

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that PORT HOSPITALITY LLC OLD

Located At 231 FORE

Job ID: 2011-04-907-SIGN

CBL: 029 - -L - 001 - - - -

has permission to Install signage as permitted  
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 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**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY**

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-04-907-SIGN	Date Applied: 4/26/2011	CBL: 029 - - L - 001 - 001 - - - - -	
Location of Construction: 207 FORE ST	Owner Name: PORT HOSPITALITY LLC OLD	Owner Address: 11 CORPORATE DR BELMONT, NH - NEW HAMPSHIRE 03220	Phone:
Business Name: Sebago Brewery	Contractor Name: Sign One,	Contractor Address: 10 Greta Way, Falmouth, ME 04105	Phone: ( ) - 329-1987
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Hotel (Hampton Inn & Restaurant (Sebago Brewery) and 12 Residential Condos	Proposed Use: Same: Hotel & Restaurant & 12 Residential Condos - to install signs for the restaurant (Sebago Brewery)	Cost of Work:  Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	CEO District:  Inspection: Use Group: <input checked="" type="checkbox"/> Type: Sign Signature:
Proposed Project Description: 207 Fore St. - new signage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

*IBC 09*

*[Handwritten Signature]*

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.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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>5/2/11</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: <i>5/2/11</i> <i>Bill Needham reviewed &amp; Approved</i>	<input checked="" type="checkbox"/> Not in Dist 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: <i>5/2/11</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 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	PHON

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

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](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-04-907-SIGN

Located At: 231 FORE

CBL: 029 - - L - 001 - - - -

## Conditions of Approval:

### **Building**

Separate Permits shall be required for any new signage.

Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

**Gayle Guertin - Re: one solution, 207 Fore St**

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**From:** Victoria Bourret  
**To:** Gayle Guertin  
**Date:** 5/18/2011 12:56 PM  
**Subject:** Re: one solution, 207 Fore St

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Have them alert me if there is a problem.

Thanks

Vicki Bourret, Application Program Manager  
City of Portland, Maine  
(207) 874-8739  
Fax: 756-8239  
vjm@portlandmaine.gov

>>> Gayle Guertin 5/18/2011 12:53 PM >>>

The fees, have already been paid with a check for \$126.00 and a check for \$42.00, usually a total fee will be in the invoice, I'm just see square feet. I do not think they will be able to issue permit???

>>> Victoria Bourret 5/18/2011 12:36 PM >>>

I haven't had a chance to work on this yet. If the Sq Ft is changed, I didn't do it. What do you want me to do?

Vicki Bourret, Application Program Manager  
City of Portland, Maine  
(207) 874-8739  
Fax: 756-8239  
vjm@portlandmaine.gov

>>> Gayle Guertin 5/17/2011 12:11 PM >>>

HELLO,

#2011 04907  
207 FORE ST. SIGN

I RECALUCLATED FEE, OWED \$42.00, I ENTERED THE \$42.00 IN PAY NOW, BUT THE PERMIT INVOICE SHOWS THAT THE FEE DID NOT ADJUST???

COULD YOU PLEASE CHECK IT OUT.

THANK YOU  
GAYLE

4/26/11

**Job Summary Report**  
**Job ID: 2011-04-907-SIGN**

Report generated on Apr 28, 2011 10:14:01 AM

Page 1

<b>Job Type:</b>	Signs	<b>Job Description:</b>	207 Fore St.	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	1256	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>		<b>Square Footage:</b>	48		
<b>Related Parties:</b>		PORT HOSPITALITY OLD		<i>Property Owner</i>	
		- Sign One Sign One		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 4116

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
J12715	029 L 001 001		M				-70.251024	43.659348

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				231 FORE STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
RETAIL & PERSONAL SERVICE		DOWNTOWN BUSINESS					DISTRICT 2	CENTRAL BUSINESS DISTRICT

**Structure Details**

**Structure: Hotel, Restaurant & 12 residential Condominium**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Hotels/Motels/ Transient in Nature	0			231 FORE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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**Structure: mixed use**

**Occupancy Type Code:**

66

HOTEL (HAMPTON INN) - RESTAURANT (SEBAGO BREWERY) & 12 RES. CONDOS

# 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:		
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>1</u> Lot# <u>001</u>	Owner: <u>Sebaso Brew</u>	Telephone: <u>329-9371</u>
Lessee/Buyer's Name (If Applicable) <u>Sebaso Brewing</u> <u>48 Sanford Dr.</u> <u>Gorham Me. 04038</u>	Contractor Name, address & telephone: <u>Sign One</u> <u>10 Greta Way</u> <u>Falmouth, Me. 04105</u> <u>207 329-1987</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: \$ _____
Who should we contact when the permit is ready: <u>Kyle</u> phone: <u>329-1987</u>		
Tenant/allocated building space frontage (feet): Length: <u>70'</u> Height: <u>15'</u> Lot Frontage (feet) <u>250</u> Single Tenant or Multi Tenant Lot <u>Multi</u>		
Current Specific use: <u>New</u> If vacant, what was prior use: _____ Proposed Use: <u>Restaurant</u>		
APR 26 2011 Dept. of Building Inspections City of Portland Maine		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No <u>X</u> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No ___ Dimensions proposed: <u>14" X 20"</u> <u>see attached</u> <u>14" X 18"</u>		
Proposed awning? Yes ___ No <u>X</u> 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.		

RECEIVED

23 SF  
25 SF  
48 SF x 2 =  
96  
+ 30

\$126.

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.

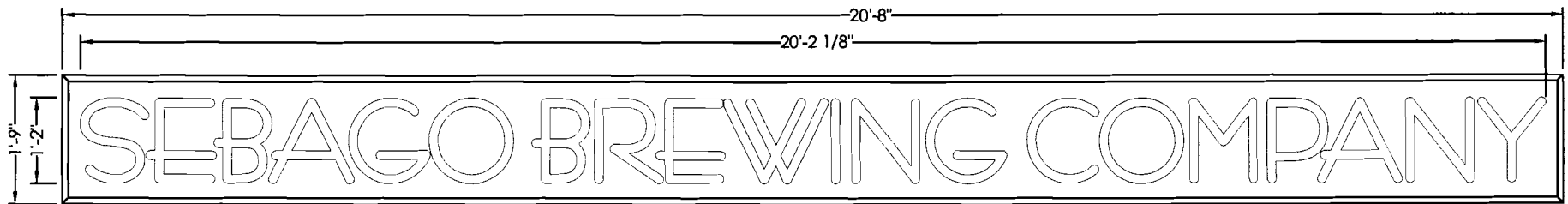
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building 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: Kelly Date: 4/22/11

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

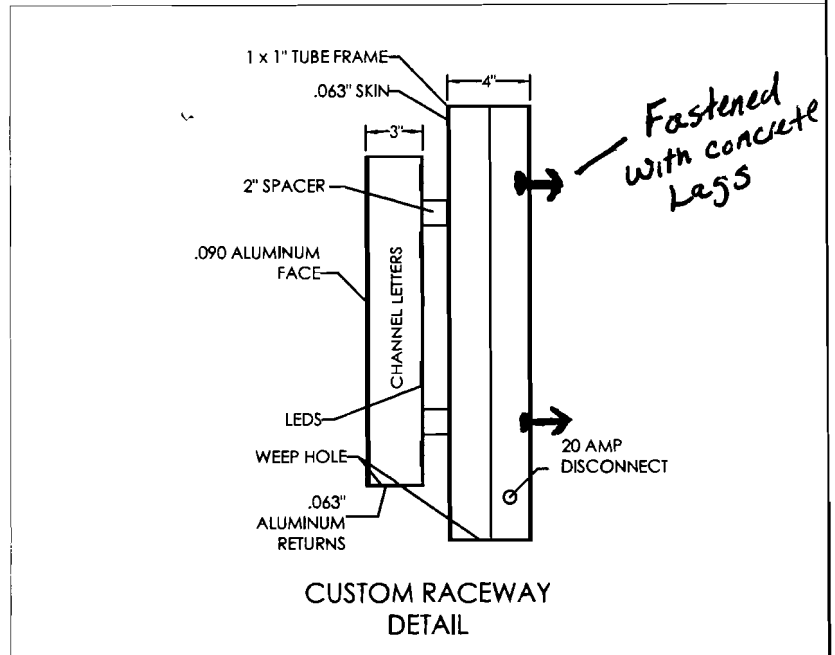
1.75 x 20.67" → 36.174"



2559' → wrong

**ONE SET OF REVERSE CHANNEL LETTERS MOUNTED ON HINGEABLE RACEWAY**

1. .090" ALUMINUM FACES
- 1.1. FACES PAINTED BLUE PMS 2945 BLUE
2. .063" x 3" ALUMINUM RETURNS
- 2.1. RETURNS PAINTED BLUE - PMS 2945 BLUE
3. .177" CLEAR POLY BACKS
4. LIT USING WHITE JT LEDS
5. 1/4" NUTZERTS INSTALLED IN BACKS FOR MOUNTING
6. INSIDES PAINTED REFLECTIVE WHITE
7. STANDARD UL
8. 3' ELECTRICAL LEADS REQUIRED
9. 1/4" WEEP HOLES
- 9.1. 2" SPACERS
- 9.2. 1/4-20 x 6" ALL THREAD MOUNTING STUDS
10. CUSTOM RACEWAY PAINTED TEXCOAT FINISH BENJAMN MORE 971- SEE RACEWAY DETAIL



All drawings, renderings, and/or details are sole property of Illuminated Image and are not to be duplicated or to be shown to anyone unauthorized by Illuminated Image.

DRAWN BY: A. PEACHEY		SIGN LAYOUT
DATE: 4.1.11		
REV.A	-	
REV.B	-	
REV.C	-	

SIGN ONE  
SEBAGO BREWERY  
CL11-053

**Illuminated Image**  
Phone: (260) 665-7492  
Fax: (260) 665-9027

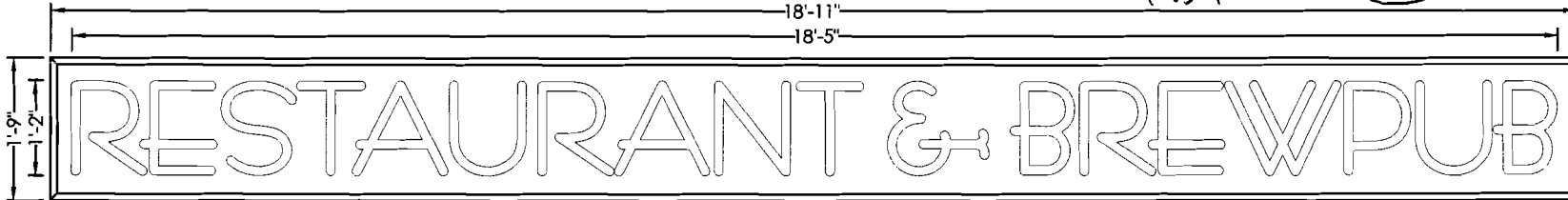
PG.1 OF 1

APPROVED: *David Morrison*

DATE: 4/12/11



1.75

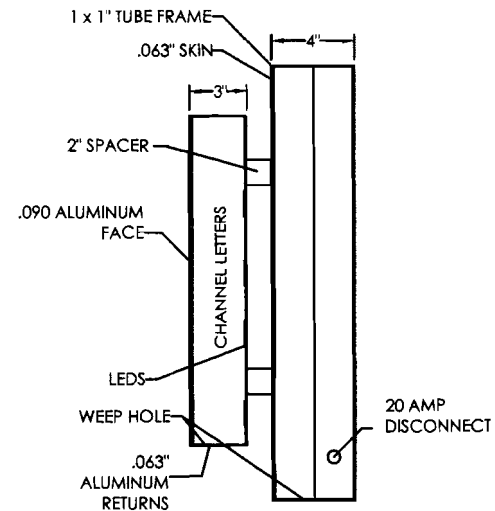


18.92  
1.75 x 18.92 = 33.114

22.8 square  $\nwarrow$  wing

**ONE SET OF REVERSE CHANNEL LETTERS MOUNTED ON HINGEABLE RACEWAY**

1. .090" ALUMINUM FACES
- 1.1. FACES PAINTED BLUE - PMS 2945 BLUE
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10. CUSTOM RACEWAY PAINTED TEXCOAT FINISH BENJAMN MOORE 971 - SEE RACEWAY DETAIL



CUSTOM RACEWAY DETAIL

All drawings, renderings, and/or details are sole property of Illuminated Image and are not to be duplicated or to be shown to anyone unauthorized by Illuminated Image.

DRAWN BY: A. PEACHEY		SIGN LAYOUT
DATE: 4.1.11		
REV.A		-
REV.B		-
REV.C		-

SIGN ONE  
SEBAGO BREWERY  
CL11-053

PG.1 OF 1	<b>Illuminated Image</b>
	Phone: (260) 665-7492 Fax: (260) 665-9027
APPROVED:	<i>fred Moran</i>
DATE:	4/12/11

120# Allowed  
Showing 36.17#

80# MAX  
Showing 33.11#

Frontage

Frontage

60'

40'



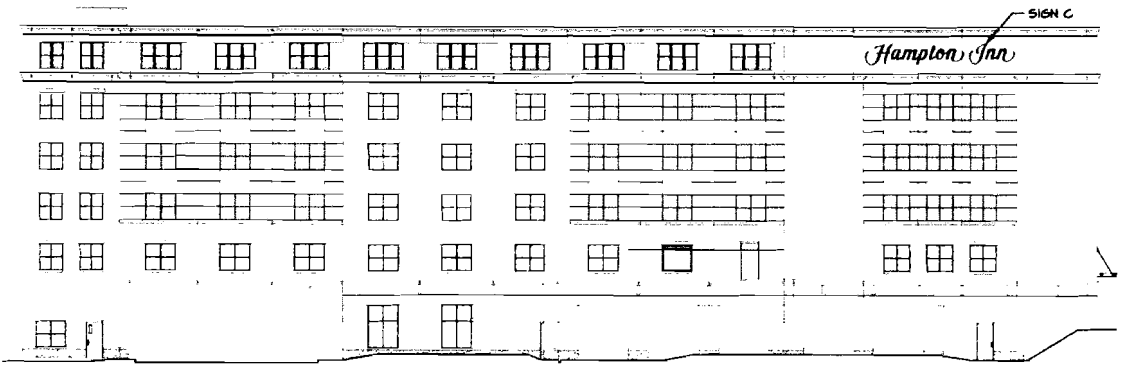
Franklin St →  
WEST EXTERIOR BUILDING ELEVATION

SOUTH EXTERIOR BUILDING ELEVATION

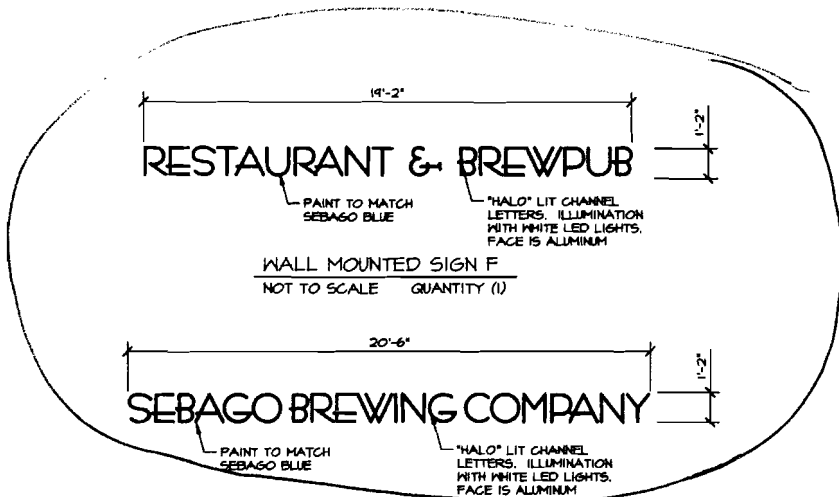
Elevation

Fore St. ↑

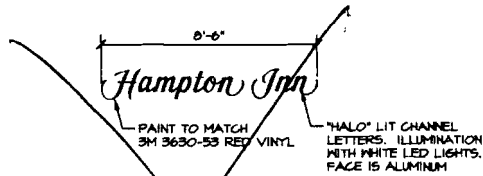
Fore St. ↑  
Elevation



NORTH EXTERIOR BUILDING ELEVATION



WALL MOUNTED SIGN E  
NOT TO SCALE QUANTITY (1)

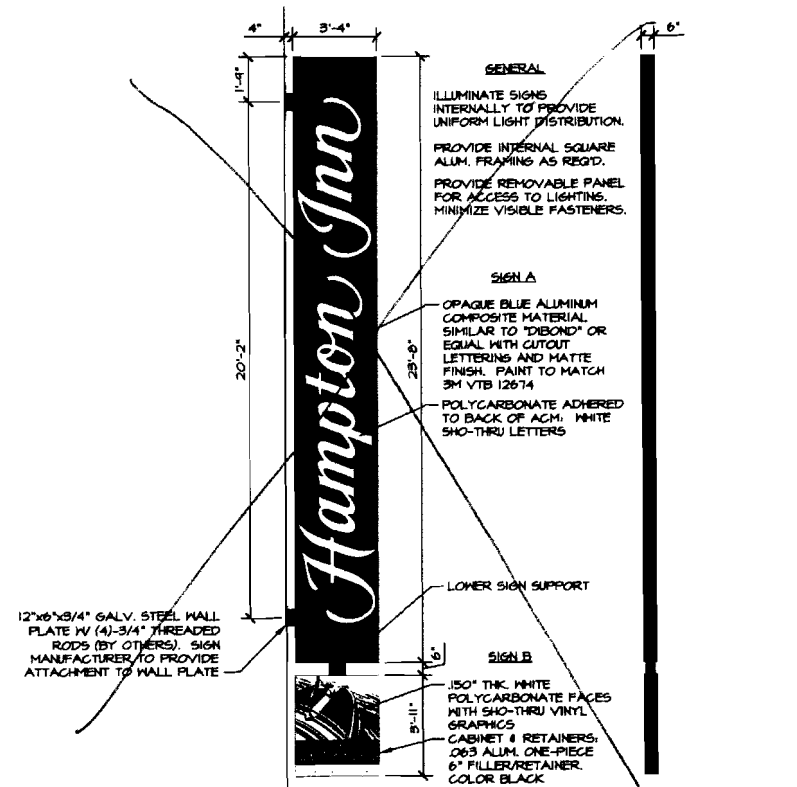
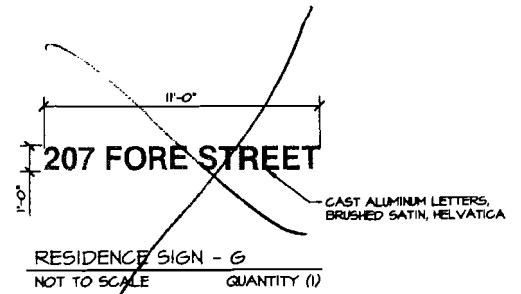


WALL MOUNTED SIGN D  
NOT TO SCALE QUANTITY (2)



WALL MOUNTED SIGN C  
NOT TO SCALE QUANTITY (1)

**GENERAL**  
PROVIDE ALUM. FRAMING AS REQ'D. TO ATTACH TO MASONRY VENEER  
PROVIDE ACCESS TO LIGHTINGS. MINIMIZE VISIBLE FASTENERS.



MARQUEE SIGN - FACE  
NOT TO SCALE QUANTITY (2)

MARQUEE SIGN - END VIEW  
NOT TO SCALE



## 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 or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- 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 \$65.00.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

CITY OF PORTLAND, ME  
INSPECTION DIVISION  
389 CONGRESS ST  
ROOM 315  
PORTLAND, ME 04101  
(207)874-8701

## Original Receipt

Merchant ID: 161000146545

Form ID: 001

Ref #: 001

**Sale**

XXXXXXXXXX2807

SA Entry Method: Swiped

2/26/11 16:03:19

CV #: 000001 Appr Code: 120112

Prvd: Online Batch#: 000231

Total: \$ 126.00

I agree to pay above total amount  
according to card issuer agreement  
(Merchant agreement if credit voucher)

Merchant Copy  
THANK YOU!

April 26 2011

Received from Sign One

Location of Work 207 Fore St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Sign

48 SF + 2 = 96.00

CBL: 029 2001

Bldg Fee 30.00

Check #: Visa Total Collected \$ 126.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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