

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

J & R HOLDINGS LLC /Welch Signage

Located at

428 BRIGHTON AVE

PERMIT ID: 2013-00535

ISSUE DATE: 04/08/2013

CBL: 177 I001001

has permission to **Add awning - 2.5' tall by 12' wide on rear of building (no signage) & replace 3 building signs - two signs, each one 32.25" x 92", one facing Brighton & one facing Stevens & one on front, 42" x 114"**

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 closoed-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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00535

Located at: 428 BRIGHTON AVE

CBL: 177 I001001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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 ID: 2013-00535

Located at: 428 BRIGHTON AVE

CBL: 177 1001001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00535	Date Applied For: 03/19/2013	CBL: 177 1001001
---------------------------------	--	----------------------------

Location of Construction: 428 BRIGHTON AVE	Owner Name: J & R HOLDINGS LLC	Owner Address: 57 MACKWORTH ST	Phone: (207) 749-7388
Business Name: The Crooked Mile at Rosemont	Contractor Name: Welch Signage	Contractor Address: 7 Lincoln Avenue Scarborough	Phone: (207) 883-6200
Lessee/Buyer's Name	Phone:	Permit Type: Signs, Banners and Awnings	

Proposed Use: Same - Coffee Shop - retail (9 seats or less) - "The Crooked Mile at Rosemont"	Proposed Project Description: Add awning - 2.5' tall by 12' wide on rear of building (no signage) & replace 3 building signs - two signs, each one 32.25" x 92", one facing Brighton & one facing Stevens & one on front, 42" x 114"
--	--

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 04/02/2013

Note: Use is legally nonconforming, so the signs are legally nonconforming. Can't increase the square footage of the existing signs or the number. According to permit #980325: **Ok to Issue:**

Existing sign on Brighton - 31" x 124" = 26.7 sf
 Proposed sign on Brighton is 32.25" x 92" = 20.6 sf
 Existing sign on Stevens is 36" x 198" = 49.5 sf
 Proposed sign on Stevens is 32.25" x 92" = 20.6sf
 Existing sign on front is 30.5" x 192" = 40.7 sf
 Proposed sign on front is 42" x 114" = 33.25 sf

*existing sign on front was allowed to extend above the roof by Deb Andrews (4/13/98 so the new sign can also extend slightly above the roof.

1) This permit is being issued with the condition that the awning will not have any signage or graphics on it.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 04/02/2013

Note: **Ok to Issue:**

1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.