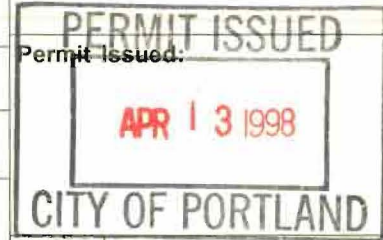


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 182 Middle St		Owner: Boyd Properties		Phone:	
Owner Address:		Lessee/Buyer's Name: Stonewall Kitchen		Phone:	
Contractor Name: Kevin Freeman Signs		Address:		Phone:	
Past Use: Retail		Proposed Use: Same		COST OF WORK: \$..	
				PERMIT FEE: \$ 31.50	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: Signature:	
Proposed Project Description: Erect Signage 32.5 Sq Ft				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: Date:	
Permit Taken By: Monty Hagen		Date Applied For: 08 April 1998			

Permit No: 980350



Zoning: CBL: 032-1-038

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Question??? Call Monty Hagen 828-9664 - Call for Pick-Up

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

SIGNATURE OF APPLICANT: Monty Hagen ADDRESS: DATE: 08 April 1998 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 182 MIDDLE STREET ZONE: B-3

OWNER: STONEWALL KITCHEN

APPLICANT: MONTY HAGEN

ASSESSOR NO.: _____

SINGLE TENANT LOT? YES _____ NO _____

MULTI TENANT LOT? YES _____ NO _____

FREESTANDING SIGN? YES _____ NO X DIMENSIONS _____
(ex. pole sign..)

MORE THAN ONE SIGN? YES _____ NO _____ DIMENSIONS _____

BLDG. WALL SIGN? YES X NO _____ DIMENSIONS 15" H x 16'-0" L = 20 #
(attached to bldg)

MORE THAN ONE SIGN? YES X NO _____ DIMENSIONS (DUAL) 30" H x 60" L = 12.5 #

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

_____ 18.25 x 2 = 36.5 # all 32.5 #

TENANT LOT FRONTAGE (FEET) 18'-3" X

BLDG FRONTAGE (FEET) _____

AWNING YES _____ NO X 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 THE PROPOSED SIGNS ARE ALSO REQUIRED.

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
03/18/98

PRODUCER

JOHN SISE & COMPANY
ELDRIDGE PARK WEST
ONE CATE STREET
PORTSMOUTH NH 03801

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 MARYLAND CASUALTY COMPANY
COMPANY B
COMPANY C
COMPANY D

INSURED

STONEWALL KITCHEN LTD.
DBA STONEWALL KITCHEN
469 US ROUTE #1
YORK, MAINE 03909

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. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNER'S & CONTRACTOR'S PROFIT	EPA27255778	9/20/97	9/20/98	GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGE \$2,000,000 PERSONAL & ADV INJURY \$1,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY ANY AUTO				AUTO ONLY EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
A	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM OTHER THAN UMBRELLA FORM	UB89917307	9/20/97	9/20/98	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/PARTNER/EXECUTIVE OFFICERS ARE <input type="checkbox"/> INCL. <input type="checkbox"/> EXCL. OTHER				SWC STATUTORY LIMITS TOTAL PER EL EACH ACCIDENT \$ EL DISEASE-POLICY LIMIT \$ EL DISEASE-EA EMPLOYEE \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE OF INSURANCE ISSUED FOR ONE BLADE SIGN AND ONE SIDEWALK SIGN LOCATED AT 182 MIDDLE STREET; PORTLAND, ME
CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED

CERTIFICATE HOLDER

CITY OF PORTLAND
389 CONGRESS STREET
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 THEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

John Sise & Company, Inc. MM A

OVAL PROTECTING SIGN

PHOTO OF EXISTING OVAL SIGN TO BE USED @ 182 MIDDLE STREET.



BUILDING PERMIT REPORT

DATE: 13 April 98 ADDRESS: 182 Middle ST. Ø32-I-Ø38
REASON FOR PERMIT: To Erect Signage
BUILDING OWNER: Boyd Properties
CONTRACTOR: Kevin Freeman Signs
PERMIT APPLICANT: Marty Hage
USE GROUP U. (Sign) BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *24*26

- X 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. (A 24 hour notice is required prior to inspection)
- 3 Precaution must be taken to protect concrete from freezing.
- 4 It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
- 7 Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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. Minimum height all Use Groups 42" , except Use Group R which is 36" In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38" Use Group R-3 shall not be less than 30", but not more than 38") Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2"
9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17 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.

18 The Fire Alarm System shall be maintained to NFPA #72 Standard.

19 The Sprinkler System shall maintained to NFPA #13 Standard.

20 All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21 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"

22 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 to the Division of Inspection Services.

23 Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

X 24 All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25 All requirements must be met before a final Certificate of Occupancy is issued.

X 26 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).

27 Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28 Please read and implement the attached Land Use-Zoning report requirements.

29.

30.

31.

32.



B. Samuel Hoopes, Code Enforcement

cc Lt. McDougall, PFD
Marge Schmuckal



STONEWALL KITCHEN

Creators of Specialty Foods

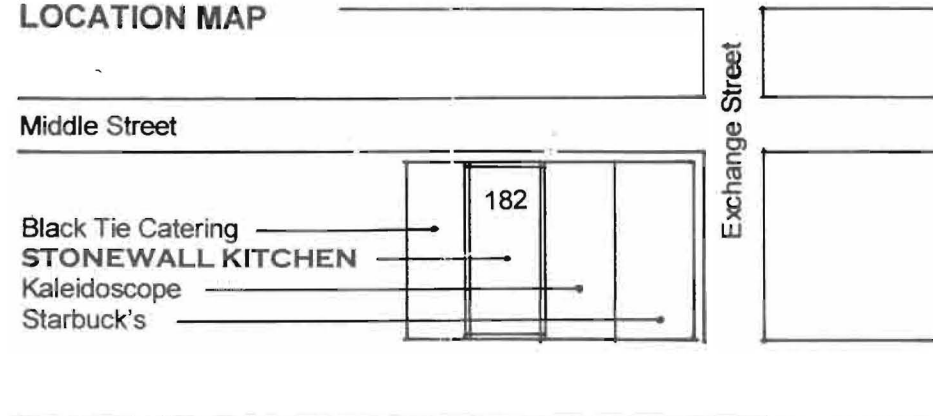
PROJECT ADDRESS: Stonewall Kitchen Company Store
182 Middle Street
Portland, ME
(207) 351-2713
Contact: James Roberts

TENANT: Stonewall Kitchen
469 U.S. Route One
York, ME 03909
(207) 351-2713
Contact: Jonathan King, Jim Stott

LANDLORD: Boyd Properties, Inc.
44 Elm Street
Camden, ME
(207) 851-1340 bpr
Contact: Matt Orne

**DESIGNER/
CONSTRUCTION
MANAGER:** HAGEN DESIGN
299 Danforth Street
Portland, ME 04102
Contact: Monty Hagen

LOCATION MAP



SQUARE FOOTAGE

Sales (Street Level)	1089sq.ft.
Stock (Lower Level)	981sq.ft.
Total	2070sq.ft.

SHEET INDEX

- T1.1 Title Sheet
- A1.1 Construction Plan – Street Level
- A1.2 Construction Plan – Lower Level
- A2.1 Reflected Ceiling Plan – Street Level
- A2.2 Reflected Ceiling Plan – Lower Level
- A3.1 Finish Plan – Street Level
- A3.2 Finish Plan – Lower Level
- A4.1 Fixture Plan – Street Level
- A4.2 Fixture Plan – Lower Level
- A5.1 Storefront Elevation
- A5.2 Storefront Elevations & Sections
- A6.1 Interior Elevations – Street Level
- A6.2 Elevations & Sections – Street Level
- A6.3 Interior Elevations – Lower Level
- A6.4 Elevations & Sections – Lower Level



L1.1 Lighting Plan

HAGEN DESIGN

299 Danforth Street
Portland, Maine 04102
207.828.9664
207.828.8097 Fax

Scale: --
Date: 3.27.98
Job: 1001



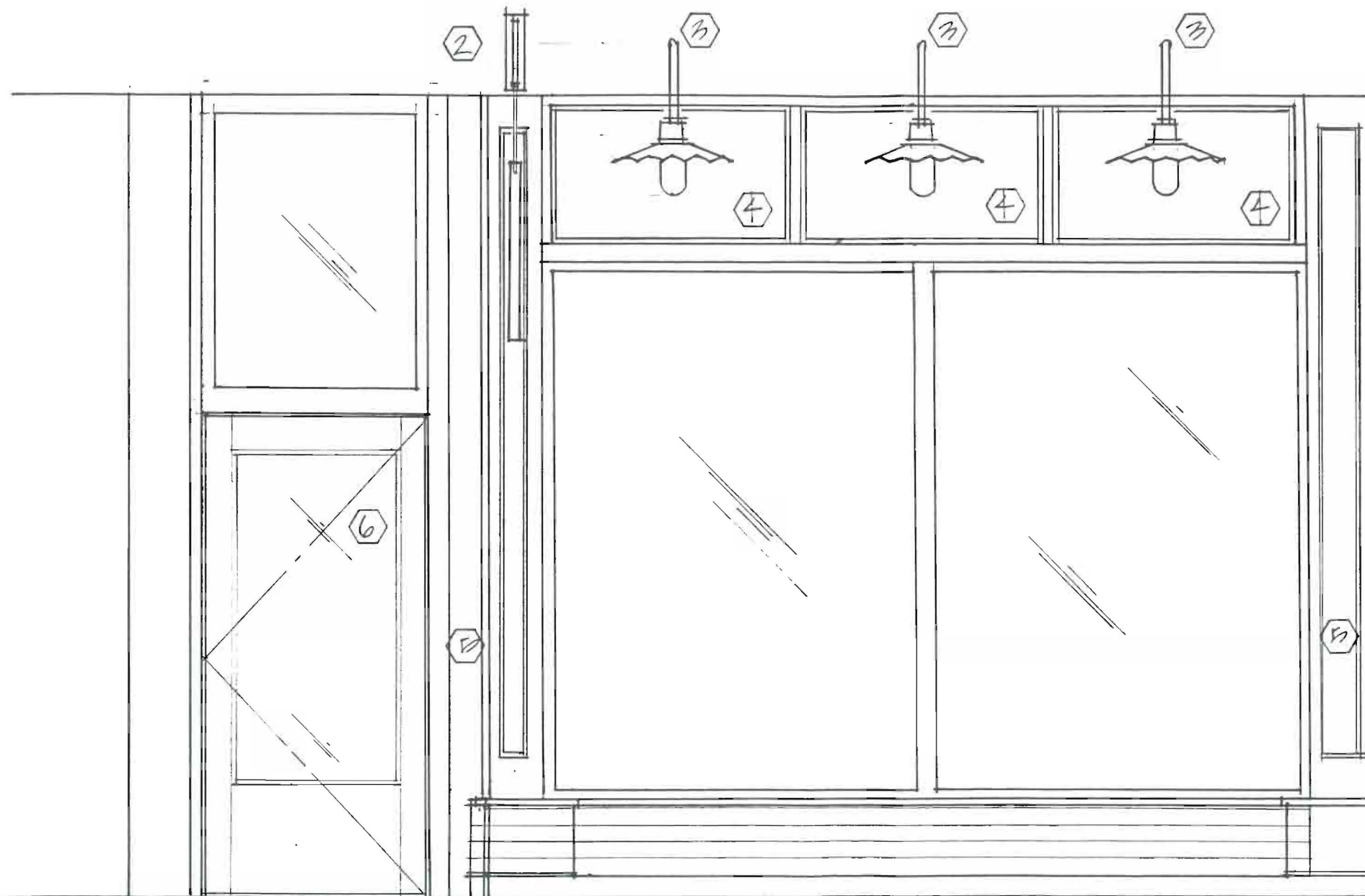
STONEWALL KITCHEN

COMPANY STORE
182 MIDDLE STREET
PORTLAND, MAINE

TITLE SHEET

T1.1

STONEWALL KITCHEN



- ① HAND PAINTED WOOD SIGN
15" H x 16'-0" L
(SIGNAGE AREA = 20 #)
GREEN w/ GOLD LETTERS
- ② PROJECTING SIGN, HAND-PAINTED WOOD w/ BLACK METAL BRACKET, 30" x 60" L OVAL
(SIGNAGE AREA = 12.5 #)
- ③ GOOSENECK EXTERIOR LIGHT FIXTURE, ABSOLUTE RADIAL WAVE, BLACK FINISH w/ PROTECTIVE LENS, SUPPLIED BY TENANT.
- ④ TRANSOM AREA ABOVE EXIST. DISPLAY WINDOWS TO BE PANELED TO REFLECT PERIOD ARCHITECTURE, PAINTED WOOD
- ⑤ REPLACE BLANK CORNERS w/ PANELED DETAIL, PAINT.
- ⑥ NEW PAINTED WOOD & GLASS DOOR, SUPPLIED BY TENANT. INSTALL BY G.C.

18'-3"

TOTAL SIGNAGE = 32.5 #
(36 # ALLOWABLE).

HAGEN DESIGN

299 Danforth Street
Portland, Maine 04102
207.828.9664
207.828.8097 Fax

Scale: 1/2" = 1'-0"
Date: 3-23-98
Job: 1001

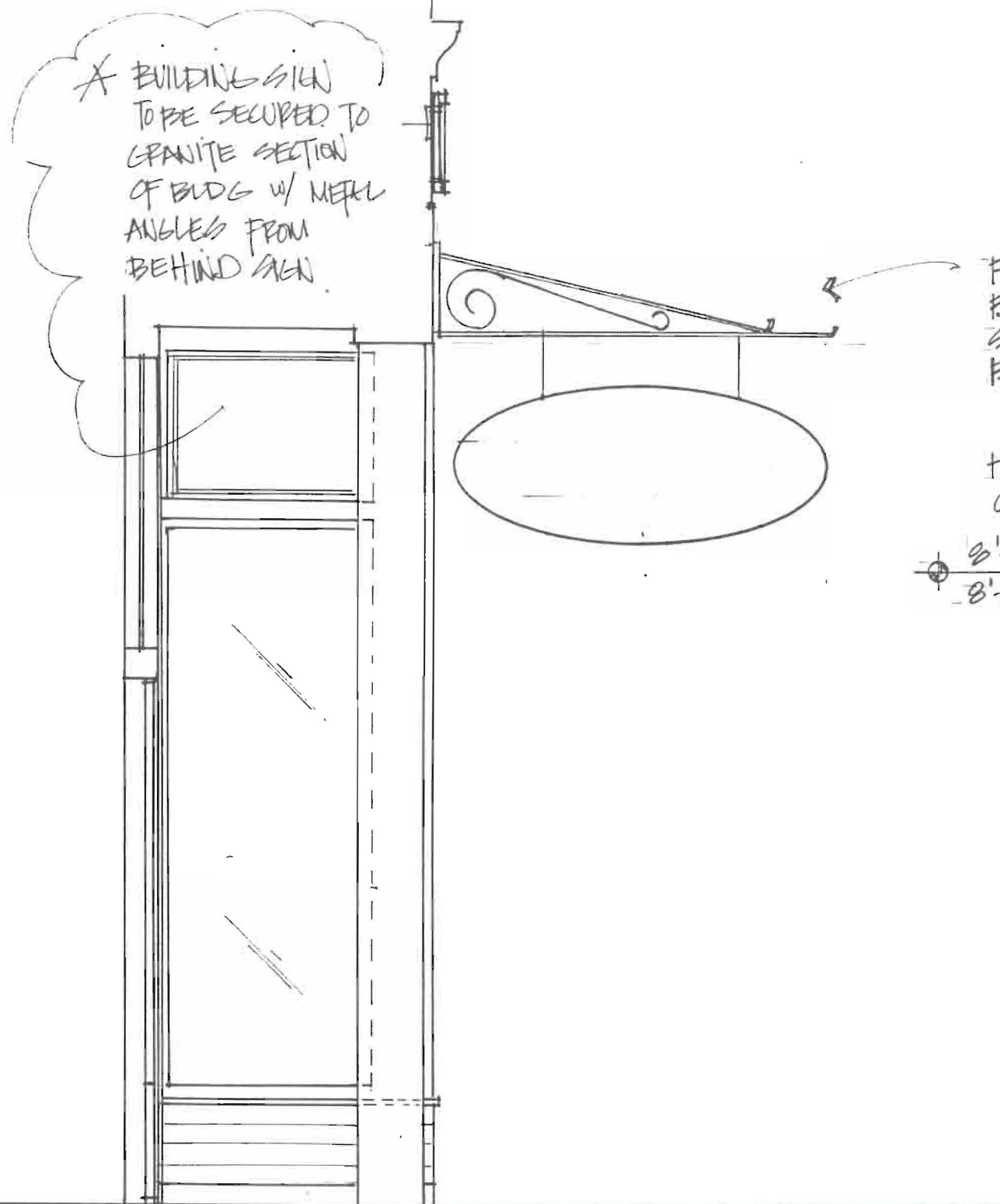


STONEWALL KITCHEN

COMPANY STORE
182 MIDDLE STREET
PORTLAND, MAINE

STOREFRONT ELEVATION

A5.1

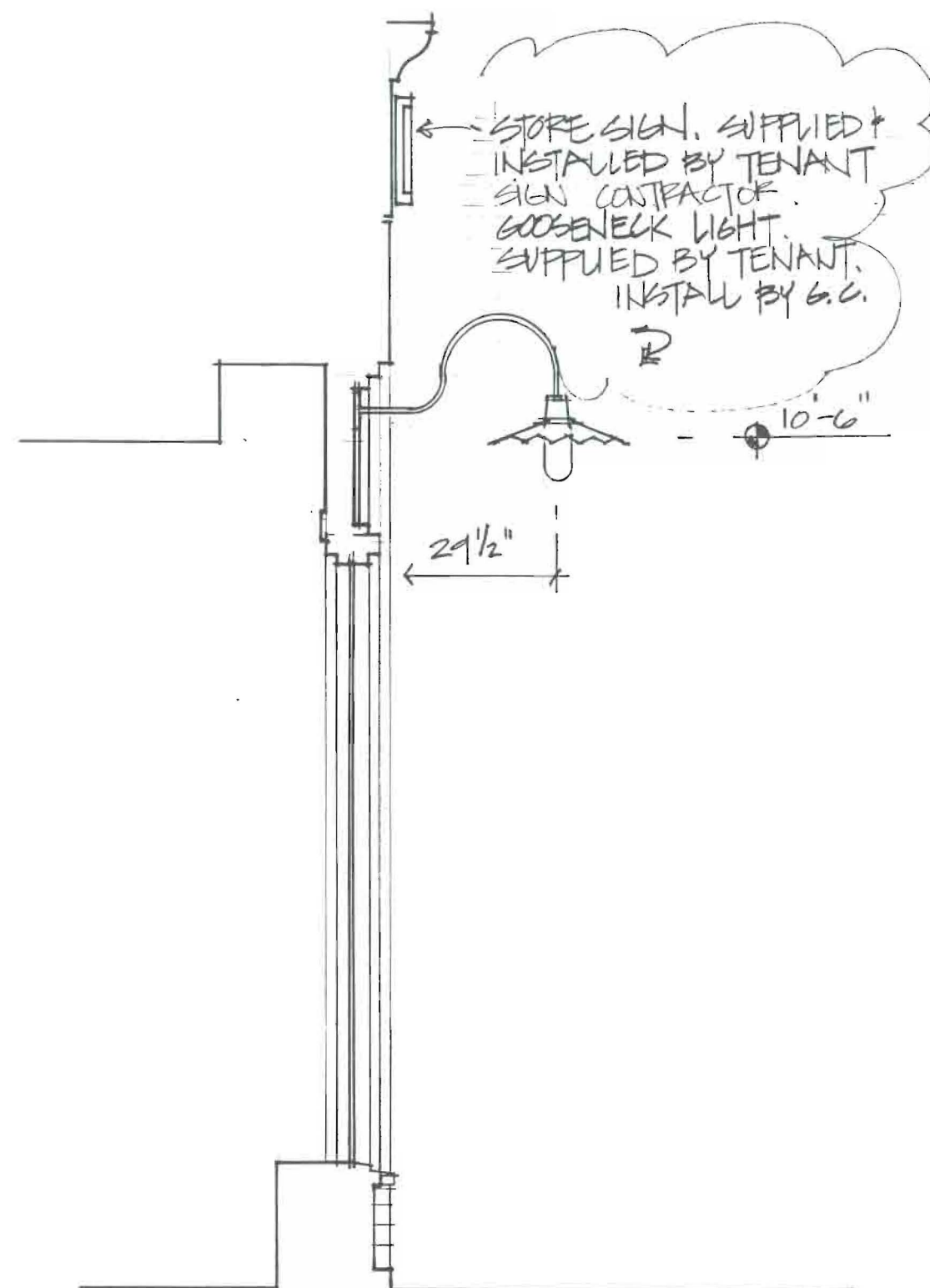


* BUILDING SIGN
TO BE SECURED TO
GRANITE SECTION
OF BLDG W/ METAL
ANGLES FROM
BEHIND SIGN.

PROJECTING SIGN &
BRACKET.
SUPPLIED & INSTALLED
BY TENANT.

HAND CARVED & PAINTED
OVAL WOOD SIGN.

8'-7" ±
8'-0" MIN.



STORE SIGN, SUPPLIED &
INSTALLED BY TENANT
SIGN CONTRACTOR.
GOOSENECK LIGHT,
SUPPLIED BY TENANT,
INSTALL BY G.C.

29 1/2"

10'-6"

① SECTION @ ENTRANCE

② SECTION @ DISPLAY WINDOW

HAGEN DESIGN

299 Danforth Street
Portland, Maine 04102
207.828.9664
207.828.8097 Fax

Scale: 1/2" = 1'-0"
Date: 3.23.98
Job: | 0 0 |



STONEWALL KITCHEN

COMPANY STORE
182 MIDDLE STREET
PORTLAND, MAINE

STORE FRONT
SECTION

A5.2



The Boyd Block
Corner of Middle and Exchange Streets



182 Middle Street

HAGEN DESIGN

299 Danforth Street
Portland, Maine 04102
207.828.9664
207.828.8097 Fax

Scale:

Date:

Job:



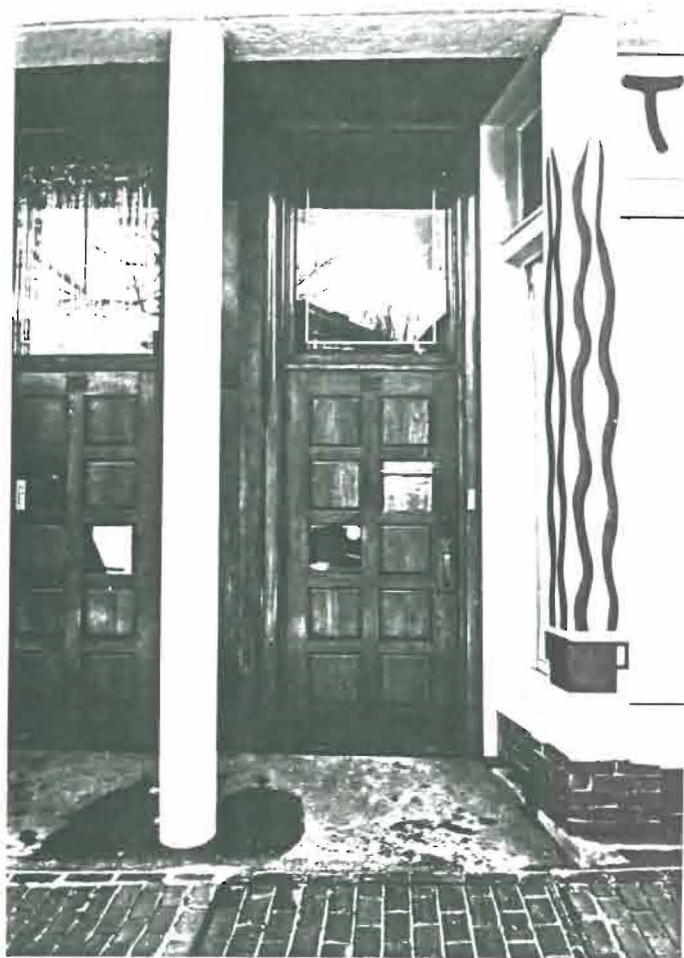
STONEWALL KITCHEN

COMPANY STORE
182 MIDDLE STREET
PORTLAND, MAINE

Attachments – Exterior Photographs

Historic Preservation
Application for Certificate of
Appropriateness

PHOTO 1



Existing Entrance Door



Existing Storefront

HAGEN DESIGN

299 Danforth Street
Portland, Maine 04102
207.828.9664
207.828.8097 Fax

Scale: _____

Date: _____

Job: _____



STONEWALL KITCHEN

COMPANY STORE
182 MIDDLE STREET
PORTLAND, MAINE

Attachments – Exterior Photographs

Historic Preservation
Application for Certificate of
Appropriateness

PHOTO 2