

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

Location of Construction: 560 Congress ST		Owner: Terbax Realty, Inc.		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: Fore River Management		Address: P.O. Box 7525 Pld, ME 04112		Phone: 879-1671	
Past Use: Retail		Proposed Use: Same w/int/ext reno		<b>COST OF WORK:</b> \$ 5,000.00 <b>PERMIT FEE:</b> \$ 45.00 <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: M Type 312 Signature: [Signature]	
Proposed Project Description: Construct New Storefront Construct Internal Stairwell		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: [Signature] Date: [Date]		Signature: [Signature] Date: [Date]	
Permit Taken By: Mary Gresik		Date Applied For: 07 February 1996			

Permit No. **960135**

**PERMIT ISSUED**  
 Permit Issued:  
**MAR - 6 1996**  
**CITY OF PORTLAND**  
 Zone: CBL: 037-G-014

Zoning Approval:

**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: \_\_\_\_\_

**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 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

07 February 1996

SIGNATURE OF APPLICANT Steven Dube	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:		

**PERMIT ISSUED WITH LETTER**

CEO DISTRICT 2

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

March 6, 1996

Fore River Management  
P.O. Box 7525  
Portland, ME 04112

Re: 560 Congress St


Dear Sir,

Your application to construct new store front and internal stairwell has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

1. The sprinkler system shall be maintained to NFPA #13 standards.
2. The fire alarm system shall be maintained to NFPA #72 standards.
3. Portable fire extinguishers shall be located as per #10. They shall bear the label of an approved agency and be of an approved type.
4. Handrails shall be constructed as per Chapter 10, section 1022.0 of the City's building code (BOCA/1993).
5. Guardrails - A guardrail system is a system of building components located near the open sides of an 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 a 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.
6. 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. (BOCA/1993).
7. Stair construction shall be a minimum 11" tread, 7" maximum rise.
8. Headroom in habitable space is a minimum of 7'6".
9. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

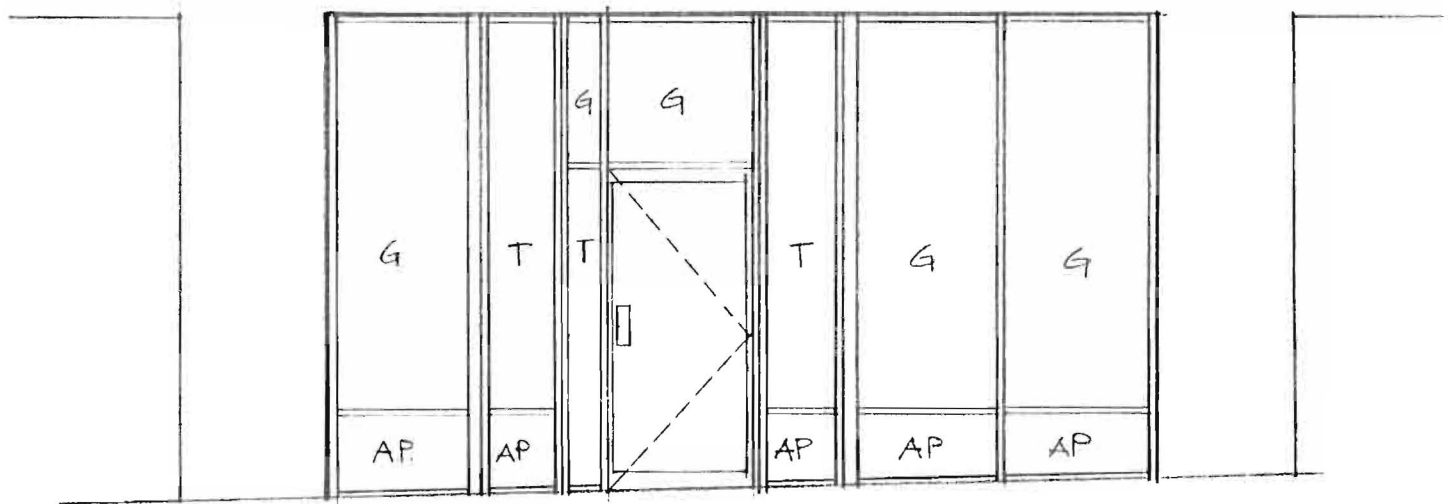
FORE RIVER COMPANY

5 MILK STREET P.O. BOX 7525 PORTLAND, MAINE 04112 (207) 772-6404

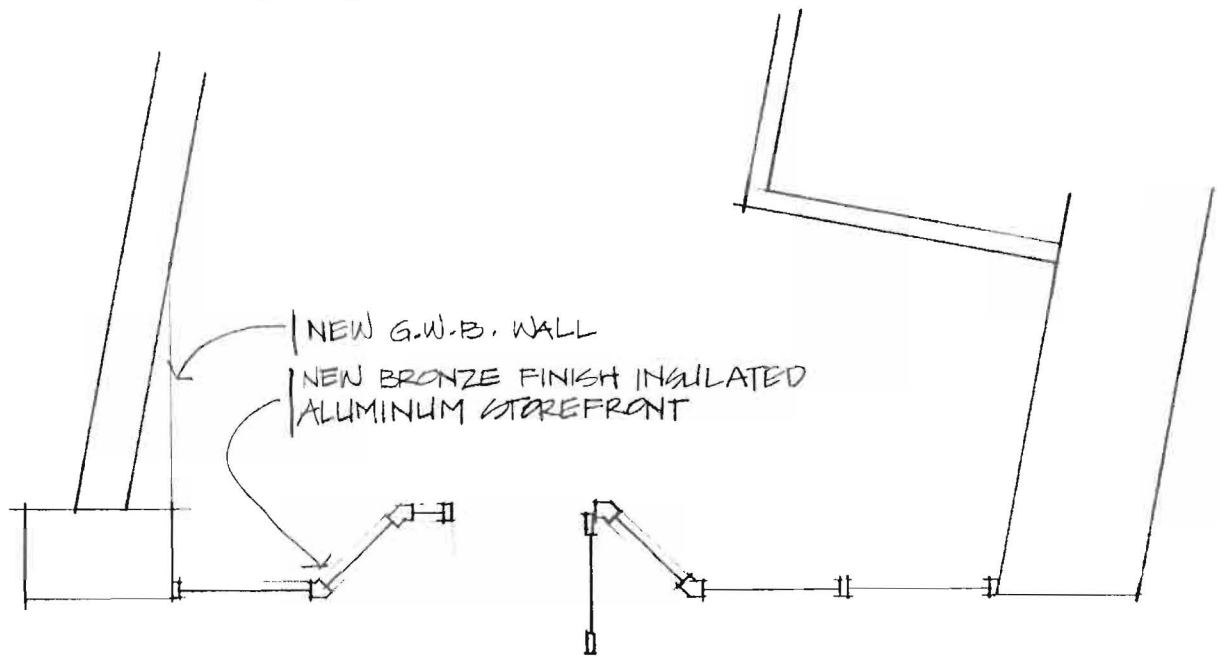
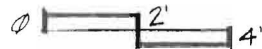
TRANSMITTAL NOTICE		DATE 12 FEB. '96
TO: DEB ANDREWS CITY OF PORTLAND		PROJECT 562 CONGRESS ST. JOB NUMBER 560 CONGRESS ST.
<input type="checkbox"/> FOR CHECKING <input type="checkbox"/> FOR YOUR APPROVAL <input type="checkbox"/> FOR YOUR COMMENTS <input type="checkbox"/> FOR YOUR USE <input type="checkbox"/> APPROVED AS NOTED		
NO. OF COPIES	DRAWING NUMBERS	DESCRIPTION
2	SK-45	PLAN AND ELEVATION OF NEW STOREFRONT AT 560 CONGRESS STREET.
REMARKS		

KEY

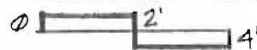
- G - INSULATED GLASS
- T - TEMPERED GLASS
- AP - ALUMINUM PANEL



560 CONGRESS STREET ELEVATION



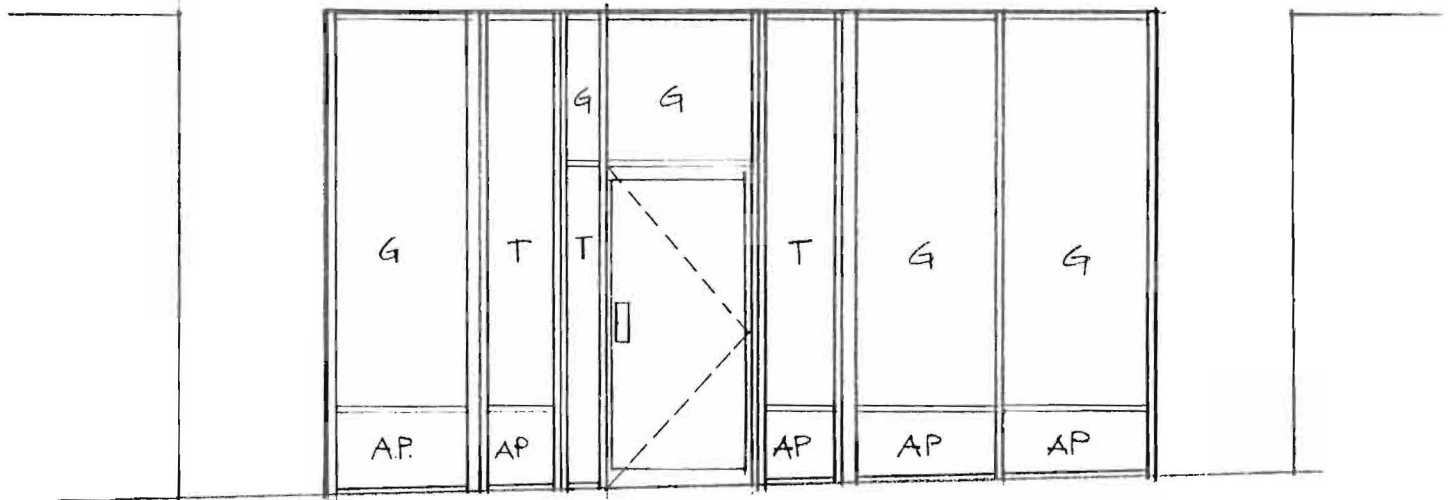
560 CONGRESS STREET PLAN



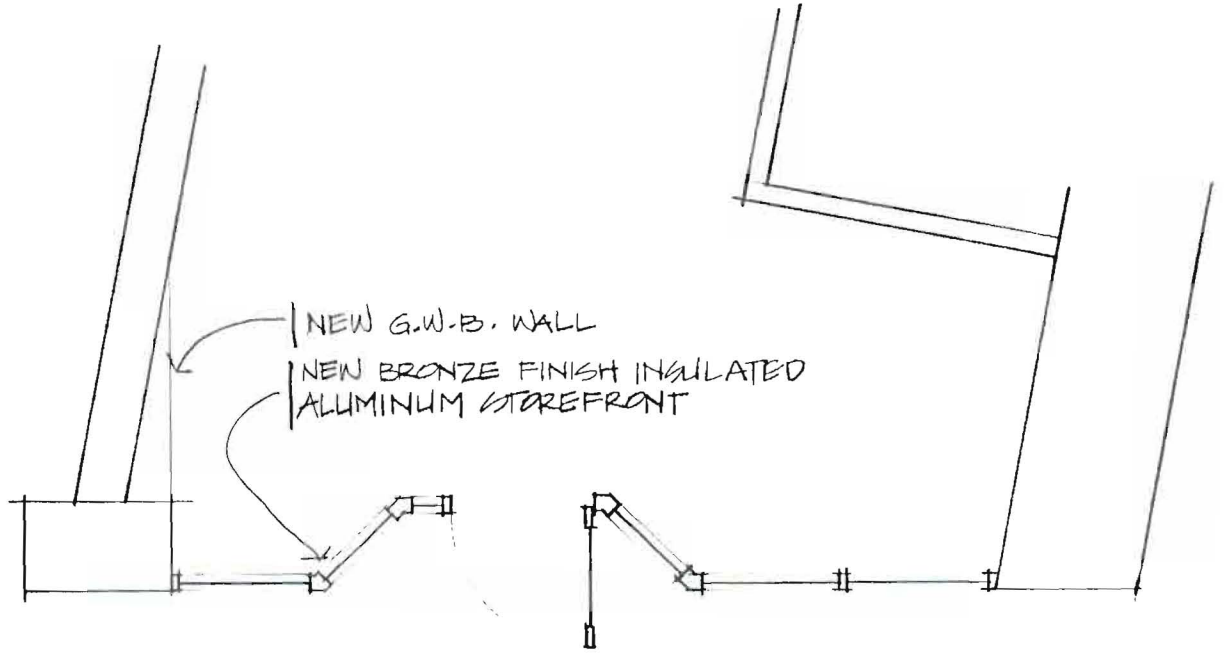
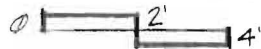
GK-45  
12 FEBRUARY '96

KEY

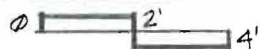
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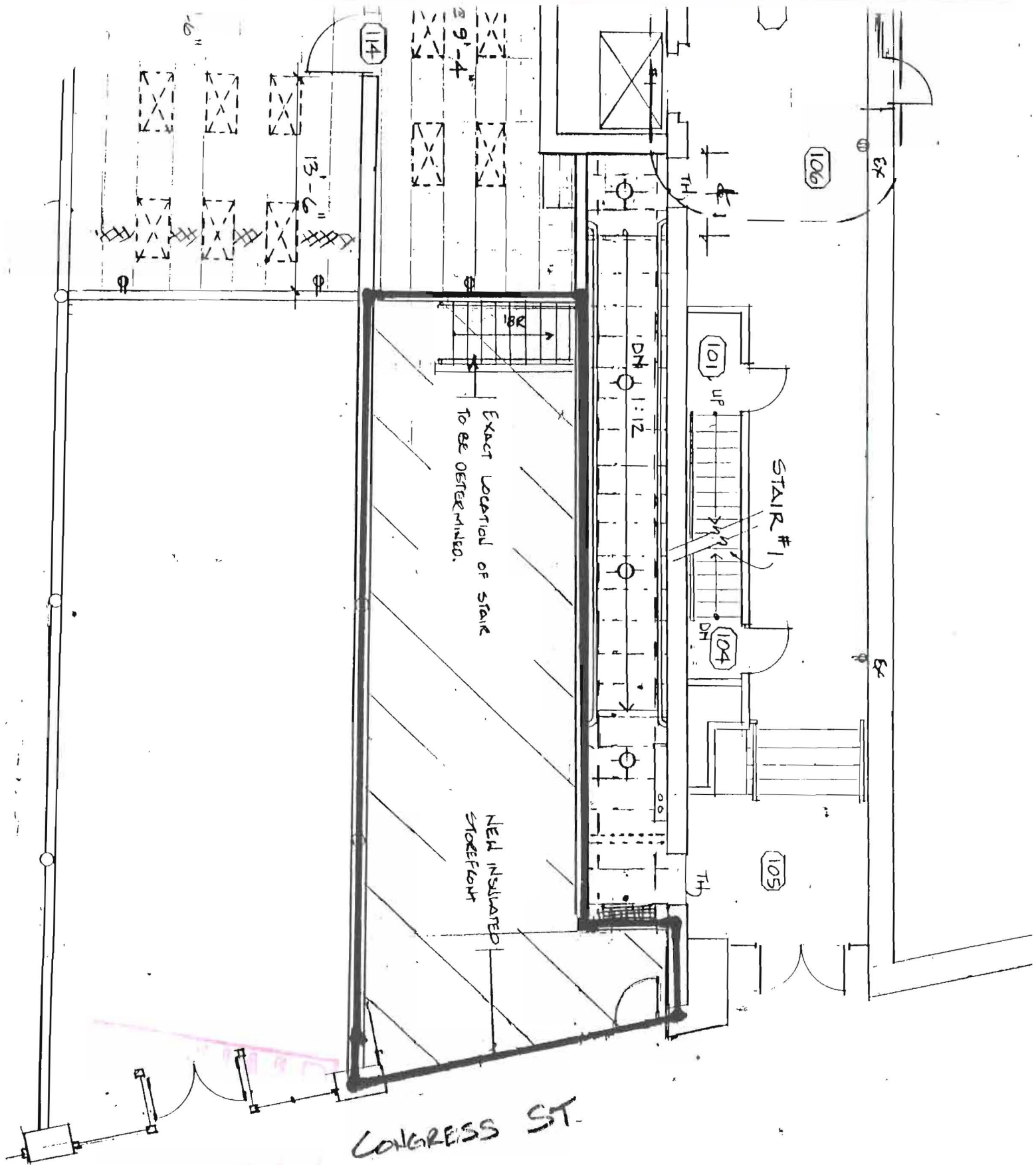
560 CONGRESS STREET ELEVATION



560 CONGRESS STREET PLAN



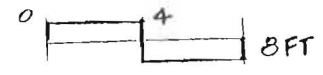
GK-45  
12 FEBRUARY '06



Exact location of stair  
to be determined.

NEW INSULATED  
STOREFLOOR

CONGRESS ST.



1st FLOOR PLAN.

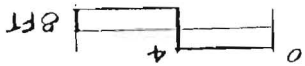
560 Congress St

1-30-96

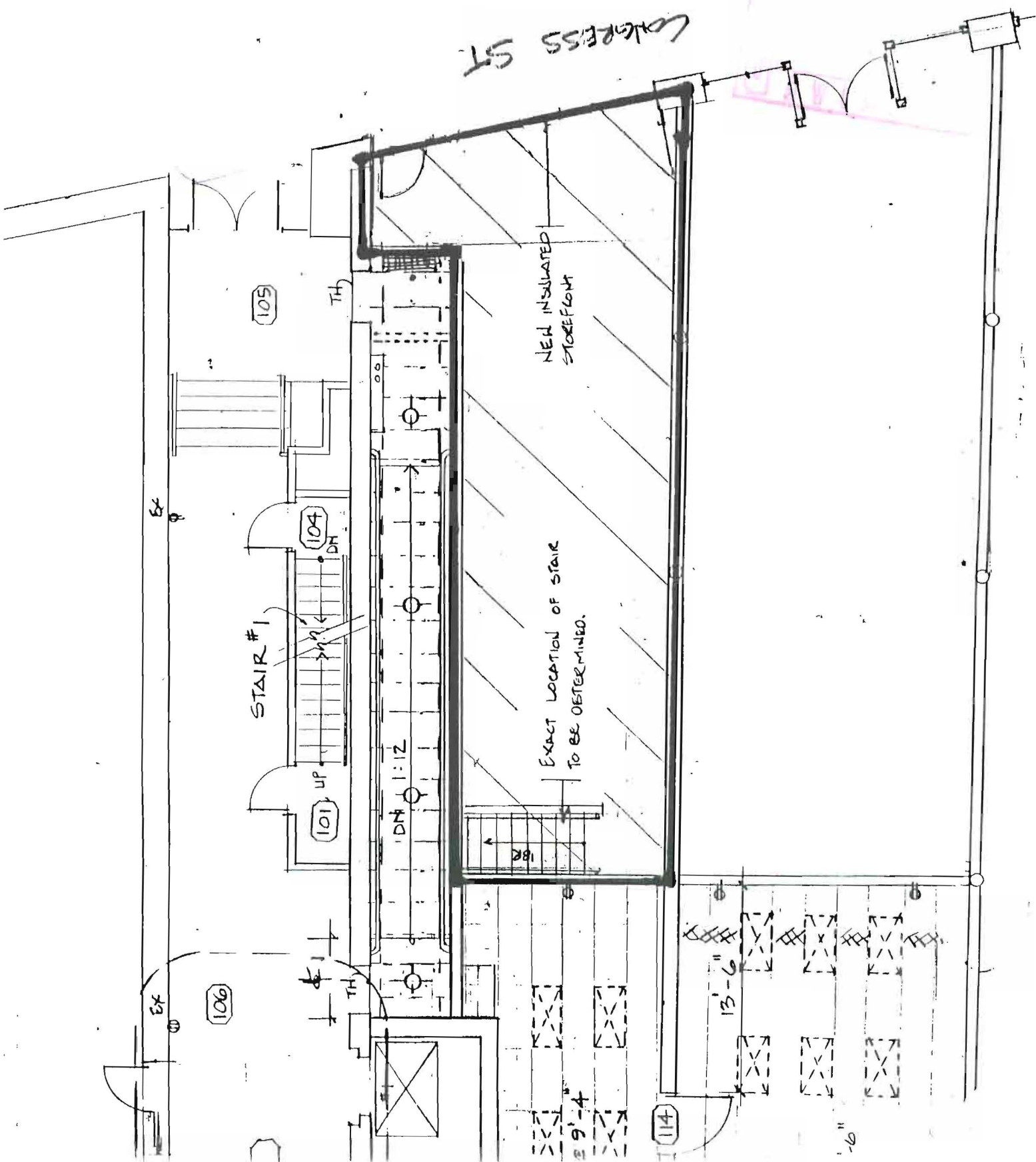
1-30-96

560 Congress St

1st Floor Plan



Congress St



NEW INSULATED STORAGE

EXACT LOCATION OF STAIR TO BE DETERMINED.

STAIR #1

101 UP

104 DN

105 TH

106 EX

114

13'-6"

9'-4"

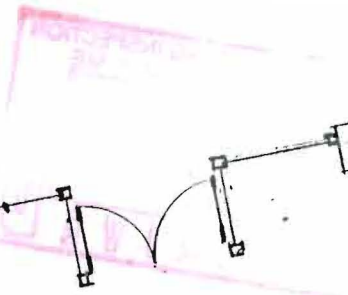
6"

DN 1:12

BR

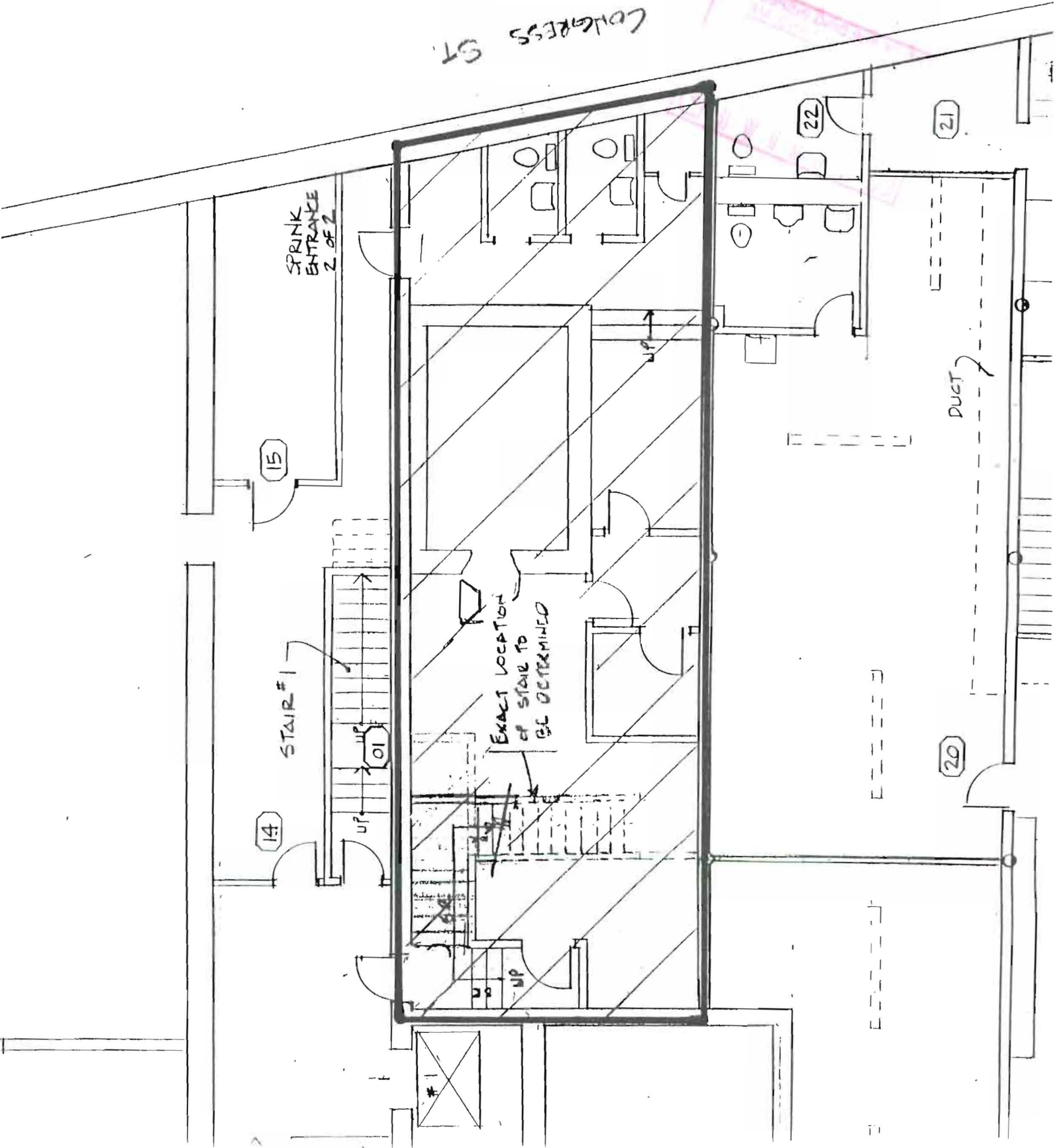
EX

EX



Basement Plan - 560 Colless - Portland, ME

Colless St



SPRINK  
ENTRANCE  
2 OF 2

15

STAIR #1

14

UP

UP

EXACT LOCATION  
OF STAIR TO  
BE DETERMINED

UP

DUCT

20

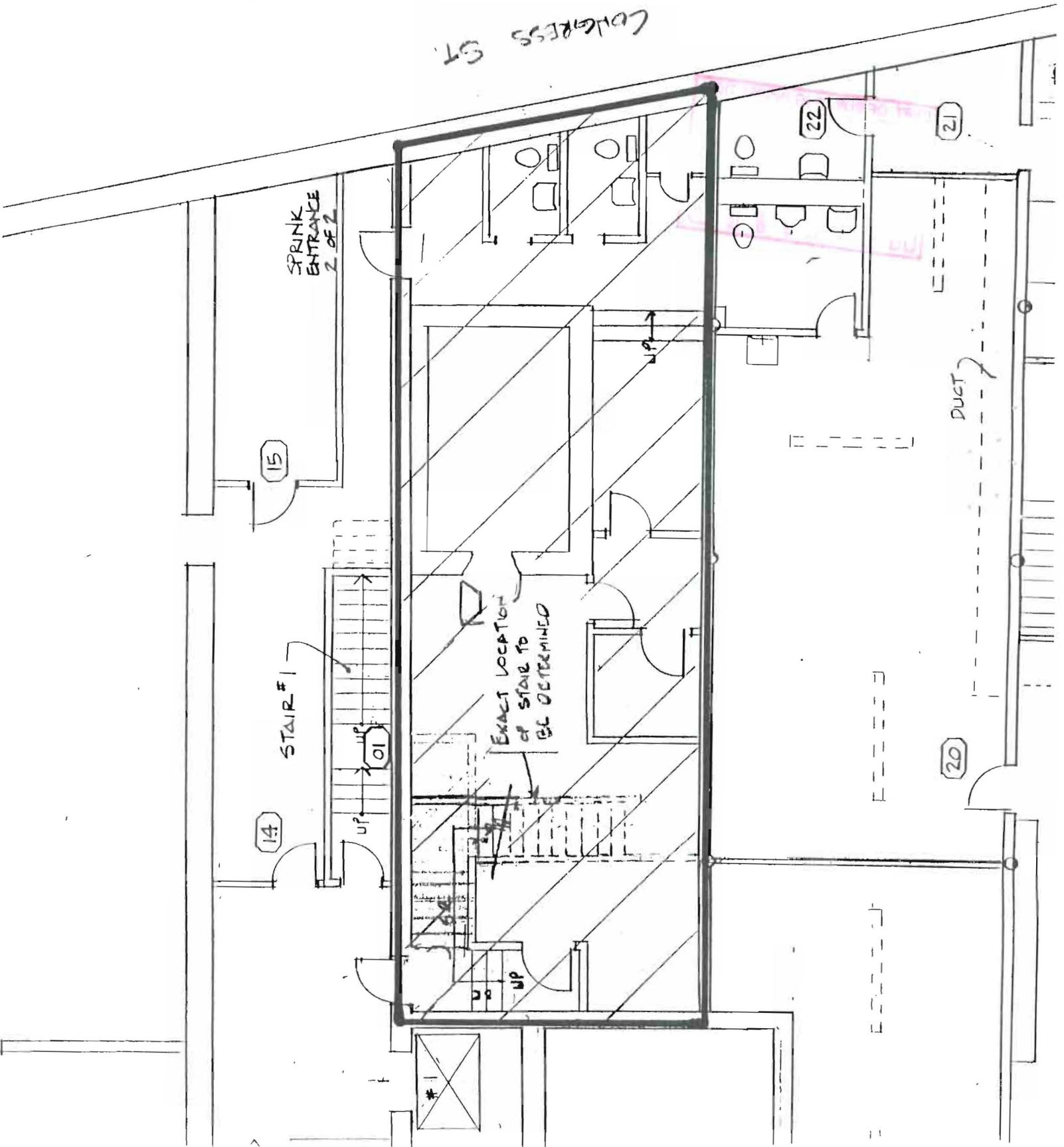
21

22



# Basement Plan - 560 Coleridge - Portland, ME

Coleridge ST



June 4, 1996

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 562 CONGRESS ST. ZONE: B-3

OWNER: TERBAX REALTY INC.

APPLICANT: TERBAX REALTY INC.

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

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

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

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

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

BLDG. WALL SIGN? AWNING YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS \_\_\_\_\_  
(attached to bldg)

MORE THAN ONE SIGN? YES X NO \_\_\_\_\_ DIMENSIONS 5' x 4' x 6'

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_

TENANT AWNING BY YORK INSURANCE 1' x 1/2' x 7'

LOT FRONTAGE (FEET) 145' ±

BLDG FRONTAGE (FEET) 145' ±

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

HEIGHT OF AWNING: 5' ±

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? No

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.

\* AWNING WILL NOT HAVE ANY GRAPHICS, ITS PURPOSE IS TO PROVIDE SHELTER FOR SMOKERS.

*OK*  
not  
Signage

INSURANCE, FLAME CERTIFICATE & Mary Greene

37-9-D14

037-6-014

# CERTIFICATE OF INSURANCE

DATE (MM/DD/YY)  
05/30/96

**PRODUCER**  
ALLEN AGENCY  
34-36 ELM STREET  
P.O. BOX 578  
CAMDEN ME 04843

**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 POLICES BELOW.**

**COMPANIES AFFORDING COVERAGE**

COMPANY  
**A** PEERLESS

COMPANY  
**B** MEMIC

COMPANY  
**C**

COMPANY  
**D**

**INSURED**  
FORE RIVER COMPANY AND  
TERBAX REALTY  
P.O. BOX 7525  
PORTLAND ME 04112

**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.

037-6-014

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	CBP9067960	3/14/96	3/14/97	GENERAL AGGREGATE \$2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG \$1,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$1,000,000
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$1,000,000
					FIRE DAMAGE (Any one fire) \$ 50,000
					MED EXP (Any one person) \$ 5,000
	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
	<input type="checkbox"/> HIRED AUTOS				
	<input type="checkbox"/> NON-OWNED AUTOS				
	<b>GARAGE LIABILITY</b>				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: \$
					EACH ACCIDENT \$
					AGGREGATE \$
B	EXCESS LIABILITY	CU9062963	03/14/96	03/14/97	EACH OCCURRENCE \$1,000,000
	<input checked="" type="checkbox"/> UMBRELLA FORM				AGGREGATE \$1,000,000
	OTHER THAN UMBRELLA FORM				\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>				STATUTORY LIMITS
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EACH ACCIDENT \$
	OTHER				DISEASE - POLICY LIMIT \$
					DISEASE - EACH EMPLOYEE \$

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**  
INSURED INSTALLING AN AWNING ON BUILDING OWNED BY THEM AT 562 CONGRESS ST. PORTLAND, MAINE - BAXTER BLDG

**CERTIFICATE HOLDER**  
CITY OF PORTLAND  
CITY CLERK  
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 THEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.  
AUTHORIZED REPRESENTATIVE  
GAIL C. THOMSON, ACSR *Gail C. Thomson, ACSR* GT A ACSR

# Certificate of Flame Resistance



REGISTERED  
APPLICATION  
CONCERN No.

FA-36801

ISSUED BY

Glen Raven Mills, Inc.  
1831 N. Park Avenue  
Glen Raven, NC 27217

Date treated or  
manufactured

(Phone) 910/227-6211 (Fax) 910/229-4039

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR MAINE BAY CANVAS ADDRESS 53 INDUSTRIAL WAY  
CITY PORTLAND STATE MAINE

Certification is hereby made that: (Check "a" or "b")

(a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used \_\_\_\_\_ Chem. Reg. No. \_\_\_\_\_

Method of application \_\_\_\_\_

(b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used FR Sunbrella® Reg. No. FA-36801

**The Flame Retardant Process Used** will not **Be Removed By Washing**  
(will or will not)

Glen Raven Mills, Inc.

Name of Applicator or Production Superintendent

By

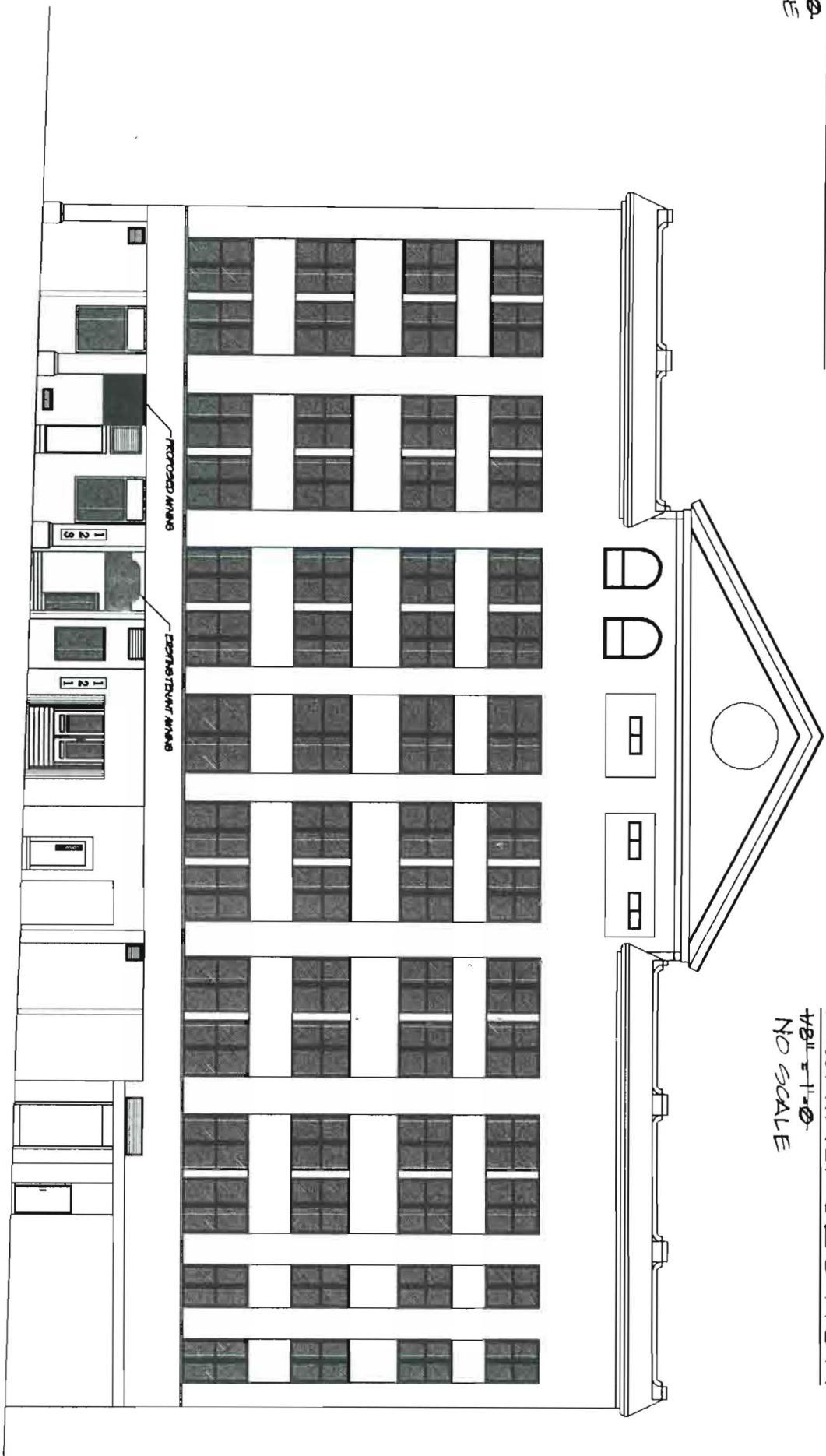
GLEN RAVEN MILLS, INC.

Title

Dist. In Ch.

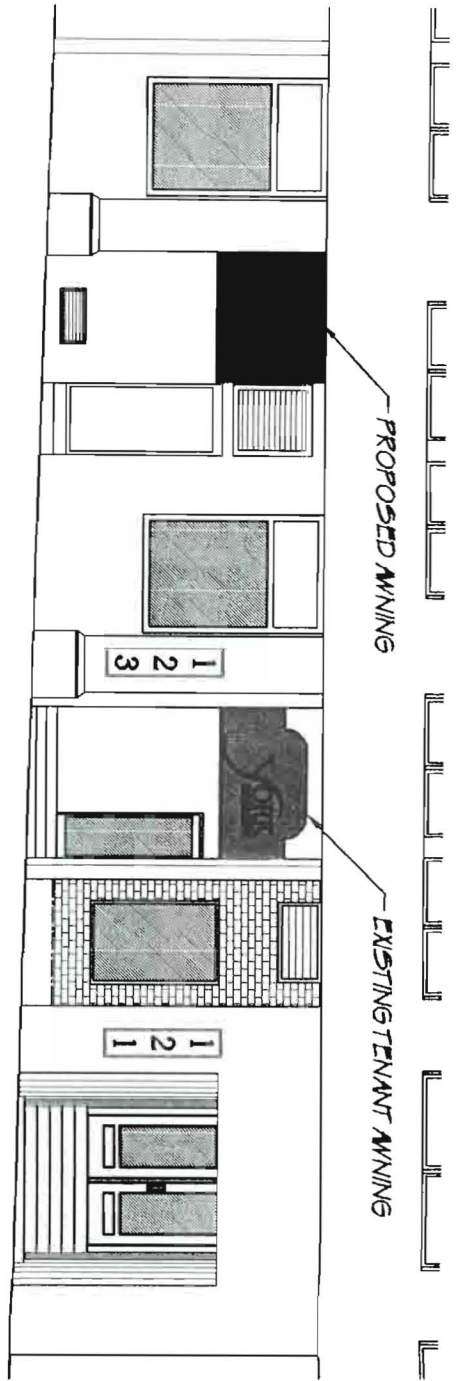
# FREE STREET ELEVATION

1/8" = 1'-0"  
NO SCALE



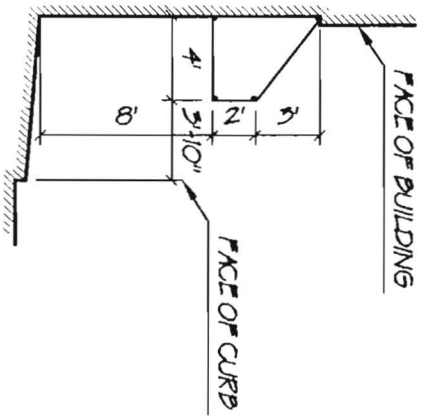
# AWNING ELEVATIONS

1/8" = 1'-0"  
NO SCALE



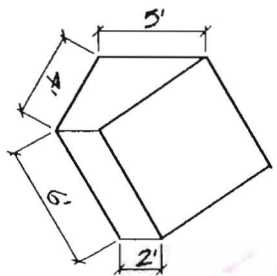
# AWNING SECTION

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NO SCALE



# ISOMETRIC

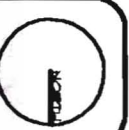
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NO SCALE



NO.	DATE	REVISIONS

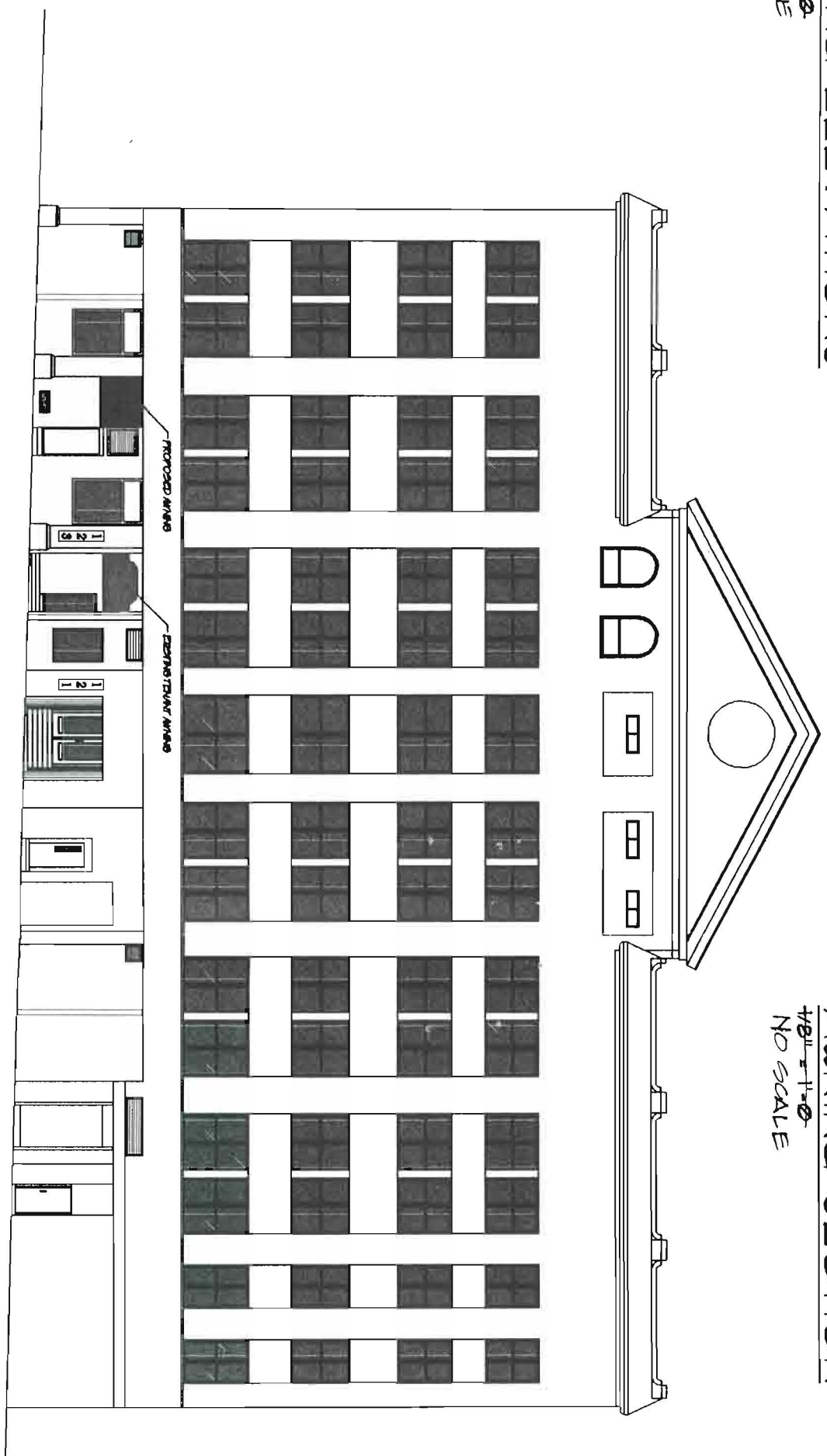
FREE STREET ELEVATION

THE BAXTER BUILDING  
562 CONGRESS STREET  
PORTLAND, MAINE



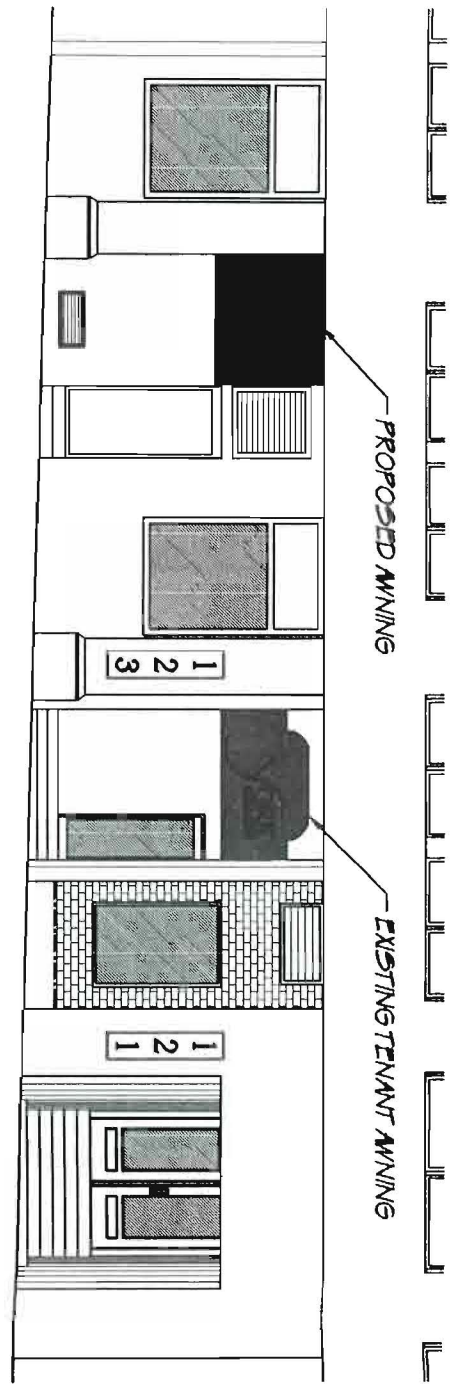
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NO SCALE



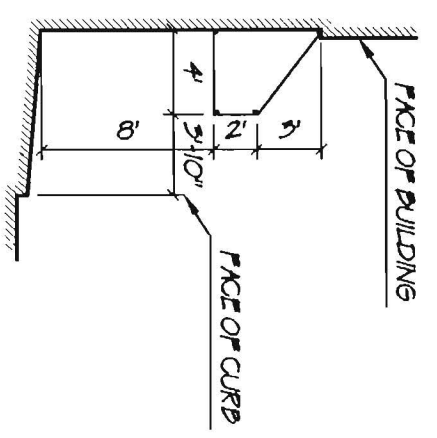
# AWNING ELEVATIONS

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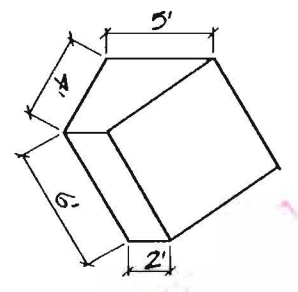
# AWNING SECTION

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NO SCALE



# ISOMETRIC

1/8" = 1'-0"  
NO SCALE



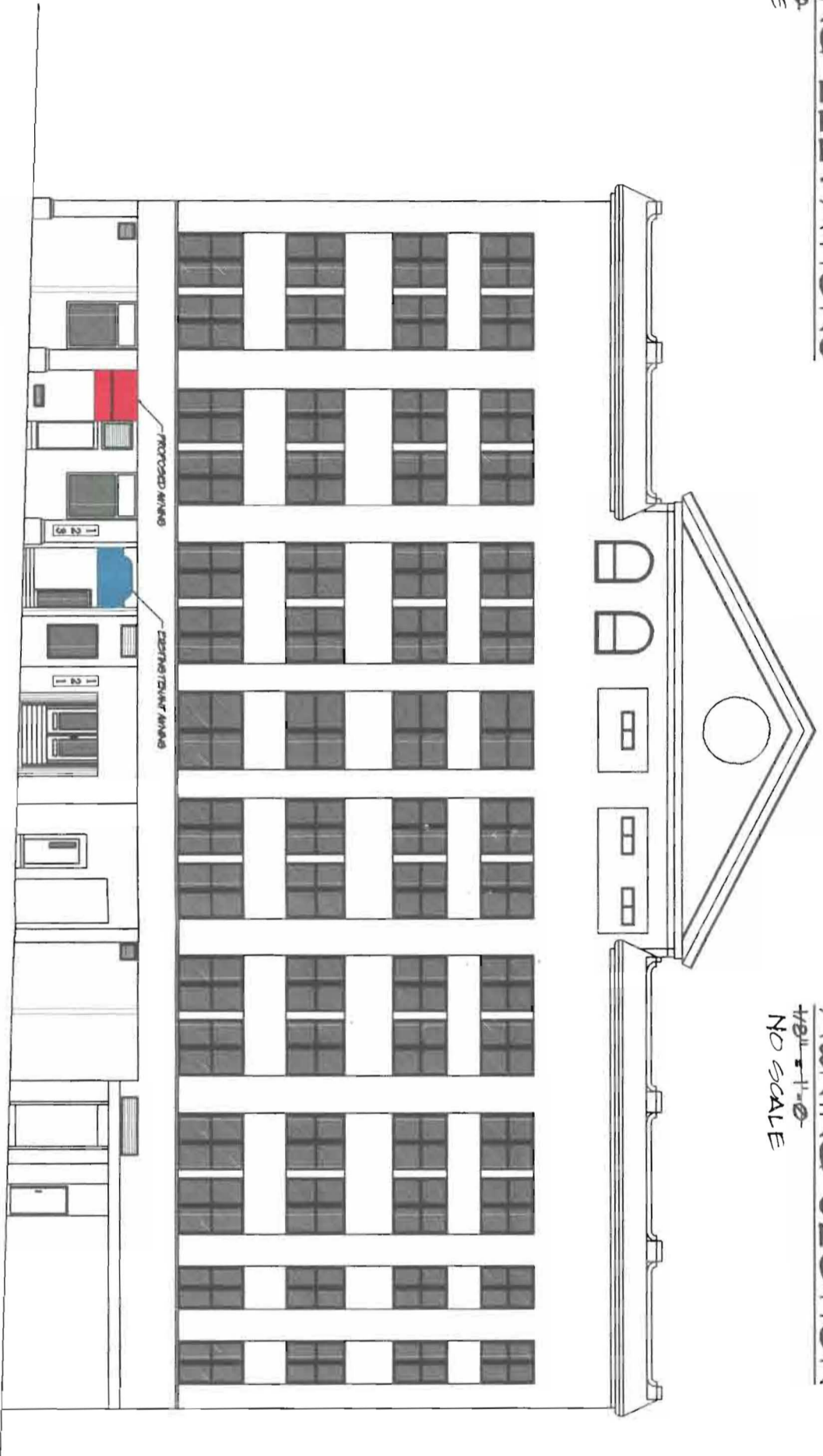
THIS DOCUMENT IS THE PROPERTY OF  
LISA G. BAXTER ARCHITECTURE

REVISIONS

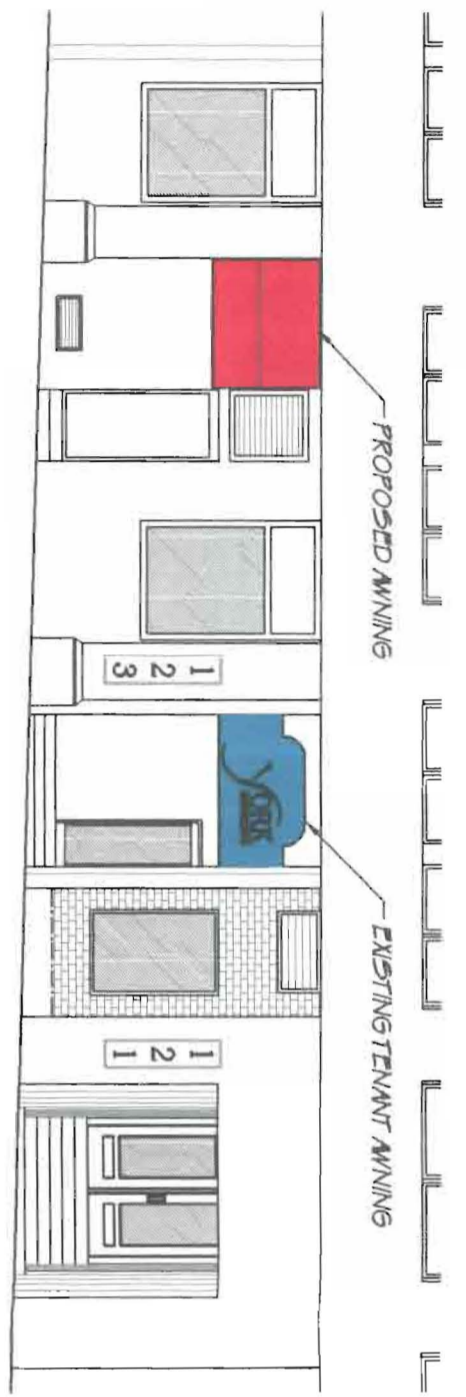


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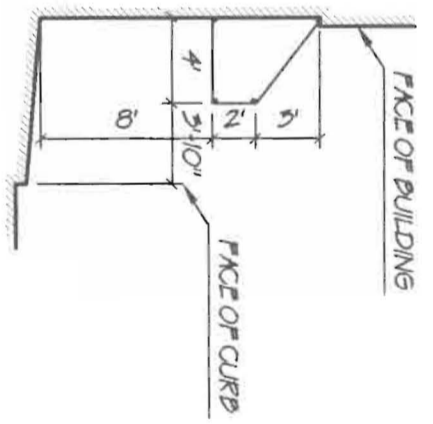
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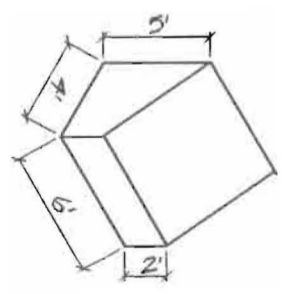
AWNING ELEVATIONS  
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NO SCALE



AWNING SECTION  
1/8" = 1'-0"  
NO SCALE



ISOMETRIC  
1/8" = 1'-0"  
NO SCALE



NO.	REVISIONS

