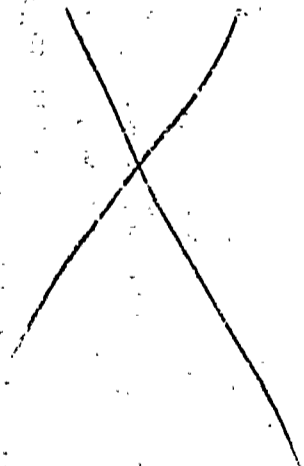


Ward 7 Permit No. 33/8
Location 925 Congress St
Owner Charles F. Jose
Date of permit 1/4/33
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 1/6/33
Cert. of Occupancy issued None

NOTES

1/6/33 - Work com-
pleted - A.G.E.





Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the
INSPECTOR OF BUILDINGS:

Portland, September 21, 1920 191

The undersigned applies for a permit to alter the following-described building:—

Location 925 Congress Ward, 7 in fire-limits? no
Name of Owner or Lessee, Dr. M. P. Hanson Address 925 Congress
" " Contractor, Tony Dorenzo " 63 Fore
" " Architect, _____
Description of Present Bldg. Material of Building is wood Style of Roof, pitch Material of Roofing, shingle
Size of Building is 60ft feet long; 30ft feet wide. No. of Stories, 2½
Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
Underpinning is brick is inches thick; is feet in height.
Height of Building, 38ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th
What was Building last used for? store & dwelling No. of Families 1
What will Building now be used for? same

DETAIL OF PROPOSED WORK

Put in concrete foundation in rear of house

all to comply with the building ordinance

Estimated Cost \$, 300.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of Stories high? ; Style of Roof? ; Material of Roofing?
Of what material will the Extension be built? Foundation?
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
No. of feet high from level of ground to highest part of Roof to be? Party Walls
How many feet will the External Walls be increased in height?

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
Size of the opening? How protected?
How will the remaining portion of the wall be supported?

Signature of Owner or
Authorized Representative

Address

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the
INSPECTOR OF BUILDINGS:

Portland, August 16, 1919 191

The undersigned applies for a permit to alter the following-described building:—

Location 925 1/2 Congress Street Ward, 7 in fire-limits? 32
Name of Owner or Lessee, Dr. W. F. Sedgwick Address 925 1/2 Congress
" " Contractor, W. F. Sedgwick 350 St John St
" " Architect,

Description of Present Bldg. Material of Building is wood Style of Roof, pitch Material of Roofing, shingle
Size of Building is 70ft feet long; 40ft feet wide. No. of Stories, 2 1/2
Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
Underpinning is brick is inches thick; is feet in height.
Height of Building, 35ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
What was Building last used for? dwelling store No. of Families? 1
What will Building now be used for? same

DETAIL OF PROPOSED WORK

Take piazza & roof down from second story and widen the stairway one foot.
board the stairway, interior alterations
to comply with the building ordinance.

Estimated Cost \$350.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of Stories high? ; Style of Roof? ; Material of Roofing?
Of what material will the Extension be built Foundation?
If of Brick, what will be the thickness of External Walls? inches; and Party Walls. inches.
How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations.
No. of feet high from level of ground to highest part of Roof to be?
How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
Size of the opening? How protected?
How will the remaining portion of the wall be supported?

Signature of Owner or
Authorized Representative

Address

W. F. Sedgwick
925 1/2 Congress St

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

925 CONGRESS STREET

2





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 925 Congress Street
Date of Issue October 7, 1983

Issued to Judith Savigny

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 83-1039, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st & 2nd Floors

APPROVED OCCUPANCY

Retail of furniture and collectibles
with storage

Limiting Conditions:

This certificate supersedes
certificate issued

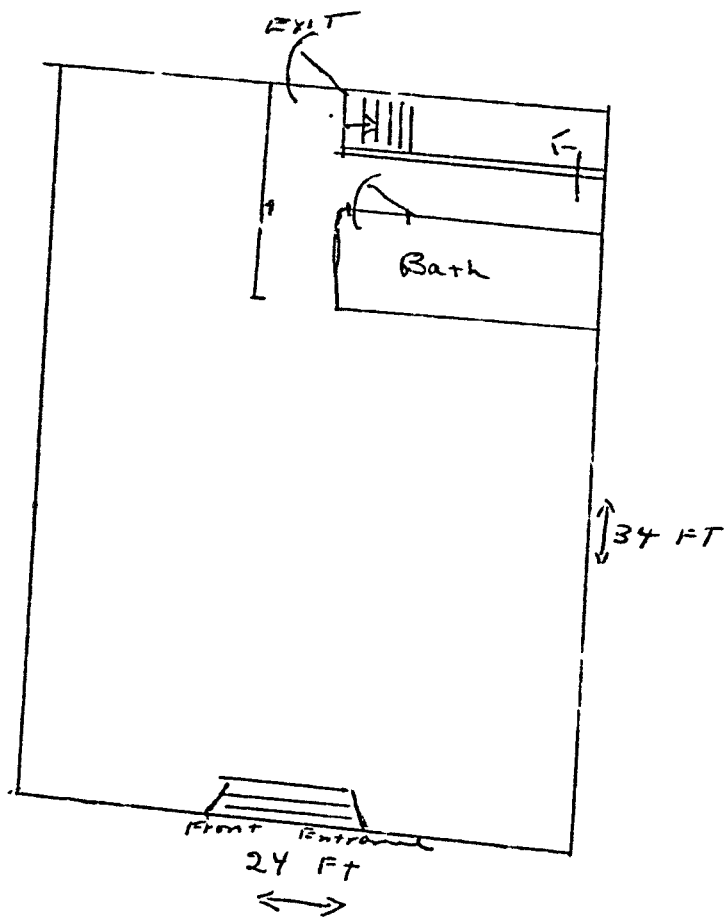
Approved:

(Date)

Inspector

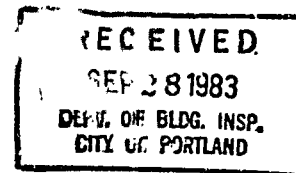
Inspector of Buildings

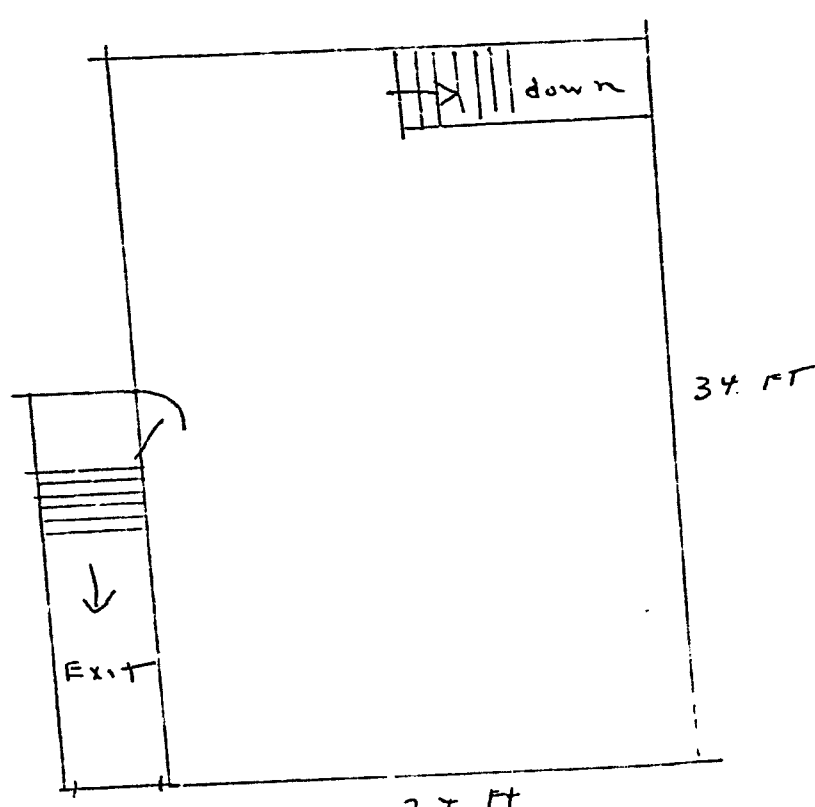
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



1ST Floor

the Curio Shop





2nd Floor
The Curio Shop

RECEIVED
SEP 28 1983
DEPT. OF BLDG. INSR.
CITY OF PORTLAND

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

081039

ZONING LOCATION PORTLAND, MAINE, Sept. 28, 1963

PERMIT ISSUED

OCT 6 1963

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 925 Congress Street - 1st & 2nd floors Fire District #1 ☐ #2 ☐
1. Owner's name and address Judith Savigny - 21 Orchard Rd. Cape Eliz Telephone W. 774-5590.
2. Lessee's name and address Telephone H. 799-4651.
3. Contractor's name and address No. of sheets

Proposed use of building retail on 1st and storage on 2nd No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated construction cost \$ Appeal Fees

FIELD INSPECTOR - Mr. Base Fee 25.00.

@ 775-5451

Late Fee

TOTAL \$ 25.00.

Change of use from vacant to retail of furniture and collectibles, with storage on 2nd floor on 1st floor

Stamp of Special Conditions

send permit to # 1 04107

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind (Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

ZONING: *A.R. MacD.* 9/28/63

Will work require disturbing of any tree on a public street?

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed?

Others:

Signature of Applicant *Judith Savigny* # sameType Name of above *Judith Savigny* 1 ☒ 2 ☐ 3 ☐ 4 ☐Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

[8] *MA. Rowe*

Permit No 83/1039
Location 725 Congress St
Owner Notch Design
Date of permit 9-28-83
Approved 10-6-83
Dwelling Change of use
Garage _____
Alteration _____

NOTES

10/7/83 Work has been completed.

940149

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

XX Owner: Judith Jared Phone # 772-2928
 Address: 925 Congress St. Portland 04102
 LOCATION OF CONSTRUCTION 925 Congress St.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: retail + 1 apartment
 Past Use: vacant
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total _____
 # Stories: _____ # Bedrooms _____ Lot _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion to change use as per plans

Foundations: 65-D-16

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footing Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Size _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

[3] K. Lowe

White - Tax Assessor

For Official Use Only PERMIT ISSUED

Date 3/7/94 Subdivision _____
 Inside Fire Limits _____
 Fldg Code _____
 Time Limit _____
 Estimated Cost _____

Zoning:

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) 3-9-94

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____ Date: _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ Square Footage: _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Latini

Signature of Applicant Judith Jared Date 3/7/94

CEO's District: _____

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

840149

Permit # 840149 City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Judith Jared Phone # 772-2228
Address: 925 Congress St. Portland - 04102
LOCATION OF CONSTRUCTION: 925 Congress St.
Contractor: Sub:
Address: Phone #
Est. Construction Cost: Proposed Use: retail + 1 apartment
Past Use: vacant
of Existing Res. Units: # of New Res. Units:
Building Dimensions: L W Total Sq. Ft.
Stories: # Bedrooms: Lot Size:
Is Proposed Use Seasonal Conditional Conversion
Explain Conversion: no change use as per plans.

65-D-16

Foundation:
1. Type of Soil:
2. Six Backs - Front Rear Side(s)
3. Footing Size:
4. Foundation Size:
5. Other:

Floor:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joist Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Roof or Wall:
1. Siding Size: Spacing
2. No. windows:
3. No. Doors:
4. Header Size: Span(s)
5. Bracing: Yes No
6. Corner Posts Size:
7. Insulation Type: Size:
8. Sheathing Type: Size:
9. Siding Type: Weather Exposure
10. Masonry Material:
11. Insulation:

Interior:
1. Siding Size: Spacing
2. Header Size: Span(s)
3. Mail Box:
4. Fire Wall:
5. Other Material:

For Official Use Only		PERMIT ISSUED
Date: <u>3/7/94</u>	Subdivision: <u> </u>	Name: <u> </u>
Inside Fire Limits: <u> </u>	Time Limit: <u> </u>	Lo: <u> </u>
Estimated Cost: <u> </u>	Over: <u> </u>	Per: <u> </u>
CITY OF PORTLAND		

Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance: Site Plan Subdivision
Historical Landmark: Yes No Floodplain: Yes No
Special Exception:
Other:

Ceiling:
1. Ceiling Joists Size:
2. Ceiling Sheathing Size: Spacing
3. Type Ceiling:
4. Insulation Type: Size:
5. Ceiling Height:

Roof:
1. Truss or Rafter Size: Spacing
2. Sheathing Type: Size:
3. Roof Covering Type:

Chimneys:
Type: Number of Fire Places:

Heating:
Type of Heat:

Electrical:
6. Entrance Size: Smoke Detector Required: Yes No

Plumbing:
1. Approval of s. if test if required: Yes No

2. No. of Tubs or Showers:

3. No. of Flushes:

4. No. of Lavatories:

5. No. of Other Fixtures:

Swimming Pools:
1. Type:

2. Pool Size: Square Footage:

3. Must conform to National Electrical Code and State Law.

Permit Received By:

Signature of Applicant: Judith Jared Date: 3/7/94

CEO's District:

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

3 K. L. L. L.

FLOT PLAN

2-11-74 Never performed work.



FEES (Breakdown From Front)

Base Fee \$25.00
 Sub Division Fee \$
 Site Plan Review Fee \$
 Other Fee \$
 (Explain)
 Late Fee \$

Type

Inspection Record

Date

COMMENTS

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE

PHONE NO.

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

March 10, 1994

CITY OF PORTLAND

RE: 925 Congress Street

Judith Jared
925 Congress St.
Portland, Maine 04102

Dear Ms. Jared,

Your application to change the use from vacant to retail on first floor and an apartment on second floor has been reviewed and a permit is herewith issued subject to the following requirements:

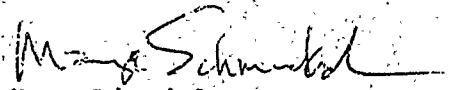
No Certificate of Occupancy can be issued until all requirements of this letter are met.

Fire Prevention Bureau
Items #1 thru #4 on the Fire Prevention Bureau Building Permit report must be met.

BOCA Code Building Permit Report
Issued with conditions outlined on the attached BOCA code building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


Marge Schmuckal
Asst. Chief of Inspection Services

/el

cc: LT Gaylen McDougal, Fire Prevention Bureau

Fire Prevention Bureau
BUILDING PERMIT REPORT

DATE: 3/10/54
ADDRESS: 925 Congress St.
REASON FOR PERMIT: Change of use
BUILDING OWNER: Judith Jerald
CONTRACTOR: —
PERMIT APPLICANT: Judith Jerald
APPROVED: ✓ DENIED: —

CONDITIONS OF APPROVAL OR DENIAL:

1. All vertical openings shall be enclosed with construction having a fire rating of at least (1)/(2) hour - including fire doors with self closers and fire escape hardware.
2. Each apartment shall have access to two separate, remote and approved means of egress. A single exit is acceptable when it exits directly from apartment to the building exterior with no communications to other apartment units.
3. Each apartment shall be equipped with approved single station smoke detectors powered by the house current. The detectors shall be located in an area which will provide protection for sleeping areas and shall be interconnected within the living unit. An additional smoke detector shall be provided in the sleeping room(s). When activated, the detectors shall initiate an alarm in that sleeping room.
4. The boiler or furnace shall be protected by enclosing with one 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 gpm, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location 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.

BOCA CODE
BUILDING PERMIT REPORT

Address 925 Congress St Date 3/10/94
Reason for Permit Change The Use from Vacant to Retail And
Apartment Bldg. Owner: Judith Javed
Contractor: —

Permit Applicant: owner

Approval: with conditions (Starred items #4, 5, 6, 7, 8, 10, 12, 13, 14, 15)

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 location 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.

(over)

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, II, 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 8 subsections 1023.8 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.

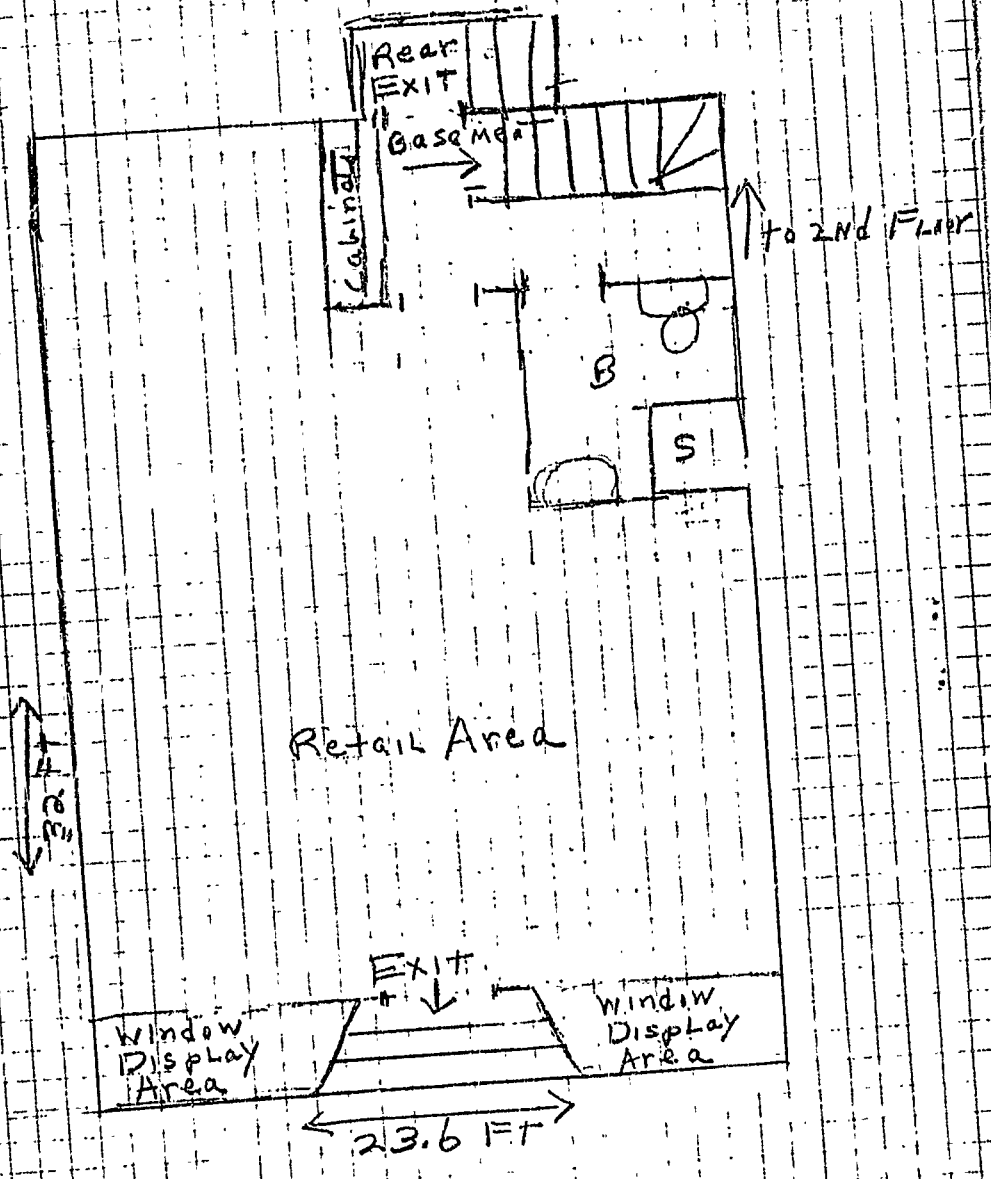
16. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

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.

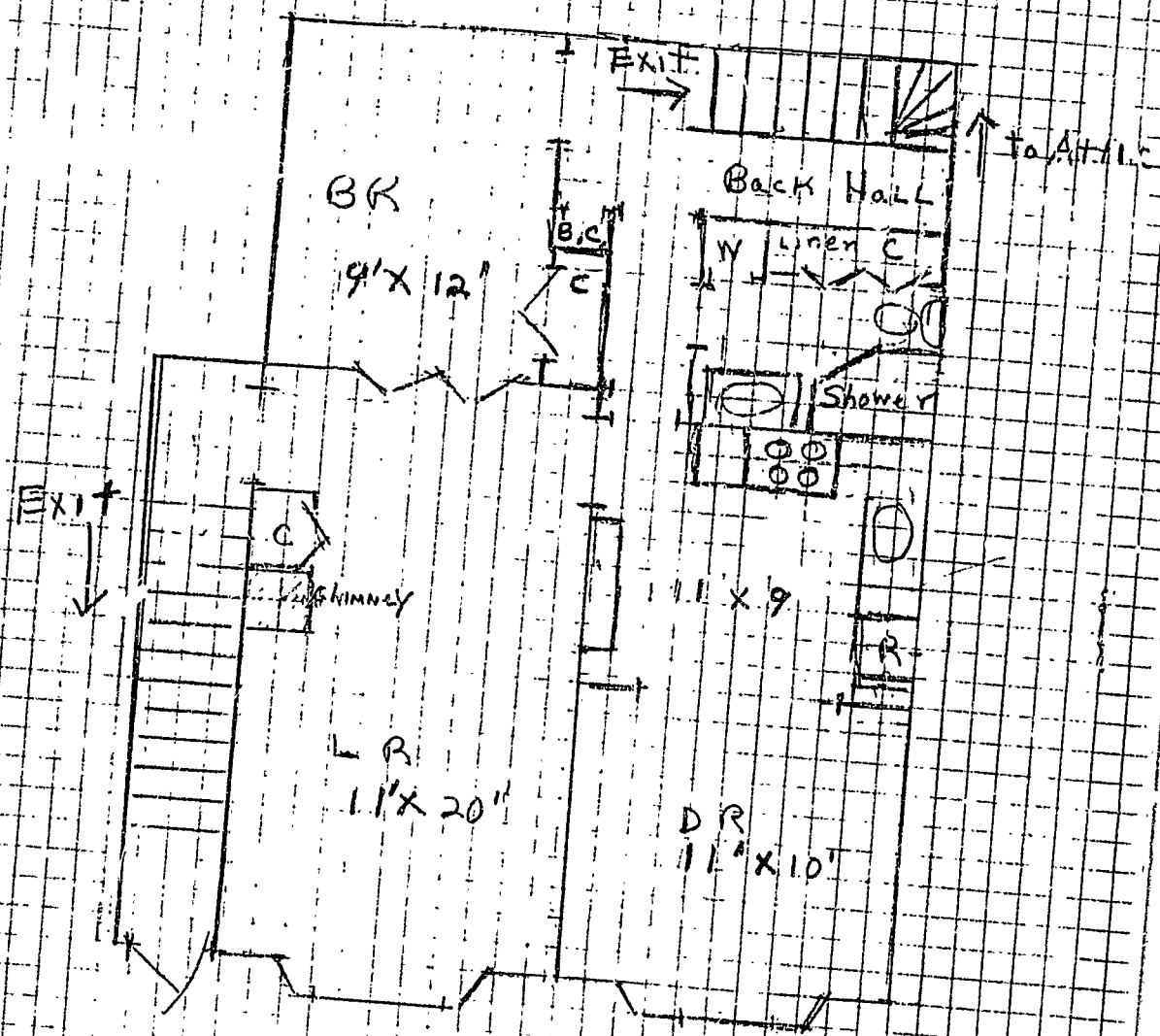
Sincerely,

P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspections

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



Property at 925 Congress St., Portland
1st Floor Store Area
Lot Size - 500 Sq. Ft.



Property at 925 Congress St., Portland
2nd Floor Apt.
3rd Floor Open Attic

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

Location of Construction: 925 Congress St		Owner: Uraivan Thithuan		Phone:		Permit No: 960597	
Owner Address:		Lease/Buyer's Name: Seng Thai Foods 2		Phone:		Business Name:	
Contractor Name: Philip DiFiore		Address: 37 Manjoy South Ptld, ME		Phone: 04101 871-0228		Permit Issued: JAN 25 1996	
Past Use: Retail - Vacant		Proposed Use: Restaurant		COST OF WORK: \$ 1,500.00		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B3 Type: 5 306493 Signature: <i>[Signature]</i>	
Proposed Project Description: Modify Foundation as per plans				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 Gresik		Date Applied For: 19 June 1996					
<p>1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p> <p>*** Change of Use to be applied for with Phase II portion/Interior Renovations</p> <p>No Dump Removal on site to be registered</p>							
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 <i>[Signature]</i> Philip DiFiore		ADDRESS:		DATE: 19 June 1996		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
JAN 25 1996
CITY OF PORTLAND

Zone: B-2 CBL: 065-D-016
Zoning Approval:
☒ Not an existing foundation
☒ Special Zone or Review:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐
OK 4/24/96

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

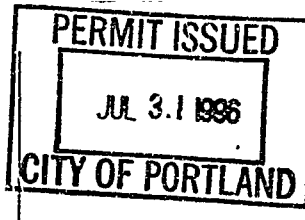
Date: *6/20/96*
[Signature]

CEO DISTRICT **5**
[Signature]



960750

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1Portland, Maine, June 27, 1996

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 960597 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 925 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Uraivan Thithuan Telephone
Lessee's name and address Telephone
Contractor's name and address Philip DiFiore - 37 Munjoy South, Port. ME Telephone 871-0277
Architect Plans filed 04/01 No. of sheets 1
Proposed use of building Restaurant / Retail by definition if under No. families
Last use Retail - vacant 10 SEATS for patrons No. families
Increased cost of work \$22,000.00 Additional fee \$110.00

Description of Proposed Work

No change in originally submitted plans → modify foundation

20 cu yd dump permit issued - #20-0147

JL DHA

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to lowest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber — Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof

Approved:

OK with conditionsB-2-Zone
7/31/96

Signature of Owner

Philip DiFiore

Contractor

Approved:

Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOWFILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

m.w. 5



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Applicant Uraivan Thithuan
7505 Stony Island Ave #202
Chicago, IL 60649

22 May 1996

Application Date
Seng Thai Foods 2

Applicant's Mailing Address

Project Name/Description

925 Congress St

Consultant/Agent Philip DiFiore - 871-0228

Address of Proposed Site 065-D-016

Applicant or Agent Daytime Telephone 871-0228

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building ☒ Building Addition ☐ Change of Use ☐ Residential
Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Restaurant

Addition 88 Sq Ft 1,500 Sq Ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

<input checked="" type="checkbox"/> Site Plan (major/minor)	<input type="checkbox"/> Subdivision # of lots	<input type="checkbox"/> PAD Review	<input type="checkbox"/> 14-403 Streets Review
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Zoning Conditional Use (ZBA/PB)	<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Single-Family Minor	<input type="checkbox"/> Other

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer

☐ Approved ☐ Approved w/Conditions listed below ☐ Denied

1. _____
2. _____
3. _____
4. _____

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached

☐ Condition Compliance _____ signature _____ date _____

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

☐ Inspection Fee Paid _____ date _____ amount _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

Defect Guarantee Released _____ date _____ signature _____

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Address:

925 Congress St



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Applicant Uraivan Thithuan
7505 Stony Island Ave #202
Chicago, ILL. 60649
Applicant's Mailing Address

22 May 1996

Application Date
Song Thai Foods 2

Project Name/Description

925 Congress St

Address of Proposed Site

065-D-016

Assessor's Reference: Chart-Block-Lot

Consultant/Agent: Philip DiFiora - 871-0223

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building ☒ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Restaurant
Addition 88 Sq Ft 1,500 Sq Ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other |

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer M. M. J.

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 5/23/96

Approval Expiration date

Extension to date

☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|-------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | date | amount | |
| Performance Guarantee Reduced | date | remaining balance | signature |
| Performance Guarantee Released | date | signature | |
| Defect Guarantee Submitted | submitted date | amount | expiration date |
| Defect Guarantee Released | date | signature | |

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 RevS KT.DPUD

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 27, 1996

Philip DiFiore
Uraivan Thithuan
7505 Stony Island Avenue #202
Chicago, Illinois 60649

RE: 925 Congress Street

Dear Mr. DiFiore:

On June 26, 1996 the Portland Planning Authority denied your application to construct an 80 sq. ft. addition at 925 Congress Street due to the fact that there is a residential use located in the back of the property which requires a rear setback of 20' feet instead of 10' feet.

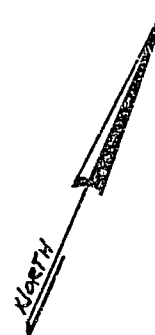
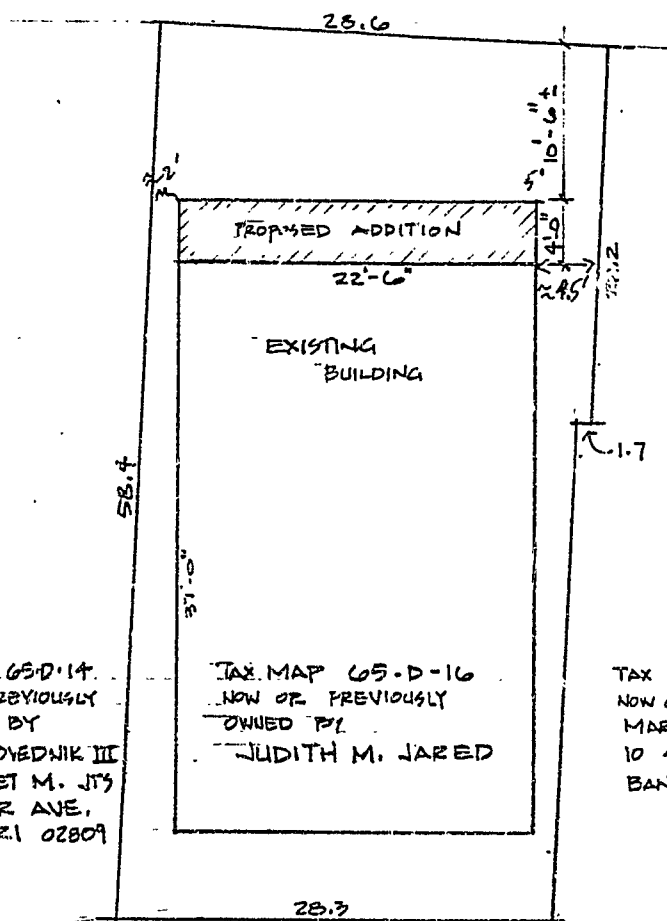
If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planning Technician
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Fiaherly, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

TAX MAP 65-D-15
 NOW OR PREVIOUSLY OWNED BY
 ROBERT E. JOY
 78 GILMAN ST.
 PORTLAND, MAINE 04102



TAX MAP 65-D-14
 NOW OR PREVIOUSLY
 OWNED BY
 FRANK J GOVEDNIK III
 & MARGARET M. JTS
 2 CHESTER AVE.
 BRISTOL, RI 02809

TAX MAP 65-D-16
 NOW OR PREVIOUSLY
 OWNED BY
 JUDITH M. JARED

TAX MAP 65-D-17
 NOW OR PREVIOUSLY OWNED BY
 MARK A. SINCLAIR
 10 SANDFORD STREET
 BANGOR, MAINE 04401

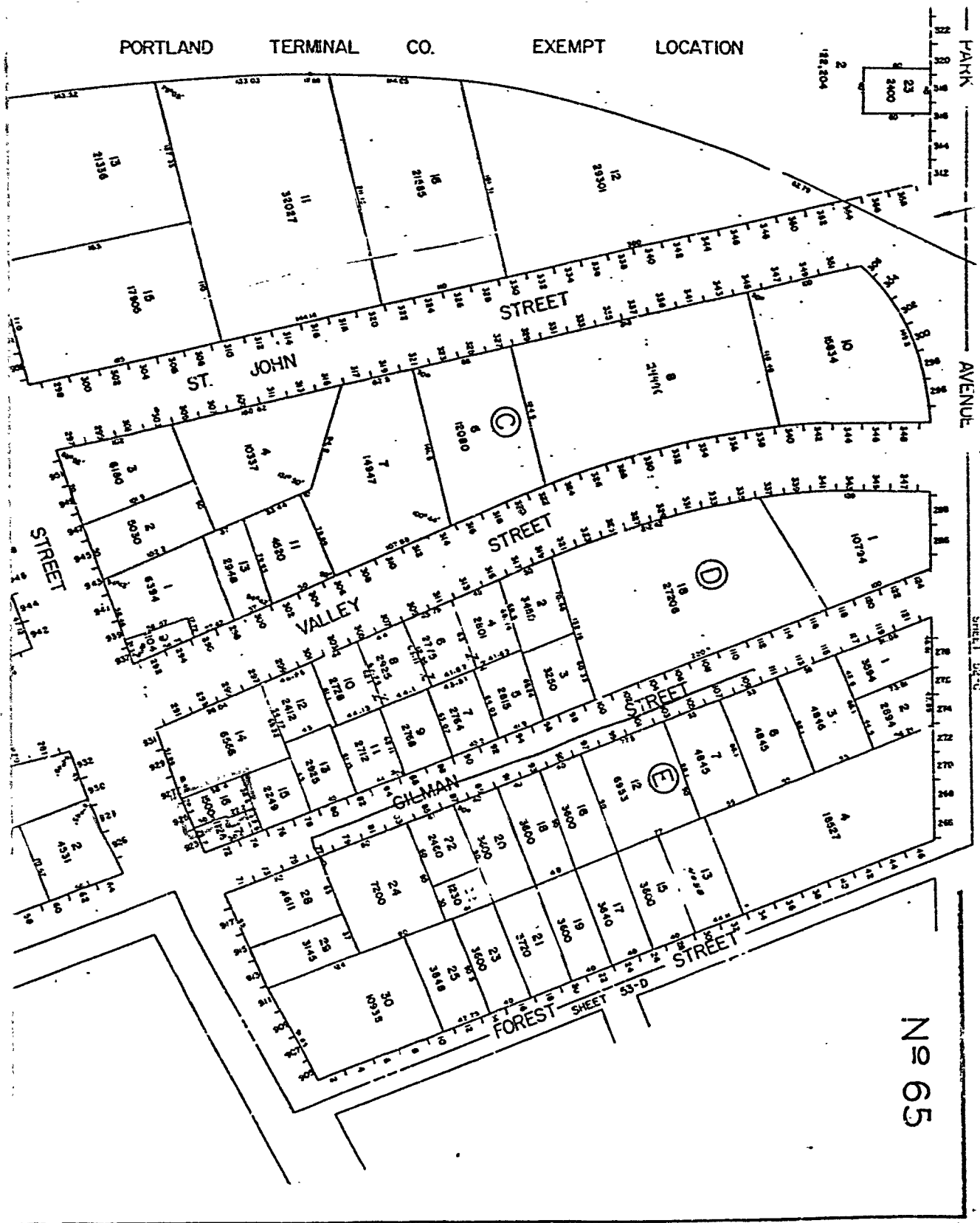
925 CONGRESS STREET

PROPOSED ADDITION FOR
SENG THAI FOODS 2
 925 CONGRESS STREET
 PORTLAND, MAINE 04102

SITE PLAN

DATE: 5-17-96
 SCALE: 1" = 10'
 DWN BY: CRD.
 CONTRACTOR: PHIL DIFIORE
 37 MUNJOY SOUTH
 PORTLAND, ME 04101
 207-871-0223

PORTLAND TERMINAL CO. EXEMPT LOCATION



Nº 65

Applicant: Philip DiFiore

Date: 6/4/96

Address: 925 Congress St

Assessors No.: 065-D-16

CHECK LIST AGAINST ZONING ORDINANCE

De'te - ~~existing~~ - microfiche show before 1920

Zone Location - B-2

Interior or corner lot -

Use - New Addition 4' x 22'6"

Sewage Disposal -

Rear Yards - 20' where rear yard abuts a residential zone ^{still a B-2} (or) residential use -

Side Yards - 10' on side yard for 1 1/2 stories req -

Front Yards -

Projections -

Height -

Lot Area - 1500'

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

MAX 14 p. Surface = 80% = 1200' MAX Footprint

Site Plan - yes

Shoreland Zoning -

Flood Plains -

$$\begin{array}{r} 22.5' \times 37 = 832.5' \\ \text{New Addition} = 90 \\ \hline 922.5' \end{array}$$

I can allow
5' from 10'
on sides



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

925 Congress Street

Issued to Judith Seivigny

Date of Issue October 7, 1983

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 83-1039, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st & 2nd Floors

Limiting Conditions:

Detail of furniture and collectibles
with storage

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Building

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



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

L.D. Number

Applicant Uraiven Thithuan
7505 Steady Island Ave #202
Chicago, Ill 60649

22 May 1996

Application Date
22 May 1996

Applicant's Mailing Address
925 Congress St

Project Name/Description

Consultant/Agent Philip DiFiore - 371-0225

Address of Proposed Site 645-B-716

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☒ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) RESTAURANT

Additional 88 Sq Ft 1,500 Sq Ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other |

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer Kandice Talbot

- ☐ Approved ☐ Approved w/Conditions listed below ☒ Denied

- Because of residential use in back of property
- the rear setback needs to be 20' instead
- of 10'
-

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached

☐ Condition Compliance _____ signature _____ date _____

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

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|---|----------------|-------------------|-----------------|
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Pink - Building Inspections

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2/9/95 Rev5 KT.DPUD