

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PIG'S BACK LLC

Located At 50 WHARF ST

Job ID: 2012-10-5106-SIGN

CBL: 032- V-014-001

has permission to to install one sign over the alcove on Wharf St. and two hanging signs - one on Wharf St. & one on Union St.

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

N/A

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

11/5/12

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

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.**

Final Inspection

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.



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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5106-SIGN

Located At: 50 WHARF ST

CBL: 032- V-014-001

Conditions of Approval:

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. The original application proposed a wall mounted sign (62" x 48"), a hanging sign (48" x 48") and a sign over the alcove (62" x 36") all on the Wharf Street façade. The wall mounted sign (62" x 48") is a third sign and not allowed under the ordinance, therefore it is not being approved under this permit.

Historic

1. Sign in alcove is approved as submitted.
2. Hanging sign proposed for Wharf Street is approved as submitted.
3. Flat wall sign on Wharf Street elevation not approved.
4. Additional hanging sign to match that of Wharf Street is approved for Union Street. Sign to be hung between two large windows further down Union as one approaches Commercial Street (and south of the other tenant's projecting sign.)
5. If lighting is proposed for projecting sign on Union, lights must be incorporated into the sign bracket itself—no exposed conduit on face of building.

Building

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5106-SIGN	Date Applied: 10/3/2012	CBL: 032- V-014-001	
Location of Construction: 50 WHARF ST	Owner Name: BAMC-2007-3WHARF ST LLC (c/o Boulos Company)	Owner Address: ONE CANAL PLAZA PORTLAND ME 0 4101	Phone: 207-871-1290
Business Name: Pig's Back, LLC	Contractor Name: Rising Revolution	Contractor Address: 118 Granny Kent Pond Rd., Shapleigh, ME 04076	Phone:
Lessee/Buyer's Name: Wendyll Caisse	Phone: 207-749-0850	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Restaurant	Proposed Use: Same – Restaurant – install one sign in alcove (62" x 36") and one hanging sign (4' x 4') on Wharf St. & one hanging sign (4' x 4') on Union St. The proposed sign wall sign on Wharf Street is not permitted and is not approved under this permit.	Cost of Work: Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	CEO District: Inspection: Use Group: Type: Signature: 11/5/12
Proposed Project Description: install two hanging signs & one wall sign in alcove		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/conditions 10/12/12 ASH</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>11/5/12</i></p>
	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



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.

2012 10 5106

66

Location/Address of Construction: 50 Wharf St, Portland, ME		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 V 014	Owner: BAMC - 2007-3 Wharf St. LLC c/o BOWDO COMPANY One Canal Plaza - 04101	Telephone: 871-1290
Lessee/Buyer's Name (If Applicable) PIG'S BACK, LLC	Contractor name, address & telephone: Rising Revolution 118 Granny Kent Pond Rd Shapleigh, ME 04076	Total s.f. of signage x \$2.00 33 ft total Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ 52.67 \$ Awning Fee= cost of work _____ Total Fee: \$ 210.34

Who should we contact when the permit is ready: **WENDYLL CASSE** phone: **207 749-0850**

Tenant/allocated building space frontage (feet): **108 on wharf / 62 on union** Length: **150'** Height: **1 story** **wharf - wallsign - 20.67**
 Lot Frontage (feet) **172 ft** Single Tenant or Multi Tenant Lot **multi** **hangig - 16ft**

Current Specific use: **Ø**
 If vacant, what was prior use: **Restaurant** **union - 16th hangig sign**
 Proposed Use: **Restaurant** **3 & Signs = 33 SF**

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes ___ No **X** Dimensions proposed: _____ Height from grade: _____
 Bldg. wall sign? (attached to bldg) Yes **X** No ___ Dimensions proposed: _____

Proposed awning? Yes ___ No **X** 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.

Information on existing and previously permitted sign(s):
 Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions: **?**
 Bldg. wall sign? (attached to bldg) Yes **✓** No ___ Dimensions: **? many versions**
 Awning? Yes **✓** No ___ 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, 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: **Wendyll Casse** Date: **10.2.12**

This is not a permit; you may not do ANY work until the permit is issued. **B-3 grand floor front,**
1 permit - add'l additional frontage.
Wharf 106 x 2 = 212 ft - 36.67 ft
Union 62 x 2 = 124 - 16 ft

Wendyll Casse
47 Beech Hill Rd
Freeport, ME 04032

Deb Andrews - Re: Buck's Naked signage question

From: Deb Andrews
To: Wendyll Caisse
Subject: Re: Buck's Naked signage question

Dear Wendyll:

Sorry not to get back to you sooner. I wanted to visit the property to observe relative distances between signs, etc. Based on my review, here are my thoughts about the proposed signs:

* The sign in the alcove is acceptable (and necessary, in my view, to highlight the entrance.) I have talked to Ann Machado and she has agreed.

* The hanging sign midblock on Wharf Street is acceptable.

* The flat sign proposed for the Wharf Street elevation near the corner is not acceptable, as it will be viewed in close proximity to the hanging sign on that frontage. Based on my site visit, I think a hanging sign installed above your large window near the corner of Wharf & Union on the Union Street frontage would be a good alternative location. Or, if you'd prefer, you could hang that sign between the two large windows further down Union as one approaches Commercial Street.

This is the plan that I'm prepared to sign off on. Please feel free to contact me if you have questions.

Deb Andrews
Historic Preservation Program Manager

>>> Wendyll Caisse <bucksnbbq@gmail.com> 10/16/2012 9:19 AM >>>
Hi there Deb:

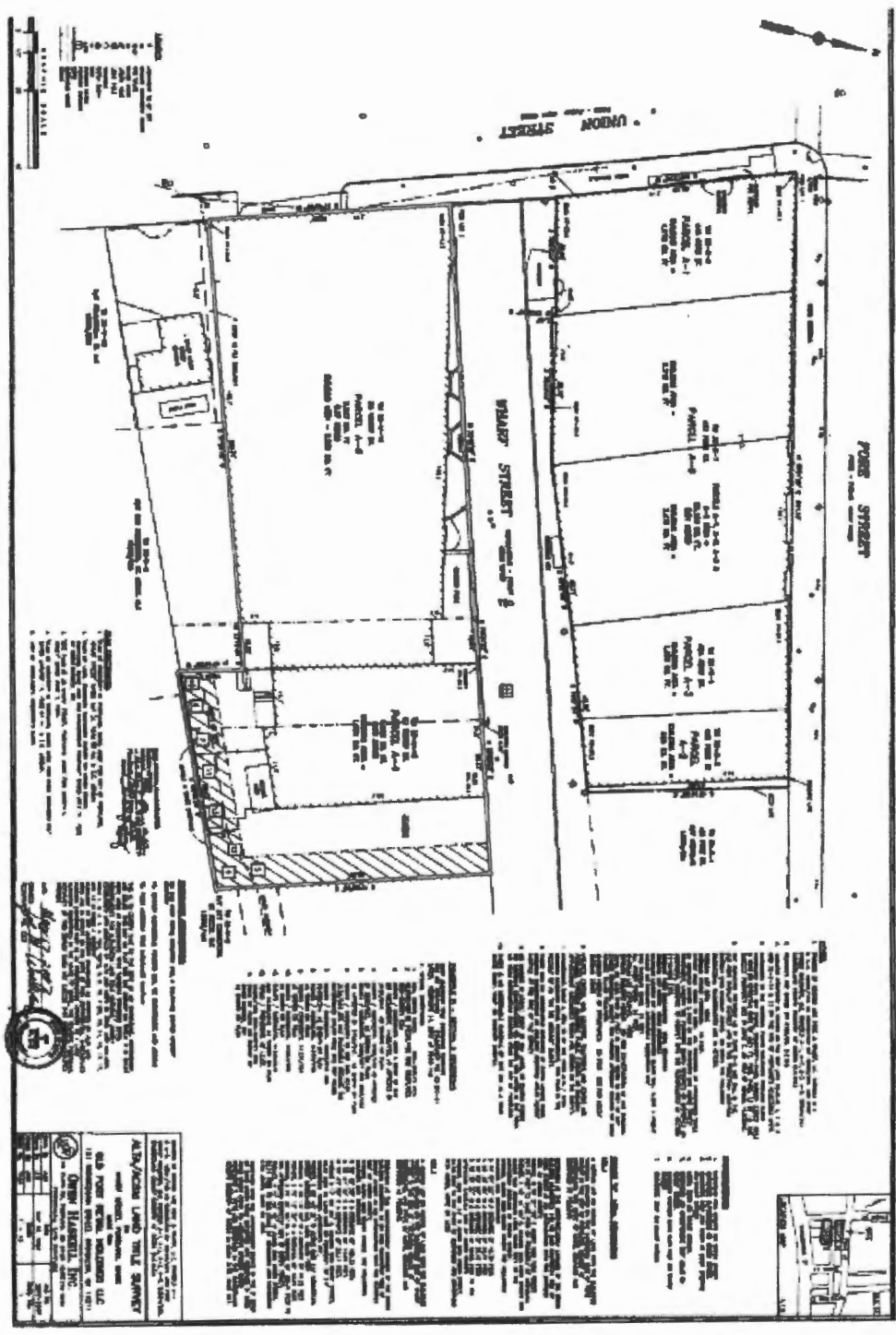
I hope you're well. I was wondering if you knew the status of our sign application? We omitted the alcove sign so there are just three in the proposal. My sign company just gave me a call to see if they could start production.

Thank you!

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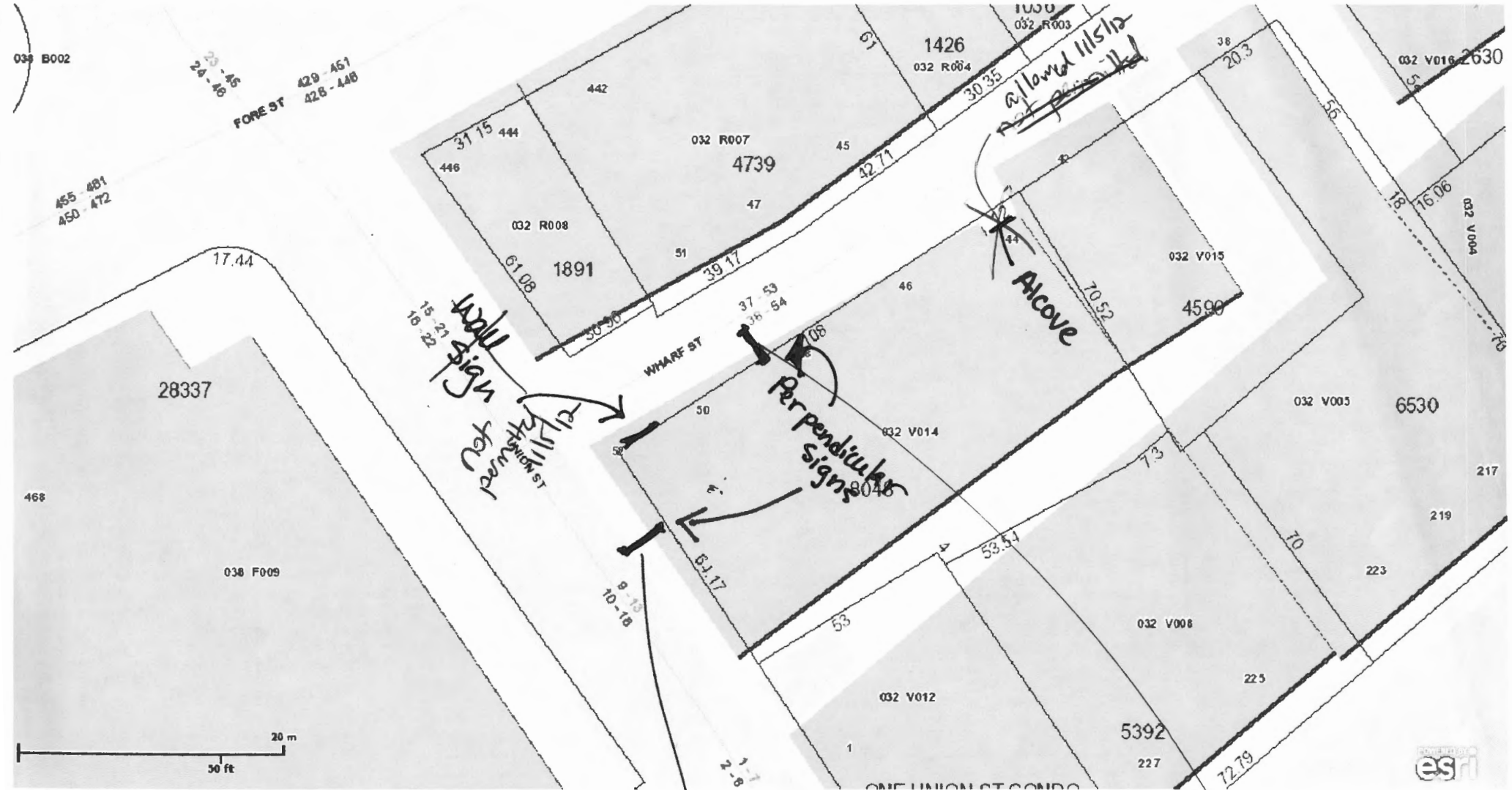
Wendyll Caisse
Buck's Naked BBQ

SCHEDULE 1
LAND AND BUILDING SURVEY



Buck's Naked BBQ & Steakhouse

50 Wharf Street, Portland, ME



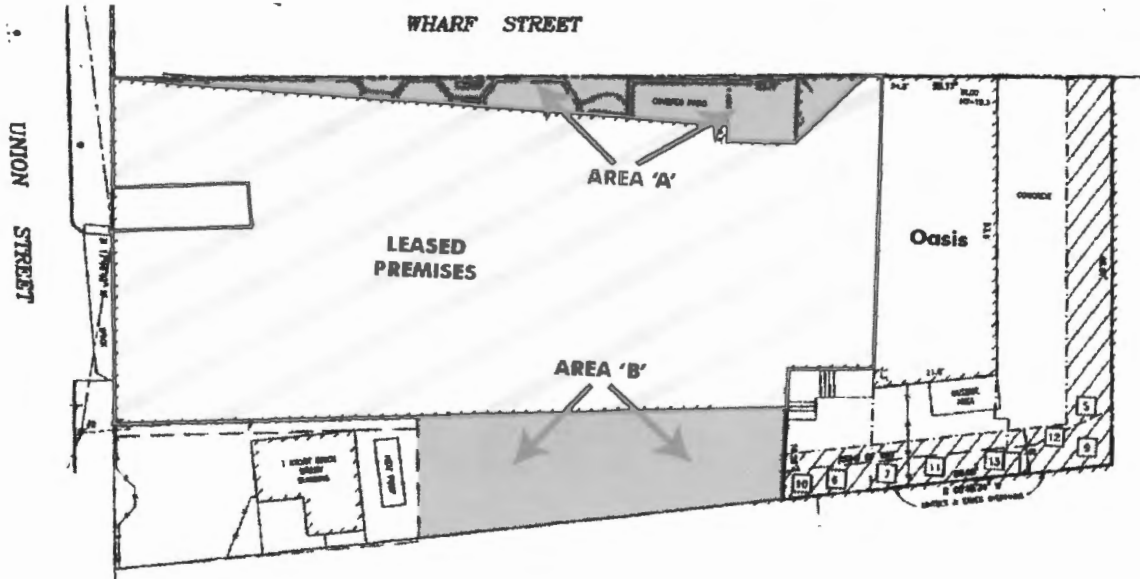
15-12 feet above

12 ft above

Buck's

SCHEDULE 2

SITE PLAN



Wharf St, using existing brackets
~~Wharf St~~

FRONT

X1 CUSTOM DEM SIGN
DOUBLE SIDED
48"W X 48"H

4'x4' = 16φ



Office 207.636.7136
Cell 207.776.5427
Fax 207.636.7801

josh@risingrevolutionstudio.com

118 GRANNY KENT POND RD.
SHAPLEIGH, ME

www.risingrevolutionstudio.com

PROOF

PRINT

2012

DESIGN 001

SENT

Approved By:
Date:



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~~XXXXXXXXXXXXXXXXXXXX~~ UNION ST, using existing brackets

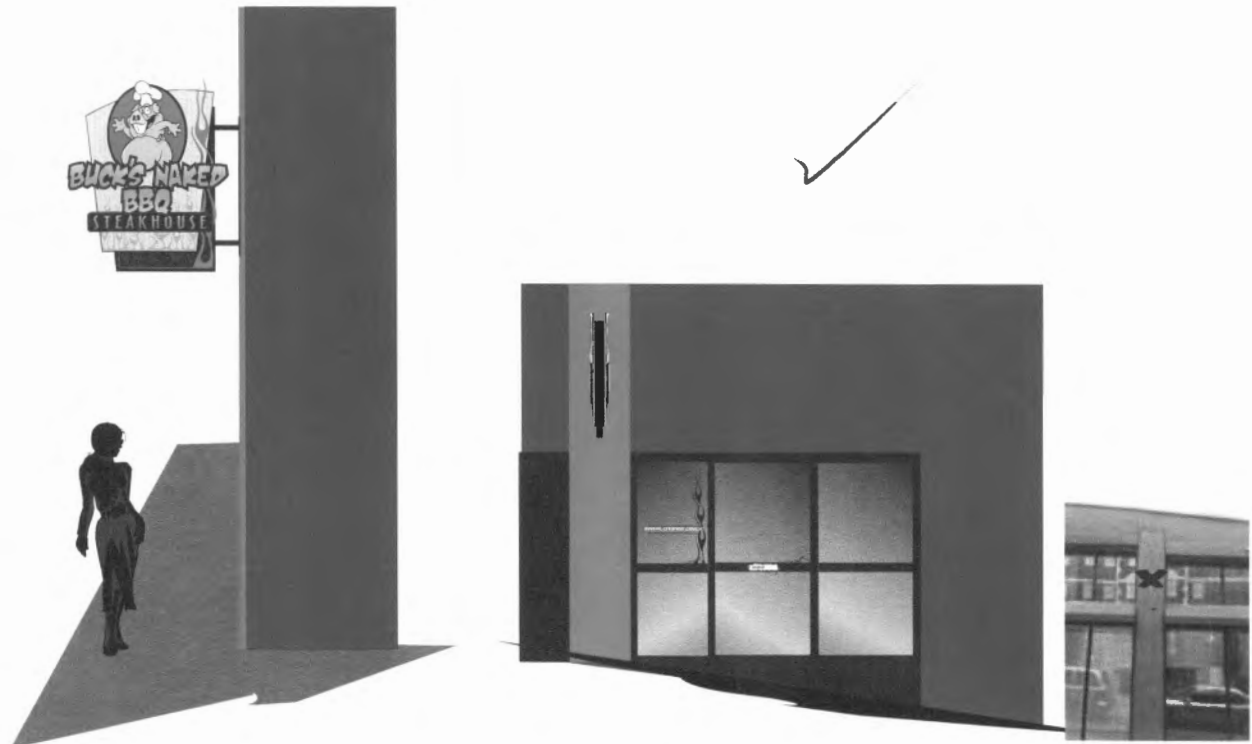
FRONT

X1 CUSTOM DEM SIGN

DOUBLE SIDED

48"W X 48"H

16P



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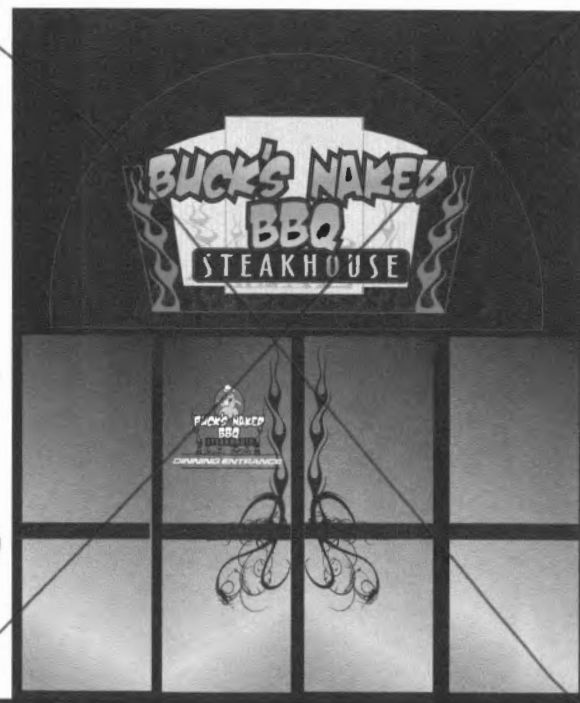
~~Option A~~ ALCOVE SIGN - wharf St.

~~* Not allowed - already a 62" x 48" wall sign in a 4' x 4' hanging sign on wharf st facade - this would be three.~~

11/15/12 This sign is now allowed. - per Deb Andrews.

FRONT
X1 USTOM DEM SIGN
SINGLE SIDED
62"W X 36"H

62" x 36" = 15.5 sq ft



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Cell 207.776.5427
Fax 207.636.7801

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2012

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October 2, 2012

To Whom It May Concern:

Please be advised that our tenant, Pig's Back BBQ, d/b/a Buck's Naked BBQ has the permission of the Landlord – BACM 2007-3 Wharf Street, LLC to install signage at the 50-52 Wharf and 9 Union Street locations in accordance with the plans previously submitted and agreed to. All costs associated with this installation shall be the responsibility of Pig's Back BBQ, d/b/a Buck's Naked BBQ.

If you require further information, please do not hesitate to contact me at (207) 772-0688 or slattari@boulos.com.

Shay E. Lattari

Shay Lattari

CBRE – The Boulos Company Boulos Property Management

as Managing Agent for BACM 2007-3 Wharf Street, LLC



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Receipts Details:

Tender Information: Check , BusinessName: Caisse Holdings LLC, Check Number: 1326
Tender Amount: 171.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 10/3/2012
Receipt Number: 48918

PA 96.00	210.34	
75.00	-171.00	
<u>171.00</u>	39.34	owe 39.34

Wharf was 20.67
hanging 16

Unson hanging 16

52.67
x 2
<u>105.34</u>
75.00

Receipt Details:

Referance ID:	8243	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	96.00	Charge Amount:	96.00
Job ID: Job ID: 2012-10-5106-SIGN - 4 signs total of 33 sq. ft.			
Additional Comments: 50 Wharf St., Caisse Holdings LLC			

Referance ID:	8244	Fee Type:	BP-SignsHist
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-10-5106-SIGN - 4 signs total of 33 sq. ft.			



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Receipts Details:

Tender Information: Check , BusinessName: Ciasse Holdings LLC, Check Number: 1330

Tender Amount: 39.34

Receipt Header:

Cashier Id: gguertin

Receipt Date: 10/5/2012

Receipt Number: 49034

Receipt Details:

Referance ID:	8243	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	39.34	Charge Amount:	39.34
Job ID: Job ID: 2012-10-5106-SIGN - install two hanging signs & one wall sign			
Additional Comments: 50 Wharf St. Ciasse Holdings			

Thank You for your Payment!