

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

Permit No: **970589**

Location of Construction: <i>13-37 Pine St</i>		Owner: <i>One City Center Assoc</i>		Phone:	Permit Issued: <b>JUN 11 1997</b> <b>CITY OF PORTLAND</b>
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name: <i>One City Center Assoc.</i>		Address: <i>c/o Dirigo Magnet 1 City Center Plld, ME 04101</i>		Phone: <i>871-1080</i>	Zone: <b>CBL: 027-F-029</b> Zoning Approval: <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 maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Past Use: <i>Parking Garage</i>	Proposed Use: <i>Same</i>		<b>COST OF WORK:</b> \$	<b>PERMIT FEE:</b> \$ <i>32.00</i>	
Proposed Project Description: <i>Erect Signage 35 Sq Ft</i>		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: Type: <i>4</i>	Signature: _____ Date: <i>19</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____	
Permit Taken By: <i>Mary Grenik</i>		Date Applied For: <i>31 March 1997</i>			

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Andrew Bowden* ADDRESS: \_\_\_\_\_ DATE: *31 March 1997* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



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

Location of Construction: 23-39 Free St		Owner: One City Center Assoc		Phone:		Permit No: 970589	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: One City Center Assoc.		Address: c/o Dirigo Mngmnt 1 City Center Ptld, ME 04101		Phone: 871-1080		Permit Issued: JUN 1 1997 CITY OF PORTLAND	
Past Use: Parking Garage		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 32.00	
Proposed Project Description:  Erect Signage 35 Sq Ft				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>u</i>	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik				Date Applied For: 31 March 1997			

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..

*Height of sign not to exceed 8 feet; to be centered between ground floor and 2nd floor window openings, as per agreement w/ applicant.*

**PERMIT ISSUED WITH REQUIREMENTS**

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*Andrew Bowden*  
SIGNATURE OF APPLICANT Andrew Bowden ADDRESS: DATE: 31 March 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: *B3* CBL: *027-F-029*  
Zoning Approval: *OK 5/6/97*  
Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *6/9/97*

*D. Andrews*

CEO DISTRICT *2*  
*A. Rowe*

Sign for Free Street entrance of parking garage

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 23-39 Free St ZONE: B-3

OWNER: One City Center Associates

APPLICANT: One City Center Associates

ASSESSOR NO.: 27-F-29

SINGLE TENANT LOT? YES X NO \_\_\_\_\_

MULTI TENANT LOT? YES \_\_\_\_\_ NO X

FREESTANDING SIGN? YES \_\_\_\_\_ NO X DIMENSIONS \_\_\_\_\_  
(ex. pole sign..)

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

BLDG. WALL SIGN? YES X NO 1 DIMENSIONS 14' x 2' 6"  
(attached to bldg) 14 x 2.5 = 35

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

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: one each 'Enter' and 'Exit'

Each sign is approximately 17" x 6"

LOT FRONTAGE (FEET) 190'

required  
→ BLDG FRONTAGE (FEET) 190' x 2 = 380'

AWNING YES \_\_\_\_\_ NO X IS AWNING BACKLIT? YES \_\_\_\_\_ NO \_\_\_\_\_

HEIGHT OF AWNING: \_\_\_\_\_

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

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW

SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE

PROPOSED SIGNS ARE ALSO REQUIRED.



Position of new proposed sign

**P  
A  
R  
K  
I  
N  
G**

↑  
14'  
↓

Blue background

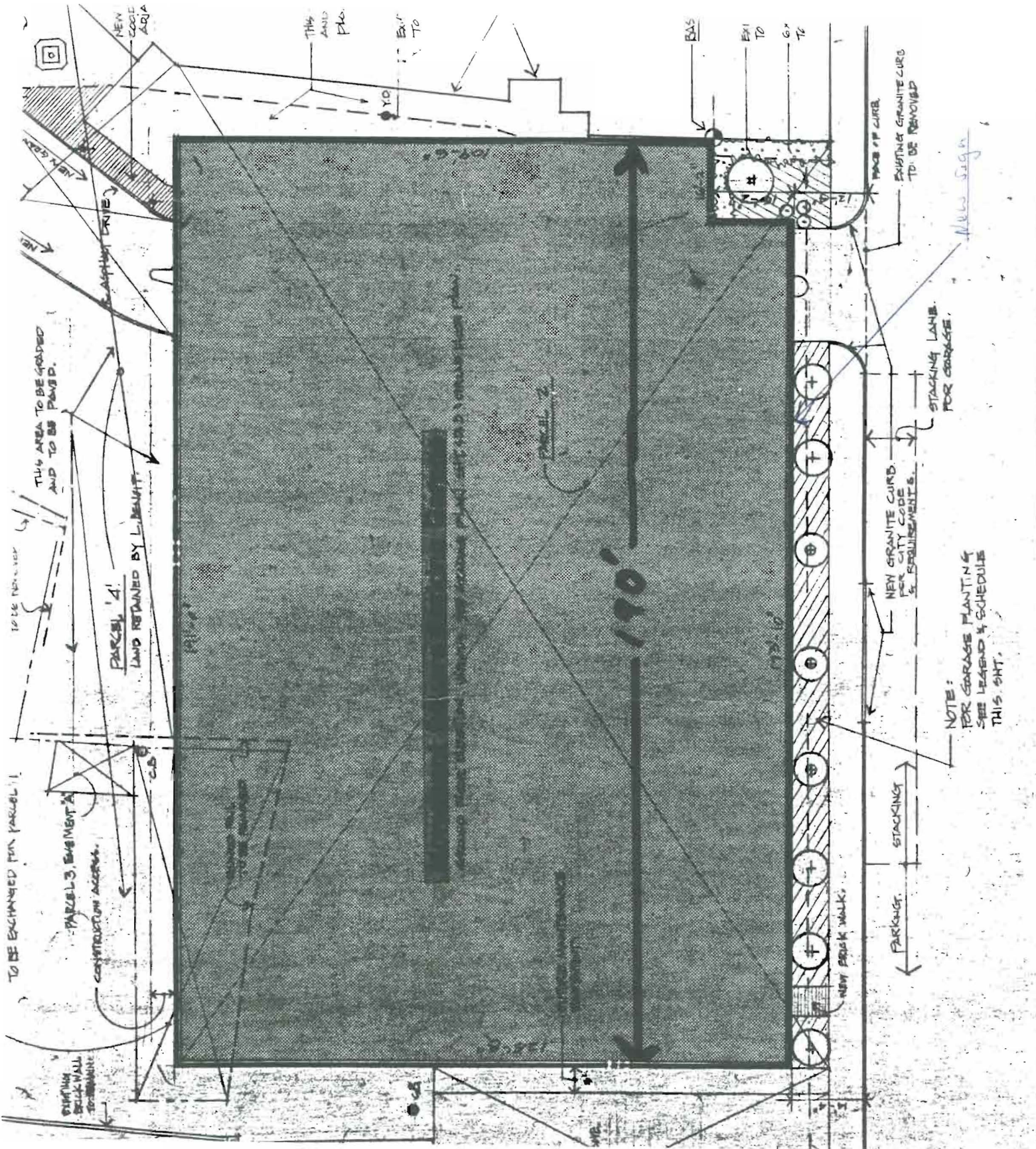
**PUBLIC**

**\$3**

Removable

- 2' 6" -

Building covers entire lot.



NOTE:  
FOR GARAGE PLANTING &  
SEE LEGEND & SCHEDULE  
THIS SHET.

NEW SIGN



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
03/03/97

PRODUCER

Clark Associates  
2331 Congress Street  
P O Box 3543  
Portland ME 04104

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY  
A Commercial Union

INSURED

One City Center Associates - Andy  
One City Center  
Portland ME 041010000

COMPANY  
B

COMPANY  
C

COMPANY  
D

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	AMR472151	08/15/96	08/15/97	GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 PERSONAL & ADV INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: \$ \$
A	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	CMDZ46995	08/14/96	08/14/97	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> EL EACH ACCIDENT \$ EL DISEASE - POLICY LIMIT \$ EL DISEASE - EA EMPLOYEE \$
A	OTHER Garagekeepers Legal Liab	CMR545786	08/14/96	08/14/97	200,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

City of Portland  
Attn: Marge Smuckle  
389 Congress Street  
Portland ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
Suzanne A. Joyce

# ONE CITY CENTER

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March 24, 1997

Marge Smuckle  
Room 315  
City of Portland  
Portland, ME 04101

Dear Ms. Smuckle:

Enclosed is an application for a permit to attach a sign to our parking garage. The sign will be similar in style and coloring to the new sign on the Temple Street garage. As you can see from the picture, we propose to attach the sign at our Free Street entrance. The sign will be single-sided, backlit with fluorescent ballast, and double-arm mounted to the garage. All construction will be to industry standards. The sign will encompass approximately thirty-five square feet per side (the side facing Temple Street will be blank). The only other signs on the Free Street side of the structure are small "enter" and "exit" signs.

Please give me a call if you have any questions.

Sincerely,



Andrew Bowden



## BUILDING PERMIT REPORT

DATE: 11 June 97 ADDRESS: 23-29 Free St.  
REASON FOR PERMIT: Erect signagl-  
BUILDING OWNER: One P.Ty Carter Assoc  
CONTRACTOR: Dirigo Management  
PERMIT APPLICANT: \*Andrew Bowden APPROVAL: \*1 \*27 \*28 DENIED

### CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
  2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
  3. Precaution must be taken to protect concrete from freezing.
  4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
  5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
  6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
  7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
  8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
  9. Headroom in habitable space is a minimum of 7'6".
  10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
  11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
  12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
  13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
  14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
  15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
    - In the immediate vicinity of bedrooms
    - In all bedrooms
    - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- \* 27. Pedestrian Activities Dist - requirement: Height of sign not to exceed 8 feet to center between ground floor and 2nd floor window opening. As per agreement with applicant.
- \* 28. Structural plans must be submitted and approved before work begins.

  
P. Schumel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD

\* Marge Schumuckal

\* K. D. Andrews S.P.