

**PERMIT ISSUED**

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

Permit No: 03-1355	Issue Date: FEB 03 2004	CEL: 260 B013001
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Location of Construction: 918 Brighton Ave	Owner Name: Monument Properties Llc	Owner Address: 918 Brighton Ave	Phone: 874-7870
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B1

Past Use: <del>Office Bldg.</del> <i>Residential - ok see new change of use permit #03-1461</i>	Proposed Use: Office bldg w/2 story addition <i>20' x 22' 18.5' x 26.5'</i>	Permit Fee: \$492.00	Cost of Work: \$43,500.00	CEO District: 3
Proposed Project Description: Build 2 story <i>20' x 22' 18.5' x 26.5'</i> addition - see revised plans dated 12/24/03		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> Signature: <i>[Signature]</i> Date: <i>2/2/04</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: kwd	Date Applied For: 10/24/2003	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan - <i>exempt - attached</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>12/24/03</i>	<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	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District 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: <i>[Signature]</i>

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	

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

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

<b>Permit No:</b> 03-1355	<b>Date Applied For:</b> 10/24/2003	<b>CBL:</b> 260 B013001
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<b>Location of Construction:</b> 918 Brighton Ave	<b>Owner Name:</b> Monument Properties Llc	<b>Owner Address:</b> 918 Brighton Ave	<b>Phone:</b> ( ) 878-7870
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> Office bldg w/2 story 18.5' x 26.5' addition (revised 12/22/03)	<b>Proposed Project Description:</b> Build 2 story 18.5' x 26.5' addition
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/24/2003

**Note:** 11/21/03 Left message with Jim Nadeau - This property never had a change of use from residential to office **Ok to Issue:**   
and never had a sign permit - also the side setback abutting a first floor residential use is required to be 10' not the 8.8' shown  
12/22/03 received revised plans which corrected the problem. Also received permit #03-1461 for a change of use

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted on 12/22/03. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 02/02/2004

**Note:** **Ok to Issue:**

- 1) Footings must be stepped down below the frost line (48 inches) at the daylight basement!  
Anchor bolts must be not more than 12" from corners and 6 feet on center,  
Foundation perimeter drain must have sitation protection.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 12/24/2003

**Note:** **Ok to Issue:**

- 1) fire extinguishers shall be installed in accordance with NFPA 10 standards

03-1342


# All Purpose Building 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.

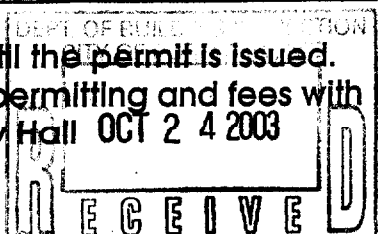
Location/Address of Construction: <u>918 BRIGHTON AVENUE</u>		
Total Square Footage of Proposed Structure <u>440 S.F.</u>	Square Footage of Lot <u>7,500 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>260</u> Block# <u>B</u> Lot# <u>13</u>	Owner: <u>MONUMENT PROPERTIES, LLC</u>	Telephone: <u>878-7870</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>MONUMENT PROP, LLC</u> <u>918 BRIGHTON AVE</u>	Cost Of Work: \$ <u>43,500</u> <del>42,000</del> Fee: \$ <u>417.00</u>
Current use: <u>OFFICE BLDG ADDITION 20' X 22' ON REAR OF EXISTING 750 BLDG.</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>OFFICE (used 12/22/03)</u>		
Project description: <u>2 story 20' x 22' addition to rear of office bldg</u> <u>10'5" x 26'5"</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JIM NADEAU</u>		
Mailing address: <u>NADEAU LODGE INC</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>878-7870</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>10-14-03</u>
--	-----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Applicant: Jim Neadeau

Date: 11/20/03

Address: 918 Brighton Ave

C-B-L: 260-B-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Addition

Zone Location - B-1

→ Revised set backs size on plan dated 12/22/03

Interior or corner lot -

Proposed Use/Work -

18.5' 20' x 26.5' Addition to existing Bldg & new parking in lot

Sewage Disposal - City

Lot Street Frontage -

Front Yard - NO change

Rear Yard - 20' min

23.1' per revised plans

12/22/03 plans ok

Side Yard - 10' if a bats A 1st floor residential use

- 8.8' shown on revised plans dated 12/22/03

Projections -

existing front porch

Width of Lot - N/A

Height - 35' max - 2

Lot Area - No min req - 7,500 sq ft per assessors

Lot Coverage (Impervious Surface) -

90% max or 7500 sq ft max impervious ≈ 71% impervious

Area per Family -

Off-street Parking - see other side for calc

2378 sq ft ÷ 400 = 6 required pkg spaces 9 spaces + garage shown

Loading Bays - N/A

Site Plan - Exemption for min site plan attached

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

ok per permit #0

NO change of use to office - No Sign permit  
side set back → revised on plans dated 12/22/03

# NADEAU & LODGE



*Professional Land Surveyors*

918 Brighton Avenue  
Portland, Maine 04102  
Phone (207) 878-7870  
Fax (207) 878-7871

1A Depot Street, Box 618  
Alfred, ME 04002-0618  
Phone (207) 324-8712  
Fax (207) 324-6100

January 26, 2004

Michael J. Nugent, Inspection Services Manager  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

**RE: Permit Request 18.5' by 26.5' Addition - 918 Brighton Avenue, Portland, Maine**

Dear Mike,

In follow-up to our phone conversation earlier this month in which you requested **a)** a weight load capacity for the first and second floors of our proposed 18.5' by 26.5' addition and, **b)** a general grading design for the rear of the proposed addition since there will be a 36" rear basement entrance; I offer the following information:

- a. I have attached a copy of a computation sheet which we received from Wood Structures. The span between supports (exterior wall and lally column) equals 9.25'. Based on my interpretation of a 11 7/8" BCI 450s Series Joist, 16" o.c, the uniform floor load equals about 220 pounds per lineal foot.
- b. Attached is a copy of a portion of our site plan enlarged to 10 scale for your review. I have forwarded a copy to Marge for her review.

I am most hopeful that this is all that remains for the submittal process and the issuance of a building permit. Thank you in advance for your time and please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "James D. Nadeau". The signature is written in a cursive style and is positioned above the typed name and title.

James D. Nadeau, P.L.S.  
President, Nadeau & Lodge, Inc.  
(20372014)

CC: Marge Schmuckal

To: Jim - Kadeau & Lodge  
Fax: (878-7871)

From: Brian Anderson  
B.A. Anderson Builders  
625-7649

BCI Joists - 16" OC  
450's  
1 7/8"  
18-6 Foundation Width

4

# Floor Span Tables

Joist Depth	BCI <sup>®</sup> Joist Series	★★★ THREE STAR ★★★					★★★★ FOUR STAR ★★★★★					CAUTION * MINIMUM STIFFNESS ALLOWED BY CODE * CAUTION				
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.
9 1/4"	400s	17'-3"	15'-9"	14'-11"	13'-10"	12'-3"	11'-5"	11'-5"	11'-1"	10'-9"	9'-9"	19'-0"	17'-5"	16'-2"	14'-5"	12'-3"
	450s	17'-1"	16'-5"	15'-6"	14'-5"	13'-2"	11'-10"	11'-10"	11'-5"	11'-2"	10'-2"	19'-10"	18'-2"	17'-2"	15'-8"	13'-4"
	500s	18'-7"	17'-0"	16'-0"	14'-11"	13'-7"	12'-3"	12'-3"	11'-10"	11'-6"	10'-5"	20'-7"	18'-10"	17'-9"	16'-7"	14'-3"
11 1/8"	400s	20'-5"	18'-8"	17'-8"	16'-6"	14'-1"	14'-10"	14'-7"	13'-9"	12'-9"	11'-7"	22'-7"	20'-5"	18'-8"	16'-11"	14'-1"
	450s	21'-4"	19'-6"	18'-5"	17'-2"	15'-0"	15'-4"	15'-2"	14'-4"	13'-4"	12'-1"	23'-7"	21'-7"	20'-0"	18'-0"	15'-0"
	500s	22'-2"	20'-3"	19'-1"	17'-9"	15'-0"	15'-10"	15'-9"	14'-10"	13'-9"	12'-6"	24'-6"	22'-4"	21'-2"	19'-5"	15'-0"
	600s	23'-0"	21'-0"	19'-9"	18'-5"	16'-9"	17'-11"	16'-4"	15'-4"	14'-3"	12'-11"	25'-5"	23'-3"	21'-11"	20'-3"	17'-0"
	900s	26'-0"	23'-8"	22'-3"	20'-9"	18'-10"	20'-3"	18'-5"	17'-3"	16'-0"	14'-5"	28'-9"	26'-2"	24'-8"	23'-0"	19'-4"
14"	400s	23'-3"	21'-3"	20'-1"	18'-5"	14'-3"	18'-2"	16'-7"	15'-7"	14'-6"	13'-2"	25'-8"	22'-7"	20'-7"	18'-5"	14'-3"
	450s	24'-2"	22'-1"	20'-11"	19'-6"	15'-2"	18'-11"	17'-3"	16'-3"	15'-1"	13'-8"	26'-9"	24'-6"	22'-5"	20'-0"	15'-2"
	500s	25'-1"	22'-11"	21'-8"	20'-2"	15'-2"	19'-8"	17'-10"	16'-10"	15'-7"	14'-2"	27'-9"	25'-4"	23'-11"	20'-3"	15'-2"
	600s	26'-1"	23'-9"	22'-5"	20'-10"	17'-5"	20'-4"	18'-6"	17'-5"	16'-2"	14'-7"	28'-10"	26'-4"	24'-10"	23'-1"	17'-5"
	900s	29'-5"	26'-9"	25'-3"	23'-6"	19'-6"	23'-0"	20'-10"	19'-7"	18'-2"	16'-5"	32'-6"	29'-8"	28'-0"	26'-0"	19'-6"
16"	450s	26'-10"	24'-6"	23'-2"	20'-5"	15'-4"	21'-0"	19'-1"	18'-0"	16'-9"	15'-2"	29'-8"	26'-7"	24'-3"	20'-5"	15'-4"
	500s	27'-9"	25'-4"	23'-11"	20'-5"	15'-4"	21'-9"	19'-9"	18'-8"	17'-4"	15'-4"	30'-8"	28'-1"	25'-7"	20'-5"	15'-4"
	600s	28'-10"	26'-4"	24'-10"	23'-1"	17'-7"	22'-7"	20'-6"	19'-4"	17'-11"	16'-2"	31'-11"	29'-1"	27'-6"	23'-5"	17'-7"
	900s	32'-6"	29'-7"	27'-11"	25'-11"	19'-7"	26'-5"	23'-1"	21'-8"	20'-1"	18'-2"	36'-0"	32'-0"	30'-11"	26'-2"	19'-7"

- Table values assume that 2 1/2" min. plywood/OSB rated sheathing is glued and nailed to the joists.
- Table values represent the most restrictive of simple or multiple span applications.
- Table values are based on residential floor loads of 40 PSF live load and 10 PSF dead load.
- Table values are the maximum allowable clear distance between supports.

- Table values assume minimum bearing lengths without web stiffeners for joist depths of 10 inches and less.
- This table was designed to apply a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC<sup>™</sup> software.

- ★★★ Live Load deflection limited to L/480.
- ★★★★★ Live Load deflection limited to L/960 to provide a floor that is much stiffer for the more discriminating purchaser.
- \* Live Load deflection limited to L/360 as allowed by the building code. (Shaded values do not satisfy the requirements of the North Carolina State Building Code. Refer to the THREE STAR table when spans exceed 20 feet.)

## About Floor Performance

The performance of a floor is a matter of opinion, the "feel" that might be acceptable to one person may not be acceptable to another. Many factors affect the perceived performance of a floor system, some of them are:

- The depth of the joist
- Continuous or simple spans
- Decking and flooring material
- Gluing and nailing the decking
- On-center spacing of the joist system
- Lack of drywall attached to underside of joist
- Level bearings
- Location of walls and furniture

To improve the performance of a floor system, a designer will frequently change the deflection criteria from L/360 to L/480 or higher. One way to accomplish this is by reducing the on-center spacing of the joist. The load capacity of the joist system will be increased but the "feel" of the floor system will not be significantly changed. The stiffness of a floor system is significantly increased and the vibration is reduced by increasing the joist depth. To illustrate this, see the BCI<sup>®</sup> span table above.

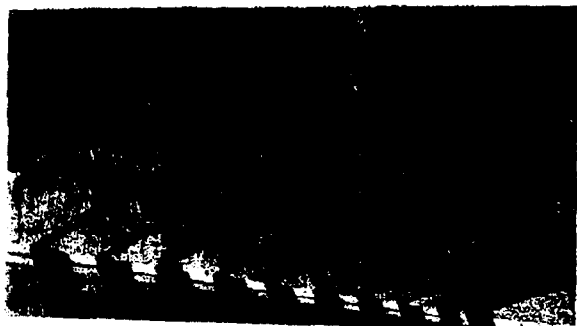
# Floor Load Tables

## 100% BCI® 450s Series Joist – 1 3/4" Flange Width

### Allowable Uniform Floor Load

In pounds per lineal foot (PLF)

Span (ft)	9 1/2" BCI 450s		11 7/8" BCI 450s		14" BCI 450s		16" BCI 450s	
	Live Load	Total Load	Live Load	Total Load	Live Load	Total Load	Live Load	Total Load
6	-	333	-	336	-	340	-	340
7	-	285	-	288	-	291	-	294
8	-	250	-	252	-	255	-	257
9	-	222	-	224	-	226	-	228
10	176	200	-	202	-	204	-	206
11	136	181	-	183	-	185	-	187
12	107	166	-	168	-	170	-	171
13	86	142	140	155	-	156	-	158
14	69	122	114	144	-	145	-	147
15	57	107	94	134	135	136	-	137
16	47	94	79	124	113	127	-	128
17	40	80	66	110	95	120	-	121
18		68	56	98	81	113	109	114
19		58	48	88	69	107	93	108
20		50	41	79	60	97	81	103
21				72	52	88	70	98
22				63	46	80	61	93
23				55	40	73	54	86
24						67	48	79
25						62	42	73
26						56		67
27						50		62
28								58
29								54
30								50







# NADEAU & LODGE



Professional Land Surveyors

918 Brighton Avenue  
Portland, Maine 04102  
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Fax (207) 878-7871

1A Depot Street, Box 618  
Alfred, ME 04002-0618  
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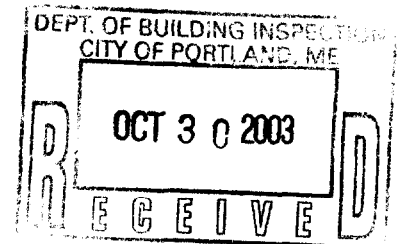
## Letter Of Transmittal

Date: 10-27-03

To: CITY OF PORTLAND BUILDING INSPECTION  
PORTLAND CITY HALL  
389 CONGRESS ST  
PORTLAND ME 04101

From: JIM NADEAU  
Nadeau & Lodge, Inc., Professional Land Surveyors  
918 Brighton Avenue  
Portland, Maine 04102  
phone: (207) 878-7870  
fax: (207) 878-7871

918 Brighton Ave  
2608013



RE: MONUMENT PROPERTIES, LLL BUILDING ADDITION

for approval     for your review     as requested     please comment

copies: date: description:

PER REQUEST HERE IS ONE COPY OF  
EACH CONSTRUCTION ~~SET~~ DRAWING  
WHICH COMPLETES MY SUBMISSION  
PACKAGE SUBMITTED 10-24-03  
PLEASE CALL W/ QUESTIONS

THANK YOU  
*Jim Nadeau*

**NADEAU & LODGE**

918 Brighton Avenue  
Portland, Maine 04102  
Phone (207) 878-7870  
Fax (207) 878-7871



*Professional Land Surveyors*

1A Depot Street, Box 618  
Alfred, ME 04002-0618  
Phone (207) 324-8712  
Fax (207) 324-6100

**Letter Of Transmittal**

Date: <sup>30</sup> 10-27-03

To: CITY OF PORTLAND BUILDING INSPECTION  
PORTLAND CITY HALL  
389 CONGRESS ST  
PORTLAND ME 04101

From: JIM NADEAU  
Nadeau & Lodge, Inc., Professional Land Surveyors  
918 Brighton Avenue  
Portland, Maine 04102  
phone: (207) 878-7870  
fax: (207) 878-7871

918 Brighton  
360 3013  
#03 1355

RE: MONUMENT PROPERTIES, LLC

for approval  for your review  as requested  please comment

copies: date: description:  
PER REQUEST ANOTHER SET OF  
CONSTRUCTION DRAWINGS  
LEGIBLE

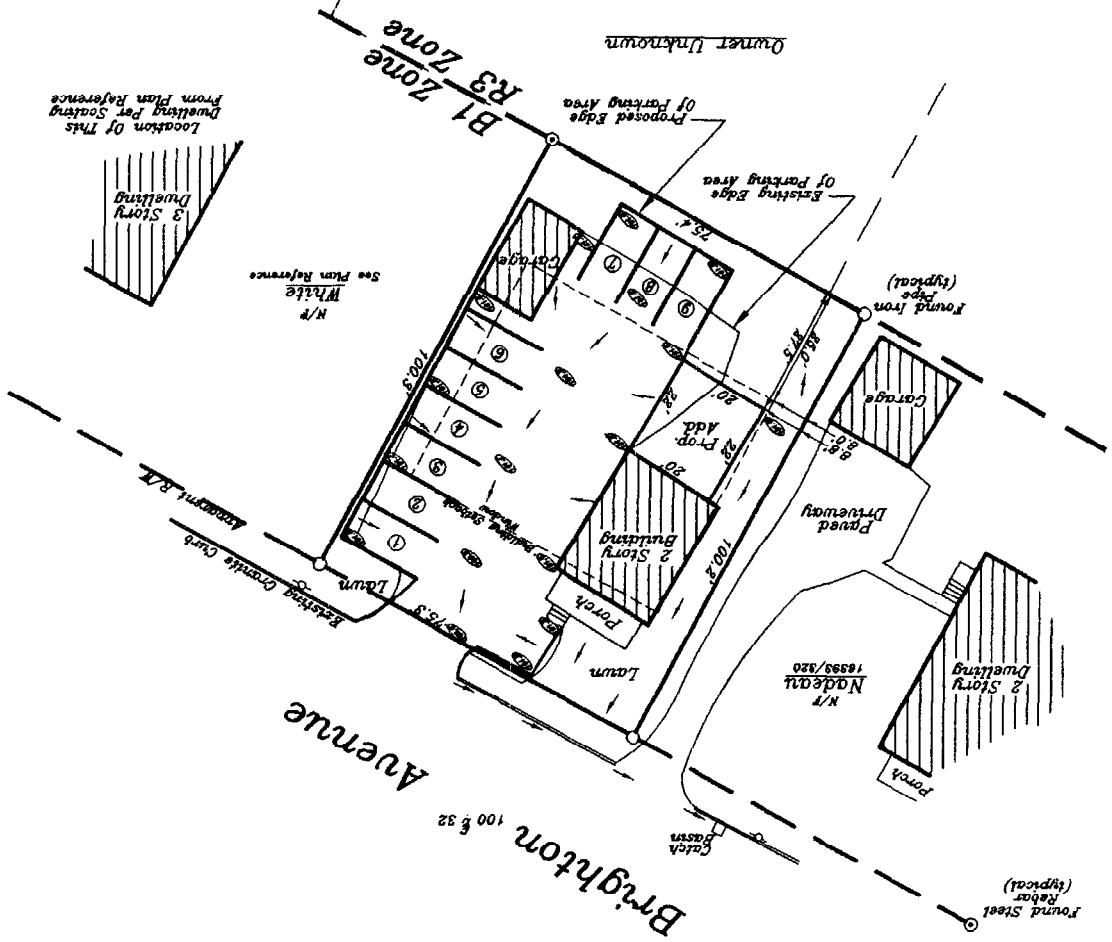
THANK YOU  
*[Signature]*

Magnetic North, 2003



Graphic Scale:

/ = Proposed Direction of Flow



Plan Showing The Location of A Proposed Addition

Made For  
**Monument Properties, LLC**  
 918 Brighton Avenue  
 PORTLAND, MAINE

**NADÉAU & LODGE**  
 PROFESSIONAL LAND SURVEYORS  
 918 BRIGHTON AVENUE  
 PORTLAND, MAINE 04102  
 (207) 878-7870

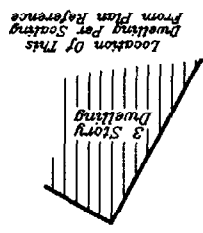
BOOK NO. N/A	JOB NO. 209720	SHEET NO. 1 of 1
RECORD OWNER: Monument Properties, LLC 918 Brighton Avenue Portland, Maine 04102	CHD BY: TPB/JDN	SCALE: 1" = 10'
DRAWN BY: JDN	DATE: Sept. 20, 2003	

**Plan Reference:**

"Standard Boundary Survey and Location Plan for Archelleto, Inc., South Portland, Maine, dated August 27, 1990 by Owen Haskell, Portland, ME.", dated August 27, 1990 by Owen Haskell.

**General Notes:**

- Parcel is depicted as Lot 18 of Block B on Map 200 per City of Portland Assessor's Maps.
- Total area of parcel equals 7,500 square feet, more or less.
- Garage used for equipment storage only.
- The elevations in @ are proposed.
- Apparent R/W per Plan Reference and monumentation found in the field.
- This plan is titled without the embossed seal of the Professional Land Surveyor who prepared this plan.
- References to "Letter Of Confirmation" between Nadeau & Lodge, Inc. and Monument Properties, LLC for exceptions made from Chapter 90, Part 2, Technical Standards Of Practice.
- The parcel does not horizontally fall within a Special Flood Hazard Zone per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 96.6, 102.9, & 113.08, respectively. Elevations on proposed addition shall be the same for each respective floor.
- Elevations depicted herein are based on an assumed datum.
- Existing basement, first floor, & second floor elevations are 96.6, 102.9, & 113.08, respectively. Elevations on proposed addition shall be the same for each respective floor.
- No underground utilities are known to exist on-site.
- No new utilities will be added. Heat, electric, sewer, & water shall tie into existing lines.
- Site will be loamed and seeded, and paved.
- Solid waste will be removed via curbside pick-up.
- If blasting is required, the contractor shall obtain the necessary permits from the City of Portland Fire Department.



N/A  
 See Plan Reference

# NADEAU & LODGE



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Fax (207) 878-7871

1A Depot Street, Box 618  
Alfred, ME 04002-0618  
Phone (207) 324-8712  
Fax (207) 324-6100

September 29, 2003

Alex Jaegerman, City Planner  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

**RE: Request For Exemption From Site Plan Review, 918 Brighton Avenue, Portland, Maine**

Dear Alex,

On behalf of Monument Properties, LLC, I request that the attached submission be reviewed at your earliest convenience. In accordance to Section 14-523, Subsection 4, Standards a-h, we believe that Site Plan Review will not be required for this building addition for the following reasons:

- a. N/A
- b. The proposed addition will have only a 440 square foot building footprint.
- c. The proposed addition will continue to be served by only one existing curb cut, driveway or parking area. There will be no new curb cuts and circulation flows & current parking (9 spaces) will not be disrupted. No drive-through services exist or are proposed.
- d. The granite curbs and bituminous sidewalk adjacent to the lot are complete and in sound condition.
- e. The addition does not require additional or reduce existing parking, either on or off the site, nor does it change traffic generation.
- f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site.
- g. N/A
- h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right of way.

Thank you in advance for your time in reviewing this request. Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Nadeau", written over a large, stylized circular flourish.

James D. Nadeau, P.L.S.  
President, Nadeau & Lodge, Inc.  
(203) 720(L)

**COPY**

**NADEAU & LODGE**

*Professional Land Surveyors*

918 Brighton Avenue  
Portland, Maine 04102  
Phone (207) 878-7870  
Fax (207) 878-7871



1A Depot Street, Box 618  
Alfred, ME 04002-0618  
Phone (207) 324-8712  
Fax (207) 324-6100

September 29, 2003

Marge Schmuckal, Zoning Administrator  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

**RE: Permit Request 20' by 22' Addition - 918 Brighton Avenue, Portland, Maine**

Dear Marge,

On behalf of Monument Properties, LLC, I request that the attached submission be reviewed at your earliest convenience in hopes of obtaining a building permit on my existing building.

Thank you in advance for your time in reviewing this request. Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Nadeau". The signature is written over a large, light-colored scribble or stamp.

James D. Nadeau, P.L.S.  
President, Nadeau & Lodge, Inc.  
(203720L2)