

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 090735

This is to certify that Rockprop Llc /Sign Concepts

has permission to install 6'-1.5" x 8'-0" sign

AT 14 Veranda St CBL 429 C006001

provided that the person or persons, firm or corporation accepting 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 closed-in. 24 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. _____	<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMITTED AUG 1 0 100 CITY OF PORTLAND </div>
Health Dept. _____	
Appeal Board _____	
Other _____	
Department Name	

Christy J. Neill 7/26/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0735	Issue Date: 7/28/09	CBL: 429 C006001
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Location of Construction: 14 Veranda St	Owner Name: Rockprop Llc	Owner Address: 33 Leighton Rd	Phone: 207-879-0124
Business Name:	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone: 2076992920
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

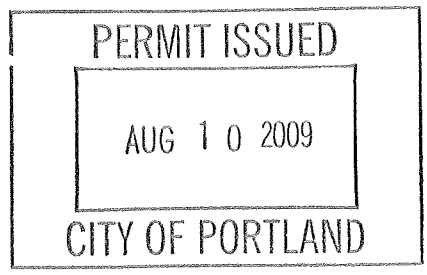
Past Use: restaurant "Veranda Noodle Bar"	Proposed Use: restaurant - install 6'-1.5" x 8'-0" sign	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-2 Type Signage IBC-2003	

Proposed Project Description: install 6'-1.5" x 8'-0" sign	Signature:	Signature:
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: tmm	Date Applied For: 07/10/2009	Zoning Approval
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- 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 <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: 7/15/09 ABM	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: ABM
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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

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0735	Date Applied For: 07/10/2009	CBL: 429 C006001
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Location of Construction: 14 Veranda St	Owner Name: Rockprop Llc	Owner Address: 33 Leighton Rd	Phone: 207-879-0124
Business Name:	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone: (207) 699-2920
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: restaurant - install 6'-1.5" x 8'-0" sign	Proposed Project Description: install 6'-1.5" x 8'-0" sign
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/15/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being issued with the condition that all the existing signs on the building are to be removed.			
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 07/28/2009
Note: Called David about concerns about windloading of sign.	Ok to Issue: <input checked="" type="checkbox"/>		
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

Comments:
 7/15/2009-amachado: Spoke to Dave at Sign Concepts. Need certificate of liability. He said that he would get it to us.
 7/22/2009-amachado: Received certificate of liability.

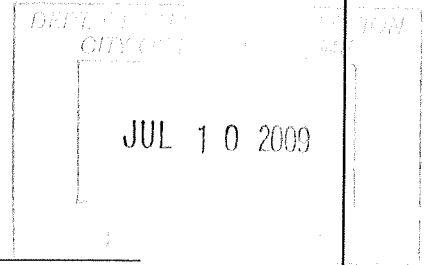


Signage/Awning Permit Application

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>14 Veranda St., Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>429</u> <u>C</u> <u>6</u>	Owner: <u>Rockprop LLC</u>	Telephone: <u>879-0124</u>
Lessee/Buyer's Name (If Applicable) <u>Veranda Noodle Bar</u>	Contractor name, address & telephone: <u>Sign Concepts</u> <u>75 Bishop St.</u> <u>Portland, ME 04103</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>126.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>126.00</u>
Who should we contact when the permit is ready: <u>David</u> phone: <u>699-2920</u> <u>Sign Concepts</u>		
Tenant/allocated building space frontage (feet): Length: <u>37'</u> Height <u>10'</u> Lot Frontage (feet) <u>66-8</u> Single Tenant or Multi Tenant Lot <u>Multi</u>		
Current Specific use: <u>empty</u> If vacant, what was prior use: _____ Proposed Use: <u>restaurant</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>6' x 8'</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): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>3' x 4'</u> Awning? Yes _____ No <input checked="" type="checkbox"/> 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.		

4858 ft.
x 2
96
+ 30
126 Total



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>[Signature]</u>	Date: <u>7/7/09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

multi-tenant

15 x 37 = 555 allowed

8 x 6.125 = 49 ft (OK)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 429 C006001
 Location 14 VERANDA ST
 Land Use RETAIL & PERSONAL SERVICE

Owner Address ROCKPROP LLC
 33 LEIGHTON RD
 YARMOUTH ME 04096

Book/Page 19599/288
 Legal 429-C-6
 VERANDA ST 14
 5064 SF

Current Assessed Valuation

Land \$128,300 Building \$151,600 Total \$279,900

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	1	4637	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.116	4637		MIXED RES/COMM	JUBBA/ DAVANTI HAIR

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1258	UNFINISHED RES BSMT
1	01/01	1246	MULTI-USE SALES
1	02/02	1258	MULTI-USE APARTMENT
1	01/01	535	MULTI-USE SALES
1	A1/A1	340	SUPPORT AREA

Height	Walls	Heating	A/C
9		HW/STEAM	NONE
10	FRAME	HW/STEAM	UNIT
9	FRAME	HW/STEAM	NONE
10	FRAME	HW/STEAM	NONE
8	FRAME	NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	PORCH - ENCL	1
3	PORCH - ENCL	1
2	CANOPY - ONLY	2

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1992	ASPHALT PARKING	2800	1

Sales Information

Date	Type	Price	Book/Page
06/01/2003	LAND + BLDING	\$250,800	19599-288
10/07/1998	LAND + BLDING	\$150,000	14207-196

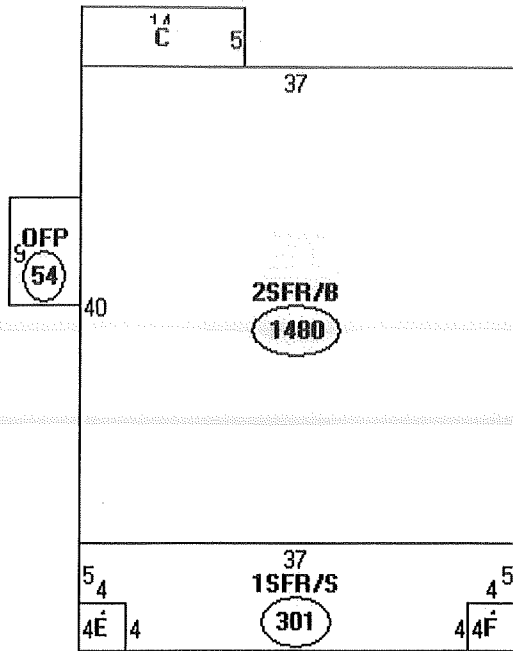
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)



Descriptor/Area

A: 2SFR/B
1480 sqft

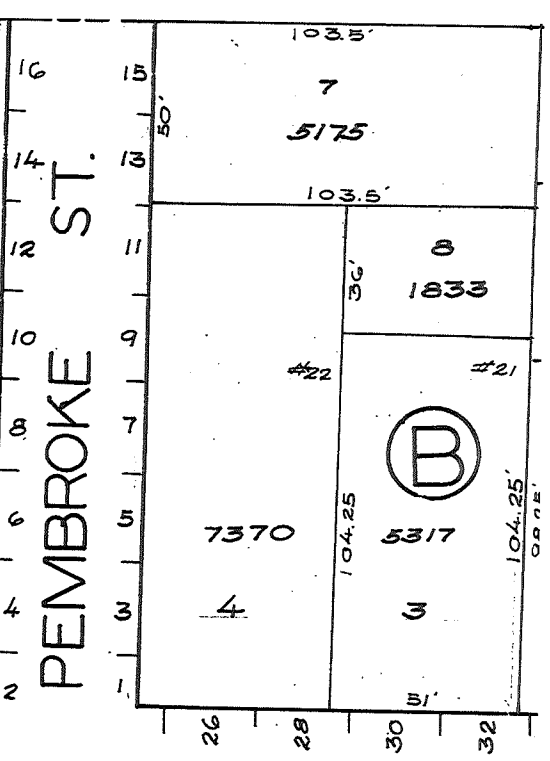
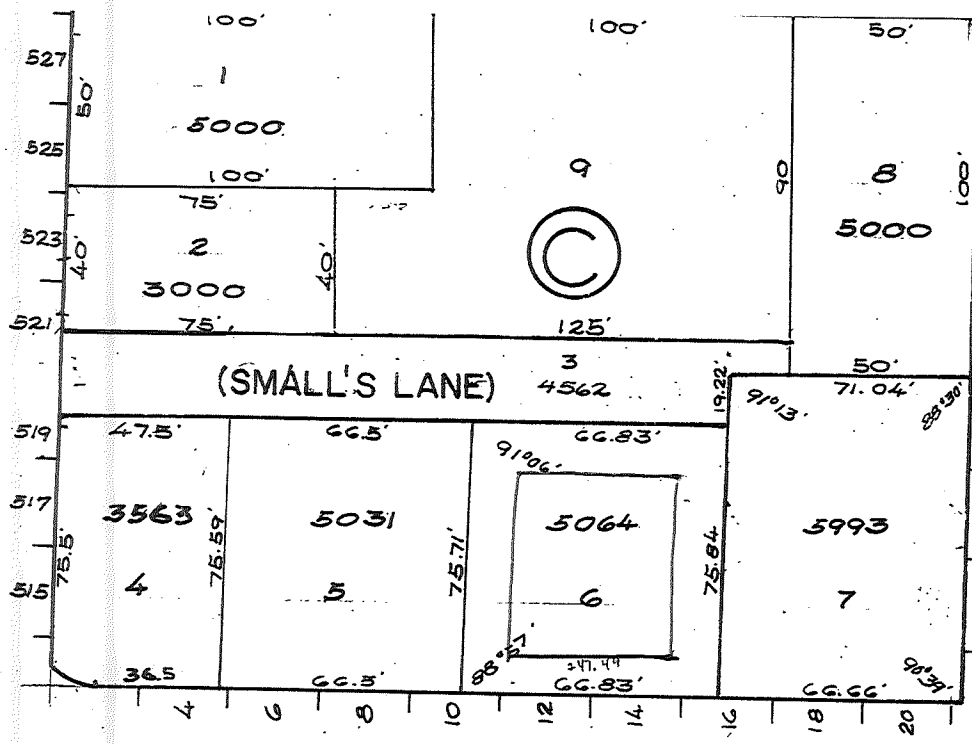
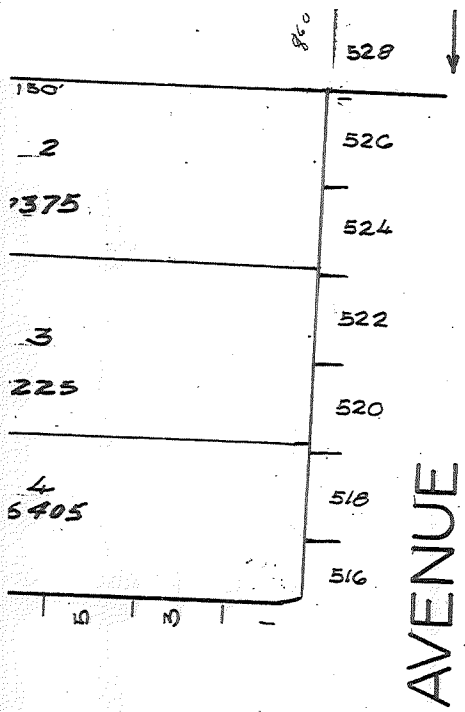
B: OFF
54 sqft

C: 2SEFP/CR
70 sqft

D: 1SFR/S
301 sqft

E: CNPY
16 sqft

F: CNPY
16 sqft



Date: 6/30/09 Scale: 3/4" = 1'

Drawing #: 1 Sales Rep: DF

Rev #: 2 Rev Date: 7/7/09

Apprv'd by:

Veranda Noodle Bar

- 1 d/f internally illuminated cantilevered sign
- extruded aluminum sign cabinet
- white Lexan faces
- digitally printed graphics
 - white translucent vinyl
 - clear UV laminate

8'-0"

6'-1 1/2"

Veranda Noodle Bar

Vietnamese Noodle Soup & Fine Dining



**DINE IN
TAKE OUT
FULL LIQUOUR
123-4567
123-4567**

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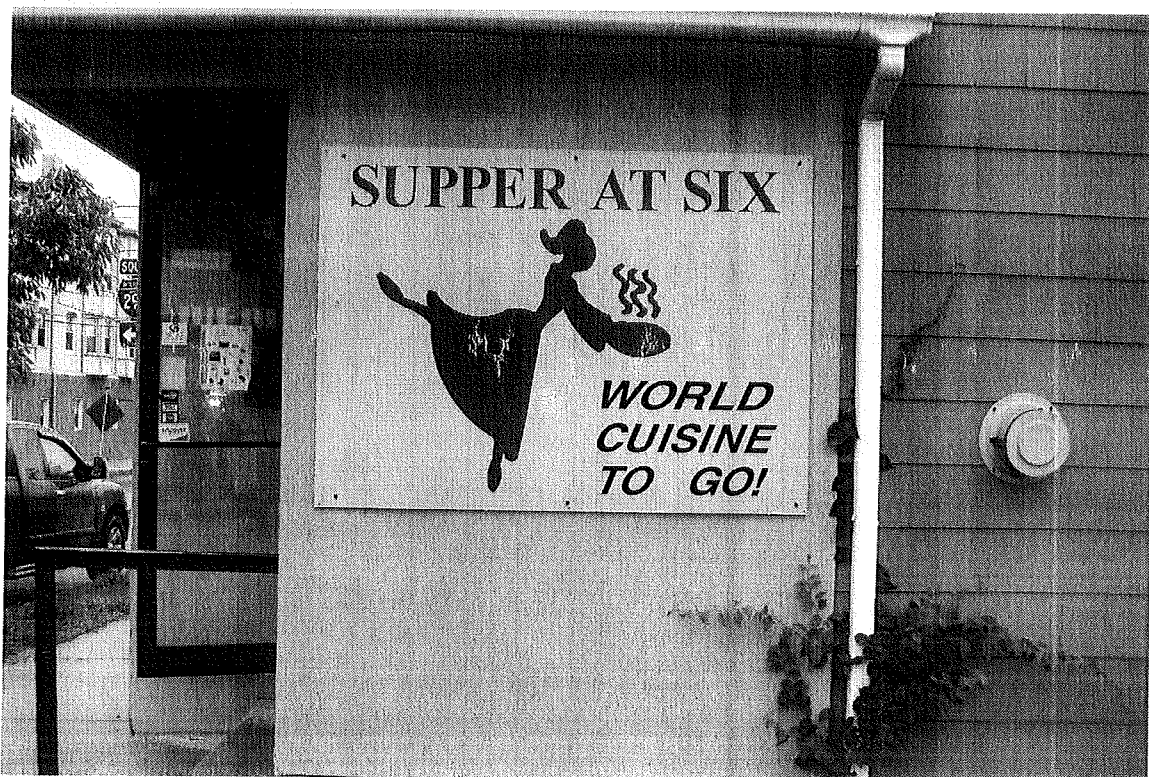
Proposed Signage

Sign is lag bolted to building. Support is attached to outer bottom of sign & roof of porch. Guide wires are attached to outer top of sign and building for wind load support.

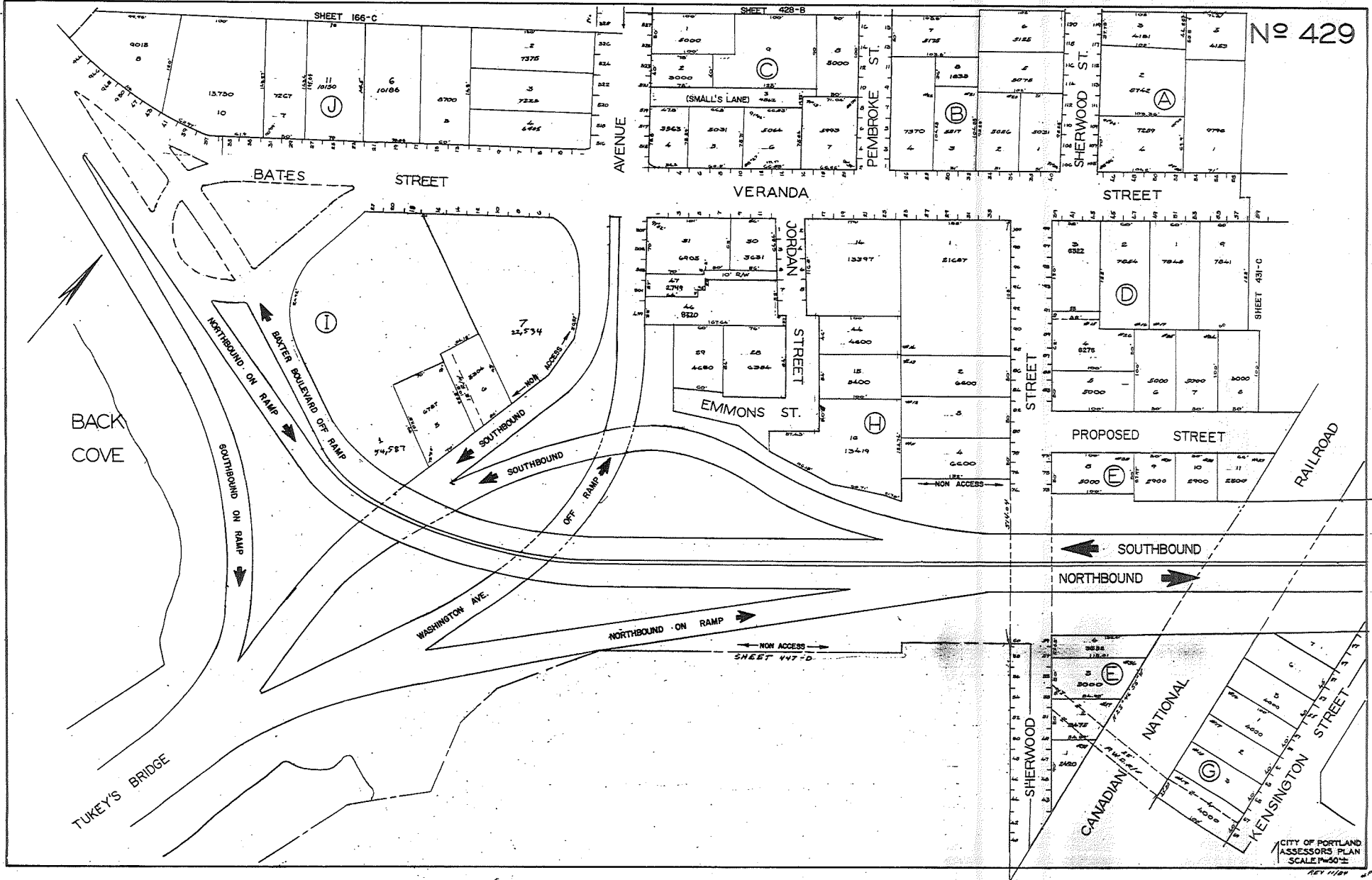
7
6.4'
10'



Existing Signage



4'





Ann Machado - Fw: Veranda St soup and noodle sign

From: "Sign Concepts" <inbox@signconceptsmaine.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 7/13/2009 10:19 AM
Subject: Fw: Veranda St soup and noodle sign

----- Original Message -----

From: John Gove
To: inbox@signconceptsmaine.com
Sent: Monday, July 13, 2009 7:18 AM
Subject: Veranda St soup and noodle sign

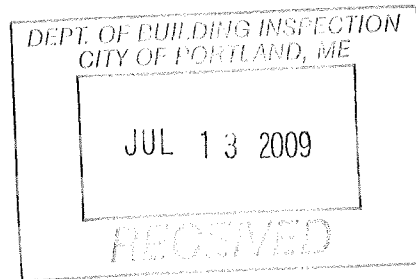
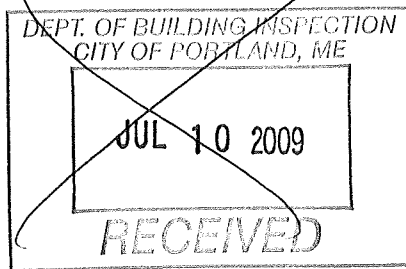
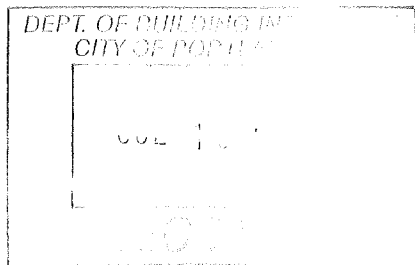
Rockprop llc
33 Leighton Rd.
Yarmouth, Me. 04096

To Whom It May Concern:

Rockprop llc hereby gives permission to Hai Pham and Sign Concepts to install any necessary permitted signage at 12-14 Veranda St. in Portland Maine.

Regards,

John Gove
President, Rockprop llc



Handwritten: OK Hai Pham

ACORDTM CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/22/2009

PRODUCER Phone: 207-858-5500 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.

DEPT. OF REVENUE
CITY OF PORTLAND, ME

INSURERS AFFORDING COVERAGE

NAIC #

INSURED
HAI PHAM
DBA VERANDA THAI CUISINE
9 VERANDA ST
PORTLAND ME 04103

JUL 22 2009

INSURER A: Travelers Indemnity Company

25666

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.

INBR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	1680 1373M16A TIA 0	03/18/08	03/18/10	EACH OCCURRENCE \$ 1,000,000
		<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-JECT <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED. EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS-COMP/OP AGG. \$ 2,000,000
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY				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 \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below WE STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> 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
Business Property is \$20,000 & General Liability will extend to Verander Noodle Bar.

CERTIFICATE HOLDER

City of Portland
389 Congress St
Portland ME 04101

Attention:

CANCELLATION

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

Viêt J.