

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

Permit No: 04-002	PERMIT ISSUED Issue Date: JAN 21 2004 CITY OF PORTLAND	CBL: 260 B013001
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Location of Construction: 918 Brighton Ave	Owner Name: Monument Properties Llc	Owner Address: 918 Brighton Ave	Phone: 207-878-7870
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B1

Past Use: Commercial / Office	Proposed Use: Office / Erect two sign, 20" x 8' and 3' x 3'.	Permit Fee: \$76.00	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Erect two signs 20" x 8" and 3' x 3'.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: Sign BOCA 1999 Signature: MMB 1/21/04
		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: gg	Date Applied For: 01/07/2004	Zoning Approval
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/11/04	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 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:
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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

Permit No: 04-0027	Date Applied For: 01/07/2004	CBL: 260 B013001
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Location of Construction: 918 Brighton Ave	Owner Name: Monument Properties Llc	Owner Address: 918 Brighton Ave	Phone: 207-878-7870
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	

Proposed Use: Office / Erect two sign, 20" x 8' and 3' x 3'.	Proposed Project Description: Erect two signs 20" x 8" and 3' x 3'.
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 01/14/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 01/21/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Signage Installation to comply with Chapter 31 BOCA 1999				

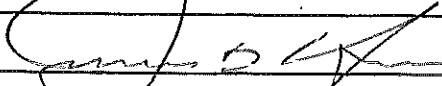
Signage/Awning Permit Application

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 BRIGHTON AVENUE</u>		
Total Square Footage of Proposed Structure <u>490 SF</u>	Square Footage of Lot <u>7,500 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>2600</u> Block# <u>B</u> Lot# <u>13</u>	Owner: <u>MONUMENT PROPERTIES</u>	Telephone: <u>878-7070</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>MONUMENT PROPERTIES, LLC</u> <u>918 BRIGHTON AVE</u> <u>PORTLAND, ME</u>	Total s.f. of ⁽²⁾ signage x <u>235</u> <u>\$1.00</u> per s.f. plus \$30.00 = Total Fee: <u>\$ 76</u> Awning Fee = Cost Of Work: \$ Total Fee: \$
Current use: <u>OFFICE SPACE</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME JAN 7 2004 RECEIVED
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>SAME AS CURRENT</u>		
Project description: <u>18.5' X 26.5' ADDITION</u> <u>SIGN</u>		
Contractor's name, address & telephone: <u>B.A ANDERSON - BALDWIN</u>		
Who should we contact when the permit is ready: <u>JIM NADEAU</u>		
Mailing address: <u>918 BRIGHTON AVE</u> <u>PORTLAND, ME 04102</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>878-7070</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>12-3-3</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

_____ Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00.

N/A Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage. *OWNER OF MONUMENT PROPERTIES, LLC & NADEAU & LODGE (JAMES NADEAU) IS THE APPLICANT.*

✓ A sketch plan of lot, indicating location of buildings, driveways, and any abutting streets or rights of way, lengths of building frontages, street frontages, and all existing setbacks. *SEE EXISTING FLOOR PLAN SKETCH* } *SITE PLAN*

✓ *Indicate on the plan all existing and proposed signs with their dimensions and specific locations.*

✓ A sketch or ~~photo~~ *BELOW* of any proposed sign(s) indicating content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.

N/A Certificate of Flammability required for awning or canopy at time of application.

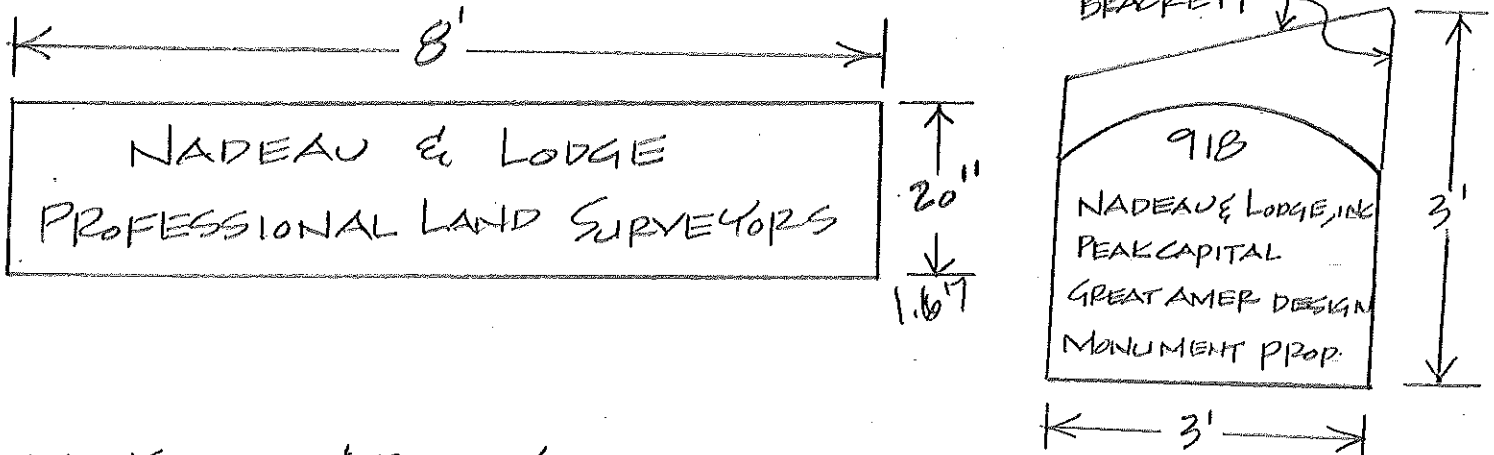
N/A UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.

✓ Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

Permit Fee for signage or awning-with-signage:
\$30.00 plus \$1.00 per square foot of sign.

#2

~~Permit Fee for awning without signage is based on cost of work:~~
~~\$30.00 for the first \$1,000.00, plus \$7.00 for each additional \$1,000.00.~~



BOTH SIGNS WOOD & BOLTED/SCREWED TO PORCH - NO LIGHTING

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 918 BRIGHTON AVENUE ZONE: B1

CBL: 260 B 13

SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES NO
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO
2 EXISTING - NONE PROPOSED

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: _____

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

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS: N/A

BLDG. WALL SIGN (attached to bldg)? YES NO DIMENSIONS: 20" x 8' & 3' x 3' = 9

AWNING? YES NO DIMENSIONS: N/A

LOT FRONTAGE (FEET): 75'

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): 10' 22' x 1.5 = 33'

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 WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED. SEE ATTACHED

SIGNATURE OF APPLICANT: _____ DATE: _____

***** FOR OFFICE USE ONLY *****

Table 2.5

Neighborhood Business (B-1) Zone -- Single-Tenant Lots

*multi-tenant lots
less than 1 acre use same regulations*

Freestanding Signs

- Area	32 square feet
- Height	16 feet
- Setback	5 feet
- # freestanding signs permitted per lot	1

Building Signs

As of Right	
- Maximum Cumulative Area of all Building Signs	100 square feet
- Sq. ft. per linear ft. of bldg. facade on which sign will be placed	1 1/2 feet
- # bldg. signs permitted per lot	1 per bldg. facade facing on abutting st. + 1 additional

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

December 19, 2003

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

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

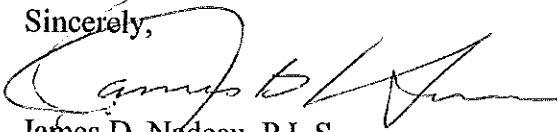
Dear Marge,

In follow-up to our November 26, 2003 meeting, I offer the following information:

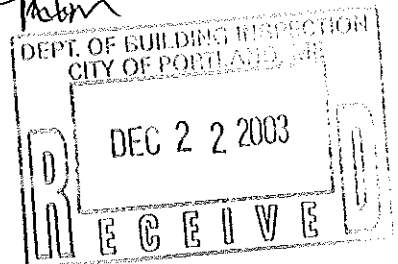
- a. The building footprint size has been revised, but is still less than 500 square feet.
- b. A Change Of Use permit has been added to the application. The fee of \$30 has been paid.
- c. A Sign Permit is enclosed with the applicable fee. → *Neither enclosed (sign info - pictures & location on bldg) WAS included*
- d. The Site Plan has been revised to depict the revised footprint.
- e. A floor plan of each existing level has been added per request of your assistant at the front desk.

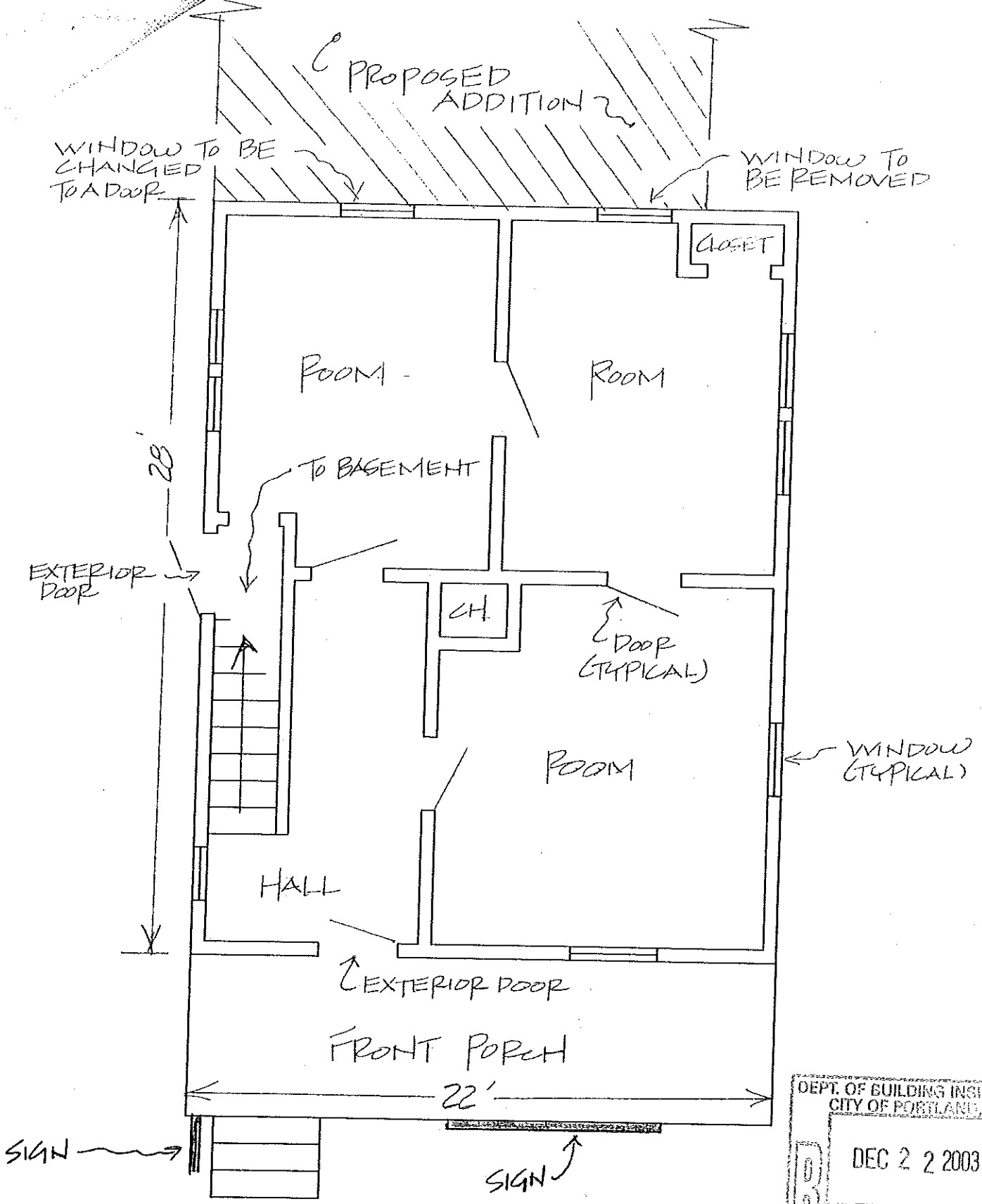
I am most hopeful that this is all that remains for the submittal process and the issuance of a building permit. Thank you in advance for your time and have a great holiday season. Please do not hesitate to call if you have any questions.

Sincerely,


James D. Nadeau, P.L.S.
President, Nadeau & Lodge, Inc.
(203720L3)

*12/22/03 - Notified J.N. office
(Jim is on vacation this week) Sec. will leave
A message for them.*





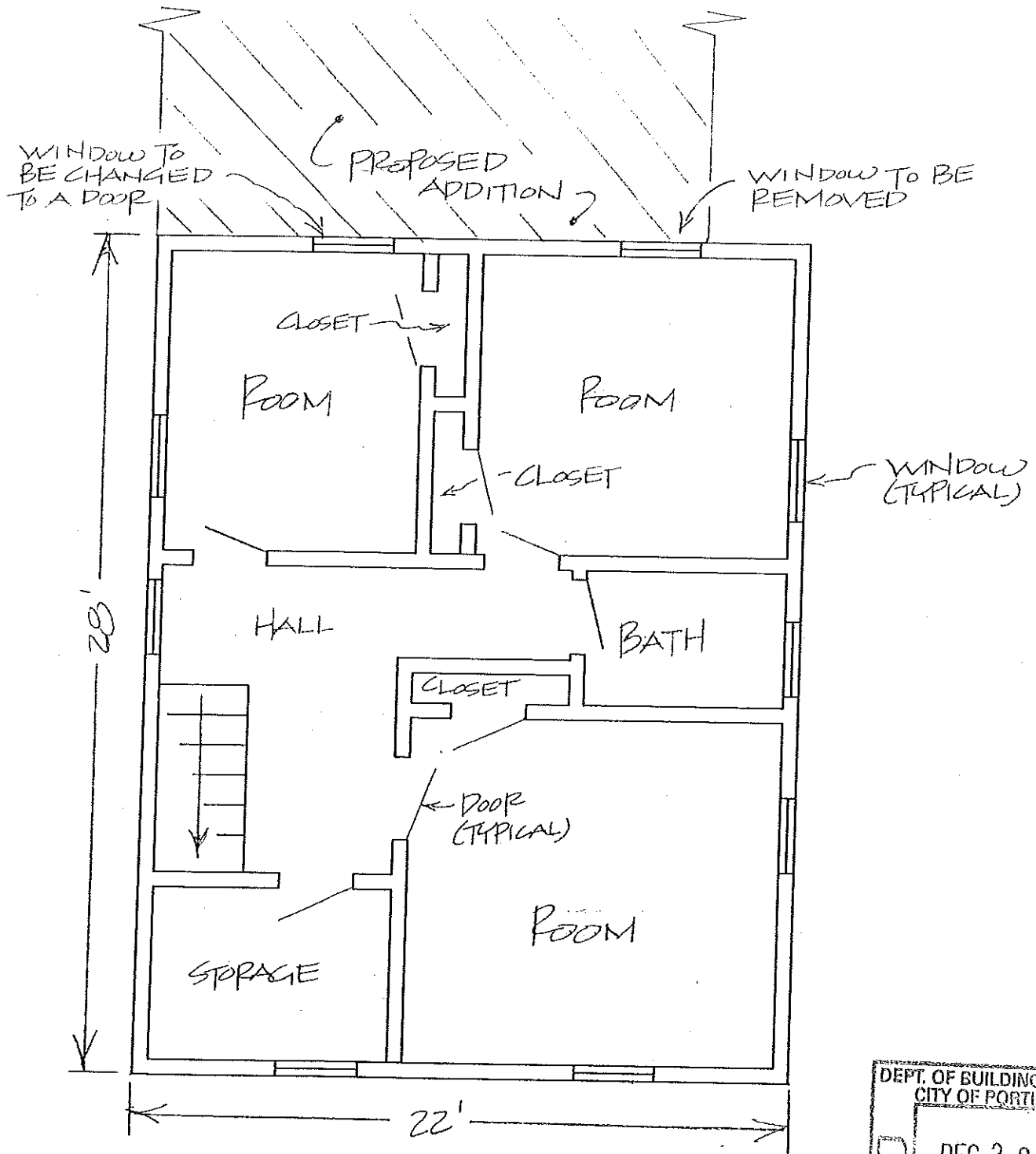
DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 DEC 22 2003
 RECEIVE

MONUMENT PROPERTIES - 918 BRIGHTON AVE
 EXISTING FLOOR PLAN (1ST FLOOR)
 12-2-03 1" = 5'±

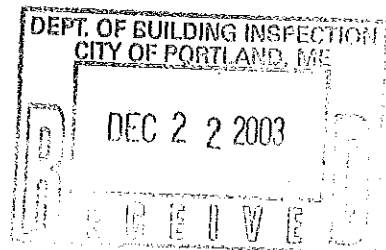
MONUMENT PROPERTIES - 918 BRIGHTON AVE

EXISTING FLOOR PLAN (2ND FLOOR)

12-2-03 1" = 5' ±



FRONT OF BUILDING



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 040027

This is to certify that Monument Properties Llc /n/
has permission to Erect two signs 20" x 8" and 3'
AT 918 Brighton Ave. 260 B013001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Joanne Burke 1/21/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

April 2, 2004

260 B13

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

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

Dear Mike,

In reviewing our building layout pertaining to grading prior to excavation, I believe you will find that the daylight basement may be troublesome pertaining to drainage of surface water. I have enclosed a portion of our approved site plan (permit issued for construction February 2, 2004) which shows a doghouse type basement entrance instead of a daylight entrance. I believe this type entrance best fits current grade.

Please note that 11.8 square feet (59%) of this revision is still inside the building setback window and 8.3 square feet is outside. The rear setback requirement for this B-1 Zone is 20'.

My problem is that my builder has notified me that excavation for the foundation is probably going to start on Monday the 5th of April. I have notified DIGSAFE and was given a start date and time of April 2, 2004 @ 9:45AM. I realize that you are extremely busy, but could you please give this small revision priority in hopes of not comprising my construction teams' schedule. This favor would be much appreciated. Please do not hesitate to call if you have any questions.

Sincerely,

James D. Nadeau, P.L.S.
 President, Nadeau & Lodge, Inc.
 (203720L5)



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Received from Mr. [Signature] _____ 2004

Location of Work 155 [Signature] Street

Cost of Construction \$ _____

Permit Fee \$ 1,000

Building (IL) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 155 [Signature] Street

Check #: 0044 Total Collected \$ 1,000

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy