

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: 01-1002	Issue Date: AUG 29 2001	CBL: 034A C001001
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Location of Construction: 295 Forest Ave	Owner Name: Hannaford Bros Co #351c	Owner Address: Po Box 1000	Phone: 207-883-2911
Business Name: n/a	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: 2077829654
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Comm. Retail Dry Goods	Proposed Use: Replace 573 SqFt Of Signage To Reflect Name Change	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Replace 573 SqFt Of Signage To Reflect Name Change		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: <i>S. J. ...</i> Use Group: Type:	

PERMIT WITH REQUIREMENTS

W. J. ...

Signature:	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: Date:

Permit Taken By: cih	Date Applied For: 08/14/2001	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: <i>AKS 8/28/01</i>	<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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
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PERMIT ISSUED WITH REQUIREMENTS

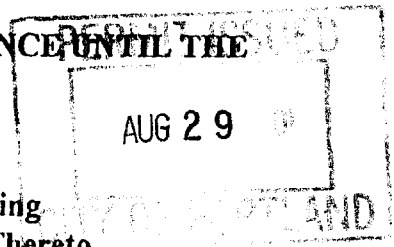
CERTIFICATION

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

01-100

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



Sign Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto

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 (include Portion of Building): 295 FOREST AVE		
Total Square Footage of Proposed Structure 573	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 34A Block# C Lot# 1	Owner: HANNAFORD BROS. CO.	Telephone#: 883-2911
Owner's Address: HANNAFORD BROS. CO. RD. BOX 1000 PORTLAND, ME	Lessee/Buyer's Name (If Applicable)	Total Sq. Ft. of Sign Fee 573 = 114.60 \$ 144.60
Proposed Project Description: (Please be as specific as possible) REPLACE "SHOP 'N SAVE" SIGNS WITH "HANNAFORD" SIGNS - NEW: (2) WALL SIGNS, (2) FREESTANDING SIGNS / EXISTING: (1) FREE CHANGING ON FREESTANDING SIGN		
Contractor's Name, Address & Telephone NEOKRAFT SIGNS, 686 MAIN ST., LEWISTON ME 04240 782-9657		Rec'd By 8-14 CH
Current Use: Shopping Center	Proposed Use: SAME	

Signature of applicant: Paul [Signature] - NEOKRAFT SIGNS	Date: 8-14-01
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 295 FOREST AVE ZONE: B-2 Zon

OWNER: HANNAFORD BROS. CO.

APPLICANT: NEO KRAFT SIGNS

ASSESSOR NO. _____

SINGLE TENANT LOT? YES ___ NO ___

MULTI TENANT LOT? YES X NO ___

FREESTANDING SIGN? YES X NO ___ DIMENSIONS _____

(ex. pole sign. . .) (3) — REPLACE FACES IN (1) 2' X 8' = 16 SQ FT — 16
(2) NEW Pylon SIGNS @ .119 SQ FT = 238 SQ FT — 238
 MORE THAN ONE SIGN? YES ___ NO ___ DIMENSIONS _____

BLDG. WALL SIGN? YES X NO ___ DIMENSIONS _____

(attached to bldg) (1) 75 SQ FT LOGO ON 225 ELEVATION — 75
(1) 75 SQ FT LOGO WITH 169 SQ FT LETTERS = 244 SQ FT. — 244
 MORE THAN ONE SIGN? YES X NO ___ DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: (2) 190 SQ FT FREESTANDING SIGNS; (1) 16 SQ FT FREESTANDING SIGN; (2) SIGNS WALL LETTERS

LOT FRONTAGE (FEET): _____

BLDG FRONTAGE (FEET): 523'-3" X 20'-10" MAX

AWNING YES ___ NO X IS AWNING BACKLIT? YES ___ NO ___

HEIGHT OF AWNING: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

*** TENANT BLDG. FRONTAGE (IN FEET) _____

*** **REQUIRED INFORMATION**

	<u>Old</u>	<u>New</u>
<u>Free Standing</u>		
140' ϕ MAX	190'	132'
25' high allowed	19' 1"	23'
5' setback	OK	OK

AREA FOR COMPUTATION

$340,588' \div 43,560 = 7.8 \text{ acres}$

Bldg Signs
 $> 150 \text{ linear feet}$
 5%
 $372' \times 20 = 7440' \times 5\% = 372'$
285' shown
OK MAX

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: _____ DATE: _____

BUILDING PERMIT REPORT

DATE: 17 August 2001 ADDRESS: 295 Forest Ave. CBL 034A-C-001

REASON FOR PERMIT: Signage

BUILDING OWNER: Hannaford Bros Co. #351c

PERMIT APPLICANT: CONTRACTOR NeoKraft Signs

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: PERMIT FEES: 144.60

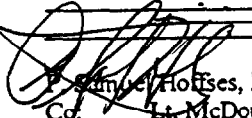
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *32

- 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 dampproofing 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. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. 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.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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)
25. 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".
26. 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.
27. 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).
28. 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.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. 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.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
- * 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 P. Sample, Building Inspector
 Co. Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/100

****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**

**Paul Gillis**

08/09/01 04:07 PM

To: Paul@Neokraft.com
cc: Fred Conlogue/Engineering/Corp/HBC@HBC, William
Thibodeau/riskmgmt/Corp/HBC@HBC
Subject: Forest Avenue, Portland, ME Pylon Signs

Paul,

Bill Thibodeau of our insurance department has spoken with Sam Hoffses regarding the City's interest in having a Certificate of Insurance related to the proposed pylon signs. In general, it appears that the City has no insurable interest in the matter, since we believe the new signs will not project over the property line. This belief is based on the 5' setback and our placing the new signs on the existing footings. Sam H. seemed to agree with this position and Bill T. left it that if we were over the P.L., we would send a Certificate, and if not, we wouldn't.

We ask that you confirm that the proposed signs do not protrude over the property line, and if correct, you can just put "N/A" as appropriate on the application. If for some reason the sign design does cross the P.L., please contact Fred Conlogue at your earliest opportunity.

Paul

DUPLICATE

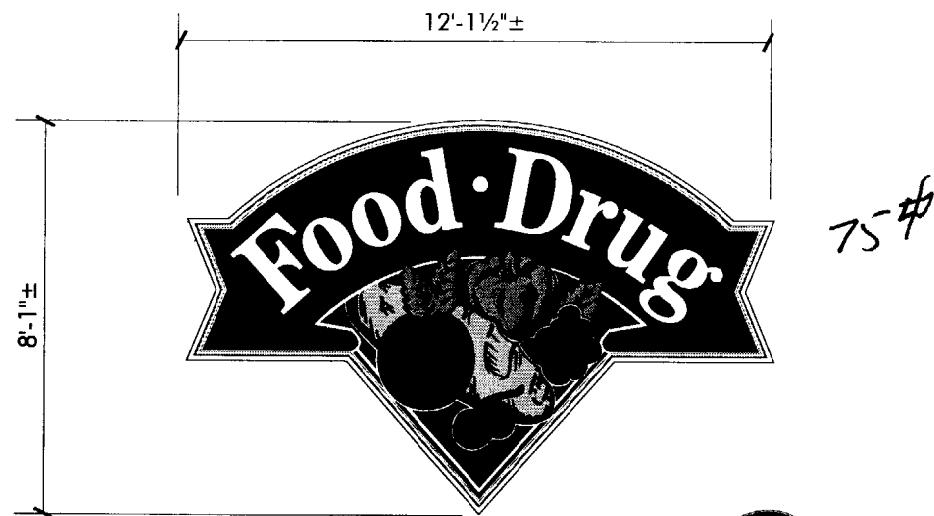
GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Insp. DATE 8/14/01
RECEIVED FROM Newcraft
ADDRESS 295 Forest Ave

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
1	Permit App. Signage		144.60
	CBL # 034AC001		
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER			TOTAL 144.60

RECEIVED BY [Signature]
CK# 6344

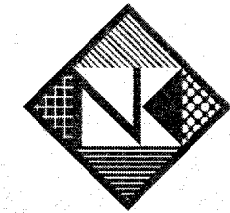


New Int. Illum. Wall Graphics
Scale: 1/4"=1'-0" (1) Set

EXACT SIGN LOCATION TBD



Elevation
Not To Scale



Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

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Hannaford
CL9726

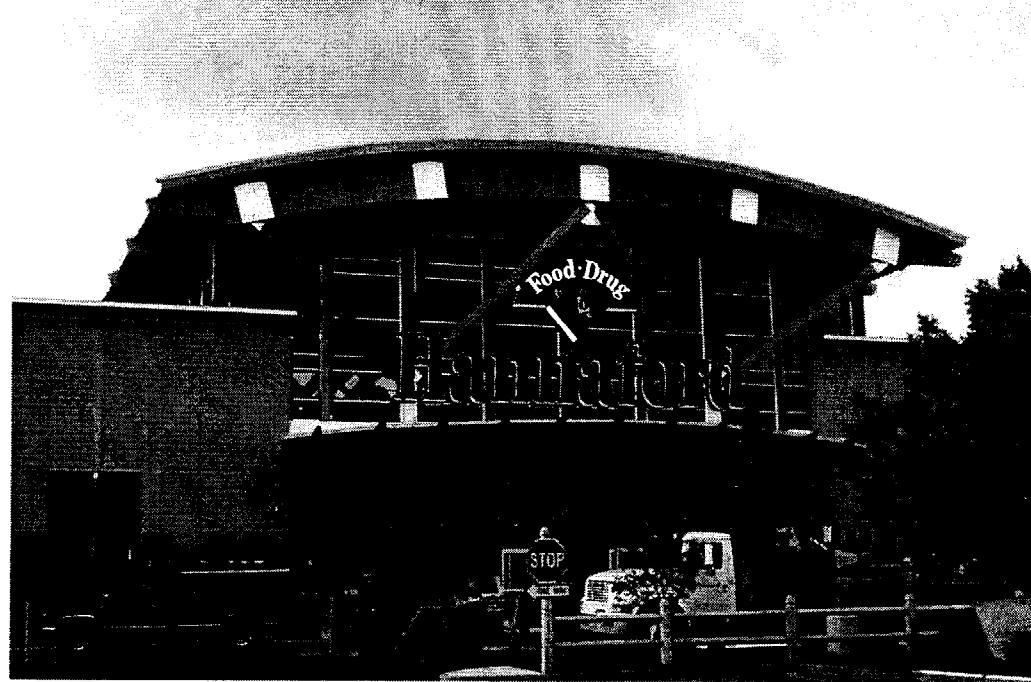
Location: 295 Portland, ME

Drawing No.: 1 of 5

Drawn by: J. Fogg

Date: 07.31.2001

Gen Ref.:

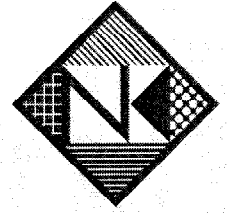


SIGN PLACEMENT SCHEME (A)



SIGN PLACEMENT SCHEME (B)

Photo Composites
Not To Scale



Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

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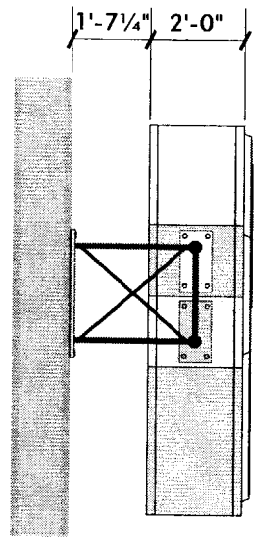
Location: Portland, ME

Drawing No.: 2 of 5

Drawn by: J. Fogg

Date: 07.31.2001

Gen Ref.:



End View

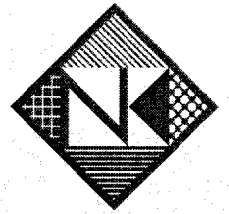


New S/F Internally Illuminated Wall Graphic
Scale: 1/4"=1'-0"

FABRICATED ALUMINUM CABINET AND
RETAINER SYSTEM, MAP 25A-3P ANTIQUE IVORY
(OR WHITE) TEXTURED FINISH. SERVICE ACCESS
THROUGH REMOVABLE PANELS IN SIGN
PERIMETER.

FORMED AND EMBOSSED CLEAR LEXAN® FACES,
SECOND SURFACE TRANSLUCENT VINYL COPY,
BACK SPRAY PAINTED WHITE (TRANSLUCENT).

75 sqft



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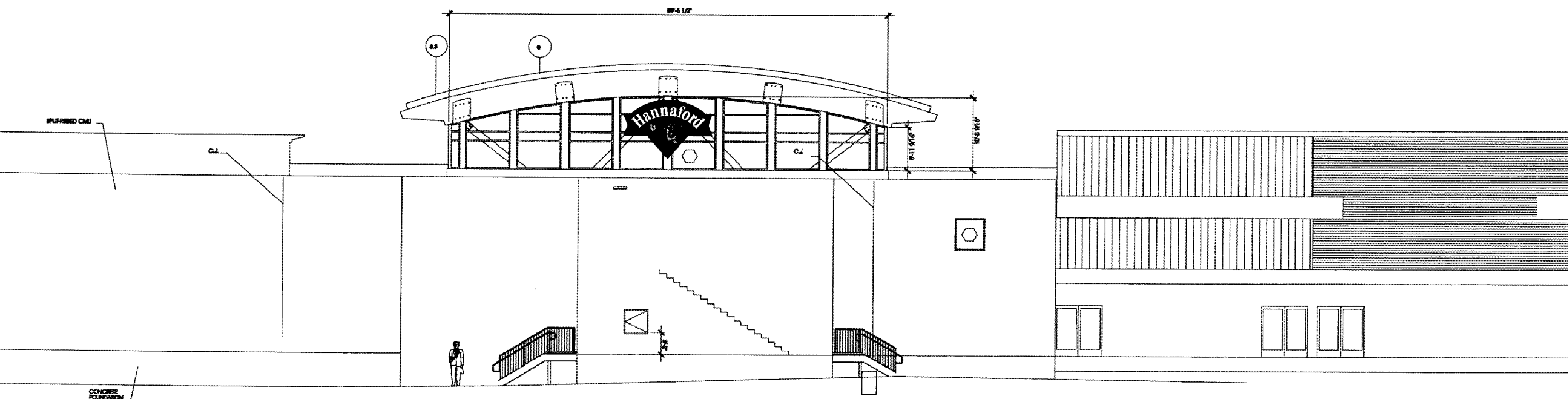
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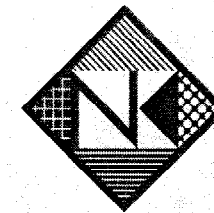
Hannaford

CL9726

Location: Portland, ME
Drawing No.: 3 of 5
Drawn by: J. Fogg
Date: 07.31.2001
Gen Ref.:



Elevation
1/16"=1'-0"±



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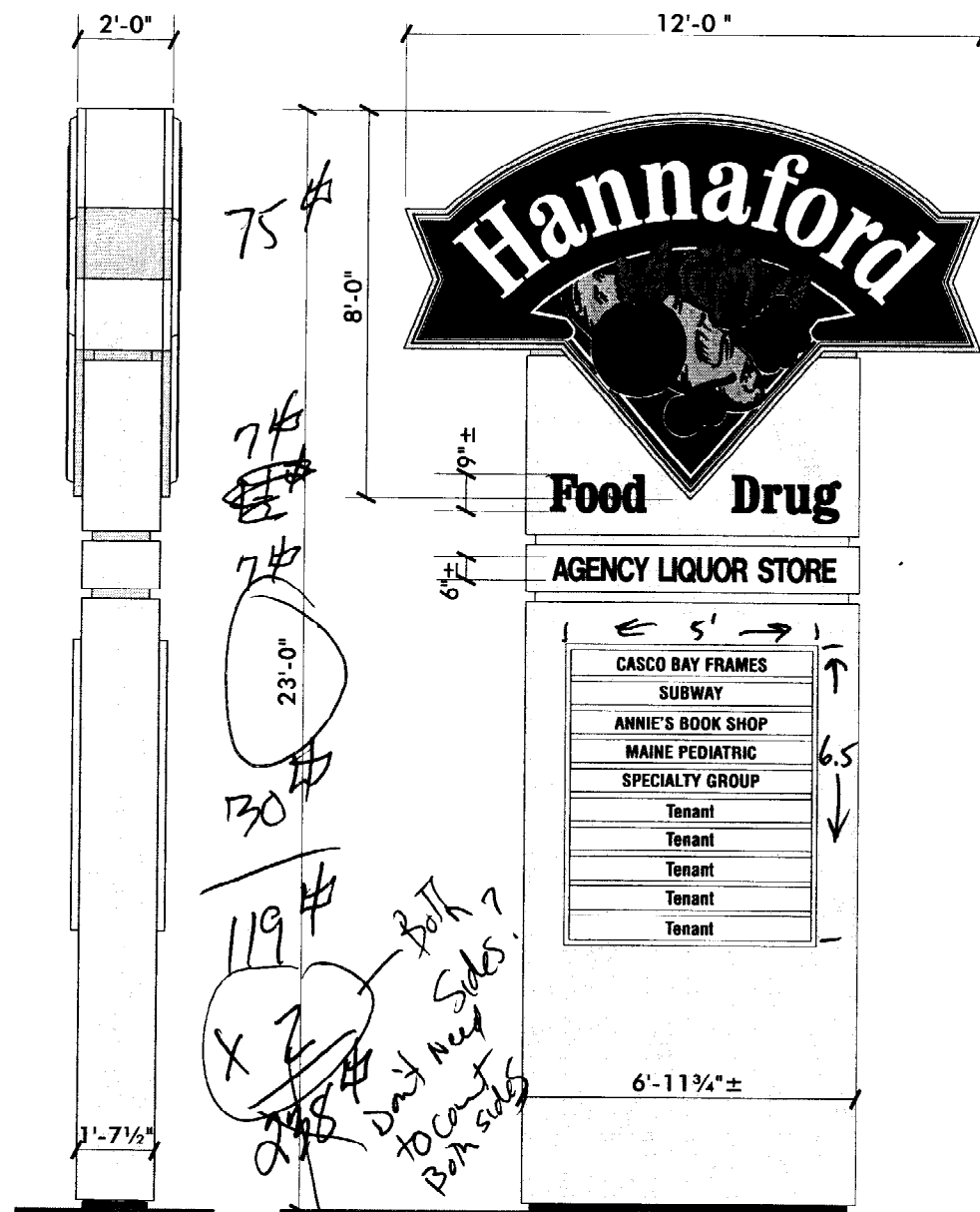
Location: Portland, ME

Drawing No.: 4 of 5

Drawn by: J. Fogg

Date: 07.31.2001

Gen Ref.:



FABRICATED ALUMINUM CABINET AND RETAINER SYSTEM, MAP 25A-3P ANTIQUE IVORY TEXTURED FINISH. SERVICE ACCESS THROUGH REMOVABLE PANELS IN SIGN PERIMETER.

FORMED AND EMBOSSED CLEAR LEXAN® FACES, SECOND SURFACE TRANSLUCENT VINYL COPY, BACK SPRAY PAINTED WHITE (TRANSLUCENT).

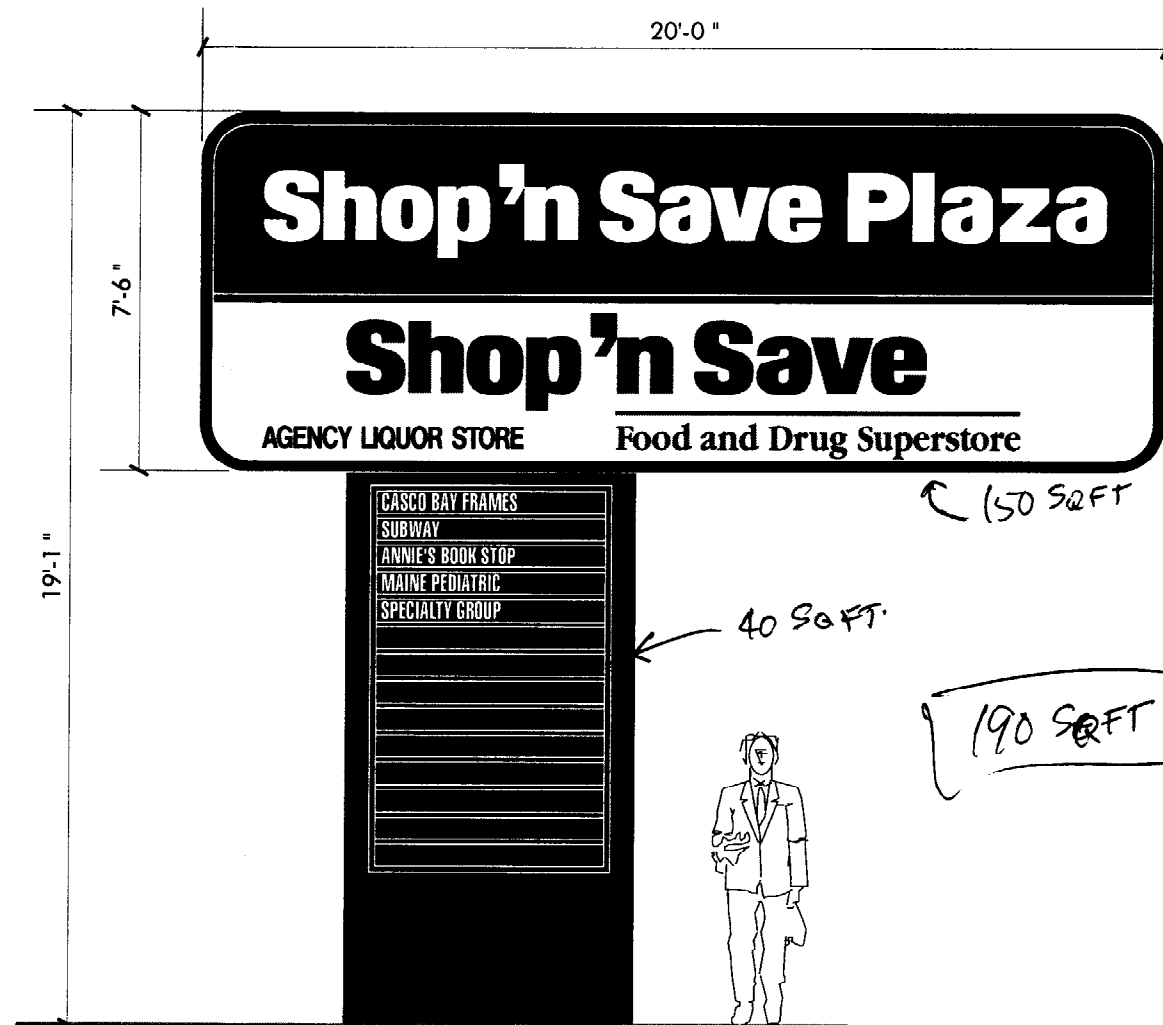
1 1/4" REVEAL AT SHOULDERS

FABRICATED .080 ALUMINUM POLE COVER, WITH VERTICAL CENTER SEAM. MAP 25A-3P ANTIQUE IVORY TEXTURED FINISH. ROUTED COPY, BACKED-UP ROHM & HAAS NO. 2793 RED.

ROUTED "AGENCY LIQUOR STORE" COPY BACKED-UP "BLACK & WHITE" TRANSL. FACES

2 1/2" REVEALS

(2) 6'-4" X 5'-3" S/F EXTRUDED CABINETS WITH FILLERS. (10) WHITE LEXAN TENANT PANELS WITH BLACK VINYL COPY, 1 1/2" RETAINERS. PROJECTION AS REQUIRED TO ALLOW ACCESS TO FACES



End View

New D/F Internally Illuminated Pylon
1/4"=1'-0"

8 x 12 = 96 # for this sign
5' x 7 = 35 #
5 x 6.5 = 32.5 #
132.5 #

Existing D/F Internally Illuminated Pylon
1/4"=1'-0"

BEING REPLACED

8'

2'

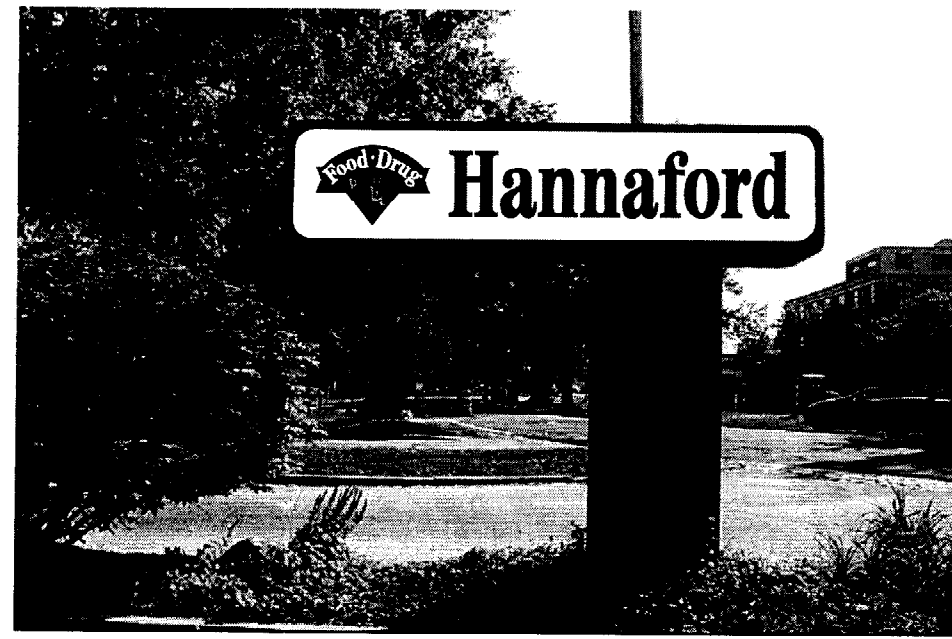


New Faces for Double Face Internally Illuminated ID Pylons (BAXTER BLVD.)

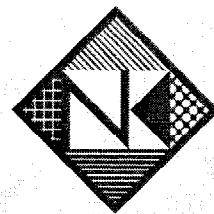
1/4" = 1'-0" (2) required



EXISTING



PROPOSED



Neokraft

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Hannaford
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Location:	Portland, ME
Drawing No.:	5 of 5
Drawn by:	J. Fogg
Date:	07.31.2001
Gen Ref.:	

Photo Composites
Not To Scale