

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND BUILDING PERMIT



This is to certify that JB BROWN & SONS

Located At 85 YORK ST

Job ID: 2012-03-3489-ALTCOMM

CBL: 040- C-025-001

has permission to install wall signage and a 5 foot Awning for Sol Food Group.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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, if must be

05/17/2012

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

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. Sign/ Awning Location
- 2. Close-In: Electrical, Framing, Plumbing
- 3. Final

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.





Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Acting Director of Planning and Urban Development Gregory Mitchell

Job ID: 2012-03-3489-ALTCOMM

Located At: 85 YORK ST

CBL: 040- C-025-001

Conditions of Approval:

Zoning

1. This permit is being issued for the 5' metal awning with signage and the 4' x 6' box sign only. A separate permit will have to be applied for separately to add any more singage.

Building

- 1. Separate permits are required for any **electrical**: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2. 3202.2.3 Awnings. The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet minimum.
- 3. 3202.3.1 Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet in from the curb line.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3489-ALTCOMM 2012-43403-SIGN	Date Applied: 5/1/2012		CBL: 040- C-025-001			
Location of Construction: 85 YORK ST	Owner Name: JB BROWN & SONS		Owner Address PO BOX 207 PORTLAND, ME			Phone: 207-774-5908
Business Name: El Rayo Cantina	Contractor Name: DSO Fabrications		Contractor Add 15 Thunder RD., 5	ress: Scarborough ME 04074		Phone: (207) 653-0175
Lessee/Buyer's Name: Tod Dana – Sol Food Group, LLC	Phone: 207-671-5566		Permit Type: SIGN			Zone: B-3
Past Use: Restaurant	Proposed Use: Same – restaurant – ir 6' wall sign & 5' meta with 4 sf of signage		Cost of Work: Fire Dept: Signature:	Approved Denied N/A		CEO District: Inspection: Use Group: Type: S-9-1 T (BC, A 009
Proposed Project Description: install signage & metal awning	:		Pedestrian Activ	vities District (P.A.D.)		94
Permit Taken By:	_			Zoning Approva	l	
 This permit application de Applicant(s) from meetin Federal Rules. Building Permits do not it septic or electrial work. Building permits are void within six (6) months of t False informatin may invest permit and stop all work. 	g applicable State and nclude plumbing, l if work is not started the date of issuance. alidate a building	Shorelan Wetlands Flood Zo Subdivis Site Plan Maj	s one ion	Zoning Appeal Variance Miscellaneous Conditional Use Interpretation Approved Denied Date:	Not in Dis Does not Requires Approved	

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

5150-2012-4340	3 Child Ento	nd F	11/12 (85)
		- 3-189 erty taxes or use fore permits of a	er charges on any M any kind are accepted.
Location/Address of Construction: 85	17 52	12434	<u></u>
Tax Assessor's Chart, Block & LotChart#Block#Lot#40C25	Owner: JBBROWN + SON	2 0	Telephone: 774-5908
Lessee/Buyer's Name (If Applicable) Sol Food Group, LLC 2/2/a EL RAYO Tod Danc	DSO Fabrication 15 Thunder Road Scurborough, Llaine 207.653-0175	Per s.f. plu For H.D. s - Fee: \$	ignage \$75.00
Who should we contact when the permit is ready Tenant/allocated building space frontage (fe Lot Frontage (feet) Current Specific use: If vacant, what was prior use: Proposed Use:	et): Length: <u>30</u> Height Single Tenant or Multi Tenant Lot	18'	
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes Bldg. wall sign? (attached to bldg) Yes Proposed awning? Yes Height of awning: No Is awn Height of awning: Length of a Is there any communication, message, tradema If yes, total s.f. of panels w/communications, so Information on existing and previously permin Freestanding (e.g., pole) sign? Yes Bldg. wall sign? (attached to bldg) Yes Awning? Yes No Sq. ft. area	ning backlit? Yes <u>No</u> winning: Depth: ark or symbol on it? Yes <u>No</u> message, trademark or symbol: itted sign(s): No Dimensions:	f5'x 20" 24 → 0' 	
A site sketch and building sketch showing ex Sketches and/or pictures of proposed signag			

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.

			N				1	
Signature of applicant:	-12	$-H^{-}$	\mathcal{N}	\sim	Date:	4	30/	12

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

Kevised 10/19/09 21 × frentage *only Frentage on Yerk St-

5-9-12 Info needed. Left vcm for Tod Dana. Need to know how he came up with square footage for signage on awning. Need more information about the 6 "signs" that are going on the steel banner on both sides of the building. The ordinance does not allow that much signage. –amachado

5-9-12 Spoke to Tod Dana. He has amended his application to include just the awning with signage and the 4' x 6' box sign. He will appeal the 95' steel banner separately in the future. -amachado



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Receipts Details:

Tender Information: Check , Check Number: 1481 **Tender Amount:** 118.00

Receipt Header:

Cashier Id: bsaucier Receipt Date: 5/1/2012 Receipt Number: 43404

Receipt Details:

Referance ID:	6325	Fee Type:	BPSIGN2
Receipt Number:	0	Payment Date:	
Transaction Amount:	78.00	Charge Amount:	78.00
Job ID: Job ID: 201	2-03-3489-ALTCOMM - wooden roof over	restaurant entrance	
Additional Comm	ents: 85 York		

Referance ID:	6326	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 201	2-03-3489-ALTCOMM - wooden roof over restau	rant entrance	·

Ann Machado - Permit

From:Tod Dana <asiawest@aol.com>To:<amachado@portlandmaine.gov>Date:5/9/2012 2:57 PMSubject:Permit

Hi Anne,

Please amend my sign permit application for 85 York Street by removing the 95' of metal banner from the application.

Thank you Anne.

Tod Dana

RECEIVED

MAY - 9 2012

Dept. of Building Inspections City of Portland Maine

Sol Food Group, LLC

P.O. Box 169 * Portland, Maine 04112 Email: asiawest@aol.com

April 30, 2012

City Of Portland 389 Congress Street Portland, Maine 04101

Re: 85 York Street - Restaurant

To Whom It May Concern:

Enclosed is a sign permit application for the following:

- A 4' x 6' 1/8" metal box sign with cut out letters ("Cantina"), back lit with LED lights. The sign is bolted on a 6' piece of 5" angle iron, which is attached to the masonry building with fasteners that are imbedded in epoxy. All electrical wiring will be done per electrical code and a separate permit will be attained. See attachment #1.
- 2. A 5' high by 5' wide 1/8" metal awning that projects 24" off the front of the building at its widest point. The front of the awning has the letters "Cantina El Rayo" cut out of it. The awning will be mounted to a 3" thick angle iron box frame that is mounted to the building with fasteners imbedded in epoxy. The bottom of the awning is 96" off grade. A single incandescent light fixture will hang up inside the awning, projecting light through the letters of the awning and down below it. All electrical wiring will be done per electrical code and a separate permit will be attained. See attachment #2.
- 3. Approximately 95' of 1/8' thick 18 gauge, steel banner, with LED lights behind them. 6 words will be cut out of the metal (Oysters, Vino, Fundido, etc.) which is 20" high. The letters will be 16" tall. The light will come through the letters of the banner and lightly wash the wall of the building below the banner. Banner will be comprised of 8' sections that will be bolted to 5" angle iron, which is attached to the masonry building with fasteners that are imbedded in epoxy. All electrical wiring will be done per electrical code and a separate permit will be attained. See attachment #3, #4 & #5.

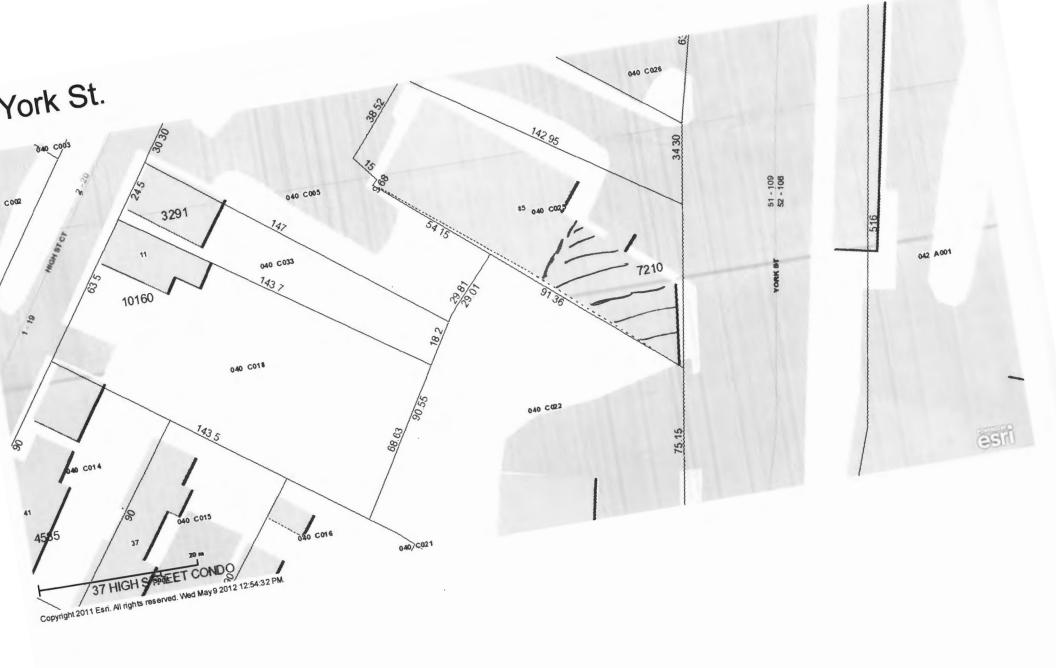
Let me know if I can provide anything further.

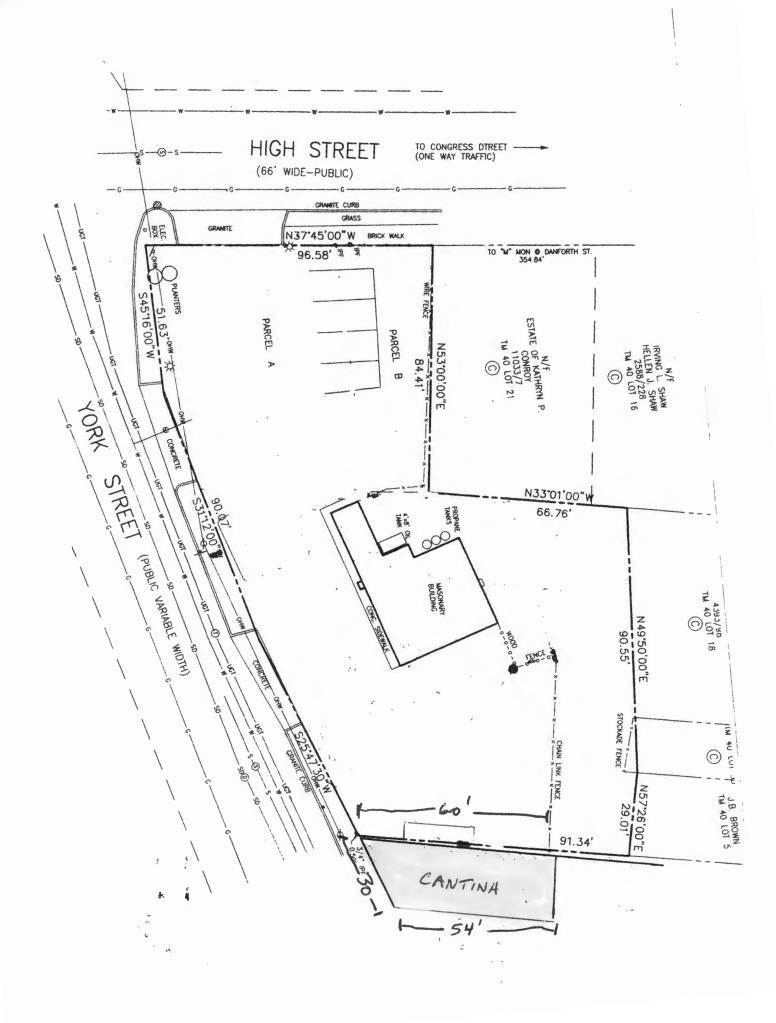
Regards,

Fod Dona_ 671.5566

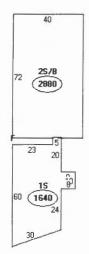
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Page 1 of 1



Descriptor/Auea A: 082 1640 sqft 8: 092 2880 sqft C: 063 2880 sqft D: 044 2880 sqft E: BANK NT DEP CHUTE sqft F: OVERHEAD DR-WOOD/MTL 64 sqft G: 25/8 2890 sqft H: 15 1640 sqft





faus Vork

J.B. Brown & Sons P.O. Box 207 Portland, ME 04112-0207 207-774-5908 207-774-5908 (fax)

April 30, 2012

Building Inspections Department City of Portland 389 Congress Street Portland, Maine 04101

Re: Building Permit - 85 York Street (40-C-025)

To Whom It Concern,

J.B. Brown & Sons, the owner of 85 York Street, herby gives Sol Food Group, LLC and Tod Dana permission to obtain a building permit to construct a wooden deck outside the side entrance of 85 York Street and to install an awning and exterior signage on the building.

In addition and if necessary, Harborview, LLC, a solely owned entity of J.B. Brown & Sons, herby gives Sol Food Group, LLC the approval to encroach upon our adjacent 101 York Street property as part of its tenancy at 85 York Street.

Should you need additional information, please do not hesitate to contact me.

Sincerely,

Vitt. Veran

Vincent P. Veroneau President

AC	ORD	
	/	

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/1/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INF CERTIFICATE DOES NOT AFFIRMATIVELY OR NEG/ BELOW. THIS CERTIFICATE OF INSURANCE DOES REPRESENTATIVE OR PRODUCER, AND THE CERTIFI	NOT CONSTITUTE A	IND OR ALT	ER THE CO	VERAGE AFFORDED	BY THI	E POLICIES
IMPORTANT: If the certificate holder is an ADDITION, the terms and conditions of the policy, certain policies certificate holder in lieu of such endorsement(s).						
PRODUCER	CONT	ACT Kasie	Thornton			
Cross Insurance-Portland	PHON		780-1677	FAX (A/C, No):	(207)7	80-6377
2331 Congress Street	E-MAI	kthorn	ton@cross	agency.com	(207776	0-0377
PO Box 567	ADDR			RDING COVERAGE	_	NAIC #
Portland ME 04112	INCHE			rance Co.		NAIC #
INSURED		ERB:	699 III90	Tance co.		
Sol Food Group, LLC		ERC:				
P. O. Box 169		ERD:				
		ERE:				
Portland ME 04112	INSUR					
	BER:CL1182552538	ERT.		REVISION NUMBER:		
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				PERSONAL & ADV INJURY	\$	1,000,000
				GENERAL AGGREGATE	\$	2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMP/OP AGG	\$	2,000,000
X POLICY PRO- JECT LOC					\$	
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ALL OWNED SCHEDULED AUTOS AUTOS				BODILY INJURY (Per accident)	\$	
HIRED AUTOS				PROPERTY DAMAGE (Per accident)	\$	
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EXCESS LIAB CLAIMS-MADE				AGGREGATE	\$	
DED RETENTION \$				WC STATU- OTH-	\$	
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ANY PROPRIETOR/PARTNER/EXECUTIVE				E.L. EACH ACCIDENT	\$	
(Mandatory In NH)				E.L. DISEASE - EA EMPLOYEE	\$	
DESCRIPTION OF OPERATIONS below				E.L. DISEASE - POLICY LIMIT	\$	
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CERTIFICATE HOLDER	CAN	CELLATION				
City of Portland 389 Congress Street Portland, ME 04101		EXPIRATIO	N DATE THE	ESCRIBED POLICIES BE C EREOF, NOTICE WILL I CY PROVISIONS.		
	Kasi	e Thornto		Kasie Th		
ACORD 25 (2010/05)		© 19	88-2010 AC	ORD CORPORATION.	All righ	nts reserved.

INS025 (201005) 01

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THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVID ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PROI AGENCY PHONE (207)780-1677 Cross Insurance-Portland 2331 Congress Street PO Box 567 Portland ME 04112 FAX ACC. NOJ: (207)780-6377 ADDRESS: mkilbride@crossagenc ADDRESS: mkilbride@crossagenc ADDRESS: mkilbride@crossagenc ADDRESS: mkilbride@crossagenc SUB CODE: SUB CODE: SUB CODE: AGENCY CUSTOMER ID #: 00081172 NSURED Sol Food Group, LLC P. O. Box 169 Portland ME 04112 PROPERTY INFORMATION LOCATION/DESCRIPTION B5 York Street Portland, ME 04112 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSU NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION	ES NOT AFFIRMATIVELY OR ENCE OF INSURANCE DOES DUCER, AND THE ADDITIONA COMPANY Peerless Insur 62 Maple Avenu Keene 29.00 LOAN NUMBER EFFECTIVE DATE 6/25/2011 THIS REPLACES PRIOR EVIL	NEGATIVELY AMI NOT CONSTITUTE L INTEREST. Cance Co. ae NH 034 EXPIRATION DATE 6/25/2012	A CONTRACT B 31 POLICY NUMBER CBP8786651	R ALTER THE BETWEEN THE
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Sign / Awning Coverage			\$25,000	
REMARKS (Including Special Conditions)				
CANCELLATION				
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CA	ANCELLED BEFORE THE E	XPIRATION DATE	THEREOF, NOT	ICE WILL BE
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ADDITIONAL INTEREST	· · · · · · · · · · · · · · · · · · ·			
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389 Congress Street	LOAN #			
Portland, ME 04101				
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	© 1993-	2009 ACOPD COD	PORATION. All ri	ights reserved