

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION #416-474 Auburn St.

Issued to Shell Oil Company  
5 Central Ave. South Portland

Date of Issue July 18, 1967

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. 66/977, 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

Entire

Service Station

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

*Carl Smith*  
Inspector

*Gerald E. Mayberry*  
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.

A.P. = 446-474 Auburn St.

Oct. 6, 1966

Shell Oil Company  
5 Central Avenue  
South Portland, Maine

cc to: John J. Gavin, 450 Auburn Street  
cc to: Frederick L. Harris, 462 Auburn Street

Gentlemen:

Permit to demolish existing 2-story frame buildings 18'x28' and 15'x30'; 1-story frame building 15'x10' and to construct a 1-story masonry service station 44'-8" x 29' at the above named location is being issued subject to plans and specifications submitted with application and further Building Code compliance as follows:

1. All fire stops in or adjacent to masonry walls shall be of incombustible material exclusively.
- o.k. 2. Mechanical ventilation will be required for the toilet rooms.
- How 4" C.I. 11/17/66  
o.k. 3. Cast iron will need to be used for the sewer line from the building to the city sewer.
- o.k. 4. The 3-500 gallon gasoline storage tanks will need to be spaced a minimum of 3' apart.
- o.k. 5. The Fire Department has suggested that the 8'x8' trash enclosure, indicated on drawings, be located at least 20' distant from the waste oil storage tank.
- o.k. 6. It is understood that when the contract for construction of this service station is let the name of the contractor will be given this office along with a set of contract drawings and specifications.

Very truly yours,

Archie L. Seekins  
Deputy Building Inspection Director

ALS:ms



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
February 8, 1967
Portland, Maine,

PERMIT ISSUED
FEB 13 1967
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 66/977 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 446-474 Auburn St. Within Fire Limits? Dist. No.
Owner's name and address John J Gavin, 450 Auburn St. & Frederick L & Jesse W. Harris Telephone
Lessee's name and address Shell Oil Co. 5 Central Ave. So. Portland Telephone
Contractor's name and address DiMillo Construction Co. 40 Wellington Road Telephone 774-6432
Architect Plans filed on file No. of sheets
Proposed use of building Service Station - Carport and Rubbish Enclosure No. families
Last use " " No. families
Increased cost of work 1700.00 Additional fee 4.00
fee paid 2-8-67

Description of Proposed Work

To construct open Carport and Rubbish Enclosure 14' x 28'8" as per plans on file.

CONDITIONAL USE APPEAL ALLOWS EXTENSIONS
HHH

Details of New Work permit to Shell Oil Co.

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 highest point of roof
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) 2x4-18" 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

Approved: [Signature] Shell Oil Company
Signature of Owner by: [Signature]
Approved: [Signature] Inspector co.

ION COPY

CITY OF PORTLAND, MAINE  
MEMORANDUM


TO: Gerald Mayberry, Director Building Inspection Dept.      DATE: September 22, 1966  
FROM: Robert W. Donovan, Assistant Corporation Counsel  
SUBJECT: Appeals

Attached please find files in connection with  
appeals heard by the Board of Appeals:

September 1, 1966

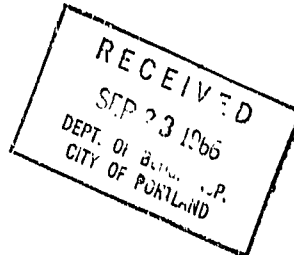
85  
Gavin & Harris--446-474 Auburn Street--Zoning--Granted  
provided that plot plan, dated September 6,  
1966, be controlling and that top of 20' sign  
on Auburn Street shall not exceed 40 square  
feet in overall dimension  
September 15, 1966

Gordon F. Bloom--1050 Brighton Avenue--Zoning--Granted

  
Robert W. Donovan  
Assistant Corporation Counsel

enclosures

cc: City Clerk (with copies of decisions)  
Planning Board



A.S. - 446-474 Auburn St.

June 27, 1966

John J. Gavin  
450 Auburn Street  
Frederick B. & Jesse W. Harris  
462 Auburn Street

cc to: Shell Oil Co., att: Harold H. Roerden  
5 Central Ave. So. Portland  
cc to: Corporation Council

Dear Messrs. & Gentlemen:

We are unable to issue a permit for construction of a 1-story concrete block service station 29 feet by 44 feet including retail sales of batteries and small automobile accessories and equipment because of the following variances from requirements of the Zoning Ordinance as applied to the B-1 Business Zone in which the property is located:

1. The service station use is not allowable unless authorized by the Board of Appeals under Section 8-4-12-a of the Ordinance.
2. The retail sale of batteries and auto accessories and equipment is not allowable under Section 8-4-3 in this zone.
3. The pump island and pumps at the front of the station encroaches upon the required 40-foot setback area contrary to Section 21 of the ordinance.
4. Detached rotating pole sign 35 feet high above grade about 15 feet from the corner of this lot at Auburn and Lambert streets is not allowed in the B-1 Business Zone under Section 16-4-4-a.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly an authorized representative should come to this office room 213, to file the appeal on forms which are available here.

Very truly yours,

Gerald S. Payberry  
Building Inspection Director

AN:sm



74 - Auburn  
Pole Sign  
(B1)

ST - 6122/60 - All

CHECK AGAINST ZONING ORDINANCE

Date - New

? Zone Location - B1

Interior or corner Lot - Yes - OK

40 ft. setback area? (Section 21)

offical  Use - Detached Pole Sign - Not allowed

~~Sewage Disposal -~~

~~Rear Yards -~~

~~Side Yards -~~

? ~~Front Yards -~~

~~Projections -~~

~~Height -~~

~~Lot Area -~~

~~Building Area -~~

~~Area per Family -~~

~~Width of Lot -~~

~~Lot Frontage -~~

~~Off-street Parking~~

Height - ? - over 20' - See Sec 16.1.5 e

174 Auburn St. - 6/12/60 - A12.

Ice Station

CHECK AGAINST ZONING ORDINANCE

- ✓ Date - New
- Zone Location - B1
- Interior or corner Lot -
- ✓ 40 ft. setback area? (Section 21) Yes Auburn St - 40' to station
- ✓ Use - Service station
- ✓ Sewage Disposal - Sewer
- ✓ Rear Yards - 20'
- ✓ Side Yards - Over 10'
- ✓ Front Yards - 40'
- ✓ Projections - Eaves 0.4 - 40' setback only
- ✓ Height - 6.4
- ✓ Lot Area - 24,968 sq'
- ✓ Building Area -
- Area per Family -
- ✓ Width of Lot -
- ✓ Lot Frontage -
- ✓ Off-street Parking

Applicant name:

24 Auburn St.

Wine pumps

(B)

- 6/12/66 - Allen

CHECK AGAINST ZONING ORDINANCE

- ✓ Date - New
- ✓ Zone Location - B1
- ✓ Interior or corner Lot - S. E.
- ✓ 40 ft. setback area? (Section 21) *15' to pump 75' from d*
- Use -
- Sewage Disposal -
- Rear Yards -
- Side Yards -
- ✓ Front Yards - 15'
- Projections -
- ✓ Height -
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking



BI BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 17, 1966

PERMIT ISSUED 00977 007 6 1966 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment 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 446-471, Auburn St. Within Fire Limits? Dist. No. Owner's name and address John J. Gavin, 450 Auburn St. & Frederick L. Jesse, 462 Auburn St. Telephone 7-22-42 Prospective owners Shell Oil Co., 5 Central Ave., So. Portland Telephone 7-22-42 Contractor's name and address not let DiMillo Telephone Architect Specifications yes Plans yes No. of sheets 22 Proposed use of building service station No. families Last use No. families Material conc. blk. No. stories 1 Heat Style of roof Roofing Other buildings on same lot

Estimated cost \$16,000. add. fee pd. \$16.00 7-23-67 \$24,000 total 8,000 Fee \$ 32.00 48.00 pd. 9-27-66 total fd

General Description of New Work

To demolish existing 2-story frame building 18' x 28' 15' x 30' 1-story 15' x 10' To construct 1-story concrete block Service Station 44'4" wide x 29' as p plans wide depth

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal sustained 9/15/66

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owners

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 at 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?

APPROVED: [Signature] City Clerk [Signature] City Engineer

Miscellaneous

Will work require disturbing of any tree on a public street? no 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

SECTION COPY

Signature of owner by:

Shell Oil Company

Harold Roerden

NOTES

6/22/66 - Mr. Charles D...  
called for Hill Rd. No  
will let us down what  
the permit to addition  
to the shed - Allen

6/24/66 - Work to add for  
stat. and better in sand, concrete  
& garden shed in addition - Allen  
10/24/66 - MO work started  
E.S.S.

12/8/66 - Left wood with  
one of DeMulle's men to  
have "front wall" removed  
under entrance way - E.S.S.

12/16/66 - Told DeMulle  
to do pier + cones + hot concrete  
which laying and afterwards - E.S.S.

12/28/66 - Laying up  
blocks under cover - E.S.S.

1/5/67 - Same E.S.S.  
1/20/67 - MO one on job  
E.S.S.

2/1/67 - Walls laid  
E.S.S.

2/17/67 - Same E.S.S.  
3/2/67 - Same - no one  
on job - E.S.S.

3/15/67 - Beginning to  
work on masonry header.  
4/6/67 - E.S.S.

Some beams +  
supporting columns  
removed - E.S.S.

4/14/67 - Roofing office  
sections  
MO Ceiling - beams  
exposed - E.S.S.

6/26/67  
6/27/67  
6/28/67  
6/29/67  
6/30/67  
7/1/67  
7/2/67  
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7/28/67  
7/29/67  
7/30/67  
7/31/67

5/31/67 - Roofed on  
closed in front weather  
Tables in - E.S.S.

6/8/67 - B. finished in  
Candy f. walls  
Tried contractor to be  
sure how pallets get  
permits for long distance  
business - E.S.S.

7/17/67 - Cert. to the  
mud - E.S.S.

7/18/67  
7/19/67  
7/20/67  
7/21/67  
7/22/67  
7/23/67  
7/24/67  
7/25/67  
7/26/67  
7/27/67  
7/28/67  
7/29/67  
7/30/67  
7/31/67

492-500 Auburn Street

June 27, 1974

Cope Associates  
Att: Mitchell Cope  
34 Preble Street

Dear Mr. Cope:

In checking your application to construct a foundation for an apartment building at the above named location, 65' x 124', we find we are unable to continue processing your application until further information is provided as follows:

OK 1. We will need a floor plan or a typical floor plan showing us the number of apartments that will be provided in this building.

2. Auburn Street is a 40 foot setback area and if balconies on this building project more than 2 feet into this required setback, then the building will need to be moved so that it does not project into this required yard more than 2 feet.

I would take this opportunity to call your attention to the following requirements of other departments.

1. The Fire Department has disapproved this project because of lack of access to building for fire apparatus: eas way into building site.

If you have any questions on this please contact the Fire Prevention Bureau, located in Central Fire Station.

The Planning Board disapproves this project because of the following:

1. This does not meet the site plan ordinance under Sec.602.5B.1&2, These include such items as:

1. Floor area of the building.
2. # units.
3. Topography.

There is a question on the number of trees existing on this site.

If you have any questions on the above please contact Brian Nickerson of the Planning Department.

PLOT PLAN



FEES (Breakdown From Front)

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

Inspection Record

Type	Date
FRAME	12/22/92
Inter.	1/29/93
Final	2/25/93

COMMENTS

OK 2-25-93, C of O. Site plan approval OK.

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.

Robert Gaudreau      55 Kenby Road Teakmouth      797-6066  
 SIGNATURE OF APPLICANT      ADDRESS      PHONE NO.  
ROBERT GAUDREAU MANAGER      "      "  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE NO.



Permit # \_\_\_\_\_ City of Portland **BUILDING PERMIT APPLICATION** Fee 300.00 Zone Minor SP Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Dr. Sidwell (North Deering Veterinary Hospital) Phone # \_\_\_\_\_  
 Address: 456 Auburn St Portland, ME 04103  
 LOCATION OF CONSTRUCTION 456 Auburn St.  
 Contractor: Van Dam & renner Sub: \_\_\_\_\_  
 Address: 66 West Street 04102 Phone # 775-0443  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: Vet w/addition & renov  
 Past Use: Vet Hospital  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain: Conversion Minor Site Pla.: Review

**For Official Use Only**  
 Date June 18, 1992 Subdivision: \_\_\_\_\_  
 Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_  
 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) \_\_\_\_\_

FOR addition and renovation to vet hospital (second floor)

**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings 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 Sizes \_\_\_\_\_ 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 Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**Ceiling:**  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 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 \_\_\_\_\_

**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: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik  
 Signature of Applicant Greg Hunt Date June 18, 1992  
 CEO's District 12

White - Tax Assessor

CONTINUED TO REVERSE SIDE  
 Ivory Tag - CEO

PLOT PLAN



FEES (Breakdown From Front)

	Type	Inspection Record	Date
Base Fee \$ _____	_____	_____	____/____/____
Subdivision Fee \$ _____	_____	_____	____/____/____
Site Plan Review Fee \$ _____	_____	_____	____/____/____
Other Fees \$ _____	_____	_____	____/____/____
(Explain) _____	_____	_____	____/____/____
Late Fee \$ _____	_____	_____	____/____/____

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.

Cam Hunt      66 WEST ST. PORTLAND, ME 04102      74-0443  
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

October 6, 1992

CITY OF PORTLAND

Hardypond Construction  
55 Hardy Rd  
Falmouth, ME 04105

Re: 456 Auburn St

Dear Sir,

Your application to make interior and exterior renovations and construct an addition (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.

Inspection Services  
Planning Department  
Public Works

Site Plan Requirements  
Approved  
Approved  
Approved

W. Giroux  
S. Greene-Hopkins  
M. Esterberg

Building and Fire Code Requirements

1. Stairs, windows and rails shall be in accordance with Chapter 5, Section 5-2.2.2 of N.F.P.A. 101 Life Safety Code or Article 8, Section 817.0 (Stairways) of the 1990 BOCA National Building Code, whichever is more restrictive.
2. The stairway to cellar shall be a 1 hour rated protected vertical opening including self-closing 1 hour rated fire doors.
3. The stairway from the second floor to the exterior shall be identified as the exit stairs and provided with appropriate exit signs and emergency lighting as per Article 8, Section 822.0 of the BOCA National Building Code.
4. Second floor mechanical room shall have a self-closing door.
5. Portable fire extinguishers shall be provided in accordance with N.F.P.A. #10.
6. Interior finishes shall be in accordance with Section 26-3.3 of N.F.P.A. 101 Life Safety Code.

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

Sincerely,

Samuel Hoffses  
Chief of Inspection Services

cc: Lt W. Garroway, Fire Prevention  
W. Giroux, Zoning  
S. Greene-Hopkins, Planning  
M. Esterberg, Planning

92-49-M1

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

Melodie Esterberg  
Planning

Dr. Sidwell/Van Dam & Renner  
Applicant 65 West St 04102-Architect.  
456 Auburn St. Portland, ME 04103  
Mailing Address  
Vet Hospital w/addition and int reno  
Proposed Use of Site  
25,284 sq ft. / 3,505 sq ft.  
Acreage of Site / Ground Floor Coverage

456 Auburn St.  
Address of Proposed Site  
332A-B-002/003  
Site Identifier(s) from Assessors Maps  
B-1  
Zoning of Proposed Site

June 18, 1992  
Date

Site Location Review (DEP) Required: ( ) Yes ( ) No  
Board of Appeals Action Required: ( ) Yes ( ) No  
Planning Board Action Required: ( ) Yes ( ) No  
Proposed Number of Floors 2  
Total Floor Area 4,365  
Other Comments: contact person: Samuel VanDam 775-0443  
Date Dept. Review Due:

MINOR SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

6/19/92  
(Date Received)

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

REASONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Attach Separate Sheet if Necessary)

Melodie Esterberg 6/17/92  
SIGNATURE OF REVIEWING STAFF/DATE  
PUBLIC WORKS DEPARTMENT COPY

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

**Processing Form**

North Deering Vet. Hosp  
 Dr. Sidwell/Van Dam & Renner  
 Applicant 66 West St 04102-Architects  
 456 Auburn St. Portland, ME 04103  
 Mailing Address  
 Vet Hospital w/addition and int reno  
 Proposed Use of Site  
 25,284 sq ft. / 3,505 sq ft.  
 Acreage of Site / Ground Floor Coverage

June 18, 1992  
 Date  
 456 Auburn St.  
 Address of Proposed Site  
 382A-B-002/003  
 Site Identifier(s) from Assessors Maps  
 B-1  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 2  
 Total Floor Area 4,365

Other Comments: contact person: Samuel VanDam 775-0443

Date Dept. Review Due: \_\_\_\_\_

MINOR SITE PLAN REVIEW

**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

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: WHD - 9-18-92

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE  
 BUILDING DEPARTMENT—ORIGINAL

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

*Planning*

Dr. Sidwell/Van Dam & Renner  
 Applicant 66 West St. 04102-Architects  
 456 Auburn St. Portland, ME 04103  
 Mailing Address  
 Vet Hospital w/addition and int remod  
 Proposed Use of Site  
 25,284 sq ft. / 3,505 sq ft.  
 Acreage of Site / Ground Floor Coverage

June 18, 1992  
 Date  
 456 Auburn St.  
 Address of Proposed Site  
 382A-4-002/003  
 Site Identifier(s) from Assessors Maps  
 B-1  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No  
 Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_ 4,365  
 Other Comments: contact person: Samuel VanDan 775-0443

Date Dept. Review Due: \_\_\_\_\_  
 MINOR SITE PLAN REVIEW

**PLANNING DEPARTMENT REVIEW**

(Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*Sah*

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



Van Dam & Renner

Architects

Mr. Bill Giroux  
Zoning Administrator  
City of Portland  
389 Congress Ave.  
Portland, ME 04101

18 June 1992

Re: North Deering Veterinary Hospital  
Addition and Renovation  
456 Auburn Street  
Portland, ME

Dear Mr. Giroux:

In addition to the information contained on the site plan and survey, this letter briefly explains the volume calculations for the proposed second floor addition. This submittal is just about the same as we discussed in your office several weeks ago. We agreed at that time that since this structure is a non-conforming use, we have to demonstrate that we are not increasing usable volume.

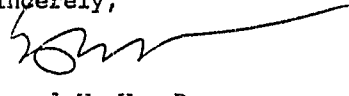
The intent of the addition and renovation is to improve the building's appearance and not increase its volume. The shallow roofs of the existing building are reconfigured to improve drainage and resemble the neighboring residential roof profiles. The height of the ridgebeam is kept as low as possible while the dormer allows for the necessary headroom. The volume calculations are as follows:

Existing non-usable volume -	Basement:	5,040 c.f.
	Attic:	<u>9,130</u>
	Total	14,170 c.f.

Proposed second floor usable volume: 6,190 c.f.

If you have any questions or need additional information please call.

Sincerely,

  
Samuel W. Van Dam

66 West Street  
Portland, Maine 04102  
207-775-0443



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 9/22/92, 19\_\_  
 Receipt and Permit number 4176

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:

LOCATION OF WORK: 456 Auburn St.  
 OWNER'S NAME: North Deering Vet Hosp ADDRESS: \_\_\_\_\_

	FEES
<b>OUTLETS:</b>	
Receptacles <u>60</u> Switches <u>20</u> Plugmold _____ ft. TOTAL <u>80</u> .....	16.00
<b>FIXTURES:</b> (number of)	
Incandescent <u>5</u> Flourescent <u>60</u> (not strip) TOTAL <u>65</u> .....	13.00
Strip Flourescent _____ ft. ....	
<b>SERVICES:</b>	
Overhead _____ Underground <u>X</u> Temporary _____ TOTAL amperes <u>400</u> ..	15.00
<b>METERS:</b> (number of) <u>1</u> .....	1.00
<b>MOTORS:</b> (number of)	
Fractional _____ .....	
1 HP or over <u>2</u> .....	4.00
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____ .....	
Electric (number of rooms) _____ .....	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____ .....	
Oil or Gas (by separate units) <u>2</u> .....	4.00
Electric Under 20 kws _____ Over 20 kws _____ .....	
<b>APPLIANCES:</b> (number of)	
Ranges <u>1</u> .....	
Cook Tops _____ .....	
Wall Ovens _____ .....	
Dryers <u>1</u> .....	
Fans <u>2</u> .....	
Water Heaters <u>1</u> .....	
Disposals _____ .....	
Dishwashers _____ .....	
Compactors _____ .....	
Others (denote) _____ .....	
<b>TOTAL</b> <u>5</u> .....	10.00
<b>MISCELLANEOUS:</b> (number of)	
Branch Panels <u>1</u> .....	4.00
Transformers _____ .....	
Air Conditioners Central Unit _____ .....	
Separate Units (windows) _____ .....	
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 <u>1</u> .....	2.00
Circus, Fairs, etc. _____ .....	
Alterations to wires _____ .....	
Repairs after fire _____ .....	
Emergency Lights, battery <u>6</u> .....	6.00
Emergency Generators _____ .....	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....	
<b>TOTAL AMOUNT DUE:</b> _____	75.00

**INSPECTION:**

Will be ready on \_\_\_\_\_, 19\_\_; or Will Call X

CONTRACTOR'S NAME: Keeley Elect

ADDRESS: Box 3235- Ptd

TEL.: 797-3772

MASTER LICENSE NO.: Michael Keeley SIGNATURE OF CONTRACTOR: \_\_\_\_\_

EXPIRED LICENSE NO.: #04176 Michael M. Keeley

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN





PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ \_\_\_\_\_

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
NO Notification of progress		11 124 193
TANK In. Above ground pipe is protected		1 1
		1 1
		1 1
		1 1

COMMENTS


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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. \_\_\_\_\_

BUILDING PERMIT REPORT

DATE: 10/21/92

ADDRESS: \_\_\_\_\_

REASON FOR PERMIT: Underground Tank ~~Removal~~ Installation

BUILDING OWNER: No. Decring Veterinary Hosp

CONTRACTOR: Suburn Propane

PERMIT APPLICANT Suburn Propane Clarence Soucier

APPROVED:  DENIED

CONDITION OF APPROVAL OR DENIAL:

- (1) ~~All underground tank removal and/or installation shall be done in accordance with Department of Environmental Protection Regulations Chapter 691~~
  - (2) ~~No cutting of tanks on site. Cutting of tanks to be done at an approved tank disposal site.~~
  - (3) ~~Fire Dispatcher must be notified 48 hours in advance of removal and/or transportation of tanks.~~
- 1) tank <sup>shall be</sup> installed according to N-FPA. 58 Sec 3-2.3.8
- 2) all above ground piping shall have proper protection

Lambert Street

EXIST. GRAVEL DRIVE

EXIST. CONE SLAB

NORTH DEERING VETERINARY HOSPITAL

2 1/2" - 3" CAL TREES  
EVER-GREEN SHRUBS

ELEV. 141.6

AREA OF NEW PAVING - TYP.

REMOVE EXIST PAVING - TYP.  
LOAM & SEED

NEW ENTRY CANOPY  
NEW CONE WALKS  
AND PLANTING AREAS

REMOVE EXIST. RAMP  
& PLANTERS  
PATCH EXIST PAVING  
AS REQ'D.

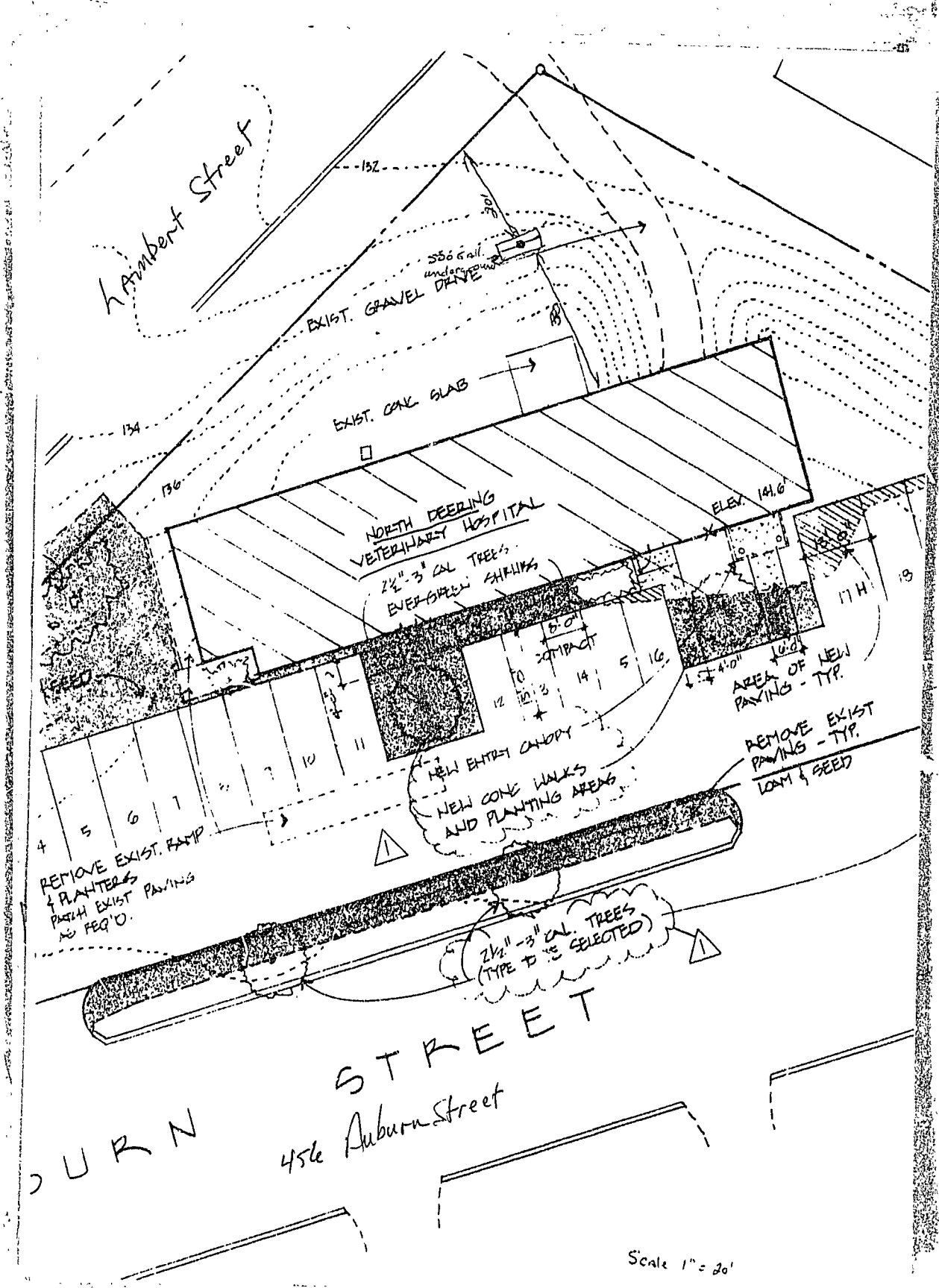
2 1/2" - 3" CAL TREES  
(TYPE TO BE SELECTED)

DURN

STREET

456 Auburn Street

Scale 1" = 20'





930366

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$29.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Walter Sidwell Phone # 797-4895  
Address: 456 Auburn St. Portland 04103  
LOCATION OF CONSTRUCTION 456 Auburn St.  
Contractor: Bailey Sign Sub: \_\_\_\_\_  
Address: 9 Thomas Dr. Westbrook 04093 Phone # 774-3844  
Est. Construction Cost: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion to erect permanent sign as per plans

**For Official Use Only**  
Date May 11, 1993 Subdivision: \_\_\_\_\_  
Inside Fire Limits \_\_\_\_\_ Name: MAY 11 1993  
Bldg Code \_\_\_\_\_ Lot: \_\_\_\_\_  
Time Limit \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
Estimated Cost \_\_\_\_\_  
Zoning: B1  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ 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) \_\_\_\_\_

**Foundation:**

- 1. Type of Soil: \_\_\_\_\_
- 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- 3. Footings 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 Sizes \_\_\_\_\_ 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 Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 3. Wall Covering Type \_\_\_\_\_
- 4. Fire Wall if required \_\_\_\_\_
- 5. Other Materials \_\_\_\_\_

**Ceiling:**

- 1. Ceiling Joists Size: \_\_\_\_\_
- 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Not in District nor Landmark.
- 3. Type Ceilings: \_\_\_\_\_ Does not require review.
- 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Requires Review.
- 5. Ceiling Height: \_\_\_\_\_

**Roof:**

- 1. Truss or Rafter Size \_\_\_\_\_ 00.00 Span Action: Approved.
- 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with conditions.
- 3. Roof Covering Type \_\_\_\_\_ Asph/Flt

**Chimneys:**

- Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ 2 Date: 5/11/93 Signature: \_\_\_\_\_

**Heating:**

- Type of Heat: \_\_\_\_\_

**Electrical:**

- Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

- 1. Approval of soil test if required \_\_\_\_\_
- 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: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
- 3. Must conform to National Electrical Code and State Law.

Permit Received By Latini  
Signature of Applicant Andrea Poyes Date 5/11/93  
Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_  
Inspection Dates \_\_\_\_\_

PLOT PLAN

N  
↑

FEES (Breakdown From Front)  
Base Fee \$ 29.00  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
Done		10/2/93
A. Pove		

COMMENTS submitted consent form diagram liability and customers insurance

~~\_\_\_\_\_~~  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_



TEL NO. 207-797-4895

May 06, 93 13:51 P.01

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN OR AWNING PROPOSED  
TO BE ERECTED ON A BUILDING AT 45 Le Auburn St  
IN PORTLAND, MAINE DR. WALTER SUDWELL being the owner of the premises  
at \_\_\_\_\_ in Portland, Maine hereby gives consent to the  
erection of a certain sign owned by North Deering Vet. Hosp. over the  
sidewalk or on the building from said premises as described in application  
to the Division of Inspection Services of Portland, Maine for a permit to  
cover the erection of said sign:

And in consideration of the issuance of said permit \_\_\_\_\_,  
owner of said premises, in event said sign shall cease to serve the purpose  
for which it was erected or shall become dangerous and in event the owner of  
said sign shall fail to remove said sign or make it permanently safe in case  
the sign still serves the purpose for which it was erected, hereby agrees  
for himself or itself, for his heirs, its successors, and his or its  
assigns, to completely remove said sign in such condition and of order  
from him to remove it.

In Witness whereof, the owner of said premises has signed this consent and  
agreement this May 6 day of \_\_\_\_\_ 19 93.

X Walter L. Sudwell

Owner's signature

\_\_\_\_\_  
Lessee's signature

TEL NO. 207-797-4895

May 06, 93 13:51 P.02

73 COMMON POLICY CON... ENDORSEMENTS ISSUED TO  
CZ BE A PART OF THIS POLICY, THIS INSURANCE IS PROVIDED BY THE  
SBA INSURANCE COMPANY OF THE ITT HARTFORD INSURANCE GROUP SHOWN BELOW.

INSURER: HARTFORD FIRE INSURANCE COMPANY  
HARTFORD PLAZA, HARTFORD, CONNECTICUT 06115  
CD. CD.: 1

POLICY NO.: 04 SBA C27336

SPECTRUM POLICY DECLARATIONS

NAMED INSURED AND MAILING ADDRESS: CABCD BAY VETERINARY HOSPITAL INC  
1041 BRIGHTON AVE  
PORTLAND  
ME. 04102

POLICY PERIOD: FROM: 12/22/92 TO: 12/22/93 YEAR 1  
12 NOON STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE.

NAME AND ADDRESS OF AGENT / BROKER:  
HOLDEN AGCY

CODE: 030182

PREVIOUS POLICY NUMBER: 04 SBA C27336

NAMED INSURED IS: CORP

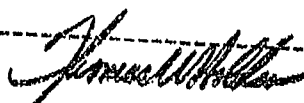
AUDIT PERIOD: NON-AUDITABLE

TYPE OF PROPERTY COVER AGE: SPECIAL

INSURANCE PROVIDED: IN RETURN FOR THE PAYMENT OF THE  
PREMIUM AND SUBJECT TO ALL OF THE TERMS OF THIS POLICY, WE AGREE WITH YOU  
TO PROVIDE INSURANCE AS STATED IN THIS POLICY.

TOTAL ANNUAL PREMIUM IS: \$1,675

COUNTERSIGNED BY:  
COUNTERSIGNATURE DATE:



© ACORD CORPORATION 1989 THIS IS A VARIATION OF ACORD FORM 255 AND IS BEING PHASED OUT. WARNING: THE FORM IS NOT COMPATIBLE WITH ALL CURRENT SOFTWARE PROGRAMS.

LOCATION(S), BUILDING(S), BUSINESS OF  
NAMED INSURED AND SCHEDULE OF  
COVERAGES FOR PREMISES AS DESIGNATED  
BY NUMBER BELOW. (CONTINUED)

TEL NO. 207-797-4895

May 06, 93 13:52 P.03

LOCATION: 001 BUILDING: 001 (CONTINUED)

STRETCH COVERAGE: FORM 88 04 08

THIS ENDORSEMENT INCLUDES THE FOLLOWING PACKAGE OF COVERAGES:

- \*10,000 VALUABLE PAPERS COVERAGE
- \*5,000 ACCOUNTS RECEIVABLE COVERAGE
- \*5,000 OUTDOOR SIGNS COVERAGE
- \*10,000 COMPUTERS AND MEDIA COVERAGE
- \*10,000 PERSONAL PROPERTY OF OTHERS
- \*10,000 PERSONAL PROPERTY OFF-PREMISES AND IN TRANSIT
- \*10,000 TEMPERATURE CHANGE

LOCATION: 002 BUILDING: 001  
456 AUBURN ST  
PORTLAND, ME. 04102

DESCRIPTION OF BUSINESS:  
OFFICES - VETERINARIAN/VETERINARY CLINICS

BUILDING AND BUSINESS PERSONAL PROPERTY

DEDUCTIBLE: \$250 PER OCCURRENCE

BUILDING AND BUSINESS PERSONAL PROPERTY  
BUILDING

LIMIT OF INSURANCE: \$250,000  
FULL VALUE REPLACEMENT COST COVERAGE APPLIES: FORM 88 04 05

BUSINESS PERSONAL PROPERTY

LIMIT OF INSURANCE: \$74,500  
REPLACEMENT COST COVERAGE APPLIES

PERSONAL PROPERTY OF OTHERS

NOT APPLICABLE

MONEY AND SECURITIES

LIMIT OF INSURANCE: \$10,000 INSIDE THE PREMISES  
\$2,000 OUTSIDE THE PREMISES

FORM 88 00 02 03 92T PRINTED IN U.S.A. (NS) PAGE 3 (CONTINUED ON NEXT PAGE)  
01/29/93 04 SBA C27336 (12/22/93)

# CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

3/10/93

PRODUCER

BILL JOHNSON INS AGCY INC  
 BOX 3028  
 160 LISBON ST  
 LEWISTON ME 04240

CODE

SUB-CODE

INSURED

BAILEY SIGN INC  
 9 THOMAS DRIVE  
 WESTBROOK ME 04092

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	PEERLESS INS CO
COMPANY LETTER	B	PEERLESS INS CO
COMPANY LETTER	C	PEERLESS INS CO
COMPANY LETTER	D	PEERLESS INS CO
COMPANY LETTER	E	EMPLOYERS MUTUAL INS CO

### COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS								
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR. <input type="checkbox"/> OWNERS & CONTRACTOR'S PROT.	BINDER	3/01/93	3/01/94	GENERAL AGGREGATE 2,000 PRODUCTS - COMPIOPS AGGREGATE 2,000 PERSONAL & ADVERTISING INJURY 1,000 EACH OCCURRENCE 1,000 FIRE DAMAGE (Any one fire) 50 MED. EXPENSE (Any one person) 5								
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY	BINDER	3/01/93	3/01/94	COMBINED SINGLE LIMIT 1,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE								
C	EXCESS LIABILITY <input checked="" type="checkbox"/> OTHER THAN UMBRELLA FORM	BINDER	3/01/93	3/01/94	<table border="1"> <tr> <td>EACH OCCURRENCE</td> <td>AGGREGATE</td> </tr> <tr> <td>1,000</td> <td>1,000</td> </tr> </table>	EACH OCCURRENCE	AGGREGATE	1,000	1,000				
EACH OCCURRENCE	AGGREGATE												
1,000	1,000												
D	WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY OTHER	BINDER	3/04/93	3/04/94	<table border="1"> <tr> <td colspan="2">STATUTORY</td> </tr> <tr> <td>500</td> <td>(EACH ACCIDENT)</td> </tr> <tr> <td>500</td> <td>(DISEASE — POLICY LIMIT)</td> </tr> <tr> <td>500</td> <td>(DISEASE — EACH EMPLOYEE)</td> </tr> </table>	STATUTORY		500	(EACH ACCIDENT)	500	(DISEASE — POLICY LIMIT)	500	(DISEASE — EACH EMPLOYEE)
STATUTORY													
500	(EACH ACCIDENT)												
500	(DISEASE — POLICY LIMIT)												
500	(DISEASE — EACH EMPLOYEE)												

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

### CERTIFICATE HOLDER

City of Portland  
 389 Congress ST.  
 Portland, ME 04101

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

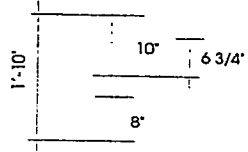
*Susan M. Sturges*

ACORD 255/2 (4-93)

THIS IS A VARIATION OF ACORD FORM 255 AND IS BEING PHASED OUT. WARNING: THIS FORM IS NOT COMPATIBLE WITH ALL SOFTWARE PROGRAMS.



10'-9"



# North Deering VETERINARY HOSPITAL

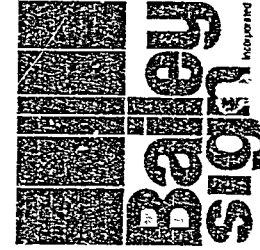
GOUDY TYPEFACE

FINAL MFG. PRINT

DATE 4-12-93

OK PER [Signature]

NOTE: COLORS SHOWN HERE ARE FOR DISTRIBUTION ONLY - COLOR MATCH NOS. WILL BE NEEDED



9 Thomas Drive  
Col. Westbrook Executive Park  
Westbrook, ME 04092  
207-774-2043 / 1-800-539-SIGN

CONSTRUCTION DRAWING

1 SET OF 10" & 8" - 1/4" ALUM. CUT-OUT LETTERS WITH B.E. FINISH

COLORS: LETTERS = REFLEX BLUE WITH B.E. FINISH

Customer NO. DEERING VET. CLINIC

Location AUBURN STREET  
PORTLAND, ME

Designer L.W. MERRIFIELD Salesperson A. NOYES

Revised	3/3/93	new size option
	4/9/93	INC. LT. HT.

Scale 1/2" = 1'	Date 1/28/93
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Job/W.O.# 2242	Sheet 2 of 4
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(ACCEPTANCE SIGNATURE/DATE)

Project # D-765

Drawing # C-02596 b R2

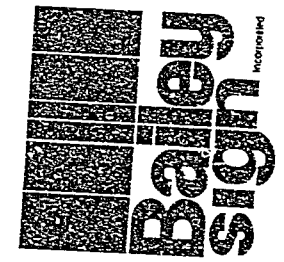
R215M11

North Deering  
Vet Clinic

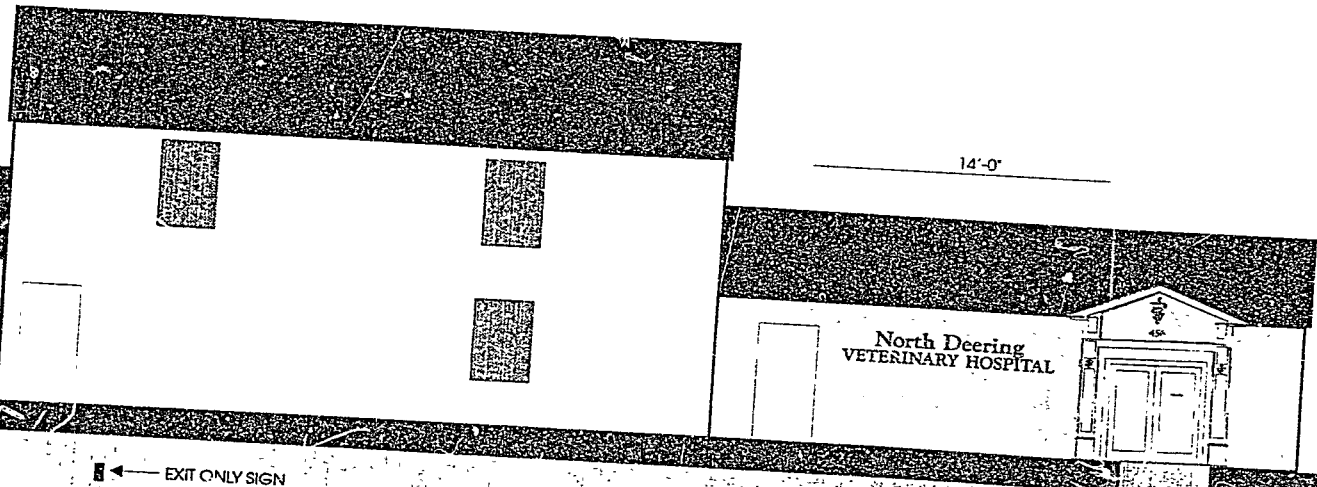
PLOT PLAN

FINAL MFG. PRINT  
DATE 6-12-93  
OK PER MM

NOTE: COLORS SHOWN HERE ARE FOR DISTRIBUTION ONLY - COLOR MATCH NOS. WILL BE NEEDED



9 Thomas Drive  
Col. Westbrook Executive Park  
Westbrook, ME 04092  
207-774-2043 / 1-800-539-SIGN



Customer NO. DEERING VET. CLINIC

Location SUBURN STREET  
PORTLAND, ME

Designer L.W. MERRIFIELD Salesperson A. NOYES

Revised	2/25/93	BLDG. CHANGES / ETC.
	4/8/93	DELETE OPTION

Scale NONE Date 1/28/93

Job/W.O.# 2242 Sheet 4 of 4

(ACCEPTANCE SIGNATURE/DATE)  
Project # D-765 Drawing # P-02596 d R2



MASTER