

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 090155

This is to certify that A & M PARTNERS LLC / Sign Design Inc  
 has permission to Install 2 Building Signs (96" x 120"). Each sign will designate interior tenants. Individual Tenant to Add Business Name Located  
 AT 59 WASHINGTON AVE CB# 013 1043001

provided that the person or persons, firm or corporation accounting this permit shall comply with all of the provisions of the Statutes of Maine 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 HOURS NOTICE IS REQUIRED.

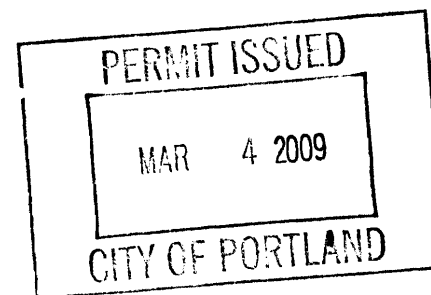
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*Thomas McNaughton* 3/4/09  
 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

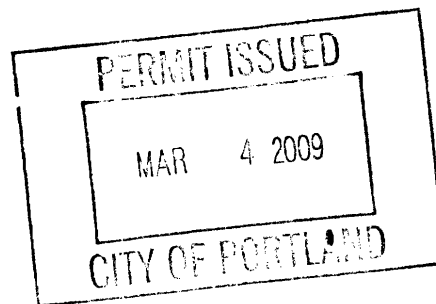
Permit No: 09-0155	Issue Date:	CBL: 013 1043001
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Location of Construction: 59 WASHINGTON AVE	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone: 207-879-1358
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone: 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-4

Past Use: Commercial	Proposed Use: Commercial - Install 2 Building Signs (96" x 114"). Each Sign will designate interior tenants. Individual Tenant to Add Business Name Inserts	Permit Fee: \$343.20	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Install 2 Building Signs (96" x 114") . Each Sign will designate interior tenants. Individual Tenant to Add Business Name Inserts		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>3B</b> <b>JBC 2003</b> Signature: <i>[Signature]</i> Date: <b>03/04/09</b>	
		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: Imd	Date Applied For: 02/26/2009	<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>3/3/09</b> <i>ABU</i>	<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 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>ABU</i>
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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

## 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

Thomas M. M... ..  
Signature of Inspections Official

\_\_\_\_\_  
Date

3/4/09  
Date

Mated



# 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>55/75 Washington Ave.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>I</u> Lot# <u>043</u>	Owner: <u>Neptune Properties, LLC</u> <u>Adm Partners</u> <u>120 Exchange St, Suite 101</u> <u>Portland, ME 04101</u>	Telephone: <u>879-1358</u>
Lessee/Buyer's Name (If Applicable): <u>N/A</u>  <u>FEB 26 2009</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 $\times$ \$2.00 <u>33.20</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ <u>343.20</u>
Who should we contact when the permit is ready: <u>DIANA/ROGER</u> phone: <u>856-2600</u>		
Tenant/allocated building space frontage (feet): Length: <u>see site plan (attached)</u> Lot Frontage (feet) _____ Single Tenant of (Multi Tenant Lot) _____		
Current Specific use: <u>Offices - retail - mixed use</u> If vacant, what was prior use: <u>N/A</u> Proposed Use: _____		
<b>Information on proposed sign(s):</b> Freestanding (e.g., pole) sign? Yes _____ No <u>X</u> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No _____ Dimensions proposed: <u>(2) 6' x 8' = 96'</u> <u>(2) 4.5' x 8' = 60.80</u>		
Proposed awning? Yes _____ No <u>X</u> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ <u>156.80</u> 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.		
<b>Information on existing and previously permitted sign(s):</b> Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> 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.		

Call them  
mail

see revised subm. 1/21  
3/31 or  
2 signs 96" x 114"

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: Diana Olmstead Date: 2/20/09

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

B-4 multi-tenant - alternative 2 - building sign

Principal facade(s) 5% - all other facades 2%

1 per tenant plus one add. hand per building

north end - principal - 8126 + 5% = 405.45

signs - existing -

see next sheet

# 5

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

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

<b>Permit No:</b> 09-0155	<b>Date Applied For:</b> 02/26/2009	<b>CBL:</b> 013 1043001
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<b>Location of Construction:</b> 59 WASHINGTON AVE	<b>Owner Name:</b> A & M PARTNERS LLC	<b>Owner Address:</b> 120 EXCHANGE ST	<b>Phone:</b> 207-879-1358
<b>Business Name:</b>	<b>Contractor Name:</b> Sign Design Inc	<b>Contractor Address:</b> PO Box 207 Westbrook	<b>Phone:</b> (207) 856-2600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Install 2 Building Signs (96" x 114"). Each Sign will designate interior tenants. Individual Tenant to Add Business Name Inserts	<b>Proposed Project Description:</b> Install 2 Building Signs (96" x 114") . Each Sign will designate interior tenants. Individual Tenant to Add Business Name Inserts
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 03/03/2009

**Note:****Ok to Issue:** 

- 1) These signs were approved under section 14-369.5, Table 2.13 under Building Signs - Alternative 2. A sign plan was submitted that shows all the existing signs and how they meet the 5% of the principal facades and one per tenant plus one additional per building face. All new signs for the building must meet this sign plan.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 03/04/2009

**Note:****Ok to Issue:** 

- 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

3/3/2009-amachado: Received information about size of buiding facades from Diana from Sign Design.

2/26/2009-amachado: Spoke to Diana at Sign Design. Can only have one sign per facade, not two. Need information about length and width of facades that signs are going on.

# B-4 multi-tenant Building sign

## Alternative #2

cover ~~80%~~ 5% of Principal facade; 2% of other facades

one <sup>one</sup> per tenant plus one per facade.  
(submit sign samples)

northern facade (75 Washington) principal.

$$53' \times 153' = 8109 \phi$$

$$\text{exist 5\%} = 405.5 \phi$$

$$\text{existing sign} - 65" \times 123" = 7995 \phi = 55.5 \phi$$

$$\text{proposed} - 96" \times 114" = 10944 \phi = 76 \phi$$

OK.

$$131.5 \phi \text{ OK}$$

facade (western-facing Washington Ave.) - principal

$$53' \times 246' = 13038 \phi \quad 5\% = 651.9 \phi$$

$$53' \times 214' = 11342 \phi$$

$$32' \times 32' = 7904 \phi$$

$$12,366 - 5\% = 618.3 \phi$$

$$\text{existing } 65" \times 123" = 7995 \phi = 55.5 \phi$$

$$33" \times 48" = 1584 \phi = 11 \phi$$

$$32" \times 48" = 1536 \phi = 10.7 \phi$$

$$36" \times 48" = 1728 \phi = 12 \phi$$

$$30" \times 48" = 1440 \phi = 10 \phi$$

$$48" \times 12" = 4 \phi$$

$$36" \times 48" = 1728 \phi = 12 \phi$$

$$36" \times 48" = 1728 \phi = 12 \phi$$

$$12'$$

$$127.2$$

OK

~~southern facade (55 Washington) not principal~~

$$32' \times 39' = 1248 \phi$$

$$2\% = 62.4 \phi$$

$$\text{proposed sign } 96" \times 114" = 76 \phi$$

$$\text{proposed } 96" \times 114" = 76 \phi$$

$$203.2 \phi$$

Google Maps Address



proposed placement @ end of  
75 Washington Ave.

Google  
Maps

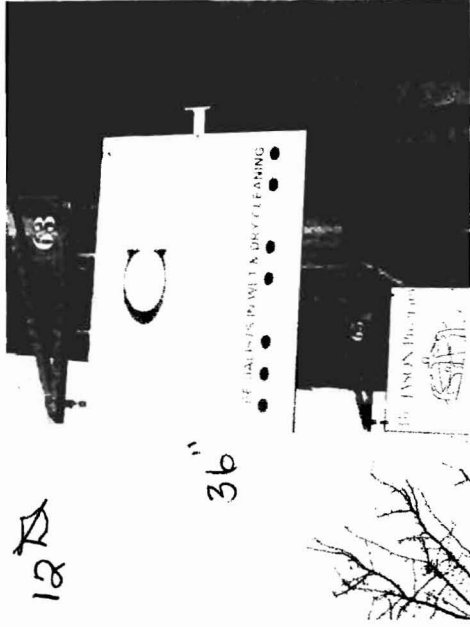
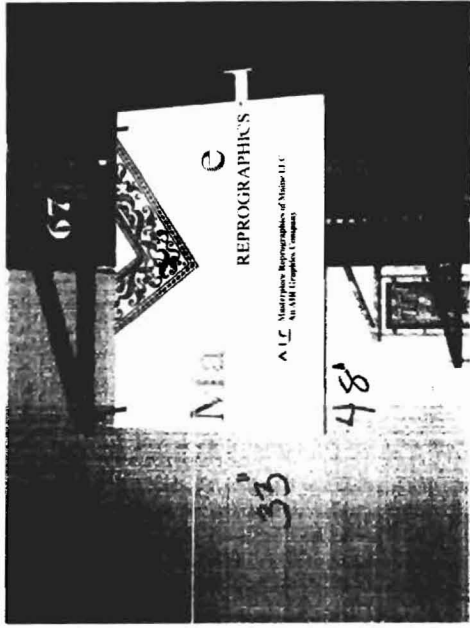
Address

Area  
for  
new  
project  
for  
the  
company  
1/1/09



MAR - 4 2009

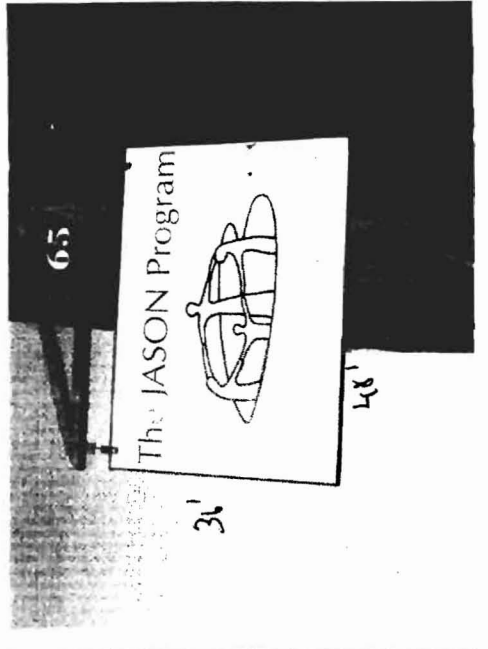
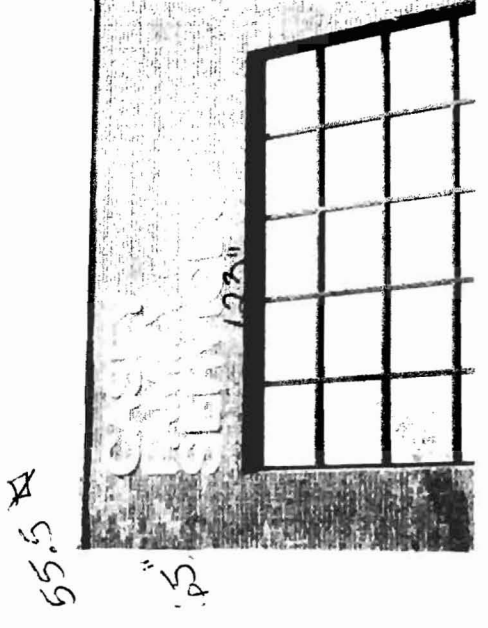
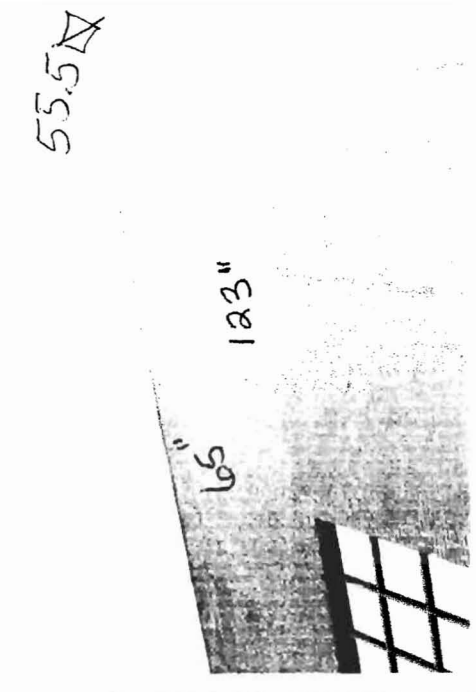
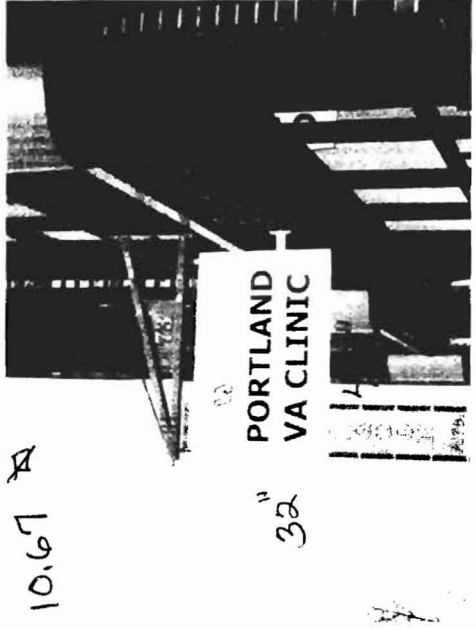




Case Family - 111.0A

Others - 71.67

Total - 182.67



Final Proposed.

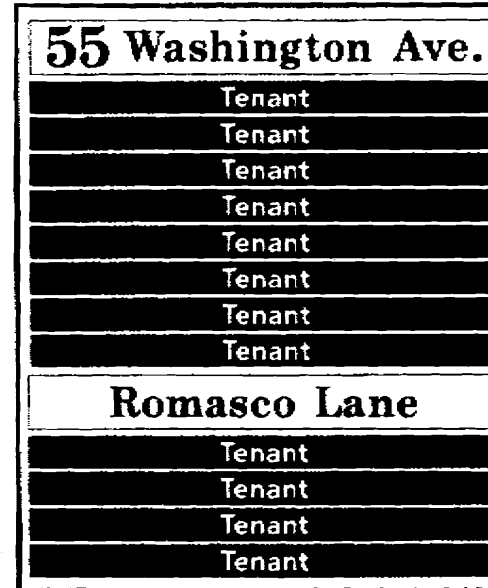
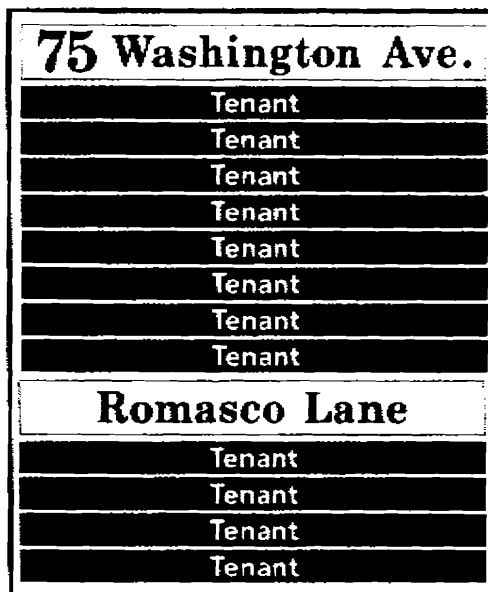
This Design Is The Property Of **Sign Design Inc.**

306 Warren Ave. Portland, ME  
Phone: 207.856.2600 Fax: 207.856.7600  
signdesi@maine.rr.com

Panel Sizes: A - 10 1/2" X 90 1/2" (6" Appx. Text Height)  
B - 6" X 90 1/2" Accommodating 1 Line, Appx. 4" Text

Vinyl Graphics in 220 Sapphire Blue & 220 White

(3.3.09, All Colors To Be Finalized)



MAR - 3 2009

2, Single Sided, Aluminum Panel Signs, Off White Background, Blue Trim MP25808 Appx. & Raised Header/Tenant Panels, In White & MP25808 Blue Appx.

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.

Sign Design Inc. is not responsible for errors occurring due to improper review of this submitted proof.

Client: A & M Partners rev. 2  
File: a&m partners comp. 1  
Date: 3.3.09

Approval:

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

**MAILED**  
2/12/09

This Design Is The Property Of **Sign Design Inc.**

306 Warren Ave. Portland, ME  
Phone: 207.856.2600 Fax: 207.856.7600  
signdesi@maine.rr.com

Qty. 2, 2 Section, Single Sided, Aluminum Panel Signs, Off White Background Ref. 3M 220 Pearl Grey Appx., Blue Trim MP25808 Appx. & Raised Header/Tenant Panels, In White & MP25808 Blue Appx.

Vinyl Graphics In 220 Sapphire Blue & 220 White  
(All Colors To Be Determined)

Panel Sizes: A - 10 1/2" X 90 1/2" (6" Appx. Text Height)  
B - 6" X 90 1/2" Accomodating 1 Line Appx. 4" Text

96"

**75 Washington Ave.**

Tenant  
Tenant  
Tenant  
Tenant  
Tenant  
Tenant  
Tenant  
Tenant

72"

Combined

**Romasco Lane**

Tenant  
Tenant  
Tenant  
Tenant

45 1/2"

**55 Washington Ave.**

Tenant  
Tenant  
Tenant  
Tenant  
Tenant  
Tenant  
Tenant  
Tenant

Combined

See revised  
received 3/3/09

**Romasco Lane**

Tenant  
Tenant  
Tenant  
Tenant

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.

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Sign Design Inc. is not responsible for errors occurring due to improper review of this submitted proof.

Client: A & M Partners rev. 2  
File: a&m partners comp. 2  
Date: 2-12-09

Approval: 2/13 - DMO

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

75 Washington Ave., Portland, ME - Google Maps

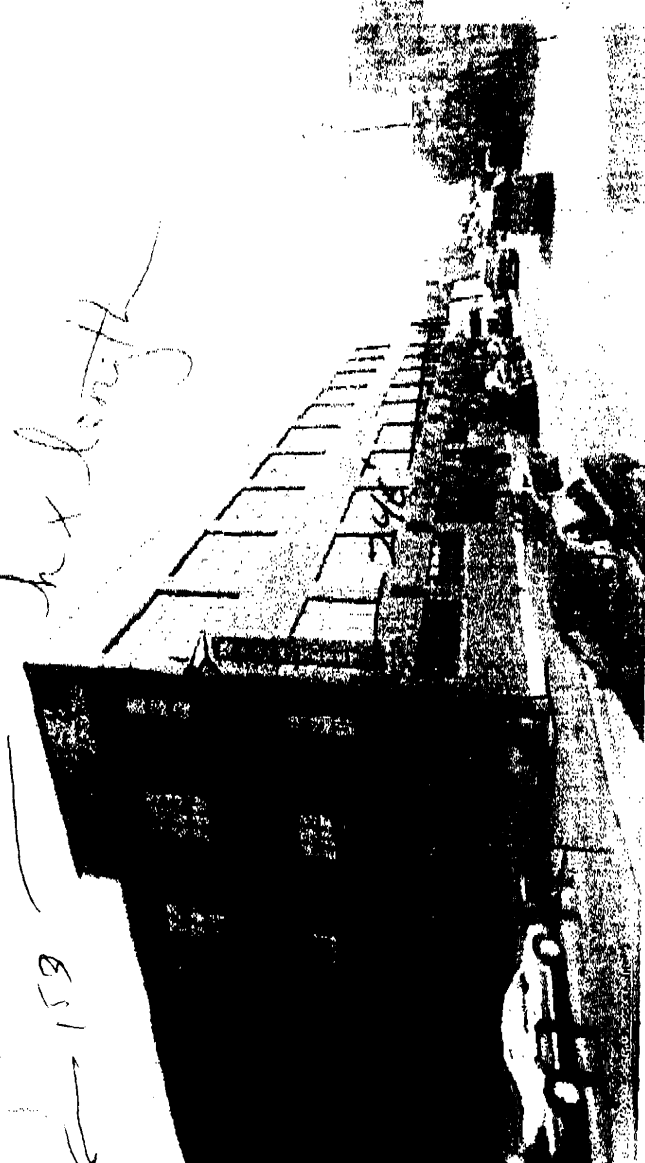
Page 1 of 1

Address

75 WASHINGTON AVE

h x length

153



7

53

height - h x length

53' x 153'

53' x 153'

53' x 216' actually  
53' x 214' - 53' x 214'  
32' x 32'

Proposed placement (east) of  
75 Washington Ave.

MAR - 3 2009



**Sign Contractors**

P.O. Box 207  
Westbrook, ME 04098  
(207) 856-7600 • FAX (207) 856-7608  
1-800-943-8007  
signdesigninc.com • 11/1/08  
A Full Service Sign Company

RE:

To Whom It May Concern:

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

75 Washington Ave

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

Signature

Date

Print Name

~~Dianna~~ Dianna, The color for the sign is Champion Cobalt  
Ben Moore # 2061-20

<b>ACORD CERTIFICATE OF LIABILITY INSURANCE</b>		CSR AP NEPTPL	DATE (MM/DD/YYYY) 02/12/09
<b>PRODUCER</b> PRATT INSURANCE AGENCY INC P O BOX 439 WESTBROOK ME 04098 Phone: 207-854-9745		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.	
<b>INSURED</b> NEPTUNE PROPERTIES LLC A & M PARTNERS 120 EXCHANGE STREET SUITE 101 PORTLAND ME 04101		INSURERS AFFORDING COVERAGE	NAIC #
		INSURER A	HANOVER INSURANCE CO.
		INSURER B	Maine Employers Mutual
		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 LTR	INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	X	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"/> PRO-TEST <input type="checkbox"/> LOC	ZBP 8742092-00	01/14/09	01/14/10	EACH OCCURRENCE \$ 1000000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 1000000 MED EXP (any one person) \$ 10000 PERSONAL & ADV INJURY \$ 1000000 GENERAL AGGREGATE \$ 2000000 PRODUCTS - COM/PROP AGG \$ 2000000
	X	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 (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 AUTO ONLY: EA ACC \$ AGG \$
A	X	EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10,000	DHP 7936323-01	01/14/09	01/14/10	EACH OCCURRENCE \$ 1000000 AGGREGATE \$ \$ \$
B		WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If Yes, describe under SPECIAL PROVISIONS below OTHER	1810022588	11/30/08	11/30/09	WC STATE-TORY LIMITS <input checked="" type="checkbox"/> OTHER <input checked="" type="checkbox"/> E.L. EACH ACCIDENT \$ 500000 E.L. DISEASE - EA EMPLOYEE \$ 500000 E.L. DISEASE - POLICY LIMIT \$ 500000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS LIABILITY FOR SIGN AT 75 WASHINGTON AVE PORTLAND, ME CITY OF PORTLAND IS ADDED AS AN ADDITIONAL INSURED.						

<b>CERTIFICATE HOLDER</b> PORTCII CITY OF PORTLAND 389 CONGRESS STREET PORTLAND ME 04101	<b>CANCELLATION</b> 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 Alexander T Pratt III <i>Alexander T Pratt III</i>
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