

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that » TRANSMINE

Located At 7 DANA

Job ID: 2011-06-1411-SIGN

CBL: 032 - - U - 005 - 001 - - - -

has permission to Install 4' x 4' sign

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

Fire Prevention Officer

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](mailto: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.**

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](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-06-1411-SIGN

Located At: 7 DANA

CBL: 032 - - U - 005 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

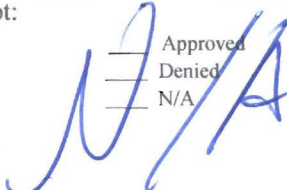
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the old sign will be removed with the new 4' x 4' projecting sign to be the only on premises sign.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a restaurant use. Any change of use shall require a separate permit application for review and approval.

### **Historic**

- Pepsi logo, phone number and hours of operation to be eliminated from sign faces, as these components are not consistent with sign guidelines applicable in historic districts.

# City of Portland, Maine - Building or Use Permit Application

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

Job No: <b>2011-06-1411-SIGN</b>	Date Applied: <b>6/10/2011</b>	CBL: <b>032 - - U - 005 - 001 - - - -</b>	
Location of Construction: <b>7 DANA ST</b>	Owner Name: <b>TRANSMINE</b>	Owner Address: <b>230 ANDERSON ST PORTLAND, ME - MAINE 04101</b>	Phone:
Business Name: <b>Simple Sandwich</b>	Contractor Name: <b>Sign Concepts, - Ron Nevers</b>	Contractor Address: <b>75 Bishop Street - Portland, ME 04103</b>	Phone: <b>(207) 699-2920</b>
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: <b>B-3</b>
Past Use: <b>Restaurant</b>	Proposed Use: <b>Same: Restaurant - to erect a 4' x 4' projecting building sign (to remove old sign attached to building)</b>	Cost of Work:	CEO District:
		Fire Dept: <div style="display: flex; align-items: center;"> <input checked="" type="checkbox"/> Approved  <input type="checkbox"/> Denied  <input type="checkbox"/> N/A         </div> Signature: 	Inspection: Use Group: Type: <b>Sign</b> Signature: 
Proposed Project Description: <b>Simple Sandwich 4' x 4' Sign Fee w/ void 32V005</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

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

- ☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan  
☐ Maj ☐ Min ☐ MM

Date: 



**CERTIFICATION**

## Zoning Appeal


- ☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

## Historic Preservation

- ☒ **Within**  
☐ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☒ Approved w/Conditions  
☐ Denied

Date: **7/8/11**



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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHON





2011-06-1375

## 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>217- Commercial St</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>005</u> Lot# <u>001</u>	Owner: <u>Transmarine</u> <u>230 Anderson St.</u> <u>Portland ME</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Simple Sandwich</u> <u>5 Dane St.</u> <u>Portland, ME</u>	Contractor name, address & telephone: <u>sign concepts LLC</u> <u>75 Bishop St.</u> <u>Portland ME 04103</u>	Total s.f. of signage x \$2.00 <u>x 16 = \$32.00</u> Per s.f. plus \$30.00/ <del>\$5.00</del> <u>75.00</u> For H.D. signage= Total Fee: \$ <u>137.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>137.00</u>
Who should we contact when the permit is ready: <u>Bon Nevers</u> phone: <u>699-2920</u>		
Tenant/allocated building space frontage (feet): Length: <u>21' x 2'</u> Height: <u>10'</u> Lot Frontage (feet) <u>89'</u> Single Tenant or Multi Tenant Lot <u>multi</u>		
Current Specific use: <u>Sandwich shop.</u> If vacant, what was prior use: _____ Proposed Use: <u>same</u>		
<b>Information on proposed sign(s):</b> Freestanding (e.g., pole) sign? Yes _____ No <u>X</u> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No _____ Dimensions proposed: <u>4' x 4'</u> - <u>16'</u> <b>Proposed awning?</b> Yes _____ No <u>X</u> 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.		
<b>Information on existing and previously permitted sign(s):</b> Freestanding (e.g., pole) sign? Yes _____ No <u>X</u> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No _____ Dimensions: <u>4' x 4'</u> Awning? Yes _____ No <u>X</u> 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.		

Please submit all of the information outlined in the Sign/Awning Application Checklist.

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: \_\_\_\_\_

Date: 5/24/11

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

RECEIVED

JUN 10 2011

Dept. of Building Inspections  
City of Portland Maine

in Historic



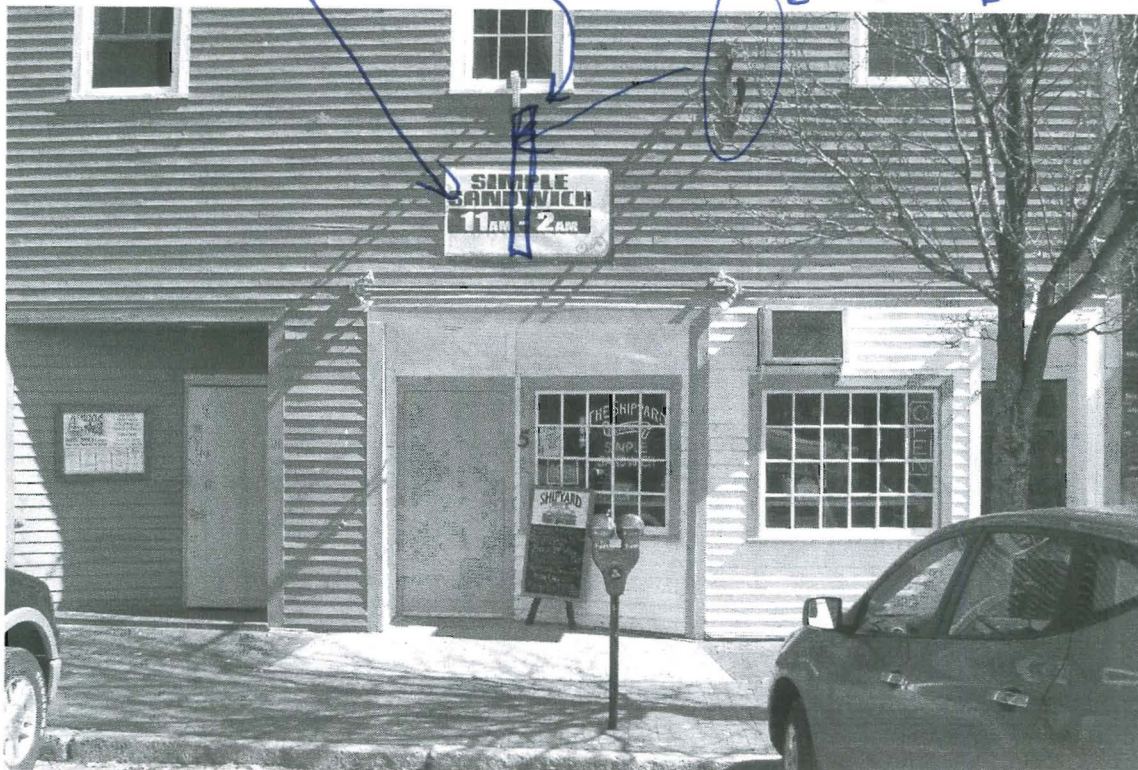


3 1/2' x 3 1/2'

To Be  
Removed

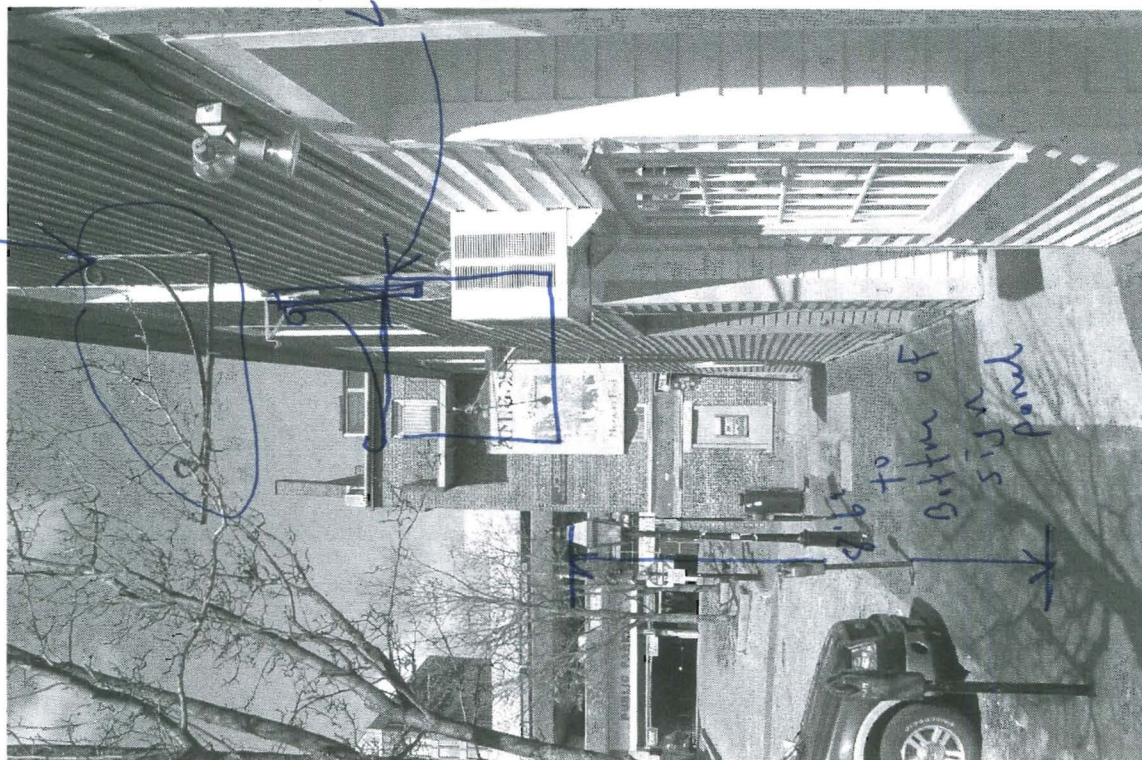
new  
location

Existing  
sign bracket  
to be moved over  
Door & 12-attached  
with 3" wood  
lag bolts



new  
location  
over  
front  
door

current  
bracket  
sign  
location





Assessor's Office | 309 Congress Street | Portland, Maine 04101 | Phone 115 | (207) 874-8400

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Index](#)This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.**Current Owner Information:****Services**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Roll](#)[Q & A](#)[browse city services a-z](#)[browse facts and links a-z](#)

Best viewed at 800x600, with Internet Explorer

**CBL** 032 U005001  
**Land Use Type** RETAIL & PERSONAL SERVICE  
**Property Location** 7 DANA ST  
**Owner Information** TRANSMINE  
 230 ANDERSON ST  
 PORTLAND ME 04101

**Book and Page**  
**Legal Description** 32-U-5  
 DANA ST 5-9  
 WHARF ST 8-12  
 3983 SF

**Acres** 0.091

**Current Assessed Valuation:**

**TAX ACCT NO.** 4852 **OWNER OF RECORD AS OF APRIL 2010**  
 TRANSMINE

**LAND VALUE** \$212,100.00  
**BUILDING VALUE** \$453,600.00  
**NET TAXABLE - REAL ESTATE** \$665,700.00

**TAX AMOUNT** \$11,929.34

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed [here](#)**Building Information:**

**Card 1 of 1**

**Year Built** 1900  
**Style/Structure Type** DOWNTOWN ROW  
**# Units** 1  
**Building Num/Name** 1 - AMIGOS MEICAN  
 FOOD  
**Square Feet** 6496

[View Sketch](#)[View Map](#)[View Picture](#)**Exterior/Interior Information:**

**Card 1**

**Levels** 01/01  
**Size** 1824  
**Use** BAR/LOUNGE  
**Height** 11  
**Walls** FRAME  
**Heating** ELECTRIC  
**A/C** NONE

**Card 1**

**Levels** 01/01  
**Size** 1424  
**Use** RESTAURANT  
**Height** 11  
**Walls** FRAME  
**Heating** ELECTRIC  
**A/C** NONE

**Card 1**

**Levels** 02/02  
**Size** 1824  
**Use** RESTAURANT  
**Height** 10  
**Walls** FRAME  
**Heating** ELECTRIC  
**A/C** NONE

**Card 1**

**Levels** 02/02  
**Size** 1424  
**Use** MULTI-USE OFFICE  
**Height** 10





# Simple Sandwich

**sandwiches • soda • salads  
suds • cigs • sundries**

**OPEN 11 AM - 2 AM  
553-9797**



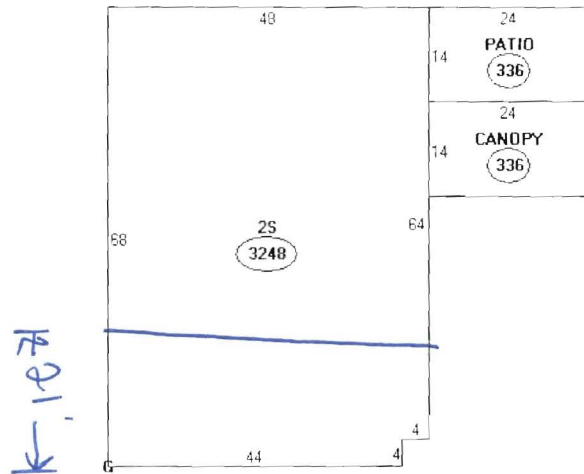
**SIGN**Concepts  
VISUAL COMMUNICATION EXPERTS

Date: 5/4/11	Scale: 1 1/2" = 1'
Drawing #: 1	Sales Rep: DF
Rev #: 3	Rev Date: 5/16/11
Apprv'd by:	

### Simple Sandwich

- 1 - d/f 4' x 4' hanging sign
- 3/4" MDO substrate
- digitally printed vinyl graphics

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Descriptor/Area

- A 036  
1824 sqft
- B 031  
1424 sqft
- C 031  
1824 sqft
- D 082  
1424 sqft
- E PATIO CONCRETE  
336 sqft
- F PATIO CONCRETE  
336 sqft
- G SPRINKLER SYS WET  
6496 sqft
- H 2S  
3248 sqft
- I PATIO  
336 sqft
- J CANOPY  
336 sqft



## Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- ☐ Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- ☐ Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- ☒ A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- ☒ A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- ☒ ~~Certificate of flammability required for awning or canopy.~~ *N/A*
- ☒ ~~A UL# is required for lighted signs at the time of final inspection.~~ *N/A*
- ☒ Pre-application questionnaire completed and attached.
- ☒ Photos of existing signage *only sign bracket & banner currently.*
- ☒ Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:  
\$30.00 for the first \$1,000.00, \$9.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.



June 6, 2011

RE: Signage  
5 Dana Street  
Portland, Maine

To Whom It May Concern,

The store frontage is currently 22' wide at the above location and TransMaine (owner for above property) gives Simpletons, LLC permission to erect a sign on at the front of this building.

Very truly yours,

TransMaine Partnership

  
Stephen J. McDuffie  
General Manager

TOTAL P.02



# CERTIFICATE OF LIABILITY INSURANCE

SIMPL-1 OPID: HV

DATE (MM/DD/YYYY)

08/06/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> NEBO Scarborough Branch 393 US Rt 1 Suite 1E Box 6 Scarborough, ME 04074 Mildred V MacDonald	207-883-8229 207-883-4762	<b>CONTACT</b> NAME: PHONE: (A/C No. Ext): EMAIL: ADDRESS:	FAX: (A/C No.):
<b>INSURED</b> Simpleton LLC 5 Dana St Portland, ME 04101		<b>INSURER(S) AFFORDING COVERAGE</b> NAIC #	
		INSURER A: Travelers	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

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.

TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners GEN L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO <input type="checkbox"/> EXT <input type="checkbox"/> LOC	X	0801013R000	05/12/11	05/12/12	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (EACH OCCURRENCE) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADJ INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPOUND \$ 4,000,000
<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS					COMBINED SINGLE LIMIT (Each Occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
<b>UMBRELLA LIA</b> <input type="checkbox"/> OCCUR <b>EXCESS LIA</b> <input type="checkbox"/> CLAIMS-MADE DEC. RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ RETENTION \$
<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A DESCRIPTION OF OPERATIONS below:	Y/N				WORK STATUS: <input type="checkbox"/> JOINT <input type="checkbox"/> SEPARATE E.C. EACH ACCIDENT 1 E.C. DISEASE - EA EMPLOYEE \$ E.C. DISEASE - POLICY LIMIT \$
					<b>PROPERTY</b> 30,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 City of Portland is an Additional Insured with respect General Liability.

## CERTIFICATE HOLDER

## CANCELLATION

<b>CITY OF PORTLAND</b> City of Portland 389 Congress Street Portland, ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Heidi Villacori</i>
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ACORD 25 (2010/05)

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