

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 03-1385	Issue Date: FEB 19 2004	CEL: 032 R007001
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Location of Construction: 436 Fore St	Owner Name: Fore & Wharf Llc	Owner Address: 6 Webber Way	Phone: CITY OF PORTLAND
Business Name: n/a	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone: 2078797700
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B3 HP

Past Use: Retail	Proposed Use: one Retail / Erect two 2' x 2' signs and one 3' x 3' sign in historic district.	Permit Fee: \$99.00	Cost of Work: \$0.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: U Type: Sign BOCA 1999 [Signature]
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Proposed Project Description:
one
Erect two 2' x 2' signs and one 3' x 3' sign in historic district.
revised
11/24/03

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 11/06/2003	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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"/> Date: _____	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied T.D.A. Date: _____
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D. Anderson's
12/06/03

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	PHONE	

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1385	Date Applied For: 11/06/2003	CBL: 032 R001001
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Location of Construction: 428 Fore St	Owner Name: Nicholas Brenda S	Owner Address: 42 Chamberlain Ave	Phone:
Business Name: n/a	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone (207) 879-7700
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	

Proposed Use: Retail / Erect two 2' x 2' signs and one 3' x 3' sign in historic district.(The Mind Gift Shop)	Proposed Project Description: Erect two 2' x 2' signs and one 3' x 3' sign in historic district.
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 12/08/2003

Note: **Ok to Issue:**

1) * Approval is for Signs #2 and #3 on submitted application. Sign #1 (on side wall near corner of Fore and Plum) is not approved.

* Sign brackets to be installed in mortar joints, not in brick itself.

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 11/24/2003

Note: 11/19/03 No information given on the tenant frontage on Fore or Wharf Street - left voice mail with applicant - waiting for info **Ok to Issue:**

11/24/03 received fax with info - Talked with Braeleen and she will remove the "extra" sign at the bottom of the Plum St. Alley.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 02/18/2004

Note: **Ok to Issue:**

1) Signage Installation to comply with Chapter 31 BOCA 1999

Comments:

12/2/2003-kwd: application assigned to CBL 032 R007 in error; corrected 12/2/2003.

12/8/2003-mjn: need fastener info, left message with Signery

2/11/2004-gg: Will fax over bracket info. Permit in hold draw. /gg

2/17/2004-gg: received faxed bracket info for signs. Forwarding permit to Mike Nugent. /gg

THE Signery

DEPT. OF BUSINESS & ECONOMIC DEVELOPMENT

CITY OF PORTLAND

FEB 17 2004

3 13 8 5

032 RCU

RECEIVED

229 FOREST AVENUE
PORTLAND, ME 04101
TEL: 879-7700
FAX: 879-1570

TO: CITY OF PORTLAND
ATTN: GAIL
FROM: DON WRIGHT
DATE: 2/11
FAX: 874-8716
PHONE: _____

NOW OFFERING:

CALL TO FIND OUT ABOUT OUR NEW CAPABILITIES...

UNIQUE DIMENSIONAL SIGNS

ELECTRIFIED SIGNAGE

**LARGE FORMAT PRINTING
CARVING AND GOLD LEAFING**

ARCHITECTURAL LETTERS

REGARDING 428 FORE ST. SIGNAGE

HI GAIL -

THE TWO SIGNS FOR THIS LOCATION WILL BE HUNG FROM METAL ARM BRACKETS PAINTED BLACK. THE BRACKETS WILL HOLD IN EXCESS OF 100# EACH - THE SIGNS WEIGH LESS THAN 25# EACH

THE BRACKETS WILL BE MOUNTED USING GALVANIZED HAMMER SCREWS WITH THE HOLES DRILLED INTO THE BRICK MORTAR NOT THE BRICKS THEMSELVES.

THE HARDWARE CARABEEN CLIPS ATTACHING THE SIGNS TO THE BRACKETS WILL BE STAINLESS STEEL

PLEASE LET ME KNOW IF YOU NEED ANYTHING FURTHER GAIL

THANK YOU
Don Wright

WWW.SIGNERYMAINE.COM

I spoke to Betsy at the Signery

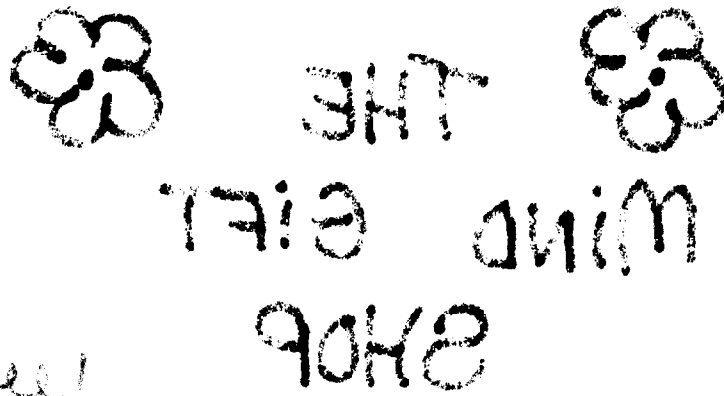
2x2 Sign

They would use a 3' Brackett + center it.

3x3 Sign

They would use a 42" Brackett + center it
So it would be 3" on each side.

They use
masonry bolts
+ the Bracketts
are welded steel



She said they have done a lot of
signs down there and it would be
bolted very tight to wall

ACORD™ CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YYYY)
10/18/03

PRODUCER Cross Insurance -GL/Bnds-P (Formerly D&P/ARI) P.O. Box 567 Portland, ME 04112	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.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED Braeleen Rosolino dba Brae's Meditation Shop 26 Brackett Road New Gloucester, ME 04260	INSURER A: Zurich Insurance	13356
	INSURER B: Maine Employers Mutual Insurance Co.	11149
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSR #	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	PAS37085918	10/18/03	10/18/04	EACH OCCURRENCE	\$2,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$2,000,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$10,000
						PERSONAL & ADV INJURY	\$2,000,000
						GENERAL AGGREGATE	\$4,000,000
						PRODUCTS - COMP/OP PAGE	\$4,000,000
						GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	\$
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		<input type="checkbox"/> HIRED AUTOS					
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$
		EXCESS/UMBRELLA LIABILITY				AGG	\$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
							\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	1810053503	01/21/03	01/21/04	WC STATU-TORY LIMITS	OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$1,000,000
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYE	\$1,000,000
		OTHER				E.L. DISEASE - POLICY LIM	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Regarding Sidewalk signs

The City of Portland is listed as additional insured with respects to General Liability.

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 INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Jennifer Eldred

Application ID Number:

3-1385

Print Permit

Delete Review

Save

C

Department: Historical

Status: Approved with Conditions

Reviewer

Deborah Andrews

Comments:

Approval Date

12/08/2003

Given On Date

11/24/2003

OK to Issue Permit

Name

Deborah Andrews

Date

Date 2

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

* Approval is for Signs #2 and #3 on submitted application. Sign #1 (on side wall near corner of Fore and Plum) is not approved.

* Sign brackets to be installed in mortar joints, not in brick itself.

Create Date:

11/19/2003

By

mes

Update Date:

12/08/2003

By

dga

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 37 Wharf St / 428-430 Fore St. ZONE: B-3

CBL: 032 R001

SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES NO
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO flat against Bldg = 4#

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: 2' x 2' with Arrow = 4#
BLDG. WALL SIGN? (attached to bldg) YES NO DIMENSIONS PROPOSED: wharf St: sign #3: 3' x 3' hanging sign = 9#

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS: over entry
BLDG. WALL SIGN(attached to bldg) ? YES NO DIMENSIONS: wharf St
AWNING? YES NO DIMENSIONS: wharf St

LOT FRONTAGE (FEET): _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET) per Fax - 19' x 2 = 38#
Plum St Along Row: 60' x 2 = 120# No frontage on Fore St

AWNING YES NO IS AWNING BACKLIT? YES NO

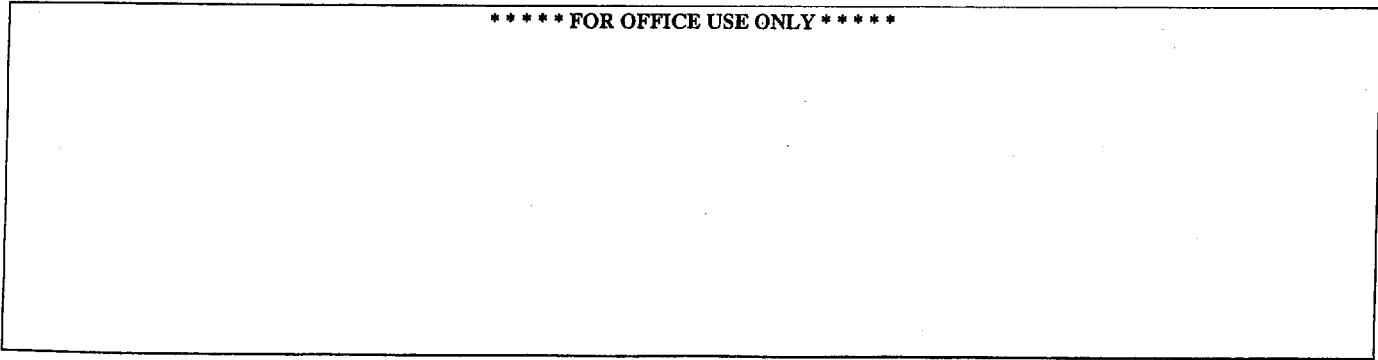
HEIGHT OF AWNING: _____ LENGTH OF AWNING: _____ DEPTH: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES NO

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Daileen Rosalme DATE: _____



Brenda S. Nicholas
42 Chamberlain Avenue
Portland, Maine 04101

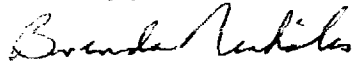
November 3, 2003

Nicholas and Braeleen Rosolino
37 Wharf Street
Portland, Maine 04101

To Whom It May Concern:

I hereby grant permission for to install signage on my building located at 428 Fore Street.

Sincerely yours,



Brenda S. Nicholas

Date: 11/20/03

From: BRAELEEN + NICK
ROSOLINO

To:

The Mind Gift Shop
26 Brackett Rd.
New Gloucester, ME 04260
Phone: 207.926.5668
Fax: 207.926.5668

MARGE
FAX # 874-8716

Hi Marge,

The front of the store is approx. 19ft
and the side (which runs up to Fore Street) is
approx. 60ft in length.

Feel Free to call us if you have any
additional questions.

Thank you and
have a nice day.

Nick.

Page 1 of 1

Table 2.8 Sign Regulations by Zone

Downtown Business (B-3), Urban Commercial (B-5), Waterfront Central (WC) and Waterfront Special Use (WSU) Zones

* Signs located on individual landmark properties or within historic districts, P.A.D. overlay districts or P.A.D. encouragement areas shall, in addition to the provisions herein, be subject to article IX of this Code or the downtown urban design guidelines, as applicable. Where the design guidelines are more restrictive than these regulations, the design guidelines shall supercede the otherwise applicable dimensional standards.

* Freestanding signs shall be allowed only if the front facade of the building (or individual tenant's/tenant's frontage in the case of a multi-tenant building) is set back a distance of at least 20 feet from either of the front facades of the abutting buildings (or other tenants' frontage in the same multi-tenant building).

Freestanding Signs * See restrictions on Pennsylv 2

	Single & Multi-tenant Buildings
Area	16 sq. ft.
Height	6 ft.
Minimum Setback	5 ft.
# Freestanding signs per lot	1 per abutting street

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings	
		Bldg. ID Sign and/or Upper Floor Tenant Signs	Ind. Ground Floor Tenant Signs
Maximum cumulative permitted area of all building signs	na	na	na
Sq. ft. per linear ft. of bldg. facade on which sign will be placed	2 sq. ft.	na	2 sq. ft. per ft. of tenant's building frontage
Maximum % of wall area on which sign(s) is(are) to be placed	na	5%	na
# bldg. signs permitted per lot	1 per facade + 1	1 per facade + 1 per tenant	1 per tenant (a)

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage.

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: <u>428 - 430 FORE ST</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>FOUR SPACE 12 FT x 30 FT x 10 FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>R</u> Lot# <u>001</u>	Owner: <u>BRENDA NICHOLAS</u>	Telephone: <u>828-5385</u>
(Lessee) Buyer's Name (If Applicable) <u>BRAELEEN ROSOLINO</u>	Applicant name, address & telephone: <u>BRAELEEN ROSOLINO</u> <u>26 BRACKETT ROAD</u> <u>NEW GLOUCESTER, ME 04260</u> <u>(207) 926-5068</u>	Total s.f. of signage x <u>HP</u> <u>\$1.00</u> per s.f. plus \$30.00 = Total Fee: \$ _____ Awning Fee = Cost Of Work: \$ _____ Total Fee: \$ _____
Current use: <u>VACANT</u>		<u>65.00</u> <u>+ 34.00</u> <u>\$ 99.00</u>
If the location is currently vacant, what was prior use: <u>RETAIL</u>		
Approximately how long has it been vacant: <u>SINCE APRIL</u>		
Proposed use: <u>RETAIL</u>		
*Project description: <u>PLEASE REFER TO ATTACHED PAPER + PHOTOS</u>		
Contractor's name, address & telephone: <u>THE SIGNERY</u> <u>299 FOREST AVE PORTLAND, ME 04101</u>		
Who should we contact when the permit is ready: <u>BRAELEEN ROSOLINO</u>		
Mailing address: <u>26 BRACKETT ROAD NEW GLOUCESTER, ME 04260</u> <u>#207-926-5068</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Braeleen Rosolino</u>	Date: <u>NOV 6 2003</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.