

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Permit Number: 081546

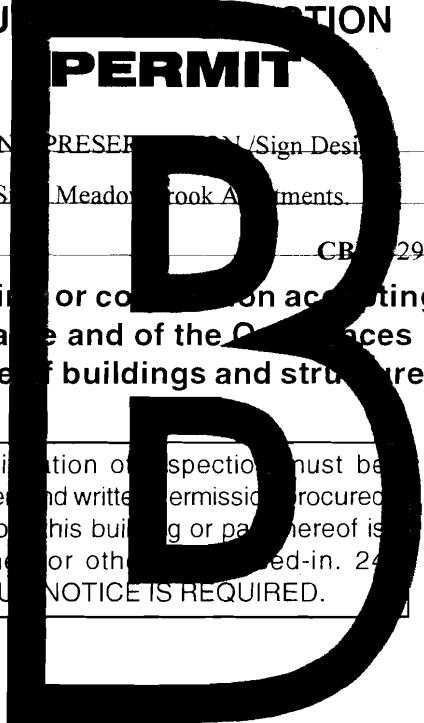
Please Read Application And Notes. If Any, Attached

This is to certify that EMC AFFORDABLE HOUSING PRESERVATION/Sign Design

has permission to install New Freestanding 4'x6 Siding Meadowsbrook Apartments

AT 1390 FOREST AVE CB 294 C068001

provided that the person or persons, firm or corporation accounting for 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 written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

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

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

CITY OF PORTLAND
Department Name

12/15/08 *Chp. J. Mb*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

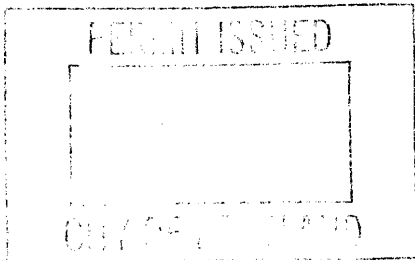
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|--------------------------------|---------------------|
| Permit No: 08-1546 | Issue Date: <i>12/15/08</i> | CBL: 294 C068001 |
|-----------------------|--------------------------------|---------------------|

| | | | |
|--|---|---|------------------------|
| Location of Construction: 1390 FOREST AVE | Owner Name: EMC AFFORDABLE HOUSING P | Owner Address: 752 MAIN ST | Phone: 207-856-2600 |
| Business Name: | Contractor Name: Sign Design Inc | Contractor Address: PO Box 207 Westbrook | Phone: 2078562600 |
| Lessee/Buyer's Name | Phone: | Permit Type: Signs - Permanent | Zone: <i>R-5</i> |

| | | | | |
|--|---|--|---|-------------------------------|
| Past Use: Multi Family | Proposed Use: Multi Family - install New Freestanding 4'x6 Sign. MeadowBrook Apartments. | Permit Fee: \$78.00 | Cost of Work: \$0.00 | CEO District: 5 |
| Proposed Project Description: install New Freestanding 4'x6 Sign. MeadowBrook Apartments. | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: <i>Signage</i> <i>IBC-2003</i> | |
| | | Signature: <i>12/15/08 ce</i> | | Signature: <i>12/15/08 ce</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: lmd | Date Applied For: 12/11/2008 | 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 <i>removed - This is NOT a 2nd sign</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>12/11/08</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: _____ |
| |  | | |

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 08-1546 | Date Applied For: 12/11/2008 | CBL: 294 C068001 |
|------------------------------|--|----------------------------|

| | | | |
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| Location of Construction: 1390 FOREST AVE | Owner Name: EMC AFFORDABLE HOUSING P | Owner Address: 752 MAIN ST | Phone: 207-856-2600 |
| Business Name: | Contractor Name: Sign Design Inc | Contractor Address: PO Box 207 Westbrook | Phone: (207) 856-2600 |
| Lessee/Buyer's Name | Phone: | Permit Type: Signs - Permanent | |

| | |
|--|---|
| Proposed Use: Multi Family - install New Freestanding 4'x6 Sign. MeadowBrook Apartments. | Proposed Project Description: install New Freestanding 4'x6 Sign. MeadowBrook Apartments. |
|--|---|

| | | | |
|--|---|----------------------------------|----------------------------------|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 12/11/2008 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| 1) The current sign shall be removed. This property is approved for only one sign, as proposed on the current application. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain 5 buildings with a total of 44 dwelling units. Any change of use shall require a separate permit application for review and approval. | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Chris Hanson | Approval Date: 12/15/2008 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code. | | | |

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

Mailed

Table 2.1

R1 - R6, IR1 - IR3: Residential and Island Residential Zones



| Freestanding Signs | Single-Family Lots | PRUD's, Single-Family Subdivisions & Multi-Family Developments - Development Identification Signs |
|--------------------------------|--------------------|---|
| - Area | 2 sq. ft. | 15 sq. ft. - <i>previously 2 sq. ft. New 15 sq. ft. 8/1</i> |
| - Height | 5' | 5' existing |
| - Setback | 5' | 5' |
| - # freestanding signs per lot | 1(a) | 1 per major entrance |

(a) A maximum of one (1) sign is allowed per lot. Such sign may be either a freestanding or a building sign.

Building Signs

| | Single-Family Lots | PRUD's, Single-Family Subdivisions & Multi-Family Developments - Development Identification Signs |
|--------------------------------------|--------------------|---|
| - Maximum permitted sign area | 2 sq. ft. | 10 sq. ft. |
| - # building signs permitted per lot | 1 (a) | 1 (b) |

(a) A maximum of one (1) sign is allowed per lot. Such sign may be either a freestanding or a building sign.

(b) One allowed per street frontage, provided there are no freestanding signs on the lot or development.



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>1390 Forest Ave.</u> | | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>294</u> <u>C</u> <u>068</u> | Owner: <u>Emerald Management</u> <u>752 main St.</u> <u>Westbrook, ME 04092</u> | Telephone: <u>854-2606</u> |
| Lessee/Buyer's Name (If Applicable) <u>N/A</u> | Contractor name, address & telephone: <u>SIGN DESIGN, INC.</u> <u>P.O. Box 207</u> <u>WESTBROOK, ME</u> <u>04098</u> | Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____ |

Who should we contact when the permit is ready: DIANA/ROGER phone: 856-2600

Tenant/allocated building space frontage (feet): Length: 72' Height: _____
Lot Frontage (feet) 180' Single Tenant or Multi Tenant Lot 4# legal D.U.

Current Specific use: Apartment
If vacant, what was prior use: _____
Proposed Use: same

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes No _____ Dimensions proposed: 4' x 24" Height from grade: 8'
 Bldg. wall sign? (attached to bldg) Yes _____ No Dimensions proposed: _____

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: 3' x 8' x 8' oak
 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.

DEC 11 2008

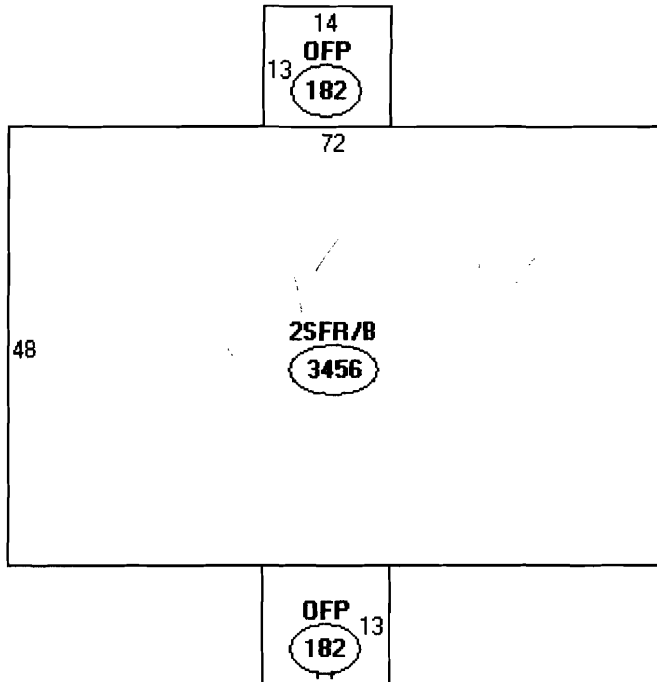
Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

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: Diana Olmstead Date: 12/03/08

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



Descriptor/Area

A: 2SFR/B
3456 sqft

B: OFF
182 sqft

C: OFF
182 sqft

Existing Sign to be Replaced
9ft

Forest Ave

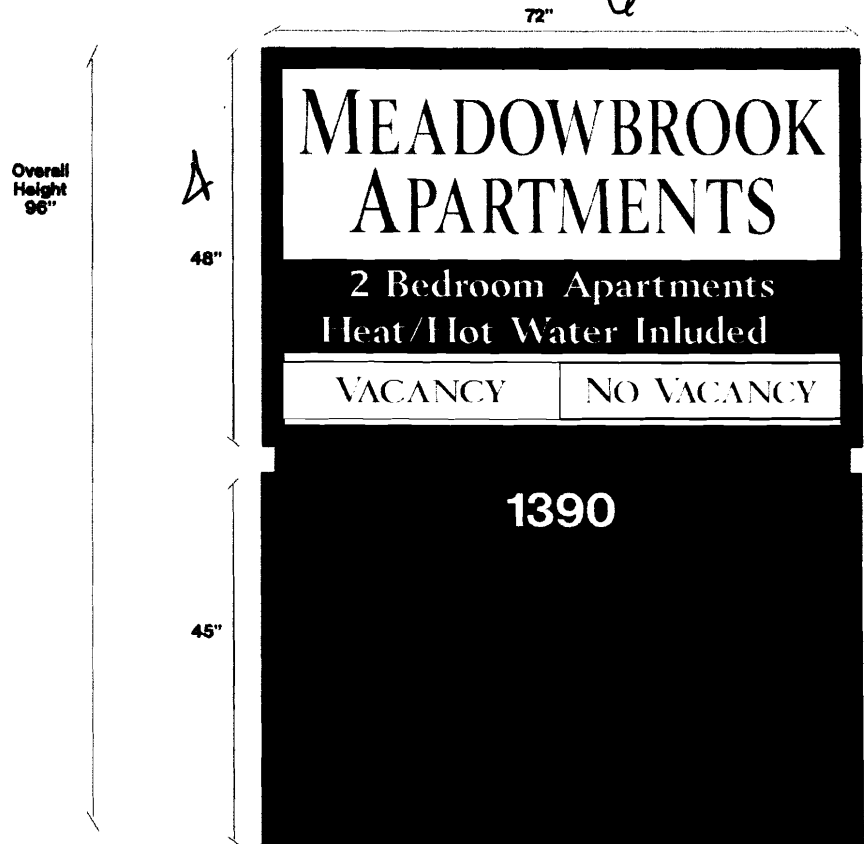
180'

This Design Is The Property Of

Sign Design Inc.

306 Warren Ave. Portland, ME
Phone: 207-856-2600 Fax: 207-856-7600

Double Sided, Interior Illuminated, Bronze Sign Cabinet
Lexan Faces W/ Vinyl Graphics



Text Heights

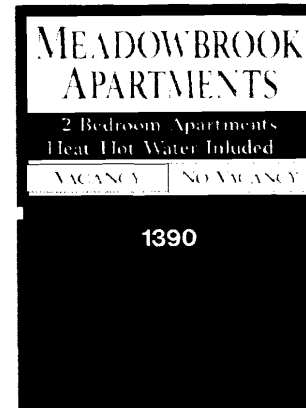
Appx. 8"

Appx. 3 1/2"

Slider Panel For
Vacancy/No Vacancy

3" X 60" Reveal

Appx. 4" Number On Skirt



This proof may reflect color shifts due to the color conversion from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability.

Customer supplied artwork files (300 dpi required) will be used as is, and Sign Design Inc. is not responsible for any faults in the design.

Any black outlines appearing on this proof are for representation only. They are to distinguish sign components such as borders, retainers, faces and reveals. Unless otherwise specified, they are not considered as part of the sign graphics.

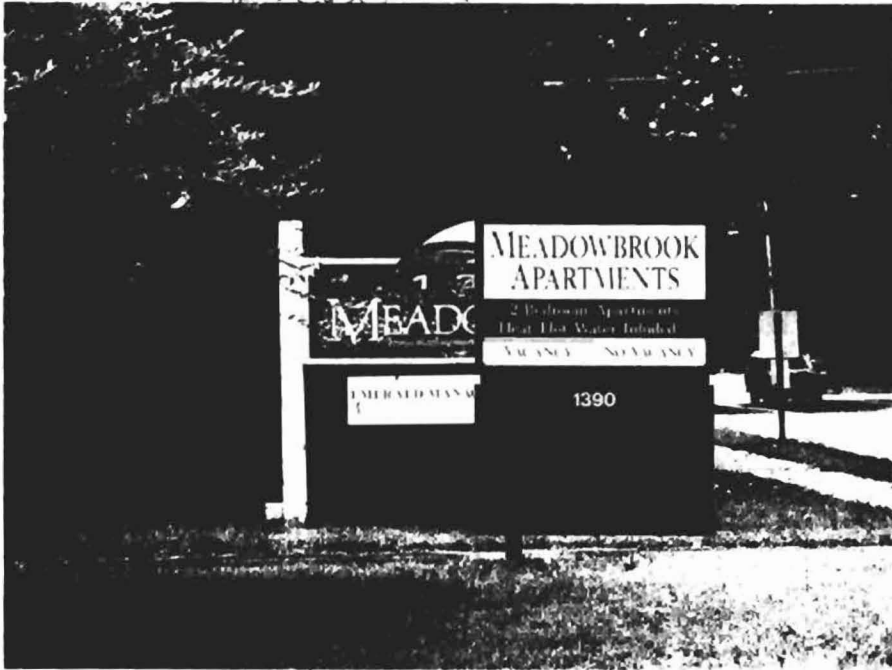
Client: Meadowbrook
File: meadowbrook comp. 2
Date: 10-6-08

Approval:

Customer approval is a signed confirmation that dimensions, colors, spelling, graphics and all other job specifics are correct.

12/8/08

Proposed



Ann,

This is the sign we spoke of (some time ago). I know that you said this is in the R5 district. It does "clean" up the space and by using bronze material it "blends" more with the physical environment.

existing



New Posts in concrete handles,
500 tubes per Diana Diana
12/15/08

This Design Is The Property Of **Sign Design Inc.** 306 Warren Ave. Portland, ME
Phone: 207-856-2600 Fax: 207-856-7600

Double Sided, Interior Illuminated, Bronze Sign Cabinet
Leads From 1/2" Vinyl Graphics

MEADOWBROOK APARTMENTS
2 Bedroom Apartments
Heat Hot Water Included
VACANCY NO VACANCY
1390

EMERALD MANAGEMENT CORPORATION

Client: Meadowbrook
File: meadowbrook comp. 2
Date: 10-6-08

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Approval: Customer approval is a signed confirmation that dimensions, colors, spelling, graphics and all other job specifics are correct.

To: Diana
Fr: Deb



Sign Contractors

P.O. Box 207
Westbrook, ME 04098
(207) 856-2800 * FAX: (207) 856-7600
1-800-348-3037
signdes@maine.rr.com
A Full Service Sign Company

RE:

To Whom It May Concern:

As the owner (or owner representative) of the property located at:

1390 Forest Avenue
Portland, ME 04103

I authorize Sign Design Inc. to install signs/sign face replacements as detailed on attached paperwork.

[Signature]
Signature

11/10/08
Date

Leborah K. Shangraw
Print Name

| | | |
|---|--|---|
| ACORD CERTIFICATE OF LIABILITY INSURANCE | | DATE (MM/DD/YYYY): 12/04/2008 |
| PRODUCER (207)781-3519 FAX (207)781-3907 Bradish-Young Insurance 202 U.S. Route One, PMB 360 Foreside Place Falmouth, ME 04105 | | 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 EMC Affordable Housing Preservation DBA: Meadow Brook Properties Deb Shangraw 752 Main Street Westbrook, ME 04098 | | |
| | | INSURERS AFFORDING COVERAGE |
| | | NAIC # |
| | | INSURER A Vermont Mut. Ins. Co. 26018 |
| | | 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.

| INSR LTD | ADD'L INSRS | TYPE OF INSURANCE | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS |
|-------------|----------------|--|-------------------|-------------------------------------|--------------------------------------|--|
| A | | GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR (GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PER OCC. <input type="checkbox"/> LOC. | BP17046462 | 11/14/2008 | 11/14/2009 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISE (EA OCCURRENCE) \$ 50,000 MED EXP (ADULT PERSON) \$ 5,000 PERSONAL & ADM INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP ASS \$ 2,000,000 |
| | | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY ILLNESS (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| | | GARAGE LIABILITY <input type="checkbox"/> ANY AUTO | | | | AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY EA ACC \$ AGG \$ |
| | | EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$ | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ |
| | | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMP/PRIOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Yes, describe under SPECIAL PROVISIONS below) | | | | (See STATE TABLES) (OTH GR) 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

Installation of a sign by Sign Design
As respects to the sign, Certificate holder is also named as additional insured.

| | |
|--|---|
| CERTIFICATE HOLDER City Of Portland 389 Congress Street Portland, ME 04101 | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Jodi Turner/JLT |
|--|---|



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1375-1390 Forest Avenue

Issued to F. W. Cunningham & Sons

Date of Issue July 31, 1981

This is to certify that the building, premises, or part thereof at the above location, built or altered as to use under Building Permit No. 842, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Bldgs. 1 thru 3

46 APARTMENT UNITS

Limiting Conditions

This certificate supersedes certificate issued _____

Approved _____

Date _____

Inspector _____

Inspector of Buildings _____

This certificate identifies the use of building or premises, and shall be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.