

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MAINE PROPERTIESCO SOUTHERN

Located At 10 FREE UNIT 2

Job ID: 2011-06-1363-SIGN

CBL: 038 - - A - 001 - 002 - - - -

has permission to Install signage

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

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 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.**

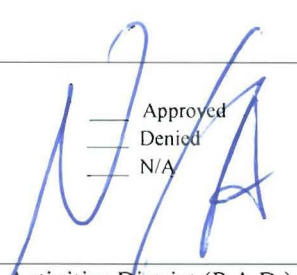

1.

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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1363-SIGN	Date Applied: 6/7/2011	CBL: 038 - - A - 001 - 002 - - - -	
Location of Construction: 6 FREE ST	Owner Name: SOUTHERN MAINE PROPERTIES CO	Owner Address: 5 MILK ST PORTLAND, ME - MAINE 04101	Phone:
Business Name: Pine Cone & Chickadee	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Noah Defilippis	Phone: 207-415-6174	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: Retail	Proposed Use: Retail - "Pinecone & Chickadee" - install one building sign 18" x 21' & one hanging sign 3' x 2.5'	Cost of Work:	CEO District:
		Fire Dept: <div style="text-align: center;"> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A </div> Signature: 	Inspection: Use Group: Type: Sign Signature: 
Proposed Project Description: Install a 3' x 2.25 hanging Sign & 18" x 21' building sign		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

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.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ Maj ☐ Min ☐ MM

Date: **06/13/11**
ABN

CERTIFICATION

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Yes
☐ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☒ Approved
☐ Approved w/Conditions
☐ Denied

Date: **6/13/11**

D. Andrews

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

PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1363-SIGN

Located At: 10 FREE UNIT 2

CBL: 038 - - A - 001 - 002 - - - -

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.



Signage/Awning Permit Application

B-3

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.

10 Free St (#6)

Location/Address of Construction: 2-12 Free St Portland, Me

Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 038 A 001 002	Owner: Pinecone + Chickadee Southern Maine properties	Telephone: 207-415-6174
Lessee/Buyer's Name (If Applicable) Pinecone + Chickadee 182 Whitney Ave Portland 04102	Contractor name, address & telephone: SELF	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/ \$65.00 75.00 For I.L.D. signage= Total Fee: \$ Awning Fee= cost of work Total Fee: \$ 120

Who should we contact when the permit is ready: Wouch DeFilippis phone: 207-415-6174

Tenant/allocated building space frontage (feet): Length: 36' Height:
Lot Frontage (feet) Single Tenant or Multi Tenant Lot multi

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

Information on proposed sign(s):
Freestanding (e.g., pole) sign? Yes ☐ No ☐ Dimensions proposed: Height from grade:
Bldg. wall sign? (attached to bldg) Yes ☒ No ☐ Dimensions proposed: 3' x 2.5'

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: 2' x 2'
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.

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: 6.7.11

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

Tenant frontage x 2.5' = 36 x 2.5 = 90

building sign 18' x 2.5' = 45

hanging sign 2' x 2.5' = 5

390

OK

RECEIVED
JUN -1 2011
Dept. of Building Inspections
City of Portland Maine



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.
- ☒ 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.

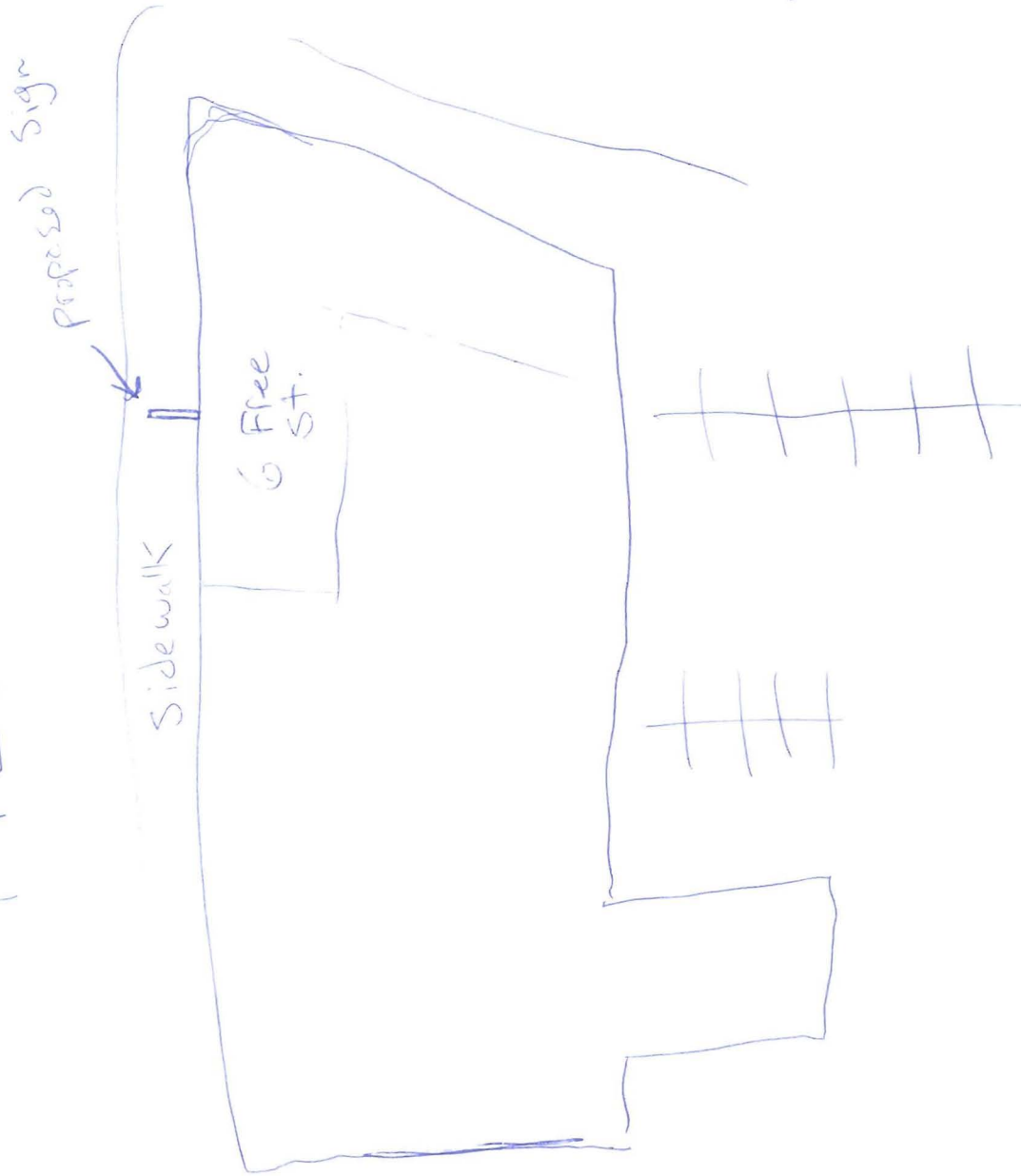
Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

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.

FREE ST

CROSS ST.





Side Walk → FREE STREET

FREE STREET ELEVATION

2-16 FREE STREET

NTS

6/7/11

90" Proposed Sign
Bottom of Sign
to Side Walk

NOTE: SUBJECT TO CODE APPROVAL
FIELD VEGET

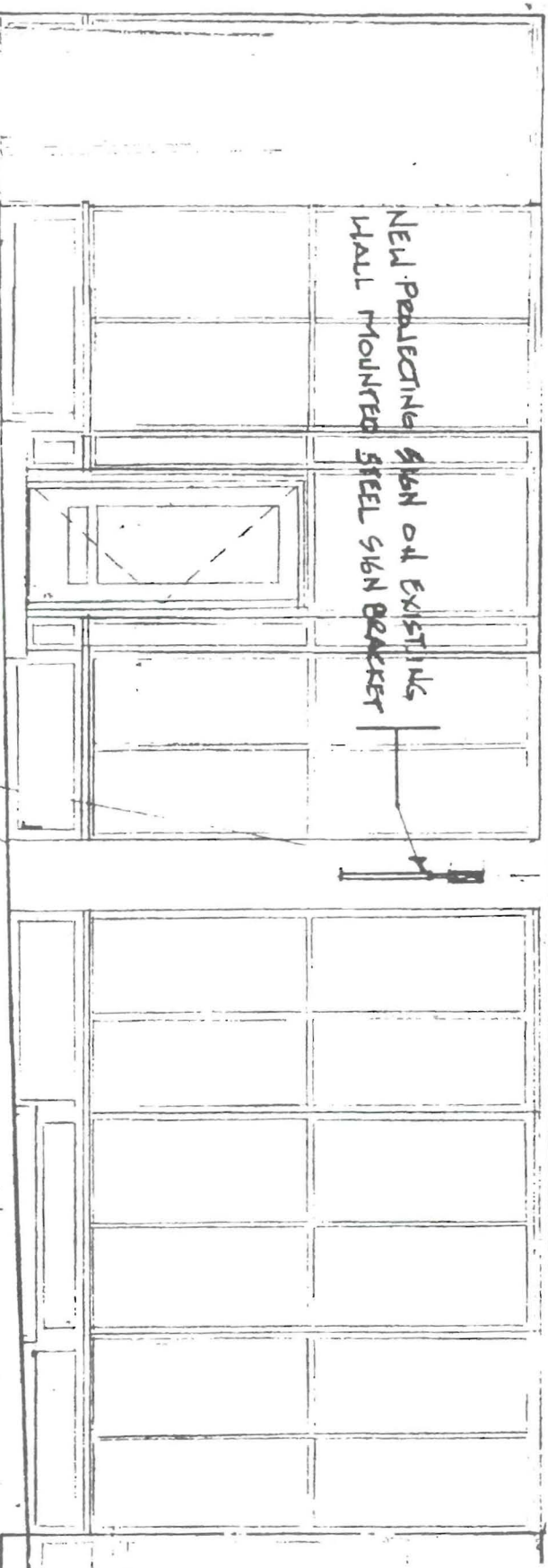
NEW GRAPHICS ON EXIST. SIGNBOARD

4 SIGNBOARD & GRAPHICS

6 PINECONE+CHICKADEE 6

4 SIGNBOARD & GRAPHICS

NEW PROTECTING SIGN ON EXISTING
WALL MOUNTED STEEL SIGN BRACKET



NOTE: SUBJECT TO CODE
APPROVAL +
FIELD VERIFY.

PINECONE + CHICKADEE - EXTERIOR SIGNAGE

6 FREE ST. - PORTLAND, ME - 6/3/11. SHH 20F3

REFER SHH 10F3 FOR ADDITIONAL NOTES.



Notes:

General:

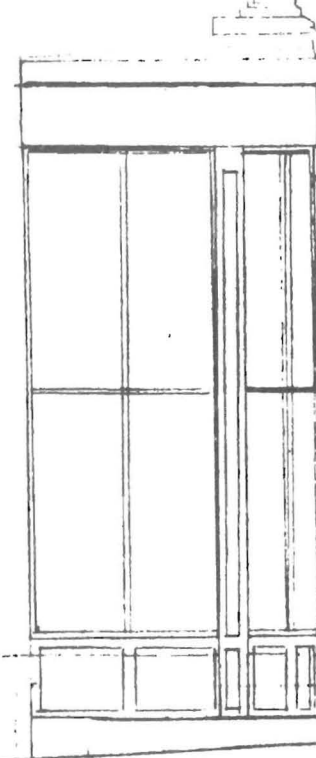
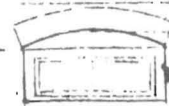
- See Signage Approval Application for additional notes.
- No new holes/penetrations into façade without owner's prior written consent.
- Subject to code approval.

Signboard:

- Existing signboard to remain
 - Tenant responsible for verifying the structural adequacy of the existing signboard, brackets, anchors and structure to which the anchors are attached
 - No new penetrations into any part of the building will be made without landlord's prior written approval (see notes below regarding penetrations into signboard)
- Existing raised letter graphics to be removed.
- Existing Signboard to be repainted as required (exterior black semi-gloss house paint)
- New graphics to be fastened to the existing signboard with removable mechanical anchors.
 - Anchors to be non-corroding
 - Anchor will not penetrate beyond/through the wood signboard.
 - New graphics to be 1/4" wood or plastic raised letters painted white (latex house paint)

Projecting Sign:

- Existing Wall bracket to be reused in its existing location
 - Tenant responsible for verifying the structural adequacy of the new sign, the existing sign bracket, anchors and structure to which the anchors are attached.
 - No new penetrations into any part of the building will be made without landlord's prior written approval.



NEW PROJECTING
SIGN ON EXIST.
WALL MOUNTED
STL BRACKET

Attached w/
Galvanized U Brackets

FREE ST.

NOTE: SUBJECT TO CODE APPROVAL
FIELD VERIFY.

PINECONE + CHICKADEE - EXTERIOR SIGNAGE
6 FREE ST. - PORTLAND, ME - 6/3/11 SH1 1 OF 3

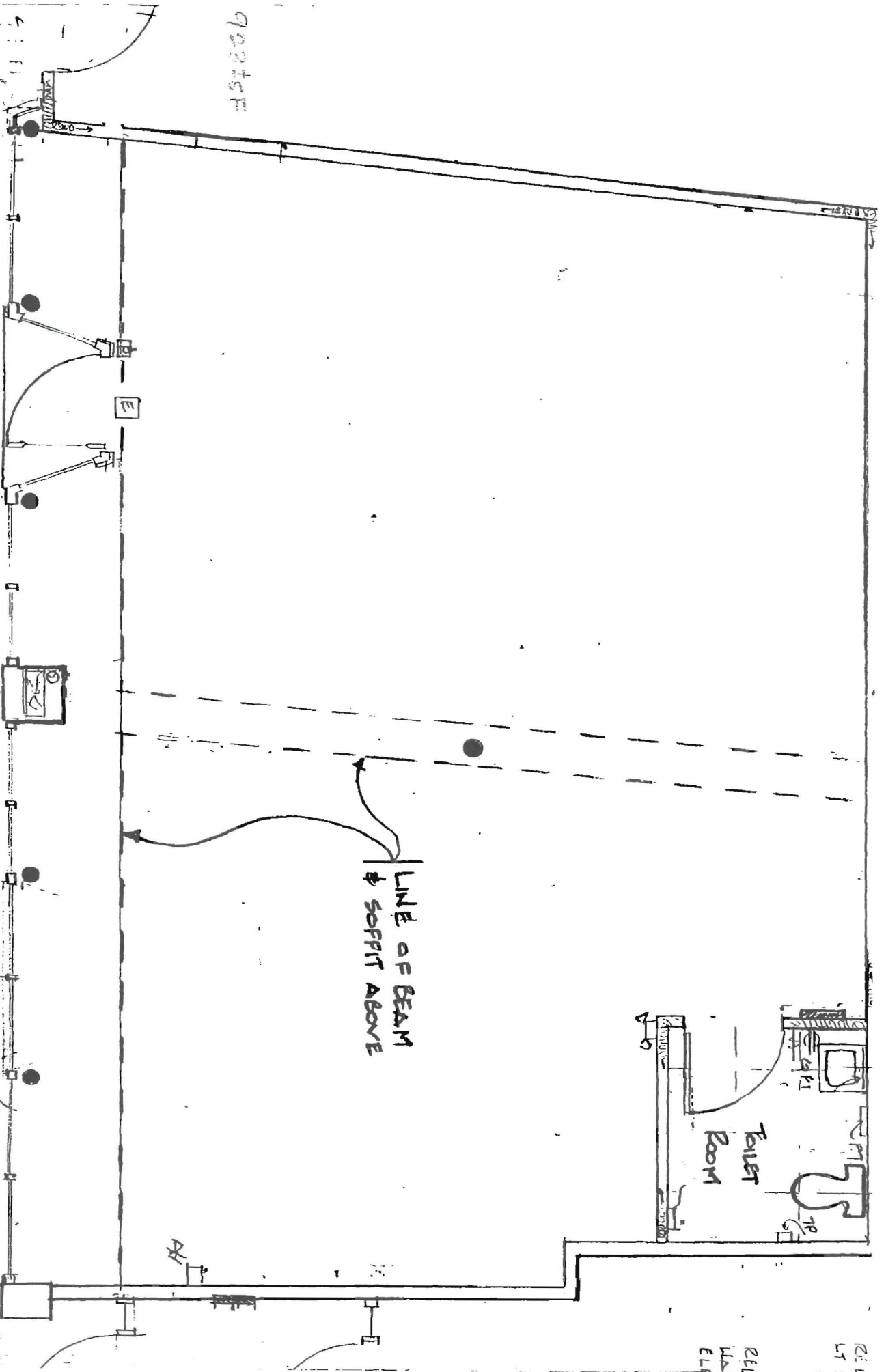


6 FREE STREET FLOOR PLAN

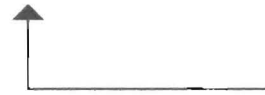
6 FREE ST.

NOTE: SUBJECT TO CODE APPROVAL AND PERM LASE.

old Bracket
New Sign



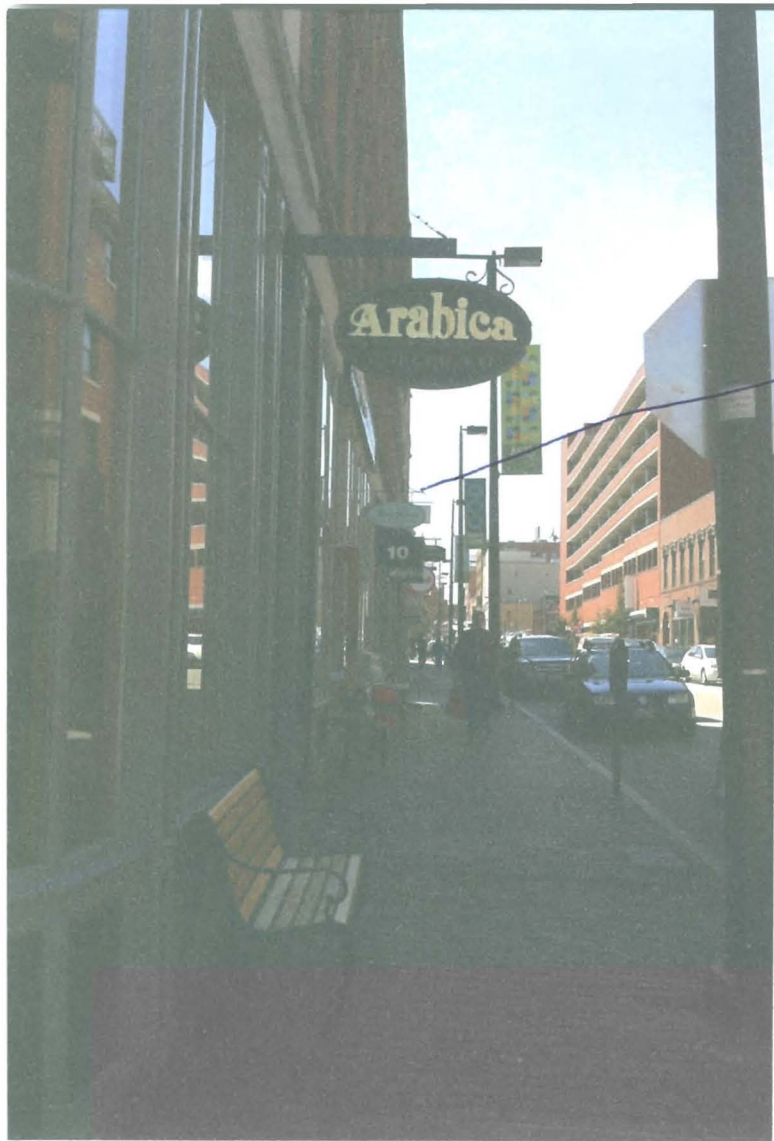
6 PINECONE+CHICKADEE 6



PROPOSED SIGNAGE
FOR OVERHEAD SIGN
APPROX 18" x 21'



PROPOSED SIGNAGE
FOR HANGING SIGN
3' x 2.5'



Propossed Sign
Location

OWNERS CONSENT AND AGREEMENT

I, Southern Maine Properties Company being the owner of the premises located at
(print property owners name)

2-16 Free Street in Portland, Maine, hereby give consent to the
(print property address)

erection of a certain sign/~~awning/banner~~ owned by PINECONE + Chickadee LLC
(print lessee's name)

over the sidewalk or on building from said premises as described in
application to the Division of Inspection Services.

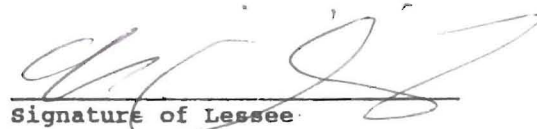
And in consideration of the issuance of said permit, owner of said premises,
in event said sign shall cease to serve the purpose for which it was erected
or shall become dangerous and in event the owner of said sign shall fail to
remove said sign or make it permanently safe in case the sign still serves
the purpose for which it was erected, hereby agrees for himself or itself,
for his heirs, its successors, and his or its assigns, to completely remove
said sign.



Signature of Property Owner

6.6.11

Date





Signature of Lessee

6.7.11

Date

Fore River Company 5 Milk Street P.O. Box 7525 Portland, Maine 04112 (207) 772-6404

SIGNAGE APPROVAL APPLICATION		DATE: 6/3/11
APPLICANT: PINECONE + CHICKADEE, LLC	LOCATION: 6 FREE ST., PORTLAND, ME	ATTACHED DRAWINGS: PINECONE + CHICKADEE - EXTERIOR SIGNAGE 3 SHEETS DATED 6/3/11
CONDITIONS TO THE SIGNAGE APPROVAL: <ol style="list-style-type: none">1. Only non-corrosive/non-galvanic acting anchors may be used. On masonry buildings, the anchors must be set into mortar joints, not into masonry faces. The Applicant must verify the structural adequacy of sign, brackets, anchors, and structure to which anchors are attached.2. The sign must be designed to comply with all of the sign standards which apply to the signage location, e.g.: City/Town requirements, P.A.D. special conditions, Interstate Regulations, and BOCA or IBC.3. This sign is the personal property of the Applicant and its installation and maintenance are the responsibility of the Applicant. The Applicant should speak to its insurance agent about adding coverage for the sign.4. Landlord reserves the right to have Applicant remove the sign at the end of the tenancy or earlier, in Landlord's reasonable discretion. If requested to remove the sign and any related electrical materials, Applicant must remove the sign, electrical materials, and any brackets or anchors; patch any holes, and touch up paint (in the signage and electrical materials areas).5. All provisions of Applicant/Tenant's lease (including Tenant's indemnity and insurance provisions) apply to the sign.		
SIGNATURE OF APPLICANT: 		
APPROVAL OF OWNER/ASSOCIATION: 		



CERTIFICATE OF LIABILITY INSURANCE

OP ID: RR

DATE (MM/DD/YYYY)

05/31/11

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).

PRODUCER Turner Barker Insurance 160 Preble Street Portland, ME 04101 Roberta Rumpf	207-773-8156 207-773-6647	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: PINECON	FAX (A/C, No):
INSURED Pine Cone & Chickadee LLC Noah Defilippis 182 Whitney Avenue Portland, ME 04102		INSURER(S) AFFORDING COVERAGE INSURER A: MMG Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

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	X		BOUND	05/31/11	05/31/12	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000
	<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						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DEDUCTIBLE						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					E L EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> N/A					E L DISEASE - EA EMPLOYEE \$
							E L DISEASE - POLICY LIMIT \$

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

City of Portland is named as additional insured in regards to general liability as required by written contract RE: Outside Sign @ 6 Free Street, Portland, ME

CERTIFICATE HOLDER

CANCELLATION

CITYOFF City of Portland City Hall 389 Congress St Portland, ME 04101	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
---	---

© 1988-2009 ACORD CORPORATION. All rights reserved.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-14 20 11

Received from

Wash D. Williams

Location of Work

2 Tree St / AKA 6 Tree

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

63

Building (IL)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

Aluminum Sign

CBL:

3311001002

Check #:

CC

Total Collected \$

63

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

Taken by:

[Signature]

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