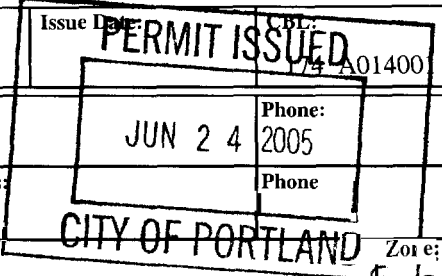


City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0724	Issue Date: JUN 24 2005	Permit No: A01400
-----------------------	----------------------------	----------------------

Location of Construction: 650 Ocean Ave	Owner Name: Jha Services Inc	Owner Address: 630 Ocean Ave	Phone: 2005
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: R3/D5



Past Use: The Cedars	Proposed Use: The Cedars/5 new replacement signage/ new logo	Permit Fee: \$132.00	Cost of Work: \$131.67	CEO District: 4
Proposed Project Description: 5 new replacement signage/ new logo		FIRE DEPT: N/A	INSPECTION: Use Group U Type Sign IBC 2003	

Signature: ACTIVITIES DISTRICT (P.E.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/08/2005	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<p>1.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 6/17/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Me: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
---	--	--	---

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

Form # P04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050724
JUN 24 2005
CITY OF PORTLAND

This is to certify that Jha Services Inc/Applicant
has permission to 5 new replacement signage/ logo
AT 650 Ocean Ave 174 A014001

provided that the person or persons, firm or corporation accepting 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 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

[Signature]
6/22/05
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: 05-0724	Date Applied For: 06/08/2005	CBL: 174 A014001
------------------------------	--	----------------------------

Location of Construction: 550 Ocean Ave	Owner Name: Jha Services Inc	Owner Address: 630 Ocean Ave	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

	Proposed Project Description: 5 new replacement signage/ new logo
--	---

Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 06/17/2005
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 06/22/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>

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

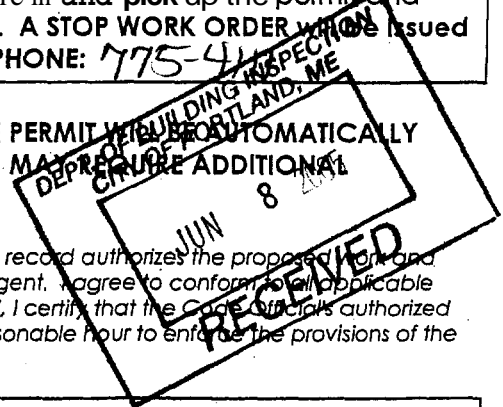
Signage/Awning Permit Application

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: <u>630-640 Ocean Avenue</u>		
Total Square Footage of Proposed Structure <u>see attached</u>	Square Footage of Lot <u>Cedars 141,657 ft²</u> <u>JHA Properties 318,693 ft²</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>174</u> Block# <u>A</u> Lot# <u>014</u> <u>150</u> <u>A</u> <u>030</u>	Owner: <u>JHA Services Cedars</u> <u>JHA Properties</u>	Telephone: <u>772-5456</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>The Cedars</u> <u>630 Ocean Ave</u> <u>Portland, ME 04103</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: <u>\$131.67</u> Awning Fee = Cost Of Work: \$ <u>—</u> Total Fee: <u>\$131.67</u>
Current use: <u>Residential & Healthcare</u>	$\#1-90 \times 36 = 3240$ $\#2-60 \times 32 = 1920$ $\#3-36 \times 30 = 1080$ $\#5-36 \times 30 = 1080$ $7320 \div 744 = 50.83$ $50.83 \times 2.60 = 131.67$	
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Same</u>		
Project description: <u>Replacement signage due to logo change</u> <u>See attached site plan and pictures</u>		
Contractor's name, address & telephone: <u>Weech Architectural Signage</u> <u>PO Box 582, Portland ME 04112</u>		
Whom should we contact when the permit is ready: <u>Judith Lamoureux 775-4111</u>		
Mailing address: <u>630 Ocean Ave</u> <u>Portland, ME 04103</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: <u>775-4111</u>		

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: <u>Kathryn Callan</u>	Date: <u>5-18-05</u>
---	----------------------

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: 630640 Ocean Avenue ZONE: _____

CBL: _____

SINGLE TENANT LOT? YES _____ NO MULTI TENANT LOT? YES NO _____
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: _____ Height: _____

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO _____ DIMENSIONS PROPOSED: see attached
BLDG. WALL SIGN? (attached to bldg) YES _____ NO DIMENSIONS PROPOSED: _____

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO _____ DIMENSIONS: see attached
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: _____ DATE: _____

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

CHECKLIST FOR SIGN/AWNING APPLICATION

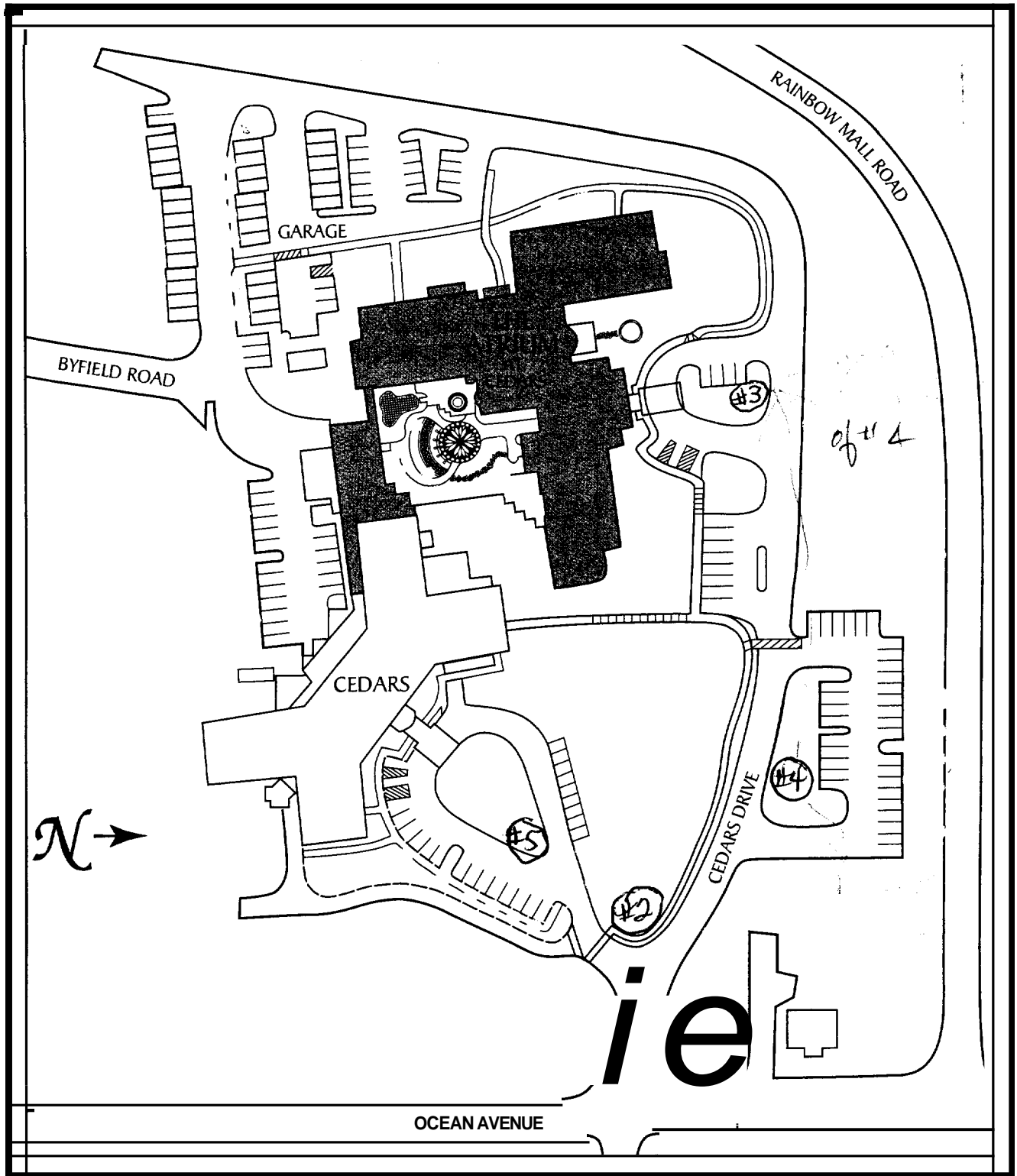
Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- 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. Be sure to include distance from the ground and building facade dimensions for any signage attached to a building.**
- 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 \$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, plus \$9.00 for each additional \$1,000.00.**

Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00



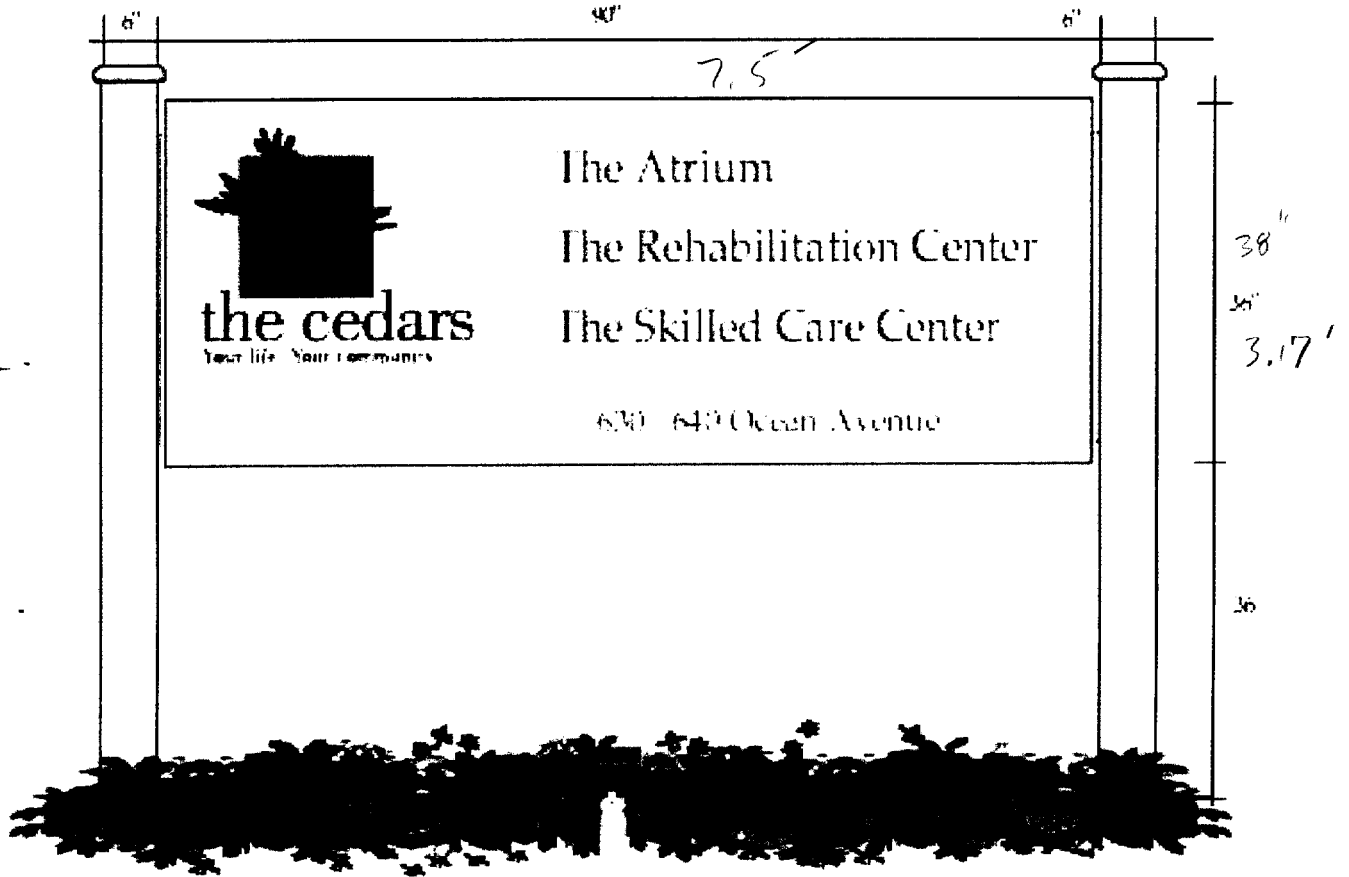
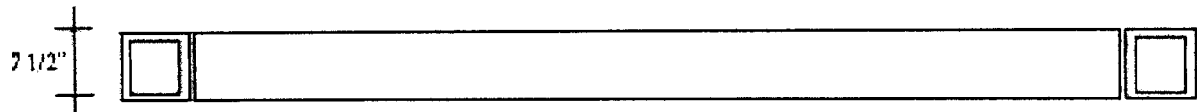
#1, #2 replacement
 #3 new
 #4 removed (replaced by #3)
 #5 new

The
ATRIUM
 at Cedars

640 Ocean Avenue • Portland, Maine 04103

(207)775-4111 • (207)775-1396 • Fax: (207)773-9537

Directional Sign
 in WA/ME



#1

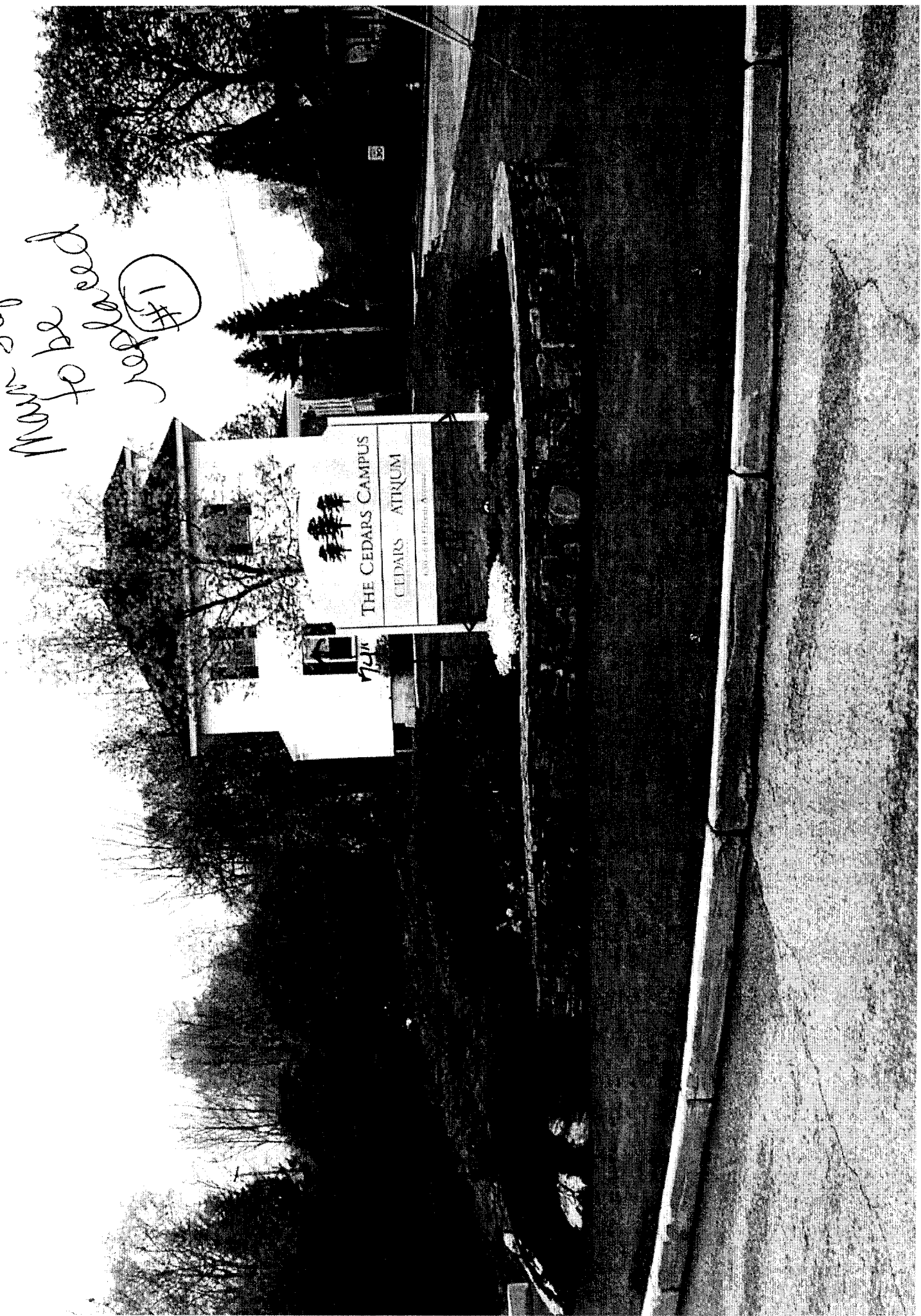
$$3.17 \times 7.5 = 23.775 \text{ sq ft}$$

new \updownarrow ok

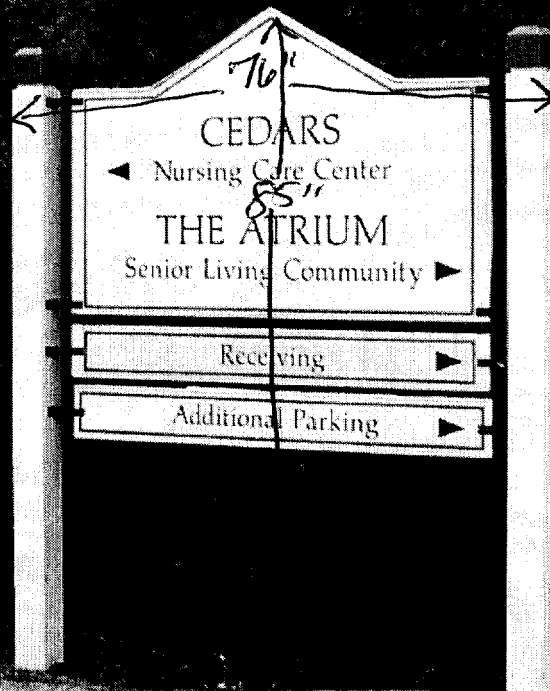
$$\begin{array}{r} 38 \\ 36 \\ \hline 74 \text{ inches} = 12 \text{ feet} \\ 6.16 \text{ sq ft} \end{array}$$

$$74 \text{ inches} = 6.17 \times 6.58 = 40.60 \text{ sq ft old}$$


Map to be done for
#1

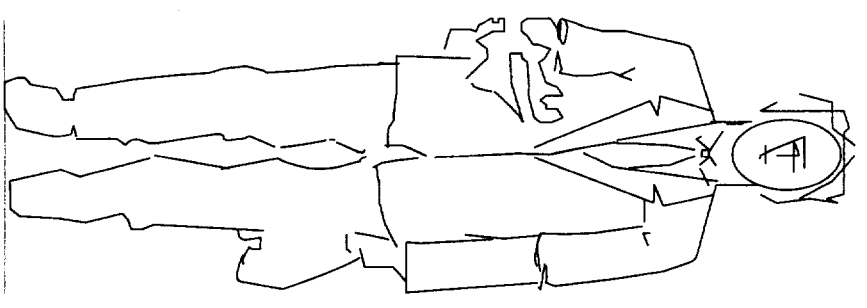
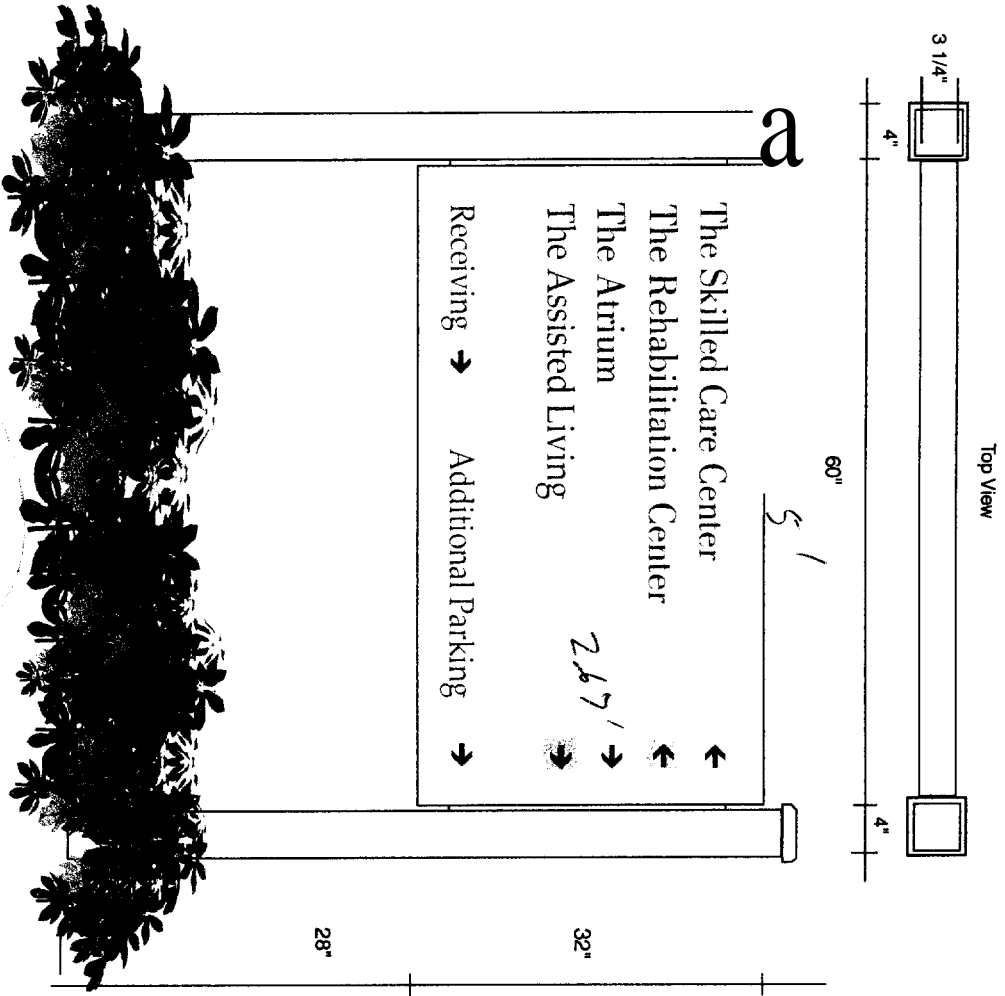


Directional
Sign to Be Replaced
#2



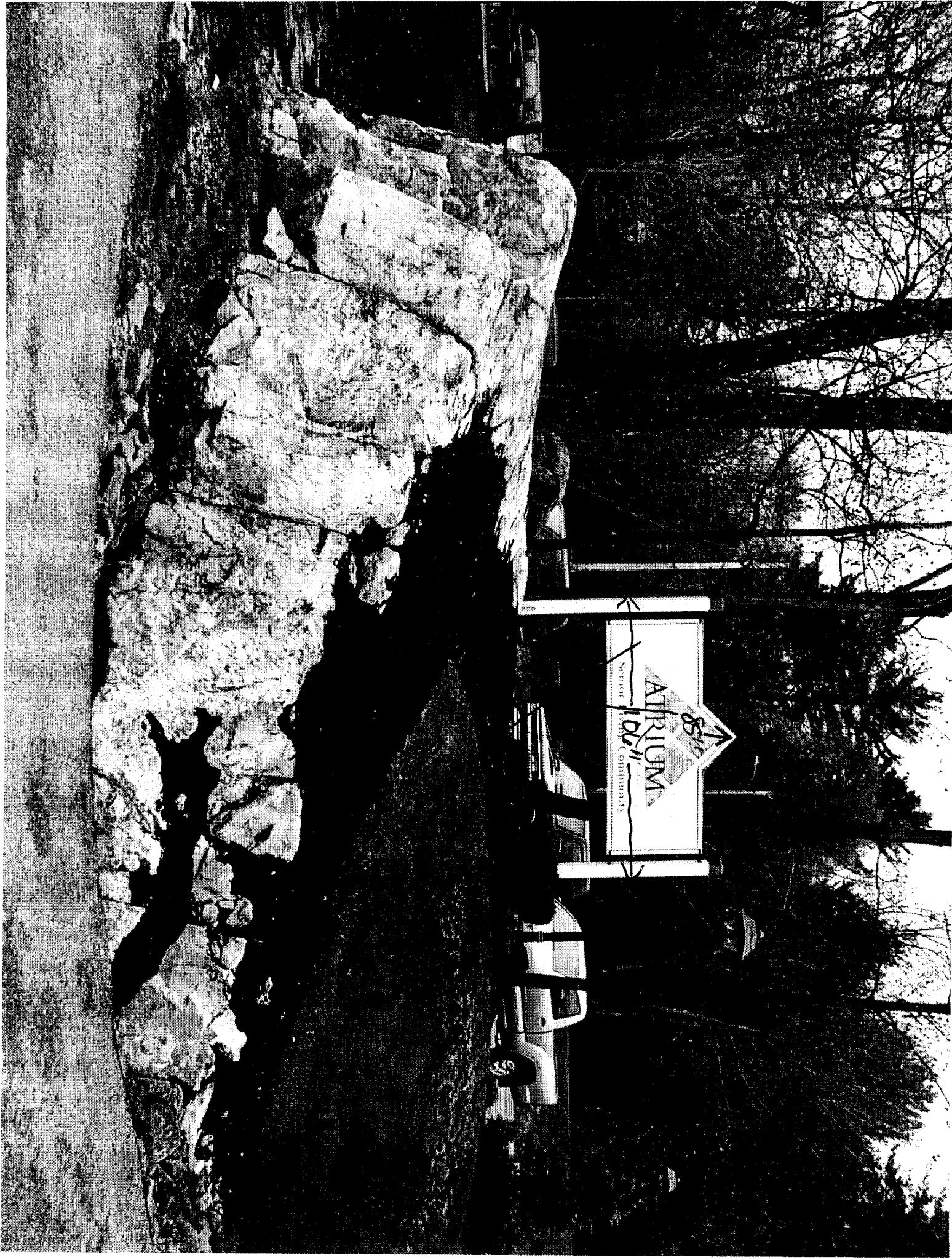
Job Specifications

Customer:	Cedars
Job Name:	Cedars
Location:	Portland, ME
Sales Rep:	KD
Date:	03/15/05
Drawn By:	KD
Drawing Title:	Exterior Directional
Sign Type:	Post and Panel
Revision:	1
File Location:	Ext-Directional - Capped Post
	
7 Glasgow Road • Scarborough, ME 04074 Phone: (207) 883-6200 • (800) 855-3598 Fax: (207) 883-6588 • (800) 225-6699 www.welchusa.com	
Sign Panel	
Size:	60" x 33"
Materials:	1/8" aluminum, baked enamel finish Wood Post
Corners:	Square
Backing:	N/A
Graphic Content	
Application:	Vinyl
Type Style:	As shown
Copy Height:	Approx 3" Caps
Copy Colors:	Coacoa Vinyl
Braille:	
Frames	
Type:	
Size:	
Color:	
Interior Substrate:	
Mounting	
Hardware:	
Tape:	
Location:	
Posts:	9 posts

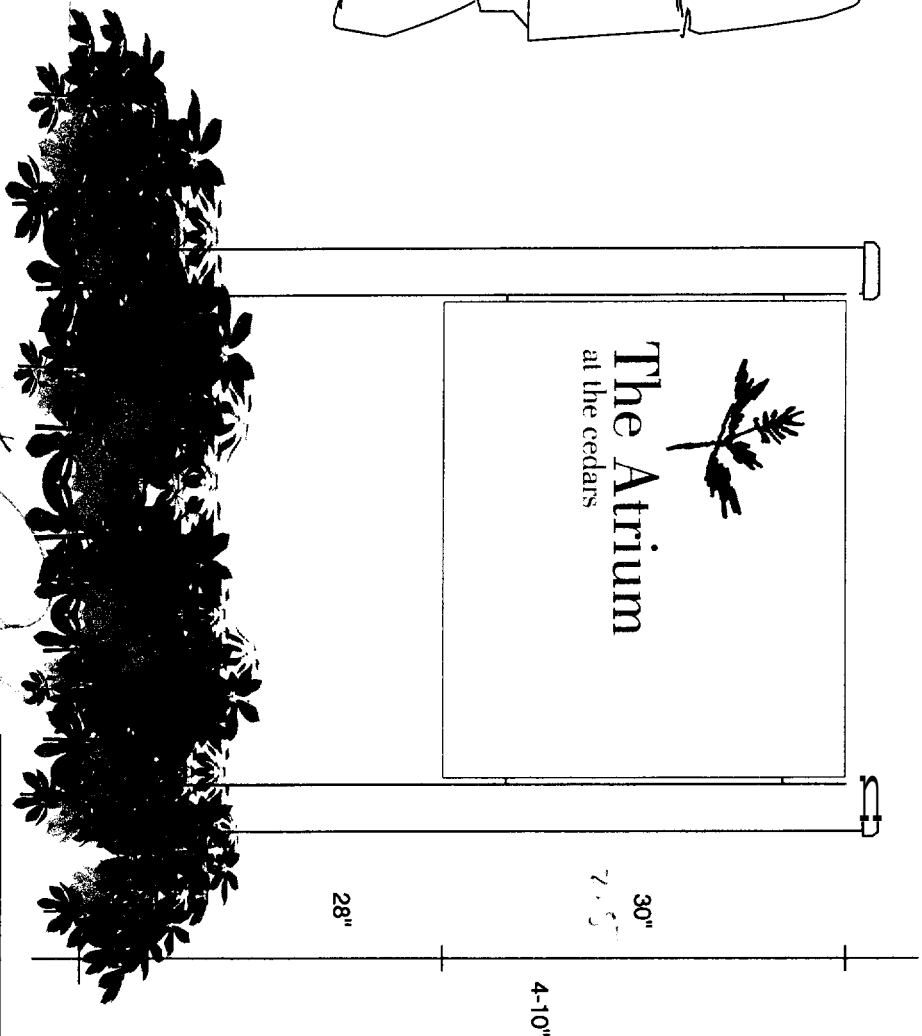
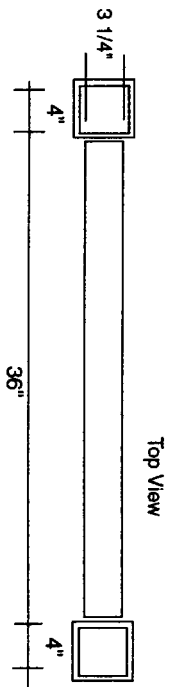
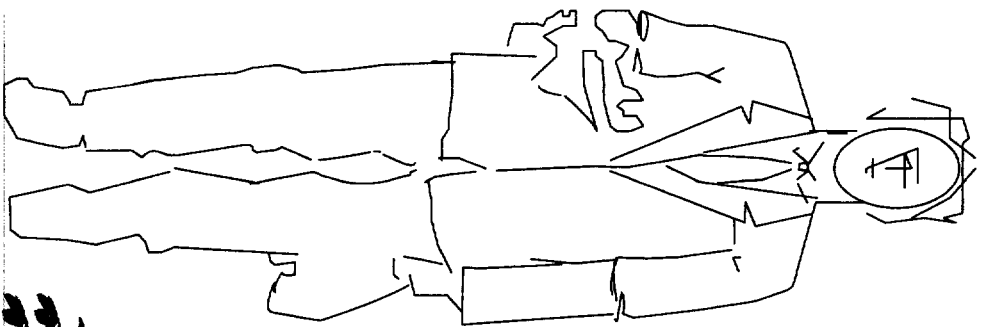


OLD - 76" x 88" = 6460# ÷ 144 = 44.86#
 NEW - 2.67 x 5 = 13.35#

Scale:
 Notes:
 Post will need to be set in ground approximately 3' for height as shown here.



13

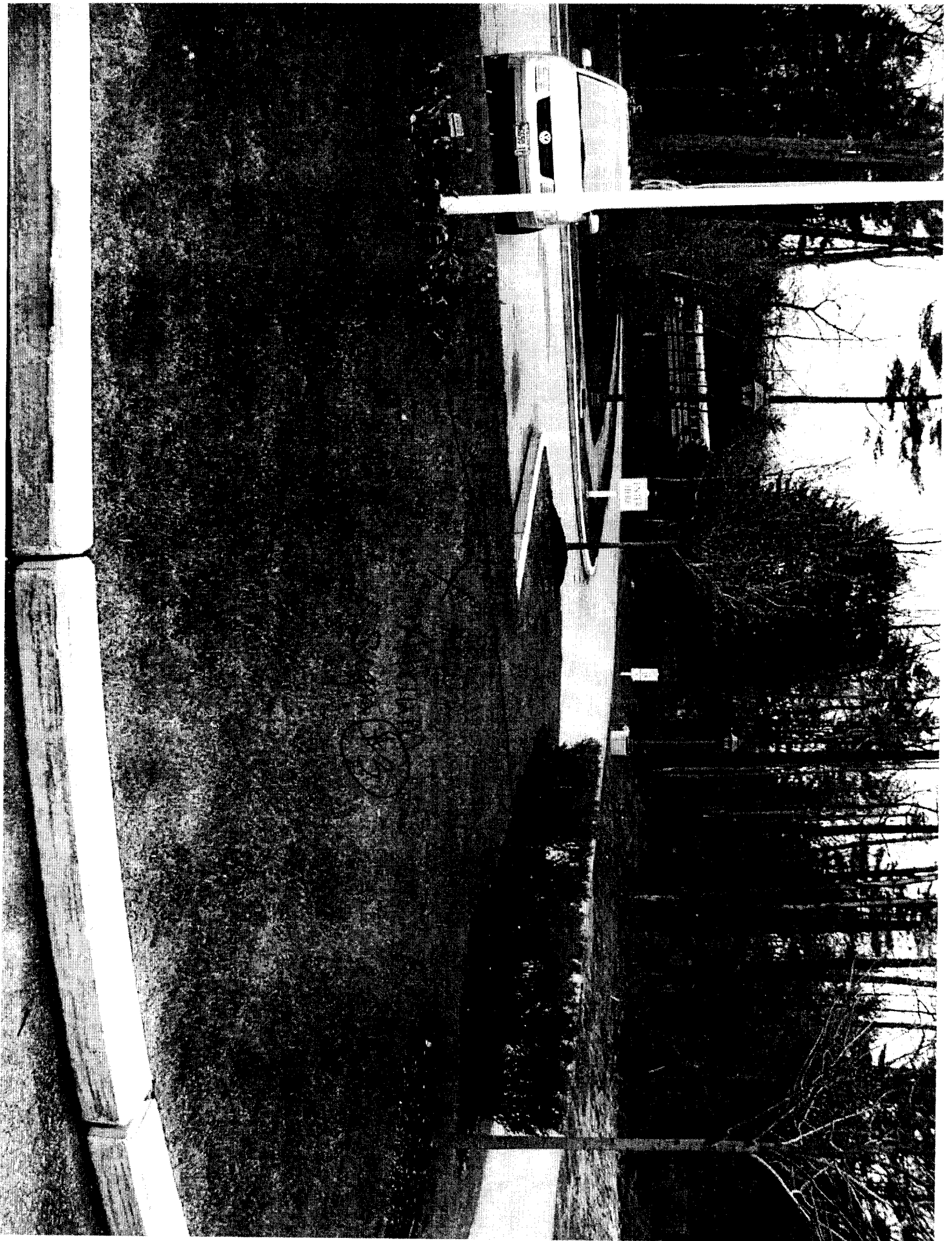


1.5 x 3 = 4.5 ft
7.50' x 96' = 4800 sq ft
144 33.33
old

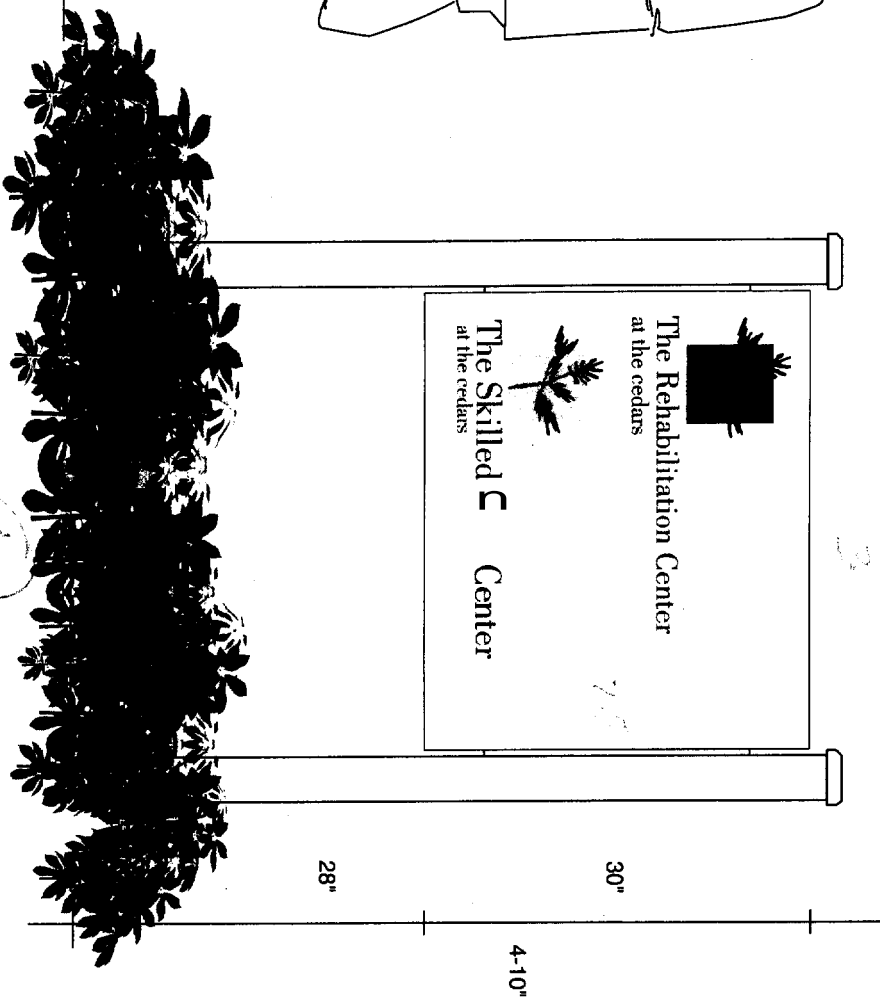
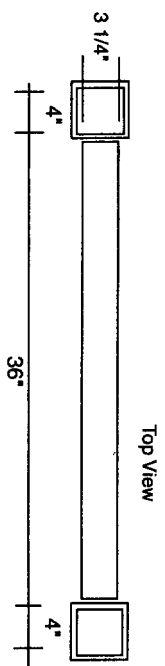
Scale:
 Notes:
 Post will need to be set in ground approximately 3' for height as shown here.

Job Specifications

Customer:	Cedars
Job Name:	Cedars
Location:	Portland, ME
Sales Rep:	KD
Date:	03/15/05
Drawn By:	KD
Drawing Title:	Exterior Identification - Atrium
Sign Type:	Post and Panel
Revision:	1
File Location:	Ext-Atrium - Capped Post
7 Glasgow Road • Scarborough, ME 04074 Phone: (207) 883-5200 • (800) 535-3506 Fax: (207) 883-8588 • (800) 225-8559 www.welchusa.com	
Sign Panel	
Size:	36" x 30"
Materials:	1/8" aluminum, baked enamel finish
Color:	TBD
Corners:	Square
Backing:	N/A
Graphic Content	
Application:	Vinyl
Type Style:	As shown
Copy Height:	Approx 3 1/2" Caps
Copy Colors:	PMS
Braille:	
Frames	
Type:	
Size:	
Color:	
Inerior Substrate:	
Mounting	
Hardware:	
Tape:	
Location:	
Posts:	9 posts



\$5



Handwritten notes:
 2.9 x 3
 2.9 x 3
 2.9 x 3

Scale:
 Notes:
 Post will need to be set in ground approximately 3' for height as shown here.

Job Specifications	
Customer:	Cedars
Job Name:	Cedars
Location:	Portland, ME
Salvo Rep:	R
Date:	03/15/05
Drawn By:	KD
Drawing Title:	Exterior Identification - Rehab Center
Sign Type:	Post and Panel
Revision:	2
File Location:	Ext-Rehab - Capped Post
7 Glasgow Road • Scarborough, ME 04074 Phone: (207) 883-6200 • (800) 635-3506 Fax: (207) 883-8988 • (800) 225-8859 www.welchusa.com	
Sign Panel	
Size:	36" x 30"
Material:	1/8" aluminum, baked enamel finish
Color:	Stock Grey Post and White Face
Corners:	Square
Backing:	N/A
Graphic Content	
Application:	Vinyl, Logo Color Match
Type Style:	As shown
Copy Height:	Approx 3" Caps
Copy Colors:	Cocoa Vinyl
Braille:	
Frames	
Type:	
Size:	
Color:	
Inerior Substrate:	
Mounting	
Hardware:	
Tape:	
Location:	
Posts:	9 posts

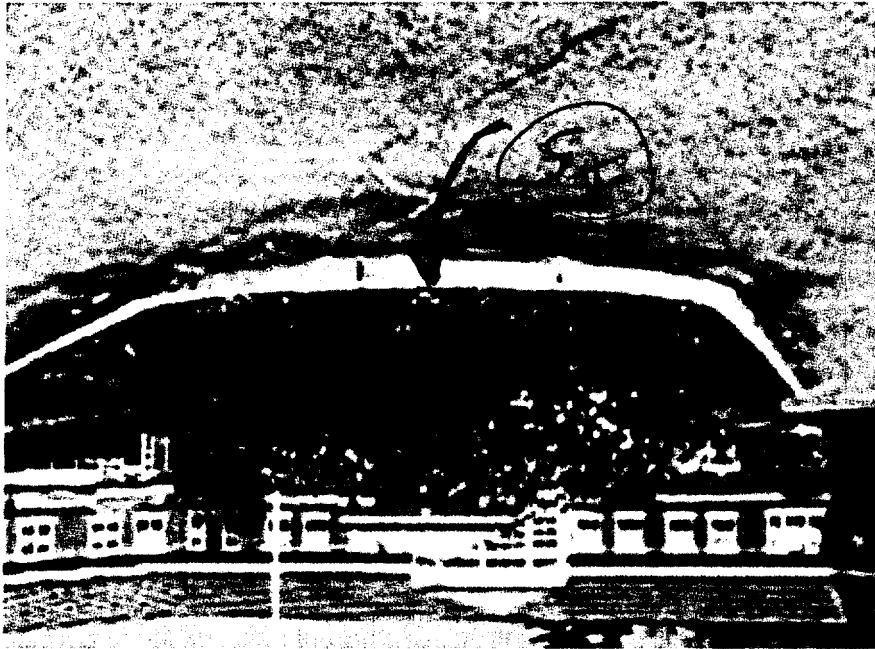


Table 2.2

institutional Uses in Residential Zones

(Regulations apply to institutions permitted as conditional uses in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, private clubs, fraternal organizations and hospitals.)

*RAINBOW
1 mile
V Rd*

	Street Frontage < 100'	Street Frontage 100' to 250'	Street Frontage > 250'
- Area	15 sq. ft.	25 sq. ft.	50 sq. ft.
- Height	6 ft.	8 ft.	8 ft.
- Setback	5 ft.	5 ft.	5 ft.
- # Freestanding signs per lot	1/st. frontage (a)(b)	1/st. frontage (a)(b)	1/st. frontage (a)(b)

(a) Lots fronting on two or more streets are allowed one freestanding sign for each frontage. However, the area of each sign shall correspond to the length of the applicable frontage. Freestanding signs shall be positioned such that they are not readily concurrently visible.

(b) Where one lot contains more than one affiliated use, each use shall be allowed one sign per street frontage.

Note: Pertinent directional information shall, to the extent possible, be included on the principal freestanding sign. Additional directional signs shall be allowed only in the event that necessary information cannot fit reasonably within the permitted sign area. The size of additional signs shall be the minimum necessary to achieve the informational objective.

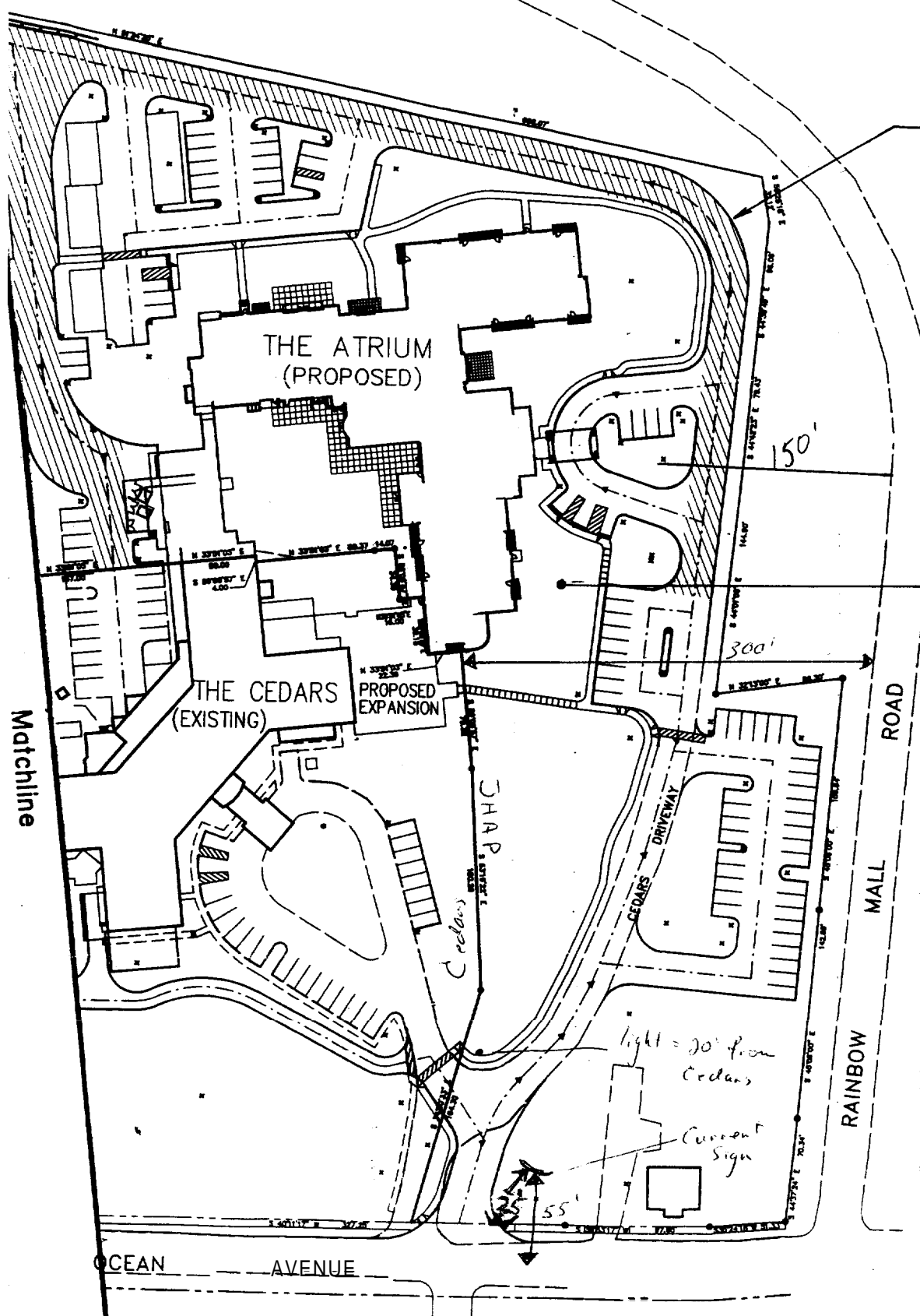
Building Signs (a)

- Maximum permitted sign area	na
- % of wall area on which sign is to be placed	5%
- # building signs permitted per lot	1/bldg. face (b)

(a) Building signs shall be reviewed for compliance with sign standard(s) included in site plan ordinance and shall under no circumstances be internally illuminated.

(b) One sign is allowed per building face provided such signs are not readily concurrently visible.

1" = 100'



ACCESS EASEMENT GRANTED TO CEDARS NURSING CARE CENTER, INC.

JHA PROPERTIES, INC. BOOK 9188, PAGE 115

LUC
 LAND USE CONSULTANTS, INC.
 Land Planners • Engineers • Surveyors
 906 Riverside Street, Portland, Maine 04103
 207-678-3313

Project:
THE ATRIUM AT CEDARS
 PORTLAND, MAINE

Drawing Title:
EASEMENT SKETCH PLAN

Isonides Associates
 Architects and Planners
 385 Eliot Street
 Newton Upper Falls, MA 02164
 (617) 969-4774
 Fax (617) 969-4783

Drawn by	CAM
Check by	
Date	
Scale	
Other notes	

Sheet 1 of 2
 DATE: 03/31/98

LUC JOB-3061