

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JH HOLDINGS, LLC

Located At 275 ST JOHN ST

Job ID: 2012-08-4664-SIGN

CBL: 064- B-001-001

has permission to replace 5' x 12' panel in pylon & replace 2 wall signs  
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**

A handwritten signature in black ink, appearing to read "A. B. Mel".

8/20/12

**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](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)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4664-SIGN

Located At: 275 ST JOHN ST

CBL: 064- B-001-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being issued with the condition that the two d'angelo signs at the entrance and exit be removed or changed to just enter and exit with no D'Angelo name or logo unless a previous permit can be provided that shows that they were previously permitted.. Also the temporary "grilling" sign must be removed.
2. The pylon sign is legally nonconforming. It was originally permitted in 1984 (#84-1112).

### **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.

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

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

Job No: 2012-08-4664-SIGN	Date Applied: 8/9/2012	CBL: 064- B-001-001	
Location of Construction: 275 ST JOHN ST	Owner Name: JH HOLDINGS, LLC (Jerry Howland)	Owner Address: 42 GRAY RD CUMBERLAND CTR, ME 04021	Phone: 207-632-3339
Business Name:	Contractor Name: Spugnardi Signs	Contractor Address: 225 Upper St., Turner ME 04282	Phone: (207) 225-2500
Lessee/Buyer's Name: Substantial Investment Inc	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-2
Past Use: D'Angelo's sandwich shop	Proposed Use: Same - D'Angelo sandwich shop - replace panels in pylon sign - 5' x 12' & 20" x 8' & replace building signs - front is 10' x 4' and the side is 3' x 7'	Cost of Work:  Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A  Signature:	CEO District:  Inspection: Use Group: Type: Sigm Signature: 8/20/12 ABM
Proposed Project Description: replace 1 free & 2 building signs		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands <i>pylon sign</i></p> <p><input type="checkbox"/> Flood Zone <i>legally nonconforming</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions</i> 8/20/12 ABM</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	<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



owner applied

# Signage/Awning Permit Application

Entered 8/9/12  
215

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.

2012-08-4664-SIGN

Location/Address of Construction: <u>275 St. John St.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>064</u> Block# <u>B</u> Lot# <u>1</u>	Owner: <u>Jerry Howland / JH Holdings LLC</u>	Telephone: <u>207-632-3339</u>
Lessee/Buyer's Name (If Applicable) <u>Substantial Investments Inc d/b/a D'Angelo</u>	Contractor name, address & telephone: <u>Spugnardi Signs 225 Upper St. (207)225-2500 Turner, ME 04282</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee = cost of work _____ Total Fee: \$ <u>272.00</u>
Who should we contact when the permit is ready: <u>Jerry Howland</u> phone: <u>207-632-3339</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) <u>St. John 130'</u> Single Tenant or Multi Tenant Lot <u>Single</u> <u>Abstract 147.54'</u>		
Current Specific use: <u>D'Angelo Sandwich Shop</u> If vacant, what was prior use: <u>NA</u> Proposed Use: <u>same</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>reface existing 5x12'</u> Height from grade: <u>20'</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>4x10'</u> <u>40'</u> <u>3x7'</u> <u>21'</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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. <u>12 1' x 2.00 = 242.00</u> <u>30.00</u> <u>272.00</u>		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>5x12</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>3x12</u> Awning? Yes _____ No <input checked="" type="checkbox"/> 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  
AUG 09 2012  
City of Portland, Maine  
Dept. of Building Inspections

Please submit all of the information outlined in the Sign/Awning Permit 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: 8/9/12

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

Revised 10/19/09

B2 single front  
py bldg sign  
front 13.5 ft  
permit 84-1112  
5'x12 sign  
= 21"x93" message sign

building sign - 1 per facade facing abutts  
sketch plus one 425 ft  
front 41.5 x 2 = 83 ft - 40 ft proposed  
side - 42 x 2 = 84 ft - 20 ft 2a.75



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 54293

**Tender Amount:** 272.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 8/9/2012

**Receipt Number:** 46913

## Receipt Details:

Referance ID:	7568	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	272.00	Charge Amount:	272.00
Job ID: Job ID: 2012-08-4664-SIGN - Signs; 1 free & 2 building			
Additional Comments: 275 St. John			

**Thank You for your Payment!**

# QUOTATION - PROPOSAL

Date: 7-27-12  
 Customer: Substantial Investments Inc.  
 D'Angelo Sandwich Shops  
 42 Gray Road  
 Cumberland, Me 04021  
 Jerry Howland - jerry@subsinvest.com

Job # 048-12  
 Location: St. John's Street PAGE 5 of 10

5x12 = 60¢  
 2x8 = 16¢  
 76¢



**Pylon Sign:**  
*Road side*

Remove existing sign panels. Prepare and paint sign cabinet to match PMS 188 with gloss exterior paint. Provide & Install (2), 5' x 12' x 3/16", white polycarbonate backlit sign panels. White background with PMC 188c trans. vinyl text "D'ANGELO GRILLED SANDWICHES". Bread section and "Est 1967" in PMS match colors.

Remove existing sign panels. Prepare and paint sign cabinet to match PMS 188 with gloss exterior paint. Provide & Install (2), 20" x 8' x 3/16", white polycarbonate backlit sign panels. White background with 2 rows of 8" lettertrack.

The concept ideas & designs unless provided by customer are property of Spugnardi Signs until purchased by customer. This proposal shall not be disclosed or reproduced to any other sign company, firm or corporation without written permission. I have read this and accepted this proposal for production of proposed project.

SIGNED

DATE







# QUOTATION - PROPOSAL

Date: 7-27-12  
 Customer: Substantial Investments Inc.  
 D'Angelo Sandwich Shops  
 42 Gray Road  
 Cumberland, Me 04021  
 Jerry Howland - jerry@subsinvest.com

Job # 048-12  
 Location: St. John's Street PAGE 8 of 10

Building Sign:  
 Front of building  
 →

$$51 \times 120 = 6120 = 42.5\phi$$

$$10' \times 4' = 40\phi$$



4.1" **GRILLED SANDWICHES**

**Sign:**

Description: Bread Logo Sign with "GRILLED SANDWICHES" Letters.

- Bread logo is 3/4 White PVC, painted Burgundy (PMS 188c) with surface applied vinyl.
- "GRILLED SANDWICHES" letters are 3/4 PVC, with faces and returns painted Burgundy flush mounted to building siding with GRK Fastners. #10 X 4" in locations indicated above.

**Typeface:**

D'Angelo logo supplied  
 Gill Sans Extra Bold (modified)

**Colors:**

Backer Face: painted PMS 188c Burgundy  
 Backer Returns: painted PMS 188c Burgundy

**Colors:**

"D'Angelo" and boarder: 3M 220-10 White  
 Bread Graphic: 3M220-41 Dark Gray  
 Avery A8235 - Putty  
 Avery A8270 - Buckshire  
 Avery A8235 - Putty

"Est. 1967":

"Grilled" Letters 3/4" White PVC, painted PMS 188c Burgundy

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SIGNED

DATE

# QUOTATION - PROPOSAL

Date: 7-27-12  
 Customer: Substantial Investments Inc.  
 D'angelo Sandwich Shops  
 42 Gray Road  
 Cumberland, Me 04021  
 Jerry Howland - jerry@subsinvest.com

Job # 048-12  
 Location: St. John's Street PAGE 10 of 10

39 x 84 = 3276¢  
 = 22.75¢

Building Sign:  
Side of building



**3.1" GRILLED SANDWICHES**

**Sign:**

Description: Bread Logo Sign with "GRILLED SANDWICHES" Letters.

- Bread logo is 3/4 White PVC, painted Burgundy (PMS 188c) with surface applied vinyl.
- "GRILLED SANDWICHES" letters are 3/4 PVC, with faces and returns painted Burgundy flush mounted to building siding.

**Typeface:**

D'Angelo logo supplied  
 Gill Sans Extra Bold (modified)

**Colors:**

Backer Face: painted PMS 188c Burgundy  
 Backer Returns: painted PMS 188c Burgundy

**Colors:**

"D'Angelo" and boarder: 3M 220-10 White  
 Bread Graphic: 3M220-41 Dark Gray  
 Avery A8235 - Putty  
 Avery A8270 - Buckshire  
 Avery A8235 - Putty  
 "Est. 1967": Avery A8235 - Putty

"Grilled" Letters 3/4" White PVC, painted PMS 188c Burgundy

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SIGNED

DATE



d'angelo sandwich shops

CHICKEN OR STEAK

OPEN

LOUISIANA LOBSTER

9481 RN

UTILITY BUILDING



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
8/17/2012

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> Cross Insurance-Lewiston 217 Main Street, 4th Floor  Lewiston ME 04240	<b>CONTACT NAME:</b> Brenda Fortin <b>PHONE (A/C No. Ext):</b> (207) 783-8591 <b>E-MAIL ADDRESS:</b> bfortin@crossagency.com	<b>FAX (A/C No.):</b> (207) 783-3852
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Substantial Investments, Inc. DBA D'angelo 42 Gray Road  Cumberland Center ME 04021	<b>INSURER A:</b> Patriot Ins Co.	NAIC # 32069
	<b>INSURER B:</b> Standard Fire Ins Co	19070
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	

**COVERAGES** CERTIFICATE NUMBER: CL1242664892 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.

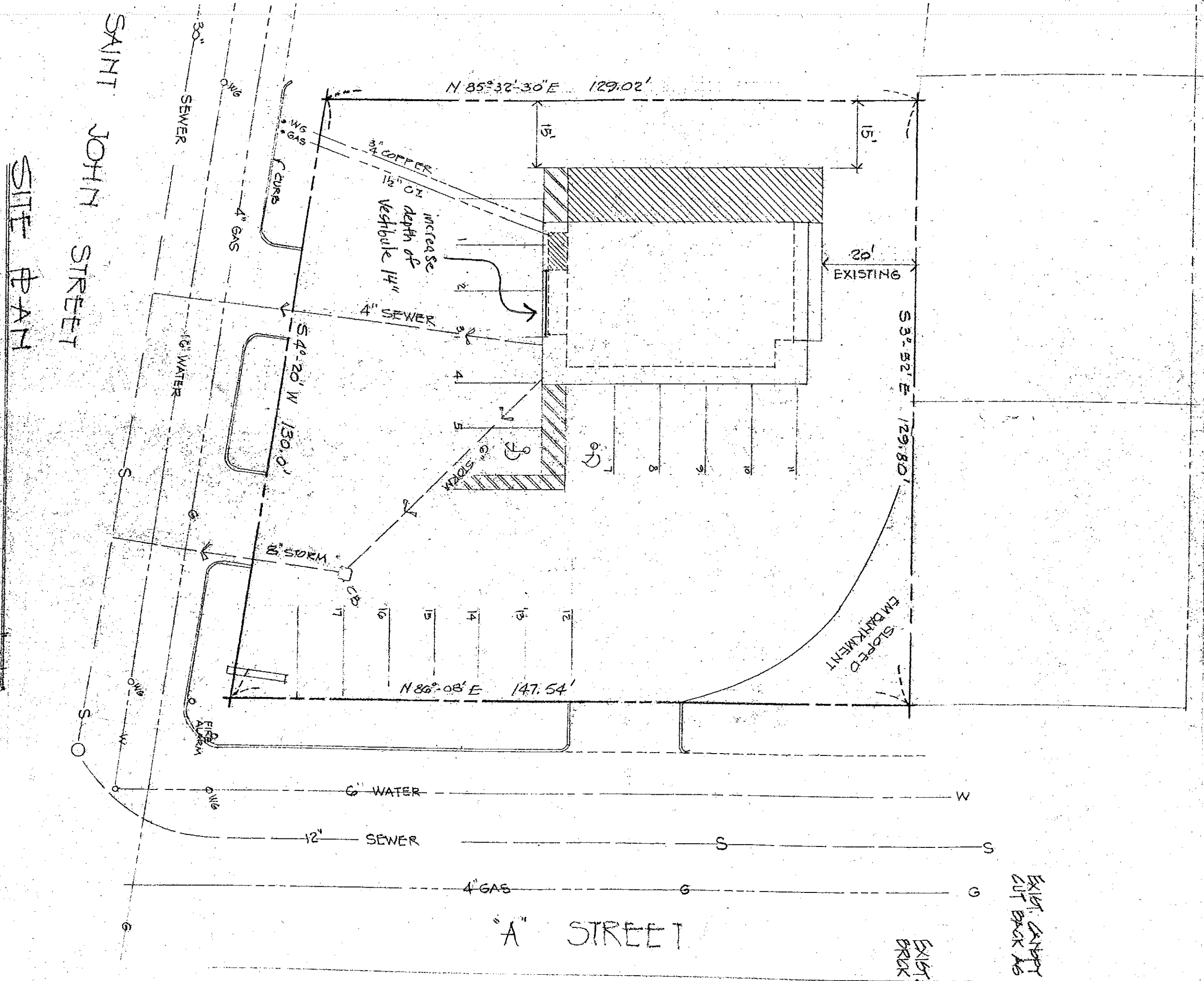
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		BOP6146822	4/1/2012	4/1/2013	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 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
	GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	BA6146822	4/1/2012	4/1/2013	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Car Liability \$ 1,000,000
	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE		BOP6146822	4/1/2012	4/1/2013
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A ICUB7070R62A11	9/1/2011	9/1/2012	WC STATUTORY LIMITS 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 (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Refer to policy for exclusionary endorsements and special provisions. 10 Day Cancellation for Non-Payment of Premium.  
 City of Portland is named as Additional Insured

**RECEIVED**

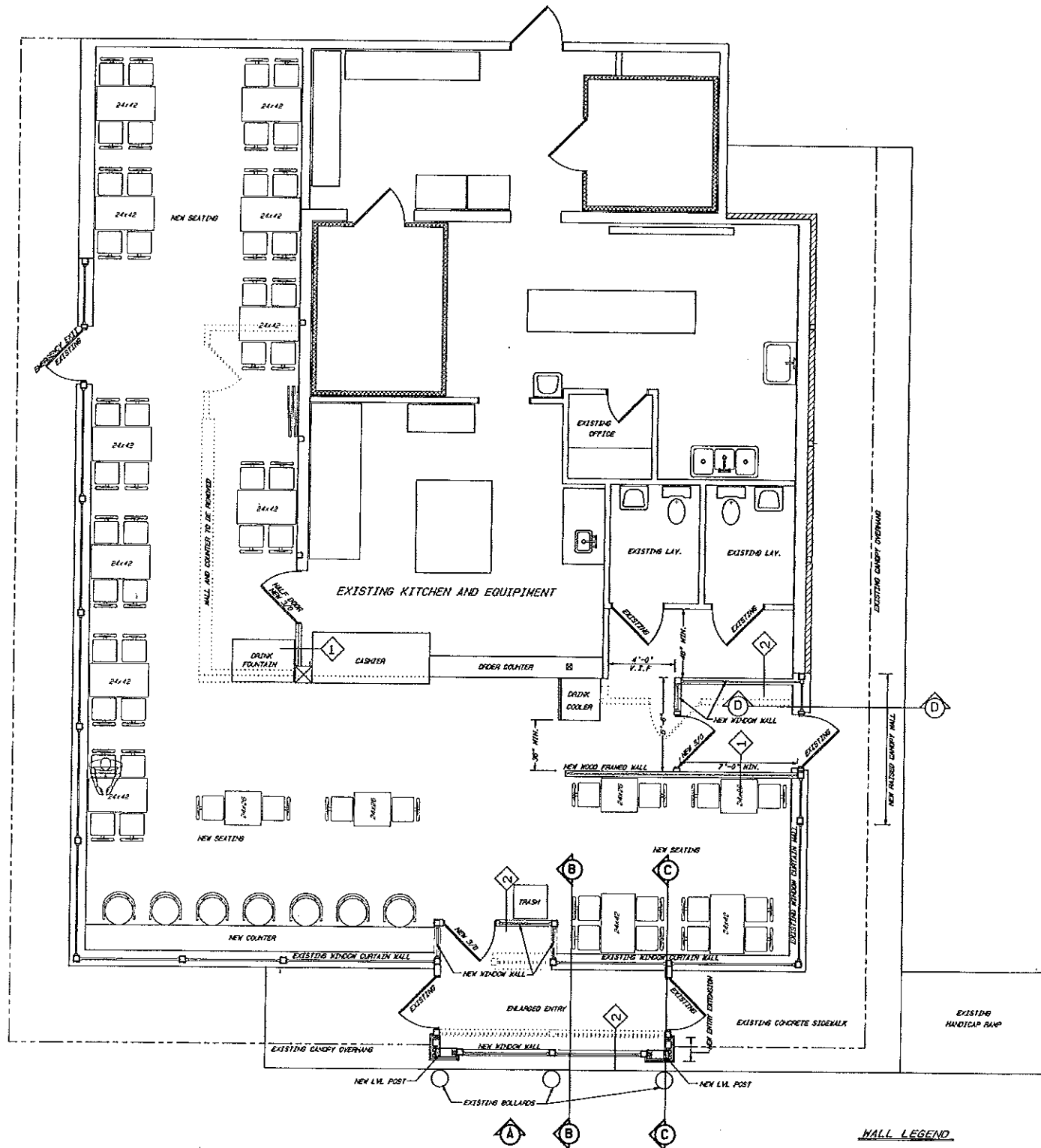
<b>CERTIFICATE HOLDER</b> City of Portland 389 Congress Street Portland, ME 04101	AUG 20 2012 Dept. of Building Inspection City of Portland Maine	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Cathie Norris/CNI <i>Cathie A. Norris</i>
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Zone B2



SITE PLAN

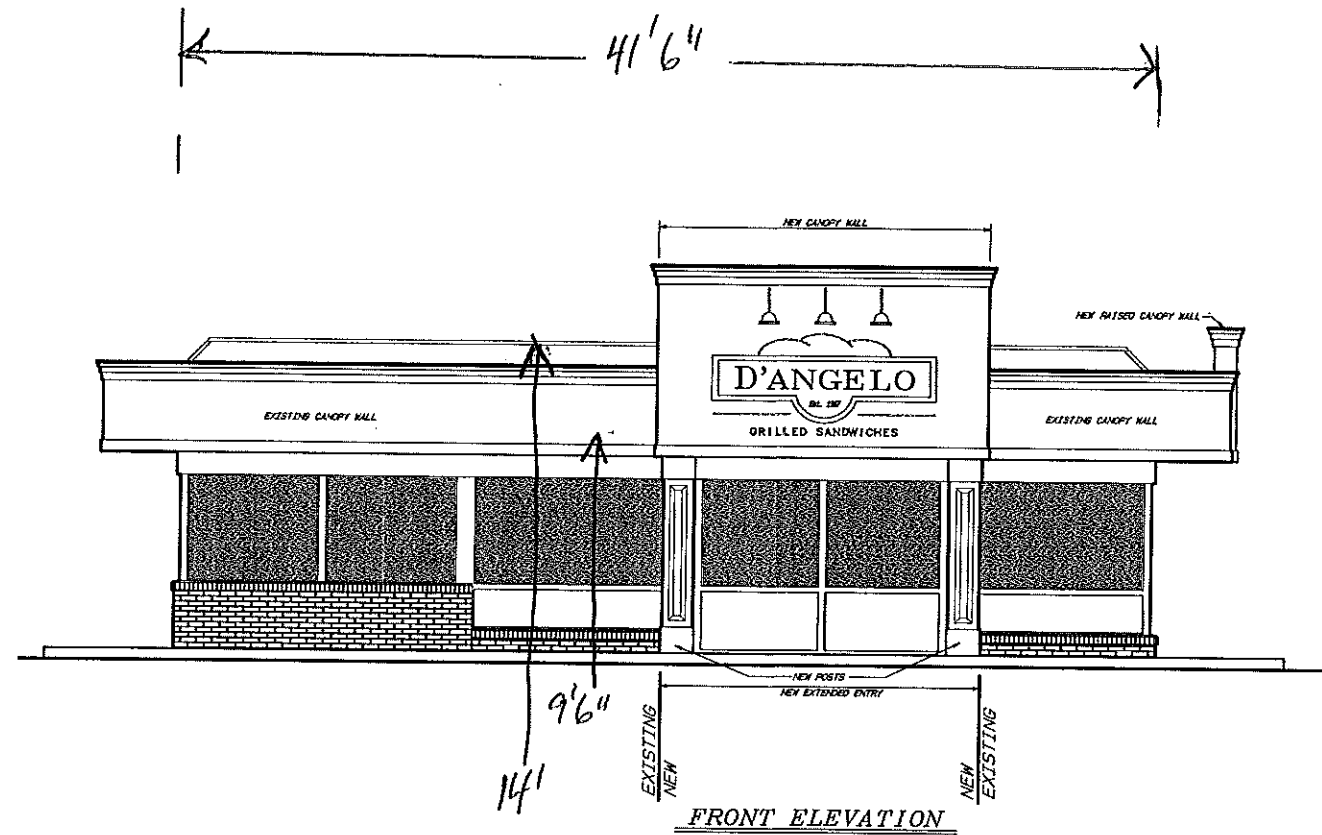
SCALE 1" = 20'-0"



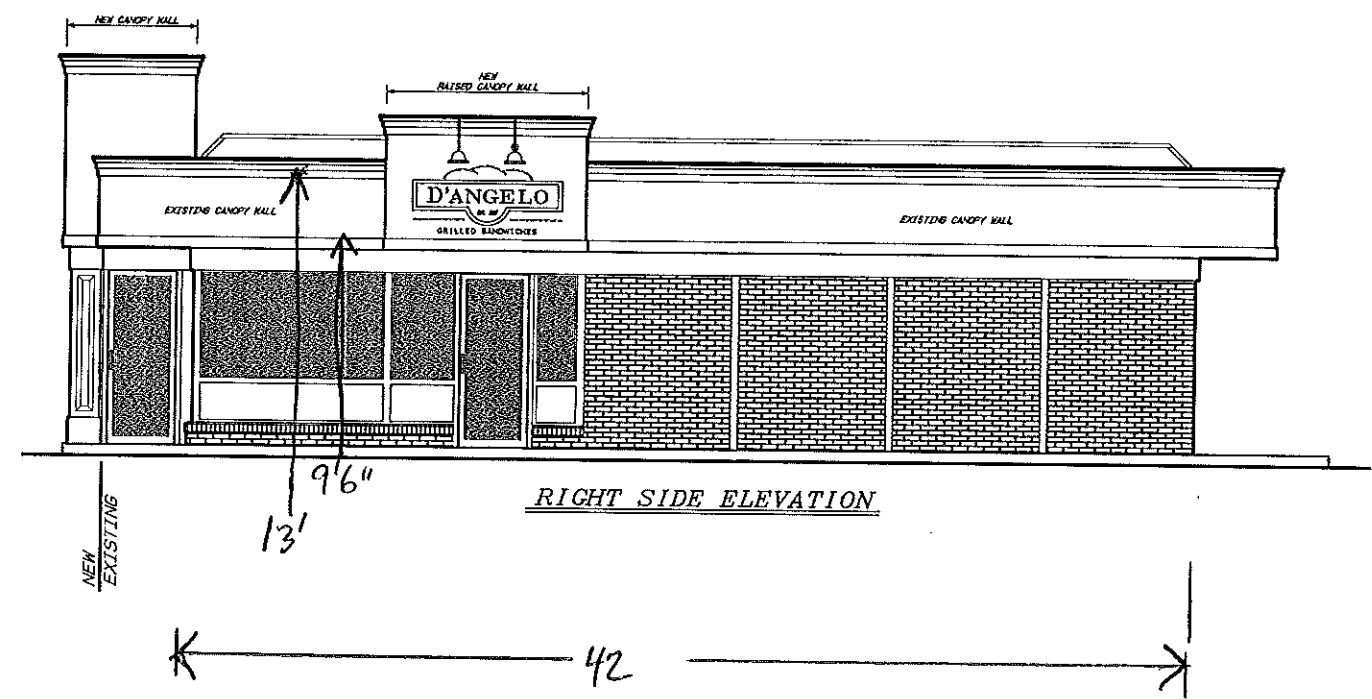
**FLOOR PLAN**

**WALL LEGEND**

- EXISTING WALLS
- EXISTING NON-BEARING WALL TO BE REMOVED
- NEW WOOD FRAMED WALLS



**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**

**NOTE:**  
 ALL DIMENSIONS, MEASURES, ROOF PITCH, ELEVATION DROPS, STUD HEIGHTS AND EXISTING STRUCTURAL INTEGRITY, ARE TO BE FIELD VERIFIED BY BUILDER/CONTRACTOR PRIOR TO PERFORMING CONSTRUCTION. ALL ADJUSTMENTS ARE TO BE PERFORMED AS REQUIRED.



**D'ANGELOS**  
 275 SAINT JOHN STREET  
 PORTLAND, MAINE

**RENOVATIONS**

P.O. Box 118  
 Lisbon Falls, Maine  
 M. Meier  
 PROJECT # 12004