

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0312	Issue Date: PERMIT ISSUED APR 13 2005	CDL: 296 G010001
Owner Address: Po Box 662	Phone: 207-797-5141	
Contractor Address: PO Box 662 Portland	Phone: 207-797-5141	
Permit Type: Signs - Permanent	Zone: <i>JK</i>	

Location of Construction: 248 Warren Ave	Owner Name: Langford & Low Inc
Business Name: n/a	Contractor Name: Langford & Low, Inc.
Lessee/Buyer's Name: n/a	Phone: n/a

Past Use: Comeercial / Langford & Low, General contractors	Proposed Use: Commercial / Erect 3 signs, one 2'6" x 5' pole sign and 4' x 2' and 3' 18" building signs.
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Proposed Project Description: Erect 3 signs, one 2'6" x 5' pole sign and 4' x 2' and 3' 18" building signs.
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Permit Fee: \$180.00	Cost of Work: \$0.00	CEO District: 5
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>IBC 2003</i>	
Signature	Signature	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature	Date	

Permit Taken By: <i>gg</i>	Date Applied For: <i>0312512005</i>	Zoning Approval	
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	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"/> <i>ok with condit</i> Date: <i>4/12/05</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	Historic Preservator <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 Approved w/Conditions <input type="checkbox"/> Denied Date: _____ Date: _____
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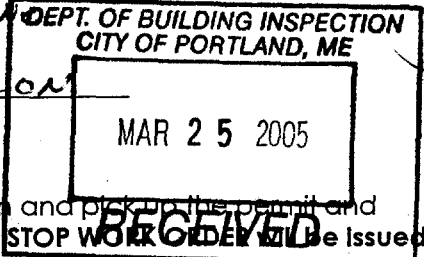
CERTIFICATION

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.

Total Square Footage of Proposed Structure 3 SIGNS TOTAL 75 #.		Square Footage of Lot 1.69 ACRES
Tax Assessor's Chart, Block & Lot Chart# 296 Block# 5 Lot# 010	Owner: LANGFORD & LOW, INC.	Telephone: 797-5141
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: DAVID REDLON 6 CROCKETT RD WINDHAM, ME. 04062	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: \$ 180.00
Current use: GENERAL CONTRACTOR		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: 3'6" x 5'		
Proposed use: 3 signs one pole erected and and		
Project description: 2 signs attached to building one 4' x 2' and one 3 x 18" (Applicant's Building)		
Contractor's name, address & telephone: LANGFORD & LOW, INC. 248 WARREN AVE. 797-5141		
Whom should we contact when the permit is ready: DAVID REDLON		
Mailing address: 248 WARREN AVE. Cell 632 6199 PORTLAND, ME. 04104		
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:		

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: David S. Redlon	Date: 3/25/05
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This is NOT a permit, you may not commence ANY work until the permit is issued.

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 03/24/2005
PRODUCER (603)224-2562 FAX (603)224-8012 The Rowley Agency, Inc. 139 Loudon Road P.O. Box 511 Concord, NH 03302-0511	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	INSURERS AFFORDING COVERAGE	NAIC #
	INSURER A OneBeacon Insurance - ME	0047
	INSURER B MEMIC - ME	0008
	INSURER C Ohio Casualty Insurance Company	00252
	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 CONTRACTOR 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 LTR / USRD	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 <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CG0001 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	YMR824117 LIMITED POLLUTION LIABILITY \$300,000 LEASE/RENT EQUIP \$75,000; \$2,500 DED INSTALL FLOAT \$60,000 DEDUCTIBLE \$1,000	05/03/2004	05/03/2005	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS, COMPI/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	YMAH19628	05/03/2004	05/03/2005	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 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 AUTO ONLY EA ACC \$ AGG \$
A	EXCESS UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 10,000	YMDV13196	05/03/2004	05/03/2005	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? if yes, describe under SPECIAL PROVISIONS below	ST OF ME 1810068642 ST OF NH 3102800607	05/03/2004	05/03/2005	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	OTHER Excess Liability; follow form over One Beacon Umbrella	EC00452958183	05/03/2004	05/03/2005	Limit \$13,000,000 Second Layer Excess over first \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Covering operations of the named insured throughout the policy term. For informational purposes for permit issuance.

CERTIFICATE HOLDER

City of Portland
 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 30 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
Christine Holman/SLR *Christine Holman*

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0312	Date Applied For: 0312512005	CBL: 296 G010001
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Business Name: n/a	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone (207) 797-5 141
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	

Proposed Use: Commercial / Erect 3 signs, one 2'6" x 5' pole sign and 4' x 2' and 3' 18" building signs.	Proposed Project Description: Erect 3 signs, one 2'6" x 5' pole sign and 4' x 2' and 3' 18" building signs.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 0411212005**Note:** **Ok to Issue:**

- 1) PRIOR to pouring the supports for the free-standing sign, you must call the code enforcement officer to confirm the minimum front setback of five (5) feet from the front property line. The front property line shall be strung for location for measurements. Any sign installed without the setback inspection shall be removed if it is in violation of the ordinances.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/13/2005**Note:** **Ok to Issue:**

- 1) Signage Installation to comply with **Chapter 3** 1 of the IBC 2003 building code.

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 248 WARREN AVE. ZONE: B-4

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: 64' per Submitted Site Plan Height: _____

64 x 2 = 128 ft

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO _____ DIMENSIONS PROPOSED: 2' x 5'-0" = 125 ft
BLDG. WALL SIGN? (attached to bldg) YES NO _____ DIMENSIONS PROPOSED: 3 x 18'-5" = 54 ft

AND 2' x 4' street address sign

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO DIMENSIONS: _____
BLDG. WALL SIGN(attached to bldg) ? YES NO _____ DIMENSIONS: 2' x 2'-0" = 20.8 ft
AWNING? YES _____ NO _____ DIMENSIONS AND 1'-0" x 4'-0" = 4.00

91.3 ft

LOT FRONTAGE(FEET): 138.8

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: David J. Reddy DATE: 3/25/05

lot size: 9912 ft *** 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 *Singlad + Saw own Buildn* **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

Table 2.10

Commercial Corridor (B-4) Zone - Single Tenant Lots

Site Plan Shows 138.92' Along WANA-AVE

Freestanding Signs

	Facing street frontage < 200'	Facing street frontage ≥ 200'
Area	65 sq. ft.	100 sq. ft.
Height	25 ft.	35 ft.
Setback	5 ft.	Same
# permitted per lot	1 (a)	same

(a) If lot fronts on more than one street, one freestanding sign is permitted for each additional frontage, provided such signs are not readily concurrently visible.

Building Signs

	Bldg. face < 150 linear feet
Maximum cumulative area of all building signs	na
Sq. ft. per linear ft. of bldg. facade on which sign will be placed - or -	2 sq. ft. - or -
Maximum % of wall area on which sign(s) is(are) to be placed	6%
# bldg. signs permitted per lot	1 per bldg. facade facing an abutting street and 1 additional



MOUNTED ON 4"X4" TS

16" SCRUBBER 3' INTO GROUND

10' ± ABOVE GROUND

2'-06" x 5'

$$2.5 \times 5' = 12.5 \text{ \#}$$

LANGFORD AND LOW

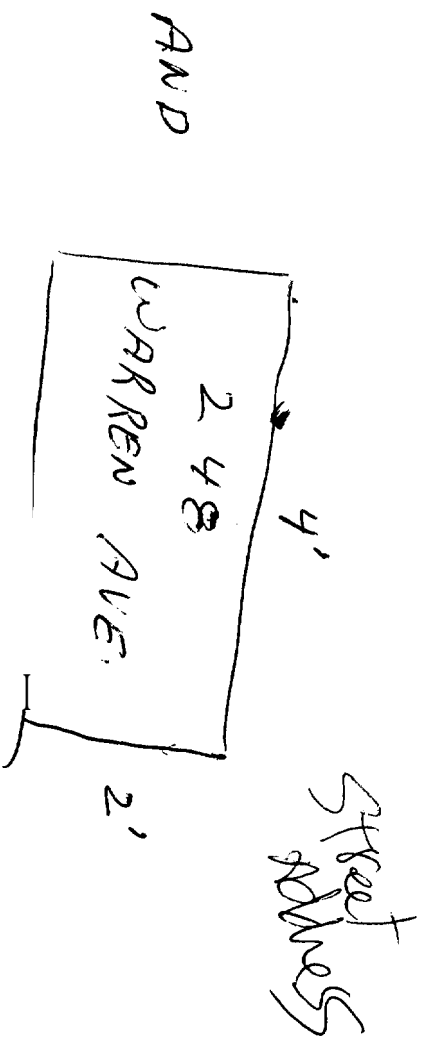
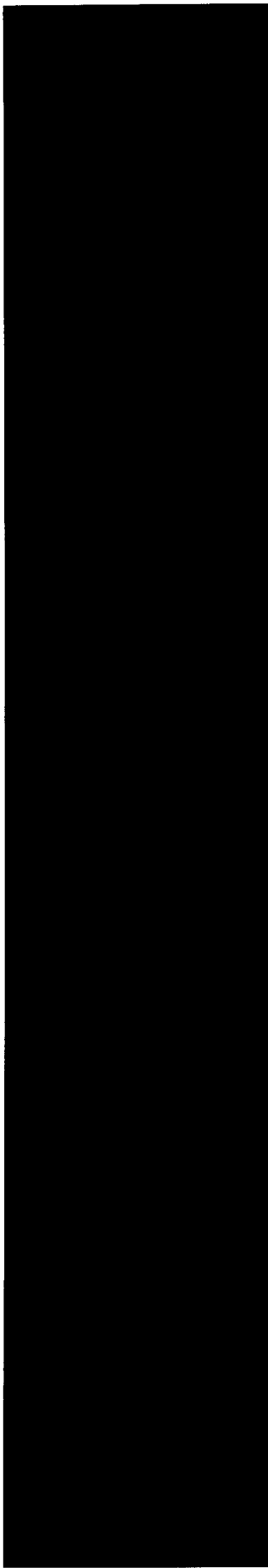
GENERAL CONTRACTOR

lots with less than 200' trackage - 130.82' is shown on site plan
65[#] max - 12.5[#] proposed
25' high max - 10' proposed
5' setback min - 5' setback shown on picture description

Dele Sgna

BOLTERED IN BRICK

3' x 18'





EXISTING

SEE SIGN
P. 25115
P. 5170 R

63' LONG

LANGFORD & LOW INC
GENERAL CONTRACTORS

246
1980

10629 x 10

1 NEW YORK

street address
at

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 105032005
APR 13 2005
CITY OF PORTLAND

This is to certify that Langford & Low Inc/Langford & Low, Inc. has permission to Erect 3 signs, one 2'6" x 5' pole sign and two 2' x 2' and 1'18" building signs. AT 248 Warren Ave. City of Portland, Oregon 97201-296 G010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Oregon 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 closed-in. 48 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 of Director - Building & Inspection Services
Date: 4/13/05

PENALTY FOR REMOVING THIS CARD