

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that 57 EXCHANGE STREET, LLC

Located At 57 EXCHANGE ST

Job ID: 2012-09-5018-SIGN

CBL: 032- E-001-001

has permission to install a 40" round hanging sign & place a sidewalk sign for the "Salt Cellar"

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

Fire Prevention Officer

 10/1/12
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: 2012-09-5018-SIGN

Located At: 57 EXCHANGE ST

CBL: 032- E-001-001

Conditions of Approval:

Zoning

1. All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Historic

1. Sign application does not call for sign lighting. Any lighting will require separate review and approval under the requirements of the Historic Preservation ordinance.

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: 2012-09-5018-SIGN	Date Applied: 9/20/2012	CBL: 032- E-001-001	
Location of Construction: 57 EXCHANGE ST/172 MIDDLE ST	Owner Name: 57 EXCHANGE STREET LLC – Dirigo Management Co.	Owner Address: ONE PITCAIRN PL STE 3000 JENKINTOWN, PA 19046	Phone: 207-871-1080
Business Name: Salt Cellar, LLC	Contractor Name: Portsmouth Sign Company	Contractor Address: 105 Gosling Rd., Portsmouth NH 03801	Phone: (603) 436-0047
Lessee/Buyer's Name: Donald Tydeman	Phone: 201-306-3911	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Retail	Proposed Use: Same – retail – install 40” round hanging sign and sidewalk sign for Salt Cellar	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: <i>Sign</i> Signature: <i>AKM</i> 10/1/12
Proposed Project Description: 2 signs; 1 sidewalk; 1 building (hang)		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
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 <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>OK w/ conditions</i> <i>9/27/12 AKM</i>	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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/1/12</i> <i>D. Anderson</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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B-3
151312

Signage/Awning Permit Application

Entered 9/21

(83)

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.

2012-09-5018-526N

Location/Address of Construction: 172 MIDDLE ST., PORTLAND, ME 04101 (57 EXCHANGE BLDG) ← ASSessor's address		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 E001	Owner/AGENT: (57 Exchange St.) DIRIGO MANAGEMENT CO. ONE CITY CENTER PORTLAND, ME	Telephone: 207-871-1690
Lessee/Buyer's Name (If Applicable) DONALD TYDEMAN SALT CELLAR, LLC	Contractor name, address & telephone: PORTSMOUTH SIGN CO. 105 GOSLING ROAD NEWINGTON, NH 03801 603-436-0047 Call: CHIP LAWRY	Total s.f. of signage x \$2.00 18.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 75.00 Fee: \$ 93.00 Awning Fee= cost of work _____ Total Fee: \$ _____

Who should we contact when the permit is ready: **DONALD TYDEMAN** phone: **201-306-3911**

Tenant/allocated building space frontage (feet): Length **39'0"** Height **6'0"**
Lot Frontage (feet) **39'0"** Single Tenant or Multi Tenant Lot **MULTI**

Current Specific use: **RETAIL STORE - was "Thrift's Farm" (sign permit 10-0665)**
If vacant, what was prior use: _____
Proposed Use: **RETAIL STORE**

Information on proposed sign(s): **(A Frame Sign)**
 * 2 Freestanding (e.g., pole) sign? Yes _____ No ☒ Dimensions proposed: _____ Height from grade: _____
 * 1 Bldg. wall sign? (attached to bldg) Yes ☒ No _____ Dimensions proposed: **40" DIAMETER**

Proposed 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 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: **30" x 20" (EST)**
 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.

95f

24 x 36 = 864" = 6' x 2.00" 12.00

8.00 x 2.00 16.00

28.00
75.00
3.00
133.00
H.H.

Please submit all of the information outlined in the Sign/Awning Application Check **RECEIVED**

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/inspections or by the Building Inspections office, room 315 City Hall or call 874-8703.

SEP 20 2012
Dept. of Building Inspections
City of Portland Maine

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: **CT Tyde** Date: **9/20/2012**

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

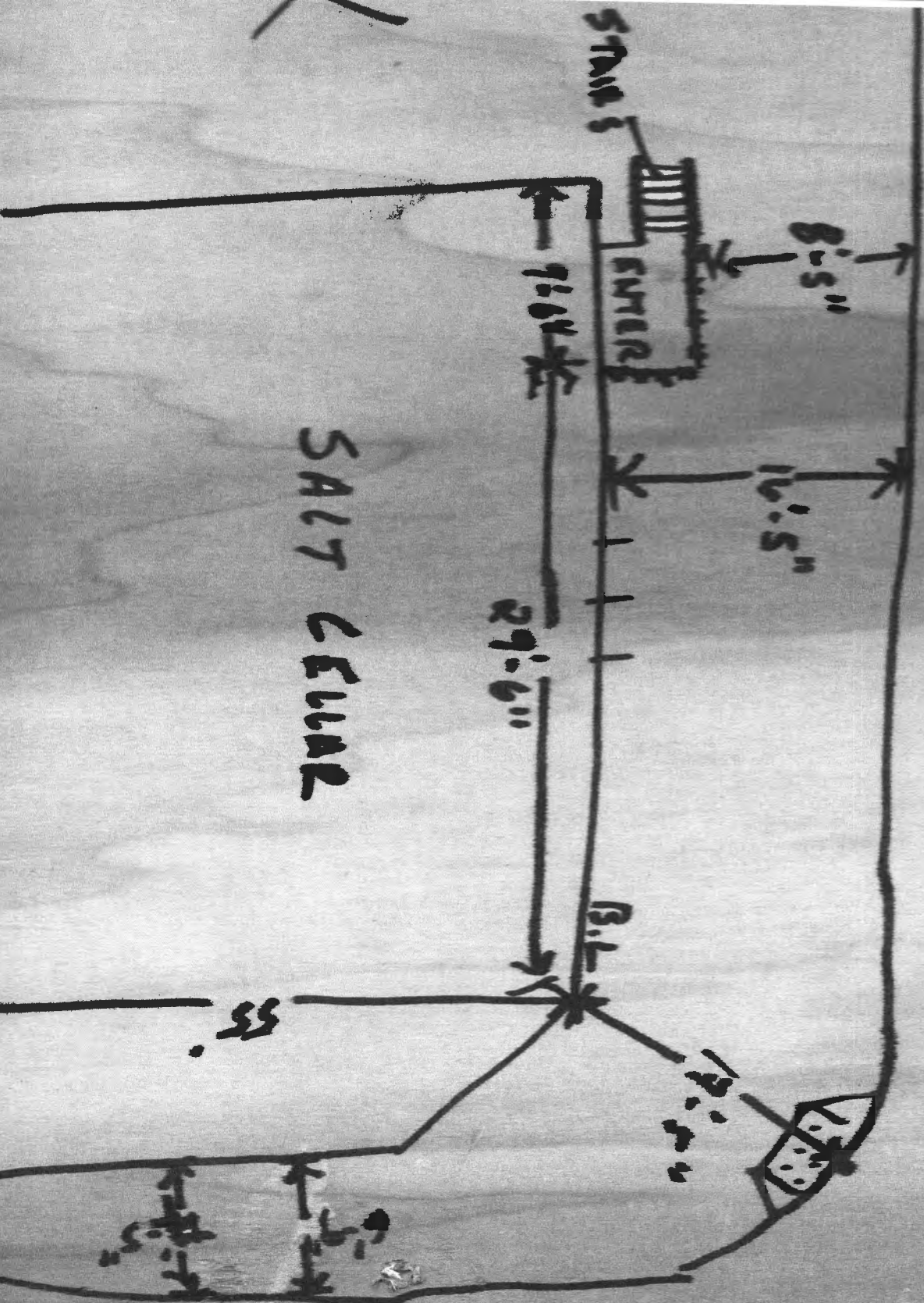
Revised 10/19/09

B-3 ground footprint - 29' x 2 = 58'

40" round sign - 8.7' x 0.2'

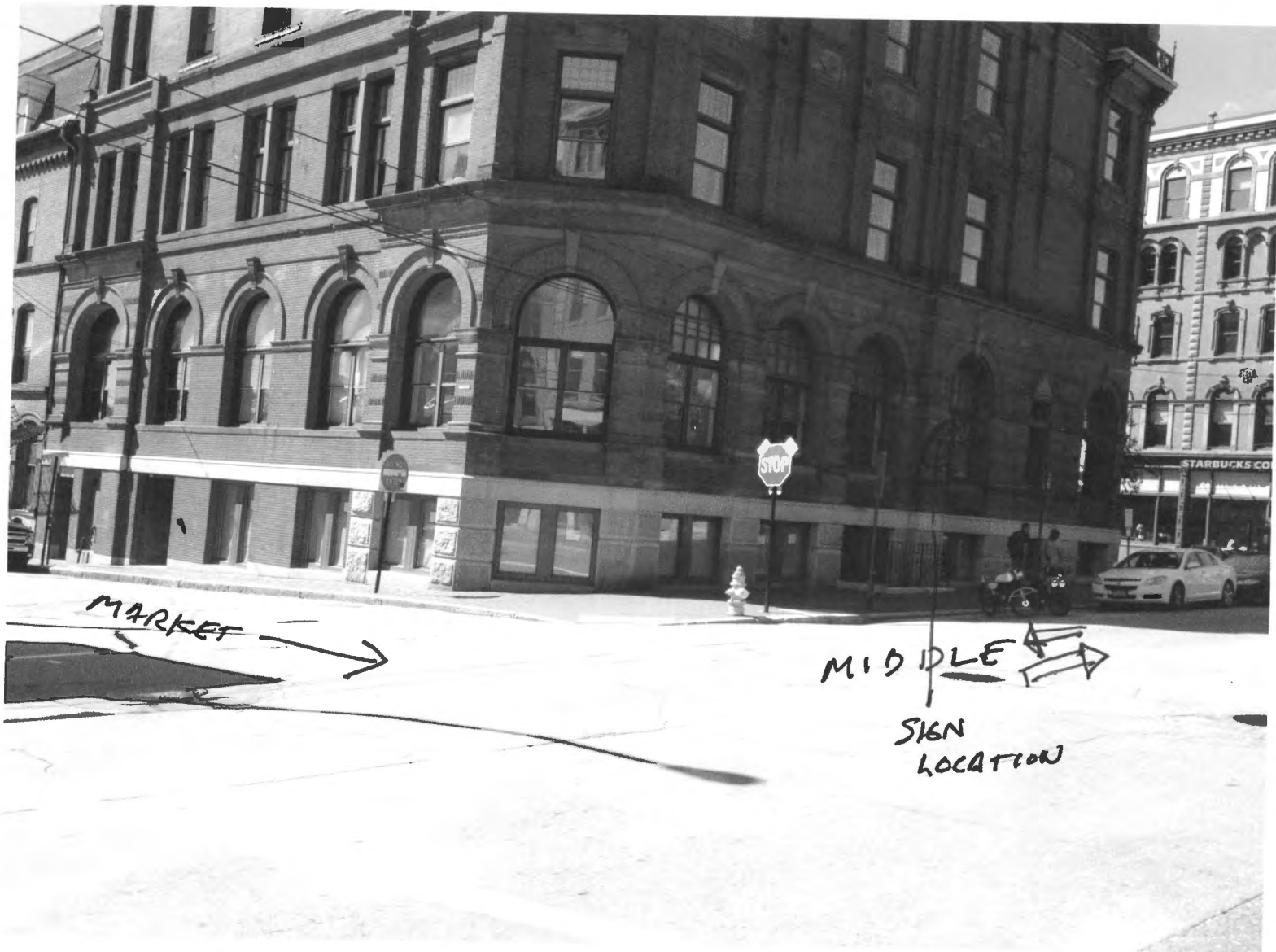
Sidewalk 24' x 36' (0.19)
indirect - 24' x 40' max

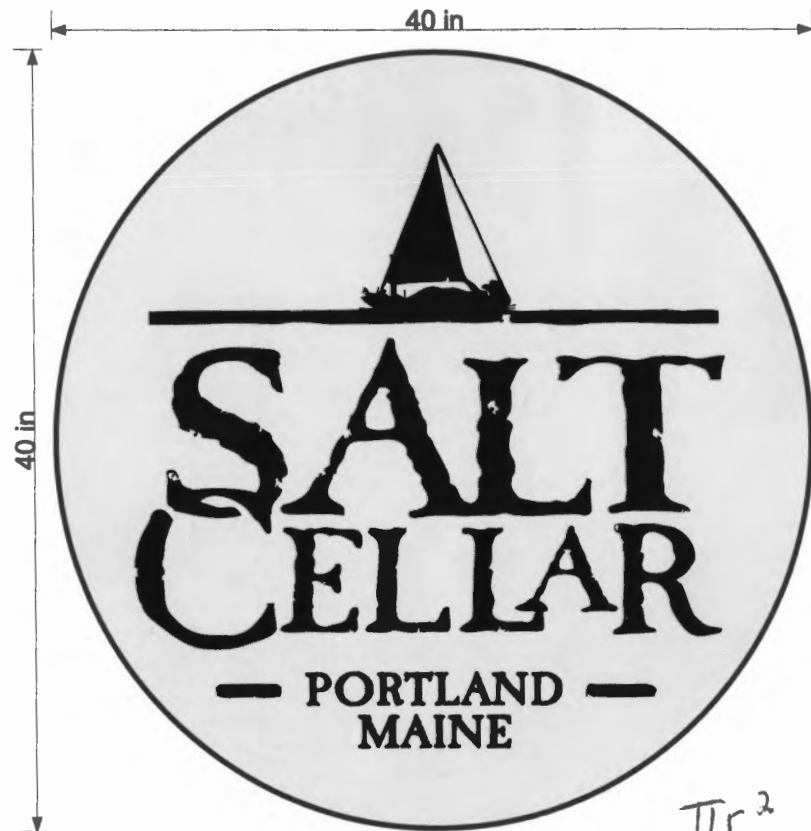
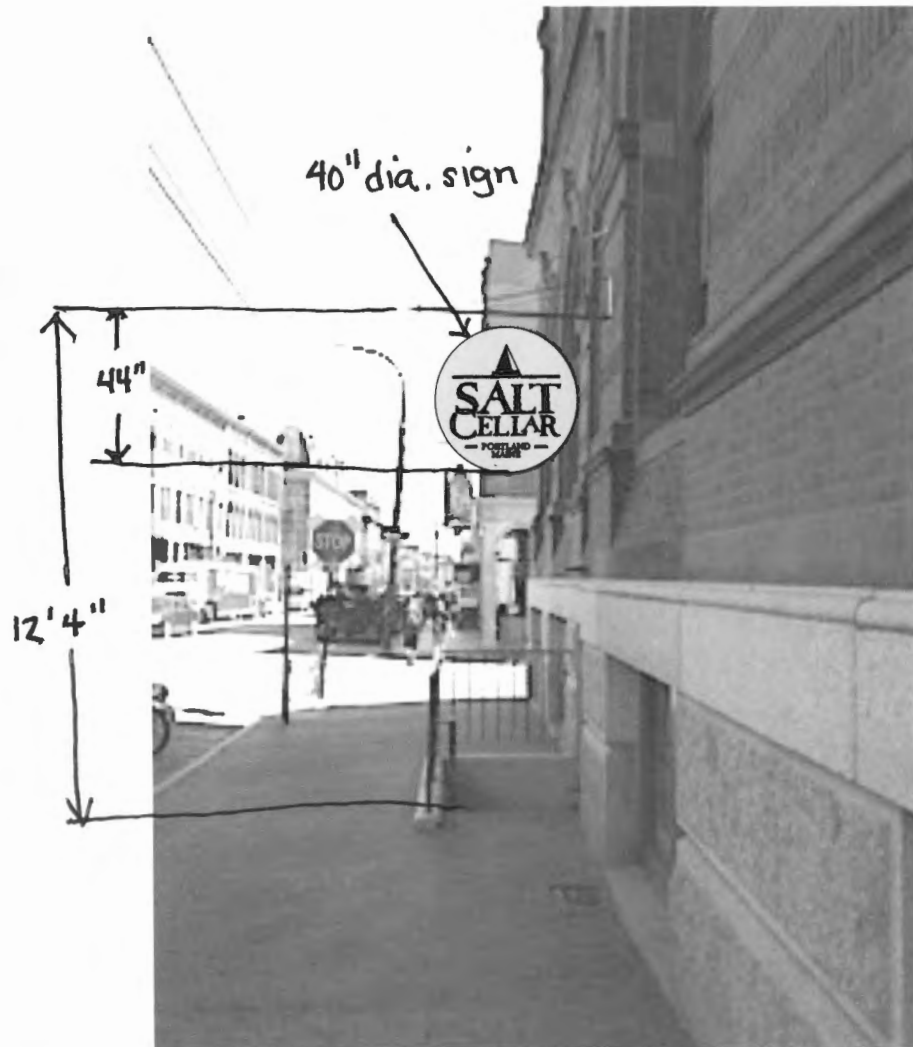
MIDDLE ST



SALT CELLAR

MARKET ST





$$\begin{aligned} & \pi r^2 \\ & 3.14 \times (20'')^2 \\ & 3.14 \times 400 = 1256 \text{ sq in} \\ & = 8.72 \text{ sq ft} \end{aligned}$$

Qty: SS/DS: Materials: Background Color: Vinyl Color: HP ☐ Int ☐ Other:

PORTSMOUTH
[SIGN]
COMPANY

Phone: 603-436-0047

email: service@portsmouthsignco.com

All designs and custom artwork remain the property of Portsmouth Sign Company until the order is complete and paid in full.

NOTE: Designs are NOT actual size

REVISION:

All orders under \$250 include 1 revision only. All orders over \$250 include 3 revisions only. Additional revisions will be charged at \$25 per revision.

8/01/12

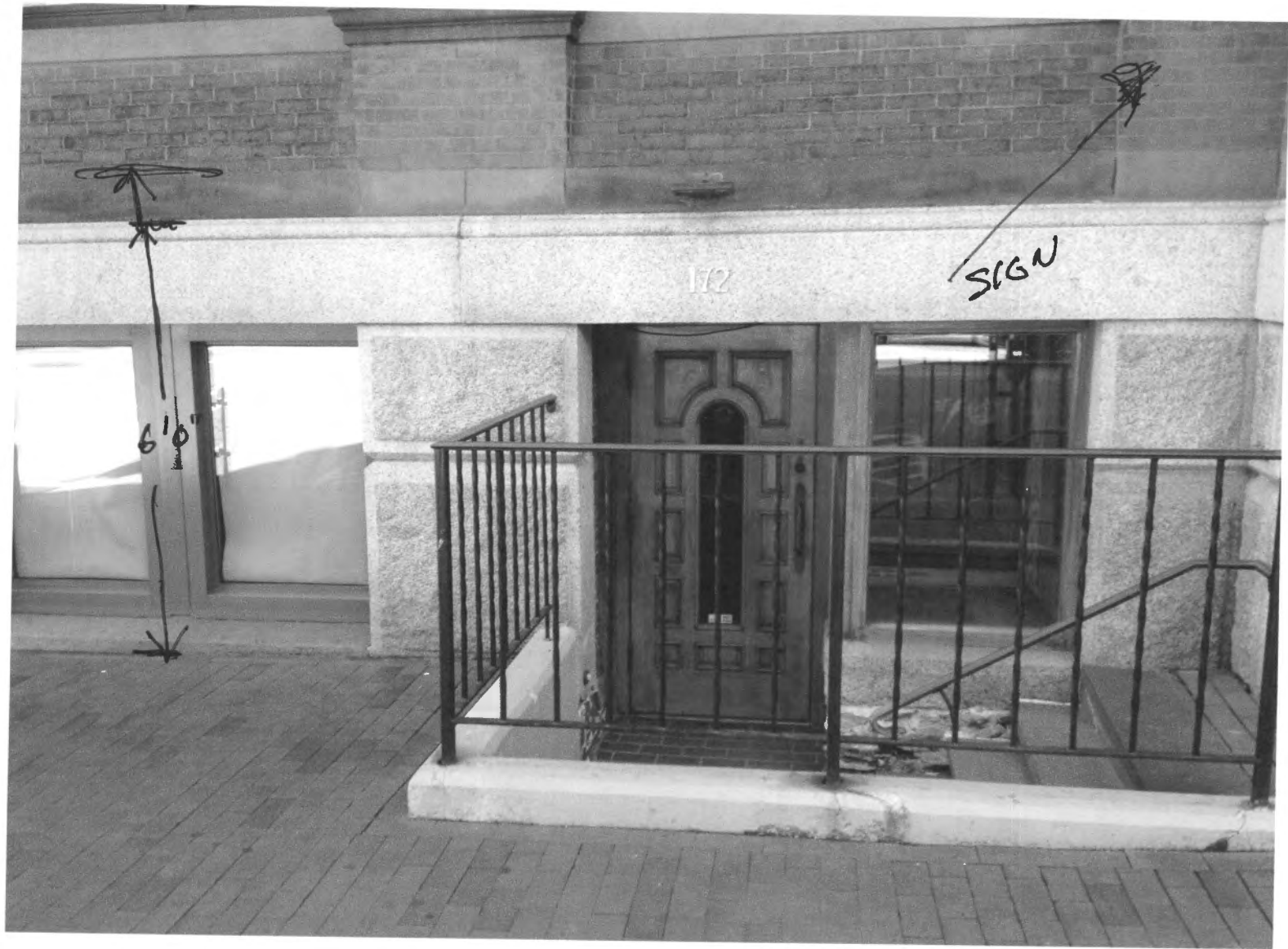
I understand this Order Form is the final production order and replaces all previous drawings, notes and verbal instructions to this job. I have carefully reviewed this form and verify that it contains all necessary specifications and represents my order exactly. I authorize fabrication according to this approval.

SIGNATURE: _____ Date: _____

RETURN SIGNED TO: service@portsmouthsignco.com

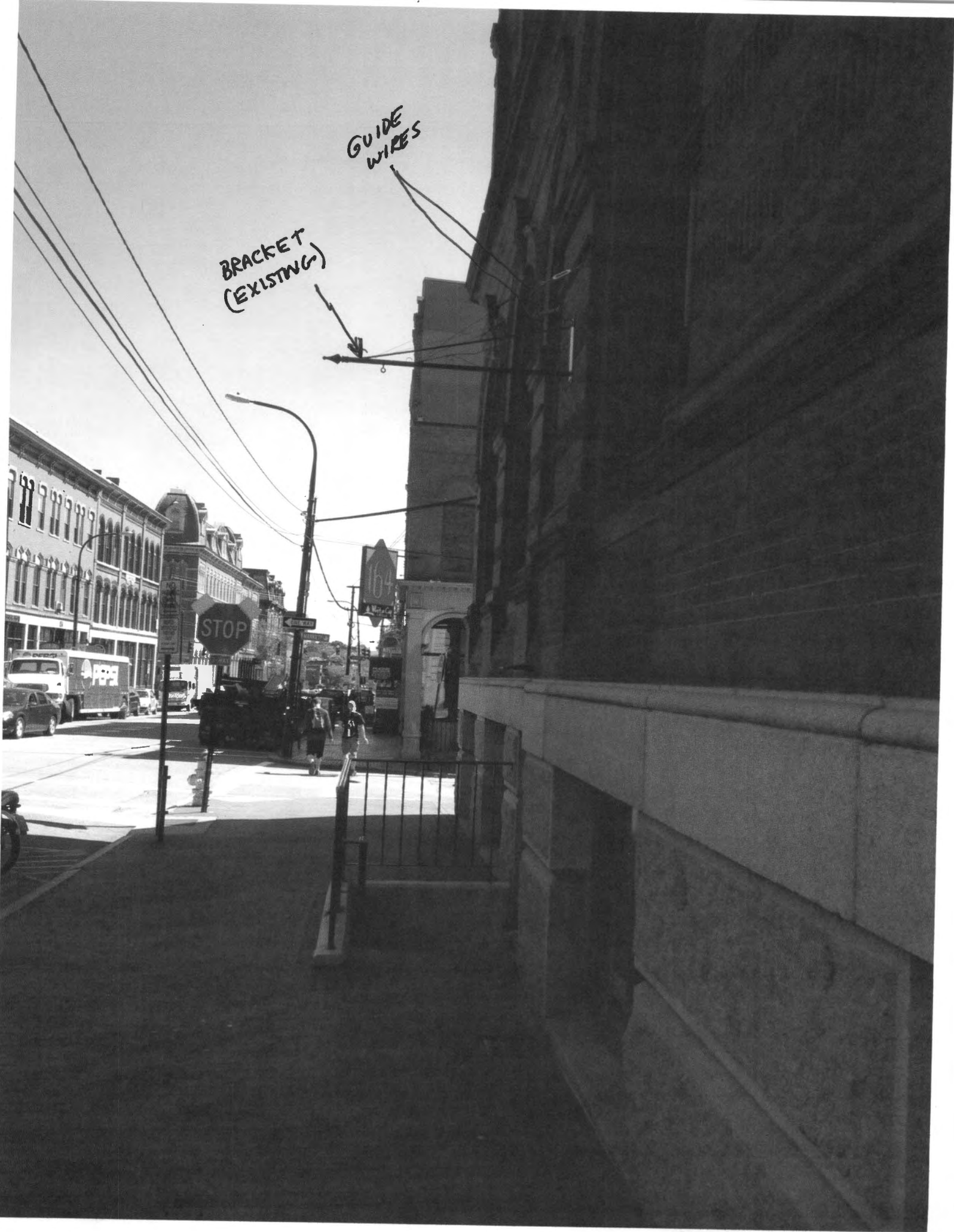


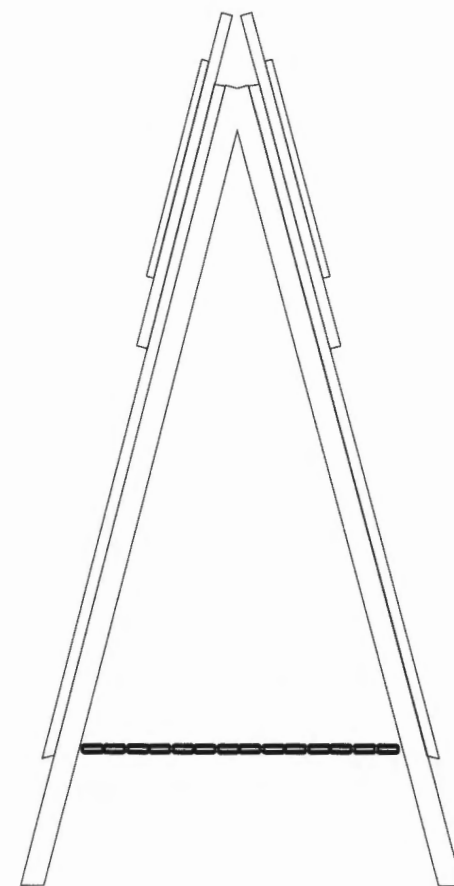
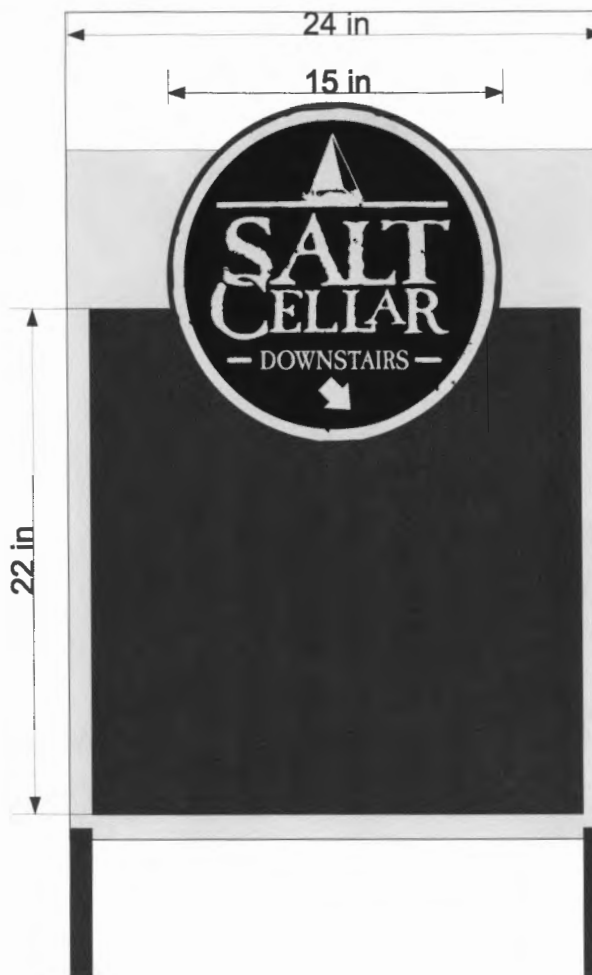
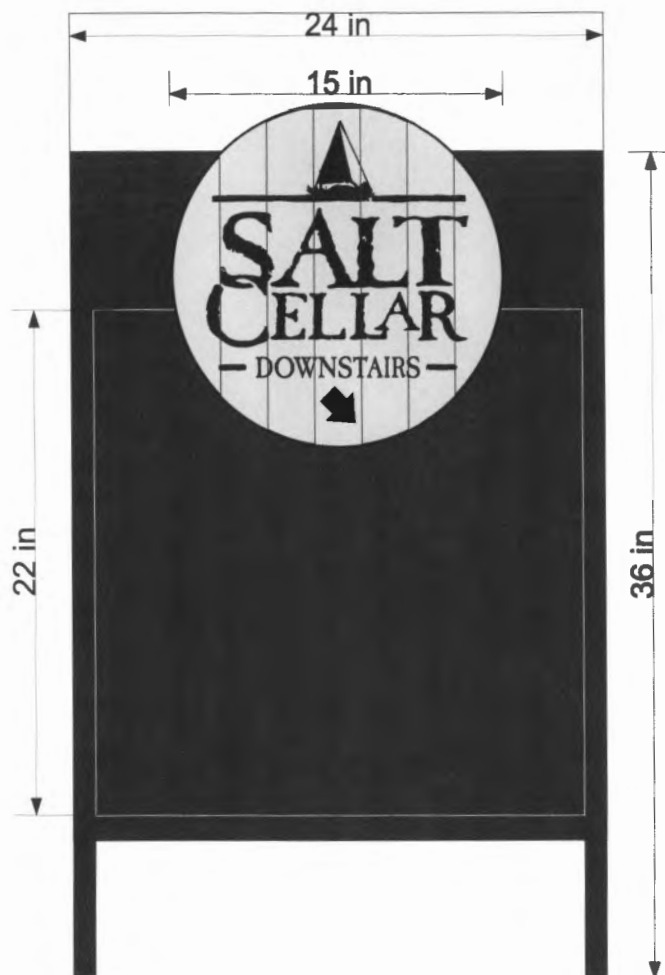
EXISTING BRACKET w/ CABLES
(10' 4" ABOVE SIDEWALK)



GUIDE
WIRES

BRACKET
(EXISTING)





Qty: SS/DS: Materials: Background Color: Vinyl Color: HP ☐ Int ☐ Other:

PORTSMOUTH
[SIGN]
COMPANY

Phone: 603-436-0047

email: service@portsmouthsignco.com

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7/20/12

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SIGNATURE: _____ Date: _____

RETURN SIGNED TO: service@portsmouthsignco.com



**DIRIGO
MANAGEMENT
COMPANY**

August 24, 2012

Donald Tydeman
d/b/a Salt Cellar
7 Commercial Alley
Portsmouth, NH 03801-3864

RE: Proposed Exterior Sign for 172 Middle Street Retail Entrance

Dear Don,

I have received your signage application and have review the various documents including the drawing of the proposed exterior sign. The design is excellent and is therefore approved.

As always, if you have any questions, please do not hesitate to call me.

Sincerely,

Peter S. Skapinsky, CPM
As Authorized Agent for the 57 Exchange Street LLC, Owner
peter@dirigomgmt.com



Individual Member



ONE CITY CENTER, PORTLAND, MAINE 04101-4009
TEL: (207) 871-1080 • FAX (207) 871-7189
E-MAIL: info@dirigomgmt.com
WEB SITE: www.dirigomgmt.com



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Receipts Details:

Tender Information: Check , Check Number: 1232

Tender Amount: 133.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 9/21/2012

Receipt Number: 48505

Receipt Details:

Referance ID:	8101	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	58.00	Charge Amount:	58.00
Job ID: Job ID: 2012-09-5018-SIGN - 2 signs; 1 sidewalk: 1 building (hang)			
Additional Comments: 57 Exchange			

Referance ID:	8102	Fee Type:	BP-SignsHist
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-09-5018-SIGN - 2 signs; 1 sidewalk: 1 building (hang)			