

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND PERMIT ISSUED

## BUILDING INSPECTION

# PERMIT

Permit Number: 21071034

Please Read Application And Notes, If Any, Attached

This is to certify that A & M PARTNERS LLC / Albair Construction / Tim \_\_\_\_\_ City of Portland

has permission to "Maine Mead Works" - install a 8' x 8' building sign \_\_\_\_\_

AT 59 WASHINGTON AVE \_\_\_\_\_ CBL 013 I043001 \_\_\_\_\_

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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-1034	Issue Date:	CBL: 013 I043001
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Location of Construction: 59 WASHINGTON AVE (57)	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name: Maine Mead Works	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone 2078319338
Lessee/Buyer's Name Ben Alexander	Phone: 207-650-5597	Permit Type: Signs - Permanent	Zone: B-4

Past Use: Commercial - "Maine Mead Works" Connected w/ permit#100660	Proposed Use: Commercial - "Maine Mead Works" Connected w/ permit#100660 - install a 8' x 8' building sign	Permit Fee: \$158.00	Cost of Work: \$158.00	CEO District: 1
Proposed Project Description: "Maine Mead Works" - install a 8' x 8' building sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: Signature: <i>[Signature]</i>	
		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: Idobson	Date Applied For: 08/23/2010	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..

PERMIT ISSUED

AUG 27

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>8/27/10</i> <i>ABA</i>	Date:	Date: <i>ABA</i>

City of Portland

**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



# 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: 51 WASHINGTON AVE. PORTLAND ME 04101

Tax Assessor's Chart, Block & Lot  
Chart# 13 Block# I Lot# 43

Owner: A&M PARTNERS LLC  
380 WARREN AVE  
PORTLAND, ME 04103

Telephone:

Lessee/Buyer's Name (If Applicable)  
'Dassail, LLC DBA  
Marie Mead Works

Contractor name, address & telephone:  
TIM ALBAIR CONST.  
10 ALEXANDER DR  
CAPE ELIZABETH  
ME 04102  
(207) 831-9338

Total s.f. of signage x \$2.00  
Per s.f. plus \$30.00/\$65.00  
For H.D. signage= Total  
Fee: \$ 158.00  
Awning Fee= cost of work N/A  
Total Fee: \$ 158.00

Who should we contact when the permit is ready: Ben Alexander phone: 207-650-5597

Tenant/allocated building space frontage (feet): Length: 56 Height: 19  
Lot Frontage (feet) \_\_\_\_\_ Single Tenant or Multi Tenant Lot \_\_\_\_\_

Current Specific use: Commercial Building (#10-0610 front ft up)  
If vacant, what was prior use: \_\_\_\_\_  
Proposed Use: WINERY

### Information on proposed sign(s):

Freestanding (e.g., pole) sign? Yes \_\_\_\_\_ No  Dimensions proposed: \_\_\_\_\_ Height from grade: \_\_\_\_\_  
Bldg. wall sign? (attached to bldg) Yes  No \_\_\_\_\_ Dimensions proposed: 8' x 8' = 64 Sq. Ft.

Proposed 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 w/communications, message, trademark or symbol: \_\_\_\_\_ s.f.

### Information on existing and previously permitted sign(s):

Freestanding (e.g., pole) sign? Yes \_\_\_\_\_ No  Dimensions: \_\_\_\_\_  
Bldg. wall sign? (attached to bldg) Yes \_\_\_\_\_ No  Dimensions: \_\_\_\_\_  
Awning? Yes \_\_\_\_\_ No  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.

RECEIVED  
AUG. 23 2010

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](http://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: [Signature]

Date: 8/23/10

B-M. multitenant This is not a permit; you may not commence ANY work until the permit is issued.

Frontage < 150' - 1.5 x 56 = 84 sq ft

proposed 50 sq ft (OE)



200 Anderson Street, Bay 9  
Portland, Maine 04101

voice: 207.773.MEAD (6323)  
fax: 207.773.6324

[www.MaineMeadWorks.com](http://www.MaineMeadWorks.com)

August 20, 2010

City of Portland  
Planning and Development Department  
Building Inspections Office  
Room 315 City Hall  
Portland Maine 04101

To Whom it May Concern,

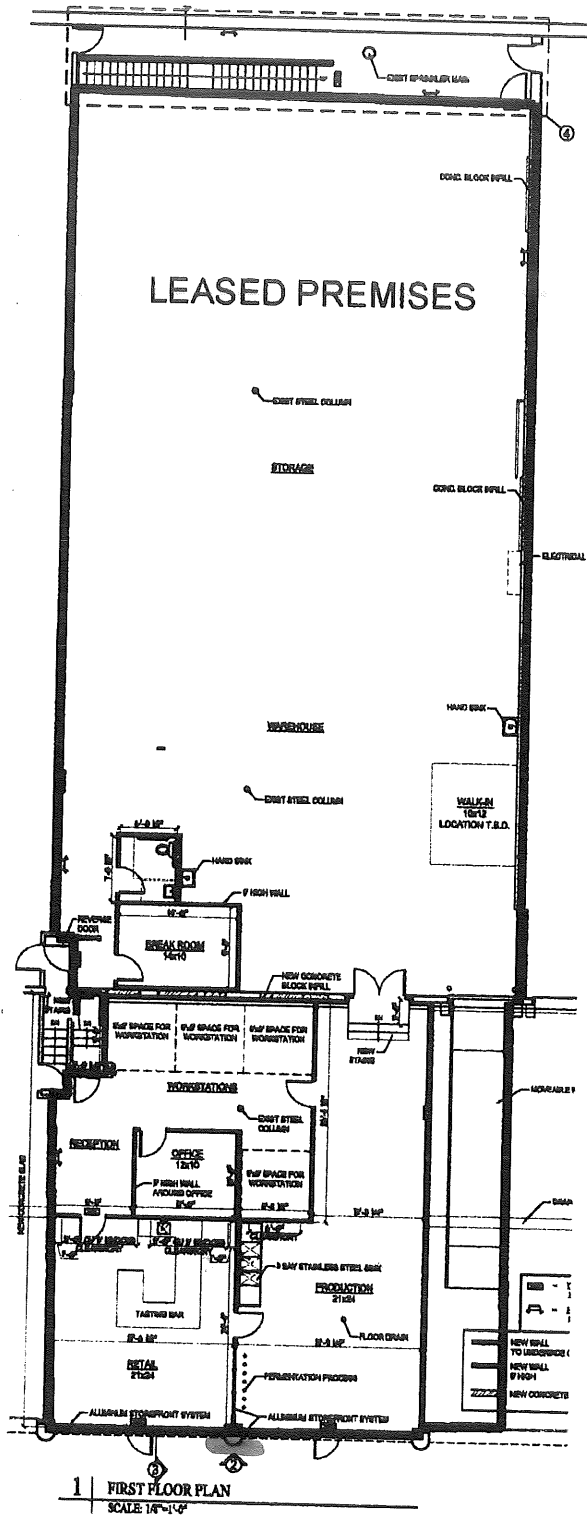
Enclosed, please find the Signage Permit Application for Wassail, LLC d/b/a Maine Mead Works. The sign proposed in this application will be installed on the brick face of the building located at 51 Washington Ave. It will be fastened with appropriate masonry anchors on aluminum structural angle brackets. If you have any questions regarding this or any other technical questions you may contact the sign-maker, Geoff Herguth at 207-653-1565.

You may also contact me anytime at 207-650-5597.

Kind Regards,

Ben Alexander  
President & Owner  
Maine Mead Works

**EXHIBIT B**



*Bathroom location to be moved to side wall and the break room and single office deleted.*

— Location of <sup>25</sup> sign

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-1034	<b>Date Applied For:</b> 08/23/2010	<b>CBL:</b> 013 I043001
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<b>Business Name:</b> Maine Mead Works	<b>Contractor Name:</b> Albair Construction /Tim	<b>Contractor Address:</b> 10 Alexander Drive Cape Elizabeth	<b>Phone</b> (207) 831-9338
<b>Lessee/Buyer's Name</b> Ben Alexander	<b>Phone:</b> 207-650-5597	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - "Maine Mead Works" Connected w/ permit#100660 - install a 8' x 8' building sign	<b>Proposed Project Description:</b> "Maine Mead Works" - install a 8' x 8' building sign
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/27/2010	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 09/09/2010	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.				
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.				

**Comments:**

8/26/2010-amachado: Left vcm for Ben Alexander. Sign appears to project above the top of the wall above the roof. This is not allowed..

8/27/2010-amachado: Received revised sign dimension plan.

**City of Portland, Maine - Building or Use Permit**

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## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  X   **Final inspection required at completion of work.**

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



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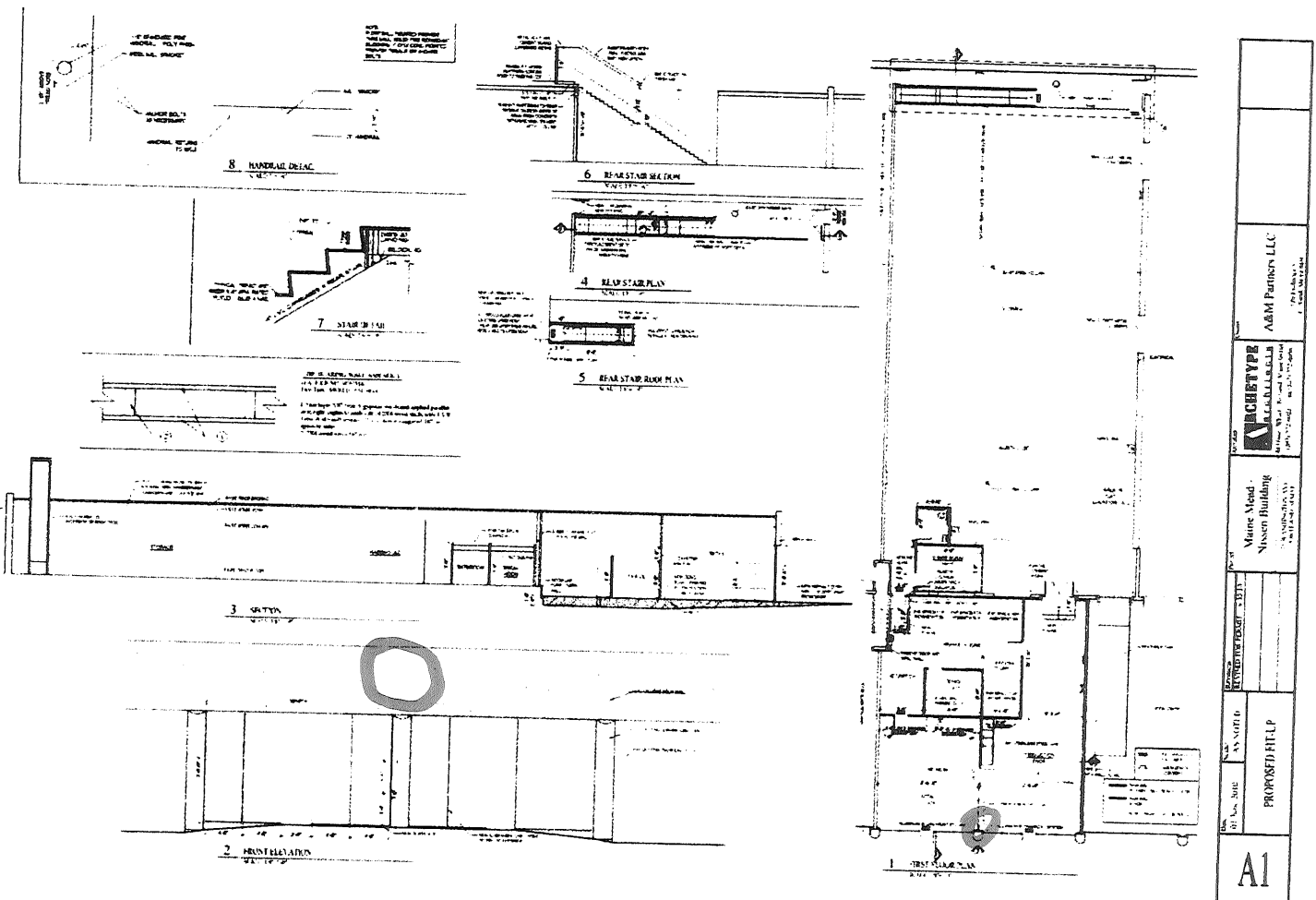
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EXHIBIT C (3)  
CONSTRUCTION DRAWINGS

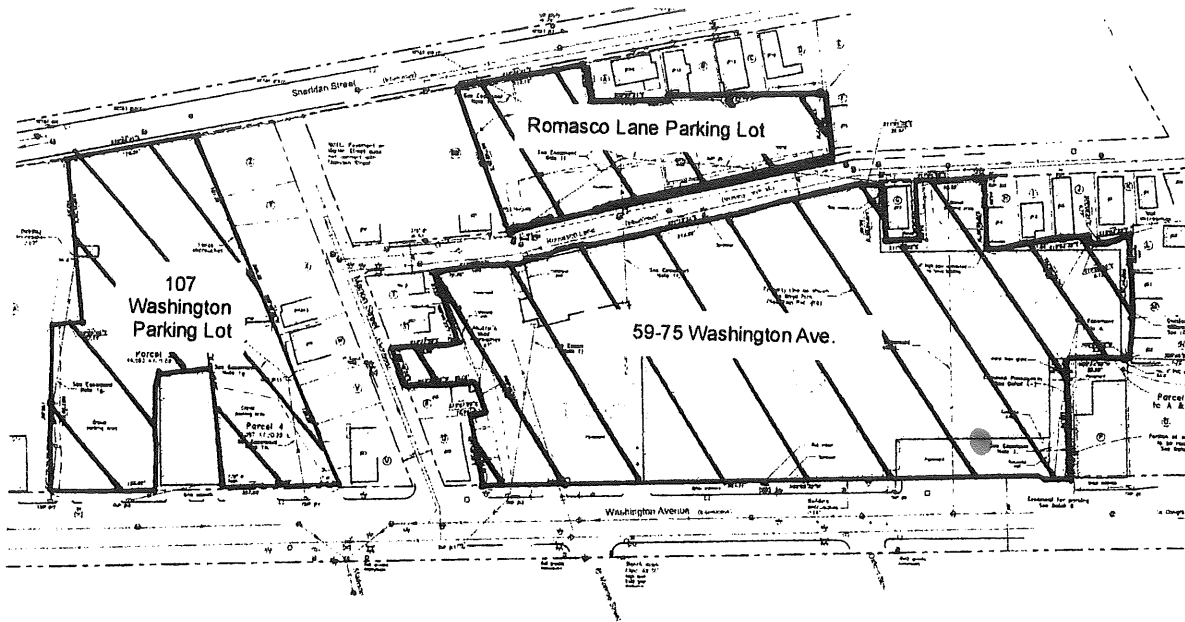
*Note: Notwithstanding these drawings, the Bathroom location to be moved to side wall and the break room and single office deleted.*



location of sign

**EXHIBIT A**

Certain lots or parcels of land located on or easterly of Washington Avenue in the City of Portland, County of Cumberland, State of Maine, being **Parcels 1, 2, 3 and a portion of Parcel 4** as depicted on a "Plan of Property (former J. J. Nissen Bakery) Washington Avenue, Romasco Lane, Sheridan Street & Marion Street, Portland, Maine" made for A & M Partners, LLC. dated June 19, 2002 by Titcomb Associates and recorded in the Cumberland County Registry of Deeds in Book 209, page 190 (the "Plan"), an excerpt of which is set forth below:



**59-75 Washington Ave Leasing Plan  
(including Ancillary Parking Lot Areas)**

• Location of Sign

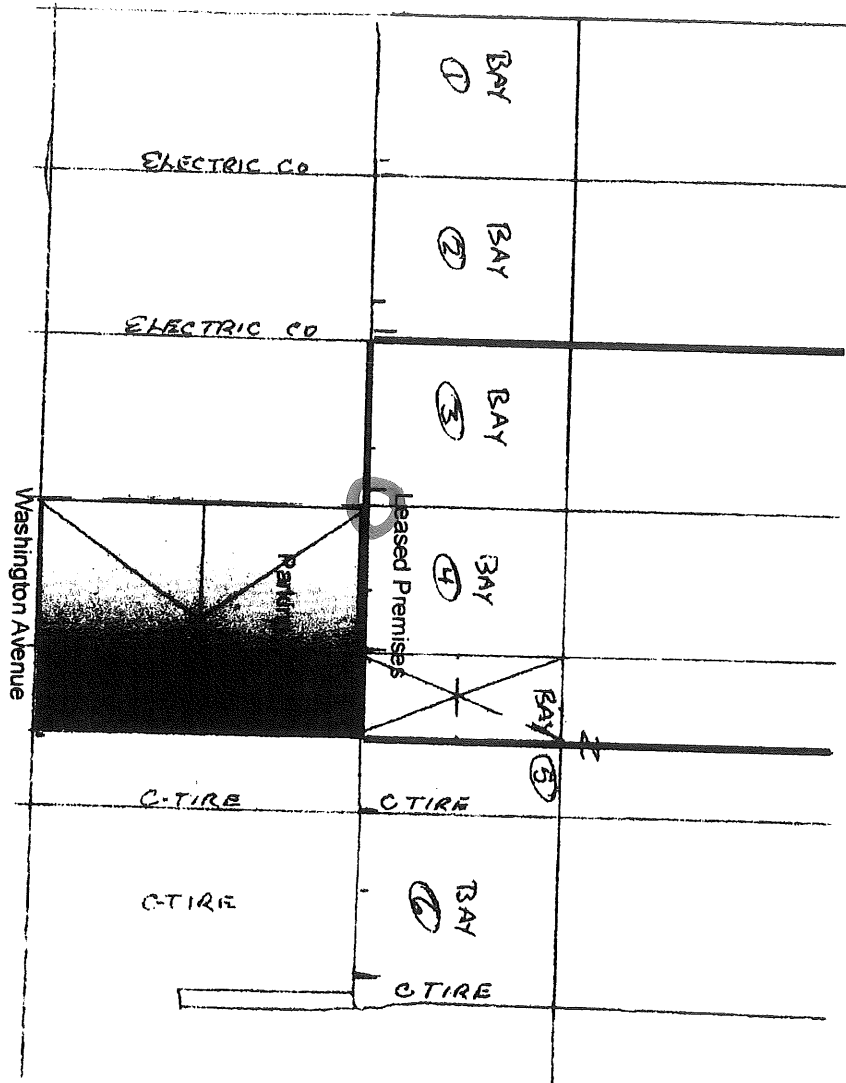


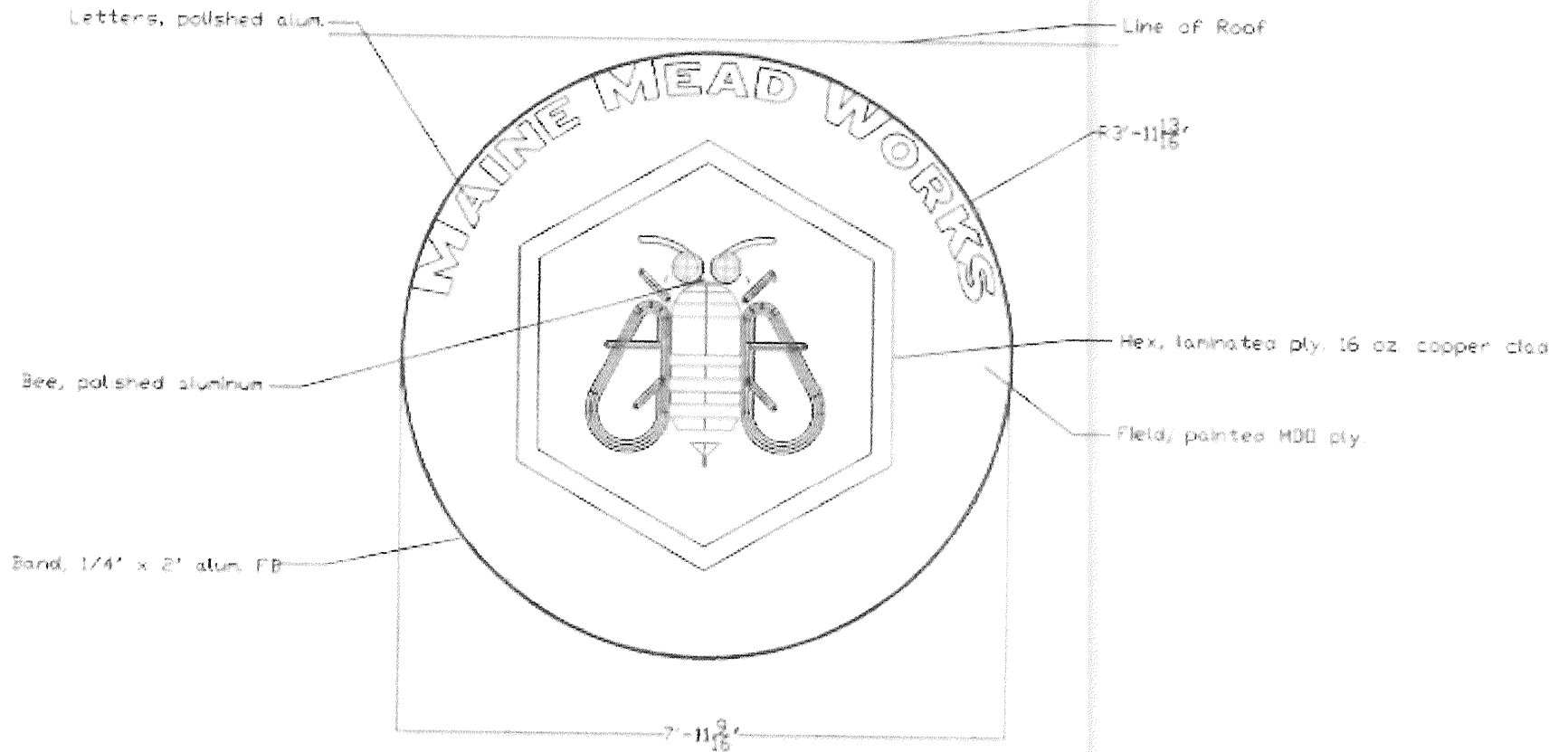
EXHIBIT B-1  
 Parking Sketch Plan  
 Not to Scale

⑥ Location of Sign

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AUG 27 2010

Dept. of Building Inspections  
City of Portland Maine



Area of the field = 50 sq. ft. +/-

~~7.96' =~~  
7.96' =

$$\pi r^2 =$$
$$(3.14)(3.97^2) = 49.74 \text{ ft}^2$$



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AUG 27 2010

Dept. of Building Inspections  
City of Portland Maine

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Dept. of Building Inspections  
City of Portland Maine





A & M Partners LLC

380 Warren Avenue  
Portland, ME 04103  
(207) 828-4650  
Facsimile (207) 874-2080

August 16, 2010

The City of Portland  
389 Congress St  
Portland, ME 04101

RE: Maine Mead Works

To Whom It May Concern:

A & M Partners LLC is the owner of the property located at 51 Washington Ave., Portland, ME.

Please let this letter serve as notice, that A & M Partners LLC authorizes our tenant Wassail, LLC d/b/a Maine Mead Works, to install signage in accordance with City of Portland rules and regulations.

Lease space frontage is 56 feet wide by 19 feet high.

If you have questions or concerns, please feel free to contact me at (207)828-4650.

Sincerely,



Andréa E Girard  
Manager