

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that COTTON STREET HOLDINGS LLC - ZAPOTECA

Located At 505 FORE ST

CBL: 038- C-016-001

Job ID: 2011-10-2482-AWINING/SIGN

has permission to Install a canopy with signage for Zapoteca as per Historic Preservation dimensional requirements 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

[Signature] 1/17/12

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2482-SIGN	Date Applied: 10/12/2011	CBL: 038- C-016-001	
Location of Construction: 505 FORE ST	Owner Name: COTTON STREET HOLDINGS LLC	Owner Address: 72 COMMERCIAL PORTLAND, ME 04101	Phone:
Business Name: Zapoteca	Contractor Name: DSO Creative Fabrication	Contractor Address: 15 Thunder Rd., Scarborough, ME 04074	Phone: 207-653-0175
Lessee/Buyer's Name: Tom Bard	Phone: 207-899-6201	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Restaurant	Proposed Use: Same - Restaurant - Zapoteca - add awning (88" x 56") w/ 3.5' of signage <i>per Historic</i>	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: A-2 Type: <i>Awning</i> IBC-2009 Signature: <i>JMB</i> <i>4/17/12</i>
Proposed Project Description: Awning w/ Signage for Zapoteca		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>01/15/11 JMB</i>	<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:	<input type="checkbox"/> Not in Dist 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 Date: <i>1/6/12</i> <i>D. Andrews</i>

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

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.**

1. Final at completion of installation

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2482-SIGN

Located At: 505 FORE ST

CBL: 038- C-016-001

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.

Historic

2. Awning to be located within the entrance opening, not mounted to outside frame.
3. Awning to be traditional shed style, not concave slant style as proposed. Valance may be taut or loose.
4. Awning fabric to be canvas-like in character.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.
3. Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



B-3, historic

Signage/Awning Permit Application

entered 10/19/11

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: 505 FORE ST. PORTLAND, ME 04101		
Tax Assessor's Chart, Block & Lot Chart# 038-6014 Block# 038-0017 Lot#	Owner: JED HARRIS 72 COMMERCIAL ST. PORTLAND ME 04101	Telephone: (207) 899-6201
Lessee/Buyer's Name (If Applicable) ZAPOTEC (Tom BARD)	Contractor name, address & telephone: DSO CREATIVE FABRICATION 15 THUNDER RD SEABOARD ME 04074 (207) 653-0175	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: Tom BARD phone: 207-899-6201		
Tenant/allocated building space frontage (feet): Length: 110 (100) Height: 12 (12) Lot Frontage (feet) 100 FORE & 110 COTTON Single Tenant or Multi Tenant Lot NA (COMMERCIAL)		
Current Specific use: RESTAURANT If vacant, what was prior use: NA Proposed Use: NA		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: NA Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: _____		
Proposed awning? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Height of awning: 56" Length of awning: 88" Depth: 48" Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: 3.6 s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: 45x45 FORE ST (14 SQ FT) Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: 40x28 COTTON ST (8 SQ FT) Awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: 14"x62" 6 sf.		
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.		

772-2242

4x2+30+75=113

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: *[Signature]*

Date: **6/3/11**

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

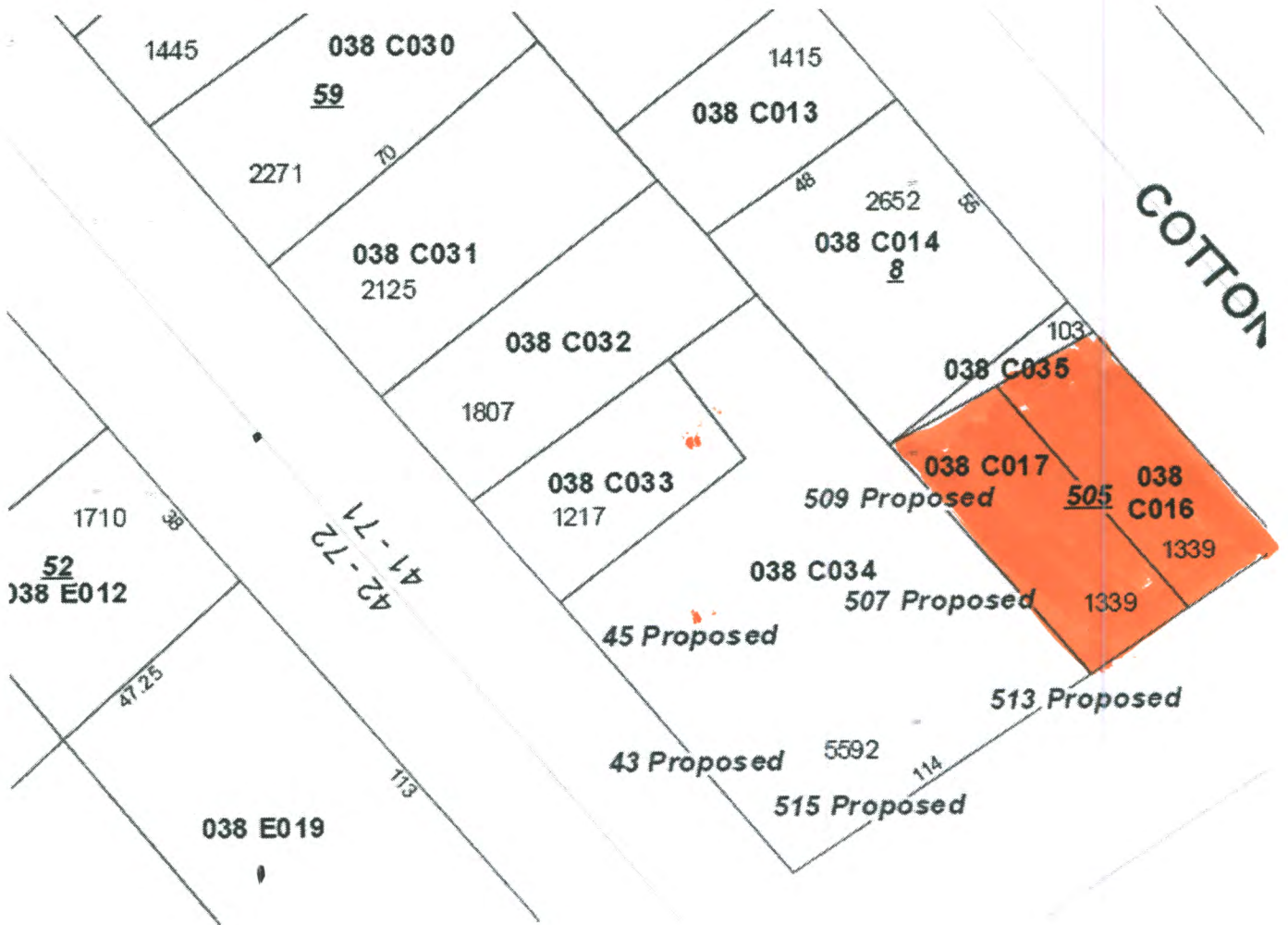
Fore St - 2x46 = 92 +

existing: 40" x 36" = 1512 sq ft = 10.5
proposed: 6" x 88" = 528 = 3.6

14.1 (OK)

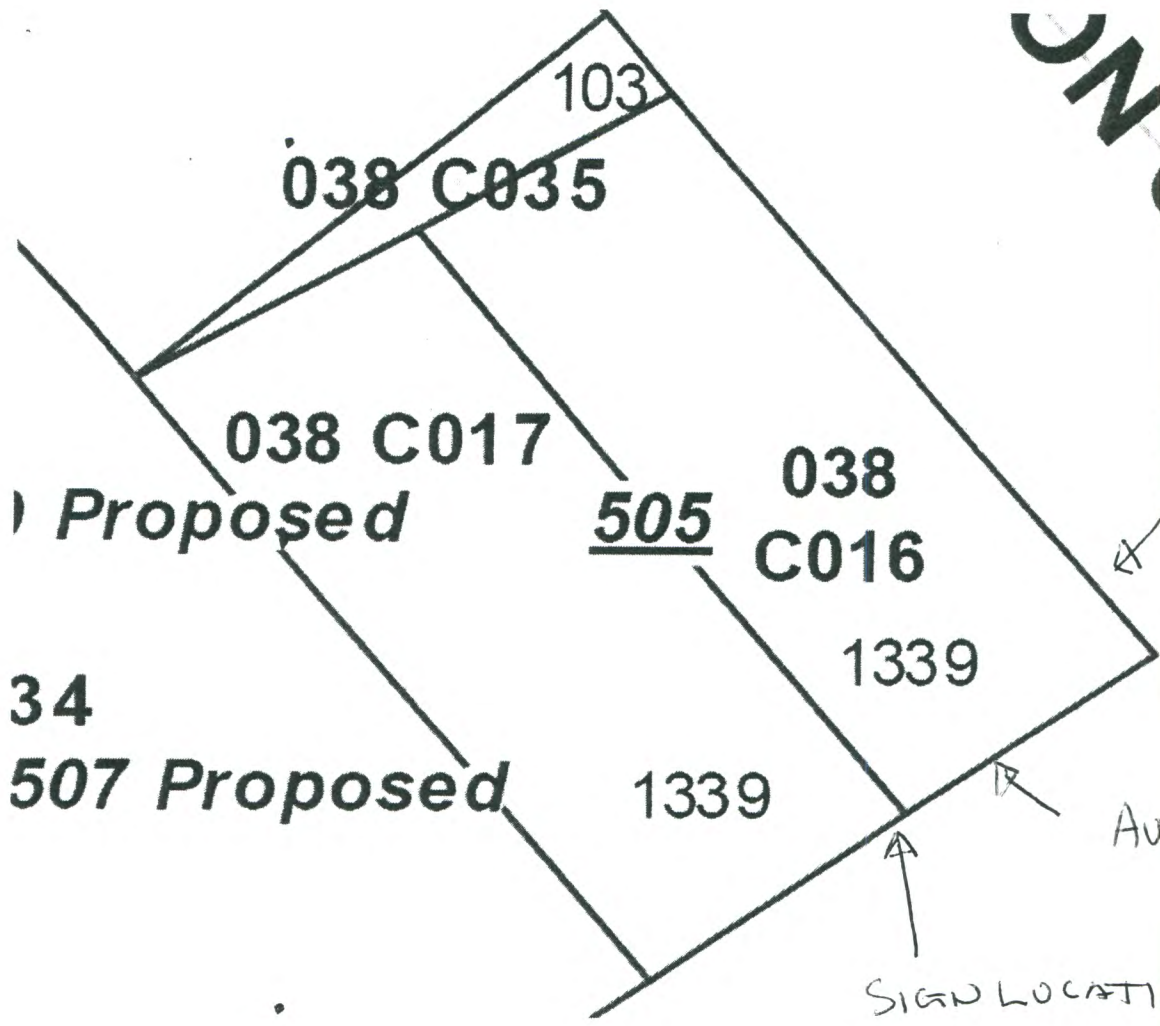
RECEIVED
OCT 12 2011
Dept. of Building Inspections
City of Portland, Maine





COTTON

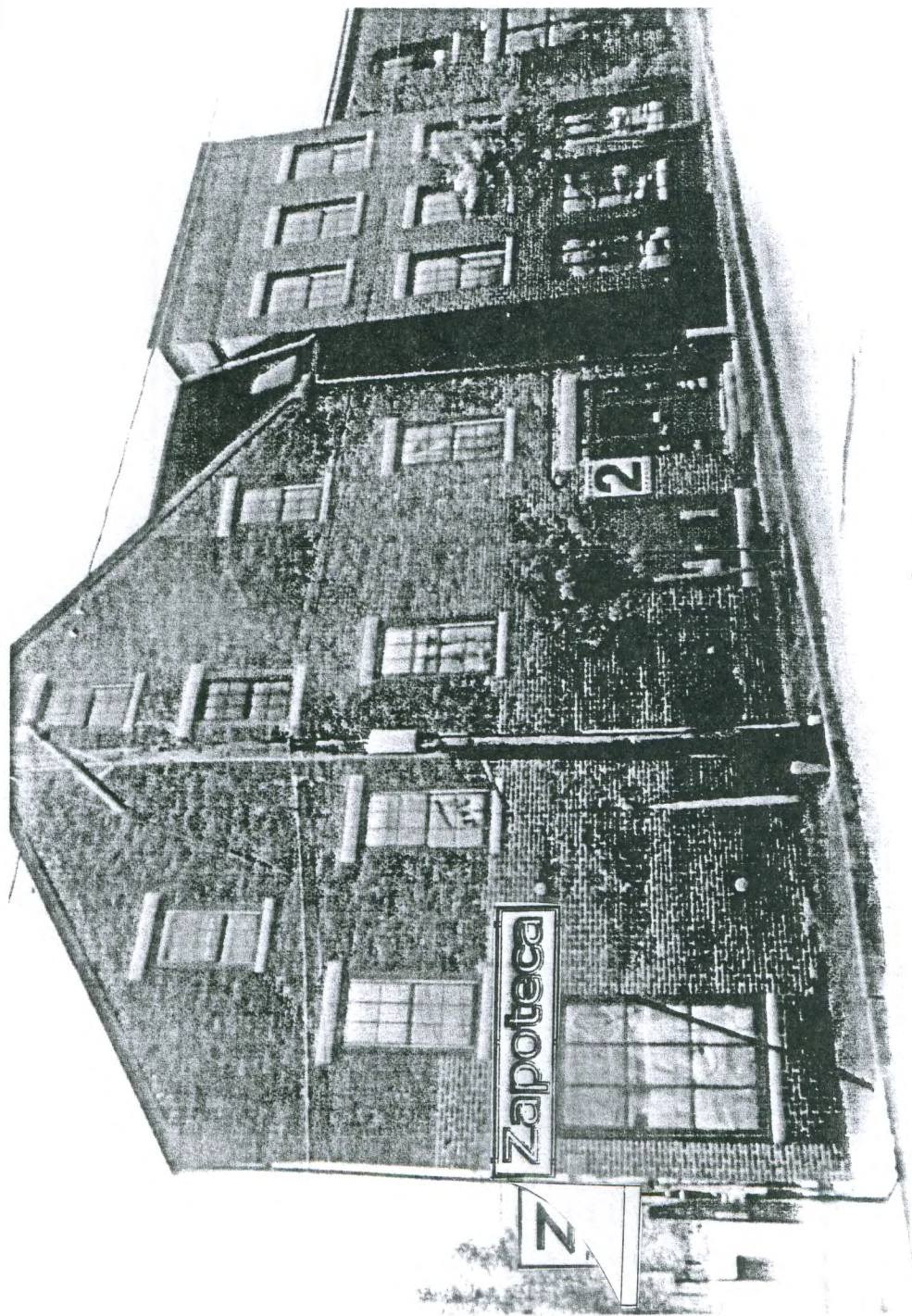
CN



SIGN LOCATION

AUDIENS LOCATION

SIGN LOCATION



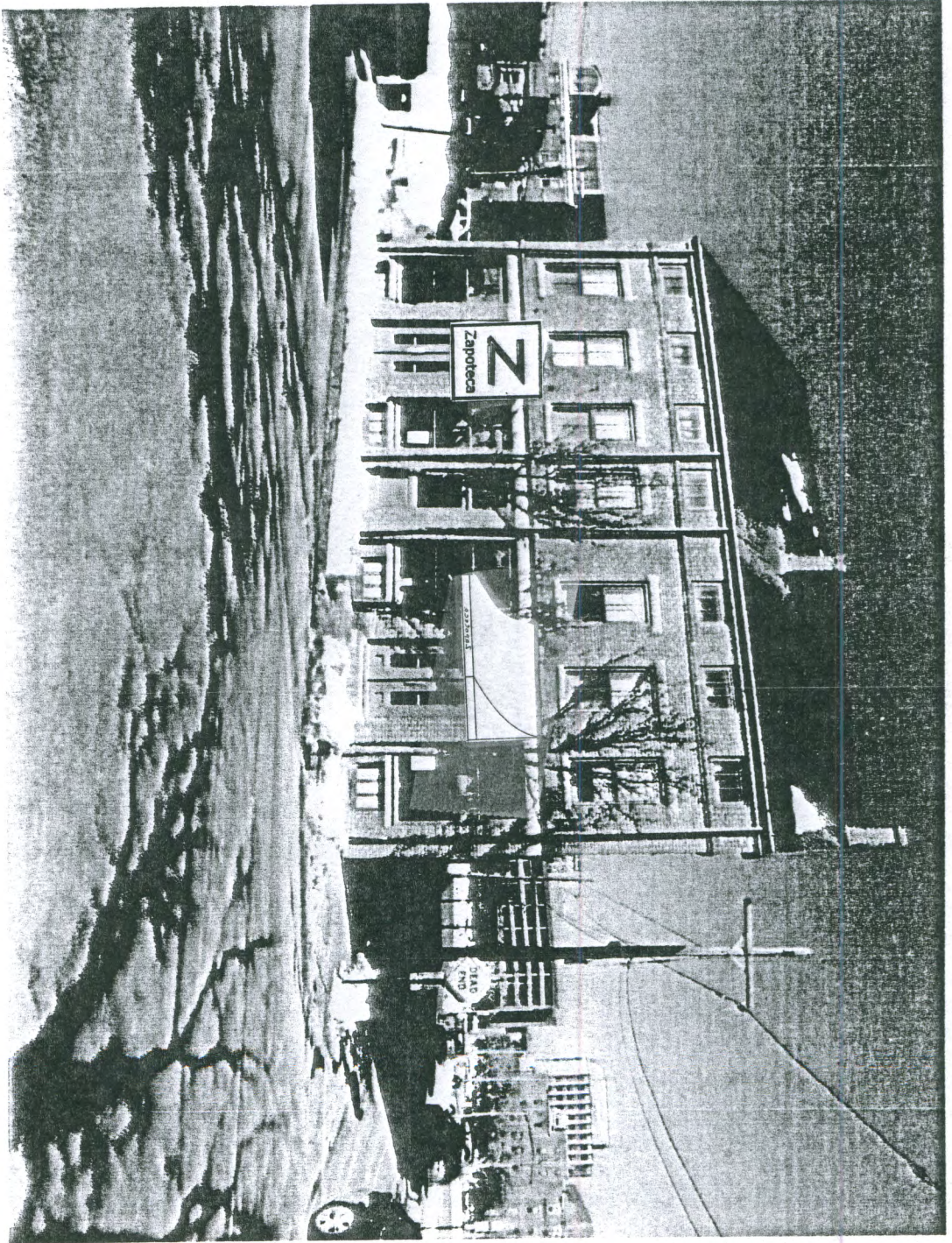


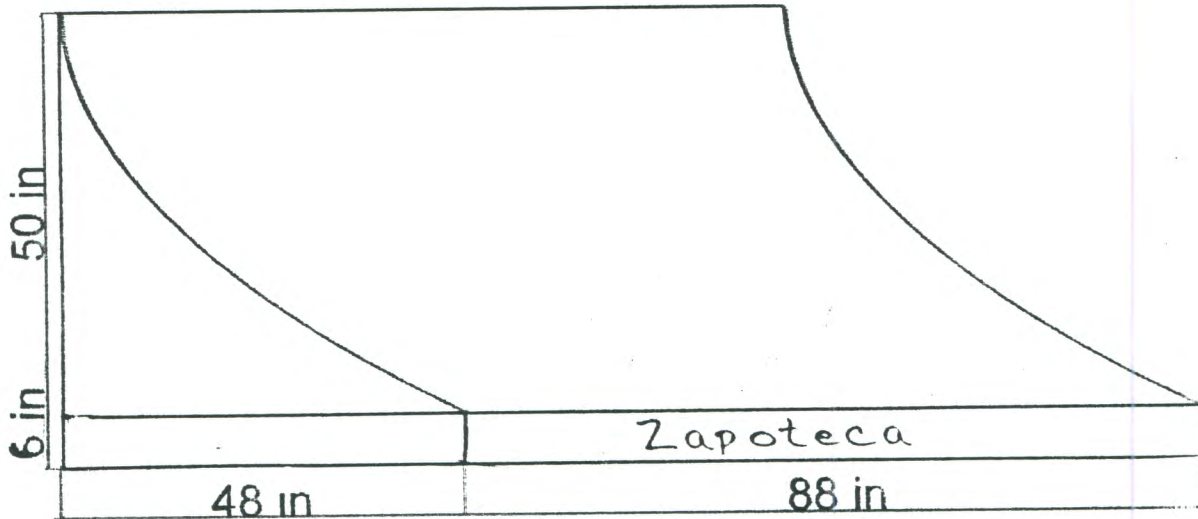
EXHIBIT "A"



ARTWORK APPROVAL FORM

500 Forest Avenue Portland Maine 04101
tel 207.878.1100 fax 207.878.1110 www.mrsignsinc.com

6" x 88" = 528~~0~~
3.67~~0~~



It is your responsibility to proof your design *carefully*. Please look closely for spelling and content errors.
Any post-production errors will be corrected at your cost.

Reference No: 23461	Scale: n/a	Prepared By: AS	Sketch By: CL	Approved by:	Page <u>1</u> of <u>1</u>
Date: 09.12.11	Notes: Concave slant awning			© 2011 Mr. Signs, Inc. This design is the property of Mr. Signs, Inc. All production and duplication rights are reserved by Mr. Signs, Inc. This printout has been designed for your personal use and is not to be used outside your organization or exhibited in any fashion.	
Prepared for: Tom					



CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL

REGISTERED FLAME RESISTANT PRODUCT

Product:

COOLEY BRITE

Registration No.

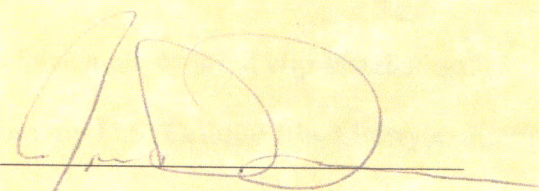
F-10207

Product Marketed By:

COOLEY
50 ESTEN AVE
PAWTUCKET, RI 02860

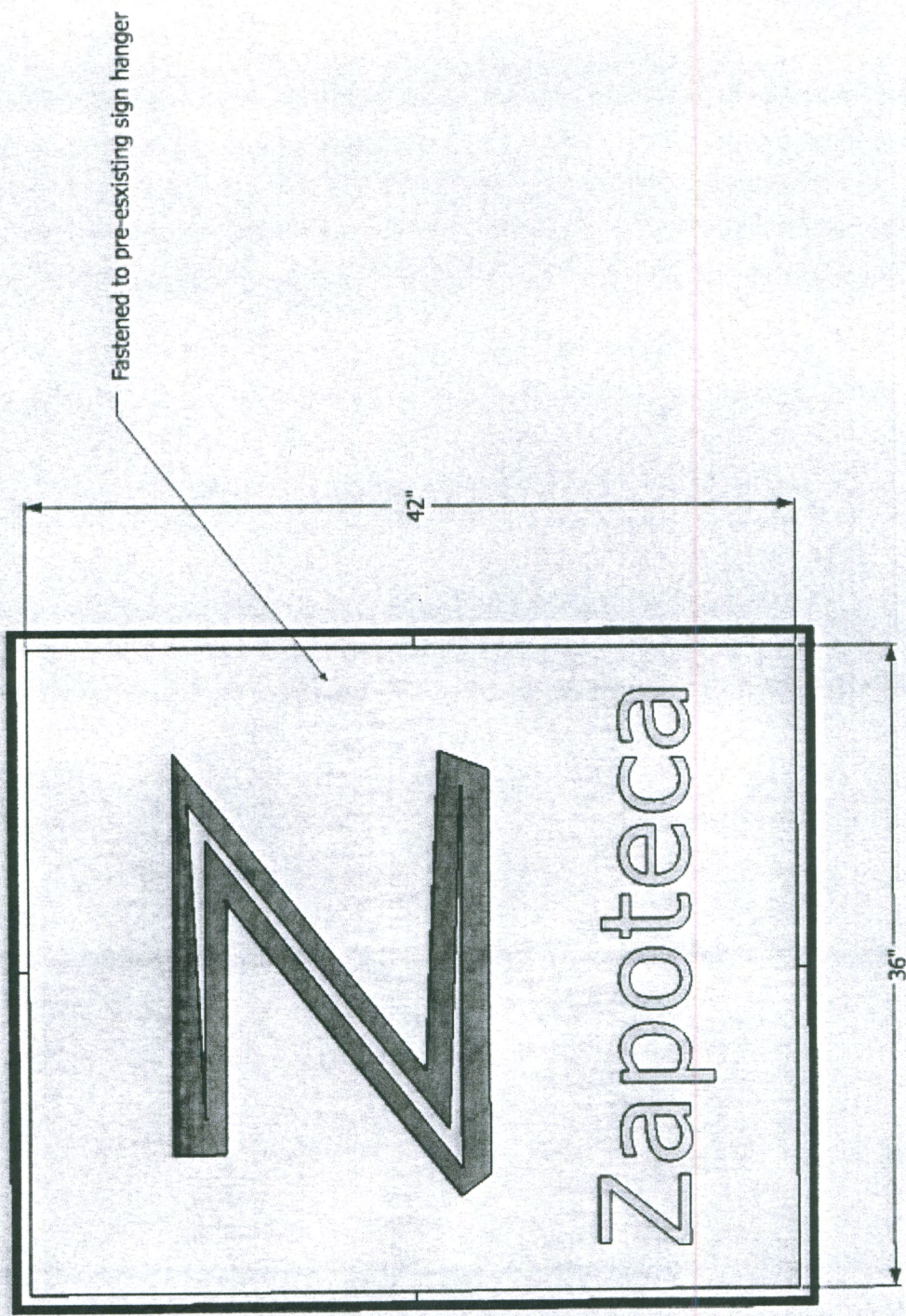
This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the **CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS** published by the California State Fire Marshal.

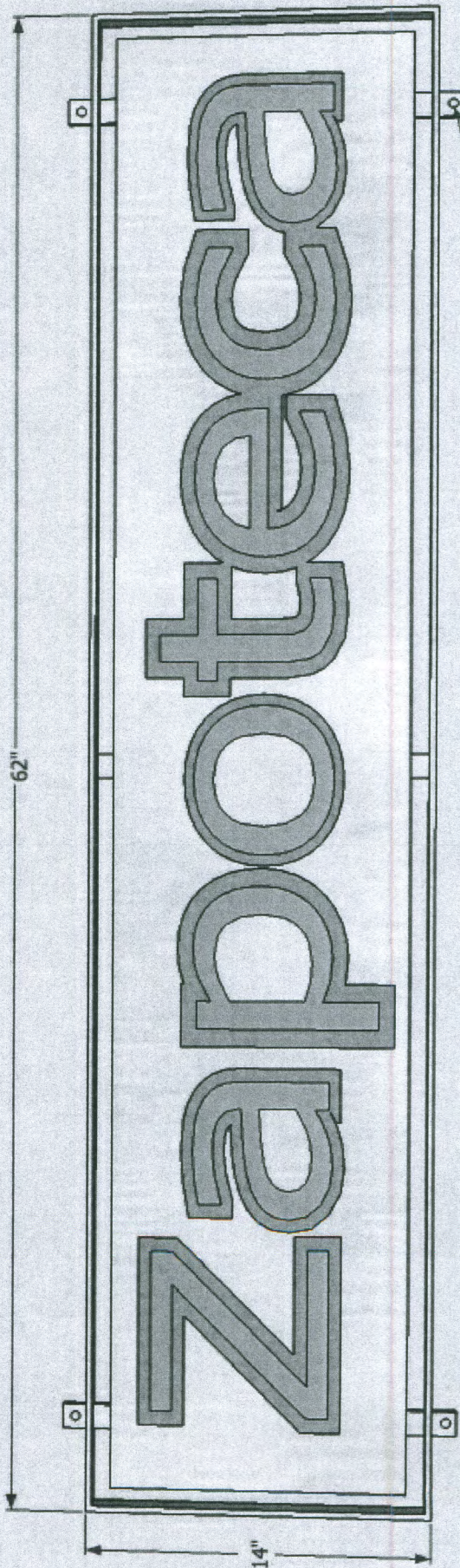

Deputy State Fire Marshal


Expire: 6/30/2012

Existing - Revisited 2011-06-15/17



existing - permitted 201-06-1517



 Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

Tom Bard

From: Shannon Bard [sbard28@yahoo.com] **Sent:** Fri 3/25/2011 9:29 AM
To: Tom Bard
Cc:
Subject:
Attachments:  Map.JPG(53KB)  Map Close-up.JPG(58KB)  Map Close-Up 2.JPG(42KB)

----- Forwarded Message -----

From: Shannon Bard <sbard28@yahoo.com>
To: Zapoteca Tom Bard <Tom@zapotecarestaurant.com>
Sent: Fri, March 25, 2011 9:04:25 AM
Subject: Book & Page Information

CBL	038 C016001
Land Use Type	RETAIL & PERSONAL SERVICE
Property Location	505 FORE ST
Owner Information	COTTON STREET HOLDINGS LLC
	136 COMMERCIAL ST STE 103
	PORTLAND ME 04101
Book and Page	27733/137
Legal Description	38-C-16-17-35
	FORE ST 503-505
	COTTON ST 2-6
	2781 SF
Acres	0.064

October 4, 2011

Tom Bard
Zapoteca
505 Fore Street
Portland, ME 04101

Tom,

Thanks for providing me with copies of your proposed awning for Zapoteca located in the building my firm owns at 505 Fore Street. I have included the proposed awning as Exhibit A to this letter.

You have my permission to install this awning on the building. Specifically, the awning will be located above the right hand door when facing the building on Fore Street. I will expect you to comply with all city sign ordinances, install the signs in a professional manner and ensure that your insurance carrier covers any damage the sign may do to the building or a pedestrian.

Regards,



Jed Harris

Managing Partner

Cotton Street Holdings LLC

COTTON STREET HOLDINGS LLC

Exhibit A

Attached Plan from Mr. Signs Inc

Dated 9/12/2011

72 COMMERCIAL ST, SUITE 1 PORTLAND, ME 04101 | 207-653-8262