

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1076		Issue Date:		CBL: 032 R003001	
Location of Construction: 432 FORE ST		Owner Name: OLD PORT RETAIL HOLDINGS		Owner Address: 101 RICHARDSON ST	
Business Name: The Blazin Ace		Contractor Name: Blazin Ace /Chris		Phone: 2072529666	
Lessee/Buyer's Name		Phone:		Permit Type: Signs - Permanent	
Past Use: Commercial - Retail		Proposed Use: Commercial - Retail - install a 44" x 36.25 sign		Zone: B-3	
Proposed Project Description: install a 44" x 36.25 sign		Permit Fee: \$89.50		Cost of Work: \$89.50	
		CEO District: 1			
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IPC 2003</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: Ldobson		Date Applied For: 09/28/2009		Zoning Approval	
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan		<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	
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: <i>9/29/09 ABN</i>		Date:	
		Historic Preservation <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Date: <i>9/30/09 STH</i>	

PERMIT ISSUED**OCT 21 2009****City of Portland****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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number 091076

RECEIVED

OCT 21 2009

This is to certify that OLD PORT RETAIL HOLDING LLC/B (Chris

has permission to install a 44" x 36.25 sign

AT 432 FORE ST

CE 032 R003001

Dept. of Building Inspections

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 used-in. 2 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

PERMIT ISSUED

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

OCT 21 2009

City of Portland

PENALTY FOR REMOVING THIS CARD

Director, Building & Inspection Services

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: 432 Fore St. Portland ME 04101		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: old Port Retail Holdings LLC	Telephone: Shay Property Manager 617 501 2425
Lessee/Buyer's Name (If Applicable) The Blazin' Ace	Contractor name, address & telephone: T. So Macdermott 207 632 2358 Andy Macdermott Desert Rd Freeport ME 04032	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____

Who should we contact when the permit is ready: **Seth DiPietrantonio** phone: **(207) 522 4567**
Chris 252-9666

Tenant/allocated building space frontage (feet): Length: **17'0"** Height: **9'0"**
 Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot: **Multi Tenant lot**

Current Specific use: **Retail**
 If vacant, what was prior use: **Retail**
 Proposed Use: _____

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: **10'0" or 8'10"**
 Bldg. wall sign? (attached to bldg) Yes ☒ No _____ Dimensions proposed: **44" x 36.25"**

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: _____
 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.

3.5 x 3.5
12.25 x 2
24.5 x 6.5
89.5 sq ft

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.org, stop by the Building Inspections office, room 315 City Hall or call 874-8703. **474 8710**

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, 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: Seth DiPietrantonio	Date: 7/8/09
--	---------------------

B-3

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

17x2 = 34

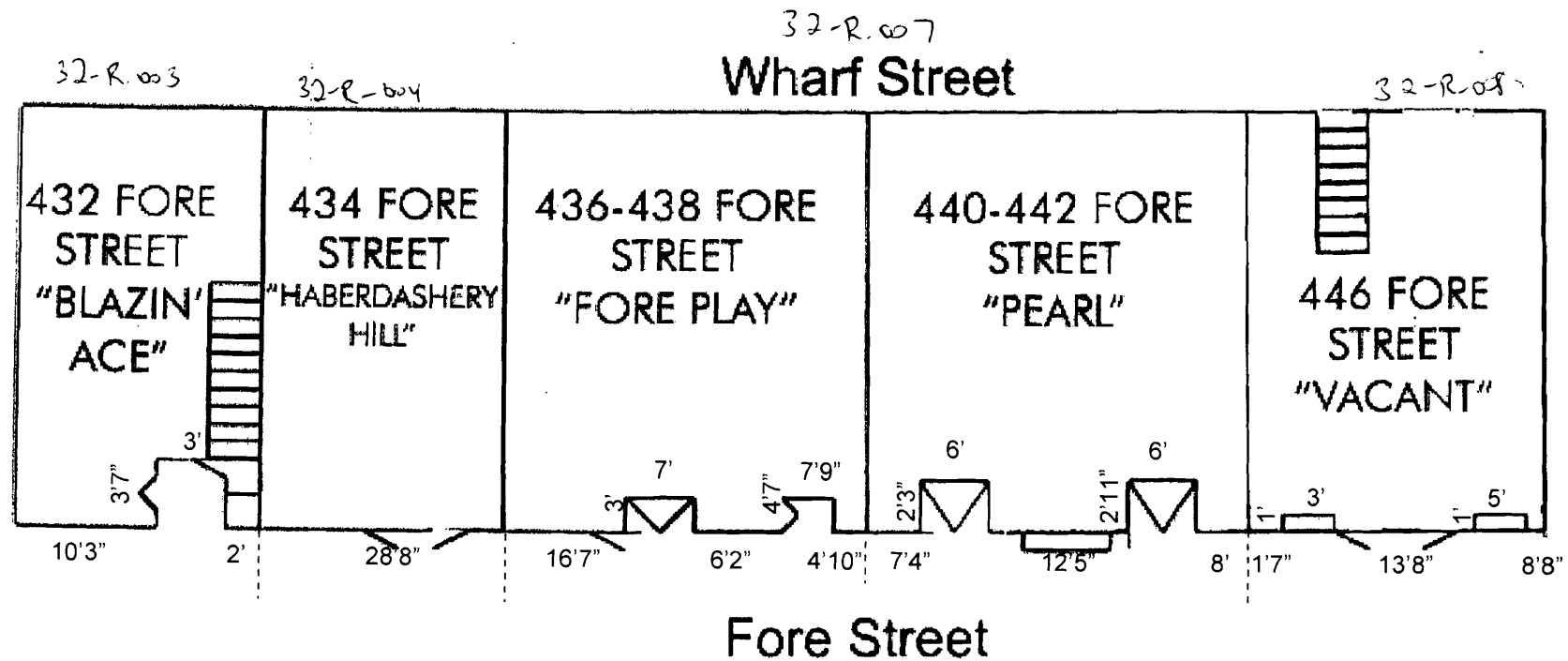
proposed 44" x 36.25" = 1595 sq ft = 11.08 sq ft

RECEIVED
SEP 28 2009
Dept. of Building Inspections
City of Portland Maine
(OK)

Fore Street Block

5th Floor Fore Street					444 Fore St 5th Fl. Apt
4th Floor Fore Street	Apartment 3A	Apt. 3B	Apt. 3C	4th Floor Apartment	444 Fore St 4th Fl. Apt
3rd Floor Fore Street	Apartment 3A	Apt. 3B	Apt. 3C	3rd Floor Apartment	444 Fore St 3rd Fl. Apt
2nd Floor Fore Street	Blazin' Apt Ace 3A	Apartment 2B		Fore Play	Vacant
1st Floor Fore Street	Blazin' Ace	Haberdashery Hill			Pearl
Wharf Street Retail level	Rogues Gallery	Merry Table		51 Wharf Restaurant	Vacant
	432 Fore St/ 41 Wharf St	434 Fore St/ 43 Wharf St	438 Fore St/ 45 Wharf St	440 Fore St/ 51 Wharf St	446 Fore St/ 53 Wharf St

Old Port Retail Holdings, LLC
Fore Street Retail











**432 FORE STREET
PORTLAND, ME 04101
(207) 671-8800**

Signage/Awning Permit Application

Details for sign fastening, attachment or mounting in the ground:

The sign will be hung from an existing bracket using two half inch large bolts going into both the bracket and the sign. The sign will also be secured on the bottom with a cable going into the existing holes. No new holes or brackets are needed for installation.

One Canal Plaza, Suite 500
Portland, ME 04101

T 207.871.1290
F 207.772.2647

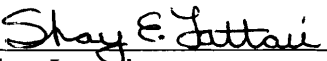
www.boulos.com

September 24, 2009

To Whom It May Concern:

Please be advised that our tenant Blazin Ace through its contractor TJ McDermott Designs has the permission of the Landlord - Old Port Retail Holdings, LLC - to install signage at the 432 Fore Street location in accordance with the plans previously submitted and agreed to. All costs associated with this installation shall be the responsibility of Blazin Ace.

If you need anything further please do not hesitate to contact us. I can be reached at (207) 772-0688 or slattari@boulos.com.


Shay Lattari
CBRE/Boulos Property Management
as Managing Agent for the Landlord



Certificate of Insurance

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | State Farm Fire and Casualty Company, Bloomington, Illinois |
| <input checked="" type="checkbox"/> | State Farm General Insurance Company, Bloomington, Illinois |
| <input checked="" type="checkbox"/> | State Farm Fire and Casualty Company, Aurora, Ontario |
| <input checked="" type="checkbox"/> | State Farm Florida Insurance Company, Winter Haven, Florida |
| <input checked="" type="checkbox"/> | State Farm Lloyds, Dallas, Texas |

insures the following policyholder for the coverages indicated below:

Policyholder **Seth Dipietrantonio DBA The Blazin Ace**

Address of policyholder **4 Picnic Hill Rd. Freeport, Me 04032**

Location of operations

Description of operations

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms, exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.

Name and Address of Certification Holder

Old Port Retail Holdings, LLC

If any of the described policies are canceled before their expiration date, State Farm® will try to mail a written notice to the certificate holder _____ days before cancellation. If we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

Signature of Authorized Representative

Agent

06/04/09

Title

Date _____

E. Robin Thurston

Agent Name

Telephone Number **883-5867**

Agent's Code Stamp
Agent Code
AFO Code



R. THURSTON

1007

MAINE AFO

106399 9 ~~5874~~ 2003

BRONZE TARI FT

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a “Stop Work Order” and “Stop Work Order Release” will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE
THE SPACE MAY BE OCCUPIED.**

CMP. B

Signature of Applicant/Designee

Signature of Inspections Official

Signature of Inspections Official

16/27/09

Date _____

10/2/09

Date _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1076	Date Applied For: 09/28/2009	CBL: 032 R003001
------------------------------	--	----------------------------

Location of Construction: 432 FORE ST	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name: The Blazin Ace	Contractor Name: Blazin Ace /Chris	Contractor Address: 432 Fore Street Portland	Phone (207) 252-9666
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - Retail - install a 44" x 36.25 sign	Proposed Project Description: install a 44" x 36.25 sign
--	--

Dept: Historic	Status: Approved	Reviewer: Scott Hanson	Approval Date: 09/30/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/29/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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: 10/20/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			

Comments:
9/30/2009-gg: received from historic on 09/30/09. /gg