

DELTA
REALTY

CO.
INC.

December 12, 1988

City of Portland
David Klenk, Planner
389 Congress Street
Portland, Maine 04101

Dear Mr. Klenk:

This letter is in response to the December 15, 1987, letter sent to me, requesting information needed in order to review my site plan application.

The property is located at 380 Warren Avenue. It consists of 24,703' of ground level warehouse, 11,200' of ground level office, 900' of ground level retail, 1,800' of second floor security office, 1,000' of a 1-2 bedroom ground level apartment unit, and 1,000' of 2-2 bedroom second floor apartment units.

All tenants will share a 12 yard dumpster, located at the southeast corner of the property, which will be serviced weekly.

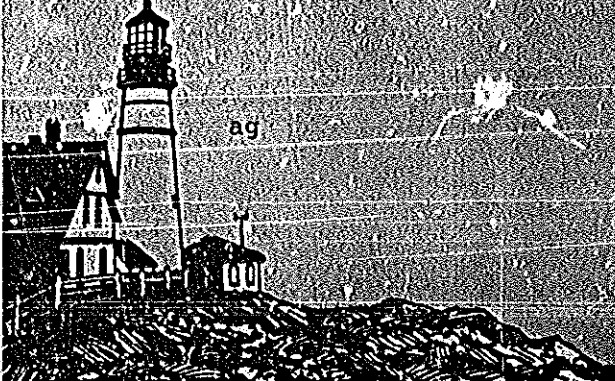
An existing 6" sewer line and 3/4" water supply, tapped off Warren Avenue, is sufficient to handle all buildings existing and any future expansions. Three existing catch basins located in the center of the property, drain into a fourth basin in the rear, and handles all of the surface water with no problem.

Construction should be finished within 10 months after approval of all plans.

Sincerely,



Arthur Girard
President



400 RIVERSIDE STREET / PORTLAND, MAINE 04103 / 207-797-8550
380 WARREN AVENUE



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
November 15, 1989

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Delta Realty
380 Warren Avenue
Portland, Maine

Re: 380 Warren Avenue

Dear Sir:

Your application for four permits, 1. Major Site Plan Review, 2. Interior Renovations, 3. Amendments, 4. Second floor as per plans, has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Planning Division - Approved - S. Greene
Fire Department - Approved - Lt. Garroway
Inspection Division - Approved - W. Giroux - November 15, 1989
Public Works - Approved with conditions* S. Harris

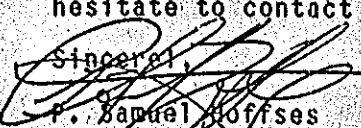
* All Site improvements must be completed prior to issuance of certificate of occupancy.

Building and Fire Code Requirements

- 1.) Manual fire alarm system shall be installed with pull stations at each exit. Horn-light warning devices to be located in both office and work area.
- 2.) Emergency lighting shall be installed so that it will illuminate the path of travel to exits.
- 3.) Portable fire extinguisher to be provided in accordance with M.F.P.A. #10.
- 4.) Fire separation between use Groups will be constructed as per table 902 of the Building Code.
- 5.) See attached memo from Paul Niehoff, dated November 2, 1989

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Garroway, Fire Department
Paul Niehoff, Public Works
S. Harris, Public Works
S. Greene, Planning

LAND USE CONSULTANTS

April 29, 1988

2013

Table 902

DELTA REALTY
WARREN AVENUE - PORTLAND

Business	Use	Sq. Footage	Zoning Req'm't	Spaces Req'd
<i>3HR</i> Auto Upholstery	Retail	900	1 space/150 s.f.	6
<i>3HR</i> Delta Realty	Retail	1200	" "	8
<i>3HR</i> 3 Apartments	Residential	-	1 space/unit	3
<i>3HR S-1</i> Pine St Garage	Garage/Storage	<u>3500</u>	1 space/1000 s.f.	<u>3.5</u>
<i>3HR S-1</i> *Christies Garage	Retail Garage/Storage	500 2000	1 space/150 s.f. 1 space/1000 s.f.	3.3 2
<i>3HR S-1</i> *Daniels Service Station	Retail Garage/Storage	500 2000	1 space/150 s.f. 1 space/1000 s.f.	3.3 2
<i>2HR BUS</i> Electronic Repair	Contractor Services	1000	1 space/1000 s.f.	1
<i>2HR</i> Jim's Auto Reconditioning	Commercial	1700	1 space/1000 s.f.	1.7
<i>2HR</i> Commercial Conveyor Sys.	Contractor Services	2500	1 space/1000 s.f.	2.5
<i>3HR</i> *Wicker Warehouse	Retail Storage	6720 <u>2880</u>	1 space/150 s.f. 1 space/1000 s.f.	44.8 2.8
<i>3HR S-1</i> Pine State Garage	Garage/Storage	<u>1800</u>	1 space/1000 s.f.	1.8

Total: Required

86

* Amount of retail vs storage space is based upon information from client and approximation of floor occupancy by Land Use Consultants.

Other COs in microfiche

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Kevin Carroll, Code Enforcement Officer
FROM: Charles A. Lane, Associate Corporation Counsel
DATE: October 15, 1991
RE: Delta Realty - Warren Avenue Property

Attached hereto are copies of Certificates of Occupancy relating to the above-described premises including both Delta and its tenants.

On October 11 I delivered the original certificates to a representative of Delta upon receipt of \$1,000 representing payment of the agreed penalty by Delta.

Cal
Charles A. Lane
Associate Corporation Counsel

CAL:d1
Enc.

380
M
C



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 380 Warren Ave.

Issued to Delta Realty

Date of Issue 9/5/91

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. 87 / 1151, 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

Limiting Conditions:

APPROVED OCCUPANCY

Two-story office building
Two-family dwelling
Nine-bay single-story auto repair
& warehouse facility

This certificate is
certificate issued

Approved

9/5/91
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

[Signature]

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.