners bolted through steel bars mounted to the back of the sign. The bolts will be drilled into the brick so that as they are tightened they will expand into the brick providing exceptional holding power. The sign company performing this work is Yarmouth Signs located at 27 Lafayette Street in Yarmouth, Maine. The owner of the sign company is Chris Bourgeois and he can be reached at 207-846-0437

BACK COVE

No 112



Property

CITY OF PORTLAND
 555 COMMERCIAL BLVD
 SEASIDE, OREGON 97138
 503-944-3300



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 facade 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 *Whole Building*

Details for sign fastening, attachment or mounting in the ground.

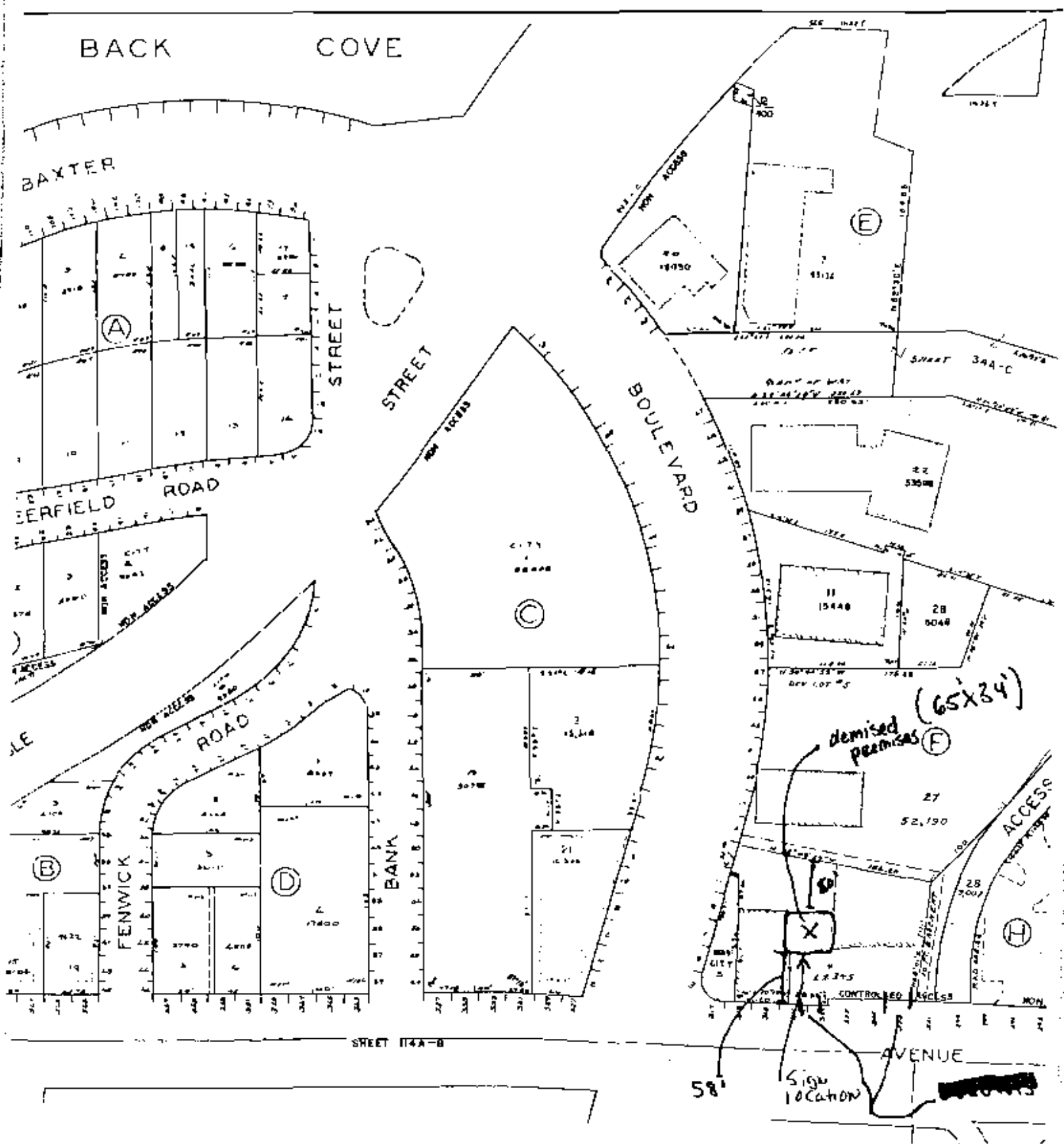
There are none. Breadhead's has ordered signage (applied) & is moving in. The signage has moved out & has been taken down their signs.

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.

I have indicated the sign setback and approximate dimensions of our unit. I have also shown the curb cuts



BACK COVE

BAXTER STREET

ERFIELD ROAD

FENWICK ROAD

BANK STREET

BOULEVARD

AVENUE

(A)

(C)

(E)

(B)

(D)

(F)

(H)

demised premises (65x34)

58' SIGN LOCATION

SHEET 114A-B

SHEET 34A-C

CONTROLLED ACCESS

██████████

ACORD CERTIFICATE OF LIABILITY INSURANCE		CAR RD CLASS-3	DATE (MM/DD/YYYY) 03/09/06
PRODUCER ED Banknorth Ins Agency Inc (SE) P.O. Box 406 Portland ME 04112 0408 Phone: 207-239-3500 FAX: 207-775-0338		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 Cardette Real Estate LLC 395 Forest Ave Portland ME 04103		INSURERS AFFORDING COVERAGE	NAIC # 10458
		INSURER A: OMEGA OIL INSURANCE GROUP	
		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.

FORM NO./EFFECT DATE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EXPIRES (DATE (MONTH/YY))	POLICY RESTARTS (DATE (MONTH/YY))	LIMITS
A X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIM MADE <input checked="" type="checkbox"/> OCCUR	FMLU19657	02/10/06	02/10/07	EACH OCCURRENCE: \$2,000,000
					PERSONAL & ADJ INJURY (Per person): \$5,000
					PERSONAL & ADJ INJURY (Per accident): \$2,000,000
					GENERAL AGGREGATE: \$4,000,000
	PRODUCTS - (COMPLIANCE ADD): \$4,000,000				
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED/LEASED <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Per accident): \$ BODILY INJURY (Per person): \$ BODILY INJURY (Per accident): \$ PROPERTY DAMAGE (Per accident): \$
	DAMAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT: \$ OTHER THAN AUTO ONLY: EA ACC: \$, NEC: \$
	UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIM MADE DEDUCTIBLE: \$ RETENTION: \$				EACH OCCURRENCE: \$ AGGREGATE: \$ RETENTION: \$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY EMPLOYER/EMPLOYEE/WORKER/EMPLOYEE OFFICER/OWNER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below: OTHER:				VIC STATUS: [] / [] TORY LIMITS: [] / [] E.L. EACH OCCURRENCE: \$ E.L. DISEASE - EA EMPLOYEE: \$ F.L. DISEASE - POLICY LIMIT: \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Certificate holder is named as additional insured as respects to general liability coverage.

CERTIFICATE HOLDER CITY OF PORTLAND 300 Congress Street Portland ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE INSURER AGENCIES WILL NOTIFY THE CITY OF PORTLAND IN WRITING 10 DAYS BEFORE NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL BE NO WAIVER OF LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE ED Banknorth Ins. Agency, Inc.
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