

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FOX STREET REALTY LLC /self

Located at

109 FOX ST

PERMIT ID: 2012-50562

CBL: 023 A008001

has permission to **Install wall sign perpendicular to the building - 5' x 3'**

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 closoed-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


01/09/12

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**

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:

Framing Only

Final - Commercial

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

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

Permit No: 201250562	Date Applied For: 11/27/2012	CBL: 023 A008001
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Location of Construction: 109 FOX ST	Owner Name: FOX STREET REALTY LLC	Owner Address: 322 FORE ST THIRD FLOOR	Phone:
Business Name: Maine Craft Distillery	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name Luke Davidson	Phone: 2077982528	Permit Type: Signs - Permanent	

Proposed Use: Same - Distillery	Proposed Project Description: Install wall sign perpendicular to the building - 5' x 3'
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 12/03/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved w/Conditions	Reviewer: Jon Rioux	Approval Date: 01/09/2013
Note: 01/09/13 Contractor stated that the minimal sign height is greater than 8 feet above grade.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Connections and Fasteners to be installed per 2009 IBC Sec. 234.9 and/or IRC Table R602.3(1) 2) Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009. 3) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code. The Sign shall be designed and constructed to support safely the factored loads in load combinations defined in this code without exceeding the appropriate strength limit states for the materials of construction. 4) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 			

City of Portland, Maine - Building or Use Permit Application

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

Permit No: (2012-11-5414) 201250562	Issue Date:	CBL: 023 A008001
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Location of Construction: 109 FOX ST (101)	Owner Name: FOX STREET REALTY LLC	Owner Address: 322 FORE ST THIRD FLOOR	Phone:
Business Name: Maine Craft Distillery	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name Luke Davidson	Phone: 2077982528	Permit Type: Signs - Permanent	Zone:

Past Use: Change of use permit (2012-07-4559) to distillery	Proposed Use: Same - Distillery	Permit Fee:	Cost of Work: \$250,000.00	CEO District:
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: Type: <i>Sign</i>	

Proposed Project Description:
Install wall sign perpendicular to the building - 5' x 3'

Signature: *Capt. Perrini*
Signature: *JBC, 2009 (MUBEC) [Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: Date:

Permit Taken By: Service_User - Lannie	Date Applied For: 11/27/2012	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<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>OK Date: 12/3/12 ABM</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: ABM</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



ILB Change of use - 2012-07-4555

VI 2012-50512
2012-11-5468
Lannie

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: <u>101 Fox Street Portland Me (109 Fox Street)</u>			Telephone: _____
Tax Assessor's Chart/Block/Lot (CBL)	OWNER Name/Address:		
Chart: <u>23</u>	Block: <u>A</u>	Lot: <u>8</u>	<u>Fox Street Realty</u>
LEASEE/BUYER Name (if Applicable) <u>Maine Craft Distilling</u>			CONTRACTOR name, address/phone <u>Luke Davidson</u> <u>24 Marquis Rd</u> <u>Freeport Me 04032</u>
Awning Fee = Cost of Work: \$ _____ (\$30/first \$1000; \$10 every other \$1000)			TOTAL FEE: \$ _____

Total S.F. signage \$ _____
 SF= _____ x \$2.00
 SF + \$30 Fee: **\$ 30**
 Historic (\$75): \$ _____
 Awning Fee: \$ _____

Who should we contact when the permit is ready: Name: Luke Davidson Phone: 798-2528
 Address: 24 Marquis Rd Freeport

Tenant/allocated building space frontage (in feet): Length: 48' Height: 20'
 Lot frontage (in feet): _____ Single Tenant or Multi-Tenant Lot: multi tenant

Current Specific Use: Distillery
 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: 16 sf 8x3 = 24

Proposed Awning:

YES ___ NO If yes, is awning backlit? YES ___ NO ___
 Height of awning _____ Length of awning _____ Depth of awning _____
 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

RECEIVED
 NOV 27 2012
 Dept of Building Inspections
 City of Portland Maine

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.

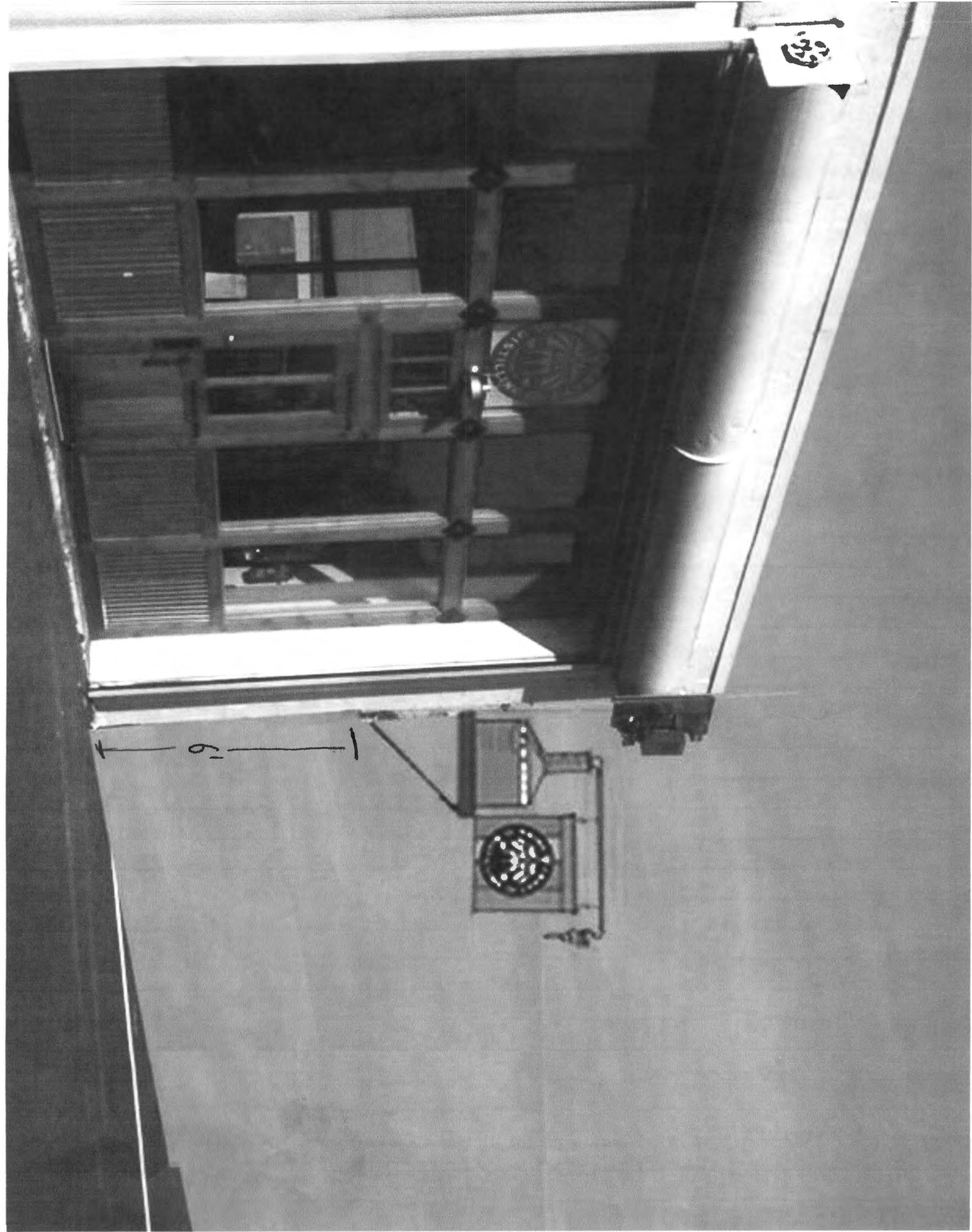
I hereby certify I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if 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: Nov 26, 2012

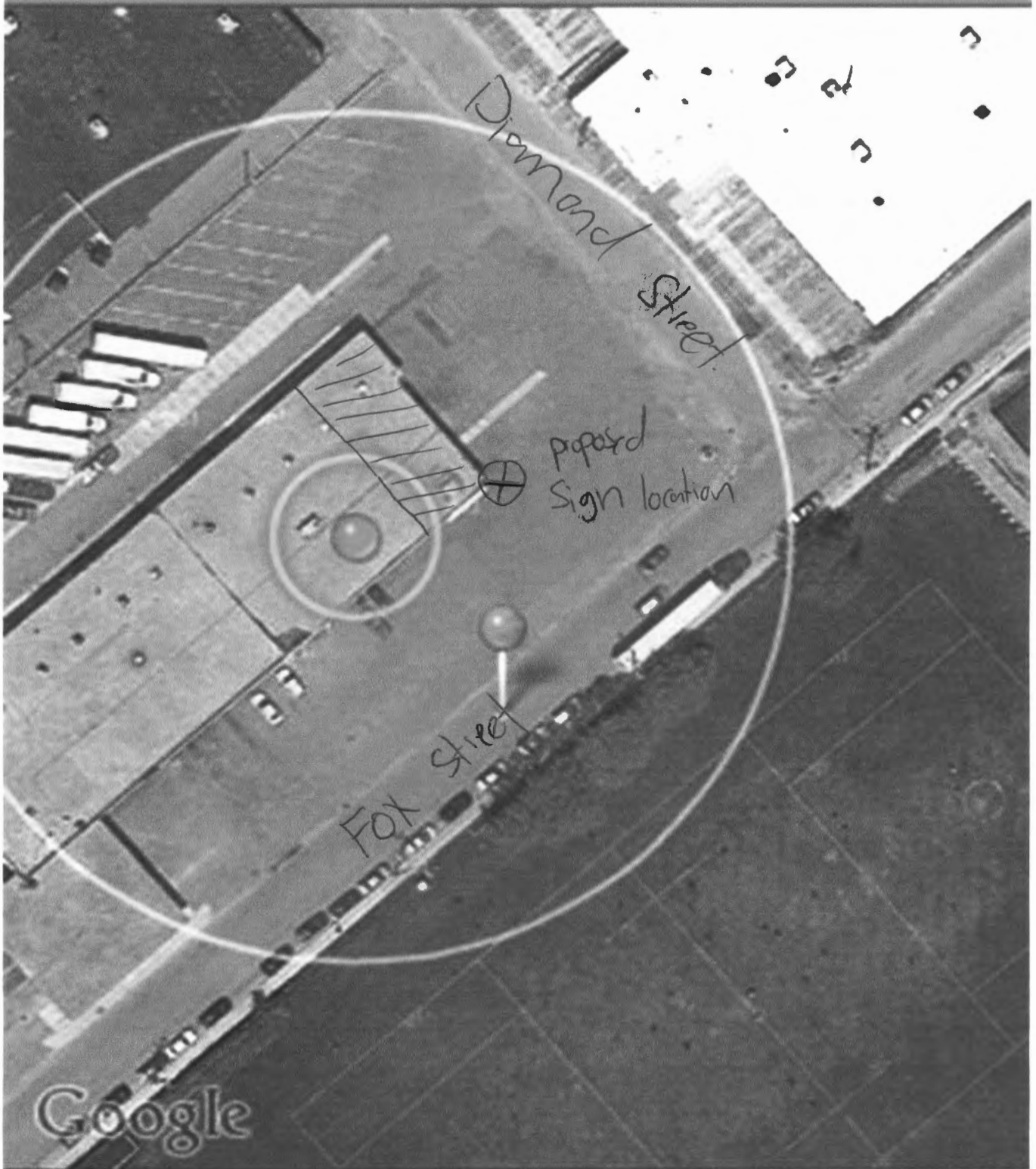
Revised 06/2012

This is NOT a permit; you may not commence ANY work until the permit is issued

ILB
 8'0" wall area - 28' x 20' = 576 8'0" = 460.5 - 5x3 15' (10)



101 fox street portland me



Search

Directions



Subject: Re: 101 Fox Street
From: Michael Cardente <mike@cardente.com>
Date: 11/27/2012 12:15 PM
To: Luke Davidson <woodsmithluke@gmail.com>

Luke-I have reviewed your sign design and we have approved it. If the city has any questions or concerns please let them know that they can contact me. I think the sign will look great!

Best,

Mike

On Nov 27, 2012, at 11:10 AM, Luke Davidson wrote:

just in case

On 11/27/2012 10:47 AM, Michael Cardente wrote:

Luke-Received your voice mail and have not seen the plans that you sent. Did you mail or email them?

Thanks,

Mike

<signsketchfinal.jpg><101 sign.jpg>

Michael Cardente
Broker, Cardente Real Estate
(207)775-7363
mike@cardente.com
www.Cardente.com



DAVIAND-01

RNEGUS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/26/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Clark Insurance P O BOX 3543 Portland, ME 04104	CONTACT NAME: PHONE (A/C, No, Ext): (207) 774-6257		FAX (A/C, No): (207) 774-2994	
	E-MAIL ADDRESS:			
INSURED Davidson and Farber Distillates, LLC 24 Marquis Road Freeport, ME 04032	INSURER(S) AFFORDING COVERAGE		NAIC #	
	INSURER A : Scottsdale Insuranc Co		41297	
	INSURER B :			
	INSURER C :			
	INSURER D :			
	INSURER E :			
INSURER F :				

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDE INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		CPS1514528	4/30/2012	4/30/2013	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						\$
	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"/> HIRED AUTOS						PROPERTY DAMAGE (PER ACCIDENT) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	EXCESS LIAB						\$
	<input type="checkbox"/> CLAIMS-MADE						
	DED <input type="checkbox"/> RETENTION \$						WC STATU-TORY LIMITS
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 City of Portland listed as an additional insured on insured's general liability.

CERTIFICATE HOLDER**CANCELLATION**

City of Portland Maine

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Bracket

- sign ~~arms~~ to be of mild steel "I" Beam
- work still to be painted sheet metal with steel pipe Arm
- sign backing to be Rough Pine.
- Sign metallion to be painted MDO plywood with signal lettering

