

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that F is in LLC Flynn Joe

Located At 918 FOREST

Job ID: 2011-03-605-SIGN

CBL: 142 - - E - 009 - 001 - - - -

has permission to install a 44"x 75" Message Center Sign
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

03/22/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

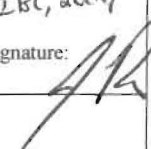
PERMIT ISSUED


MAR 22 2011

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-605-SIGN	Date Applied: 3/16/2011	CBL: 142 - - E - 009 - 001 - - - - -	
Location of Construction: 918 FOREST AVE	Owner Name: F is in LLC Flynn Joe	Owner Address: 16 STURBRIDGE LN CUMBERLAND CTR, ME - MAINE 04021	Phone:
Business Name:	Contractor Name: Sign Concepts, Sign Concepts	Contractor Address: 75 Bishop Street - Portland, ME 04103	Phone: 699-2920
Lessee/Buyer's Name: Joe Flynn Real Estate	Phone: 776-5226	Permit Type: SIGN - PERM - Signage - Permanent	Zone: R-P
Past Use: Professional Real Estate Office with storage above	Proposed Use: Same: Professional Real Estate Office with storage above - to install a free-standing sign	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Sign IBC, 2009 Signature: 
Proposed Project Description: 918 Forest Ave - free-standing sign	Pedestrian Activities District (P.A.D.)		

Permit Taken By:	Zoning Approval		
<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>	Special Zone or Reviews <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: <i>ok with conditions</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 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: 
	CERTIFICATION 3/22/11		

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.

PERMIT ISSUED

MAR 22 2011

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

City of Portland

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: 2011-03-605-SIGN

Located At: 918 FOREST

CBL: 142 - - E - 009 - 001 - - - -

Conditions of Approval:

Zoning

1. Any LED display SHALL NOT continuously flash, nor continuously blink, and SHALL NOT scroll. Electronic message board signs SHALL NOT change messages no more than once every twenty (20) minutes. This City and State regulation SHALL BE strictly enforced.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain a professional office on the first floor with storage on the second floor. Any change of use shall require a separate permit application for review and approval.
4. Also note that the R-P Zone does not allow signs attached to the building, only free-standing signs.

Building

1. Signage Installation to comply with Chapters 31 & 32 of the IBC 2009 building code.
2. Fastener schedule per IBC, 2009.
3. A separate permit is needed for electrical work.

PERMIT ISSUED

MAR 22 2011

City of Portland

21166



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>918 Forest Ave., Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>142 E00 9001</u>	Owner: <u>F IS IN LLC</u>	Telephone: <u>776-5226</u>
Lessee/Buyer's Name (If Applicable) <u>Joe Flynn Real Estate</u>	Contractor name, address & telephone: <u>Sign Concepts 75 Bishop St. Portland, ME 04103 699-2920</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For I.D. signage= Total Fee: \$ <u>75.83</u> Awning Fee= cost of work _____ Total Fee: \$ <u>75.83</u>

22.92 sq ft
x #2
\$45.83
+ 30.00
\$75.83

Who should we contact when the permit is ready: David phone: 699-2920
JD - Holly

Tenant/allocated building space frontage (feet): Length: 23' Forest Height: _____
Lot Frontage (feet) 82 ft - Forest Single Tenant or Multi Tenant Lot Single
114 ft - Holly

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

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes No _____ Dimensions proposed: 44" x 75" Height from grade: 8'
 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: 3.67' x 6.25' = 22.94 sq ft

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.

OK
OK
8' high max
30" max
OK

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.

5' set back

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.

No Bldg Signs

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</u>	Date: <u>3/7/11</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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. Sign Location/ Footings
2. Electrical Close-In
3. 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.

PERMIT ISSUED

MAR 22

City of Portland

Date: 2/24/11 | Scale: 3/4" = 1'

Drawing #: 2 | Sales Rep: DF

Rev #: 2 | Rev Date: 3/1/11

Apprv'd by:

Joe Flynn

- custom fabricated post & panel sign w/ 4' x 6' 20mm RGB message center
- 5" square steel posts painted to match logo.

MAX hugh

This design is the exclusive property of Sign Concepts, LLC, and cannot be copied, exhibited, or shown to anyone outside of your organization without the prior consent of Sign Concepts, LLC. Copyright © 2011

6'-3 1/2"

3'-8"

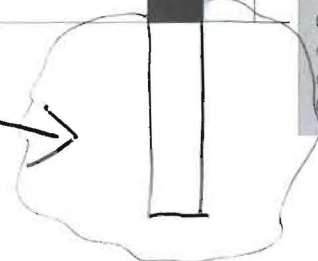
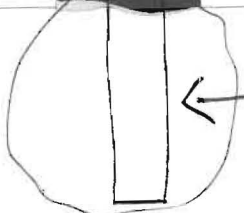
20MM FULL COLOR
ELECTRONIC
MESSAGE
CENTER



8'-0"

4 ft Frost

2 yds of Concrete



3/16/11

Job Summary Report
Job ID: 2011-03-605-SIGN

Report generated on Mar 21, 2011 2:02:45 PM

Job Type:	Signs	Job Description:	918 Forest Ave	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	890	Tenant Name:	Joe Flynn Real Estate
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:	22.92		
Related Parties:		F is in LLC Flynn Joe		<i>Property Owner</i>	
		Sign Concepts - Sign Concepts Sign Concepts		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 21166

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
H28210	142 E 009 001		M				-70.288901	43.6791

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				918 FOREST AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		RESIDENTIAL PROFESSIONAL					DISTRICT 7	MORRILLS CORNER

R-P yee

Structure Details

Structure: Real Estate

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			918 FOREST AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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Permit #: 20111986

Permit Data

Job Summary Report
Job ID: 2011-03-605-SIGN

Report generated on Mar 21, 2011 2:02:45 PM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
21166	Real Estate	Initialized	44"x 75" Message Center Sign			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Signs	\$75.84							

Table 2.3

Residence-Professional (R-P) Zone

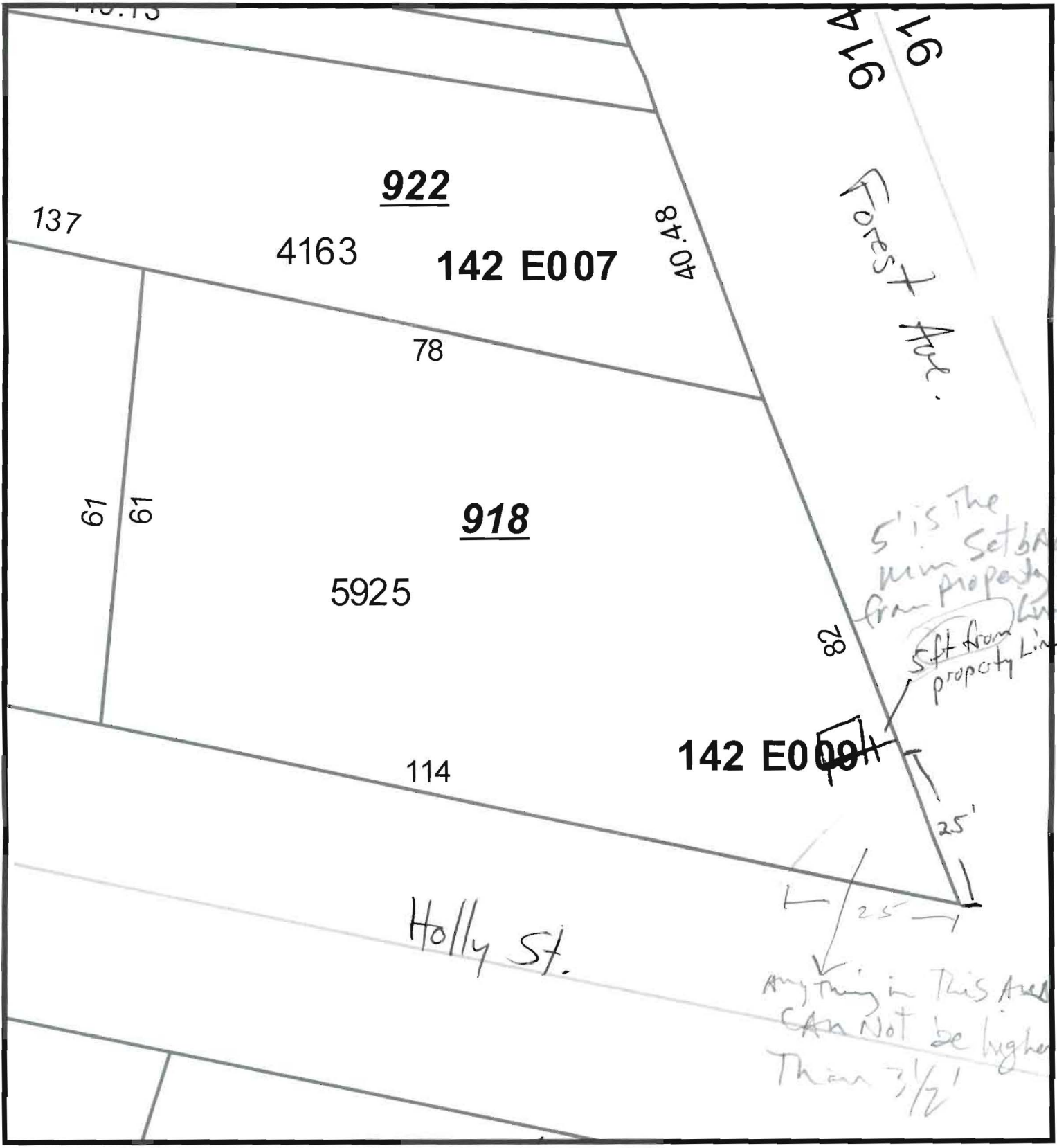
Freestanding Signs

Area	30 sq. ft.
Height	8'
Setback	5'
# Permitted Per Lot	1 (a)

- (a) Lots fronting on two or more streets are allowed one freestanding sign of equivalent size for each street frontage with vehicular entry, provided such signs are not readily concurrently visible.

Building Signs

None allowed, other than incidental and/or directory signs.



922

4163

142 E007

78

918

5925

142 E007

114

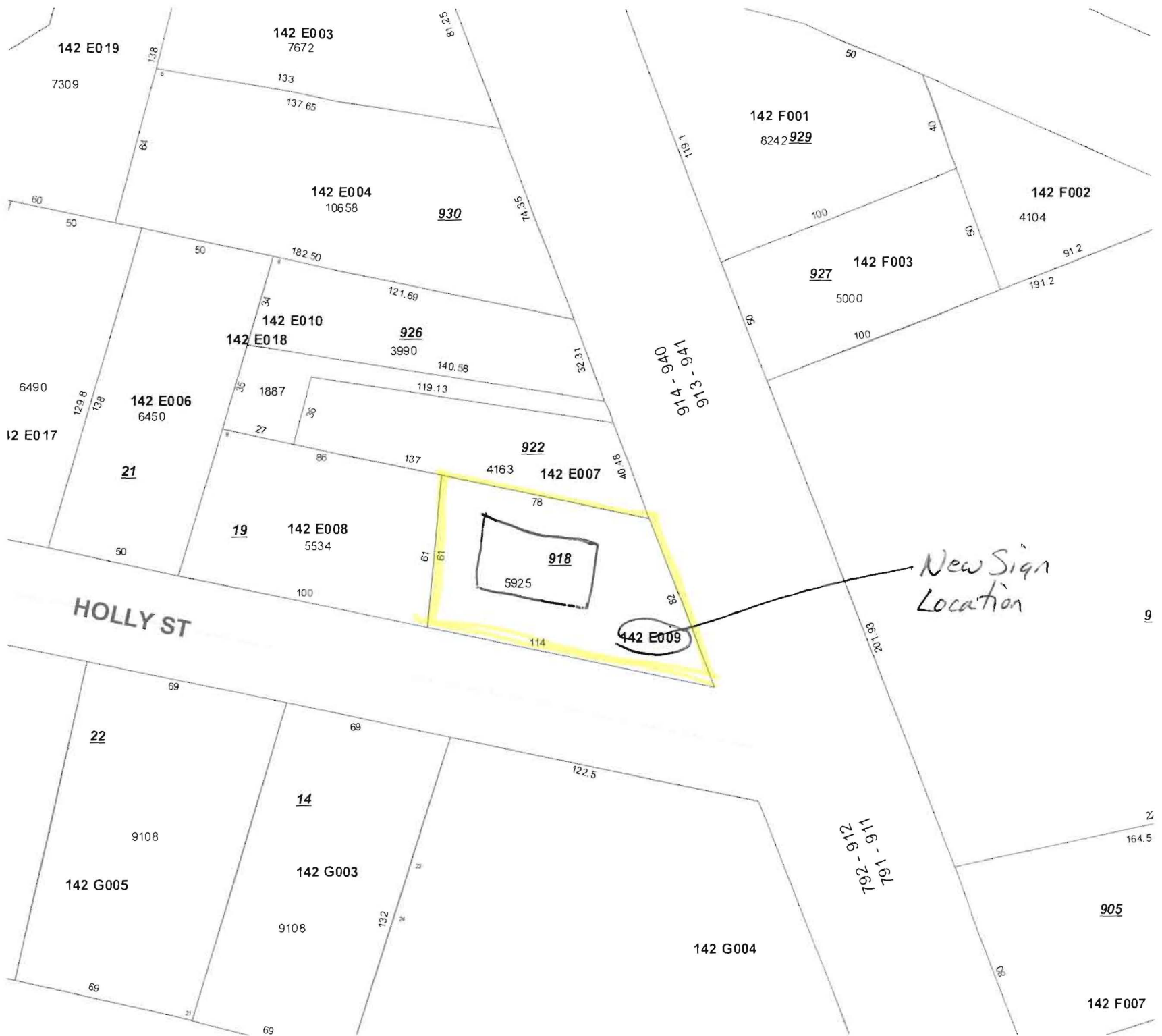
Holly St.

916
916

Foresyth Ave.

5' is the min Setback from Property Line
5ft from property line

Any thing in this Area CAN NOT be higher than 3 1/2'



142 E019

142 E003
7672

142 F001
8242 929

142 E004
10658

142 F002
4104

142 E010
142 E018

927 142 F003
5000

142 E006
6450

922 142 E007
4163

12 E017

19 142 E008
5534

918
5925

HOLLY ST

442 E009

*New Sign
Location*

22

14

142 G005

142 G003

142 G004

905

142 F007

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8488

Home | About | Definitions | City Center | Property | Services | Help

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

Address

Parcel Number

File

Year Built

Acres

Value

CBL 142 E009001
Land Use Type SINGLE FAMILY
Property Location 918 FOREST AVE
Owner Information FIS IN LLC
 16 STURBRIDGE LN
 CUMBERLAND CENTER ME 04021
Book and Page 27084/031
Legal Description 142-E-9
 FOREST AVE 916-918
 HOLLY ST 3-9
 5925 SF
Acres 0.136

Current Assessed Valuation:

Parcel ID

Assessed Value as of 12/31/2010

TAX ACCT NO.	21166	OWNER OF RECORD AS OF APRIL 2010
LAND VALUE	\$54,000.00	FIS IN LLC
BUILDING VALUE	\$92,100.00	16 STURBRIDGE LN
NET TAXABLE - REAL ESTATE	\$146,100.00	CUMBERLAND CENTER ME 04021
TAX AMOUNT	\$2,618.12	



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

Building Information:

Parcel ID: 142 E009001
Assessed Value as of 12/31/2010: \$146,100.00

Card 1 of 1

Year Built 1920
Style/Structure Type OLD STYLE
Stories 1
Bedrooms 2
Full Baths 1
Total Rooms 4
Attic FULL FIN./WH
Basement FULL
Square Feet 1061

[View Sketch](#)

[View Map](#)

[View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built 1920
Structure SHED-FRAME
Size 13X20
Units 1
Grade D
Condition P

Sales Information:

Sale Date	Type	Price	Book/Page
7/13/2009	LAND + BUILDING	\$0.00	27084/031
7/13/2009	LAND + BUILDING	\$80,000.00	27071/173
11/14/2008	LAND + BUILDING	\$0.00	/
2/1/2003	LAND + BUILDING	\$0.00	18824/88
8/14/2001	LAND + BUILDING	\$0.00	16631/193
4/28/2000	LAND + BUILDING	\$85,000.00	15440/140
6/27/1991	LAND + BUILDING	\$0.00	9663/038

[New Search!](#)

TAX RECEIPT
City of Portland, Maine
P O Box 544
Portland ME 041120544
207-874-8856

Paid by: JOSEPH & EMILY FLYNN
16 STURBRIDGE LN
CUMBERLAND CTR ME 04021

Receipt#: 52549 / 942199
Batch: MARIAS 3/16/2011 00
Date paid: 2/01/2011

Account ID: 21166 Parcel Id 142 - E-009-001
918 FOREST AVE REAL ESTATE TAX
Owner: F IS IN LLC 142-E-9
ACCOUNT # H28210 FOREST AVE 916-918
MORRILLS CORNER HOLLY ST 3-9
5925 SF

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2011 1 RE TAX	146100	17.92000	1,309.06	35.90		1,344.96
2011 2 RE TAX	146100	17.92000	1,309.06			1,309.06
	Year total:		2,618.12	35.90		2,654.02

Printed: 3/16/11 11:01:22

Receipt total: 2,654.02

Tender: CHECK 3065 2,654.02

Thank you for your tax payment; City of Portland, Maine Treasury Staff

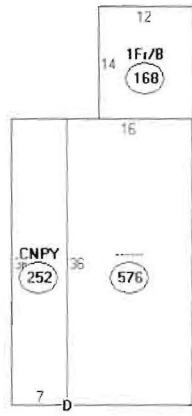
3/7/11

F IS IN LLC
918 FOREST AVENUE
PORTLAND, ME 04103
207-776-5226

I JOE FLYNN OF F IS IN LLC
GIVE PERMISSION TO SIGN CONCEPTS
TO PUT UP A FREE STANDING SIGN
AT 918 FOREST AVENUE, PORTLAND,

THANKS,

JOE FLYNN
207-776-5226



Descriptor/Area

- A.
576 sqft
- B: CNPY
252 sqft
- C: 1F1/B
168 sqft
- D: RST
260 sqft



CITY OF PORTLAND, MAINE

Division of Building Inspections

Original Receipt

March 16 2011

Received from Sign Concepts

Description of Work 918 Forest

Cost of Construction \$ _____ Building Fee \$ _____

Permit Fee \$ _____ Site Fee \$ _____

Certificate of Occupancy Fee \$ _____

Total: _____

Building (1L) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Address Sign

Parcel ID: 147 R 009

Check #: 4859 Total Collected 75.83

No work is to be started until permit issued.

Please keep original receipt for you records.

Taken by: [Signature]