

248 CONGRESS STREET

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 001723 DATE PERMIT ISSUED 1/23/83 No 70179IC
 Month Day Year Certificate of App. Number

Installer's Name ANDY F. SIMS INC Installer Code 2
 Last Name F.I. M.I. 1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burnerman
 4. Employee of Public Utilities
 5. Manufactured Housing Dealer
 6. Manufactured Housing Mechanic
 7. Limited License

Owner North School
 Address 248 Congress Street Subdivision
 St./Lot Number Street, Road Name (Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

TOWN'S COPY

Signature of LPI [Signature]

Date Inspected 1/23/83

ORIGINAL—To be sent to: Department of Human Services
Division of Health Engineering

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 001723 Date Issued 1/23/83 INSTALLER'S License No. 11293 No 70179IP
 Month Day Year PERMIT NUMBER

Address of Where Plumbing is Done 248 CONGRESS STREET Installer Code 2
 St./Lot Number Street/Road Name Subdivision 1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burnerman
 4. Employee of Public Utilities
 5. Manufactured Housing Dealer
 6. Manufactured Housing Mech
 7. Limited License

Name of Owner MARTIN SCOTT Last Name F.I. M.I. Mailing Address Zip Code

Type of Construction	1 New	3 Addition	5. Replacement of Hot Water Heater	7. Hook-up of Modular Home		
	2 Remodeling	4 Remodeling & Addition	6 Hook-up of Mobile Home	8. Other (Specify) <u>1</u>		
Plumbing To Serve	1 Single (Res)	3. Mobile Home	5. Commercial	7. Other (Specify) <u>2</u>		
	2. Multi-Fam/Res	4. Modular Home	6 School			
Number of Fixtures or Hook-Ups	Sink(s) <u>2</u>	Toilet(s) <u>0</u>	Bathtub(s) <u>0</u>	Lavatory(s) <u>0</u>	Shower(s) <u>0</u>	Urinal(s) <u>0</u>
	Clothes Washer(s) <u>0</u>	Dish-Washer(s) <u>0</u>	Hot Water Heater(s) <u>0</u>	Floor Drain(s) <u>0</u>	Hook-Up(s) <u>0</u>	

TOWN'S COPY 1983
JAN 2

See Work Feb 2

IMPORTANT. Note the following conditions.
 1. This Permit is non-transferable to another person or party.
 2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture Fee 9.00
 Hook-Up Fee 0.00
 Total Fee 9.00

Dept. of Human Services
Div. of Health Engineering

If Double Fee Check Box

Signature of LPI _____

HHE-211 Rev. 7/80

North ~~St~~ School
Housing

248

CONGRESS

India

Fence

Tank

RECEIVED
OCT 18 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00919

OCT 18 1982

ZONING LOCATION PORTLAND, MAINE Oct 18, 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

CITY OF PORTLAND

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 248 Congress Street
1. Owner's name and address City of Portland, Maine
2. Lessee's name and address
3. Contractor's name and address Agway Petroleum - RFD # 1, P.O. Box 30 Telephone 786-4288
Auburn, Maine No. of sheets

Proposed use of building
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR - Mr. @ 775-5451
To set 2-1,000 gal. LP Gas (above ground) to be used for temporary heat as per plans. 1 sheet of plans.
Appeal Fees \$
Base Fee 50.00
Late Fee
TOTAL \$ 50.00
Stamp of Special Conditions

send permit to Donalco - Main St. So. Portland, Me. 04106
C/O Ron Norton

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

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 ing partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joist and rafters 1st floor 2nd 3rd roof
On centers 1st floor 2nd 3rd roof
Maximum span 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept. James J. Collins, Chief to see that the State and City requirements pertaining thereto
Health Dept. are observed?
Others:

Signature of Applicant Dana Berry Phone # same
Type Name of above Dana Berry for
Agway Petroleum 1 2 3 4
Other and Address

2

Permit No. 82/919
Location 248 Congress St
Owner City of Portland
Date of permit 10-18-82
Approved 10-18-82

Dwelling

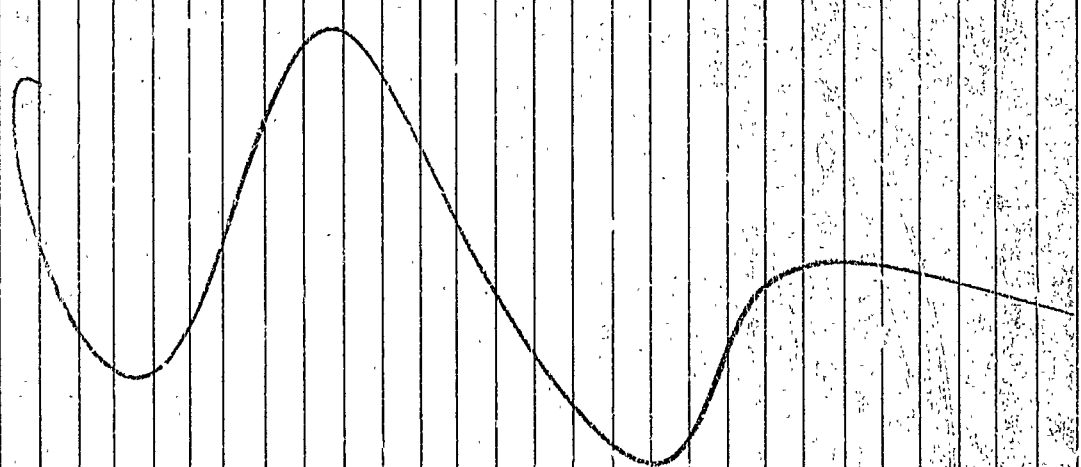
Garage

Alteration 2-1,000 gal LP Gas for tank heat

NOTES

10/18/82 Inspected & approved

11/18/83 Permit removed





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct 7, 1982
 Receipt and Permit Number A79795

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: 24 Congress Street
 OWNER'S NAME: North School Congregate Housing ADDRESS: same

OUTLETS:
 Receptacles 1362 Switches 635 Plugmold _____ ft. TOTAL 1997

FIXTURES: (number of)
 Incandescent 394 Fluorescent 152 (not strip) TOTAL 546 198.70
 Strip Fluorescent 136 ft.

SERVICES:
 Overhead _____ Underground _____ Temporary _____ TOTAL amperes 400 56.60
 METERS: (number of) 3 4.10
 MOTORS: (number of) _____ TOTAL 13.00
 Fractional _____
 1 HP or over _____ 1.50

RESIDENTIAL HEATING:
 Oil or Gas (number of units) 2
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____ 6.00
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	<u>61</u>	Disposals	<u>1</u>
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	<u>4</u>	Others (denote)	_____
TOTAL	<u>62</u>		

MISCELLANEOUS: (number of)

Branch Panels 68 192.00
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (wired) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential x _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____ 2.00

Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:
 TOTAL AMOUNT DUE: 540.40

INSPECTION:
 Will be ready on _____, 19____; or Will Call xx
 CONTRACTOR'S NAME: Wen Rock Inc.
 ADDRESS: F. O. Box 348 Belfast, Maine 09915
 TEL.: 338-3141
 MASTER LICENSE NO.: _____
 LIMITED LICENSE NO.: 3117 SIGNATURE OF CONTRACTOR: _____
 _____ sent in by mail

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

INSPECTIONS: Service ✓ by Ridley
 Service called in 12-9-82
 Closing-in see below by _____

PROGRESS INSPECTIONS:
10-15-82, 11-10-82, 12-3-82
10-21-82, 11-15-82, 12-8-82
10-27-82, 11-17-82, 12-8-82
11-5-82, 11-19-82, 12-10-82
11-8-82, 11-24-82, 12-15-82

CODE
 COMPLIANCE
 COMPLETED
 DATE 12-29-82

ELECTRICAL INSTALLATIONS —
 Permit Number 79795
 Location 248 CONGRESS ST
 Owner MARY SCHOOL CONGRESS
 Date of Permit DEC 7, 1982
 Final Inspection 12-29-82
 By Inspector Ridley
 Permit Application Register Page No. 130

DATE:	REMARKS:
10-15-82	Top Floor Close-in
10-21-82	3rd Floor " " "
10-27-82	2nd " " "
11-5-82	End rooms on 3 rd floor and ^{down} Conduit into Bldg.
11-10-82	211-311-312-313-314 + Hall close-in
11-15-82	212 to 215 and Halls
11-17-82	1st Floor 6-7-8-9
11-19-82	1st Floor 110-111-112-113-114
11-24-82	4th Floor 411 to 416 and 3rd floor 315
12-15-82	#201 and basement
12-17-82	#101, basement arches and 1st floor laundry room
12-22-82	Close-kitchen, baths, hall, storage in basement

Inspections: —
12-17-82
12-20-82
12-22-82
12-29-82 Final given



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, July 6, 1981

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 248-264 Congress St. Cor. 109-115 India St.

- 1. Owner's name and address North School Congregate Housing Partnership, Fire District #1 , #2
- 2. Lessee's name and address 1 Canal Plaza, Telephone 774-6989
- 3. Contractor's name and address
- 4. Architect

Proposed use of building Specifications Plans Telephone No. of sheets
 Last use No. families
 Material No. stories Heat Style of roof No. families
 Other buildings on same lot Roofing
 Estimated contractual cost \$

FIELD INSPECTOR--Mr.

This application is for:

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

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

GENERAL DESCRIPTION

Fee \$ 25.00 appeal fee pd. 7-6-81

Office space for Southern Maine Senior Citizens, 4,000 square feet

Stamp of Special Conditions

This application is preliminary to get started the creation of zoning appeal. In the event the appeal is sustained the applicant must furnish complete information, estimated cost and pay for it.

Approved/sustained conditionally 7-30-81

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

- Is any plumbing involved in this work?
- Is connection to be made to public sewer?
- Has septic tank notice been sent?
- Height average grade to top of plat.
- Size, front depth No. stories Height average grade to highest point of roof
- Material of foundation Thickness, top bottom earth or rock?
- Kind of roof Rise per foot Roof covering Kind of heat fuel
- No. of chimneys Material of chimneys of lining Corner posts Sills
- Framing Lumber--Kind Dressed or full size?
- Size Girder Columns under girders Size Max. on centers
- Studs (outside walls and carrying partitions) 2x4-16" O. C. Eridgiag 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?

IF A GARAGE

- No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated.
- Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

BUILDING INSPECTION--PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

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?

Signature of Applicant *Cynthia J. Milliken* Phone # 774-6989

Type Name of above North School Congregate Housing Partnership 1 2 3 4

Cynthia Milliken Other and Address

FIELD INSPECTOR'S COPY



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, July 6, 1981

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **248-264 Congress St., Cor. 109-115 India St.** Fire District #1 #2

1. Owner's name and address **North School Congregate Housing Partnership** Phone **774-6989**

2. Lessee's name and address **1 Canal Plaza** Telephone

3. Contractor's name and address

4. Architect

Proposed use of building

Last use

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated construction cost \$

Fee \$

FIELD INSPECTOR—Mr.

This application is for: **@ 775-5451**

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

GENERAL DESCRIPTION **25.00 appeal fee pd. 7-6-81**

Office space for Southern Maine Senior Citizens, 4,000 square feet

Stamp of Special Conditions

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 herefor.

Appeal sustained conditionally **7-30-81**

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is any electrical work involved in this work?

Is connection to be made to public sewer?

If not, what is proposed for sewage?

Has septic tank notice been sent?

Form notice sent?

Height average grade to top of plate

Height average grade to highest point of roof

Size, front

depth

No. stories

solid or filled land?

earth or rock?

Material of foundation

Thickness, top

bottom

cellar

Kind of roof

Rise per foot

Roof covering

No. of chimneys

Material of chimneys

of lining

Kind of heat

fuel

Framing Lumber—Kind

Dressed or full size?

Corner posts

Sills

Size Girder

Columns under girders

Size

Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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 same lot

to be accommodated

number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant *Cynthia Milliken* Phone # **774-6989**

Title of above **North School Congregate Housing Partnership** 1 2 3 4

Cynthia Milliken Other

and Address

OFFICE FILE COPY



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, July 6, 1981

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **248-264 Congress St. Cor. 109-115 India St.** Fire District #1 #2
 1. Owner's name and address **North School Congregate Housing Partnership** Telephone **774-6989**
 2. Lessee's name and address **1 Canal Plaza** Telephone

3. Contractor's name and address Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr. Fee \$ **25.00 appeal fee**
 This application is for: @ 775-5451 Ext. 234 **pd. 7-6-81**

GENERAL DESCRIPTION **Office space for Southern Maine Senior Citizens, 4,000 square feet**

Garage Stamp of Special Conditions

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts SJs

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?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EX. INCL. Will work require disturbing of any tree on a public street?

ZONING:

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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Phone # **774-6989**

Type Name of above **North School Congregate Housing Partnership** 1 2 3 4

Cynthia Milliken Other

and Address

APPLICANT'S COPY



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, July 6, 1981

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 248-254 Congress St., Cor. 109-113 India St. Fire District #1 #2
1. Owner's name and address North School Congregate Church, 444 Commercial St., Portland, Me. Telephone 775-6285
2. Lessee's name and address
3. Contractor's name and address 1 Canal Plaza Telephone
4. Architect Specifications Plans Telephone
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof No. families
Other buildings on same lot Roofing
Estimated contractual cost \$.....

FIELD INSPECTOR—Mr. Fee \$.....
This application is for: @ 775-5451 GENERAL DESCRIPTION 25.00 appeal for
Dwelling Ext. 234 pd. 7-6-81
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

**Office space for Southern Maine
Senior Citizens, 4,000 square foot**

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
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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 chimney: Material of chimneys of lining Kind of heat fuel
Framing Lumber 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. Bricking in every floor and flat roof span over 3 feet.
Joist, 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?

ASSESSOR'S COPY

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Chart 21-E-24- lot area 4,295 Portland, Maine July 27, 1983
261-263 Congress Street, Corner
Location of 2-8 Smith Street - Zone E-2

To the INSPECTOR OF BUILDINGS, Portland, Maine \$4. 35.00 Fee pd 9-12-83

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking lot

as set forth on the attached site plan (made by Philip Snow Associates whose address is South Portland, Me. 04106) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Levinsky's Inc. -278 Congress St. -774-0972

Lessee (name, address and phone number)

Is proposed use to be accessory to a building or other use on this lot? no. If so, what is use of building or other use

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 17, commercial vehicles 0

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)?

And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? only one street

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no. If so, have you secured on the site plan the written approval of the Director of Parks and Recreation?

Signature of Owner [Signature] For

site plan review 300.00 By LEVINSKY'S (duly authorized thereto) pd 7-27-83

***** THIS IS NOT A CERTIFICATE OF OCCUPANCY *****

To:

COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - not ce of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) [Signature] Inspector of Buildings

2011116 OK M.G.B. 8/14/83

PERMIT ISSUED

AUG 21 1983

CITY OF PORTLAND

13. Smoke partitions shall be fire rated for at least 1 hour. 10-2.3.6.6.3.
14. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge or ability, but by merely turning the usual knob or by pressure on a plate or lever.
15. The sprinkler system shall be tested and certified to be operative. Proof of this requirement shall be furnished to this office.
16. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least 2 hours including fire door with self-closers.
17. The kitchen area shall be separated from all other areas with construction having a fire rating of at least 1 hour, including fire doors with self-closers.

If you have any questions on these requirements please call this office.

Sincerely,

P. S. HOFFSES
Chief of Inspection Services

April 12, 1982

Scott Teas Associates
Attn: Scott Teas
122 Commercial Street
Portland, ME 04101

Subject: North School Congregate Housing, Portland

Dear Mr. Teas:


This office is in receipt of a set of plans and specifications dated April 9, 1982, for the above referenced project.

The proposal calls for the construction of 60 units of elderly housing which will have water supply and wastewater disposal provided by public utility.

Review of the subject project has been completed by this office. Based on the written information submitted, the proposed design appears to meet requirements of Internal Plumbing Rules: we therefore give our approval to the proposal.

Final approval is subject to permit by the Local Plumbing Inspector before the construction of this system. The inspector is to be notified before covering the work, and the work is to be left uncovered until his inspection. He shall be supplied with copies of approved plans for his reference at inspection. Approval is also subject to any local ordinances and state laws.

Very truly yours,


David P. Breaux
Plans & Standards Review
Division of Health Engineering

DFB/lh
cc: Erno!d Goodwin, LPI ✓



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP R-2 00186
B.O.C.A. TYPE OF CONSTRUCTION 3-B 1 1/2 Hr?

APR 8 1982

ZONING LOCATION _____ PORTLAND, MAINE, May 5, 1981

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

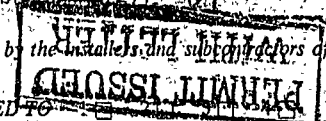
Assess # 20-A-2 & 3
LOCATION 248-264 Congress St. & 109-115 India St. Fire District #1 #2
City of Portland
1. Owner's name and address Prospective Owner North School Congregate Housing Partnership Telephone 774-6989
2. Lessee's name and address _____
3. Contractor's name and address Donalco - 141 Main St 1 Canal Plaza Telephone _____
4. Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Elderly housing No. families _____
Last use school No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated contractual cost ~~\$2,000,000~~ \$2,000,000 Fee ~~\$16,010.00~~ \$16,010.00

FIELD INSPECTOR—Mr. _____ GENERAL DESCRIPTION \$ 25.00 appeal fee

This application is for: @ 775-5451
Dwelling _____ Ext. 204 To change use from school to 60 housing
Garage _____ units for elderly as per plan
Masonry Bldg. _____ alterations and structural changes
Metal Bldg. _____ Stamp of Special Conditions
Alterations _____ balance of permit fee pd. 5-11-82 - 9,000
Demolitions _____ Partial payment - 1st phase of permit
Change of Use _____ 200,000 fee pd. 1,010.00
Other _____ Appeal sustained 6-11-82 pd 3-31-82

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

PERMIT IS 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 h'led lard? _____ 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

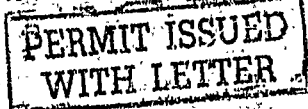
No. cars now accommodated on same lot . . . , to be accommodated . . . number commercial cars to be accommodated . . .
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVALS BY: _____ DATE _____ MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER _____ Will work require disturbing of any tree on a public street? _____
ZONING: OK M.A.C.C. 6/16/81 _____
BUILDING CODE: _____ Will there be in charge of the above work a person competent
Fire Dept.: _____ to see that the State and City requirements pertaining thereto
Health Dept.: _____ are observed? _____
Others: _____

Signature of Applicant Cynthia J. Mickle Phone # 774-6989

Type Name of above _____ 1 2 3 4

FIELD INSPECTOR'S COPY



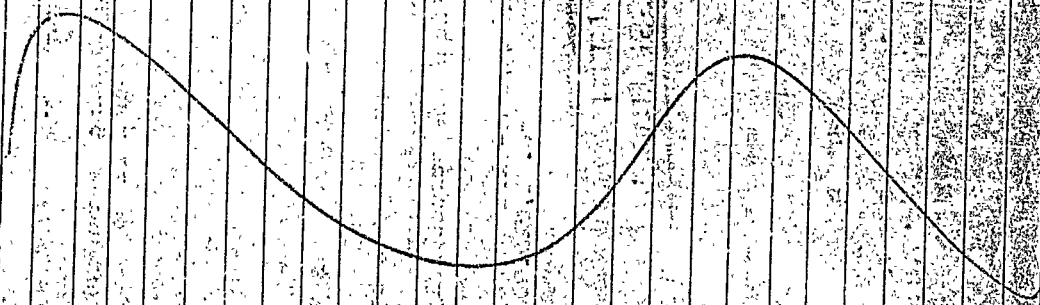
Other _____
and Address _____

2

Permit No. 82/186
Location 248-264 Cambridge St
Owner City of Montreal
Date of permit 5-5-81
Approved Y-8-812

NOTES
17/20/81
C. B. [Signature]
See [Signature]

[Signature]



RECEIVED
DEC 17 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Garage

Sprinkler

YARD

Parking
20' x 11'

Trailer
12' x 56'

Exit

Door

Door

Smith
St
Exit

Congress St

284
Congress

LeBarkey
Family
Practice
MAR C

India
St



LEVINSKY'S, INC.

278 Congress Street

Portland, Maine 04101

*

For more customer convenience we have decided to place
accessory to retail temporary trailer on 284 Congress St. driveway.
This is an improvement over proposed (Smith St. - Congress St.)
location as now customers will not have to cross the street
unnecessarily if parked on the even side of Congress St.

Thankyou,

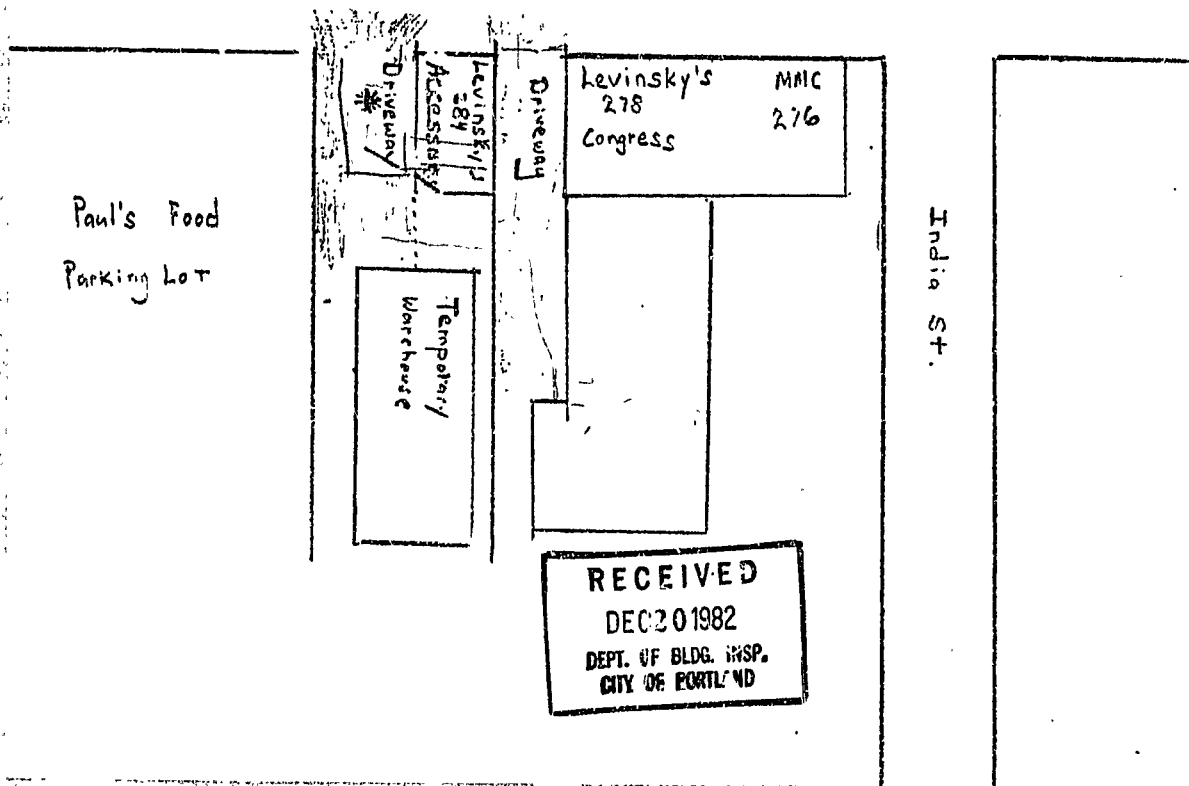
Bruce M. Levinsky

Bruce M. Levinsky

Parking
for
Levinsky's

Smith St

Congress St.



RECEIVED
DEC 20 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 01144

DEC 23 1982

ZONING LOCATION B-2 PORTLAND, MAINE Dec. 17, 1982

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 261-253 Congress St., Corner 2-6 Smith St., Fire District #1 [] #2 []
1. Owner's name and address ... Levinsky, S. Inc. - 278 Congress St. Telephone 774-0972
2. Lessee's name and address ... Telephone
3. Contractor's name and address ... Design Space International - Rigby Ind Pkwy, Telephone 773-3865

Proposed use of building temporary construction trailer No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Appeal Fees \$

FIELD INSPECTOR - Mr. @ 775-5451
Base Fee 15.00
Late Fee 15.00
TOTAL \$

To set construction trailer to be used for Christmas return week, trailer 12' x 56' to be used from Dec. 24 to Dec. 31, 1982 as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1 04101

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

This is a temporary permit for 8 days only and not subject to renewal upon expiration.

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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: City Mgr. (Temporary Permit)
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept. James P. Collins, Lieut.
Health Dept.
Others:

Signature of Applicant Bruce Levinsky for Phone # same
Type Name of above Bruce Levinsky for 1 2 3 4
Levinsky, S. INC. Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Handwritten signature of J.P. Carroll

NOTES

12/29/82
Rafter gone

Exposed

Permit No. 82/1154

Location 261-263 Congress

Owner Savinella & Inc.

Date of permit 12-17-82

Approved 12-23-82

Dwelling

Garage

Alteration Construction Shaker

Large ruled area for notes, containing a large handwritten scribble.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 8, 1983

Philip Levinsky
278 Congress Street
Portland, Maine 04101

RE: Congress Street and Smith Street 21E, 24, 29, 15

Dear Sir:

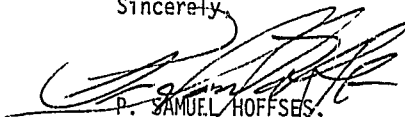
On 2/4/83, an order was sent to you regarding illegal conversion of properties listed herein.

Please be advised that until this property is legally zoned for parking lot use, it is to be closed off from public use by whatever method assures performance.

On 6/7/83, I gave Mr. Bruce Levinsky verbal orders to vacate and secure this property until the present criteria of zoning is resolved.

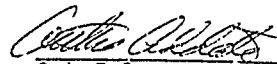
Also be advised that if you fail to comply with this order, this department will seek legal means to enforce the present demands.

Sincerely,



P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb



Code Enforcement Officer

CC: Philip Snow Associates
Att: Robert P. Snow, R.A.

File

Joseph E. Gray, Jr., Director of Planning & Urban Development

TO

~~PHILIP SNOW ASSOCIATES~~

ARTHUR ADDADO

PHILIP SNOW ASSOCIATES
ARCHITECTS — ENGINEERS — PLANNERS
597 MAIN STREET
SOUTH PORTLAND, MAINE 04106
775-0436

SUBJECT

LEVINSKY PARKING — SMITH STREET

DATE

7-19-83

ENC.; MY LETTER TO SAM DATED 20 JUNE — NO REPLY YET
LETTER FROM ALEX DATED JULY 14 (RECEIVED MONDAY)
RESPONDING TO JUNE 23 MEETING.

PLEASE TALK WITH SAM BEFORE YOU GO TO COURT.

PHENEL

Bof

TO

DATE

SIGNED

RETURN TO ORIGINATOR

Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS

PHILIP P. SNOW, P.E.

ROBERT P. SNOW, R.A.

20 June 1983

P. Samuel Hoffses - Chief
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

re: Congress & Smith Streets - 21E, 24, 29, 15

Dear Sam:

I finally have some positive responses to your letter to Philip Levinsky dated June 8, 1983.

On June 13, the City Council approved extending the B-2 Zone Max 20 feet on the 21E24 Lot on the corner of Smith and Congress. I have a meeting scheduled with Alex and the Planning staff to resolve the final site plan for commercial parking on this lot for Levinsky's. It is scheduled for the 23rd of this month. As soon as the staff is satisfied, we'll get our permit for this lot.

In the past several years, the Levinsky family has purchased several apartments in the immediate area. 93-96 India Street has 6 units and no parking. 284 Congress has 6 units. Both are located in the B-2 Zone.

18-20 Smith Street has 3 dwelling units, owned by the Levinskys. 10 Smith Street has 3 dwelling units. It is owned by Lasky and about to be purchased by Levinsky.

I feel the 2 blacktopped areas on Smith Street, 12-16 and 22 should be considered as an accessory use to the 2 adjacent apartment houses as well as available to the 12 additional apartments the Levinskys own nearby.

These 2 lots are presently being used for residential parking and the Levinskys would like to continue this use, as is. I reviewed this with Malcolm Ward today and he feels this is a reasonable request. It certainly is consistent with the Planning Board's concerns about business uses infringing on the residential neighborhood.

597 MAIN STREET

SO. PORTLAND, MAINE 04106

(207) 775-0436

Please let us know your opinion as soon as you have a chance to review this request. The Levinsky family has had an excellent reputation in the community for over half a century and they certainly want to clear up this matter immediately.

Very truly yours,



Robert P. Snow
RPS/rj

enc. : 3 prints - Proposed residential parking on Smith Street, dated today.

copy: Phil Levinsky



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 8, 1982

Donalco Co.
141 Main St.
So. Portland, Me.

Dear Sir:

Your application for a permit to change the use of 248-264 Congress Street and 109-115 India Street from a school to 60 housing units for the elderly, as per plan, is being issued with the following requirements from the BOCA Basic Building Code.

1. Section 1420, Firestopping and Draftstopping, shall be strictly enforced.
2. 1420.9, Access to Attics, must be supplied.
3. Section 2112.0, Elevator Opening, will be adhered to.
4. All vertical shafts will have 2 hour fire-resistance.
5. 1426.6.1 -- Mansard roof must be constructed of non-combustible material with not less than a 1 hour fire-resistance rating.
6. Interior finish requirements, section 1421.5, vertical exits and passageways Class I, corridors providing exit access Class II, rooms in enclosed spaces Class III.
7. All exit signs and lights will conform to section 823.0 and 824.0.
8. 600.6, Segregation of Storage Spaces: all rooms and spaces used for the storage of volatile and flammable materials shall be separately enclosed and segregated with fire-resistance rated construction as herein required (1½ hour).
9. Light and Ventilator will be required as in Article 7 of the 1981 BOCA Code.
10. Units "D", "E", "G", and "F" need location of lights in closets changed.
11. Plumbing and Electrical permit. must be obtained by masters of their trade.
12. Sprinkler protection shall be provided above and below suspended ceilings in accordance with NFPA#13.

continued-

13. Smoke partitions shall be fire rated for at least 1 hour. 10-2.3.6.6.3.
14. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge or ability, but by merely turning the usual knob or by pressure on a plate or lever.
15. The sprinkler system shall be tested and certified to be operative. Proof of this requirement shall be furnished to this office.
16. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least 2 hours including fire door with self-closers.
17. The kitchen area shall be separated from all other areas with construction having a fire rating of at least 1 hour, including fire doors with self-closers.

If you have any questions on these requirements please call this office.

Sincerely,

P. S. HOFFSES
Chief of Inspection Services

April 12, 1982

Scott Teas Associates
Attn: Scott Teas
122 Commercial Street
Portland, ME 04101

Subject: North School Congregate Housing, Portland

Dear Mr. Teas:


This office is in receipt of a set of plans and specifications dated April 9, 1982, for the above referenced project.

The proposal calls for the construction of 60 units of elderly housing which will have water supply and wastewater disposal provided by public utility.

Review of the subject project has been completed by this office. Based on the written information submitted, the proposed design appears to meet requirements of Internal Plumbing Rules; we therefore give our approval to the proposal.

Final approval is subject to permit by the Local Plumbing Inspector before the construction of this system. The inspector is to be notified before covering the work, and the work is to be left uncovered until his inspection. He shall be supplied with copies of approved plans for his reference at inspection. Approval is also subject to any local ordinances and state laws.

Very truly yours,


David P. Breau
Plans & Standards Review
Division of Health Engineering

DPR/lh
cc: Ernold Goodwin, LPI ✓



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP R-2 00180
B.O.C.A. TYPE OF CONSTRUCTION 3-B 1 1/2 hrs.

APR 8 1982

ZONING LOCATION PORTLAND, MAINE, May 5, 1981

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications: Assess # 20-A-2 & 3

LOCATION 248-264 Congress St. & 109-115 India St. Fire District #1 [] #2 []

1. Owner's name and address City of Portland Telephone

2. Prospective Owner North School Congregate Housing Partnership 774-6989

3. Contractor's name and address Donalco - 141 Main St 1 Canal Plaza Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building Elderly housing No. families

Last use school No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$2,000,000 Fee \$10,010.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION \$ 25.00 appeal fee

This application is for: @ 775-5451

Dwelling Ext. 234 To change use from school to 60 housing

Garage units for elderly as per plan

Masonry Bldg. alterations and structural changes

Metals Bldg. Stamp of Special Conditions

Alterations balance of permit fee pd. 5-11-82- 9,000

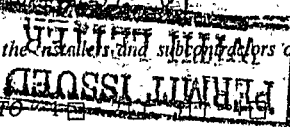
Demolitions Partial payment- 1st phase of permit

Change of Use Appeal sustained 6/11/81 PD 3-31-82

Other

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

PERMIT IS TO BE ISSUED TO



Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
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?

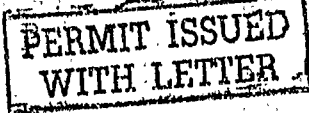
APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: OK NAGLER 6/16/81
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Cynthia J. Melick Phone # 774-6989

Type Name of above 1 [] 2 [] 3 [] 4 []

Other and Address

FIELD INSPECTOR'S COPY



2

NOTES

Work complete - See notes
C&D issued

(K)

Permit No. 82/186

Location

2111-261

Owner

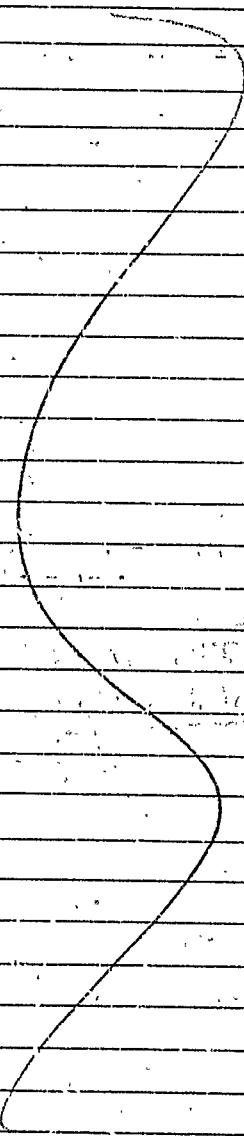
George J. McArthur

Date of permit

5-5-81

Approved

4-8-82





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

July 14, 1983

Mr. Phillip Levinsky
278 Congress Street
Portland, Maine 04101

Dear Mr. Levinsky:

With regard to the site plan review for the parking lot at the corner of Smith Street and Congress Street, our City Traffic Engineer has determined that access cannot be provided from Congress Street. The location of the existing bus stop cannot be moved.

We suggest that site plan review be initiated immediately with approval at the administrative staff level. Your plans should reflect access only onto Smith Street with appropriate landscaping on both Smith Street and Congress Street, gate on Congress Street, signage, lighting, etc.

We will be happy to advise you concerning the details of this review and hope to receive an application promptly.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Dir., Planning & Urban Development
Douglas Mason, Senior Planner
✓ Samuel Hoffses, Chief of Inspection Services
Richard Flewelling, Ass't. Corporation Counsel
Robert Snow, Snow Associates, 597 Main St., So. Portland, Maine
William Bray, City Traffic Engineer
Marc Guimont, Assoc. Engineer II

Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS

PHILIP P. SNOW, P.E.

ROBERT P. SNOW, R.A.

10 February 1983

Sam Hoffses - Chief Inspector
Inspection Department
389 Congress Street
Portland, ME 04101

re: Levinsky's

Dear Sam:

Enclosed is copy of sheets 1, 2, 3 showing our proposed parking lots along Smith Street. I have kept Warren Turner, from the Planning Staff, informed of our design progress for the past 6 weeks. He has been recommending that we go for conditional use through the Zoning Board of Appeals. This has been our thinking until yesterday.

Yesterday, I met with Malcolm Ward to start the appeal process. He strongly recommended going thru zone change from R-3 to B-2. He mentioned that Tommy's Hardware had contacted him about an addition and that I should talk with them about being included in the zone change. I have already presented a preliminary design to Tommy's so the idea of a zone change for the entire area red marked makes a lot of sense. Tommy's Owners are out of town this week, so I won't get authorization to proceed for a while.

Another problem I have had is trying to compromise between the synagog's rights to Perley's Court and Levinsky's desire for access to the lot on the corner of Congress and Smith Streets. They are still negotiating a contract that will be satisfactory to both parties, let alone meet the City's requirements.

Believe me, if this were a simple matter, it would all be approved by now. It is certainly the intent of Levinsky's to provide satisfactory and legal off street parking for their store. Unfortunately, the scenerio has many players and will take some time to resolve.

Please be patient with us. Having the cars visiting Levinsky's off the City streets has to be valuable, even if the parking lots aren't officially sactioned yet.

597 MAIN STREET

SO. PORTLAND, MAINE 04106

(207) 775-0436

10 February 1983 - Sam Hoffses - re: Levinsky's

page 2

Very truly yours,

RS

Robert P. Snow
RPS/rj

copy: Arthur Addato - Code Enforcement Officer

Levinsky's

Philip Gleason - Bernstein, Shur, etc.

Tommy's Hardware

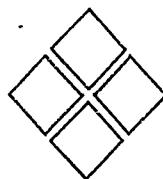
Philip Snow Associates

597 MAIN STREET

50 PORTLAND MAINE 04106



Arthur Addato - Code Enforcement Officer
Inspection Department
389 Congress Street
Portland, ME 04101



Philip Snow Associates

ARCHITECTS ♦ ENGINEERS ♦ PLANNERS

597 MAIN ST. ♦ SOUTH PORTLAND, ME. 04106 ♦ 207-775-0436

ROBERT P. SNOW R.A.

PHILIP P. SNOW P.E. — CONSULTANT

19 April 1984

Arthur Addato, Inspector
Code Enforcement
389 Congress Street
Portland, ME 04101

re: Levinsky Parking Lot - corner of Smith & Congress

Dear Arthur:

Phil Called and asked me to give you the progress report of completion of the items on approved Site Plan, SP-1, rev. 7-28.

Main Line Fence will be installing the steel gate and chainlink fence along the walk shortly. Certainly within a week.

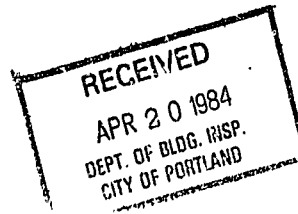
I am negotiating with Joe Guite at Asselyn, Inc. regarding the widened curb cut on Smith Street. I believe there is a City tree stump just below the blacktop patch in the sidewalk area of the expansion. This is increasing the cost and difficulty in pricing this work. My guess is this will be done in the next 2 - 3 weeks.

Again, thank you for your patience on this project.

Very truly yours,

Robert P. Snow
RPS/rj

copy: Phil Levinsky





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 29, 1983

Levinsky's Inc.
278 Congress Street
Portland, ME 04101

RE: Parking Lot at Congress & Smith Streets

Dear Sir:

In regard to a conversation we had in November 1983 about the above address and your use of this property as a parking lot during the Christmas season without meeting all the requirements of the approved plans, permission to use this property as such will end on January 8, 1984.

I feel you should now either complete those requirements or ask the Planning Division for a waiver to extend the time on their requirements.

If I don't hear from you before January 8, 1984, I will expect the lot to be closed until such time as all requirements are met.

If I can be of any further help in this matter, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 2, 1983

Levinsky's, Inc.
278 Congress Street
Portland, ME 04101

RE: Parking Lot - Smith and Congress Streets
21 E 24

Gentlemen:

As a result of continuous complaints, several inspections have been made at the above-referenced property.


It has been noted that there is a continuous flow of cars going in and out of the parking lot onto Congress Street. This has been causing considerable tie-ups and confusion in vehicular and pedestrian traffic.

The plans you submitted for approval of a parking lot indicate that the Congress Street entrance would be closed off by installing a barrier, and that all entrance would be made on Smith Street.

Therefore, we urge that you do not deviate from your approved plans and immediately close off this Congress Street entrance.

We will appreciate your total cooperation in resolving this problem.

Sincerely,


Arthur Addato
Code Enforcement Officer

AA/kat



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

July 14, 1983

Mr. Phillip Levinsky
278 Congress Street
Portland, Maine 04101

Dear Mr. Levinsky:

With regard to the site plan review for the parking lot at the corner of Smith Street and Congress Street, our City Traffic Engineer has determined that access cannot be provided from Congress Street. The location of the existing bus stop cannot be moved.

We suggest that site plan review be initiated immediately with approval at the administrative staff level. Your plans should reflect access only onto Smith Street with appropriate landscaping on both Smith Street and Congress Street, gate on Congress Street, signage, lighting, etc.

We will be happy to advise you concerning the details of this review and hope to receive an application promptly.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Dir., Planning & Urban Development
Douglas Mason, Senior Planner
Samuel Hoffses, Chief of Inspection Services
Richard Flewelling, Ass't. Corporation Counsel
Robert Snow, Snow Associates, 597 Main St., So. Portland, Maine
William Bray, City Traffic Engineer
Marc Guimont, Assoc. Engineer II



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **261-263 Congress Street Corner 2-8 South Street**

Issued to **Lavinsky, Inc.**

Date of Issue **July 23, 1984**

This is to certify that the building, premises, or part thereof, at the above location, built or altered—changed as to use under Building Permit No. _____, 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

Parking Lot for 17 passenger cars

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7-23-84
(Date)

Arthur Collet
Inspector

R. J. Allen
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.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date November 22, 1983
 Receipt and Permit number R19617

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 248 Congress Street
 OWNER'S NAME: Maine Med. Family Practice ADDRESS: same
 Unit

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 90 8.00

FIXTURES: (number of)
 Incandescent 60 Fluorescent 40 (not strip) TOTAL 100 12.00
 Strip Fluorescent _____ ft.

SERVICES: Overhead _____ Underground x Temporary _____ TOTAL amperes 400 6.00
.50

METERS: (number of) 1

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____ 8.00
 Oil or Gas (by separate units) 4

APPLIANCES: (number of) _____
 Under 20 kws _____ Over 20 kws _____

Ranges _____	Water Heaters _____	
Cook Tops _____	Disposals _____	
Wall Ovens _____	Dishwashers _____	
Dryers _____	Compactors _____	
Fans _____	Others (denote) _____	6.00

MISCELLANEOUS: (number of) _____ 2.00
 Branch Panels 2

Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____

Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____

Swimming Pools Above Ground _____
 In Ground _____

Fire/Burglar Alarms Residential _____
 Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____

Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:
 TOTAL AMOUNT DUE: 42.50

INSPECTION:
 Will be ready on 11-22, 1983; or Will Call _____
 CONTRACTOR'S NAME: Corey Electric Inc.
 ADDRESS: 184 Read St.
 TEL.: 775-1380
 MASTER LICENSE NO.: 3630
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: Stephen M. Corey

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS --

Permit Number 19617
 Location 248 Congress St.
 Owner Marie Mel. Fann.
 Date of Permit 11-22-83
 Final Inspection 1-12-84
 By Inspector Libby
 Permit Application Register Page No. 16

INSPECTIONS: Service by LibbyService called in 12-21-83Closing-in 11-22-83 by LibbyPROGRESS INSPECTIONS: 12-20-83 /1-12-84 /

CODE
 COMPLIANCE
 COMPLETED

DATE: 12-20-83
 REMARKS:

12-20-83 for wire in metal - unnumbered.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 8/22/94, 1994
 Receipt and Permit number 3630

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: 248 Congress St.
 OWNER'S NAME: North School Congregate Housing ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>25</u> Switches <u>4</u> Plugmold _____ ft. TOTAL <u>29</u>	<u>5.80</u>
FIXTURES: (number of)	
Incandescent _____ Fluorescent <u>20</u> (not strip) TOTAL <u>20</u>	<u>4.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 15.00
 minimum fee

INSPECTION:
 Will be ready on _____, 19__ ; or Will Call X
CONTRACTOR'S NAME: Corey Elect
ADDRESS: 184 Read St- Ptd
TEL.: 775-1380
MASTER LICENSE NO.: Steven Corey #3630 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ (ok; per S. Borglund) Steve Corey (RC)

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 3630Location 248 CongressOwner N. School DistrictDate of Permit 8-22-94Final Inspection 8-24-94By Inspector TCPermit Application Register Page No. Congress

INSPECTIONS: Service _____ by _____
 Service called in _____
 Closing-in 8-24 by TC

PROGRESS INSPECTIONS: _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____

DATE:	REMARKS:



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 243 Congress St.

Issued to: North School Congregate Housing Date of Issue: 06 Sept. '94

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. 94/0919, 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 use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Basement

Office Space

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and right 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: 242 Congress St		Owner: North School Congregate Housing		Phone:		Permit No: 940919	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name: Mary Harris	
Contractor Name: David M. Reichert		Address: 331 Palmer Ave Portland, ME		Phone: 4163 787-9210		Permit Issued: PERMIT ISSUED AUG 29 1994	
Past Use: Elderly Housing		Proposed Use: Elderly Housing w/Int renovations (basement - Ground Bl)		COST OF WORK: \$ 10,000.		PERMIT FEE: \$ 70.00	
Proposed Project Description: Make interior renovations as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 20		CITY OF PORTLAND Code: 020-7-001	
		Signature:		Signature:		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
		Signature:		Date:		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 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 David M. Reichert DATE: 22 Aug '94 PHONE: 787-9210

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

Action:
 Approved Approved with Conditions Denied
Date: 8/24/94

CEO DISTRICT 1

BUILDING PERMIT REPORT

Address 248 Congress St. Date 24/2/94
 Reason for Permit TO MAKE INTERIOR RENOVATIONS
Housing Bldg. Owner: North School Congregate
 Contractor: David M. Reichert
 Permit Applicant: ' '
 Approval: X10X11

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (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.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. 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 opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.

(over)

8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

9. 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 ;lies 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 side. (Chapter 4 section 407.0 of the BOCA/1993).

X 10. 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

X 11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

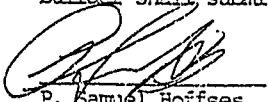
13. Headroom in habitable space is a minimum of 7'6".

14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate or occupancy is issued or demolition permit is granted.

16. 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".

17. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.


P. Samuel Hoifses
Chief of Inspections

/dm 01/14/94(redo w/additions)