

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

CURTIS PALMER
BAXTER
COREY
Lipez
Steve

March 15, 1977

Applicant 1 Canal Plaza
Mailing Address Home for the Aged
Proposed Use of Site 48,408 Sq/Ft -- 31,000 Sq Ft +/-
Acreage of Site / Ground Floor Coverage

Date 33 - 53 Gray Street
Address of Proposed Site 45-D-11
Site Identifier(s) from Assessors Maps RK R-6 Residential
Zoning of Proposed Site

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

Proposed Number of Floors 6
Total Floor Area 160,000 Sq Ft +/-

Other Comments: none
Date Dept. Review Due: March 22, 1977

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

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

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE
BUILDING DEPARTMENT - ORIGINAL



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE,

Mar. 9, 1977

NOV 2 1977

1002

CITY OF PORTLAND

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 100 State St. Fire District #1 #2

1. Owner's name and address 100 State St. Company - o/o Curtis, Baxter Telephone 775-2361

2. Lessee's name and address XXXXXXXXXX Canal Plaza Telephone

3. Contractor's name and address Barker Constr. 2330 Boylston St. Chestnut Hill, Mass. Telephone

4. Architect

Proposed use of building 6 story elderly housing Specifications

List use

Material

Other buildings on same lot

Estimated contractual cost \$ 850,000. Plans 3 No. of sheets 164

No. families 164

Roofing

Fee \$ 3400.

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To construct a 6 story bldg, 242'x 175'

Dwelling Ext. 234 for housing the elderly as per plans

Garage

Masonry Bldg. (one area will be 7 stories)

Metal Bldg.

Stamp of Special Conditions

This application is preliminary to the issuance of zoning approval. In the event the approval is granted, the applicant will be responsible for obtaining all necessary permits, including but not limited to, fire, health, and other applicable laws, and pay all associated fees.

PERMIT ISSUED WITH LETTER

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

Mail to: Karnit Lipex - 1 Canal Plaza

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

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.

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

ZONING: ADMITTED BUILDING CODE: O.S. E.S. 11/2/77 Will there be in charge of the above work a person competent

Fire Dept.: Health Dept.: Others: 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...



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 State Street

Issued to 100 State Street Company

Date of Issue 5-2-79

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. 77-1002, 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

entire

APPROVED OCCUPANCY

169 apartments - Housing for elderly.

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5-2-79
(Date)

Wm. Simons
Inspector

Walter W. Wood
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.