

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

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

**PERMIT ISSUED**

Permit No: 02-217	Issue Date: NOV 14 2002	CBL: 265 B004001
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<b>Location of Construction:</b> 1140 Brighton Ave	<b>Owner Name:</b> Zhang Qian	<b>Owner Address:</b> 1140 Brighton Ave	<b>Phone:</b> 850-305-5277
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Sign Design	<b>Contractor Address:</b> 306 Warren Ave Portland	<b>Phone:</b> 2078562600
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Signs - Permanent	<b>Zone:</b> B-2

<b>Past Use:</b> Restaurant / Vallees	<b>Proposed Use:</b> Restaurant / Erect one 18' x 5.8' Sign and 25" x 2' Roof Top	<b>Permit Fee:</b> \$186.00	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 3
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<b>Proposed Project Description:</b> Erect one 18' x 5.8" Sign and 25" x 2' Roof Top.	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>NA</i>	<b>INSPECTION:</b> Use Group: <i>A</i> Type: <i>NA</i> <i>11/13/02</i>
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<b>Signature:</b>	<b>Signature:</b>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
<b>Signature:</b>	<b>Date:</b>

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 10/25/2002	<b>Zoning Approval</b>
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<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 type="checkbox"/> Site Plan <input type="checkbox"/> Minor <input type="checkbox"/> MM Date: <i>11/7/02</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 checked="" type="checkbox"/> Denied Date:	<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:
	<p><i>freestanding sign bottom reader board shall be removed - all rights to it have been extinguished</i></p> <p><i>ok with conditions</i></p>		

**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 \_\_\_\_\_

**THIS IS NOT A PERMIT/CONSTRUCTION MAY NOT COMMENCE UNTIL THE PERMIT IS ISSUED**

## Signage Application

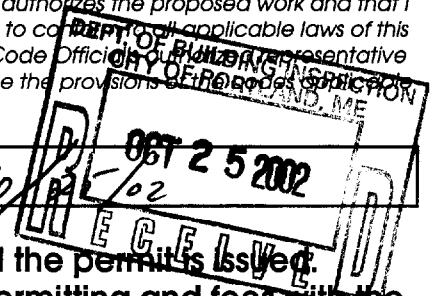
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>1140 Brighton Ave</u>		
Total Square Footage of Proposed Structure <u>100 sq. ft</u>	Square Footage of Lot <u>500000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>2105</u> Block# <u>B</u> Lot# <u>004</u>	Owner: <u>Zhang Qian</u>	Telephone: <u>1-850-305-5277</u>
Lessee/Buyer's Name (If Applicable) <u>Ma:nc Super Buffet</u>	Applicant name, address & telephone: <u>Sign Design Inc. PO Box 207 Westbrook ME04098</u>	Total s.f. of signage <u>156</u> x 1.00 per s.f. \$ <u>156</u> , plus \$30.00 base fee Fee: \$ <u>186-</u>
Current use: <u><del>Prior Valler's Restaurant</del></u>		
If the location is currently vacant, what was prior use: <u>Valler's Rest.</u>		
Approximately how long has it been vacant: <u>12 months</u>		
Proposed use: <u>Restaurant</u>		
Project description: <u>1 18' x 5.8' sign</u> <u>25' x 21' roof top</u>		
Contractor's name, address & telephone: <u>Sign Design Inc. PO Box 207 Westbrook ME 04098</u>		
Who should we contact when the permit is ready: <u>Doug Harmon 856-2600</u>		
Mailing address:		
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 \$50.00 fee if any work starts before the permit is picked up. Phone:		

**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 comply with 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 or authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the Code of Ordinances of the City of Portland, ME to this permit.

Signature of applicant: [Signature] Date: 10/25/02



**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**

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 021217

This is to certify that Zhang Qian/Sign Design

has permission to Erect one 18' x 5.8" Sign and 1' x 2' Roof Top.

AT 1140 Brighton Ave

265 B00400

**PERMIT ISSUED**  
NOV 14 2002  
CITY OF PORTLAND

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. **HEAVY 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

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application ID Number: 2-1217

Department: Zoning

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments: 1140 Brighton Ave

Approval Date: 11/07/2002

Issue Date: 10/29/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 11/07/2002

Date 2:

Conditions Section:

It is understood that the bottom reader board (approx. 3' x 10') on the free standing sign shall be removed. It is further understood that only the panels on the remaining cabinets shall be replaced. If there is any change to this understanding this office shall be immediately notified PRIOR to any changes. The removal of the bottom panel shall be permanent and shall not be replaced in the future. All rights to that reader board have been extinguished.

Create Date: 10/25/2002 By: gg

Update Date: 11/07/2002 By: mes

DELANCEY BRIGHT SIGN, INC.  
 TEL: 212-219-2627 FAX: 212-941-8589

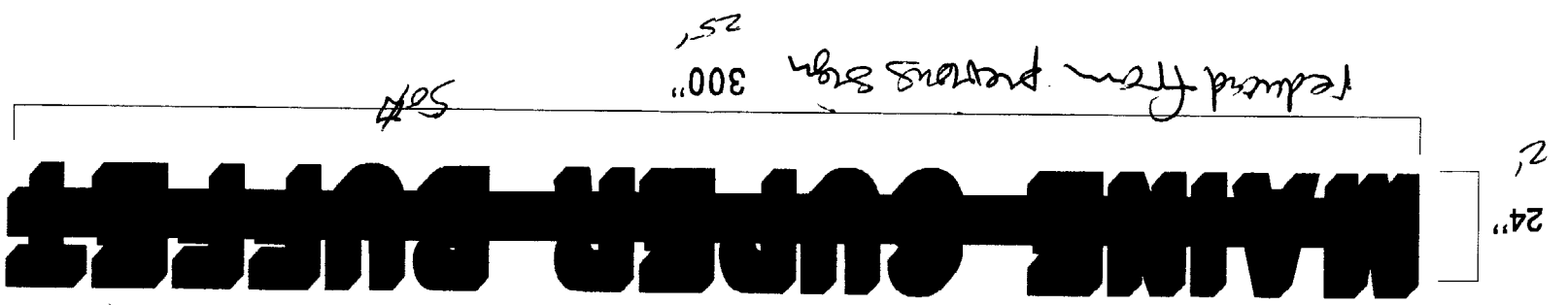
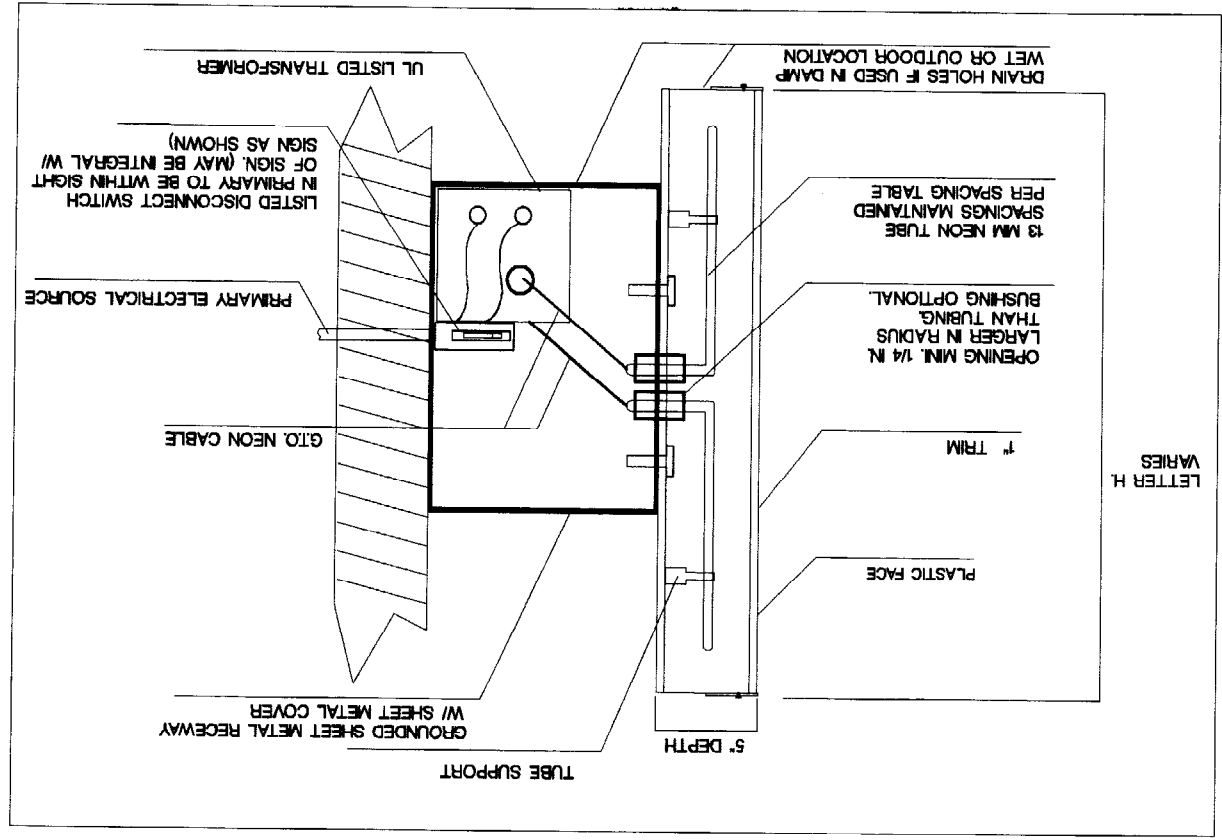
**NEON TRANSFORMERS:**  
 CAT. NO. 4815M3-02  
 H2-60W, 250  
 PRI. V-120 A-3.8  
 SEC. V-15,000 MA-30  
 UL LISTED ISSUE D01051

**NEON ELECTRODE RECEPTACLE**  
 UL LISTED 932K  
 P-K 75,000 VOLTS  
 MFG. BY:  
 PETERSON ELECTRODE RECEPTACLE  
 BERKELEY CA 94710

**P-K HOUSING**  
 WESTRIM PRODUCTS INC.  
 CABLE NO. E106284  
 GTO. 15,000V

**SIGNAGE DETAILS**

- \* 24" INDIVIDUAL CHANNEL LETTER
- \* 1/8" RED ACRYLIC FACE
- \* MOUNTED ON 8"x8" BRONZE ALUMINUM RACEWAY
- \* 1" GOLD PLASTIC TRIM-CAP
- \* 0.040 BRONZE ALUMINUM RETURN
- \* DOUBLE ROW RED 13 MM NEON TUBING
- THE SIGN WILL HAVE UL LABEL ATTACHED

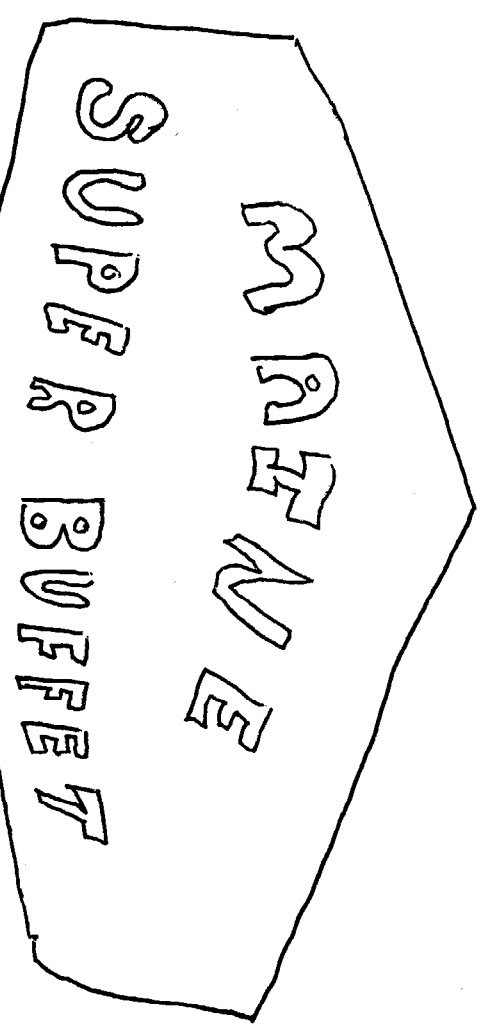


*Sign mounting system  
 Post mount (text change)*

*300\"/>*

*New Valles Sign*

18'



48"  
A

22'

APPROX. 4X10  
EXISTING SIGN REMAINING

Remove  
Reader Board  
~ 3x10  
spec. plate

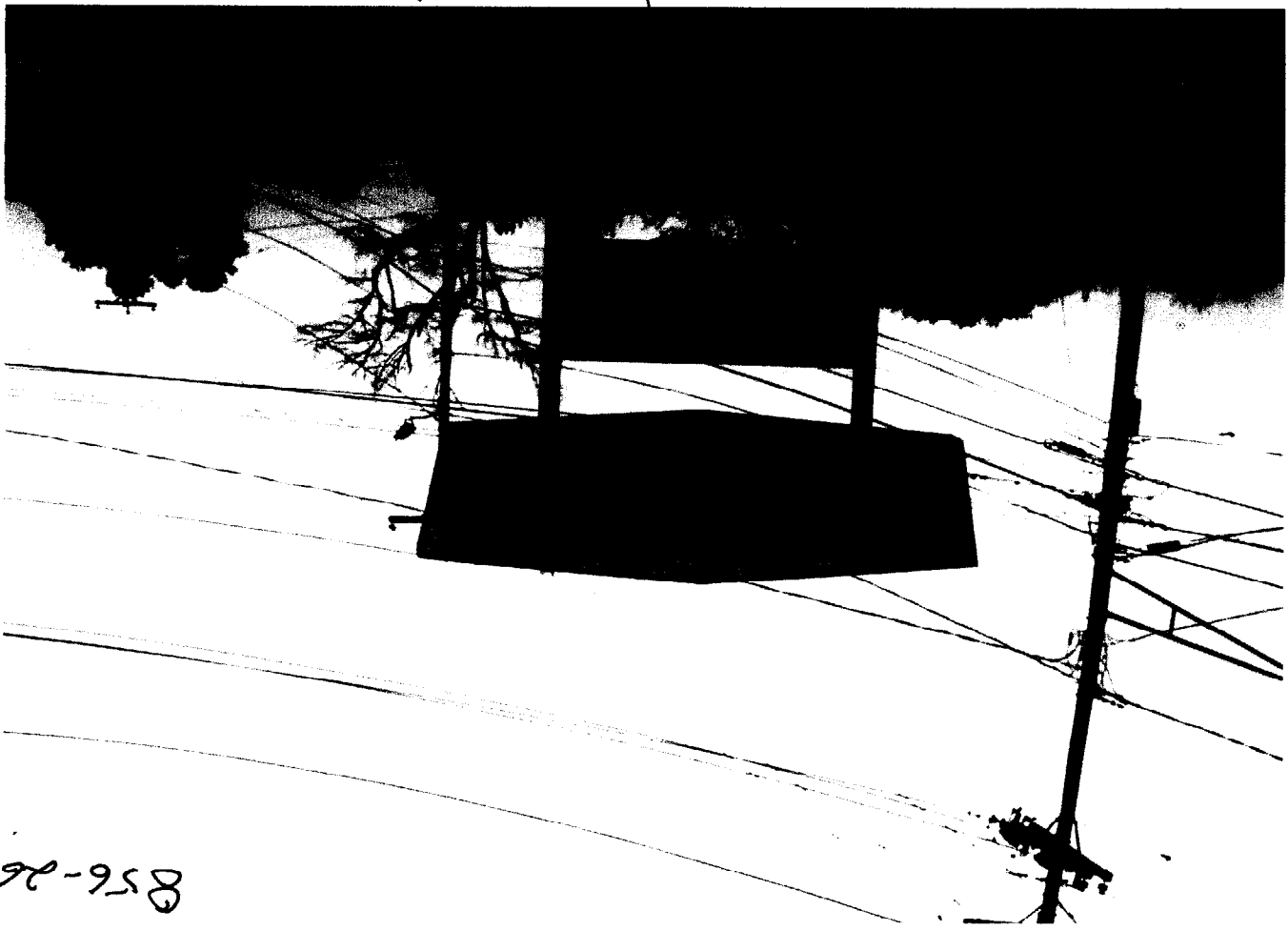
ESSEN

Face Change  
Pot A New  
spec. plate  
CPD

$$18 \times 5 = 90 \#$$

Essential  
to be removed  
to be removed

RE: 1140 Brighton Ave  
02117  
065 3007

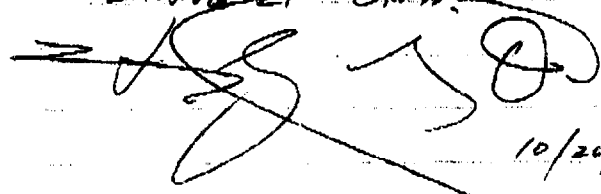


856-2602

Thank you, Doug

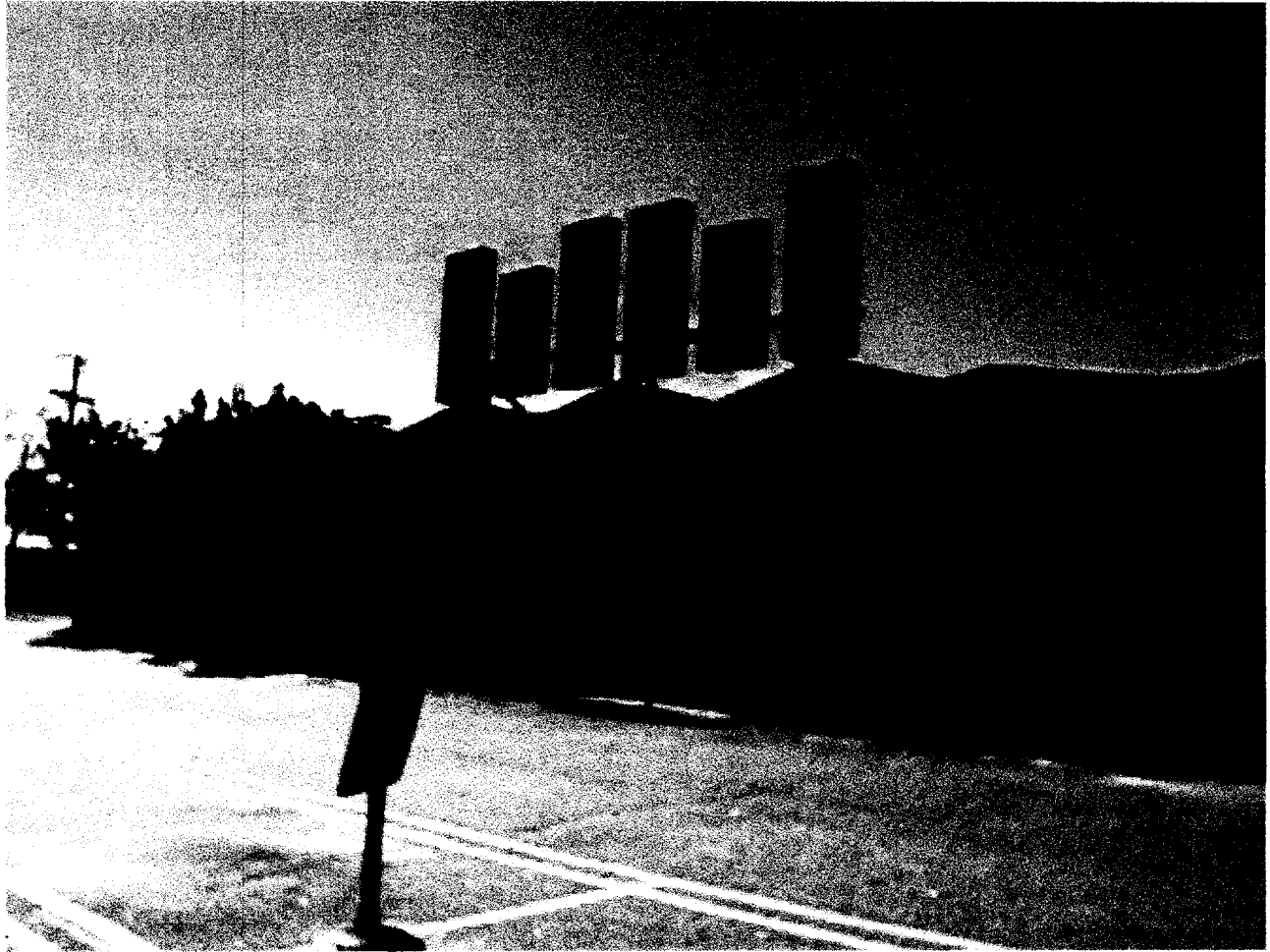
Please Don't hold up permit if Roof top  
Sign is a Problem: The face change on  
this sign is the most important

I ZHANG ZI QIAN hereby as owner of  
 1140 Brighton Ave at Portland Maine property  
 give premise to "super chinese Buffet" for  
 Restaurant usage and give permission to  
 Super chinese Buffet as their sign company  
 with any signage works that have to  
 required by owner of the restaurant. all permissions  
 granted.

~~ZHANG ZI QIAN~~  
  
 10/20/02.

207-856-9600





old Valle's sign

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1140 Brigator Ave ZONE: B2

OWNER: Zhang Qian

APPLICANT: Sign Design 856-2600

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

*False Change*

SINGLE TENANT LOT?  YES  NO MULTI-TENANT LOT? YES  NO

FREESTANDING SIGN? (ex. Pole Sign)  YES  NO --- DIMENSIONS 18' HEIGHT 70" *108.58 ft*

MORE THAN ONE SIGN?  YES  NO DIMENSIONS 30" HEIGHT 24" *48.54 ft*

SIGN ATTACHED TO BLDG.?  YES  NO DIMENSIONS 25' x roof top *2 x 25 = 50'*

MORE THAN ONE SIGN?  YES  NO DIMENSIONS \_\_\_\_\_

AWNING: YES  NO IS AWNING BACKLIT? YES  NO HEIGHT OFF SIDEWALK \_\_\_\_\_

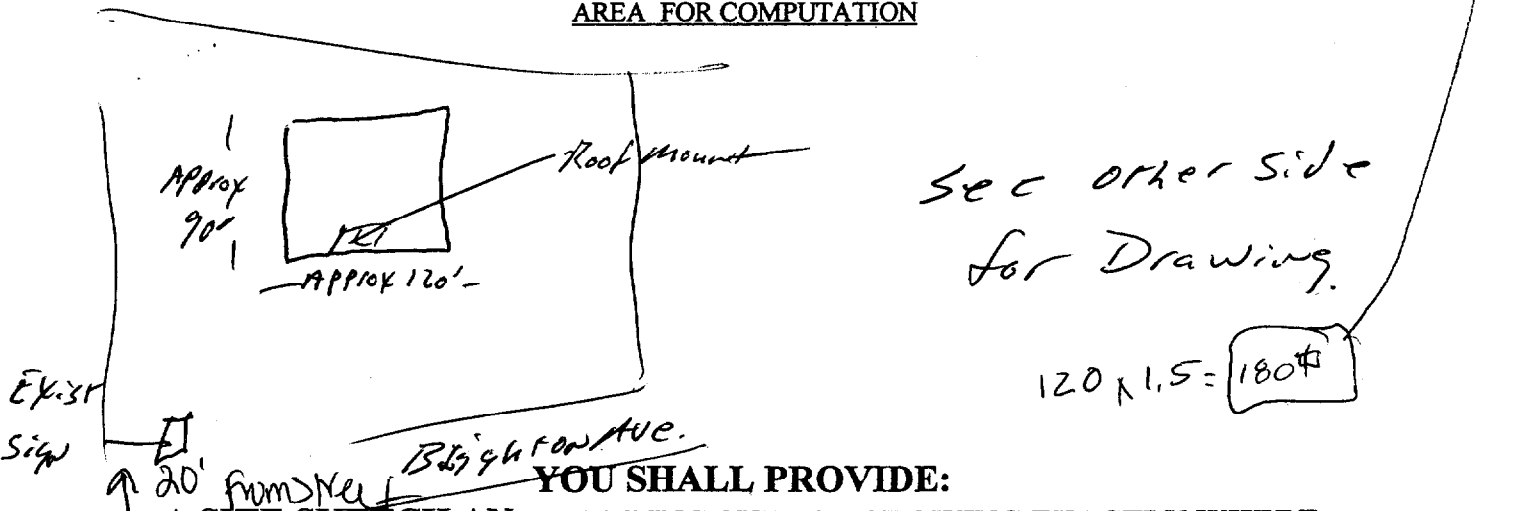
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): \_\_\_\_\_

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION



**YOU SHALL PROVIDE:**  
**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: [Signature] DATE: 10/25/02