

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

Location of Construction: 1585 Congress St		Owner: Onex Co.		Phone:		Permit No: 970542	
Owner Address:		Lessee/Buyer's Name: Budget - Westbrook Petroleum		Phone: 1585 Congress St Ptd, ME 04102		BusinessName:	
Contractor Name:		Address:		Phone: 780-1926		Permit Issued: JUN - 4 1997	
Past Use: Gas Sta		Proposed Use: Same		COST OF WORK: \$ 31188		PERMIT FEE: \$ 37.80	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Install Signage 64 Sq Ft				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: Mary Greak		Date Applied For: 30 May 1997					

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

*Joseph C. Lopes*  
SIGNATURE OF APPLICANT Joe Lopes

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

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

## 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: 6/7/97

CEO DISTRICT

4

# COMMENTS

6-10-97 No signage yet.

6-11-97 No signage yet.

7-15-97 Signage installed.

Type

Inspection Record

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_



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				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>MCA 4/4/97</i>	
Proposed Project Description: Install Signage 64 Sq Ft				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>shall be conditions from</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>front &amp; side</i> <input type="checkbox"/> Wetland <i>lot line</i> <input type="checkbox"/> Flood Zone <i>3 6/4/97</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 30 May 1997					

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*Call Joe when ready*  
*Joe C. Lopes*  
SIGNATURE OF APPLICANT Joe Lopes

30 May 1997

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

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

**PERMIT ISSUED  
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## Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: *6/2/97*

CEO DISTRICT

4

*A. Powers*

## BUILDING PERMIT REPORT

DATE: 4 June 97 ADDRESS: 1585 Congress ST.  
REASON FOR PERMIT: To Erect Signage  
BUILDING OWNER: Onex Co.  
CONTRACTOR: Budget-Westbrook Petroleum  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: x1, x26 **DENIED**

### CONDITION(S) OF APPROVAL

- ☒ 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) U.L. 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 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)

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. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. *This permit is being issued with the understanding the sign will be located 4' from front side lot lines,*
27. \_\_\_\_\_
28. \_\_\_\_\_

  
P. Samuel Holmes, Chief of Code Enforcement

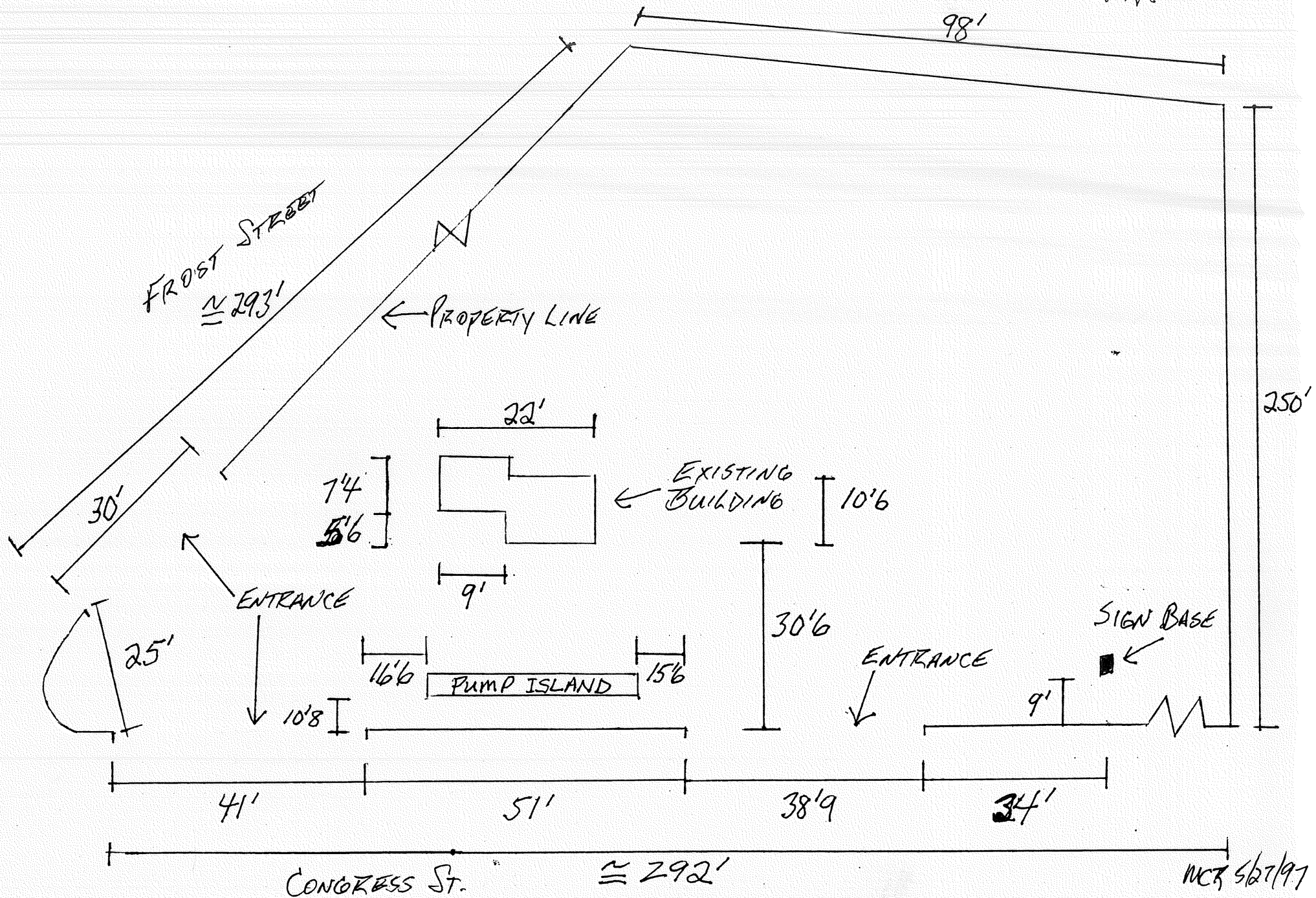
cc: Lt. McDougall, PFD

& Marge Schmuckal



1565-1589 CONGRESS STREET

ME CENTRAL R.R.



NCR 5/27/97

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1585 Congress St. ZONE: RP

OWNER: Onex Company

APPLICANT: Budget-Westbrook Petroleum

ASSESSOR NO.: 220-E-001

SINGLE TENANT LOT? YES X NO       

MULTI TENANT LOT? YES        NO X

FREESTANDING SIGN? YES X NO        DIMENSIONS 5'x8' = 40' ~~4~~  
(ex. pole sign..)

MORE THAN ONE SIGN? YES X NO        DIMENSIONS 6'x4' = 24' ~~4~~

BLDG. WALL SIGN? YES        NO X DIMENSIONS         
(attached to bldg)

MORE THAN ONE SIGN? YES        NO        DIMENSIONS       

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:       

Portable Sign - 2'x3' = 6' ~~4~~

LOT FRONTAGE (FEET) 292'

BLDG FRONTAGE (FEET) 22'

AWNING YES        NO X 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

INFORMATION REQUIREMENTS FOR SIGN PERMIT ~~APPLICATION~~

APPLICANTS FOR A SIGN PERMIT WILL BE ASKED TO SUBMIT THE FOLLOWING INFORMATION TO THE CODE ENFORCEMENT OFFICE:

1. PROOF OF INSURANCE

N/A

2. LETTER OF PERMISSION FROM THE OWNER

3. A SKETCH PLAN OF THE LOT, INDICATING LOCATION OF BUILDINGS, DRIVEWAYS AND ANY ABUTTING STREETS OR RIGHT OF WAYS. LENGTHS OF BUILDING FRONTAGES AND STREET FRONTAGES SHOULD BE NOTED (SEE ATTACHED)

4. INDICATE ON THE PLAN ALL EXISTING AND PROPOSED SIGNS

5. COMPUTATION OF THE FOLLOWING:

A) SIGN AREA OF EACH EXISTING AND PROPOSED BUILDING SIGN

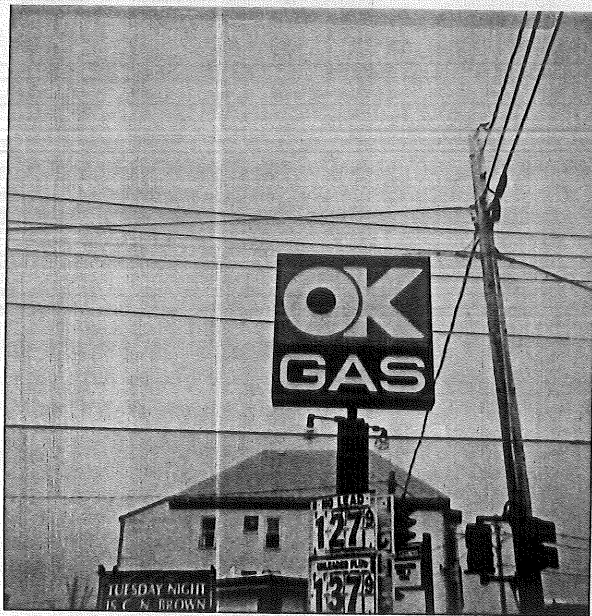
B) SIGN AREA HEIGHT AND SETBACK OF EACH EXISTING AND PROPOSED FREESTANDING SIGN

A SKETCH OF ANY PROPOSED SIGN(S), INDICATING DIMENSIONS, MATERIALS, SOURCE OF ILLUMINATION AND CONSTRUCTION METHOD (SEE ATTACHED)

FEE FOR PERMIT - \$25.00 PLUS \$0.20 PER SQUARE FOOT

NOTE: ONCE A SKETCH PLAN HAS BEEN FILED FOR A PROPERTY, THE CODE ENFORCEMENT OFFICE WILL KEEP A RECORD OF THE PLAN SO THAT A NEW SKETCH PLAN WILL NOT BE REQUIRED FOR LATER CHANGES TO SIGNAGE ON THE PROPERTY. IN SUCH AN INSTANCE, APPLICANTS WILL ONLY BE REQUIRED TO SUBMIT INFORMATION APPLICABLE TO THE NEW SIGNS.





I WILL BE USING A 12' POLE FOR MOUNTING.  
BOTH SIGNS WILL BE INTERNALLY ILLUMINATED.

THIS IS THE SIGN THAT  
WILL BE MOUNTED ON TOP  
OF POLE. (SIGN 1) DIM-5'x8'

IRVING	1
MAINWAY	2
109 regular	3
119	
129 supreme	

Example  
only

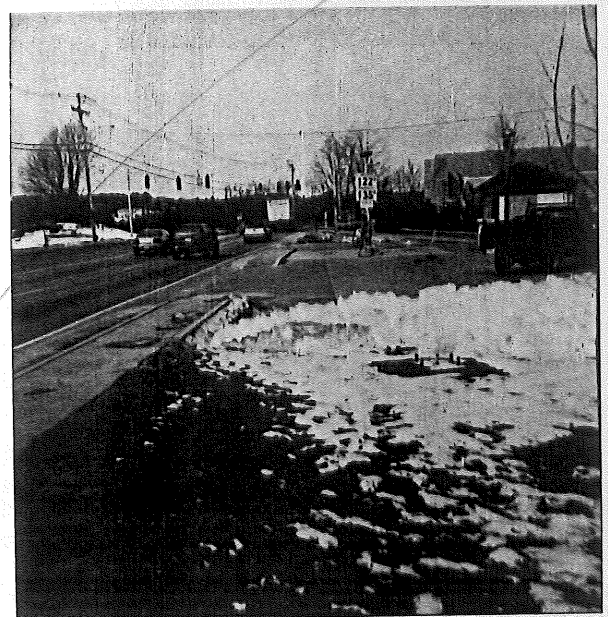
tted

B-4	All Other Zones
<div>1 2</div> <div>60 sq. ft./20 sq. ft./ 30 sq. ft. (a)</div>	<div>1 2</div> <div>40 sq. ft./15 sq. ft./ 24 sq. ft. (a)</div>
35 feet	18 feet
5 feet	5 feet



THIS SIGN WILL BE MOUNTED  
ON ONE POLE THROUGH MIDDLE  
OF SIGN. (SIGN 2) DIM-4'x6'

24



THIS IS THE EXISTING BASE  
IT WILL BE USING.

required

Onex Company

440 Forest Avenue, Portland, Maine 04102  
774-7811

April 11, 1996

Mr. Joseph Lopes  
1585 Congress Street  
Portland, ME 04102

RE: Authorization to install signage

Dear Joe:

Onex Company, landlord for the gasoline station you lease at 1585 Congress Street, Portland, Maine, hereby authorizes you to install any sign on the property permitted by the city of Portland.

You shall assume all responsibility for maintenance and liability relating to any sign you install.

Please call should you have any questions.

Very truly yours,

Michael C. Rogers



# CERTIFICATE OF INSURANCE

DATE (MM/DD/YY)  
04/11/97

<b>PRODUCER</b>  HOLDEN AGENCY  P O BOX 10610 PORTLAND MAINE 04104	<b>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 POLICES BELOW.</b>
	<b>COMPANIES AFFORDING COVERAGE</b>
<b>INSURED</b>  BUDGET-WESTBROOK JOSEPH C. LOPES DBA 1585 CONGRESS STREET PORTLAND ME 04102	COMPANY <b>A</b> PEERLESS INSURANCE CO
	COMPANY <b>B</b>
	COMPANY <b>C</b>
	COMPANY <b>D</b>

**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	<b>GENERAL LIABILITY</b>	CBP9134818	12/06/96	12/06/97	GENERAL AGGREGATE \$2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG \$2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$1,000,000
	OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE \$1,000,000
					FIRE DAMAGE (Any one fire) \$ 50,000
					MED EXP (Any one person) \$ 5,000
	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
	<input type="checkbox"/> HIRED AUTOS				
	<b>GARAGE LIABILITY</b>				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: \$
					EACH ACCIDENT \$
					AGGREGATE \$
	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE \$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE \$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>				STATUTORY LIMITS
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EACH ACCIDENT \$
					DISEASE - POLICY LIMIT \$
					DISEASE - EACH EMPLOYEE \$
	<b>OTHER</b>				

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**

AS REQUIRED FOR OPERATIONS

**CERTIFICATE HOLDER**CITY OF PORTLAND  
389 CONGRESS STREET  
PORTLAND ME 04104**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

Thomas Holden

Thomas Holden A