

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1814	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Issue Date: DEC 29 2004	375 C001001
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Location of Construction: 21 Auburn St	Owner Name: A & D Realty Llc	Owner Address: 5 Militia Dr	Phone:
Business Name:	Contractor Name: Bailey Sign Company Inc.	Contractor Address: 9 Thomas Drive Westbrook	Phone: 2077742843
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: commercial	Proposed Use: commercial remove existing signs and replace w/ 2 new signs	Permit Fee: \$138.00	Cost of Work: \$113.00	CEO District: 5
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: Sign
Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>

Proposed Project Description:
existing signs and replace w/ 2 new signs

PERMIT ISSUED

DEC 29 2004

CITY OF PORTLAND

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 12/09/2004	Zoning Approval
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<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.. 	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>12/10/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Handwritten Signature]</i></p>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

PERMIT ISSUED
CITY OF PORTLAND

DEC 29 2004

BUILDING INSPECTION

PERMIT

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Permit Number: 041814

DEC 29 2004

RECEIVED

Please Read Application And Notes, If Any, Attached

This is to certify that A & C Electrical Company Inc.

has permission to existing signs and replace with new signs

AT 21 Auburn St

375 C001001

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 when permission procured before this building or part thereof is entered or otherwise closed-in. 4 HOUR NOTICE 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

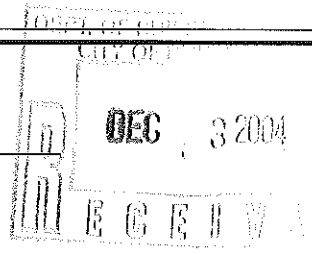
[Signature]
12/28/04
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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>21 Auburn St</u>		
Total Square Footage of Proposed Structure <u>37.25 (wall sign) 4.25 (plym)</u>	Square Footage of Lot <u>526, 848</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>C</u> Lot# <u>001</u>	Owner: <u>A & D Realty LLC</u> <u>46 Winslow Property Mgmt</u>	Telephone: <u>781-862-9700</u>
Lessee/Buyer's Name (If Applicable) <u>H & R Block</u>	Applicant name, address & telephone: <u>774-2843</u> <u>Bailey Sign</u> <u>9 Thomas Drive</u> <u>Westbrook, ME 04092</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <u>113.00</u> Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ _____
Current use: <u>Shopping Center</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Shopping center - new tenant</u>		
Project description: <u>install new bldg sign after removing existing - see attached</u>		
Contractor's name, address & telephone: <u>Bailey Sign 774-2843</u>		
Whom should we contact when the permit is ready: <u>Susan Gelinas</u>		
Mailing address: <u>9 Thomas Drive</u> <u>Westbrook, ME 04092</u>		
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: <u>Susan Gelinas</u>	Date: <u>12/1/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 21 Auburn St ZONE: B-2

CBL: 375 C 001

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: 26' x 1.5 = 39' Height: 24' +/-

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: 12" x 51"

BLDG. WALL SIGN? (attached to bldg) YES NO DIMENSIONS PROPOSED: See attached

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS: EXISTING

BLDG. WALL SIGN(attached to bldg) ? YES NO DIMENSIONS: 3'6" x 10'9" to be removed

AWNING? YES NO DIMENSIONS: _____

LOT FRONTAGE (FBET): _____

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: Susan Jelinas DATE: 12/01/04

***** FOR OFFICE USE ONLY *****

LANDLORD APPROVAL

Transaction Manager: <i>John Sherburne</i>	H&R Block
Office No.: <i>19027</i>	Location Address
Date: <i>11/18/04</i>	Street: <i>81 Auburn Street</i>
	Portland, Maine <i>04103</i>

Please review information and return by fax to 314-392-2701

Required



1. Please review the attached drawings for your approval. If they are acceptable, please sign below, and return via FAX 314-392-2701, within one week.

"I hereby approve the drawings given to me by Philadelphia Sign Company for the storefront signs and/or the property signs."

Signature: *J. J. Hill, Agent A.D. of Realty LLC* Date: *11/2/04*
 Printed Name: *JONATHAN H. SMITH*

2. Revisions or Comments:

Per 10/20/04 email from J. Sherburne to J. Smith at Winslow Prop. Mgt. Contents attached.

3. Installation will only proceed once a lease is signed. Typical timeframe for installation is approximately 3 to 4 weeks. No sign(s) will be installed until all necessary permits have been issued from the City / County.

Transaction Manager: John Sherburne

Office Number:

Address: 91 Auburn Street
Portland, Maine
04103

INVENTORY - RECOMMENDATION DETAIL

SIGN: NO1

INVENTORY

Sign Text:
None

Existing Sign Description:
Blank Wall Sign

Height:	Width:	Depth:
3' 6"	10' 9"	

Letter Height:	OAH above grade:

Face Material:	Sign Material:
Plex	

Visible Opening:	Retainer Size:

Surface Material:	Surface Color:
Wood Planking	White

Available Height:	Available Width:
48"	26'

Illuminated:	Illuminated Type:

Double Face:	Mount:
NO	Wall



Inventory Comments:

RECOMMENDATION

Recommended Action:
New Channel Letters

Recommended Sign Type:
102123-PS

Sign Type Description:
S/F Illum. R/W Channel Letters Green Block, Black/White Copy and White Trim Caps.

Wall Repair Action:
Repair and Paint Damage From Previous Sign

Electrical:		
Existing	Within 6'	Required
UNKNOWN	UNKNOWN	YES

Electrical Comments:

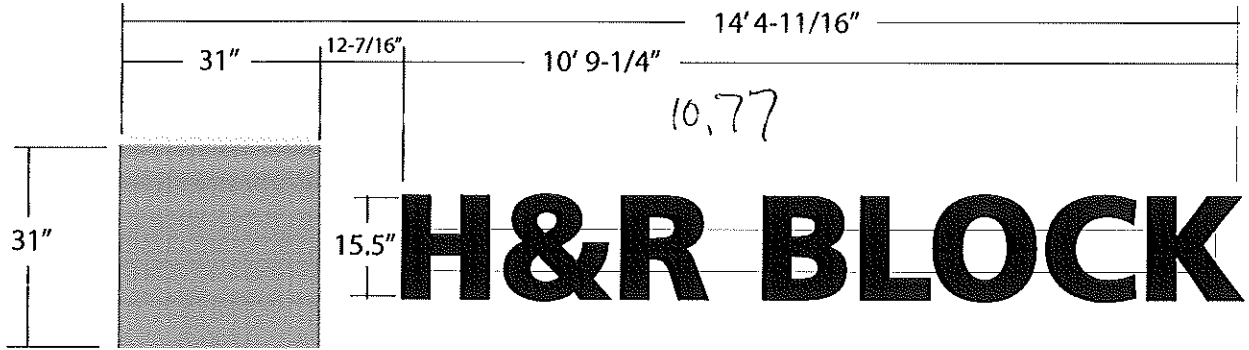


Recommendation Comments:

INVENTORY - RECOMMENDATION DETAIL

SIGN: NO1

SIGN DETAIL

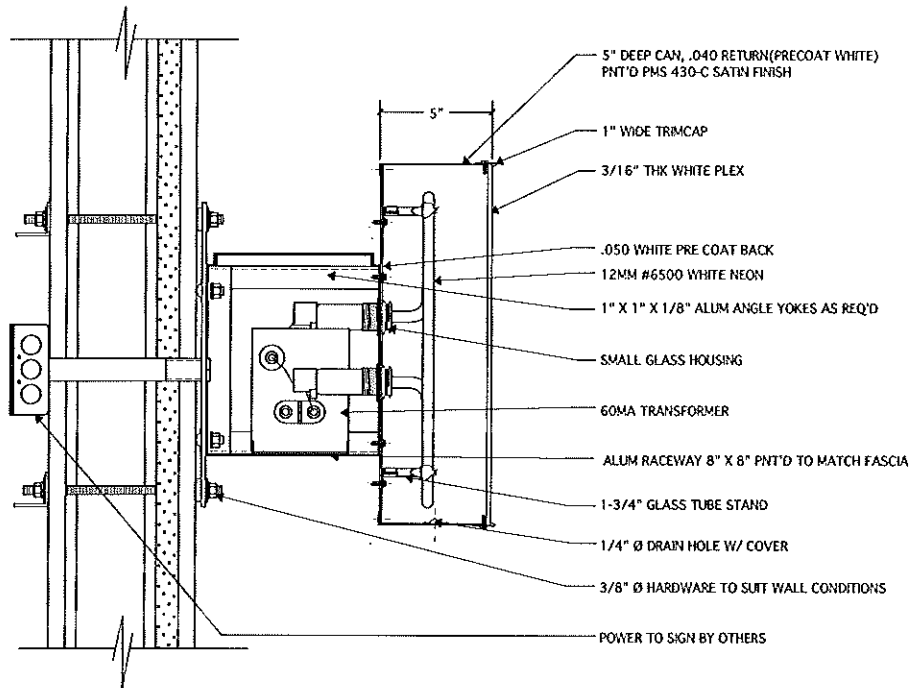


$$31" \times 31" = 961 \text{ sq ft} \div 144 = 6.67 \text{ sq ft}$$

$$1.30 \times 10.77 = 14.0 \text{ sq ft}$$

$$\frac{6.67}{14.00} = 20.67 \text{ sq ft}$$

SIGN SECTION



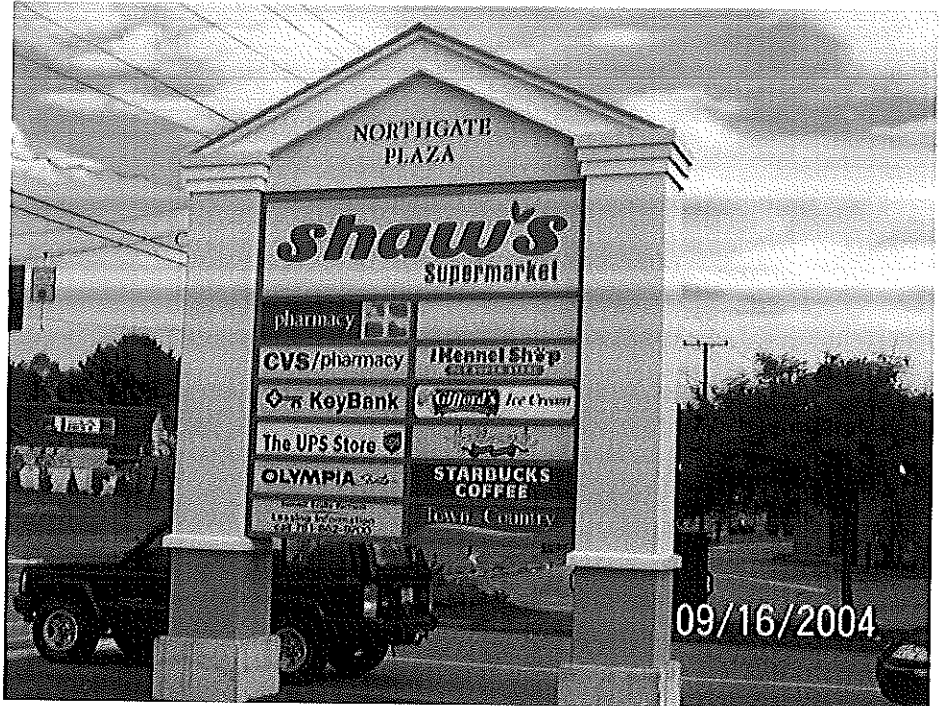
CROSS SECTION THROUGH RACEWAY

INVENTORY - RECOMMENDATION DETAIL

SIGN: NO2

INVENTORY

Sign Text:		
None		
Existing Sign Description:		
Blank Tenant Panel		
Height:	Width:	Depth:
14"	54"	
Letter Height:	OAH above grade:	
Face Material:	Sign Material:	
Plex		
Visible Opening:	Retainer Size:	
12" x 51"	1"	
Surface Material:	Surface Color:	
Available Height:	Available Width:	
Illuminated:	Illuminated Type:	
YES		
Double Face:	Mount:	
YES	Pylon	



Inventory Comments:

RECOMMENDATION

Recommended Action:		
Tenant Panel Reface		
Recommended Sign Type:		
Plex Panel		
Sign Type Description:		
Refacet Tenant Panels In D/F Illum. Black Face Green Block, White Copy		
Wall Repair Action:		
Electrical:		
Existing	Within 6'	Required
UNKNOWN	UNKNOWN	YES
Electrical Comments:		



Recommendation Comments:

Transaction Manager: John Sherburne

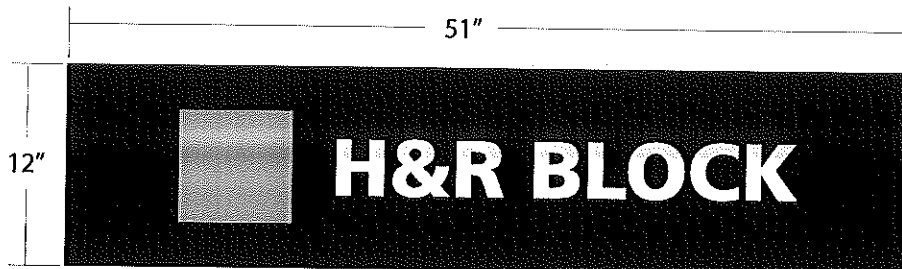
Office Number:

Address: 91 Auburn Street
Portland, Maine
04103

INVENTORY - RECOMMENDATION DETAIL

SIGN: NO1

SIGN DETAIL








SIGN SECTION

Transaction Manager: John Sherburne

Office Number:

Address: 91 Auburn Street
Portland, Maine
04103

CAD SITE PLAN

SIGNAGE KEY		ATM MARKER	
SIGNAGE MARKER		DIGITAL PHOTO	
TRAFFIC FLOW			

LEGEND

