

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

PERMIT

Permit Number: 100833

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Centro Heritage Spe 4 Llc / Neo Craft Sign has permission to Erect one freestanding sign and one attached building sign total sign area of 32 sq. ft. AT 1056 Brighton Ave CP 263A A007001 AUG - 2 2010

PERMIT ISSUED

provided that the person or persons, firm or corporation accepting this permit shall comply with all the provisions of the Statutes of Maine and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application of the rules of 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 lath or other work is done-in. 2 HOURLY NOTICE IS REQUIRED.

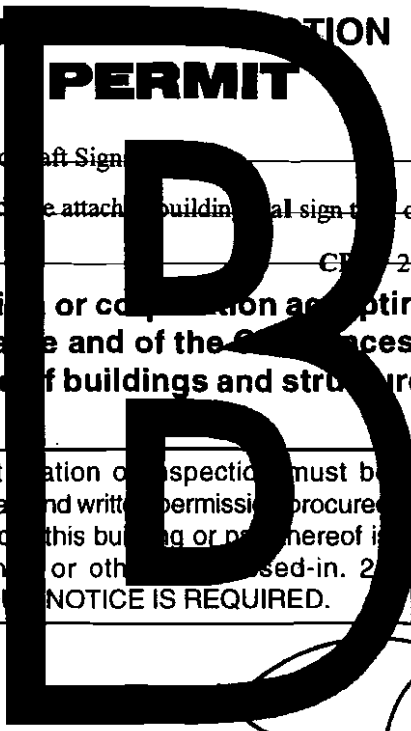
A certificate of occupancy must be procured by owner before the building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

July 13 2010

Received from Morales

Location of Work 1041 Brighton Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

\$ 94.00

55.00

Total: 149.00

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 914 0001

Check #: 10024 Total Collected \$ 149.00

**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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0833	Date Applied For: 07/13/2010	CBL: 263A A007001
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Location of Construction: 1056 Brighton Ave	Owner Name: Centro Heritage Spe 4 Llc	Owner Address: 131 Dartmouth St	Phone:
Business Name: VIP Eyes	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: (207) 782-9654
Lessee/Buyer's Name: VIP Eyes	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial / Medical; Erect one freestanding sign and one attached building wall sign total of 32 sq. ft.	Proposed Project Description: Erect one freestanding sign and one attached building wall sign total of 32 sq. ft.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/22/2010
Note:			Ok to Issue: ✓
1) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/02/2010
Note:			Ok to Issue: ✓
1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			

Comments:
7/14/2010-mes: two building signs are being requested - Both are the same size - the ordinance only allow the second sign at 1/2 the size - that sign needs a special exception review which now costs \$75. The free standing panel sign in the existing, approved free standing sign is ok. Called Shane at NeoKraft Signs to let him know there is a fee now to apply for the special exception review.
7/22/2010-mes: By e-mail I received the revised drawings so that the rear building sign meets the B-2 zone sign requirements of half of the allowable for the front based on facing Rand Rd.

PERMIT ISSUED

AUG - 2 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

AUG - 2 2010

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0833	Issue Date:	CBL: 263A A007001
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Location of Construction: 1056 Brighton Ave	Owner Name: Centro Heritage Spe 4 Llc	Owner Address: 131 Dartmouth St	Phone:
Business Name: VIP Eyes	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: 2077829654
Lessee/Buyer's Name: VIP Eyes	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial	Proposed Use: Commercial / Medical; Erect one freestanding sign and one attached building wall sign total of 32 sq. ft.	Permit Fee: \$94.00	Cost of Work: \$0.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>B/U</i> Type: <i>Sign</i> <i>IBC 293</i>	

Proposed Project Description: Erect one freestanding sign and one attached building wall sign total of 32 sq. ft.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: gg	Date Applied For: 07/13/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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: <i>OK per changes</i></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>Date: <i>7/22/10</i></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: <i>[Signature]</i></p>
---	---	--	---

PERMIT ISSUED

AUG - 2 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
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.

1056

Location/Address of Construction: <u>1041 Brighton Avenue - Pine Tree Shopping Plaza</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>079</u> Block# <u>263AA</u> Lot# <u>001</u>	Owner: <u>Thomas Bowen</u> <u>1100 Brighton Avenue</u> <u>Portland, ME 04101</u>	Telephone: <u>773-7333</u>
Lessee/Buyer's Name (If Applicable) <u>VIP Eyes</u>	Contractor name, address & telephone: <u>Neokraft 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 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>94.00</u> Awning Fee= cost of work Total Fee: <u>94.00</u>

32' 5" Total

Who should we contact when the permit is ready: Shane Moffett phone: 782-9654

Tenant/allocated building space frontage (feet): Length: 25'-0" Height: 1.5 $25 \times 1.5 = 37.5$ + 2 = 18.75

Lot Frontage (feet): 25'-0" Single Tenant or Multi Tenant Lot: Multi

Current Specific use: medical/retail

If vacant, what was prior use: _____

Proposed Use: medical/retail

Information on proposed sign(s):

Freestanding (e.g., pole) sign? Yes No Dimensions proposed: 1'-2" x 7'-5" Height from grade: _____

Bldg. wall sign? (attached to bldg) Yes No Dimensions proposed: 2'-0" x 11'-8"

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: _____

RECEIVED

JUL 13 2010

Dept. of Building Inspections
City of Portland Maine

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: <u>Shane Moffett</u> <u>Neokraft Signs Inc.</u>	Date: <u>7-8-10</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



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>

LANDLORD CONSENT AGREEMENT

Written consent and agreement relating to a certain sign proposed to be erected on the

premises at Pine Tree Shopping Center
in Portland Maine

✓ Thomas Bowen being the owner of the ^{premises} at
1100 Brighton Ave in Portland Maine

hereby gives consent to the erection of (a) certain sign(s):

(2) Sets of Lighted Letters and (2) Sets of vinyls for Pylon

owned by: VIP Eyes (the tenant) as described in the

attached application for a permit submitted to the inspection division of the building
department of Code Enforcement Portland Me to cover
the erection of said signs.

Signed by the owner of said premises, or his authorized agent, on this

✓ 8th day of July 2010

✓ [Signature] (SIGNED)

✓ Property manager (TITLE)

Hide Map



Aspen Dental

FedEx Kinko's

VIP
EYES

QUIZNOS

25' Frontage

Additional Options
Print Listing
View Map
Demographics
Research Price

Advertisement

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	150 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.

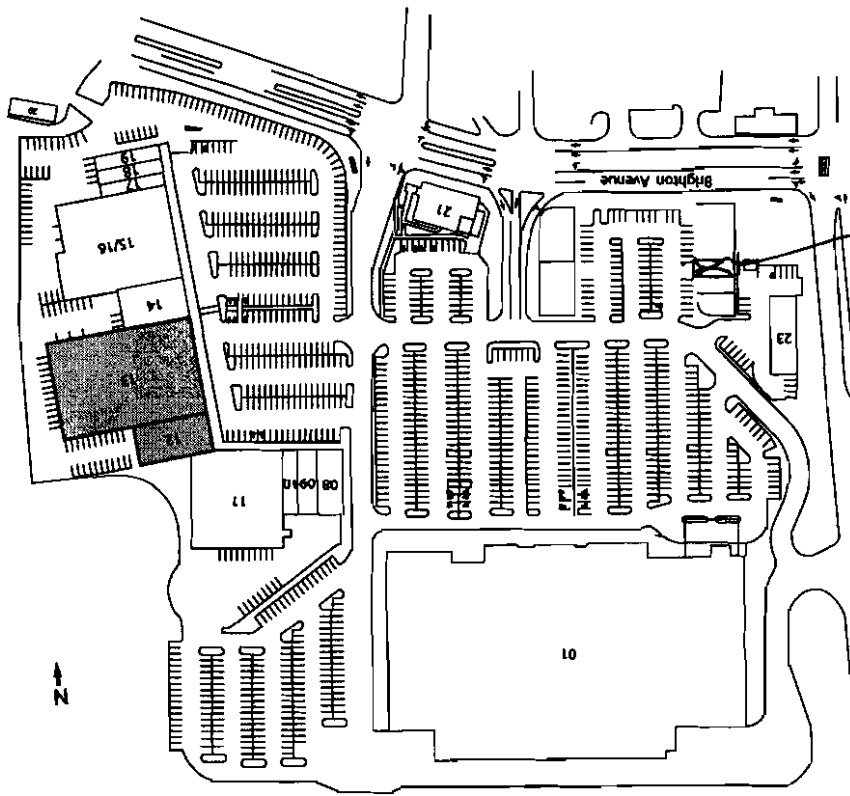
*used for
FEAR Bldg Sign*

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%



VIP Eyes

ACORD TM **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY)
06/10/2010

PRODUCER Phone: 207-858-5600 Fax: 207-858-0004
ANDERSON WATKINS ASSOCIATES, INC
 31 CENTRAL STREET
 WESTBROOK ME 04092

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.

	INSURERS AFFORDING COVERAGE	NAIC #
INSURED KEOLI CORPORATION DBA VIP EYES 1041 BRIGHTON AVENUE PORTLAND ME 04102	INSURER A: <u>Peerless Insurance Company</u>	24198
	INSURER B: _____	
	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.

NEP/ADDL LTR INBRG	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS								
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BOP8463029	06/07/10	06/07/11	EACH OCCURRENCE \$ 2,000,000								
					DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000								
					MED. EXP (Any one person) \$ 5,000								
					PERSONAL & ADV INJURY \$ 2,000,000								
		GENERAL AGGREGATE \$ 4,000,000											
		PRODUCTS-COMP/OP AGG. \$ 4,000,000											
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRER AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$								
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$								
	EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$								
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO STATU-TORY LIMITS</th> <th style="width: 50%;">OTHER</th> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE-EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE-POLICY LIMIT</td> <td>\$</td> </tr> </table>	NO STATU-TORY LIMITS	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE-EA EMPLOYEE	\$	E.L. DISEASE-POLICY LIMIT	\$
NO STATU-TORY LIMITS	OTHER												
E.L. EACH ACCIDENT	\$												
E.L. DISEASE-EA EMPLOYEE	\$												
E.L. DISEASE-POLICY LIMIT	\$												
	OTHER:												

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/ SPECIAL PROVISIONS
 CITY OF PORTLAND NAMED AS ADDITIONAL INSURED FOR SIGN INSTALLATION.

CERTIFICATE HOLDER	CANCELLATION
CITY OF PORTLAND CITY HALL 389 CONGRESS ST PORTLAND ME 04101 Attention: <i>Ron Simard</i>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 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 <div style="text-align: right;">Marie E. Elder</div>



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 07.8.2010
Job No. 12105
Re. VIP EYES
 PERMITS
 MAIL

- Item**
- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Hand Delivered | <input type="checkbox"/> Under separate cover | |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Other | |

Copies	Date	No.	Description
1 set	07.08.2010	12105	(1) SIGN PERMIT APPLICATION, (1) ELECTRICAL PERMIT APPLICATION, LANDLORD CONSENT, AERIAL PHOTO, PLOT PLAN, LIABILITY INSURANCE CERTIFICATE, DRAWINGS SHOWING FASTENING DETAIL, AND A CHECK FOR \$149.00 IN REGARD TO OBTAINING PERMITS FOR VIP EYES LOCATED IN THE PINETREE SHOPPING CENTER ON 1041 BRIGHTON AVENUE.

- Purpose**
- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> No exception taken | <input type="checkbox"/> Rejected |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Make corrections noted | <input type="checkbox"/> Review and comment |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Revise and resubmit | <input type="checkbox"/> Other |

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

Copy to

From SHANE MOFFETT

of an existing approved free standing sign.



Neokraft
SIGN S

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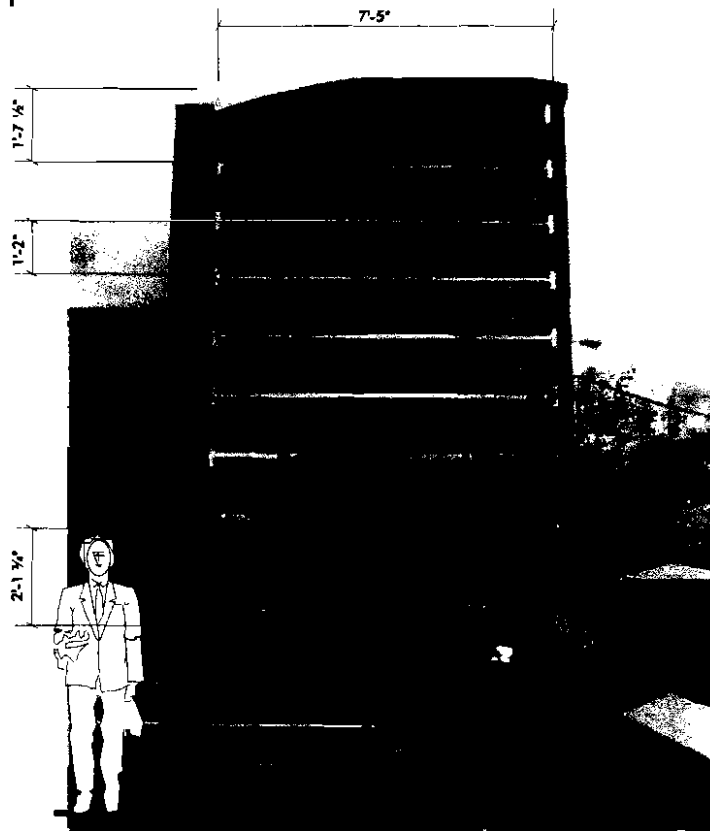
Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

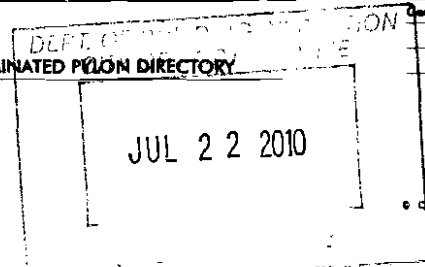
Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft agrees to be reimbursed \$1500 in compensation for time and effort expended in creating these plans.

VIP Eyes 12105

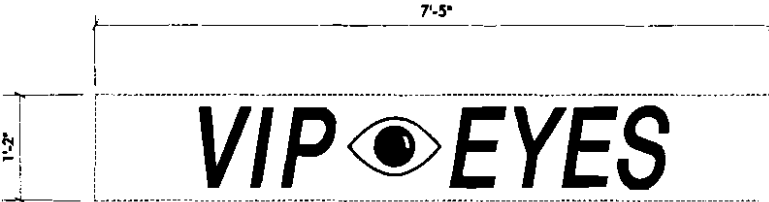
PERMIT	
Location:	Five Tree Shopping Plaza Portland, Maine
Drawing No.:	3 of 3
Drawn by:	BR Dep.: RS
Date:	07.22.2010
Lead No.:	H1013502
Gen Ref.:	95/25455



EXISTING DOUBLE FACE NON-ILLUMINATED Pylon DIRECTORY
NOT TO SCALE: 3/8"=1'-0"±



© COPYRIGHT 2010, BY NEOKRAFT SIGNS, INC.



GSP GERANIUM [220-63] AND DK. BLUE [220-397] VINYL GRAPHICS
INSTALL ON EXISTING TENANT PANEL (LANDLORD TO SPECIFY PLACEMENT)

VINYL TENANT GRAPHICS

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

(2) SETS GRAPHICS TOTAL

From: "Shane Moffett" <shane@neokraft.com>
To: <mes@portlandmaine.gov>
CC: <ron@neokraft.com>
Date: 7/22/2010 11:38 AM
Subject: VIP Eyes Updated Drawings for Sign Permit
Attachments: Part.001; 12105 VIPEYA VIP EYES PERMIT 07222010.pdf

Marge,

Attached you will find the updated drawings for VIP Eye's signage per your request. These drawings should satisfy the sign regulation requirements and allow you to approve the sign permit. If there are any other needs feel free to contact me anytime, and I will make sure they are met in a timely manner.

Thank you for your time and help with this sign permit application and I look forward to the receipt of the permit.

Shane Moffett
Neokraft Signs Inc.