

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

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

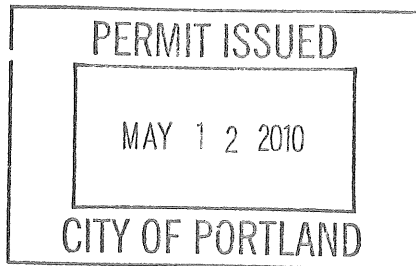
Permit No: 10-0457	Issue Date:	CBL: 028 K002001
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Location of Construction: 66 PEARL ST (151 Middle)	Owner Name: LEADER PROPERTIES LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Carrot Signs	Contractor Address: 236 Meadow 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
Proposed Project Description: install a 4' x 4' hanging sign		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <input checked="" type="checkbox"/> Type: <i>Sign</i> <i>IBC 9003</i>
		Signature: _____		Signature: _____
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) 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	Zoning Approval
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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..



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"/> <i>OK w/condition</i> Date: <i>5/7/10</i> <i>ASB</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> <i>yes</i> 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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
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	
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

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 (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Sign

CBL: _____

Check #: 81 ch 157190
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. 2

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: 151 MIDDLE ST. PORTLAND, ME 04101		
Tax Assessor's Chart, Block & Lot Chart# 28 Block# K Lot# 2	Owner: EAST BROWN COV	Telephone: 207.775.2252
Lessee/Buyer's Name (If Applicable) BULL MOOSE (LESSEE)	Contractor name, address & telephone: CARROT SIGNS 236 MEADOW CROSS RD. TOPSHAM, ME 04086 207.725.0769	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ 81 Awning Fee= cost of work Total Fee: \$ 97
Who should we contact when the permit is ready: AMBER DONCUS phone: 874.2123 x302		
Tenant/allocated building space frontage (feet): Length: 63'-0" Height: 8' Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot MULTI TENANT		
Current Specific use: RETAIL - MULTI-MEDIA If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No X Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes X No _____ Dimensions proposed: 4'x4'		
Proposed awning? Yes _____ No X 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.		

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.

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

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.

Signature of applicant:

Date: **04.20.10**

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

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

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

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

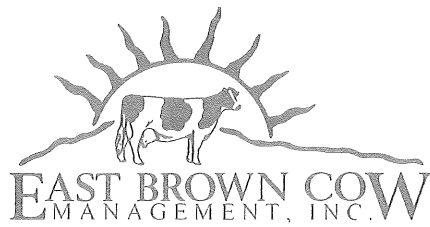
Amber Dorcus

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

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

PRODUCER

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.

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: **One Beacon Insurance**

21970

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURED

Bull Moose Music
50 Monument Square
Suite 302
Portland, ME 04101

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	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
LTR	INSRD					
A		GENERAL LIABILITY	7140074410001	06/01/08	06/01/09	EACH OCCURRENCE \$1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$5,000
						PERSONAL & ADV INJURY \$1,000,000
						GENERAL AGGREGATE \$2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMP/OP AGG \$2,000,000
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
A		AUTOMOBILE LIABILITY	714007441001	06/01/08	06/01/09	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		<input checked="" type="checkbox"/> HIRED AUTOS				
		<input checked="" type="checkbox"/> NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
						AUTO ONLY: AGG \$
A		EXCESS/UMBRELLA LIABILITY	714007441001	06/01/08	06/01/09	EACH OCCURRENCE \$1,000,000
		<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$1,000,000
		<input type="checkbox"/> DEDUCTIBLE				\$
		<input checked="" type="checkbox"/> RETENTION \$ 0				\$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	406017593001	06/01/08	06/01/09	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$500,000
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$500,000
		OTHER				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

André M. Stedeh

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.