

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that 386 FORE ST LLC

Located At 386 FORE ST

Job ID: 2012-06-4225-SIGN

CBL: 032- J-001-001

has permission to replace hanging sign w/round sign  
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, it must be

N/A  
Fire Prevention Officer

[Signature] 6/29/12  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

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

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

Job No: 2012-06-4225-SIGN	Date Applied: 6/12/2012	CBL: 032- J-001-001	
Location of Construction: 386 FORE ST (12 Moulton Street)	Owner Name: 386 FORE ST., LLC	Owner Address: PO Box 7225  PORTLAND ME 04112	Phone:  207-772-6579
Business Name: Beal's Ice Cream	Contractor Name: NEO-KRAFT SIGNS	Contractor Address: 686 MAIN ST LEWISTON ME 04240	Phone:  207-782-9654
Lessee/Buyer's Name: Heather Nelson	Phone: 207-828-1335	Permit Type: SIGN - PERM - Signage - Permanent	Zone:  B-3
Past Use:  Retail - Beal's Ice Cream	Proposed Use:  Same - retail - Beal's - replace existing hanging sign with 5'x5' hanging sign 4'6" x 4'6" hanging sign.	Cost of Work:  Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A  Signature:	CEO District:  Inspection: Use Group: Type: SIB Signature: 6/29/12 ABN
Proposed Project Description: Round sign 25 sq ft		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	<b>Zoning Approval</b>		
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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 06/29/12 6/29/12 ABN	<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> <input type="checkbox"/> Not in Dist 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: 6/29/12 D. Andrews
	<b>CERTIFICATION</b>		

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 appication 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

## 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 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.**

### Final Inspection

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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4225-SIGN

Located At: 386 FORE ST

CBL: 032- J-001-001

## **Conditions of Approval:**

### **Zoning**

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

### **Historic**

1. Overall sign dimensions shall not exceed 4'6" x 4'6". (Applicant had requested 5' x 5' sign.)
2. Lighting is approved as submitted. Existing conduit and spotlights shall be removed from the building.

### **Building**

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.



B3  
Hickory

# Signage/Awning Permit Application

Entered  
6/12/12  
B3

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.

2012-06-4225-Sign

Location/Address of Construction: 12 MOULTON STREET - (386 Forest)

Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>T004</u> Lot# <u>32-J-001</u>	Owner: <u>Heather Nelson</u> <u>386 Forest St</u> <u>P.O. Box 7225</u> <u>Portland 04112</u>	Telephone: <u>828-1335</u>
Lessee/Buyer's Name (If Applicable) <u>HLN Inc./DBA Beals Ice Cream</u> <u>12 MOULTON ST</u> <u>PORTLAND, ME</u>	Contractor name, address & telephone: <u>Neokraft Signs</u> <u>686 Main Street</u> <u>LEWISTON, ME</u> <u>2077829654</u>	Total s.f. of signage x \$2.00 <u>50.00</u> Per s.f. plus \$30.00 <u>30.00</u> For H.D. signage \$75.00 <u>75.00</u> Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ <u>155</u>

Who should we contact when the permit is ready: Jaysan LOBOZZO phone: 207 838 6050

Tenant/allocated building space frontage (feet): Length: 52' Height: \_\_\_\_\_  
Lot Frontage (feet) \_\_\_\_\_ Single Tenant or Multi Tenant Lot mlk.

Current Specific use: Ice Cream Parlor  
If vacant, what was prior use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

Information on proposed sign(s):  
 - Freestanding (e.g., pole) sign? Yes \_\_\_\_\_ No \_\_\_\_\_ Dimensions proposed: 5' x 5' Height from grade: 116" (9.66')  
 - Bldg. wall sign? (attached to bldg) Yes \_\_\_\_\_ No \_\_\_\_\_ Dimensions proposed: \_\_\_\_\_  
25'

Proposed awning? Yes \_\_\_\_\_ No  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: 46" x 46" +/- see attached  
 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.

RECEIVED  
JUN 12 2012  
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: 6/11/12

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

52x22 104# 25' proposed. (OK)



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 5750

**Tender Amount:** 155.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 6/12/2012

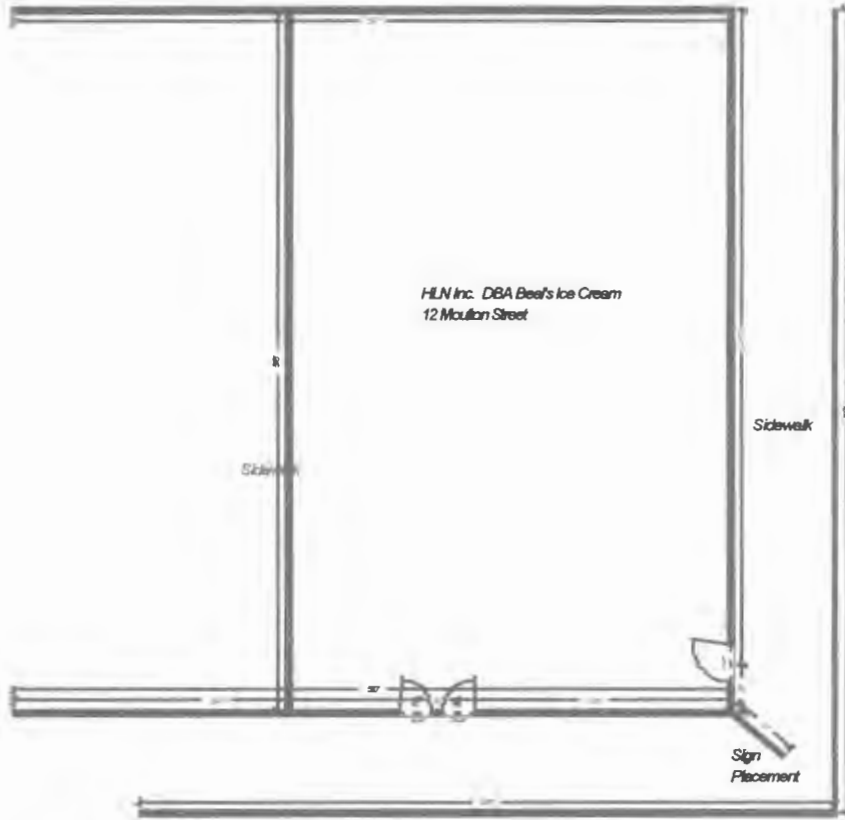
**Receipt Number:** 44908

## Receipt Details:

Referance ID:	6871	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-06-4225-SIGN - Round sign 25 sq ft			
Additional Comments: 12 Moulton			

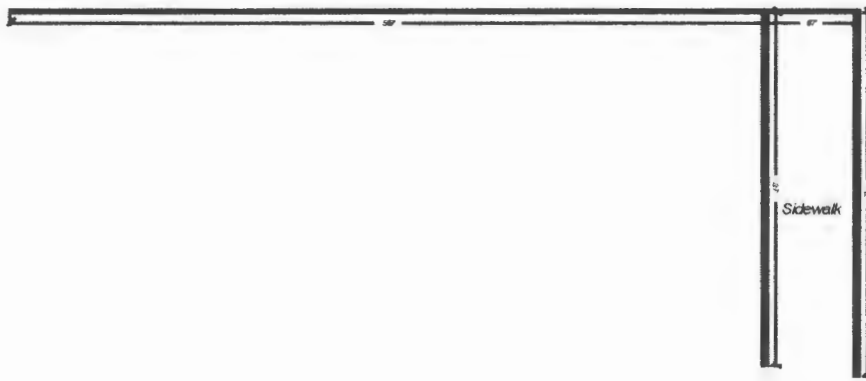
Referance ID:	6872	Fee Type:	BP-SignsHist
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4225-SIGN - Round sign 25 sq ft			

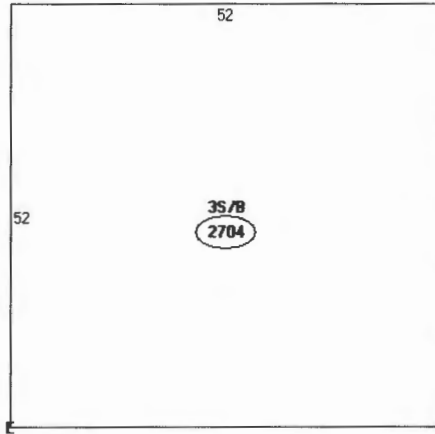
Fore Street



Moulton Street

Wharf Street





Descriptor/Area

- A: 034  
2704 sqft
- B: 034  
2704 sqft
- C: 082  
2704 sqft
- D: 082  
1352 sqft
- E: STORE FRONT/AV MET F  
sqft
- F: 35/8  
2704 sqft





existing  
sign



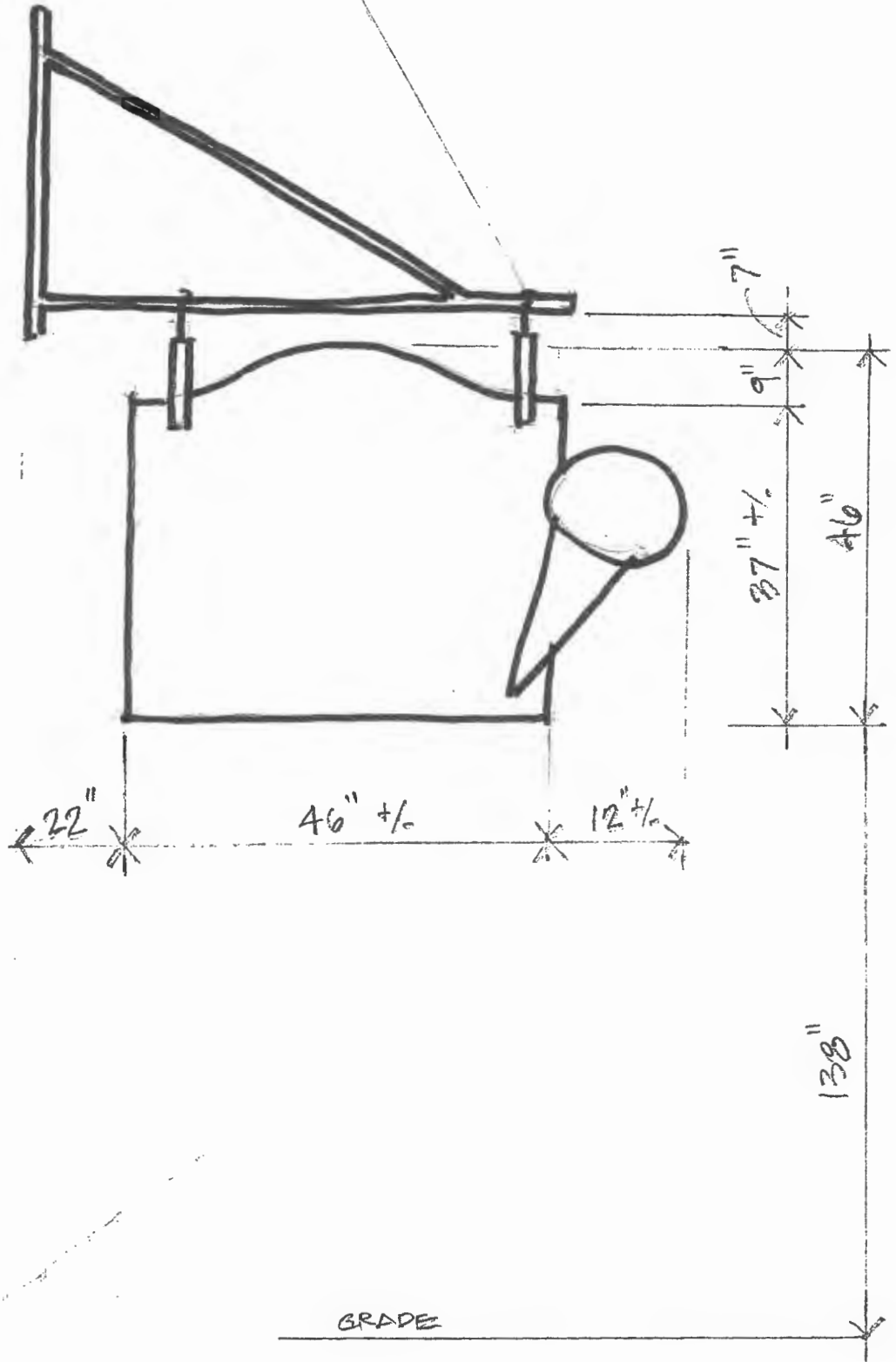
**BEALS**

WE MAKE OUR OWN  
OLD FASHIONED

**ICE CREAM**

*Existing sign*

EXISTING Beals Signage



HLN Inc. / DBA Beal's Ice Cream

Signage replacement

We are proposing to build a 5'x5' aluminum ring sign with inset aluminum ice cream cone. Sign is to be suspended on existing bracket.

The inset ice cream cone will be mounted in a weather vane type fashion so as to allow a small amount of rotational movement with the wind.

Lighting is to be disguised in the protruding band at the bottom of the ring. See attached plans.

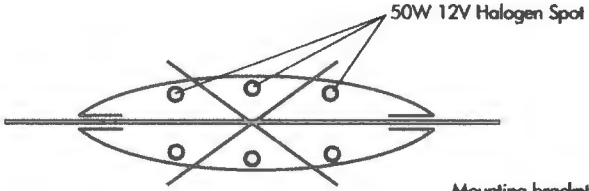
Please contact me if you have any questions.

Thank you.

Jayson Lobozzo 207.838.6050

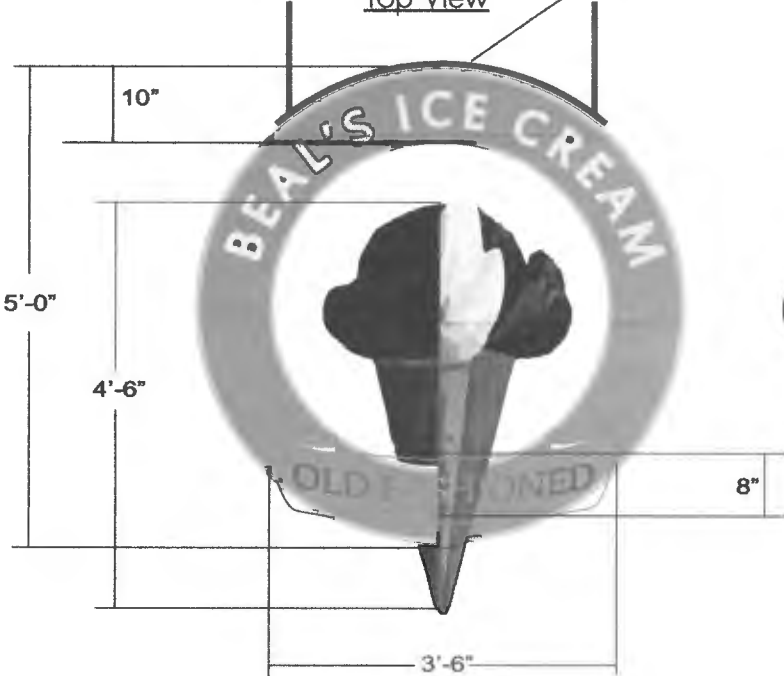
Heather Nelson 207.838.6857





Mounting bracket

Top View



Front View



End View



*H.H. Sawyer Realty Company & Daughters*

P.O. Box 7225 Portland, Maine 04112

207.772.6579 [www.sawyerrealty.net](http://www.sawyerrealty.net)

June 6, 2012

To Whom It May Concern:

We are the property owners of 386 Fore Street, Portland, Maine. We give our tenants Beal's Ice Cream permission to replace their business sign located on the corner of Moulton Street and Wharf Street in Portland. This new sign will be placed on the existing brackets attached to the building on the corner of Moulton Street and Wharf Street.

If you have any questions, please contact this office.

Sincerely,

Joleen Ginter, Agent  
H.H. Sawyer Realty Company



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/21/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. 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).

<b>PRODUCER</b> TD Insurance, Inc. PO Box 406 Portland, ME 04112	<b>CONTACT NAME:</b> Cheryl Howard
	<b>PHONE (A/C. No. Ext):</b> (800) 723-2877 <b>FAX (A/C. No.):</b> (877) 775-0110 <b>E-MAIL ADDRESS:</b> cheryl.howard@tdinsure.com
<b>INSURED</b>  HLN, Inc. 247 Bowery Beach Rd Cape Elizabeth, ME 04107	<b>INSURER(S) AFFORDING COVERAGE</b>
	<b>INSURER A :</b> MMG INSURANCE COMPANY <b>NAIC #</b> 15997
	<b>INSURER B :</b>
	<b>INSURER C :</b>
	<b>INSURER D :</b>
	<b>INSURER E :</b>

**COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			BP 0415134	10/13/2011	10/13/2012	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>					DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR						\$
	<input type="checkbox"/> CLAIMS-MADE						WC STATUTORY LIMITS
	DED						OTHER
	RETENTION \$						E.L. EACH ACCIDENT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						E.L. DISEASE - EA EMPLOYEE \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. DISEASE - POLICY LIMIT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>CERTIFICATE HOLDER</b>  PDD Portland's Downtown District Attn: OPF 549 Congress Street Portland, ME 04101	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
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