

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091335

Please Read Application And Notes, If Any, Attached

This is to certify that PORTLAND STAGE COMPANY / Sign Concepts

has permission to "Thai Cuisine" install (1) hanging sign, (2) 10' x 2' signs in window

AT 25 FOREST AVE CBL 037 A022001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

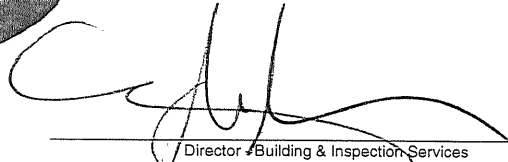
OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name



Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

NOV 14 2009
City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11-20 20 09

Received from Sabine LLC

Location of Work at East Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 153

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Sigac

CBL: 37-A22

Check #: 1006 Total Collected \$ 153

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1335	Issue Date:	CBL: 037 A022001
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Location of Construction: 25 FOREST AVE (21 Forest)	Owner Name: PORTLAND STAGE COMPANY	Owner Address: PO BOX 1458	Phone:
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Business Name:	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone: 2076992920
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Lessee/Buyer's Name Sabing, LLC	Phone:	Permit Type: Signs - Permanent	Zone: B-3c
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Past Use: Commercial - Restaurant	Proposed Use: Commercial - "Sabing" Commercial - "Thai Cuisine" install (1) hanging sign, (2) 10' x 2' signs in window	Permit Fee: \$153.00	Cost of Work: \$153.00	CEO District: 1
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Proposed Project Description: "Thai Cuisine" install (1) hanging sign, (2) 10' x 2' signs in window	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: U Type: Sign IBC 2003
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Signature:	Signature:
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied

Signature:	Date:
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Permit Taken By: Ldobson	Date Applied For: 11/20/2009	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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date:</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 <i>yes</i></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 12/14/09 STW</p>
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PERMIT ISSUED

DEC 14 2009

City of Portland

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: 09-1335	Date Applied For: 11/20/2009	CBL: 037 A022001
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Location of Construction: 25 FOREST AVE (#21)	Owner Name: PORTLAND STAGE COMPANY	Owner Address: PO BOX 1458	Phone:
Business Name:	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone (207) 699-2920
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - Restuarant - "Sabieng" "Thai Cuisine" -install (1) hanging sign	Proposed Project Description: "Sabieng" - install (1) hanging sign signs in
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 12/14/2009
Note: **Ok to Issue:**

- 1) Hanging sign to have solid gold lettering. Artificial "carved" letters shown on application are not approved.
- 2) Hanging sign to have a solid color background. Artificial printed "wood grain" shown on application is not approved.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/03/2009
Note: Applicant, Jas Thiansonglok, said that the signs in the two windows are window signs - description says gold & white vinal letters. **Ok to Issue:**

- Building is in both Historic District and PAD. Giving sign to Deb Andrews to review under Historic.
- 1) This property is located in a Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in the zoning ordinance. The front windows should not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review annd approval prior to its implemantation.
 - 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
 - 3) This property is in a B-3c Business Zone which prohibits bars. This restaurant shall not be converted to a bar use only. Full meals must be served.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/23/2009
Note: **Ok to Issue:**

- 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

Comments:
 12/3/2009-amachado: Spoke to Jas. Need tenant frontage.
 12/14/2009-gg: received from historic on 12/14/09. /gg

PERMIT ISSUED

14
 City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

PERMIT ISSUED

14

City of Portland

A



2 x 2 = 458 ft.

SIGNConcepts
— VISUAL COMMUNICATION EXPERTS —

Date: 11/18/09 | Scale: 1/2" = 1'

Drawing #: 1 | Sales Rep: DF

Rev #: xx | Rev Date: 00/00/09

Apprv'd by:

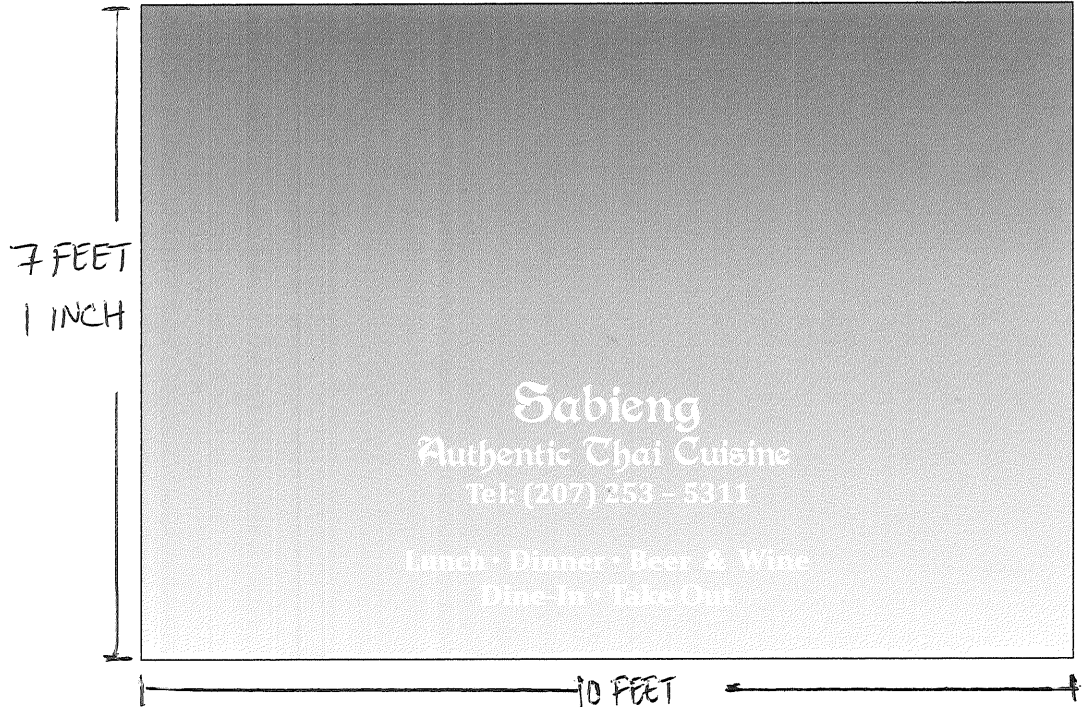
Sabieng

- 1 - d/f 20" x 24" oval hanging sign
 - 1/2" white metalwood substrate
 - digitally printed vinyl graphics

This design is the exclusive property of Sign Concepts, LLC, and cannot be copied, exhibited, or shown to anyone outside of your organization without the prior consent of Sign Concepts, LLC. Copyright © 2009

B

Window sign.



20 5/8 x 2 signs 40

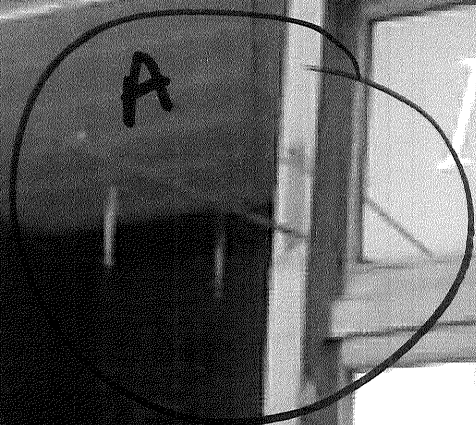
Date: 11/18/09	Scale: 1/2" = 1'
Drawing #: 2	Sales Rep: DF
Rev #: 1	Rev Date: 11/19/09

Apprv'd by:

Sabieng

- gold & white vinyl letter for windows

FRONT WINDOW



Nakornping
Thai Restaurant



NAKORNPING
THAI Restaurant

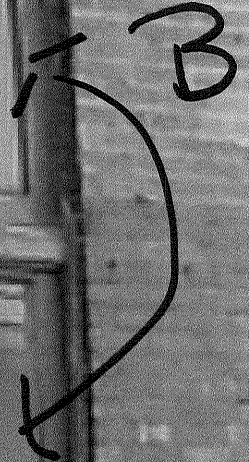
FREE DELIVERY
\$20 MIN.

Take out - Delivery - Catering
Tel: 207-253-5544 Fax: 207-253-4069

Nakornping
Thai Restaurant

NAKORNPING

THAI RESTAURANT



SIDE WINDOW

THE FACILITIES

PORTLANDSTAGE

where great theater lives

LOCATED AT 25A FOREST AVENUE
IN THE HISTORIC ARTS DISTRICT

November 9, 2009

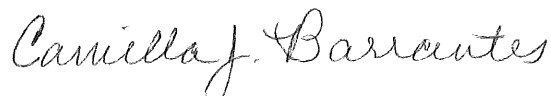
Inspections Division
Planning and Development Department
Portland City Hall
389 Congress St.
Portland, ME 04101

To Whom It May Concern:

Chakpan Kuenlom, dba Sabieng, LLC, will be the tenant at 21 Forest Avenue as of November 16, 2009. He has our permission to install the signs that meet the city's requirements on the premises at 21 Forest Avenue. The hanging sign is similar in design to the signs of other storefront tenants in the building. The larger signs on the building are similar to what is currently in existence with the previous tenant.

If you need any additional information from us concerning this project, I may be reached during business hours at the address and phone number below, Ext. 102.

Sincerely,



Camilla J. Barrantes
Managing Director

FOR TICKETS: 207.774.0465 | www.portlandstage.org

P.O. BOX 1458, PORTLAND, ME 04104 | PHONE: 207.774.1043 | FAX: 207.774.0576 | info@portlandstage.org



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/17/2009

PRODUCER
JAMES T HARRIS
69 YORK STREET SUITE 5
KENNEBUNK, ME 04043 - 7153

THIS CERTIFICATION 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.

INSURED
CHAKPAN KUENLOM
DBA SABIENG
21 FOREST AVE
PORTLAND, ME 04101 - 2810

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: NATIONWIDE MUTUAL FIRE INSURANCE COMPANY
INSURER B:
INSURER C:
INSURER D:
INSURER E:

23779

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 INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	ACP BPF 5404253931	11/16/2009	11/16/2010	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

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

CERTIFICATE HOLDER

City of Portland Maine
NA
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 30 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

James T Harris



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: 21 FOREST Ave., PORTLAND, ME 04101		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: PORTLAND STAGE	Telephone: 207-774-1043 x102
Lessee/Buyer's Name (If Applicable) SARIENG, LLC (OWNER: CHAKPIAN KUENLOM)	Contractor name, address & telephone: SIGN CONCEPTS 75 BISHOP STREET PORTLAND, ME 04103 (207) 699-2920	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: Jas Thiansonglok phone: 646-714-9837.		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>multi</u>		
Current Specific use: <u>RESTAURANT SIGNAGE</u> If vacant, what was prior use: _____ Proposed Use: <u>RESTAURANT SIGNAGE</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____		
Proposed 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 <input checked="" type="checkbox"/> 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: _____ 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.		

153
57 x 2 + 65
1/4

RECEIVED
NOV 20 2009

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: <u>Chakpan Kuenlom</u>	Date: <u>11-19-09</u>
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B-3c - multi
ground floor - individ. tenant
27 x 2 = 54 sq ft

20" x 24" = 480" = 3.33 ft (OK)

Ann Machado - Re: Size of the Restaurant

From: Sabieng <sabiengmaine@gmail.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 12/3/2009 2:04 PM
Subject: Re: Size of the Restaurant

Ann,

I measured 27 feet.

Jas

On Thu, Dec 3, 2009 at 12:07 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

Jas -

What I need to know is how wide (how many feet) is your space where it fronts (measured along) Forest Avenue.

Thanks.

Ann Machado
Zoning Specialist
207.874.8709

>>> Sabieng <sabiengmaine@gmail.com> 12/03 11:57 AM >>>
Good afternoon Ann,

As per our conversation on the phone, the space that we occupied is 1300 sq feet. Please let me know if you need any further information.

Thank you,

Jas

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Sabieng
Authentic Thai Cuisine
21 Forest Ave.
Portland, ME 04101

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Sabieng
Authentic Thai Cuisine
21 Forest Ave.
Portland, ME 04101