

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

Location of Construction: 117 Spring St		Owner: RGT Associates		Phone:		Permit No: 971318 <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC 17 1997 CITY OF PORTLAND </div>		
Owner Address:		Lessee/Buyer's Name: Tag Associates, Inc.		Phone: 871-9169			Business Name: Somewhere	
Contractor Name:		Address: Chris		Phone:			Permit Issued: <div style="border: 1px solid black; padding: 5px; text-align: center;"> DEC 17 1997 </div>	
Past Use: Bar/Restaurant		Proposed Use: Same		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ 25.60 INSPECTION: Use Group: Type: Signature:	
Proposed Project Description: Erect Signage 24'x8'				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:				Zone: B-3 CBL: 039-A-037 Zoning Approval: Special Zone or Reviews: <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"/>
Permit Taken By: Mary Cresik		Date Applied For: 11 December 1997						

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..

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation

☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date: _____

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Stephen Wallace ADDRESS: DATE: 11 December 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



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

Location of Construction: 117 Spring St		Owner: RGT Associates		Phone:		Permit No: 971318 PERMIT ISSUED DEC 17 1997 CITY OF PORTLAND
Owner Address:		Lessee/Buyer's Name: Yag Associates, Inc.		Phone: 871-9169		
Contractor Name:		Address:		Chris		
Past Use: Bar/Restaurant		Proposed Use: Same		COST OF WORK: \$ PERMIT FEE: \$ 25.60 25.60 INSPECTION: Use Group: Type: FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: Signature:		
Proposed Project Description: Erect Signage 17" X 24"				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zone: CBL: 039-A-037 Zoning Approval: 01-9 12/15/97 Special Zone or Reviews: <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"/>
Permit Taken By: Mary Gresik		Date Applied For: 11 December 1997				Zoning Appeal <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

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..

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Stephen Wallace* ADDRESS: DATE: 11 December 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:
☒ Approved
☐ Approved with Conditions
☐ Denied
 Date: 12/12/97
DA
CEO DISTRICT 2
A. Rowle

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 117 Spring St. ZONE: B-9

OWNER: RGT Associates

APPLICANT: YAG Associates, Inc DBA SOMEWHERE

ASSESSOR NO.: 39-A-37

SINGLE TENANT LOT? YES _____ NO _____

MULTI TENANT LOT? YES X NO (X)

FREESTANDING SIGN? YES _____ NO X DIMENSIONS _____
(ex. pole sign..)

MORE THAN ONE SIGN? YES _____ NO X DIMENSIONS _____

BLDG. WALL SIGN? YES _____ NO X DIMENSIONS _____
(attached to bldg)

MORE THAN ONE SIGN? YES _____ NO X DIMENSIONS 17" X 24"

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: NONE

LOT FRONTAGE (FEET) 36

BLDG FRONTAGE (FEET) 36ft. X 2 = 72'

AWNING YES _____ NO _____ IS AWNING BACKLIT? YES _____ NO _____

HEIGHT OF AWNING: 3

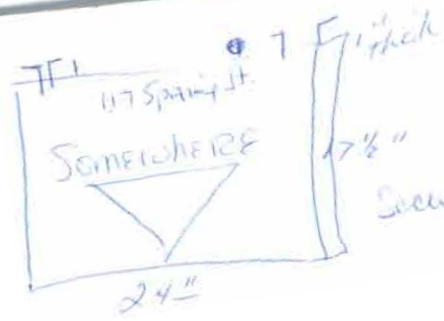
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE

PROPOSED SIGNS ARE ALSO REQUIRED.

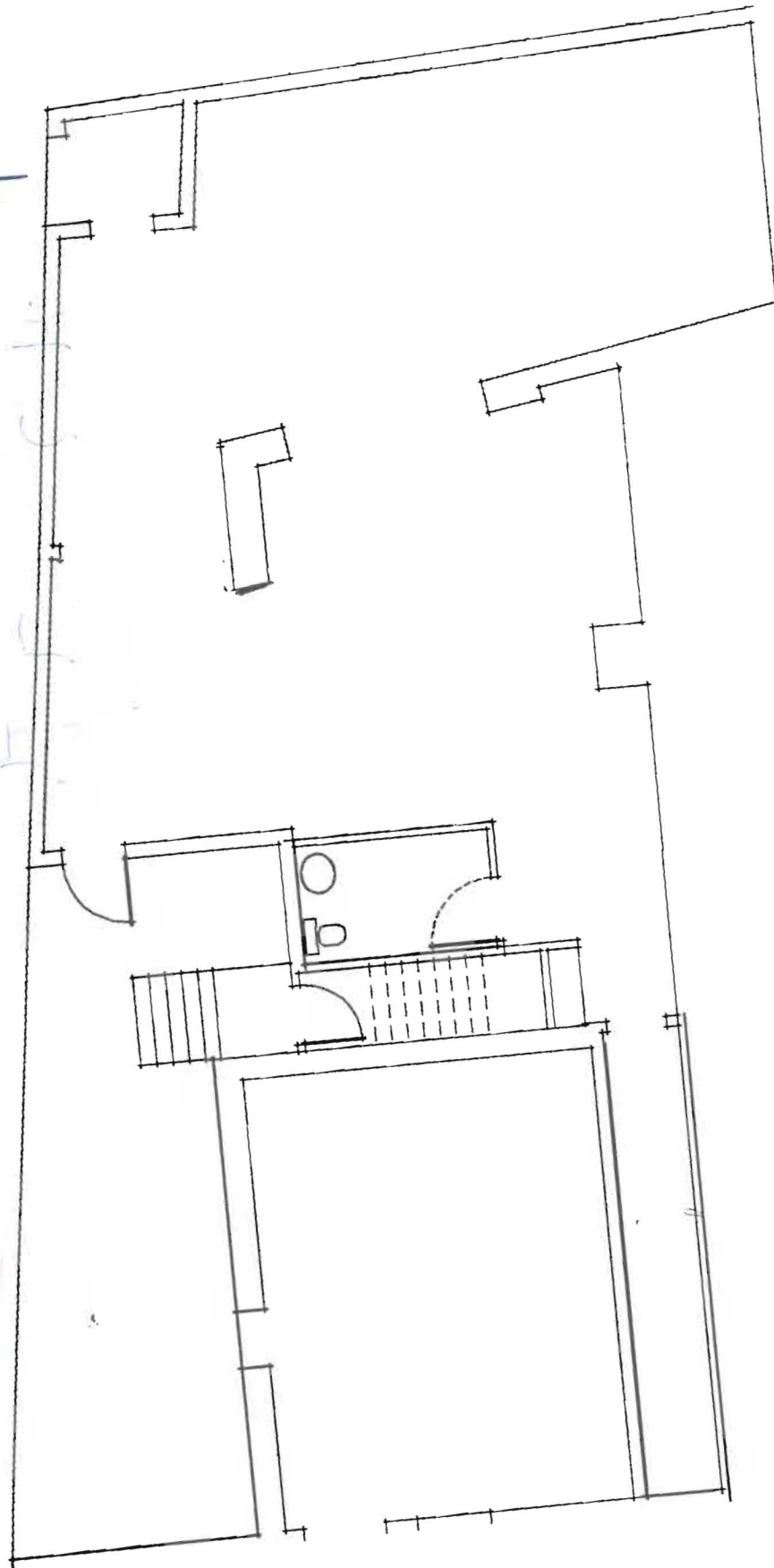
minimum 5 ft from
Gracke



Secured w/
L Brackets

Sign
Hanging

$$\begin{array}{r} 227 \\ 24 \\ \hline 68 \\ 34 \\ \hline 3 \quad 4.05 \end{array}$$



December 3, 1997

Mr. Steve Wallace
C/O Superior Financial Services
P.O. Box 7705
Portland, Maine 04112

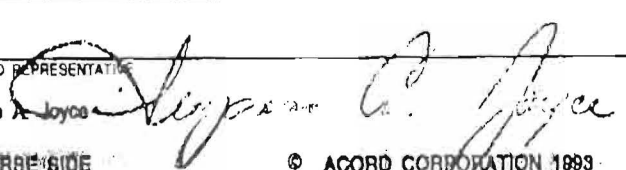
Dear Steve:

RGT Associates, owner of the property at 117 Spring Street, gives permission to YAG Associates, DBA Somewhere, Inc., to install a sign at above premises providing it complies with all municipal codes and ordinances.

BY: _____

S. Thomas

R.G.T. Associates
Stephen M. Thomas,
Partner

ACORD ⁴⁹ INSURANCE BINDER		DATE (MM/DD/YY) 12/11/97																																									
THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.																																											
PRODUCER Clark Associates 2331 Congress Street P O Box 3543 Portland ME 04104		COMPANY Int'l Excess & Treaty Mgr																																									
PHONE (A/C, No, Ext)		BINDER #																																									
CODE 18994 SUB CODE		THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #:																																									
AGENCY CUSTOMER ID Insured Somewhere YAG Associates, Inc. 117 Spring Street Portland ME 04101		DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (including Location)																																									
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">COVERAGES</th> <th style="width:40%;">COVERAGE/FORMS</th> <th style="width:10%;">AMOUNT</th> <th style="width:10%;">Deductible</th> <th style="width:10%;">COINS %</th> </tr> </thead> <tbody> <tr> <td> PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASK <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC </td> <td>Business Personal Property</td> <td>25,000</td> <td>1000</td> <td>80</td> </tr> <tr> <td> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTOR'S PROT </td> <td> Commercial General Liability Deductible: \$500 RETRO DATE FOR CLAIMS MADE: </td> <td> GENERAL AGGREGATE \$ 500000 PRODUCTS COMP/OP AGG \$ 500000 PERSONAL & ADV INJURY \$ Excluded EACH OCCURRENCE \$ 500000 FIRE DAMAGE (Any one fire) \$ 50000 MED EXP (Any one person) \$ Excluded </td> <td></td> <td></td> </tr> <tr> <td> 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 </td> <td></td> <td> COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$ </td> <td></td> <td></td> </tr> <tr> <td> AUTO PHYSICAL DAMAGE DEDUCTIBLE <input type="checkbox"/> COLLISION <input type="checkbox"/> OTHER THAN COL: </td> <td> <input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES </td> <td> ACTUAL CASH VALUE STATED AMOUNT \$ OTHER </td> <td></td> <td></td> </tr> <tr> <td> DAMAGE LIABILITY <input type="checkbox"/> ANY AUTO </td> <td></td> <td> AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY EACH ACCIDENT \$ AGGREGATE \$ </td> <td></td> <td></td> </tr> <tr> <td> EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM </td> <td> RETRO DATE FOR CLAIMS MADE: </td> <td> EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$ STATUTORY LIMITS </td> <td></td> <td></td> </tr> <tr> <td> WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY </td> <td></td> <td> EACH ACCIDENT \$ DISEASE POLICY LIMIT \$ DISEASE EACH EMPLOYEE \$ </td> <td></td> <td></td> </tr> </tbody> </table>				COVERAGES	COVERAGE/FORMS	AMOUNT	Deductible	COINS %	PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASK <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC	Business Personal Property	25,000	1000	80	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTOR'S PROT	Commercial General Liability Deductible: \$500 RETRO DATE FOR CLAIMS MADE:	GENERAL AGGREGATE \$ 500000 PRODUCTS COMP/OP AGG \$ 500000 PERSONAL & ADV INJURY \$ Excluded EACH OCCURRENCE \$ 500000 FIRE DAMAGE (Any one fire) \$ 50000 MED EXP (Any one person) \$ Excluded			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 \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ MEDICAL PAYMENTS \$ PERSONAL INJURY PROT \$ UNINSURED MOTORIST \$			AUTO PHYSICAL DAMAGE DEDUCTIBLE <input type="checkbox"/> COLLISION <input type="checkbox"/> OTHER THAN COL:	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE STATED AMOUNT \$ OTHER			DAMAGE LIABILITY <input type="checkbox"/> ANY AUTO		AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY EACH ACCIDENT \$ AGGREGATE \$			EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE \$ AGGREGATE \$ SELF-INSURED RETENTION \$ STATUTORY LIMITS			WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		EACH ACCIDENT \$ DISEASE POLICY LIMIT \$ DISEASE EACH EMPLOYEE \$		
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SPECIAL CONDITIONS/OTHER COVERAGES Excludes: Assault & Battery, Sexual Assault, Liquor Liability, Host Liquor, Absolute Pollution, Med-Pay, Extended-BI, Negligent Hiring, Punitive Damages. City of Portland is named as Additional Insured.																																											
NAME & ADDRESS																																											
MORTGAGEE LOSS PAYEE		ADDITIONAL INSURED																																									
LOAN #																																											
AUTHORIZED REPRESENTATIVE Suzanne A. Joyce 																																											
ACORD 75-S (12/94)		NOTE: IMPORTANT STATE INFORMATION ON REVERSE SIDE																																									
© ACORD CORPORATION 1993																																											

CONDITIONS

This Company binds the kind(s) of insurance stipulated on the reverse side. The Insurance is subject to the terms, conditions and limitations of the policy(ies) in current use by the Company.

This binder may be cancelled by the Insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. This binder may be cancelled by the Company by notice to the Insured in accordance with the policy conditions. This binder is cancelled when replaced by a policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the Rules and Rates in use by the Company.

Applicable in California

When this form is used to provide insurance in the amount of one million dollars (\$1,000,000) or more, the title of the form is changed from "Insurance Binder" to "Cover Note".

Applicable in Delaware

The mortgagee or Obligee of any mortgage or other instrument given for the purpose of creating a lien on real property shall accept as evidence of insurance a written binder issued by an authorized insurer or its agent if the binder includes or is accompanied by: the name and address of the borrower; the name and address of the lender as loss payee; a description of the insured real property; a provision that the binder may not be canceled within the term of the binder unless the lender and the insured borrower receive written notice of the cancellation at least ten (10) days prior to the cancellation; except in the case of a renewal of a policy subsequent to the closing of the loan, a paid receipt of the full amount of the applicable premium, and the amount of insurance coverage.

Chapter 21 Title 25 Paragraph 2119

Applicable in Nevada

Any person who refuses to accept a binder which provides coverage of less than \$1,000,000.00 when proof is required, (A) Shall be fined not more than \$500.00, and (B) is liable to the party presenting the binder as proof of insurance for actual damages sustained therefrom.

BUILDING PERMIT REPORT

DATE: 16 Dec 97 ADDRESS: 117 Spring ST.
REASON FOR PERMIT: To Erect Signage
BUILDING OWNER: RGT Assoc.
CONTRACTOR: _____
PERMIT APPLICANT: _____ APPROVAL: X/ _____
USE GROUP Sign BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

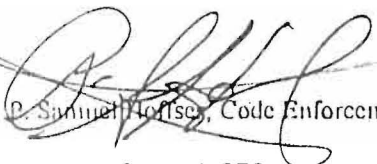
- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. **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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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 to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

30. *Your application For The proposed sign did not
Have any Structural plans please submit these before
hanging sign.*

32. _____
33. _____
34. _____


P. Samuel Haffner, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal