

Location of Construction: 1037R Forest Ave		Owner: Neptune Properties		Phone:		Permit No <b>970065</b>	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Bull Signs		Address: 10 Buttonwood St So. Portland, ME 04106		Phone: 799-1183		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>JAN 29 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Misc Use		Proposed Use: Sign		COST OF WORK: \$ _____ PERMIT FEE: \$ 35.80			
Proposed Project Description: Erect Signage 55 Sq Ft - Non Illuminated		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group: _____ Type: _____ Signature: _____		Zone: _____ CBL: 142-C-001	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: _____ <b>Special Zone or Reviews:</b> <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"/>			
Permit Taken By: Mary Gresik		Date Applied For: 16 January 1997					

1. This permit application doesn't 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 information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Craig Carrier* ADDRESS: \_\_\_\_\_ DATE: 16 January 1997 PHONE: 799-1183

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1037R Forest Ave		Owner: Neptune Properties		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: Burr Signs		Address: 10 Buttonwood St So. Ptld, ME 04106		Phone: 799-1183	
Past Use: Mix Use		Proposed Use: Same		<b>COST OF WORK:</b> \$ _____ <b>PERMIT FEE:</b> \$ 35.80 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: BOCA 96 Signature: <i>[Signature]</i>	
Proposed Project Description: Erect Signage 54 Sq Ft - Non Illuminated		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 16 January 1997			

Permit No: **970065**  
**PERMIT ISSUED**  
 Permit Issued:  
**JAN 29 1997**  
**CITY OF PORTLAND**

Zone: **B-2** CBL: 142-C-001  
 Zoning Approval: *with attached conditions of 3*  
**Special Zone or Reviews:**  
 Shoreland *1/28/97*  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**PERMIT ISSUED WITH REQUIREMENTS**

**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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* **Craig Carrier** ADDRESS: \_\_\_\_\_ DATE: **16 January 1997** PHONE: **799-1183**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: **1/15/97**  
*[Signature]*

CEO DISTRICT **6**  
*[Signature]*

LAND USE - ZONING REPORT - Building report

ADDRESS: 1037 Forest Ave DATE: 1/29/97

REASON FOR PERMIT: 3rd free Standing Sign

BUILDING OWNER: Neptune Properties C-B-L: 142-C-001

PERMIT APPLICANT: Craig Currier

APPROVED: with conditions DENIED: \_\_\_\_\_

#9 & #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition: The sign shall be set a minimum of 5' from all lot lines.

10. The illegal Temporary/mobile sign along Forest Ave shall be removed prior to the erection of this sign.

11. Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

# BUILDING PERMIT REPORT

DATE: 29 Jan 97 ADDRESS: 1037R Forest Ave.

REASON FOR PERMIT: Signage

BUILDING OWNER: Neptune Properties

CONTRACTOR: Burr Signs

PERMIT APPLICANT: \_\_\_\_\_

APPROVAL: \*1 \*2 \*25

~~DELETED~~: \_\_\_\_\_

## CONDITION OF APPROVAL OR DENIAL


- ~~1.~~ This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ~~2.~~ Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) UL 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7-sq. ft.
12. Each apartment shall have access to two (20 separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. This permit is being issued with the understanding the structural plans with details on foundation must be submitted to this office before work begins.
- 27.



\_\_\_\_\_

P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

1/28/97  
OK per  
Deb Andrews  
Allowed off  
of Bell St  
3rd free street  
Sign

ADDRESS: 1037 FOREST AVE. ZONE: B-2  
OWNER: NEPTUNE PROPERTIES INC.  
APPLICANT: BURR SIGNS  
ASSESSOR NO.:

SINGLE TENANT LOT? YES \_\_\_\_\_ NO X

MULTI TENANT LOT? YES X NO \_\_\_\_\_

FREESTANDING SIGN? YES X NO \_\_\_\_\_ DIMENSIONS \_\_\_\_\_  
(ex. pole sign..)

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO X DIMENSIONS 9'x6' (54 SF)

BLDG. WALL SIGN? YES \_\_\_\_\_ NO X DIMENSIONS \_\_\_\_\_  
(attached to bldg)

MORE THAN ONE SIGN? YES \_\_\_\_\_ NO X DIMENSIONS \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: ① 13 1/2' x 8' PYLON S

② 4' x 20' S/F WALL MOUNTS

Shows ~ 16' high - 18' ish high  
shall be 5' from all lot  
lines

LOT FRONTAGE (FEET) \_\_\_\_\_

BLDG FRONTAGE (FEET) \_\_\_\_\_

AWNING YES \_\_\_\_\_ NO X IS AWNING BACKLIT? YES \_\_\_\_\_ NO \_\_\_\_\_

HEIGHT OF AWNING: \_\_\_\_\_

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

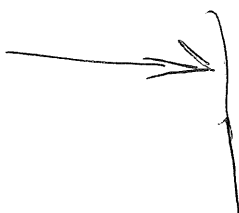
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE

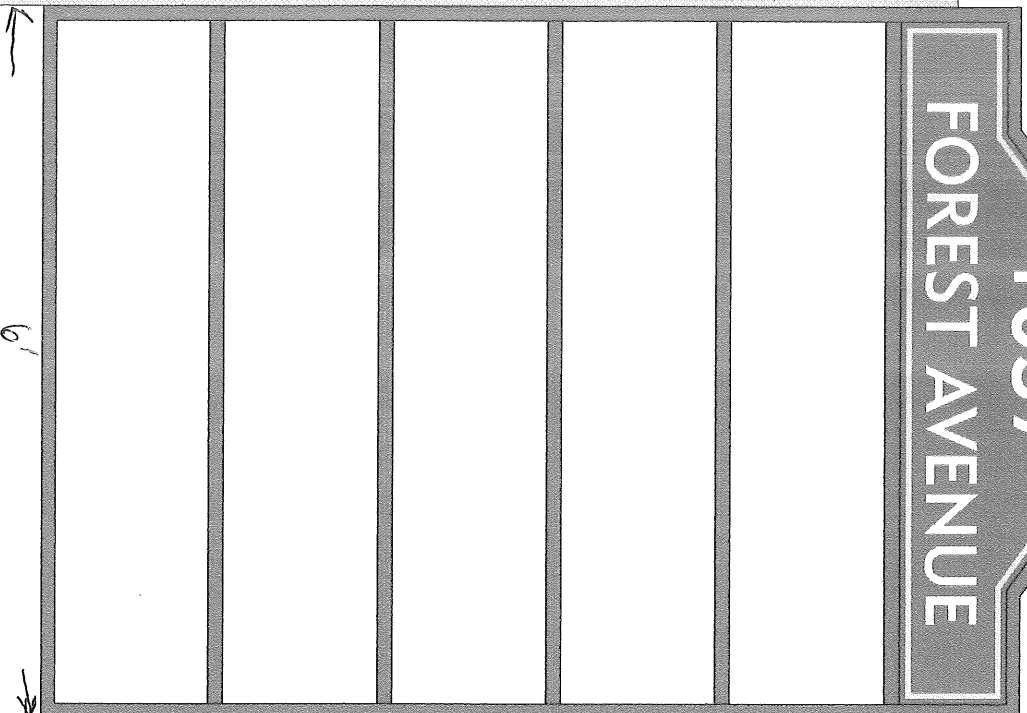
PROPOSED SIGNS ARE ALSO REQUIRED.



1037  
FOREST AVENUE



15' 9 3/4"  
width



6'

10'

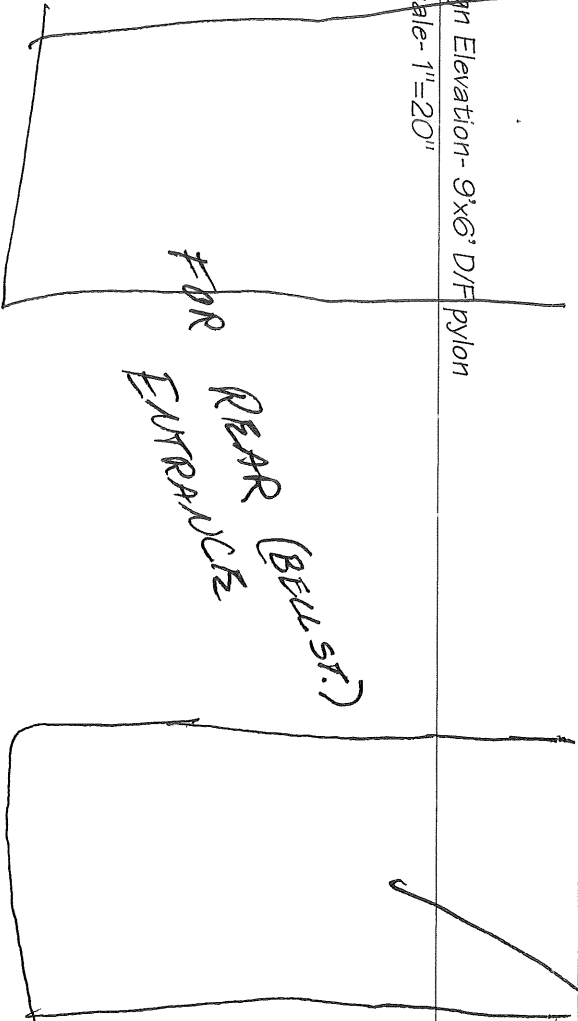


PROPERTY  
DIRECT TO THE  
CONTRACTOR

Sign Elevation - 9x6' D/F pylon  
Scale - 1" = 20"

FOR  
REAR (BELL ST.)  
EXTRA VIZ

5/1  
Bell



LEAVITT+PARIS PROPERTY

NTS

RETAINING WALL AS REQ'D  
MAX GRADE = 10%, SIDE SLOPE 1 1/2

EXISTING CONC.  
RETAINING WALL

WORKING AREA ENCLOSED  
BY 6' STORMING PLANTER

REAR ENTRY TO OUR LOT

POSSIBLE SIGN LOCATIONS

LIMIT OF EGRESS  
EASEMENT FOR LOT 3

LAYOUT TRP.  
TO AREA 1

EXISTING C.B. (TRP)

PLANTER AREA

40' SPACED

EXISTING WOOD FENCE

EXISTING  
POLE LIGHT

INSTALL "ONE WAY"  
"DO NOT ENTER" SIGN

30' SPACED

PLANTER AREA

RAISED  
ISLAND  
PLANTER

POLE LIGHT

1037 FOREST AVE.

TOTAL BLDG. AREA = 31,908 SF

ENTRY WAY AS REQ'D

BELL ST

