

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS	
Town Or Parish	Bethard
Street	977 E. 11 th
Section/Block/Lot #	
PROPERTY OWNERS NAME	
Last, First, Middle Initial	
Applicant Name:	Carl - Henriksen
Using Address:	35 11 th Ave SW
Currently A/Cant (If Different)	Carl - Henriksen

PORTLAND 4122 701 CUS
Date 12.12.71
Time 5.11 PM
FEE 1.20
L10 0.20
China Discharge

Owner/Applicant Statement

I certify that the information furnished is correct to the best of my knowledge and understanding and any false statement is a violation of the Local Publishing Inspector to do so. Part 1

Signature of Owner/Agent

2000

Cautions: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Marine Corps' Regs.

H. Hager

7/9/

PERMIT INFORMATION

In a Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By
1. ☒ NEW PLUMBING	1. ☐ SINGLE FAMILY DWELLING	1. ☒ MASTER PLUMBER
2. ☐ RELOCATED PLUMBING	2. ☐ MODULAR OR MOBILE HOME	2. ☐ OIL BURNERMAN
	3. ☐ MULTIPLE FAMILY DWELLING	3. ☐ MFG'D. HOUSING DEALER/MECHANIC
	4. ☐ OTHER SPECIFY <u>Office</u>	4. ☐ PUBLIC UTILITY EMPLOYEE
		5. ☐ PROPERTY OWNER
		LICENSE # <u>100845</u>

Hook-Up & Piping Relocation: Maximum of 1 Hook-Up		Column 2 Type of Fixture	Column 1 Type of Fixture	
<u>HOO-K-UP</u> to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <u>HOO-K-UP</u> to an existing subsurface wastewater disposal system.	Number	Hostile 1/1 Silcock	Bathtub (and Shower)	
		Floor Drain	2	Shower (Separate)
<u>PIPING RELOCATION</u> - existing lines, drains, and piping without new fixtures.		Urinal	Sink	
		Drinking Fountain	1	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Solution, Filter, etc.		Clothes Washer
		Gas/Air/Oil Separator		Dish Washer
		Dental Cupidator	Waste Disposal	
		Bidet	Laundry Tub	
	Number of Hook-Ups & Relocations	Other:	Water Heater	
\$	Hook-Up & Relocation Fee	Fixtures (Subtotal) Column 2	Fixtures (Subtotal) Column 1	

Please Insp.
Today 2-2-51
12:25 Thank you for

**SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE**

912322

Permit # 912322 City of Portland BUILDING PERMIT APPLICATION Fee \$115. Zone Map # Lot #
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Harvey & Assoc. Phone # 797-3316
 Address: 993 Forest Ave; Bldg. 45 01103
 LOCATION OF CONSTRUCTION 993 Forest Ave.
 Construction: Homeplace 4144 345-111
 Address: P.O. Box 557; YH Portland Phone # 45 20
 Est. Construction Cost: 24,500 Proposed Use: office bld & renov
 Past Use: offi - bldg
 # of Existing Res. Units # of New Res. Units
 Building Dimensions: L W Total Sq. Ft.
 # stories # Bedrooms Lot Size
 Proposed Use: Seasonal Condominium Conversion
 Explain Conversion interior renovations - exercise room

For Official Use Only PERMIT ISSUED
 Date 1/30/91 Subdivision
 Inside Fire Limit Lot FEB 11 1991
 Edg Code Public
 Time Limit City Of Portland
 Estimated Cost 24,500
 Zoning: R-2
 Sides Frontage Provided: Back Side Side
 Provided Sides: 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 Flood: 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 Wall:

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

Interior Wall:

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

Ceiling:

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

Roof:

1. Truss or Rafter Size Span Action:
2. Sheathing Type Size
3. Roof Covering Type Date:

Chimneys:

Type: Number of Fire Places Signature:

Hanging:

Type of Hest:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil & 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 Louise E. Chase

Signature of Applicant Date 1/30/91

Signature of CEO Date 2-2-91

Inspection Dates

PERMIT ISSUED
 WITH LETTER

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

© Copyright GPCOG 1988

Rowe

PLCT PLAN

N

FFES (Breakdown From Front)

Base Fee \$ 145
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

COMMENTS Nearly complete 1 Exit Sign Missing From rear 7-16-91 MCM

Signature of Applicant [Signature]

Date 1/30/91

Inspector Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 8, 1991

Homeplace Building & Remodling
P.O. Box 557
Yarmouth, ME 04096

Re: 999 Forest Ave., Portland, ME

Dear Sir:

Your application to make interior renovations at 999 Forest Ave. has been reviewed and a permit is herewith issued subject to the following requirement(s):

No certificate of occupancy can be issued until all requirement(s) of this letter are met.

1. Exits shall be marked in accordance with Section 5-10 of the N.F.P.A. 101 Life Safety Code.
2. Emergency lighting shall be provided in accordance with Section 5-9.
3. The proposed folding stairway does not meet the requirements of Chapter 5 Section 5-2.2. Builder has indicated that after consulting with owner that stairs and upper deck will not be built.
4. Portable fire extinguishers shall be provided in accordance with N.F.P.A. #10.

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,


S. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Wallace Garroway, P.F.D.

PSH/ala

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

Location of Construction: 999 Forest Ave		Owner: Donald Lowery		Phone:		Permit 950373	
Owner Address:		Leasee/Buyer's Name: Lowery & Associates		Phone:		Business Name:	
Contract Name: Tim Albair		Address: 195 Lane Ave		Portland, ME 04103		797-8769	
Past Use: Office		Proposed Use: Same w/new entrance & handicapp access		COST OF WORK: \$ 4,500.00		PERMIT FEE: \$ 45.00	
Proposed Project Description: Construct new entrance & Handicapp Access Ramp		FIRE DEPT. ☐ Approved ☐ Denied		INSPECTION: Use Group: B Type: Signature: <i>Hoffa</i>		PERMIT ISSUED APR 24 1995 CITY OF PORTLAND	
Permit Taken By: Mary Gresik		Date Applied For: 18 April 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Zoning: B-2 CBL: 142-B-015 Zoning Approval: <i>OK WS 4/20/95</i> Special Zone or Reviews: ☐ Shoveland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan, map ☐ minor ☐ mm ☐	
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work. No debris removal necessary.							
PERMIT ISSUED WITH LETTER							
CERTIFICATION I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit							
SIGNATURE OF APPLICANT <i>Tim Albair</i>		ADDRESS:		DATE: 18 April 1995		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:		CEO DISTRICT 6 <i>A. Roux</i>	
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector							

COMMENTS

Completed report

Inspector

A. Hart

7/8/95

Type

Inspection Record

Date

Foundation:

Framing:

Plumbing:

Final:

Other:

Inspection Services
Samuel P. Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 21, 1995

Tim Albair
195 Lane Ave
Portland, ME 04103

Re: 999 Forest Ave

Dear Tim,

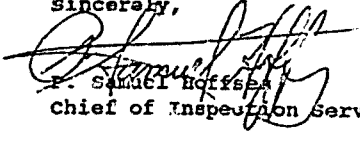
Your application to construct new entrance and handicap access ramp has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

1. General notes on plan states project is governed by the BOCA/1990. This should read BOCA/1993 because the city uses the BOCA/1993 Building & Mechanical Codes.
2. Bonding with wall ties shall be done in accordance with section 2110.3.1 of the City's building code (max of 36" horizontal and 24" max vertical).
3. The ramp shall be constructed in accordance with section 1016 of the City's building code.
4. Guardrail & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 12", except Use Group R which is 36". In occupancies in Use Group A, B, E-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
5. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023 & 1024 of the City's building code (BOCA/1993).

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

Sincerely,


Samuel P. Hoffes
Chief of Inspection Services

CAP N 3/8" BEVEL
S + SAN KERF BELOW
P IN GENEROUS BED
CAULK & ATTACH N
24" O.C.

6661 81 30.
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

EXISTING WOOD

225 # ASPHALT
SHINGLES - COLOR
BY OWNER. ON #15
FELTS 3/8" CDX.

ROLL VENTS W/
SHINGLE CAP (ON OTHER SIDE)

2x8 @ 16" O.C.
(PT AGAINST MASONRY
N/2x6 CT @ 16" O.C.)
R-19 FIBERGLASS ON
1" THERMAX
[x3 STRAPPIES @ 16" O.C.]

1/2" GNB, SMOOTH FINISH
SIDEWALL FLASHING
LET INTO MASONRY
AND RESEALED PER
INDUSTRY STDS.

1x3
2x8
2" STRIP
EAVE VENT x CONT'

1/2" CDX
R-11
TYFER
1/2" EXT. GWS
1" AIR SPACE
BRICK TIES @ 32" O.C.
HORIZ & VERT
(TYPICAL)

THRU WALL FLASHING
0" O.C.
KEEPS @ 32" O.C. TYP. @
BASE OF WALL DOOR
& WINDOW HEADS.

OPEN TO BEYOND

BUILDING SECTION
1/2" = 1'-0"

GENERAL NOTES

- CODES:**
THIS PROJECT IS GOVERNED BY THE LOCAL 19-4 OR TOWN APPROVED EQUAL CODE COMPLIANCE IS MANDATORY. THE DRAWINGS & SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THE CODES.
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. ANY BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE REVIEWED FOR ANY OTHER PURPOSE.
- FIELD VERIFICATION:**
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
- DIFFERENCES:**
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN OF DIMENSIONS ARE TO THE FACE OF FRAMED MEMBER FACE OF WOOD FRAMING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF FINISH FLOOR TOP OF WALL PLATES OR BEAMS, UNLESS OTHERWISE NOTED.
- DISCREPANCIES:**
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE EARLY NOTICE SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.
- DUTY OF COOPERATION:**
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COOPERATION IS ESSENTIAL. ANY DISCREPANCY CANNOT BE ANTICIPATED. ANY DISCREPANCY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCY OR DISCREPANCY MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

- CHANGES TO THE WORK:**
ANY ITEMS REQUESTED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME.
- WORKMANSHIP:**
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
- SUBSTITUTIONS:**
SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S OR OWNER'S WRITTEN APPROVAL. SEE SPECIFICATIONS.
- CONSTRUCTION SAFETY:**
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- EXCAVATION PROCEDURES:**
A SOILS REPORT IS ADVISABLE FOR THIS PROJECT. UPON COMPLETION OF THE EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE EXCAVATION CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. ANY FOUNDATION WORK UNDERTAKEN WITHOUT SOIL BEARING ANALYSIS SHALL RELIEVE THE ARCHITECT/ENGINEER FROM ALL RESPONSIBILITY.
- FIELD CUTTING OF STRUCTURAL MEMBERS:**
THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ARCHITECT/ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. WHEN IT IS NECESSARY TO BORE STUDS, JOISTS OR RAFTERS FOR MORE THAN 40% OF THE MEMBER DEPTH IN LOAD BEARING CONDITIONS, AND NOT GREATER THAN 1/4" OF THE MEMBER DEPTH IN NON-LOAD BEARING CONDITIONS. REFER TO 1920 LOCAL AND MANUFACTURER'S OF SUPPLIES INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

PORT
CITY

ARCHITECTURE

29 JUNE STRE.
PORTLAND, MAINE 04102-2215
207 774 5420 FAX 774 5420

© COPYRIGHT
Reuse or reproduction of the
contents of this document is
not permitted without
written permission of
PORT CITY ARCHITECTURE

ALBAIR

Lowry & Associates

999 Forest Ave., Portland, ME 04103



FOR CONSTRUCTION

94154

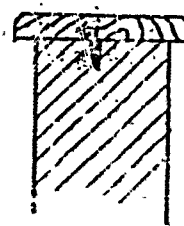
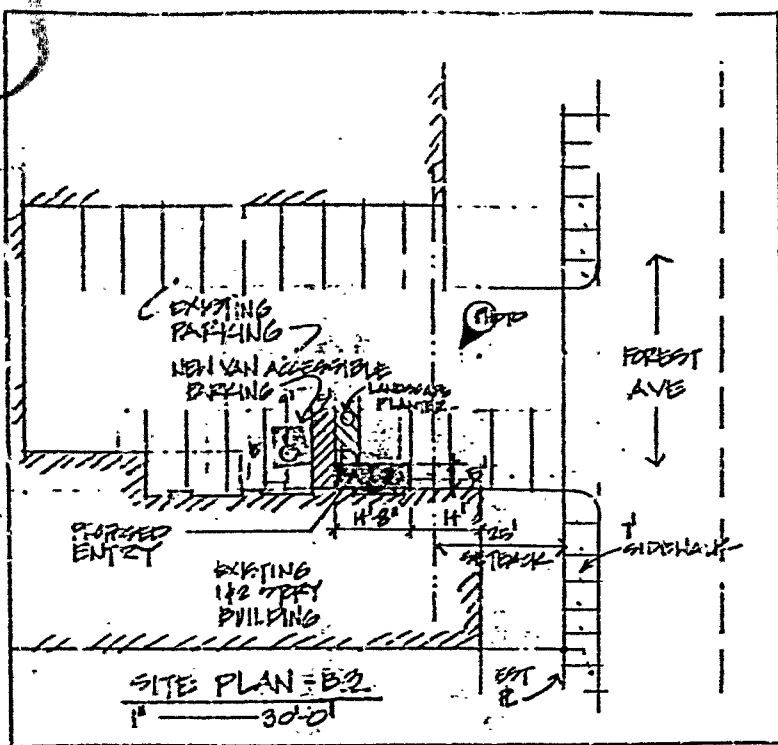
ISSUE

Prepared by	7-11-92
Final	4-14-95
By	
Checked by	
Reviewed by	
Field Notes	

SHEET
TITLE

A-1

APR 4 1995



5/4" x 4 1/2" D. FIR CAP W/ 3/8" BEVEL
@ TOP CORNERS & SAN KEFF BELOW
SET SEALED CAP IN GENEROUS BED
OF NEOPRENE CAULK & ATTACH W/
TAP CONN'S @ 24" O.C.
PLUG HOLES
FINISH
LIGHT FRUITWOOD STAIN TO MATCH
EXISTING CHERRY FURNISHINGS -
CLEAR COAT W/ EX. GRADE POLY-
URETHANE - 3 COATS (SUBMIT
NUMBERED SAMPLES TO OWNER FOR
WRITTEN APPROVAL)

WALL CAP
3/4" = 1'-0"

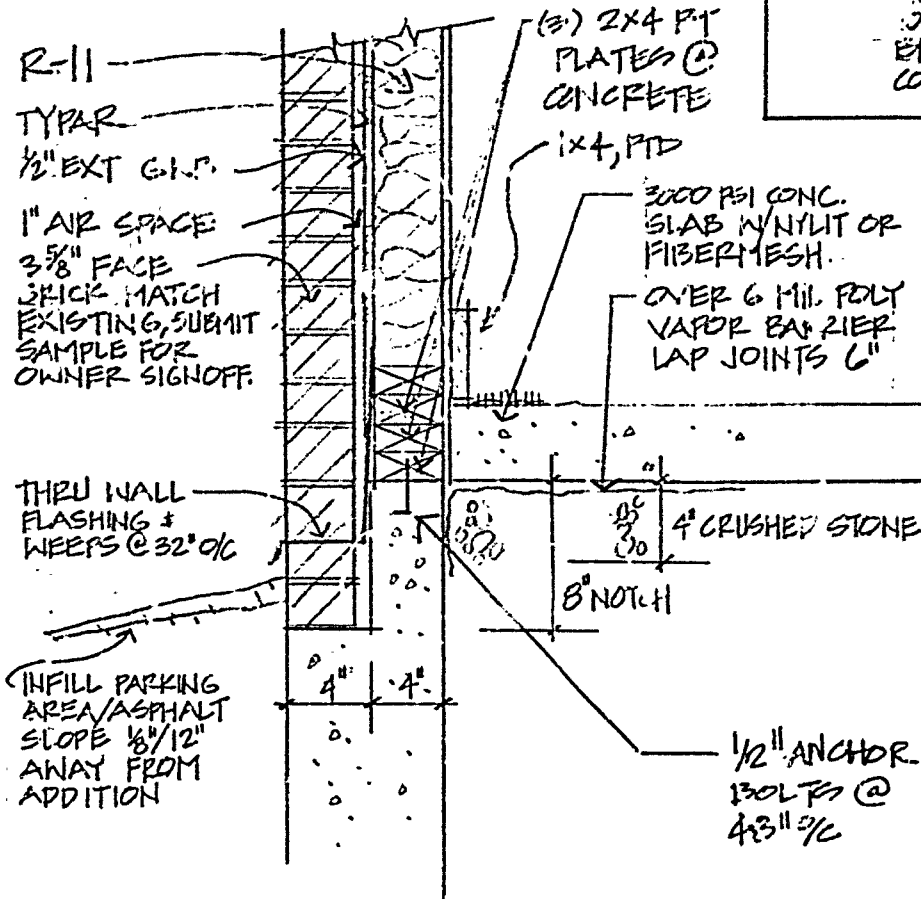
NEW 2x6 SFFIT
HILTI @ 16" O.C. THRU
AGAINST EXTS MASONRY
EXISTING CEILING
TO REMAIN
1/2" GWB, P-2

P-1 - WHITE, EGGSHELL
SUBMIT FOR OWNER
APPROVAL

P-2 - MATCH BRICK, EGGSHELL

SECTION - A

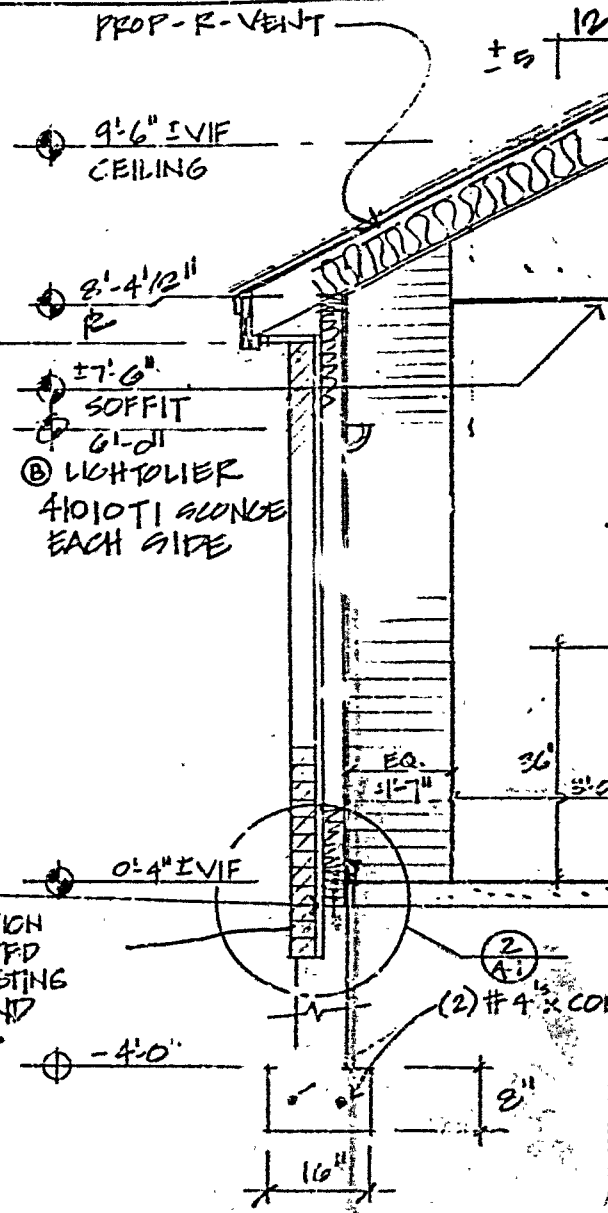
1/2" = 1'-0"



WALL DETAIL - 2

1/2" = 1'-0"

NOTE:
TOP OF WALL FOUNDATION
HEIGHT TO BE ADJUSTED
TO ALIGN NEW & EXISTING
BRICK RUNNING BOND
COURSES TO ALIGN.



GENERAL NOTES

1. CODES: THIS PROJECT IS GOVERNED BY THE 2000 IBC. COMPLIANCE IS MANDATORY. THE CONTRACTOR SHALL VERIFY THAT ALL WORK DOES NOT CONFLICT WITH THE GENERAL CONTRACT AND SUBCONTRACT. SATISFYING ALL APPLICABLE CODES AND OBTAINING APPROVALS. ANY BUILDING ALIENS ARE SHOWN FOR BE RECALCULATED FOR ANY OTHER PURPOSES.
2. FIELD VERIFICATION: VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITIES. IF ANY WORK OR CONFLICTING ANY MATERIALS OR CONFLICTS OR DISCREPANCIES IN THE DRAWINGS ARE.
3. DIMENSIONS: WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS. WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES. PLAN DIMENSIONS, FACE OF WOOD WORKING OR FACE OF CONCRETE. SECTION OR ELEVATION DIMENSIONS ARE PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE.
4. DISCREPANCIES: THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE ENGINEERING SERVICES. IN THE EVENT ADDITIONAL THE CONTRACTOR FOR CONSTRUCTION OF ANY AS BUILT DIMENSIONS, NOTIFY THE ARCHITECT. IT IS THE ARCHITECT OF ALL RESPONSIBILITY. DO NOT PROCEED UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED BY THE ARCHITECT.
5. DUTY OF COOPERATION: THE CONTRACTOR SHALL RELEASE OF THESE PLANS CONTemplates FULLY RELEASE OF THESE PLANS. THE ARCHITECT AND THE CONTRACTOR SHALL COOPERATE WITH ONE ANOTHER AND DELIVERANCE, THEY COOPERATION IS MANDATORY. AND EVERY CONTRACTOR AMBIGUITY OR DISCREPANCY DISCOVERED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT. AS TO COOPERATION IS UNDERSTANDING AND MAY BE AS TO COOPERATION BY A SIMPLE NOTICE TO THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.

PORT
CITY

ARCHITECTURE

29 JUNE STREET
PORTLAND, MAINE 04102-2215
207 774 5420 FAX 774 5420

© COPYRIGHT

Reuse or reproduction of the
contents of this document is
not permitted without
written permission of
PORT CITY ARCHITECTURE

Mark Jorgensen

Lowry & Associates

999 Forest Ave., Portland, ME 04103



FOR CONSTRUCTION

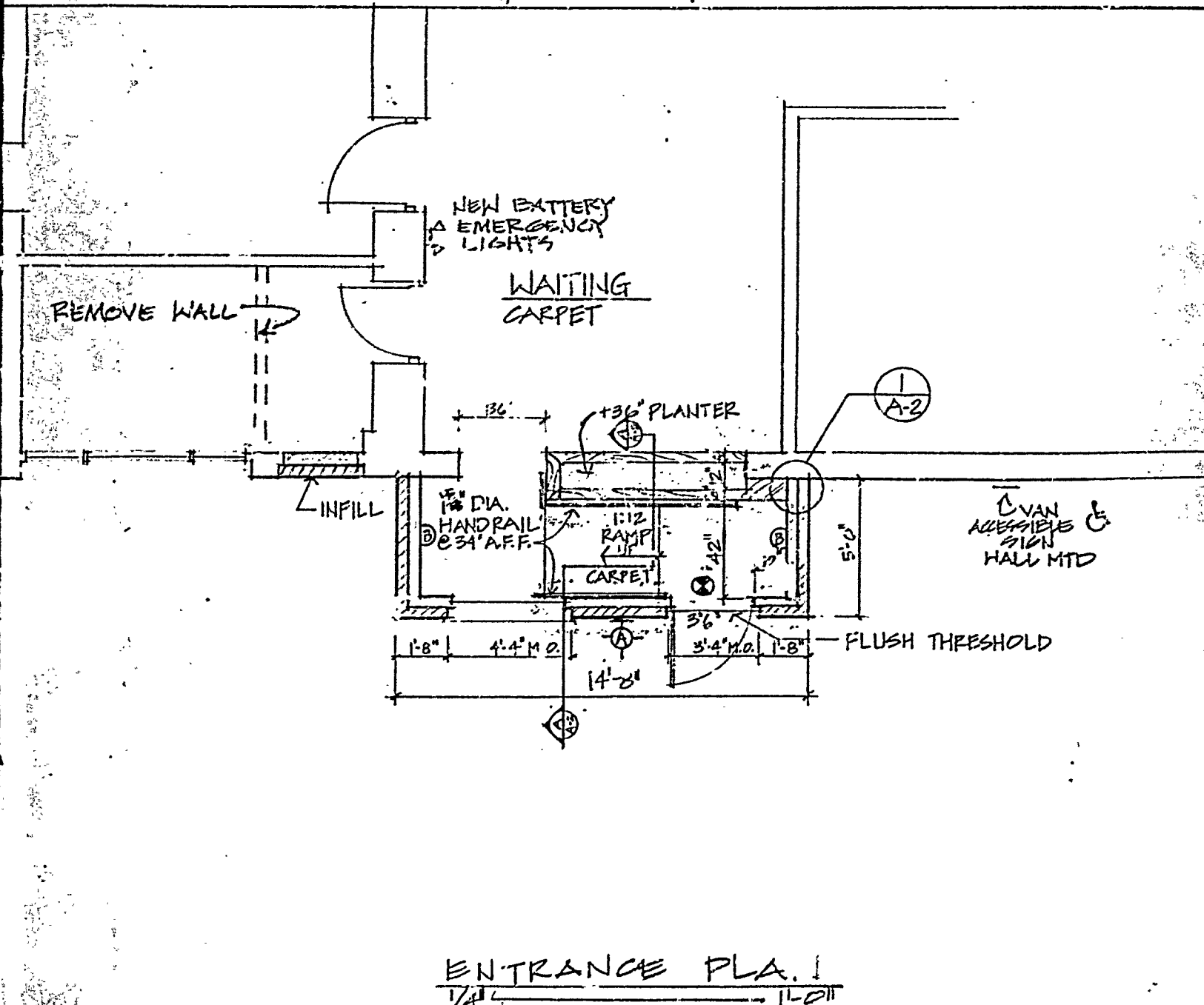
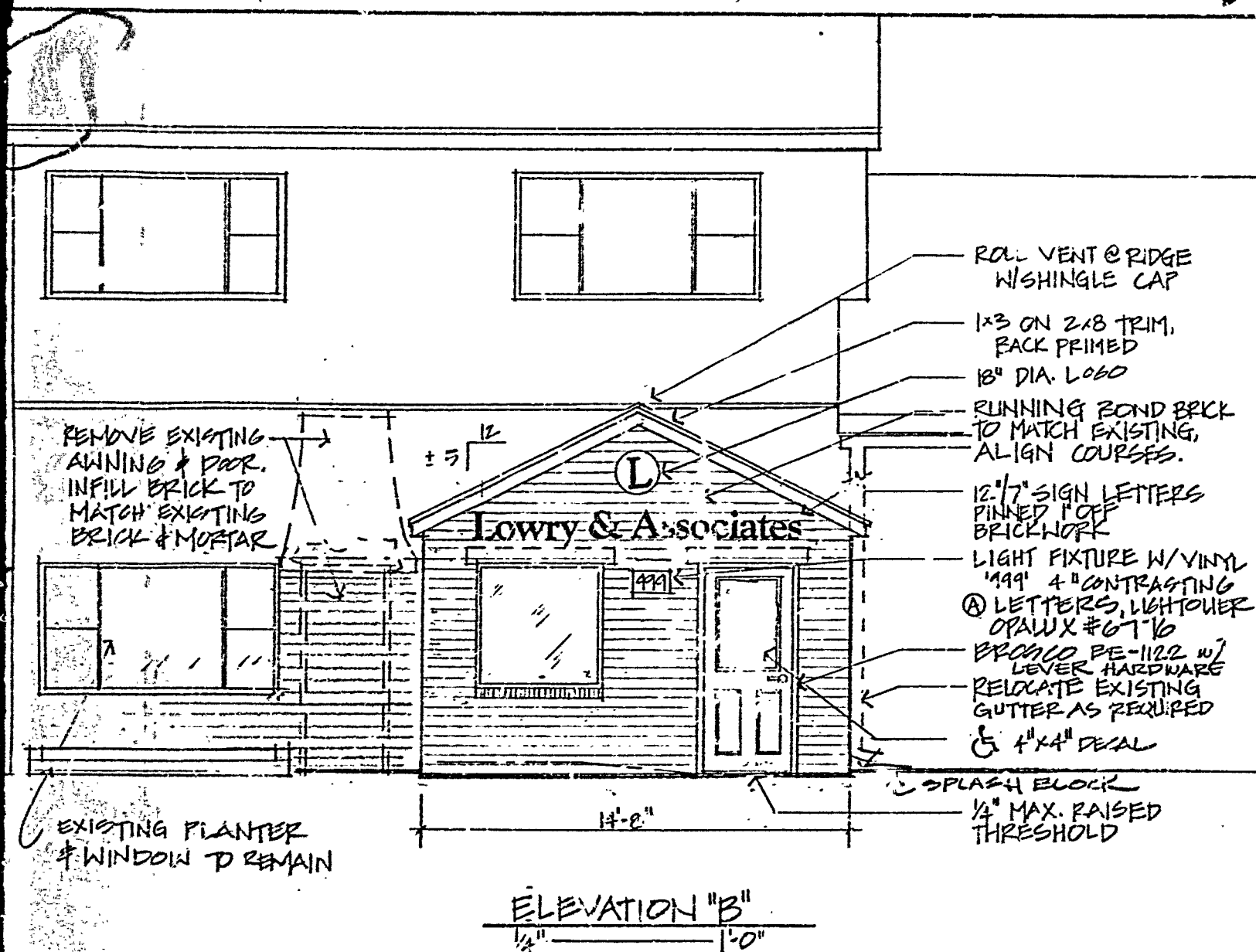
94154

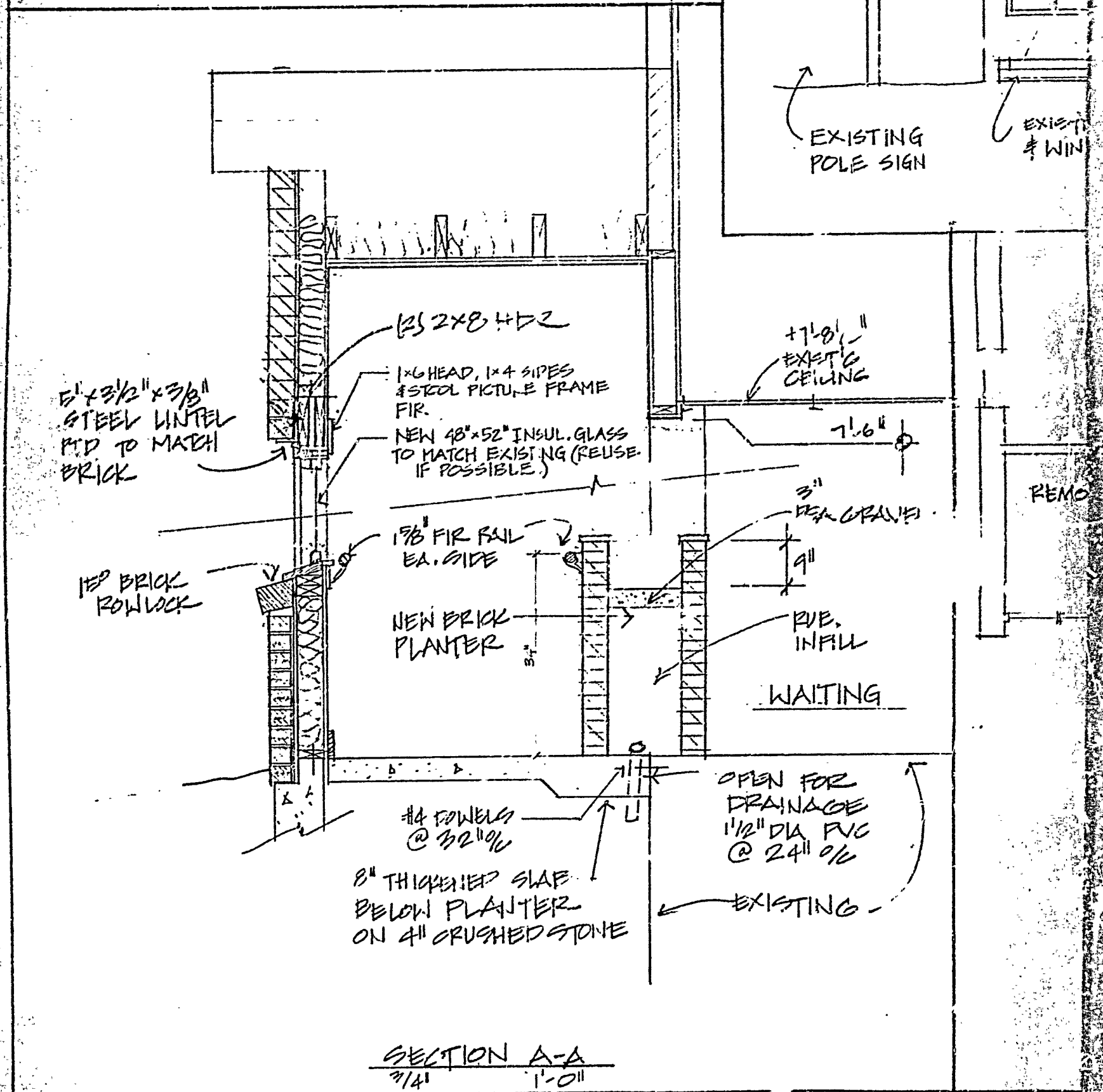
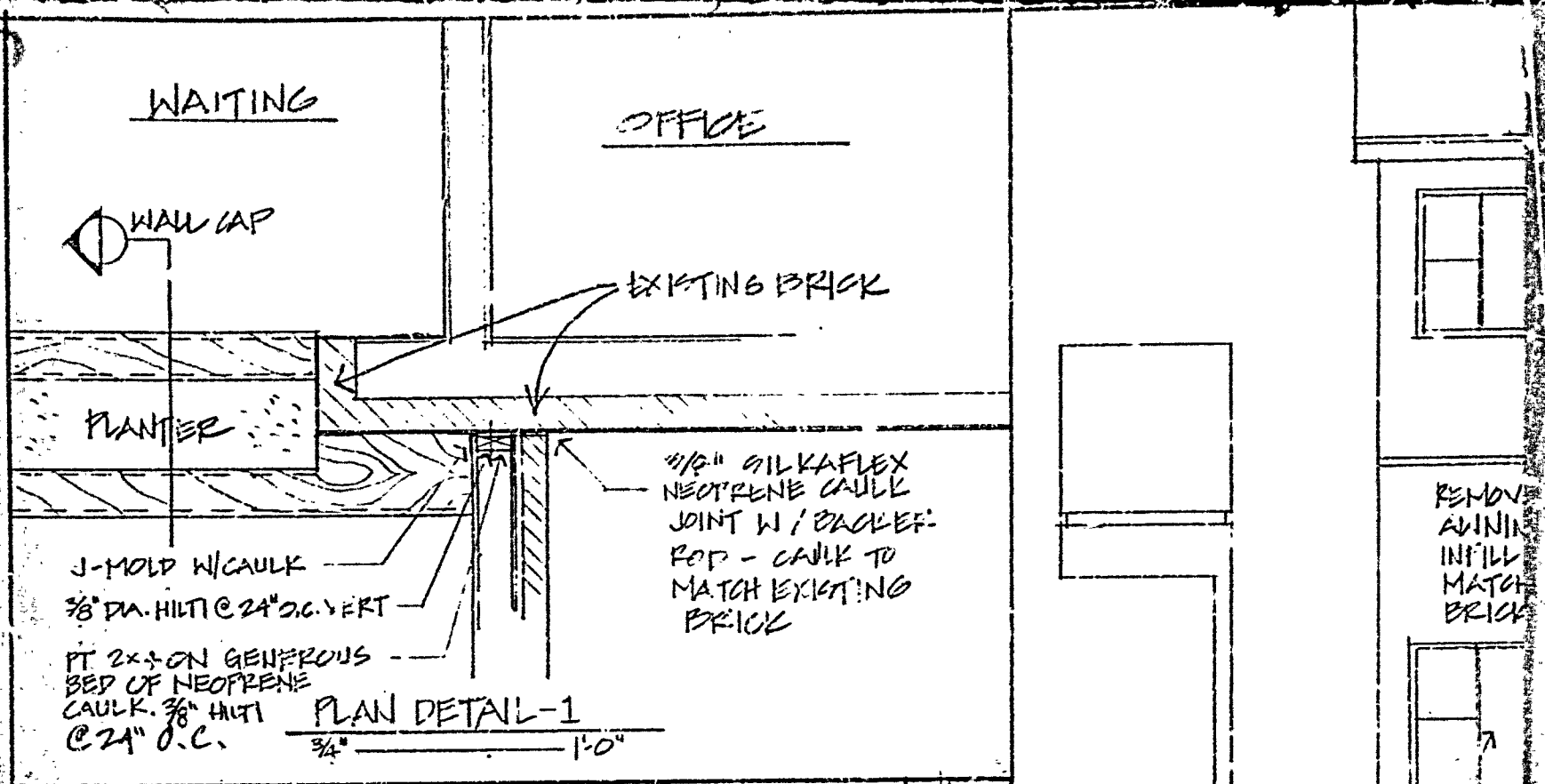
ISSUE	
Primary	7.11.95
Final	4.14.95
Rev.	
Construction	
Revision	

SHEET 2 OF 2
TITLE

A-2

APR 14 1995





REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No. 8000

PERMISSION IS HEREBY GIVEN TO:

Lowry & Associates
999 Forest Ave
Portland
Maine

Location of project:

999 Forest Ave
Portland

PROJECT TITLE:

Lowry & Associates

OCCUPANCY CLASSIFICATION:

business

To construct or alter the afore referenced building according to the plans hitherto filed with the
Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on February 1, 1997.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local
ordinances, zoning laws, or other pertinent legal restrictions.

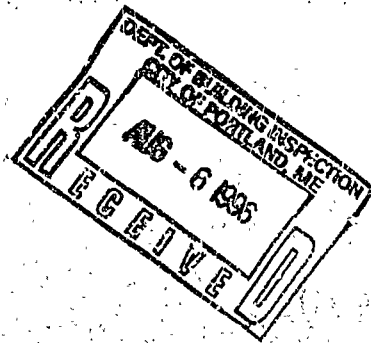
Dated the 2nd day of August A.D. 1996

FEE \$ 150/25

(not sprinkled)

Alfred Holfield
Commissioner - Public Safety

Now done to be 3'-0" wide
w/ lower handles -
Accessible
toilet room
per attached





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION ⁹⁹⁹ 1011 Forest Avenue

Issued to Lowry & Associates

Date of Issue November 21, 1997

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. 971193, 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

Change of use from workout center to drivers ed school.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/21/97
(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.

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

Location of Construction: 1011 999 Forest Ave		Owner: Lowery & Associates		Phone:		Permit No: 971193	
Owner Address:		Lessee/Buyer's Name: Greater Portland Driving Academy		Phone:		Business Name:	
Contractor Name: Terry Dow		Address: 449 Forest Ave Portland, ME 04101		Phone: 774-8737		PERMIT ISSUED NOV - 5 1997	
Past Use: Workout Center		Proposed Use: Office/Class Room		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
Proposed Project Description: Change Use Driver's Education School 1st floor		FIRE DEPT. ☒ Approved ☐ Denied		INSPECTION: Use Group: Type:		CITY OF PORTLAND Zone: CBL: Zoning Approval: 11/4/97 Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan: maj. minor. minor.	
		Signature: [Signature]		Signature: [Signature]			
Permit Taken By: Mary Grenik		Date Applied For: 04 November 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied		Zoning Appeal ☐ Variance ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied	
				Signature: Date:		Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: [Signature] ADDRESS: 449 Forest Ave DATE: 04 November 1997 PHONE: 774-8737

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 6

COMMENTS

10-20-97 OK for ASD

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

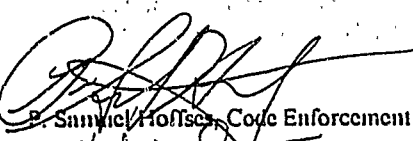
DATE: 11/4/97 ADDRESS: 997 Forest Ave
 REASON FOR PERMIT: Change of use
 BUILDING OWNER: Lewery & Associates
 CONTRACTOR: Terry Dow
 PERMIT APPLICANT: Terry Dow APPROVAL: X1, R12 *20
 USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, I-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms

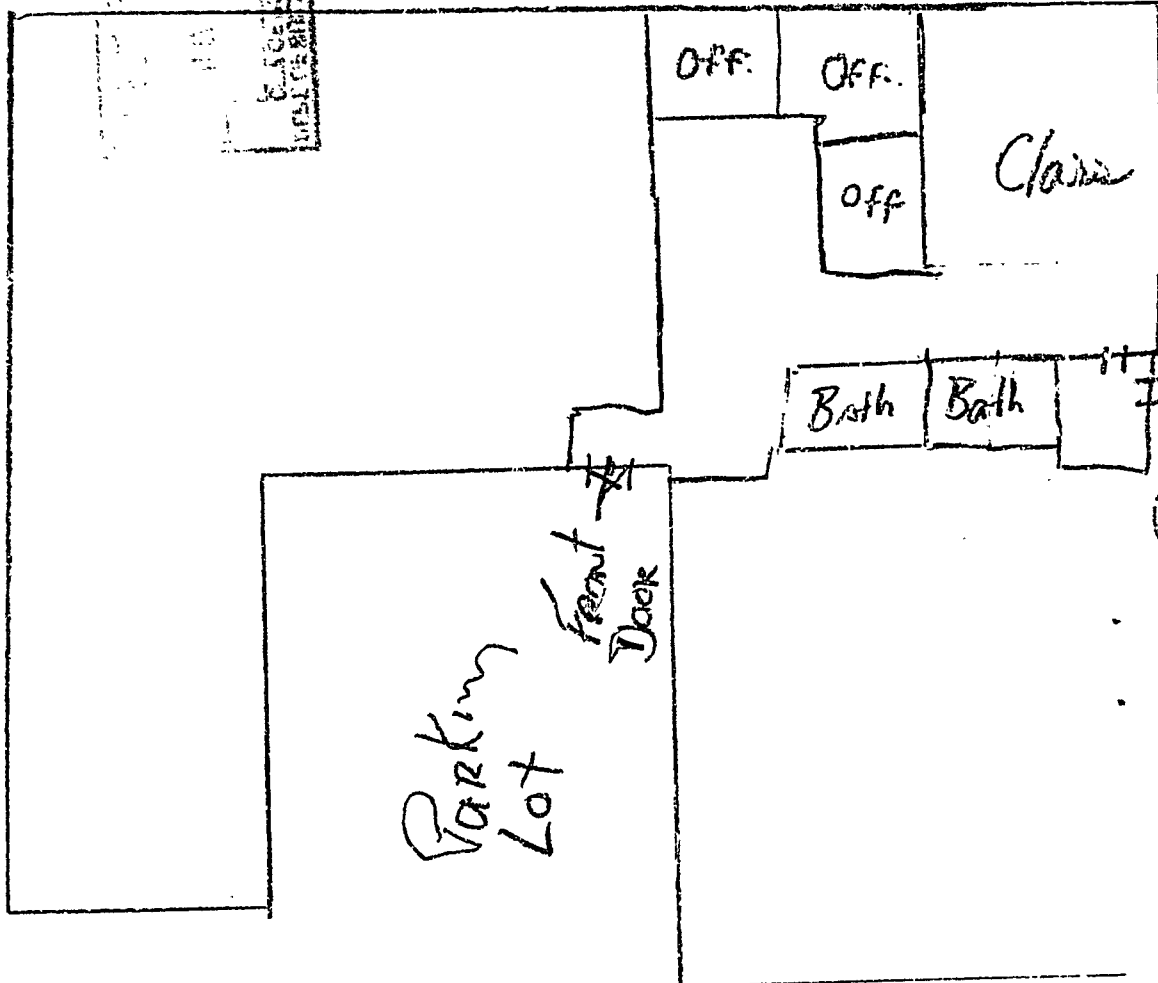
• In each story within a dwelling unit, including basements
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall be maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023, & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210, of the City's Building Code
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
30. _____
31. _____
32. _____
33. _____
34. _____


P. Samuel/Hoffman, Code Enforcement
cc: Lt. McDougall/PFD
Marge Schmuckal

CLACK COUNTY
CALIFORNIA
PLANNING DEPARTMENT

1600



Forest Ave.