

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ATLANTIC PROPERTIES LLC

Located At 281 VERANDA ST

Job ID: 2012-10-5287-SIGN

CBL: 434- C-002-001

has permission to install new 5' x 4' freestanding sign for REMAX By the Bay
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

N/A

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

10/26/12

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**

Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5287-SIGN

Located At: 281 VERANDA ST

CBL: 434- C-002-001

Conditions of Approval:

Zoning

1. This permit is being issued with the condition that the sign is setback a minimum of five (5) feet from any property line and that the maximum height from grade is eight (8) feet.

Building

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5287-SIGN	Date Applied: 10/26/2012	CBL: 434- C-002-001	
Location of Construction: 281 VERANDA ST	Owner Name: ATLANTIC PROPERTIES LLC	Owner Address: 190 US ROUTE ONE, #122 FALMOUTH, ME 04105	Phone: 207-504-7751
Business Name: REMAX By the Bay	Contractor Name: Welch Signs	Contractor Address: 7 Lincoln Ave., Scarborough ME 04074	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: R-P
Past Use: Professional Office	Proposed Use: Same – Professional office – install 4' x 5' freestanding sign for Remax By the Bay	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Sign Signature: ABU 10/26/12
Proposed Project Description: New freestanding 5' x 4' Sign "REMAX BY THE BAY"		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 10/26/12 ABU	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 Dist 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: ABU
	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



4326 R.P.

2012-10-5287

Signage / Awning Permit Application

If you or the property owner owes real estate or personal property taxes or any other charges on any property within the City, payment arrangement **MUST** be made before permits are accepted.

Location/Address: <u>281 Veranda St</u>		Telephone: <u>207-504-7151</u>
Tax Assessor's Chart/Block/Lot (CBL) Chart: <u>434</u> Block: <u>C</u> Lot: <u>2</u>	OWNER Name/Address: <u>Atlantic Properties LLC</u> <u>190 US Route One #122</u> <u>Falmouth, ME 04105</u>	
LEASEE/BUYER Name (if Applicable)	CONTRACTOR name, address/phone <u>Welch Signs</u> <u>7 Lincoln Ave</u> <u>Scarborough ME 04074</u>	Total S.F. signage \$ <u>40.00</u> SF= <u>20</u> x \$2.00 SF + \$30 Fee: \$ <u>30</u> Historic (\$75): \$ <u> </u> Awning Fee: \$ <u> </u>
Awning Fee = Cost of Work: \$ <u> </u> (\$30/first \$1000; \$10 every other \$1000)		TOTAL FEE: \$ <u> </u>

Who should we contact when the permit is ready: Name: Catherine Culley Phone: 207-776-0904
 Address: PO Box 8816, Portland ME 04104

Tenant/allocated building space frontage (in feet): Length: 100 Height: 25
 Lot frontage (in feet): 301.47 Single Tenant or Multi-Tenant Lot:

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

Information on proposed sign(s)
 Freestanding (e.g. pole) sign? YES NO Dimensions proposed: 20 (sf); Height from grade: 5'4" sf
 BLDG Wall Sign (attached to bldg.)? YES NO Dimensions proposed: sf

Proposed Awning: YES NO If yes, is awning backlit? YES NO
 Height of awning Length of awning Depth of awning
 Is there any communication, message, trademark or symbol on it? YES NO
 If yes, total square footage of panels with communication, message, trademark or symbol on it: sf

Information on existing and previously permitted signage:
 Freestanding (e.g. pole) sign? YES NO Dimensions proposed: ft X ft; Height from grade:
 BLDG Wall Sign (attached to bldg.)? YES NO Dimensions proposed: ft X ft
 Awning? YES NO total sq ft of panels with communication on it: sf

A site sketch and building sketch showing exactly where existing and proposed signage is located **MUST** be provided.
 Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the 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 207-874-8703.

I hereby certify 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.

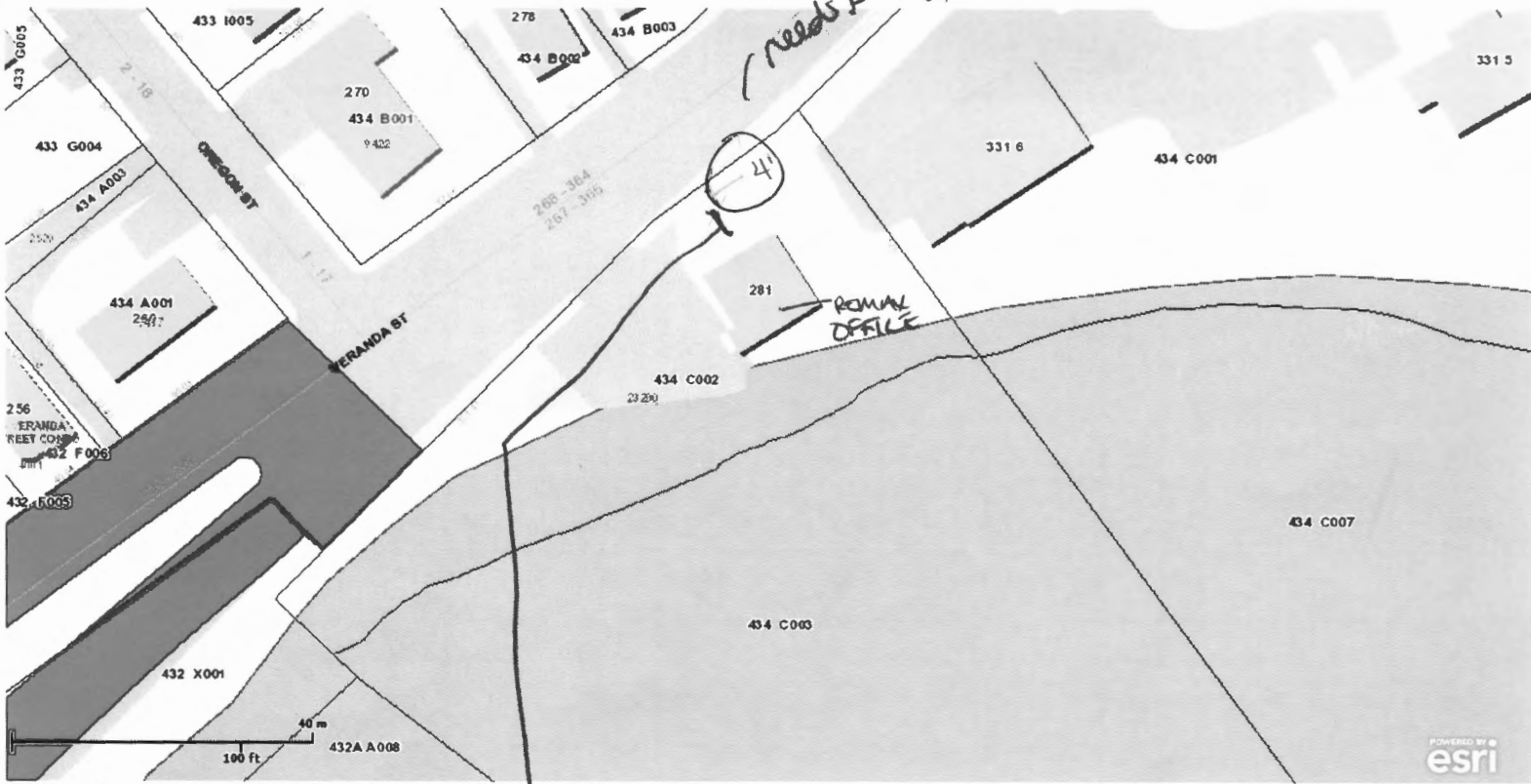
Signature of Applicant: Catherine Culley Date: 10/25/2012

Revised 06/2012 This is NOT a permit; you may not commence ANY work until the permit is issued

freestanding sign - 30' height 8' setback r
20' proposed

RECEIVED
 OCT 26 2012
 Dept. of Building Inspections
 City of Portland Maine

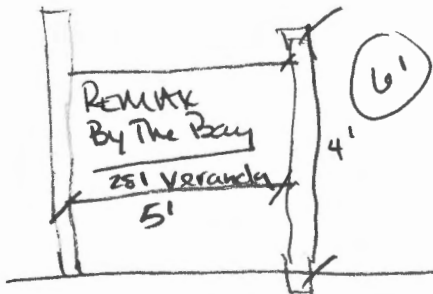
My Map



Copyright 2011 Esri. All rights reserved. Tue Oct 23 2012 11:41:13 AM.

Proposed 5'x4' Sign

Aluminum Bracket Surrounding Sign
 with 2 posts set into Ground
 Sign Has 2 sides
 Color Sign Printed on Aluminum
 Set into Ground By Welch Signs
 Sono tubes
 Sign artwork follows



- SET BY WELCH
- Insert Aluminum Posts INTO CONCRETE

No illumination on sign
 Sono tubes Below Frost (4')
 23' from Bldg
 4' from front wall

REFLEX

BY THE BAY

281 VERANDA ST



CERTIFICATE OF LIABILITY INSURANCE

REMAX-1

OP ID: DW

DATE (MM/DD/YYYY)

09/21/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Turner Barker Insurance 160 Preble Street Portland, ME 04101 William L. Burbine	207-773-8156 207-773-6647	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED David M Banks Realty dba Remax By The Bay, Inc By The Bay Referrals 190 U.S. Route 1, #122 Falmouth, ME 04105	INSURER A : Peerless Insurance Co		18333
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		BOP6877444	06/15/12	06/15/13	EACH OCCURRENCE \$ 2,000,000
	<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) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ incl GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	Commercial Applic						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Certificate holder is additional insured as required by written contract

RECEIVED
 OCT 26 2012
 Dept of Building Inspections
 City of Portland, Maine

CERTIFICATE HOLDER**CANCELLATION**

CITY001 City of Portland 389 Congress Street Portland, ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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