

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

Location of Construction: 416 Fore Street		Owner: Joe Soley		Phone: 879-4007		Permit No: 01-0359	
Owner Address:		Lessee/Buyer's Name: Allied Resources, 416 Fore St		Phone:		BusinessName:	
Contractor Name: Everything Electric Co.		Address: 73 Bell St. Portland, ME 04108		Phone: 878-5688		Permit Issued: PERMIT ISSUED APR 17 2001	
Past Use: Commercial		Proposed Use: Commercial		COST OF WORK: \$ (21 sf)		PERMIT FEE: \$ 34.20	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: 5192990 Use Group: Type: BOCA94		Zoning: B-3 CBL: 992-N-010 PORTLAND	
Proposed Project Description: Sidewalk, & 1 A-frame sidewalk sign; neon design		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: OK S 1/29/01 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"/>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: <i>[Signature]</i>		Date: 4/12/01			
Permit Taken By: Gayle		Date Applied For: January 22, 2001 gg					

- 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..

*** Call Dave Cole @ 773-6444

or may have to mail to 188 Middle St
Portland, 04101

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 _____ ADDRESS: _____ DATE: January 24, 2001 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

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 DA 1/29/01
 APPROVED AS INSTALLED
 NOT AS SUBMITTED JAH

PERMIT ISSUED 1
WITH REQUIREMENTS

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

SIGNAGE APPLICATION

THIS IS NOT A PERMIT

CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 416 FORE ST.		
Total Square Footage of Proposed Structure 12 + 9 = 21 sq. ft. (Both)	Square Footage of Lot 500 sq. ft.	
Tax Assessor's Chart, Block & Lot Number Chart# 032 Block# N Lot# 010	Owner: JOSEPH SOLEY	Telephone #: (207) 879-4007
Lessee/Buyer's Name (If Applicable) Allied Resources	Owner's/Purchaser/Lessee Address: 416 FORE ST, PORT. ME 04101	Cost Of Work: Fee: \$ 5750
Project description: ONE HANGING NEON DOUBLE SIDED (SIMILAR TO OLD CHICAGO) FOR OVER SIDEWALK, AND 1 A-FRAME SIDEWALK SIGN NEON DESIGN, 675-3644 or 821-0735		
Contractor's Name, Address & Telephone EVERYTHING ELECTRIC CO. 73 BELL ST. PORT. ME 04101 878-5688		Rec'd By: 1/22/01

Please check off the following indicating that you have included the below items to expedite the process of this sign application:

- Letter of permission from the owner
- Drawing of the property showing all dimensions of the lot
- Location of all buildings and property setbacks from all buildings
- Driveways and abutting streets showing street frontage and any right of ways
- Indicate on drawing the dimensions of all buildings on the lot
- Define in footage the frontage of your business front
- Indicate on drawing of existing signage and dimensions of each sign
- Indicate on drawing all proposed signage and dimension of each sign
- Sign area height and setback of each existing and proposed freestanding sign

Call Dave Cole
 Dave Cole
 773-6444
 188 Middle
 04101

JAN 22 2001
 RECEIVED

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

- Certification of flammability required for awning/canopy at time of application
- UL # required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.

The Provisions of Section 3102.0 of the City's Building Code "The BOCA National Building Code 1999 edition" shall govern the construction, alteration, repair and maintenance of outdoor signs together with the associated appurtenant and auxiliary devices in respect to structural and fire safety. In accordance to section 3102.4.4 of BOCA construction documents and owners consent is all follows; "Before any permit is issued for the erection of a sign, Construction Documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses and anchorage. The applications shall be accompanied by the written contract of the owner or lesses of the premises upon which the sign is to erected. NO PERMIT CAN OR WILL BE ISSUED UNLESS THIS INFORMATION IS SBUMMITTED AND APPROVED BY THE INSPECTIONS OFFICE.

ELECTRICAL SIGNAGE PERMITS/RESPONSIBILITIES

All sign companies or any persons engaged in the installation, interchange or maintenance of signage in the City of Portland must have the Electrician or Electrical Contractor who provided power to the sign(s) or associated equipmen: apply for an electrical permit in the Inspections Office.

It is the responsibility of your company to contact your sub-contractor or he owner to inform them of this policy. Whether your company does the final connections, which requires a valid Maine Electricians License or your sub contractor provides this service; permits and inspections shall be required.

Failure to comply with this procedure may result in the denial of sign permits by this office for your company or its representation to install or interchange any future signage in the City of Portland.

A separate sketch may be required if in the Historical District of any proposed sign(s), indicating dimensions, materials, source of illustration and construction method.

Certification

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 applicatton 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: <i>Devin Cole</i>	Date: <i>12/20/00</i>
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Sign Permit Fee: \$30.00 plus \$0.20 per square foot.

A building permit is also required for any awning based on cost of work-\$30.00 for the first \$1,000.00 and \$6.00 for each additional \$1,000.00

BUILDING PERMIT REPORT

DATE: 24 January 2001 ADDRESS: 416 Fore St. CBL: 032-N-010

REASON FOR PERMIT: Sidewalk, A-Frame

BUILDING OWNER: Joe Soley

PERMIT APPLICANT: CONTRACTOR Everything Ele. Co.

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: PERMIT FEES: \$3420

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 *37

- 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 damproofing 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 1/2" 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.

1124

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)

37 This sign shall comply with The City's rules and regulations on sidewalk signs

[Signature]
 P. Samuel Hoffas, Building Inspector
 Cc. Lt. Mike Dougall, PFD
 Marge Schmeckel, 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**

Lincoln Center Property Management

P.O. Box 7690

Portland, ME 04112

January 18, 2001

City of Portland

Attn: Marge Schmuckal, Deb Andrews

389 Congress Street

Portland, ME 04101

To Whom It May Concern:

I am writing on behalf of Lincoln Center Property Management, property managers of the commercial space at 416 Fore Street. Allied Resources, Inc. has newly leased and renovated the space as a fine wine and spirits venue. I have seen their proposed layouts for a tasteful neon sign to hang over the sidewalk on Fore Street and for an A-Frame style sidewalk sign for Fore Street. The building ownership has approved the design for both of those signs and they have our permission to proceed as they have planned. - bar?

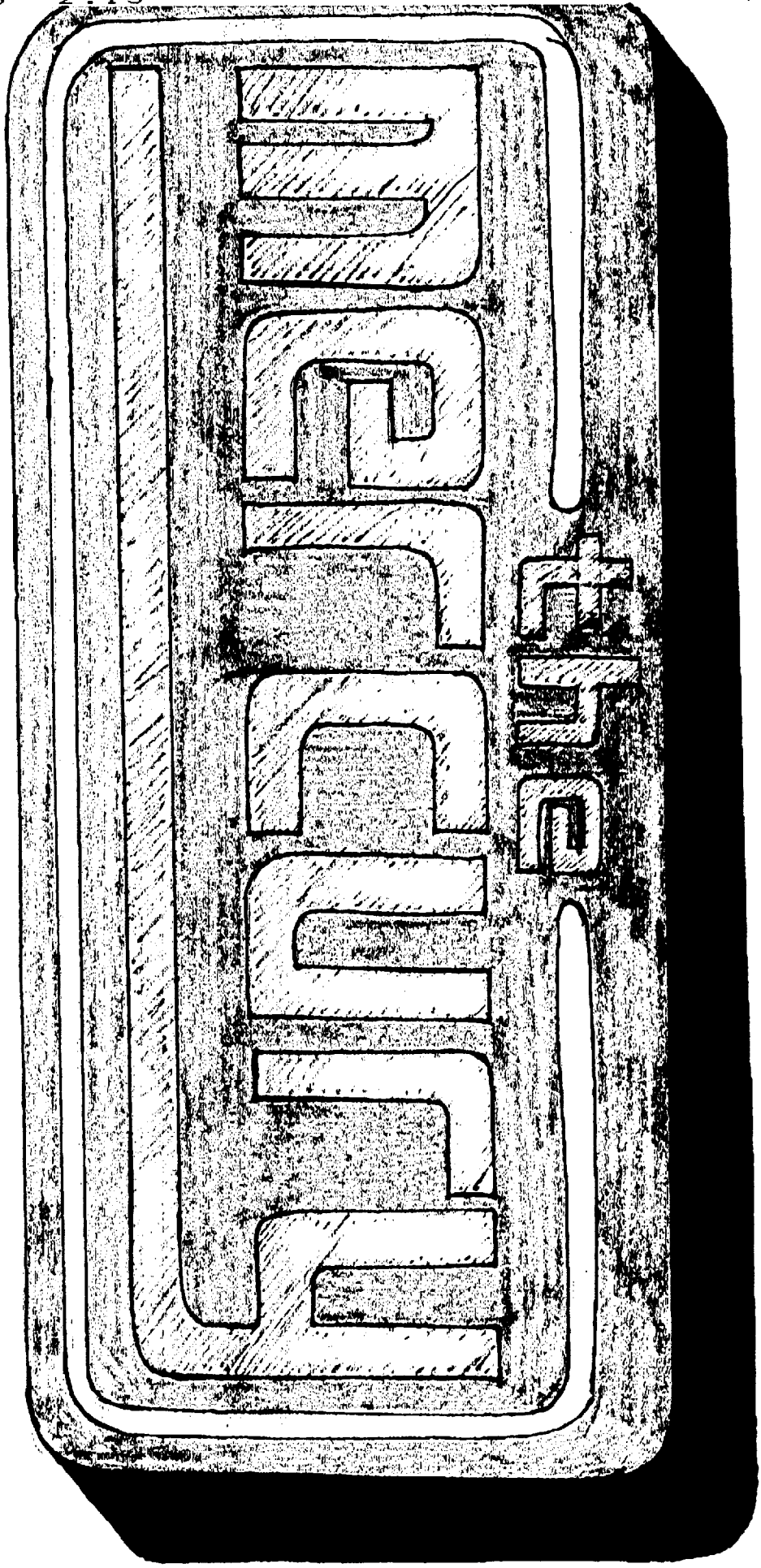
Sincerely,



P.J. Lewis

Lincoln Center Property Management

was a retail, now a bar? change of use issued previously
A

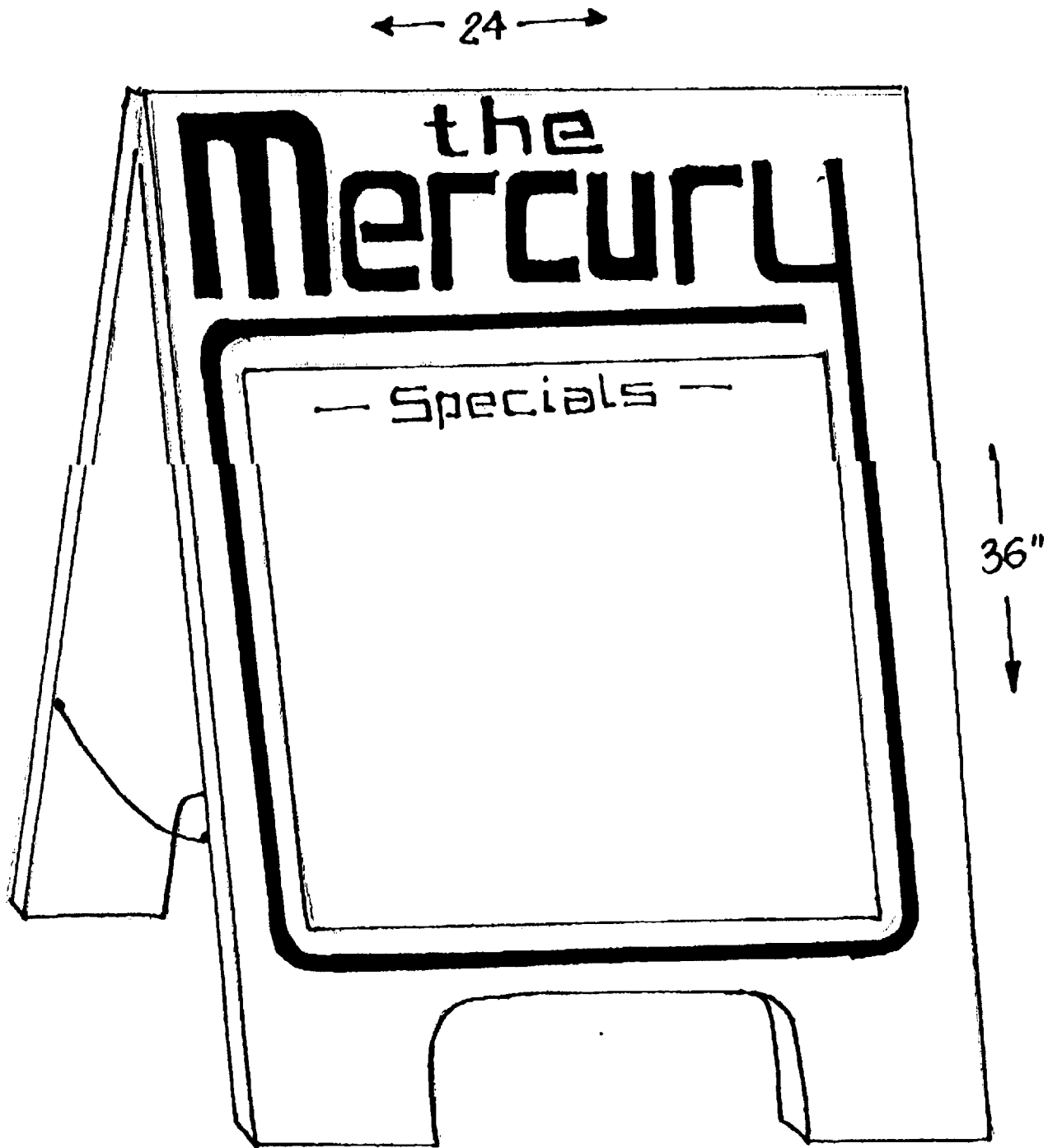


- BLACK BACKGROUND
- ▨ BLUE NEON
- WHITE NEON

- METAL W/ LISTED CAN
- NEON TUBES

2 SIDED NEON

← 36" →



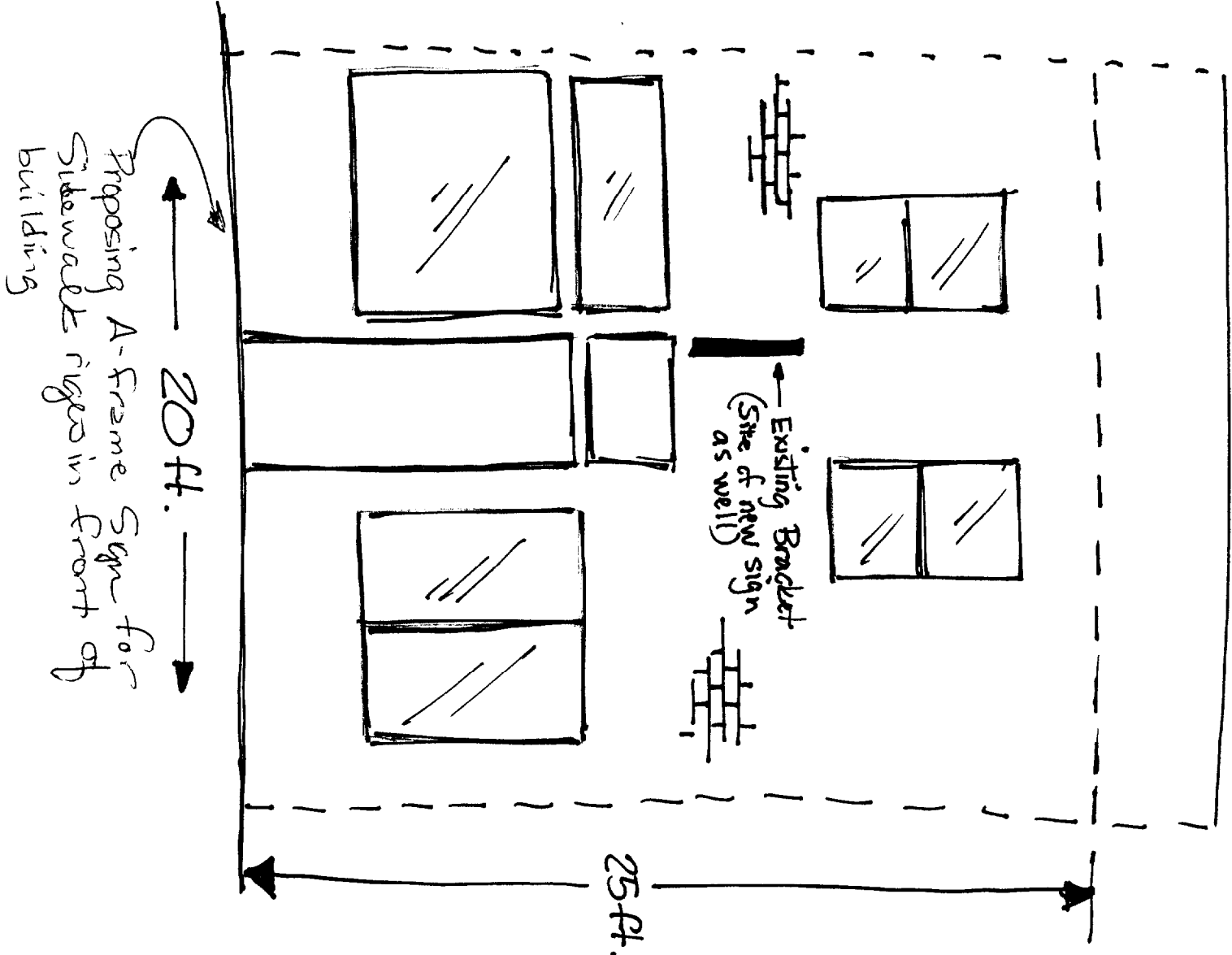
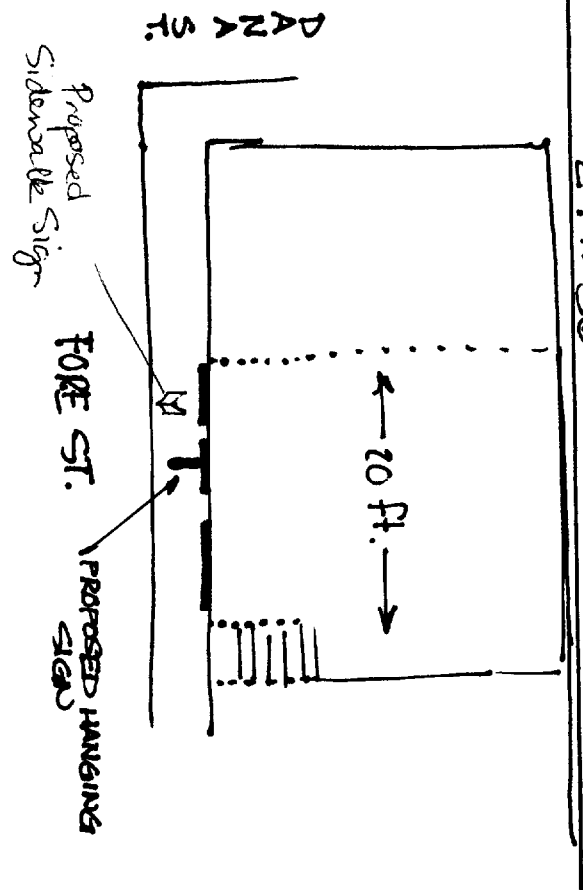
- 2 SIDED A-FRAME SIDEWALK SIGN
- 3/4" PAINTED MDO SIGN BOARD
- BLACK, BLUE, SILVER

416 FORE ST.

- Previously World Gift Center
- 2 floors
- Previously Aded / Hanging Sign (2 sided 36" Circle)
- Bracket still Existing

(A) PROPOSING 1 HANGING NEON ABOVE SIDEWALK

(B) PROPOSING 1 A-FRAME SIDEWALK SIGN 24" x 36"



City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

FAX TRANSMISSION COVER SHEET

Date: 1/24/01
To: JEFF FRENCH
Company: _____
Fax #: 865-0459
From: JEFFREY HARRIS
RE: 416 Fore St.

ATTACHED ARE THE SIGNAGE GUIDELINES FROM THE HISTORIC
PRESERVATION ORDINANCE. I'VE HIGHLIGHTED A COUPLE
SECTIONS WHICH ARE PARTICULARLY RELEVANT. HERE.

YOU SHOULD RECEIVE 6 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL (207)874-8721 OR (207)874-8719.

Signage

1. General

Any new sign and any change in the appearance of an existing sign located on Landmark structures or within Historic Districts or Historic Landscape Districts which is readily visible from any street or open space shall not be incongruous to the historic character of the landmark or district and shall further be subject to the following design guidelines.

If there is a conflict between these design guidelines and the requirements of Division 22 of the Land Use Code or other provisions of the City Code, the stricter shall apply.

All such works shall require a Certificate of Appropriateness. Awnings and canopies shall be considered signage and are subject to the applicable provisions of this section.

2. Location and Size of Sign

- a. Signs must not dominate building facades or obscure their architectural features (arches, transom panels, stills, moldings, cornices, windows, etc.).
- b. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Projecting signs should not exceed 9 square feet, on first floor level.
- c. Signs on adjacent storefronts should be coordinated in height and proportion. The use of a continuous sign-band extending over adjacent shops within the same building is encouraged, as a unifying element.

d. Portable signs located on sidewalks, driveways or in parking lots are strongly discouraged, and shall generally be prohibited unless there is no other reasonable means to convey the information (such as on windows, walls or on permanent sign posts).

e. Wall signs shall generally be located no higher than the window sill line of the second story.

f. Signs displayed during business hours only, such as those which are removed every evening and displayed again the following morning, constitute an on-going advertising format and shall be construed as being permanent signs rather than temporary signs, if such display continues for more than 30 calendar days.

g. Signs on residential structures. Signs on residential structures shall be located and sized to be compatible with the character of the district and property.

h. Off-premise advertising signs shall be prohibited.

6. Other Stylistic Points

- a. The shape of a projecting sign should not be incompatible with the period of the building to which it is affixed, and should harmonize with the lettering and symbols chosen for it.
- b. Brackets should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

c. Attachments for all signage and related conduits, etc. shall cause no irreversible drainage to historic building materials.

d. Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

Signage/Awnings/Canopies*

1. General

Signs, awnings, canopies and other similar devices are among the most noticeable visual elements of the urban environment. These devices are not only a practical business requirement for a property owner or tenant but also can significantly enhance a storefront, building facade and street environment. Signage designed, constructed, and installed throughout the Downtown should be executed and placed in a manner which is respectful of the character of the building on which it will be located and the character established by surrounding buildings. The context of existing signage to be considered in establishing the appropriateness of a proposed sign will be the character and design of those other existing signs which would meet the guidelines presented herein.

Signs, as components of a building facade, are relatively temporary as businesses or tenants change with some frequency over time. The design and installation of signage should recognize this temporary nature of signage and should always be approached with an attitude of reversibility. All signs should be designed and installed in a manner that upon their removal, the character defining features of the building remain intact and that the exterior materials of the building are not permanently or irreparably damaged.

2. Design

A. General

- i. The design of signage should be respectful of the building on which it is located, carefully designed to fit a given facade complementing

the building's architectural features. Signage inconsistent with the architectural style of a building, such as providing "colonialized" signs on a Victorian storefront, is not appropriate.

- ii. The design of signage should be oriented and scaled to reflect the scale and character of movement of people around the building, with an emphasis primarily on the pedestrian and slow-moving traffic.
- iii. Design, selection of materials, and workmanship shall be of high quality in appearance and character, complementary to the materials and character of the building, and convey a sense of permanence and durability.
- iv. In addition, the design of signage on historic structures should consider historic signage which was previously or is currently incorporated on the building. Where clear documentation exists as to the character and design of original or historically significant signage found on that building, every effort should be made to meet contemporary signage needs with a sign designed in keeping with the building's historic signage.

B. Size

- i. The size of proposed signs should be compatible with the scale of the overall building, with the scale and character of the building's architectural features, and with the character of the specific sign location.

* Editor's Note: The following discussion of Signage/Awnings/Canopies provides further guidance in understanding the intentions of the preservation ordinance signage standard. These guidelines were adopted as a component of the Downtown Pedestrian Activities District and are used informally as a reference by the Historic Preservation Committee (12-1-91).