

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

Location of Construction: 79 Commercial Street		Owner: Olympia Equity Investors IV		Phone: 874-9990		Permit No: <b>010073</b>	
Owner Address: 500 Main Street, Bangor Me 04401		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <u>Pro Sign Design, Inc.</u>		Address: <u>High St</u>		Phone: <u>775 3269</u>		Permit Issued:  JAN 3 1 2001	
Past Use: <u>1014 Taylor</u>		Proposed Use: <u>Commercial</u>		COST OF WORK: \$ (30sf)		PERMIT FEE: \$ 36.00	
Commercial		Commercial		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <u>Sign</u> Use Group: Type: <u>BOCA 94</u>	
Proposed Project Description:  30sf sign		Signature:		Signature: <u>Huffer</u>		Zone: <u>B-3</u> CBL: 029-K-001	
Permit Taken By: <u>Gayle</u>		Date Applied For: <u>December 21, 2000</u>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <u>OK</u> Special Zone of Review: <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"/>	
Permit Taken By: <u>Gayle</u>		Date Applied For: <u>December 21, 2000</u>		Signature:		Date:	

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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

December 21, 2000

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: to D.A.

12/21  
1/30/01

**PERMIT ISSUED WITH REQUIREMENTS**

**CEO DISTRICT**

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

Location of Construction: 70 Commercial Street		Owner: Olympia Equity Investors IV		Phone: 874-9990	
Owner Address: 500 Main Street, Bangor ME 04401		Lessee/Buyer's Name:		Phone:	
Contractor Name: Sign Design, Inc.		Address:		Phone:	
Past Use: Commercial		Proposed Use: Commercial		COST OF WORK: \$ (30sf)	
				PERMIT FEE: \$ 36.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: 5/19/00 Use Group: Type: DOCA94	
Proposed Project Description: 30sf sign				Signature: [Signature]	
				Signature: [Signature]	
Permit Taken By: Gayle		Date Applied For: December 21, 2000 GG			

Permit No: **010073**

Permit Issued: **JAN 3 1 00**

Zone: **B-3** CBL: **029-K-001**

Zoning Approval: [Signature]

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

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

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

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December 21, 2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**PERMIT ISSUED WITH REQUIREMENTS**

**CD DISTRICT**

1

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 79 Commercial Street (Retail space in W.L. Blake bldg.) ZONE: B-3

OWNER: Olympia Equity Investors IV

APPLICANT: Maine Beer + Beverage; Miranda's Vineyard; A Country Bouquet

ASSESSOR NO. 058-C-001

SINGLE TENANT LOT? YES  NO

MULTI TENANT LOT? YES  NO

FREESTANDING SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

BLDG. WALL SIGN? YES  NO  DIMENSIONS 3 1' x 5' Placard Signs on granite lintel  
(attached to bldg) (Total 15 sq. ft.)

MORE THAN ONE SIGN? YES  NO  DIMENSIONS Also a 3-part suspended from  
5' iron brackets, (Total 15 sq. ft.)  
LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: None sign dimensions 40" h, 54" w

LOT FRONTAGE (FEET): 126'

BLDG FRONTAGE (FEET): 126'

AWNING YES  NO  IS AWNING BACKLIT? YES  NO

HEIGHT OF AWNING: \_\_\_\_\_

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT?

\*\*\* TENANT BLDG. FRONTAGE (IN FEET) 26' x 2 = 52'

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

Total sq. ft. of signage = 30 sq. ft.

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature]

DATE: 12/19/00

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Sign Permit Pre-Application**

Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\***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 (include Portion of Building): <u>79 Commercial Street</u> <u>(Easternmost retail store space in W.L. Blake building)</u>
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Total Square Footage of Proposed Structure <u>Store; 1900</u>	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>888</u> Block# <u>2</u> Lot# <u>001</u>	Owner: <u>Olympia Equity Investors IV</u>	Telephone#: <u>874-9990</u>
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Owner's Address: <u>500 Main St. Bangor ME 04401</u>	Lessee/Buyer's Name (If Applicable): <u>Maine Beer &amp; Beverage;</u> <u>Miranda's Vineyard; A Country Bouquet</u>	Total Sq. Ft. of Sign <u>30 sq. ft.</u> Fee <u>\$36.00</u>
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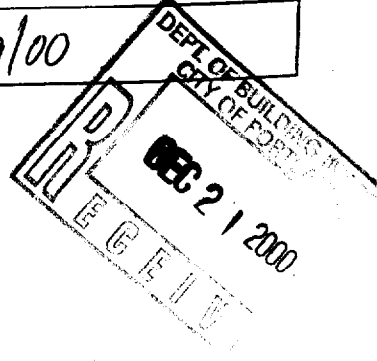
Proposed Project Description: (Please be as specific as possible) <u>A retail store to be shared by 3 separate businesses:</u> <u>Maine Beer &amp; Beverage (beverage center/convenience store);</u> <u>Miranda's Vineyard (wine); and</u> <u>A Country Bouquet (Flowers)</u>
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Contractor's Name, Address & Telephone: <u>Sign Design, Inc. or Tony Taylor</u>	Rec'd By: <u>[Signature]</u>
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Current Use: <u>Warehouse</u>	Proposed Use: <u>Retail Store (34 main) Gayb</u>
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Signature of applicant: <u>[Signature]</u> <u>Andrew Braceras</u>	Date: <u>12/19/00</u>
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage



BUILDING PERMIT REPORT

DATE: 21 December 2K ADDRESS: 79 Commercial ST. CBL: 029-K-061

REASON FOR PERMIT: Signage

BUILDING OWNER: Olympia Equity Investors TV

PERMIT APPLICANT: CONTRACTOR Sign Design

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: PERMIT FEES: \$36.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*36

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

12/21

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

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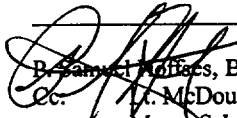
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 B. Samuel, Building Inspector  
 Cc. L. McDougall, PFD  
 Margo Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

ADDRESS: 79 Commercial Street  
 PERMIT APPLICATION FOR: sign  
 BUILDING OWNER: Andrew Foxenas  
 PERMIT APPLICANT: Olympia Equity Investors IV  
 REVIEWER: John Anderson  
 DATE OF DECISION: 1/30/01

**HISTORIC PRESERVATION REVIEW**

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

**ACTION**

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: \_\_\_\_\_

Approved as submitted

Approved with conditions (see below)

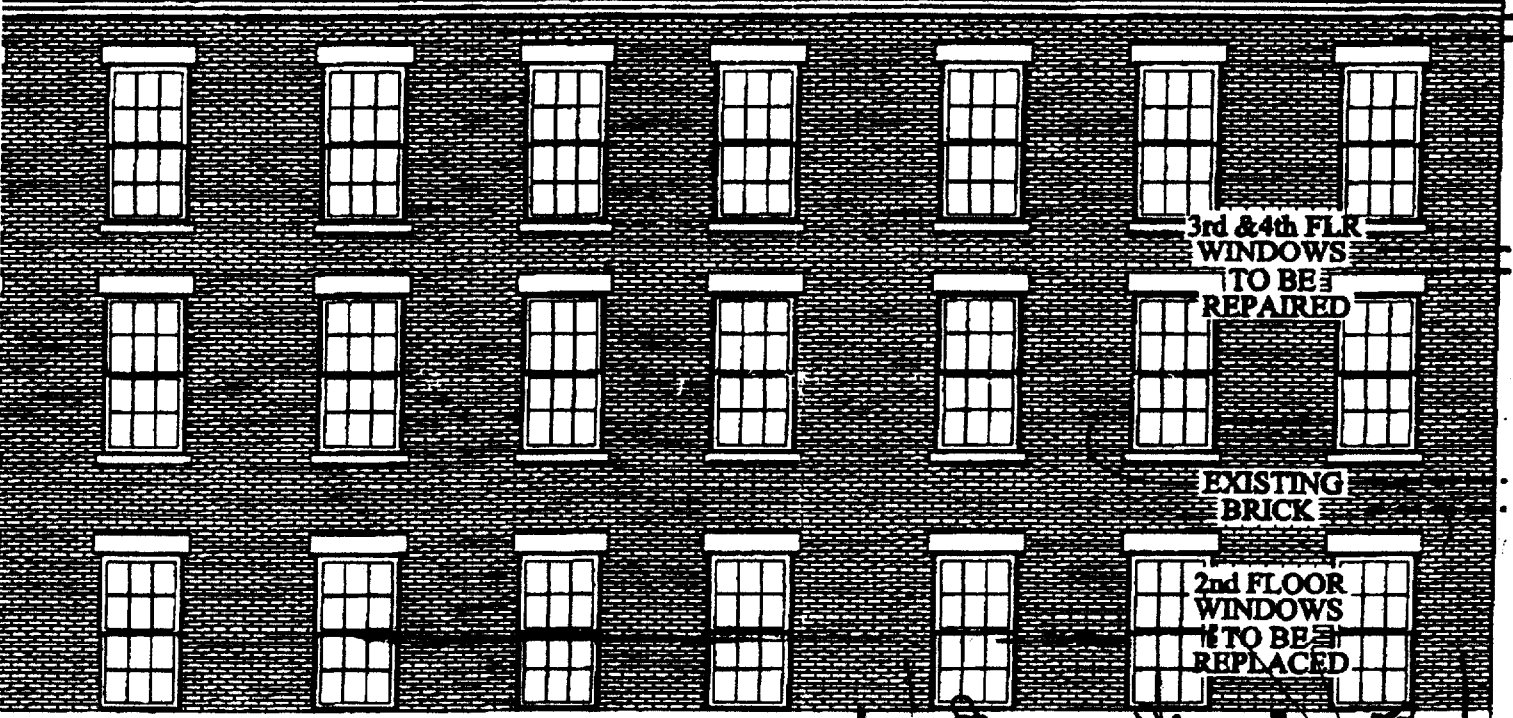
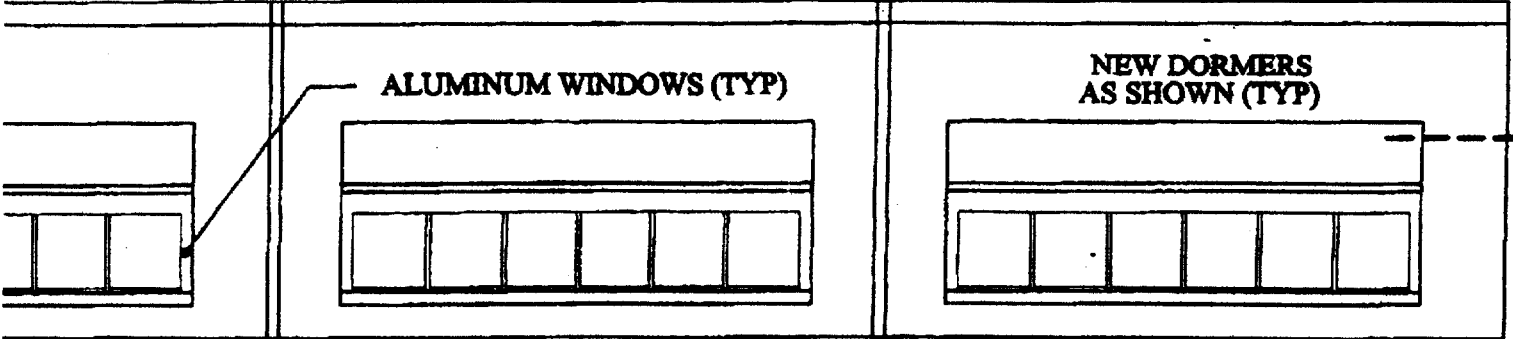
Conditions of Approval:

Contact Historic Preservation Staff ( 874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Approved as per attached master signage plan for W.L. Blake bldg.
2. \_\_\_\_\_
3. \_\_\_\_\_




**SOUTH ELEVATION**  
 79 Commercial Street 1/8" = 1'-0"



# Maine Beer & Beverage Co.

**Portland Public Market  
and  
79 Commercial Street**

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P.O. Box 17771  
Portland, Maine 04112  
Cell: (207) 332-8953  
Fax: (207) 775-4784

December 19, 2000

City of Portland  
Building Inspections/Code Enforcement Office  
389 Congress Street  
Portland, ME 04101

**Re: Sign Permit Application for 79 Commercial Street**

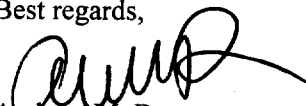
Dear City of Portland:

Please find a sign permit application, together with the \$36 fee, for a new retail store at 79 Commercial Street, which is one of the shops in the W.L. Blake building currently under renovation. The applicants are actually three separate businesses that will be sharing the space.

We acknowledge that the application is incomplete in some respects. We expect Dan Haleys' office to be providing the required certificate of insurance shortly. The consent of the owner is given below\* on the "seen and agreed to" line. Also, it is not clear at the moment who the sign contractor will be, since it may be Tony Taylor or Sign Design, Inc.

Thanks for your help, and I hope to be hearing from you soon.

Best regards,



Andrew M. Braceras

Enclosure

cc: Deb Andrews

Seen and Agreed To: \* See attached copy  
Olympia Equity Investors IV (Owner)  
By: \_\_\_\_\_

**Maine Beer & Beverage Co.**

**Portland Public Market  
and  
79 Commercial Street**

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Portland, Maine 04112  
Cell: (207) 332-8953  
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December 19, 2000

City of Portland  
Building Inspections/Code Enforcement Office  
389 Congress Street  
Portland, ME 04101

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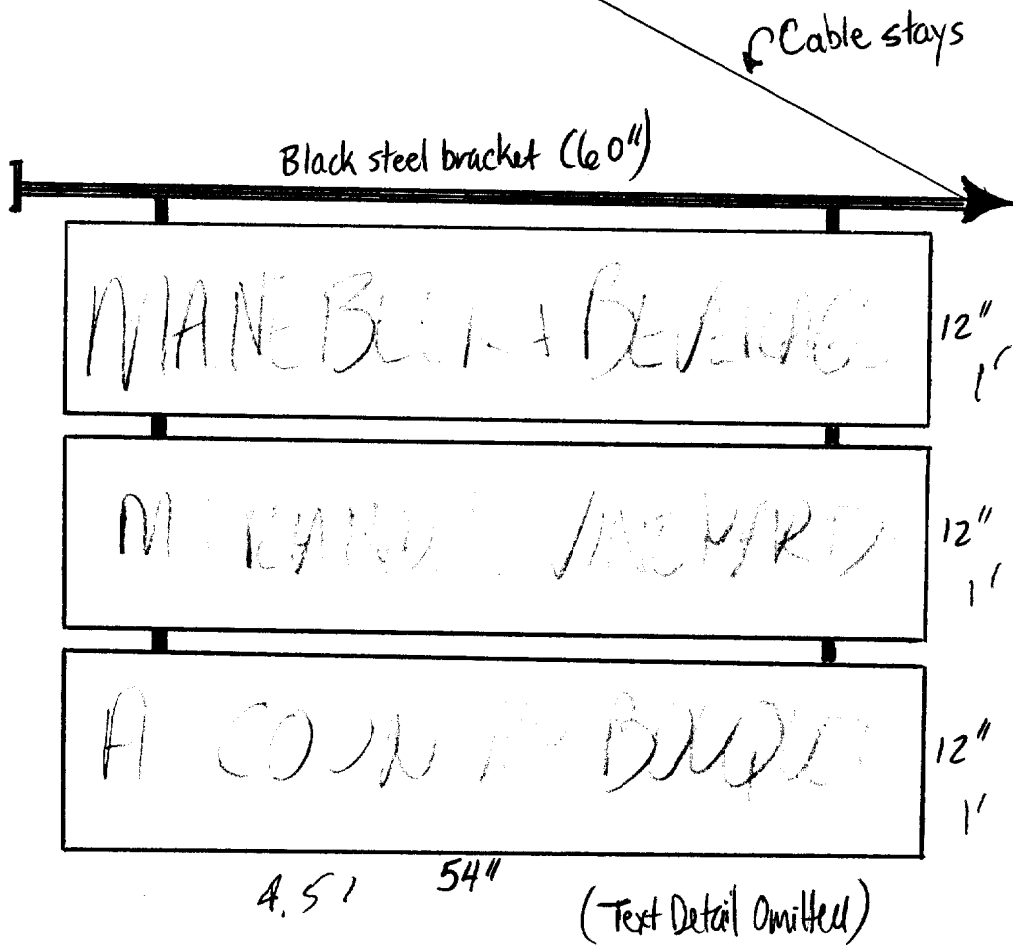
Seen and Agreed To:

James H. Brady  
Olympia Equity Investors IV (Owner)  
By: \_\_\_\_\_

12/19/00

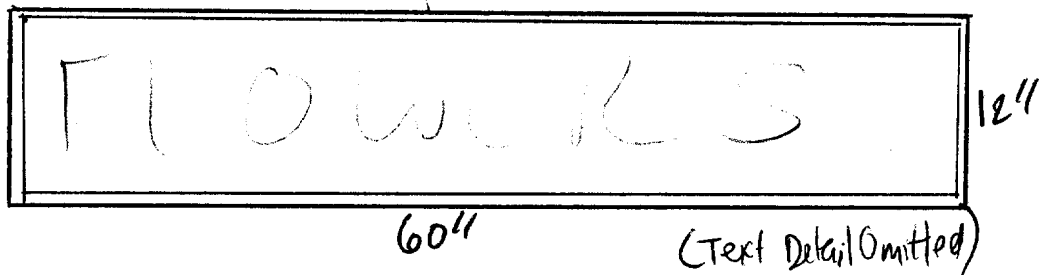
# Suspended Sign Detail

Scale 1" = 1'



$$4.5' \times 3 = 13.5'$$

## Placard Sign Detail (1 of 3)



5'

$$= 5' \times 3 = 15'$$

$$\begin{array}{r} 15 \\ 13.5 \\ \hline 28.5 \end{array}$$



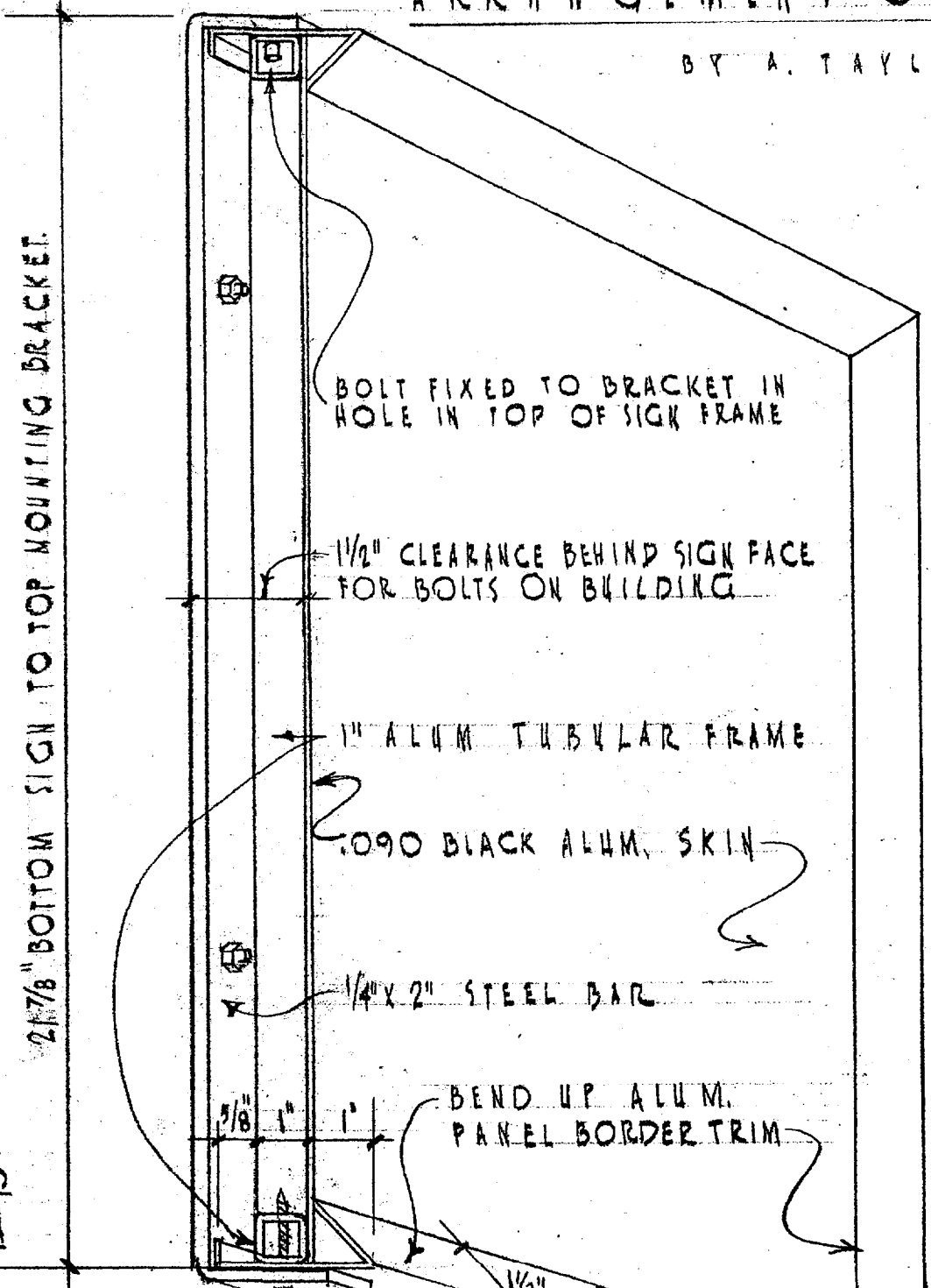
L. FASCIA SIGNS TO LINE UP WITH BRICK OPENINGS ABOVE AS SHOWN. COVER FULL WIDTH OF LINTEL, TO HAVE WHITE LETTERING ON BLACK SAND (SMALT) PANEL W/ BEVELED EDGE TRIM. BOLT BRACKET WALL THROUGH MORTAR JOINTS IN STONE ONLY.

Ⓐ FASCIA SIGNS LIT BY 2-TWIN FLOOD  
 Ⓑ PROJECTING SIGNS LIT BY SLIMLINE FIXTURES

ARRANGEMENT OF  
 BY A. TAYLOR

IGN & SIGN LIGHTING  
 STANDARDS FOR THE  
 SLAKE BUILDING

FRAME DETAILS  
 OF FASCIA SIGN



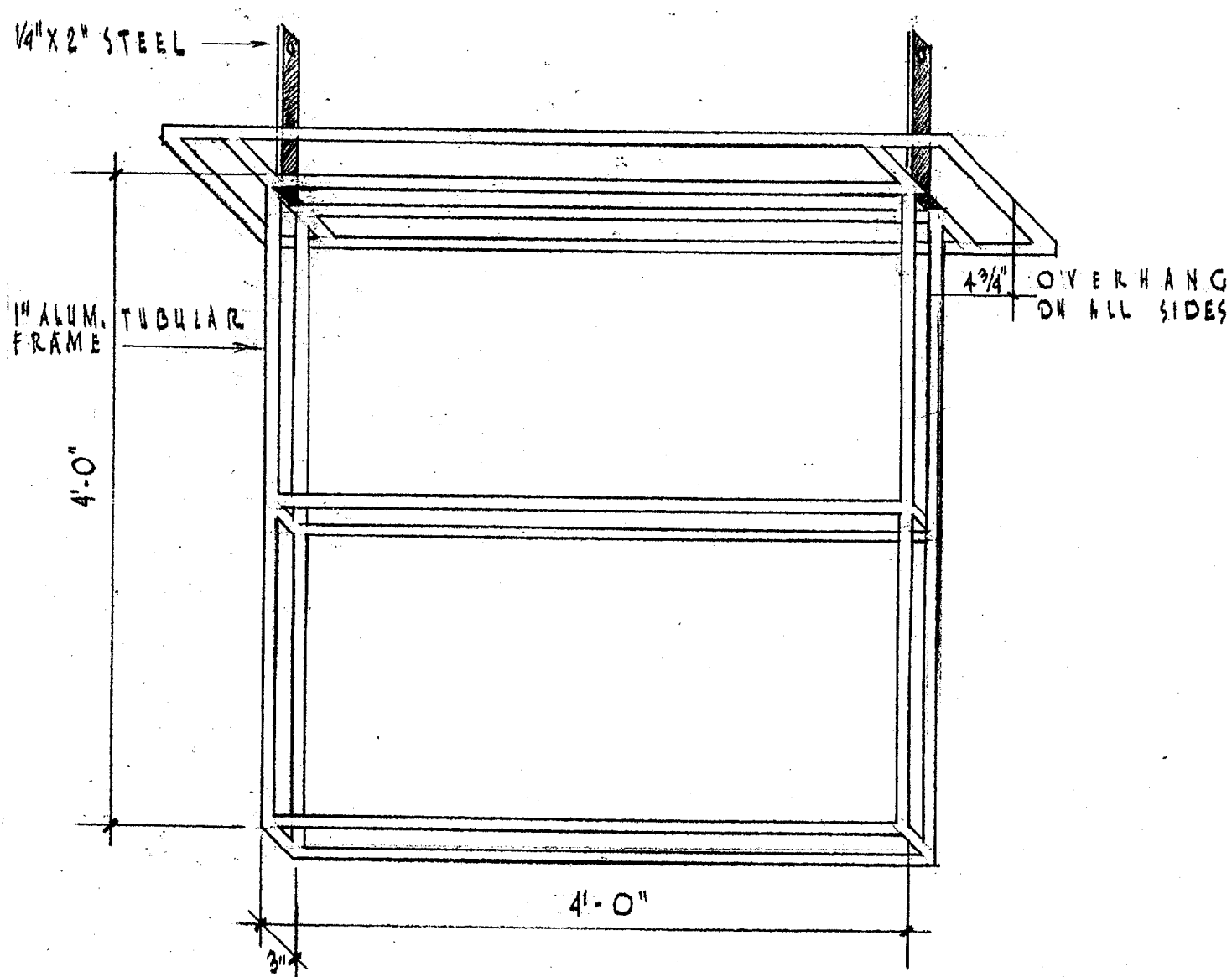


LIGHTING MODEL (B OR EQUIV.)  
 (C) MOUNTED THRU TOP WINDOW TRIM

ALL PROJECTING SIGNS TO HANG FROM STANDARD BRACKETS AT  
 SIDE OF STORE FRONTAGE. SIGN FACES 4' X 4'. TOPS EVEN W/ BOTTOM OF  
 BOLT BRACKET TO WALL W/ LAGS IN SHIELDS IN MORTAR JOINTS

NS & SIGN LIGHTING

REVISED 1/19/01



FRAME DETAILS OF  
 PROJECTING SIGN