

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

638 CONGRESS STREET PARTNERS LLC

Located at

638 CONGRESS ST

PERMIT ID: 2015-02049

ISSUE DATE: 10/08/2015

CBL: 045 A003001

has permission to **Install an attached projecting wall sign (24" x 36") and use an A-frame sidewalk sign (24" x 48") for "OCHO".**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 cloed-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 procured prior to occupancy.

N/A

/s/ Laurie Leader

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Building Inspections

Fire Department

Retail take-out

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final Inspection

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.

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02049	Date Applied For: 08/21/2015	CBL: 045 A003001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: 101 residential dwelling units with retail restaurant & personal services on first floor along Congress Street		Proposed Project Description: Install an attached projecting wall signe (24" x 36") and use an A-frame sidewalk sign (24" x 48") for "OCHO".		
Dept: Historic	Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 10/08/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) HP staff understands that the new sign will use an existing bracket, and conform to the approved sign program for the building.				
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 10/08/2015	
Note: B-3 zone, PAD - multi-tenant building 12' frontage = 24 sf max building sign, proposed 6 sf - OK		Ok to Issue: <input checked="" type="checkbox"/>		
Sidewalk sign 24" by 26" - OK				
Conditions:				
1) All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.				
2) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review and approval PRIOR to implementation				
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 10/08/2015	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.				