

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that BOOTHBAY SQUARE PROP.

Located At 341 FORE ST

Job ID: 2012-06-4168-SIGN

CBL: 029- B-004-010

has permission to install one hanging sign & one wall sign

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

N/A

ARL

6/13/12

Fire Prevention Officer

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4168-SOB

Located At: 341 FORE ST

CBL: 029- B-004-010

Conditions of Approval:

Zoning

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

Historic

1. Existing floodlight at corner and lantern style fixtures on front façade to be removed in conjunction with sign installation. (These fixtures are not compatible with the character of the subject storefront and add to visual clutter.)
2. Existing spotlights above corner entrance to be replaced with small, recessive fixtures in dark aluminum finish.
3. In installing fascia sign above entrance, the number of penetrations in brick to be limited to the extent possible. Every effort shall be made to install in mortar joints.

Building

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4168-SOB 5 162	Date Applied: 6/6/2012	CBL: 029- B-004-010	
Location of Construction: 341 FORE ST (339-345)	Owner Name: BOOTHBY SQUARE PROPERTIES LLC	Owner Address: 12 A PORTLAND FISH PIER PORTLAND, ME 04101	Phone:
Business Name: Sebastian's	Contractor Name: Brad Kowalski	Contractor Address:	Phone: (207) 779-8808
Lessee/Buyer's Name: Brad Kowalski	Phone: 207-779-8808	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Restaurant	Proposed Use: Restaurant - "Sebastian's" - install one hanging sign - 18" x 28" & one wall sign - 15.5" x 93"	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Signature: 6/12/12
Proposed Project Description: one hanging sign & one wall sign		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <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: 6/12/12 ABW	Zoning Appeal <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:	Historic Preservation <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 6/13/12 D. Andrews
	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



B3
h.s.l.w

341 Forest Signage/Awning Permit Application

2012 06 4168

66

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>339-345 forest, Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>B</u> Lot# <u>024010</u>	Owner: <u>Jerry Knecht Boothby Square Properties, LLC 12A Portland Fish Pier Portland 04101</u>	Telephone: _____
Lessee/Buyer's Name (If Applicable) <u>Sebastians, RECEIVED</u> <u>JUN 06 2012</u>	Contractor name, address & telephone: <u>Anno will Call</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Brad Kowalski</u> phone: <u>779-8808</u>		
Tenant/allocated building space frontage (feet): Length: <u>61'</u> Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>multi-tenant</u>		
Current Specific use: <u>restaurant/lounge with residential condos above (Absolut)</u> If vacant, what was prior use: _____ Proposed Use: <u>restaurant / lounge</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>15 1/2" x 93" - wall sign 10φ</u> <u>18" x 28" - hanging sign - 3.5φ</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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.		

Hint 75.00
Fee 57.00
132.00

13.5 Sq FT.
TOTAL

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, 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 Brad Kowalski Date: 2-29-2012

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

B-2 - ground floor front. → 2x60 = 120φ - wall sign 10φ
hanging sign - 3.5φ



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- 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.
- 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. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning, canopy or banner.
- A UL# is required for lighted signs at the time of final inspection.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

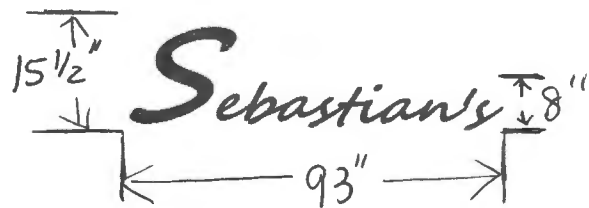
**Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.**

Base application fee for any Historic District signage is \$75.00.

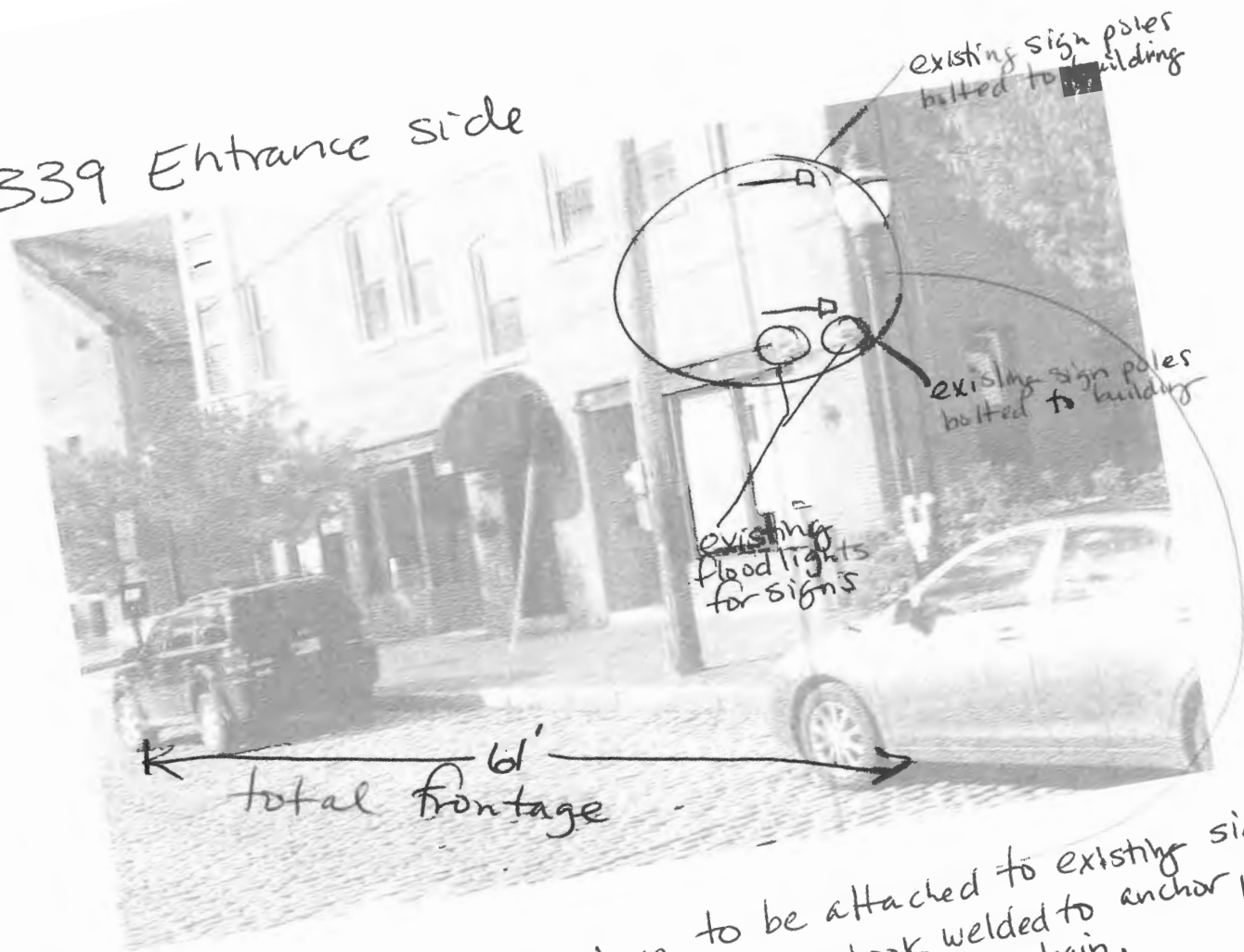
Proposed "Sebastian's" sign over the 345 Fore St entrance designed and built by artist Jessi Redlon apprentice to Geoff Hurguth



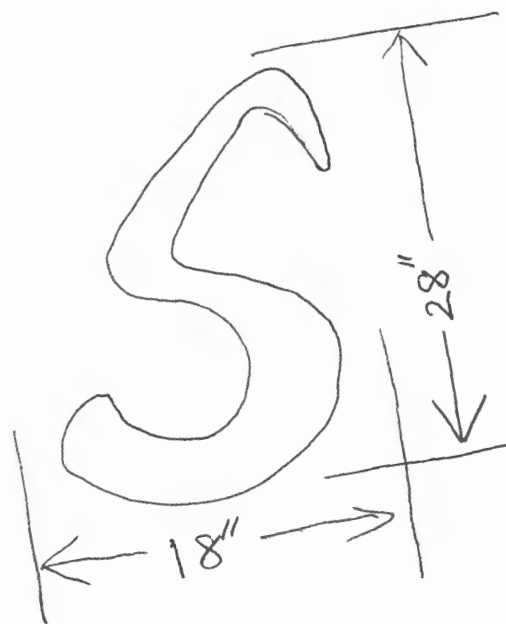
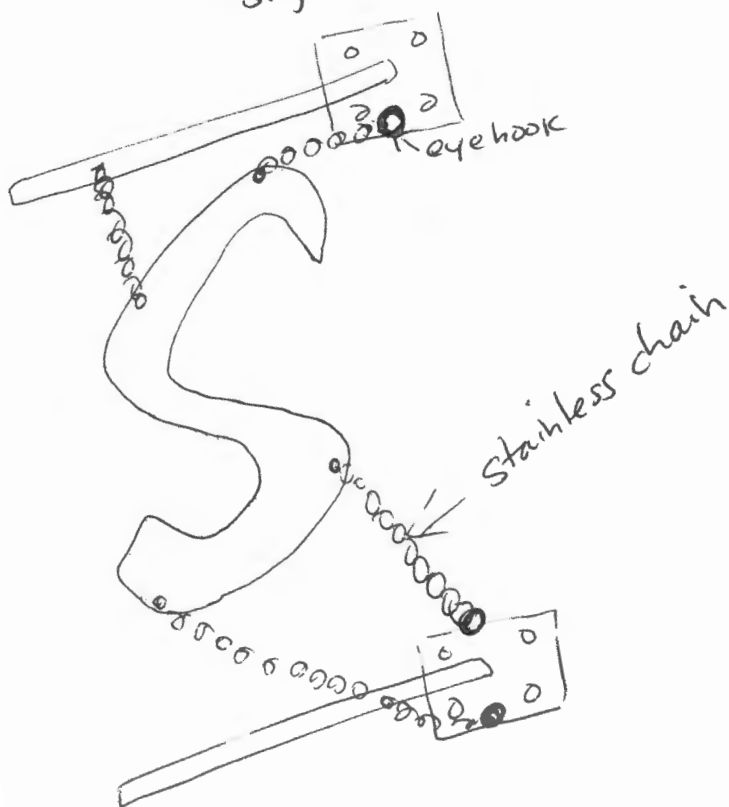
Constructed of 3/16 polished aluminum tig welded together mounted to building with lag bolts.



339 Entrance side



3/16 polished aluminum to be attached to existing sign poles bolted to building with eye hook welded to anchor plates.
Sign will be attached with stainless steel chain.



Boothby Square Properties, LLC

27 March, 2012

Gerald Knecht

341 Fore Street

Unit 9

Portland, ME. 04101


To whom it may concern:

As the owner of the commercial spaces that are located at 339 and 342 Fore Street I have reviewed the signage plan presented by the owners of Sebastian's of the Old Port. I accept and endorse their plan as it is in keeping with the style of the building and adds value to the visual appeal. I urge you to accept the plan as designed as well.

Please contact me directly if you have any questions.

Thank you in advance.

Kind regards,



Gerald Knecht

Boothby Square Properties, LLC

sebastian's

From: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: Monday, April 02, 2012 11:24 AM
To: "sebastian's" <sebastiansboothbysquare@gmail.com>
Cc: "Lannie Dobson" <LDobson@portlandmaine.gov>
Subject: Re: signage for 339-345 Fore St, Sebastian's

Brad -

The maximum square footage you are allowed for the two signs is based on your tenant frontage along Fore St. Multiply your frontage by two and that is the maximum amount of square footage you can have for the two signs. This all needs to be filled in on the sign permit application in the correct spots. We also will need a photo or sketch of the whole frontage of the building to show exactly where both signs will be located.

The building is located in the Historic District so the two signs and the method of attachment will be reviewed by Deb Andrews in Historic Preservation as part of the review process for the sign.

You can put vinyl lettering on the windows as long as you don't cover more than 50% of the window. You do not need a permit for this and it does not count towards your square footage.

Ann Machado
 Zoning Specialist
 207.874.8709

>>> "sebastian's" <sebastiansboothbysquare@gmail.com> 4/2/2012 10:41 AM >>>

Hello Ms. Dobson and Ms. Machado, I stopped by last week to the town hall and thought that I would email you with a few questions prior to submitting our Sign Permit Application. A friend of ours, Jessi Redlon who is an apprentice to Geoff Herguth has offered to do our sign work. Our business plan has something called "Dinner With The Artist" where we will be having sit down dinners with local artists as a scheduled event at our restaurant. Jessi will be one of our artist premiered and wanted to do our signs for each entrance. I just wanted to touch base with you and Ms. Machado to see if and what we are allowed to do. We are in the Historic District but I'm not sure that our building is ? It was built in 1910 and most of the work does not seem to have been performed according to what I have seen done on other historic buildings? I have attached our proposed Sign design. They are 3/16 brushed aluminum. Jessi has worked under Geoff Herguth on various signs around the Portland area and actually did the sign for the State Theater Renovation. I have already spoken to our landlord Jerry Knecht and have been given his approval. I wanted to show you what we would like to do and as well find out what is permitted as far as Vinyl lettering on our windows? I can be reached at this email or you can try me on my cell at 779-8808. I just need to have our insurance company ad the City Of Portland as additional insured. I'm not sure what the other businesses had for signage ? There is already a sign bracket mounted to the building at the corner of the 339 entrance side and a sign was mounted over the 345 entrance side at some point prior. We leased both sides that will be run as one restaurant with two different atmosphere's . The 345 side will be a more casual lounge feel and the 339 side will have a more upscale fine dining theme to it. Both will have the same menu with the choice provided to the customer of what they would like their surroundings to be. We are proposing for the 339 side a single letter "S" to hang on the sign bracketts secured with chain and the complete wording "Sebastian's " mounted to the building with lag shields above the entrance door on the 345 entrance side. The attached scanned photos show the dimensions as well as the way it is to be secured. Please contact me with any questions. Thank you both for your time and have a great day! Sincerely, Brad Kowalski, President, Sebastian's, LLC

4/2/2012



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: Sebastians, Check Number: 1019
Tender Amount: 132.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 6/6/2012
Receipt Number: 44697

Receipt Details:

Referance ID:	6796	Fee Type:	BP-SignsHist
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4168-SOB - total 13.5 sq. ft sign			
Additional Comments: Sebastin's LLC			

Referance ID:	6797	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	57.00	Charge Amount:	57.00
Job ID: Job ID: 2012-06-4168-SOB - total 13.5 sq. ft sign			



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/6/2012

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 Cross Insurance-Portland 2331 Congress Street PO Box 567 Portland ME 04112	CONTACT NAME: Jodi Odlin, ACSR	
	PHONE (A/C. No. Ext): (207) 780-1677	FAX (A/C. No): (207) 780-6377
E-MAIL ADDRESS: jodlin@crossagency.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Peerless Insurance Co.		
INSURED Brad Kowalski & John Weber, DBA: Sebastian's 339 Fore St Portland ME 04101	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL122760952 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 SUBR INSR 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	X	BINDCBP	2/7/2012	2/7/2013	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000					
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					PERSONAL & ADV INJURY \$ 1,000,000
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		BINDERUMC	2/7/2012	2/7/2013	GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A			COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						EACH OCCURRENCE \$ 1,000,000
						AGGREGATE \$ 1,000,000
						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)
Refer to policy for exclusionary endorsements and special provisions. Certificate Holder is an Additional Insured with respect to Commercial General Liability only.

CERTIFICATE HOLDER amachado@portlandmaine.gov City of Portland 389 Congress Street Portland, ME 04101	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 Jodi Odlin, ACSR/JO2 <i>Jodi Odlin</i>
--	--