

City of Portland, Maine - Building or Use Permit Application 385 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-871

Location of Construction:

510 - 518 Congress St

Owner:

Center City Plaza Assoc.

Phone:

Owner Address:

Lessee/Buyer's Name:
New England Crafters - Portland

Phone:

Business Name:

Contractor Name:

Address:

Phone:

Past Use:

Vacant Space

Proposed Use:

Retail

COST OF WORK:

PERMIT FEE:

\$ 25.00

\$

FIRE DEPT. ☒ Approved ☐ Denied

INSPECTION: Use Group: M Type: 375

Signature:

Approved

Signature:

Signature:

Action:

Approved

Approved with Conditions

Denied

PEDESTRIAN ACTIVITIES DISTRICT

Zone: ☒ B-3 ☐ CBL: 037-H-010

Change Use

Permit Taken By:

Marcy Gressik

Date Applied For:

06 Oct 95

1. This permit application doesn't 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.

Bill Nemmers - 774-3685 When Ready

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.

SIGNATURE OF APPLICANT: Bill Nemmers

ADDRESS:

DATE:

PHONE:

774 3685

RESPONSIBLE PERSON IN CHARGE OF WORK: TITLE

PHONE:

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

Permit No: 951064

PERMIT ISSUED

Permit Issued:

OCT 10 1995

CITY OF PORTLAND

Zone: ☒ B-3 ☐ CBL: 037-H-010

Special Zone or Reviews:

- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan map 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:

GEO DISTRICT: 2

T. Morrison

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

Location of Construction: 516 Congress St		Owner: Christy H. Pechios		Phone:		Permit No: 951214	
Owner Address:		Lessee/Buyer's Name: New England Crafters		Phone:		Business Name:	
Contractor Name: Barlo Signs		Address:		Phone:		PERMIT ISSUED NOV 17 1995	
Past Use: Retail		Proposed Use: Retail		COST OF WORK: \$		PERMIT FEE: \$ 44.20	
Proposed Project Description: Erect Signage (Face Replacement) Max 106 sq ft		Signature:		FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group 1 Type 1 00CA93	
Permit Taken By: Mary Grosik		Date Applied For: 03 November 1995		PEDESTRIAN ACTIVITIES DISTRICT (V.D.) ☒ Approved ☐ Denied		Signature: 11/11/95	
1. This permit application doesn't 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.		Signature: 11/11/95	
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.		Signature: 11/11/95		Date: 11/11/95		Signature: 11/11/95	
Signature: Fred Merkley		Address: 92 Industrial Park Way Saco, ME 04072		DATE: 03 November 1995		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK TITLE White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		CEO DISTRICT 2		Signature: 11/11/95		Signature: 11/11/95	

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 authorize 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.

- Action:**
- ☐ Approved
 - ☐ Approved with Conditions
 - ☐ Denied
 - ☐ Historic Preservation
 - ☐ Not in District or Landmark
 - ☐ Does Not Require Review
 - ☐ Requires Review

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

- Site Plan**
- ☐ Subdivision
 - ☐ Flood Zone
 - ☐ Wetland
 - ☐ Shoreland
 - ☐ Special Zone or Reviews
 - ☐ Zoning Approval: 12/11/95
 - ☐ Site Plan major minor ☐ mm ☐

T. Munsen

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

Location of Construction: 55 Free St.		Owner: Christy Pachios		Phone:		Permit No. 950895	
* Owner Address: <i>Call for Pick-up</i> 565 Congress St- Ptld, ME		Leasee/Buyer's Name: 048101		Phone:		Business Name:	
Contractor Name: Glenn Thomes		Address: 510 Congress St- PTld, ME 04101		Phone: 772-1538		Permit Issued: APR 28 1995	
Past Use: retail		Proposed Use: retail & office space - w inter renovtns <i>Portland Pirates</i>		COST OF WORK: \$ 23,900		PERMIT FEE: \$ 140	
				FIRE DEPT. ☒ Approved ☐ Denied		INSPECTION: Use Group: <i>B</i> Type: <i>3B</i>	
Proposed Project Description: Change of Use - with interior renovations				Signature: <i>4/18/95</i>		Signature: <i>500493</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (W.D.) <i>1/3</i>		Zoning Approval: <i>of with conditions</i>	
				Action: Approved Approved with Conditions: Denied		☒ Special Zone or Reviews: ☐ Shoreland <i>MS 4/24/95</i> ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan maj ☐ minor ☐ mm ☐	
Permit Taken By: <i>L Chase</i>		Date Applied For: <i>4/18/95</i>		Signature: <i>D. Andrews</i>		Date: <i>4/26/95</i>	

1. This permit application doesn't 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 LETTER**

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

Glenn H. Thomes *775-4350*
SIGNATURE OF APPLICANT ADDRESS: *510 Congress* DATE: *4-18-95* PHONE: *772-1538*
SELF
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Action:
☐ Approved
☐ Approved with Conditions
☐ Denied
Date: *4/19/95*
CEO DISTRICT **2**

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date February 2, 1995
Receipt and Permit number 4234

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 510 Congress St.

OWNER'S NAME: Talk America ADDRESS: same

FEES

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 25

5.00

PIXTURES: (number of)

Incandescent _____ Flourescent _____ (not strip) TOTAL _____

Strip Flourescent _____ ft. _____

SERVICES:

Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____

Cook Tops _____

Wall Ovens _____

Dryers _____

Fans _____

Water Heaters _____

Disposals _____

Dishwashers _____

Compactors _____

Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels 1 _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b)

TOTAL AMOUNT DUE: Min 15.00

INSPECTION:

Will be ready _____

or will call xxx

CONTRACTORS NAME Mike Floridino

ADDRESS 35 Lawrence Ave

TELEPHONE 772-3136

MASTER LICENSE No. 4234

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

Mike Floridino

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

Permit Application Register Page No. 600820 of 2

INSPECTIONS: Service _____ by _____
Service called in _____
Closing-in _____ by _____

[illegible][illegible]



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

December 28, 1987

Coyne Signs
84 Cove Street
Portland, ME 04101
Attn: Edward Blumenthal

Re: 510 Congress Street (Rear)

Dear Mr. Blumenthal:

This letter is in reference to the sign permit you applied for on December 16, for 510 Congress Street (rear). We cannot issue this permit without a flame proof certificate for the awning.

You have six months from the date of application before this application will be voided out. If you have any questions regarding this, please do not hesitate to contact this office.

Sincerely,

Warren J. Turner
Zoning Enforcement Officer

/ksc

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

Location of Construction:

510 - 518 Congress St

Owner:

Pachioa, Christy

Phone:

Owner Address:

Lease/Buyer's Name:
CVS/Annex (Fairlawn)

Phone:

Business Name:

Contractor Name:

Commercial & Industrial Properties

Address:

567 Congress St

Phone:

04101 774-3541

Past Use:

Mix Gas

Proposed Use:

Same

COST OF WORK:
\$ 5,000.00

PERMIT FEE:
\$ 45.00

FIRE DEPT. ☒ Approved
☐ Denied

INSPECTION:
Type:

Signature:

Signature:

Action:

Approved

Approved with Conditions:

☒

Make Interior Renovations (1st fl)

Signature:

Signature:

☐

Permit Taken By:

Mary Crestle

Date Applied For:

12 September 1995

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Existing 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.

no dump removal necessary

**PERMIT ISSUED
WITH LETTER**

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

SIGNATURE OF APPLICANT

Arnold Scott

ADDRESS:

Commercial & Industrial Properties, Inc.

DATE:

12 September 1995

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

Permit No: **951001**

PERMIT ISSUED

SEP 21 1995

CITY OF PORTLAND

Zoning: CBL 037-II-009/910

Zoning Approval: No Use (N)

Special Zone or Review:

Shoreland ☒ Flood Zone ☒ Wetland ☒ Flood Zone ☒ Subdivision ☒ Site Plan ☒ minor ☐ mm ☐

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous Use
- ☐ 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:

SEP 21 1995

CEO DISTRICT

2

T. J. WILSON

COMMENTS

10/24/95 - Work going well. Still need to add guards and hardware and finish wash room (see bill particulars.)

11/95 - Work complete - O.K. to occupy *K*

Inspection Record

Type	Date
Foundation: <u>N/A</u>	<u>N/A</u>
Framing: <u>N/A</u>	<u>N/A</u>
Plumbing: <u>N/A</u>	<u>N/A</u>
Final: <u>O.K.</u>	<u>11/1/95</u>
Other: <u>Request</u>	<u>10/24/95</u>

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 21, 1995

Commercial & Industrial Properties
567 Congress Street
Portland, ME 04101

RE: 510-518 Congress Street

Dear Mr. Scott,

Your application to make interior renovations on the 1st floor as per plans has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Zoning and Pedestrian Activity District Review

1. There shall be no change of use without a separate permit and review.
2. There shall be no exterior changes without a separate permit and review.

Building Code and Fire Prevention Review

1. The sprinkler system shall be maintained to NFPA 13 Standards.
2. Emergency lighting shall be provided.
3. An additional manual fire alarm pull station shall be added to the new fire exit.
4. The handicap ramp shall be built in accordance with Section 5-2.5 of the Life Safety Code and ANSI A117.
5. The handicap bathroom shall meet the standards as outlined in ANSI A117.

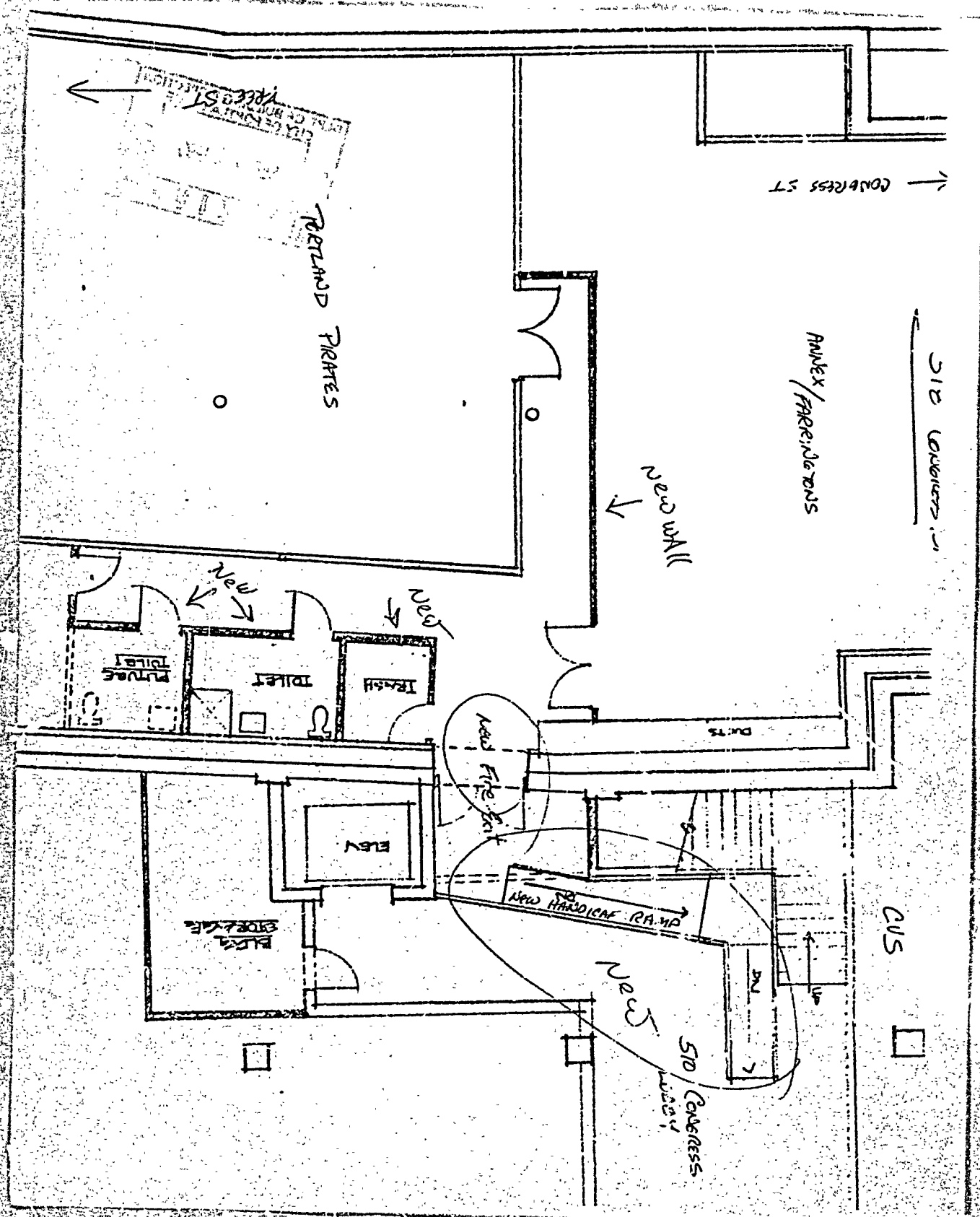
If you have any questions regarding these requirements, please do not hesitate to contact this office.

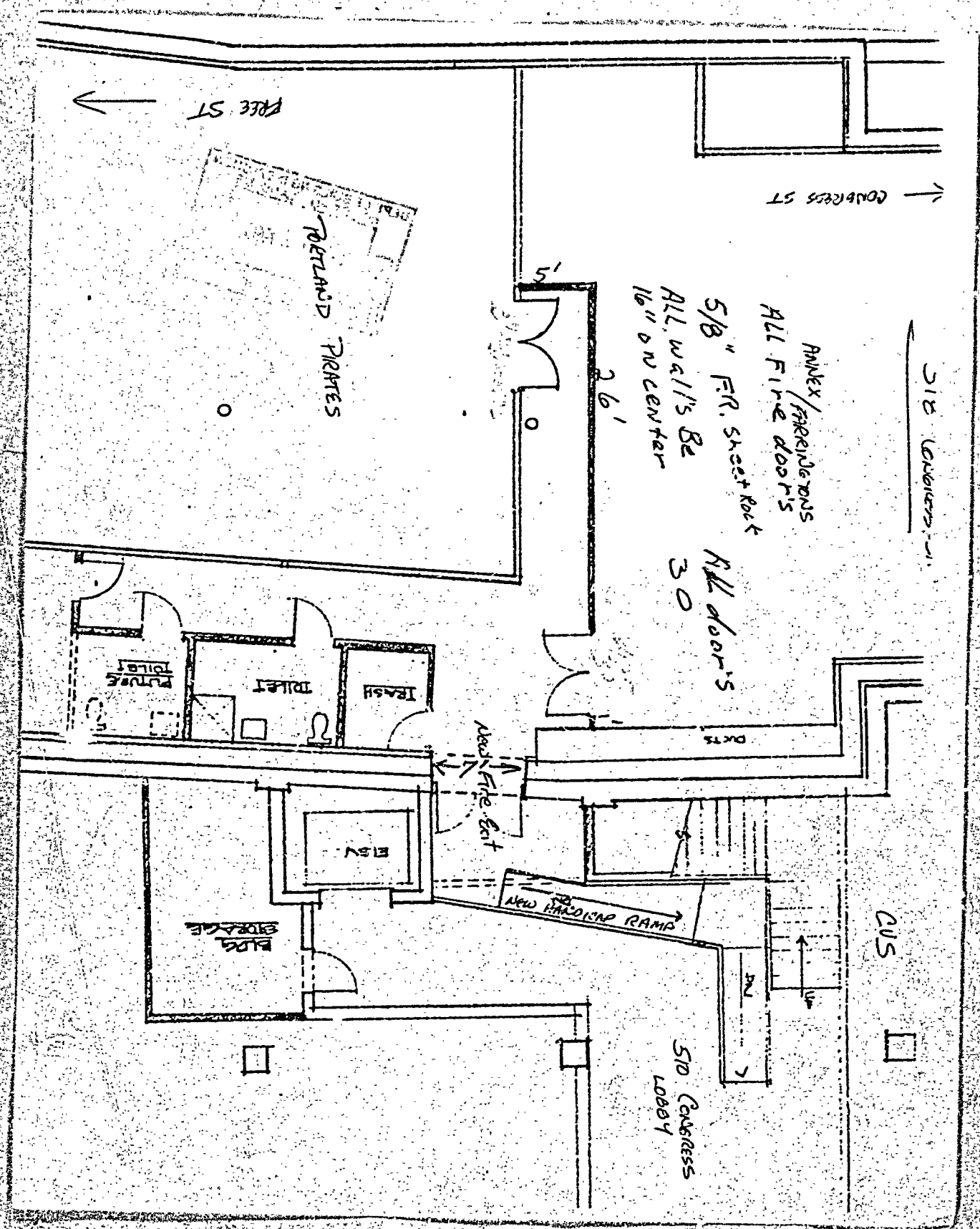
Sincerely,

A handwritten signature in cursive script, appearing to read "Marge Schmuckal".

Marge Schmuckal
Asst. Chief, Inspection Services

cc: Lt. McDougal, PFD





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

Location of Construction:

510 - 510 Congress St

Owner:

Center City Plaza Assoc.

Phone:

Permit No: 851064

Owner Address:

Lease/Buyer's Name:
New England Crafters - Portland

Business Name:

Contractor Name:

Address:

Phone:

Past Use:

Proposed Use:

Lease Space

Retail

COST OF WORK:

PERMIT FEE:

FIRE DEPT. ☐ Approved ☐ Denied

INSPECTION:

Proposed Project Description:

Change Van

Signature:

Signature:

Action:

Approved

Approved with Conditions:

Denied

Signature:

Date:

Permit Taken By:

Mary Gresham

Date Applied For:

06 Oct 95

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permit - To 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. Failure in formation may invalidate a building permit and stop all work.

Bill Nemmets - 774-3685 When Ready

PERMIT ISSUED
WITH LETTER

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.

SIGNATURE OF APPLICANT

Bill Nemmets

ADDRESS:

414 Free 0410106 Oct 95

PHONE:

774 3683

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE

PHONE:

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

PERMIT ISSUED

Permit Issued:

OCT 10 1995

CITY OF PORTLAND

Zone:

CBL 027-R-010

Zoning Approval:

Special Zone or Review:

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan ☐ 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:

10/10/95

Signature

CEO DISTRICT

T. M. W. S. N.

COMMENTS

10-26-95 - Work mostly complete - space ok to occupy - have
to finish rear exit hallway - still building handrails
accessible ramp. Need to add guardrails and handrails.
see permit # 551001

11/95 - O.K. to occupy.

[Signature]

Inspection Record

	Type	Date
Foundation:	N/A	N/A
Framing:	N/A	N/A
Plumbing:	N/A	N/A
Final:	O.K.	Nov. 95
Other:	Progress	10/26/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 10, 1995

Center City Plaza Association
510-518 Congress Street
Portland, ME 04101

RE: 510-518 Congress Street

Dear Sir,

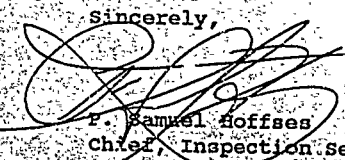
Your application to change the use from a vacant building to a retail building has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. The sprinkler system shall be maintained to NFPA 13 Standards.
2. Portable fire extinguishers shall be provided in accordance with NFPA 10.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section and subsections 1023 and 1024 of the City's Building Code. (The BOCA National Building Code/1993)

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

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

cc: Lt. McDougal, PFD

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 6 1995
RECEIVED

to Free Street

Portland
P. (11/18/95)

REAR WALL

CEILING

CLASS AREA

RETAIL SALES

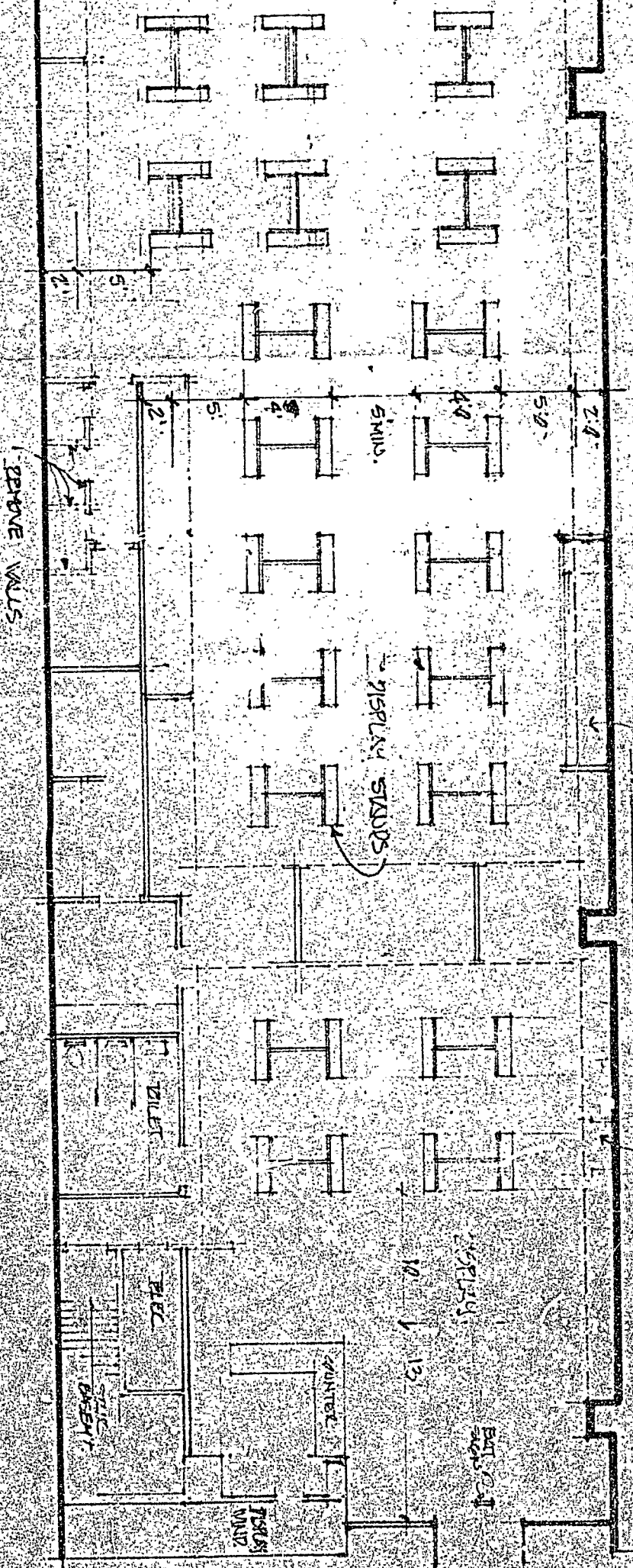
Light stand

REMOVE WALL

DISPLAY STANDS

NO CEILING

NEW
1/2" x 1/2"



TO THE NEXTEN TO THE WALL

STUDY STAFF

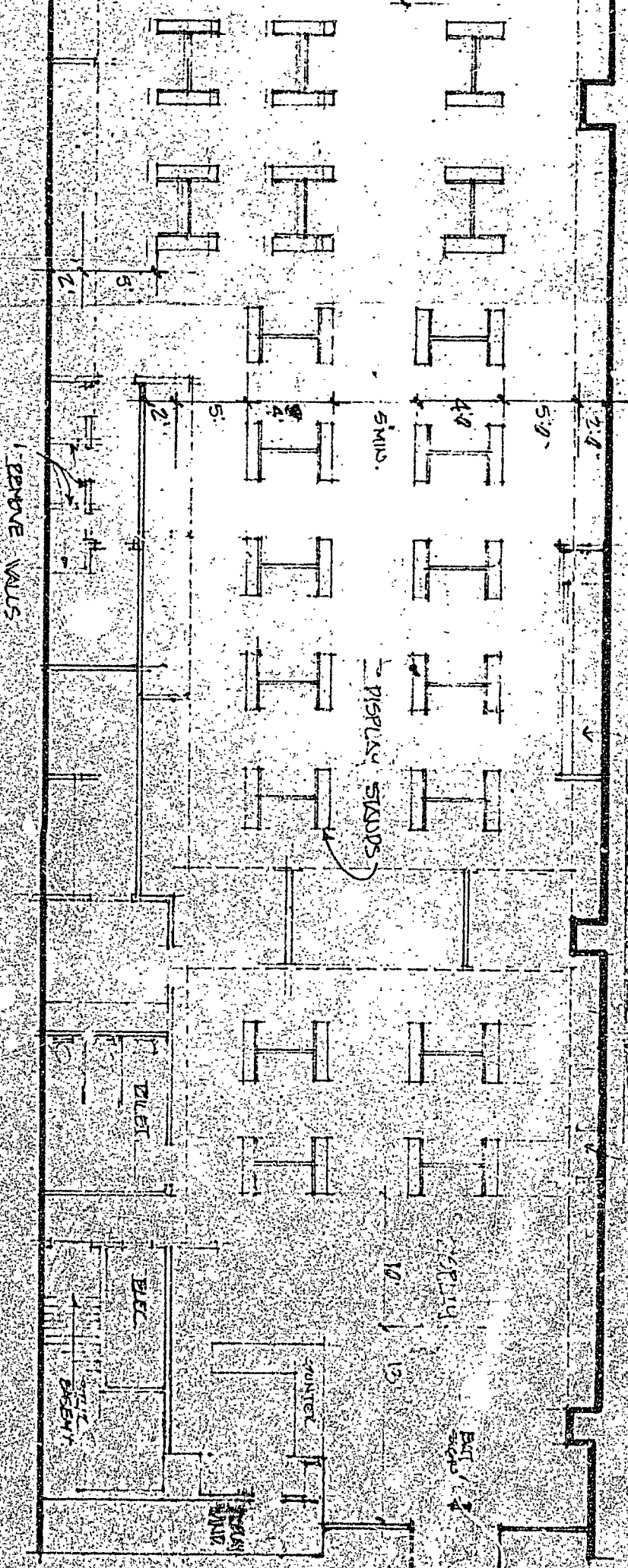
46P176

But no

Compos
St

NEW ENGLAND KATERS - POTLAND
30 318 COMMERCE ST
NEW ENGLAND

CEILING SPLS.



NEW ENGLAND CRAFTS - BOSTON
1/2" = 1'0" 50-518 CONCRETE ST.

Carpos

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

Location of Construction:
516 Congress St

Owner: **Christy H. Pachios**

Phone:

Permit No: **951214**

Owner Address: **3**

Lease/Buyer's Name: **New England Crafters**

Phone:

Business Name:

PERMIT ISSUED
NOV 17 1995

Contractor Name: **Barlo Signs**

Address:

Phone:

Past Use:

Proposed Use:

COST OF WORK:

PERMIT FEE: \$ **46.20**

Retail

Retail

FIRE DEPT: ☐ Approved ☐ Denied

INSPECTION: ☒ Approved ☐ Denied

Proposed Project Description:

Erect Signage (Face Replacement)

Max 106 sq ft

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Signature: **[Signature]**

Permit Taken By: **Mary Gressik**

Date Applied For: **03 November 1995**

Signature:

Date:

1. This permit application doesn't 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.

Fred Kertle
92 Industrial Park Way
Saco, ME 04072

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 the 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.

SIGNATURE OF APPLICANT: **Fred Kertle**

ADDRESS:

DATE: **03 November 1995**

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:

PHONE:

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

CITY OF PORTLAND

Zone: **CBL 037-H-005**

Special Zone or Reviews:

Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan ☐ 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: **11/17/95**

CEO DISTRICT **2**

COMMENTS

2/8/96 - Site in place - appears to be done per plans ✓

Inspection Record

	Type	Date
Foundation:	11/15	11/15
Framing:		
Plumbing:	OK	2/8/96
Final:		
Other:		

OWNERS CONSENT AND AGREEMENT

I, CHRIS H. PACHIO, being the owner of the premises located at
(print property owners name)

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

erection of a certain sign/awning/awning owned by NEW ENGLAND CRAFTERS
(print lessee's name)

over the sidewalk or on building from said premises as described in
application to the Division of Inspection Services.

(FREE REPAIRMENT TO EXISTING SIGN) *FM*

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 sign 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.

X Chris Pachio
signature of Property Owner

X 11/2/95
Date

Frederic G. White
signature of Licensed Agent
Frederic G. White Barlo Signs FM
11/2/95
Date

SIGNAGE APPLICATION

ADDRESS: SIG CONGRESS ST B3 Zone
 OWNER: CHRISY H. PACHIO
 APPLICANT: FRED MEKLE FOR NEW ENGLAND CRAFTERS
 ASSESSORS NO.: _____

→ SINGLE TENANT LOT? YES: _____ NO: _____
 → MULTI-TENANT LOT? YES: _____ NO: _____
 FREESTANDING SIGN? YES: _____ NO: ☒ DIMENSIONS: _____
 MORE THAN ONE SIGN? _____ DIMENSIONS: _____
 BLDG. WALL SIGN? YES: _____ NO: ☒ DIMENSIONS: _____
 MORE THAN ONE SIGN? _____ DIMENSIONS: _____

LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: FACE → replace
REPLACEMENT FOR 4' x 26' WALL SIGN PANEL
(FORMER FANNINGTON'S SIGN)

→ LOT FRONTAGE (IN FEET): _____
 → BLDG. FRONTAGE (IN FEET): 245' per assessors x 2 = 90'
 AWNING? YES: _____ NO: ☒ IS AWNING BACKLIT? YES: _____ NO: _____
 HEIGHT OF AWNING: _____
 IS THERE ANY COMM. MESSAGE, TRADEMARK, OR SYMBOL ON IT? _____

PLEASE PROVIDE A SITE SKETCH AND A BUILDING SKETCH, SHOWING EXACTLY WHERE
 EXISTING AND NEW SIGNAGE IS LOCATED.

WE WILL NEED SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS INCLUDING
 STRUCTURAL COMPONENTS.

H: SIGNEST



BARLO SIGNS

CORPORATE OFFICE
• 158 Greeley St.
Hudson, NH 03051
(603) 882-2638
FAX 603-882-7680

BRANCH LOCATIONS
• 92 Industrial Park Rd.
Saco, ME 04072
(207) 282-2400
FAX 207-284-9181

• 87 Willard St.
Berlin, NH 03570
(603) 752-4440
FAX 603-752-7157

• 159 R Main St.
Bradley, ME 04411
(207) 827-2500
FAX 207-827-3459

• 35 Commerce St.
Williston, VT 05495
(802) 658-2115
FAX 802-658-4188

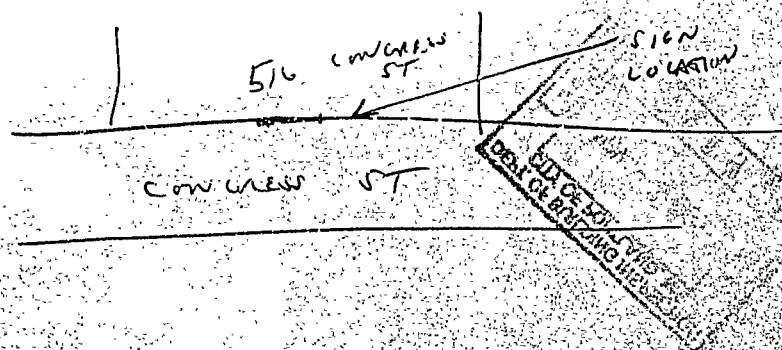
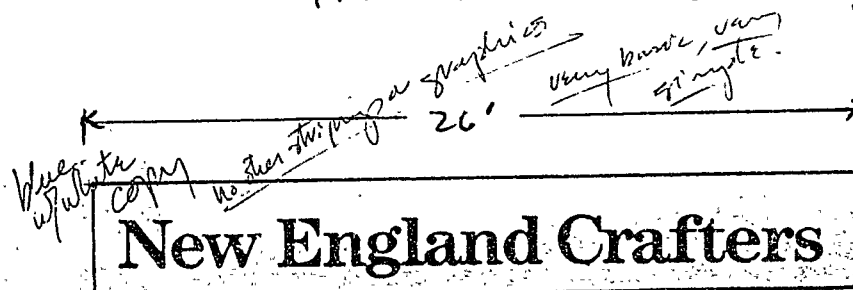
• Barlo Screengraphics
158 Greeley St.
Hudson, NH 03051
(603) 882-2638
FAX 603-882-7680

MEMBER
nea
NATIONAL ELECTRIC
SIGN ASSOCIATION



ESPA

FACE REPLACEMENT ONLY



Electrical Sign Advertising • Screen Process Printing

Peerless InsuranceMember The Netherlands
Insurance Companies

COMM. & IND. PROP. INC. 7742839

P. 02
Declaration Page

RENEWAL OF POLICY UP 646009

DECLARATION ** EFFECTIVE 12/31/94

Policy number UP 6460096	From 12/31/94	Policy period To 12/31/95	Coverage is provided in the PEERLESS INSURANCE CO.	Agency 0310120
Named Insured and address VENTURE INVESTMENTS ETAL (SEE SCHEDULE) 567 CONGRESS ST PORTLAND ME 04101			Producer PHONE (207) 775-3793 HOLDEN AGENCY PO BOX 10610 PORTLAND ME 04104	

COMMERCIAL UMBRELLA POLICY (PAGE 1)

EFFECTIVE AT 12:01 A.M. STANDARD TIME AT ADDRESS OF THE INSURED.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, "WE" AGREE WITH "YOU" TO PROVIDE THE INSURANCE COVERAGE STATED IN THIS POLICY.

PREMIUM \$ 1348.00 MINIMUM PREMIUM \$ ADVANCE PREMIUM \$
(SUBJECT TO AUDIT)

LIMITS OF INSURANCE:		
AGGREGATE LIMITS	\$ 2,000,000	GENERAL AGGREGATE LIMIT
	\$ 2,000,000	PRODUCTS/COMPLETED OPERATIONS
		AGGREGATE LIMIT
EACH OCCURRENCE LIMIT	\$ 2,000,000	ANY ONE OCCURRENCE OR OFFENSE
		SUBJECT TO THE GENERAL AGGREGATE
		AND PRODUCTS/COMPLETED OPERATIONS
		AGGREGATE LIMITS
SELF INSURED RETENTION	\$ 10,000	ANY ONE OCCURRENCE OR OFFENSE

SCHEDULE OF UNDERLYING INSURANCE

TYPE OF INSURANCE	POLICY NUMBER	INSURER	LIMITS OF LIABILITY	POLICY PERIOD
GENERAL LIABILITY	CPP8460096	NETHERLANDS	GENERAL AGGREGATE \$ 2,000,000 PRODUCTS/COMPLETED OPERATIONS AGGREGATE \$ 1,000,000 PERSONAL AND ADVERTISING INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000	12-31-94 12-31-95

12/13/94

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

Location of Construction: 510 Congress St - 1st flr. rear		Owner: Center City Plaza Assoc		Phone: 775-5007		Permit No: 961010	
Owner Address: 510 Congress St- Portland, ME 04101		Lease/Buyer's Name: Talk America		Phone: 775-5007		Business Name:	
Contractor Name: Brian Knowlton		Address: 143 Pickett St- SO Portland ME		Phone: 799-5664		Permit Issued: OCT 11 1996	
Past Use: office space		Proposed Use: #613 office space w intr renovations		COST OF WORK: \$ 36,000		PERMIT FEE: \$ 200	
Proposed Project Description: interior renovations		FIRE DEPT. ☒ Approved ☐ Denied		INSPECTION: Use Group: Type:		Zoning: CBL: 37-H-10	
		Signature: [Signature]		Signature:		Zoning Approval: [Signature] 10/14/96	
FEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Signature:		Date:	
Permit Taken By: L Chase		Date Applied For: 10/3/96					

1. This permit application doesn't 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.

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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ 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

- 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: 10/14/96

CEO DISTRICT

2

A. Rowle

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

5/2/97 Front half Second Floor OK for C.O. cert.

Inspection Record

Foundation: Type N/A
 Framing: OK AT ROWE
 Plumbing: N/A
 Final: _____
 Other: _____

Date

1/22/97

BUILDING PERMIT REPORT

DATE: 10/9/96 ADDRESS: 510 Congress St
 REASON FOR PERMIT: renovation
 BUILDING OWNER: Center City Plaza
 CONTRACTOR: Brian Knowlton
 PERMIT APPLICANT: ~ APPROVAL: *5*6*8*15*16
 DENIED: *12*18

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 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. 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 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)
- * 5. 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. *Intermediate handrails are required so that all portions of the required width of stairs are within 30 inches of a handrail -*
- * 6. Headroom in habitable space is a minimum of 7'6".
7. 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.
- * 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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/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
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)

14. 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.

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

16. The Sprinkler System shall maintained to NFPA #13 Standard.

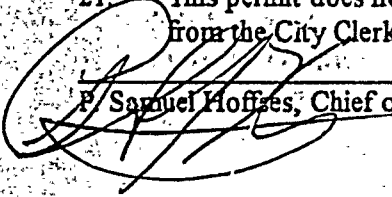
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)

18. 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.

19. 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".

20. 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.

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

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 510 Congress St

Issued to Center City Plaza Associates

Date of Issue 02 May 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 961016, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Front Half of Second Floor

Office

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/2/97

(Date)

Inspector

Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

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

Location of Construction: 510 Congress St - 1st flr, rear		Owner: Center City Plaza Assoc		Phone: 775-5007		Permit No: 961016	
Owner Address: 510 Congress St- PTld, ME		Leasee/Buyer Name: Talk America		Phone: 775-5007		Business Name:	
Contractor Name: * Brian Knowlton		Address: 148 Pickett St- SO Ptld ME		Phone: 04106		799-5664	
Past Use: office space		Proposed Use: #613 office space w intr renvtns		COST OF WORK: \$ 36,000		PERMIT FEE: \$ 200	
Proposed Project Description: interior renovations		FIRE DEPT. ☒ Approved ☐ Denied		INSPECTION: Use Group: Type:		Signature: <i>[Signature]</i>	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: L Chase		Date Applied For: 10/3/96		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zoning Approval: <i>OK 10/9/96</i>	
				Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Special Zone or Reviews: <i>requires SD</i>	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				Date: <i>[Date]</i>		Date: <i>[Date]</i>	
						Site Plan: ☐ maj ☐ minor ☐ mm ☐	

1. This permit application doesn't 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.

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

[Signature]
SIGNATURE OF APPLICANT

148 Pickett ST unit 613
ADDRESS:

10-3-96
DATE:

799-5664
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

PERMIT ISSUED

Permit Issued:
OCT 7 1996

CITY OF PORTLAND

Zone: *B-3* CBL:

Special Zone or Reviews: *requires SD*
☐ 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: *10/7/96*

[Signature]

CEO DISTRICT

[Signature]

A. Rowe

PERMIT ISSUED WITH REQUIREMENTS

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

Location of Construction: 510 Congress St		Owner: Center City Plaza		Phone:		Permit No: 970153	
Owner Address:		Leasee/Buyer's Name: Talk America		Phone:		Business Name:	
Contractor Name: Brian Knowlton		Address: 148 Pickett St So. Portland, ME 04106		Phone: 799-5664		Permit Issued FEB 27 1997	
Past Use: Vacant Space		Proposed Use: Office		COST OF WORK: \$ 72,000.00		PERMIT FEE: \$ 380.00	
				FIRE DEPT. ☒ Approved ☐ Denied		INSPECTION: Use Group: B Type: 3B	
Proposed Project Description: Make Interior Renovations - 2nd floor				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 21 January 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied <i>Must be consistent with historic plan</i>		Zoning Approval: <i>3-1/23/97</i> ☒ Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan ☐ major ☐ minor ☐ none	

1. This permit application doesn't 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.

15398/30-3546
15399/30-3547

**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 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] 21 January 1997
SIGNATURE OF APPLICANT Brian Knowlton ADDRESS: DATE: 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

*appeals for
treatment of
Front St. facade*

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: *1/21/97*
[Signature]

CEO DISTRICT *2*
A. Rowe