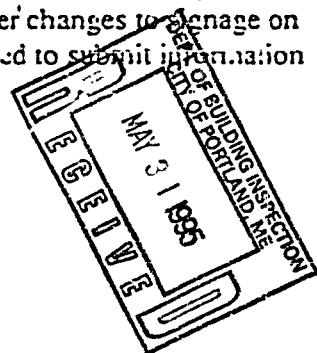


Information Requirements for Sign Permit Application

Applicants for a sign permit will be asked to submit the following information to the Building Inspection Office:

- 1) Proof of insurance
- 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) Indication on plan of all existing and proposed signs
- 5) Computation of the following:
 - a) The sign area of each existing and proposed building sign
 - b) The 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) Fee remains the same - \$25.00 plus .20 per sq. ft.

Note: Once a sketch plan has been filed for a property, the Inspections 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



Sign Design Inc.

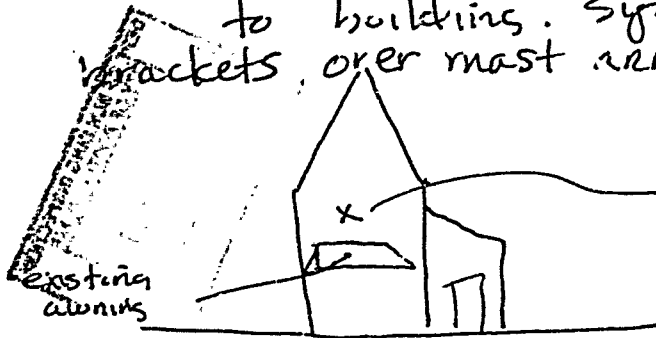
Sign Contractors

743 Broadway, South Portland, ME 04106
207-799-2000 • FAX: 207-799-9544
1-800-949-9637

A Full Service Sign Company



D/S Lit sign to be
mounted to A MAST ARM
stick out from front of
Building. Mast arm to be lagged
to building. Sign will have hanging
brackets over mast arm to swing slightly.



3x4 sign to be
mounted above awning.

05/31/95

12:48

Clark Associates

Page 1 of 1

ACCORD. CERTIFICATE OF INSURANCE

ISSUE DATE 05/31/95

PRODUCER

Clark Associates
2231 Congress Street
P.O. Box 2643
Portland

ME 04104

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
POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER A Maine Bonding & Casualty
COMPANY LETTER B
COMPANY LETTER C
COMPANY LETTER D
COMPANY LETTER E

INSURED

Timothy A. Flannery
P.O. Box 6

Westbrook

ME 04098-0006

COVERAGE

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	GENERAL LIABILITY	PA324436405	12/24/94	12/24/95	GENERAL AGGREGATE \$ 2000000 PRODUCTS COMB OF AGG \$ 2000000 PERSONAL & ADV INJURY \$ 1000000 EACH OCCURRENCE \$ 1000000 FIRE DAMAGE (ANY ONE BLDG) \$ 50000 AUTO EXPENSE (ANY ONE PERSON) \$ 10000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				ROCKY BLUF 9-10 20100 \$
	ALL OWNED AUTOS				BODILY INJURY (Per Accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				EACH OCCURRENCE \$
	NON OWNED AUTOS				AGGREGATE \$
	GAPAGE LIABILITY				STATUTORY LIMITS
	EXCESS LIABILITY				EACH ACCIDENT \$
	UMBRELLA FORM				DISEASE - POLICY LIMIT \$
	OTHER THAN UMBRELLA FORM				DISEASE - EACH EMPLOYEE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				
A	Building Coverage	PA324436405	12/24/94	12/24/95	Special form, limit: Deductible Replacement Cost 250000 500

DESCRIPTION OF OPERATIONS: 703-705 Congress Street
RE: 703-705 Congress Street

CERTIFICATE HOLDER

City of Portland
Code Enforcement
Congress Street
Portland

ME

04101

CANCELLATION

RE-CLD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE
EXPIRATION DATE THEREOF THE ISSUING COMPANY WILL ENDEAVOR
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

G. Lee Rasmussen

ACCORD 253 (7/88)

© ACCORD CORPORATION 1988



Flannery Realty

P.O. Box 6
Westbrook, Maine 04096

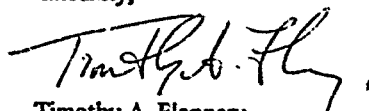
Telephone (207) 871-6000
Fax (207) 871-6689

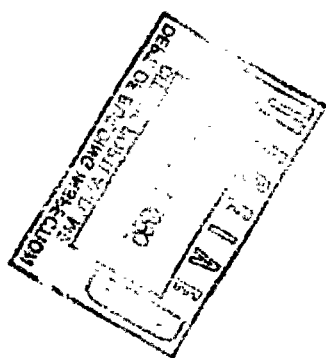
April 7, 1995

To Whom It May Concern:

I, Timothy A. Flannery, give permission to Friendship Cafe to have installed any signage and banners or awnings at 703-705 Congress Street, Portland, Maine.

Sincerely,


Timothy A. Flannery



SECTION 3102.0 SIGNS

3102.1 General: The provisions of this section shall govern the construction, alteration, repair and maintenance of all signs together with the associated appurtenant and auxiliary devices in respect to structural and fire safety.

3102.2 Definitions: The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

Sign: Any fabricated sign or outdoor display structure, including its structure, consisting of any letter, figure, character, mark, point, plane, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminating device, which is constructed, attached, erected, fastened or manufactured in any manner so that the same shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise, and displayed in any manner out of doors for recognized advertising purposes.

Closed sign: A sign in which more than 50 percent of the entire area is lid or tightly enclosed or covered.

Ground sign: A sign supported by uprights or braces in or upon the ground surface.

Marquee sign: A sign attached to or hung from a marquee, canopy or other covered structure, projecting from and supported by the building and extending beyond the building wall, building line or street lot line.

Open sign: A sign in which at least 50 percent of the enclosed area is uncovered or open to the transmission of wind.

Portable sign: A sign, usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of its geometry or character.

Projecting sign: A display sign which is attached directly to the building wall, and which extends more than 15 inches (381 mm) from the face of the wall.

Roof sign: A sign which is erected, constructed and maintained above the roof of the building.

Temporary sign: A sign constructed of cloth, fabric or other lightweight temporary material with or without a structural frame intended for a limited period of display; including decoration displays for holidays or public demonstrations.

Wall sign: A sign which is painted on or attached directly

Page 1

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to a fence or on the surface of masonry, concrete, frame or other approved building walls, and which extends not more than 15 inches (381 mm) from the face of the fence or wall.

3102.3 Zoning law: Where more restrictive in respect to location, purpose, size or height of signs, the limitations of zoning laws that affect required light and ventilation requirements and occupancy of land shall take precedence over the regulations of this code.

3102.4 Permits and construction documents: Permits for signs shall be required as specified in Sections 3102.4.1 and 3102.4.2 except as provided for in Section 3102.4.3. Construction documents shall be prepared and filed in accordance with Sections 3102.4.4 and 3102.4.5.

3102.4.1 New signs: A new sign shall not hereafter be erected, constructed, altered or maintained except as provided for herein, and until a permit has been issued by the code official.

3102.4.2 Alterations: A sign shall not be enlarged or relocated unless such sign conforms to the provisions of this section for new signs, or until a proper permit has been secured. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter, shall not be deemed an alteration, provided that the conditions of the original approval and the requirements of this section are not violated.

3102.4.3 Permit exemptions: A permit shall not be required for the signs specified in Sections 3102.4.3.1 through 3102.4.3.5. Such exceptions, however, shall not be construed to relieve the owner of the sign from responsibility for the sign's erection and maintenance in a safe manner.

3102.4.3.1 Wall signs: A permit shall not be required for a sign painted on the surface of a fence or approved building wall, or any nonilluminated wall sign on a building or structure which is not more than 10 square feet (0.93 m²) in area.

3102.4.3.2 Sale or rent: A permit shall not be required for ground signs erected to announce the sale or rent of property, provided that such signs are not more than 25 square feet (2.33 m²) in area.

3102.4.3.3 Transit directions: A permit shall not be required for the erection or maintenance of a ground sign designating the location of a transit line, a railroad station or other public carrier provided that such signs are not more than 3 square feet (0.28 m²) in area.

3102.4.3.4 Street signs: A permit shall not be required for ground signs erected by a jurisdiction for street direction.

3102.4.3.5 Projecting signs: A permit shall not be required for a projecting sign not exceeding 2 1/2 square feet (0.23 m²) of display surface.

3102.4.4 Construction documents and owner's consent: 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 consent of the owner or lessee of the premises upon which the sign is to be erected.

3102.4.5 Identification: Every sign for which a permit has been issued and which is hereafter erected, constructed or maintained, shall be plainly marked with the name of the person, firm or corporation owning, erecting, maintaining or operating such sign. The method and location of this identification shall appear on the construction documents filed with the code official.

3102.5 Maintenance and inspection: Sign maintenance and inspection shall comply with Sections 3102.5.1 through 3102.5.4.

3102.5.1 Removal: The code official is authorized to order the removal of any sign that is not maintained in accordance with the provisions of this section.

3102.5.2 Maintenance: All signs for which a permit is required, together with all supports, braces, guys and anchors, shall be kept in repair in accordance with the provisions of this section and Chapter 1. Where not galvanized or constructed of approved corrosion-resistant noncombustible materials, signs shall be painted.

3102.5.3 Housekeeping: The owner or lessee of every sign shall maintain the immediate premises occupied by the sign in a clean, sanitary and healthful condition.

3102.5.4 Inspection: Every sign shall be subject to inspection and approval.

3102.6 General requirements: All signs shall be designed and constructed to comply with the provisions of this code for materials, loads and stresses, and with the requirements of Sections 3102.6.1 through 3102.6.5.

3102.6.1 Wind load: All signs shall be designed and constructed to withstand wind pressure as provided for in Sections 1611.4.1 and 1611.8.

3102.6.2 Earthquake load: Signs designed to withstand wind pressures shall be considered capable of withstanding earthquake loads, except as provided for in Sections 1612.0 and 1616.0.

3102.6.3 Illumination: A sign shall not be illuminated by other than electrical means, and electrical devices and wiring shall be installed in accordance with the requirements of NFPA 70 listed in Chapter 35. Any open spark or flame shall not be used for display purposes unless specifically approved.

3102.6.4 Use of combustibles: The requirements of Sections 3102.6.4.1 and 3102.6.4.2 shall apply to combustible material for signs.

3102.6.4.1 Ornamental features: Wood or approved plastic as provided for in Chapter 26, or other materials of combustible characteristics similar to wood, used for moldings, cappings, nailing blocks, letters and laticing, shall comply with Section 3102.7, and shall not be used for other ornamental features of signs, unless approved.

3102.6.4.2 Internally illuminated signs: Except as provided for walls in Section 402.14, where internally illuminated signs have sign facings of wood or approved combustible plastic, the area of such facing section shall not be more than 120 square feet (11.16 m²) and the wiring for electric lighting shall be entirely enclosed in the sign cabinet with a clearance of not less than 2 inches (51 mm) from the facing material. The dimensional limitation of 120 square feet (11.16 m²) shall not apply to sign facing sections made from flameresistant-coated fabric (ordinarily known as "flexible sign face plastic") that weighs less than 20 ounces per square yard (678 g/m²) and which, when tested in accordance with NFPA 701 listed in Chapter 35, meets the requirements of both the small-scale test and the large-scale test, or which, when tested in accordance with the requirements of ASTM D568 listed in Chapter 35, exhibits an average burn time for ten specimens of 2 seconds or less and a burning extent of 15 centimeters or less.

3102.6.5 Animated devices: Signs that contain moving sections or ornaments shall have fail-safe provisions to prevent the section or ornament from releasing and falling or shifting its center of gravity more than 15 inches (381 mm). The fail-safe device shall be in addition to the mechanism and the mechanism's housing which operate the movable section or ornament. The fail-safe device shall be capable of supporting the full dead weight of the section or ornament when the moving mechanism releases.

3102.7 Ground signs: The structural frame of ground signs shall not be erected of combustible materials to a height of more than 35 feet (10668 mm) above the ground. In all locations, where constructed entirely of noncombustible material, ground signs shall not be erected to a height of greater than 150 feet (30480 mm) above the ground. Greater heights are permitted where approved and located so as not to create a hazard or danger to the public.

3102.8 Roof signs: Roof signs shall comply with Sections 3102.8.1 through 3102.8.4.

3102.8.1 Materials: All roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3102.6.4. Provisions shall be made for electric grounding of all metallic parts. Where combustible materials are permitted in letters or other ornamental features, all wiring and tubing shall be kept free and insulated therefrom.

3102.8.2 Bottom Clearance: There shall be a clear space of not less than 6 feet (1829 mm) between the lowest part of the sign and the roof level, except for necessary structural supports.

3102.8.3 Closed signs: A closed roof sign shall not be erected to a height greater than 50 feet (15240 mm) above the roof of buildings of Types 1 and 2 construction, nor more than 35 feet (10668 mm) above the roof of buildings of Types 3, 4 and 5 construction.

3102.8.4 Open signs: An open roof sign shall not exceed a height of 100 feet (30480 mm) above the roof of buildings of Types 1 and 2 construction; and not more than 60 feet (18288 mm) above the roof of buildings of Types 3, 4 and 5 construction.

3102.9 Wall signs: Wall signs shall comply with Sections 3102.9.1 and 3102.9.2.

3102.9.1 Materials: Wall signs which have an area exceeding 40 square feet (3.72 m²) shall be constructed of metal or other approved noncombustible material, except for nailing rails and as provided for in Section 3102.6.4.

3102.9.2 Extension: Wall signs shall not be erected to extend above the top of the wall, nor to extend beyond the ends of the wall to which the signs are attached unless such signs conform to all of the requirements for roof signs, projecting signs or ground signs.

3102.10 Projecting signs: Projecting signs shall comply with Sections 3102.10.1 through 3102.10.4.

3102.10.1 Materials: Projecting signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3102.6.4.

3102.10.2 Maximum projection: A projecting sign shall not extend beyond a vertical plane that is 2 feet (610 mm) inside the curb line.

3102.10.3 Clearance: A vertical clearance of not less than 8 feet (2438 mm) shall be provided below all parts of projecting signs.

3102.10.4 Additional loads: Projecting sign structures which will be used to support an individual on a ladder or other servicing device - whether or not specifically designed for the servicing

device - shall be capable of supporting the anticipated additional load, but not less than a 100-pound (45.4 kg) concentrated horizontal load and a 300-pound (136.2 kg) concentrated vertical load applied at the point of assumed or most eccentric loading. The building component to which the projecting sign is attached shall also be designed to support the additional loads.

3102.11 Marquee signs: Marquee signs shall comply with Sections 3102.11.1 through 3102.11.3.

3102.11.1 Materials: Marquee signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Section 3102.6.4.

3102.11.2 Attachment: Marquee signs shall be attached to approved marquees that are constructed in accordance with Section 3203.11.

3102.11.3 Dimensions: Marquee signs shall not project beyond the perimeter of the marquee.

3102.12 Temporary signs: Temporary signs shall comply with Sections 3102.12.1 through 3102.12.4.

3102.12.1 Banner and cloth signs: Temporary signs and banners which are attached to or suspended from a building, and which are constructed of cloth or other combustible material, shall be constructed in an approved manner and shall be securely supported. Such signs and banners shall be removed as soon as torn or damaged, and not later than 60 days after erection. Permits for temporary signs that are suspended from or attached to a canopy or marquee shall be limited to a period of ten days.

3102.12.2 Maximum size: Temporary signs of combustible construction shall not be more than 10 feet (3048 mm) in one dimension nor more than 500 square feet (46.5 m²) in area.

3102.12.3 Supports: Where more than 100 square feet (9.3 m²) in area, temporary signs and banners shall be constructed and fastened to supports that are capable of withstanding the design loads listed in Section 1610.0.

3102.12.4 Special permits: Temporary signs used for holidays, public demonstrations or promotions of civic welfare or charitable purposes, which extend across streets or other public spaces shall be subject to special approval of the authority having jurisdiction.

3102.13 Illuminated signs: Illuminated signs shall comply with Sections 3102.13.1 through 3102.13.3.

3102.13.1 Certificates: All electrically illuminated signs shall be certified as to electric wiring and devices by the agency

having jurisdiction, and all wiring and accessory electrical equipment shall conform to the requirements of NFPA 70 listed in Chapter 35.

3102.13.2 Additional permits: Electrical permits shall be issued for the erection or maintenance of illuminated signs.

3102.13.3 Relettering signs: The requirements of this section shall not apply to the relettering of illuminated signs, except where such relettering requires a change of wiring or piping of the sign.

3102.14 Portable signs: Portable signs shall conform to all requirements for ground, roof, projecting, flat and temporary signs where such signs are used in a similar capacity. The requirements of this section shall not be construed to require portable signs to have connections to surfaces, tie-downs or foundations where provisions are made by temporary means or configuration of the structure to provide stability for the expected duration of the installation.

3102.14.1 Electrical: Portable signs that require electrical service shall have a positive connecting device on the sign. Electrical service lines to the sign shall be protected from damage from all anticipated traffic.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8704

Location of Construction: 703-705 Congress St		Owner: Tim Flannery		Phone: 671-5000		Permit No: 940721	
Owner Address: 164 Congress St (Suite #1) 04101		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued: PERMIT ISSUED	
Past Use: Restaurant		Proposed Use: Restaurant		COST OF WORK: \$ 33,000.		PERMIT FEE: \$ 195.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 3 Type: 2B	
Proposed Project Description: Kitchen Interior Renovations		Signature:		Signature: Tim Flannery		Date: 7/19/94	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <input type="checkbox"/> Special Zone or Review <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> none	

1. This permit application doesn't 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.

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 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 **Tim Flannery** ADDRESS:

07 July 1994

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

CEO DISTRICT

5

COMMENTS

Inspection Record

	Type	Date
Foundation:		
Framing:	Checked framing &	8-18-94
Plumbing:	" Plumbing OK w.	
Final:	checked exits cleared out all	
Other:	old product & fire damage everything new & replaced OK w/ing	

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 19, 1994

Mr. Tim Flannery
764 Congress Street, Suite #1
Portland, Maine 04104

RE: 703-705 Congress St.

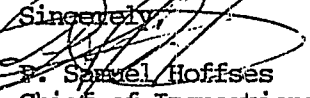
Dear Sir,

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. Please read and implement items 4,5,6,7,8,& 10 of the attached building permit report
2. A two (2) hours fire resistance rating shall be constructed between the two use group A-3 and R-2, restaurant and residential.
3. All food service equipment shall be installed and maintained as per local and state food service rules.

If you have any questions regarding these requirements, please give this office a call.

Sincerely,

S. Samuel Hoffses
Chief of Inspections

cc: Lt. Mac Dougal - Fire Prevention Bureau
Attachment

BUILDING PERMIT REPORT

Address 703 Congress ST Date 18 July 94

Reason for Permit To MAKE interior renovations

Bldg. Owner: Tim Flannery

Contractor: Owner

Permit Applicant: 12 C1

Approval: *4 *5 *6 *7 *8 *10

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. 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.
- * 4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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.
- * 6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 7. 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

*8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. 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; lies 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 side. (Chapter 4 section 407.0 of the BOCA/1993).

*10. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

11. 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, 1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

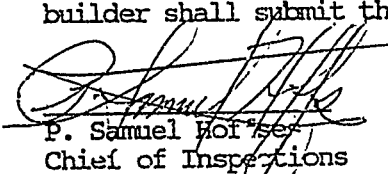
13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. 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 or occupancy is issued or demolition permit is granted.

16. Section 25-125 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".

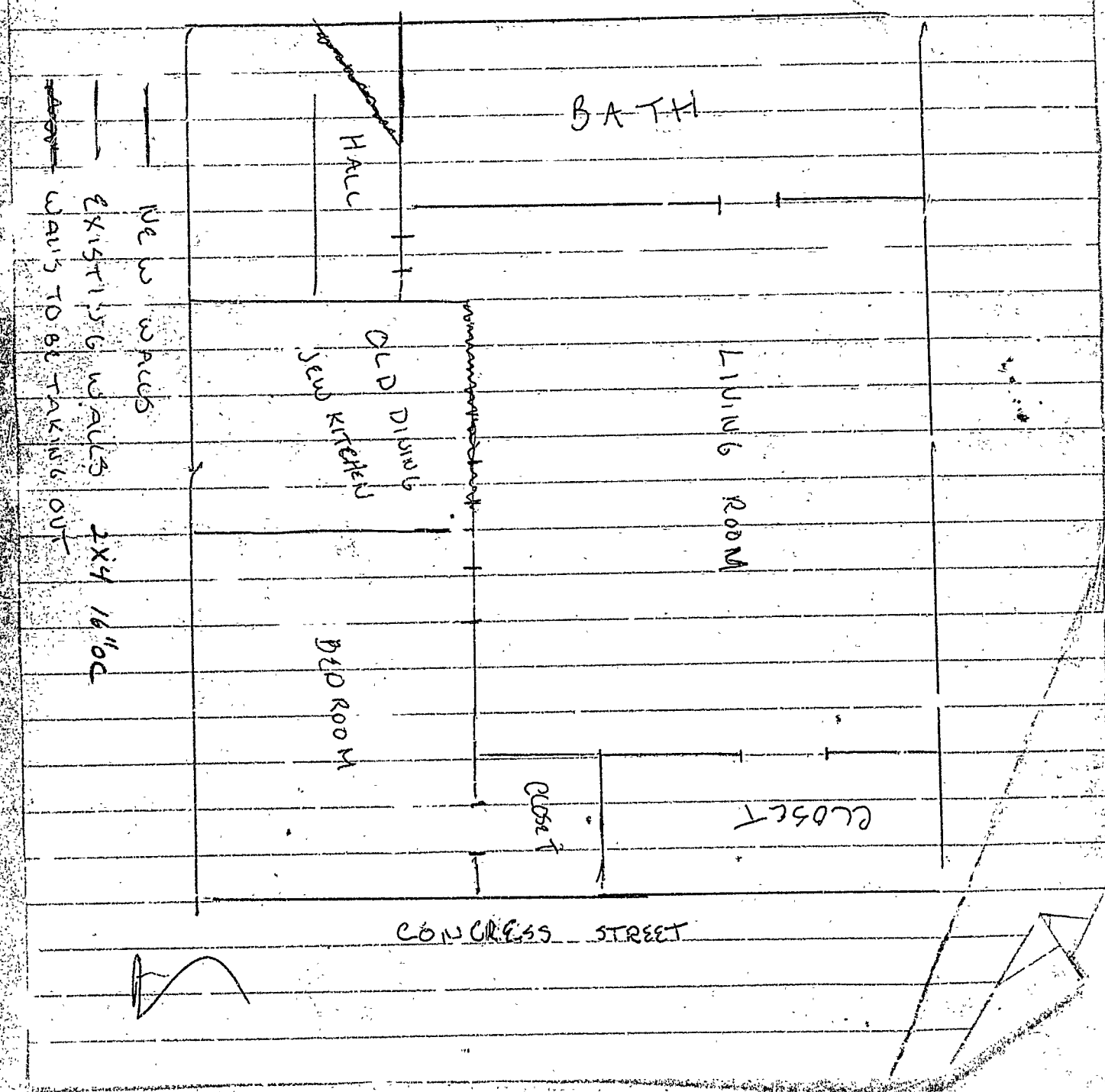
17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

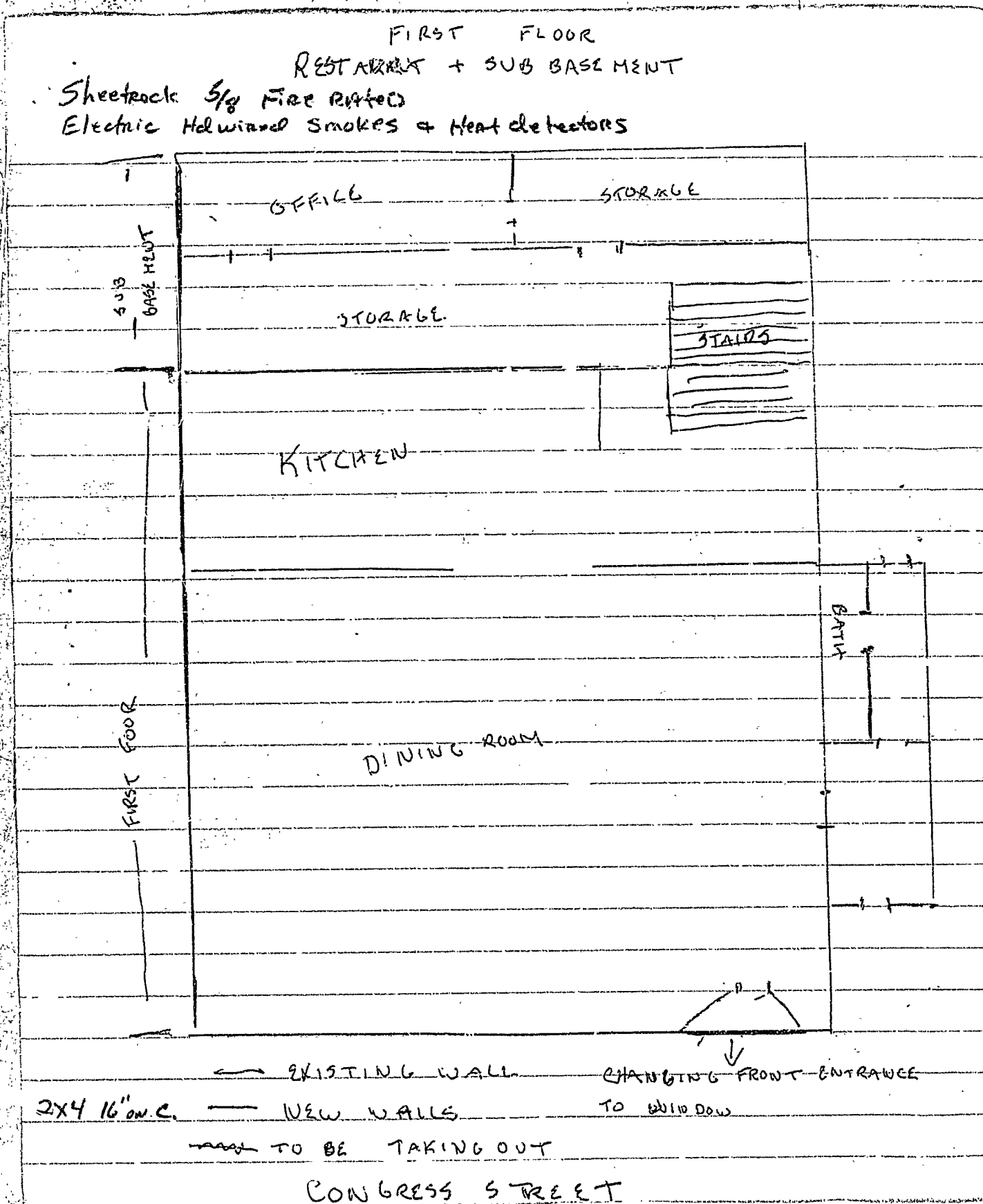

P. Samuel Hoffer
Chief of Inspections

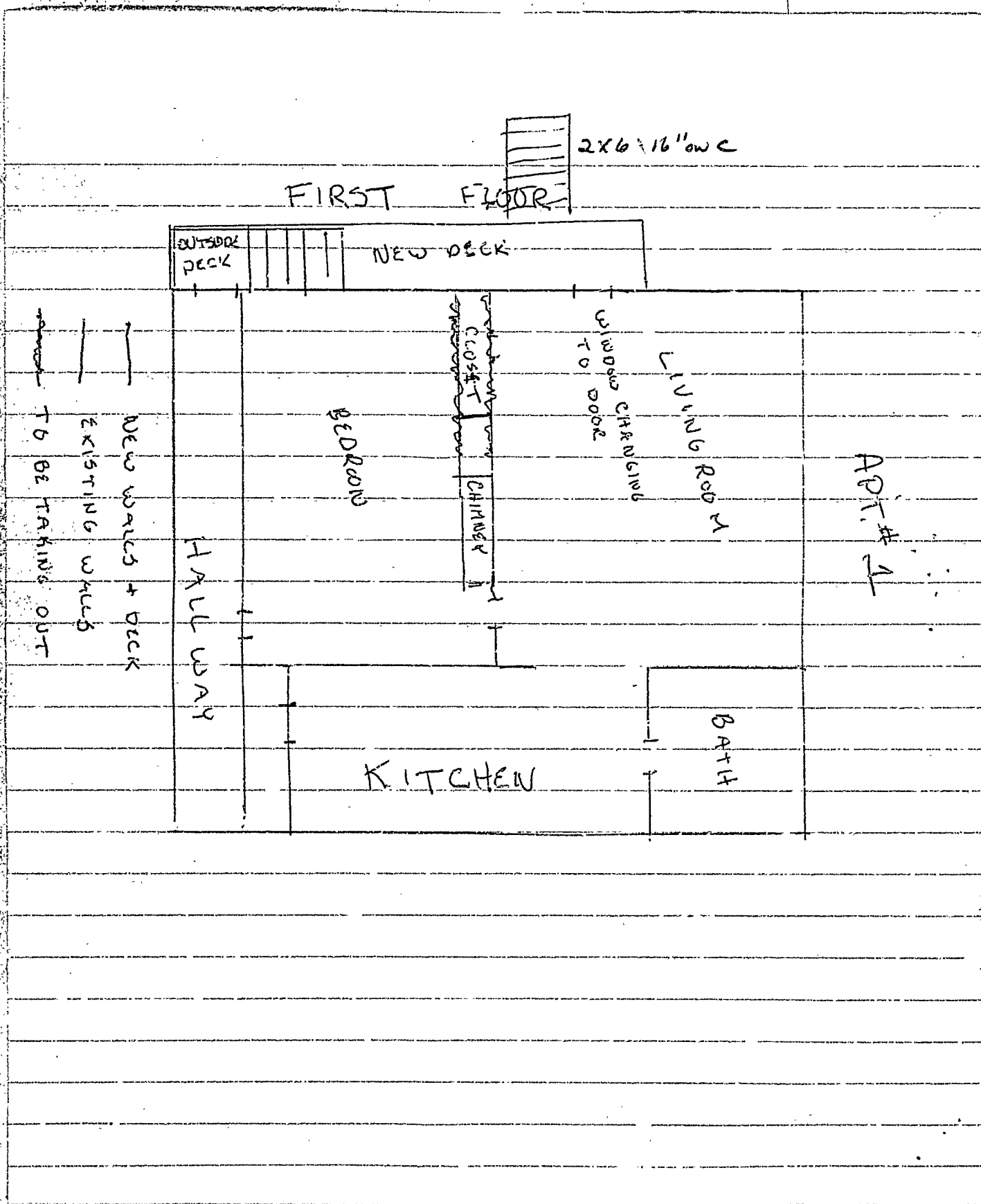
/dmm 01/14/94 (redo w/additions)

THIRD FLOOR

APT. # 4







39



NEED WALLS
EXISTING WALLS
WALLS TO BE TAKEN OUT

CONGRESS STREET

2-X4 1600