

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT SECTION

## PERMIT

Permit Number: 041067

This is to certify that Wilhoite Dolores M/Leavitt & Harris Inc

has permission to install a 13 sf wooden sign

AT 30 City Ctr

027 P023001

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 work on permit must be completed before this building or part thereof is closed or enclosed-in. 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: 04-1067	Issue Date:	CBL: 027 F023001
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Location of Construction: 30 City Ctr	Owner Name: Wilhoite Dolores M	Owner Address: 54 Eastern Promenade	Phone: 772-0890
Business Name:	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 Read St. Portland	Phone 2077970100
Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	Zone:

Past Use: retail store	Proposed Use: teahouse and foot spa 13sf wooden sign	Permit Fee: \$106.00	Cost of Work \$0.00	CEO District: 1
Proposed Project Description: install a 13 sf wooden sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	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: jodinea	Date Applied For: 07/29/2004
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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..	<b>Special Zone or Reviews</b> <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:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input 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:

**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

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Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	Zone: B-3
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Past Use: retail store	Proposed Use: teahouse and foot spa w/awning	Permit Fee:	Cost of Work	CEO District:
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<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: Type:	
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**Proposed Project Description:**  
install permanent 38 sq ft awning on teahouse/foot spa

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: *She BW* Date: *9/17/04*

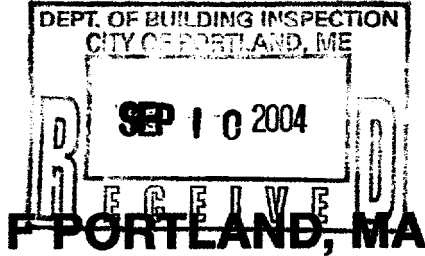
Permit Taken By: jodinea	Date Applied For: 0712912004	<b>Zoning Approval</b> <i>*SEE URBAN INSIGHT</i>	
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



Sept 10 20 04

Roberta A

Location of Work 30 City Ctr

Cost of Construction \$ 13.5F.

Permit Fee \$ 26.00 + 65.00

Building (I1)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other Sign

CBL: 027 F 023

Check #: 137 Total Collected \$ 91.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

Donna

137

92-907/12  
57127

Date 9-10-2004

\$ 91.00

xxxxxx Dollars

RAIN MANAGEMENT, LLC  
102 BERKSHIRE ROAD  
PORTLAND, MAINE 04103-5052

Pay to the Order of City of Portland

KeyBank National Association  
Portland, Maine 04101  
1-800-KEY2YOU Key.com



Roberta A. Alessandrini

For Sign Permit Request

# 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.

Photos \_\_\_\_\_ 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 aroposed 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# \_\_\_\_\_ 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**

# SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 30 City Center, PTD, ME 04101 ZONE: \_\_\_\_\_

CBL: \_\_\_\_\_

SINGLE TENANT LOT? YES \_\_\_\_\_ NO  MULTITENANT LOT? YES  NO \_\_\_\_\_

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_

## TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 18 Feet Height: 1<sup>st</sup> Story of 3 Floor Bldg. 12'H

## INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO  DIMENSIONS PROPOSED: 3'W X 4.4'H (135.75 sq. ft.)

BLDG. WALL SIGN? (attached to bldg) YES  NO \_\_\_\_\_ DIMENSIONS PROPOSED: \_\_\_\_\_

## 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: \_\_\_\_\_

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: Rakub Alwaka DATE: 9-10-2004

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

# 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>30 CITY CENTER, PTLD, ME 04101</u>		
Total Square Footage of Proposed Structure <u>ATTACHED</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>BLDG. (RODWAY + HORODYSKI)</u> <u>BUSINESS OWNER: ROBERTA ALEXANDER</u>	Telephone: <u>207-772-0890</u>
Lessee/Buyer's Name (If Applicable) <u>RAIN Mgt LLC</u> <u>d/b/a SOAK</u> <u>FOOT SANCTUARY</u> <u>&amp; TEAHOUSE</u>	Applicant name, address & telephone: <u>ROBERTA ALEXANDER</u> <u>30 CITY CENTER</u> <u>PTLD, ME 04101</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ _____ Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ _____
Current use: _____		
If the location is currently vacant, what was prior use: <u>Antique Store</u>		
Approximately how long has it been vacant: <u>8-10 mths</u>		
Proposed use: <u>TEAHOUSE &amp; FOOT SPA</u>		
Project description: <u>SIGNAGE - wood structure</u> <u>as design shows (attached)</u>		
Contractor's name, address & telephone: <u>Signary (installer)</u>		
Whom should we contact when the permit is ready: <u>ROBERTA ALEXANDER</u>		
Mailing address: <u>102 BERKSHIRE RD, PTLD, ME 04103</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>772-0890</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 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: <u>Robert Alexander</u>	Date: <u>9-10-2004</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

PLEASE NOTE - ORIGINAL PERMIT REQUEST FOR AWNING WAS ~~REMOVED~~ (to structure) by ~~ETHEL~~ - NEW DESIGN - SUBMITTED HERE IN - HISTORIC PRESERVATION

**RODWAY & HORODYSKI, P.A.**

ATTORNEYS AT LAW  
30 CITY CENTER  
PORTLAND, MAINE 04101

PETER E. RODWAY  
MAURA H. HORODYSKI

P.O. BOX 874  
PORTLAND, MAINE 04104  
(207) 773-8449  
FAX 773-8451

September 13, 2004

City Inspectors ~~Office~~  
City of Portland  
389 Congress ~~Street~~, 3<sup>rd</sup> Floor  
Portland, Maine 04101

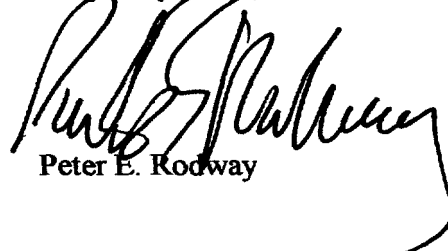
**RE:** Rain Management, L.L.C. d/b/a SOAK

To Whom It May Concern:

This letter is to confirm that **I am the owner** of 30 City Center **and** I have given Roberta Alexander, owner and operator of Rain Management, L.L.C., permission to have a sign displayed at 30 City Center.

Please feel free to contact me with any questions or concerns.

Very truly yours,



Peter E. Rodway

PER/kjw



# 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. *pd previously*
- Complete application with pre-application questionnaire and checklist completed.

# ACORD - CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/29/2004

PRODUCER (207) 797-4900 FAX (207) 797-3838  
Coastal Insurance Group  
4 Newton Street  
Portland, ME 04103

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 RAIN Management LLC  
C/O Roberta Alexander  
102 Berkshire Rd  
Portland, ME 04103

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Peerless Insurance	
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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURER ADD'L LTR INSURER	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	CBP9865075	07/07/2004	07/07/2005	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC AGG \$ AUTO ONLY AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

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

## CERTIFICATE HOLDER

City of Portland as Additional insured  
389 Congress Street  
Portland, ME 04101

## CANCELLATION

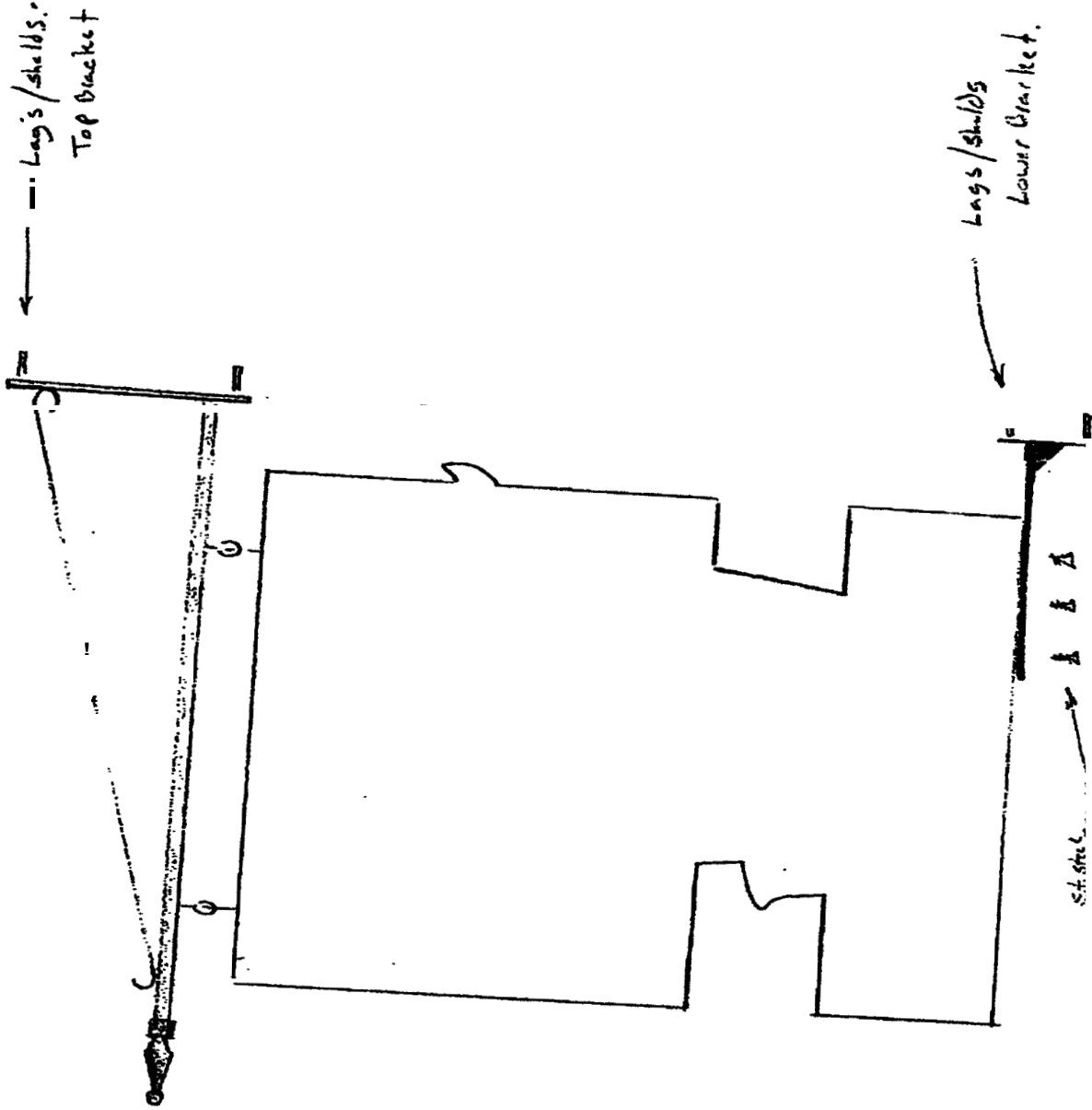
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL \_\_\_\_\_ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
R. Christopher Maloney *[Signature]*

ACORD 25 (2001/08)

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holes to be used  
for pins



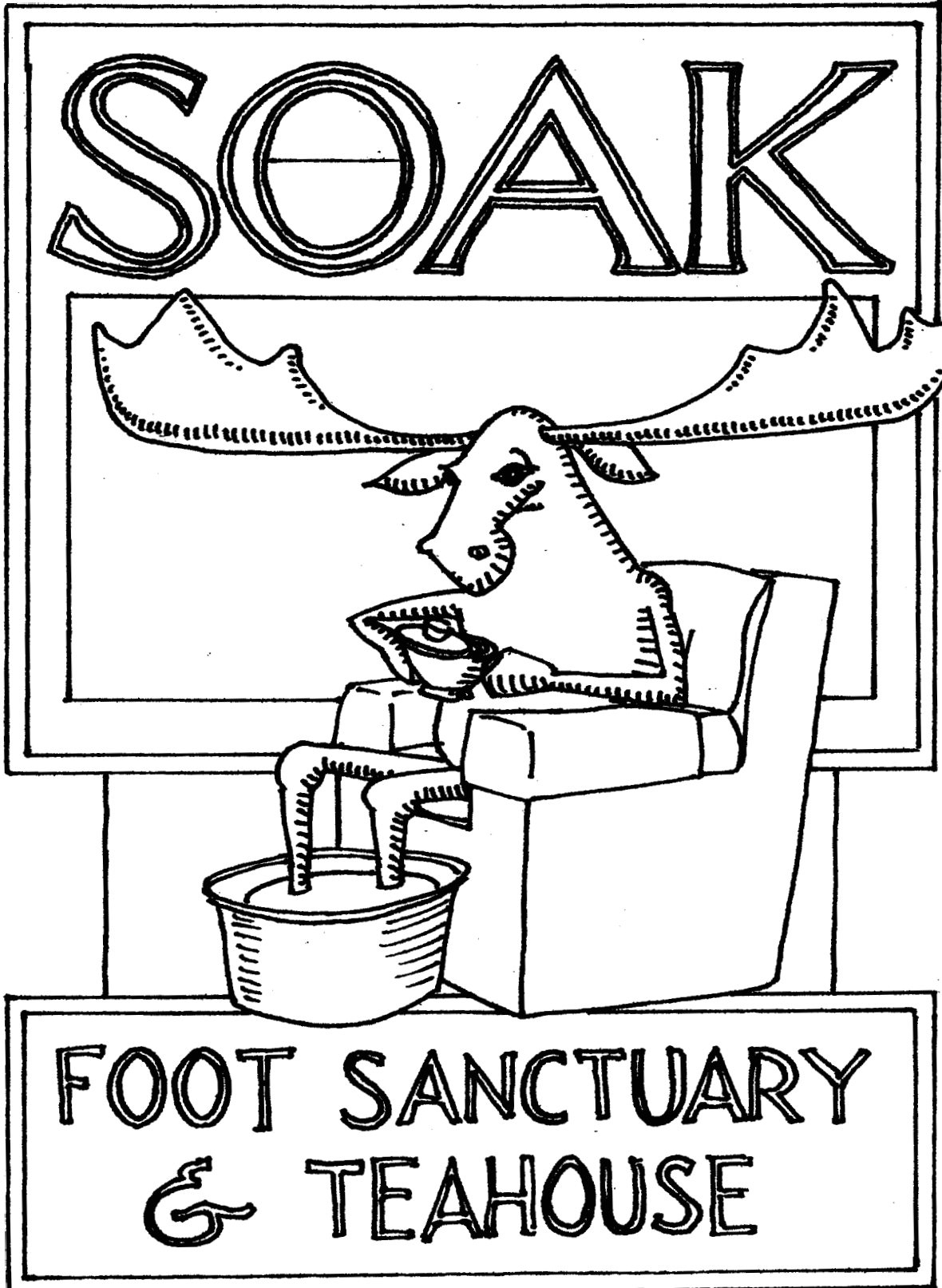
9-15 JD

**JOB INFO**

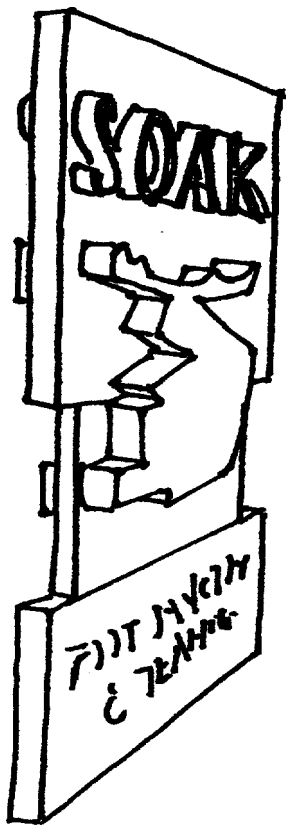
DATE	
TIME	
LOCATION	
PROJECT	



3 FT



4'4"



2 1/4"

3 LAYERS 3/4  
INCH BOARD



~~Protecting~~  
(BLADE)  
minimum  
8' High



COMING  
SOON

DRINKING OF  
ALCOHOLIC  
BEVERAGES

# RELIGIOUS

COMING  
SOON

WOMEN  
OF  
THE  
SOUTH

WOMEN OF THE SOUTHERN  
METHODIST CHURCH  
CONFERENCE

