

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that COTTON, STREET DEVELOPMENT LLC  
STREET DEVELOPMENT LLC COTTON

Located At 505 FORE

Job ID: 2011-06-1517-SIGN

CBL: 038 - - C - 016 - 001 - - - - -

has permission to install 2 signs

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

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

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

*[Handwritten signature and date 7/12/11]*

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

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](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-06-1517-SIGN

Located At: 505 FORE

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**

\* Approval is based on supplemental information provided by Nathan Deyesso depicting wall sign on east elevation. Width of sign in this location not to exceed overall width of window below. Lower edge of sign must be located above top edge of granite lintel so as not to overlap.

# City of Portland, Maine - Building or Use Permit Application

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

Job No: <b>2011-06-1517-SIGN</b>	Date Applied: <b>6/20/2011</b>	CBL: <b>038 - - C - 016 - 001 - - - - -</b>	
Location of Construction: <b>505 FORE ST</b>	Owner Name: <b>COTTON STREET DEVELOPMENT LLC</b>	Owner Address: <b>72 Commercial St Portland, ME 04101</b>	Phone: <b>207-653-8262</b>
Business Name: <b>Zapoteca</b>	Contractor Name: <b>DSU Creative Fabrications</b>	Contractor Address: <b>15 Thunder Rd., Scarborough, ME 04074</b>	Phone: <b>207-653-0175</b>
Lessee/Buyer's Name: <b>Tom Bard</b>	Phone: <b>207-899-6201</b>	Permit Type: <b>SIGN - PERM - Signage - Permanent</b>	Zone: <b>B-3</b>
Past Use: <b>Restaurant - "Zapoteca"</b>	Proposed Use: <b>Restaurant - "Zapoteca" - one hanging sign (Fore St.), 42" x 36" &amp; one wall sign (Cotton St.), 14" x 6"</b>	Cost of Work:	CEO District:
Proposed Project Description: <b>one 36" x 42" hanging sign &amp; one 14" x 62" wall sign</b>		Fire Dept: <b>N/A</b> Approved Denied N/A Signature: <i>[Signature]</i>	Inspection: Use Group: <b>U</b> Type: <b>Sign</b> <b>CRC 2009</b> Signature: <i>[Signature]</i>
Permit Taken By:		<b>Zoning Approval</b>	

	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 information 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>OK w/condition 6/20/11 ABU</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 checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>7/12/11</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	PHON



B-3, historic

2011 06 15 17

# Signage/Awning Permit Application

6/23/11  
60

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: <b>505 FORE ST. PORTLAND, ME 04101</b>		
Tax Assessor's Chart, Block & Lot Chart# <b>030-6014</b> Block# <b>030-0017</b> Lot# <b>038C 016</b>	Owner: <b>JOE HARRIS</b> 72 COMMERCIAL ST. PORTLAND, ME 04101	Telephone: <b>(207) 899-6201</b>
Lessee/Buyer's Name (If Applicable): <b>ZAPOTEC (TOMBARD)</b>	Contractor name, address & telephone: <b>DSU CREATIVE FABRICATION</b> 15 THUNDER RD SEARSBORO, ME 04074 <b>(207) 653-0175</b>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 <b>75.</b> For I.I.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <b>Tom BARD</b> phone: <b>207-899-6201</b>		
Tenant/allocated building space frontage (feet): Length: <b>110 CORN</b> Height: <b>3 STORIES</b> Lot Frontage (feet) <b>100 FORE &amp; 110 CORN</b> Single Tenant or Multi Tenant Lot: <b>MIA NA (COMMERCIAL) NP BK</b>		
Current Specific use: <b>RESTAURANT</b> If vacant, what was prior use: <b>N/A</b> Proposed Use: <b>N/A</b>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: <b>JUN 20 2011</b> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: _____		
Proposed awning? Yes ___ No <input checked="" type="checkbox"/> Is awning backlit? Yes ___ No ___ Height of awning: <b>N/A</b> Length of awning: <b>N/A</b> Depth: <b>N/A</b> 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 <input checked="" type="checkbox"/> Dimensions: <b>45x45 FORE ST (14 SQ FT)</b> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions: <b>40x28 CORN ST (8 SQ FT)</b> 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.		

RECEIVED

Dept. of Building Inspections  
City of Portland Maine

44.00  
75.00  
30.00  
149.00

22 SF

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: <b>6/3/11</b>
-------------------------	---------------------

B-3 multi-tenant ground floor.

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

for st 46' x 2 = 92' + proposed 42" x 36" = 1512' = 10.5'

Corn St - 68' x 2 = 136' + " 62" x 14" = 868' = 6.03'

16.52

*approved  
at the  
basis of  
this  
illustration*

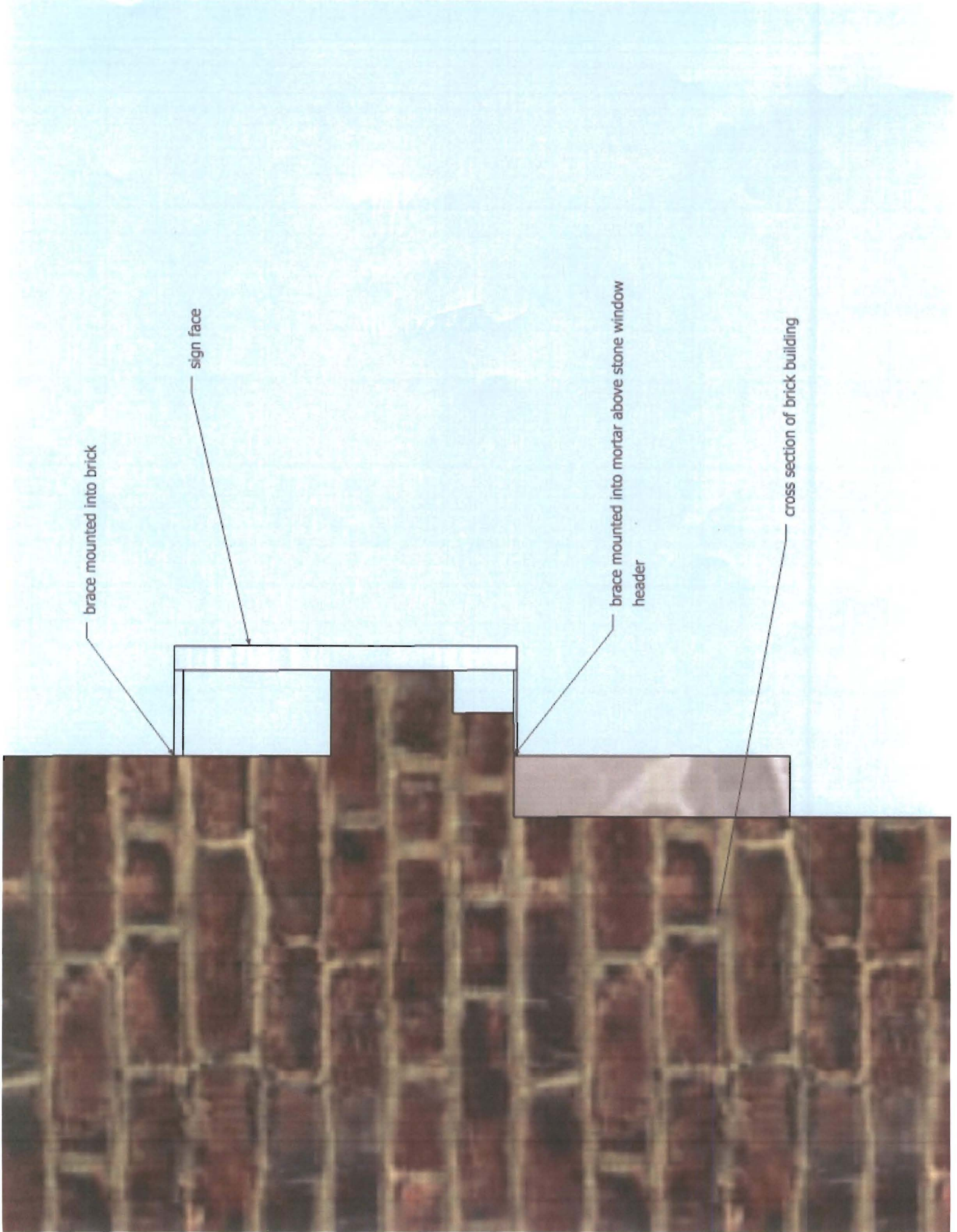
NOW OPEN



*Zapototeca*

Zapoteca



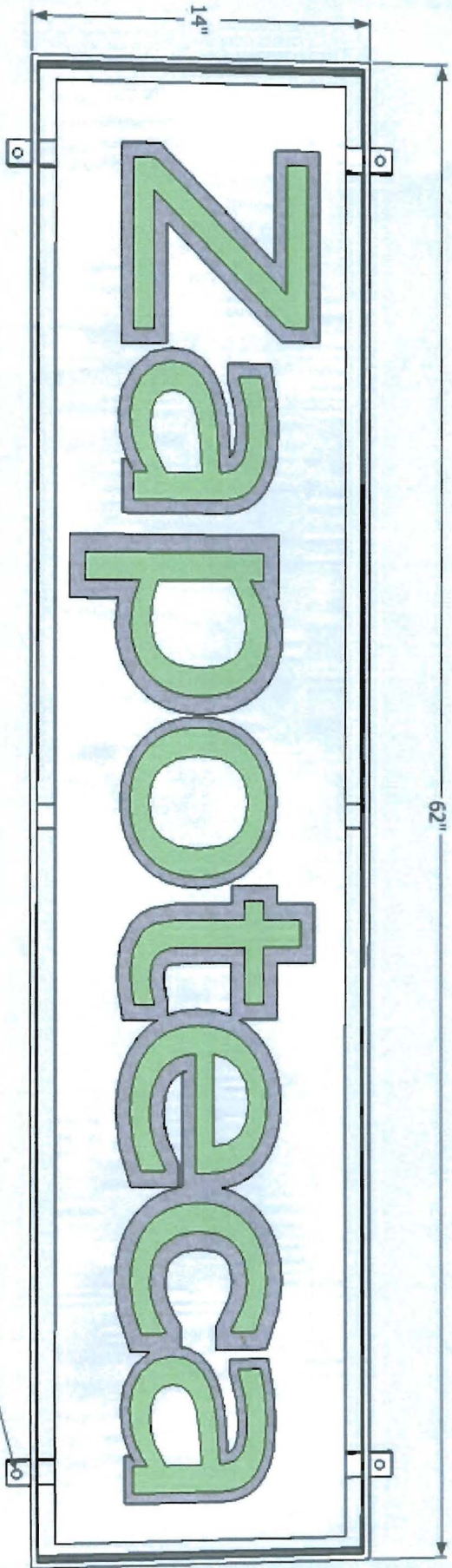


brace mounted into brick

sign face

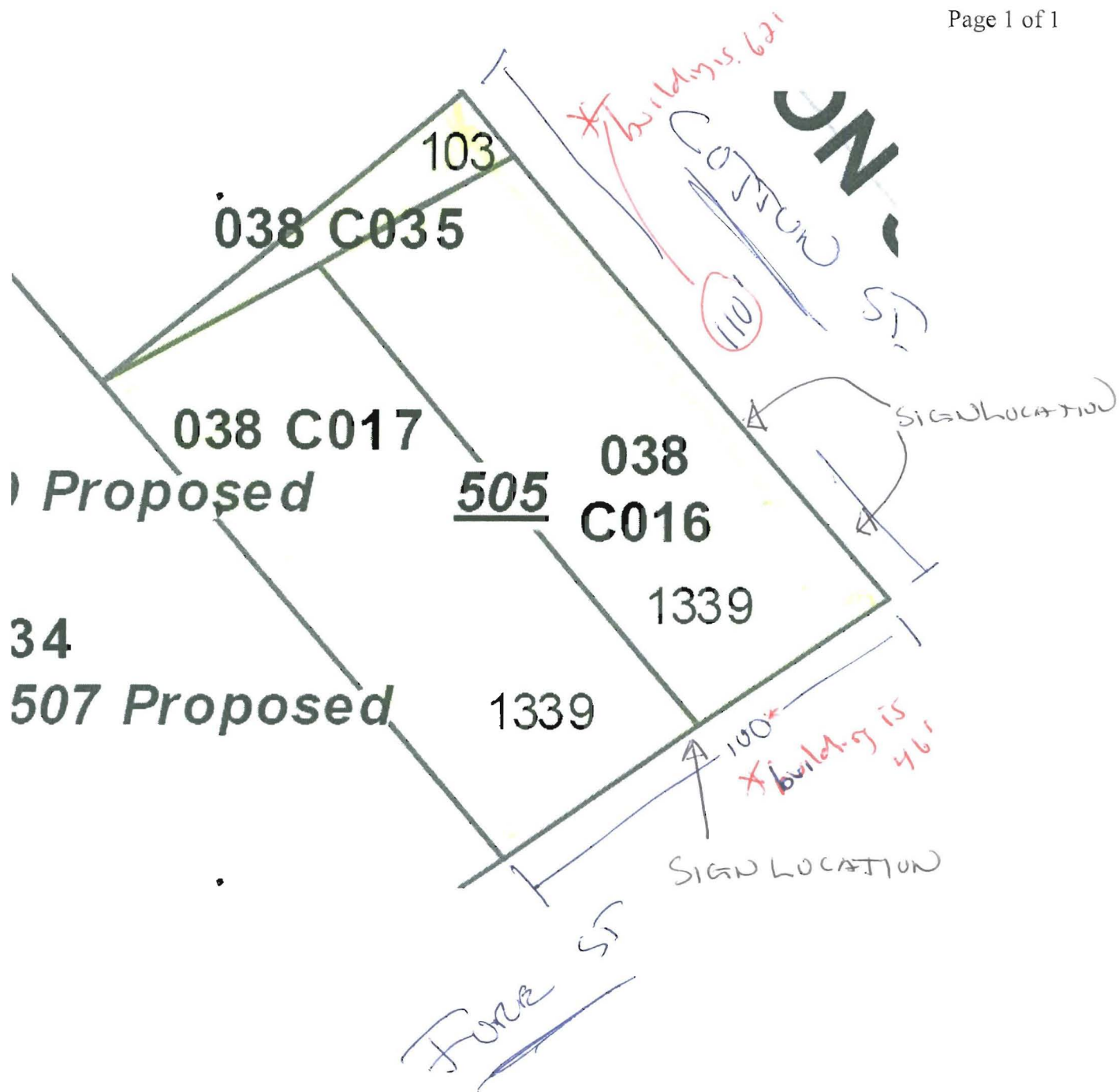
brace mounted into mortar above stone window header

cross section of brick building

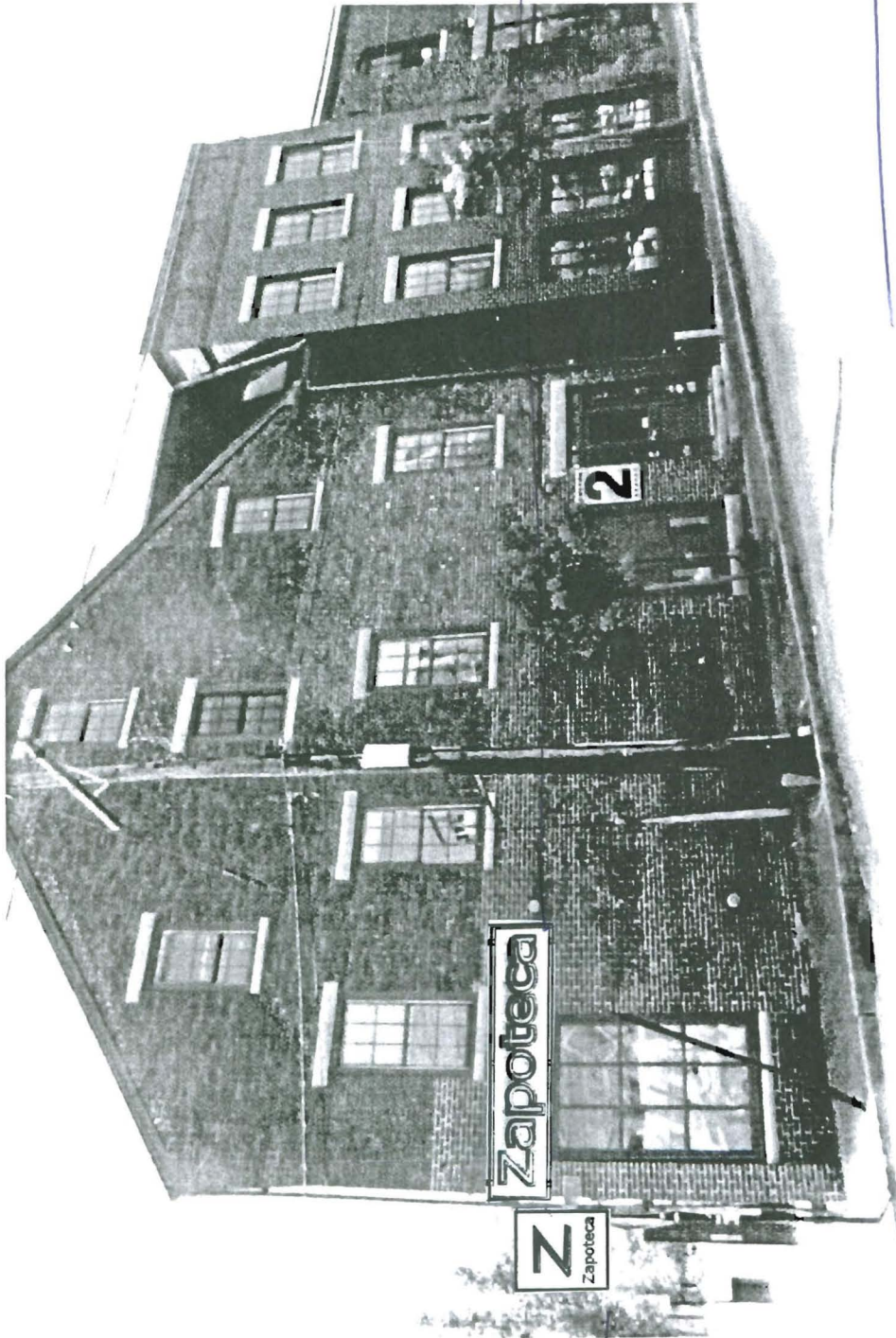


3/8" bolts anchored into brick mortar on wall









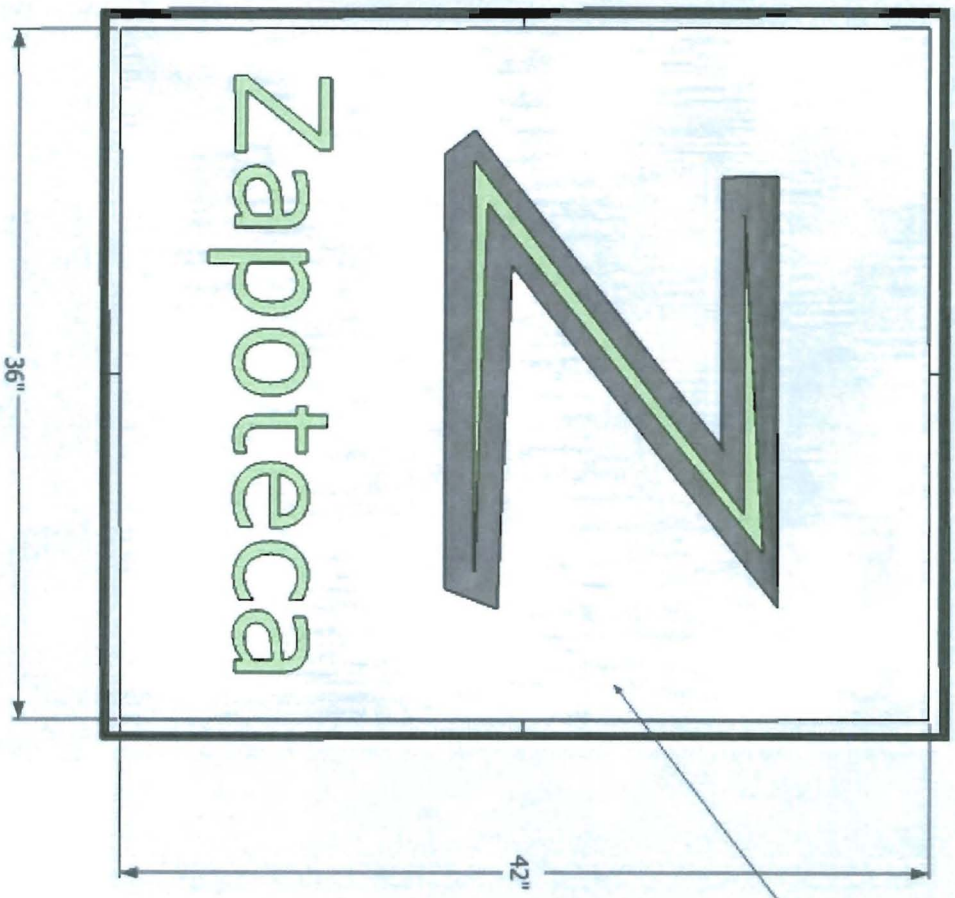
2

Zapototeca

Z  
Zapototeca

12'

12'



Fastened to pre-existing sign hanger



Installation methods for Zapoteca signery

5/18/2011

For the large metal sign hanging off the front façade of the Fore St building, a pre-existing sign bracket will be utilized to support the sign. All holes and fasteners will correspond to the pre-approved sign-hanging device on this side of the building.

The smaller sign will be fastened to the wall on the right hand side of the building. This sign will be hung with 3/8" stainless steel bolts fastened with AC100 concrete/mortar epoxy within drilled holes created by DSO.

Thank you,  
Nathan Deyesso

DSO Creative Fabrication  
15 Thunder Rd  
Scarborough, ME  
04074  
207 653 0175



45"

145"

45"

Primo Sussak

Primo Sismatell



24"

850 FT

COTTON STREET HOLDINGS LLC

June 9, 2011

Tom Bard  
Zapoteca  
505 Fore Street  
Portland, ME 04101

Tom,

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

You have my permission to install these signs on the building. Specifically, the rectangular sign will be located above the large window at the corner of Cotton Street and the square sign will be hung above the door on Fore Street. You also have my permission to light these signs with a spot accent light. I will expect you to comply with all city sign ordinances and install the signs in a professional manner.

I wish you luck with your opening and look forward to being a customer.

Regards,



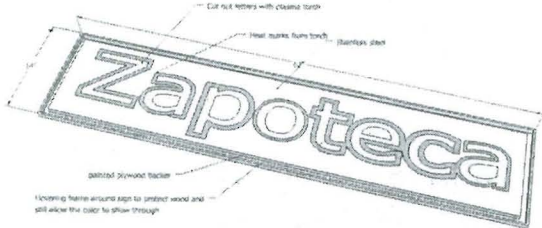
Jed Harris

Managing Partner, Cotton Street Holdings LLC

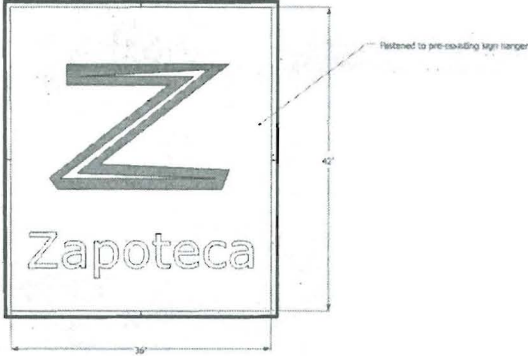


Exhibit A

Sign Above Window on Cotton Street



Sign Above Fore Street Door



PRODUCER 603.964.6065      FAX 603.964.9029 D.B. Warlick & Co. P O Box 1260 69 Lafayette Rd. North Hampton, NH 03862	THIS CERTIFICATE 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 <b>Zapoteca Restaurant, Inc</b> 505 Fore Street Portland, ME 04101	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:80%;">INSURERS AFFORDING COVERAGE</th> <th style="width:20%;">NAIC #</th> </tr> <tr> <td>INSURER A: <b>Zurich Insurance Services Inc.</b></td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> </table>	INSURERS AFFORDING COVERAGE	NAIC #	INSURER A: <b>Zurich Insurance Services Inc.</b>		INSURER B:		INSURER C:		INSURER D:		INSURER E:	
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INSURER B:													
INSURER C:													
INSURER D:													
INSURER E:													

**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	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS								
A		<b>GENERAL LIABILITY</b> <input checked="" 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	PENDING	06/23/2011	06/23/2012	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>500,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>1,000,000</b>								
A		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS _____	PENDING	06/23/2011	06/23/2012	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ _____ BODILY INJURY (Per accident) \$ _____ PROPERTY DAMAGE (Per accident) \$ _____								
		<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ _____ OTHER THAN AUTO ONLY: EA ACC \$ _____ AGG \$ _____								
A		<b>EXCESS / UMBRELLA LIABILITY</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE _____ DEDUCTIBLE _____ <input checked="" type="checkbox"/> RETENTION \$ <b>500</b>	PENDING	06/23/2011	06/23/2012	EACH OCCURRENCE \$ <b>1,000,000</b> AGGREGATE \$ <b>1,000,000</b> _____ _____ _____								
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under SPECIAL PROVISIONS below				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">WC STATU-TORY LIMITS</td> <td style="width:50%;">OTH-ER</td> </tr> <tr> <td>E L EACH ACCIDENT</td> <td>\$ _____</td> </tr> <tr> <td>E L DISEASE - EA EMPLOYEE</td> <td>\$ _____</td> </tr> <tr> <td>E L DISEASE - POLICY LIMIT</td> <td>\$ _____</td> </tr> </table>	WC STATU-TORY LIMITS	OTH-ER	E L EACH ACCIDENT	\$ _____	E L DISEASE - EA EMPLOYEE	\$ _____	E L DISEASE - POLICY LIMIT	\$ _____
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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  
**Evidence of coverage issued as required for outdoor sign liability**

<b>CERTIFICATE HOLDER</b>  City of Portland 389 Congress Street Portland, ME 04101	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> 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 <b>Mark Harvie</b>
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# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

June 30 2011

Received from Town Board

Location of Work 505 Fair St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Sign

CBL: 038 & 016

F 44.00  
NK 35.00  
BH 20.00

Check #: 4106

Total Collected \$ 149.00

**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