

**CITY OF PORTLAND**

**BUILDING DEPARTMENT**

**PERMIT**

Permit Number: 090487

Please Read Application And Notes, If Any, Attached

This is to certify that 574 ASSOCIATES LLC  
has permission to Install a side walk sign and an awning with glass panels - sign deleted  
AT 576 CONGRESS ST CE 037-G007001

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 lath or other used-in. 2 HOOR 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. CAPT. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

**PERMIT ISSUED**  
**JUN 26 2009**  
**CITY OF PORTLAND**

[Signature] 6/24/09  
Director - Building & Inspection Services

**PERMIT FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

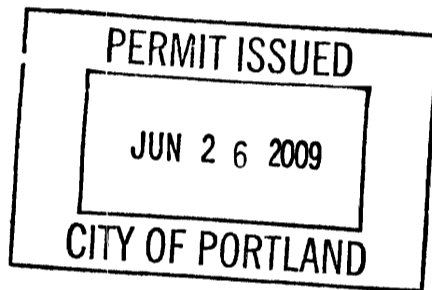
Permit No: 09-0487	Issue Date: 6/26/09	CBL: 037 G007001
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Location of Construction: 576 CONGRESS ST	Owner Name: 574 ASSOCIATES LLC	Owner Address: 1976 WASHINGTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial - Retail Pizza Parlor "Crust" <i>located on first floor:</i>	Proposed Use: Commercial - Retail Pizza Parlor "Otto's" - Install a side walk sign and an awning with signage along with a hanging sign <i>See conditions NOT part of Approval</i>	Permit Fee: \$128.00	Cost of Work: \$128.00	CEO District: 1
Proposed Project Description: Install a side walk sign and an awning with signage along with a hanging sign <i>See conditions NOT part of Approval</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: M Type: <i>Signage</i> IBC-2003 Signature: <i>KG</i>	
		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: L. Dobson	Date Applied For: 05/21/2009	<b>Zoning Approval</b>
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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 information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <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>6/2/09</i>	<b>Zoning Appeal</b> <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: <i>6/2/09</i>	<b>Historic Preservation</b> <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 AMENDED APPLICATION 6/23/09 STH Date: 6/16/09 STH
	OK with conditions Date: <i>6/2/09</i> revised 6/24/09		



**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

<b>Permit No:</b> 09-0487	<b>Date Applied For:</b> 05/21/2009	<b>CBL:</b> 037 G007001
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<b>Location of Construction:</b> 576 CONGRESS ST	<b>Owner Name:</b> 574 ASSOCIATES LLC	<b>Owner Address:</b> 1976 WASHINGTON AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Retail Pizza Parlor "Otto's" - Install a side walk sign and an awning with signage along with a hanging sign	<b>Proposed Project Description:</b> Install a side walk sign and an awning with signage along with a hanging sign
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<b>Dept:</b> Historic	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Scott Hanson	<b>Approval Date:</b> 01/16/2009
<b>Note:</b> Application was amended on 6-20, after approval. Approval in now (6-23) for awning as submitted with light over awning. Light to be moved up to center of upper panel. Lettering and logo on awning are to be the only signage. Projecting wall sign shown in application has been removed from permit and is NOT allowed. Landlord informs us that bracket is for upper story tenant.			
<ol style="list-style-type: none"> <li>1) Identical light and awing are to be installed on adjoining storefront, as agreed to by landlord 6-23-09</li> <li>2) Light is to be moved up to center of upper panel and top of awning is to be under the upper panel trim.</li> <li>3) Projecting wall sign shown in initial application is NOT allowed. Landlord has informed us that the iron bracket is for an upper story tenant.</li> <li>4) Approval subject to final inspection after installation.</li> <li>5) Awnings ends to be enclosed.</li> </ol>			
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 06/02/2009
<b>Note:</b>			
<ol style="list-style-type: none"> <li>1) Please note that your original application has been changed to delete the hanging sign to allow the awning sign and gooseneck light.</li> <li>2) This is considered to be a retail use. There shall be no more than nine (9) seats. If there are more than nine seats installed, your use by definition is a restaurant use and would require a change of use permit from retail to restaurant.</li> <li>3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 06/26/2009
<b>Note:</b>			
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 06/19/2009
<b>Note:</b>			
Ok to Issue: <input checked="" type="checkbox"/>			

**Comments:**  
 5/21/2009-mes: Not all the signage was included in this permit - I called the owner about the wall sign. I do not see anything about how that will be attached. This is now in the Historic District and I also asked that he give us color mock ups. He will get it for me

<b>Location of Construction:</b> 576 CONGRESS ST	<b>Owner Name:</b> 574 ASSOCIATES LLC	<b>Owner Address:</b> 1976 WASHINGTON AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

tomorrow or Tuesday. I will ask the front staff about whether all signs were included.

6/24/2009-mes: received from Historic with conditions that the hanging sign be deleted from the permit request. I have changed the permit

6/2/2009-mes: The applicant came in the other day and talked to Jeanie and I - I explained that we need more information including color renderings - He came in and added information now about the hanging sign. Nothing submitted is in color - I will try to do my review and pass on to Historic. Now the establishment name has changed from "Crust" to "Otto's".

6/17/2009-gg: received permit from historic on 6/16/09. /gg

6/17/2009-sth: I signed off on this yesterday and then noticed later in the day that they have added a gooseneck light fixture over the awning location. This was not shown on the application and is not approved by HP. Jeannie, could you request that they either add it to the application (so we can say "no" because it doesn't meet HP standards) or ask them to remove it before issuing the permit?

# 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>576 Conyers</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>574 ASSOCIATES LLLC</u> <u>1976 WASHINGTON AVE</u>	Telephone: <u>201-232-9575</u>
Lessee/Buyer's Name (If Applicable) <u>ANTHONY ALLEN</u>	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage Total Fee: \$ <u>65.00</u> Awning Fee = cost of work <u>800.00</u> Total Fee: \$ <del>95.00</del> <u>128.00</u>
Who should we contact when the permit is ready: <u>ANTHONY ALLEN</u> phone: <u>978-500-9993</u>		
Tenant/allocated building space frontage (feet): Length: <u>26'</u> Height: <u>13'</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>MULTI - OFFICE</u>		
Current Specific use: <u>VACANT</u> If vacant, what was prior use: <u>RETAIL SHOP</u> Proposed Use: <u>TAKE OUT FOOD</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No ___ Dimensions proposed: _____ Height from grade: <u>9'</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: <u>20" x 30"</u>		
Proposed awning? Yes <input checked="" type="checkbox"/> No ___ Is awning backlit? Yes ___ No <input checked="" type="checkbox"/> Height of awning: <u>8'</u> Length of awning: <u>7'</u> Depth: <u>24"</u> Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No ___ If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>24</u> 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 <input checked="" type="checkbox"/> No ___ Dimensions: <u>20" x 30"</u> Awning? Yes ___ No <input checked="" type="checkbox"/> 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.		

31.5 x 2 + 65 = 128  
 SW 2' x 3.5' =  
 AWNING 7' x 3.5' =  
 3.5 x 7 = 24.5  
 24.5 + 24.5 = 49  
 49 + 24.5 = 73.5  
 73.5 + 24.5 = 98  
 98 + 30 = 128

**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: <u>5/1/2009</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

**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

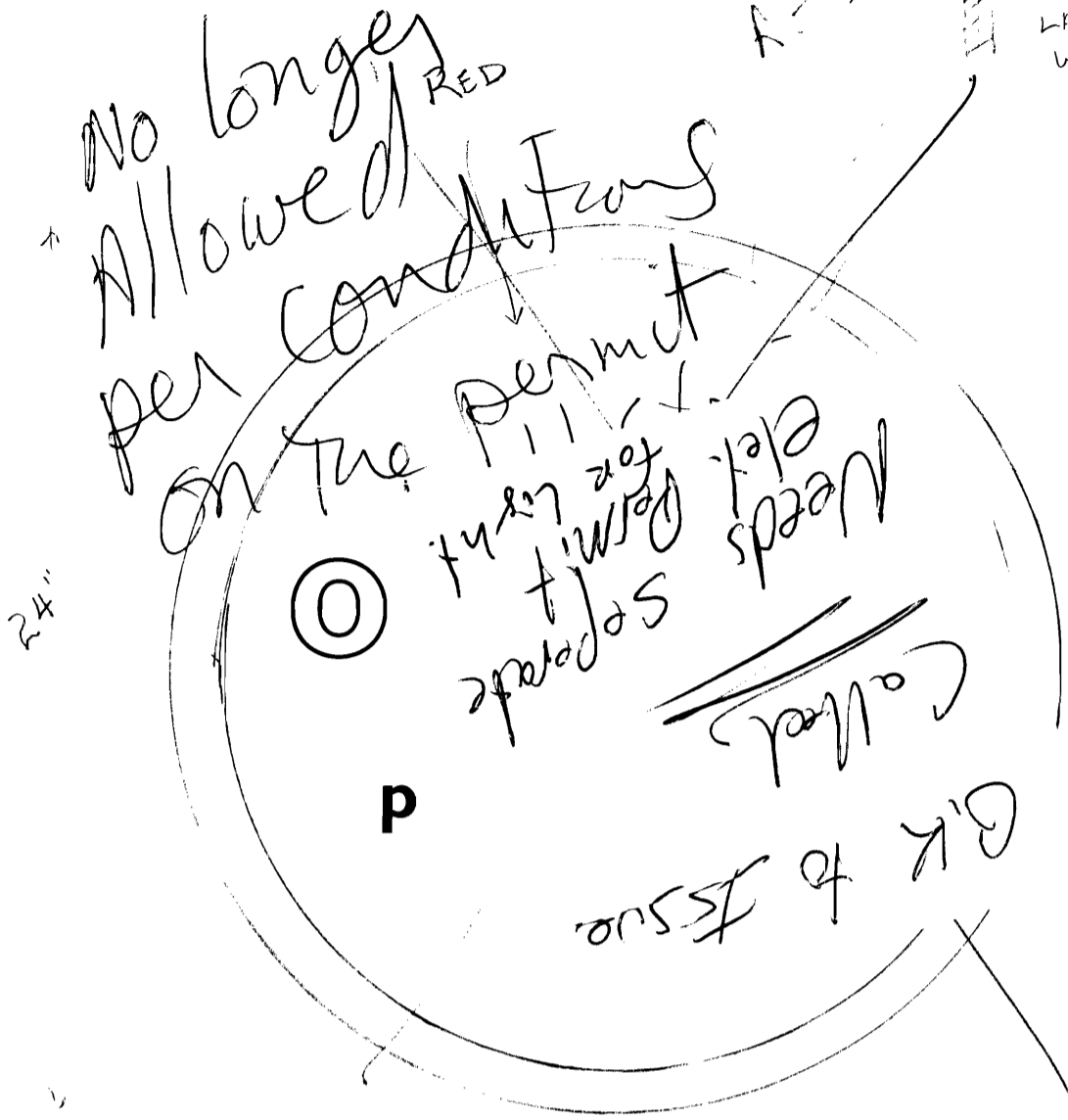
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

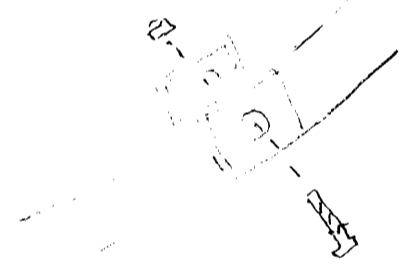
COLORS :  
BLACK AND WHITE  
TYPE ON RED BACKGROUND

$A = \pi R^2$   
 $A = 3.14 \times 1^2$   
 $A = 3.14 \text{ in}^2$

$\frac{3}{4}$ "  
LAMINATED  
WOOD

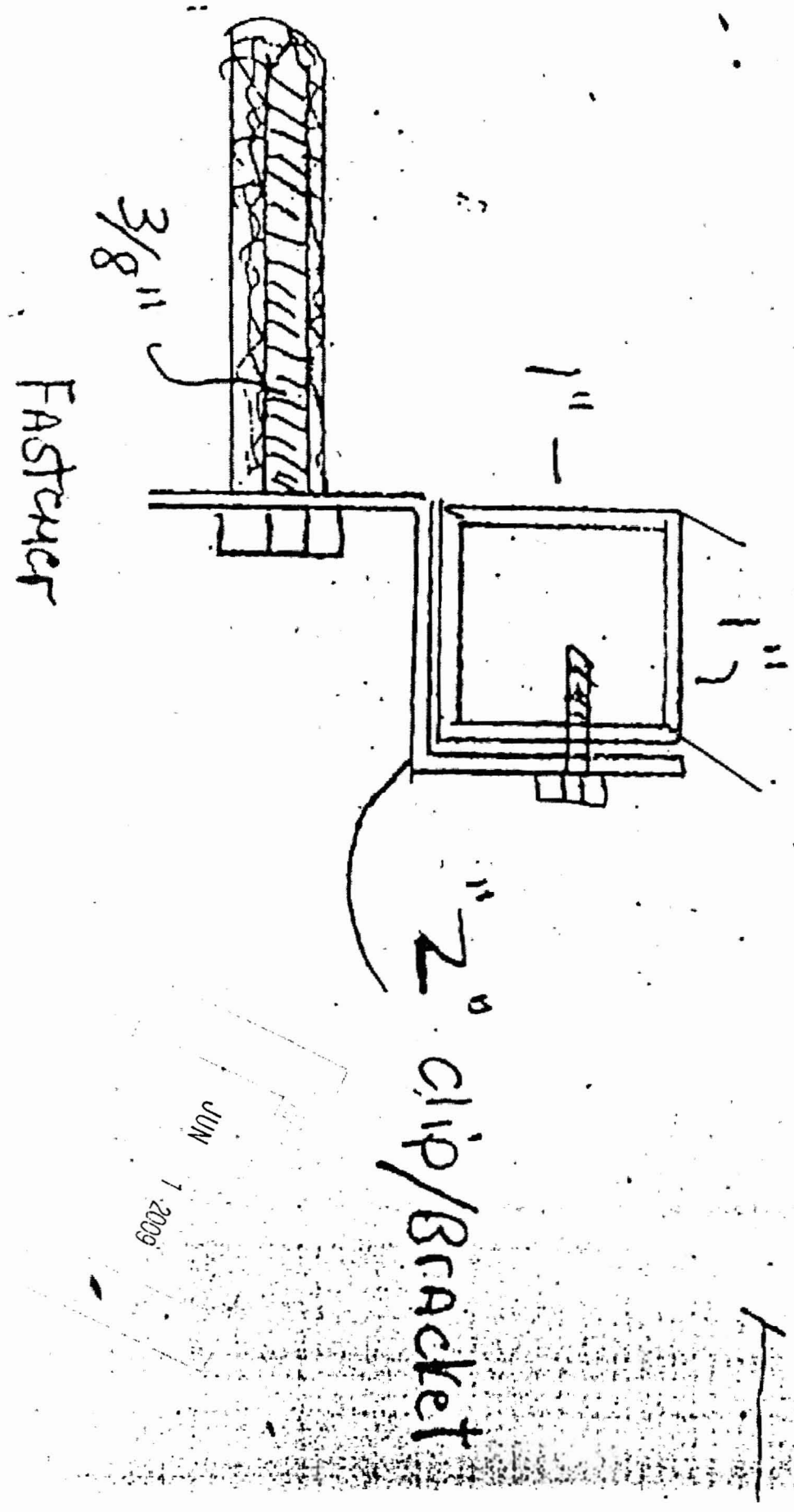


JUN 1 2009



MOUNTED WITH  $\frac{3}{16}$   
SCREWS AND NUTS  
THROUGH EXISTING  
MOUNTING BRACKETS

mkk@ndc4photos.com





**574 Associates LLC**  
**1976 Washington Ave.**  
**Portland, Maine 04103**  
207-232-9575

May 15, 2009

**Mr. Anthony Allen**  
**576 Congress Street**  
**Portland, Maine 04101**

**Re: Permission to install awning over window.**

**Dear Sir:**

**574 Associates LLC. Agrees to let you install an awning over the window in your store front.**

**This permission is subject to your obtaining the appropriate permit from the city.**

**If any further documentation is needed please let me know.**

**Sincerely:**



**Annette M. Hoglund**

# crust

pizza co.

AWNING

CRUST

PIZZA CO.

**T Edmund Garrity & Co, Inc.**

*Established 1923*

**545 Concord Avenue  
Cambridge, MA 02138**

**617-354-4640  
978-992-0290 fax**

May 14, 2009

<sup>CRUST</sup>  
RE: ~~Acme~~ Pizza

TO Whom it may concern:

T Edmund Garrity & Co, Inc has provided a quote for General Liability insurance for Acme Pizza, 576 Congress Street, Portland, ME.

Such insurance will name the City of Portland 389 Congress Street, Portland, ME, 0410, as 'Additionally Insured' for a General Liability Limit of \$2,000,000 (\$1,000,000 per occurrence).

T Edmund Garrity & Co, Inc. will supply you a Certificate of Insurance once insurance is bound.

Should you have any questions, please feel free to call me at 617-354-4640 x 214.

Sincerely,

Will Monks  
617-354-4640 x 214  
T E Garrity & Co, Inc.  
545 Concord Ave  
Cambridge, MA 02138

# ESTIMATE - CONTRACT

**SOLD TO:** ACME Pizza Co.  
CRUST  
**DEL. ADDRESS** 576 Congress Street  
Portland, maine 04101  
**MAIL ADDRESS** \_\_\_\_\_  
Same

W.O. #	_____
JOB #	_____
DATE	<u>5/19/09</u>
EST. DEL. DATE	<u>3 weeks from ord</u>
HOME PHONE	_____
BUS. PHONE	<u>(978)886-8178</u>
FRAME STYLE	<u>welded/shedroof</u>
FABRIC & COLOR	<u>Black FR</u>
FABRIC STYLE #	<u>Sunbrella HUV</u>

Manufacture and install custom welded frame awning with graphics.

Fabric: Sunbrella woven acrylic awning material in Firesist HUV. Black in color. Carries the manufacturers 5 year limited warranty and meets local code requirements.

FRame: 1" square galvanized steel tubing. All welded joints. All welds will be wire brushed clean, ground smooth, primed and painted. Frame will be fabricated true and square.

Dimensions: 7'-0" wide x 32" tall x 12" projection with an 8" rigid valance.

Graphics: "Pizza Co." on rigid valance front centered. "ACME" or "Crust" or something similiar to be lettered up on the sloped body in approximately a 15" letter. All lettering done in White. Your selected font.

Scope; Fabric will stretch taught with no puckers or gathering. Frame will be fastened securely true and plumb and at same elevation as awning right next to it. Graphics painted per your approved font and text.

\*Note: I neglected to ask the name of the building owner for the estimate of the other awning. The esimate will be less the cost of the lettering....\$650.00 + tax.

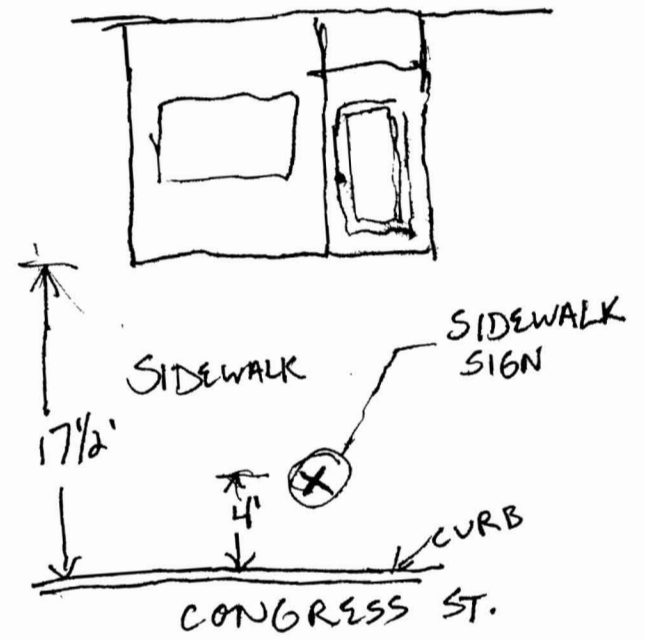
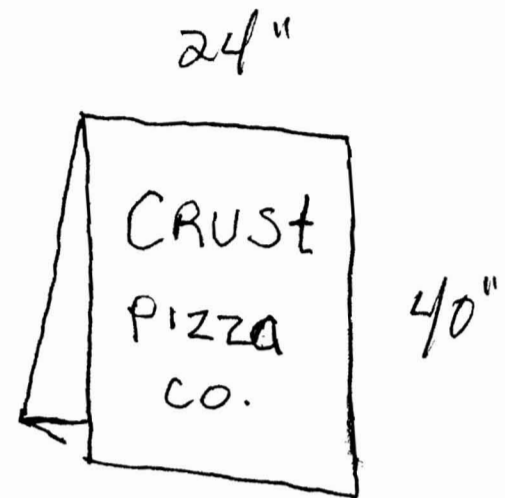
ITEM:	ESTIMATE
as stated above.....	\$770.00
Tax	\$30.00
<b>ESTIMATE TOTAL</b>	<b>\$800.00</b>
<b>LESS DEPOSIT</b>	<b>50%</b>
<b>DUE UPON INSTALLATION</b>	<b>net</b>

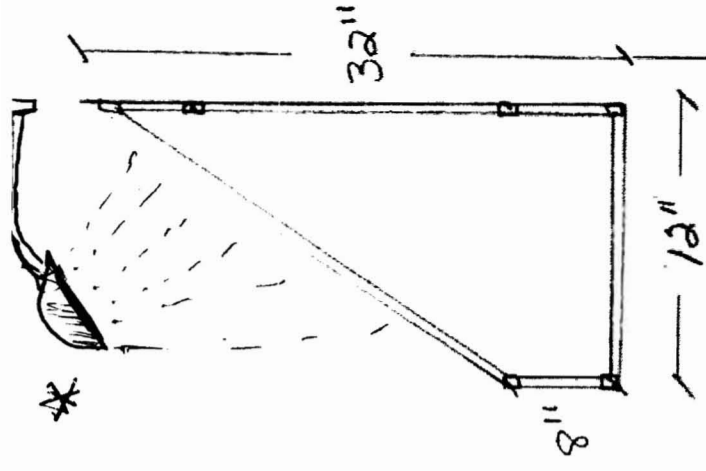
**CONTRACT AGREEMENT**

Maine Bay Canvas, Inc. agrees to sell, deliver and install to the Buyer, and the Buyer agrees to purchase and accept from Maine Bay Canvas, Inc. the above described goods or property, subject to and upon the terms and conditions hereof expressed. Any alteration or deviation from specifications involving extra costs will become an additional charge over and above the quote.  
 Until the said total balance is paid in full and all of the conditions hereof are fully performed title to and ownership of the property purchased under this contract shall be and remain the property of Maine Bay Canvas, Inc.  
 No cancellations will be accepted after work has started, or on special order merchandise. Delivery dates shown are approximate unless otherwise stated.  
 Accounts 30 days past stated terms will be subject to an 18% annual finance charge.

BUYER \_\_\_\_\_  
 SELLER *Daniel Lawson*  
**Maine Bay Canvas**  
 53 Industrial Way  
 Portland, Maine 04103  
 207-878-8888 Fax: 878-5119

# SIDEWALK SIGN





\* LAMP: \*

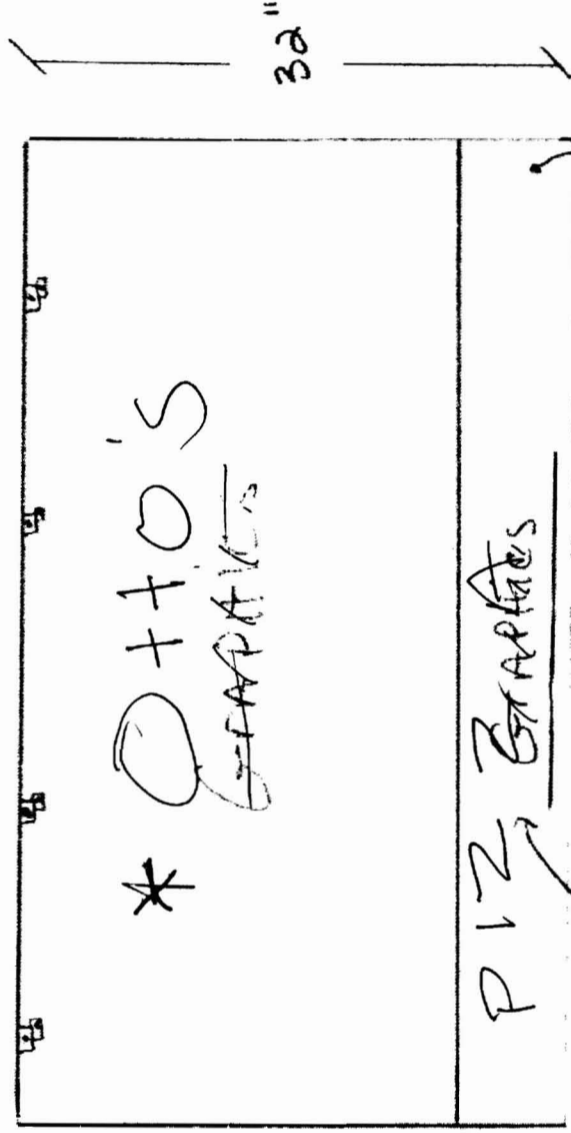
TYPE: GOOSENECK

COLOR: BRUSH

DIMENSION: OVAL

10" x 12"

SHILL: Roughly the size of  
the legs on the  
awning



\* O + T O'S  
GRAPHICS

PIZZA BARBERS

White Lettering  
Printed

\* Jet Black Sunbrella  
Fibres

7'-0"

JUN 1 2009

NMP