

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

Location of Construction: 754 Congress St		Owner: C N Brown CO		Phone: CH Sheehan 743-4200 x2197		Permit No: 970219	
Owner Address: 154 Main St Ext South		Lessee/Buyer's Name: The Big Apple Conv. Store		Phone:		BusinessName:	
Contractor Name: Paris NE 04281		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>MAR 19 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: retail convenience/gas sta		Proposed Use: retail convn/gas sta w intr reavtas & fr signs		COST OF WORK: \$ 100,000			
Proposed Project Description: interior renovations & exteri (5920) erect four signs: (90,60) f/s 5'x 5' 2 on exstg canopy - 3'x 3' each 1 bldg 3'x3' (total 74 sq ft)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: 054-G-001	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: [Signature]		Signature: [Signature]		Zoning Approval: [Signature] 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: L Chase		Date Applied For: 3/9/97		Signature: [Signature]		Date: [Signature]	

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..

**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

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

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: 3/11/97

CEO DISTRICT 3

LAND USE - ZONING REPORT

ADDRESS: 754 Congress St DATE: 3/18/97

REASON FOR PERMIT: interior/exterior renovations and new signage

BUILDING OWNER: CN Brown Co. C-B-L

PERMIT APPLICANT: Charlie Sheehan

APPROVED: with conditions DENIED: \_\_\_\_\_  
#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

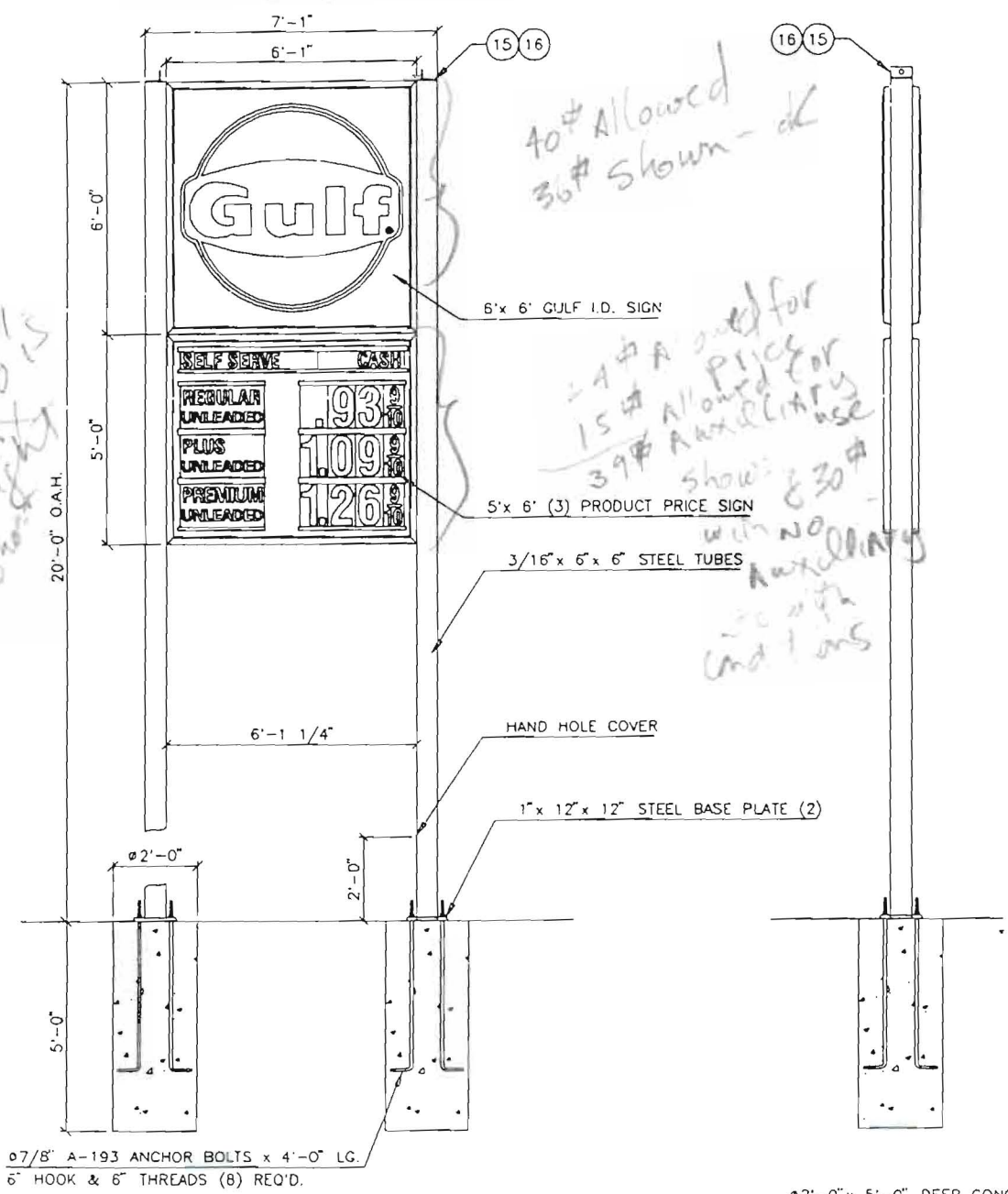
9. Other requirements of condition The old pole sign shall be removed to grade level in order to allow the new sign. As discussed with you by phone, the new pole sign shall be 18' in height, instead of the 20' shown. The square footage allowed for pricing is more than allowed, but I AM including the square footage for auxiliary use. If in the future you want to use the pole sign to add square footage for any auxiliary use, you may need to reduce the pricing square.

Marge Schmuckal, Zoning Administrator, footage  
Asst. Chief of Code Enforcement

Marge Schmuckal  
The pole sign shall be 5' setback from all lot lines

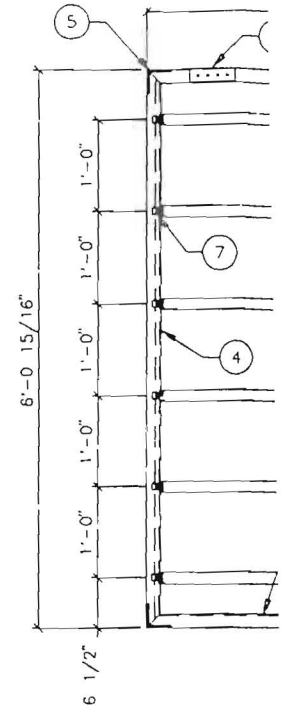
3/10/97  
 Stake with Charlie  
 Sheehan -  
 ok - re-discuss the condition  
 on pricing sign - see footage and  
 conditions on that

max 18' is  
 20' show



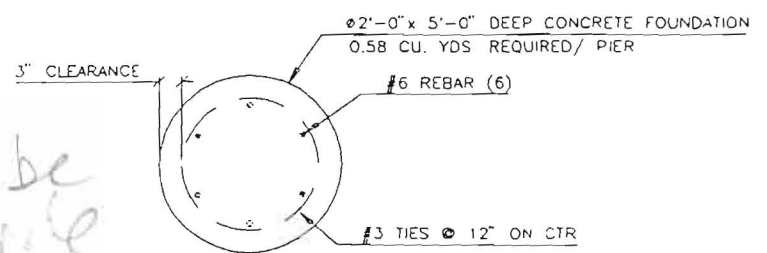
40# Allowed  
 36# Shown - ok

4# Allowed for  
 15# Allowed for  
 39# Auxiliary use  
 shows 8 30#  
 with NO  
 Auxiliary  
 conditions



Ø7/8" A-193 ANCHOR BOLTS x 4'-0" LG.  
 6" HOOK & 6" THREADS (8) REQ'D.

6' SYSTEM @ 20' O.A.H.  
 SCALE: 1/2" = 1'-0"



TYPICAL FOUNDATION SECTION  
 SCALE: 1" = 1'-0"

entire old pole sign shall be  
 removed to allow guide

GRAPHICS NOT FOR PRODUCTION.

6'x

Ø1" HOLES

BAS

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

GAS Station

ADDRESS: 754 CONGRESS ST ZONE: B-2

OWNER: C.N. BROWN Co P.O. Box 200 SO. PARIS, ME 04281

APPLICANT: C.N. BROWN Co

ASSESSOR NO.:

SINGLE TENANT LOT? YES [checked] NO

pole sign - see sheet ok with conditions

MULTI TENANT LOT? YES NO [checked]

FREESTANDING SIGN? YES [checked] NO DIMENSIONS

MORE THAN ONE SIGN? YES NO DIMENSIONS

BLDG. WALL SIGN? YES NO [checked] DIMENSIONS

MORE THAN ONE SIGN? YES NO DIMENSIONS

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

2- canopy signs 3'x3' ea - ok per codes ok
Bldg Signage 3x8 - (21#) 30# Allowed ok

LOT FRONTAGE (FEET)

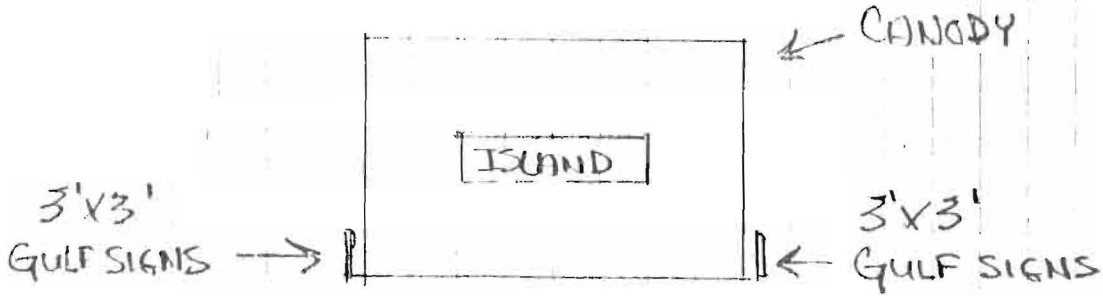
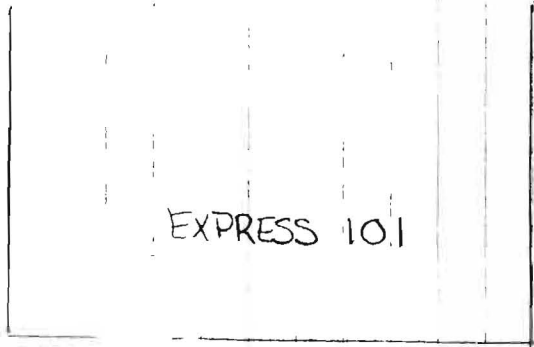
BLDG FRONTAGE (FEET)

AWNING YES NO IS AWNING BACKLIT? YES NO

HEIGHT OF AWNING:

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

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



754 CONGRESS ST

NEAL STREET

NOT TO SCALE

*entire pole of old sign  
shall be removed*

**PRIMARY ID SIGNS**

**SINGLE POLE SYSTEMS**

EXISTING



SELF SERVE - CASH  
REGULAR UNLEADED  
**.93**<sup>9</sup>/<sub>10</sub>  
PLUS UNLEADED  
**1.09**<sup>9</sup>/<sub>10</sub>



SELF SERVE - CASH  
REGULAR UNLEADED  
**.93**<sup>9</sup>/<sub>10</sub>  
PLUS UNLEADED  
**1.09**<sup>9</sup>/<sub>10</sub>  
PREMIUM UNLEADED  
**1.26**<sup>9</sup>/<sub>10</sub>

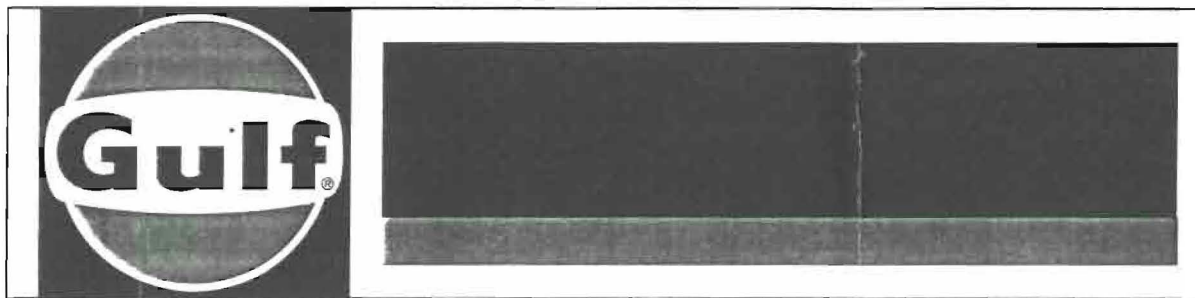
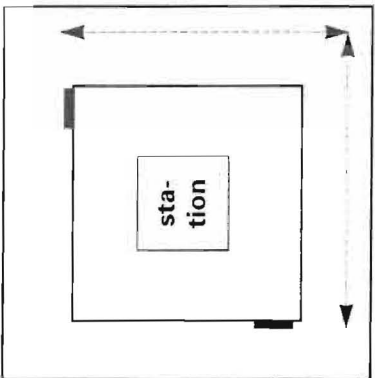
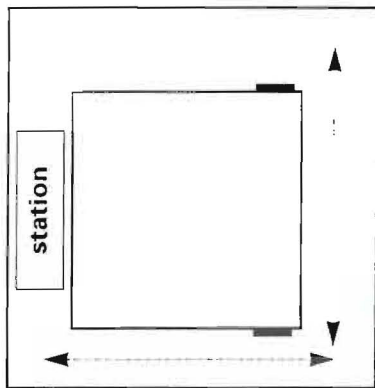
*4x6*



SELF SERVE - CASH  
REGULAR UNLEADED  
**.93**<sup>9</sup>/<sub>10</sub>  
PLUS UNLEADED  
**1.09**<sup>9</sup>/<sub>10</sub>  
PREMIUM UNLEADED  
**1.26**<sup>9</sup>/<sub>10</sub>

# CANOPIES & BUILDING BAND

## POSITION OF ILLUMINATED ID ON CANOPY



ACCEPTABLE PLACEMENT OF GULF 3'X3' ID SIGN ON CANOPIES

### Summary

The 3'x3' Gulf internally illuminated Canopy ID sign is always installed in the corner of the canopy closest to the street for maximum visibility and views. It is standard to install two 3'x3' ID signs.

The 3'x3' Gulf internally illuminated ID sign augments brand identity and is optimum at locations where poor visibility reduces the effectiveness of the pole mounted ID sign.

**NOTE:** The 3'x3' Gulf ID sign may never be used on a mansard, shingled or metal-ribbed canopy unless it has been retrofitted to a flat-faced canopy using the prefinished 8'x3' fascia panel. Local sign codes may restrict the number and size of signs on your property. Check local ordinances prior to ordering or erecting any sign.

### General Specifications

ITEM	SIZE	NOTES	MATERIAL
Canopy ID Sign	3'x3'	Internal illumination	LEXAN
<b>ELECTRICAL LOAD</b>			
		All electrical specifications are U.L. approved.	
		1.35 AMPS total.	(1) 20 AMP; 120 volt circuit required.
<b>COLOR CHART</b>			
Gulf ID		TRADEMARK	
Background		GULF BLUE (translucent)	
Cabinet		GULF GREY	
Retainers		GULF GREY	
<b>GENERAL NOTES:</b> Sign Cabinet construction consists of 5" extruded aluminum filler frame, 1 1/2" extruded aluminum retainers attached to filler with H.H. screws. Pan & Embossed screen printed.			

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Location of Construction: 754 Congress St		Owner: C N Brown CO		Phone: Ch Sheehan 743- 4200 X2107		Permit No: <b>970219</b>	
Owner Address: 164 Main St Ext South 04281		Applicant's Name: The Big Apple Conv. Store		Phone:		Business Name: <i>- call for PR - JP</i>	
Contractor Name: Paris ME		Address:		Phone:		Permit Issued: <b>MAR 19 1997</b>	
Past Use: retail convenience/gas stn		Proposed Use: retail convn/gas stn w extr intr renvtns & fr signs		COST OF WORK: \$ 100,000		PERMIT FEE: \$ 560.60	
Proposed Project Description: interior renovations & extr erect four signs: (\$40.60) f/s 6'x 6' 2 on exstg canopy - 3'x 3' each 1 bldg 3'x8' (total 78 sq ft)		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: <b>B-2</b> CBL: <b>OSH-G-001</b>	
Permit Taken By: L Chase		Date Applied For: 3/5/97		Signature: <i>[Signature]</i>		Signature:	
1. This permit application does not preclude the Applicant(s) from meeting applicable State a		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 may invalidate a building permit and stop all work..		Zoning Approval: <i>w/ conditions</i> <i>ok 3/11/97</i> 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"/>	

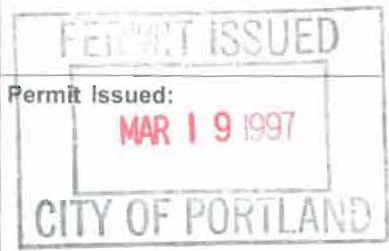
**CERTIFICATION**

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: *[Signature]* ADDRESS: *164 Main St Ext South Paris, Me* DATE: *3/5/97* PHONE: *[Blank]*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



*Retail / convenience store gas station - entire*

*we should read this closely*

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: *D.A. 3/11/97*

CEO DISTRICT **3**

*T. Hansen*



## BUILDING PERMIT REPORT

DATE: 3/18/97 ADDRESS: 1754 Conquest St

REASON FOR PERMIT: Renovation

BUILDING OWNER: C.W. Brown

CONTRACTOR: \_\_\_\_\_

PERMIT APPLICANT: \_\_\_\_\_

APPROVAL: \*1 \*16 \*19 \*25 \*26 \*27

DENIED: \*28

### CONDITION OF APPROVAL OR DENIAL

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)
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. This is done to verify that the proper setbacks are maintained.
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. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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) UL 103.
7. Guardrail & 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 19, 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 basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 754 Congress St 054-G-001

Issued to C.N. Brown Co

Date of Issue 14 May 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970219, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Retail Convenience Store  
Gas Station

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5/19/97 [Signature]  
-----  
(Date) Inspector

[Signature]  
-----  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

REAR 27.000

COMMENTS

4/2/97 - Underground plumbing inspect - Appears o.k.

4/10/97 - Framing - appears ok and done per plans -  
Plumbing - Venting + above ground done - OK

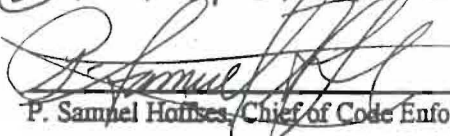
5/9/97 - Need to switch sink in kitchen + take care of some  
food service items - Also - still need to add  
finish to front overhang + soffit area.

Inspection Record

Type	Date
Foundation:	Never called - unable to inspect footings
Framing:	O.K. 4/10/97
Plumbing:	4/2/97 - 4/10/97
Final:	
Other:	

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. This project shall comply w/ NFPA 30A
- 26. Permits for operation on a daily basis required from the Portland Fire Dept.
- 27. Please read and implement item # 9 of the attached Land-Use-Zoning report.
- 28. MOP SIGN TO Close To 3 Bay SIGN -

  
P. Samuel Holmes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

