

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that ROSEMONT RED BRICK HOUSE LLC

Located At 580 BRIGHTON AVE

Job ID: 2011-12-2882-SIGN

CBL: 185-C-001-001

has permission to install hanging sign 4' x 4'

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 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

N/A  
Fire Prevention Officer

[Signature] 12/13/11  
Code Enforcement Officer / Plan Reviewer

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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

### 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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-12-2882-SIGN

Located At: 580 BRIGHTON AVE CBL: 185- C-001-001

## **Conditions of Approval:**

### **Building**

1. Signage Installation to comply with Chapters 31 & 32 of the IBC 2009 building code.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-12-2882-SIGN	Date Applied: 12/7/2011	CBL: 185- C-001-001	
Location of Construction: 580 BRIGHTON AVE	Owner Name: ROSEMONT RED BRICK HOUSE LLC	Owner Address: 559 BRIGHTON AVE.  PORTLAND, ME 04103	Phone:  207-939-5053
Business Name: Rosemont Market & Bakery	Contractor Name: Welch Signge	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone:  B-1
Past Use:  Rosemont Market & Bakery	Proposed Use:  Same – Rosemont Market – install 4' x 4' hanging sign	Cost of Work:	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A  Signature:	Inspection: Use Group: Type:  Sisa Signature: ABU
Proposed Project Description: Install Hanging sign		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

1. This permit application does not 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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <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: UE 12/13/11 ABU	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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: ABU
	<b>CERTIFICATION</b>		

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



B-1

# 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>580 Brighton Ave Portland, ME 04102</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>185-C-001-001</u>	Owner: <u>John Naylor</u> <u>Rosemont Real Estate Main LLC</u> <u>559 Brighton Ave, 04103</u>	Telephone: <u>939-5053</u>
Lessee/Buyer's Name (If Applicable) <u>ROSEMONT MARKET + BAKERY</u>	Contractor name, address & telephone: <u>Welch Signage</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ <u>62</u>
Who should we contact when the permit is ready: <u>Lisa Childs</u> phone: <u>609-4336</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ <u>Single Tenant or Multi Tenant Lot</u> _____		
Current Specific use: <u>Rosemont Market + Bakery</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>4x4</u>		
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 <input checked="" type="checkbox"/> No _____ Dimensions: <u>4x4</u> 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.		

16 x 2 + 30 = 62

RECEIVED  
DEC 7 2011  
Dept. of Building Inspections  
City of Portland, ME

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](http://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: \_\_\_\_\_

Date: 12/5/11

This is not a permit; you may not commence ANY work until the permit is issued.

B-1 - single tenant.  
100 sq max  
4 sq total.

Brighton Ave code 42' bldg  
proposed 48' x 48' = 160  
Colonial facade - 72' x 1 1/2' = 108 sq  
42 x 1.5 = 63 = 35 sq  
Awning - 10' x 18' = 180  
108 sq Awning, 108 = 152

Crosswalk

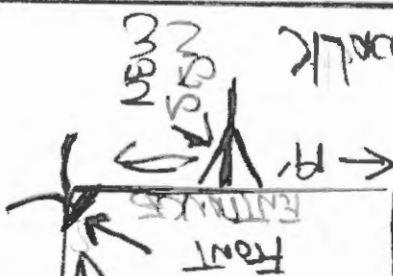
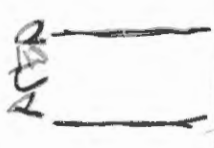
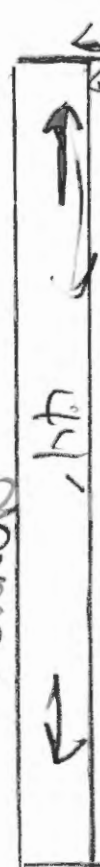
Garden

Crossings

BRISTOL AVE

SIDEWALK

FRONT PARKING



SIDEWALK

RESTAURANT MARKET  
580 BRISTOL AVE

← 169 →  
DRIVEWAY

← 371 →  
REAR DRIVEWAY

Area	Area (sq ft)	Perimeter (ft)
1	1,100	1,100
2	1,100	1,100
3	1,100	1,100
4	1,100	1,100
5	1,100	1,100
6	1,100	1,100
7	1,100	1,100
8	1,100	1,100
9	1,100	1,100
10	1,100	1,100
11	1,100	1,100
12	1,100	1,100
13	1,100	1,100
14	1,100	1,100
15	1,100	1,100
16	1,100	1,100
17	1,100	1,100
18	1,100	1,100
19	1,100	1,100
20	1,100	1,100
21	1,100	1,100
22	1,100	1,100
23	1,100	1,100
24	1,100	1,100
25	1,100	1,100
26	1,100	1,100
27	1,100	1,100
28	1,100	1,100
29	1,100	1,100
30	1,100	1,100
31	1,100	1,100
32	1,100	1,100
33	1,100	1,100
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35	1,100	1,100
36	1,100	1,100
37	1,100	1,100
38	1,100	1,100
39	1,100	1,100
40	1,100	1,100
41	1,100	1,100
42	1,100	1,100
43	1,100	1,100
44	1,100	1,100
45	1,100	1,100
46	1,100	1,100
47	1,100	1,100
48	1,100	1,100
49	1,100	1,100
50	1,100	1,100

Don's CardShop



# WELCH SIGNAGE

and digital graphics

Client: Rosemont Market & Bakery  
Proof File: 18148  
Designer: Joel Kuschke  
Due Date: 11/25

This proof may reflect color shifts due to the color conversions from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability. If we are supplied with files (if applicable) they will be used as is and WELCH will not be responsible for any faults in the design (300 dpi required). Please check the following for accuracy: spelling, quantity, graphics and logos, size, fonts/typeface, single or double sided colors and legibility.

Please SIGN this form, if approved, and fax to (207)883.8588 to continue the job progress.

\*By signing below, you are confirming that you have checked and approved of all details of this project, as represented on this proof.



(1) 1/2" MDO Sign  
48" x 48"

Double Sided

Primed, West System Sealed, and Painted  
Paint Color: SW 6884 Obsinate Orange  
Control Tac graphics with Laminate for faces

Handwritten notes: a small square with '11/12', a box with '\$ 645.00', and the text '= 2 322.50 deposit'.

MDO

Approved By: \_\_\_\_\_

*Walsh*

Date: \_\_\_\_\_

*11/11/11*

**DISCLAIMER:** WELCH is not responsible for the output of customer supplied files or logos. It is the customers responsibility to make sure they have supplied the files in the correct resolution and PMS colors. We would be happy to answer any questions regarding file setup.







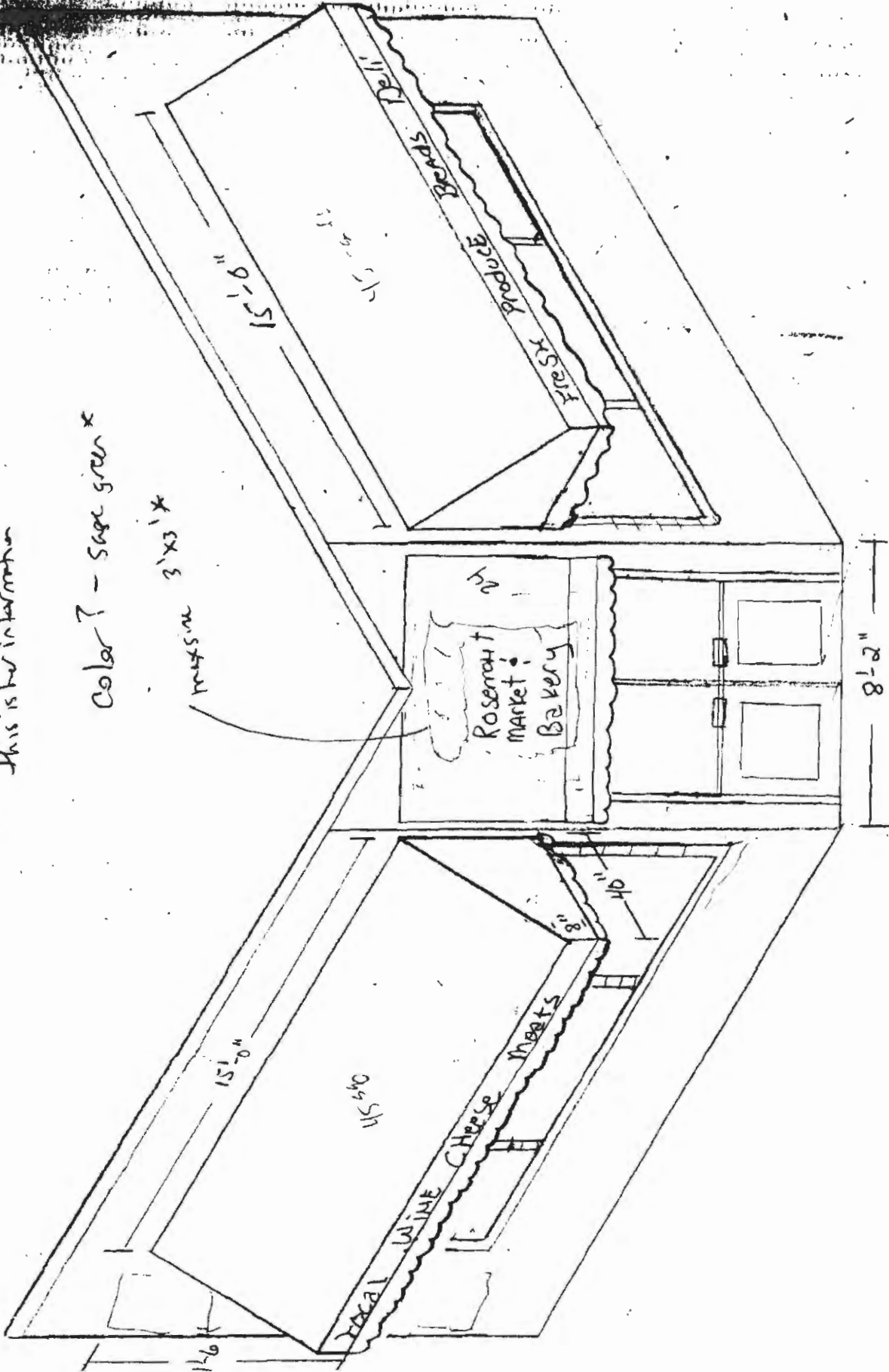


\* spoke to Sarah Thompson 7/12/10  
this is her information

Color? - Sage green x

3'x3'x

max size





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

12-7-2011

Received from

Rosemont Building

Location of Work

590 Brighton

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 62

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Sign \_\_\_\_\_

CBL: 195-C-1

Check #: CC Total Collected \$ 62

**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