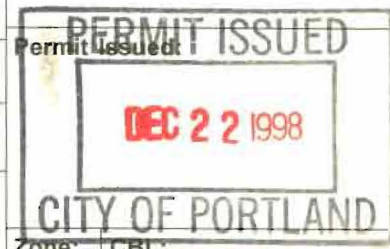


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 671 Congress St		Owner: William Doukan		Phone: 879-7924		Permit No: 981437	
Owner Address: 193-191 State St Suite #4 Pcdl 04101		Lessee/Buyer's Name: Tong Savann		Phone:		BusinessName:	
Contractor Name: The Signery		Address: Forest Ave		Phone:		Permit Issued: DEC 22 1998	
Past Use: Bakery-Retail		Proposed Use: Sign		COST OF WORK: \$		PERMIT FEE: \$ 29.80	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Erect Signage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: MG		Date Applied For: December 3, 1998					



Zone: CBL 046-C-013

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 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..

Mail to:

Tong Savann
671 Congress St
Portland ME 04101

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

December 4, 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT



Policy Number
99-BF-0082-7

DECLARATIONS PAGE



STATE FARM FIRE AND CASUALTY COMPANY
100 STATE FARM PLACE, BALLSTON SPA NY 12020-8000
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Agent Copy

Named Insured and Mailing Address

1064-F874 G 2

PORTLAND DONUT SHOP INC
671 CONGRESS ST
PORTLAND ME 04101-3303

Cov A - Inflation Coverage Index: N/A
Cov B - Consumer Price Index: 163.6

BUSINESS POLICY - SPECIAL FORM 3

AUTOMATIC RENEWAL - If the **POLICY PERIOD** is shown as **12 MONTHS**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Policy Period: 12 Months The policy period begins and ends at 12:01 am standard time at the premises location.
Effective Date: OCT 29 1998
Expiration Date: OCT 29 1999

Named Insured: Individual

Location of Covered Premises:

671 CONGRESS ST
PORTLAND ME 04101-3303

Coverages & Property

Limits of Insurance

Occupancy: Mercantile

Section I

A Buildings Excluded
B Business Personal Property \$ 20,000
C Loss of Income \$ Actual Loss

Section II

L Business Liability \$ 1,000,000
M Medical Payments \$ 5,000
Products-Completed Operations \$ 2,000,000
(PCO) Aggregate
General Aggregate (Other \$ 2,000,000
Than PCO)

Deductibles - Section I

\$ 250 Basic

In case of loss under this policy, the deductible will be applied to each occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to policy.

Forms, Options, and Endorsements

Business - Special Form 3 FP-6103
Amendatory Endorsement FE-6219
Policy Endorsement FE-6464
Debris Removal Endorsement FE-6451
Glass Deductible Deletion FE-6538.1
Protective Safeguard FE-6303
Exterior Signs \$800 OPTION ES

POLICY PREMIUM \$ 534.00

Discounts Applied:
Protective Devices

Continued on Reverse Side of Page

OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

Prepared

NOV 17 1998
FP-8030.2C
06/1993

C0A5

Your policy consists of this page, any endorsements and the policy form. PLEASE KEEP THESE TOGETHER.

Countersigned

By  Agent
DIANE NEWMAN
(207) 773-2080

11-29-98

Policy Number
99-BF-0082-7

PREMIUM RECAPITULATION



STATE FARM FIRE AND CASUALTY COMPANY
100 STATE FARM PLACE, BALLSTON SPA NY 12020-8000
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

BUSINESS POLICY - SPECIAL FORM 3

Named Insured and Mailing Address
1064-F874 G 2
PORTLAND DONUT SHOP INC
671 CONGRESS ST
PORTLAND ME 04101-3303

Rates Effective: AUG 1 1998
Rate Set: 014.00
Effective Date: OCT 29 1998
Expiration Date: OCT 29 1999

TAXES AND OTHER ADJUSTMENTS

Basic Policy Premium \$ 534.00
Surcharge None

Agents Calculated Premium: \$ 585.00
System Calculated Premium \$ 534.00

Final Policy Premium \$ 534.00

PREMIUM CALCULATION

Liability \$1,000,000
Medical Payments \$ 5,000
Policy Deductible \$ 250

Coverage Type	Contents	Increased Liability	Exterior Signs	Money and Securities
Location Number	1	---	1	1
Zone	1	1	1	1
Construction	MASONRY	---	MASONRY	MASONRY
Protection Class	2	---	2	2
Premium Group	02	---	---	01
Coverage/Exposure	20000	---	800	2000
Initial Rate/Premium	513.00	---	9	34
<hr/>				
Basic Rate/Premium	513.00	---	9	34
<hr/>				
Protective Devices	-51.00	---	---	---
Inc Sec II/Table 2	---	20	---	---
Final Rate	462.00	20.00	9.00	34.00
<hr/>				
Total Premium	462	20	9	34

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

B-3 Zone

ADDRESS: 671 CONGRESS ST. ZONE: ART DISTRICT

OWNER: ~~TONG SAVAUN~~ WILLIAM DOUKAS

APPLICANT: TONG SAVAUN

ASSESSOR NO.

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO
FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS HEIGHT
MORE THAN ONE SIGN? YES NO DIMENSIONS HEIGHT
SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS
MORE THAN ONE SIGN? YES NO DIMENSIONS

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK
IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? PORTLAND DONUT SHOP

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: 3 X 8 FT = 2-4 FT
PORTLAND DONUT SHOP, Fresh Bakery
21 X 2 = 42# MAX OK

*** TENANT BLDG. FRONTAGE (IN FEET): 21 FT X 60 FT

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

YOU SHALL PROVIDE:

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: [Signature] DATE: 12-3-98

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

**Building or Use 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): <i>G71 CONGRESS ST - PORTLAND, ME 04101</i>			
Total Square Footage of Proposed Structure <i>21 FT X 60 FT</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>046</i> Block# <i>C</i> Lot# <i>013</i>		Owner: <i>WILLIAM DOUKAS</i>	Telephone#: <i>207-879-7924</i>
Owner's Address: <i>193-191 STATE ST SUIT #4 PORTLAND, ME 04101</i>		Lessee/Buyer's Name (If Applicable): <i>TONG SAVAUN</i>	Cost Of Work: <i>\$419</i> Fee: <i>\$29.80</i>
Proposed Project Description: (Please be as specific as possible) <i>-DECAF SHOP & FRESH BAKERY USE OUT. SIDE TO LET CUSTOMERS KNOW OF MY BUSINESS ERECT. 24# SIGNAGE</i>			
Contractor's Name, Address & Telephone: <i>THE SIGNERY ON FOREST AVE PORTLAND</i>			Rec'd By: <i>RM</i>
Current Use: <i>BAKERY-RETAIL</i>		Proposed Use: <i>BAKERY-RETAIL</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

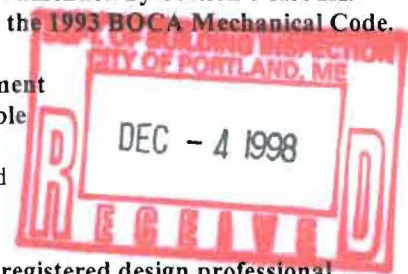
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

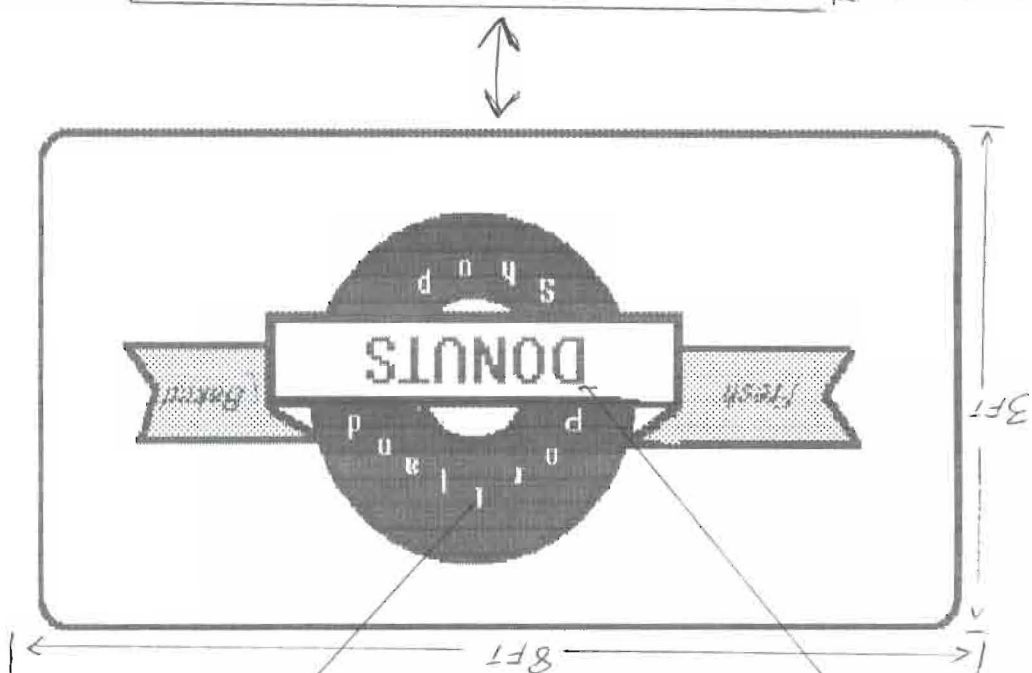
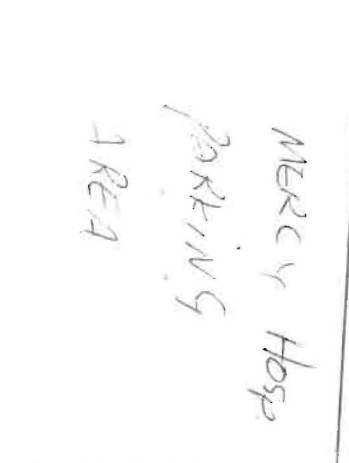
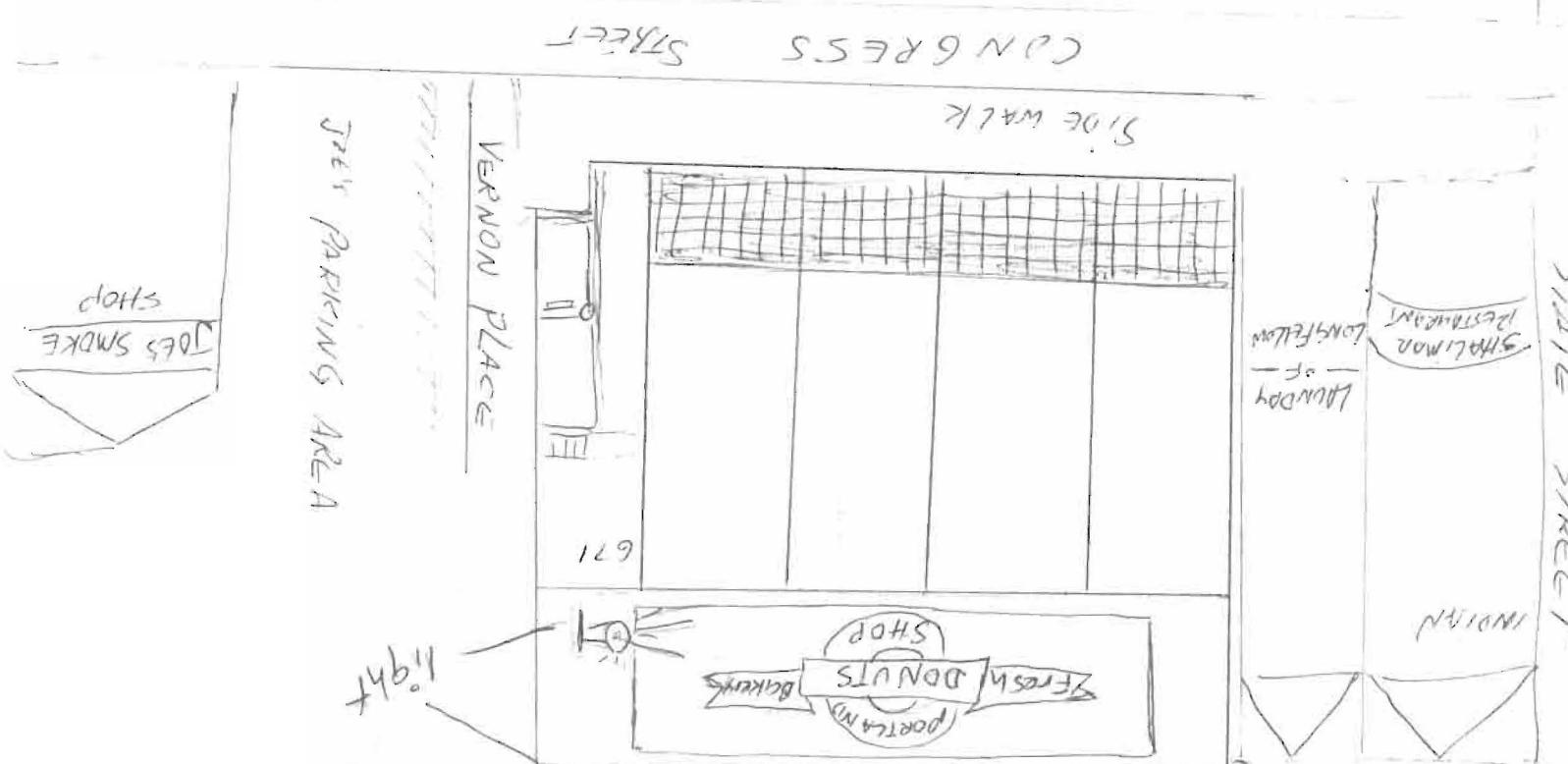
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <i>Tong Savaun</i>	Date: <i>12-3-98</i>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



Maint to: Tong Savaun 671 Congress 04/01



LETTER SIZE 6.5" IN
LETTER SIZE 3.5" IN

MATERIAL - MDD
 COLOR - PINK, RED, WHITE
 SIZE - 8 FT X 3 FT
 BUILDING - 6 FT X 20 FT

DESIGNED BY
 TONY SAVAN
 12/3/98

Andrew J. Doukas
673 Congress Street
PO Box 4185
Portland, ME 04101-0385

William B. Doukas
193-197 State Street
Portland, ME 04101

October 14, 1998

To Whom It May Concern,

Please be advised that we, the owners of 671 Congress Street, Portland ME (the space formerly occupied by HR Block Company) give our permission to TONG M. SAVAUN the right to place on 671 Congress Street such signs and awnings as he shall choose, provided that:

1. He has a continuing interest in the present leasehold; and
2. The signs and/or awnings conform to all applicable city codes and ordinances.

This permission is not subject to assignment to any other person or entity. This permission is valid until revoked in writing by the undersigned, or their assigns.

Sincerely,


10-14-98

 Andrew J. Doukas Date


10-14-98

 William B. Doukas Date

046-C-013

1. Build Adt Bathroom
 6'-0" x 8'-3" clear.

2. Build Office
 ~5'-6" x 9'-0"

3. Build Partition
 16'-0" Length.

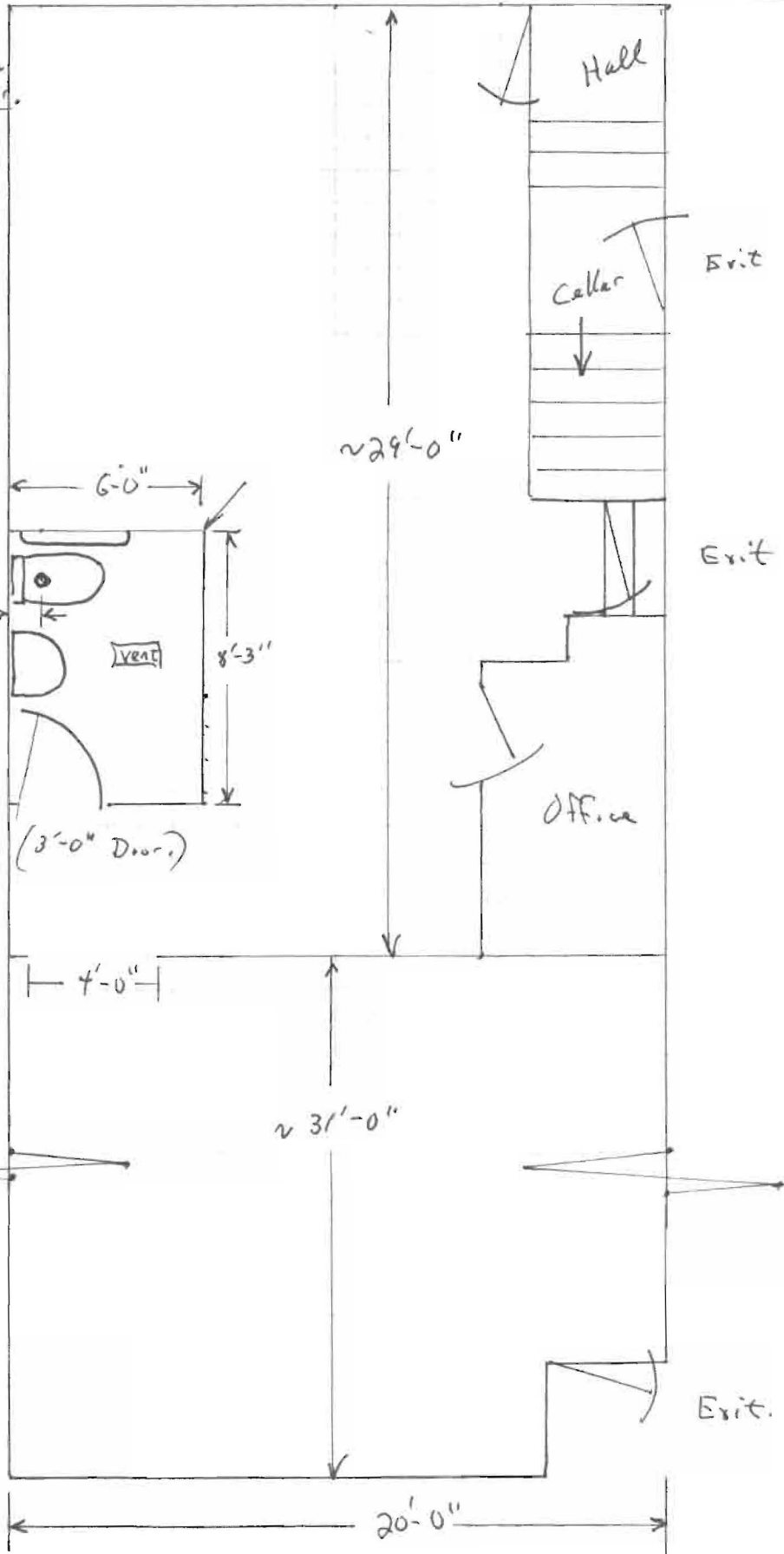
All Walls 2x4 &
 2x6 Construction
 w/ appropriate plumbing
 & elect. Codes.

Appx Cost
 is \$4,000.

ADA
 Bathroom
 (Measurements
 are to inside
 of drywall.)

4. New Flooring
 Vinyl Tile.

5. Suspended
 Ceiling installed
 w/ 2' x 2'
 Squares.



197
 198
 25' diam
 64ft.

Wm. Doukas

671 Congress St.
 Portland, Me

(H) 879-7924
 (W) 287-2254

State Fire Marshall.

BUILDING PERMIT REPORT

DATE: 5 Dec, 98 ADDRESS: 671 Congress ST. CBL 046-C-013

REASON FOR PERMIT: Signage

BUILDING OWNER: William Doukas

CONTRACTOR: The Signery

PERMIT APPLICANT: 1

USE GROUP B (Signage) BOCA 1996 CONSTRUCTION TYPE

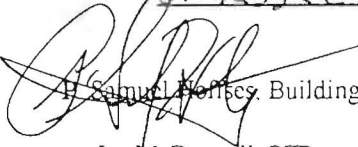
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *24, *31, 29

- 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.
2.5 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.
2.6 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.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. 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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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.
9. Headroom in habitable space is a minimum of 7'6" (Section 1204.0)
10. 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. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

12. 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 1018.6)
13. 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
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. 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
16. 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
17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements. *If a change of use permit is required, the Code Enforcement officer shall make*
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's *own code in for that per under hood permit* building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
31. *This permit is being issued with the understanding that before the proposed sign is placed the following building code requirement is met. Section 3102.41.2*
32. *"Before any permit is issued for the erection of a sign, construction documents shall be filled with the code official showing the dimensions, materials and required details of construction including loads, stresses and anchorage.*
33. *The application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected.*

 Samuel Fortnes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator