

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

Location of Construction: 148 Spring Street		Owner: Karris Mir		Phone: *****828-0777****		Permit No: <b>991405</b>	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: DEC 21 1999	
Past Use: Prof. Office		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$30.60	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: 5191199R Use Group: B Type: 313 @000A-96	
Proposed Project Description: Erect a building sign		Signature:		Signature:		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: CBL: K-1 045-B-031	
		Signature:		Date:		Zoning Approval: 12/17/99 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: K.		Date Applied For: Dec 15 1999 K				Zoning Appeal <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	

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

**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

SIGNATURE OF APPLICANT		ADDRESS:		DATE: Dec 15 1999		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	
						PERMIT ISSUED WITH REQUIREMENTS GEO DISTRICT	

BUILDING PERMIT REPORT

DATE: 15 Dec 99 ADDRESS: 148 Spring St. CBL: D-15-D-031

REASON FOR PERMIT: Signage

BUILDING OWNER: KAVIS M.I.R.

PERMIT APPLICANT: \_\_\_\_\_ /CONTRACTOR SHR

USE GROUP: B CONSTRUCTION TYPE: 312 CONSTRUCTION COST: \_\_\_\_\_ PERMIT FEES: \$20.00

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

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: X/ \$35

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precast concrete must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
11. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
12. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
14. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
15. 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)
16. 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)
17. 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)

12/15/99

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

**Sign Permit Pre-Application**

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

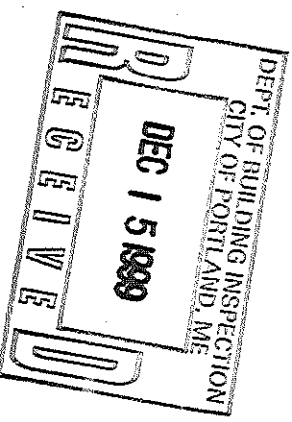
In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction (include Portion of Building):		148 SPRING STREET # 1	
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Chart#	Block#	Lot#
	45	B	631
Owner's Address:	Owner:	KANDIS MILR	
SAME		828-0117	
Proposed Project Description: (Please be as specific as possible)	Lesse/Buyer's Name (If Applicable)		
SMALL REAR ESTABL OFFICE	KANDIS MILR		
Contractor's Name, Address & Telephone		828-0117	
Current Use: Professional Office		Proposed Use:	Same
Signature of applicant: <i>Kandis Milr</i>		Date:	12-15-99

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

can pickup  
828-0117



SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 148 150 Springs Street #1 ZONE: R2

OWNER: KAVIS NIP

APPLICANT: SAWE

ASSESSOR NO Chack 45, Block B, lot 31-01

*This is a multi-family dwg. with professional signs on the 1st floor*

SINGLE TENANT LOT? YES  NO   
MULTI TENANT LOT? YES  NO   
FREESTANDING SIGN? YES  NO  DIMENSIONS \_\_\_\_\_  
(ex. pole sign. . .)

*108 sq ft*

MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_  
BLDG. WALL SIGN? YES  NO  DIMENSIONS 18x24 = 432  
(attached to bldg)

*114 ft = 3 ft*

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

Existing signage is for Scott Dicker

LOT FRONTAGE (FEET): 30  
BLDG FRONTAGE (FEET): 30  
AWNING YES  NO  IS AWNING BACKLIT? YES  NO

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

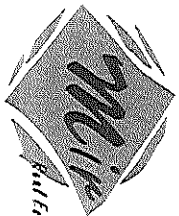
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

\*\*\* TENANT BLDG. FRONTAGE (IN FEET) \_\_\_\_\_  
\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

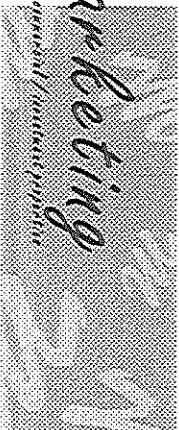
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Kavis Nip DATE: 12/1/19



Real Estate - residential / commercial / investment properties

Marketing



241

18



Real Estate - residential / commercial / investment properties

Marketing

Karvits-L. Mills

Tel: 207.828.0777

1485 OVID ST  
200 HIGH STREET, PORTLAND, ME 04101 • Fax: 207.828.8670

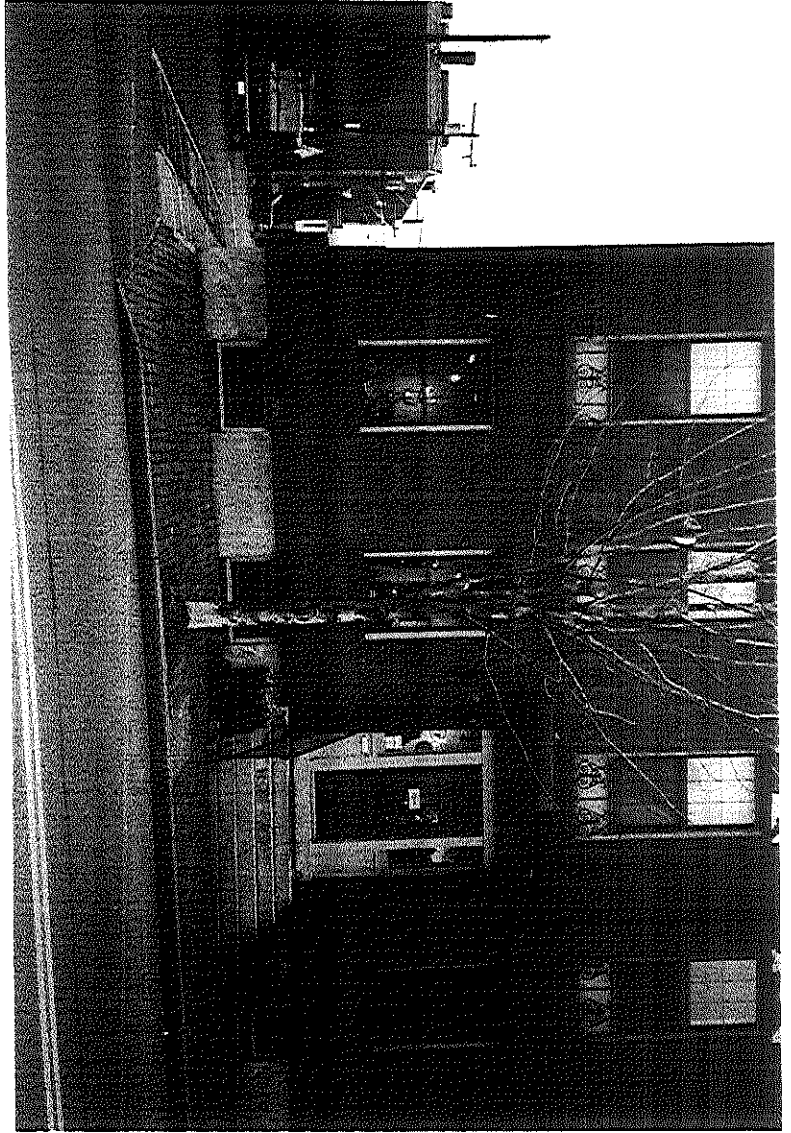
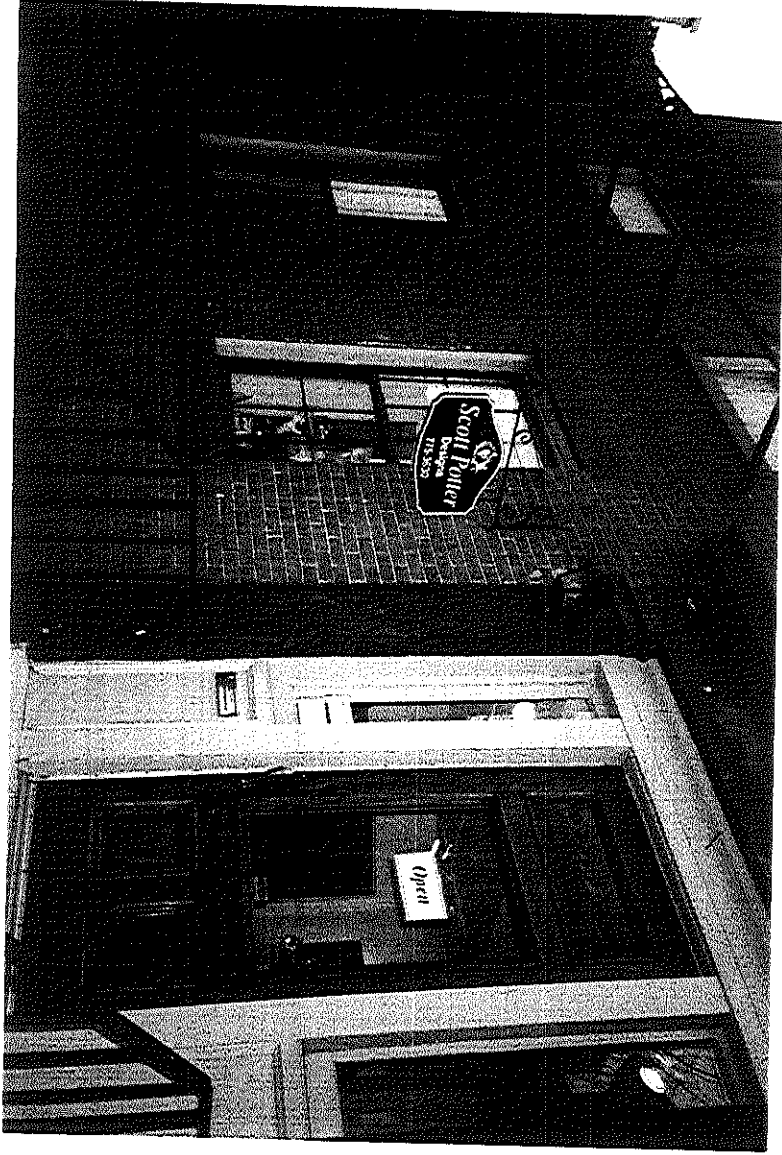


Phone #  
larger


Wood Frame Attached to buildings  
No lightning



200 High Street, Portland, ME 04101 • 207-828-0777



19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

  
 B. Spang, Building Inspector  
 M. McDonnell, PFD  
 City  
 Marge Schnuckel, Zoning Administrator

FSH11/25/99

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

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

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

COMMENTS

9-27-01: Copy is attached to Kelly # but may be painted differently than shown in photo. No.

~~9-27-01: Work complete (10)~~

Permit # 991-405  
CBL # 045-B-031

Inspection Record  
Type

Date

Foundation:

Framing:

Plumbing:

Final:

Other:



# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
12/13/1999

PRODUCER (207) 774-6257 FAX (207) 774-2994

Clark Associates

2331 Congress Street

P O Box 3543

Portland, ME 04104

Attn:

INSURED:

Mir Marketing Real Estate

Karvis Mir dba

200 High Street

Portland, ME 04101

EX:

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 Commercial Union York Ins. Co.

COMPANY B

COMPANY C

COMPANY D

## COPY

### 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	YMLB54762	03/17/1999	03/17/2000	GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS' & CONTRACTORS' PROT				PRODUCTS - COMP/OP AGG \$ 2,000,000 PERSONAL & ADV INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 100,000 MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRE AUTOS				AUTO ONLY - EA ACCIDENT \$
	NON-OWNED AUTOS				OTHER THAN AUTO ONLY \$
	GARAGE LIABILITY				EACH ACCIDENT \$
	ANY AUTO				AGGREGATE \$
	EXCESS LIABILITY				EACH OCCURRENCE \$
	UMBRELLA FORM				AGGREGATE \$
	OTHER THAN UMBRELLA FORM				EL EACH ACCIDENT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				EL DISEASE - POLICY LIMIT \$
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE:				EL DISEASE - EA EMPLOYEE \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS  
Re: 148 Spring Street, Portland, ME

### CERTIFICATE HOLDER

City of Portland  
Attn: Inspection Office  
489 Congress Street  
Portland, ME 04101

ACORD 25-S (1/95)

### 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 OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
Linda Nielsen

*Linda Nielsen*  
ACORD CORPORATION 1988

**MAINE REVENUE SERVICES**

Property Tax Division  
24 State House Station  
Augusta, Maine 04333



FILE BOTH COPIES  
OF THIS FORM WITH  
COUNTY REGISTRY OF DEEDS  
DO NOT DETACH!

**REAL ESTATE TRANSFER TAX**

PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION

**DECLARATION**

TITLE 36, M.R.S.A., SECTIONS 4641 THROUGH 4641-N

1. MUNICIPALITY OR TOWNSHIP Portland	COUNTY Cumberland	GRANTEE (BUYER)	BOOK	PAGE
			(REGISTRY USE ONLY)	

2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) MIR, Karyis L.	GRANTEE (BUYER)	FEDERAL IDENTIFICATION NUMBER(S) 218   44   3836
3. NUMBER AND STREET 75 Gray Street	CITY OR TOWN Portland	STATE AND ZIP CODE ME 04102

4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) ANDREWS, PAUL ANDREWS, Terry	GRANTOR (SELLER)	FEDERAL IDENTIFICATION NUMBER(S) 535   50   5628 325   40   0754
5. NUMBER AND STREET 825 South Williams Street	CITY OR TOWN Denver	STATE AND ZIP CODE CO 80209

6. TAX MAP & LOT NUMBER (Required) Tax Map 45, Block B, Lot 31 -1	Warning to Buyer! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.
<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property) 148 Spring Street, Unit #1	
7. DATE OF TRANSFER (Use numerals)	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable
MO.   DAY   YR. 12   01   99	

8. CONSIDERATION Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) <u>If exempt, complete line 9</u>	FULL CONSIDERATION	\$ 80,000.	TAXABLE CONSIDERATION	\$ 80,000.
		.00		.00

9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)	
10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) <b>PLEASE EXPLAIN.</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

11. INCOME TAX WITHHELD	Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.	Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, consideration for the property is less than \$50,000, <input type="checkbox"/> foreclosure sale: exempt per 36 MRSA §5250-A, sub§ 3-A
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12. OATH	Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.
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GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
<i>KLM</i> <i>James R. Lemieux</i>	12/01/99	<i>Paul Andrews</i>	12/1/99
		<i>Terry Andrews</i>	12/1/99
13. Name and address of person or firm preparing this form	James R. Lemieux, Esq.	95 Exchange Street, Portland, ME 04101	