

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0945	Issue Date:	CBL: 013 E010001
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Location of Construction: 50-52 Washington Ave	Owner Name: Bsullak Nicole L &	Owner Address: 52 Washington Ave	Phone: 741-2438
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone 0000000000
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B2b

Past Use: commercial/residential building	Proposed Use: commercial space w/new 5'x3' sign downstairs, residential area up	Permit Fee: \$60.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: install new 5'x3' sign on front of commercial space <i>legal use! 1st floor - two artist studios & retail use (juice bar) 2nd floor - one apartment # 04-0264</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>C</i> Type <i>Sign</i>	
		Signature:	Signature: <i>[Signature]</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	

Permit Taken By: jodinea	Date Applied For: 07112/2004	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"/> Date: <i>7/21/04</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 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: <i>[Signature]</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 040945

Please Read Application And Notes, If Any, Attached

This is to certify that Bsullak Nicole L. &/Owner
has permission to install new 5'x3' sign on front commercial space
AT 50-52 Washington Ave 013 E010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 altered or closed-in.
FOUR 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] 8/29/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

8 20 2004

Hi Mike,

**Here is the information you requested for our sign permit application.
Building Permit # 040264 Scott Miller & Nicole Bsullak**

**We will be using a custom steel 'L' bracket, which will come off the side of
the building 3 0 and will be bolted/screwed to building. The weight of the
sign is 30-40 lbs and the bottom of the sign to the sidewalk will be 18 ft.**

Thank you,

**Scott Miller & Nicole Bsullak
741-2438 or 749-4384**

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Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

	Proposed Project Description: install new 5'x3' sign on front of commercial space
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 07/21/2004
Note: 7/16/04 left message - I need to know the tenant frontage for the juice bar - I left a message 7/19/04 Scott Miller gave me a linear footage of 28' for this space			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:
07/21/2004-mjn: left a message w/ owner, need info re: fasteners etc.



-Xi-

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>50-52 WASHINGTON AVE</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>.32 Acre</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>013</u> Block# <u>E</u> Lot# <u>010</u>	Owner: <u>Nicole Bsullak</u> <u>Scott Miller</u>	Telephone: <u>741-2438</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Nicole Bsullak</u> <u>54 Highland Ave</u> <u>S. Portland ME 04106</u> <u>741-2438</u>	Totals.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: <u>\$58.00</u> Awning Fee = Cost Of Work: <u>\$30.00</u> Total Fee: \$ _____
Current use: <u>Commercial/Residential</u>		
If the location is currently vacant, what was prior use: <u>Commercial 1st Floor (electronics)</u> <u>2nd floor - Apartment</u>		
Approximately how long has it been vacant: <u>1st Floor - 4 months</u>		
Proposed use: <u>Juice Bar / Artist Studio Space (1st Floor)</u> <u>Apartment (2nd Floor)</u>		
Project description: <u>Juice Bar w/ Artist Studio / Space</u>		
Contractor's name, address & telephone: <u>Nicole Bsullak</u> <u>741-2438 or 749-4384</u> <u>54 Highland Ave</u> <u>S. Portland ME 04106</u>		
Whom should we contact when the permit is ready: <u>Scott Miller</u>		
Mailing address: <u>54 Highland Ave</u> <u>S Portland, ME 04106</u> <u>OR Nicole Bsullak</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: Nicole Bsullak | Date: 6/17/04

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: 50-52 Washington Ave ZONE: B2b
 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: 28' per Scott Miller 7/19/04 Height: _____

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING(e.g., pole) SIGN? YES _____ NO DIMENSIONS PROPOSED: _____
 BLDG. WALL SIGN? (attached to bldg) YES NO _____ DIMENSIONS PROPOSED: please see sheet

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: 5x3' Re paint w/ air Io&e
 AWNING? YES _____ NO _____ DIMENSIONS: _____
 LOT FRONTAGE (FEET): _____

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: Neel Bhatt DATE: 6/17/04

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

Allow 1.5' B2 zone
 per linear foot of tenant frontage $1.5 \times 28 = 42 \#$
 $8' \times 15' = 120 \# \div 144 = .83 \#$
 $3' \times 5' = 15 \#$
 $2 \times 3' = 6 \#$
21.83 # OK

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 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

Sidewalk Signs

Design, Location, and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

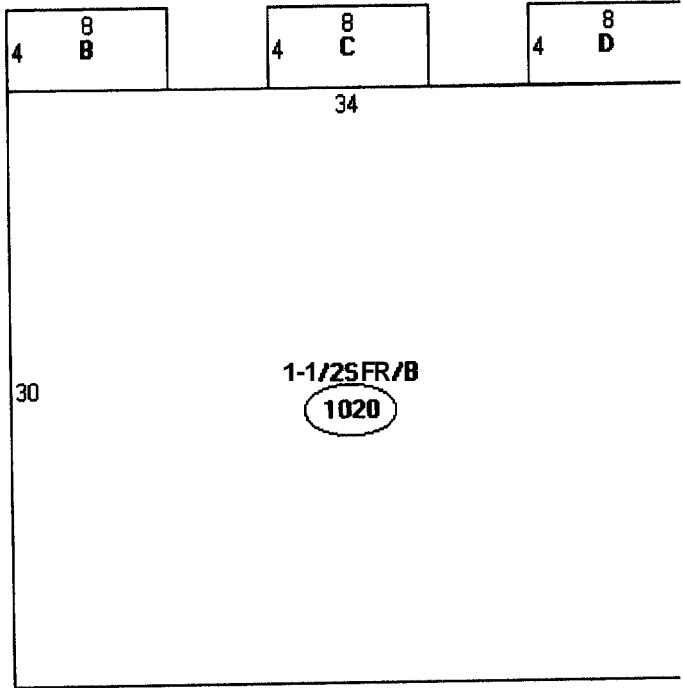
A sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For a sidewalk sign permit, come to City Hall, 389 Congress Street, Room 315, with:

- _____ Certificate of Liability Insurance
- _____ Drawing of sign showing dimensions and design work
- _____ Payment of \$30.00 plus \$2.00 per s.f. of signage.
- _____ Complete application with pre-application questionnaire and checklist completed.



exists to be
replaced



Descriptor
A: 1-1/2SFR
1020 sqft
B: 3SWD
32 sqft
C: 3SWD
32 sqft
D: 3SWD
32 sqft

013 F 010

ACORD™ CERTIFICATE OF LIABILITY INSURANCE DATE(MM/DD/YYYY)
06/18/2004

PRODUCER (207) 934-2555
 Advantage Insurance
 77 Saco Ave
 P O Box 330
 Old Orchard Beach ME 04064-0330

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
 Miller, Scott D. & Bsulak, Nicole L
 54 Highland Ave
 South Portland ME 04106-

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A Middlesex Mutual	
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. AE REGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	DD'L ISRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY	CB0100016458	04/01/2004	04/01/2005	EACH OCCURRENCE \$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				
		GENL AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/>				
		AUTOMOBILE LIABILITY		/ /	/ /	COMBINED SINGLE LIMIT (Ea accident) \$
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input type="checkbox"/> HIRED AUTOS				
		<input checked="" type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY		/ /	/ /	AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO		/ /	/ /	OTHER THAN EA ACC \$
				/ /	/ /	AUTO ONLY: AGG \$
		EXCESSUMBRELLA LIABILITY		/ /	/ /	EACH OCCURRENCE \$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE		/ /	/ /	AGGREGATE \$
		<input type="checkbox"/> DEDUCTIBLE		/ /	/ /	\$
		<input type="checkbox"/> RETENTION \$		/ /	/ /	\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		/ /	/ /	W/ STATE TO. Y LIMITS OTHER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below		/ /	/ /	E.L. EACH ACCIDENT \$
				/ /	/ /	E.L. DISEASE - EA EMPLOYEE \$
				/ /	/ /	E.L. DISEASE - POLICY LIMIT \$
		OTHER BOPL	CB0100016458	04/01/2004	04/01/2005	
				/ /	/ /	
				/ /	/ /	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT SPECIAL PROVISIONS
 Re: Sign permit application for 50-52 Washington Avenue, Portland, Me. Sign being installed off of the building.

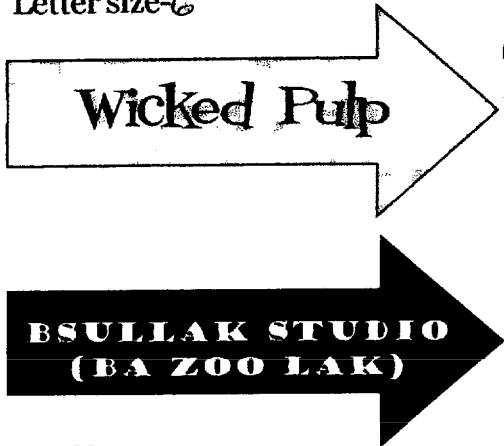
CERTIFICATE HOLDER
 () - () -
 Additional Insured:
 City of Portland
 389 Congress St.
 Room 315
 Portland ME 04101-

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 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


Wicked Pulp-Sign layout

Wall mounted signs

Size-8"x15"
Letter size-6"



① Mounted to brick w/ Adhesive
TOTAL 82.9 FT

Hanging sign



Size-24" x 36" Tall
Base color-#590B-4 (Anemone) + Pink
Letter size-9"

② Mounted to bldg w/ Steel bracket + individual Signs w/ I-hooks
TOTAL 12.4 FT

Color Chart

#590B-4 (Anemone)

#93RB 27/376 (Rosita)

#78YR 39/593 (Desert Orange)

#58BB 33/270 (Blue Phlox)

#90YY 55/560 (Fresh Lime)

#70RB 11/196 (Nostalgic)

5 hanging parts

Size-8" x 24"
Letter size-6"

Base colors-

1. #93RB 27/376 (Rosita)
2. #78YR 39/593 (Desert Orange)
3. #58BB 33/270 (Blue Phlox)
4. #90YY 55/560 (Fresh Lime)
5. #70RB 11/196 (Nostalgic)

Letter color-white



Size-5' X 3'
Black & White on the ends
Middle base color-#590b-4 & Pink
Letter size-8-12"

③ Mounted to Bldg w/ SCREWS
TOTAL 15.5 FT

Contact Information: Nicole Bsullak 741-2438 or 749-4384
Location: 52 Washington Ave

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0264	Date Applied For: 03/17/2004	CBL 013 E010001
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Location of Construction: 50 Washington Ave	Owner Name: Scott Miller & Nicole Bsullak	Owner Address: 54 Highalnd Ave	Phone: 207-741-2438
Business Name:	Contractor Name: Scott Miller	Contractor Address: 54 Highland Ave S. Portland	Phone (207) 741-2438
Tenant/Ressee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Juice Bar, two art studios w/retail on 1st floor, dwelling unit on 2nd floor:, partition first floor space into 3 spaces	partition first floor space into 3 spaces
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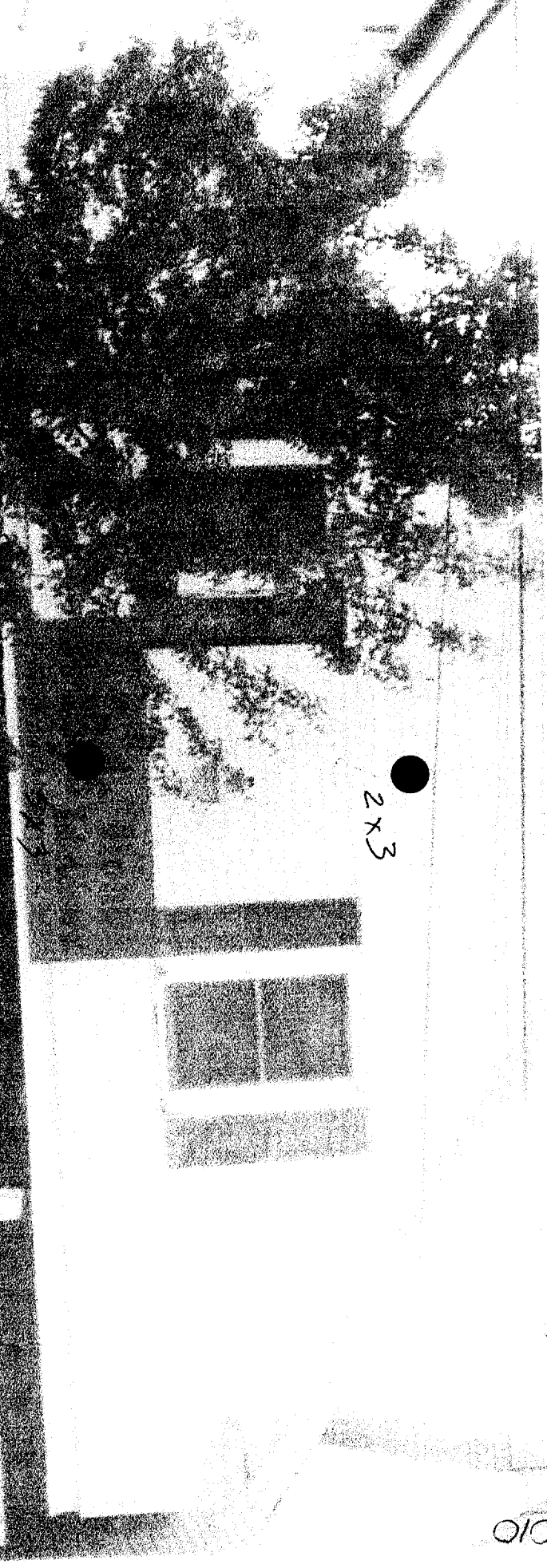
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/02/2004
Note: 4/2/04 Actually on hold - I need more info **Ok to Issue:**
no site/parking plan shown - how many seats for the juice bar? It may be considered retail and not a restaurant. Will the rear deck be used?
Scott Miller called and clarified the use of his juice bar.

- 1) It is understood that the Juice bar will have **no** more than nine (9) seats. And that there are no seats provided on the outside deck. This classifies your **use** as retail. ANY INCREASE TO THE NUMBER OF SEATS requires a separate permit for a change of use from retail to a restaurant use. At that time off-street parking requirements shall be met.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/04/2004
Note: **Ok to Issue:**
1) Interior Stairway cannot be removed and no exterior stairs are approved by this application.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 04/06/2004
Note: **Ok to Issue:**
1) Ladders are not allowed as a means of egress

Comments:
4/9/04-mjn: lefl a message with the applicant re the need for more info
4/12/04-mjn: Lefl a message about exiting specifications



2x3

9 1 1 1 1 1

013 F 010

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Permit No: 04-0945	Date Applied For: 0711212004	CBL: 013 E010001
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Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use:
commercial space w/new 5'x3' sign downstairs, residential area up

Proposed Project Description:
install new 5'x3' sign on front of commercial space

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 08/24/2004
Note: **Okto Issue:**

Comments:
7/21/2004-mjn: left a message w/ owner, need info re: fasteners etc.

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Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 08/24/2004

Note: **Ok to Issue:**

Comments:
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