

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 100726

This is to certify that Mardigan Stephen E / Sign Contractors

has permission to Install new 9'7" x 7' new face existing standard sign

AT 865 Forest Ave City of Portland 137 C011001

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 lath or other closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

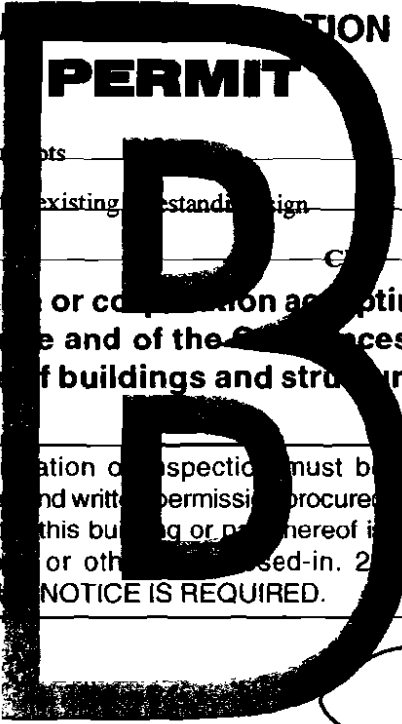
Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name



PERMIT ISSUED

JUN 25 2010

City of Portland

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 10 2011

Received from Sam Carapets

Location of Work 763 Forester Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 163.00

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Sign

CBL: 135 C 011

Check #: 4345 Total Collected \$ 163.00

**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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0726	Issue Date:	CBL: 137 C011001
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Location of Construction: 865 Forest Ave	Owner Name: Mardigan Stephen E	Owner Address: 460 Baxter Blvd	Phone:
Business Name: Venue Music Bar & Grill	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone: 2076992920
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2

Past Use: Commercial / Restaurant (Venue Music Bar & Grill)	Proposed Use: Restaurant (Venue Music Bar & Grill) / Install new 9'7" x 7' new face for existing freestanding sign.	Permit Fee: \$163.00	Cost of Work: \$0.00	CEO District: 4
Proposed Project Description: Install new 9'7" x 7' new face for existing freestanding sign.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>IBC 2003</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 06/21/2010	Zoning Approval	
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<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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/22/10 ARB</i>	Zoning Appeal <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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District 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: <i>ARB</i>
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PERMIT ISSUED

JUN 25 2010

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0726	Date Applied For: 06/21/2010	CBL: 137 C011001
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Location of Construction: 865 Forest Ave	Owner Name: Mardigan Stephen E	Owner Address: 460 Baxter Blvd	Phone:
Business Name: Venue Music Bar & Grill	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone (207) 699-2920
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Restaurant (Venue Music Bar & Grill) / Install new 9'7" x 7' new face for existing freestanding sign.	Proposed Project Description: Install new 9'7" x 7' new face for existing freestanding sign.
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 06/22/2010
Note: Same sign was approved under permit #07-1299.			Ok to Issue: ✓
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 06/25/2010
Note: 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			Ok to Issue: ✓

Comments: 6/22/2010-gg: received permit by mail. /gg
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PERMIT ISSUED

JUN 25 2010

City of Portland

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 Inspection 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 with construction.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

JUN 25 2010

City of Portland



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: <u>865 Forest Ave. Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>137</u> Block# <u>C011</u> Lot# <u>001</u>	Owner: <u>Stephen Mardigan</u>	Telephone: <u>772-5555</u>
Lessee/Buyer's Name (If Applicable) <u>Kevin Roper</u> <u>The Venue Bar & Grille</u>	Contractor name, address & telephone: <u>Sign Concepts</u> <u>75 Bishop St.</u> <u>Portland, ME 04103</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fec: \$ <u>163</u> Awning Fee= cost of work Total Fee: \$ <u>163</u>
Who should we contact when the permit is ready: <u>David (Sign Concepts)</u> phone: <u>699-2920</u>		
Tenant/allocated building space frontage (feet): Length: <u>148</u> Height: <u>?</u> Lot Frontage (feet) <u>177 ft.</u> Single Tenant or Multi Tenant Lot <u>Multi</u>		
Current Specific use: _____ If vacant, what was prior use: <u>restaurant</u> Proposed Use: <u>restaurant</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>9'7" x 7'</u> Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
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.		

66.5 s.f.
x 2
= 133
+ 30
= 163

RECEIVED

JUN 21 2010

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, 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>David [Signature]</u>	Date: <u>6/1/10</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Multi-tenant
≤ 200' 65¢

existing panel is 66.5¢ - other parts to sign
approved permit # 07-1299

9.5x7 = 66.5¢ (same size as permit) #

The main sign design is a vertical rectangle with a black background. At the top, the word "VENUE" is written in large, white, bold, sans-serif capital letters. Below it, "music bar & grille" is written in a smaller, white, cursive font. In the middle, the text "Maine's destination for great live music & food!" is written in a white, cursive font. At the bottom, "865 FOREST AVE." is written in white, bold, sans-serif capital letters.

The drawing sheet is a vertical rectangle with a black border. At the top, the "SIGN Concepts" logo is displayed in white, with "SIGN" in a bold, sans-serif font and "Concepts" in a smaller, sans-serif font. Below the logo, the text "VISUAL COMMUNICATION EXPERTS" is written in a small, sans-serif font. The sheet contains a table with the following information:

Date: 6/7/10	Scale: 3/4" = 1'
Drawing #: 1a	Sales Rep: DF
Rev #: xx	Rev Date: 00/00/10
Apprv'd by:	

Below the table, the text "VENUE" is written in bold, sans-serif capital letters, followed by "music bar & grille" in a smaller, sans-serif font. A list of specifications follows:

- 2 - 9'-6" x 7' replacement faces for existing internally illuminated pylon sign
 - polycarbonate substrate
 - vinyl background & graphics

At the bottom of the sheet, a disclaimer is written in a small, sans-serif font: "This design is the exclusive property of SIGN Concepts, LLC, and cannot be copied, modified, or shown to anyone outside of the organization without the prior consent of SIGN Concepts, LLC. Copyright © 2010"



CERTIFICATE OF LIABILITY INSURANCE

OP ID SR

DATE (MM/DD/YYYY)

06/10/10

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 NEBIG Augusta Branch 235 Western Avenue Augusta ME 04330 Phone: 207-622-3188	CONTACT NAME: _____	
	PHONE (A/C, No, Ext): _____	FAX (A/C, No): _____
EMAIL ADDRESS: _____		
PRODUCER CUSTOMER ID #: MARDST1		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Stephen E. Mardigan 460 Baxter Boulevard Portland ME 04103	INSURER A: Travelers	
	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		680-7214C87-0	09/08/09	09/08/10	EACH OCCURRENCE \$ 1000000
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1000000 GENERAL AGGREGATE \$ 2000000 PRODUCTS - COMP/OP AGG \$ 2000000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC GEN'L AGGREGATE LIMIT APPLIES PER						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$						WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				BUILDING 1336734

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

Restaurant

CERTIFICATE HOLDER**CANCELLATION**

City Of Portland attn: Inspection Division 389 Congress Street 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 
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Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 674-6466

Home | Contact Us | Assessments | City Services | E-services | Valuations | Tools

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Assessments
E-services
Valuations
Tools

CML 137 CD11001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 865 FOREST AVE
Owner Information MARDIGAN STEPHEN E
460 BAXTER BLVD
PORTLAND ME 04103
Book and Page 24077/252
Legal Description 137-C-11
FOREST AVE 853-865
Acres 36706 SF
0.843

Current Assessed Valuation:

TAX ACCT NO. 20162 **OWNER OF RECORD AS OF APRIL 2009**
LAND VALUE \$303,600.00 MARDIGAN STEPHEN E
BUILDING VALUE \$448,900.00 460 BAXTER BLVD
NET TAXABLE - REAL ESTATE \$752,500.00 PORTLAND ME 04103
TAX AMOUNT \$13,349.36

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Year Built 1938
Style / Structure Type NIGHT CLUB
Units 1
Building Num / Name 1 - MEXICO
LINDO/MEKHONG THAI
Square Feet 11362

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Card 1
Levels B1/B1
Size 3300
Use SUPPORT AREA
Height 8
Heating HOT AIR
A/C NONE

Card 1
Levels B1/B1
Size 1200
Use SUPPORT AREA
Height 8
Heating HOT AIR
A/C NONE

Card 1
Levels B1/B1

Use RESTAURANT
Height 9
Walls FRAME
Heating HOT AIR
A/C CENTRAL

Other Features:

Card 1
Structure PORCH - COVERED
Size 5X14

Card 1
Structure WOOD DECK
Size 798X1

Card 1
Structure PORCH - COVERED
Size 6X16

Outbuildings/Yard Improvements:

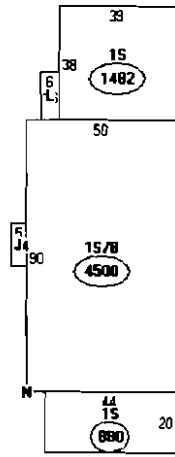
Card 1
Year Built 1983
Structure ASPHALT PARKING
Size 18000
Units 1
Grade C
Condition 3

Card 1
Year Built 2002
Structure SHEO-FRAME
Size 8X16
Units 1
Grade C
Condition 3

Sales Information:

Sale Date	Type	Price	Book/Page
6/16/2006	LAND + BUILDING	\$870,000.00	24077/252
12/23/2003	LAND + BUILDING	\$750,000.00	20702/323
5/7/2002	LAND + BUILDING	\$750,000.00	17612/163
2/1/1999	LAND + BUILDING	\$0.00	14531/221
5/7/1993	LAND + BUILDING	\$241,299.00	10683/289





Descriptor/Area
A: 086 3900 sqft
B: 086 1200 sqft
C: PORCH COVERED 96 sqft
D: 031 4500 sqft
E: 031 1482 sqft
F: 031 880 sqft
G: PORCH COVERED 70 sqft
H: 15/8 4500 sqft
I: 1S 880 sqft
J: 1S PORCH 70 sqft
K: 1S 1482 sqft

137 K001

207.79

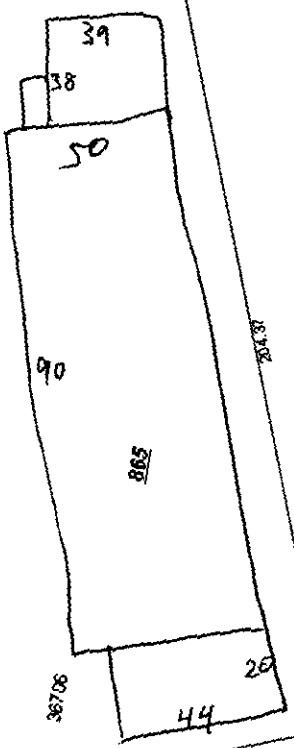
182.17

228.98
228.06

New sign faces
only proposed
in existing sign

Existing
sign

137 C011



849

137 C010

268.90

96.85

100

83

177.24

181.5

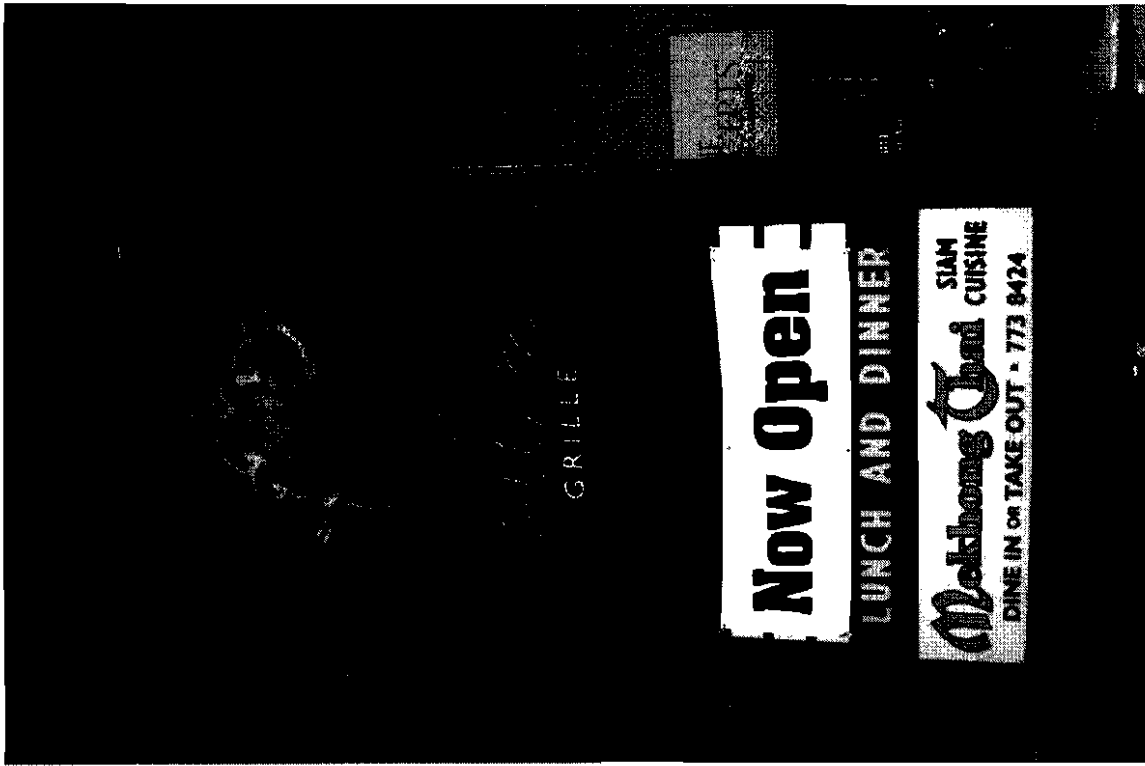
435.60

887

791-911
792-912

7 H001

Existing sign (only w/ Mexico Lindo faces)



Proposed new face

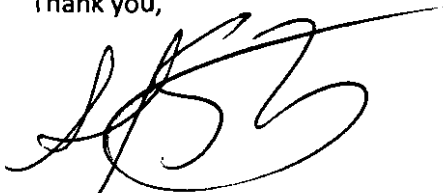


05/26/10

To whom it may concern,

I, Stephen Mardigan, owner of the building and property at 865 Forest Ave. in Portland give The Venue and Sign Concepts permission to put new sign faces in the existing pylon sign as well as any building signage that is permitted.

Thank you,

A handwritten signature in black ink, appearing to be 'S. Mardigan', written in a cursive style.

Stephen Mardigan