

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

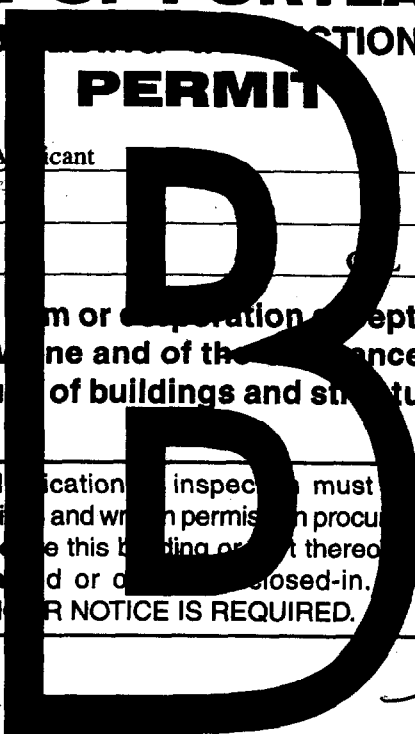
BUILDING DEPARTMENT

PERMIT

Permit Number: 021152

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 closed-in. **48 HOUR 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:	CBL: 084 L007001
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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>NA</i>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>BOCA 99</i> <i>gh</i>

Proposed Project Description:
Erect *Signs/ 1-22" x96"*

*condition: Allowing sign along Island Ave
DOES NOT Allow sign along Welch St*

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 10/04/2002	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>ok with conditions</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9/12/13/02</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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 _____

Application ID Number: 2-1152

Department: Building

Status: Approved with Conditions

Reviewer: Tammy Munson

Approval Date: 01/03/2002

Comments: see Marge's notes.

Given On Date: 12/13/2002

OK to Issue Permit

Name: Tammy Munson

Date: 01/03/2003

Date 2: [Redacted]

Conditions Section:

- [Redacted]
- [Redacted]
- 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: Tommy Munson

Comments: see Marge's notes.

Approval Date: 01/03/2002

Given On Date: 12/13/2002

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

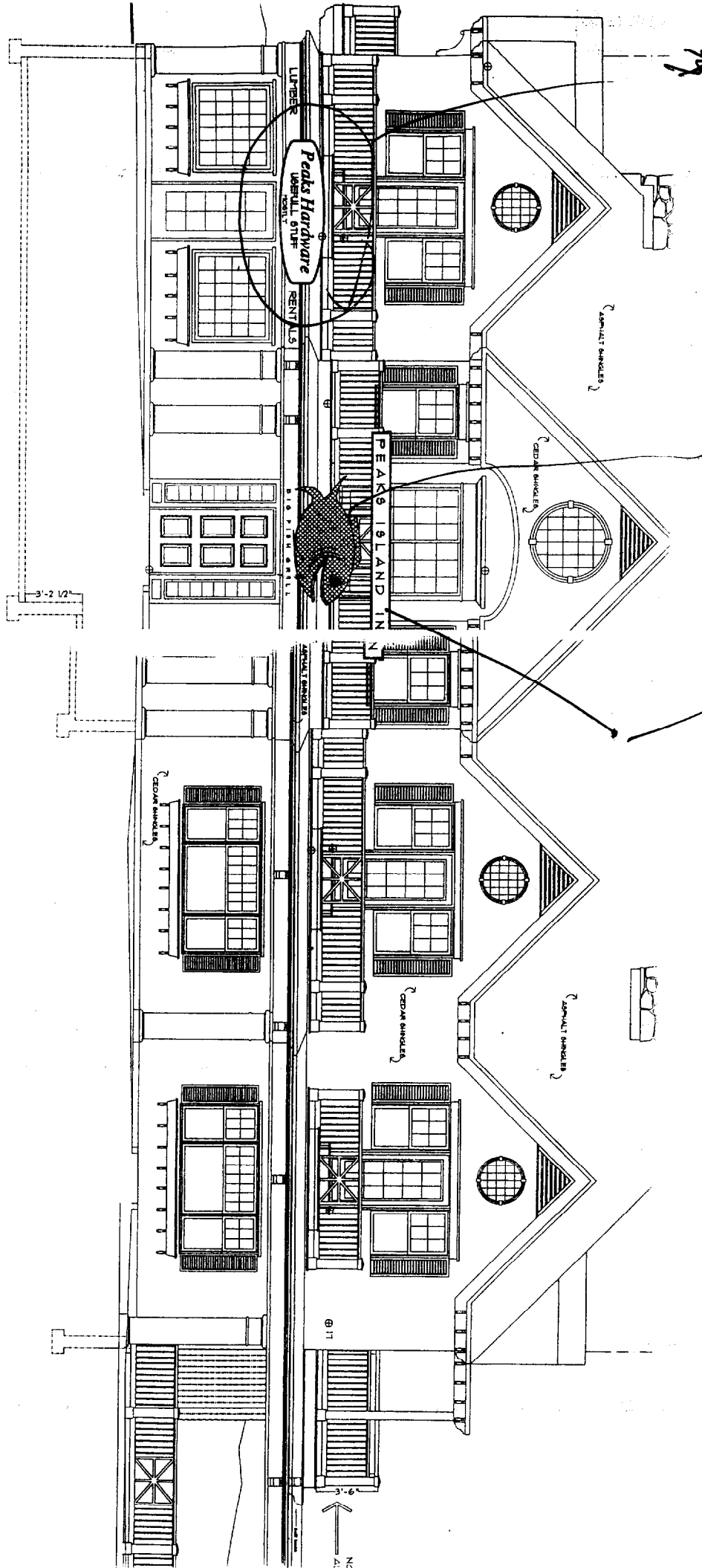
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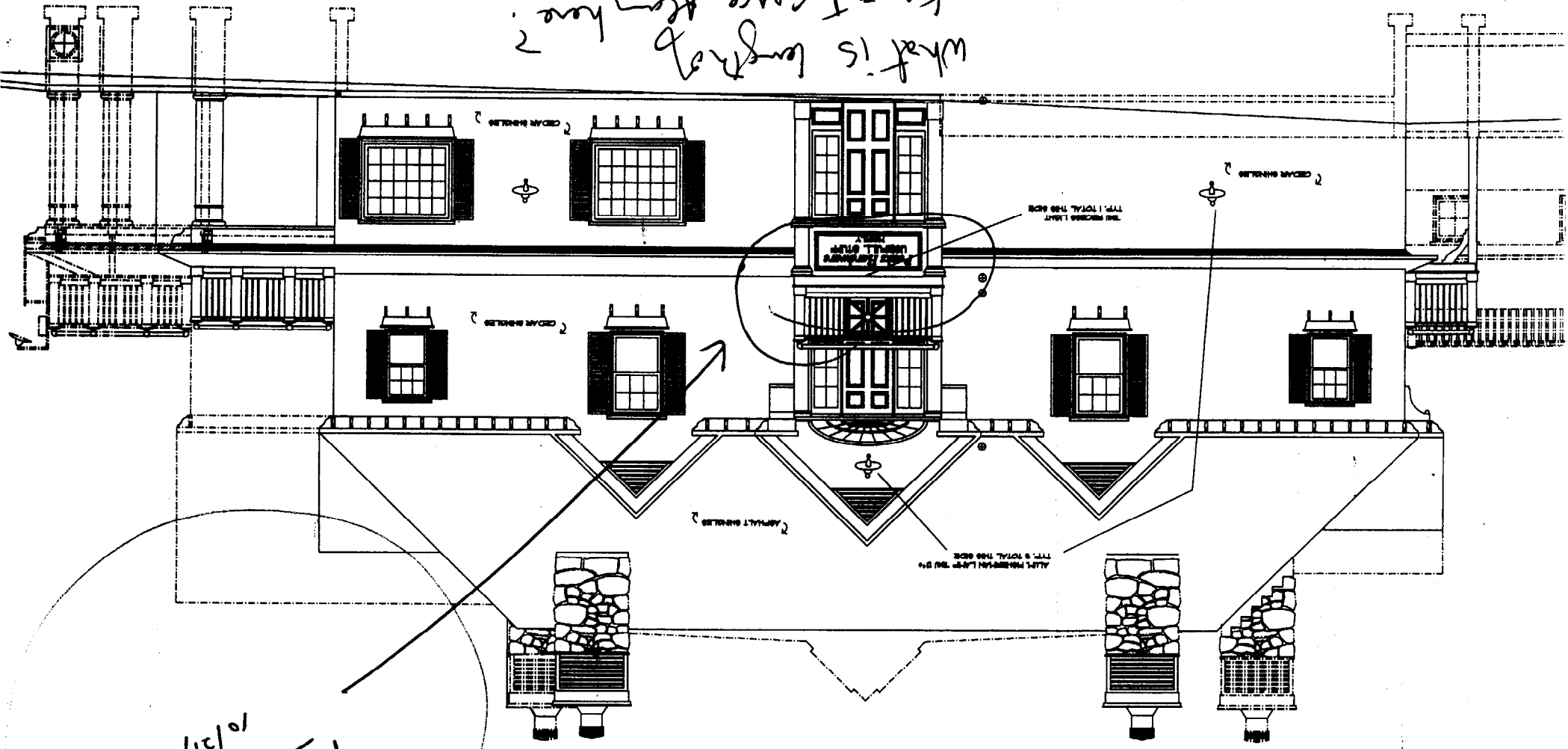
33 Island Ave P.I

Application ID Number	2-1152						
Department	Zoning	Status	Approved with Conditions	Author	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. 10/21/02 Spoke with Jonathan - the Welch St. side entry way sign for the Peaks Hardware store is NOT allowed. The			Approved Date	12/13/2002		
				Revised Date	10/11/2002		
<input checked="" type="checkbox"/> Open to Public Review	Author	Marge Schmuckal	Date	12/13/2002	Page #		
Conditioning Remarks							
Separate permits shall be required for sign new sign.							
This permit approves only the Hardware signage along Island Avenue and NOT the proposed sign along the Welch St. side of the property.							
Created Date	10/09/2002	By	gad	Approved Date	12/13/2002	By	mes



Hand sign - Approved
Halse/Sonathan
10/21/02
I Already Allowed
These 2 Signs

Needs to be at least 15' for the sign request to get him
What is length of front space here? not given



Not Approved
10/21/02

The INN on PEAKS ISLAND

18 X 96

PEAKS ISLAND HARDWARE
USEFUL STUFF MOSTLY

~~22 X 96~~

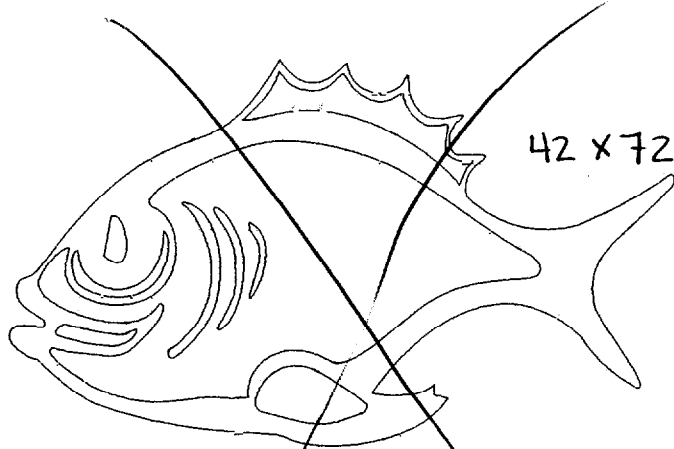
1.03 X 8 = 14.64 #

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 per lot	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 } 22" x 96" = 14.64

 1.83 x 8 =

Side 32 x 66

 2.66 x 5.5 = 14.63

what is side length? →

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> x 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>na</u>		
Approximately how long has it been vacant: <u>na</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> <u>sole member, Peaks Island Hardware</u>	Date: <u>Oct. 4, 2002</u>
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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 SBUMITTED 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