

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

Location of Construction: 482 Congress Street		Owner: J.S. Brown & Sons		Phone: 774-5908		Permit No: 991267			
Owner Address: SAA		Lessee/Buyer's Name: Portland Phoenix LLC		Phone: 774-5908		Business Name: Portland Phoenix LLC			
Contractor Name: Anthony Taylor Prostyle Design		Address: Suite 501, 142 High St. Portland, 04101		Phone: 775-3269		Permit Issued: 16 1999			
Past Use: Office/Commercial		Proposed Use: Same		COST OF WORK: \$ 0		PERMIT FEE: \$ 51.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Signage Use Group: Type: BOC 46			
				Signature:		Signature: <i>Officer</i>			
Proposed Project Description: 1 Sign 105 total square feet. Rural type graphic design on 3 adjoining panels of .040 aluminum on 1" tubular frame. Each panel attached to wall on 3/8 x 3 1/2 expansion bolts in mortar joints.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zone: CBL: 037-1-063 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>ub</i>		Date Applied For: 10-21-99							

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Send to: Anthony Taylor
Prostyle Design Suite 501
142 High St.
Portland, ME 04101

**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

10-21-99

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
WITH REQUIREMENTS**
CEO DISTRICT
ub

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 482 Congress St. ZONE: B-3

OWNER: V. B. Brown & Sons

APPLICANT: The Portland Phoenix

ASSESSOR NO. _____

SINGLE TENANT LOT? YES ___ NO ___

MULTI TENANT LOT? YES NO ___

FREESTANDING SIGN? YES ___ NO DIMENSIONS _____

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES ___ NO ___ DIMENSIONS _____

BLDG. WALL SIGN? YES NO ___ DIMENSIONS _____

(attached to bldg) (mural type design)

MORE THAN ONE SIGN? YES ___ NO DIMENSIONS _____

105
~~120~~ total Sq ft =
105
~~120~~ x .20 = ~~24.00~~
21.00

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

LOT FRONTAGE (FEET): _____

BLDG FRONTAGE (FEET): _____

AWNING YES ___ NO ___ IS AWNING BACKLIT? YES ___ NO ___

HEIGHT OF AWNING: _____

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

*** TENANT BLDG. FRONTAGE (IN FEET) 62' x 2 = 124#

*** REQUIRED INFORMATION per Submittal

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: Anthony R. Taylor DATE: Oct 20, 1999

J. B. BROWN & SONS

482 CONGRESS STREET
P.O. BOX 207
PORTLAND, MAINE 04112
PHONE 207-774-5908
FAX 207-774-0898

October 18, 1999

The Portland Phoenix, LLC
Attention: Gib Fullerton
482 Congress Street # 501
Portland, ME 04101

RE: Signage authorization

Dear Gib,

J.B. Brown and Sons, as Landlord at 482 Congress Street, Portland, Maine, hereby grants permission to The Portland Phoenix, LLC, as tenant at 482 Congress Street to install signage on the northeast side of the building facing Monument Square.

Sincerely,

Handwritten signature of Steven S. Reynolds in cursive script.

Steven S. Reynolds
Vice President

cc: Tony Taylor, Pro-Design

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
8/27/99

PRODUCER
Hastings-Tapley Insurance Agcy
271 Cambridge Street
P. O. Box 410128
Cambridge, MA 02141-0901
617-876-7510

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY A Lumbermens Mutual Ins. Co.
COMPANY B
COMPANY C
COMPANY D

INSURED
The Boston Phoenix, Inc.
Attn: Charles Walter
126 Brookline Avenue
Boston MA 02215

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	3MG21308404 Renewal of 3MG21308404	8/29/98 8/29/99	8/29/99 8/28/00	GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 PERSONAL & ADV INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 500,000 MED EXP (Any one person) \$ 10,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY \$ EACH ACCIDENT \$ AGGREGATE \$
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE <input type="checkbox"/> INCL <input type="checkbox"/> EXCL <input type="checkbox"/> OTHER				WC STATUTORY LIMITS OTH ER EL EACH ACCIDENT \$ EL DISEASE - POLICY LIMIT \$ EL DISEASE - EA EMPLOYEE \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
Named insured includes: The Portland Phoenix LLC. Location covered:
482 Congress Street, Suite 501, Portland ME 04112.

CERTIFICATE HOLDER
The Portland Phoenix LLC
Attn: Bill Reistein
Fax #1-207-773-8905
Portland Me

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.
AUTHORIZED REPRESENTATIVE
[Signature]

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

1. Certificate of Liability listing the City as additional insured.
2. Letter of permission from the owner ✓
3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached) ✓
4. Indicate on the plan all existing and proposed signs ✓
5. Computation of the following: ✓
 - A) Sign area of each existing and proposed building sign
 - B) Sign area height and setback of each existing and proposed freestanding sign
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
7. Certificate of flammability required for awning/canopy at time of application. N/A
8. UL # required for lighted signs at the time of application. N/A

Fee for permit - \$30.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$30.00 for the first \$1,000.00, \$6.00 for each additional \$1,000.00.

NOTE: Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
10/20/99

PRODUCER
 Hastings Tapley Insurance Agency
 271 Cambridge Street
 P. O. Box 410128
 Cambridge, MA 02141-0901
 617-876-7510

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COMPANIES AFFORDING COVERAGE

- COMPANY A Lumbermens Mutual Ins. Co
- COMPANY B
- COMPANY C
- COMPANY D

INSURED
 The Boston Phoenix, Inc.
 Attn: Charles Walter
 126 Brookline Avenue
 Boston MA 02215

COVERAGES

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CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> HOME HOUSING OCCUR <input type="checkbox"/> OWNERS & CONTRACTORS PROT	ENIG21309405	8/25/99	8/29/00	GENERAL AGGREGATE \$ 2000000 PRODUCTS - COM/PROP AGG \$ 2000000 PERSONAL & ADV INJURY \$ 1000000 EACH OCCURRENCE \$ 1000000 FIRE DAMAGE (Any one limit) \$ 500000 MED EXP (Any one lawsuit) \$ 10000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY EACH ACCIDENT \$ AGGREGATE \$
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPORTION PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> NO <input checked="" type="checkbox"/> EXCL OTHER				INC STATUS (TOW/LIMITS) (OTH LEE) EL EACH ACCIDENT \$ EL DISEASE - POLICY LIMIT \$ EL DISEASE - EA EMPLOYEES \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
 The names insured include: The Portland Phoenix LLC.
 The certificate holder is additional insured!

CERTIFICATE HOLDER

The City of Portland
 389 Congress Street
 Portland ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OF LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

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

TAKES OR

**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.

NOTEIf 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): 482 Congress St.

Total Square Footage of Proposed Structure	Square Footage of Lot 6000
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Tax Assessor's Chart, Block & Lot Number Chart# 037 Block# I Lot# 003	Owner: J.B Brown & Sons	Telephone#: 775 7745908
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Owner's Address: 482 Congress St	Lessee/Buyer's Name (If Applicable) Portland Phoenix LLC	Total Sq. Ft. of Sign 105	Fee \$ 51.00 51.00
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Proposed Project Description:(Please be as specific as possible) MURAL TYPE GRAPHIC DESIGN ON 3 ADJOINING PANELS OF .040 ALUMINUM ON 1" TUBULAR FRAME. EACH PANEL ATTACHED TO WALL ON 3/8 X 3/4 EXPANSION BOLTS IN MORTAR JOINTS (1 SIGN) ¹⁰⁵ 120 TOTAL SQ FT. XX Anthony Taylor

Contractor's Name, Address & Telephone PROSTYLE DESIGN/SUITE 501, 142 HIGH ST PORTLAND 775 3269 04101	Rec'd By LWS
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Current Use: OFFICE BLDG	Proposed Use: SAME
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~~MULTITENANT~~ office/commercial

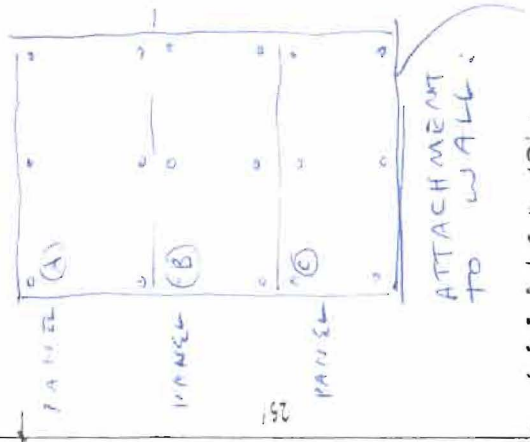
Signature of applicant: Anthony K Taylor, prop.	Date: Oct, 20, 1999
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage

already paid for permit

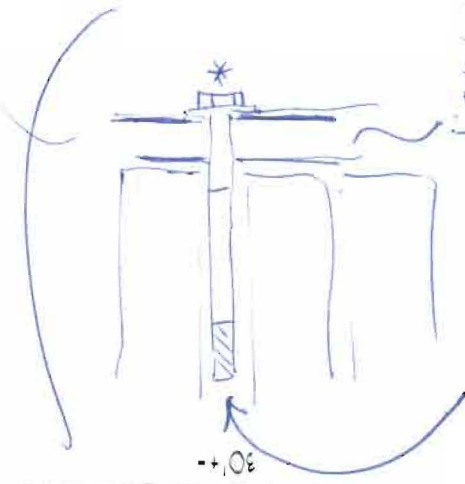


3 PC. 1040 ALUM 6.5" TUBULAR FRAME PANELS STACED EVERY 24" BOLTS STACED EVERY 24" BOLTS IN MORTAR JOINTS ATTACHED W/ EXPANSION BOLTS 3/8" X 3 1/2" BOLTS IN MORTAR JOINTS ATTACHED AROUND PERIMETER.



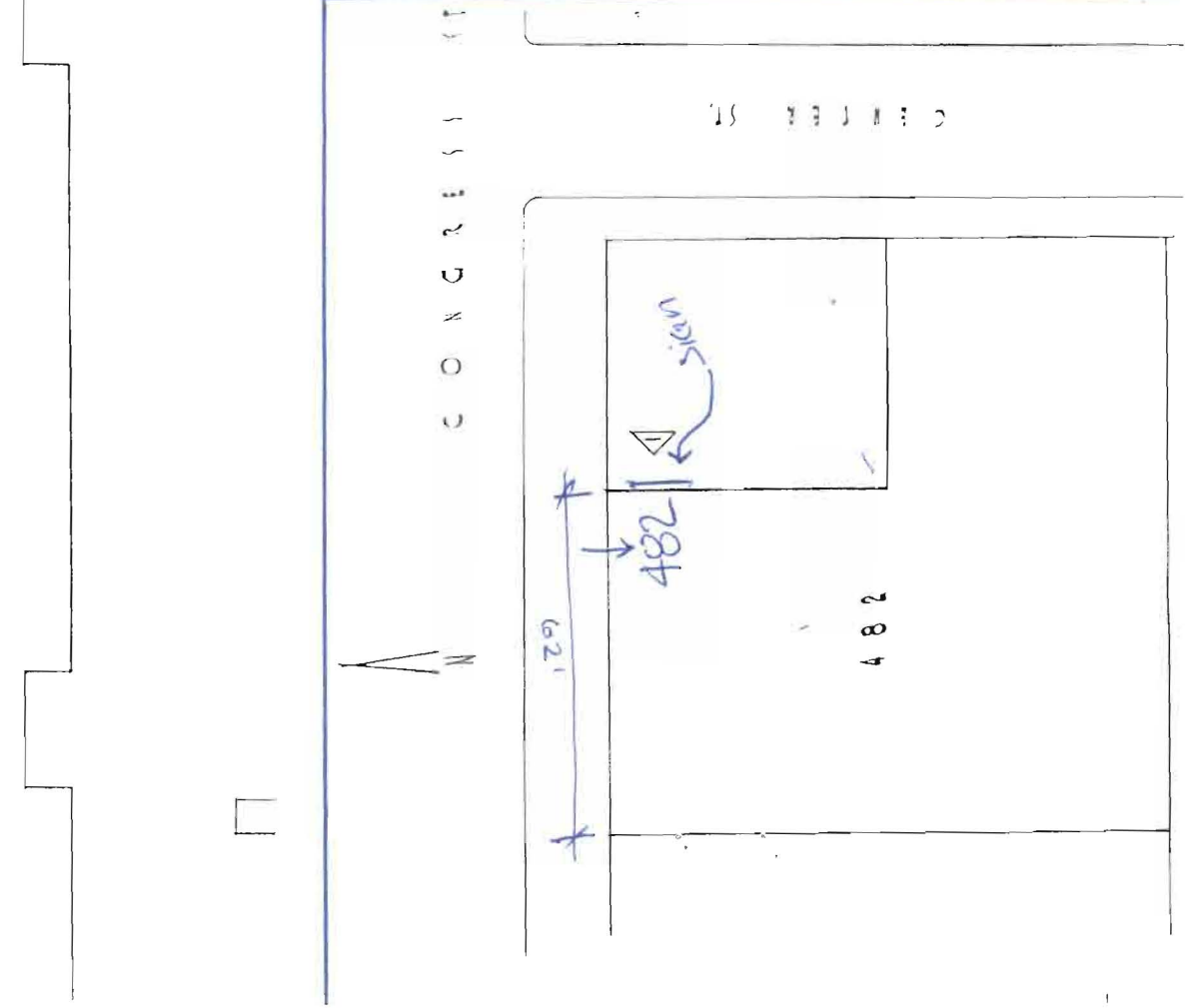
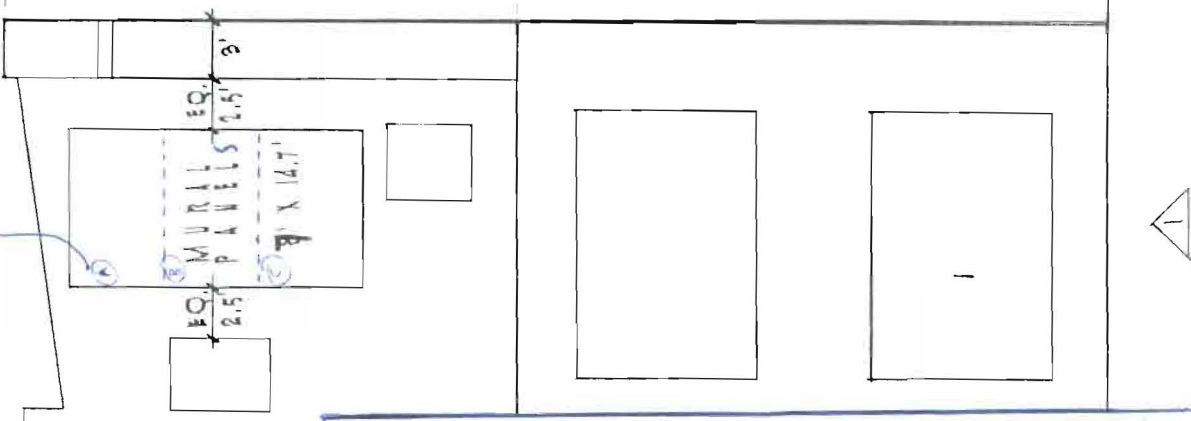
ATTACHMENT TO WALL:

SET BACK 10' ±



TYP. BOLTS 3/8" X 3 1/2" EXPANSION BOLTS IN MORTAR JOINTS

* ALL BOLTS SHALL PASS THROUGH BOTH PANEL + FRAME



PROPOSED MURAL PANELS

BUILDING PERMIT REPORT

DATE: 22 OCT 99 ADDRESS: 482 Congress ST. CBL: 037-I-003

REASON FOR PERMIT: Signage

BUILDING OWNER: J. B. Brown & Sons

PERMIT APPLICANT: Contractor ProStyle Design

USE GROUP Signage CONSTRUCTION TYPE

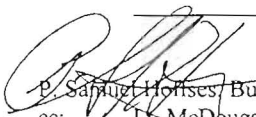
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)
Construction Cost:
Permit Fees: \$51.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *34

- 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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.

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)
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
 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) Section 920.3.2.
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 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
35. _____
36. _____
37. _____
38. _____


 P. Santuzi, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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