

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

Location of Construction: 1359 Washington Ave		Owner: Mike Orr	Phone: 797-9030	Permit No: 81104 PERMIT ISSUED Permit Issued: SEP 29 1998 CITY OF PORTLAND
Owner Address:	Lessee/Buyer's Name: Portland House of Pizza	Phone:	Business Name:	
Contractor Name: Bailey Sign, Inc.	Address: 9 Thomas Dr Westbrook, ME 04092	Phone: 774-2843		
Past Use: Retail	Proposed Use:	COST OF WORK: \$	PERMIT FEE: \$ 49.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zone: CBL: 401-A-006
Proposed Project Description: Erect Signage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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: MG	Date Applied For: 22 Sept 98			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..

*See permit #98-1287 for Foundation
#98-1342 for Renovation*

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


22 Sept 98

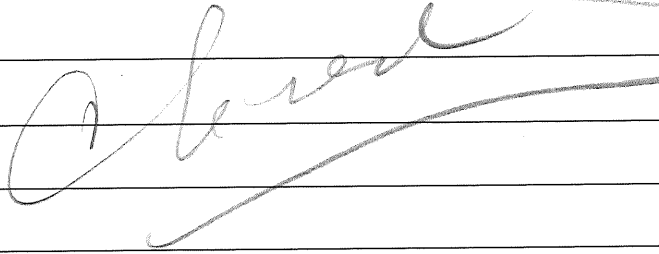
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

7

COMMENTS

4/2/99 Pole Sign ok - Roof Sign design changed -
Amendment wasfiled w/ Marge - not found in file -
but checked new sign & OK 



Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 27 Sept. 98 ADDRESS: 1359 Washington Ave. 401-A-006
 REASON FOR PERMIT: Signage
 BUILDING OWNER: MIKE ORR
 CONTRACTOR: Bailey Sign Inc.
 PERMIT APPLICANT: ↑
 USE GROUP 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, *2, *29

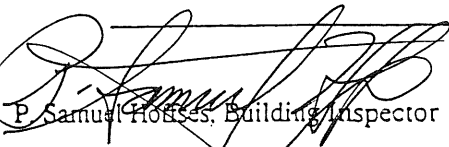
- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 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. 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
- 2.6 Foundations anchors shall be a minimum of 1 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 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)
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). Chapter 12 & NFPA 211
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. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-1, 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)
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 closer's. (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 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 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.

*29. Signage shall be installed and meet the requirements of Chapter 31 sections 3102.4.4 thru section 3102.10.4.

30. _____
31. _____
32. _____


P. Samuel Hennes, Building Inspector

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

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

**Building or Use Permit 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: 1359 Washington Ave Portland, Me.		
Total Square Footage of Proposed Structure: 1207	Square Footage of Lot: 20,000+	
Tax Assessor's Chart, Block & Lot Number Chart# 401 Block# A Lot# 006	Owner: Mr. Mike Ows	Telephone#: 797-9030
Owner's Address: 1359 Washington Ave.	Lessee/Buyer's Name (If Applicable): Penthaus House of Pizza	Cost Of Work: \$ 2500 +- 49
Proposed Project Description:(Please be as specific as possible) RELOCATE existing signs next door per plans.		
Contractor's Name, Address & Telephone Bailey Signs, Inc. West Brook Me. cycle 2 774-2843 MM		
Current Use: VACANT	Proposed Use: RETAIL	

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, Ventillation 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:

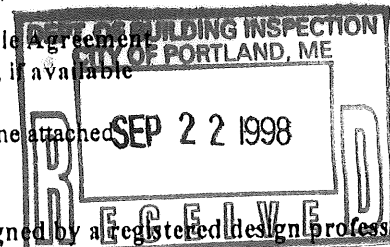
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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: [Signature]	Date: 9-16-98
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

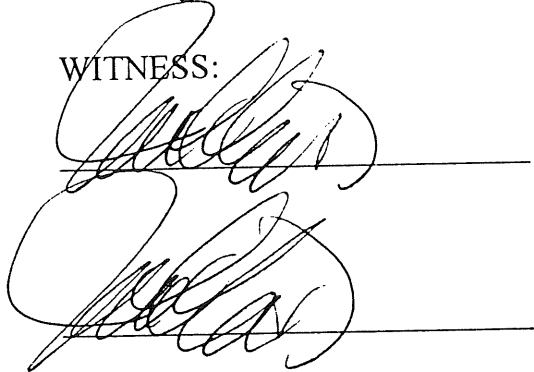


ASSIGNMENT OF PROPERTY

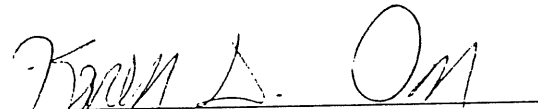
MICHAEL S. ORR, with an address of 31 Jameco Mill Road, Scarborough, Maine 04074, Seller under a certain Contract for the Sale of Commercial Real Estate by and between Michael S. Orr and Karen D. Orr (collectively, the "Buyer") and Bjorn Realty Corp. (the "Seller") dated July 15, 1998 (the "Agreement") relating to a certain parcel of real property on Washington Avenue in Portland, Maine, for good and valuable consideration, hereby assigns to Roger P. Asch, Trustee, Exchange Facilitator pursuant to a certain Exchange Agreement and Instructions to Exchange Facilitator dated as of August 10, 1998, all of his right, title and interest (but not liabilities or obligations) in and to the Agreement.

IN WITNESS WHEREOF, Michael S. Orr and Karen D. Orr have executed this Assignment this 2nd day of September, 1998.

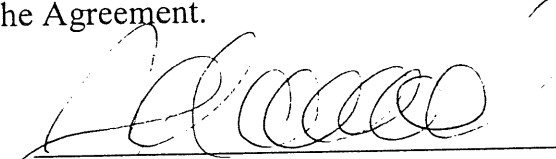
WITNESS:




Michael S. Orr


Karen D. Orr

I hereby accept this assignment of the right, title and interest (but not liabilities and obligations) of Buyer in the Agreement.

_____ 
Roger P. Asch

c:\NATLikekind\OrrAssignment

Barly Sign
1355 Washington Ave
Mike Orr

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
2. Letter of permission from the owner
3. A sketch plan of 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.
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
7. Certificate of flammability required for awning/canopy at time of application.
8. UL # required for lighted signs at the time of application.
9. **You must have complete structural details (i.e. showing all connections to buildings and footing details) Specifics required or your permit may be held up**

Fee for permit - \$25.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$25.00 for the first \$1,000.00, \$5.00 for each additional \$1,000.000.

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 sign.

September 17, 1998

Mike Orr
Portland House of Pizza
1359 Washington Ave.
Portland, Maine 04103

RE: 1359 Washington Ave.

I hereby give permission to erect signage at the above location. Attach is also our Certificate of Insurance.

A handwritten signature in cursive script that reads "Mike Orr".

Mike Orr



COMMERCIAL UNION YORK INSURANCE COMPANY
A Stock Company, South Portland, Maine 04106

**PROPERTY FORM COVERAGES
SECTION I DECLARATIONS**

POLICY NUMBER	ISSUE DATE
YMLN85782 0	09/11/98

POLICY PERIOD: From 08/01/98 to 08/01/99 at 12:01 A.M. Standard Time at your mailing address.

PROPERTY FORM COVERAGES				
COVERAGE (S)	PREMISES NO.	BUILDING NO.	PREMISES NO.	BUILDING NO.
	01	01	02	01
BUILDINGS				
LIMIT OF INSURANCE:	\$155,000		\$150,000	
VALUATION:	REPLACEMENT COST		REPLACEMENT COST	
COINSURANCE:	NO COINSURANCE		NO COINSURANCE	
DEDUCTIBLE:	\$250		\$250	
PERSONAL PROPERTY			DOES NOT APPLY	
LIMIT OF INSURANCE:	\$50,000			
DEDUCTIBLE:	\$250			
VALUATION:	REPLACEMENT COST			
THEFT DEDUCTIBLE:	\$250			
PERSONAL PROPERTY OF OTHERS			DOES NOT APPLY	
LIMIT OF INSURANCE:	\$10,000			
DEDUCTIBLE:	\$250			
VALUATION:	ACTUAL CASH VALUE			
THEFT DEDUCTIBLE:	\$250			
BUSINESS INCOME INCLUDING RENTAL				
LIMIT OF INSURANCE:	ACTUAL LOSS SUSTAINED			
WAITING PERIOD:	NO WAIT PERIOD APPLIES			
GLASS	APPLIES		DOES NOT APPLY	
GRADE FLOOR LIMITATION:	GRADE FLOOR ONLY			
DEDUCTIBLE:	\$0			
SIGNS				
LIMIT OF INSURANCE:	\$10,000		\$10,000	
DEDUCTIBLE:	\$250		\$250	
VALUABLE PAPERS & RECORDS				
LIMIT OF INSURANCE:	\$10,000		\$10,000	
DEDUCTIBLE:	\$250		\$250	
THEFT DISAPPEARANCE AND DESTRUCTION MONEY & SECURITIES			DOES NOT APPLY	
LIMIT OF INSURANCE:	\$10,000			
DEDUCTIBLE:	\$250			
EXTENDER ENDORSEMENT COVRG		APPLIES AT ALL LOCATIONS		



ANDERSON-WATKINS INSURANCE

D. T. Moore

31 Central Street
Westbrook, Maine
04092



Area Code 207
Westbrook 856-5500
Biddeford 282-1701
Fax 856-0004

September 14, 1998

Michael Orr
Dba Portland House Of Pizza
1373 Washington Ave
Portland ME 04103

Re: Policy# CU -YMLN85782 (PACKAGE - CONCEPT ONE)
Effective August 1, 1998 to August 1, 1999

Dear Mike

Enclosed, please find endorsement adding 1355-59 Washington Ave., Portland Me. Please advise when your move is completed. Thank you.

Sincerely yours,

Theresa L Maietta

TM(A)/pe

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1359 Washington Ave ZONE: B-2

OWNER: Mr. Mike Orr

APPLICANT: Bailey Signs, Inc. / Don't Law House of Pizza

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS 6' x 8' HEIGHT 16'

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT _____

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS 3' x 24' = 72#

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? _____

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: none

Relocate from 1379 Washington Ave see

attach plans.

*** TENANT BLDG. FRONTAGE (IN FEET): 150 +/- x 2 = 300#

*** **REQUIRED INFORMATION**

AREA FOR COMPUTATION

See attach site plan.

freestanding

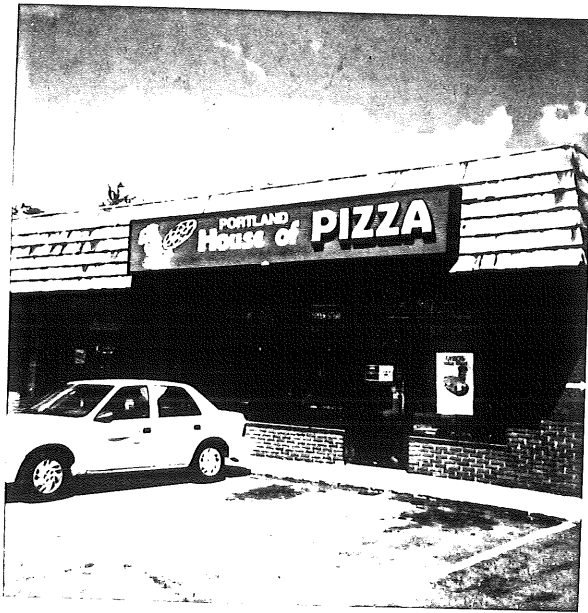
Area 65# max 48# show

height 18' max 16' show

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: 9.16.15



1378 Washington Ave Single



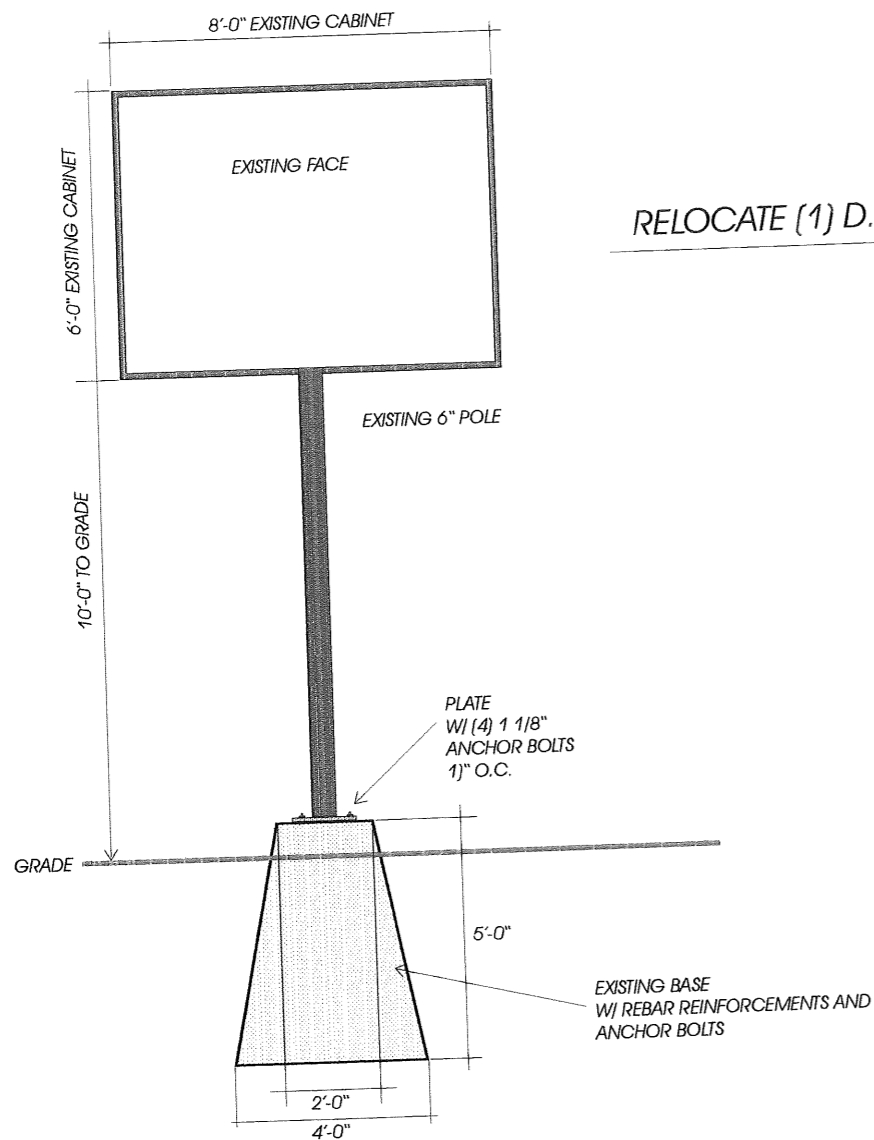
1359 Washington Ave Building (015 Maine
NATIONAL BANK location)

NOTES:

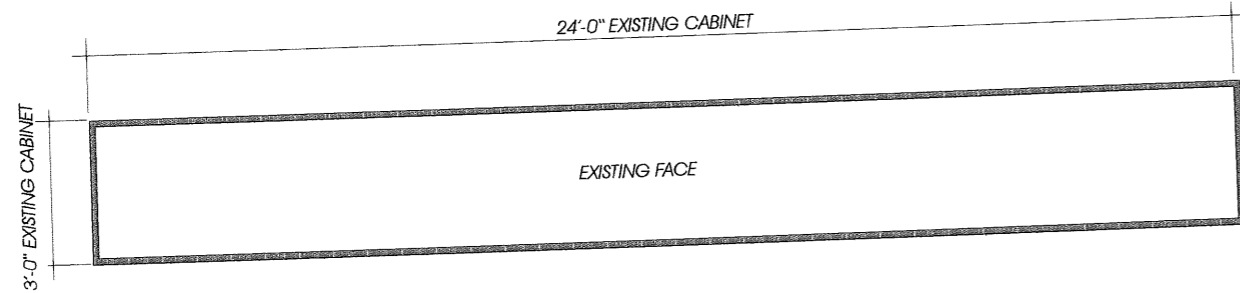
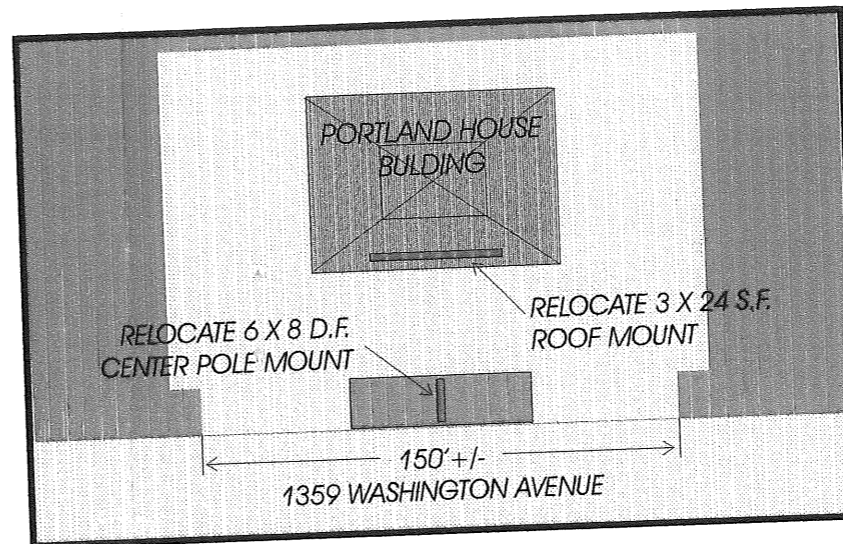
DESIGN STATUS:

New Plan - Submit to merge

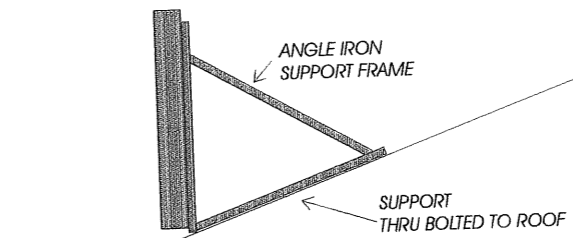
PRESENTATION PRINT	DATE:
PROGRESS PRINT #.:	
CONSTRUCTION/MOUNTING:	DATE:
PERMIT/SITE PLAN:	DATE:
APPROVED MANUFACTURING:	
DATE:	
VOLTAGE:	
REVISIONS:	



RELOCATE (1) D.F. 6'-0" X 8'-0" X INTERNALLY ILLUMINATED SIGN WITH R.A.B.



RELOCATE (1) S.F. 3'-0" X 24'-0" X INTERNALLY ILLUMINATED SIGN



Bailey Sign Incorporated
 9 Thomas Drive
 Col. Westbrook Executive Park
 Westbrook, ME 04092
 207-774-2843 / 1-800-539-SIGN
 Fax: 774-1193
 E-Mail: newsign@baileysign.com
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 COLORS SHOWN HERE ARE FOR DISTRIBUTION ONLY COLOR MATCH NUMBERS WILL BE NEEDED
 IF AN ELECTRIC SIGN, THEN INSTALLATION MUST BE ACCOMPLISHED IN TOTAL COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE REQUIREMENTS OF UNDERWRITERS LABORATORY, CANADIAN STANDARDS ASSOCIATION, AND APPLICABLE LOCAL CODES.

CUSTOMER: **PORTLAND HOUSE of PIZZA**
 LOCATION: **1359 WASHINGTON AVE. PORTLAND, ME**

SALESPERSON: _____ DRAWN BY: **L.W.M.**

ACCEPTANCE SIGNATURE _____ DATE: _____
 CLIENT _____

PS. # **D-213** W.O. # _____

SCALE **1/4" = 1'** DATE **9/14/98**

DRAWING NO: _____ SHEET **1** **03915 A**



774-2843