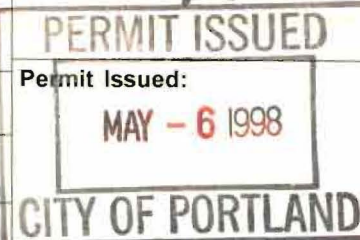


# City of Portland, Maine – Building or Use Permit Application, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 99 Exchange Street		Owner: Wallin & Co.		Phone: 875-3422		Permit No: 980453	
Owner Address: 97A Exchange St., Suite 502		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Fast Signs		Address: 413 Western Ave. S., Portland		Phone:		Permit Issued: MAY - 6 1998	
Past Use: comm		Proposed Use: comm		COST OF WORK: \$		PERMIT FEE: \$ 16.20	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: hanging business storefront sign				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature: Date:			
Permit Taken By: Judy Laplante		Date Applied For: 5/1/98					



Zone:	CBL: 32 D 02
Zoning Approval:	
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"/>	

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	

Historic Preservation	
<input type="checkbox"/> Not in District or Landmark	
<input type="checkbox"/> Does Not Require Review	
<input type="checkbox"/> Requires Review	

Action:	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved with Conditions	
<input type="checkbox"/> Denied	

Date: \_\_\_\_\_

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..

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: see pra-app ADDRESS: \_\_\_\_\_ DATE: 5/1/98 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

2



Date: 4/16/98 FS Rep: DAVE Store: 410101

## CUSTOMER INQUIRY FORM

Company: SIMPLY SCANDINAVIAN Customer: Tom & Mary Grant

Mailing Address: 22 EXCHANGE ST.

City: PORTLAND State: ME Zip: 04101

Telephone(s):        Ext.        Best Time to Call:       

Source: ☐ Walk-In ☐ Telephone ☐ YP ☐ DB ☐ NP ☐ BB ☐ REF ☐ DM ☐ OS ☐ RP ☐ RD

Signage Uses: Storefront Sign Special Info: To Hang from Existing Bracket

## SIGN SKETCHING AREA

24"

36"

## SIGN INFO

Size: 24" x 36"

Material: 1/2" MDO

Mat. Color: WHITE

Ltr. Color: RED

☐ Std. ☒ Prem.

TYPESTYLE: Logo

☒ UC ☐ U/lc ☐ lc

☐ 1 Side ☒ 2 Sides

☐ Stake ☐ Frame

☐ RTA

☐ Other: 5 Logo flags

Quantity: 1

Customer Approval

Instructions on Sign Order:

a Store frontage is 16' x 2' - 36" MAX Price Quote: 167.00

b

c

d

e

f

Extras:

Sub-Total:

Tax:

Total:



KEEP THIS PORTION

ACCOUNT NUMBER

W14941-98

1998 REAL ESTATE PROPERTY TAX STATEMENT  
City of Portland

Fiscal Year 1998  
July 1, 1997 - June 30, 1998

Owner of Record as of April 1, 1997

WELLIN & CO

PO BOX 533  
PORTLAND ME 04112

CITY OF PORTLAND  
PAID

98 MAR -6 PM 8:44

THANK YOU

CBL

032- - D-002-001

LENDING INST.

PAID

#2979

Assessed Property Description

32-D-2  
EXCHANGE ST 95-99  
MARKET ST 98-100  
4386 SF

CURRENT BILLING DISTRIBUTION

School	\$ 10,516.00
Public Works	\$ 1,450.48
Parks & Recreation	\$ 564.08
Fire	\$ 1,772.81
Police	\$ 1,833.25
Debt Repayments	\$ 1,732.52
General Government	\$ 745.39
County	\$ 664.80
Health & Human Services	\$ 503.64
Library	\$ 664.80
Metro Transit District	\$ 483.49
Enterprise Funds	\$ 80.58
Regional Waste Systems	\$ 302.18

CURRENT BILLING INFORMATION

Land Value	\$ 174,780.00
Building Value	\$ 645,480.00
Total Value	\$ 820,260.00
Exemptions	\$ .00
Taxable Value	\$ 820,260.00
Tax Rate	\$ 24.56
TOTAL TAX	\$ 20,145.58
AMOUNT PAID	\$ 10,072.79

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

City of Portland  
P.O. Box 544  
Portland, ME 04112 - 0544

Use top right margin for change of address and check off box on return envelope.

# ACORD INSURANCE BINDER

DATE (MM/DD/YY)

04/09/98

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

PRODUCER HOLDEN AGENCY		PHONE (A/C, No, Ext) 207-775-3793	COMPANY PEERLESS INSURANCE CO		BINDER #
P O BOX 10610 PORTLAND MAINE 04104		EFFECTIVE DATE 04/06/98 TIME 12:01 PM		EXPIRATION DATE 05/06/98 TIME 12:01 AM	
CODE: 0310128		SUB-CODE:		THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #. UNASSIGNED	
AGENCY CUSTOMER ID: ASIMS50-1		DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location)			
INSURED SIMPLY SCANDINAVIAN THOMAS GRANT DBA 11 WOODVILLE ROAD FALMOUTH ME 04105-1133		99 EXCHANGE ST PORTLAND ME			

COVERAGES		LIMITS		
TYPE OF INSURANCE	COVERAGE/FORMS	AMOUNT	DEDUCTIBLE	COINS %
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input checked="" type="checkbox"/> SPEC	Contents-Repl Cost Money & Securities-On/Off Premises	25,000 10/2,000	250 250	
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNER'S & CONTRACTOR'S PROT	RETRO DATE FOR CLAIMS MADE:	GENERAL AGGREGATE PRODUCTS - COMP/OP AGG PERSONAL & ADV INJURY EACH OCCURRENCE FIRE DAMAGE (Any one fire) MED EXP (Any one person)	\$2,000,000 \$2,000,000 \$1,000,000 \$1,000,000 \$ 50,000 \$ 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 MEDICAL PAYMENTS PERSONAL INJURY PROT UNINSURED MOTORIST	\$ \$ \$ \$ \$ \$ \$	
AUTO PHYSICAL DAMAGE DEDUCTIBLE <input type="checkbox"/> COLLISION <input type="checkbox"/> OTHER THAN COL:	ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE STATED AMOUNT OTHER	\$ \$ \$	
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO		AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EACH ACCIDENT AGGREGATE	\$ \$ \$ \$	
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE AGGREGATE SELF-INSURED RETENTION	\$ \$ \$	
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY		STATUTORY LIMITS EACH ACCIDENT DISEASE - POLICY LIMIT DISEASE - EACH EMPLOYEE	\$ \$ \$ \$	

SPECIAL CONDITIONS/OTHER COVERAGES  
PENDING ISSUANCE OF NEW POLICY

NAME & ADDRESS WELLIN & COMPANY 97A EXCHANGE STREET, SUITE 502 PORTLAND ME 04101		MORTGAGEE <input checked="" type="checkbox"/> LOSS PAYEE <input type="checkbox"/>	ADDITIONAL INSURED <input type="checkbox"/>
		LOAN #	
		AUTHORIZED REPRESENTATIVE Diane Turner, C I C	
		DT(A)	

# Wellin & Co.

---

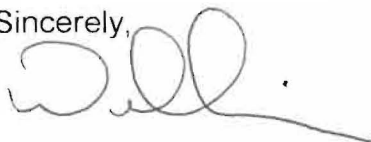
April 29, 1998

Building Inspections Office  
Room 315  
City Hall  
Portland, ME 04101

To Whom It May Concern:

This letter serves to authorize Tom and Mary Grant of Simply Scandinavian to hang a storefront sign from the existing bracket at 99 Exchange Street.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Wellin', with a long horizontal flourish extending to the right.

Peter Wellin



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

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 99 EXCHANGE STREET PORTLAND ME 04101

Tax Assessor's Chart, Block & Lot Number Chart# <u>32</u> Block# <u>D</u> Lot# <u>2</u>		Owner: <u>WELUN + CO</u> <u>PETER WELUN</u>	Telephone#: <u>207-879-5432</u>
Owner's Address: <u>SUITE 502</u> <u>97A EXCHANGE ST PORTLAND ME</u> <u>04101</u>		Lessee/Buyer's Name (If Applicable) <u>THOMAS + MARY GRANT</u>	Cost Of Work: <u>\$ 167.00</u>
Proposed Project Description: (Please be as specific as possible) <u>BUSINESS STOREFRONT SIGN (CHANGING)</u>			
Contractor's Name, Address & Telephone <u>FAST SIGNS 413 WESTERN AVENUE SOUTH PORTLAND ME 04106</u>			

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

•All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

•All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

•All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.

•HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: Thomas Grant Mary Grant - 874-6759 Date: 5/1/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

*Mail permit to 99 Exchange*

# BUILDING PERMIT REPORT

DATE: 6/MAY/98 ADDRESS: 99 Exchange 32-D-02  
REASON FOR PERMIT: Display Sign  
BUILDING OWNER: Wells & Co.  
CONTRACTOR: Fast Signs  
PERMIT APPLICANT: Thomas Grant  
USE GROUP: U BOCA 1996 CONSTRUCTION TYPE: Sign

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions:

X/ \*29

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).
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. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
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. (6' 8")
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. (Over 3 stories in height requirements for fire rating is two (2) hours.)
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



# For Lease

## Old Port Retail Space



### **99 Exchange Street, Portland, Maine**

- Location:** Upper Exchange Street in the heart of the Old Port.
- Space Available:** 1,086± SF 1<sup>st</sup> Floor Retail
- Availability:** Immediately
- Lease Rate:** \$18.00/RSF Modified Gross includes Heat and Air Conditioning

**Contact: Peter Harrington**  
**Tel. 207-772-2422 Fax: 207-774-5114**



**MALONE  
COMMERCIAL  
BROKERS**

COMMERCIAL  
AND INVESTMENT  
REAL ESTATE

30 MILK STREET  
PORTLAND, MAINE 04101  
(207) 772-2422 FAX: (207) 774-5114



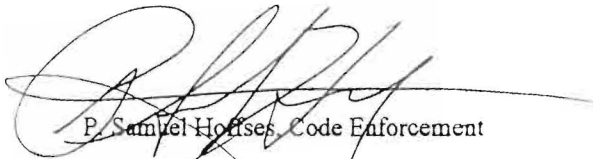
provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- 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. 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".
22. 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.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.

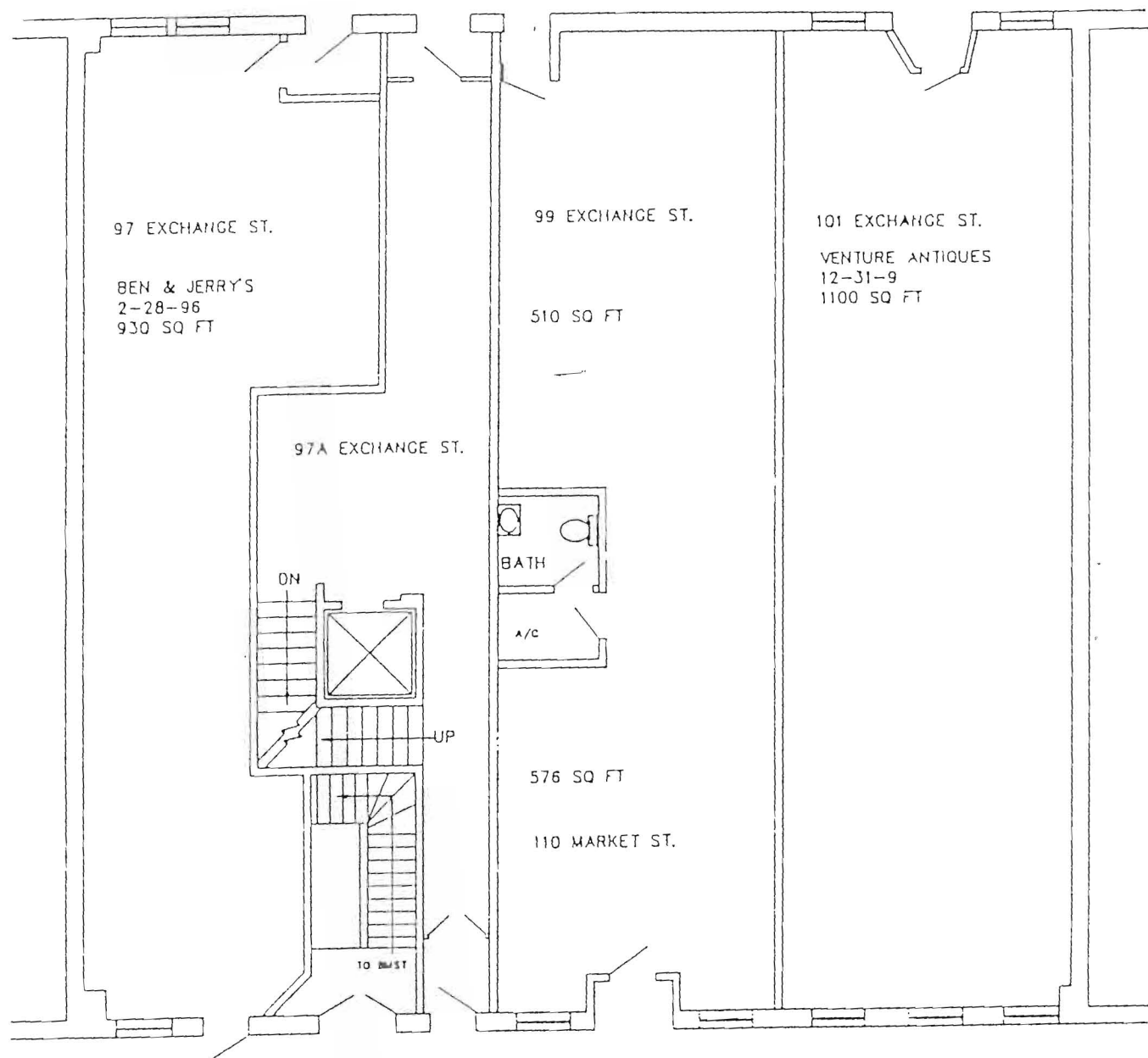
- \* 29. A Structural detail must be submitted to This office before  
hanging signs.
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

# EXCHANGE STREET



## MARKET STREET

97A EXCHANGE STREET  
FIRST FLOOR

MALONE COMMERCIAL BROKERS (207) 772-2422 FAX: (207) 774-5114 30 MILK STREET PORTLAND, MAINE 04101

Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.