

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 081491

This is to certify that 1140 BRIGHTON AVENUE SOCIAT

has permission to install 4'5" x 17' Signinstall 4'5" x 17' Sign

AT 1140 BRIGHTON AVE

C 265 B004001

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 lath or other used-in. 2
 HOW 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

1/9/07 / *[Signature]*
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1491	Issue Date: 1/9/09	CBL: 265 B004001
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Location of Construction: 1140 BRIGHTON AVE	Owner Name: 1140 BRIGHTON AVENUE ASSO	Owner Address: 1140 BRIGHTON AVE	Phone: 917-671-8298
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Business Name:	Contractor Name:	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-2
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Past Use: Commercial Restaurant "Kon Asian Biste"	Proposed Use: Commercial Restaurant - install 4'5" x 17' Sign building	Permit Fee: \$186.00	Cost of Work: \$0.00	CEO District: 3
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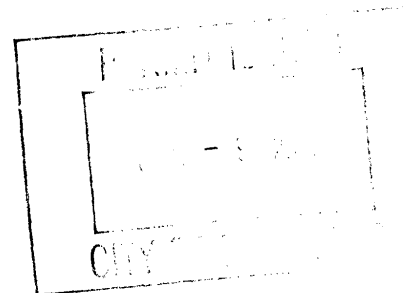
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: Sign IBC-2003
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Proposed Project Description: install 4'5" x 17' Sign building	Signature: <i>CL</i> 1/9/09
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PEDESTRIAN 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: lmd	Date Applied For: 11/24/2008	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 12/16/08 <i>ABM</i></p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p><i>ABM</i></p> <p>Date:</p>
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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: 08-1491		Date Applied For: 11/24/2008	CBL: 265 B004001
Location of Construction: 1140 BRIGHTON AVE	Owner Name: 1140 BRIGHTON AVENUE ASSO	Owner Address: 1140 BRIGHTON AVE	Phone: 917-671-8298
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	
Proposed Use: Commercial Restaurant - install 4'5" x 17' building Sign		Proposed Project Description: install 4'5" x 17' building sign	
Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 12/16/2008 Note: 12/12/08 Applicant revised sign location, so it is not a roof sign. Ok to Issue: <input checked="" type="checkbox"/> 1) This permit is being issued with the condition that the sign can fit on the wall below the existing roof line.			
<hr/> Dept: Building Status: Approved with Conditions Reviewer: Chris Hanson Approval Date: 01/09/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			

Comments:

11/26/2008-amachado: Spoke to Simon at Grand Supply Inc. Told him that I couldn't get a hold of Joe. Need to have more information about what the letters are made out of and how they are attached. We also need a picture or drawing of the front elevation that shows exactly where the sign will be located.

12/4/2008-amachado: One of the applicants was in and indicated where the sign was going on the proposed facade. This facade is not part of the wall; it extends above the roof so it is considered a roof sign and not allowed. See letter dated 12/11/08. Need cross section to show that the facade extends above the roof & is supported by the roof.

12/12/2008-amachado: Received revised plan showing that the sign would be above the door, on the old part of the roof. Picture of roof confirms it is part of the roof.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

Marked

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>140 Brighton Ave. ME.</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>265</u> <u>B</u> <u>4</u>	Owner: <u>Lu Ai Hui</u>	Telephone: <u>917-671-8298</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>chen zhao.</u> <u>917-671-8298.</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Lu Ai Hui</u> phone: <u>917-671-8298</u>		
Tenant/allocated building space frontage (feet): Length: <u>75</u> Height: <u>15</u> Lot Frontage (feet) <u>244</u> Single Tenant or Multi Tenant Lot <u>Multi</u>		
Current Specific use: <u>restaurant.</u>		
If vacant, what was prior use: _____		
Proposed Use: _____		
Information on proposed sign(s): <u>signage permit</u>		
Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ Height from grade: _____		
Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>54" x 17'</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 <input checked="" type="checkbox"/> No _____ Dimensions: <u>permit # 08-1423</u>		
Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____		
Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____ <u>NOV 24 2007</u>		
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.		

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, 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: [Signature] Date: 11-24-2008.

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

multi-tenant-

150 s.f. max.

1.5 x 75 = 112.50 allowed

4.5 x 17 = 76.50 ok.

153.00

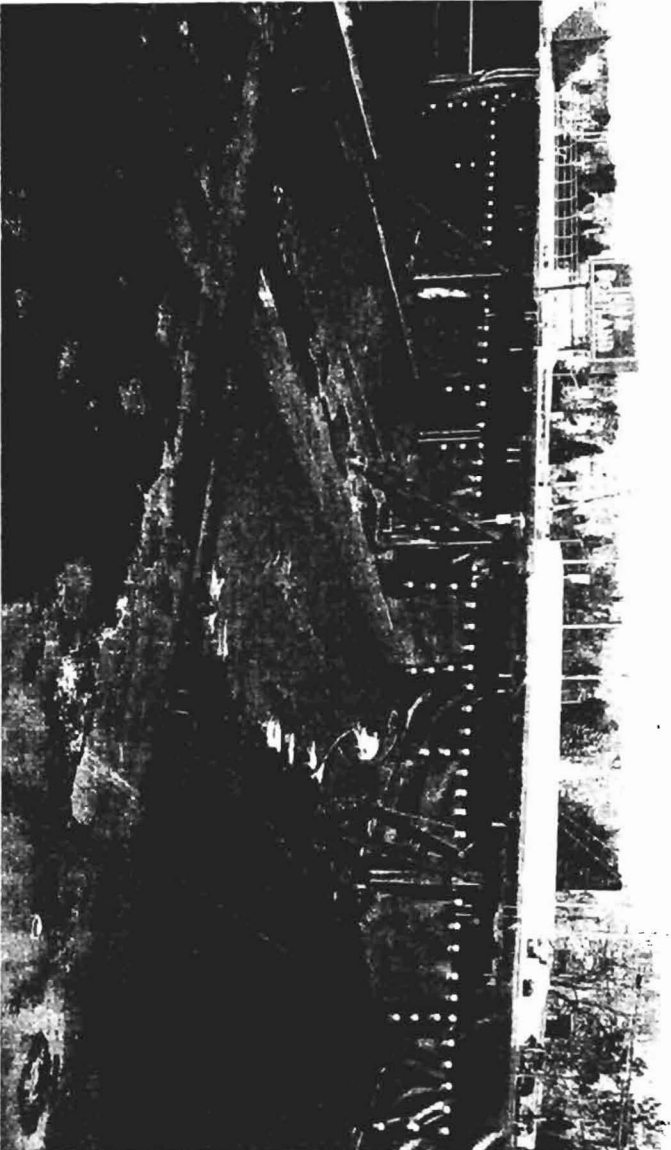
FACE SECTIONS
SUPPORTED
BEHIND
15' I BEAMS



EXISTING SIGN BASE
FACING EAST
KON ASIAN BISTRO
12-7-2008

1140 BRIGHTON AVE

DEC 12 2008



— ROOF
SECTIONS

EXISTING SIGN BASE
KOHJ ASIAN BISTRO
12 7-2008

1140 BRIGTON AVE



laura atwood

From: "chenyiqiang" <jocyq@hotmail.com>
 To: "sign me" <northersigns@roadrunner.com>
 Sent: Saturday, November 22, 2008 12:34 AM
 Attach: KON-54inch_x_17ft.jpg
 Subject: [SPAM]RE: kon sign

sign gor kon

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**SIGNAGE DETAILS**

- * 54" INDIVIDUAL LETTERS
- * 1" RED KOMACEL PLUS FACE

328 GRAND SUPPLY INC.
 10 ALLEN STREET
 NEW YORK, NY 10002
 TEL: 212-625-3239
 FAX: 212-625-3234

Attn: LANNY

Re:

1140 Brighton Ave.

Joe 673
 9.7.11 - 1405

212-925-3239 Simon
 howdatchad

11/22/2008



PORTLAND MAINE
Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

December 11, 2008

1140 Brighton Avenue Associates
738 Bark Street
Swansea, MA 02777

Re: 1140 Brighton Avenue – 265 B004 – B-2 – sign permit for Kon Asian Bistro –
permit # 08-1491

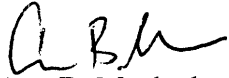
Dear Sir,

I am in receipt of your application to install a building sign for the Kon Asian Bistro at 1140 Brighton Avenue. I have reviewed your application, and I am denying it. Your application proposes to locate the sign on the new façade that is being installed on the front of the building. This façade is not part of the wall of the building and extends above the roof. Section 14-367 of the ordinance gives the definition of a roof sign as “Any sign erected wholly on and over the roof of a building, including attachment to a rooftop mechanical parapet supported by the roof structure, and extending vertically above the highest portion of the roof.” Using this definition, your proposed sign is a roof sign. Section 14-369.5, Table 1 of the ordinance lists the sign types that are permitted by zone. Your property is located in the B-2 zone, and Table 1 shows that a roof sign is not permitted in the B-2 zone. Since a roof sign is not allowed, I am denying your permit.

You have the right to appeal my decision. Section 14 – 368.5(g) of the ordinance states that an applicant who has been denied a permit or approval for failure to meet the signage regulations of section 14 – 369.5 “may apply to the planning authority for review of the denied signage pursuant to the standards set forth in section 14 – 526(a)(23)”. If the planning authority denies the application, then under section 14 – 527 of the ordinance you may appeal the decision to the Planning Board within ten (10) days of the decision being rendered.

If you choose not to apply to the planning authority for a review, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

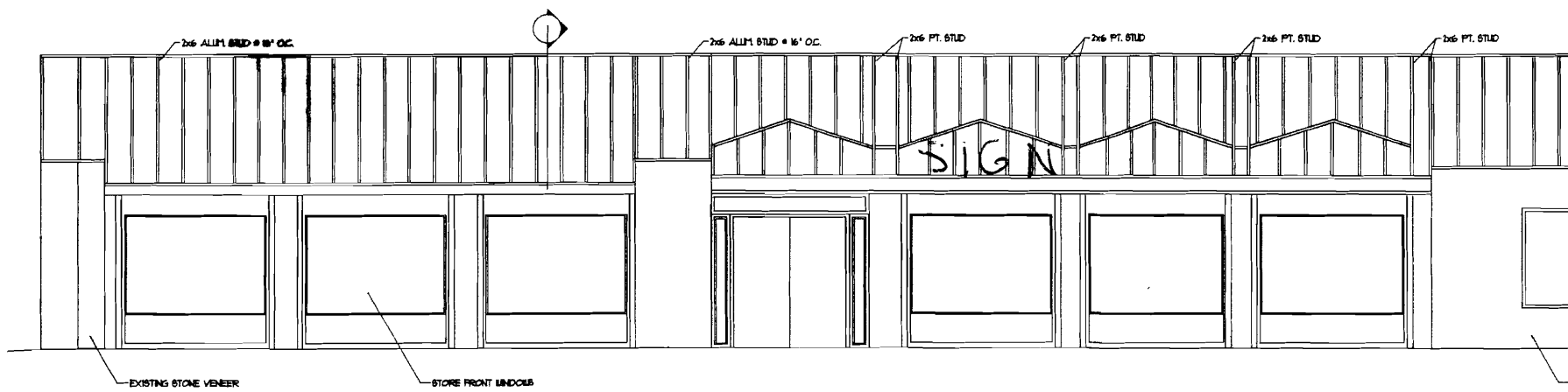


Ann B. Machado
Zoning Specialist
(207) 874-8709

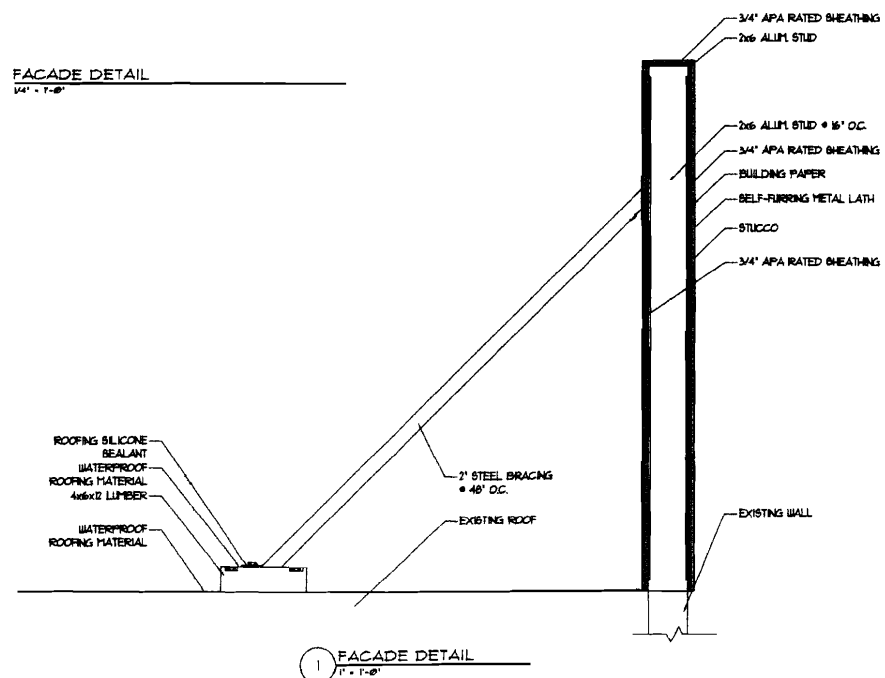
Cc. file



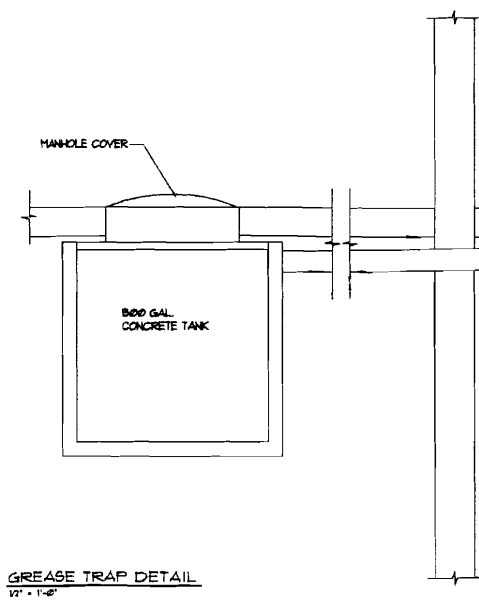
FRONT ELEVATION
1/4" = 1'-0"



FACADE DETAIL
1/4" = 1'-0"



1 FACADE DETAIL
1" = 1'-0"



GREASE TRAP DETAIL
1/2" = 1'-0"



SITE MAP

