

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy



Issued to **Portland Glass Co.** LOCATION **318-820 Congress Street** Date of Issue **October 13, 1967**

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. **87/563** 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 PREMISE

APPROVED OCCUPANCY

Locking garage

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved **10/13/67** **Marvin Dean**

D. R. [Signature]
(Date)

Inspector

James E. [Signature]
Mary E. [Signature]
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 issuer for one dollar.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

Issued to Portland Glass Co. LOCATION 818-820 Congress Street Date of Issue October 13, 1937

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. 872465 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
Parking garage

This certificate supersedes certificate issued

Approved 10/13/37 M. L. Dean

D. R. Dean (Dat.)

Inspector

James E. Collins, Chief
May 2 1937
Inspector of Building

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

PERMIT ISSUED

MAY 21 1987

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0 565

ZONING LOCATION .. B. & ... PORTLAND, MAINE .. December 3, 1986

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 818-820 Congress Street .. Portland Glass Garage..... Fire District #1 ☐ #2 ☐

1. Owner's name and address Portland Glass Company, P.O. Box 558.... Telephone 775-3703.

2. Lessee's name and address 865 Spring St. West .. 04102 .. Telephone

3. Contractor's name and address .. Keeley Construction P.O. Box 1074 .. Telephone ... 797-5874

.. Portland, Maine ... 04104 .. No. of sheets

Proposed use of building Garage ... (Parking) .. No. families

Last use Vacant Lot .. No. families

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

Other buildings on same lot

Estimated contractual cost \$ 200,000 ..

FIELD INSPECTOR—Mr.

@ 775-5451

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 300.00

1,020.00

3 sets of plans submitted today

Minor Site Plan Review

to construct a 2 story parking garage as per plans permit to #3

Stamp of Special Conditions
PERMIT ISSUED
WITH LETTER

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

PERMIT ISSUED
WITH LETTER

DETAILS OF NEW WORK

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

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 lot? 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

ZONING: *OK*

BUILDING CODE:

Fire Dept: *OK*

Health Dept:

Others:

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

Phone # 775-6141 ..

PERMIT ISSUED
WITH LETTER

Steven Theodore

Other

Address

FIELD INSPECTOR'S COPY

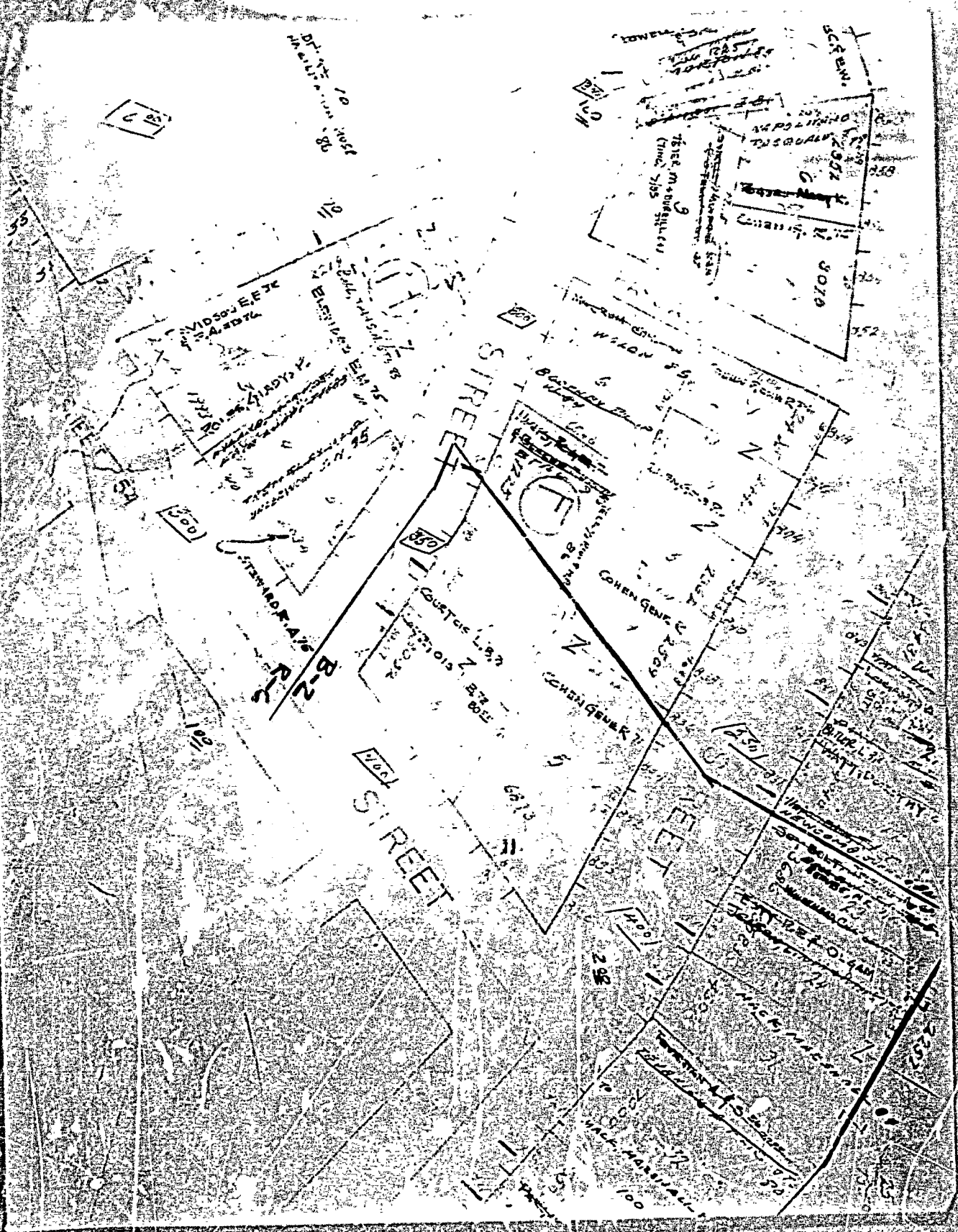
APPLICANT'S COPY

OFFICE FILE COPY

5/15/87

Jim K in
Corp Counsel
has handi-
capped ease-
ment. If
we get a copy
of same
O.K. to
issue

JKM





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 19, 1987

RE: 818-820 Congress St. (Portland Glass Garage)

Kesley Construction
P.O. Box 1074
Portland, Maine 04104

Dear Sir:

Your application to construct a 2 story parking garage has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirement

Inspection Services Approved with condition Subje handicapped ramp
easement W. J. Turner May 4, 1987

Fire Department Approved F.F. J. A. Dobkowski

Public Works Approved with condition

1. All curb, sidewalk and esplanade reconstruction shall be done in accordance with City standards and specifications and under Public Works supervision Robert J. Roy 5/7/87

Planning Division Approved with condition

1. That an easement for access to the handicap ramp be submitted to Corporation Counsel for acceptance before going to City Council; and,
2. That the retaining wall on the south side of the building be constructed of brick. Ms. Caroline Woodwell 4/28/87

Building & Fire Code Requirements

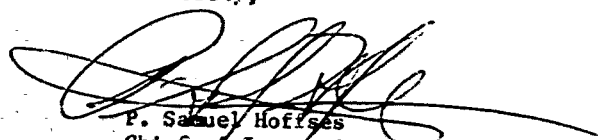
1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection;
2. All walls, shafts and other open and exposed spaces throughout, except the first floor, shall be enclosed and protected with continuous walls or protective guardrails constructed in accordance with Section 827.0 of the building code;
3. Wheel guards made of noncombustible material shall be placed wherever required;
4. Walls built to retain the lateral pressure of earth or water or other superimposed loads shall be designed and constructed of approved masonry, reinforced concrete, steel sheet piling or other approved materials within the allowable stresses specified in this code;

5/19/87

5. Retaining walls shall be designed to resist the pressure of the retained material, including both dead and live load surcharges to which they may be subjected, and to insure stability against overturning, sliding, excessive foundation pressure and water uplift;
6. When retaining walls with a difference in grade level on either side of the wall in excess of 4 feet are located closer than 2 feet to a walk, path, parking lot or driveway on the high side, such retaining walls shall be provided with guard constructed in accordance with or other protective measure; and,
7. Until permanent support has been provided, all excavations shall be safeguarded and protected by the person causing the excavations to be made, to avoid all danger to life or limb. Where necessary, such excavations shall be retained by temporary retaining walls, sheet piling and bracing or other approved method to support the adjoining earth.

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

Sincerely,



P. Samuel Hoffes
Chief of Inspection Services

/el

cc: F. F. John Dobkowski, Fire Prevention Bureau
Mr. Robert Roy, Planning Engineer
Ms. Carolyn Woodwell, Planner

CITY OF PORTLAND, MAINE
PLANNING BOARD

April 30, 1987

Mr. Allen Munroe
Portland Glass Company
Box 558
865 Spring Street
Westbrook ME 04092

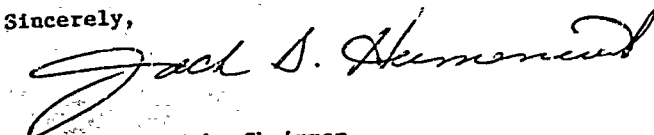
Dear Mr. Munroe,

On April 28, 1987 the Portland Planning Board voted unanimously to approve the site plan for Portland Glass Garage. The approval was granted for the project with the following conditions:

1. That an easement including comprehensive liability insurance, and a maintenance agreement for the handicap ramp be approved by Corporation Counsel before going to City Council.
2. That the retaining wall on the south side of the building be constructed of brick.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #27-87, which is attached. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.

Sincerely,



Jack D. Humeniuk, Chairman
Portland Planning Board

CW/eg

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
David Klenk, Planner
P. Samuel Hoffses, Chief of Building Inspections
Warren J. Turner, Zoning Administrator
George Flaherty, Director of Parks & Public Works
Acting City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist
James Katsiaticas, Associate Corporation Counsel

Applicant: *Portland Glass Co.*

Date: *May 14, 1987*

Address: *818.940 Congress St*

Assessors No.: *54-A-1*

Gene Cohen
owner

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *B-2 Zone*

Interior or corner lot - *Corner*

Use - *Parking structure*

Sewage Disposal -

Rear Yards - *Not required*

Side Yards - *Not required*

Front Yards - *Not required*

Projections -

Height - *2 to 4*

Lot Area - ~~4440~~ *+ 5410'*

Building Area - *5300 sq*

Area per Family - *NA*

Width of Lot - *70'*

Lot Frontage - *60'*

Off-street Parking - *Yes - 33 car spaces*

Loading Bays - *NA*

Site Plan -

Shoreland Zoning -

Flood Plains -

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Portland Glass Company Date December 3, 1986
E.O. Box 550 865 Spring St. Westbrook 04092 818-820 Congress St.
 Mailing Address Address of Proposed Site
2 story parking garage
 Proposed Use of Site Site Identifier(s) from Assessors Maps
1 5000 B-2
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes (✓) No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes (✓) No Total Floor Area _____
 Planning Board Action Required: (✓) Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Reviewed) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROW WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
APPROVED - CONDITIONALLY													✓	✓		CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) All curb, sidewalk and esplanade reconstruction shall be done in accordance with city standards and specifications and under Public Works supervision.

(Attach Separate Sheet if Necessary)

Robert J. Roy 5/7/87
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Portland Glass Company
Applicant

P.O. Box 558 865 Spring St. Westbrook 04092
Mailing Address

December 3, 1986
Date

Mailing Address

~~2 story parking garage~~
Proposed Use of Site

04092 813-820 Congress St.
Address of Proposed Site

5300±'

Site Identifier(s) from Assessors Maps
B-3.

Acreage of Site 6300 =
Ground Floor Coverage

Zoning of Proposed Site

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

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

Proposed Number of Floors 2

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

Total Floor Area.

Other Comments:

Date Dept. Review Due:

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance
- ☐ Requires Board of Appeals Action
- ☐ Requires Planning Board/City Council Action:

Explanation

- ☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable.

[illegible]

REASONS:

Subject to handicapped ramp easement

**CONDITIONS
SPECIFIED
BELOW**

**REASONS
SPECIFIED
BELOW**

SIGNATURE OF REVIEWING STAFF/DATE

SIGNAL
BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Portland Glass Company Date December 3, 1986
P.O. Box 558 865 Spring St. Westboro 04092 8-20 Congress St.
 Mailing Address Address of Proposed Site
2 story parking garage
 Proposed Use of Site Site Identifier(s) from Assessors Maps
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments _____
 Date Dept Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

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

REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Portland Glass Company December 3, 1986
 Applicant Date
P.O. Box 558 865 Spring St. Westbrook 04092 818-820 Congress St.
 Mailing Address Address of Proposed Site
2 story parking garage
 Proposed Use of Site Site Identifier(s) from Assessors Maps
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors
 Board of Appeals Action Required: () Yes () No Total Floor Area
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

- ☐ Major Development — Requires Planning Board Approval: Review Initiated
☐ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN permits
APPROVED												
APPROVED CONDITIONALLY						X						X
DISAPPROVED												
CONDITIONS SPECIFIED BELOW												
REASONS SPECIFIED BELOW												

REASONS: 1. That an agreement for access to the handicap ramp be submitted to Corporation Counsel for acceptance before going to City Council.
 2. That the retaining wall on the south side of the building be constructed of brick.

(Attach Separate Sheet if Necessary)

Caroline Woodwell 1/28/87

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 21 1987

B.O.C.A. USE GROUP 0 565

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE ..December 3,

City Of Portland
1986

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 818-820 Congress Street ..Portland Glass Garage..... Fire District #1 ☐, #2 ☐

1. Owner's name and address Portland Glass Company P.O. Box 558..... Telephone 775-3703

2. Lessee's name and address 865 Spring St. West. 04092..... Telephone

3. Contractor's name and address ..Keeley Construction P.O. Box 1074. Telephone 797-5874

..Portland, Maine 04104..... No. of sheets

Proposed use of building Garage (Parking)..... No. families

Last use Vacant Lot..... No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 200,000... Appeal Fees \$

FIELD INSPECTOR-Mr.

@ 775-5451

Base Fee

Late Fee

3 sets of plans submitted today

TOTAL \$ 300.00

1,020.00

Minor Site Plan Review

Stamp of Special Conditions

to construct a 2 story parking garage as per plans
permit to 43

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?yes ...

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 chimney? 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:

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 Phone # 775-6141..

Type Name of above ..Steven Theodore..... 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and Address

5

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 17, 19 87
Receipt and Permit number D 10794

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: 820 Congress Street - corner of Congress & Ellsworth

OWNER'S NAME: Portland Glass Company ADDRESS: 824 Congress Street

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of) Incandescent <u>11</u> Fluorescent _____ (not strip) TOTAL <u>11</u>	<u>3.10</u>
Strip Fluorescent _____ ft.	
SERVICES: Overhead <u>X</u> Underground <u>X</u> Temporary <u>X</u> TOTAL amperes <u>100</u> ..	<u>3.00</u>
METERS: (number of) <u>2</u>	<u>1.00</u>
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 _____ Circuits, Fairs, etc. _____ Alterations to wires _____ Repairs after fire _____ Emergency Lights, battery _____ Emergency Generators _____	

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

INSTALLATION FEE DUE: _____
TOTAL AMOUNT DUE: 13.10

INSPECTION:

Will be ready on _____, 19____; or Will Call X

CONTRACTOR'S NAME: Keeley Elec
ADDRESS: P.O. Box 3235
TEL.: 797-3772
MASTER LICENSE NO.: 4176 SIGNATURE OF CONTRACTOR: _____
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN