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or Use Permit Application	389 Congress S	Street, (	04101, Tel: (20	)7) 87	4-870	3, FAX:	874-87
Owner:	2	Phone:			Permit		33
Terbar Realty, easee/Buyer's Name:	Phone:	Busines	sNere:		DC	DMIT I	SSIJED
Iddress:	Phone:				Pernit	Issued:	
F.O. Box 7525 Ptld, HE Proposed Use:	OEVJ2 COST OF WORK	772-64	PERMIT FEE:			MAY - 3	; 1996
Seac	S FIRE DEPT. □ A		\$ 53.60 INSPECTIO		CIT	OF PO	RTLA
			Use Group: 17 Typ BCCA/931	×3B	Zone:		
	Signature: PEDESTRIAN AC	TIVITIE	Signature: 24	D.) 1	<u>522</u>	Approval	- 6 -1
	Action: A	pproved	with Conditions:	0.,¢ ⊡ □		cial Zone o	>/1 / r Røvlew
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Date Applied For:	Signature:		Date:	"l-2	□ Sut	odivision Plan maj 🗆	minor 🗖
25	April 1996					Zoning A	
licant(s) from meeting applicable State c or electrical work.	and Federal rules.				□ Vari □ Mis		
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ll work					□ App □ Der	roved	
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		VITH	LETTER		Do:	in District u	ire Revie-
					Action:	uires Revie	N
CERTIFICATION				-	Action:		
med property, or that the proposed work is authorized agent and 1 agree to confe	is authorized by the output to all applicable l	owner of i	record and that I have	e been		voved with (	Conditions
ed, I certify that the code official's auth to enforce the provisions of the code(s)	orized representative	shall hav	e the authority to en	ter all	Date:	7/31	11
is encourse the provisions of the code(s)	applicable to such pe	-11210			/	1	<del>~~~</del> -
ADDRESS:	25 April DATE:	1996	PHONE:		70	t de Arri	
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TITLE	· · · ·		PHONE:		CEO D	ISTRICT	2
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Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

May 2, 1996

Terbox Realty P. O. Box 7525 Portland, Maine 04112

RE: 562 Congress Street

Dear Sir,

Your application to erect a 143 square foot marquee (signage), has been reviewed and a permit is herewith is sued subject to the requirements listed below. This remit does not excuse the applicant from meeting applicable State and Federal laws.

This permit is being issued with the understanding that before work begins, you must submit and get approval on a detailed structural plan. Your application did not include one.

If you have any questions regarding these requirements, please do no. nesitate to contact this office.

Sincerely, amuel Hoffses

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Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div

389 Congress Street . Portland, Maine 04101 . (207) 874-8704 . FAX 874-8716 . TTY 874-8936

SIGNAGE
PLEASE AMSWER ALL QUESTIONS
ADDRESS: 562 CONGREGG GTREET ZONE: B-3
OWNER: TERBAX REALTY INC.
APPLICANT: TERBAX REALITY INC.
ASSESSOR NO.:
SINGLE TENANT LOT? YES NOX
MULTI TENANT LOT? YES NO
FREESTANDING SIGN? YESNO DIMENSIONS (ex. pole sign)
MORE THAN ONE SIGN? YESNODIMENSIONS
BLDG. WALL SIGN? YES X NU DIMENSIONS 7' TALL YZ CIPCLE (attached to bldg) SG - 4 7' RADIUS
(attached to bldg) APPLY'NG FOR MO'L T'AN ONE SIGN? YESNODIMENSIONS
LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:
TEHANT BIGHAGE (CATHOLIC CHARITIES) 2:×40'+
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LOT FRONTAGE (FEET) 147' + 50 01 WALLARA
BLDG PRONTAGE (FEET) 140° I MARQUEE × MARQUEE
AWNING YES NO IS AWNING BACKLIT? YES YO
HEIGHT OF AWNING: 7-0 7
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 REQUIPED.

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INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

APPLICANTS FOR A SIGN PERMIT WILL BE ASKED TO SUBMIT THE FOLLOWING INFORMATION TO THE CODE ENFORCEMENT OFFICE:

1. PROOF OF INSURANCE

2. LETTLR OF PERMISSION FROM THE OWNER

3. A SKETCH PLAN OF THE LOT, INDICATING LOCATION OF BUILDING3, DRIVEWAYS AND ANY ABUTTING STREETS OR RIGHT OF WAYS. LENGTHS OF BUILDING FRONTAGES AND STREET FRONTAGES SHOULD BE NOTED (SEE ATTACHED)

4. INDICATE ON THE PLAN ALL EXISTING AND PROPOSED SIGNS

5. COMPUTATION OF THE FOLLOWING:

A) SIGN AREA OF EACH EXISTING AND PROPOSED BUILDING SIGN

B) SIGN AREA HEIGHT AND SETBACK OF EACH EXISTING AND FROPOSED PREESTANDING SIGN

A SKETCH OF ANY PROPOSED SIGN(S), INDICATING DIMENSIONS, MATERIALS, SOURCE

FEE FOR PERMIT - \$25.00 PLUS \$0.26 PER SQUARE FOOT

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NOTE: ONCE A SXETCH PLAN EAS BEEN FILED FOR A PROPERTY, THE CODE ENFORCEMENT OFFICE WILL KEEP A LECORD OF THE PLAN SO THAT A NEW SKETCH PLAN WILL NOT BE REQUIRED FOR LATER CHANGES TO SIGNAGE ON THE PROPERTY. IN SUCH AN INSTANCE, APPLICANTS WILL ONLY BE REQUIRED TO SUBMIT INFORMATION APPLICABLE TO THE NEW SIGNS.

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	CANENT FERRENCE			Timennie		Rattanan i
City of Portland, Maine - Building or	Use Permit Application	389 Congress S	treet 0/101 /E-	1. (202) 02		
Location of Construction: 242 Constructor St.	Owner:		Phone:		the second	
	Terbax keşlt isee/Buyer's Name:	Phone:	BusinessName:		Per nit No 960	
	dress:	Phone:		!	PERMIT ISSUE	<u>P</u>
	posed Use:	COST OF WORK:	IDEDLATE ST	61E-	JUN I I 1996	
Retail/Offices		\$ 500	\$ 2.	5.00		
	Sale	FIRE DEPT. ET Ap	proved INSPECTIC	DN: 4 CI	TY OF PORTLA	VD-
Proposed Project Description:		Signature: - His	ing Bocg	Fal	Zone: CBL: 037-G-	014
		PEDESTRIAN ACT	TIVITIES DISTRICT	(PAU/p.)	Zoning Approval: 104	snAsl
Eret Awing		Ap	proved proved with Condition		Special Zone or Re	Views:
		1	nied were en Co	1-6.	Weiland     Fhod Zone	5/10/96
Permit Taken By: Mary Gresik	Date Applied For:	. *	Date:	615746	□ Subdivision □ Site Plan maj□ mind	x Ci mra Ci
1. This permit application doesn't preclude the Application		4 June 1996			Zoning Appe	
2. Building perinits do not include plumbing, septic of	r electrical work.		1		□ Variance □ Miscellaneous	· • •
3. Building permits are void if work is not started within tion may invalidate a building permit and stop all w	n six (6) months of the date of issuan ork	ce. False informa-	:		Conditional Use	
					Denied	
anna An Charles ann an Anna Anna Anna Anna Anna Anna An			i.	ľ	Historic Preserva	ation
			- - ,		Des Not in District or La Does Not Require R	eview
					Requires Review  Action:	
Thompson with the second	CERTIFICATION			1	Action:	
I hereby certify that I am the owner of record of the name authorized by the owner to make this application as his a f a permit for work described in the application issued	I property, or that the proposed work uthorized agent and I agree to confo	is authorized by the ov rm to all applicable lay	wher of record and that	I have been	Approved     Approved with Cond     Denied	litions
of a permit for work described in the application issued areas covered by such permit at any reasonable hour to c				to enter all	Date: 6590	بو
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SICINATURE OF APPLICANT Steven Duba	ADDRESS:	04 June 1996 DATE:	PHONE:		Ti inni	
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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT			PHONE:			
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Signage

PLEASE ANSWER ALL OUESTIONS

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	ADDRESS: 562 COHGRESS GT.	_ ZONE: 5-3
	OWNER: TEP-BAX REALTY INC.	
	APPLICANT: TERBAX REALTY, INC.	
	ASSESSOR NO.:	
	SINGLE TENANT LOT? YES NO	
	MULTI TENANT LOT? YES X NO	
	FREESTANDING SIGN? YES NO X	DIMENSIONS
	- MORE THAN ONE SIGN? YESNO	DIMENSIONS
•	ANHING BLDG. YALL SIGN? YESNO (attached to bldg)	_ DIMENSIONS
	More tean one sign? yes X no	DIMENSIONS 5'+4'+6
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	BLDG FRONTAGE (FEET) 1451 ±	
	AWNING YES X NO IS AWNING BAC	RLIT? YES NO
	Height of Awning: $5^{\pm}$	
	IS THERE ANY COMMUNICATION, MESSAGE. TRADEMARK OR	SYMBOL ON IT? NO
به میکند. میکند میکند	5. No. 1	1,
C. Constant	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.	
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5. COMPUTATION OF THE FOLLOWING:

A) SIGN AREA OF EACH EXISTING AND PROPOSED BUILDING SIGN

B) SIGN AREA HEIGHT AND SETBACK OF EACH EXISTING AND PROPOSED FREESTANDING SIGN

A SKETCH OF ANY PROPOSED SIGN(S), IND/CATING DIMENSIONS, MATERIALS, SCURCE OF ILLUMINATION AND CONSTRUCTION METHOD (SEE ATTACHED)

FEE FOR PERMIT - \$25.00 PLUS \$0.20 PER SQUARE FOOT

NOTE: ONCE A SKETCH PLAN HAS BEEN FILID FOR A PROPERTY, THE CODE ENFORCEMENT OFFICE WILL KEEP A RECORD OF THE PLAN SO THAT A NEW SKETCH PLAN WILL NOT BE REQUIRED FOR LATER CHANGES TO SIGNAGE ON THE PROPERTY. IN SUCH AN INSTANCE, APPLICANTS WILL ONLY BE REQUIRED TO SUBMIT INFORMATION APPL:CABLE TO THE NEW SIGNS. 05/30/96 16:48 FAX 207 236 6647

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30	FORE RIVER CO		COMPANY B	MEMIC		
	YERBAX REALTY P.O. BOX 752	-	COMPANY C			
	POPTLAND	ME: 04112	COMPANY D			
->44 7 1 1	CERTIFICATE MAY BE ISSUED ON	ICIES OF INSURANCE LISTED BELOW NY REQUIREMENT, TERM OF CONDIT MAY FERTAIN, THE INSURANCE AFFO SUCI POLICIES, LIMITS SHOWN MAT	ICAN OF ANY CONTI	RACT OF OTHER C	OCUMENT WITH RESPECT	
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-					PROPERTY DAMAGE	5
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ity of Portland, Maine Building	or Use Permit Application	389 Congress Stree	t, 04101, 'Iel: (207) 8	74-8703 FAX. 874-8716
cation of Construction:	Owner:	Phon		the second se
mer Address:	Terbadir Bea	ley"		Permit No: 96062
	Leasee/Buyer's Name: Catholic Charities	Phone: Bi sir	nessName:	PERMIT ISSUED
ntractor Name: J. Richardi Construction	Address:	Phone:		Permit Issued:
st Use: A ferrar	Rt 1 P.O. Box 251 Proposed Use:	Warren, HE 04862	723-3900	JUL - 2 1996
	rioposed Use:	COST OF WORK: \$ 2,400.00	P 'RMIT FEE:	
Office		FIRE DEPT. E Approved	\$ 39.00	PITY OF PODTUALD
	SAme		d INSPECTION: Use Group: Type:	CITY OF PORTLAND
2-16		II Burn	BOCALE	Zone: CBI
posed Project Description:		Signature: PEDESTRIAN ACTIVIT	Signature: Af of the	Zoning Approval:
		Action: Approved		OK SOS
Interior Benovation - Frect	Wall/Dogr	Approved	d with Conditions:	Special Zone or Reviews:
		Denied		D Wetland
mit Taken By:		Signature:	Date:	□ Flood Zone □ Subdivision
Mary Gresik	Date Applied For 27	June 1996		Site Plan maj 🗆 minor 🗆 min 🗖
This permit application doesn't proclude the Application				Zoning Appeal
This permit application doesn't preslude the Ap Building permits do not include plumbing, sept	ic or electrical work	and Federal rules.		U Variance
Building permits are void if work is not started w	within six (6) months of the late of the		1	<ul> <li>Miscellaneous</li> <li>Conditional Use</li> </ul>
tion may invalidate a building permit and stop	all work.	ice. False informa-	1. Sec. 1	□ Interpretation
		a in the part of the second	· · · · /	Denied
	·	a so the second so the second	**** /-	
		•	PED.	Historic Preservation
		MAT	PERMIT ISSUED	Does Not Require Review
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			PERMIT ISSUED	Action:
ereby certify that I am the owner of record of the na indrized by the owner to make this application as h	CERTIFICATION			
horized by the owner to make this application as h permit for work described in the application issue	his authorized agent and I agree to confo	is authorized by the owner of the to all applicable laws of the	f record and that I have been	Denied Approved with Conditions
permit for work described in the application issues so were by such permit at any reasonable hour	ed, I certify that the code official's authority	orized representative shall ha	we the authority to enter all	1177161
as covered by such permit at any reasonable hour	to enforce the provisions of the code(s)	applicable to such permit		Date:
		A7		
NATURE OF APPLICANT JOE RICARDI	ADDRESS:	27 June 1996 DATE:	DUCNE	1 Andraile
		<i>271</i> <b>11 12</b> .	PHONE:	1 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
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BUILDING PERMIT REPORT
DATE: / July 196 ADDRESS: 562 CONGross ST.
EATE: 1 July 196 ADDRESS: 562 Congress ST. REASON FOR PERMIT: To MAKE INTERIOR VENEVATIONS.
BUILDING OWNER: Perbax Real TV
CONTRACTOR: J. Aichardi Cons. APPROVED: \$20 +21 ×16
PERMIT APPLICANT:

## CONDITION OF APPROVAL OR DENIAL

- 1. 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)
- 2. Precaution must be taken to protect concrete from freezing.
- 3. 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.
- 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
- 5. 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.
- 6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- 7. 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 <u>means of egress or rescue</u>, 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
- 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.
   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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):



1. In the immediate vicinity of bedrocms

2. In all bedrooms

3. 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.

- 10. Private garages located <u>beneath habitable rooms</u> 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- 11. 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 cocupancies 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.
- 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/1993)
   Stair construction in Use Communication and the subsection of the BOCA National Building Code/1993)
- 14. Headroom in habitable space is a minimum of 7'6".
- 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- 216. 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.

17. 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 sidwalk from the \*ime of November 15 of each year to April 15 of the following year".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

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20. The Sprinkler, System be Maintained To NFPA 13 Standards, 21 The Fire Alarm System shall be maintained To NFPA 72 Standard

Chief of Inspection Services



/el 3/16/95





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City of Portland, Maine – Bi	uilding ou Use Permit Application	on 389 Congress	Street, 04101, Tel: (2	207) 874-8703 FAX. 874-8716
Location of Construction:	Owner:			
_ 562 Congress Street	Terbuz Realcy.	•	Phone:	Permit No: 260698
Owner Address:	Leasee/Buyer's Name:	Phone:	BusinessName	
			Dusinessi vanie	PERMIT ISSUED
Contractor Name:	Address:	Phone	<u>.                                    </u>	Permit Issued:
Past Use:				
	Proposed Use:	COST OF WOR		JUL 2 2 1995
Office/retail	Same w/exterior reno	\$ 4,000.00	\$40.00	
	C C C C C C C C C C C C C C C C C C C	FIRE DEPT. 🗆		CITY OF PORTLAND
			Denied Use Group	ype:
y - a Maria ( ) ( ) ( ) ( ) Maria ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (		Signature:		Zoneg CBL:
Proposed Project Description.			Signature: 74 CTIVITIES DISTRICT (P:	Star Harden for the former for the
			Approved	a MD 118191
Arterior renovations co	per plans		Approved with Conditions:	Special Zone or Reviews:
			Denied	□ □ Shoreland □ □ Wetland
				Elond Zono
Demois 15 175 to a D		Signature:	Date: 7/	
Pennit Taken By: Vicki Pover	Date Applied For:	11, 1996	······································	Site Plan maj 🗆 minor 🗆 mm 🗆
1. This permit application doesn't preclu	de the Applicant(s) from meeting applicable S	State and Federal rules.		Zoning Appeal
2. Building permits do not include plum	bing, septic or electrical work			
	of started within six (6) months of the date of is	Estas in C		Conditional Use
tion may invalidate a building permit	and stop all work.	suance. Paise informa-		□ interpretation
			-	Denied
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				Historic Preservation
Hail to: For siver he	t	i.		EJ Not in District or Landmark
P. O. Sx 7525	,	· ·		Does Not Require Review
Portland, HE	04112			
15	·	14. ···	.*	Action:
	CERTIFICATION		:	
I hereby certify that I am the owner of reco	d of the named property, or that the proposed y	work is authorized by the	Owner of record and that I ha	ave been D Approved with Conditions
additized by the owner to make this april	Callon as his allinorized agent and I agree to c	onform to all applicable	lows of this installed at a	
in a permit for work described in the applic	$C^{a}$ , $u^{a}$ issued. I certify that the code official's	authorized representativ	a shall have the surl sature	enter all i and in a line i land
areas covered by such permit at any reason	at'e hour to enforce the provisions of the cod	le(s) applicable to such	permit	Date: 7/15/94 (
Alin Hal .				
CONVERSION CONVERSION	Fore River Co. P.O.	Box 7525, Portl	and, KZ 04112 879-	-1671 A AND 54
SIGNATURE OF APPLICANT Steven 1	ADDRESS:	DATE:	PHONE:	
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RESPONSIBLE PERSON IN CHARGE OF	WORU, TITLE		PHONE:	
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o the Chief Electrical Inspe	ector, Portland Maine:		1 pm	```	ORTL		
he undersigned hereby ar	polies for a permit to make	e electrical installatior					
accordance with the laws			ance,	10			
lational Electrical code and	the following specificati	on:				nber 199	
OCATION: 562 Con	ngress St	· , ·	Perm	it #	4176	·	
	/Fore River						
JWNEH		ADDRESS	·····				<u></u>
3.11	·				TOTAL	EACH F	EE
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	Receptacles	Switches	Smoke Detector		10	.20	2.00
FIXTURES	(number of) incandescent	fluorescent			10	.20	2.00
	flucrescent strip				15	.20	3.00
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	Overhead		AMPSOVER	800		25.00	
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HEATING	oil/gas units		· · · · · · · · · · · · · · · ·		A * - 187396	5.00	
APPLIANCES	Ranges	CookTops ~	Wall Ovens		>	2.00	- 1
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TRANSFORMER	0-25 Kva				1	5.00	
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	Over 200 Kva					10 00	
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INSPECTION:	Will be ready	. <u></u>	or will call <u>XXXXX</u>	(XXXX)	<u> </u>		
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CONTRACTORS NAME	E Keeley El	CULIU	s Park				



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	:	Closing-in	6/96 by	2	By Inspector	ELECTRIC Permit Number Location Owner Date of Permit	
_			under Tal			ELECTRICAL INSTALLATIONS mit Number <u>4174</u> ation <u>562</u> ner <u>7626</u> e of Permit <u>9111</u>	
Р	PROGRESS IN	ISPECTIONS:	<u>1690 (C)</u>		n-	The Phy ISTA	
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(	ity of Portland Maine – Building	or Lico Downit Ameliant			
Ŧ	City of Portland, Maine – Building		on 389 Congress S		
	562 Congress St	Owner: Ferbax Re	alty	Phone:	Permit No:061015
C		Leasee/Buyer's Name:	Phone:	BusinessName:	PERMIT ISSUED
ō	ontractor Name:	<u>Diversified Communicati</u> Address:	ons - 1st, 3rd & Phone:	4th fls	Permit Issueri:
	Fore River 2.	<u>Michael Corson - 556 Co</u> Proposed Use:	ngress (Same Bidg)	Street Level	OCT I 0 1996
	1	-	COST OF WORK: \$ 30,000.00		
·.	Office/Retail	Same	FIRE DEPT.	proved INSPECTION.	CITY OF PORTLAND
-			🗆 De	inied Use Group / Type: 20	Zane: CBL:
- P	roposed Project Description:		Signature: 7.4.	My Signature: Holtes	Zoning Approval:
	•		PEDESTRIAN AC	proved	I will condition
L	Make Interior & Exterior	Renovations	Ap	proved with Conditions: $\Box$	Special Zone or Reviews:"
				nied	U Wetland
P	ermit Taken By:	Date Applied For:	Signature: ), +	MUMSDate: 7/26/4/	2 □ Subdivision □ Site Plan maj □ minor □ rnm t
- · _	Mary Gresik		25 September 1996	I V`	
1	This permit application doesn't preclude the App	licant(s) from meeting applicable	State and Federal rules.		Zoning Appeal
2.	Building permits do not include plumbing, septi				Miscellaneous     Conditional Use
3.	<ul> <li>Building permits are void if work is not started w tion may invalidate a building permit and stop a</li> </ul>	ithin six (6) months of the date of i.	ssuance. False informa-		Interpretation     Approved
					Denied
	Fore River Mngmnt		· .	PERMIT ISSUED	Historic Preservation
	5 Milk St Ptld, ME 04101		Wn	TH REQUIREMENTS	19 Not in District or Landmark 19 Does Not Require Review
	772-6404			Trangh du seb han in anna a	□ Requires Review
					Action:
۰ ۱	handhar and Grahar Tanad	CERTIFICATION			Appoved
	hereby certify that I am the owner of record of the na uthorized by the owner to make this application as h	is authorized agent and I agree to a	conform to all applicable la	ws of this invisdiction. In addition	Devied) /
1	a permit for work described in the application issue	ed, I certify that the code official's	authorized representative s	shall have the authority to enter all	arhi
•	reas covered by such permit at any reasonable hour	to enforce the provisions of the co	de(s) applicable to such per	rmit	Date:
	Brusan h-Xis		25 September 1	.996	
S	GNATURE OF APPLICANT Bruce Kistler	ADDRESS:	DATE:	PHONE:	D. Dremwing S
ন্থ	ESPONSIBLE PERSON IN CHARGE OF WORK, 1				
				PHONE:	CEO DISTRICT
	White-Perm	it Desk Green-Assessor's Ca	nary-D.P.W. Pink-Public	File Ivory Card-Inspector	
			. <b></b>		1 L DOW
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LOCATION 562 Congress St Date of Issue 03 January 1997 Chis is to certify that the building, premises, or part thereof, at the above location, built – altered changed as to use under Building Permit No. 961015 . has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise as indicated below. PORTION OF BUILDING OR PREMISES <u>APPROVED OCCUPANCY</u>

This certificate supersedes

1. Inspector of Eulldings

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City of Portland, Maine - Building	g or Use Permit Applicat	ion 389 Congress Street	t, 04101, Tel: (207) 8'	74-8703. FAX: 874-8716
Location of Construction:	Owner:	Phon		
562 Congress St	Terbax R	ailty Carry		Permit No: 061010.
	Leasee/Buyer's Name: Diversified Consumicat		nessName:	
Contractor Name:	Address:	Phone:		Per ERIMET ISSUED
Past Use: 2	Nichael Gorson - 556 G Proposed Use:	COST OF WORK:	teet Laws1	
al de la segueración de la segueración No travelación de la segueración de la s		\$ 30,000.00	PERMIT FEE: \$ 170.00	<b>IDCT 1 0 1996</b>
Office/Retail	Same	FIRE DEPT. Approve	d INSPECTION:	
		Denied	Use Group	PTV OF PORTLAND
		Signature: -1. 4.	BOCA 9671 01	Lone: CBL: OTTEATO
Proposed Project Description:	-	PEDESTRIAN ACTIVIT	TES DISTRICT (P.y.p.)	Zoning Approval:
		Action: Approved		Special Zone or Reviews:
Make Interior & Execri	or Renovations	Denied	d with Conditions: □	U Shoreland Salar
ne en el la companya de la companya La companya de la com La companya de la comp				Ficod Zone
Permit Taken By:	Date Applied For:	Signature:	Aral Date: 121 21	□ Subdivision □ Site Plan maj□ minor □ mm □
Bery Gresik		25 September 1996		. 50
1. This permit application doesn't preclude the A	pplicant(s) from meeting applicable	State and Federal rules.	,	Zoning Appeal
2: Building permits do not include plumbing, sep	otic or electrical work.	•	•	D Miscellaneous
3. Building permits are void if work is not started tion may invalidate a building permit and stop	within six (6) months of the date of	ssuance. False informa-		□ Conditional Use □ Interpretation
tion may invandate a building permit and stop	all work	· · ·		Denied
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Peld, NE 041.1 772-6404	- • •	· ·		Door Not Poquire Poulou
		· · · · ·	THIT ISSUED	□ Requires Review
		• '	PERMINENT	Action:
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I hereby certify that I am the owner of record of the authorized by the owner to make this application as	SINS AUTOPIZED agent and Lagree to	work is authorized by the owner of	of record and that I have been	Approved with Conditions     Denied
in a pointer for work described in the apprication is	Sucu. I Certify that the code official's	suthorized representative shall b	ave the authority to enter all	ality in the
areas covered by such permit at any reasonable hou	ir to enforce the provisions of the co	de(s) applicable to such permit	· · · ·	Date:
Banta La Els				
SIGNATURE OF APPLICANT Bruce Kistler	ADDRESS:	25 September 1996 DATE:	PHONE:	
	· · · ·	, . · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
<b>RESPONSIBLE PERSON IN CHARGE OF WORK</b>	, TITLE	· · · · · · · · · · · · · · · · · · ·	PHONE:	
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i viti LAND USE - ZONE'G REPORT 562 (mgre DATE: ADDRESS: REASON FOR PERMIT: Interior erior C-B-L: er BUILDING OWNER:\_ PHRMIT APPLICANT: Bruce 91 conditions DENIED:\_\_\_\_\_ APPROVED CONDITION(S) OF APPROVAL During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained. The footprint of the existing \_\_\_\_\_\_ shall not be increased during maintenance reconstruction. ".Il the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_\_ 3; are still in effect for this amendment. Your present structure is legally nonconforming as to rear and side setbacks. If you were 4 to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. \_\_\_\_\_ units. Any change Our records indicate that this property has a legal use of \_\_\_\_\_ in this approved use shall require a separate permit application for review and approval. 6, Separate permits shall be required for any signage. - includes That of Diversified Communication Separate permits shall be required for future decks and/or carrie Separate permits shall be required for future decks and/or garage. Other requirements of condition This permit is only for Venovation Shall require A Serbana PRIONA \_Marge Schmuckal, Zoning Administrator, Asst. Chief of Code Enforcement

. 1	BUILDING PERMIT REPORT
DATE: 9/30/96	ADDRESS: 56 ? Congress 54
REASON FOR PERMIT:	Renovations
BUILDING OWNER:	Fora Rivir
CONTRACTOR:	
PERMIT APPLICANT:	Bruch kessle- APPROVAL: *5*74*14/5 DENTED: *16/812/18

## CONDITION OF APPROVAL OR DENTAL

Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtain (A24 hour notice is required prior to inspection)

Precaution must be taken to protect concrete from freezing.

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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. Private garages located beneath habitable rooms in occupancies in Use G.oup 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996) 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 tot he loser 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.

Headroom in habitable space is a minimum of 7'6".

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. The minimum headroom in all parts of a stairway shall not be less than 80 inches. 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. feet.

Each apartment shall have access to two (2) separate, remote and app. oved 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.

All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the Cirv's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- 1. In the immediate vicinity of bedrooms
- 2. In all bedrooms

.1.

12.

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3. In each story within a swelling 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) 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.

The Fire Alarm System shall be maintained to NFPA #72 Standard.

The Sprinkler System shall maintained to NFPA #13 Standard.

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)

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.

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".

The builder of a meility 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

) This permit does not excuse the applicant from obtaining any license which may be needed from the former of the second second

ses, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Location of Construction: Owner: Phone Fermit No: 562 Congress St Terbax Realty **Owner Address:** 86 Leasee/Buyer's Name: P e: PERM Queen of Hats Contractor Hame: Address: Pivone: Fore River Management (Tor Glendinning) P.O. Box 7525 Pt1d, ME 04112 Past Use: <u>879-1671</u> Proposed Use: COST OF WORK: NOV 1 3 1996 PERMIT FEE: \$ \$ Retail 27.00 Same FIRE DEPT. D Approved INSPECTION: **D**enied Use Group: Type CBL Signature: Proposed Project Description: griature PEDESTRIAN ACTIVITIES DISTRICT/P Approval: Action: Approved Special Zone or Rev Erect Signuge Approved with Conditions: 0 10 Sq Ft D Shoreland Denied Wetland CI Flood Zone Signature Subdivision Permit Taken Bv: Date Applied For: Mary Greeik Site Plan maj D minor D mm D 29 October 1996 This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. Zoning Appeal 1. U Variance Building permits do not include plumbing, septic or electrical work. 2. □ Miscellaneous Building permits are void if work is not started within six (6) months of the date of issuance. False informa-3. Conditional Use tion may invalidate a building permit and stop all work ... □ Interpretation □ Approved Denied **Historic Preservation** D-Not in-District or Landmark Does Not Require Review D Requires Review Action: 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 □ Appoved 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, Approved with Conditions if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to en'er all Denied areas covered by such permit at my reasonable hour to enforce the provisions of the code(s) applicable to such permit Date: SIGNATURE OF APPLICANT Tor Glendinning 29 October 1996 ADDRESS: DATE: PHONE: RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: CEO DISTRICT White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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## OWNERS CONSENT AND AGREEMENT

I, TERDay REALTY INC., being the owner of the remises located at (print property owners name)

(print property address) in Portland, Maine, hereby give consent to the

erection of a certain sign/awaing/bannes owned by <u>Bba Gutta 8</u>. Printm (preat lessee's name)

over the sidewalk or on building from said premists as described in

application to the Division of Inspection Services

And in consideration of the issuance of said permit, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said dign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign.

Signature of Property Owner

Date

Signature of Lerse

10/25/91 Fate

DECLARATIONS	AN	INSURANCE COMPANY IENDED DECLARATIONY RM CUSTUNIZER PULICY NU	
1. The insured Malling Andress	OURINDA PUTNAN 536 CONGRESS SI		
		TION OF INSURED PREMISES	e mar water
2. Pelicy Period From	JUN 11. 1991	To JUN LL.	74451
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3. The issured is 4. Additional Interests	AN INDIVIOUAL		
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Coverage A – P Store Additional I Coverage B – P	nsured for Leased Premises, under art One	· · · · ·	
	X 7525	KTLAND HE QUILE	
5. Pally Coverage provided ( This policy applies to ea Premises for which a spe	ch of the Coverages and Parts show cific limit of liability is shown.	n below. Under Coverage A, Coverage Is ;	provided only for pror-** * *i the insured
Part Bases Buildings			
One The Propert	y Insurance Condition IS NOT applic	cable to this policy.	S
Business Two	REPLACEMENT COST		\$ 10.000
DEDUCTIBLE		djusteć loss.	
Part IN THE STREET		MERCENE AND	的方法的政治学校学校的政治学校的
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Advertising	AT IN FIRA and End Ena partial		\$ 100,000
Two Medical Pay	ments		\$ \$5,000 Each Person 3 25,000 Each Ac Ident
The second s	veragus, if any, are provided under th	Is policy	
	3 LUSS AUNA 4 EXTERIOR	In Anader Control in a control of the second	
7. Annual Premium for the Po	licy and Optional Coverages wraligh		\$ 34.1+00
8. Endersements: The followin	g endorsements amend this policy.		Provide the particular and the second

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SIGNAGE
PLEASE ANSWER ALL OUL STIONS
560 LONGREGE ET
ADDRESS: ALT D D D
ZONE: <u>B-9</u>
OWNER: FRBAX REALTY INC
APPLICANT: TOR GLENDINNING LEGERES: DERINDA PUTNAM.
ASSESLOR NO.: QUEIEN OF HATS
STUGLE TENANT LOT? YESNO
PPLESTANDING SIGN? YESNO DIMENSIONS
MORE THAN ONE SIGN? YESNODIMENSIONS
BLDG. WALL SIGN? YES A
BLDG. WALL SIGN? YES V. NO DIMENSIONS $2-6^{\circ} + 4^{\circ} - 0^{\circ} = 10^{\circ}$
MORE THAN ONE SIGN? YES NO DIMENSIONS
IIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:
DEGRACE AND THEIR DIMENSIONS:
LOT FRONTAGE (FEET) 160
TENANT FRONTAGE 15' X 2 - 30 P
AWNING 7 160'
IS AWNING BACKLIT? YES NO
HEIGHT OF AWNING:
IS THERE ANY COMMUNICATION, M2SSAGE, TRADEMARK OR SYMBOL ON IT7
A SITE SFETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW
SIGNACE IS LOCATED FUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE
PROPOSED SIGNS ARE ALSO REQUIRED.
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INFORMATION REQUIREMENTS FOR SIMM PERMIT APPLICATION

APPLICANTS FOR A SIGN PERMIT WILL BE ASKED TO SUBMIT THE FOLLOWING INFORMATION TO THE CODE ENFORCEMENT OFFICE:

1. PROOF OF INSURALICE

2. LETTER OF PERMISSION FROM THE OWNER

3. A SKETCH PLAN OF THE LOT, INDICATING LOCATION OF BUILDINGS, DRIVEWAYS AND ANY ABUTTING STREETS OR RIGHT OF WAYS. LENGTES OF BUILDING FRONTAGES AND STREET FRONTAGES SHOULD BE NOTED (SEE ATTACHED)

- 4. INDICATE ON THE PLAN ALL EXISTING AND PROPOSED SIGNS
- 5. COMPUTATION OF THE FOLLOWING:
  - A) SIGN AREA OF EACH EXISTING AND PROPOSED BUILDING SIGN

E) SIGN AREA HEIGHT AND SETBACK OF EACH EXISTING AND PROPOSED FREESTANDING SIGN

A SKITCE OF ANY PROPOSED SIGN(S), INDICATING DIMENSIONS, MATERIALS, SOURCE OF ILLUMINATION AND CONSTRUCTION METEOD (SEE ATTACHED)

TEE FOR PERHIT - \$25.00 PLUS \$0.20 PER SQUARE FOOT

NOTE: ONCE A SKETCH PLAN FAS BEEN FILED FOR A PROPERTY, THE CODE ENFORCEMENT OFFICE WILL KEEP A RECORD OF THE PLAN SO THAT A NEW SKETCH PLAN WILL NOT BE REQUIRED FOR LATER CHANGES TO SIGNAGE ON THE PROPERTY. IN SUCH AN INSTANCE, APPLICANTS WILL ONLY BE REQUIRED TO SUBMIT INFORMATION APPLICABLE TO THE NEW SIGNS.



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City of Portland, Maine – Be	Owner:			575-8703, FAX: 874-871
562 Congress St	Terbax Re	alty	Phone:	Permit No: 97008
when realities.	Lessee/Buyer's Name	I Tak	BusinessName:	
ontractor Name:	Diversified Communi	cations   4th floor	i bushe salvane.	PERMIT ISSUEL
Fore River Management	Address: P.O. Box 7525 Peter	Phone:		Permi Issued:
ası Use:	P.O. Box 7525 Ptid Proposed Use:	, ME 04112	879-1671	FEB - 4 1997
	- 100000 C 30.	COST OF WORK		
Office	Co	\$ 3,000.00	\$ 35.00	
	Same	FIRE DEPT. DA	sproved INSPECTION:	CITY OF PORTLAN
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Maha Tatan -		Action: A		
Make Interior Renovation	ns (4th floor)		pproved white G are	Special Zone or Reviews
			ant a	□ □ Shoreland
mit Taken By:		Signature:	Date:	Flood Zcne     Subdivision
Mary Gresik	Date Applied For:	70 1		Site Plan maj Ominor Orr.n
This permit application 1		29 January 1997		
Builting new interior does not preclud	le the Applicant(s) from meeting applicab	ole State and Federal rules.		Zoning Appeal
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