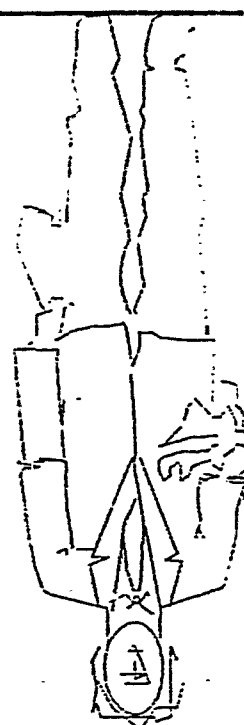


Double Face, Internally Illuminated Sign
3/4" = 1'-0"

Surface
Field
Border
Copy

Copy
Background
Lacryl
Cabinet, Re

Copy
Background



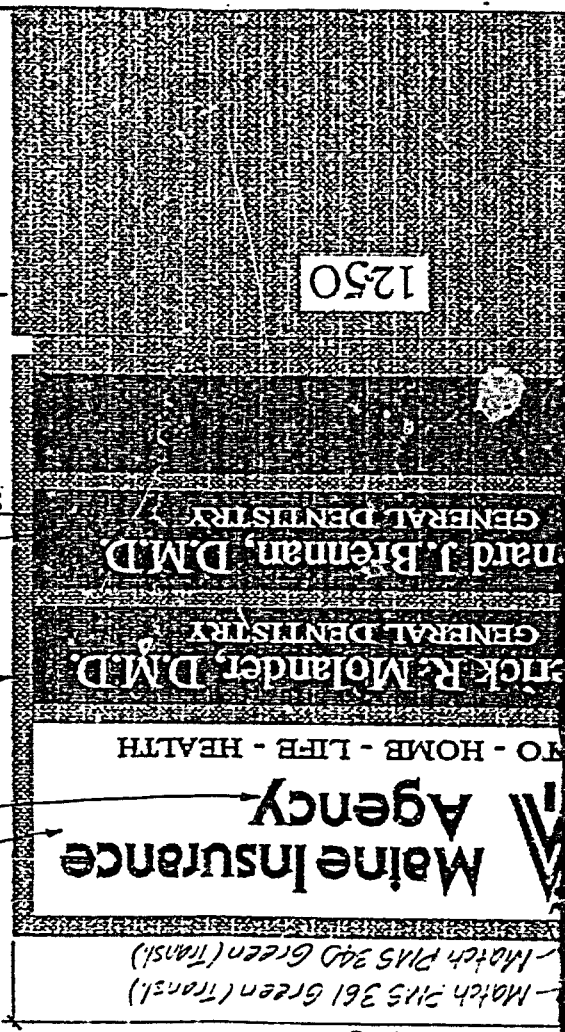
Face, Internally Illuminated Sign

PLAT PLAN
ON BACK

Surface Applied: SSP Vinyls
 Field: Fawn
 Border: Gold Metallic
 Copy: Russet Brown

Background: Match Lacryl Series 20-
 #419 Gray (Opaque)
 Copy: Match PMS 1205
 Ivory (Transl.)
 Lacryl Series 20-#417 Gray
 Cabinet, Reveal & Pedestal:

Background: Match PMS 1205
 Ivory (Transl.)
 Copy & Tree Trunks:
 Match PMS 483
 Brown (Transl.)

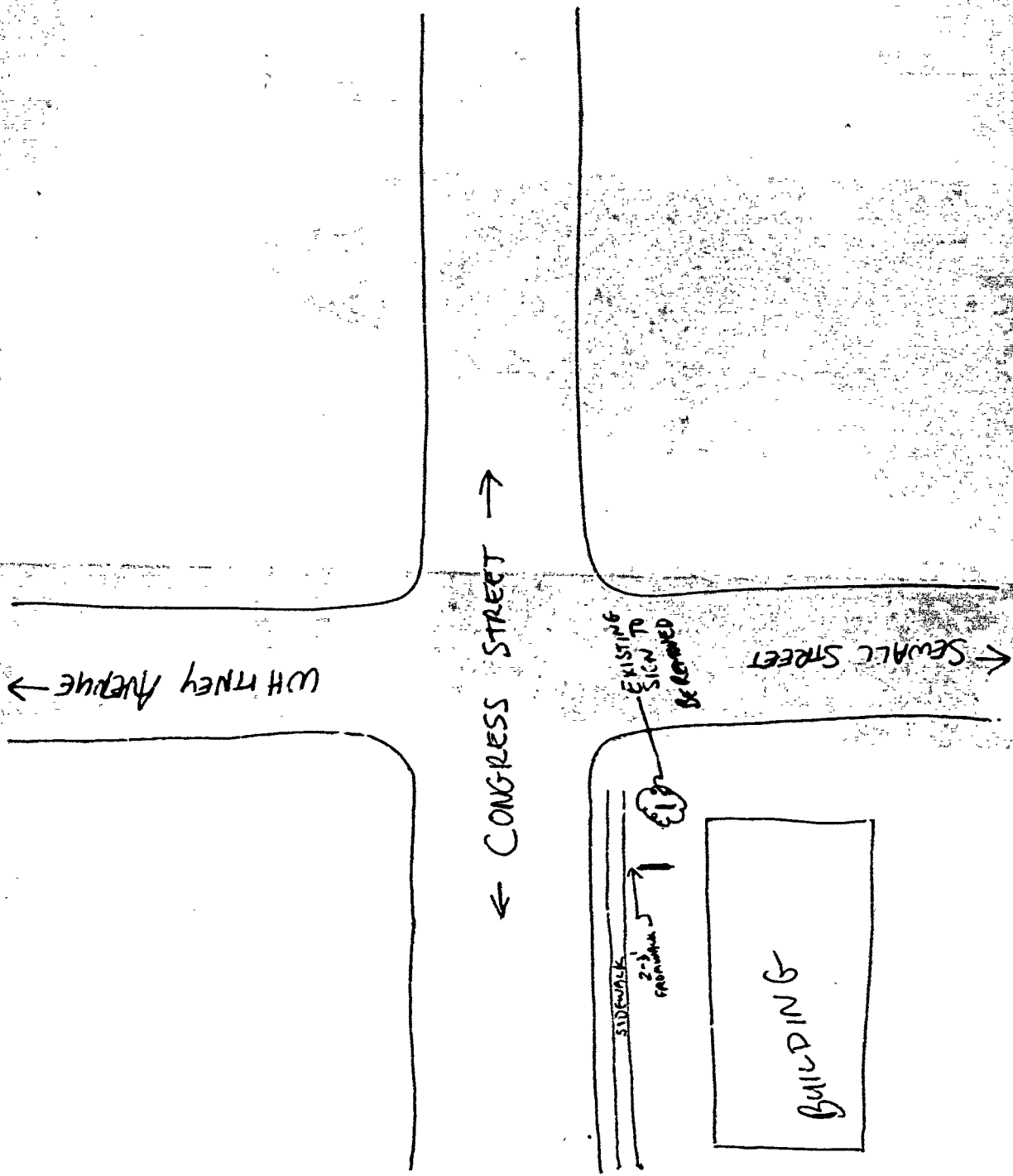


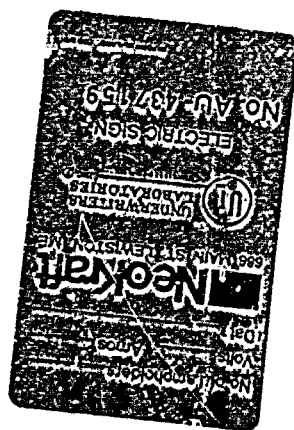
1250 Congress Street
 Portland, ME Oct. 16, 1992 F5678
 DWG. 1 of 1

Headfast Signs Incorporated, 600 Main Street, Lewiston, Maine 04240
 Manufactures and Distributors of Custom Signs, Banners, and More
 (207) 782-8024 FAX (207) 782-8025

Signs that work.

Headfast





CERTIFICATE OF INSURANCE

ACORD CERTIFICATE OF INSURANCE 25-5 (7/80)		ACORD 25-5 (7/80)	
PRODUCER Casavant Insurance Div. of Morse, Payson & Noyes P. O. Box 1190 571 Sabbathus Street Lewiston, ME 04243-1190		INSURED Neckrest Signs, Inc. 686 Main Street Lewiston, ME 04240	
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 A Standard Fire Insurance Co. COMPANY B Standard Fire Insurance Co. COMPANY C Aetna C & S COMPANY D COMPANY E	
COVERAGES			
EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.			
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.			
CO	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)
A	GENERAL LIABILITY		9/01/92
	CLAIMS MADE ☒ CLAIMS MADE ☐		
	OWNERS & CONTRACTORS PROT.		
B	AUTOBODILY LIABILITY		9/01/92
	ANY AUTO		
	ALL OWNED AUTOS		
	SCHEDULED AUTOS		
	HIRE AUTOS		
	NON-OWNED AUTOS		
	GARAGE LIABILITY		
C	EXCESS LIABILITY		9/01/92
	OTHER THAN UM/BELLA FORM		
	Pending		
	Workers Compensation and Employers Liability		9/01/92
	Statutory Limits		
	Each Occurrence		
	Aggregate		
	Each Accident		
	Disease-Each Employee		
	Disease-Policy Limit		
	Other		
CANCELLATION			
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.			
AUTO/VEHICLE REPRESENTATIVE			
CITY OF PORTLAND Inspection Dept City Hall Congress Street Portland, Maine 04111			

PLOT PLAN



FEEES (Breakdown From Front)

Gas Fee \$
 Subdivision Fee \$
 Site Plan Review Fee \$
 Other Fees \$
 (Explain)
 Late Fee \$

Inspection Record

Doc. No. Type Date
 415193
 1
 1
 1
 1
 1
 1

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.

924271

City of Portland

Please fill out any part which applies to job. Proper plans must accompany form.

LOCATION OF CONSTRUCTION

Owner: 1250 Congress St. Assoc. Phone # 775-1401

Address: 1250 Congress St. 5th Fl., Portland, ME 04102

Contractor: Rookcraft

Address: 686 Main St. Level 1, Portland, ME 04240

Phone: 782-9654

Sub: 1250 Congress St

Is Proposed Use: Seasonal ☐ Permanent ☐ Conversion ☐ Lot # ☐ Lot Size ☐

of Existing Res. Units: ☐ **# of New Res. Units:** ☐

Building Dimensions: L ☐ W ☐ H ☐

Stories: ☐ **# Bedrooms:** ☐ **# Bathrooms:** ☐

Is Proposed Use: Seasonal ☐ Permanent ☐ Conversion ☐ Lot # ☐ Lot Size ☐

Explain Conversion: ☐ **Explain:** ☐

Foundation:

1. Type of Soil: ☐

2. Set Backs - Front ☐ Side ☐ Rear ☐

3. Footings Size: ☐

4. Foundation Size: ☐

5. Other: ☐

Floor:

1. Sills Size: ☐

2. Girders: ☐

3. Lumber: ☐

4. Joists: ☐

5. Trusses: ☐

6. Sheathing Type: ☐

7. Other Material: ☐

Exterior Walls:

1. Siding Size: ☐

2. No. Doors: ☐

3. No. Windows: ☐

4. Header: ☐

5. Bracing: ☐

6. Corner Posts Size: ☐

7. Insulation Type: ☐

8. Sheathing Type: ☐

9. Masonry Materials: ☐

10. Metal Materials: ☐

11. Other: ☐

Interior Walls:

1. Siding Size: ☐

2. No. Doors: ☐

3. No. Windows: ☐

4. Header: ☐

5. Bracing: ☐

6. Corner Posts Size: ☐

7. Insulation Type: ☐

8. Sheathing Type: ☐

9. Masonry Materials: ☐

10. Metal Materials: ☐

11. Other: ☐

White - Tax Assessor

White - Tax Assessor

BUILDING PERMIT APPLICATION Fee \$1.00 Zone

Map #

Lot #

PERMIT ISSUED

For Official Use Only

Date: Oct 21, 1992

Inside Fire Limit: ☐

Integ Code: ☐

Time Limit: ☐

Estimated Cost: ☐

City of Portland

Zoning:

Street Frontage Provided: ☐

Provided Setback: Front ☐ Back ☐ Side ☐

Review Required: ☐

Zoning Board Approval: Yes ☐ No ☐

Planning Board Approval: Yes ☐ No ☐

Conditional Use: ☐

Shoreland Zoning: Yes ☐ No ☐

Special Exception: ☐

Other (Explain): ☐

Ceiling:

1. Ceiling Joists Size: ☐

2. Ceiling Strapping Size: ☐

3. Ceiling Height: ☐

4. Insulation Type: ☐

5. Ceiling Type: ☐

6. Other: ☐

Roof:

1. Truss or Rafter Size: ☐

2. Sheathing Type: ☐

3. Roof Covering Type: ☐

4. Other: ☐

Chimneys:

1. Type: ☐

2. Height: ☐

3. Other: ☐

Heating:

1. Type: ☐

2. Fuel: ☐

3. Other: ☐

Electrical:

1. Service Entrance: ☐

2. Smoke Detector Required: ☐

3. Other: ☐

Plumbing:

1. Approval of soil test if required: ☐

2. No. of Toilets or Showers: ☐

3. No. of Fixtures: ☐

4. No. of Lavatories: ☐

5. No. of Other Fixtures: ☐

6. Other: ☐

Swimming Pools:

1. Type: ☐

2. Pool Size: ☐

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

Permit Received By: Mary Gresh

Signature of Applicant: ☐

CEO's Office: ☐

Date: Oct 21, 1992

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

PERMIT ISSUED

NOV 19 1980

CITY OF PORTLAND

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

978

ZONING LOCATION

PORTLAND, MAINE, NOV. 12, 1980



To the DIRECTOR 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: 125 Congress Street, First District #1, #2

1. Owner's name and address: 1250 Congress St. Associates - same Telephone: none

2. Lessee's name and address: 619 Congress St. Westport Telephone: 797-5677

3. Contractor's name and address: William Kelley - Brock St. Westport Telephone: 797-5677

4. Architect: Specifications: Plans: No. of sheets

Proposed use of building: Professional Bldg. No. families

Last use: No. families

Material: No. stories Heat: Style of roof Roofing

Estimated contractual cost \$ 120,000

FIELD INSPECTOR - Mr. [Name] Fee \$ 542.00

This application is for: @ 775-5451 Exl. 234

Dwelling Garage Masonry Bldg. Metal Bldg. Alterations Demolition Change of Use Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes, Yes, Is any electrical work involved in this work? Yes

Is connection to be made to public sewer? Yes, If not, what is proposed for sewerage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof 24 ft.

Size, front depth No. stories solid or filled land? earth or rock? 8

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Material of chimneys of lining Kind of heat fuel

Framing Lumber - Kind Dressed or full size? Corner posts Sills

Size Girders Columns under girders Size Max. on centers

Studs (outside walls and rying 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

BUILDING INSPECTION - PLAN EXAMINER

ZONING: BUILDING CODE: Fire Dept. Health Dept. Others:

Signature of Applicant: Fredrick R. Molander Phone # same

Type Name of above: Dr. Fredrick R. Molander Other

and Address

FIELD INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS—

Permit Number 59623
Location 1250 Congress St.
Owner 1250 Congress St. Assoc.
Date of Permit 11-21-80
Final Inspection 12-4-80
By Inspector Tully
Permit Application Register Page No. 72

INSPECTIONS: Service Tully by 12-4-80
Closing-in 11-21-80 by Not Listed
11-24-80

REMARKS:

DATE:

DATE 12-4-80
CODE
COMPLIANCE
COMPLETED

PROGRESS INSPECTIONS:

Closing-in

Service called in

INSPECTIONS: Service

APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS



Date Nov. 20 19 80
Receipt and Permit number A 59623

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

OWNERS NAME: 1250 Congress St. Assoc. Professional Bldg.
ADDRESS:

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

SERVICES: Strip Fluorescent _____ ft. _____

METERS: (number of) 1 _____ Underground _____ Temporary _____ x TOTAL amperes 100 _____

MOTORS: (number of) Fractional _____ 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate unit) _____

APPLIANCES: (number of) Electric Under 20 kws _____ Over 20 kws _____

Ranges _____ Cook Tops _____ Disposals _____ Dishwashers _____ Compactors _____ Others (denote) _____

MISCELLANEOUS: (number of) Branch Panels _____ Transformers _____ Air Conditioners Central Unit _____

Signs 20 sq. ft. and under _____ Over 20 sq. ft. _____

Swimming Pools Above Ground _____ In Ground _____

Fire/Burglar Alarms Residential _____ Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____

Circus, Pairs, etc. _____ Alterations to wires _____ Repairs after fire _____

Emergency Lights, battery _____ Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

INSTALLATION FEE DUE: _____

TOTAL A JUNT DUE: 3.50

INSPECTION: Will be ready on _____, 19 _____, or Will Call _____

CONTRACTOR'S NAME: Ames Electric

ADDRESS: 35 East Bridge St., Westbrook

TEL: 2336

MASTER LICENSE NO: 2336

LIMITED LICENSE NO: _____

SIGNATURE OF CONTRACTOR: _____

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

Processing Form

Mailing Address

Proposed Use of Site

Acreeage of Site / Ground Floor Coverage

Site Location Review (DEP) Required.

Board or Appeals Action Required:

Other Comments:

Date Dept. Review Due: _____

(Date Received)

REASONS:

(Attach Separate Sheet, if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

4-19 DEPARTMENT COPY

08/01/11

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant _____
 Mailing Address _____
 Proposed Use of Site _____
 Acreage of Site / Ground Floor Coverage _____
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

Date _____
 Address of Proposed Site _____
 Site Identifier(s) from Assessors Maps _____
 Zoning of Proposed Site _____
 Proposed Number of Floors _____
 Total Floor Area _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

REASONS SPECIFIED BELOW	APPROVED	APPROVED CONDITIONALLY	DISAPPROVED
TRAFFIC CIRCULATION	☒		
ACCESS	☒		
CURB CUTS	☒		
ROAD WIDTH	☒		
PARKING	☒		
SIGNALIZATION	☒		
TURNING MOVEMENTS	☒		
LIGHTING	☒		
CONFLICT WITH CITY CONSTRUCTION PROJECT	☒		
DRAINAGE	☒		
SOIL TYPES	☒		
SEWERS	☒		
CURBING	☒		
SIDEWALKS	☒		
OTHER	☒		

REASONS: *Street - Existing 24' curb cut on Lowell*
Street - Existing 24' curb cut on Lowell
Street - Existing 24' curb cut on Lowell
on-site parking area.
 (Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE
John P. Kiger - 11/12/80
 PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW

Processing Form

226

1250 Congress St. Associates

Applicant

640 Brighton Ave.

Mailing Address

Professional bldg.

Proposed Use of Site

200.37 / 3.071 sq. ft.

Area of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Identifier(s) from Assessors Maps

190-D-1, 2, 3 & 9

Address of Proposed Site

1240-1256 Congress St., cor 1 to 11

Date

11-12-80

Proposed Number of Floors

2

Total Floor Area

6,142 sq. ft.

Other Comments:

Date Dept. Review Due: 11-14-80

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

☐ Use does NOT comply with Zoning Ordinance

☐ Requires Board of Appeals Action

☐ Requires Planning Board/City Council Action

Explanation

☐ Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

REASONS:

DATE	COMPLIES	COMPLIES CONDITIONALLY	DOES NOT COMPLY	REASONS SPECIFIED BELOW
ZONE LOCATION				
INTERIOR OR CORNER LOT				
40 FT. SETBACK AREA (SEC. 21)				
USE				
SEWAGE DISPOSAL				
REAR YARDS				
SIDE YARDS				
FRONT YARDS				
PROTECTIONS				
HEIGHT				
LOT AREA				
BUILDING AREA				
AREA PER FAMILY				
WIDTH OF LOT				
LOT FRONTAGE				
OFF-STREET PARKING				
LOADING BAYS				

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

PERMIT ISSUED

NOV 19 1980

CITY OF PORTLAND

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, NOV. 12, 1980

To the DIRECTOR 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 1250 Congress Street, Fire District #1 ☐ #2 ☐
1. Owner's name and address 1250 Congress St., Associates - same Telephone none
2. Lessee's name and address William Kelley, 7 Brook St., Westbrook Telephone 619-797-5677
3. Contractor's name and address Specifications Plans No. of sheets
4. Architect Proposed use of building ~~xxxxxxxxxxxx~~ professional bldg. No. families
Last use Material No. stories Heat Style of roof Roofing
Estimated contractual cost \$ 120,000
FIELD INSPECTOR - Mr. [Name] Fee \$ 542.00
@ 775-5451 Ext. 234

No construct 2 story, split level building to be used for professional offices, as per plans. 7 sheets of plans. 6,000 square ft. Stamp of Special Conditions approximately

Send to 640 Brighton Avenue Dr. Frederick R. Molander

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☐ 4 ☐

DETAILS OF NEW WORK

Is any plumbing involved in this work? ☒ yes ☐ no, what is proposed for sewage? ☐ If not, what is proposed for sewage? ☐ Form notice sent? ☐

Height average grade to top of plate ☐ Height average grade to highest point of roof ☐ 24 ft. ☐ Size, front ☐ Material of foundation ☐ Kind of roof ☐ Rise per foot ☐ Material of chimneys ☐ No. of chimneys ☐ Framing Lumber-Kind ☐ Dressed or full size? ☐ Corner posts ☐ Sills ☐ Size Girder ☐ Columns under girders ☐ 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? ☐

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ☐ no ☐ yes
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ☐ yes ☐ no
Health Dept.: ☐ Fire Dept.: ☐ Others: ☐

Signature of Applicant: [Signature] Phone # [Number] Same ☐ 4 ☐ 3 ☐ 2 ☐ 1 ☐ Other ☐ Type Name of above Dr. Frederick R. Molander and Address

OFFICE FILE COPY

November 19, 1980

Dr. Frederick R. Molander
640 Brighton Ave.
Portland, Me.

Re: 1250 Congress St.

Dear Dr. Molander:

Your building permit application to construct a two story professional office bldg. at the above named location, is hereby approved subject to the following:

All doors leading into exit enclosures shall swing in the direction of exit travel.

If I may be of further assistance, please feel free to call.

Sincerely,

Walter Hilton
Chief Building Inspector

C.C. Lt. James Collins,
Fire Prevention Bureau

DCS/pp

David C. Stiles

Very truly yours,

David C. Stiles

Should there be any questions concerning this or anything further, please do not hesitate to contact me. Thank you.

I believe you questioned about the fence at the back of our property, bordering property of Mrs. Sylvester. Please be advised that one of the partners have discussed with Mrs. Sylvester the situation about the fence. What she has agreed to is to waive the fence and go along with some plantings along this area. We have contacted Mr. Richard Churchill who is a Horticultural Consultant who did the plantings around our building and he is in the process of discussing with Mrs. Sylvester plants and trees that are agreeable to her and that would grow satisfactorily and this situation is in the process of being cleared up.

I am writing as a follow-up to our phone conversation of June 29, in which you questioned the property here at 1250 Congress Street.

Dear Mr. Hoffses,

Mr. Sam Hoffses, Bldg. Insp.
City of Portland
389 Congress Street
Portland, ME 04101

SUBJECT:

DATE: July 1, 1982

MAINE INSURANCE AGENCY
1250 CONGRESS STREET
PORTLAND, MAINE 04102
(207) 774-9811



f.l.e

1250 CONGRESS STREET

MON & SEEDIN

Landscape Architects, Inc.

October 31, 1991

Mr. William Gironx
Zoning Administrator
Portland City Hall
Portland, Maine 04101

Re: 1250 Congress Street Associates
Employee Parking Lot

Dear Mr. Gironx:

On behalf of 1250 Congress Street Associates we are pleased to submit for your review the enclosed plans for a new 15 car employee parking lot at 1250 Congress Street. The submission includes the required \$300.00 application fee, seven copies of the boundary and topographic survey, proposed development plans, and the following required written statement per Section 14-525 of the Portland Land Use Code:

14-525 c. The owner of the parcel is:
1250 Congress Street Associates
1250 Congress Street
P.O. Box 840
Portland, Maine 04104

The estimated cost of development is \$17,000.00

1. 1250 Congress Street is a professional office building located in the RP Zone (Residence and Professional) and contains an insurance office and a dentist's office. The building and site plan received Planning Board review and approval several years ago as a professional office building. There is an existing 15 car parking lot on-site, which is reserved for customer parking. Until recently the employees at 1250 Congress Street parked in the abutting church parking lot on Sewall Street. The abutting property has recently changed ownership and use, and the parking is no longer available for 1250 Congress Street Associates' use. As a result, the employees have been parking on Sewall Street, Davis Street, and double parking in the old driveway that

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Date Recd. Review Due: _____
 Other Comments: _____
 Planning Board Action Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Site Location Review (DEP) Required: () Yes () No
 Proposed Number of Floors _____
 Total Floor Area _____
 Zoning of Proposed Site _____
 Site Identifier(s) from Assessor's Maps _____
 Address of Proposed Site _____
 Date _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

DISAPPROVED	CONDITIONALLY APPROVED	APPROVED
		STANT MOTILISORIO
		283300A
		81V13 2RUC
		HTGIW GAOR
		8181818A9
		MOITASILANDIS
		81W181818 8181818A9
		818181818
		Y118 HTW 10181818 10181818 1018181818
		308181818
		8181818 1108
		8181818
		8181818
		818181818
		8181818

REASONS:

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATA

PUBLIC WORKS DEPARTMENT COPY

Age & animal of

PLANNING DEPARTMENT REVIEW

☐ Major Development — Requires Planning Board Approval: Review Initiated

☐ Not Development — Still Review Below

[illegible]

Worint for performance der wasser

8150 X
 - per 2 Green
 9 of course
 15-1-2
 (Attach Separate Sheet if Necessary)

11/5/11

SIGNATURE OF REVIEWING STAFF: DATE

PLANNING DEPARTMENT COPY

Date Dept Review Due: _____		Other Comments: _____	
Planning Board Action Required: () Yes () No	Board of Appeals Action Required: () Yes () No	Other Review (E/C) Required: () Yes () No	Ground Floor Coverage
Proposed Use of Site		Address of Site	
Mailing Address		Applicant	

Date		Address of Proposed Site	
Site Identifier(s) from Assessor's Maps		Zoning of Proposed Site	
Proposed Number of Floors	Total Floor Area		

(Date Received)

	DISAPPROVED	CONDITIONALLY APPROVED	APPROVED
BELOW SPECIFIED REASONS			
BELOW SPECIFIED CONDITIONS			
OTHER			
WATER SUPPLY			
DIAMETER CONNECTIONS			
STANDARD			
AGREEMENT			
SUFFICIENT VEHICLE TURNING ROOM			
ACCESS TO			
STREET OR HIGHWAY			

REASONS:

(Attach Separate Sheet if Necessary)

FIRE DEPARTMENT COPY
SIGNATURE OF REVIEWING STAFF DATE

Processing Form
SITE PLAN REVIEW
CITY OF PORTLAND, MAINE

10/1/11

9160

1530 0251 2297002 21

Address of Proposed Site

2. The (b)(7)(D) information is not assessable to the public.

9-2

Zoning of Proposed Site

Proposed Number of Floors

Total Floor Area

Site Location Review (SLR) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

	() Yes	() No
Planning Board Action Required:		

871-0003

contact person : Stephen B. Mohr

Other Comments:

(Holt & Rinehart)

Architects

Date Dept Review Due:

MINOR SITE PLAN REVIEW

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans?)

- ☐ Requires Planning Board/City Council Action
☐ Requires Board of Appeals Action
☐ Use does NOT comply with Zoning Ordinance

ရန်ကုန်

11/15/2010 10:00 AM - 11/15/2010 11:00 AM - Staff Review Session

[illegible]

REASONS:

SIGNATURE OF REVIEWING STAFFDATE

BUILDING DEPARTMENT—ORIGINAL

Planning and Urban Development
Joseph E. Gray Jr.
Director



CITY OF PORTLAND

Inspection Services
Samuel P. Holmes
Chief

July 21, 1952

1250 Congress St. Assoc.
1250 Congress St.
Portland, ME 04104

Re: 1250 Congress St

Dear Sir,

Your application to construct additional parking has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services	Approved	W. Giroux
Fire Department	Approved	LT W. Garrovey
Planning Division	Approved	S. Greene
Public Works	Approved	M. Esterberg

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

Sincerely,

Chief of Inspection Services

cc: W. Giroux, Building Inspections
LT W. Garrovey, Fire Prevention Bureau
S. Greene, Planning
M. Esterberg, Planning

PILOT PLAN



Done subject

FEES (Breakdown From Front)

Base Fee \$ 100 -
Subdivision Fee \$
Site Plan Review Fee \$ 300 -
Other Fees \$
(Explain)
Late Fee \$

Inspection Record

Type

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, it is 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.

611-0003

PHONE NO.

554 1811

PHONE NO.

ADDRESS

SIGNATURE OF APPLICANT

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE

Permit # _____ City of _____
 BUILDING PERMIT APPLICATION Fee \$100.00
 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans and accompany form.
 PERMIT ISSUED

Date	
Inside Two Lines	
High Code	
Time Limit	
Excluded Cost	
Ownership	
City of Portland	
See 11 21 1955	
For Official Use Only	

Explain Conversion _____
 Estimated for the 12 month period to _____
 Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 2 Stories _____ 2 Bedrooms _____
 Building Dimensions: L _____ W _____
 2 Existing Res. Units _____ 2 New Res. Units _____
 Past Use: _____
 Proposed Use: _____
 Estimated Cost: _____
 Address: _____
 Phone: _____
 Construction: Carrier Corp _____
 Location of Construction: _____
 1550 Congress St. _____
 Address: _____
 Phone: _____

Other (Explain) _____
 Special Exception _____
 Shaded Zoning Yes _____ No _____
 Conditional Use _____
 Variance _____
 Site Plan _____
 Subdivision _____
 Planning Board Approval Yes _____ No _____
 Zoning Board Approval Yes _____ No _____
 Date _____
 Reapproved _____
 Provided Setback Front _____ Back _____ Side _____
 Street Frontage Provided _____
 Existing _____

1. Approval of soil test if required _____ Yes _____ No _____

2. Plumbing _____

3. Service Entrance Size _____ Smoke Detector Required _____ Yes _____ No _____

4. Electrical _____

5. Type of Heat _____

6. Chimney _____

7. Type _____

8. Number of Fire Places _____

9. Date: _____

10. _____

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100. _____

	Foundation
_____	1. Type of Soil _____
_____	2. Set Back - Front _____
_____	3. Siding Size _____
_____	4. Foundation Size _____
_____	5. Other _____
_____	1. Sill Size _____
_____	2. Binder Size _____
_____	3. Lally Coll. or Spacing _____
_____	4. Joist Size _____
_____	5. Bridging Type _____
_____	6. Floor Sheathing Type _____
_____	7. Other Material _____
_____	1. Sills must be anchored.

3. Must conform to National Fire Protection Association
2. Pool size;
1. Type;
Minimum 7' x 10' x 4' 6"

5. No. of Other Pools
4. No. of Lavatories
3. No. of Traps
2. No. of Tubs or Showers

PERMIT ISSUED
WITH TEST

1. Building Size _____
2. No. Windows _____
3. No. Doors _____
4. Header Sizes _____
5. Bracing _____
6. Corner Post Size _____
7. Truss Type _____
8. Spacing Type _____
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100. Spacing Type _____

Continued to Reverse Side
Ivory Tsg - CEO
[Signature]
Date 11/1/11

White - Tax Assessment

PERMANENTLY
WITH LEFT

1. Studing Size _____
2. Header Size _____
3. Wall Covering Type _____
4. Wall Reduction _____
5. Other Materials _____

11. Metal Materials _____
12. Non-metal Materials _____

Investor Walls _____
1. Studing Size _____
2. Header Size _____
3. Wall Covering Type _____
4. Wall Reduction _____
5. Other Materials _____

NOTES

11-24-80 Already poured foot
(as ahead by U.) - No formwork
Attached - Malcolm - SA did not to
worry about the lot line - HAS
194 - on Sewell St - - - Hit
1.00 in front of St. Sewell St Co.
dropped it down to original grade.
SAID They used Re-Bar -

12-2-80 Poured rest of wall (portals)

1-23-81 Must floor frame up. Work on
on walls.

2-20 Installed wood
stom shell. on just
floor. Still make material
to St Collins. Still is
to close to floor. material
still is for construction on
interior. Interior
framing is close to finish.
Electrical & plumbing
contractors on the site.

Exterior is still in rough
condition. Next inspection
will be call for closing in.

3-12. Met super. tendent
on the site. Permit working
has been done. No permits
were taken out. Told
Dick Libby that no
electrical or plumbing
permits have been taken
out. Studs are all up.
They were working on
the roof doing shingling.

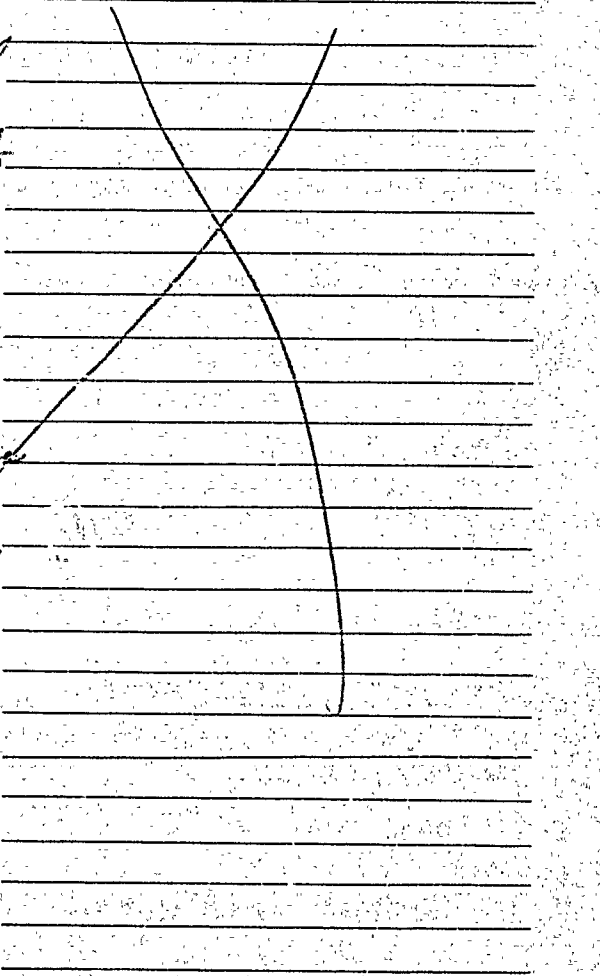
3-24 Dick installed
electrical. Dick has given
it an OK. They are still
working on shingling
the roof. The floor has
been laid. They will
contact me when ready
for closing in.

4-26 Called today for
closing in. Everything
checks out OK.

5-13 Interior is closed in.

Permit No. 80/978 #5
Location 1250 Longview St.
Owner 1250 Longview St. Construction
Date of permit 11-22-80
Approved 11-19-80 District 1

Interior still
has siding left.
to be installed.
16-27. Sunday out
by partial Certificate of
Occupancy for occupancy 6/30/81
7-7. Work has been
completed on entire building
everything checked out
Sue & Co. O





CITY OF PORTLAND, - MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1250 Congress St.

Date of Issue 6-30-81

Issued to 1250 Congress St. Associates

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. 80778, 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

OFFICES

BASEMENT OFFICE ONLY

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

(Date)

6/30 *Merlin Leary*
Inspector

Lyle D. Hayes
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.

November 19, 1980

Dr. Frederick M. Molander
640 Brighton Ave.
Portland, Me.

Re: 1250 Congress St.

Dear Dr. Molander:

Your building permit application to construct a two story professional office bldg. at the above named location, is hereby approved subject to the following:

All doors leading into exit enclosures shall swing in the direction of exit travel.

If I may be of further assistance, please feel free to call.

Sincerely,

Walter Hilton
Chief Building Inspector

c.c. Lt. James Collins,
Fire Prevention Bureau

CITY OF PORTLAND, MAINE
FIRE PREVENTION BUREAU

TO: *Dr. Frederick R. Molander*
FROM: Fire Prevention Bureau
SUBJECT: *1250 Congress St*

Your building permit application has been approved by this department subject to the following conditions of the applicable codes of the City of Portland and the State of Maine.

- 1.) *all doors leading into exit enclosures shall swing in the direction exit travel.*