

NOV 15

PERMIT ISSUED

Form # 104

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 101354

This is to certify that WILLIAM CROWELL FARM LIMITED PARTNERSHIP

has permission to install 2 signs (2) 38" x 94" (1) 38" x 100"

AT 309 FOREST AVE City of Portland 112 P004001

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 laid out or other work started-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: 10-1354	Issue Date:	CBL: 112 F004001
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Location of Construction: 309 FOREST AVE (30)	Owner Name: WILLIAM C ROWELL FAMILY L	Owner Address: 122 CODMAN ST	Phone:
Business Name: "Evergreen Garden Center"	Contractor Name: Fast Signs	Contractor Address: 413 Western Ave. So. Portland	Phone: 2077735499
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial - "Evergreen Garden Center"	Proposed Use: Commercial "Evergreen Garden Center" - Install 3 signs (2) 38" x 94" (1) 48" x 108" (Sign 'A') (Sign 'B')	Permit Fee: \$198.00	Cost of Work: \$198.00	CEO District: 1
Proposed Project Description: Install 3 signs (2) 38" x 94" (1) 48" x 108" (Sign 'A') (Sign 'B') - third sign not allowed -		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A		INSPECTION: Use Group: Type: Sign 10/28/2010 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: Idobson	Date Applied For: 10/28/2010	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"/> Or w/condition Date: 11/10/10 [Signature]	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: [Signature]
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PERMIT ISSUED

NOV 15 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

Permit No: 10-1354	Date Applied For: 10/28/2010	CBL: 112 F004001
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Location of Construction: 309 FOREST AVE (#301)	Owner Name: WILLIAM C ROWELL FAMILY L	Owner Address: 122 CDDMAN ST	Phone:
Business Name: "Evergreen Garden Center"	Contractor Name: Fast Signs	Contractor Address: 413 Western Ave. So. Portland	Phone: (207) 773-5499
Lessee/Buyer's Name:	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial "Evergreen Garden Center" - Install 2 signs (1) 38" x 94" (1) 48" x 108"	Proposed Project Description: Install 2 signs (1) 38" x 94" - sign 'A' & (1) 48" x 108" - sign 'B'
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 11/09/2010

Note: Tenant fit up permit #10-0481.

Ok to Issue:

Original application was for three signs: Sign 'A' - 38" x 94" facing Baxter Boulevard, Sign 'B' - 48" x 108" facing the parking over the door and Sign 'C' - 38" x 94" facing Forest Avenue. Section 14-369.5, Table 2.13, an individual tenant is allowed one sign plus one additional if front on more than one street. Space fronts on two streets, so two signs are allowed, but not three. Received an email from Bud Elliot at Fast Signs that applicant is taking sign 'C' off the application.

- 1) This permit only allows the installation of two signs - sign 'A' and sign 'B'.

Dept: Building Status: Approved with Conditions Reviewer: Jonathan Rioux Approval Date: 11/15/2010

Note:

Ok to Issue:

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

Comments:

11/1/2010-amachado: Spoketo Pamela Holland. Can only have two signs. Two of the proposed signs 'B' & 'C' do not appear to be on her part of the building. See said that Bud Elliot from Fast Signs would be in.

11/5/2010-amachado: Received email from Bud Elliot from Fast Signs. Not applying for the sign facing Forest Avenue, (sign 'C').

PERMIT ISSUED

NOV 15 2010

City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

1028. 2010

Registered from

TESS SIGNS

Department of Work

201-401-1011

Cost of Construction

\$

Building Fee:

\$

Permit Fee

\$

Site Fee:

\$

Certificate of Occupancy Fee:

\$

Total:

148

Building (A) _____

Plumbing (S) _____

Electrical (T) _____

Site Plan (U) _____

Other

SIGNS

CEL

119-F-4

Check #

4044

Total Collected \$

148

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

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



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>301. Forest Ave., Portland, 04101</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>112 F 4</u>	Owner: <u>Wm. C. Rowell Family Ltd.</u> <u>Partshp.</u>	Telephone: <u>761-2800</u>
Lessee/Buyer's Name (if Applicable) <u>Evergreen Garden Ctr, LLC</u>	Contractor name, address & telephone:	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: Pamela Holland phone: 520-9128

Tenant/allocated building space frontage (feet): Length: 83'9" Height: _____
 Lot Frontage (feet): _____ Single Tenant or Multi Tenant Lot: (multi)

Current Specific use: retail
 If vacant, what was prior use: _____
 Proposed Use: _____

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: _____ see attached

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: _____
 Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____
 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.

84x2 = 190

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, surp 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>Pamela Holland</u>	Date: <u>10/6/10</u>
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RECEIVED
SEP 28 2010

B2 - multi - front

1.5 x 83.75' = 125.63'

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

Sign A - proposed -
35" x 4" = 29.8 sq ft.

Dept. of Building Inspections
City of Portland Maine
Sign B 5 of 128.11 = 62.84'
36 sq ft proposed (ok)

Ann Machado - Re: Evergreen Garden Center

From: "Bud Elliott" <bud.elliott@fastsigns.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 11/5/2010 11:29 AM
Subject: Re: Evergreen Garden Center

We would like the signs on either end of the building and will hold off on the Forest Avenue side of the building. I believe that would be subtracting sign "C" from the application. bud

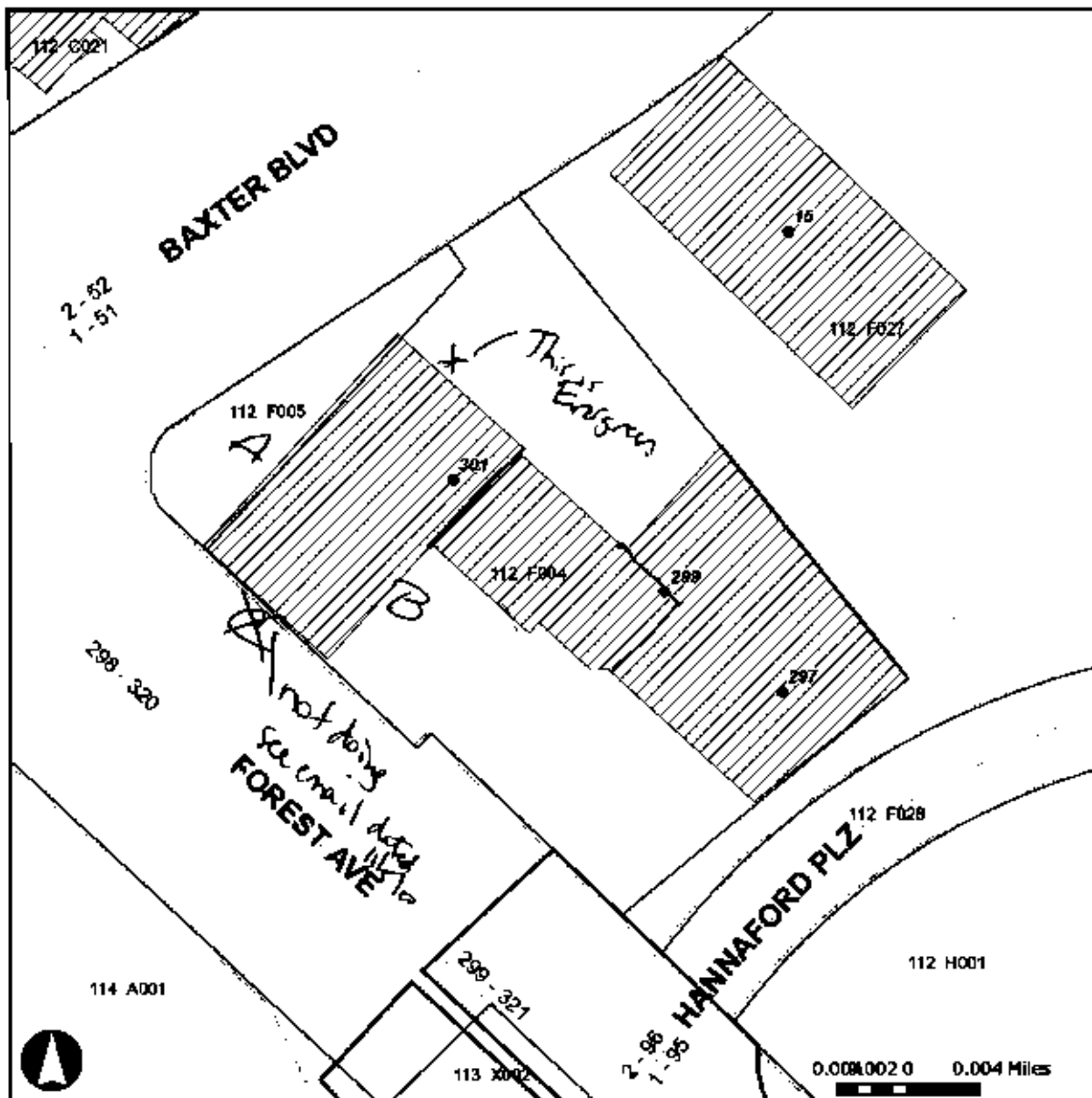
Bud Elliott
Fastsigns Maine--Sign and Graphics Solutions Made Simple!
How can we help you?

TEL 207-773-5499
FAX 207-773-9802
bud.elliott@fastsigns.com

For exciting news about us, click this link! [<http://innovation.fastsigns.com>]

To send files please click on our webpage <http://www.fastsigns.com/262>
Once there, click on "Send a file" button.
On your first visit to our webpage, please be sure to click on the "Make this my FASTSIGNS" button.

Map



Interstate



Streets

Buildings



Parcels



Traveled Ways

Stream

Wetland



Lake/Pond



Jetport



County Streets



ME Towns



Ocean



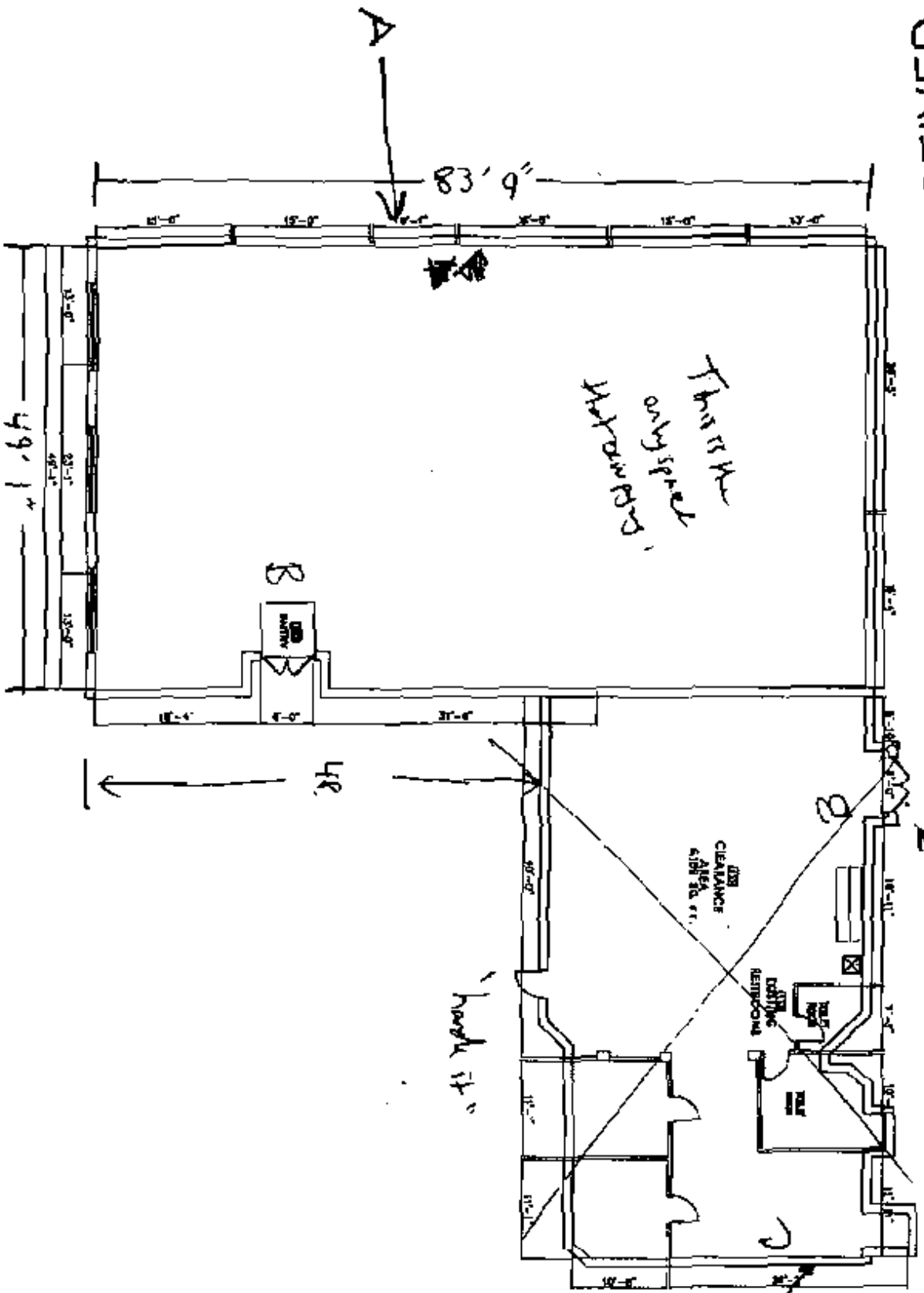
0.008 0.020 0.004 Miles

City of ...
Dist. of ...
SEP 2 2010

RECEIVED

299-301 FOREST AVENUE

FOREST AVE



Thick line
only for
Hydramat

LUB
CLEARANCE
AREA
418' x 24' etc.

LUBRICATING
EQUIPMENT
REPAIRSHOP

Hand truck

49'

A

83' 9"

B

2

C

A



38" X 94" Aluminum Composite 24.81 sf.
sign w/ Vinyl Graphics.

B



48" X 108" Aluminum Composite 36 sf
sign w/ Vinyl Graphics.

RECEIVED

SEP 28 2010

Dept. of Building Inspections
City of Portland, Maine

C



38" X 94" Aluminum Composite 24.81 sf.
sign w/ Vinyl Graphics.

#54

not doing
see email
dated
11/5/10

Signs A & B are to be adhered to masonry using 3/8" lag bolts and anchors.
Sign C is to be adhered to aluminum window frame using #10 tech screws

July 11, 2010
122 Codman Street
Portland, Maine 04103
Tel. (207) 772-3033
www.mrowell@maine.rr.com

Pamela Holland
Evergreen Garden Center, LLC
301 Forest Avenue
Portland, Maine 04101

Dear Ms. Holland:

You have our full permission to erect any signage, lighted or unlighted, that you wish on the part of our building that you occupy at the corner of Forest Avenue and Baxter Boulevard, provided that it complies with all the rules, regulations and requirements of the City of Portland and provided that it does not obstruct the signage of any other tenant.

Please note: This applies only to signs on the building. It is our understanding that the Federal Interstate Highway system forbids free standing signs within twenty feet of their property. This would essentially forbid such signs anywhere on the Forest Avenue side of the building even if they comply with local law. All of our previous tenants have found that they could have generous and visible signage within these constrictions.

Sincerely,



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

Dept. of Administrative Services
City of Portland, Maine

SEP 28 11:03

RECEIVED



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/05/2010

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. 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).

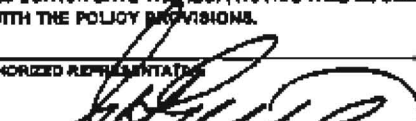
PRODUCER Blodau Insurance Agency 97 Pleasant St Brunswick ME 04011		CONTACT NAME: Scott Duplais PHONE NO.: 207-725-2797 FAX NO.: 207-725-8001 EMAIL ADDRESS: scott@blodauinsurance.com PRODUCER CUSTOMER ID:	
INSURED Evergreen Garden Center LLC 301 Forest Avenue Portland ME 04101-2002		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Main Street America Assurance Company	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COV. LTR.	TYPE OF INSURANCE	AGG. LTR.	FORM	POLICY NO.	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-ECT <input type="checkbox"/> LOC	X		BPT7854U	05/05/2010	05/05/2011	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMMOD AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BPT7854U	05/05/2010	05/05/2011	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						INC STATUTORY LIMITS OYL-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER William Crowell Family Limited Partnership 122 Codman Street Portland ME 04103	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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THE MAIN STREET AMERICA GROUP

Main Line Businessowners Enhanced Liability Features

Coverage may be modified or excluded. Please see the proposal.

Coverage	Limit(s)
Aggregate Limits Of Insurance Per Premises	Included
Automatic Blanket Additional Insured (when required by contract): <ul style="list-style-type: none"> • Owners, Lessees Or Contractors incl. completed operations • State or Political Subdivisions – Permits • State or Political Subdivisions – Permits relating to Premises • Persons or Organizations with a Controlling Interest • Managers Or Lessors Of Premises • Mortgagee, Assignee or Receiver • Lessor of Leased Equipment • Owner or Other Interest from Whom Land has been Leased • Co-Owner of Premises • Vendors 	Included
Broad Form Property Damage Liability	Included
Insured Contracts (As Defined)	Included
Liability For Non-Owned Watercraft up to 51 feet	Included
Limited Worldwide Liability (Suits brought in the U.S. as defined)	Included
New Acquired Organizations	Included

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Please note that coverage for acts of terrorism is included in your commercial insurance policy. The Terrorism Risk Insurance Program Reauthorization Act of 2007 (TRIA), extended the provisions of the Act to 2014. As defined in Section 102(1) of the Act, the term "act of terrorism" means any act that is certified by the U.S. secretary of the treasury—in concurrence with the U.S. secretary of state and U.S. attorney general—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the U.S., or outside the U.S. in the case of certain air carriers or vessels or the premises of a U.S. mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the U.S. or to influence the policy or affect the conduct of the U.S. government by coercion. The portion of your annual premium that is attributable to coverage for acts of terrorism is \$00.00, and does not include any charges for the portion of losses covered by the United States government under the Act.

LIMITATION ON PAYMENT OF TERRORISM LOSSES

You should know that where coverage is provided by this policy for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the U.S. government under a formula established by TRIA. However, your policy may contain other exclusions that might affect your coverage, such as for nuclear events. Under the formula, the U.S. government generally reimburses 65 percent of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. TRIA, as amended, contains a \$100 billion cap that limits U.S. government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced. In such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.