

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------------------|---------------------|
| Permit No: 04-1282 | Issue Date: 10/12/04 | CBL: 170 F002001 |
|-----------------------|-------------------------|---------------------|

| | | | |
|---|---------------------------------|---|---------------------|
| Location of Construction: 891 Washington Ave | Owner Name: Brown J B & Sons | Owner Address: Po Box 207 | Phone: |
| Business Name: | Contractor Name: The Signery | Contractor Address: 299 Forest Avenue Portland | Phone 2078797700 |
| Lessee/Buyer's Name | Phone: | Permit Type: Signs - Permanent | Zone: B-2 |

| | | | | |
|---|---|--|---|--------------------|
| Past Use: Commercial Office | Proposed Use: Office Install 2- 1' x 20' Sign and 4x8 sign | Permit Fee: \$238.00 | Cost of Work: \$238.00 | CEO District: 4 |
| Proposed Project Description: Install 2- 1' x 20' Sign and 4x8 sign <i>only</i> <i>ledge</i> <i>Free-Street</i> | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group, Type: B Sign IBC 2003 Signature: <i>AMB 10/12/04</i> | |
| | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | |
| | | Signature: _____ Date: _____ | | |

| | |
|-----------------------------|---------------------------------|
| Permit Taken By: Idobson | Date Applied For: 08/30/2004 |
|-----------------------------|---------------------------------|

| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|---|--|---|
| <input type="checkbox"/> Shoreland | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Not in District or Landmark |
| <input type="checkbox"/> Wetland | <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Does Not Require Review |
| <input type="checkbox"/> Flood Zone | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Approved |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions |
| Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | <input type="checkbox"/> Denied | <input type="checkbox"/> Denied |
| Date: <i>9/10/04</i> | Date: _____ | 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 |

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|-----------------------|---------------------------------|---------------------|
| Permit No: 04-1282 | Date Applied For: 0813012004 | CBL: 170 F002001 |
|-----------------------|---------------------------------|---------------------|

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| Location of Construction: 891 Washington Ave | Owner Name: Brown J B & Sons | Owner Address: Po Box 207 | 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: Office Install 2- 1' x 20' bldg Signs and 1-4x8 free standing sign | Proposed Project Description: Install 2- 1' x 20' Sign and 2- 4x8 sign |
|---|---|

Note: 10/1/04 spoke with Gene Gillies - I will not approve the proposed freestanding sign off Washington Ave (It is a residential zone and there are signs there already) - The free standing sign along Rainbow Mall Road is **ok** - The bldg signs are ok - We also need plans showing how the freestanding sign is being supported in the ground **Ok to Issue:**

- 1) The approval is only for one 4'x8' free standing sign along Rainbow Mall Road. The proposed freestanding sign along Washington Ave. is not being approved. That area is an R-3 zone and freestanding signs already exist out front. The signs attached to the bldg are approved.

Note:

Ok to Issue:

- 1) Separate permits are required for any electrical installation.
- 2) 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.

| | | | |
|--|--|-----------------------|--|
| Total Square Footage of Proposed Structure | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Chart# <u>170</u> Block# <u>F</u> Lot# <u>002</u> | Owner: | | Telephone: |
| Lessee/Buyer's Name (if Applicable) <u>MARTINS POINT HEALTHCARE</u> <u>VERANDA ST.</u> <u>PORTLAND, ME</u> | Applicant name, address & telephone: <u>THE SIGNERY</u> <u>879-7700</u> <u>DAVE BERRANG</u> | * <u>2.00</u> | Total s.f. of signage x <u>72</u> \$1.00 per s.f. plus \$30.00 = Total Fee: \$ _____ Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ <u>174.00</u> <u>+ 64</u> |
| Current use: _____ | | | |
| If the location is currently vacant, what was prior use: <u>OFFICE</u> | | | |
| Approximately how long has it been vacant: _____ | | | |
| Proposed use: <u>OFFICE</u> | | | |
| Project description: <u>INSTALLATION OF MONUMENT SIGN AND</u> <u>ENTRYWAY BUILDING IDENTIFIERS</u> | | | |
| Contractor's name, address & telephone: <u>THE SIGNERY 299 FOREST AVE PORTLAND</u> | | | |
| Who should we contact when the permit is ready: <u>DAVE BERRANG</u> | | | |
| Mailing address: <u>299 FOREST AVE</u> <u>PORTLAND ME. 04101</u> | | | |
| 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: _____ | | | |

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: [Signature] Date: 8/30/04

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

THE Signery



299 FOREST AVENUE
PORTLAND, ME 04101
TEL: 879-7700
FAX: 879-1570

TO: City of Portland
ATTN: MARGE
FROM: Dave Berrang
DATE: 10-01-04
FAX: 874-8716
PHONE: _____

NOW OFFERING:

CALL TO FIND OUT ABOUT OUR NEW CAPABILITIES...

**UNIQUE
DIMENSIONAL
SIGNS**

**ELECTRIFIED
SIGNAGE**

**LARGE FORMAT
PRINTING
~~_____~~
CARVING AND
GOLD LEAFING**

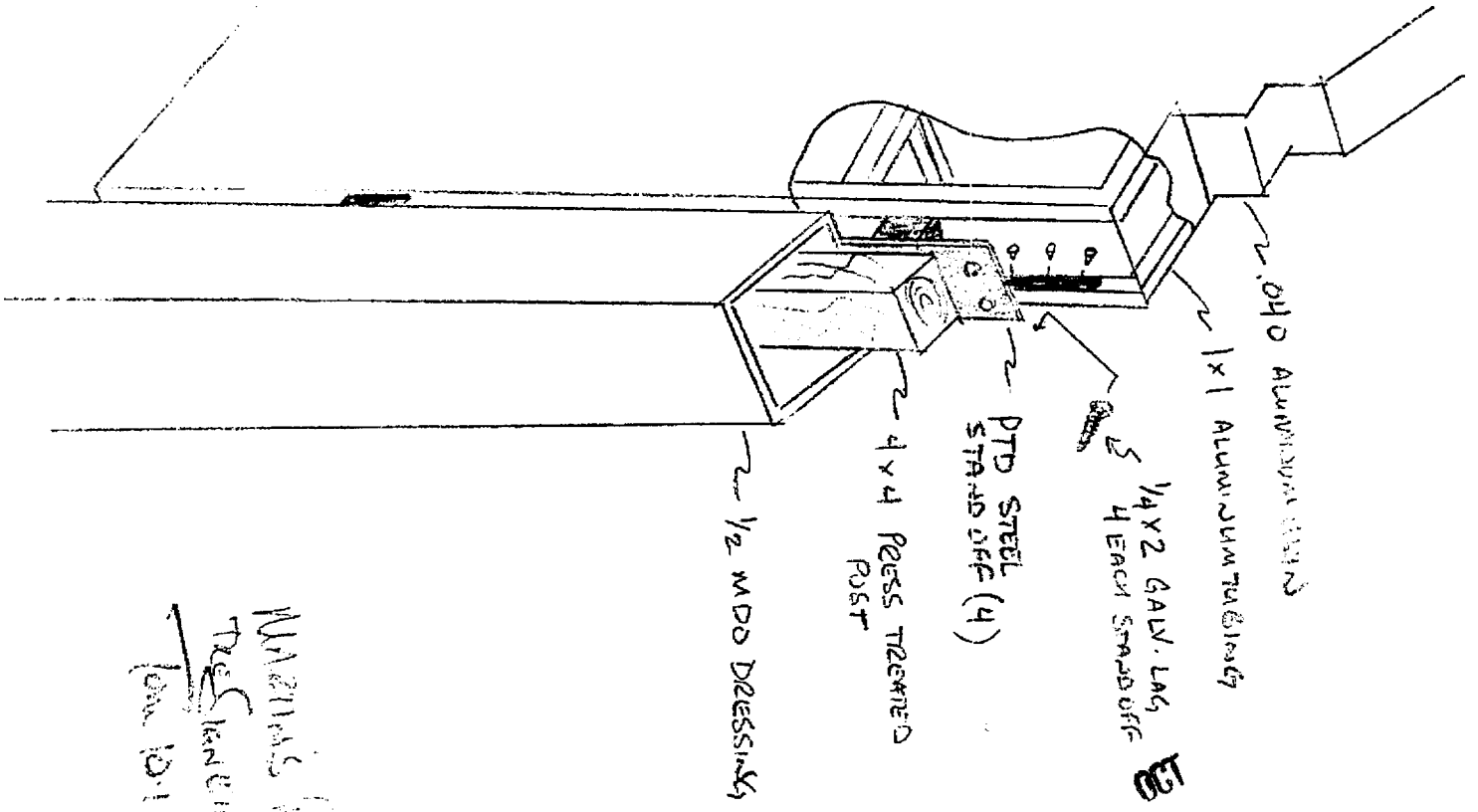
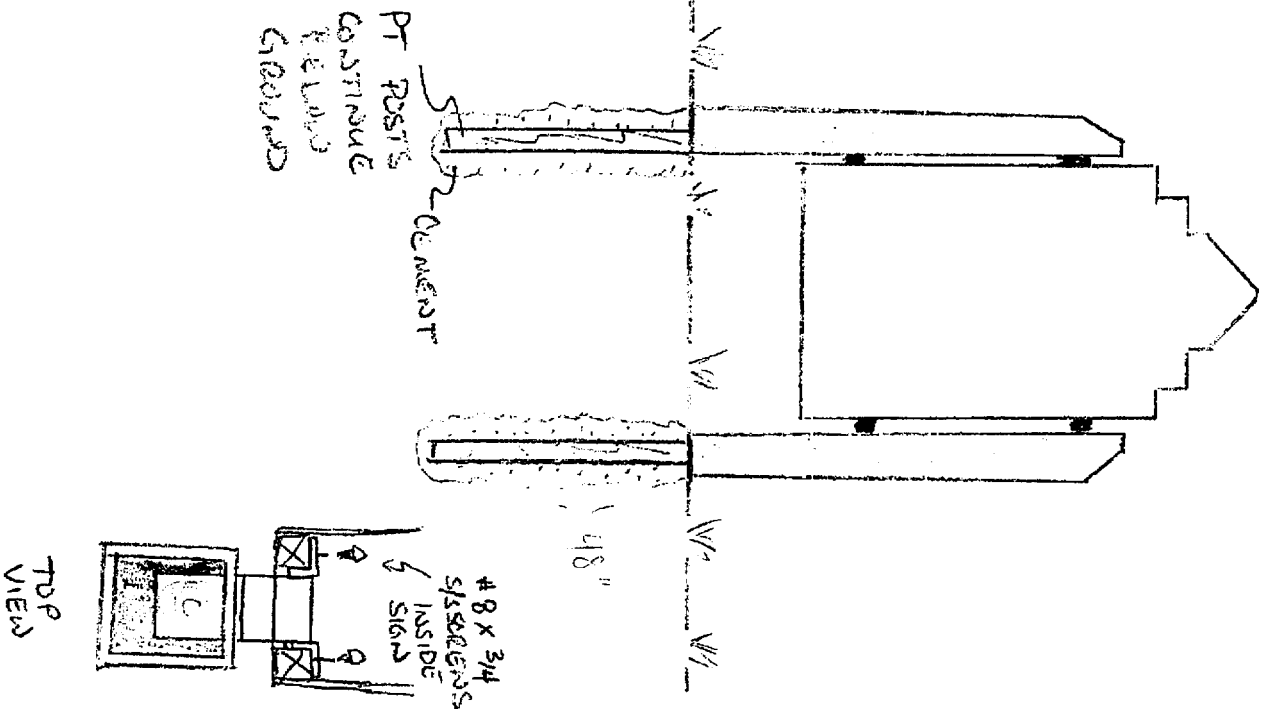
**ARCHITECTURAL
LETTERS**

*Hi Marge,
Here is the drawing you need for
Martin's Point - Washington Ave. Any
questions, I'd be happy to answer them!*

*Thanks,
Dave*

067

WWW.SIGNERYMAINE.COM



WRIGHT'S POINT
 THE SIGNATURE OF
 Don Wright

MONUMENT SIGN WILL BE FABRICATED FROM
040 ALUMINUM PANELS (BAKED ENAMEL
FINISH) MOUNTED ON 1" x 1" RISCO
ALUMINUM FRAMING FABRICATED TO A
BOX LIKE CONSTRUCTION 93" x 48" x 6".
GRAPHIC APPLICATIONS WILL BE A COMBIN-
ATION OF PRINTED 1/2" CHARACTERS (PVC
PLASTIC DIMENSIONAL LETTERS) AND ADHESIVE
BACKED VINYL, POSTS ARE PAINTED WOOD.

ENTRYWAY OVERHEAD SIGNAGE WILL BE ADHESIVE
BACKED VINYL.

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- 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. Amount must equal \$400,000.00.
- 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. Indicate on the plan all existing and proposed signs with their dimensions and specific locations.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.
- Certificate of Flammability required for awning or canopy at time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**Permit Fee for signage or awning-with-signage:
\$30.00 plus \$1.00 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, plus \$7.00 for each additional \$1,000.00.**

Table 2.23

Multi-Tenant Lots - B-1, B-2, AB, B-4, and IB Zones

Freestanding Signs (a)

| | B-1, B-2, AB, B-4, IB Zones | | |
|---------------------------|-----------------------------|--|-------------|
| | Land Area | | |
| | < 1 acre | 1 - 2.5 acres | > 2.5 acres |
| - Area | same as single | 100 | 140 |
| - Height | tenant PB | same as | |
| | | for single tenant lots in applicable zones | |
| - # Permitted per lot (b) | lots -- | 1 | 1 |

- (a) Freestanding sign shall be for purposes of joint identification. Individual tenants shall not be permitted their own freestanding sign. Such sign may identify name of center and may also include names of individual tenants.
- (b) Lots fronting on two or more streets are allowed an additional freestanding sign of 1/2 the area of the first for each frontage which includes a vehicular entry point, provided signs are not readily concurrently visible. Such signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.

Building Signs

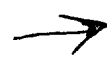
a. Joint Identification sign(a)

| | B-1, IB | B-2, AB, B-4 (c) |
|---------------------------|-------------|------------------|
| - Maximum Area | na | 250 sq. ft. (c) |
| - # Permitted per lot (b) | not allowed | 1 (b) |

*2.1 sq ft
on lot over
2.5 Acres*

- (a) sign identifying name of building or shopping center only. Unused sign area cannot be applied to area allowances for other freestanding or individual tenant signs. Where name of shopping center is the same as or incorporates name of one or more of the businesses located within the center, such business(es) shall elect between a joint identification sign and an individual business sign and shall not be allowed both.
- (b) see (b) above
- (c) allowed only on shopping centers featuring 4 or more tenants and occupying a land area in excess of 2.5 acres

Continued on following page



Sidewalk Signs

Design, Location, and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is **24** inches or such lesser width sufficient to retain **4** % feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple: Maximum width is 30 inches or such lesser width sufficient to retain **4 ½** feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may **vary** these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

A sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For a sidewalk sign permit, come to City Hall, 389 Congress Street, Room 315, with:

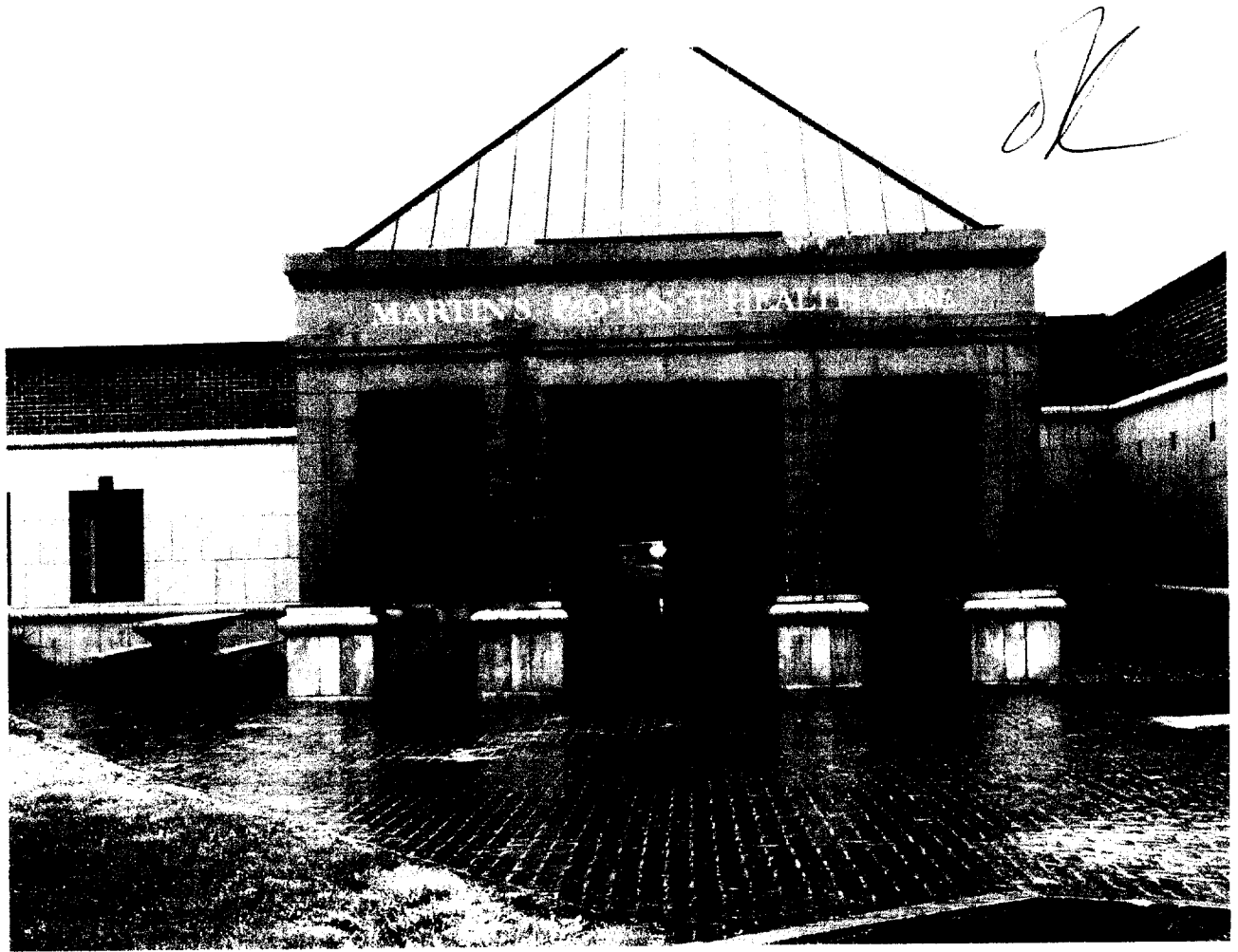
- _____ Certificate of Liability Insurance
- _____ Drawing of sign showing dimensions and design work
- _____ Payment of \$30.00 plus \$1.00 per s.f. of signage.
- _____ Complete application with pre-application questionnaire and checklist completed.

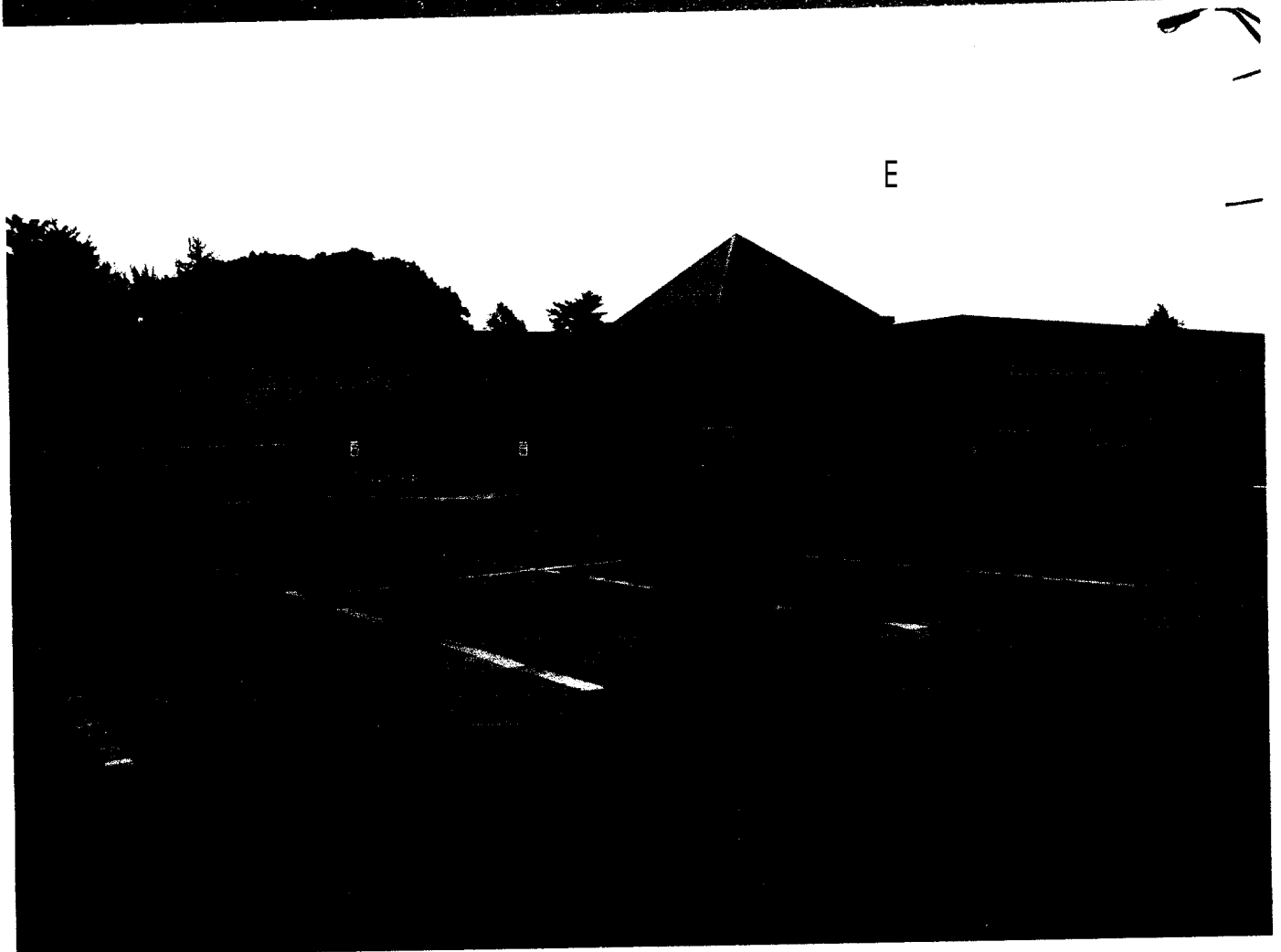
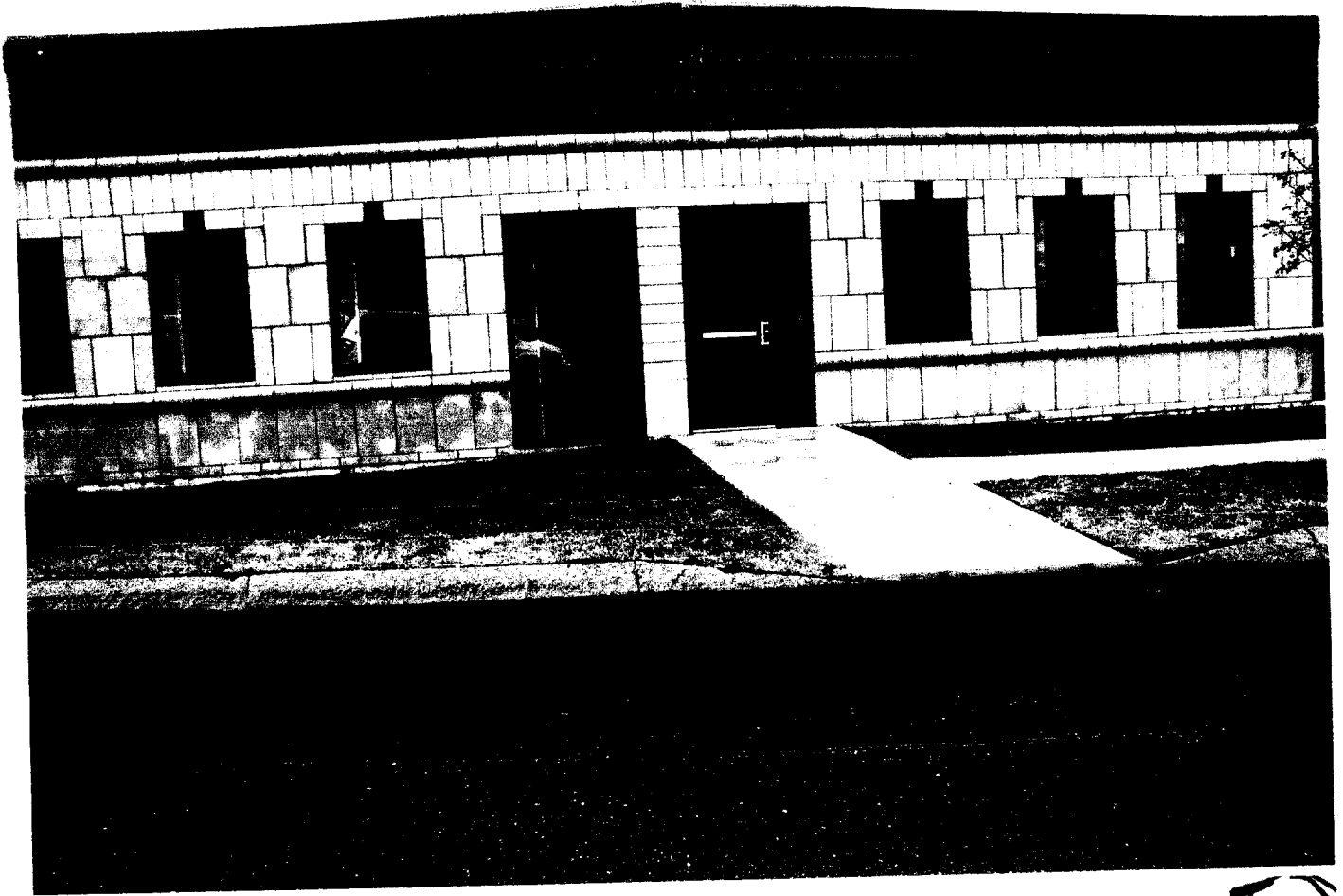
What is the height
where are the details?

?
4x8' No free
R-3 Standing
zone none

Not
here







This location
ok - but
what is
the height

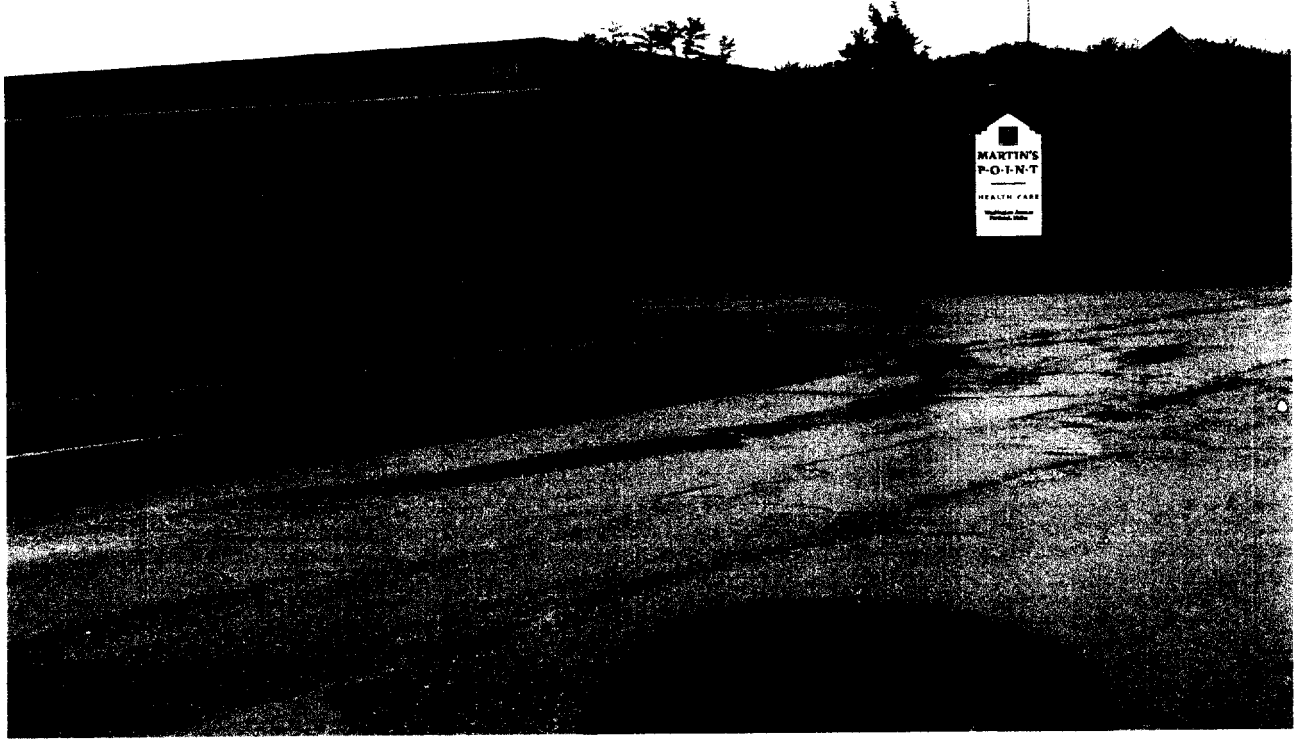


Table 2.13, continued

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%

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 891 WASHINGTON AVENUE ZONE: B/2

CBL: _____

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

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

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO _____ DIMENSIONS PROPOSED: 93" x 48"

BLDG. WALL SIGN? (attached to bldg) YES (2) NO _____ DIMENSIONS PROPOSED: 12" x 240"
1 x 20 x 2 20'

what is height? ↓ 4 x 8 3258"

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: _____

NONE

LOT FRONTAGE (FEET): SEE ATTACHED SITE PLAN
TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): N/A

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: 8/30/04

***** FOR OFFICE USE ONLY *****

B-2
240' x 1.5 = 150' MAX = 20' Show on both sides



FAX TRANSMISSION SHEET

Date 8/25/04 Time _____

TO:
Company Name The Siskery

Person Don King

FAX Number 879-1520 Number of pages 2

FROM:
Name Debra Stephan

Department _____

Facility _____

FAX Number 828-2439 Telephone Number _____

Notes/Comments: _____

Letter of Authorization

CONFIDENTIALITY NOTICE

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 exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this message in error, please notify us immediately by telephone. Thank you.

J. B. BROWN & SONS

482 CONGRESS STREET
P.O. BOX 207
PORTLAND, MAINE 04112
PHONE 207-774-5908
FAX 207-774-0898

August 25, 2004

Martin's Point Health Care
Attn: Gene Gillies
P.O. Box 9746
Portland, Maine 04104

FAX: 207-828-2496

RE: Authorization for installation of signage at 891 Washington Avenue, Portland, Maine

Dear Gene:

Pursuant to Article 4.3 Signs of your lease dated March 12th, 2004, J. B. Brown & Sons hereby grants permission to install the signage as represented as long as all local and state ordinances, laws, rules and regulations are adhered to.

Sincerely,

Steven S. Reynolds

Steven S. Reynolds
Vice President