

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EPS BEAGLE LLC /Anderson, Ken

Located at

40 WASHINGTON AVE

PERMIT ID: 2012-65543

CBL: 013 E015001

has permission to **Installing wooden roof structure over side entry door - 6' length x 3' wide x 6" height**

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 cloed-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 procured prior to occupancy.

Fire Prevention Officer

Jeanie Bonke 1/3/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit

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

Permit No: 201265543	Date Applied For: 12/06/2012	CBL: 013 E015001
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Location of Construction: 40 WASHINGTON AVE	Owner Name: EPS BEAGLE LLC	Owner Address: 40 WASHINGTON AVE	Phone: (207) 415-7647
Business Name:	Contractor Name: Anderson, Ken	Contractor Address: 265 Preble Street South Portland	Phone: (207) 318-8798
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: same - restaurant 1st floor, one dwelling unit on 2nd floor	Proposed Project Description: Installing wooden roof structure over side entry door - 6' length x 3' wide x 6" height
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/12/2012
Note: There is a recorded easement for the shared alley between this property and 38 Washington Avenue.			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain as restaurant on first floor and one dwelling unit on second floor. Any change of use shall require a separate permit application for review and approval.			
2) 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 w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/02/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.			

Dept: Fire	Status: Not Applicable	Reviewer: Jeanie Bourke	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65543	Issue Date:	CBL: 013 E015001
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Location of Construction: 40 WASHINGTON AVE	Owner Name: EPS BEAGLE LLC	Owner Address: 40 WASHINGTON AVE PORTLAND, ME 04101	Phone: (207) 415-7647
Business Name:	Contractor Name: Anderson, Ken	Contractor Address: 265 Preble Street South Portland ME 04106	Phone: (207) 318-8798
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B2b R6
Past Use: restaurant 1st floor, one dwelling unit on 2nd floor	Proposed Use: same - restaurant 1st floor, one dwelling unit on 2nd floor	Permit Fee: \$40.00	Cost of Work: \$2,000.00
Proposed Project Description: Installing wooden roof structure over side entry door - 6' length x 3' wide x 6" height		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: A-2/R Type: SB MURBEC 2009 Signature: JMB 1/2/12
		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: bjs	Date Applied For: 12/06/2012	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.. 	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: 12/12/12 JBU	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: ARU
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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 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:			Telephone:
Tax Assessor's Chart/Block/Lot (CBL)	OWNER Name/Address:		
Chart: Block: Lot:	<u>COLLEEN KELLEY</u> <u>40 WASHINGTON AVE</u> <u>PORTLAND ME 04101</u>	<u>207-415-7647</u>	
LEASEE/BUYER Name (if Applicable)	CONTRACTOR name, address/phone	Total SF signage <u>WORK</u>	
	<u>KENNETH ANDERSON</u> <u>265 FREEBIE ST</u> <u>SOUTH PORTLAND ME</u>	SF= <u> </u> x \$2.00	
		SF + \$30 Fee: <u>530</u>	
		Historic (\$75): \$ <u> </u>	
		Awning Fee: \$ <u> </u>	
Awning Fee = Cost of Work: \$ <u>1350.00</u> (\$30/first \$1000; \$10 every other \$1000)		TOTAL FEE: \$ <u>40100</u>	

Who should we contact when the permit is ready: Name: KEN ANDERSON Phone: 207-318-8798
 Address: _____

Tenant/allocated building space frontage (in feet): Length: _____
 Lot frontage (in feet): _____ Single Tenant or Multi-Tenant Lot: _____

RECEIVED

DEC 06 2012

Dept. of Building Inspections
City of Portland Maine

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: _____ (sf); Height from grade: _____ sf
 BLDG Wall Sign (attached to bldg.)? YES ___ NO ___ Dimensions proposed: _____ sf

Proposed Awning:

Height of awning 8 INCHES Length of awning 6 FT If yes, is awning backlit? YES ___ NO ___
 Depth of awning 3 FT
 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: [Signature] Date: 11/4/12



Signage / Awning Permit Application

CHECK LIST

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help expedite the permitting process.

- 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.
- Letter of permission from the property owner indicating the specific permissions granted and the tenant/space building frontage.
- A sketch plan of the lot indicating location of buildings, driveways, any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate, on the plan, all existing and proposed signage with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability is required for awnings, canopies or banners.
- A UL# is required for lighted signs at the time of final inspection
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

FEES

Permit fee for signage or awning with signage: \$30 plus \$2 per square foot of sign (per sign)

Permit fee for awning-without-signage is based on cost of work:

\$30 for the first \$1000 of cost of work; \$10 for each additional \$1000 of cost of work

Application fee for any signage in a *Historic District* is an additional \$75

From permit #
2011-06-1529

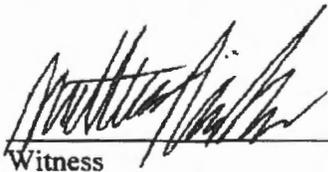
EASEMENT DEED

EPS BEAGLE, LLC, a Maine limited liability company with its principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid, grants to MICHELLE A. KELLEY, of Portland, County of Cumberland and State of Maine, whose mailing address is 38 Washington Avenue, Portland, ME 04101, her heirs and assigns, the following easement to be appurtenant to the real estate of the grantee herein described in the Warranty Deed of Christopher Lamb to the grantee dated June 11, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27840, Page 313:

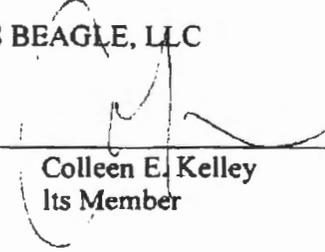
The perpetual right and easement, in common with the grantor, its successors and assigns, to utilize for commercial purposes, and for pedestrian and business invitee ingress and egress, and for the installation of underground utilities, over, upon and under that certain common alley way between the existing buildings of the grantor and grantee herein running westerly from the westerly sideline of Washington Avenue to the westerly boundaries of parties' properties, such alley way and easement being approximately five (5) feet in width measured building-to-building and then being five (5) feet in width (i.e., two and one-half feet in width and contiguous on each of the adjoining properties of the grantor and grantee herein) to the westerly boundaries of the parties' properties. This perpetual right and easement shall be of a scope and nature sufficient for the installation, repair and maintenance of a ramp in conformity with applicable City of Portland land-use requirements to allow pedestrians and business invitees to gain ingress and egress to the building on the land of the grantee herein from Washington Avenue and to the rear area of the land of the grantee, which building the grantee utilizes for the operation of a restaurant and related facilities. The grantor and grantee, and their respective heirs, successors and assigns, shall coordinate with one another for the construction of the ramp and equally share the cost of constructing, repairing and maintaining the ramp in a good and safe condition for its intended purposes.

Reference is hereby made to, and exception is hereby taken for, the Easement Deed from the grantee to the grantor herein of near or even date to be recorded herewith. The foregoing easement shall burden the property of the grantor described in the Warranty Deed of Nice Foods, Corp. to the grantor dated November 1, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18372, Page 319. FOR SOURCE OF TITLE, reference is hereby made to the foregoing Warranty deed of Nice Foods, Corp. to the grantor herein.

IN WITNESS WHEREOF, EPS BEAGLE, LLC has executed, acknowledged and delivered this Easement Deed by and through Colleen E. Kelley, its Member, this 13th day of July, 2011 hereunto duly authorized.


Witness

EPS BEAGLE, LLC

By: 

Colleen E. Kelley
Its Member

RECEIVED

JUL 26 2011

Dept. of Building Inspections
City of Portland Maine

STATE OF MAINE
Cumberland, ss.

July 13, 2011

Personally appeared the above-named Colleen E. Kelley, Member of EPS Beagle, LLC, and acknowledged the foregoing Easement Deed to be her free act and deed in her said capacity and the free act and deed of EPS Beagle, LLC.

Before me,

ALAN IRVING
Notary Public, Maine
My Commission Expires May 4, 2016



Notary Public

SEAL

Received
Recorded Register of Deeds
Jul 13, 2011 04:01:22P
Cumberland County
Pamela E. Lovley



To whom it may concern,

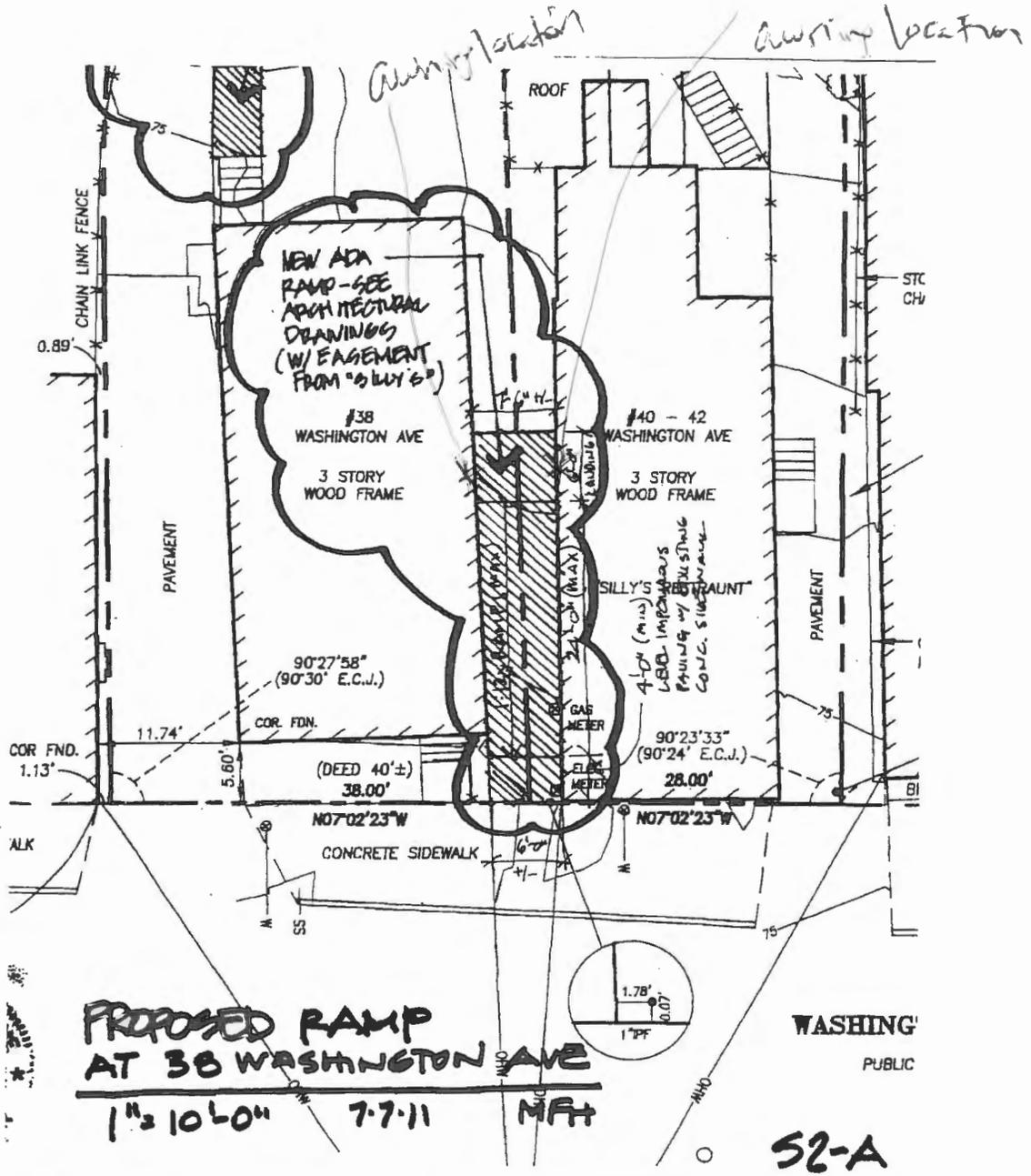
Andersen Works LLC has my permission to install the awning on 40 Washington Ave over the side entrance door.

Thank you for your time.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Colleen', with a long, sweeping horizontal line extending to the right.

Colleen Erin Kelley
Sillys' Owner



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JUL - 8 2011

Dept. of Building Inspections
City of Portland Maine

The awnings to be installed at 38 and 40 Washington ave are thus explained.

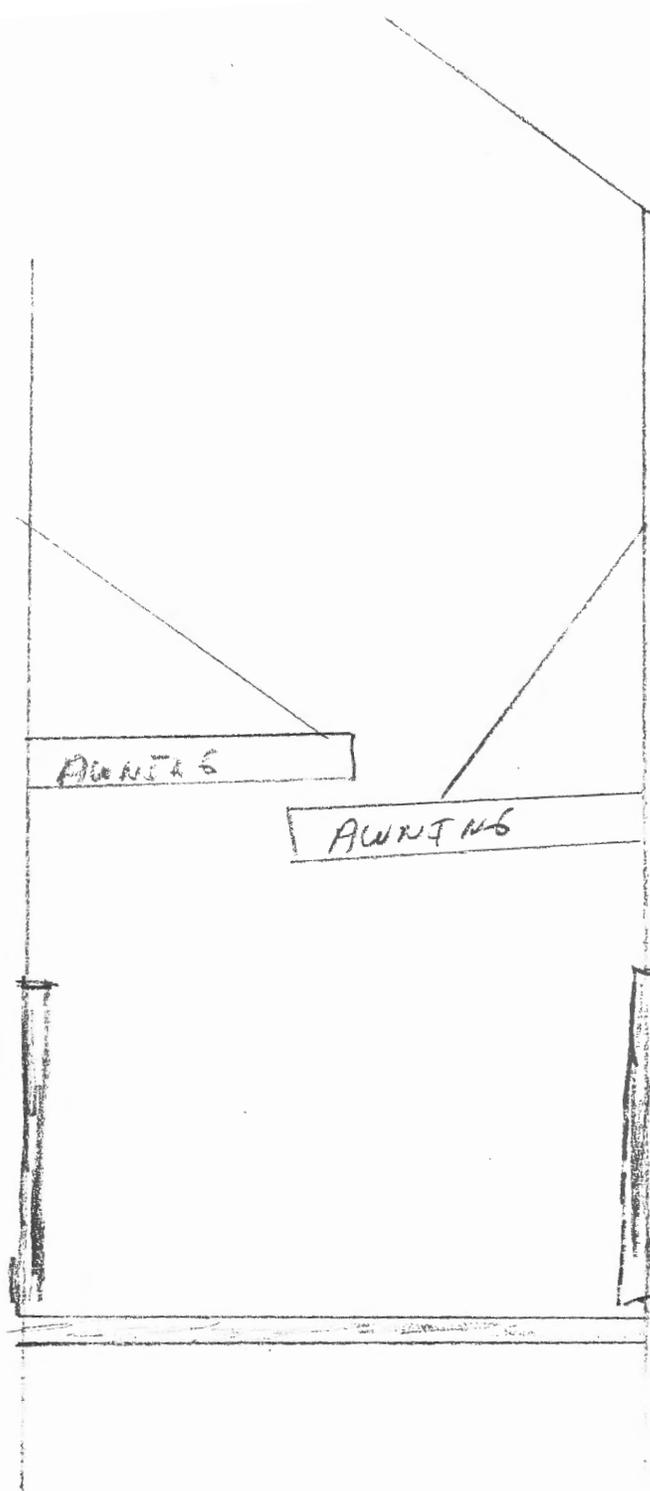
There has to be awnings for each building because they have to be independent from each other

Each awning will be lag bolted to the building and the front of each awning will be supported by three cables each. Each cable has a rating of three hundred pounds. Each cable will be attached to a 2x6 that will be lag bolted to each building

If you have any questions please any time of the day on my cell phone

Thank you

Ken Anderson

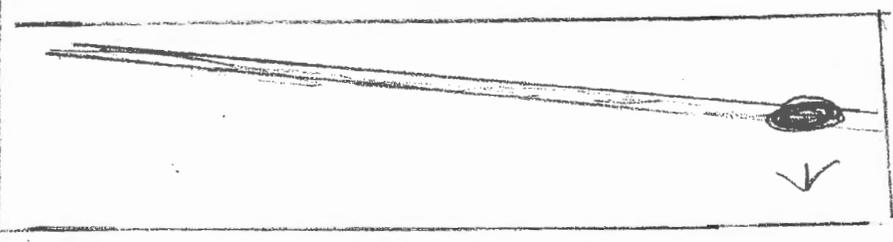
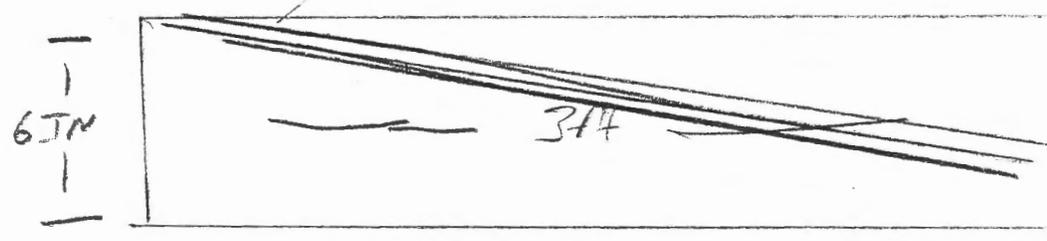
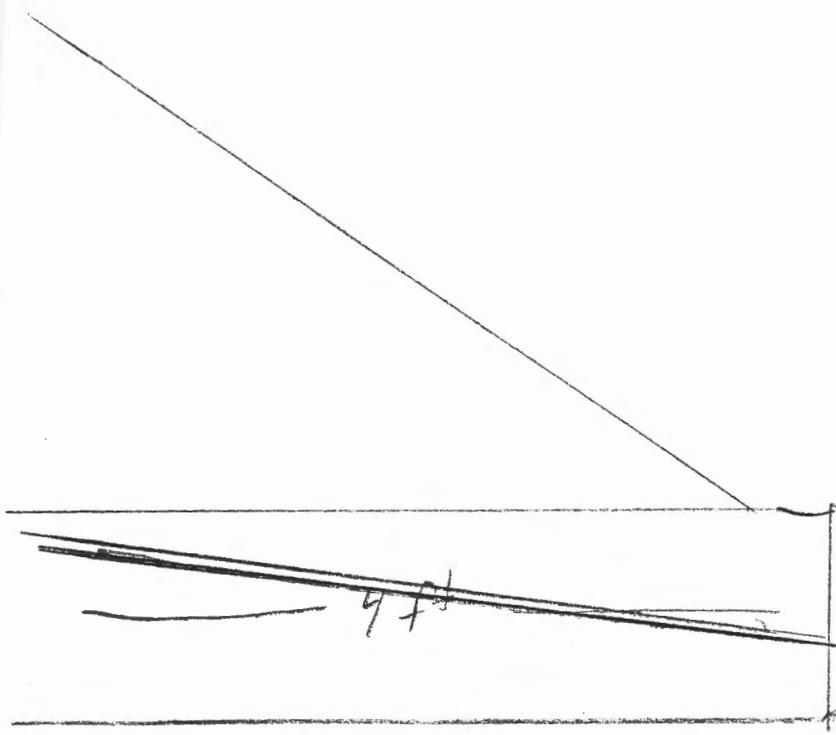


38

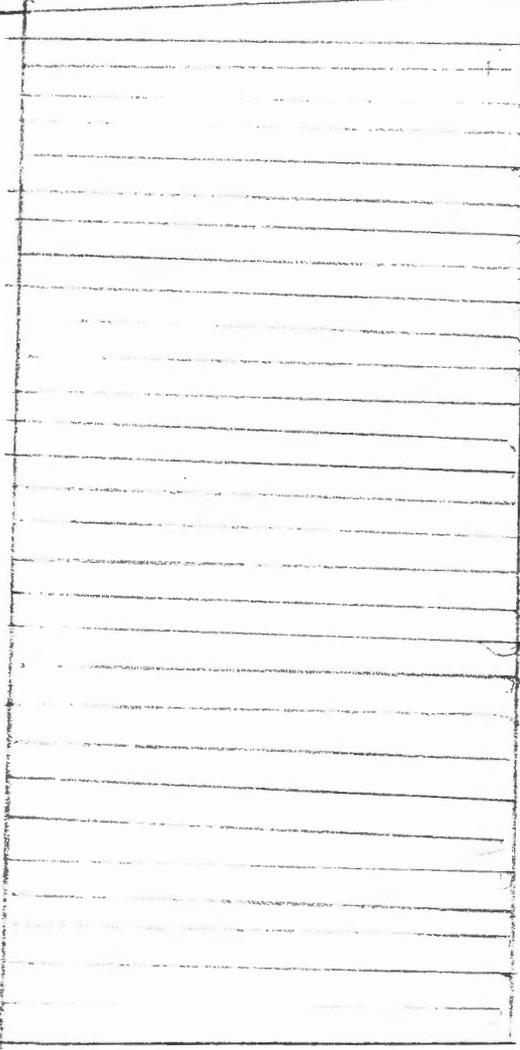
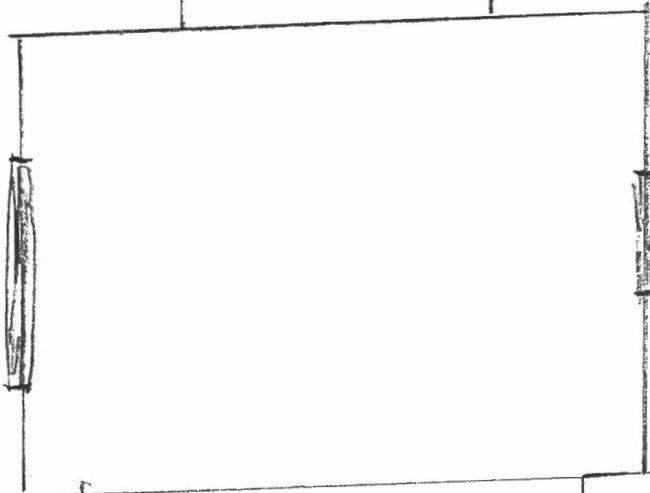
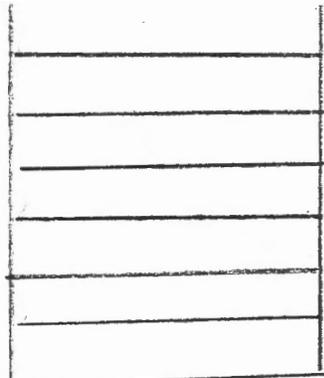
WASHINGTON

40

WASHINGTON



CUTTER



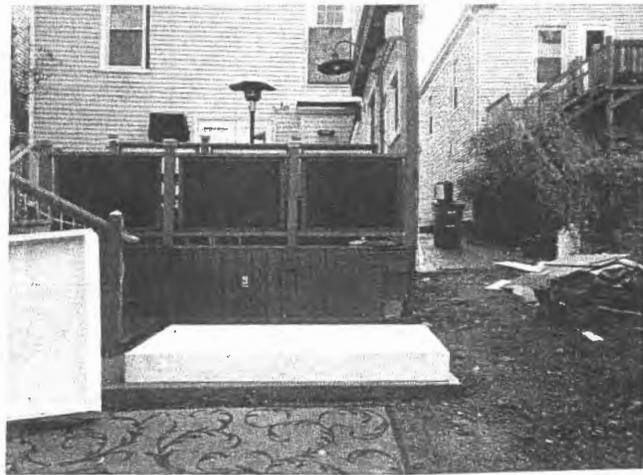
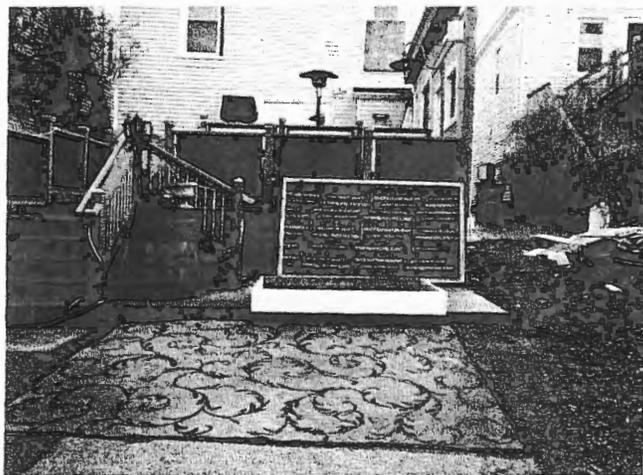
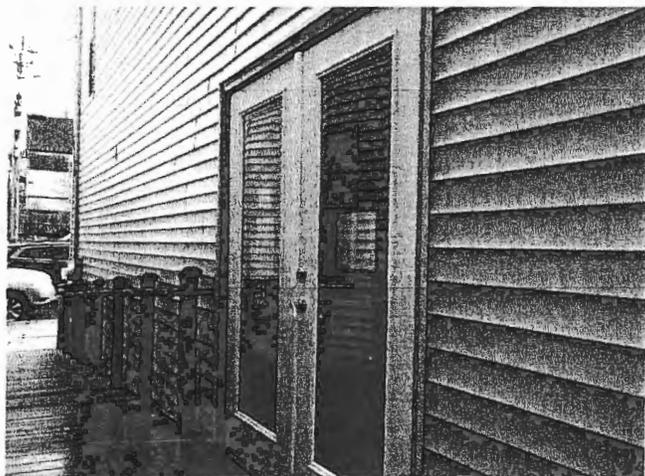
SILLY'S WITH
A TWIST

SILLYS

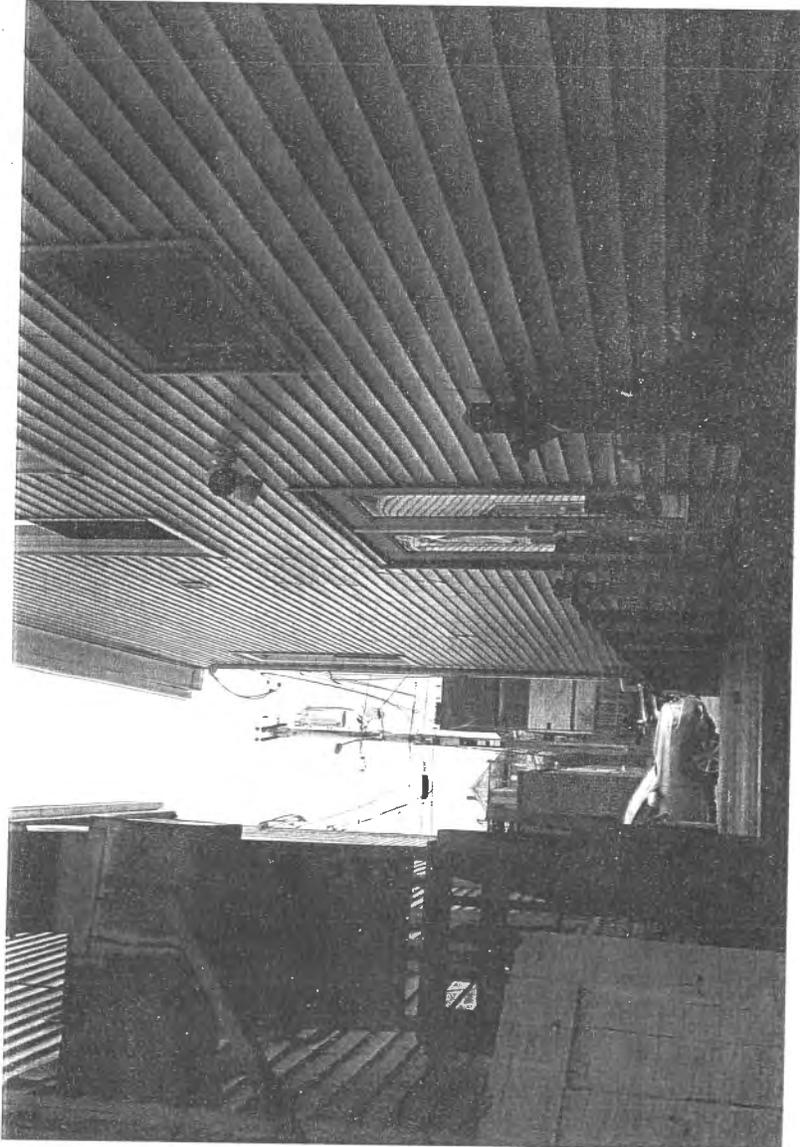
38
WASHINGTON

40
WASHINGTON

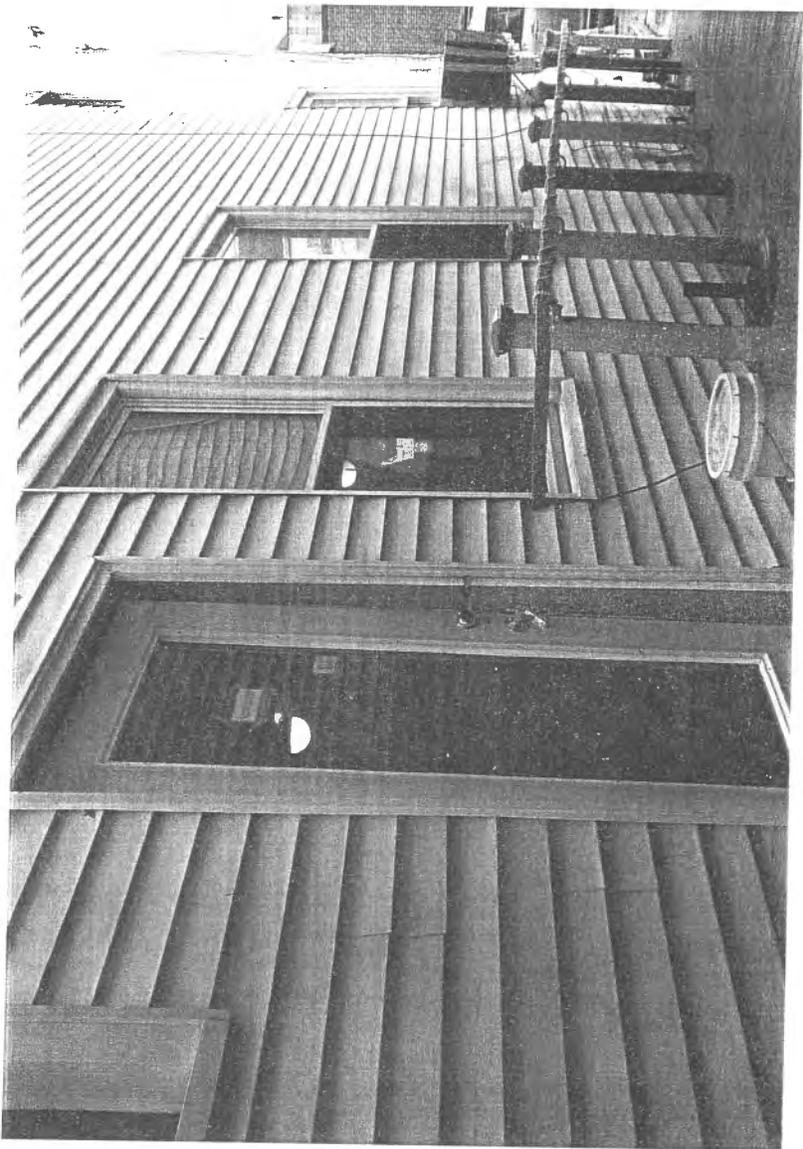
RAMP TO 38 AND 40
WASHINGTON AVE

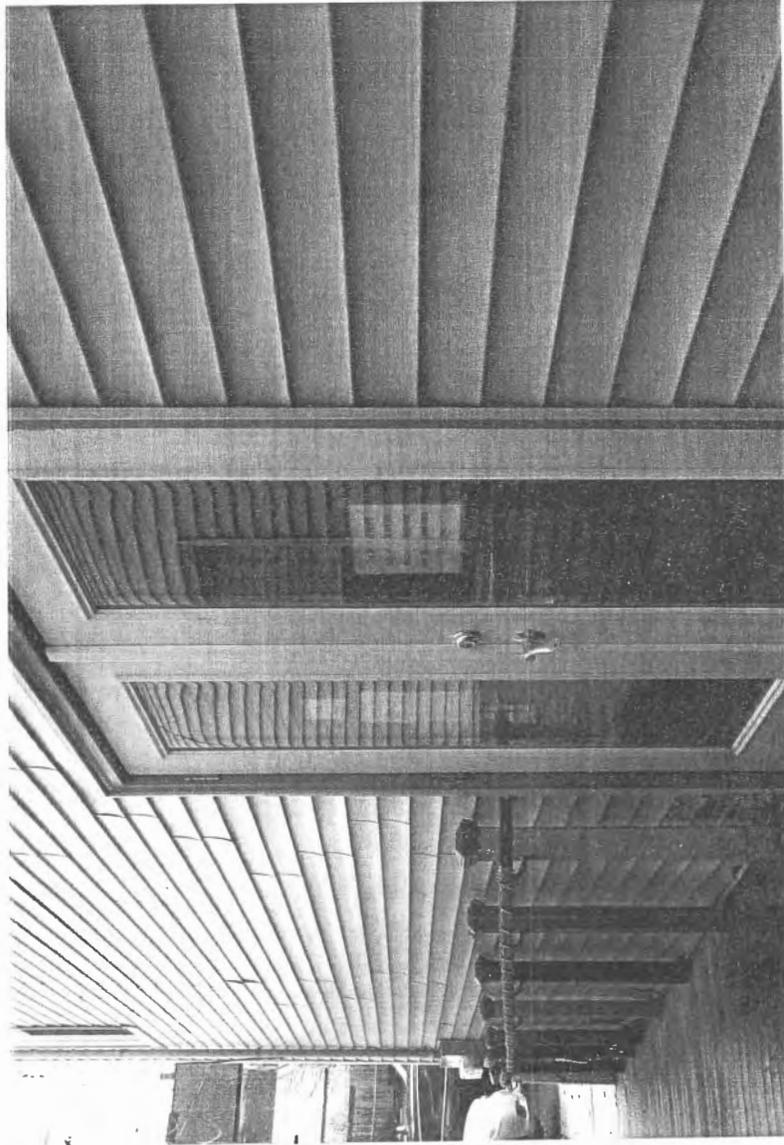


Picture looking
FROM REAR of BUILDINGS



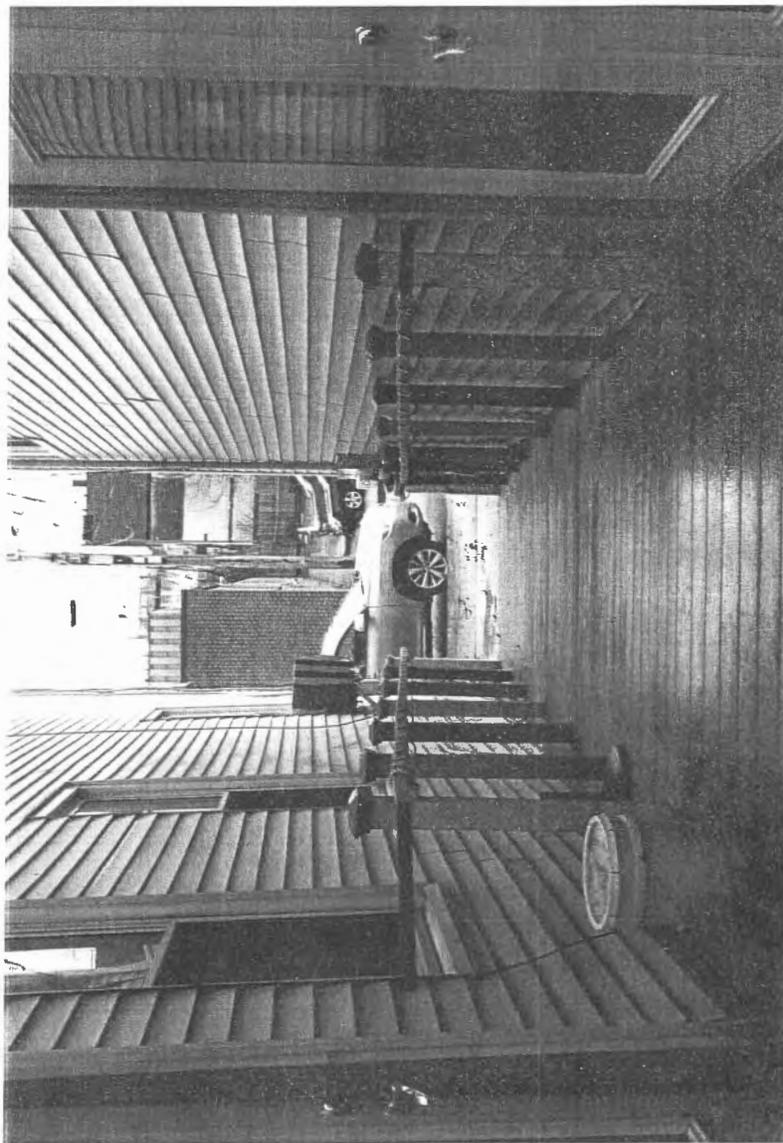
PICTURE OF DOOR AT
JILL'S AT 40 WASHINGTON
WERE AWMING WILL 60



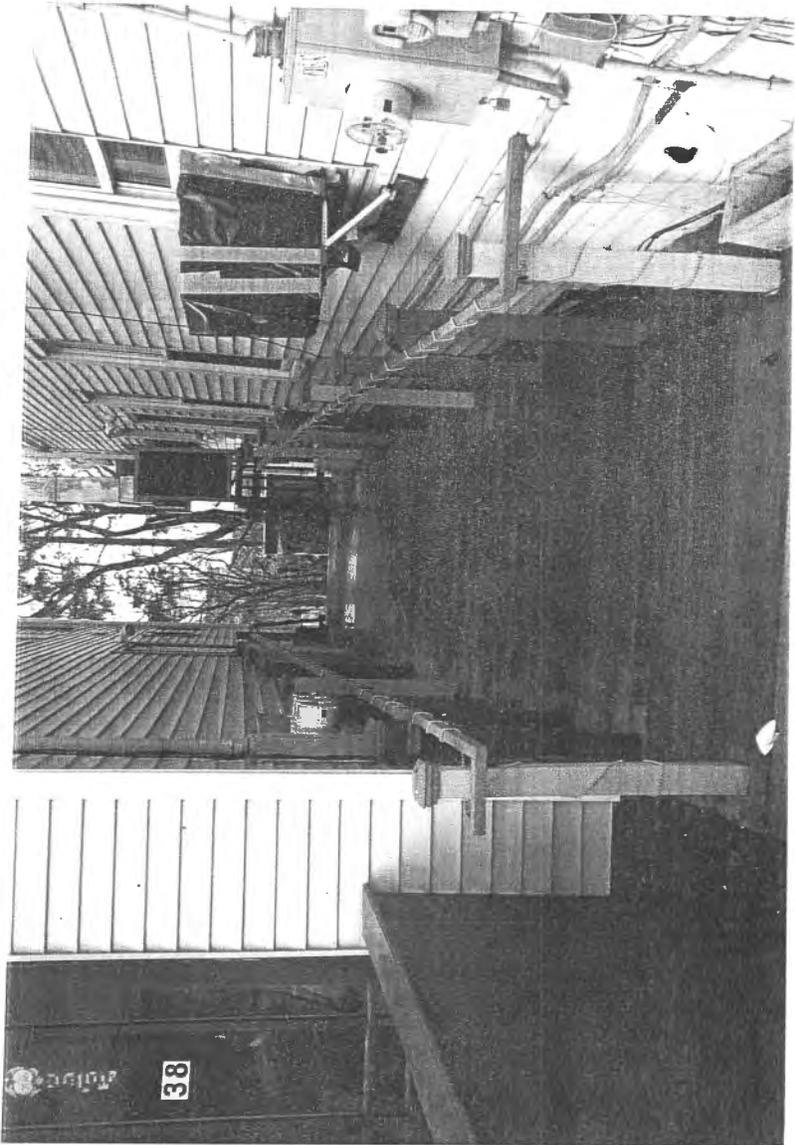


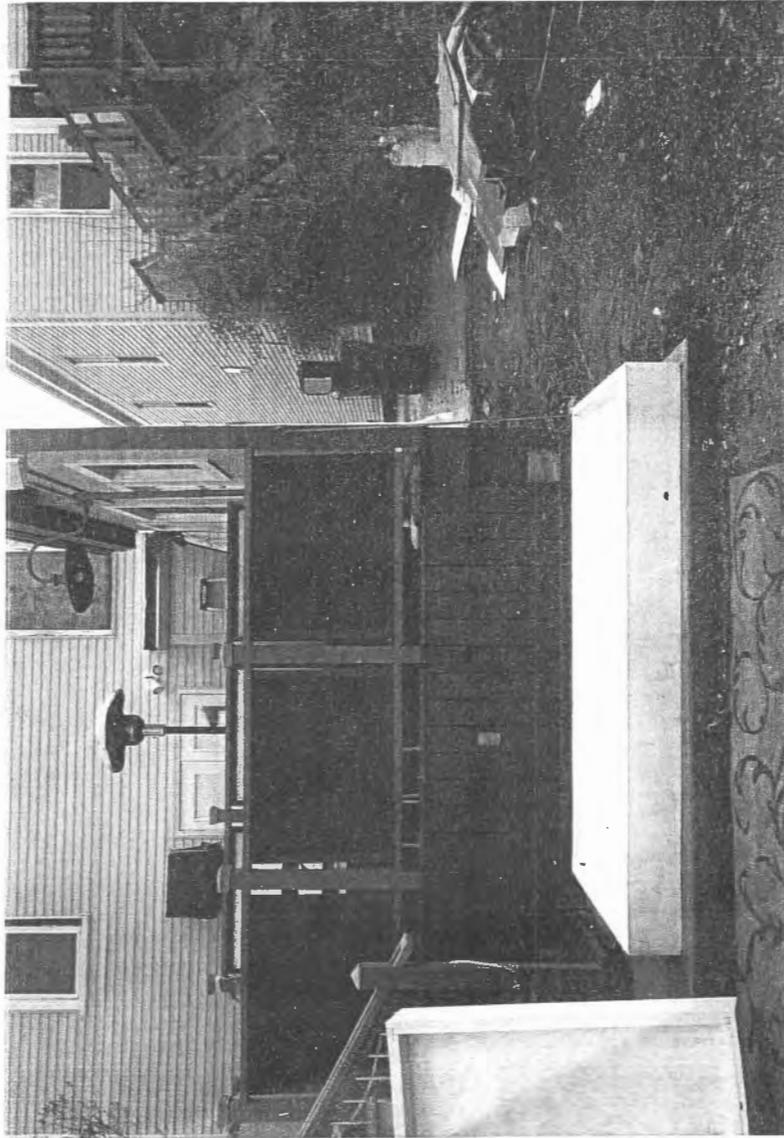
PICTURE OF POOR AT
STILLS WITH A TWIST AT 58
WASHINGTON WERE SECURE
ARMING WILL 60.

PICTURE GOING DOWN
THE RAMP 38 + 40
WASHINGTON



FROM SIDE WALKS





The Awning That
will go up AT 38
AND 40.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No:	201265543	Applicant:	EPS BEAGLE LLC
Project Name:	Installing wooden "awning" structur	Location:	40 WASHINGTON AVE
CBL:	013 E015001	Development Type:	
Invoice Date:	12/06/2012		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$40.00		\$40.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$10.00
		\$40.00
Total Current Fees:	+	\$40.00
Total Current Payments:	-	\$40.00
Amount Due Now:		\$0.00

<p>Bill to: EPS BEAGLE LLC 40 WASHINGTON AVE PORTLAND, ME 04101</p>	<p>CBL 013 E015001 Application No: 201265543 Invoice Date: 12/06/2012 Invoice No: 39276 Total Amt Due: \$0.00 Payment Amount: \$40.00</p>
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Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.