

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

## BUILDING INSPECTION PERMIT

PERMIT ISSUED  
Permit Number: 100457  
MAY 12 2010  
CITY OF PORTLAND

This is to certify that LEADER PROPERTIES LLC Carrot Signs

has permission to install a 4' x 4' hanging sign

AT 66 PEARL ST

CBL 028 K002001

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 lathed or otherwise closed-in. 24 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 \_\_\_\_\_

*[Signature]*  
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: 10-0457	Issue Date:	CBL: 028 K002001
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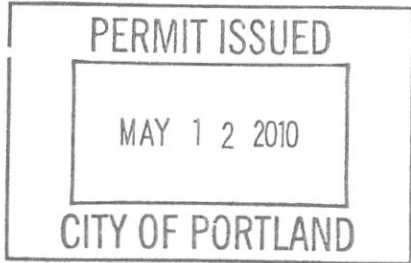
Location of Construction: 66 PEARL ST (151 Middle)	Owner Name: LEADER PROPERTIES LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Carrot Signs	Contractor Address: 236 Meadow Cross Road Topsham	Phone: 2077250769
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial -Retail - Bull Moose	Proposed Use: Commercial -Retail - Bull Moose - install a 4' x 4' hanging sign	Permit Fee: \$97.00	Cost of Work: \$97.00	CEO District: 1
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Proposed Project Description: install a 4' x 4' hanging sign	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	<b>INSPECTION:</b> Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i> Signature: <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 05/03/2010	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <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"/> Date: <i>5/7/10</i> <i>ASB</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> Yes <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/7/10</i> <i>D. Andrews</i>
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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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0457	Date Applied For: 05/03/2010	CBL: 028 K002001
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Location of Construction: 66 PEARL ST (151 Middle)	Owner Name: LEADER PROPERTIES LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Carrot Signs	Contractor Address: 236 Meadow Cross Road Topsham	Phone (207) 725-0769
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial -Retail - Bull Moose - install a 4' x 4' hanging sign	Proposed Project Description: install a 4' x 4' hanging sign
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 05/07/2010

**Note:** **Ok to Issue:** ✓

1) \* Sign bracket to be hung at same height as those for other signs on building.

\* Any sign lighting must be incorporated into sign bracket and be painted black. No exposed conduit allowed.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/07/2010

**Note:** **Ok to Issue:** ✓

1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 05/10/2010

**Note:** **Ok to Issue:** ✓

1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

**Comments:**

5/7/2010-gg: received permit from historic on 05/07/10. /gg

## **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 Inspection 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 with construction.**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 5.3 20 10 \_\_\_\_\_

Received from Bull Moose - Dorcas

Location of Work 151 Middle St

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

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

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

Total: 97

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

Other Sign

CBL: \_\_\_\_\_

Check #: 81 ck 135190 16 cc Total Collected \$ 97

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: S. J. D.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# Signage/Awning Permit 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>151 MIDDLE ST. PORTLAND, ME 04101</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>28</u> Block# <u>K</u> Lot# <u>2</u>	Owner: <u>EAST BROWN CON</u>	Telephone: <u>201.775.2252</u>
Lessee/Buyer's Name (If Applicable) <u>BULL MOOSE (LESSEE)</u>	Contractor name, address & telephone: <u>CARROT SIGNS 236 MEADOW CROSS RD. TOPSHAM, ME 04086 207.725.0769</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>81</u> Awning Fee= cost of work Total Fee: \$ <u>97</u>
Who should we contact when the permit is ready: <u>AMBER DONCUS</u> phone: <u>874.2123 x302</u>		
Tenant/allocated building space frontage (feet): Length: <u>63'-0"</u> Height: <u>8'</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>MULTI TENANT</u>		
Current Specific use: <u>RETAIL - MULTI-MEDIA</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No <u>X</u> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No ___ Dimensions proposed: <u>4'x4'</u>		
Proposed awning? Yes ___ No <u>X</u> Is awning backlit? Yes ___ No ___ Height of awning: _____ Length of awning: _____ Depth: _____ 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 ___ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes ___ No ___ Dimensions: _____ Awning? Yes ___ No ___ 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.		

16 x 2 + 65

RECEIVED  
MAY - 3 2010  
Dept. of Building Inspections  
City of Portland Maine

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: [Signature] Date: 04.20.10

B-3 - individual sign  
Abar -  
63x2 = 126 sq ft

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

proposed 4'x4' = 16 sq ft (OK)



## Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment. → **SEE ATTACHED**
- Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground. → **SEE ATTACHED**

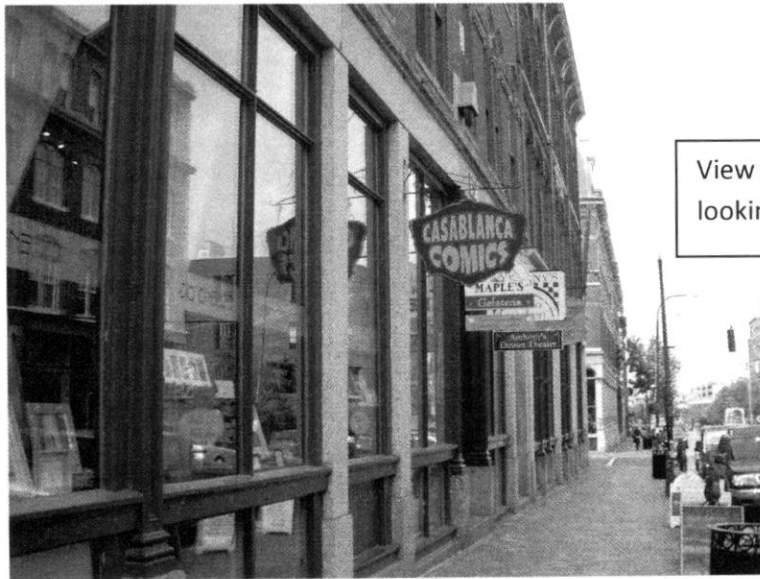
Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:  
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

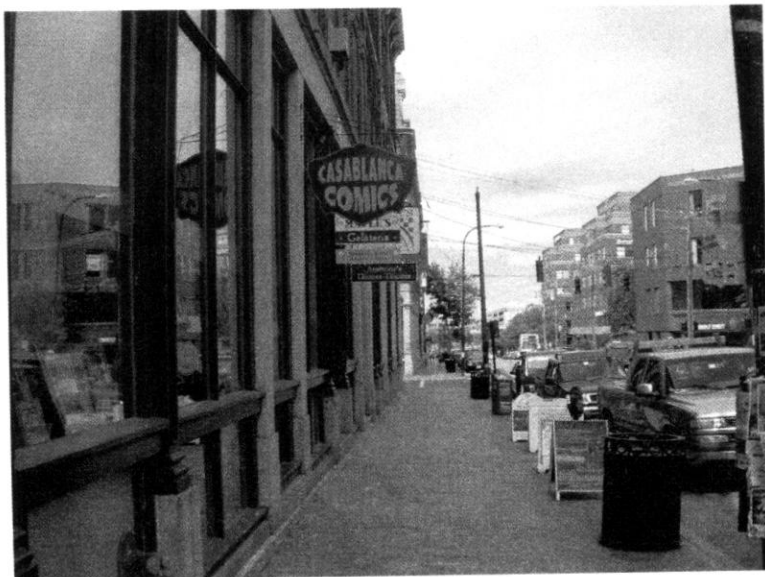
Base application fee for any Historic District signage is \$65.00.



Entrance into retail area off  
of Middle Street



View down Middle St.  
looking toward Franklin







Proposed sign location (to the right of Videoport's sign)



**bull moose**

Music · Movies · Video Games

Amber Dorcus

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**From:** Alan, Brenda and Jamie [carrot@carrotsigns.com]  
**Sent:** Tuesday, June 30, 2009 10:27 AM  
**To:** Amber Dorcus  
**Subject:** bullmoose portland

We went to look at the signs in Portland and the Video sign looks to be 4'x3'. Your sign would be 4'x4'. For a carved 1.5" western red cedar 4'x4' two sided and a good quality 4'bracket would cost \$1350. Total square footage would be 16 sq. ft. If you think this is ~~too large we could cut it down to 3.5'x3.5'~~. Install would be \$40. an hr. estimated time is 4hr.

Alan Buonaiuto  
Carrot Signs  
725-0769

1350  
160  
1510

Amber Dorcus

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**From:** Alan, Brenda and Jamie [carrot@carrotsigns.com]  
**Sent:** Monday, April 12, 2010 4:34 PM  
**To:** Amber Dorcus  
**Subject:** portland installation

When mounting sign bracket to granite columns we drill 1/2" holes and insert 1 1/2" long lead shields and secure bracket with a 5/16 stainless lag. One foot above bracket at a 45 degree angle we set two galvanized support cables attached to the building the same way ( lead shields and stainless screw eyes.) Let us know if you need any other info on this.

~~For Bangor if you can get us a picture and measurements of the windows we will lay them out and get you that quote.~~

Alan Buonaiuto  
Carrot Signs  
725-0769



100 Commercial Street  
Portland, Maine 04101  
(207) 775-2252 • Fax (207) 773-7422  
Email: info@eastbrowncow.com

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June 8, 2009

Amber Dorcus  
Project Manager/ Southern District Manager  
Bull Moose Music  
50 Monument Square  
Portland, Maine 04101

Dear Ms. Dorcus,

Leader Properties LLC will allow Bull Moose Music to hang a sign on the front of its building at 151 Middle St. The sign must be the same size as the other signs that are on the front of the building. The sign must also be hung at the same height as the other signs on the building. The location of the sign will be to the right of the Videoport Sign as you look at the building. If the sign requires lighting, the electric line servicing the sign will be pulled from the panel that Bull Moose Music pays for.

All of the expenses associated with the sign will be the responsibility of Bull Moose Music.

The final set of drawings as well as the mounting must be approved by Historic Preservation as well as Leader Properties LLC. All work to the building must be done to the satisfaction of Leader Properties LLC and be coordinated with East Brown Cow Management.

Please call me with any questions (775-2252).

Yours truly,

Todd L. Dominski

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/07/09

<b>PRODUCER</b> Willis of Northern New England 959 Congress St Portland, ME 04102-2175 207 553-2131		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.	
<b>INSURED</b> Bull Moose Music 50 Monument Square Suite 302 Portland, ME 04101		<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
		INSURER A: <b>One Beacon Insurance</b>	<b>21970</b>
		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	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY <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 type="checkbox"/> LOC	7140074410001	06/01/08	06/01/09	EACH OCCURRENCE	\$1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$50,000
						MED EXP (Any one person)	\$5,000
						PERSONAL & ADV INJURY	\$1,000,000
						GENERAL AGGREGATE	\$2,000,000
						PRODUCTS - COMP/OP AGG	\$2,000,000
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	714007441001	06/01/08	06/01/09	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN EA ACC AGG	\$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$0	714007441001	06/01/08	06/01/09	EACH OCCURRENCE	\$1,000,000
						AGGREGATE	\$1,000,000
							\$
							\$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	406017593001	06/01/08	06/01/09	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER	
						E.L. EACH ACCIDENT	\$500,000
						E.L. DISEASE - EA EMPLOYEE	\$500,000
						E.L. DISEASE - POLICY LIMIT	\$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

**Proof of Insurance**  
 City of Portland is hereby listed as additional insured with respect to General Liability as required by written contract.

**CERTIFICATE HOLDER**

Portland City Hall  
 389 Congress St.  
 Portland, ME 04101

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 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

*Andrie M. Schehr*

## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.