

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that DELTY REALTY LLC

Located At 710 FOREST AVE

Job ID: 2012-08-4728-SIGN

CBL: 130- G-007-001

has permission to install a new panel in pylon sign & repaint signage on existing awning 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

9/11/12

**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](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

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4728-SIGN

Located At: 710 FOREST AVE

CBL: 130- G-007-001

## **Conditions of Approval:**

### **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: 2012-08-4728-SIGN	Date Applied: 8/15/2012	CBL: 130- G-007-001	
Location of Construction: 710 FOREST AVE	Owner Name: DELTA REALTY LLC	Owner Address: 380 WARREN AVE  PORTLAND, ME 04103	Phone:
Business Name: Jenny Nail & Spa	Contractor Name: Bayview Signworks	Contractor Address:	Phone:
Lessee/Buyer's Name: Ngoc Hue Thi Nguyen	Phone: 207-650-3489	Permit Type: SIGN - PERM - Signage - Permanent	Zone:  B-2c
Past Use:  Personal Service – Change of use permit #2012-07-4476	Proposed Use:  Same – personal service – Jenny Nail & Spa – install 7' x 3' panel in free standing sign & repaint existing awning with 10sf of signage	Cost of Work: 1000.000000	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type:  Signature:  ASU 9/11/12
Proposed Project Description: panel in pole sign, repaint signage on awning		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: OK 9/11/12 ASU	<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 checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: ASU
	<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 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



B2c

# Signage/Awning Permit Application

Entered 8/17/12

13

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.

# 2012-08-4728-Sign

Location/Address of Construction: 710 Forest Ave, Unit #4, Portland, ME 04103		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 130 6007 001	Owner: Fran Clark Delta Realty LLC <del>Ngoc Hue Thi</del> 350 Warren Ave Portland 04103	Telephone: 207-838-8322
Lessee/Buyer's Name (If Applicable) NGOC HUE THI NGUYEN	Contractor name, address & telephone: IC ROYAL GRANT WAY WESTBROOK, ME 04092	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: \$ 96.00

RECEIVED  
AUG 15 2012

Who should be the contact when the permit is ready: Long Hang phone: 207-650-3489 - Bayview Signwork install panel before awning

Tenant/all uses Building Inspection Dept. of Planning and Inspections City of Portland  
Lot Frontage (feet) 900 FT Length: \_\_\_\_\_ Height \_\_\_\_\_  
Single Tenant or Multi Tenant Lot \_\_\_\_\_

Current Specific use: Photo Store (maine Photo Express)  
If vacant, what was prior use: Photo Store

Proposed Use:  Nail and spa salon (change of use permit - 2012-07-4476) 21 x 2.00

Information on proposed sign(s):

Freestanding (e.g., pole) sign? Yes  No  Dimensions proposed: 7' x 3' Height from grade: 10'

Bldg. wall sign? (attached to bldg) Yes  No  Dimensions proposed: 2x6 = 12 x 2.00 21

Proposed awning? Yes  No  Is awning backlit? Yes  No  Height of awning: 2' Length of awning: 5' Depth: 4' 10 x 2.00 20.00

Is there any communication, message, trademark or symbol on it? Yes  No  42.00

If yes, total s.f. of panels w/communications, message, trademark or symbol: 10 s.f. 24.00

Information on existing and previously permitted sign(s):

Freestanding (e.g., pole) sign? Yes  No  Dimensions: 7' x 3' not illuminated 42.00

Bldg. wall sign? (attached to bldg) Yes  No  Dimensions: \_\_\_\_\_ 24.00

Awning? Yes  No  Sq. ft. area of awning w/communication: 10 sq. ft. (5' x 2') 66.00

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](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: <u>ngoc nguyen</u>	Date: <u>8-7-12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

18 x 1.5 = 27  $\phi$  proposed - 5 x 2 = 10  $\phi$  (ok)

panel is replacement in existing freestanding sign

**Ann Machado - 710 Forest Ave. Unit 4, Jenny Nail & Spa**

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**From:** Long T Hang <long.hang@maine.edu>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 9/10/2012 10:05 AM  
**Subject:** 710 Forest Ave. Unit 4, Jenny Nail & Spa

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Hi Ann,

The length for unit 4 is 18ft long. I hope that information helps. Thank you for your time and effort with our signage and awning application. We are greatly appreciate your help in this matter.

Thanks,

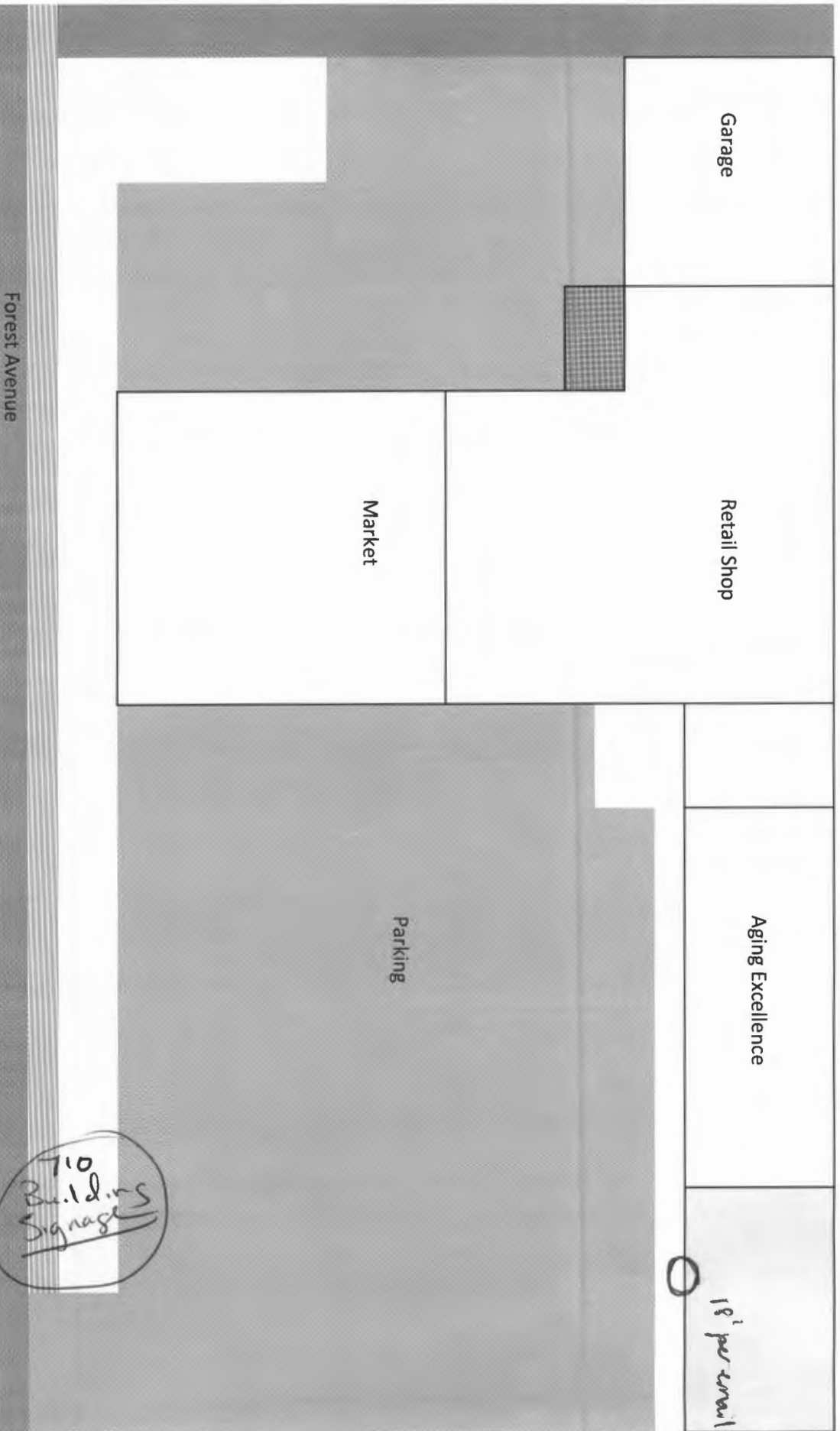
Jenny Nail & Spa

**RECEIVED**

SEP 10 2012

Dept. of Building Inspections  
City of Portland Maine

EXHIBIT A



Awning For 710 FOREST AVE UNIT 4  
PORTLAND ME 04103



### Awning

- Sun Brella, Burgundy (color)  
Fabric
- FR Rated
- Acrylic paint (water base paint)

\* Painting letters  
on existing awning.

### SIGN

- Vinyl letters
- 1/8" ACM
- Plastic material

Existing awning.



**Street sign**  
**(2x) 3' h x 7' w**

**JENNY NAIL & SPA**  
**000-0000**

~~**banner**  
**2' h x 6' w**~~

~~**Grand Opening**~~

*not doing.  
put banner  
in window.*

**awning**  
**2'h x 5' w**

**JENNY NAIL & SPA**

710

AGING  EXCELLENCE

*Seniors On The Go*

207-771-0991

TRY OUR NEW  
PHOTO KIOSK

Everchanging Seasons  
Consignment Boutique

↑  
19' h  
↓

← 8' w →

→ 3' h by 7' w



**GROSS LEASE**  
710 Forest Avenue, Portland, ME

This LEASE AGREEMENT (the "Lease") is dated as of July 8, 2012 between **DELTA REALTY LLC.**, a Maine limited liability company (the "Landlord"), and **NGOC HUE THI NGUYEN D/B/A JENNY NAIL & SPA**, a Maine individual (the "Tenant").

Landlord hereby agrees to lease to Tenant and Tenant hereby agrees to lease from Landlord the Leased Premises described below in accordance with the terms and conditions hereinafter set forth and the attached Standard Lease Terms in the building (the "Building") located at 710 Forest Avenue with ancillary parking areas in the City of Portland, Maine (the "Property").

**BASIC LEASE TERMS**

1. **Property Name:** 710 Forest Avenue, Portland, Maine.
2. **Leased Premises:** The Leased Premises are depicted on Exhibit A attached hereto and are located in ground floor of the Building, including the entire ancillary parking area for professional offices and retail.
3. **Base Rent:** Tenant agrees to pay Landlord a Base Rent in the amounts set forth below, payable in monthly installments:

	<i>Annual</i>	<i>Monthly</i>
<u>August 1, 2012 - July 31, 2013</u>	<u>\$9,600.00</u>	<u>\$800.00</u>
<u>August 1, 2013 - July 31, 2014</u>	<u>\$9,600.00</u>	<u>\$800.00</u>
<u>August 1, 2014 - July 31, 2015</u>	<u>\$9,600.00</u>	<u>\$800.00</u>

4. **Initial Term:** Three (3) years, commencing on August 1, 2012.
5. **Two Successive 1 Year Options to Extend:** Tenant shall have two (2) renewal options each for an additional successive term of one (1) year, which options must be exercised in accordance with the Standard Lease Terms.

The Base Rent during the first 1 year extension term shall be increased by three percent (3%) over the preceding lease year's Base Rent as set forth in Section 3 above. The Base Rent during the second 1 year extension term shall be increased by three percent (3%) over the preceding lease year's Rent.

6. **Gross Lease.** This is a "gross lease" and the Base Rent includes the expenses of operation of the Property. Tenant shall directly pay for comprehensive general liability insurance on the leased premises, plowing/sanding/snow removal of leased parking lot [not to exceed \$500 per season], glass/window breakage, heating, cooling, and electrical costs, janitorial service, exterior door maintenance and repairs, and shall establish a maintenance contract with a qualified contractor for the heating system servicing the Leased Premises. Trash



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 44245

**Tender Amount:** 96.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 8/17/2012

**Receipt Number:** 47184

## Receipt Details:

Referance ID:	7678	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	96.00	Charge Amount:	96.00
Job ID: Job ID: 2012-08-4728-SIGN - 1 pole stand sign, <del>1 bldg sign</del> , 1 awning <i>not part of application</i>			
Additional Comments: 710 Forest			

Thank You for your Payment!