

**City of Portland, Maine - Building or Use Permit Application**

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

**PERMIT ISSUED**

**CITY OF PORTLAND**

Permit No: 01-0314	Issue Date: <b>APR 1   2001</b>	CHL: 064 A001001
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Location of Construction: 966 Congress St <i>784 Johns St?</i>	Owner Name: Union Station Lmt Partnership	Owner Address: 12 Brook St	Phone: 811-7066
Business Name: Radio Shack	Contractor Name: Fastrax	Contractor Address: PO Box 151 Stratham	Phone: 6037784799
Lessee/Buyer's Name: Radio Shack	Phone: n/a	Permit Type: Signs - Permanent	Zone: <i>B-2</i>

Past Use: Commercial / Retail	Proposed Use: Commercial / Retail . Mail to Fast Track PO Box 151 Stratham, NH 03885	Permit Fee:	Cost of Work: \$1,250.00	CEO District: 3
Proposed Project Description: Replace existing sign with a 14' X 26"		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>ok with conditions</i>	
		Signature: <i>4/10/01</i>		

**PERMIT ISSUED WITH REQUIREMENTS**

Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: cjh	Date Applied For: 04/06/2001	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: <i>4/10/01</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<i>w/conditions</i>		<i>S</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 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 provision of the code(s) applicable to such permit.

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

*4/6*

SIGNAGE PRE-APPLICATION

? St John St

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 966 Congress ST ZONE: B-2

OWNER: Radio Shack

APPLICANT: Fastrax

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES  NO  MULTI-TENANT LOT?  YES  NO 26x14'

FREESTANDING SIGN? (ex. Pole Sign) YES  NO  DIMENSIONS \_\_\_\_\_ HEIGHT 2.167 x 14 =

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? \_\_\_\_\_

30.34'

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 19' 2"

\*\*\* REQUIRED INFORMATION

19.167 x 1.5 = 28.75'

AREA FOR COMPUTATION

EXISTING SIGN

of a size of 30.34'

Condition Not to Exceed existing size of sign

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: San Nordin DATE: 4-29

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

# SIGNAGE APPLICATION

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

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: <u>966 Congress</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <u>004</u> Block# <u>A</u> Lot# <u>001</u>	Owner: <u>Union Station Limited Partnership</u>	Telephone #: <u>781-431-7066</u>
Lessee/Buyer's Name (If Applicable) <u>Radio Shack</u>	Owner's/Purchaser/Lessee Address: <u>264 St John St</u>	Cost Of Work: <u>1250.00</u> Fee: \$ <u>372.80</u>
Current use: <u>Radio Shack Existing</u> Proposed use: <u>Radio Shack</u> <u>32.40</u>		
Project description: <u>Remove Raceway Sign + Replace with New one with red logo on it.</u> <u>Fas</u>		
Contractor's Name, Address & Telephone <u>Fasttrax Po Box 151 Stratham NH</u> <u>603-778-4799</u> <u>03885</u>		Rec'd By:

Please check off the following indicating that you have included the below items to expedite the process of this sign application:

- "Certification of Liability" listing the City additionally insured  
 Letter of permission from the owner

A sketch plan indicating the following:

- Drawing of the property showing all dimensions of the lot  
 Location of all buildings and property setbacks from all buildings  
 Driveways and abutting streets showing street frontage and any right of ways  
 Indicate on drawing the dimensions of all buildings on the lot  
 Define in footage the frontage of your business front  
 Indicate on drawing of existing signage and dimensions of each sign  
 Indicate on drawing all proposed signage and dimension of each sign  
 Sign area height and setback of each existing and proposed freestanding sign

*when ready mail to:*

*Fast-track, but  
also fax to:*

*Amela*

*631-753-2587*

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

- Certification of flammability required for awning/canopy at time of application
- UL # required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.

The Provisions of Section 3102.0 of the City's Building Code "The BOCA National Building Code 1999 edition" shall govern the construction, alteration, repair and maintenance of outdoor signs together with the associated appurtenant and auxiliary devices in respect to structural and fire safety. In accordance to section 3102.4.4 of BOCA construction documents and owners consent is all follows; "Before any permit is issued for the erection of a sign, Construction Documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses and anchorage. The applications shall be accompanied by the written contract of the owner or lessees of the premises upon which the sign is to be erected. NO PERMIT CAN OR WILL BE ISSUED UNLESS THIS INFORMATION IS SBUMMITTED AND APPROVED BY THE INSPECTIONS OFFICE.

**ELECTRICAL SIGNAGE PERMITS/RESPONSIBILITIES**

All sign companies or any persons engaged in the installation, interchange or maintenance of signage in the City of Portland must have the Electrician or Electrical Contractor who provided power to the sign(s) or associated equipment apply for an electrical permit in the Inspections Office.

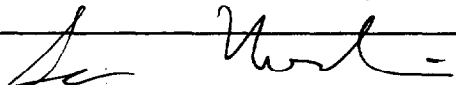
It is the responsibility of your company to contact your sub-contractor or he owner to inform them of this policy. Whether your company does the final connections, which requires a valid Maine Electricians License or your sub contractor provides this service; permits and inspections shall be required.

Failure to comply with this procedure may result in the denial of sign permits by this office for your company or its representation to install or interchange any future signage in the City of Portland.

**If the property is located in a historic district, a separate sketch is required indicating the design, dimensions, construction materials and source of illumination if any. A photograph of the building façade should be submitted, showing where each sign is to be installed.**

**Certification**

*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: 4-2-01
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**Sign Permit Fee: \$30.00 plus \$0.20 per square foot.**

**A building permit is also required for any awning based on cost of work-\$30.00 for the first \$1,000.00 and \$6.00 for each additional \$1,000.00**

BUILDING PERMIT REPORT

DATE: 4/10/01 ADDRESS: 966 Congress St CBL: 064-A-001

REASON FOR PERMIT: REPLACE EXISTING SIGN WITH SAME SIZE

BUILDING OWNER: Union Station Int Partnership - Radio Shack

PERMIT APPLICANT: FASTRAX /CONTRACTOR

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: PERMIT FEES:

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: #1, #32, #37

- 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.
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.
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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- 20. 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/1999), 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. 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/1999)
- 25. 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".
- 26. 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.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *Not to increase size of existing sign during replacement.*
- 33. 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.
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

P. Samuel Hoffses, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

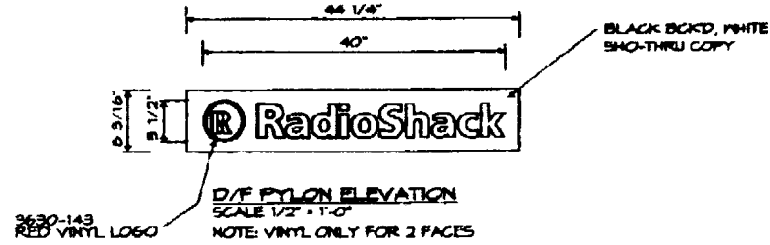
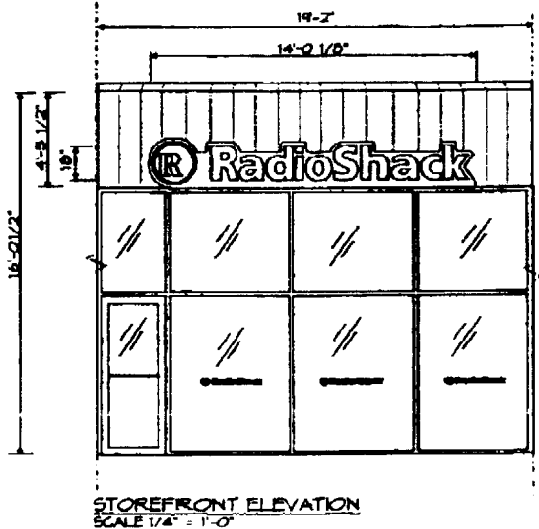
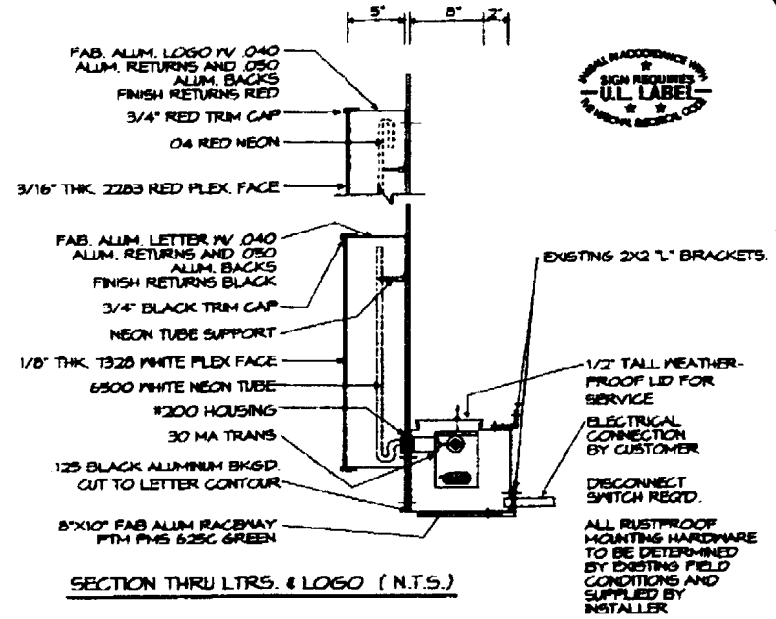
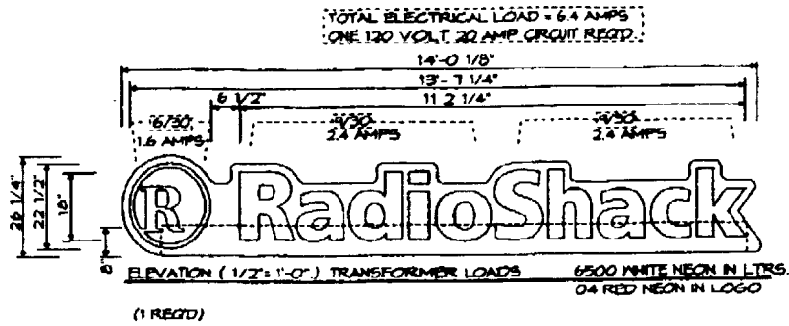
PSH 10/1/00

**\*\*This permit is herewith issued, 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. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

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



JF  
Sign Square Feet \_\_\_\_\_

Existing Signs

Radio Shack	26" x 14'	30 SQ
H + R	30" x 12'	30 SQ
Aite Aid	30" x 32'	78 SQ
Acad Zone	48" x 18'	72 SQ
State Liquor Store	48" x 8'	32 SQ
Buck Dumas choice	48" x 12'	48 SQ
Boston Hair	36" x 12'	36 SQ
Good will	36" x 14'	42 SQ
Save A lot.	48" x 16'	64 SQ

Marine Hardware	48" x 40'	160 SQ
Wash Dry Fold	48 x 8'	32 SQ
Tan Mee	48 x 12'	48 SQ
Fitness	48" x <del>12</del> 18'	72 SQ
Distinctive Tile	24" x 16"	32 SQ
Home Vision	48" x 16"	72 SQ
	36" x 24'	48 SQ
	48" x 12'	48 SQ
Pole Sign	8' x 20'	160 SQ
Free Standing		





Construction Services 380 W. 3<sup>rd</sup> Street, Suite 800

Fort Worth, TX 76102

(817) 415-0813  
Fax: (817) 415-0877  
Deborah McDonell  
Project Coordinator  
Construction Department

\*\*\*\*\* FOR LANDLORD APPROVAL \*\*\*\*\*

DATE: March 9, 2001

202215-1437 - Kevin  
781-

ATTENTION: Bob Connor 781-431-7088

\*\* PLEASE FORWARD TO PROPER DEPARTMENT FOR APPROVAL \*\*

COMPANY: Union Mgmt. Corp.

FAX NUMBER: 781-431-7073

RE: RADIO SHACK STORE #: 01-1511

TOTAL # OF PAGES FAXED: 2

The following is/are design(s) for the Radio Shack signage we are proposing for the above location. If this MEETS YOUR APPROVAL, please sign ON THE DRAWING, this form, and fax back to me. If it DOES NOT meet with your approval, please note any changes before faxing. Feel free to call if you have any concerns

Thanks,

**PLEASE READ & SIGN**

I agree to the signage proposed by Tandy Signs on design #38526, for the Radio Shack location listed above. I understand that the signage will not be installed until after the lease has been signed and that I am under no obligation for the signage until such time. Unless otherwise stated in the lease, Radio Shack is responsible for the cost of the signage and related expenses.

I do not agree to the signage as proposed. Please make the following changes and resubmit for approval. \_\_\_\_\_

Signature By: Union Station Limited Partnership Date 3/9/01

**FasTrax**  
**PO Box 151**  
**Stratham, NH 03885**  
**(603) 778-4799**

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**City of Portland Planning & Urban Dev.**  
**389 Congress St. Room 315**  
**Portland, ME 04101**  
**ATTN:Jodine**