

# PERMIT ISSUED

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1090	Issue Date: <b>SEP 16 2003</b>	CBL: 014 D012001
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Location of Construction: 89 Congress St	Owner Name: Iovino David B	Owner Address: 89 Congress St #2 <b>CITY OF PORTLAND</b>	Phone: 772-7719
Business Name:	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 read St. Portland	Phone: 2077970100
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: <b>B1</b>

Past Use: <del>Variety Store/Vacant</del> <b>Restaurant</b>	Proposed Use: Restaurant/Commercial <i>w/sign</i>	Permit Fee: \$45.80	Cost of Work: \$45.80	CEO District: 1	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U</i> Type: <i>N/A</i> <b>SIGN 9/16/03</b> <i>[Signature]</i>
Proposed Project Description: Erect a 30'6.5" x 26" x 26" Awning and a 19' x 19' Sign <i>Restaurant use Approved under permit #03-0413</i>					Signature: _____	
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: gad	Date Applied For: 09/03/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>None shall not be back lit</i> <input type="checkbox"/> Flood Zone <i>And contain NO SIGNAGE</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 9/12/03</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <i>ZBA</i> <input checked="" type="checkbox"/> Miscellaneous <i>PARK</i> <input checked="" type="checkbox"/> Conditional Use <i>use</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>7/17/03</i> <input type="checkbox"/> Denied	<b>Historic Preservation</b> <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 <i>[Signature]</i> Date: _____
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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 INSPECTION PERMIT

Permit Number: 031090

PERMIT ISSUED

SEP 16 2003

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that Iovino David B / Leavitt & Partners Inc.  
has permission to Erect a 30'6.5" x 26" x 26" A and ...  
AT 89 Congress St 014 D012001

provided that the person or persons ... accepting this permit ... with all  
of the provisions of the Statutes of ... and of the Ordinances of the City of Portland regulating  
the construction, maintenance and ... 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 proceed  
before this building or part thereof is  
occupied or otherwise closed-in  
YOUR NOTICE REQUIRED.

A certificate of occupancy must be  
procured by owner before this build-  
ing or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

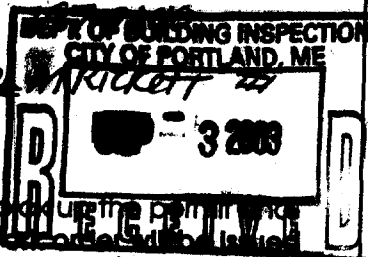
*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

03-1090

# 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>89 Congress Street Portland ME</u>		
Total Square Footage of Proposed Structure <u>76.25</u>	Square Footage of Lot <u>75' x 38'</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>014</u> Block# <u>D</u> Lot# <u>612</u>	Owner: <u>DAVID IOVINO</u>	Telephone: <u>772-7719</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LEAVITT &amp; PARRIS INC</u> <u>256 READ STREET</u> <u>Portland ME 04103</u>	Total s.f. of signage x \$1.00 per s.f. plus \$30.00 = Total Fee: <u>34 SF</u> \$ Awning Fee = Cost Of Work: \$ <u>1150.00</u> Total Fee: \$
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>Variety Store (Breggys)</u>		<u>Awning 39.00</u>
Approximately how long has it been vacant: _____		<u>Sign 6.80</u>
Proposed use: <u>RESTURANT</u>		<u>45.80</u>
Project description: <u>STORE FRONT AWNING-NO GRAPHICS w/ small (NON-LIT) wood sign</u> <u>Awning &amp; sign</u>		
Contractor's name, address & telephone: <u>LEAVITT &amp; PARRIS INC</u> <u>256 READ STREET</u> <u>Portland ME 04103</u>		
Who should we contact when the permit is ready: <u>CAR WICKETT</u>		
Mailing address: <u>SAME AS ABOVE</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: <u>797-0100 x2600</u>		

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 me 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: 9-2-03

**This is NOT a permit, you may not commence ANY work until the permit is issued.**

September 2, 2003

Letter of Permission

I, David lovino, owner of the property at 89 Congress Street (Chart #014, Block D, Lot # 012) allow the installation of an awning and sign at 89 Congress Street for the business, Blue Spoon.

David lovino

Doc# 15488 Sh:18861 Pg: 2/1

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that SAMFRAN, LLC, a Maine limited liability company with a place of business at 89 Congress Street, Portland, Maine, for consideration paid, grant to DAVID B. IOVINO, of Portland, Maine, with a mailing address of 32 Hampshire Street, Portland, Maine 04101, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

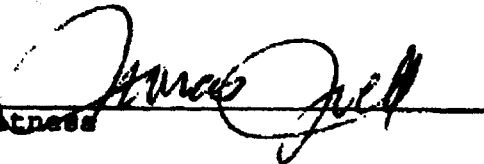
A certain lot or parcel of land, with the buildings thereon, situated on the Northwesterly corner of Congress and Merrill Streets, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the intersection of the Southwesterly side of said Merrill Street with the Northwesterly side of said Congress Street and running thence southwestwardly on said Congress Street thirty-six (36%) feet, more or less, to land conveyed to Joseph D. Decelle by deed of Jacob Groves, dated July 25, 1876 and recorded in the Cumberland County Registry of Deeds, Book 432, Page 59; thence Northwesterly by said Decelle land seventy-five (75) feet; thence Northeasterly parallel with said Congress Street thirty-eight and one-half (38½) feet, more or less to said Merrill Street; thence Southeasterly by said Merrill Street to the place of beginning.

Being the same premises conveyed to the Grantor herein by deed of John D. Breggia, dated August 30, 2000 and recorded in Book 15699, Page 12.

MAINE REAL ESTATE TAX PAVING

IN WITNESS WHEREOF, the said Samfran, LLC has set its hand this 7<sup>th</sup> day of February, 2003.

  
Witness

SAMFRAN, LLC

BY: Stephanie Quattrucci  
Stephanie Quattrucci  
Its Member

STATE OF MAINE  
COUNTY OF CUMBERLAND

February 7, 2003

Then personally appeared Samfran, LLC, by its member, Stephanie Quattrucci and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said company.

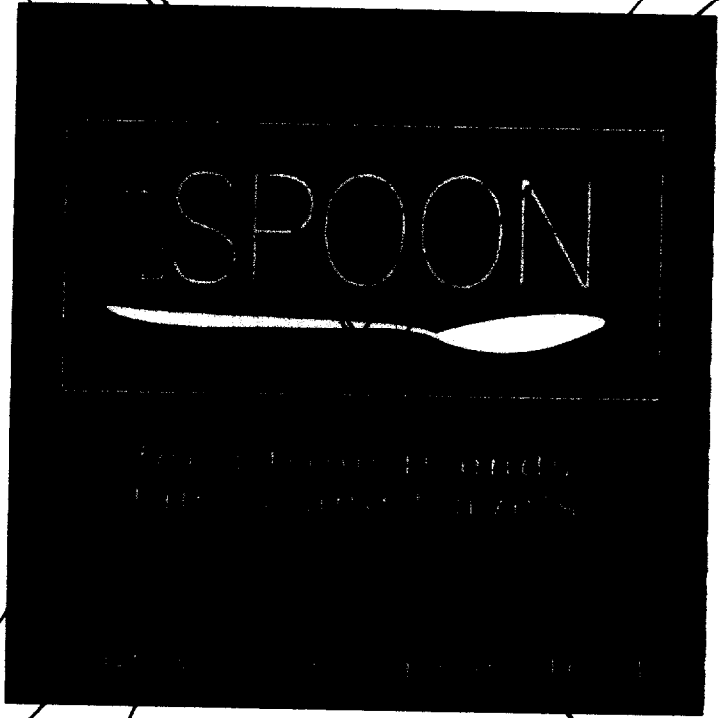
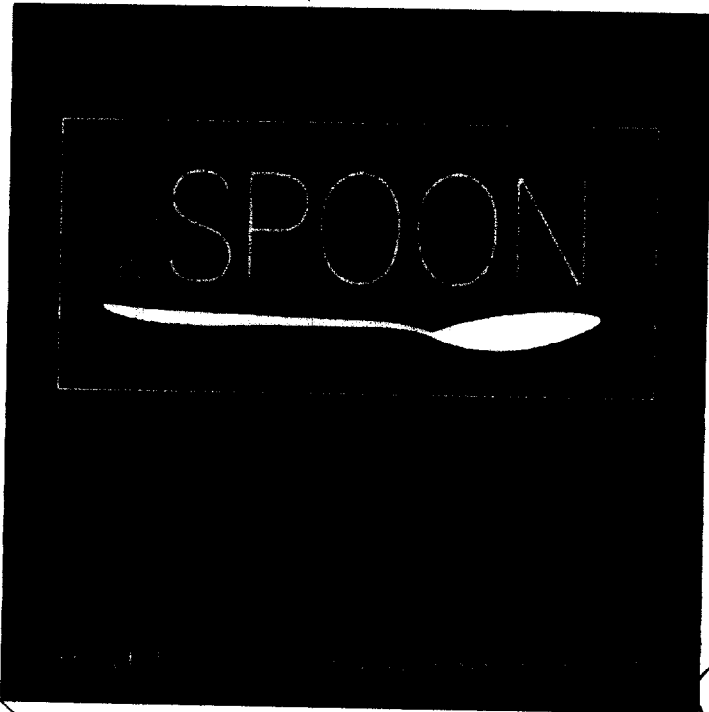
Received  
Recorded Register of Deeds  
Feb 11, 2003 10:45 AM  
Cumberland County  
John A. S. O'Brien

Before me,  
  
Thomas F. Jewell  
Attorney at Law

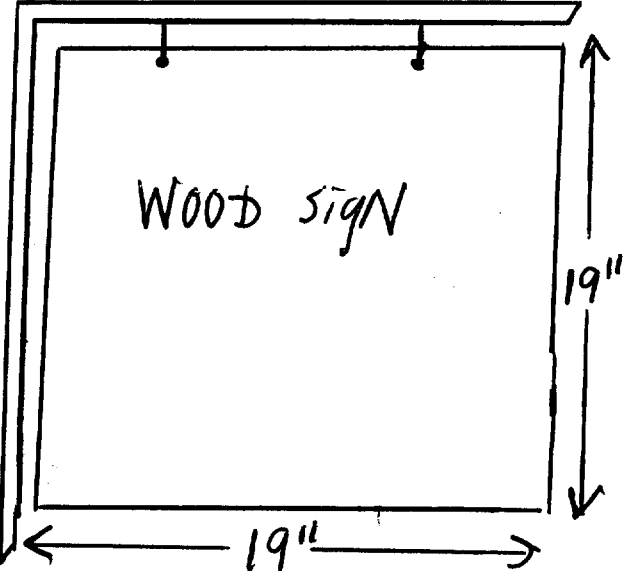
SIGN

(This option)  
19"

19"



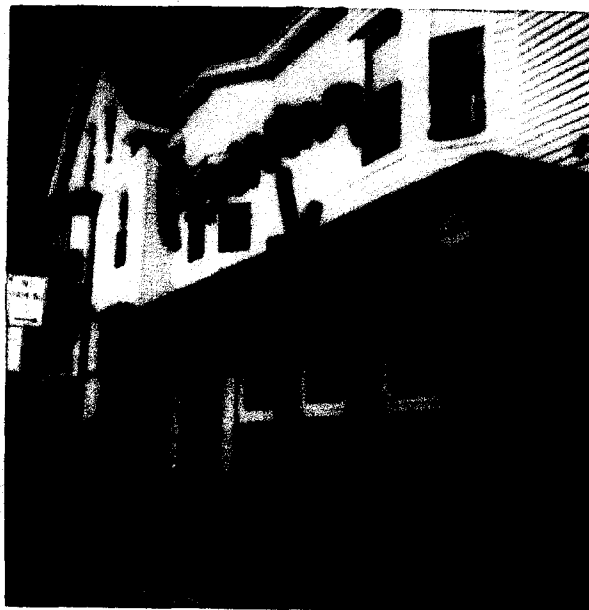
~~XXXXXXXXXX~~  
DAVID  
JAINO  
(Angle bracket)



8' From bottom  
(of sign to sidewalk)

71

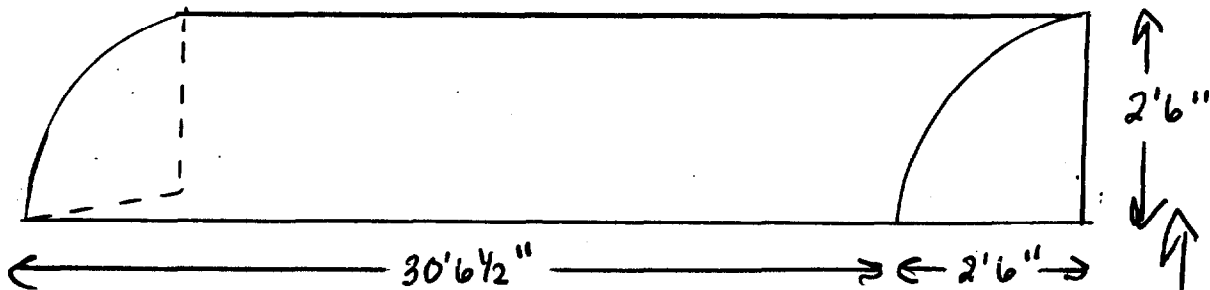




(SIGN MOUNTED ON CORNER)

30'6 1/2" x 2'6" x 2'6"

PLEASE NOTE: NO TEXT ON AWNING



BLUE SPOON REST.  
89 CONGRESS ST.  
PORTLAND ME 04101

OVER 10' TO SIDEWALK TO BOTTOM OF FRAME

(AWNING WILL BE LAGGED INTO EXISTING WOOD FACIA W/ 3"-4" 3/8" LAGS)



**SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE**

**PLEASE ANSWER ALL QUESTIONS**

ADDRESS: 89 Congress Street ZONE: B-1

CBL: 014 / 0 / 012

SINGLE TENANT LOT? YES \_\_\_\_\_ NO  MULTI TENANT LOT? YES  NO \_\_\_\_\_  
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES \_\_\_\_\_ NO

**INFORMATION ON PROPOSED SIGN(S):**

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS PROPOSED: \_\_\_\_\_  
BLDG. WALL SIGN? (attached to bldg) YES  NO \_\_\_\_\_ DIMENSIONS PROPOSED: 19" X 19" sq ft

**INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):**

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS: N/A  
BLDG. WALL SIGN(attached to bldg) ? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS: \_\_\_\_\_  
AWNING? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS: N/A

LOT FRONTAGE (FEET): 30 31' Approx  
TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): 31' Approx X 1.5 = 46.5 ft

AWNING YES  NO \_\_\_\_\_ IS AWNING BACKLIT? YES \_\_\_\_\_ NO

HEIGHT OF AWNING: 2'6" LENGTH OF AWNING: 30'6 1/2" DEPTH: 2'6"

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES \_\_\_\_\_ NO

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? N/A 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: [Signature] DATE: 9-2-03

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

# 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.
- 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 \$1.00 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 \$1.00 for each additional \$1,000.00.**

**Carl Rickett III  
Leavitt & Parris, Inc.  
Fax 797-4194**

**David Iovino  
Blue Spoon  
772.7719**

**Carl,**

**Following is the letter of permission; I didn't know if you needed a copy of the deed too so I'm faxing that as well. The chart, block and lot numbers are in the letter. The 30" measurements are good also. If you need anything else just let me know.**

**David**

# ACORD CERTIFICATE OF LIABILITY INSURANCE

FORM (06/01/77) 002200

**INSURED**  
 Cross Insurance - CL/State-P  
 (Formerly D&P/AR)  
 P.O. Box 887  
 Portland, ME 04112

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**  
 Leavitt & Parls, Inc.  
 286 Reed Street  
 Portland, ME 04103

INSURERS AFFORDED COVERAGE	NAIC #
INSURER: One Beacon Insurance Company	20021
INSURER: Maine Employees Mutual Insurance Co.	11149
INSURER:	
INSURER:	
INSURER:	

**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. ADDITIONAL LIMITS SHOWN BELOW HAVE BEEN REDUCED BY THIS CLAIM.

CLASS	TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRES	LIMITS	
					DESCRIPTION	AMOUNT
A	GENERAL LIABILITY	Y18R00379	04/08/80	04/08/84	EACH OCCURRENCE	\$1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COM/PROP AGG	\$2,000,000
	<input type="checkbox"/> CLAIM MADE <input checked="" type="checkbox"/> OCCUR				GENERAL AGGREGATE	\$2,000,000
	<input checked="" type="checkbox"/> FD Ded: 1,000				GEN'L AGGREGATE LIMIT APPLIED PER:	
					POLICY	300
					LOC	
A	AUTOMOBILE LIABILITY	Y18A00371	04/08/80	04/08/84	COMBINED SINGLE LIMIT (Per accident)	\$1,000,000
	<input checked="" 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 person)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident)	\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS				AVOID ONLY - BA ACCIDENT	\$
	<input checked="" type="checkbox"/> Drive Other Car				OTHER THAN AVAIL ONLY:	BA ACC \$
					AGG \$	
					EACH OCCURRENCE	\$
					AGGREGATE	\$
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY	1010003700	04/08/80	04/08/84	<input checked="" type="checkbox"/> E.L. EACH ACCIDENT	\$500,000
	ADD'l PROVISIONS: MEDICAL BENEFITS, DISABILITY BENEFITS, DEATH BENEFITS, RETIREMENT BENEFITS				E.L. EMPLOYEE - \$1 EMPLOYEE	\$500,000
	OTHER				E.L. EMPLOYEE - POLICY LIMIT	\$500,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**

City of Portland is named as Additional Insured with respect to General Liability only.

\* Cancellation notice shall be 30 days except in the event of non-payment of premium, in which case notice shall be 10 days.

**CERTIFICATE HOLDER**

City of Portland  
 ATTN: Karen Danley  
 300 Congress St.  
 Portland, ME 04101

**CANCELLATION**

UNLESS ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDORSE TO EARLY 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO CANCELLATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

APPROVED BY THE INSURER

*Acad Cite*

# Certificate of Flame Resistance



REGISTERED  
APPLICATION  
CONCERN No.

FA-36801

ISSUED BY

Glen Raven Custom Fabrics, LLC  
1891 N. Park Avenue  
Glen Raven, NC 27217

(Phone) 336/227-6211 (Fax) 336/229-4039

Date treated or  
manufactured

*This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).*

FOR \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_

*Certification is hereby made that: (Check "a" or "b")*

(a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used \_\_\_\_\_ Chem. Reg. No. \_\_\_\_\_

Method of application \_\_\_\_\_

(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used FR Sunbrella® Reg. No. FA-36801

**The Flame Retardant Process Used** will not **Be Removed By Washing**  
(will or will not)

GLEN RAVEN CUSTOM FABRICS, LLC

Glen Raven Custom Fabrics, LLC  
*Name of Applicator or Production Superintendent*

By *Steven S. Ellington*  
*Title*