

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0025	Issue Date: JAN 12 2007	CITY: 189 A03 001
Location of Construction: 50 SEWALL ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent
		Zone: C39

Past Use: Commercial - <i>Letter Williams (06-1704)</i>	Proposed Use: Commerical reface 2 signs: 36 sf & 92 sf	Permit Fee: \$286.00	Cost of Work: \$256.00	CEO District: 3	(B2 unduly sig)
Proposed Project Description: Reface 2 signs; 36 sf & 92 sf		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>1/1A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>		
		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: dmartin	Date Applied For: 01/09/2007	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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: <i>1/9/07</i> <i>ARM</i>	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: <i>ARM</i>

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



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>50 Sewall Street</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Olympia Equity Investors II, LLC</u>	Telephone: <u>207-894-9990</u>
Lessee/Buyer's Name (If Applicable) <u>Keller Williams Realty</u>	Contractor name, address & telephone: <u>Neckraft Signs Inc.</u> <u>686 Main St.</u> <u>Lewiston, ME 04240</u> <u>207-782-9654</u>	Total s.f. of signage x \$2.00 = <u>128 sq. ft.</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>280.00</u> fee <u>250</u> Awning Fee/cost of work <u>✓</u> Total Fee: <u>280.00</u>
Who should we contact when the permit is ready: <u>Shane Moffett, Neckraft</u> phone: <u>207-782-9654</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____ <u>3 see enclosed</u>		
Current Specific use: <u>Business Offices</u> If vacant, what was prior use: _____ Proposed Use: <u>Real Estate Office</u>		
Information on proposed sign(s):		
Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____		
(2) Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>2'-10" x 17'-0" and 6'-5 1/2" x 14'-3"</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ <u>48.17 ft</u> <u>92 ft</u>		
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 <input checked="" type="checkbox"/> No _____ Dimensions: <u>7'-3" tall directory sign (permitted # 06-0524)</u>		
Bldg. wall sign? (attached to bldg) Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____		
Awning? Yes _____ No <input checked="" type="checkbox"/> 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. - see enclosed drawings		

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 codes applicable to this permit.

Signature of applicant: Shane Moffett, Neckraft Signs Inc.

Date: 1-2-07

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

B2 multi-tenant
alterative 2

500 sq ft 442 sq ft
(470 sq ft)

Desm. Bldg. Associates 88.67 ft (06-1174)
Keller Williams 48.17 ft

136.84 ft

2% 4602
92 ft OK
Sign = 92 ft

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070025

PERMIT ISSUED

This is to certify that OLYMPIA EQUITY INVESTORS III LLC / NeoKraft Signshas permission to build signs; 36 sf & 92 sfAT 50 SEWALL ST

189 A031001

JAN 11 2007

provided that the person or persons who accept 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 is procured before this building or part thereof is occupied or service is provided. 24 HOUR NOTICE 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

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

Permit No: 07-0025	Date Applied For: 01/09/2007	CBL: 189 A031001
------------------------------	--	----------------------------

Location of Construction: 50 SEWALL ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone (207) 782-9654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

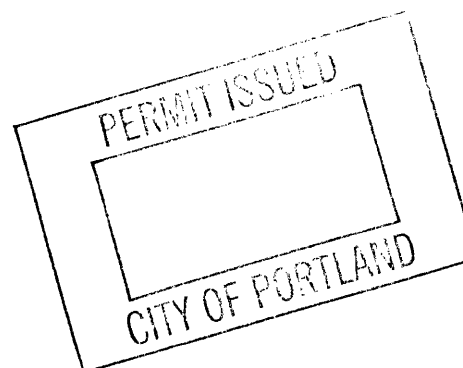
Proposed Use: Commerical - 2 building signs signs: 48 sf & 92 sf	Proposed Project Description: 2 building signs; 48 sf & 92 sf - "keller Williams Realty"
--	--

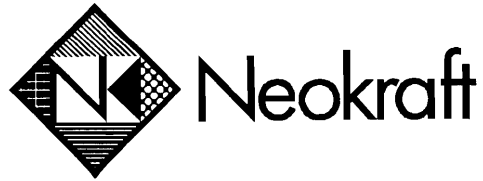
Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 01/09/2007

Note: Multi tenant lot in B2 allows for one sign per business unless fronts on more than one street. If tenant frontage >150 feet than maximum percentage of wall area is 5%. Wall area is 9400 s.f. 5% of this is 470 s.f. Dermatology Associates is using 88.67 s.f (permit # 06-1179). Keller Williams is using 48.17 s.f. This leaves 333.16 s.f available for other tenants. The two signs are using 29% of the allowable square footage for signs.
Freestanding sign on Sewall Street was permitted under #06-0528. **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/11/2007

Note: **Ok to Issue:**
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.





Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

Transmittal to CITY OF PORTLAND
INSPECTIONS
389 CONGRESS STREET
PORTLAND, ME 04101

Date 01.3.2007
Job No. 6549
Re. KELLER WILLIAMS
PERMITS
MAIL

Item Attached Hand Delivered Under separate cover
 Shop Drawings Prints Samples Specifications
 Copy of letter Change Order Other

Copies	Date	No.	Description
1 set	01.03.2007	6549	(1) SIGN PERMIT APPLICATION, (1) ELECTRICAL PERMIT APPLICATION, DRAWINGS, INSURANCE CERTIFICATE, PLOT PLAN, LANDLORD CONSENT, PHOTOS, PLANNING BOARD APPROVAL LETTER, AND CHECK #8430 FOR \$335.00 IN REGARD TO PERMITS FOR KELLER WILLIAMS REALTY LOCATED AT 50 SEWALL STREET.

Purpose For approval No exception taken Rejected
 For your use Make corrections noted Review and comment
 As requested Revise and resubmit Other

Remarks PLEASE REVIEW FOR APPROVAL AND MAIL PERMITS TO THIS OFFICE.

Copy to

From SHANE MOFFETT

If enclosures are not as noted kindly notify us at once.

OFFICE:\CLERICAL\TEMPLATES\TRANSMITTAL FORM.DOT



THE OLYMPIA
COMPANIES

December 18, 2006

Mr. Paul Lessard
Neokraft Signs
686 Main Street
Lewiston, ME 04240

Re: Keller-Williams Exterior Signs

Dear Paul,

The Landlord has approved the installation of the two Keller-Williams signs on the exterior of the building at 50 Sewall Street in accordance with your plan dated 10/17/2006. Please understand, however, that the work (including all permitting expense) as described in plan is to be done wholly at Keller-Williams' authorization and expense. All costs should be billed to Keller-Williams directly. While not directly your issue, all costs associated with installation, and connection of power wiring to signs and electricity to operate same, are also the responsibility of Keller-Williams.

If you have any questions, please do not hesitate to call.

Sincerely,

Tim Levine
Senior Project Manager
Olympia Equity Investors II, LLC



PORTLAND MAINE

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

Planning and Development Department
Lee D. Urban, Director

February 7, 2006

Planning Division
Alexander Jaegerman, Director
Mr. Tim Levine
Olympia Equity Investors, LLC
280 Fore Street, STE 202
Portland, ME 04101

RE: Coordinated Site Plan applications, OEI I, II, III, and XIII, Co-Applicants
Wayfinding Condition Compliance

CBLs: 189A031, 189A014, 189A013, 189A010 Former DOT Land not yet mapped by Assessor

Dear Mr. Levine:

Thank you for your recent submission on signage and wayfinding as prepared by NeoKraft Signs. The submission meets the conditions of site plan approval which state:

- i. Any future commercial signage on the Congress Street right of way shall conform to the standards of the site plan ordinance and shall be subject to final review and approval by the Planning Authority.
- ii. Any future architectural or free-standing signage associated with the proposed medical office building shall conform to the standards of the site plan ordinance and shall be subject to final review and approval by the Planning Authority.

By meeting these conditions, you are now encouraged to apply for a signage permit with the Inspections Services Division.

Sincerely,

Sarah Hopkins
Development Review Services Manager

Ethan Boxer-Macomber, HCD
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division



49 Dartmouth Street
Portland, ME 04101

Paul Lessard
Neokraft Signs, Inc.
686 Main Street
Lewiston, ME 04240

Dear Paul,

Please proceed with the permitting process of Keller Williams Realty's signage for 50 Sewall Street, Portland.

We will be taking occupancy in the building April 2nd, 2007. However, we want to get the roof top signage on the HVAC cage fabricated and installed immediately. We will be holding off on the exterior north wall sign at this time.

I look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads 'Dottie'.

Dottie Bowe
Operating Principal
Keller Williams Realty

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 12/13/2006
PRODUCER Yarmouth Insurance Agency 141 Spring Street Yarmouth ME 04096		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 E To P LLC, DBA Keller Williams 49 Dartmouth Street & 50 Sewall St Portland, ME 04101		
		INSURERS AFFORDING COVERAGE
		INSURER A Maine Mutual Group
		INSURER E
		INSURER C
		INSURER D
		INSURER E


COVERAGES

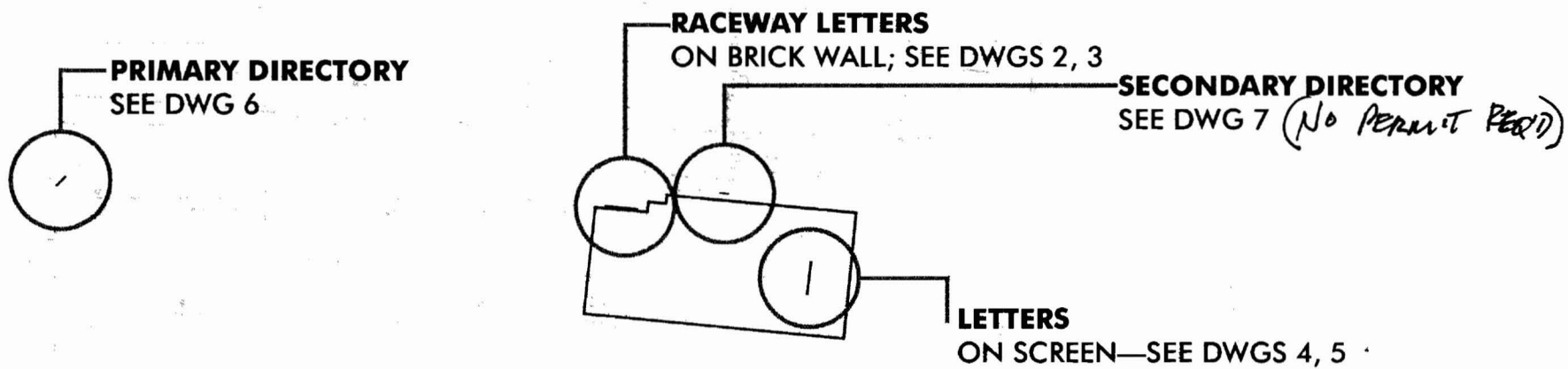
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	BP 0427853	02/01/06	02/01/07	EACH OCCURRENCE \$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000
		<input type="checkbox"/> CLAIM MADE <input checked="" type="checkbox"/> OCCUP				MULTI-P (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$
		GEN'L AGGREGATE LIMIT APPLIES PER				GENERAL AGGREGATE \$ 2,000,000
		POLICY	PRO	JECT	ENV	PRODUCTS - COMP/OP AGG \$
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input type="checkbox"/> HIRED AUTOS				
		<input type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY EA ACC \$
						AGG \$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
		<input type="checkbox"/> OCCUP <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
						\$
		<input type="checkbox"/> DEDUCTIBLE				\$
		<input type="checkbox"/> RETENTION \$				\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				ALL STATE COVER LIMITS \$
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
		OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

As required for operations.
City of Portland Maine listed as an additional insured as to liability only

CERTIFICATE HOLDER	CANCELLATION
GOULD & COMPANY 715 Boylston St Boston, MA 02116	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL ____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE  <JWS>



SIGN LOCATION PLAN
SCALE: 1"=100'-0"

2'10" x 17'
34" x 204" = 69
= 48,

17'
x 1.75'
= 29.75' #

29.75
+ 9.04
= 38.79

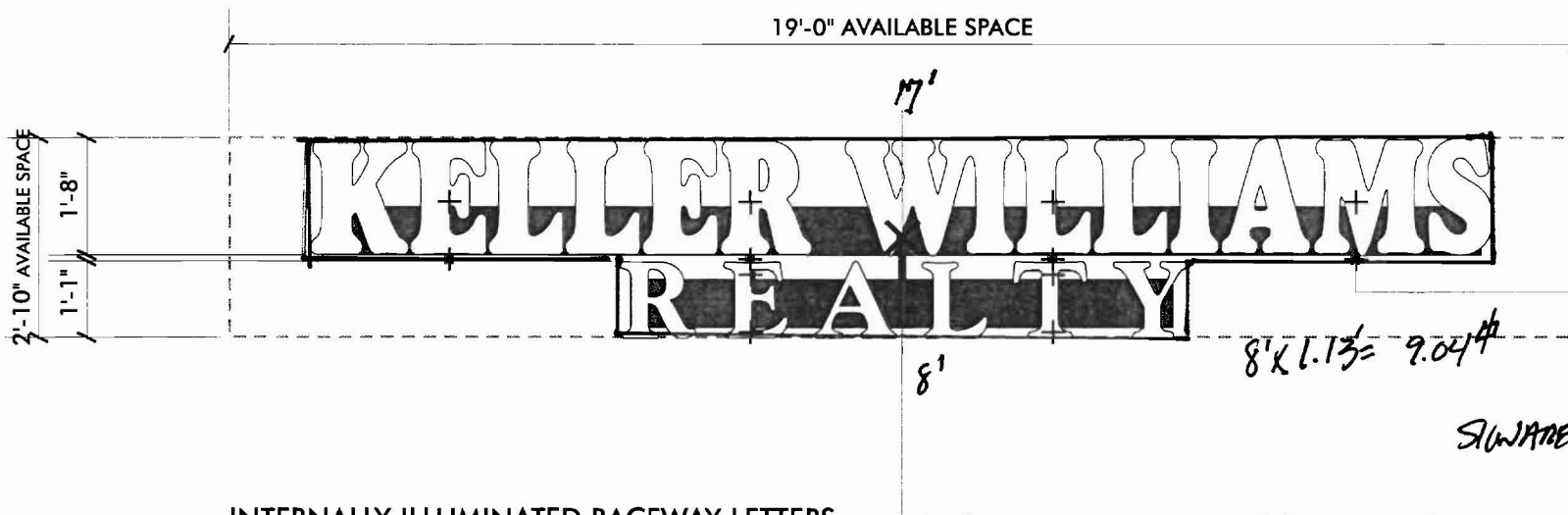
SIGN AREA 38.79 SQ. FT.

INTERNAL
ALUMINUM
TRANSLUCENT
SILVER METAL

MIN. (12)
LOCATION

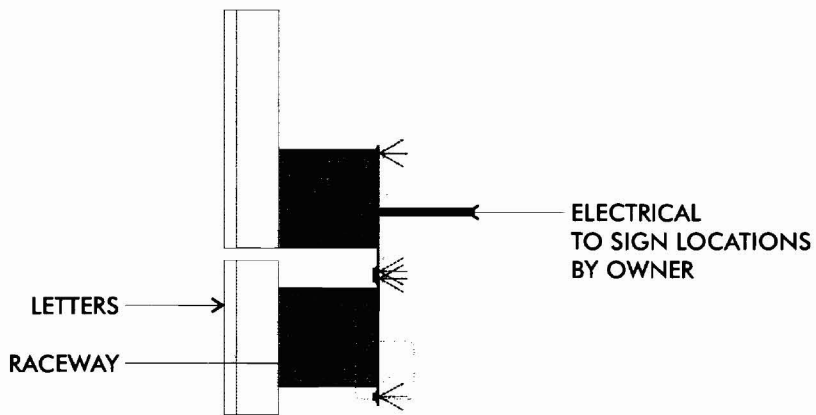
FABRICATED
PAINT TO
MOORE 1
BRICK WALL

277V ELECTRICAL



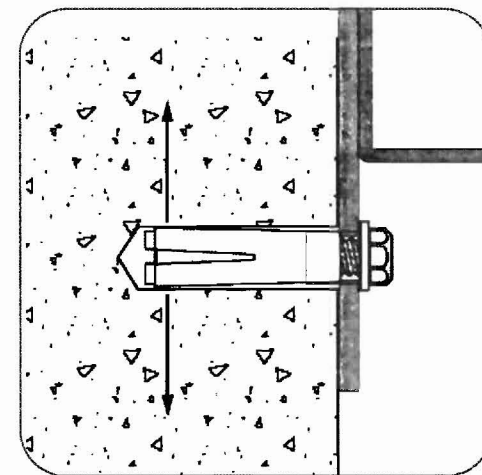
INTERNALLY ILLUMINATED RACEWAY LETTERS

SCALE: 3/8" = 1'-0" (1) SET



END VIEW

SCALE: 3/4" = 1'-0"



LOK-BOLT
FASTENER

A PRE-ASS
ANCHOR
AND MAS

PATENTED
THE WORL

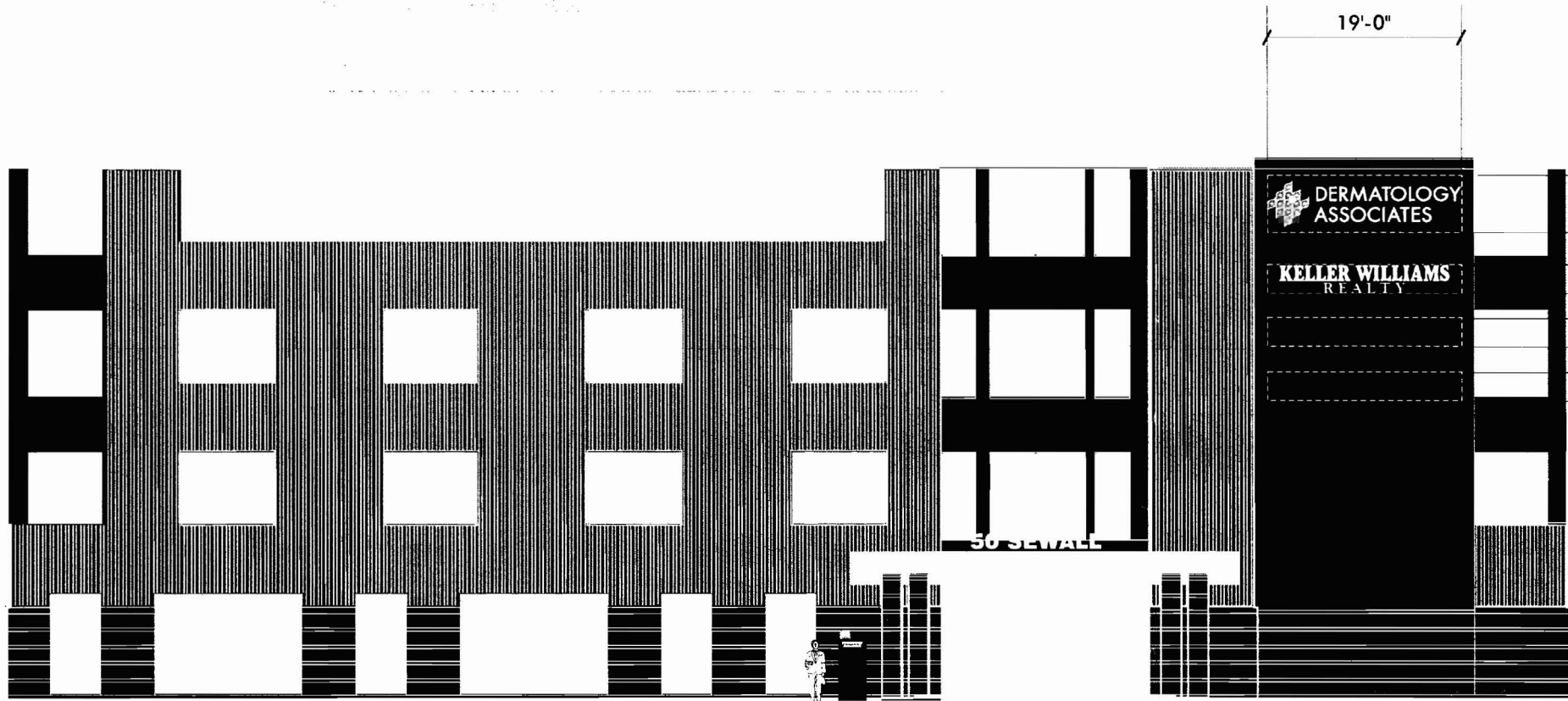
AVAILABL
STEEL; SE

SIZE RANC

SEE <http://>

SLEEVE-ANCHOR MOUNTING DETAIL

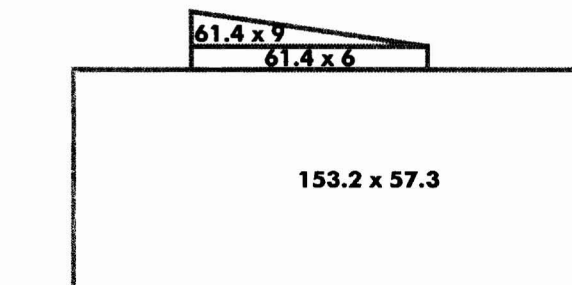
NOT TO SCALE



NORTH ELEVATION

SCALE: 1/16"=1'-0"

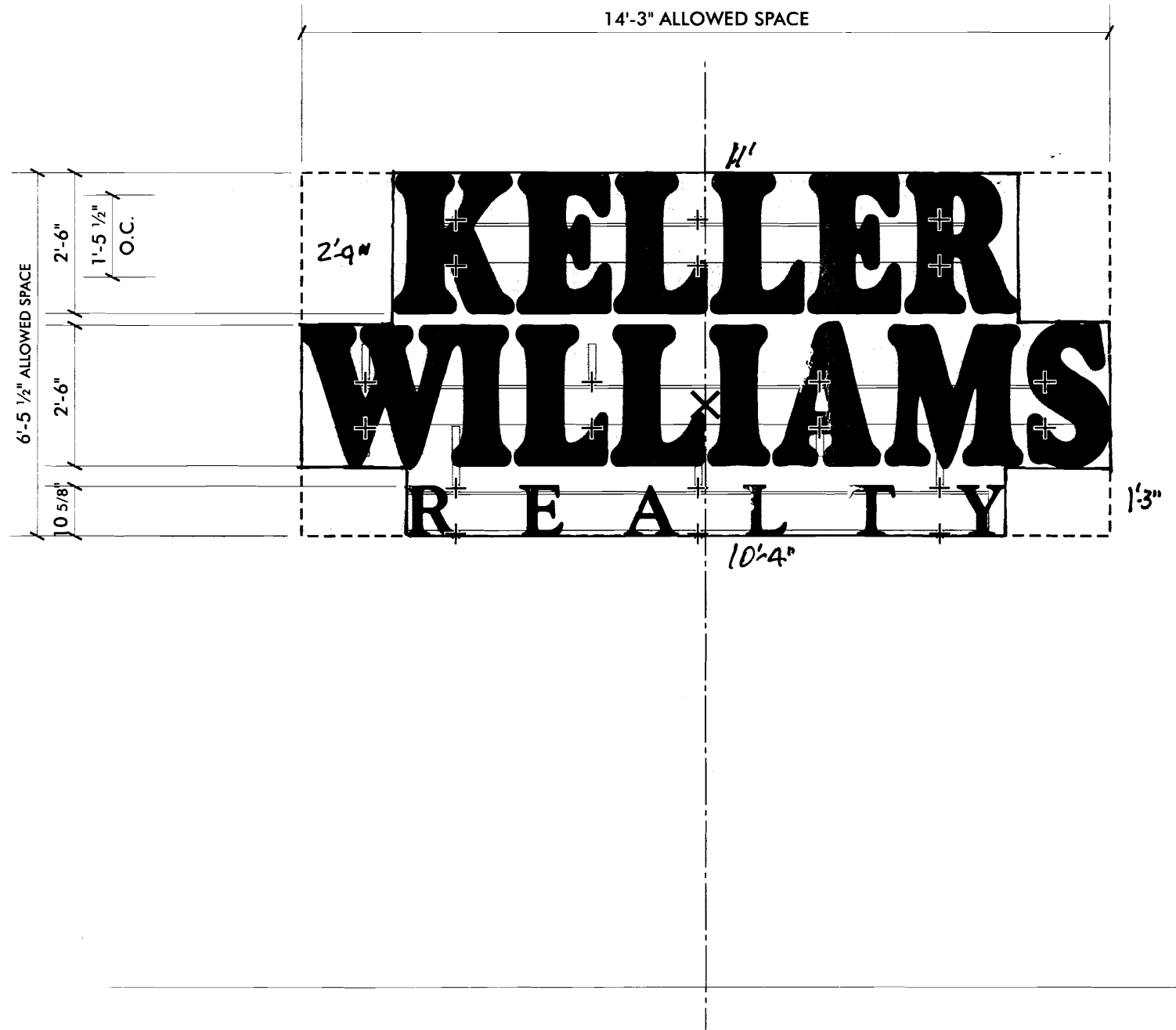
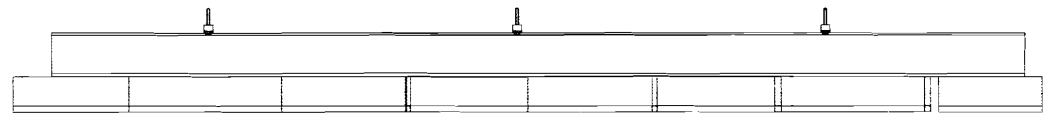
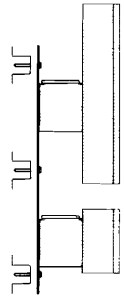
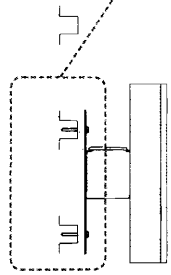
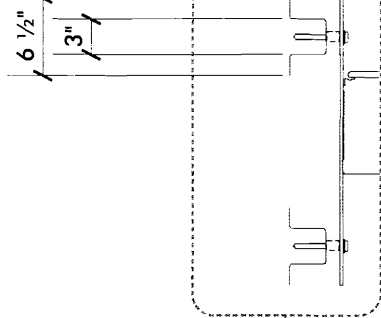
APPROXIMATE OVERALL FACADE AREA = 941
OVERALL SIGN AREA PERMITTED BY CODE =
PROPOSED SIGN AREA = 269.2 S.F.
40% OF SIGN AREA ALLOCATED TO TENANT
60% OF SIGN AREA ALLOCATED TO TENANT



BASIS FOR AREA CALCULATIONS

SCALE: 1"=50'-0"

3" 1" PERFORATED SCREEN
PANELS, 12" WIDE;
PROVIDE SPACERS AT LAGS
TO PREVENT CRUSHING

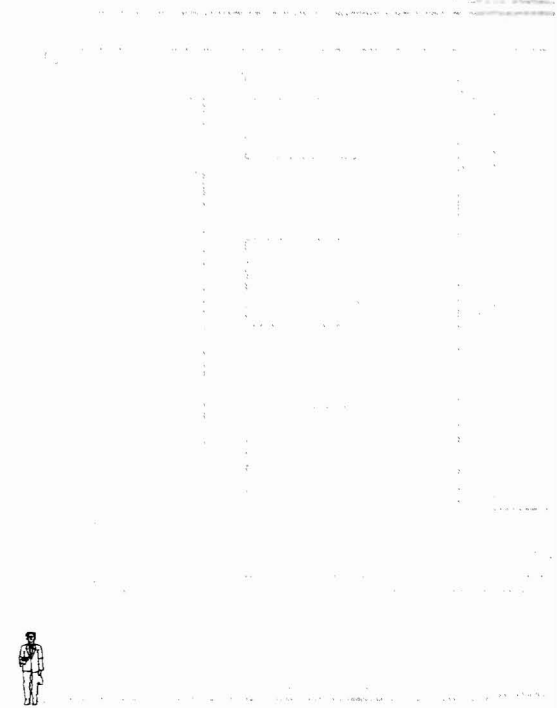
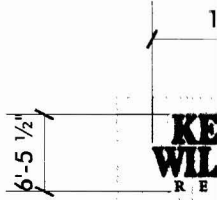


INTERNALLY ILLUMINATED RACEWAY LETTERS ON SCREEN

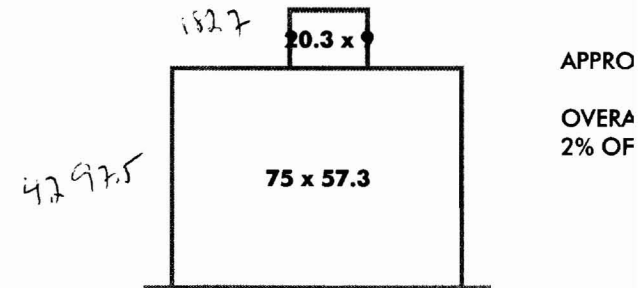
SCALE: 3/8"=1'-0" (1) SET



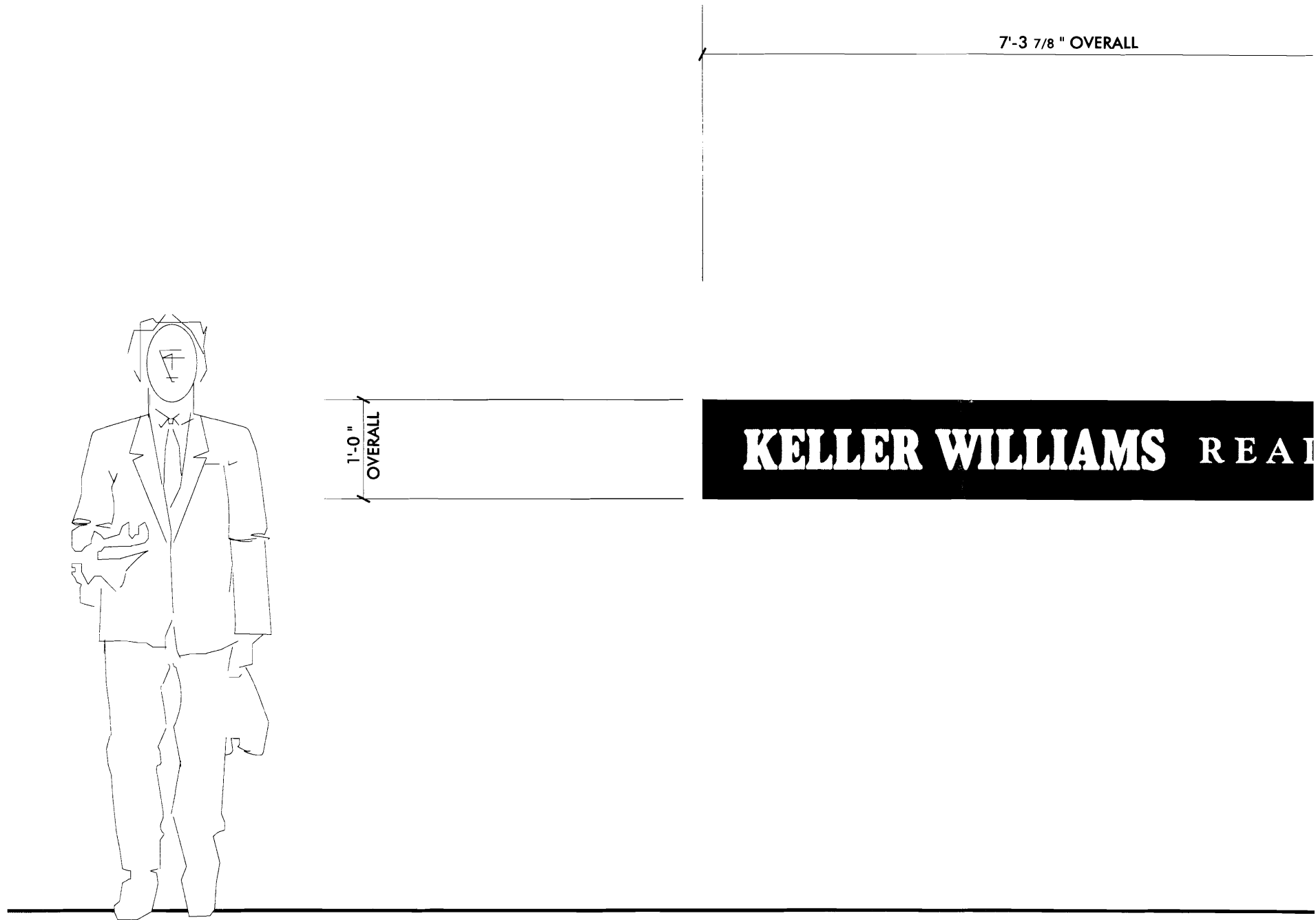
EXISTING SCREEN ON ROOF
NO SCALE



EAST ELEVATION—SIGNAGE ALLOWANCE
SCALE: 1/16"=1'-0"



BASIS FOR AREA CALCULATIONS
SCALE: 1"=50'-0"



ACRYLIC CUT SIZE = 11 3/4 " x 7'-3 7/8 "

REMOVABLE ACRYLIC TENANT PANEL, FLUSH WITH FACE OF CABINET

PAINTED (OPAQUE) TO MATCH CABINET [MP51170] WITH KNOCKED OUT
LOGO AND TRANS WHITE TENANT COPY

TENANT PANEL FOR EXISTING S/F INT. ILLUM. PRIMARY DIRECTORY

SCALE: 3/4" = 1'-0" (1) REQUIRED