

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

Location of Construction: 428 Brighton Ave		Owner: Owner Co.		Phone:		Permit No: 980325	
Owner Address:		Lessee/Buyer's Name: The Under Place Coffee Co.		Phone: 428 Brighton Ave Pld, ME 04107		Business Name:	
Contractor Name: Scarborough Signs		Address:		Phone: 780-6666 780-1100		Permit Issued: APR - 8 1998 CITY OF PORTLAND	
Past Use: Coffee Shop		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 46.80	
Proposed Project Description: Erect Signage 109 Sq Ft				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature: 7/11	
Permit Taken By: Mary Grech				Date Applied For: 03 April 1998			

- 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..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT Sam Lambert ADDRESS: DATE: 03 April 1998 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

PERMIT ISSUED WITH REQUIREMENTS

Zone: CBL:
Zoning Approval: 177-I-1
Special Zone or Reviews:
 Shoreland
 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

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

COMMENTS

7/16/98 - Signs not installed yet. J.M.

7/30/98 - Signs installed - appear to be done per plans - waiting for lights to be installed.

Inspection Record

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

Date

BUILDING PERMIT REPORT

DATE: 6 April 98 ADDRESS: 428 Brighton Ave
REASON FOR PERMIT: Exchange signage
BUILDING OWNER: Onex CO
CONTRACTOR: De arborough Signs
PERMIT APPLICANT: San Lambert
USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: X/

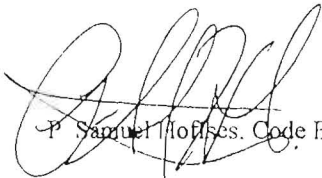
- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38" Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. Each apartment shall have access to two (2) 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.
14. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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)

- 17 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
- 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 Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27 Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. *This permit is being issued with the understanding ^{that} all existing signs shall be removed and the new signs will NOT exceed the square footage of the original signage - 114.7 ft²*
30. _____
31. _____
32. _____



P. Samuel Hoopes, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 428 Brighton ave. ZONE: R-5-commercial

OWNER: Onex Co

APPLICANT: SAM + Marie LAMBERT

ASSESSOR NO.: 177-I-1

SINGLE TENANT LOT? YES NO

MULTI TENANT LOT? YES NO

FREESTANDING SIGN? YES NO DIMENSIONS _____
(ex. pole sign..)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

BLDG. WALL SIGN? YES NO DIMENSIONS _____
(attached to bldg)

MORE THAN ONE SIGN? YES NO DIMENSIONS _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: Front 30.5" x 16 38.56

Brighton side 3^{2.58}" x 10^{10.33}' 26.65
Stevens side 3' x 16'6" 49.5 114.71

LOT FRONTAGE (FEET) 108' on Brighton + 99' on Stevens

BLDG FRONTAGE (FEET) 37' on Brighton, 24' Front, 24-37 on Stevens

AWNING YES NO IS AWNING BACKLIT? YES NO

HEIGHT OF AWNING: _____

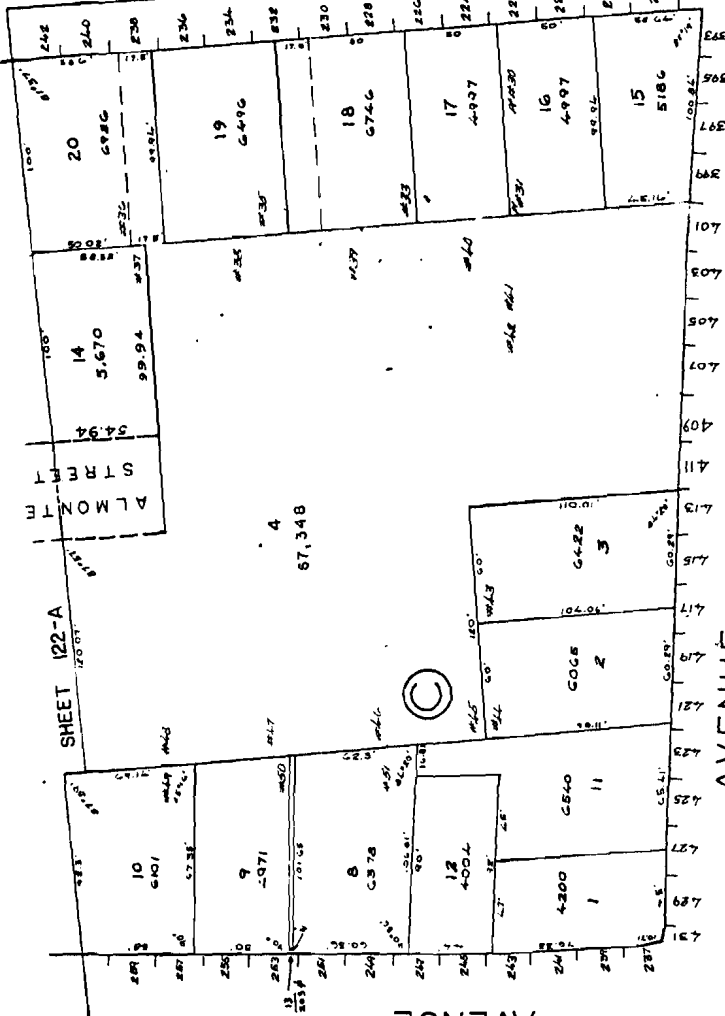
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? _____

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.

No 177

SHEET 121-D

BRADLEY STREET

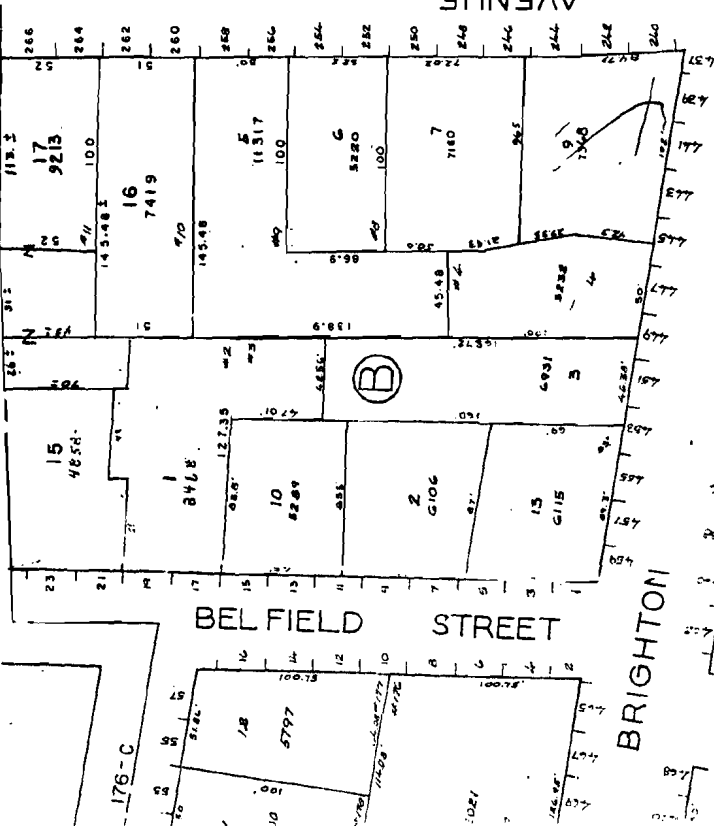


ALMONTE STREET

SHEET 122-A

AVENUE

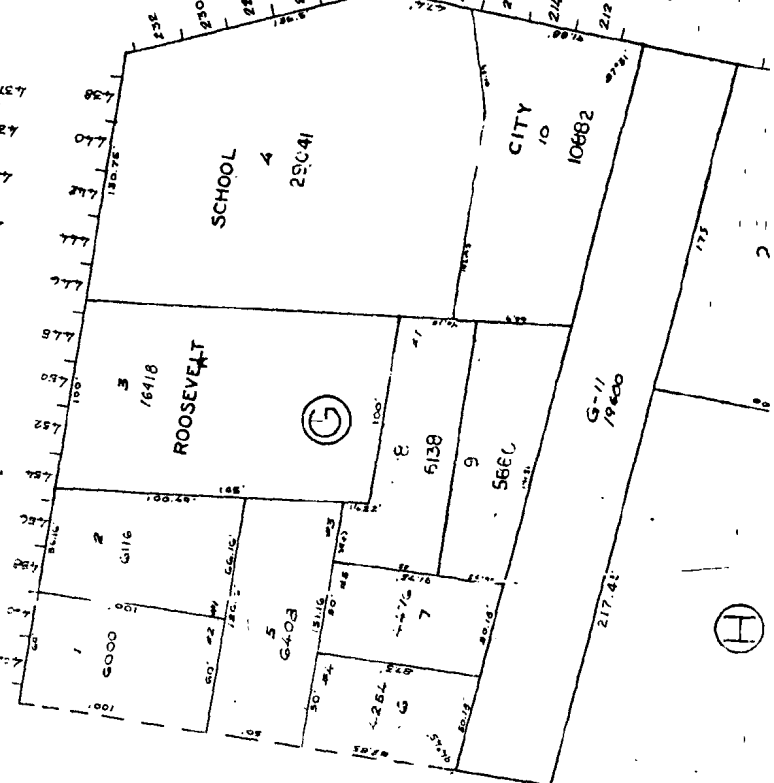
BRIGHTON STREET



BEL FIELD STREET

176-C

STEVENS STREET

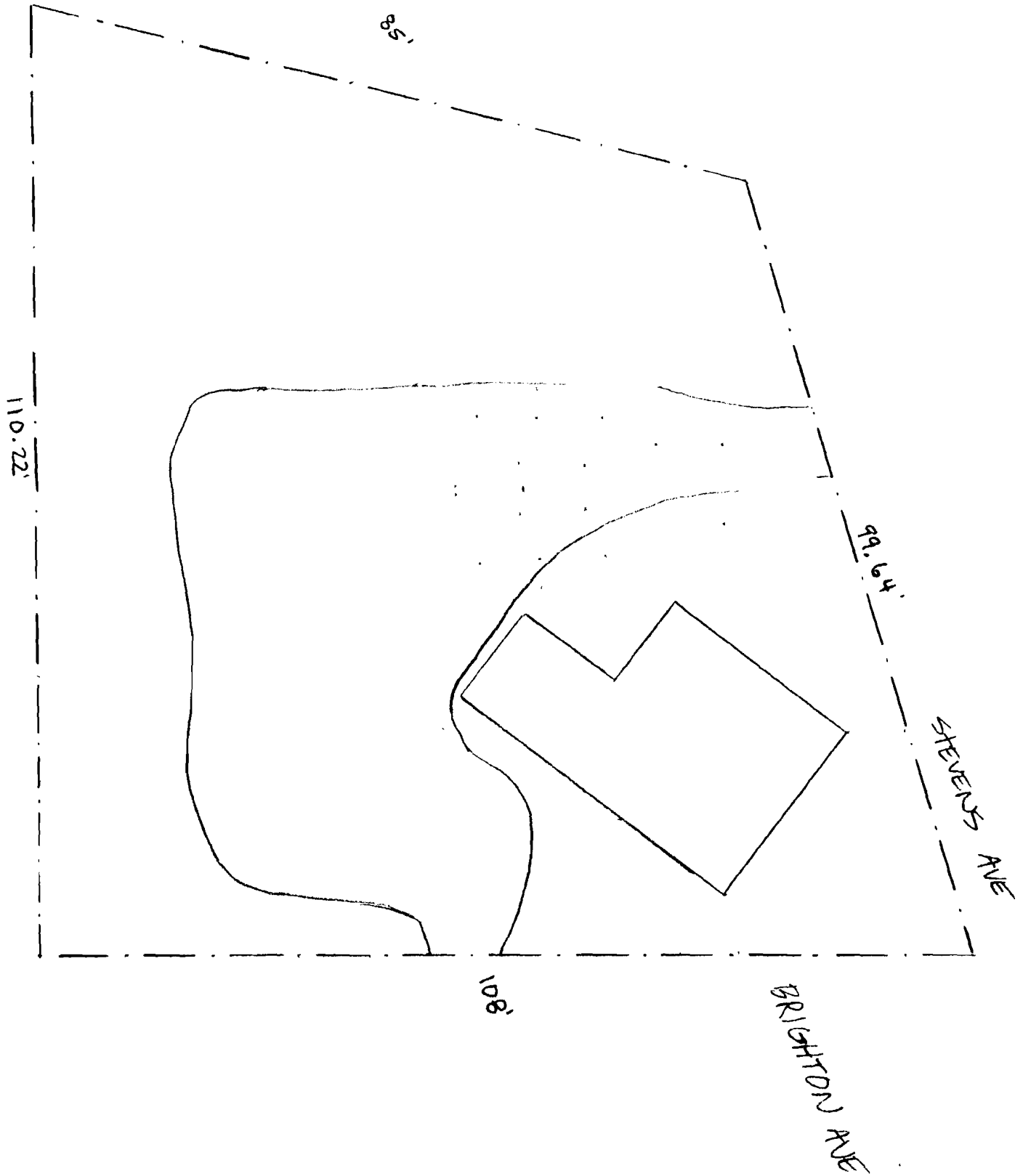


STEVENS STREET

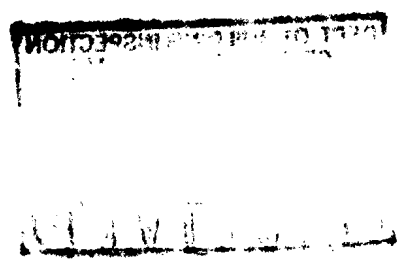
IVY STREET

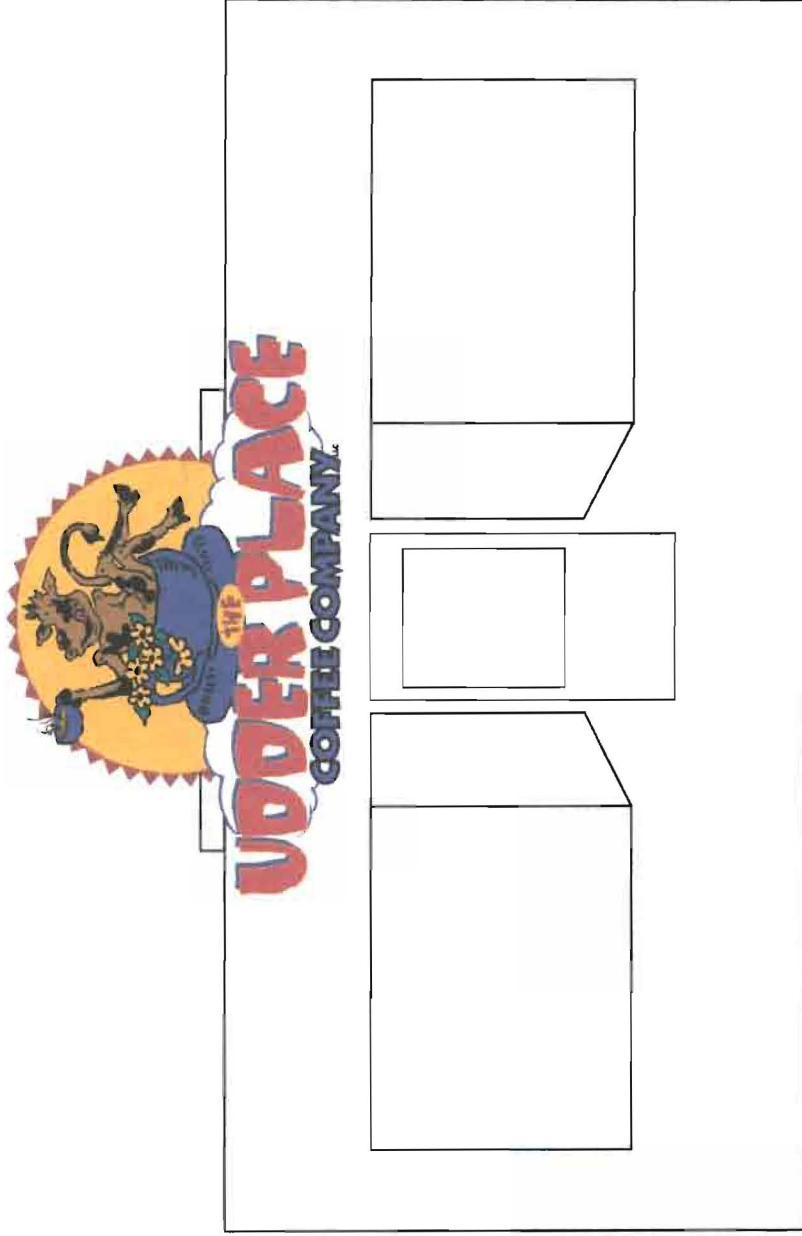
STREET

175-11

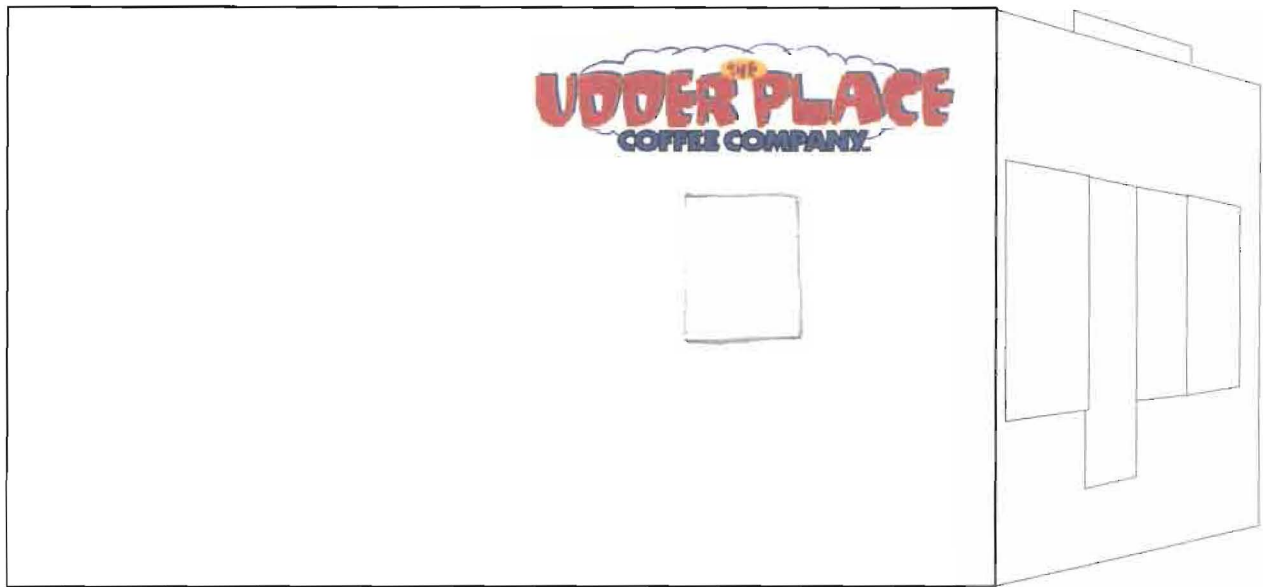


SITE PLAN
 MAP # 177, LOT # 1, 428 BRIGHTON AVE
 Almost to (not to) SCALE $\frac{1}{16}$ " = 1'-0"
 Angles are OFF

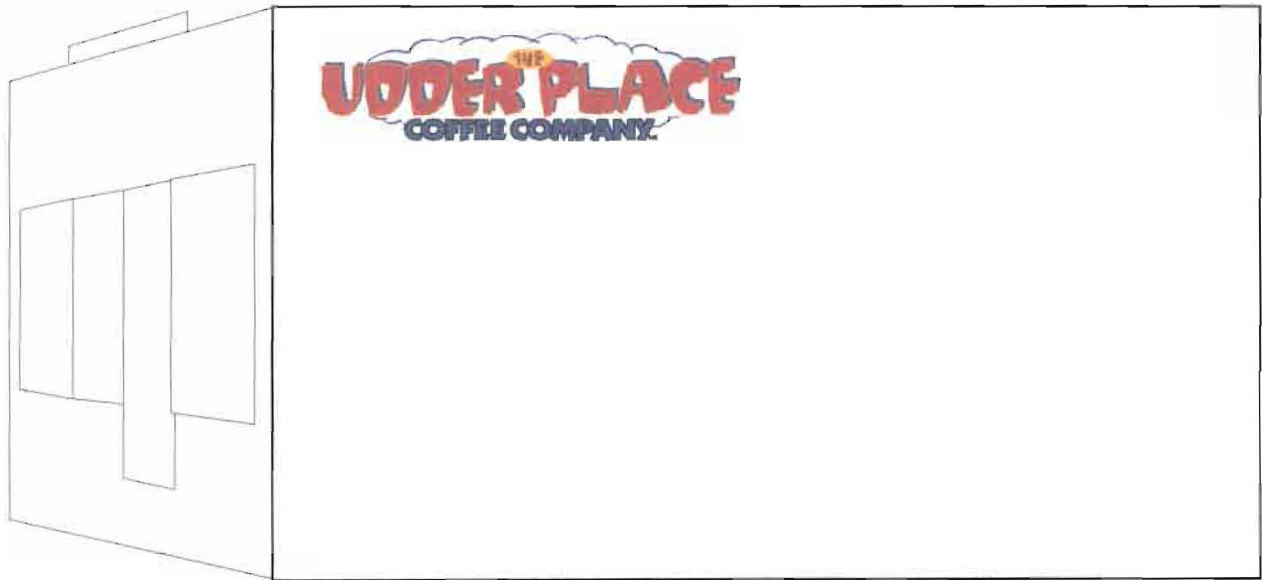




Front



Brighton Ave.



Stevens Ave.

LIGHTING

Present

Brighton:

320 WATT

Front: 320 WATT

Stevens: 400 WATT

1040 WATT

Proposed

Brighton 150 WATT

Front 150 WATT

Stevens 150 WATT

450 WATT

1-800-734-7347

Existing Signs

Front 30.5" x 8' x 2 = ~~38.5~~ 40

Brighton 31" x 10' 4" = 26.7

Stevens 3' x 10' 6" = 49.5

Cis Sign 4' 2" x 5' 11" = 24.6

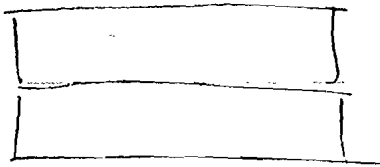
131.3

40.
26.7

49.5

116.2

New Signs



Western Maine Graphics

P.O. Box 133, Norway, Maine 04268-0153
(207) 743-8225 • 1-800 734-7347
FAX (207) 743-5061

50

59

109

25
25

Onex Company

440 Forest Avenue, Portland, Maine 04101
774-7811

April 3, 1998

Building Inspections Office
Room 315
Portland City Hall
Portland, ME 04101

Dear Building Inspections Office:

I give permission to The Udder Place Coffee Company, owned by Marie & Sam Lambert, to install whatever outdoor signage permitted under the code at the building they rent from Onex Company at 428 Brighton Avenue, Portland, Maine, most recently known as Pasquale's.

Please call should you have any questions. Thank you.

Very truly yours,



Michael C. Rogers

4/13/98

Sign Above the roof OK
per Deb. Andrews

ACORD INSURANCE BINDER

DATE (MM/DD/YY)
02/09/98

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM

PRODUCER TURNER BARKER INSURANCE ONE INDIA ST PORTLAND ME 04101	PHONE (A/C, No, Ext) 207-773-8156	COMPANY MAINE MUTUAL FIRE	BINDER #
CODE:	SUB-CODE:	<input checked="" type="checkbox"/> THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #: BOUND	
AGENCY CUSTOMER ID: AUDDPA0-5	DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location)		
INSURED UDDER PLACE COFFEE CO LLC 8 TALBOT WAY FREEPORT ME 04032	PACKAGE; COFFEE SHOP		

COVERAGES		LIMITS		
TYPE OF INSURANCE	COVERAGE/FORMS	AMOUNT	DEDUCTIBLE	COINS %
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC	Contents-Repl Cost Glass Attached Sign	40,000 100 S.F. 8,000	250 250 250	
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNER'S & CONTRACTOR'S PROT	RETRO DATE FOR CLAIMS MADE:	GENERAL AGGREGATE	\$2,000,000	
		PRODUCTS - COM/POP AGG	\$1,000,000	
		PERSONAL & ADV INJURY	\$1,000,000	
		EACH OCCURRENCE	\$1,000,000	
		FIRE DAMAGE (Any one fire)	\$ 50,000	
		MED EXP (Any one person)	\$ 5,000	
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	RETRO DATE FOR CLAIMS MADE:	COMBINED SINGLE LIMIT	\$1,000,000	
		BODILY INJURY (Per person)	\$	
		BODILY INJURY (Per accident)	\$	
		PROPERTY DAMAGE	\$	
		MEDICAL PAYMENTS	\$	
		PERSONAL INJURY PROT	\$	
		UNINSURED MOTORIST	\$	
AUTO PHYSICAL DAMAGE DEDUCTIBLE COLLISION: OTHER THAN COL:	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE		
		STATED AMOUNT	\$	
		OTHER		
GARAGE LIABILITY ANY AUTO		AUTO ONLY - EA ACCIDENT	\$	
		OTHER THAN AUTO ONLY:		
		EACH ACCIDENT	\$	
		AGGREGATE	\$	
EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE	\$	
		AGGREGATE	\$	
		SELF-INSURED RETENTION	\$	
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		STATUTORY LIMITS		
		EACH ACCIDENT	\$	
		DISEASE - POLICY LIMIT	\$	
		DISEASE - EACH EMPLOYEE	\$	

THIS WILL SERVE AS PROOF OF COVERAGE UNTIL POLICY IS PROCESSED

SPECIAL CONDITIONS/OTHER COVERAGES

NAME & ADDRESS

MCR REAL ESTATE &
MICHAEL ROGERS
440 FOREST AVENUE
PORTLAND ME 04102

<input type="checkbox"/> MORTGAGEE	<input checked="" type="checkbox"/> ADDITIONAL INSURED
<input type="checkbox"/> LOSS PAYEE	
LOAN #	
AUTHORIZED REPRESENTATIVE <i>BS Kuyatich</i>	