

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 061284

This is to certify that 2320 CONGRESS STREET LLC /Sign Concepts  
has permission to install a new 3' x 14' Wall sign New Entrance LLC  
AT 2320 CONGRESS ST

PERMIT ISSUED  
237 A009001  
CITY OF PORTLAND

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 closed-in. 4 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

*Jeanie Bouke* 9/29/06  
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: 06-1284	Issue Date: <b>PERMIT ISSUED</b>	CBL: 237 A009001
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<b>Location of Construction:</b> 2320 CONGRESS ST	<b>Owner Name:</b> 2320 CONGRESS STREET LLC	<b>Owner Address:</b> 57 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Sign Concepts	<b>Contractor Address:</b> 9 Storm Dr Windham	<b>Phone:</b> 078996454
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	<b>Zone:</b> IM

<b>Past Use:</b> Commercial/ Offices	<b>Proposed Use:</b> Commercial/ Offices install a new 3' x 14' Wall sign/New England Title, LLC	<b>Permit Fee:</b> \$114.00	<b>Cost of Work:</b> \$114.00	<b>CEO District:</b> 3
<b>Proposed Project Description:</b> install a new 3' x 14' Wall sign/New England Title, LLC		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <b>B</b> Type: <b>Sign</b> <b>IBC-2003</b> Signature: <b>JMB 9/29/06</b>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 08/31/2006	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: <b>9/19/06</b> <b>JMB</b>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>using 33% of 8' out principal inside</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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-1284	<b>Date Applied For:</b> 08/31/2006	<b>CBL:</b> 237 A009001
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<b>Location of Construction:</b> 2320 CONGRESS ST	<b>Owner Name:</b> 2320 CONGRESS STREET LLC	<b>Owner Address:</b> 57 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Sign Concepts	<b>Contractor Address:</b> 9 Storm Dr Windham	<b>Phone</b> (207) 899-6454
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial/ Offices install a new 3' x 14' Wall sign/New England Title, LLC	<b>Proposed Project Description:</b> install a new 3' x 14' Wall sign/New England Title, LLC
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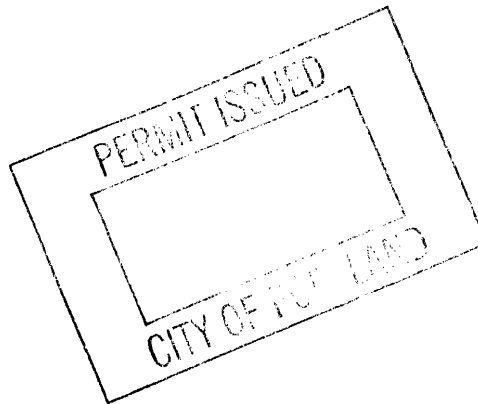
**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 09/19/2006  
**Note:** Multi tenant building. 8% of principal facade is 128.83 s.f. New England Title sign is 42 s.f. . First Financial Mortgage sign is 42 s.f. for a total of 84 s.f (06-1283)      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/29/2006  
**Note:**      **Ok to Issue:**   
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

**Comments:**

09/21/2006-jmb: Left vm w/Sign Co for fastening details

09/29/2006-jmb: Received fastening details, ok to issue





# Signage/Awning Permit Application

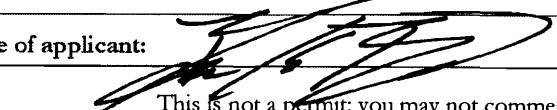
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>2320 Congress Street, Portland</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>237          A          9</u>	Owner: <u>2320 Congress St., LLC</u>	Telephone: <u>207-321-5324</u>
Lessee/Buyer's Name (If Applicable) <u>New England Title</u>	Contractor name, address & telephone: <u>Sign Concepts Andrew Earle      04103 75 Bishop St., Portland 699-2920</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For I.I.D. signage= Total Fee: \$ <u>114.</u> Awning Fee= cost of work <input checked="" type="checkbox"/> Total Fee: \$ <u>114.</u>
Who should we contact when the permit is ready: <u>Nannette Duncanson</u> phone: <u>321-5324</u>		
Tenant/allocated building space frontage (feet): Length: <u>56.5'</u> Height <u>14'3"</u> Lot Frontage (feet) <u>see plans</u> Single Tenant or Multi Tenant Lot <u>multi tenant</u>		
Current Specific use: <u>vacant - tenant fit up for business office 06-0413</u> If vacant, what was prior use: <u>Fed Ex Warehouse</u> Proposed Use: <u>Title Company</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign?    Yes ___ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___    Dimensions proposed: <u>3'x14' = 42 sq ft</u>		
Proposed awning? Yes ___ No <input checked="" type="checkbox"/> 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): <u>n/a</u> 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.		

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

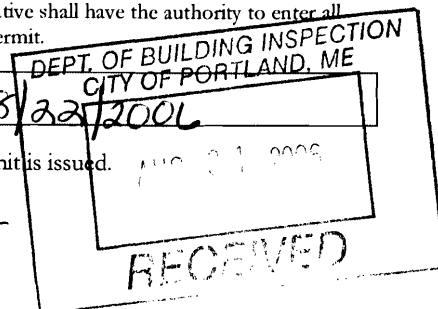
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

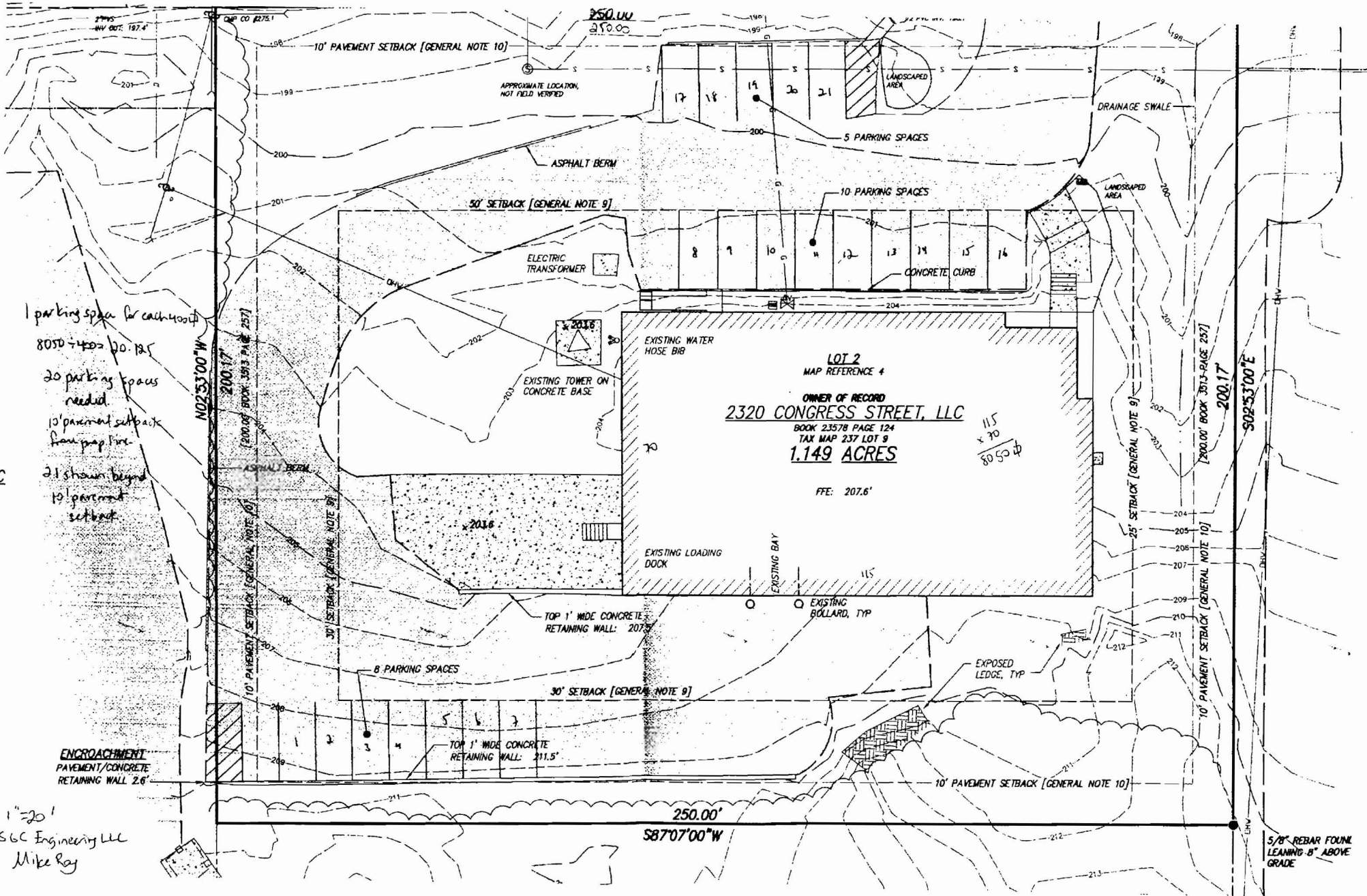
Signature of applicant: 

Date: 8/22/2006

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

80% of 70x14 = 800  $\frac{113}{17} \times 14.25 = 1138.75$   
1311 128.82 1610.25





**LOT 2**  
 MAP REFERENCE 4  
 OWNER OF RECORD  
**2320 CONGRESS STREET, LLC**  
 BOOK 23578 PAGE 124  
 TAX MAP 237 LOT 9  
**1.149 ACRES**

$115 \times 70 = 8050 \text{ sq ft}$

FFE: 207.6'

1 parking space for catchment  
 $8050 \div 400 = 20.125$   
 20 parking spaces needed  
 10' pavement setback from property line  
 21 shown beyond 10' pavement setback

1"=20'  
 SGC Engineering LLC  
 Mike Roy

5/8" REBAR FOAM LEARNING 8" ABOVE GRADE

# 2320 Congress Street, LLC

57 Atlantic Place  
South Portland, ME 04106  
(207)749-0193

August 23, 2006

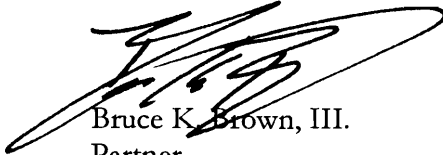
New England Title  
Nannette Duncanson  
78 Atlantic Place  
South Portland, ME 04106

Dear Ms. Duncanson:

Please accept this letter as permission to attach the proposed signage to the exterior of 2320 Congress Street, Portland, ME. The amount of building frontage for your leased space is approximately 56'6".

If the City of Portland has any additional questions, they may contact me directly at (207)749-0193.

Sincerely,



Bruce K. Brown, III.  
Partner

# **SIGN**Concepts

— VISUAL COMMUNICATION EXPERTS —

75 Bishop St., Portland, ME 04103

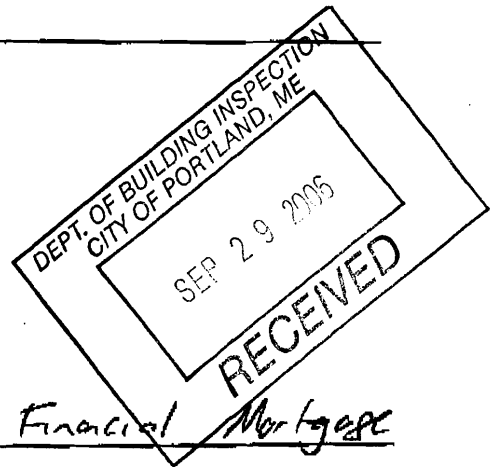
207.699.2920

To: Larry or Jennie  
Company: City of Portland  
Fax: \_\_\_\_\_

From: Andrew Early  
Phone: 207.699.2920  
Fax: 207.878.7790

Date: \_\_\_\_\_  
Pages w/ cover: 3

Comments: Regarding First Financial Mortgage  
on 2320 Congress St.



Please call if you need further information.

2320A9  
06/28/05  
06/28/05

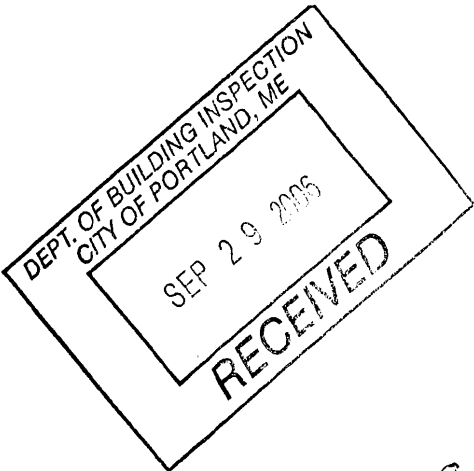
**Andrew Earle**

**From:** "Andrew Earle" <andrew@signconceptsmaine.com>  
**To:** "Nannette Duncanson" <nannette@firstinmaine.com>  
**Sent:** Wednesday, September 13, 2006 11:04 AM  
**Subject:** Method of sign attachment

Hi Nannette,

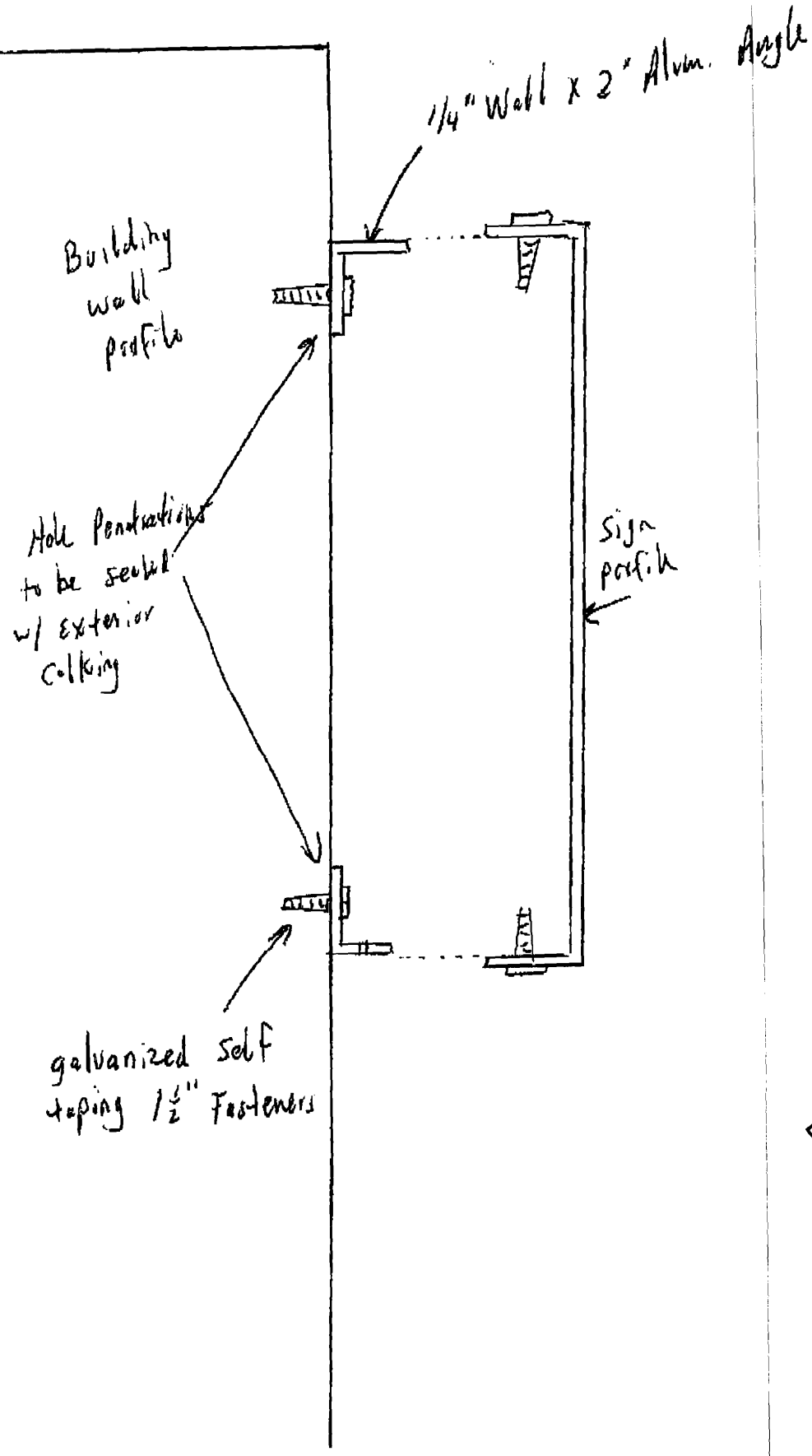
The wrisco framed alumium signs will be attached using 2" aluminum angle fasted to the wall on th etop side and bottom side of where the framed sign will slip over the angle. The sign will then be fastend to the horizontal extension of the angle. Any penetrations made in to the exterior of the building will be sealed.

Andrew Earle  
Sign Concepts



237 A-9  
61284  
61283  
9/29/2006





Building wall profile

1/4" Wall x 2" Alum. Angle

Hold Penetrations to be sealed w/ exterior caulking

Sign profile

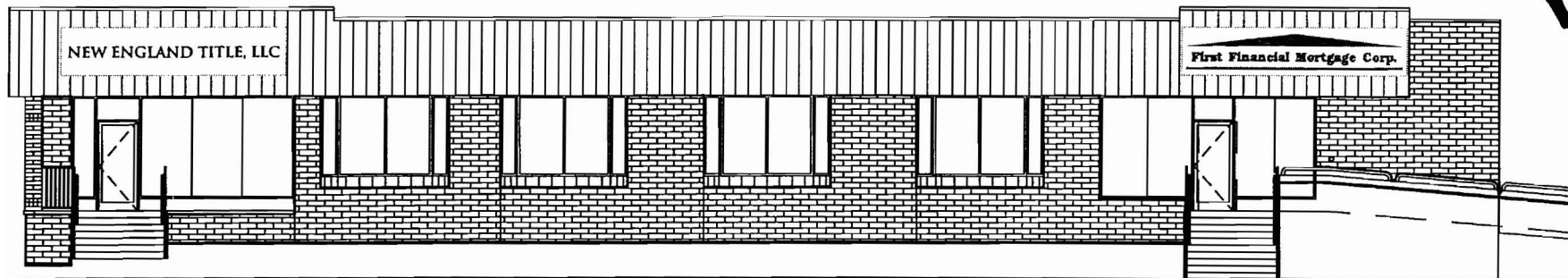
galvanized self tapping 1/2" Fasteners

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 SEP 29 2006  
 RECEIVED

237 A 9  
 06/284  
 06/283

**First Financial Mortgage Corp.**

**NEW ENGLAND TITLE, LLC**



**SIC**  
VISUA

Date: 8/

Drawing #

Rev #: 2

Apprv'd by

First I

- 3' x 14' wa
- white
- 1" Wri:
- HP vit

*Please  
review  
placement  
me for  
this*

This design  
Concepts,  
exhibited, or  
organizatio  
Concepts, L