

**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. 04101		Owner: Center City Plaza Assoc.		Phone: 791-3000		Permit No: 000019	
Owner Address: One City Center P.O. Box 9546 04111		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Black Bear Signworks		Address: 137 U.S. RT 1 Scarborough 04074		Phone: 883-5543		Permit Issued: JAN 11 2000	
Past Use: Vacant		Proposed Use: Retail		COST OF WORK: \$ —		PERMIT FEE: \$ 32.43	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Erect Signage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature:		Date:	
Permit Taken By: GD		Date Applied For: GD January 3, 2000					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

January 3, 2000

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

**PERMIT ISSUED WITH REQUIREMENTS**  
GEO DISTRICT

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 510 CONGRESS ST PORT ME ZONE: B-3

OWNER: CENTER CITY PLAZA ASSOCIATES

APPLICANT: BLACK BEAR SIGNWORKS

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

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

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

FREESTANDING SIGN? YES \_\_\_ NO X DIMENSIONS 40" x 44"

(ex. pole sign. . .)

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

BLDG. WALL SIGN? YES X NO \_\_\_ DIMENSIONS 40" x 44" = 1760# ÷ 144 = 12.2#

(attached to bldg)

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

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_  
NO EXISTING IN PROPOSED SPACE

LOT FRONTAGE (FEET): \_\_\_\_\_

BLDG FRONTAGE (FEET): \_\_\_\_\_

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

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

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

\*\*\* TENANT BLDG. FRONTAGE (IN FEET) ± 25' x 2 = 50# allowed

\*\*\* **REQUIRED INFORMATION**

AREA FOR COMPUTATION

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**


SIGNATURE OF APPLICANT: [Signature] DATE: 1-3-00

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

**Sign Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

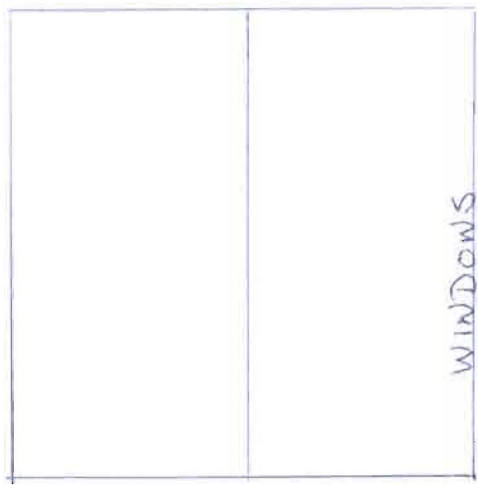
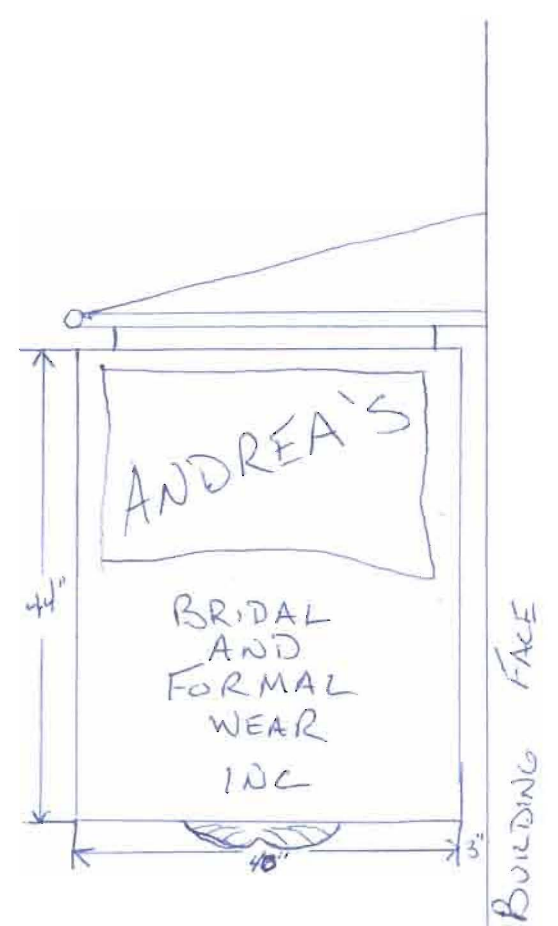
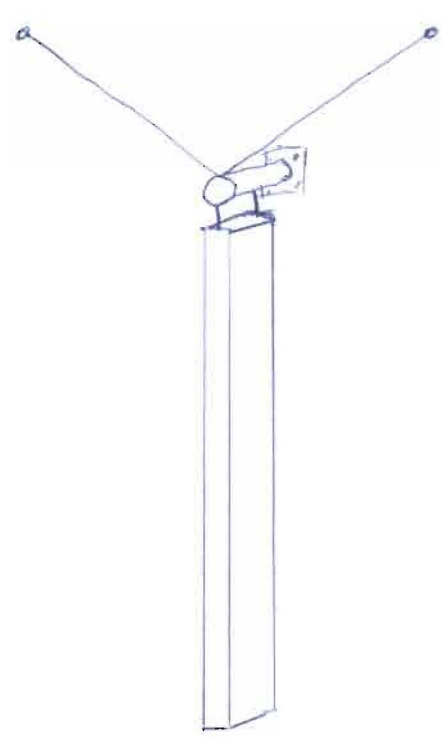
In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): <p align="center">510 CONGRESS ST 04101</p>		
Total Square Footage of Proposed Structure <p align="center">12.18 SF</p>	Square Footage of Lot <p align="center">± 5000 SF</p>	
Tax Assessor's Chart, Block & Lot Number Chart# 037 Block# H Lot# 010	Owner: CENTER CITY PLAZA ASSOC.	Telephone#: (207) 791-3000
Owner's Address: ONE CITY CENTER PO BOX 9546 PORTLAND ME 04112-9546	Lessee/Buyer's Name (If Applicable) ANDREA'S BRIDAL AND FORMALWEAR INC.	Total Sq. Ft. of Sign Fee 12.18 SF \$ 32.43
Proposed Project Description: (Please be as specific as possible) <p align="center">FLAG MOUNTED 2 SIDED REDWOOD SIGN TO BE ATTACHED WITH POLE + GUIDE WIRES</p>		
Contractor's Name, Address & Telephone: *BLACK BEAR SIGNWORKS 137 US RT 1 SEAR ME 04074 883 5543 Rec'd By (GD)		
Current Use: UNKNOWN / vacant	Proposed Use: RETAIL	
Signature of applicant: 	Date: 1-3-00	

Signage Permit Fee: \$30.00 plus .20 per square foot of signage

1- 40" x 44" x 1 1/2" REDWOOD PANEL TO BE SUPPORTED  
BY A STEEL FLAGMOUNTED BRACKET WITH GUIDE WIRE ASSISTANCE  
HARDWARE TO BE LAG BOLTS WITH SHIELDS WHERE REQUIRED  
BOTTOM OF SIGN APPROXIMATELY 10' FROM SIDEWALK.



SIDE WALK

# PRETI, FLAHERTY, BELIVEAU, PACHIOS & HALEY, LLC

ATTORNEYS AT LAW

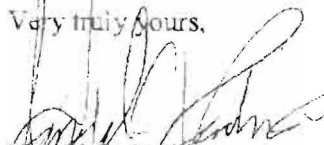
ONE CITY CENTER, P.O. BOX 9546, PORTLAND, MAINE 04112-9546  
TELEPHONE: (207) 791-3000 -- TELEFAX (207) 791-3111  
INTERNET: WWW.PRETI.COM -- E-MAIL: ADMIN@PRETI.COM

December 28, 1999

To Whom it May Concern,

I am general partner of Center City Plaza Associates, owner of the building at 510 Congress Street. We have leased retail space to Andrea's Bridal and Formal Wear, and the tenant has permission to attach a sign to our building.

Very truly yours,

  
Harold C. Pachios

MEMBERS:

STEPHEN M. BELIVEAU  
CARROLL C. FRENCH  
STUART J. GALEY  
MICHAEL J. GENTILE  
LINDA WALTER D. NICHOLS  
ERIC P. SCHLESER  
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JEANNE T. COUS-CONNOR  
ROBERT C. NEWTON  
JOHN E. J. ALLEN  
THOMAS J. BRYANT  
ERIN L. CHARNOCK

SENIOR COUNSEL TO THE FIRM  
HUGH GLENN MITCHELL

COUNSEL:

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SUSAN A. PEATYAK  
BILL H. THOMPSON  
SHARON G. NEWMAN  
BRIAN M. CONNELLY  
MICHAEL J. CLARKE

\*Admitted to practice law in the District of Columbia

JOHN J. FLAHERTY  
(1929 - 1995)



49 NUNBERG GARDEN, P.O. BOX 1358  
AUGUSTA, MAINE 04332-1358  
TELEPHONE: (207) 621-8390 -- TELEFAX: (207) 621-2119

THIRTY FRONT STREET, P.O. BOX 665  
BAYVIEW, MAINE 04520-0665  
TELEPHONE: (207) 445-8873 -- TELEFAX: (207) 445-6605

## BUILDING PERMIT REPORT

DATE: 4 Jan. 2000 ADDRESS: 510 Congress ST. CBL: 037-H-010

REASON FOR PERMIT: To Erect Signage

BUILDING OWNER: Coster City Plaza Assoc.

PERMIT APPLICANT: CONTRACTOR Black Bear Signworks

USE GROUP: 1A CONSTRUCTION TYPE: 3-B CONSTRUCTION COST: \_\_\_\_\_ PERMIT FEES: \$ 32.43

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

### CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1 \*35

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. 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. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

1/27/10 Went to Andrea's Bridal sign is complete according to plans class permit SR

**Inspection Record**

**Type**

**Date**

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

19. 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 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

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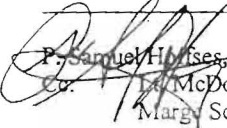
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 P. Samuel H. Hise, Building Inspector  
 M. McDougall, PFD  
 Marga Schmuckal, Zoning Administrator

PSH 11/25/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**