

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

Location of Construction: 46 Market St		Owner: Tom Tiberi		Phone: 761-4720		Permit No: 981231	
Owner Address: BAA 04101		Lessee/Buyer's Name: Malone's Steakhouse & Irish Pub		Phone:		Business Name:	
Contractor Name: Molly's Steakhouse		Address: 46 Market St Portland, ME 04104		Phone: 761-4576		Permit Issued: OCT 29 1998	
Past Use: Restaurant		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 28.80	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: S197 Use Group: Type: BOCA 96	
				Signature:		Signature:	
Proposed Project Description: Erect Signage - New face/Same size as existing				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <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: UB		Date Applied For: 22 October 1998					

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..

**CERTIFICATION**

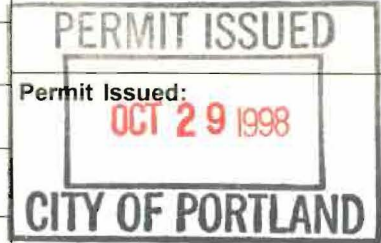
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

23 October 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



Zone: CBL: 032-E-010

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:

CEO DISTRICT 1

ADDRESS: 46 Marlford Street  
PERMIT APPLICATION FOR: Signage  
BUILDING OWNER: Tom Pilecki  
PERMIT APPLICANT: Malcolm Ridley's Steakhouse  
REVIEWER: Deb Anderson  
DATE OF DECISION: 10/26/98

## 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. *for sign*

Other conditions:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



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

**Building or Use 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>46 Market St. on corner of milk + market</u>		
Total Square Footage of Proposed Structure <u>18,755 s.f. (4,500 sq ft)</u>		Square Footage of Lot <u>2400 s.f.</u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>032</u> Block# <u>E</u> Lot# <u>010</u>	Owner: <u>Tom Tiberii</u>	Telephone#: <u>761-4720</u>
Owner's Address: <u>46 Market St. Portland</u>	Lessee/Buyer's Name (If Applicable) <u>Molly's Steakhouse + Irish Pub</u>	Cost Of Work: \$ <u>600.00</u> Fee \$ <u>25.00</u> <u>3.80 sq ft</u>
Proposed Project Description: (Please be as specific as possible) <u>To replace a 60" x 44" Squire Morgan's sign with a 60" x 44" Molly's Steakhouse + Irish Pub sign!</u>		
Contractor's Name, Address & Telephone <u>Molly's Steakhouse 46 Market St. Portland 761-4576</u>		Rec'd By <u>WB</u>
Current Use: <u>Restaurant Signage</u>	Proposed Use: <u>Restaurant Signage</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <u>Gerald L. Walsh</u>	Date: <u>10-22-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

Send to

\* Tom Tiberii  
46 MARKET ST  
PORT 04104



# SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 46 Market St. Portland ZONE: B-3

OWNER: Tom Tiberii

APPLICANT: Malone's Steakhouse + Irish Pub, Inc d/b/a Molly's Steakhouse + Irish Pub

ASSESSOR NO. \_\_\_\_\_

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 60" tall x 44" wide x 2" thick  
5 x 4 + 20 ft

(attached to bldg)

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

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: 60"x44" Squire Morgan's sign, attached by brackets to corner of 2nd floor of 46 Market St. building

LOT FRONTAGE (FEET): 100 FT.

BLDG FRONTAGE (FEET): 100 Ft. X 20 = 200 ft

AWNING YES ☐ NO ☒ IS AWNING BACKLIT? YES ☐ NO ☒

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

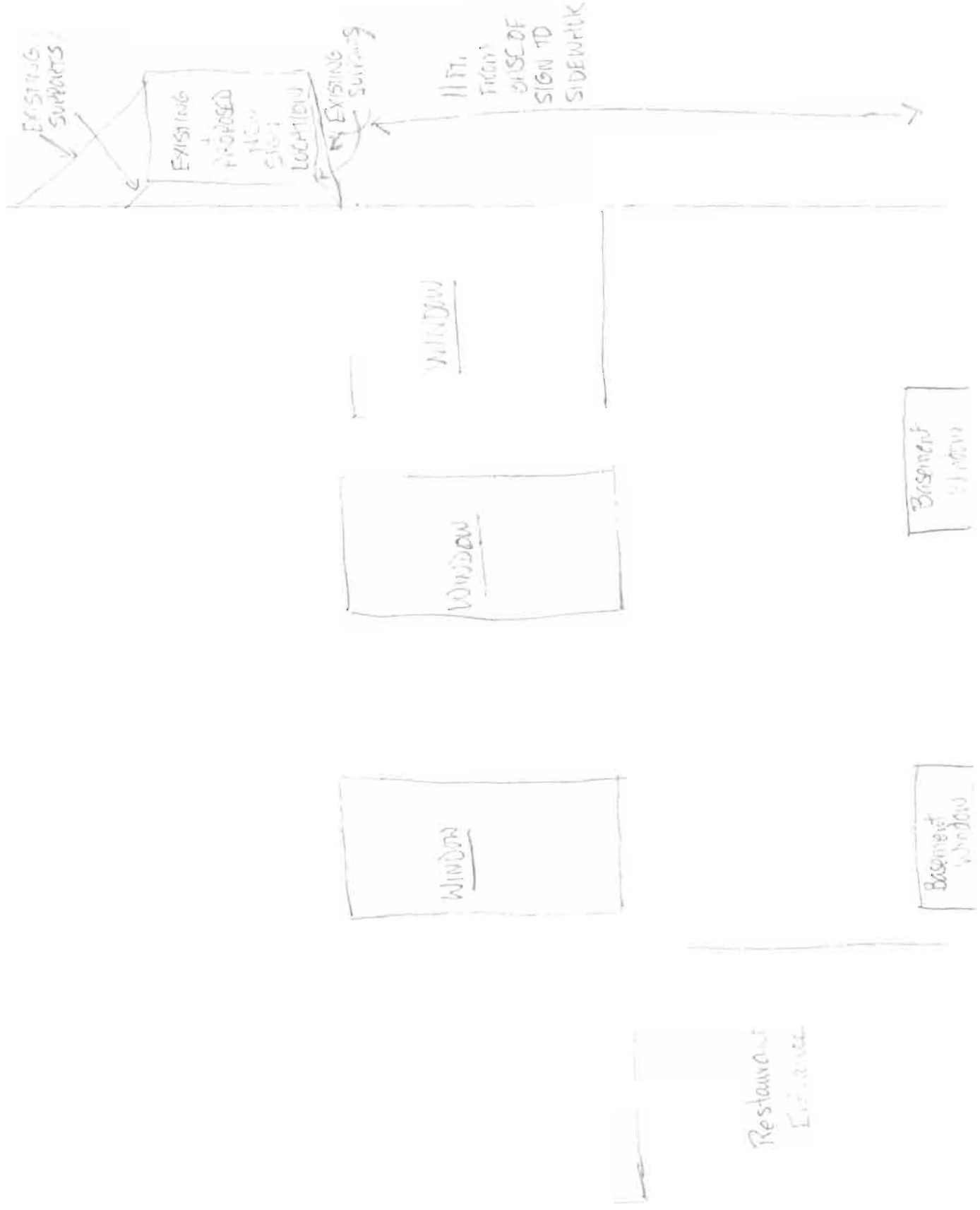
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? ☐

**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: Robert Cameron DATE: 10.21.98

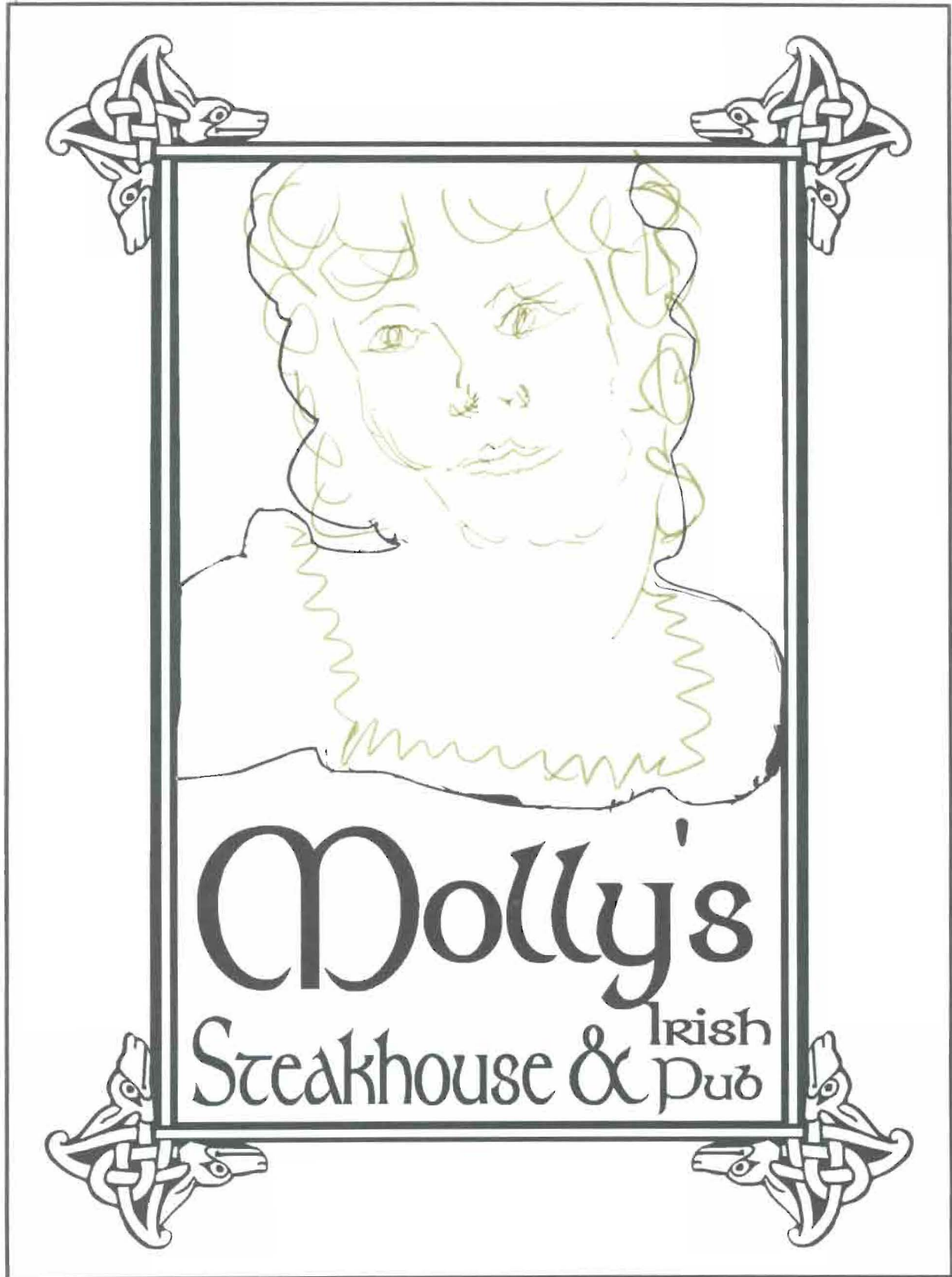
46 JIMMIE ST  
BUILDING  
VIEW  
FROM MILK  
STREET

Restaurant  
Entrance



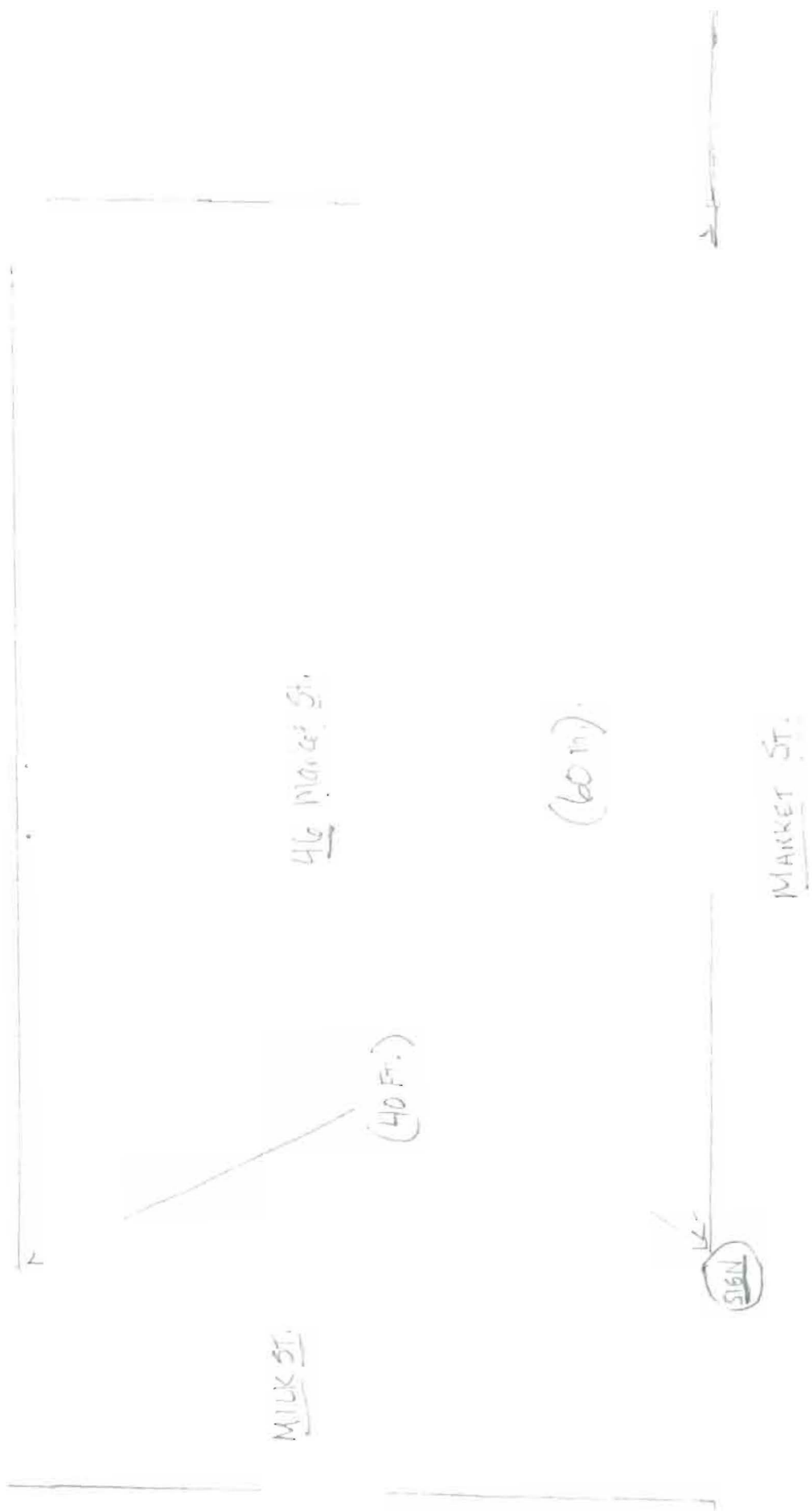


44" WIDE



60" TALL

ARTIST'S SKETCH OF PROPOSED NEW SIGNAGE  
46 MARKET ST. (2" THICK, SIGNFICHEL + PAINT)



SITE SKETCH

Portland Regency  
(MILK ST.)  
CIRCLE

October 19, 1998

To: City of Portland

In September of this year I signed a lease with Malone's Steakhouse and Irish Pub inc. to lease the property at 46 Market Street, formerly Squire Morgans. I have given my permission to Malone's Steakhouse to hang a sign in the same location and the same dimensions as the existing Squire Morgan's sign.

Tom Tiberii



Property Owner  
46 Market St.  
Portland, Me.



# INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

1. Proof of insurance *Bob's Cert. of Insurance*
2. Letter of permission from the owner *Bob's type*
3. ☒ A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached)
4. ☒ Indicate on the plan all existing and proposed signs
5. Computation of the following:
  - A) ☒ Sign area of each existing and proposed building sign *(60" x 44" each)*  
*existing = 18.75 square ft.*  
*proposed = 18.75 sq. ft.*
  - B) ☐ Sign area height and setback of each existing and proposed freestanding sign
6. ☒ A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached). *60x44x2*  
*2 Floodlights, 1 on each side*  
*Materials = Signfoam*
7. ☒ Certificate of flammability required for awning/canopy at time of application.
8. ☒ UL # required for lighted signs at the time of application.

**Fee for permit - \$25.00 plus \$0.20 per square foot**

☒ **Fee for awning based on cost of work - \$25.00 for the first \$1,000.00, \$5.00 for each additional \$1,000.000.**

**NOTE:** Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.

ACORD

## CERTIFICATE OF LIABILITY INSURANCE

PRODUCER

Gowen & Wainwright Agency Inc  
44 Dover Point Road  
P.O. Box 856  
Dover, NH 03820

DATE (MM/DD/YY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

## COMPANIES AFFORDING COVERAGE

COMPANY

A

Peerless Insurance Company

COMPANY

B

COMPANY

C

COMPANY

D

INSURED

Malone's Steak House & Irish  
Pub, Inc. & Robert Cameron  
46 Market St  
Portland, ME 04101

## COVERAGES

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.

CO TR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	Pending	09/25/1998	09/25/1999	GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP-OP AGG \$ 2,000,000 PERSONAL & ADV INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 300,000 MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT				
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	<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				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY \$ EACH ACCIDENT \$ AGGREGATE \$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$ WC STATUTORY LIMITS OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				EACH ACCIDENT \$ DISEASE - POLICY LIMIT \$ DISEASE - EA EMPLOYEE \$
	<input type="checkbox"/> THE PROPRIETOR <input type="checkbox"/> PARTNERS/KEY PERSONS <input type="checkbox"/> OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				
A	Sign Property Cov.	Pending	09/25/1998	09/25/1999	\$1000 Limit/\$250 Ded.

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

## CERTIFICATE HOLDER

City of Portland  
Attn: Sign Permit  
Portland, ME 04101

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

*Stephen E. Wainwright*

ACORD 25-S (1/95)

ACORD CORPORATION 1988



# PLUMBING APPLICATION

032-E-010

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

## PROPERTY ADDRESS

Town Or Plantation	46 Market St.
Street Subdivision Lot #	part

## PROPERTY OWNERS NAME

Last:	FIERI	First:	Tom
Applicant Name:	DNE THE PLUMBER		
Mailing Address of Owner/Applicant (If Different)	23 Cox St ST		

PORTLAND	5721	TOWN COPY
Date Permit Issued:	9/9/96	\$ 20
Local Plumbing Inspector Signature		FEE
		L.P.I. # 0134

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Tammy Munson

Local Plumbing Inspector Signature

9-96

Date Approved

## PERMIT INFORMATION

### This Application is for

- ☒ NEW PLUMBING
- ☐ RELOCATED PLUMBING

### Type Of Structure To Be Served:

- ☐ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☒ MULTIPLE FAMILY DWELLING
- ☐ OTHER — SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

- ☒ MASTER PLUMBER
- ☐ OIL BURNERMAN
- ☐ MFG'D. HOUSING DEALER / MECHANIC
- ☐ PUBLIC UTILITY EMPLOYEE
- ☐ PROPERTY OWNER

LICENSE # 1903

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

Number of Hook-Ups & Relocations

Hook-Up & Relocation Fee

OR

TRANSFER FEE  
[\$6.00]

### Column 2

Number

Type of Fixture

Hosebibb / Sillcock

Floor Drain

Urinal

Drinking Fountain

Indirect Waste

Water Treatment Softener, Filter, etc.

Grease / Oil Separator

Dental Cuspidor

Bidet

Other: \_\_\_\_\_

Fixtures (Subtotal)  
Column 2

### Column 1

Number

Type of Fixture

Bathtub (and Shower)

Shower (Separate)

Sink

Wash Basin

Water Closet (Toilet)

Clothes Washer

Dish Washer

Garbage Disposal

Laundry Tub

Water Heater

Fixtures (Subtotal)  
Column 1

Fixtures (Subtotal)  
Column 2

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

Permit Fee  
(Total)

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE