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

Location of Construction: 504 Congress St	Owner: City of Portland	Phone:	Permit No: 961002
Owner Address:	Lessee/Buyer's Name: Michael Kaplan	Phone:	BusinessName: Keystone Entertainment
Contractor Name: Daigle Construction	Address: 140 A Pleasant St Brunswick, ME 04011	Phone: 725-1452	
Past Use: Vacant	Proposed Use: Retail Theatre Cafe	COST OF WORK: $ ~~27,000~~ 27,000	PERMIT FEE: $ 1355 ~~1,655.00~~
		FIRE DEPT. ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: A3 Type: 2B Signature:
Proposed Project Description: Make Interior Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved ☐ Approved with Conditions: ☑ Denied ☐ Signature: D Andrews Date: 9/3/96	
Permit Taken By: Mary Gresik	Date Applied For: 30 August 1996		

PERMIT ISSUED
Permit Issued:
OCT - 9 1996
CITY OF PORTLAND

Zone: B3 | CBL: 037-H-013

Zoning Approval: OK with conditions

Special Zone or Reviews: 9/3/96
- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☑ Site Plan maj ☐ min ☐ mm ☐

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

Historic Preservation
- ☑ Not in District or Landmark
- ☑ Does Not Require Review
- ☐ Requires Review

Action:
- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

Date: 9/30/96

D. Andrews

CEO DISTRICT 2

A. Powe

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 electical 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..

3-30 YC 30-3178/14996
30-3179/14997
30-3180/14998

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

Craig A. Daigle — 140A Pleasant St — 30 August 1996 — 725-1452
SIGNATURE OF APPLICANT: Craig Daigle — ADDRESS: — DATE: — PHONE:

Craig A. Daigle — Daigle Construction owner — 725-1452
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE — PHONE:

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

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 504 Congress

Issued to Michael Kaplan Date of Issue December 24, 1996

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. 961002, 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	APPROVED OCCUPANCY
Keystone Movie Theater/Cafe	First Floor/Basement

Limiting Conditions:

Remove all existing electrical equipment from electrical room within 30 days.

This certificate supersedes certificate issued

Approved:

12/23/96 (Date) *Inspector*

Inspector of Buildings

Notice: 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, 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: 504 Congress St	Owner: City of Portland	Phone: 772-0606	Permit No: 961002
Owner Address:	Lessee/Buyer's Name: Michael Kaplan	Phone:	BusinessName: Keystone Entertainment
Contractor Name: Craig Daigle Construction	Address: 140 A Pleasant St Brunswick, ME 04011	Phone: 725-1452	
Past Use: Vacant	Proposed Use: Retail Theatre Cafe	COST OF WORK: $ [illegible]	PERMIT FEE: $ [illegible]
		FIRE DEPT. ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:
Proposed Project Description: Make Interior Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved ☐ Approved with Conditions: ☑ Denied ☐ Signature: Date:	Zone: B-3 CBL: 037-B-013 Zoning Approval: BZA with conditions Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☑ Site Plan maj ☐ minor ☐ mm ☐
Permit Taken By: Mary Cresik	Date Applied For: 30 August 1996		

PERMIT ISSUED
Permit Issued:
OCT - 9 1996
CITY OF PORTLAND

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3-30 TC 30-3178/14996
30-3179/14997
30-3180/14998

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[signature] [illegible] 30 August 1996 725-1452
SIGNATURE OF APPLICANT: Craig Daigle ADDRESS: DATE: PHONE:

[signature] Craig Daigle Construction 725-1452
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:
☐ Appoved
☐ Approved with Conditions
☐ Denied
Date:

CEO DISTRICT 2

COMMENTS

12/12/96 Framing OK. R Clowe

12/20/96 Pre-final inspection - OK

1-23-96 Final OK. R Clowe

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

FIRE ALARM ACCEPTANCE REPORT

GENERAL

Address: 504 CONGRESS ST.
Owner: BRIMSTONE REST. GROUP
Owners Address: 504 CONGRESS ST
Floors Protected: 2

EQUIPMENT INVENTORY

Equipment Brand: NOTIFIER
Number of Smoke Detectors: 0 AREA 7 DUCT TYPE
Type of Smoke Detectors; Ionization: 0 Photo Elec: 7
Number of Rate-of Rise Detectors: 1
Number of Fixed Temp Heat Detectors: 0
Number of Manual Pull Station: 6
Number of Sounding Devices: 18 HORNS
Type of Sounding Devices; Horn ___ Horn Light: ___ Bell: ___ Speaker X Chimes ___
Prerecorded Tape Message: ___

AUXILLARY EQUIPMENT

Number of Master Boxes: 0 (EES MONITORED)
Fan shut-down; Yes X No: ___
Door holders; Yes: ___ No X Number: ___
Sprinkler Activation; Yes X No: ___
Fire Fighters Telephone; Yes ___ No X
Voice Communications; Yes X No ___
Remote Annunciators; Yes: ___ No X
Door Lock Control; Yes: ___ No X
Elevator Control; Yes ___ No X

WIRING

Does the wiring conform to NFPA #70 (NEC), Article 760? Yes X No ___
Is standby power provided? Yes X No: ___
Battery: X Generator: ___ Both ___
Have any devices been "T" tapped? Yes ___ No X
Are back boxes provided for all devices: Yes X No ___

TEST RESULTS

Was a complete test conducted on this sytem including the activation of all smoke detectors and pull stations? Yes: X No ___
Is the Alarm Tone of the sounding devices adequate to maintain 15 dbs above ambient noise levels? Yes: X No: ___
Is this sytem in compliance with NFPA 72A standards: Yes: X No ___

Signature of Installing Contractor: [signature]
Date: 12-23-96

This form must be completed in its entirety and returned to the Fire Prevention Bureau before a Certificate of Occupancy will be issued.

Original Copy to Office of Fire Prevention Duplicate Copy to Applicant

CONTRACTOR'S MATERIAL & TEST CERTIFICATE
SPRINKLER SYSTEMS - WATER SPRAY SYSTEMS
PART "A" GENERAL

PROCEDURE
UPON COMPLETION OF WORK, INSPECTION AND TESTS SHOULD BE MADE BY CONTRACTOR'S REPRESENTATIVE AND WITNESSED BY AN OWNER'S REPRESENTATIVE. ALL DEFECTS SHOULD BE CORRECTED AND SYSTEM LEFT IN SERVICE BEFORE CONTRACTOR'S MEN FINALLY LEAVE THE JOB.

A CERTIFICATE SHOULD BE FILLED OUT AND SIGNED BY BOTH REPRESENTATIVES. COPIES SHOULD BE PREPARED FOR INSPECTING AUTHORITIES, OWNER AND CONTRACTOR. IT IS UNDERSTOOD THE OWNER'S REPRESENTATIVE'S SIGNATURE IN NO WAY PREJUDICES ANY CLAIMS AGAINST CONTRACTOR FOR FAULTY MATERIAL, POOR WORKMANSHIP OR FAILURE TO COMPLY WITH INSPECTING AUTHORITY'S REQUIREMENTS OR LOCAL ORDINANCES.

PROPERTY NAME: Keystone Cinema — DATE: 12-23-96

PROPERTY ADDRESS: Congress St. Portland

ACCEPTED BY INSPECTION AUTHORITY (IES) NAMES

ADDRESS

PLANS

INSTALLATION CONFORMS TO ACCEPTED PLANS — YES ☒ — NO ☐
EQUIPMENT USED IS APPROVED — YES ☒ — NO ☐
IF NO, STATE DEVIATIONS

INSTRUCTIONS

HAS PERSON IN CHARGE OF FIRE EQUIPMENT BEEN INSTRUCTED AS TO LOCATION OF CONTROL VALVES AND CARE OF THIS NEW EQUIPMENT — YES ☒ — NO ☐
IF NO, EXPLAIN

HAS A COPY OF INSTRUCTION AND MAINTENANCE CHART BEEN LEFT AT PLANT — YES ☐ — NO ☐
IF NO, EXPLAIN

TEST DESCRIPTION

FLUSHING: Flow the required rate until mains are clear as indicated by no collection of foreign material in burlap bags at outlets such as hydrants and blow-offs.

Flush at flows not less than 750 GPM for 6-inch pipe and smaller, 1000 GPM for 8-inch, 1500 GPM for 10-inch, 3000 GPM for 12-inch. Where supply cannot produce stipulated flow rate, obtain maximum available by using properly sized discharge devices.

HYDROSTATIC: Hydrostatic test should be made at not less than 200 PSI for two hours or 50 PSI above static pressure in excess of 150 PSI. Differential dry-pipe valve clappers should be left open during test to prevent damage. All above ground piping leakage should be stopped.

LEAKAGE: New pipe laid with rubber gasketed joints should, if the workmanship is satisfactory, have no leakage at the joints. Unsatisfactory amounts of leakage usually result from twisted, pinched or cut gaskets. However, some leakage might result from small amounts of grit or small imperfections. The amount of leakage at the joints should not exceed 2 quarts per hour per 100 joints irrespectively of pipe diameter. The leakage should be distributed over all joints. If such leakage occurs at a few joints the installation should be considered unsatisfactory and necessary repairs made. New pipe laid with caulked lead or lead-substitute joints should, if the workmanship is satisfactory, have little or no leakage at the joints. Any joint having leakage or more than a "slight drip" or "weeping" should be repaired. Leakage should not exceed 1 cc. (liquid measure) per hour per inch of pipe diameter per joint. The leakage should be distributed over all joints. If such leakage occurs almost entirely at a few joints, the installation should be considered unsatisfactory and necessary repairs made.

PNEUMATIC: Establish 40 PSI air pressure and measure pressure drop which should not exceed 1 1/2 PSI in 24 hours. Test pressure tanks at normal water level and air pressure, and measure air pressure drop which should not exceed 1 1/2 PSI in 24 hours.

PART "B" — UNDERGROUND PIPING

LOCATION

FEEDS BLDGS. Entire Building Bx others ext.

UNDERGROUND PIPES AND JOINTS

PIPE TYPE AND CLASS — TYPE JOINT

CONFORMS TO _____ STANDARD — YES ☐ — NO ☐
IF NO, EXPLAIN

JOINTS NEEDING ANCHORAGE CLAMPED, STRAPPED OR BACKED IN ACCORDANCE WITH _____ STANDARD — YES ☐ — NO ☐
IF NO, EXPLAIN

TESTS REQUIRED

FLUSHING -:- HYDROSTATIC -:- LEAKAGE

FLUSHING TESTS

NEW UNDERGROUND PIPING FLUSHED ACCORDING TO _____ STANDARD BY (COMPANY) — YES ☐

HOW WAS FLUSHING FLOW OBTAINED
PUBLIC WATER ☐ — TANK OR RESERVOIR ☐ — FIRE PUMP ☐

THROUGH WHAT TYPE OPENING
HYD. BUTT. ☐ — OPEN PIPE ☐

LEAD-INS FLUSHED ACCORDING TO _____ STANDARD BY (COMPANY) — YES ☐

HOW WAS FLUSHING FLOW OBTAINED
PUBLIC WATER ☐ — TANK OR RESERVOIR ☐ — FIRE PUMP ☐

THROUGH WHAT TYPE OPENING
Y CONN. TO FLANGE & SPIGOT ☐ — OPEN PIPE ☐

Form No. [illegible]

HYDROSTATIC TEST — ALL NEW UNDERGROUND PIPING HYDROSTATICALLY TESTED AT _____ P.S.I. FOR _____ HOURS

LEAKAGE TEST — TOTAL AMOUNT OF LEAKAGE MEASURED _____ GALS. _____ HOURS

ALLOWABLE LEAKAGE _____ GALS. _____ HOURS

HYDRANTS — NUMBER INSTALLED | TYPE AND MAKE

ALL OPERATE SATISFACTORILY YES ☐ NO ☐

CONTROL VALVES — WATER CONTROL VALVES LEFT WIDE OPEN YES ☐ NO ☐
IF NO, STATE REASON

REMARKS — DATE LEFT IN SERVICE

PARTS A & B SIGNATURES — NAME OF SPRINKLER CONTRACTOR | FOR PROPERTY OWNER (SIGNED) TITLE | FOR SPRINKLER CONTRACTOR (SIGNED) | DATE

PART "C" — SPRINKLER & WATER SPRAY ABOVE GROUND PIPING (FILL OUT SEPARATE PART "C" FOR EACH RISER)

LOCATION — SERVES BLDGS. Entire

TESTS REQUIRED
1 ~~HYDROSTATIC TEST OF ALL PIPING~~
2 PNEUMATIC TEST OF ALL DRY PIPING
3 EQUIPMENT OPERATION TESTS OF ALL EQUIPMENT

SPRINKLERS OR SPRAY NOZZLES

MAKE	MODEL	SIZE	QUANTITY	TEMPERATURE RATING
Reliable	pendent	1/2	880	165°

PIPE AND FITTINGS — MATERIAL AND KIND CONFORMS TO N.F.P.A. STANDARD
IF NONE, EXPLAIN

ALARM VALVE OR FLOW INDICATOR

ALARM DEVICE TYPE	ALARM DEVICE MAKE	ALARM DEVICE MODEL	MAXIMUM TIME TO OPERATE THROUGH TEST PIPE
EXT.			MIN. 30 SEC.

DRY PIPE VALVES

MAKE	MODEL	SER. NO.	OPERATING TEST RESULTS: TIME TO TRIP THROUGH TEST PIPE — WITHOUT Q. O. D. MIN.	WITHOUT Q. O. D. SEC.	WITH Q. O. D. MIN.	WITH Q. O. D. SEC.	WATER PRESS.	AIR PRESS.	TRIP POINT AIR PRESS.	TIME WATER REACHED TEST OUTLET MIN.	TIME WATER REACHED TEST OUTLET SEC.	ALARM OPERATED PROPERLY YES	ALARM OPERATED PROPERLY NO
							P.S.I.	P.S.I.	P.S.I.				

IF NO, EXPLAIN

DELUGE & PREACTION VALVES

OPERATION PNEUMATIC ☐ ELECTRIC ☐ HYDRAULIC ☐

PIPING SUPERVISED YES ☐ NO ☐ DETECTING MEDIA SUPERVISED YES ☐ NO ☐

DOES VALVE OPERATE FROM THE MANUAL TRIP AND/OR REMOTE CONTROL STATIONS YES ☐ NO ☐

IS THERE AN ACCESSIBLE FACILITY IN EACH CIRCUIT FOR TESTING YES ☐ NO ☐
IF NO, EXPLAIN

MAKE	MODEL	DOES EACH CIRCUIT OPERATE SUPERVISION LOSS ALARM YES	DOES EACH CIRCUIT OPERATE SUPERVISION LOSS ALARM NO	DOES EACH CIRCUIT OPERATE VALVE RELEASE YES	DOES EACH CIRCUIT OPERATE VALVE RELEASE NO	MAXIMUM TIME TO OPERATE RELEASE MIN.	MAXIMUM TIME TO OPERATE RELEASE SEC.

TESTS
ALL PIPING HYDROSTATICALLY TESTED AT 200 PSI FOR ~~YES~~ HOURS
DRY PIPING PNEUMATICALLY TESTED YES ☒ NO ☐
EQUIPMENT OPERATE PROPERLY YES ☒ NO ☐
IF NO, STATE REASON
DRAIN TEST: READING OF GAGE LOCATED NEAR WATER SUPPLY TEST PIPE: STATIC PRESSURE 80 PSI RESIDUAL PRESSURE WITH VALVE IN TEST PIPE OPEN WIDE: 75 PSI

BLANK TESTING GASKETS — NUMBER USED | LOCATIONS | NUMBER REMOVED

REMARKS — DATE LEFT IN SERVICE WITH ALL CONTROL VALVES OPEN. 12-23-96

PART "C" SIGNATURES — NAME OF SPRINKLER CONTRACTOR Sprinkler System INC | FOR (PROPERTY OWNER) (SIGNED) Tony Doig | TITLE Super

FOR SPRINKLER CONTRACTOR (SIGNED) Scott Medors

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 8,1996

Daigle Construction
1450 A Pleasant St.
Brunswick, Maine 04011

RE:504 Congress

Dear Mr.Sir,

Your application tomake interior renovations 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.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requyirements

Building Inspection : A separate permit will be required for signage M. Schmuckal
Development Review Coorinator : Approved D. Andrews
Planning Div.: Typeface and final sign to be approved by city staff. 2. Sand paint color to be approved by city staff. 3. New sign on rear to be approved by city staff. K. Harte

Building and Fire Code Requirements

1. Please read and implement items 5,6,7,8,11,[illegible] 16,17.&18 of the attachd building permit report.
2.Please read and implement items 2,3,4,5,6,7,16,17,18,& 19 of the attached Fire Code Permit Report.
3. All food equipment must be of the approved type and installed in the approved manner.
4. All mechanical equipment used in the HVAC system must be installed as per the city's mechanical code (The BOCA National Mechanical Code / 1993)

Sincerely,
P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, D. Andrews, K. Harte

BUILDING PERMIT REPORT

DATE: 10/17/96 ADDRESS: 504 Congress St

REASON FOR PERMIT: Daigle Const.

BUILDING OWNER: City of Portland/Michael Kaplan

CONTRACTOR: Daigle Const.

PERMIT APPLICANT: " " APPROVAL: *5 *6 *7 *8 *11

~~DENIED~~: *14 *15 *16, *17, *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 <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 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 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 ary opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
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 <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 (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.

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

FIRE CODE PERMIT REPORT

DATE: 10/7/96 ADDRESS: 504 Congress St

PERMIT TO: Daigle Const

OWNER/CONTRACTOR: /

APPROVED ✓ DENIED

CONDITIONS OF APPROVAL/DENIAL

1. The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm, 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 square feet per sprinkler.
2. All required Fire Alarm Systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
3. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
4. Any Master Box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
5. All Master Box locations shall be approved by the Fire Department Director of Communications. A Master Box shall be located so that the center of the box is five feet above finished floor.
6. All Master Box locations are required to have a locked box (knoxbox).
7. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
8. All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Regulations (Chapter 691).
9. **No cutting of tanks on site.** Cutting of tanks is to be done at an approved tank disposal site.
10. Fire Dispatcher must be at least 48 hours in advance of removal and/or transportation of tanks.
11. All above ground L/P storage tanks shall be located in accordance with NFPA 58 Standards.
12. Any tank located near the path of vehicle movement shall be protected with appropriate permanent barricades.

13. All piping shall be protected from possible mechanical damage and vandalism.
14. A 4" storz fire department connection is required.
15. Any new sprinkler construction over six sprinkler heads needs to have State Fire M
approval.
16. Any renovations of sprinkler systems over 20 sprinkler heads needs to have State F
Marshal approval.
17. A sprinkler performance test shall be submitted to the Portland Fire Department at
completion of sprinkler work.
18. State Fire Marshal approval is required for this project.
19. Handrails shall have a circular cross section with an
outer at least 1¼ and not greater than 2".

Lt. G. McDougall
Fire Prevention Officer
City of Portland

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CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Michael D. Kaplan — August 2, 1996

Applicant — Application Date

66 Austin St., Portland 04103-4515

Applicant's Mailing Address — Project Name/Description

Douglas Richmond Arch., Brunswick ME — 504 Congress Street

Consultant/Agent — Address of Proposed Site

729-0989 — 37-B-13

Applicant or Agent Daytime Telephone, Fax — Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ___ New Building ___ Building Addition ___ Change of Use ___ Residential
___ Office X Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify)

14,166 sq ft — Acreage of Site — B-3 — Zoning

Proposed Building Square Feet or # of Units

Address: 504 Congress Street

Check Review Required:

[X] Site Plan (major/minor)	[ ] Subdivision # of lots	[✓] PAD Review	[ ] 14-403 Streets Review
[ ] Flood Hazard	[ ] Shoreland	[ ] Historic Preservation	[ ] DEP Local Certification
[ ] Zoning Conditional Use (ZBA/PB)	[ ] Zoning Variance	[ ] Single-Family Minor	[ ] Other

Fees paid: site plan $300.00 subdivision

Approval Status: — Reviewer Ray Wagenknecht-Hartt

[ ] Approved [✓] Approved w/Conditions listed below [ ] Denied

1. Typeface and final sign to be approved by City staff.
2. Sand paint color to be approved by City staff.
3. Window New sign ~~area~~ to be approved by City staff.
4.

Approval Date 8/12/96 Approval Expiration ___ date Extension to ___ date [ ] Additional Sheets Attached

[ ] Condition Compliance ___ signature ___ date

Performance Guarantee: [ ] Required* [ ] Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

[ ] Performance Guarantee Accepted	date	amount	expiration date
[ ] Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Michael D. Kaplan
Applicant

August 2, 1996
Application Date

66 Austin St., Portland 04103-4515
Applicant's Mailing Address

Project Name/Description
Douglas Richmond Arch., Brunswick ME
Consultant/Agent

504 Congress Street
Address of Proposed Site
729-0989
Applicant or Agent Daytime Telephone, Fax

37-H-13
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ___ New Building ___ Building Addition ___ Change of Use ___ Residential
___ Office X Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) ___

Proposed Building Square Feet or # of Units	Acreage of Site	Zoning
	14,136 sq ft	B-3

Check Review Required:

[X] Site Plan (major/minor)	[ ] Subdivision # of lots ___	[ ] PAD Review	[ ] 14-403 Streets Review
[ ] Flood Hazard	[ ] Shoreland	[ ] Historic Preservation	[ ] DEP Local Certification
[ ] Zoning Conditional Use (ZBA/PB)	[ ] Zoning Variance	[ ] Single-Family Minor	[ ] Other ___

Fees paid: site plan $300.00 subdivision ___

Approval Status: Reviewer [signature]

[X] Approved [ ] Approved w/Conditions listed below [ ] Denied

1. ___
2. ___
3. ___
4. ___

Approval Date 8/5/96 Approval Expiration ___ (date) Extension to ___ (date) [ ] Additional Sheets Attached

[ ] Condition Compliance ___ (signature) ___ (date)

Performance Guarantee [ ] Required* [ ] Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

[ ] Performance Guarantee Accepted	___ (date)	___ (amount)	___ (expiration date)
[ ] Inspection Fee Paid	___ (date)	___ (amount)	
Performance Guarantee Reduced	___ (date)	___ (remaining balance)	___ (signature)
Performance Guarantee Released	___ (date)	___ (signature)	
Defect Guarantee Submitted	___ (submitted date)	___ (amount)	___ (expiration date)
Defect Guarantee Released	___ (date)	___ (signature)	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 504 Congress Street

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Michael D. Kaplan
Applicant

August 2, 1996
Application Date

66 Austin St., Portland 04103-4515
Applicant's Mailing Address

Project Name/Description

Douglas Richmond Arch., Brunswick ME
Consultant/Agent

504 Congress Street
Address of Proposed Site

729-0989
Applicant or Agent Daytime Telephone, Fax

37-H-13
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ___ New Building ___ Building Addition ___ Change of Use ___ Residential
___ Office X Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) _____

Proposed Building Square Feet or # of Units	Acreage of Site	Zoning
	14,186 sq ft	B-3

Check Review Required:

[X] Site Plan (major/minor)	[ ] Subdivision # of lots ____	[ ] PAD Review	[ ] 14-403 Streets Review
[ ] Flood Hazard	[ ] Shoreland	[ ] Historic Preservation	[ ] DEP Local Certification
[ ] Zoning Conditional Use (ZBA/PB)	[ ] Zoning Variance	[ ] Single-Family Minor	[ ] Other ____

Fees paid: site plan $300.00 subdivision _____

Approval Status: Reviewer D Audibert

[X] Approved [ ] Approved w/Conditions listed below [ ] Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 8/9/96 Approval Expiration _____ date Extension to _____ date [ ] Additional Sheets Attached

[ ] Condition Compliance _____ signature _____ date

Performance Guarantee [ ] Required* [X] Not Required

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[ ] Performance Guarantee Accepted ___ date ___ amount ___ expiration date

[ ] Inspection Fee Paid ___ date ___ amount

Performance Guarantee Reduced ___ date ___ remaining balance ___ signature

Performance Guarantee Released ___ date ___ signature

Defect Guarantee Submitted ___ submitted date ___ amount ___ expiration date

Defect Guarantee Released ___ date ___ signature

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address: 504 Congress Street

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: 504 Congress Street

Michael D. Kaplan
Applicant

August 2, 1996
Application Date

66 Austin St., Portland 04103-4515
Applicant's Mailing Address

Project Name/Description

Douglas Richmond Arch., Brunswick ME
Consultant/Agent

504 Congress Street
Address of Proposed Site

729-0989
Applicant or Agent Daytime Telephone, Fax

37-H-13
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ___ New Building ___ Building Addition ___ Change of Use ___ Residential
___ Office X Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) _____

Proposed Building Square Feet or # of Units	Acreage of Site	Zoning
	14,186 sq ft	B-3

Check Review Required:

[X] Site Plan (major/minor)	[ ] Subdivision # of lots ____	[ ] PAD Review	[ ] 14-403 Streets Review
[ ] Flood Hazard	[ ] Shoreland	[ ] Historic Preservation	[ ] DEP Local Certification
[ ] Zoning Conditional Use (ZBA/PB)	[ ] Zoning Variance	[ ] Single-Family Minor	[ ] Other ____

Fees paid: site plan $300.00 subdivision _____

Approval Status: Reviewer Marge Schmuckal

[ ] Approved [✓] Approved w/Conditions listed below [ ] Denied

1. Separate permits required for signage
2.
3.
4.

Approval Date 9/3/96 Approval Expiration _____ date Extension to _____ date [ ] Additional Sheets Attached

[ ] Condition Compliance _____ signature _____ date

Performance Guarantee [ ] Required* [ ] Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

[ ] Performance Guarantee Accepted _____ date _____ amount _____ expiration date

[ ] Inspection Fee Paid _____ date _____ amount

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

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

Location of Construction: 504 Congress St	Owner: Michael Kaplan		Phone:
Owner Address: 504 Congress St- Ptld ME	Lessee/Buyer's Name: 04103	Phone:	BusinessName:
Contractor Name: Sign Solutions	Address: 75 Bishop St- Ptld ME 04103		Phone: 878-8000
Past Use:	Proposed Use: theater-cafe w four signs	COST OF WORK: $	PERMIT FEE: $ 68.20
		FIRE DEPT. ☐ Approved ☐ Denied	INSPECTION: Use Group: Type:
		Signature:	Signature:

Proposed Project Description:
erect four signs - 14'x4 14'x3' 10'x3' (20'x3 & 14'x2')

PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)
Action: Approved ☒ Approved with Conditions: ☐ Denied ☐
Signature: K Wagenknecht Haute Date: 10/28/96

Permit Taken By: L Chase | Date Applied For: 9/25/96

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..

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

K Wagenknecht 9/25/96
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

Permit No: 961085
PERMIT ISSUED
Permit Issued: OCT 30 1996
CITY OF PORTLAND

Zone: B3 CBL: 37-H-13
Zoning Approval: CB Planning Approved
Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan maj ☐ minor ☐ mm ☐ LB 10/29/96

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

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied
Date: 10/28/96
D Andrews

CEO DISTRICT 2
A. Rose

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

Permit No: 961085

Location of Construction: 504 Congress St	Owner: Michael Kaplan	Phone:	
Owner Address: 504 Congress St- Ptld ME	Lessee/Buyer's Name: 04103	Phone:	BusinessName:
Contractor Name: Sign Solutions	Address: 75 Bishop St- Ptld ME 04103	Phone: 878-8000	
Past Use:	Proposed Use: theater-cafe w four signs	COST OF WORK: $	PERMIT FEE: $ 68.20
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:
Proposed Project Description: erect four signs - 14'x4', 14'x3', 10'x3' (20'x3 & 1/4'x2')		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved ☑ Approved with Conditions: ☐ Denied ☐ Signature: Date: 10/2/95	
Permit Taken By: L Chase	Date Applied For: 9/25/95		

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.

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.

9/25/95

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

PERMIT ISSUED
Permit Issued: OCT 30 1995
CITY OF PORTLAND

Zone: I-B CBL: 37-H-13
Zoning Approval: OK - Subj to Appeal

Special Zone or Reviews:
- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan maj ☐ minor ☐ mm ☐

LS 10/2/95

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

Historic Preservation
- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:
- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

Date: 10/2/95

CEO DISTRICT 2

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 29 , 1996

Mr. Michael Kaplan
504 Congress St.
Portland, Maine
04103

RE :504 Congress St.

Dear Sir:

Your application to erect four signs 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.

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

Building & Fire Code Requirements

1. This permit is being issued with the condition that the typeface and final sign to be approved by the Planning Staff.
2. Sand paint color to be approved by the Planning Staff.
3. New sign on rear to be approved by the Planning Staff.

Sincerely

P. Samuel Hoffses
Chief of Inspection Services

cc: Kay W. Harte Urban Designer
M. Schmuckal Asst. Chief of Code Enforcement

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: 504 Congress Street

Michael D. Douglas
Applicant

August 2, 1996
Application Date

65 Austin St., Portland 04103-4515
Applicant's Mailing Address

Project Name/Description
Douglas Richmond Arch., Brunswick ME

504 Congress Street
Consultant/Agent

Address of Proposed Site
729-0989

37-H-13
Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ___ New Building ___ Building Addition ___ Change of Use ___ Residential
___ Office X Retail ___ Manufacturing ___ Warehouse/Distribution ___ Other (specify) ___

14,186 sq ft
Proposed Building Square Feet or # of Units

Acreage of Site

B-3
Zoning

Check Review Required:

- [X] Site Plan (major/minor)
- [ ] Subdivision # of lots ___
- [✓] PAD Review
- [ ] 14-403 Streets Review
- [ ] Flood Hazard
- [ ] Shoreland
- [ ] Historic Preservation
- [ ] DEP Local Certification
- [ ] Zoning Conditional Use (ZBA/PB)
- [ ] Zoning Variance
- [ ] Single-Family Minor
- [ ] Other ___

Fees paid: site plan $300.00 subdivision ___

Approval Status: Reviewer Kay Wagenknecht-Hartt

- [✓] Approved
- [✓] Approved w/Conditions listed below
- [ ] Denied

1. Typeface and final sign to be approved by City staff.
2. Sand paint color to be approved by City staff.
3. ~~Illustrative~~ New signboards to be approved by City staff.
4.

Approval Date 8/12/96 Approval Expiration ___ date Extension to ___ date

- [ ] Additional Sheets Attached

- [ ] Condition Compliance ___ signature ___ date

Performance Guarantee [ ] Required* [ ] Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- [ ] Performance Guarantee Accepted ___ date ___ amount ___ expiration date
- [ ] Inspection Fee Paid ___ date ___ amount
- Performance Guarantee Reduced ___ date ___ remaining balance ___ signature
- Performance Guarantee Released ___ date ___ signature
- Defect Guarantee Submitted ___ submitted date ___ amount ___ expiration date
- Defect Guarantee Released ___ date ___ signature

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Form # P.01

ELECTRICAL PERMIT
City of Portland, Me.

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 City of Portland Electrical Ordinance, National Electrical code and the following specification:

Date 22 August 1996
Permit # 7765

LOCATION: 504 Congress St

OWNER City of Portland **ADDRESS**

							TOTAL	EACH FEE
OUTLETS								
	Receptacles	Switches		Smoke Detector		5	.20	1.00
FIXTURES	(number of)							
	incandescent	fluorescent				5	.20	1.00
	fluorescent strip						.20	
SERVICES								
	Overhead			TTL AMPS TO	800		15.00	
	Underground				800		15.00	
TEMPORARY SERV.								
	Overhead			AMPS OVER	800	200	25.00	25.00
	Underground				800		25.00	
METERS	(number of)						1.00	
MOTORS	(number of)						2.00	
RESID/COM	Electric units						1.00	
HEATING	oil/gas units						5.00	
APPLIANCES	Ranges	Cook Tops		Wall Ovens			2.00	
	Water heaters	Fans		Dryers			2.00	
Disposals	Dishwasher	Compactors		Others (denote)			2.00	
MISC. (number of)	Air Cond/win						3.00	
	Air Cond/cent						10.00	
	Signs						5.00	
	Pools						10.00	
	Alarms/res						5.00	
	Alarms/com						15.00	
	Heavy Duty						2.00	
	Outlets							
	Circus/Carnv						25.00	
	Alterations						5.00	
	Fire Repairs						15.00	
	E Lights						1.00	
	E Generators						20.00	
	Panels						4.00	
TRANSFORMER	0-25 Kva						5.00	
	25-200 Kva						8.00	
	Over 200 Kva						10.00	
				TOTAL AMOUNT DUE				
	MINIMUM FEE/COMMERCIAL 35.00			MINIMUM FEE		25.00		~~25.00~~ 27.00

INSPECTION: Will be ready 8/23 or will call

CONTRACTORS NAME T.A. Napolitano John Quirk
ADDRESS P.O. Box 2301 So. Ptld, ME 04106
TELEPHONE 799-0538
MASTER LICENSE No. 7765 **SIGNATURE OF CONTRACTOR** John D. Quirk
LIMITED LICENSE No.

ELECTRICAL INSTALLATIONS

Location 5 Bay Cove
Permit Number 2765
Owner City of Portland
Date of Permit 8/22/96
Final Inspection 8/29/96
By Inspector Tom

INSPECTION: Service 8/27/96 by Tom
Service called in
Closing-in by

PROGRESS INSPECTIONS: 8/29/96 (Service)
/ /
/ /
/ /
/ /
/ /

DATE:	REMARKS:
8/29/96	Service (Wegner) hooked to LINE SIDE
"	of service Bypass of metering
"	checked by Tom Hoffses
"	police Witnessed by (Cmp)