

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that WITT-T LLC "THE NORTH POINT"

Located At 37 SILVER ST

Job ID: 2012-10-5266-SIGN

CBL: 029- B-001-001

has permission to install metal sign on building facade above entrance doors 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 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 closed-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

Fire Prevention Officer

James Bouk 12/28/2012
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

Final Inspection

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5266-SIGN

Located At: 37 SILVER ST

CBL: 029- B-001-001

Conditions of Approval:

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.

2.

Historic

1. Supports for frame to be attached to underside of granite only—not on face of granite.
2. Frame must be installed inside of the round columns flanking the front door. Frame must not be attached to columns.
3. Plywood cabinet to be painted—no clear finish.
4. All storefront components to be painted—not stripped and coated with a clear finish.
5. All obsolete fixtures on storefront (i.e. projecting bracket, globe light fixtures, and spotlights) to be removed.
6. Rinnai vent below storefront window to be painted out to match surrounding field.
7. Air conditioning units to be removed within one (1) year of issuance of this permit. Units were installed by previous tenant without historic preservation review or approval and do not meet ordinance standards. Building owner was previously informed of standing violation.

Building

1. Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009.
2. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.
3. 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.
4. 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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5266-SIGN	Date Applied: 10/24/2012	CBL: 029- B-001-001	
Location of Construction: 35 SILVER ST	Owner Name: TOM WITT	Owner Address: 378 LAKESIDE DR BOOTHBAY HARBOR, ME 04538	Phone: 207-380-6940
Business Name: The North Point, LLC	Contractor Name: Nate Deyesso	Contractor Address: Scarborough, ME	Phone: 207-653-0175
Lessee/Buyer's Name: Noah Talmatch	Phone: 646-701-1011	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Change of use permit #2012-10-5237 to be restaurant	Proposed Use: Restaurant – install 33” x 42” sign on exterior façade cover (part of permit #2012-10-5237)	Cost of Work: -	CEO District:
Proposed Project Description: install 33” x 42” sign on exterior façade cover		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature: <i>[Signature]</i>	Inspection: Use Group: A-2 Type: sign MURIEL '09 Signature: <i>[Signature]</i> 12/28/12
Permit Taken By: Brad		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Drwl/condition 10/25/12 ABU</i>	<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:	<input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>see previous approval in one submit</i> Date: <i>12/17/12</i> <i>[Signature]</i>
	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 appication 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

B-3 historic

Change of use permit - 2012-10-5237



Signage / Awning Permit Application

Etard

10/24/12



2012-10-5266-Sign
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.

37

Location/Address: 37 <u>SILVER ST.</u>		Telephone: <u>207-380-6940</u>
Tax Assessor's Chart/Block/Lot (CBL) Chart: <u>029</u> Block: <u>B001</u> Lot: <u>37</u>	OWNER Name/Address: <u>TOM WITT</u> <u>378 LAKESIDE DR.</u> <u>BOOTHBAY HARBOR ME 04538</u>	
LEASEE/BUYER Name (if Applicable) <u>AAA THE NORTH POINT LLC</u> <u>35 SILVER ST.</u> <u>PORTLAND ME 04101</u>	CONTRACTOR name, address/phone <u>NATE DEVESSO</u> <u>SCARBOROUGH ME</u> <u>207-633-0175</u>	Total S.F. signage <u>\$27</u> SF= <u> </u> x \$2.00 SF + \$30 Fee: <u>\$30</u> Historic (\$75): <u>\$75</u> Awning Fee: <u>\$ </u>
Awning Fee = Cost of Work: <u>\$1900</u> (\$30/first \$1000; \$10 every other \$1000)		TOTAL FEE: \$ <u>132</u>

Who should we contact when the permit is ready: Name: NOAH TALMARCH Phone: 646-701-1011
Address 35 SILVER ST. PORTLAND ME 04101

Tenant/allocated building space frontage (in feet): Length: 16'7" Height: 12'11"
Lot frontage (in feet): 16'7" Single Tenant or Multi-Tenant Lot: MULTI-TENANT

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OCT 24 2012

Current Specific Use: ~~RESTAURANT / BAR~~
If vacant, what was prior use: HAPP SALON
Proposed Use: RESTAURANT / BAR

Information on proposed sign(s)
Freestanding (e.g. pole) sign? YES NO X Dimensions proposed: ~~33' x 42'~~ (sf); Height from grade: sf
BLDG Wall Sign (attached to bldg.)? YES X NO Dimensions proposed: 33' x 42' sf

Proposed Awning: Metal frame YES NO If yes, is awning backlit? YES NO
Height of awning 4' Length of awning 17'4" Depth of awning 3'
Is there any communication, message, trademark or symbol on it? YES X NO "THE NORTH POINT"
If yes, total square footage of panels with communication, message, trademark or symbol on it: 9 x 12' sf

Some ground accounts
brand into permit
13.5 sq ft of signage
2012-10-5237

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: 10/19/12

Revised 06/2012 This is NOT a permit; you may not commence ANY work until the permit is issued

16.58 x 2 = 33.16 ft
ground floor tenant.
proposed 13.5 ft (OK)
9.63



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Receipts Details:

Tender Information: Check , Check Number: 194

Tender Amount: 132.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 10/24/2012

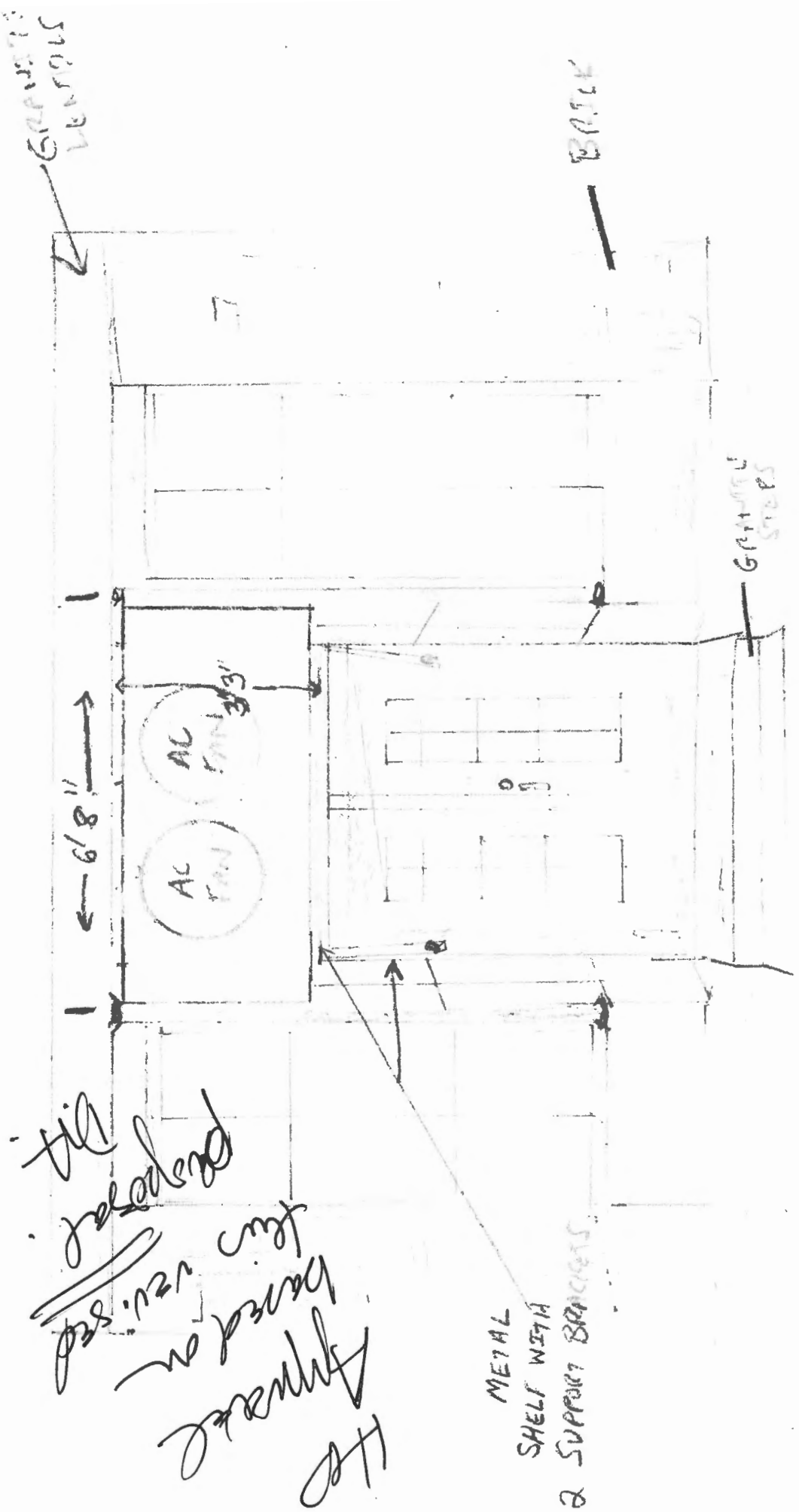
Receipt Number: 49612

Receipt Details:

Reference ID:	8511	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	57.00	Charge Amount:	57.00
Job ID: Job ID: 2012-10-5266-SIGN - Signage in metal frame above doors			
Additional Comments: 37 Silver St.			

Reference ID:	8512	Fee Type:	BP-SignsHist
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-10-5266-SIGN - Signage in metal frame above doors			





The
 Approximate
 based on
 view. See
 prepared
 by
 tip

METAL
 SHELF WITH
 2 SUPPORT BRACKETS

35 SILVER ST
 FRONT

RECEIVED
 NOV 05 2012
 Dept of Building Inspections
 City of Portland Maine

REAR METAL BRACE MOUNTED DIRECTLY INTO GRANITE FACE

FINISHED PLYWOOD 1/2"

FRAMES 1" x 2"

LAG BOLTS

SCREEN VENTS

AC FAN

AC FAN

LAG BOLTS

1'8"

AC UNIT METAL BRACE

FINISHING TO MOLDING TO MATCH WINDOWS

*Lead
Rover*

FINISHED PLYWOOD FACE AND SIDES

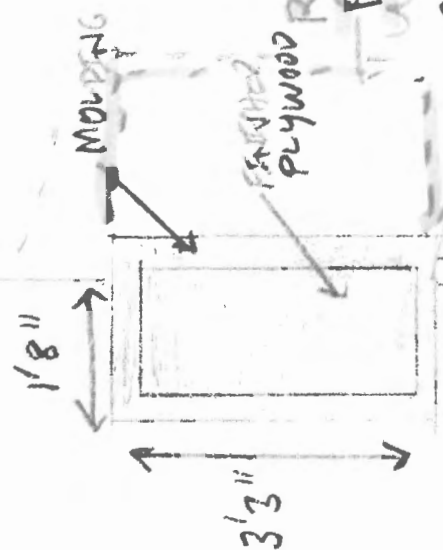
FRONT METAL BRACE

RECEIVED

NOV 05 2012

Dept of Building Inspections
City of Portland Maine

SIDE VIEW



FRUITED PLYWOOD
AC UNIT'S AWNING
Fastening Angle bracket to AC shelf

SIDE WIND PANS

FRONT DOORS

10'2"

Recessed door

STEPS

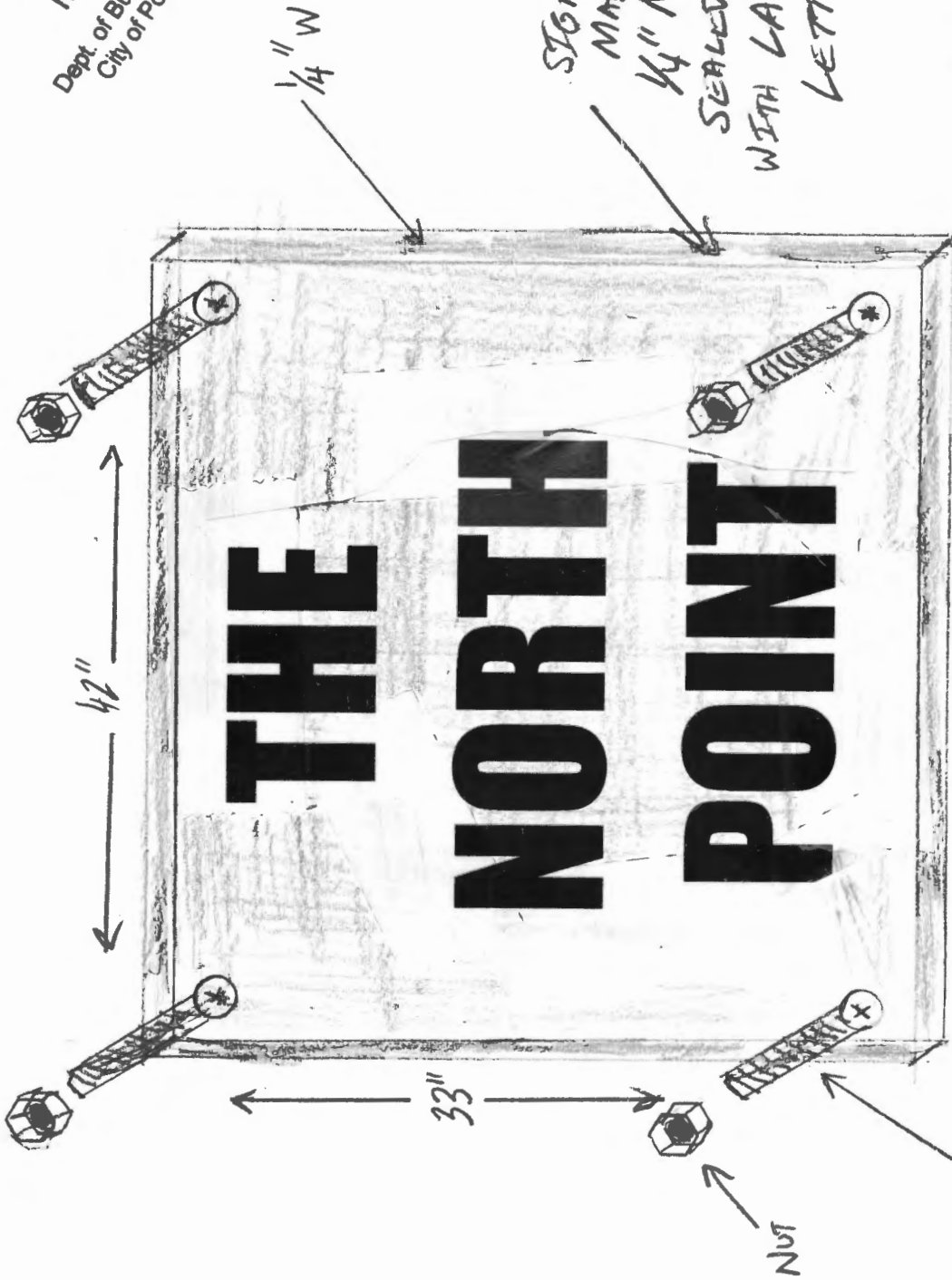
5'10" SIDEWALK

SILVER STREET

RECEIVED
NOV 05 2012
Dept. of Building Inspections
City of Portland Maine

SIGNAGE FOR ~~AWNING~~

RECEIVED
NOV 05 2012
Dept of Building Inspections
City of Portland Maine



SIGN IS
MADE OF
1/4" METAL, BUSHED,
SEALED AND POLISHED
WITH LASER CUT OUT
LETTERING.

LAG BOLTS MOUNTED DIRECTLY ONTO WOODEN AWNING FRONT FACE
1" x 4"

Noah,

Thanks for the info. I also meant to mention that the panels in the storefront are comprised of MDO which is the material road signs are made from. It is a plasticized paper layer on top making it great for holding paint, but I didn't want you to be surprised at the lack of wood finish appearing when sanding.

If you can give me an e-mail address to give my approval for your applications thus far, I would appreciate it. Or perhaps you can forward this as approval on my part.

Thanks,

Tom

From: Noah Talmatch <noazarc62@gmail.com>

To: Thomas Witt <tbwittbuilder@yahoo.com>

Sent: Monday, October 22, 2012 9:32 AM

Subject: Re: Awning Change 35 Silver

[Quoted text hidden]

Noah Talmatch <noazarc62@gmail.com>
To: Thomas Witt <tbwittbuilder@yahoo.com>

Mon, Oct 22, 2012 at 2:31 PM

Tom,

Thank you. I will forward this e-mail to Zoning and bring a copy as well with my permit application. Thank you also for the heads up on the MDO material.

Regards,

Noah

[Quoted text hidden]



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/25/2012

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 Phone: 207-856-5500 Fax: 207-856-0004 ANDERSON WATKINS ASSOCIATES, INC 31 CENTRAL STREET WESTBROOK ME 04092	CONTACT NAME: Daniel Donatelli PHONE (A/C, No., Ext): 207-856-5500 FAX (A/C, No.): 207-856-0004 E-MAIL ADDRESS: ddonatelli@andersonwatkinsinsurance.com														
INSURED THE NORTH POINT LLC DBA THE NORTH POINT 35 SILVER ST PORTLAND ME 04101	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : Peerless Insurance Company</td> <td style="text-align: center;">24198</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Peerless Insurance Company	24198	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER: 32150** **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	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <hr/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			TBA	10/25/12	10/25/13	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED. EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000 \$
	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) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATUTORY LIMITS OTH ER \$ E.L. EACH ACCIDENT \$ 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)

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OCT 25 2012

CERTIFICATE HOLDER City of Portland 389 Congress St Portland ME 04101 Attention: Anne	CANCELLATION 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 <p style="text-align: right;">Viet Ly, Producer</p>
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