

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 021152

PERMIT

This is to certify that Peaks Island Company Llc/Applicant

has permission to Erect 1 Signs/ 1-22" x96"

AT 33 Island Ave

084 L007001

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 altered or enclosed-in.
HEAVY 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY 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. 02-1152	Issue Date 8 2003	CBL: 084 L007001
-----------------------	----------------------	---------------------

Location of Construction: 33 Island Ave <i>P.I.</i>	Owner Name: Peaks Island Company Llc	Owner Address: 33 Island Ave	Phone: 766-2900
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: <i>IB</i>

Past Use: New Hardware Store	Proposed Use: New Hardware Store	Permit Fee: \$49.40	Cost of Work: \$49.40	CEO District: 3
		FIRE DEPT: <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i>	

Proposed Project Description: Erect Signs/ 1-22" x96" <i>[redacted]</i>	Signature:	Signature:
<i>condition: Allow sign along Island Ave</i>		
<i>DOES NOT Allow sign along Welch St</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: <i>gad</i>	Date Applied For: 10/04/2002	Zoning Approval		
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..		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"/>	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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Date: <i>ok with condition</i>	Date:	Date:

9 12/13/02

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

Permit No: 02-1152	Date Applied For: 10/04/2002	CBL: 084 L007001
------------------------------	--	----------------------------

Location of Construction: 33 Island Ave	Owner Name: Peaks Island Company Llc	Owner Address: 33 Island Ave	Phone: () 766-2900
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: New Hardware Store	Proposed Project Description: Erect 1 Signs/ 1-22" x96"
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/13/2002**Note:** 10/16/02 I passed this on to Jonathan Spence under the special and unique circumstances section. Only 2 signs per lot are allowed - this would be a third and a four. **Ok to Issue:**

10/21/02 Spoke with Jonathan - the Welch St. side entry way sign for the Peaks Hardware store is NOT allowed. The other sign along Island Ave. IS permissible

- 1) This permit approves only the Hardware signage along Island Avenue and NOT the proposed sign along the Welch St. side of the property.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/03/2002**Note:** see Marge's notes.**Ok to Issue:**

- 1) Signage Installation to comply with Chapter 31 BOCA 1999
- 2) Separate Permits shall be required for any new signage.

Application ID Number: 2-1152

Department: Building Status: Approved with Conditions Reviewer: Tammy Munson

Comments: see Marge's notes. Approval Date: 01/03/2002

Given On Date: 12/13/2002

OK to Issue Permit Name: Tammy Munson Date: 01/03/2003 Date 2:

Conditions Section:
Separate Permits shall be required for any new signage.
Signage Installation to comply with Chapter 31 BOCA 1999

Create Date: 10/09/2002 By: gad Update Date: 01/03/2003 By: tmm

Application ID Number: 2-1152

Department: Building Status: Approved with Conditions Reviewer: Tammy Munson

Comments: see Marge's notes. Approval Date: 01/03/2002

Given On Date: 12/13/2002

OK to Issue Permit Name: Tammy Munson Date: 01/03/2003 Date 2:

Conditions Section:

Separate Permits shall be required for any new signage.

Signage Installation to comply with Chapter 31 BOCA 1999

Create Date: 10/09/2002 By: gad Update Date: 01/03/2003 By: tmm

33 Island Ave P.I

Application ID Number: 2-1152

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 10/16/02 I passed this on to Jonathan Spence under the special and unique circumstances section. Only 2 signs per lot are allowed - this would be a third and a four. Approval Date: 12/13/2002

10/21/02 Spoke with Jonathan - the Welch St. side entry way sign for the Peaks Hardware store is NOT allowed. The Given On Date: 10/11/2002

OK to Issue Permit Name: Marge Schmuckal Date: 12/13/2002 Date 2:

Conditions Section:

Separate permits shall be required for any new signage.

This permit approves only the Hardware signage along Island Avenue and NOT the proposed sign along the Welch St. side of the property.

Create Date: 10/09/2002 By: gad Update Date: 12/13/2002 By: mes

~~The INN on PEAKS ISLAND~~

18 X 96

PEAKS ISLAND HARDWARE
USEFUL STUFF MOSTLY

~~22 X 96~~

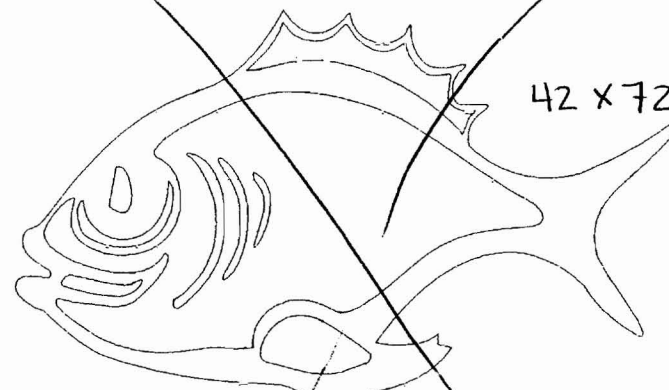
~~1.03 X 8 = 14.64 #~~

PEAKS ISLAND
HARDWARE
GOOD STUFF MOSTLY

32 X 66

~~2.66 X 5.5 =~~

~~14.63 #~~



42 X 72

THE BIG FISH GRILL

18 X 72

29.27 #
total

Table 2.9

Island Business (IB) Zone

Freestanding

None allowed, except for marine-related uses serving vessel traffic. Such signs shall not exceed 20 sq. ft. in area and 10 ft. in height. One such sign is allowed per use.

Building

- Maximum permitted sign area	40 sq. ft.
- Sq. Ft. per linear ft. of building facade on which sign will be placed	1 sq. ft.
- # building signs permitted <u>per lot</u>	1 per building facade facing an abutting street + 1 additional

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 33 Island Ave, Peaks Island, ME ⁰⁴¹⁰⁸ ZONE: I-B
OWNER: Peaks Island Co. L.L.C.
APPLICANT: Peaks Island Hardware Company
ASSESSOR NO. Acct. No. 12712, Bldg Permit 007-001

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO
FREESTANDING SIGN? (ex. Pole Sign) YES NO DIMENSIONS _____ HEIGHT _____
MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____
SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS _____
MORE THAN ONE SIGN? YES NO DIMENSIONS _____
AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK _____
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

*** TENANT BLDG. FRONTAGE (IN FEET): 18' x 1 = 18' on one side

*** REQUIRED INFORMATION

AREA FOR COMPUTATION
front? what is side length? →
front { $22" \times 96" =$
 $1.83 \times 8 =$ 14.644
Side 32×66
 $2.66 \times 5.5 = 14.63$

YOU SHALL PROVIDE:

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Sandy Sturrock

DATE: Oct. 4, 2002

sole member Peaks Island Hardware

02-1152

THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED

Signage 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>33 Island Ave, Peaks Island, ME 04108</u>		
Total Square Footage of Proposed Structure <u>9170</u>	Square Footage of Lot <u>20,288 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>084</u> Block# <u>L</u> Lot# <u>007</u>	Owner: <u>Peaks Island Co. L.L.C.</u>	Telephone: <u>207/766-2900</u>
Lessee/Buyer's Name (If Applicable) <u>Peaks Island Hardware Co.</u>	Applicant name, address & telephone: <u>207/766-5300</u> <u>Peaks Island Hardware Co</u> <u>33 Island Ave</u> <u>Peaks Island, ME 04108</u>	Total s.f. of signage <u>19.4</u> 1.00 per s.f. \$ <u>19.40</u> , plus \$30.00 base fee Fee: \$ <u>49.40</u>
Current use: <u>New construction</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Hardware Store</u>		
Project description:		
Contractor's name, address & telephone: <u>Peaks Island Co. L.L.C., 33 Island Ave</u> <u>207/766-2900</u> <u>Peaks, Island ME 04108</u>		
Who should we contact when the permit is ready: <u>Peaks Island Hardware, Ric Weinschenk,</u> <u>Mgr</u>		
Mailing address: <u>33 Island Ave</u> <u>Peaks Island, ME 04108</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$50.00 fee if any work starts before the permit is picked up. Phone: <u>207/766-2900</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Sandy Starrock</u> <i>sole member, Peaks Island Hardware</i>	Date: <u>Oct. 4, 2002</u>
--	---------------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

Please check off the following indicating that you have included the below items to expedite the process of this sign application:

- Certification of Liability listing the City additionally insured if any portion of the sign abuts or encroaches on the public right of way, or can fall into the public right of way, you must be in the amount of \$400,000.00
- Letter of permission from the owner

A sketch plan indicating the following:

- Drawing of the property showing all dimensions of the lot
- Location of all buildings and property setbacks from all buildings
- Driveways and abutting streets showing street frontage and any right of ways
- Indicate on drawing the dimensions of all buildings on the lot
- Define in footage the frontage of your business front
- Indicate on drawing of existing signage and dimensions of each sign
- Indicate on drawing all proposed signage and dimension of each sign

The Provisions of Section 3102.0 of the City's Building Code "The BOCA National Building Code 1999 edition" shall govern the construction, alteration, repair and maintenance of outdoor signs together with the associated appurtenant and auxiliary devices in respect to structural and fire safety. In accordance to section 3102.4.4 of BOCA construction documents and owners consent is all follows; "Before any permit is issued for the erection of a sign, Construction Documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses and anchorage. The applications shall be accompanied by the written contract of the owner or lessees of the premises upon which the sign is to erected. **NO PERMIT CAN OR WILL BE ISSUED UNLESS THIS INFORMATION IS SBUMMITTED AND APPROVED BY THE INSPECTIONS OFFICE.**

ELECTRICAL SIGNAGE PERMITS/RESPONSIBILITIES

All sign companies or any persons engaged in the installation, interchange or maintenance of signage in the City of Portland must have the Electrician or Electrical Contractor who provided power to the sign(s) or associated equipment apply for an electrical permit in the Inspections Office.

It is the responsibility of your company to contact your sub-contractor or he owner to inform them of this policy. Whether your company does the final connections, which requires a valid Maine Electricians License or your sub contractor provides this service; permits and inspections shall be required.

Failure to comply with this procedure may result in the denial of sign permits by this office for your company or its representation to install or interchange any future signage in the City of Portland.

BY FILLING OUT THIS APPLICATION IS DOES NOT MEAN THAT YOU WILL BE APPROVED FOR THE AMOUNT OF SIGNAGE YOU ARE APPLYING FOR

IT IS SUGGESTED THAT YOU DO NOT ORDER ANY SIGNAGE UNTIL YOU HAVE RECEIVED YOUR SIGN PERMIT THAT HAS BEEN SIGNED BY THE BUILDING, ZONING AND POSSIBLE HISTORICAL OFFICIALS OF THE CITY OF PORTLAND

Side Walk Signs Design/Location/Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single listing: Maximum width – 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flow. Maximum height – 40 inches to top of sign in place. Minimum height 30 inches to top of sign in place.

Multiple: Maximum width – 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flow. Maximum height – 4- inches to top of sign in place. Minimum height 30 inches to top of sign in place.

Location

Minimum distance between signs – 20 feet. Maximum distance of sign from public entrance of advertiser 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a suitable public liability insurance certificate in an amount adequate to protect the City.

Enforcement

A sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For permit come to City Hall 389 Congress Street room 315 with:

1. Certificate of liability insurance
2. Drawing of sign showing dimensions
3. Payment of ~~1.00~~ per sq. ft. plus \$30.00

THE PEAKS ISLAND COMPANY_{LLC}

* * * * *

To: Peaks Island Hardware Co., Leaseholder

The Inn
33 Island Avenue
Peaks Island, Maine 04108

Dear Leaseholder;

As property owner this letter is to authorize you to proceed with our permission to apply for permit(s), hire contractor(s), and install as needed to signs for your business without further permission from the property owner.

Very truly yours,



Ric Weinschenk, manager The Peaks Island Company, LLC

KEYSTONE MODULAR BLOCK
RETAINING WALL

42" TALL GUARD RAIL
FENCE (REQUIRED
WHERE WALL EXCEEDS
4' IN HEIGHT)

ENCLOSED DUMPSTER

TW 480
BW 430

APPROX

529°50'36"W
160.00'

TW 480
BW 430

N60°09'24"W
130.20'

WELCH STREET

TW 466
BW 423

TW 45.9
BW 42.3

TW 44.4
BW 41.6

EX RAILROAD TIE
RETAINING WALL
TO BE REMOVED

3-PRESSURE
TREATED WOOD
TREE PLANTERS

RELOCATE EX.
OVERHEAD SERVICES
UNDERGROUND:
ELECTRIC & CATV.

EX. HYDRANT ON
ISLAND AVE. 69' FROM
PROPERTY CORNER

TBM: EX SPIKE IN
POLE, EL. 42.67'

GRAPHIC SCALE

SEWER MH



(IN FEET)
1 inch = 20 ft.

PARCEL
20,288 S.F.

AREA OF EX
CONCRETE BLOCK
BUILDING
3639 SQ. FT.

BUILDING
ADDITION
1260 SQ.FT.

EX
HARDWARE
STORE

EX. CANOPY
TO REMAIN

PORTION OF EX.
PORCH TO BE
REMOVED, 21 S.F.±

EX PORCH
AREA
486 SQ. FT.

EX BAKERY
43.0

EX FUEL

NEW
PORCH
AREA
1431 SQ. FT.

PORTION OF EX.
BLDG TO BE
REMOVED, 91 S.F.±

EGRESS STAIRS
FROM ABOVE

END OF NEW
PORCH ROOF

VERT. CURB
6" REVEAL
ALONG WALK

GRASS ESPLANADE

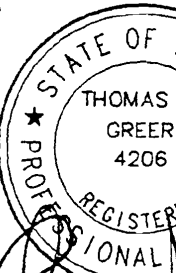
EX GRAN CURB

BIKE RACKS (5 + 15)

EX. CATCH BASIN
1000 GAL. GREASE TRAP,
CONNECT TO EX. SEWER LINE

ISLAND AVENUE

OWNER: THE PEAKS ISLAND CO., LLC.
33 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108



CAD FILE: 00125
FILE SCALE: 1"=20'

6/18/18