TELEPHONE 797-7030

THE DELTA CORPORATION

QUALITY ORIENTED

599 FOREST AVENUE PORTLAND, MAINE 04103

G/C

July 2, 1975

This statement accompanies the attached blue print for final approval of the Hagar Professional Building site plan, by the City of Portland, planning board.

In compliance with Sectior No. 604-4B-2 of the site plan ordinance chapter 604 of the city of Portland

SECTION NO.	ANSWER
604-4B-2 (a)	All business and professional enterprizes designated acceptable in the R P zone
604-4B-2 (b)	nd area of site 37,100S.F. al floor area 14,000 S. F. Ground coverage of building 7,000 S. F.
604-4B-2 (c)	Site is boarded on two sides by a deeded right of way named Morgan's Court. This parcel is owned by De a Realty but will not be utilized
604-4B-2 (d)	Solid waste disposal will be handled by connection to exist g city sewer
604-4B-2 (e)	Availability of public facilities is excellent
604-4B-2 (f)	Two new catch basins will be installed on the site to handle all surface water drainage
604-4B-2 (g)	Four months

RECEIVED
JUL 2 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Arthur P. Girard

CITY OF PORTLAND, MAINE

Building & Inspection Services

July 11, 1975

978-992 Forest Ave.

The Delta Corporation
999 Forest Avenue
Portland, Maine 04103

Att: Mr. Arthur Girard

Dear Mr. Girard:

The plan that you left at this office to construct a professional office building at the above named location has been given a Preliminary Plan Review by the Fire Department, Planning Board, Public Works and the Building Inspection Department and has been approved. A final approval by all departments cannot be given until the final plans have been submitted to this office and a building permit has been applied for.

If you have any questions on the above please do not hesitate to contact me here at this office in City Hall.

Very truly yours,

A. Allan Soule, Assistant Director
Building Inspection Services

AAS:sk

TELEPHONE 797-7030

THE DELTA CORPORATION

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RECEIVED
2, . .
DEPT. OF BLDG INSP.
CITY OF PORTLAND

Arthur P. Girard

ROUTING SLIP FROM:
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS FOREST AVE Date 7/7/75

(FIRE DEPARTMENT) H. Flaherty DELTA

PLANNING BOARD

RENEWAL

MAINE WAY

PUBLIC WORKS

HEALTH

OTHERS

APPROVED ✓ Site planned approved.

DISAPPROVED BY REASON OF:
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS:

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors _____

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area _____

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

_____
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓	✓		✓				
APPROVED CONDITIONALLY				X					CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: Proposed second floor needs two means of egress

(Attach Separate Sheet if Necessary)

Capt. H Miller
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

15

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

July 15, 1975
Date

Delta Realty Corporation
Applicant

978-992 Forest Avenue
Address of Proposed Site

999 Forest Avenue
Mailing Address

143-B-A65
Site Identifier(s) from Assessors Maps

~~Professional Office Building~~
Proposed Use of Site

RP
Zoning of Proposed Site

~~37,100 sq ft~~ / 7,000 sq ft
Acreage of Site / Ground Floor Coverage

Proposed Number of Floors 2

Site Location Review (DEP) Required: ( ) Yes (x) No

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

Total Floor Area 14,000 sq ft

Planning Board Action Required: ? ( ) Yes ( ) No

Other Comments: _____

Date Dept. Review Due: July 21, 1975

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 2 entrances property but to seperate areas of the lot.

☐ 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. 11)	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	✓	RP ✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—			✓	✓	CONDITIONS SPECIFIED BELOW
COMPLIES CONDITIONALLY																			
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

A Allen Hall
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE

DONALD E. MEGATHLIN, JR.
PLANNING DIRECTOR

July 14, 1975

RECEIVED
JUL 15 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Mr. Arthur Girard
Delta Realty
999 Forest Avenue
Portland, Maine

Dear Mr. Girard:

At the July 8, 1975 Planning Board meeting, your site plan for a 14,000 square foot office building at 982 Forest Avenue was introduced to the Board. The Board was advised that since the plan had not been formally submitted into the Site Plan Review process, the comments of the Department of Public Works or the Fire Department were not as yet available. It was further explained that the Department of Public Works had seen the plan and that their comments should not have any affect on the placement of the structure or foundation.

Due to the above reasons, the Planning Board voted unanimously to table the site plan until such time that the plan is placed into the formal process. In thier vote, the Board noted that, since the location of the structure should not be affected by any site plan revisions, the applicant should be permitted to file for a foundation permit until such time as the site plan is approved.

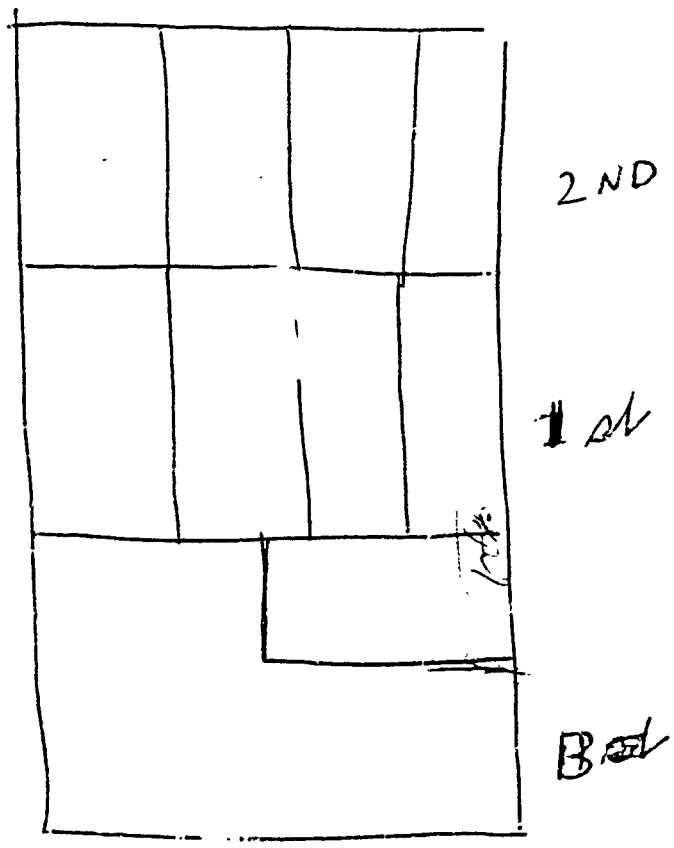
If you have any further questions with regard to this matter, please contact Brian Nickerson of the Planning staff. This item has been placed on the August 12th agenda of the Planning Board, but can be moved up to a special meeting if it is necessary.

Sincerely,

Donald E. Megathlin, Jr.
Planning Director

DEM/1

cc: Chairman and Members of the Planning Board
F. Worth Landers, Director of Public Works
R. Lovell Brown, Director of Building & Inspection Services
Clement Dodd, Acting Fire Chief
Brian Nickerson, Planning staff


2ND
1st
Bsmt

Wilson 99.75.

AL — HERE ARE
SOME PLANS — —
IN REGARDS TO
999 FIORES FIRE;
HERE'S THE
complete GL —

From the desk of —
A. Allan Soule

5/14/75

994 Forest Ave

Hugh —

Give me on
this one

Do the best you
can & see if you
can find plans.

Allen

Allan

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 999 Forest Ave.

FILE COPY

COMPLAINT NO. 75/36 Date Received May 7, 1975

Location 999 Forest Avenue Use of Building

Owner's name and address Delta Realty (Arthur Girard), same Telephone 797-2506

Tenant's name and address Telephone

Complainant's name and address Fire Dept. Telephone

Description: Alteration in basement - change of use

NOTES: 12:30 PM Arthur Girard said the office AREA that is now in use, was only recently finished off, but if you look on the plans he submitted when he expanded you will see what he's talking about. He said he tried to explain it to the fire dept inspectors but it appears they did not understand.

May 19-75 When the left 2 flights were elevated the rooms were wide open thus the way the manager partitioned off the new, they have since gone back & put up the partitions of the offices as in the original plans. The only one in addition to the first & second floor was the office in the basement that too was on the original plans. He said he would get it off of the file.

PERMIT TO INSTALL PLUMBING

August 15, 1973

Plumbing Inspector
OLD R GOODWIN

App. First Insp. 1973

1973

App. Final Insp.
ERNEST R. GOODWIN
CHIEF PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

PERMIT NUMBER 3254

Address ~~999 Forest Ave.~~
Installation For ~~Office Building~~
Owner of Bldg ~~Delta lRealty~~
Owner's Address ~~same~~
Plumber: ~~Rudolf Gasparius~~ Date: ~~8-15-73~~
~~52 E. Commonwealth~~

AUG 16 1973

NEW	REPL		NO.	FEE
		SINKS		
~~5~~		LAVATORIES		
~~5~~		TOILETS	~~5~~	~~10.00~~
		BATH TUBS	~~5~~	~~3.00~~
		SHOWERS		
		DRAINS FLOOR SURFACE		
~~1~~		HOT WATER TANKS		
		TANKLESS WATER HEATERS	1	~~.60~~
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	11	13.60

Building and Inspection Services Dept.; Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 3493

December 19, 1973

Portland Plumbing Inspector

OLD R GOODWIN

Address 999 Forest Ave.

Installation For Office and Body shop

Owner or Bldr Delta Realty

Owner's Address same

Plumber Rudi Casparius Date. 12-19-73

52 E. Commonwealth Dr.

App. First Insp. FEB 11 1974

App. Final Insp. MAR 8 1974

NEW	REPL		NO.	FEE
		SINKS		
2		LAVATORIES	2	4.00
2		TOILETS	2	4.00
		BATH TUBS		
		SHOWERS		
1		DRAINS FLOOR	1	2.00
		HOT WATER TANKS		
1		TANKLESS WATER HEATERS	1	.60
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		~~Base Fee~~		~~3.00~~
			TOTAL 6	13.60

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 1000 Forest Ave.

INSPECTION COPY

COMPLAINT NO. 74/19 XXXXXXXXXX Date Received 3-1-74

999
Location ~~1000~~ Forest Ave. Use of Building

Owner's name and address Telephone

Tenant's name and address Telephone

Complainant's name and address Mr. John Quinn, 1000 Forest Ave Telephone 797-7013

Description: Parking cars in lot illegally

NOTES: 3-1-74 Talked with owner of property where cars are parked, he will be in for Change of use. (OK)

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
MAR 7 1974
CITY of PORTLAND

Portland, Maine, March 5, 1974

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 999 Forest Avenue Use of Building ~~Body~~ Shop No. Stories 2 New Building ~~Existing "~~

Name and address of owner of appliance Delta Auto Body, same

Installer's name and address Giroux Oil Service, 343 Warren Ave. Telephone 797-7111

General Description of Work

To install Forced hot water heating system and oil burning equipment

in Body Shop and office area

IF HEATER, OR POWER BOILER

Location of appliance boiler room Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? okl

Minimum distance to burnable material, from top of appliance or casing top of furnace

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue Other connections to same flue

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Federal Boiler (Series 1240) Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe 1½"

Location of oil storage boiler room Number and capacity of tanks ~~one gallon~~ existing

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 10.00

APPROVED:
O.K. 3-5-74-NFC.

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.

Giroux Oil Service

Signature of Installer By: Arthur Giroux

CS 300

INSPECTION COPY

NOTES

3/19/74 HEATING SYSTEM IS IN
NO VENTILATION IN BOILER ROOM
AS YET M.G.W.

8/16/74 WORK COMPLETED M.G.W.

Permit No. 74/1104

Location [illegible]

Owner [illegible]

Date of permit 3/19/74

Approved

PERMIT ISSUED
OCT 16 1973
CITY of PORTLAND

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET 01186

Portland, Maine, October 16 19 73

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 999 Forest Avenue Within Fire Limits? ..... Dist. No. .....

Owner of building to which sign is to be attached Delta Realty Co., same

Name and address of owner of sign same

Contractor's name and address Portland Sign Co. 1832 Forest Ave Telephone 7974714

When does contractor's bond expire? Dec 31, 1973

Information Concerning Building

No. stories n/a Material of wall to which sign is to be attached n/a

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 19' * Horizontal 12' *

Weight 60 lbs. lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame $1\frac{1}{2}$x$1\frac{1}{2}$x3/16 angle No. advertising faces two, material plexiglas

No. rigid connections 12 Are they fastened directly to frame of sign? yes

No. through bolts none, Size ....., Location, top or bottom .....

No. guys none, material .....

* overall sign dimensions is 81 square feet

Minimum clear height above sidewalk or street 10'

Maximum projection into street ~~222~~ 2' 9" Fee $ 18.10

Signature of contractor Robert M Young

INSPECTION COPY

10/16/73 ZONING OK MGW. O.K. E.R. 10/15/73

SAM

Permit No. 73/1186

Location 999 Forest Ave

Owner Delta Realty

Date of permit 10/26/73

Sign Contractor

Final Inspn.

NOTES

10-31-73 Not started
DL

12/20/73 SIGN UP MR. GERARD SAYS SIGN SWAYS 2-3' IN THE WIND. TALKED WITH MR. BROWN HE CALLED MR. PHILIP SNOW MR. SNOW SAID HE WOULD CHECK IT.

1/3/74 STEEL PLATES WELDED TO SIDES OF BEAM 8' UP FROM GROUND LEVEL CONCRETE POURED AROUND BASE OF SIGN 30" HIGH MGW. TO REINFORCE SIGN

2/20/74 WANTS TO [redacted] WAIT FOR HIGH WINDS BEFORE HE SAYS "SIGN OK."

3/19/74 OWNER IS SATISFIED WITH SIGN MGW.

RECEIVED
OCT 16 1973
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES AT 999 Forest Ave IN PORTLAND, MAINE

DeHa Realty Co. being the owner of the premises at 999 Forest Ave in Portland, Maine hereby gives consent to the erection of a certain sign owned by DeHa Auto Body projecting over the public sidewalk from said premises as described in application to the Inspector of Buildings of Portland, Maine for a permit to cover erection of said sign;

And in consideration of the issuance of said permit DeHa Realty Co, 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 within ten days of notice from said Inspector of Buildings that said sign within ten days of notice from said Inspector of Buildings that said sign is 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 16 day of Oct 1973

Witness

Owner

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 999 Forest Ave.

Date of Issue Aug. 16, 1974

Issued to Delta Realty Inc.

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. 73/1281, 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	Entire garage and office

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 8/16/74 Malcolm S. Ward — Inspector
(Date)

D Braun — Inspector of Buildings
E Smith

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.

997-1005 Forest Avenue

October 23, 1973

cc to: Corporation Counsel

Delta Realty, Inc.
999 Forest Avenue
Portland, Maine

Building permit to construct a two-story masonry addition 90'x32' to existing repair garage at the above named location is not issuable under the Zoning Ordinance because the property is located in an I-2 Industrial Zone where under the provisions of Section 602.12.C.1 the requirement is that the distance between the proposed addition and side lot line shall not be less than 25' rather than the 5' which you show on your plan.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113 City Hall to file the appeal on the forms which are available here. A fee of $5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:mes

I-1 INDUSTRIAL ZONE

PERMIT ISSUED
NOV 7 1973
01281
CITY OF PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure .....

Portland, Maine, Oct. 19, 1973

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 999 forest Avenue Within Fire Limits? ..... Dist. No. .....

Owner's name and address Delta Realty, Inc., same Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address owner Telephone .....

Architect ..... Specifications ..... Plans yes No. of sheets 3

Proposed use of building Body Shop No. families .....

Last use ..... No. families .....

Material cement block stories 2 Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ 23,500. Fee $ 72.

General Description of New Work

To construct 2-story cement block garage and office building, 90' x 32' as per plans

To be appealed garage door size -- 10 x 10 - concrete lintels

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

Appeal sustained 11-1-73

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*** owner

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 highest 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 ..... Kind of heat ..... fuel .....

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) 2x4-24" 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? .....

APPROVED:

.....

.....

.....

Miscellaneous

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

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

Delta Realty Inc.

Signature of owner By: Arthur F. Gerard Pres.

INSPECTION COPY

Permit No. 731 / 1281

Location 974 Front Ave

Owner Odette Bradley

Date of issue 11/17/93

Notif. closing-in

Insp. closing-in

Final Notif.

Final Insp.

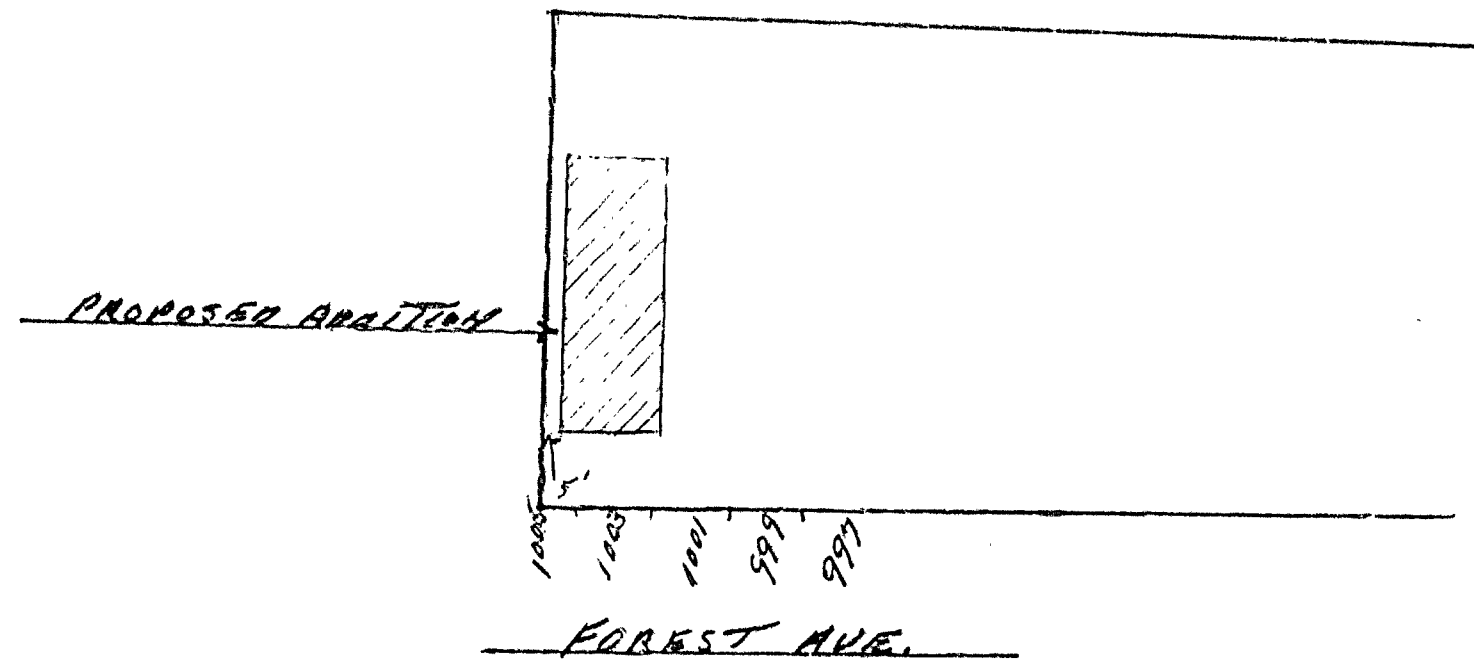
Cert. of Occupancy issued

NOTES

11/24/93 - FRAME INSPECTION - 2 TIES USING USED NAILS
11/29/93 LOOK CONTINUED ON ONE STORY SECTION AXIS FACES TIES ARE IN PLACE MOD.

12/9/93 1ST FLOOR SHEATHING BRACE FOR ROOF MOD.
12/20/93 ROOF ON RIGHT SECTION WHERE GONE UP ON SECOND STORY OK.
1/21/94 ROOF ALL ON READY FOR NAILS
1/31/94 CLOSING IN OFFICE AREA ON SECOND FLR.
3/10/94 BUILDING NEARLY COMPLETED VERIFIED TIES WITH BOILER ROOM AS YET MOD.

9/16/94 WORK COMPLETED WAITING OK TO ISSUE C.O.


PROPOSED ADDITION
1005
1003
1001
999
997
FOREST AVE.

5th Ward 10-17-73

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Delta Realty, Inc., owner of property at 997-1005 Forest Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of a two-story masonry addition 90'x32' to existing repair garage at the above named location. This permit is not issuable under the Zoning Ordinance because the property is located in an I-2 Industrial Zone where the requirement is that the distance between the proposed addition and side lot line shall not be less than 25' rather than the 5' which is shown on plans. (Section 602.12.C.1)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

x Arthur R Durant (Rec)
APPELLANT

DECISION

After public hearing held November 1, 1973, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

W. Earle Esterbrook

Thomas Tingley

Jacqueline Cohen

997-1005 Forest Avenue

October 23, 1973

Delta Realty, Inc.
999 Forest Avenue
Portland, Maine

cc to: Corporation Counsel

Building permit to construct a two-story masonry addition 90'x32' to existing repair garage at the above named location is not issuable under the Zoning Ordinance because the property is located in an I-2 Industrial Zone where under the provisions of Section 602.12.C.1 the requirement is that the distance between the proposed addition and side lot line shall not be less than 25' rather than the 5' which you show on your plan.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113 City Hall to file the appeal on the forms which are available here. A fee of $5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:mos

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 24, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, November 1, 1973 at 4:00 p.m. to hear the appeal of Delta Realty, Inc. requesting an exception to the Zoning Ordinance to construct a two-story masonry addition 90'x32' to existing repair garage at 997-1005 Forest Avenue.

This permit is not issuable under the Zoning Ordinance because the property is located in an I-2 Industrial Zone where the requirement is that the distance between the proposed addition and side lot line shall not be less than 25' rather than the 5' as shown. (Section 602.12.C.1)

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

W. Earle Eskilson
Chairman

Copies to:

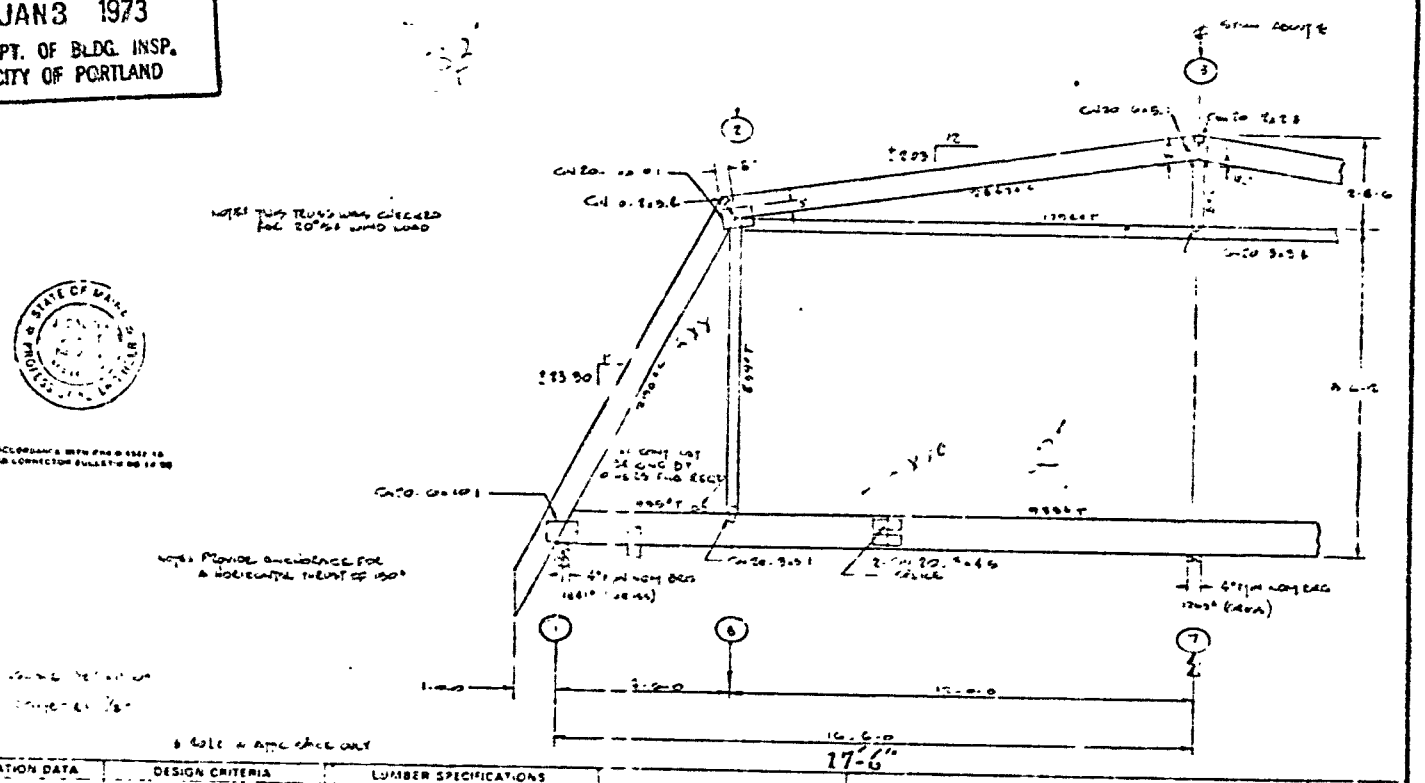
Forest Ave. Corp., c/o Weeks Ice Cream Shop, 1011 Forest Ave, Portland
Paule E. Merrill, 1037 Forest Ave., Portland, Me. 04103
Merrill Industries, Inc., 1037 Forest Ave, Portland 04103
Anne Heldenbrand, 73 Forest Avenue, Portland, Me. 04103

HANDLING AND ERECTION | MISCELLANEOUS | ...MATION

AUTOMATED BUILDING COMPONENTS

RECEIVED
JAN3 1973
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

NOTE: THIS TRUSS WAS CHECKED FOR 20 PSF WIND LOAD



NOTE: PROVIDE ANCHORAGE FOR A HORIZONTAL THRUST OF 150#

DESIGN & FABRICATION DATA	DESIGN CRITERIA	LUMBER SPECIFICATIONS
NOTE	TOP CHORD BOTTOM LOADS TOTAL DESIGN LOAD	TOP CHORD BOTTOM CHORD WEBS

GANG-NAIL HARDWARE

ATTIC TRUSS

33'-0" OVERALL

CHARTER OAK BUILDING COMPONENTS

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

June 1, 1973

Delta Realty Inc.

With relation to permit applied for to demolish a dwelling

at 999-1001 Forest Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

R. Lovell Brown
Director

c

Eradication of this building has been completed.

Contractor:

Donald Vance

Westbrook, Maine

6-11-73
No evidence of Rodent Activity
6/11/73
6/11/73

Unit 2

1-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
JUN 11 1973
00617
CITY of PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, June 1, 1973

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 997 - 1001 Forest Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Delta Realty Inc. 999 Forest Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Donald Lance Westbrook Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families 1

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $_____ Fee $ 10.

General Description of New Work

To demolish existing 1½ story dwelling. Sewer to be closed under supervision of Public Works Dept. Gas company was called

Sent to Health Dept 6/1/73
Rec'd from Health Dept 6/11/73

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 Delta Realty Inc.

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? _____

APPROVED:
O.K. E.S. 6/11/73

Miscellaneous

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

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

Delta Realty Inc.

CS 301

INSPECTION COPY

Signature of owner [signature]

Permit No. 73/617

Location 997-1001 Forest Ave.

Owner Alpha Realty

Date of permit 6/11/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

6-11-73-

Started Site

6/22/73

Conditioned

a Note remains

open but new construction

will be going on there soon -

4 Units

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Date of Issue August 6, 1973

Issued to Delta Realty Co.

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. 73/119, 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
Second floor only	Offices

Limiting Conditions:

This certificate supersedes certificate issued

Approved: Malcolm S. Ward — Inspector

8/6/73 (Date)

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

RECEIVED
DEPT. OF PUBLIC WKS.
CITY OF PORTLAND

RECEIVED
DEPT. OF PUBLIC WKS.
CITY OF PORTLAND

33' wide

23'6"

8 x 25

PERMIT ISSUED

JUN 1 1973

CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. .....

Portland, Maine, June 1, 1973

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 73/119 *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 997-1003 Forest Ave. Within Fire Limits? ... Dist. No. .....

Owner's name and address Delta Realty Co. Inc., 999 Forest Ave. Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address Norton Construction 242 Saco St., Westbrook Telephone .....

Architect ..... Plans filed ..... No. of sheets .....

Proposed use of building office No. families .....

Last use ..... No. families .....

Increased cost of work 2,000. Additional fee 6.00

Description of Proposed Work

Sec. CII, 3

To partition second floor as per plan

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 highest 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.

Joists and rafters:	1st floor	2nd	3rd	roof .....
On centers:	1st floor	2nd	3rd	roof .....
Maximum span:	1st floor	2nd	3rd	roof .....

Approved:

.....

Signature of Owner .....

.....

Approved: .....
C.G.-f
Inspector of Buildings

INSPECTION COPY

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1001 Forest Avenue

Issued to Delta Realty

Date of Issue November 14, 1973

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. 73/553 , 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 building	wholesale and retail sales.

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

11/14/73 (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.

1001 Forest Avenue

May 18, 1973

Delta Realty
999 Forest Avenue

Gentlemen:

Permit to construct a 2-story masonry office building 100' x 32' as per plans is issued herewith subject to the following Building Code requirements.

Section 612 of the Building Code requires that, all exitway access hallways and exitways (stair enclosures) be provided with one hour fire resistance and the doors leading thereto from the offices and door at the end of the stairway be an 1-3/4" solid wood core fire door equipped with self-closing devices.

Section 618 requires that all interior exitway stairways shall be not less than 36".

The minimum headroom in all parts of stair enclosures shall not be less than 6-2/3'.

Section 618.5 requires that all stairways shall have handrails on both sides and may not project more than 3½" into the required stairwidth.

How is the building to be heated?

How are the toilet rooms to be vented?

Enclosed please find certificate of design to be signed by the person responsible for the steel beams in the building.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

HEIGHT & AREA
(ART. 3 & TABLE 6)

USE GROUP CLASSIFICATION: E - Bus. (202-213)

ALLOW. BLDG. HT.: ~~2~~ 3 STORY ~~25~~ 40 FEET

ACTUAL BLDG. HT.: 2 STORY 20 FEET

TYPE OF CONSTRUCTION (214-218): Type 3C SHOWN 4A REQ'D.

PERIMETER 264 FT. OPEN PERIM. 232 FT. (30' MIN.)

% PERIM. FACING OPEN SPACE 87

% TAB. AREA INCREASE (308.1): 2 (87 - 25) 124
2 x (% OPN. SPC. PRM − 25%)

ACTUAL BLDG. AREA PER FLOOR = 3200 S.F.*

*SQUARE FEET

ALLOW. TAB. AREA (TBL. 6)	14,400 S.F.	
REDUCTION FOR HT. (307.3)	− —— S.F.	
REDUCED ALLOW. AREA		S.F.
FRONTAGE INCREASE (308.1)	17,856 S.F.	
SPRINKLER INCREASE (308.2)	S.F.	
TOTAL INCREASES		~~17,856~~ S.F.

17,856

ALLOWABLE AREA PER FLOOR (308.3) = 50,400 S.F.
(MAX = 3½ x TAB. AREA)

FIRE PROTECTION
(ART. 9 & 12, TBL. 5)

REQUIRED FIRE GRADING: 2 Hours (TABLE 16)

ROOF COVERINGS (903.5): O.K.

SPECIAL FIRERESISTIVE REQUIREMENTS (905.0): O.K.

EXTERIOR OPENING PROTECTIVES (916.0): 0

FIRESTOPPING (921.0): 0

INTERIOR FINISH (922.0): 0

ROOF STRUCTURES (927.0): 0

STANDPIPES: 0 (VERT. 1207.0); 0 (HORIZ. 1211.0)

SPRINKLERS (1213.0): 0

EXTINGUISHERS (1218.0): 0

FIRE ALARMS (1219.0): 0

COMPLIANCE WITH TABLE 5 & ART. 9

	*	FRONT	SIDE	SIDE	REAR
EXT. WALLS					
BEARING	[2]	0	[2]	[2]	
NON-BEARING	[0]	[0]	[0]	[0]	
INTERIOR BEARING WALLS	[2]				
FIRE WALLS	[2]				
FIRE DIVISIONS	[1]				
EXITWAY ENCLOSURES	[1]				
OTHER SHAFTS	[1]				
EXITWAY ACCESS HALLWAYS	[1]				
NON-BEARING PARTITIONS	[0]				
COLUMNS, GIRDERS, TRUSSES	[2]				
STRUCTURAL WALL SUPPORTS	[2]				
FLOOR CONSTRUCTION	[2]				
ROOF CONSTRUCTION	[0]				

* [ ] INDICATES REQUIRED RATING

10

ACTUAL BLDG. HT. 2 STORY 25 FEET

.6)	14,400 S.F.	
7.3)	— S.F.	
		S.F.
08.1)	17,856 S.F.	
08.2)	S.F.	
		17,856 S.F.

17,856

FLOOR (308.3) = 50,400 S.F.
(MAX = 3½ x TAB. AREA)

LE 5 & ART. 9

		SIDE		SIDE		REAR
T	0		0		0	
	0		0		0	
LS	3					
	3					
	3					
	3					
	3					
WAYS	3					
NS	0					
USSES	3					
PORTS	3					
	3					
	0					

RED RATING

MEANS OF EGRESS FACILITIES
(ARTICLE 6)

OCCUPANCY LOAD (608.0 & TABLE 10)
1 ST FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR

CAPACITY OF EXITS (610.0 & TABLE 12)
(UNITS OF EXIT WIDTH REQ'D.)
1 ST FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR

NUMBER OF EXITWAYS (611.0)	REQ'D.	SHO'
BSM'T.		
1 ST FLOOR		
2ND FLOOR		
3RD FLOOR		
4TH FLOOR		

EXITWAY ACCESS
TRAVEL DISTANCE (609.0 & TBL. 11)

EXITWAY ACCESS CORRIDORS (612.0) See Letter
GRADE PASSAGEWAYS (613.0)
MEANS OF EGRESS DOORWAYS (614.0) O K.
HORIZONTAL EXITS (616.0) —
INTERIOR EXITWAY STAIRWAYS (618.0) See Letter
SMOKEPROOF ENCLOSURES (620.0)
EXTERIOR EXITWAY STAIRWAYS (621.0)
EXIT SIGNS (625.0)
MEANS OF EGRESS LIGHTING (626.0)

How is building to be sanitized? Ask Johnson

LIGHT & VENTILATION
(ARTICLES 5 & 18)

SPECIAL SPACES (508.0)
ALCOVE _____, ATTIC _____, CRAWL SPACE _____
BASEMENTS & CELLARS (509.0)
BUSINESS & WORK ROOMS (510.0)
ASSEMBLY ROOMS (511.0)
INSTITUTIONAL ROOMS (512.0)

BATH & TOILET ROOMS (513.0) See Letter
STAIRWAYS & EXITWAYS (514.0)
UNPIERCED BUILDINGS (517.0)
FIRE VENTING (521.0)
OPEN WELLS (522.0)

BUILDING CODE

PLAN REVIEW RECORD
GENERAL

PLAN EXAM # _____

JURISDICTION _____ (CITY, COUNTY, TOWNSHIP, ETC.) DATE _____

BUILDING LOCATION 1001 Forest Ave (STREET ADDRESS) ZONING _____

BUILDING DESCRIPTION 2 story office building

FIRE LIMITS (301-304)* NO OPEN SPACE 30 FRONT 30 SIDE 0 SIDE 30 REAR

*NUMERALS INDICATE APPLICABLE CODE SECTIONS

CORRECTION LIST (continued on back of form)

NO.	DESCRIPTION	CODE SECT.	DEPT. CHK. OFF.

APPLICATION FOR PERMIT

PERMIT ISSUED
MAY 24 1973
00553
CITY OF PORTLAND

Class of Building or Type of Structure .....

Portland, Maine, May 14, 1973

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 1001 Forest Avenue ..... Within Fire Limits ..... Dist. No. .....

Owner's name and address Delta Realty, 999 Forest Avenue ..... Telephone 797-2506

Lessee's name and address ..... Telephone .....

Contractor's name and address owner ..... Telephone .....

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

Proposed use of building offices ..... No. families .....

Last use ..... No. families .....

Material masonry No. stories 2 Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ 75,000. Fee $ 225.

General Description of New Work

To construct 2-story masonry office building, 100' x 32' as per plans

PERMIT ISSUED WITH LETTER

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 contractor

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? .....

APPROVED:

O.K. E.S. 5/21/73

5/21/73 ZONING O.K. M.G.W.

Miscellaneous

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

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

Delta Realty

CS 301

INSPECTION COPY

Signature of owner By: Art Girard Pres.

BOCA
CODE CHECK WITH
PORTLAND AMENDMENTS

D.R.

Permit No. 73/ [illegible]

Location [illegible] Jersey Ave.

Owner Wallie Kemp

Date of permit 5/ [illegible]/73

Noti ing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7/13/73 GAVE PERMISSION TO POUR FOUNDATION MGW.
9/25/73 WALLS UP READY FOR TRUSSES
10/19/73 ROOF ALL ON WORK BEING DONE ON INSIDE - PANELING ETC. MGW
11/1/73 1st & 2nd FLOOR LEFT OPEN FOR RETAIL & WHOLESALE FURNITURE & CARPETING AND HOME DECORATING CENTER ONE OFFICE ON SECOND FLOOR OVER DRIVE WAY MGW. OK TO ISSUE C.O. ELECTRIL HEAT (CENTRE BLDG. WHOLESALE & RETAIL (SALES)

(COPY)

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 977-1003 Forest Ave.

Date of Issue May 31, 1973

Issued to Delta Realty Co.

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. 73/119 , 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
First floor only	Offices

Limiting Conditions:

-

This certificate supersedes certificate issued

Approved:

5/31/73 (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.

1/12/73
NO WORK BEING DONE MON.
" " "
1/15/73 " "

reg.mail

977-1003 Forest Avenue

Jan. 9, 1973

Delta Realty Company, Inc.
999 Forest Avenue

Gentlemen:

In accordance with the Building Code Section 202.3.2.1 I am notifying you that a"Stop Order" is being placed on the work on your building at approximately 977 Forest Avenue that is for offices, living quarters and a garage where you are constructing a two story section in the rear over the garage area as this work has been progressing without first applying for a permit and paying the fee for same at this office.

In accordance with Section 202.3.2.2, titled, Unlawful Continuance, it shall be unlawful for any person to continue or resume work, or to authorize resumption or continuance of work which has been ordered stopped by the inspector until the"stop work" order has been revoked.

It will be necessary for you to come here to this office to apply for a building permit with adequate plans showing your proposed layout so that it may be checked against the Portland Zoning and Building Code requirements, and it will need the approval of the Portland Fire Department.

The ... onal ... $5.00 ... d on' ... the job.

REGISTERED NO.
Value $ N.V.
Reg. Fee $ 95
Handling Charge $
Postage $
POSTMASTER (By)
FROM
C.H.
11-2
TO
Delta
999 For

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S). REQUIRED FEE(S) PAID.
☐ Show to whom, date and address where delivered ☐ Deliver ONLY to addressee

RECEIPT
Received the numbered article described below.

REGISTERED NO. 1885
CERTIFIED NO.
INSURED NO.
DATE DELIVERED 1-10-73

SIGNATURE OR NAME OF ADDRESSEE (*Must always be filled in*)
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED (*only if required*)

c35—16—71548-11 347-108 GPO

1/12/73
N/O WORK BEING DONE
1/15/73 " " "

reg.mail

977-1003 Forest Avenue

Jan. 9, 1973

Delta Realty Company, Inc.
999 Forest Avenue

Gentlemen:

In accordance with the Building Code Section 202.3.2.1 I am notifying you that a"Stop Order" is being placed on the work on your building at approximately 977 Forest Avenue that is for offices, living quarters and a garage where you are constructing a two story section in the rear over the garage area as this work has been progressing without first applying for a permit and paying the fee for same at this office.

In accordance with Section 202.3.2.2, titled, Unlawful Continuance, it shall be unlawful for any person to continue or resume work, or to authorize resumption or continuance of work which has been ordered stopped by the inspector until the"stop work" order has been revoked.

It will be necessary for you to come here to this office to apply for a building permit with adequate plans showing your proposed layout so that it may be checked against the Portland Zoning and Building Code requirements, and it will need the approval of the Portland Fire Department.

The release of a "stop order" requires an additional $10.00 fee. A related permit or amendment requires a $5.00 additional fee. Fees of work of this nature are based on $3.00 per thousand, based on the contractural cost of the job. Please be advised accordingly.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

HANDLING AND ERECTION

MISCELLANEOUS

RMATION

AUTOMATED BUILDING COMPONENTS,
THE GANG NAIL TRUSS
MIAMI, FLA. • TORONTO • CALIF. • TOKYO • LONDON
ZURICH • LOUISVILLE • MELBOURNE • AUCKLAND

	MEMB	NC	CSI (A)	CSI (B)	CSI (T)	PLT
TC						
BC						

999 Forest Ave
City

Delta Realty

RECEIVED
JAN 2 0 1973
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Note: This truss was checked for 20*#s wind load.

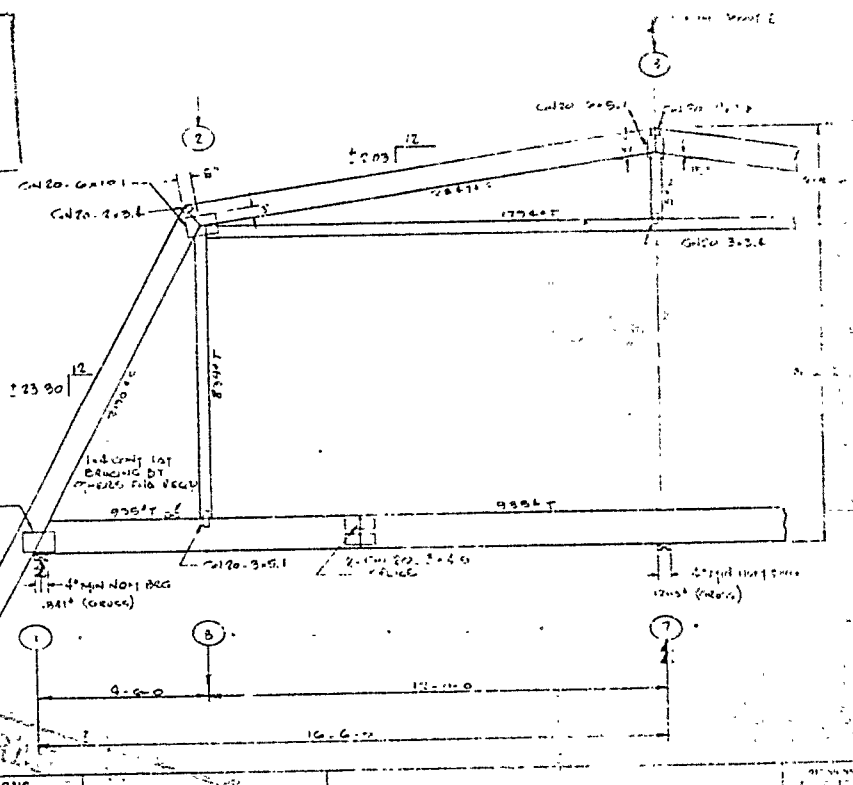
STATE OF MAINE
J. CALVIN
JOINT
No. [illegible]
REGISTERED
PROFESSIONAL ENGINEER

DESIGNED IN ACCORDANCE WITH FHA # 4541.1A AND FHA TRUSS CONNECTOR BULLETIN NO 14-00

RECEIVED
[illegible]
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Note: Provide anchorage for a horizontal thrust of 150#

* Roll @ attic floor only



DESIGN & FABRICATION DATA	DESIGN CRITERIA	LUMBER SPECIFICATIONS		
Design and fabrication meets with National Design Specification, and Truss Plate Institute Standards as approved by National Forest Products Association (latest revisions). Timber Construction Standards by American Institute of Timber Construction (latest revision) and Design Specifications for Light Metal Plate Connected Wood Trusters by Truss Plate Institute (latest revision).	TOP CHORD Live Load 30 psf, Dead Load 5 psf	TOP CHORD 2 x [illegible] #1&2 SOUTHERN PINE, EQUAL OR BETTER.		ATTIC TRUSS
NOTE	BOTTOM CHORD Live Load 10 psf, Dead Load 7 psf	BOTTOM CHORD 2 x [illegible] #1&2 SOUTHERN PINE, EQUAL OR BETTER.		33' 0" overall span — 23 1/2 & 9 7/16 rise
(1) Erection notes, symbols, etc. about the joint unless otherwise shown.	TOTAL DESIGN LOAD = 35 psf	GANG-NAIL HARDWARE		
(2) When [illegible] of more than one truss fabricated on a truss separately (not built in place) from each other.	Truss Spacing = 2'-0" c.c.	Stamped from [illegible] Manufactured and supplied by Automated Building Components, Inc. Miami, Florida or one of its [illegible] Install Gang Nail hardware on both sides of truss face		CHARTER MEMBER TRUSS PLATE INSTITUTE
	Live shown on plans for wind load loading			
	Gang Nail 15 % Lumber 15 %			
	DL 25 LL 30 Total 55 lbs/ft²			
	Lin. ft. No. used			

DESIGNED BY [illegible]
DRAWN BY J.C.
APPROVED JJ
DATE [illegible]
SCALE 1/16"
ORIGINAL SHT. DRAWING

977-1003 Forest Avenue

Feb. 1, 1973

Norton Construction
242 Saco Street
Westbrook, Maine

cc to: Delta Realty Inc.
999 Forest Avenue

Gentlemen:

In checking your application to construct a second story on the rear of the addition to the building facing Forest Avenue at the above named location we find we are unable to continue processing your permit until further information is provided as follows:

1. We will need a statement of design signed by a qualified designer who is willing to assume the responsibility for the structural steel supporting the second floor. Enclosed is a blank statement of design for this purpose.

2. We would also call to your attention at this time that the stairway shown on your plan serving the second story are to be considered as a means of egress, and if this floor is used for apartments business, etc. then they will need to be completely enclosed with direct access to the outdoors from the upstairs without going through the office area on the first floor.

3. The roof must have asphalt shingles or some other type of incombustible material. If there are any questions on this please check here with this department.

4. Before the second floor can be used, an amendment or a new permit must be applied for stating the use and showing any new partitions, etc.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

PERMIT ISSUED
FEB 8 1973
CITY of PORTLAND

I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure .....

Portland, Maine, Jan. 23, 1973

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 977-1003 Forest Ave. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Delta Realty Co. Inc. 999 Forest Ave. Telephone .....

Lessee's name and address ..... 242 ..... Telephone .....

Contractor's name and address Norton Construction, Saco St., Westbrook Telephone .....

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

Proposed use of building speculation No. families .....

Last use ..... No. families .....

Material frame No. stories 2 Heat ..... Style of roof mansard Roofing .....

Other buildings on same lot office

Estimated cost $ 20,000 Fee $ 75

General Description of New Work

stop order $10.
belated fee 5.

To put a second story on existing bldg. as per plans

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 contractor

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? .....

APPROVED:

CK. 2/8/73 - Allan w/letter .....

PERMIT ISSUED WITH LETTER

Miscellaneous

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

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

Norton Construction

CS 301

INSPECTION COPY

Signature of owner .....

Permit No. [illegible] 119

Location [illegible]

Owner [illegible]

Date of permit [illegible]

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued [illegible]

Staking Out Notice

Form Check Notice

NOTES

5/26/73 GAVE PERMISSION TO CLOSE IN MGW.

5/31/73 BLDG. CONTRACTOR WILL SUBMIT PLANS FOR SECOND FLOOR LAYOUT MGW.

5/31/73 OK TO ISSUE C.O. FOR FIRST FLOOR ONLY OFFICES MGW.

I-2 INDUSTRIAL ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 991-995 Forest Ave.

INSPECTION COPY

COMPLAINT NO. 73/10 Date Received 2-26-73

Location 991-995 Forest Avenue Use of Building

Owner's name and address Delta Realty Inc. 999 Forest Ave. Telephone

Tenant's name and address Telephone

Complainant's name and address Telephone

Description: changed use of first floor from living quarters to office use - in connection with selling prefab houses no permit

NOTES:

3/2/73 Talked with Arthur Girard who said this office was very temporary - the regular office leased to this company will be available in the very near future and this will go back to an apt. should he want to go on with an office, he will certainly come in and take out whatever permits are necessary. He thought this being a I-2 Zone, any office was O.K. Hugh

3/6 says he can have this office there but he wants to know what's going on. Have Mr Girard come in & file a change of use.

7/6/73 Properties deteriorated etc

I-2 INDUSTRIAL ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 991-995 Forest Ave

INSPECTION COPY

COMPLAINT NO. 73/10 Date Received 2-26-73

Location 991-995 Forest Avenue Use of Building

Owner's name and address Delta Realty Inc. 999 Forest Ave. Telephone

Tenant's name and address Telephone

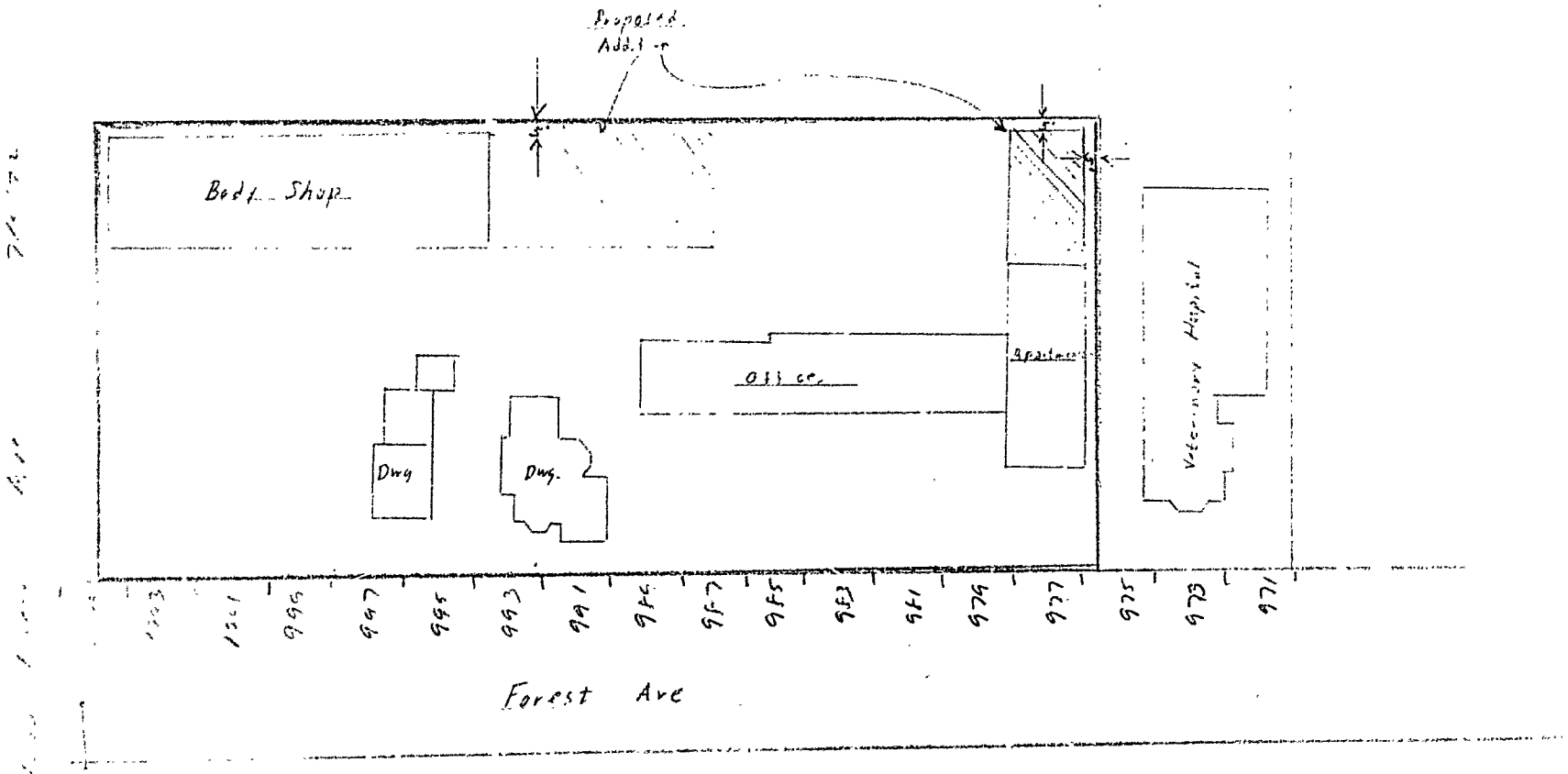
Complainant's name and address Telephone

Description: changed use of first floor from living quarters to office use - in connection with selling prefab houses no permit

NOTES:

3/2/73 Talked with Arthur Girard who said this office was very temporary - the regular office leased to this company will be available in the very near future and this will go back to an apt. should he want to go on with an office, he will certainly come in and take out whatever permits are necessary. He thought this being a I-2 Zone, any office was O.K. Hugh

He says he can have this office there but he wants to keep watch going on. Have Mr Girard come in & file a change of use:
3/6/73 Properties be reinstated etc


Proposed Addition
Body Shop
Office
Apartment
Veterinary Hospital
Dwg
Dwg.
Forest Ave

977-1003 Forest Avenue

June 23, 1972

Delta Realty, Inc.
999 Forest Avenue

cc to: Corporation Counsel

Gentlemen:

Building permit to construct foundation for a 1-story addition 54' x 28' at the above named location in the I-2 Industrial Zone for a 2-car garage is not issuable under the Zoning Ordinance because the side yard and rear yard will be only 5' instead of 17' required. (Sec.602.12C.1) and (Sec.602.12C.4).

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of $5.00 shall be paid at this office at the time the appeal is filed.

If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
JUL 14 1972
CITY of PORTLAND

Class of Building or Type of Structure .....

Portland, Maine, June 20, 1972

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 999 Forest Ave. 977-989 Forest ave. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Delta Realty Inc, same Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address owner Telephone .....

Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ~~service offices, apts.~~ and 2-car garages No families 2

Last use office, apts No. families 2

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ ..... Fee $. 5.00 Pd

General Description of New Work

To excavate and construct foundation ONLY for addition 54' x 28', as per plan

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 7-13-72

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*** owner

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? .....

APPROVED:

O.K. E.A. 7/14/72

Miscellaneous

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

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

Delta Realty Inc.

Signature of owner . By: Arch P Swan

CS 301

INSPECTION COPY

Permit No 72/645

Location 972-989 Forest Ave

Owner Atlantic Realty Inc

Date of permit 7/14/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

~~Sealing Cert Notice~~ C.O.

Form Check Notice

NOTES

7/26/72- Form
insp. made. by

8/23/72- [illegible]
[illegible]

I-2 INDUSTRIAL ZONE

PERMIT ISSUED
JUL 14 0344
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure .....

Portland, Maine, June 20, 1972

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 999 Forest Ave. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Delta Realty Inc., 999 Forest Ave. Telephone 797-2506

Lessee's name and address ..... Telephone .....

Contractor's name and address owner Telephone .....

Architect ..... Specifications ..... Plans yes No. of sheets 2

Proposed use of building ~~garage~~ repair garage No. families .....

Last use repair garage No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ 16,000. Fee $ 48.

General Description of New Work

To construct 80'x40' cement block addition, as per plans

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 7-13-72

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 owner

Details of New Work

Is any plumbing involved in this work? 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 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? .....

APPROVED:
O.K. E.R. 7/14/72

Miscellaneous

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

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

CS 301

INSPECTION COPY

Signature of owner By: Delta Realty Inc.
Carl P. Brand

APPLICATION FOR PERMIT

Class of Building or Type of Structure .....

Portland, Maine, ...

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 ..... Within Fire Limits? ..... Dist. No. .....

Owner's name and address ..... Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address ..... Telephone .....

Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use ..... No. families .....

Material ..... No. stor ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ ..... Fee $ .....

General Description of New Work

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***

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? .....

APPROVED:

.....

.....

.....

Miscellaneous

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

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

CS 301

INSPECTION COPY

Signature of owner .....

Permit No. 12/

Location 999 Hazel Ave.

Owner Alberta Realty Inc.

Date of permit 7/14/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert of Occupancy issued

Staking ~~Out Notice~~ E.S.

Form Check Notice

NOTES

7/28/72 - Laying block
on front and rear walls
Footings inspected E.S.
9/5/72 - Brick & block
to joist. E.S.
10/18/72 - Work nearly
done. E.S.
11/ 8/72 - Work done
BH

977-1003 Forest Avenue

June 22, 1972

cc to: Corporation Counsel

Delta Realty Company, Inc.
999 Forest Avenue

Gentlemen:

Building permit to construct a 1-story 80' x 40' concrete block addition to the existing building to be used as a repair garage at the above named location in the I-2 Industrial Zone is not issuable under the Zoning Ordinance because the rear yard of only 5' is to be provided instead of the required 18'. (Sec. 602.12C.4).

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of $5.00 shall be paid at this office at the time the appeal is filed.

If fee has been paid and appeal filed prior to this letter consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m