



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that GUNNEL LARSDOTTER

Located At 30 PLEASANT

Job ID: 2011-03-500-SIGN

CBL: 040 - - B - 009 - 001 - - - -

has permission to Maine Coast Title - 10" x 23"

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be


Fire Prevention Officer

 3-8-11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-500-SIGN

Located At: 30 PLEASANT

CBL: 040 - - B - 009 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a commercial use on the first floor with 1 dwelling unit on the 2nd floor and 1 dwelling unit on the third floor. Any change of use shall require a separate permit application for review and approval.

Building

1. Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-03-500-SIGN	Date Applied: 2/18/2011	CBL: 040 - B - 009 - 001 - - - -	
Location of Construction: 30 PLEASANT ST	Owner Name: GUNNEL LARSDOTTER	Owner Address: 726 SEASHORE AVE PEAKS ISLAND, ME - MAINE 04108	Phone:
Business Name:	Contractor Name: ION Design, Inc, ION Design, Inc	Contractor Address: 22 Rear Free ST PORTLAND, MAINE 04101	Phone: 775-7110
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-3
Past Use: 1st floor Commercial with 1 dwelling unit on 2 nd floor and 1 dwelling unit on 3 rd floor	Proposed Use: SAME: 1 st floor commercial with 1 dwelling unit on 2 nd floor and 1 dwelling unit on 3 rd floor - to add 10" x 23" bldg sign	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: 4 Type: Sign Signature: <i>[Signature]</i>
Proposed Project Description: 30 Pleasant St - att 10" x 23" bldg sign		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>3/4/11</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<i>with</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>3/7/11</i> <i>D. Andrews</i>

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 appication 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON



Signage/Awning Permit Application

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: <u>30 Pleasant Street</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>40 B009001</u> Block# <u>40 B009001</u> Lot# <u>1</u>	Owner: <u>32 Pleasant Street, LLC</u> <u>30 Pleasant Street, LLC</u>	Telephone: <u>871-7159</u>
Lessee/Buyer's Name (If Applicable) <u>David J. Perkins</u> <u>871-7159</u> <u>30 Milk Street</u> <u>Portland, ME</u>	Contractor name, address & telephone: <u>Robert Verrier</u> <u>Curvwork</u> <u>175-7110</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ Awning Fee= cost of work Total Fee: \$
Who should we contact when the permit is ready: <u>David Perkins</u> phone: <u>871-7159</u>		
Tenant/allocated building space frontage (feet): Length: Height Lot Frontage (feet) Single Tenant or Multi Tenant Lot		
Current Specific use: If vacant, what was prior use: Proposed Use:		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes No Dimensions proposed: Height from grade: <input checked="" type="checkbox"/> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No Dimensions proposed: <u>10" H x 24" L</u>		
Proposed awning? Yes No Is awning backlit? Yes No Height of awning: Length of awning: Depth: Is there any communication, message, trademark or symbol on it? Yes No If yes, total s.f. of panels w/communications, message, trademark or symbol: s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes No Dimensions: Bldg. wall sign? (attached to bldg) Yes No Dimensions: Awning? Yes No Sq. ft. area of awning w/communication:		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

Please submit all of the information outlined in the Sign/Awning Application Checklist.
Failure to do so may result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant:	Date: <u>1/29/11</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- ☐ Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- ☒ Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- ☒ A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- ☒ A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- ☐ Certificate of flammability required for awning or canopy. *N/A*
- ☐ A UL# is required for lighted signs at the time of final inspection. *N/A*
- ☒ Photos of existing signage
- ☒ Details for sign fastening, attachment or mounting in the ground.
Wall Mounted in ground lines

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

Job Summary Report

Job ID: 2011-03-500-SIGN

Report generated on Mar 3, 2011 1:56:18 PM

Page 1

Job Type: Signs
Building Job Status Code: Initiate Plan Review
Job Application Date:
Estimated Value:
Related Parties:

Job Description: 30 Pleasant St
Pin Value: 756
Public Building Flag: N
Square Footage:
 GUNNEL LARSDOTTER
 ION Design, Inc - ION Design, Inc ION Design, Inc

Job Year: 2011
Tenant Name:
Tenant Number:
 Property Owner
 GENERAL CONTRACTOR

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 6128

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
L07520	040 B 009 001	M					-70.257928	43.654186

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				30 PLEASANT STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
THREE FAMILY		DOWNTOWN BUSINESS			Historic District		DISTRICT 2	CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Professional Office Building

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			30 PLEASANT STREET WEST

Longitude Latitude GIS X GIS Y GIS Z GIS Reference

User Defined Property Value

Permit #: 20111623

Permit Data

1st floor commercial use
 with 1 DU on 2nd floor 1 DU on 3rd floor

IN Historic
 in Qtr 2011-02-14

Job Summary Report
Job ID: 2011-03-500-SIGN

Report generated on Mar 3, 2011 1:56:18 PM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
6128	Professional Office Building	Initialized	Maine Coast Title 10" x 23"			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment



Signage/Awning Permit Application

Why weren't these \$5 used?

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: <u>32 Pleasant Street</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>0403008001</u> Block# Lot#	Owner: <u>32 Pleasant Street LLC</u>	Telephone: <u>871 7159</u>
Lessee/Buyer's Name (If Applicable) <u>David J. Perkins</u> <u>20 Milk St</u> <u>Portland Me</u>	Contractor name, address & telephone: <u>Robert Verrier</u> <u>Carrway</u> <u>775-7110</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ Awning Fee= cost of work Total Fee: \$
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Proposed awning? Yes No Is awning backlit? Yes No Height of awning: Length of awning: Depth: Is there any communication, message, trademark or symbol on it? Yes No If yes, total s.f. of panels w/communications, message, trademark or symbol: s.f.		
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Signature of applicant:	Date: <u>2/17/11</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

A

23"

Maine Coast Title, Inc.

10"

30

$$10 \times 23 = 230'' \div 1.44 = 1.60''$$

$$3'' = 1.0''$$

WINDOW NOTES:

1. ALL OPENINGS SHALL BE A WOOD SERIES WINDOW
2. COLOR:
INTERIOR: FINISHED PAINT COAT WHITE
EXTERIOR: FACTORY FINISH MANUF. STANDARD - COLOR, T.B.D.
3. GRILLS: W/ SPACER BAR - BRONZE
EXT. - 5/8" SIMULATED PUTTY GLAZE - PATTERNS AS SHOWN ON ELEVATIONS
INT. - 5/8" SIMULATED PUTTY GLAZE - PATTERNS AS SHOWN ON ELEVATIONS
4. JAMBS:
CONCEALED JAMB LINERS OR INSERTS (EXTERIOR)
NO EXTENSION JAMBS
5. GLAZING:
CLEAR LOW E W/ ARGON
6. CASINGS:
NO CASINGS
7. SCREENS:
NO SCREENS
8. HARDWARE:
STANDARD WHITE- VERIFY W/OWNER

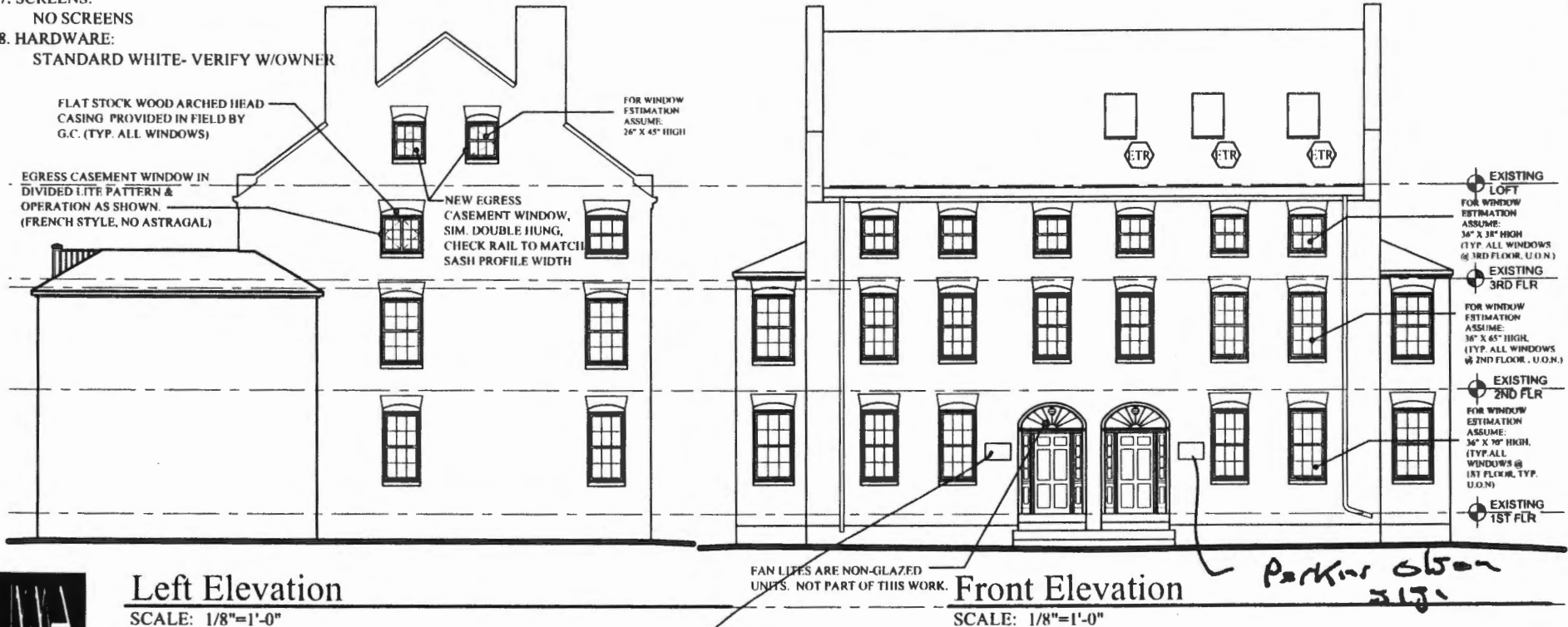
9. BOTTOM RAIL OF LOWER WINDOW SASH SHALL BE 2 1/4" IN HEIGHT.
10. MANUF. REPRESENTATIVE SHALL FIELD VERIFY ALL WINDOW M.O. PRIOR TO PRICING & CONSTRUCTION
11. MANUF. SHALL SUPPLY WINDOW SUBMITTALS AND HEAD, JAMB & SILL DETAILS
12. G.C. TO VERIFY WINDOW SUBMITTAL PRIOR TO CONSTRUCTION.
13. WINDOW OPERATION AS SHOWN ON ELEVATIONS

ALL FRONT ELEVATION WINDOWS WILL BE SASH ONLY REPLACEMENTS. FRAMES SHALL BE RECONDITIONED OR RECONSTRUCTED NEW IN FIELD.

ALL SIDE & REAR ELEVATION WINDOWS SHALL BE QUOTED IN TWO OPTIONS:

OPTION 1: SASH ONLY REPLACEMENTS.

OPTION 2: SASH & FRAME REPLACEMENTS. FRAME PROFILES & CASINGS TO MATCH EXISTING.
MANUF. SHALL PROVIDE (2) DOORS AT EXTERIOR DECKS WITH THE FOLLOWING SPECS:
24" WIDE x 66" HIGH - 5/8" PUTTY GLAZE SDL LITES AS SHOWN - 4" STILES & RAILS - 8" BOTTOM RAIL
1 3/4" PANEL THICKNESS



MUELLER
ARCHITECTS

WINDOW SPEC. SET: AUGUST 23, 2010

30 - 32 PLEASANT STREET

WINDOW NOTES:

1. ALL OPENINGS SHALL BE A WOOD SERIES WINDOW
2. COLOR:
INTERIOR: FINISHED PAINT COAT WHITE
EXTERIOR: FACTORY FINISH MANUF. STANDARD - COLOR, T.B.D.
3. GRILLS: W/ SPACER BAR - BRONZE
EXT. - 5/8" SIMULATED PUTTY GLAZE - PATTERNS AS SHOWN ON ELEVATIONS
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6. CASINGS:
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7. SCREENS:
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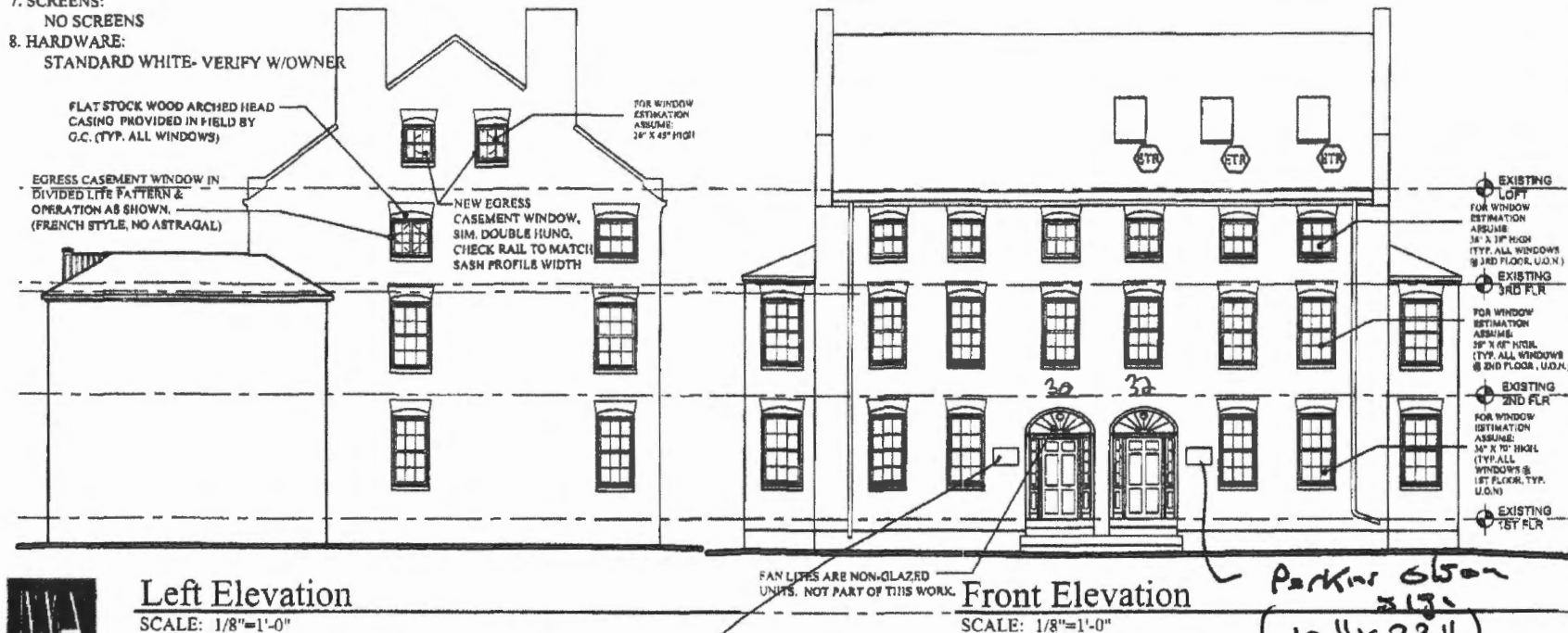
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24" WIDE x 66" HIGH - 5/8" PUTTY GLAZE SDL LITES AS SHOWN - 4" STILES & RAILS - 8" BOTTOM RAIL
1 3/4" PANEL THICKNESS



WINDOW SPEC. SET: AUGUST 23, 2010

Main coat. Tite
5/8
(10" x 23")

(NOT TO SCALE)

PERKINS OLSON, P.A.
ATTORNEYS AT LAW

30 Milk Street
P.O. Box 449
Portland, Maine 04112-0449

(207) 871-7159
FAX (207) 871-0521
<http://www.perkinsolson.com>

David J. Perkins
Email: dperkins@perkinsolson.com

January 24, 2011

City of Portland
Attn: Sign Permit Division
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: 30 and 32 Pleasant Street, Portland

Dear City of Portland:

I enclose the Signage/Awning Permit Application for my building at 30 and 32 Pleasant Street. One sign will be "Perkins Olson, P.A." and will be to the right of our door at 32 Pleasant Street. The other sign will be "Maine Coast Title, Inc." and will be to the left of our door at 30 Pleasant Street. I enclose the diagram of our building showing where the signs will be and the design of the two signs. I also enclose a Drummond Woodsum sign that is the same type of sign. The sign maker is Rob Verrier at Curvework, tel. 775-7110. Please let me know if you need anything else.

Yours sincerely,



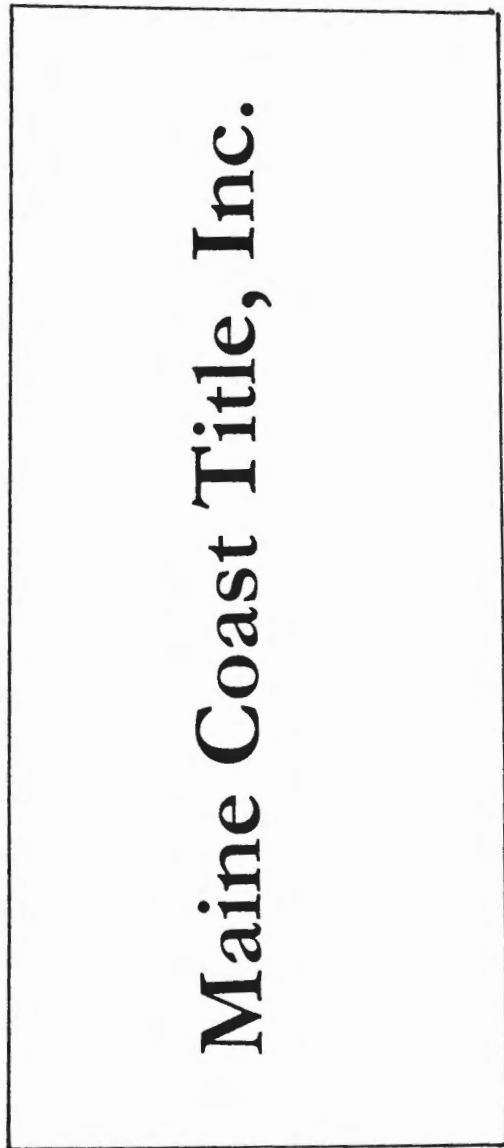
David J. Perkins

DJP/bm
Enclosures

A

This will
be on 30
percent ST

23"



10"

3" = 1.0"

PERKINS OLSON, P.A.

23826

COFPTLD City of Portland

Voucher

Date

Invoice Description

Matter

23826

Amount

9922757

01/25/11

sign permit fee for 30/32 pleasant st

65.00

01/25/11

Total Paid

65.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

PERKINS OLSON, P.A.

30 MILK STREET

P.O. BOX 449

PORTLAND, MAINE 04112-0449

207-871-7159

Gorham
SAVINGS BANK

GORHAM,
MAINE 04038

52-7457/2112

DATE

NUMBER

AMOUNT

Details on back



Security Features included.

PAY:

SIXTY FIVE AND 00/100 DOLLARS

01/25/11

23826 *****\$65.00

TO THE City of Portland

ORDER

OF



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈023826⑈ ⑆211274573⑆ 604 0031673⑈

Job Summary Report
Job ID: 2011-02-412-SIGN

Report generated on Feb 14, 2011 11:15:35 AM

Page 1

Job Type:	Signs	Job Description:	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	649	Tenant Name:
Job Application Date:		Public Building Flag:	N	Tenant Number:
Estimated Value:		Square Footage:	4	
Related Parties:	GUNNEL LARSDOTTER		<i>Property Owner</i>	
	ION Design, Inc - ION Design, Inc		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 6128

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
L07520	040 B 009 001		M				-70.257928	43.654186
			Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)	
			1				30 PLEASANT STREET WEST	
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
THREE FAMILY		NOT APPLICABLE	B-3		Historic District		DISTRICT 2	CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Professional Office Building

Occupancy Type Code:

Structure Type Code		Structure Status Type		Square Footage	Estimated Value	Address	
Office & Professional Buildings		0				30 PLEASANT STREET WEST	
Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

Permit #: 20111243

Permit Data

Job Summary Report
Job ID: 2011-02-412-SIGN

Report generated on Feb 14, 2011 11:15:35 AM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date		
6128	Professional Office Building	Initialized	(2) 10" x 23" Maine Coast Title & Perkins Olson					
Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Signs	\$38.00							
Signs - Historic District	\$75.00							