

201-225 VAUGHAN STREET



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date March 31, 19 81  
 Receipt and Permit number A 66997

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: 216 Vaughan St. - McGeachy Hall

OWNER'S NAME: Me. Medical Ctr. ADDRESS: 22 Bramhall St.

	FEES
<b>OUTLETS:</b>	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>417</u>	40.70
<b>FIXTURES (number of)</b>	
Incandescent _____ Fluorescent _____ (not strip) TOTAL <u>275</u>	29.50
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead _____ Underground <u>x</u> Temporary _____ TOTAL amperes <u>1200</u>	7.00
<b>METERS:</b> (number of) <u>1</u>	<del>8.00</del>
<b>MOTORS:</b> (number of) _____	.50
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES (number of)</b>	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
<b>MISCELLANEOUS (number of)</b>	
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 _____	
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: <u>77.70</u>

**INSPECTION:**

Will be ready on \_\_\_\_\_, 19\_\_; or Will Call 303

CONTRACTOR'S NAME: Falmouth Electric

ADDRESS: 245 Blackstrap Rd. Falmouth

TEL: \_\_\_\_\_

MASTER LICENSE NO.: 03122 SIGNATURE OF CONTRACTOR: \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_ Bruce Wilbur

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN



CITY OF PORTLAND, MAINE

FIRE PREVENTION BUREAU

TO: Mr. Donald Star.

FROM: Fire Prevention Bureau

SUBJECT: 216 Vaughn St. (complete renovation)

Your building permit application has been approved by this department subject to the following conditions of the applicable codes of the City of Portland and the State of Maine.

- 1) The sprinkler system shall be ~~equipped~~ supplied with flow switches connected to horn and light sounding devices. A minimum of two sound devices per floor will be required. There shall be one flow switch per floor (zone) and an annunciator panel will be placed at the primary entrance of the building at grade level.



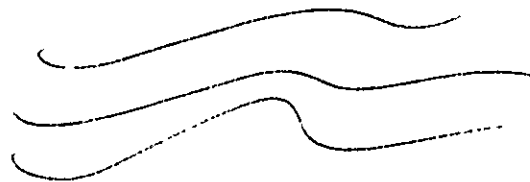
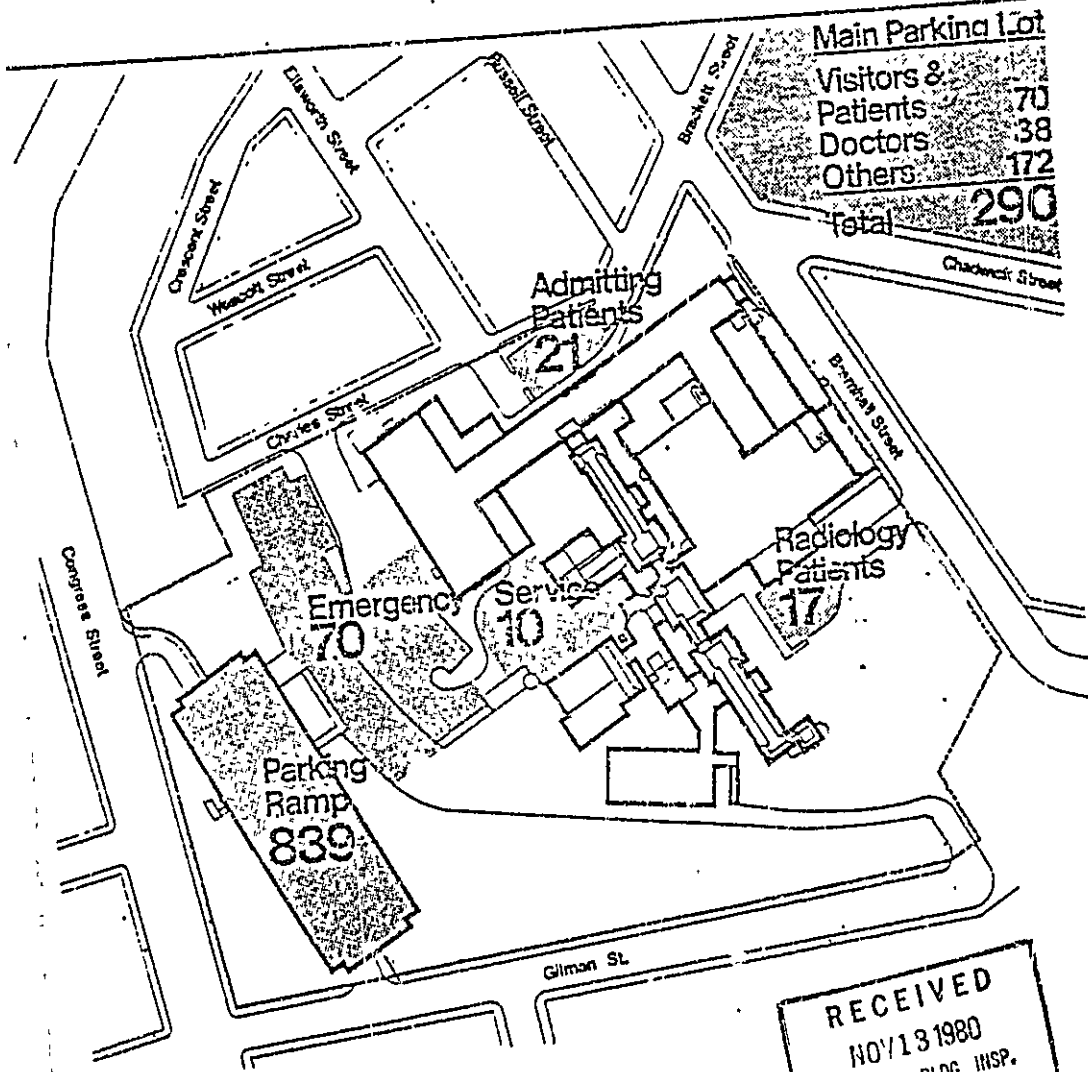


EXHIBIT A

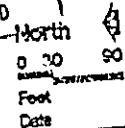
# Number of Spaces



Main Parking Lot	
Visitors & Patients	70
Doctors	38
Others	172
<b>Total</b>	<b>290</b>

Total Spaces: **1247**

RECEIVED  
 NOV 13 1980  
 DEPT. OF BLDG INSP.  
 CITY OF PORTLAND



Maine Medical Center  
 Portland, Maine

November 20, 1980

Consolidated Construction & Builders, Inc.  
616 Congress St.  
Portland, Me.  
Att: Donald Star

Re: 216 Vaughan Street

Sir:

Your building permit application to make alterations for a community health center, at the above named address, is hereby approved subject to the following.

The sprinkler system shall be equipped with flow switches connected to horn and light sounding devices. A minimum of two sound devices per floor are required. There shall be one flow switch per floor (zone) and an annunciator panel will be placed at the primary entrance of the building at grade level.

If I may be of further assistance, please feel free to call.

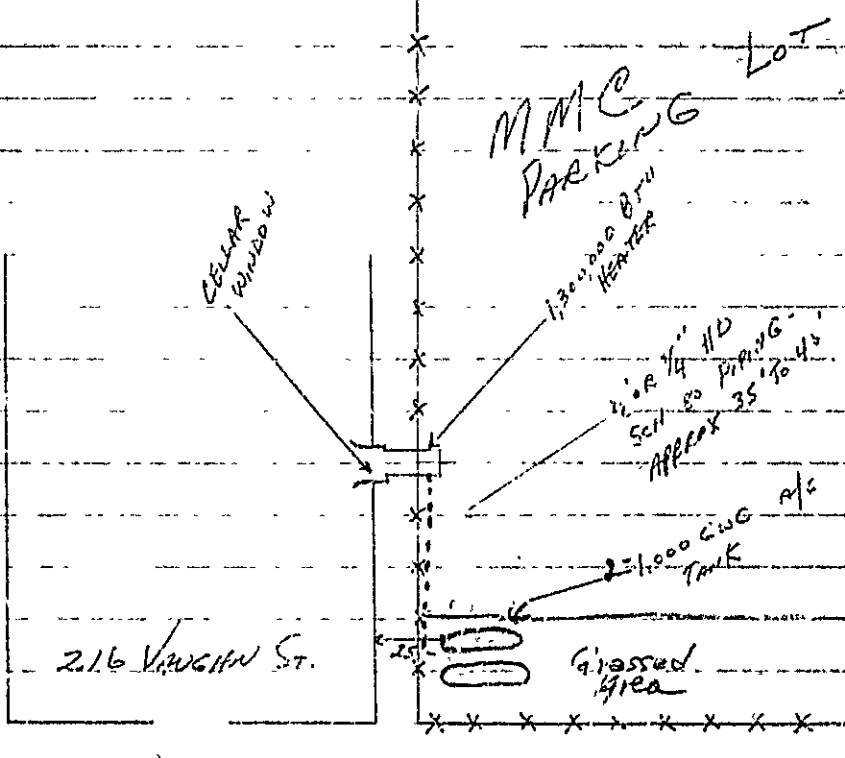
Yours truly,

Walter Hilton  
Chief Building Inspector

c.c. Lt. James Collins  
Fire Prevention Bureau



CONSOLIDATED CONSTRUCTORS, INC.  
616 CONGRESS ST.



~~FOR FIRE DEPT.~~

RECEIVED  
DEC 31 1980  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, Dec. 31, 1980

PERMIT ISSUED

JAN 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:

LOCATION: 216 Vaughan St. Fire District #1 [ ] #2 [ ]
1. Owner's name and address: Maine Medical Telephone
2. Lessor's name and address Telephone
3. Contractor's name and address: Suburban Propane Gas - Thompsons Pt. Telephone 774-0367
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
Estimate contractual cost \$ Fee \$ 2.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 To install two 1000 lb. tanks of propane gas as per plan
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
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 [x] 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 Column 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 repainting 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: Ray Peck Phone #
Type Name of above: 1 [ ] 2 [ ] 3 [ ] 4 [ ]

FIELD INSPECTOR'S COPY Other and Address



NOTES

1-8-80 tank installed - *[Signature]*

Permit No.

Location

Owner

Date of permit

Approved

216 Danforth

Mr. Hubbard

2-1000 US propane

Blank lined area for notes.

Blank lined area for notes.

Blank lined area for notes.



APPLICATION FOR PERMIT

PERMIT ISSUED

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

NOV 20 1980

ZONING LOCATION 2-6 PORTLAND, MAINE, Nov 13, 1980

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:

LOCATION 216 Vaughan Street
1. Owner's name and address Maine Medical Center, 22 Branhall St. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Consolidated Const. & Bldrs. Inc. Telephone 774-2626
4. Architect 616 Congress St. Specifications Plans No. of sheets
Proposed use of building Community Mental Health Center No. families
Last use nurse dormitory No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 1,000,000 Fee \$ 4,501.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for @ 775-5451
Dwelling Ext. 234
Garage Alterations to entire building to be used for community health center, interior of building, structural changes also, as per plans, 10 sheets Stamp of Special Conditions of plans.
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use

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

PERMIT IS TO BE ISSUED TO 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. centers
Studs (outside walls and carrying partitions) 2x4-16 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 AT SCHELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree or a public street?
ZONING Will there be in charge of the job person competent
Fire Dept. to see that the State and City training standards
Health Dept. are observed?
Others:

Signature of Applicant Donald E. Stanton
Type Name of above Donald Stanton
Consolidated Constr. & Bldg. Inc. 2 3 4

FIELD INSPECTOR'S COPY

PERMIT ISSUED WITH LETTER

and Address

NOTES

2-6-81 Preliminary work is in progress. Plans are being laid out and layouting.

2-20-81 Preliminary work is still in progress. Details of elevations, quantities and other matters are being determined. A preliminary estimate has been prepared.

2-24-81 Work has been started on some plumbing. Gas lines and water heaters have been installed. They were checked and found satisfactory.

2-26-81 Ceiling grids have been put up. Electrical work and plumbing are being done. All sprinklers checked and OK. They are installed down a floor the ceiling tiles are being installed. Painting is being done on the third floor.

2-28-81 The third floor work has been completed. Electrical and ceiling work have not been all finished.

3-1-81 Work on the job with Sam to see if it was OK to move into 2nd floor. He said that it was not because too much had to be done with common areas.

3-14-81 Work is progressing rapidly. The 2nd and 3rd floors are all done. Common area work is nearly completed. Work is finished within 1 week.

3-18-81 Sending a Certificate of Occupancy for the ground second floor. Sprinkler system is being installed. The sprinkler system operators.

Permit No. 80  
Location 9167  
Owner Mr. Michael  
Date of permit 11-13-80  
Approved 11-24-80

995

~~Blank lined area with large X marks~~

**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE: 05170

LPI NUMBER: 00123

DATE ISSUED: 2 18 81  
Month Day Year

51150 IC

Installer's Name: REILLY F.I.M.I.

Owner: Mr. [illegible]

Address: 211 [illegible]  
St./Lot Number Street, Road Name Subdivision

- Installer Code: [illegible]
- 1 Owner
  - 2 Licensed Master Plumber
  - 3 Licensed Journeyman
  - 4 Employee of Public Utility
  - 5 Manufacturer of Plumbing Material
  - 6 Manufacturer of Heating & Air Conditioning Equipment
  - 7 Limited License

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.

**OWNER'S COPY**

Signature of LPI: \_\_\_\_\_  
Date Inspected: SEP 24 1981

**INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF**

Town/City Code: 001 LPI Number: 001 Date Issued: 2 18 81 Installer: RS License No: 51150 IP

Address of Where Plumbing is Done: [illegible]  
Name of Owner: [illegible]

- PERMIT NUMBER:
- 1 Owner
  - 2 Licensed Master Plumber
  - 3 Licensed Journeyman
  - 4 Employee of Public Utility
  - 5 Manufacturer of Plumbing Material
  - 6 Manufacturer of Heating & Air Conditioning Equipment
  - 7 Limited License

Type of Construction	1 New	2 Renovation	3 Addition	4 Remodeling & Addition	5 Replacement of Hot Water Heater	6 Hook up of Mobile Home	7 Hook up of Modular Home	8 Other (Specify)
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Plumbing to Serve	1 Single (Rim)	2 Multi-Family	3 Mobile Home	4 Modular Home	5 Commercial	6 Specially
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Number of Fixtures or Hook Ups	Bath (s)	Urinal(s)	Shower(s)	Other (Specify)
	Hot Water Heater(s)	Drain(s)	Hook Up(s)	

TOWN OF PORTLAND  
MAR 13 1981  
MAY 13 1981  
JUL 24 1981  
AUG 5 1981  
SEP 24 1981

IMPORTANT: This permit is not transferable to another person. If construction has not started within 60 days from the date of issue, this permit becomes void.

Dept. of Human Services  
Div. of Health Engineering

Signature of LPI: \_\_\_\_\_

Fee Schedule:  
Permit Fee: 10.00  
Hook Up Fee: 10.00  
Total: 20.00



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 216 Vaughan Street

Issued to **Maine Medical Center**

Date of Issue **Oct. 7, 1981**

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. **81/995**, 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**

**Community Health Center**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

**10-7-81**  
(Date)

*Merlin Leary*  
Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

APPLICATION FOR PERMIT 353

PERMIT ISSUED

APR 18 1984

B.O.C.A. USE GROUP .....

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

ZONING LOCATION ..... PORTLAND, MAINE Nov. 14, 1983

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 .. 205 2215 Vaughn St. Fire District #1  #2

1. Owner's name and address .. Vaughan St. Blec. Co. .. 482 Congress St. Telephone .. 774-5908

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

3. Contractor's name and address .. J. B. Brown Co. .. same .. Telephone .. 8219

Proposed use of building .. 12 unit rental apts. No. of sheers ..

Last use .. No. families ..

Material .. No stories .. Heat .. S' c of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$ .. 500,000 ..

FIELD INSPECTOR--Mr .. @ 775-5451

Appeal Fees \$ ..
site plan 300.00
Base Fee ..
Late Fee 2,510.00
TOTAL \$ ..

Major site plan review
To construct 14,565 sq ft. building to be
used for 12 rental apts.

Stamp of Special Conditions

send permit to 482 Congress St. 04112

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 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
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?
774-6016

Signature of Applicant Robert E. Howe Phone # 774-6016

Type Name of above Robert E. Howe for J. B. Brown Co. 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



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

34

**Processing Form**

Vaughan St. Development Co.

203-215 Vaughan Street

Nov. 15, 1983

Applicant

Date

482 Congress Street, Portland, Maine

203-215 Vaughan Street

Mailing Address

Address of Proposed Site

12 Unit Apartment Building

Proposed Use of Site

Site Identifier(s) from Assessors Maps

21,038 sq. ft. / 8,382 sq. ft.

R-6

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 14,605 sq. ft.

Planning Board Action Required: ( ) Yes ( ) No

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

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature]*  
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

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

Applicant: City of Portland, Dept. of Public Works Date: Nov. 15, 1983  
 Mailing Address: City of Portland, Dept. of Public Works Address of Proposed Site: \_\_\_\_\_  
 Proposed Use of Site: City of Portland, Dept. of Public Works 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**

Nov. 15, 1983  
(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
APPROVED	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
APPROVED CONDITIONALLY						✓	✓					
DISAPPROVED												

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

- REASONS:
1. A Flow Restrictor of stormwater runoff is to be installed at the drain inlet with a set of maximum flow rate equal to 0.5 cubic feet per second.
  2. The trench drain is to be located along the easterly edge of the paved area as indicated on the revised plan of November 21, 1983. The drain system will require a regular schedule of maintenance to prevent clogging.
  3. Four additional junipers should be planted in the seven foot buffer along Marshall Street.
  4. A street tree of 2 1/2"-3" caliper and meeting the City Arborist's approval should be planted in the seven foot buffer area along Marshall Street. Anne Grimes, City Arborist, shall be consulted with at an early stage of the project so that all plantings will be done in accordance with the City of Portland's specifications and standards of planting.

Barbara Barbytt / November 28, 1983  
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

203-210 ... Street

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Address of Proposed Site: \_\_\_\_\_

Proposed Use of Site: \_\_\_\_\_ Site Identifier(s) from Assessors Maps: \_\_\_\_\_

Acres 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: 14,625 sq. ft.

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

PUBLIC WORKS DEPARTMENT REVIEW

Apr 16, 1983  
(Date Received)

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

REASONS: Installation of trench drain along <sup>easterly</sup> ~~west~~ side of the paved area to the rear of the proposed building.  
Flow restriction at stormwater runoff of the drain inlet will be required, with a maximum flow rate equal to 0.5 cfs.  
 (Attach Separate Sheet If Necessary)  
This system will require a regular schedule of maintenance to prevent clogging

Robert H. Oly 4/23/83  
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

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

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_ Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_ Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acres of Site / Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

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

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

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**FIRE DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

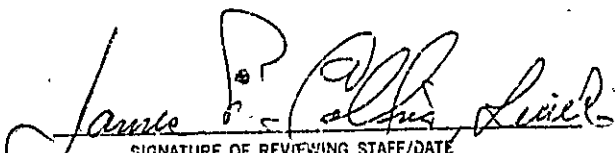
	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASEL CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY								CONDITIONS SPECIFIED BELOW
DISAPPROVED								REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 SIGNATURE OF REVIEWING STAFF/DATE  
 FIRE DEPARTMENT COPY 11-21-83



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 205-215 Vaughan Street

Issued to Vaughan St. Development Co.

Date of Issue March 12, 1985

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. 84-353, 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

12 apartment units

Limiting Conditions:

The crabapple tree on the Marshall Street buffer zone be changed to a hardier variety - 2 1/2-3 caliper.

This certificate supersedes certificate issued

Approved:

3/12/85  
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

TERRIEN ARCHITECTS 5 Moulton Street Portland Maine 04101-207-774-6016

TO: Alex Jaegerman; Chief Planner, City of Portland  
FROM: Terrien Architects  
RE: Vaughan Street Development Co., Vaughan Street Apartments  
DATE: November 14, 1983

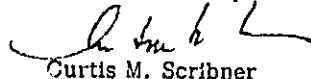
In support of the Owner's Application for Building Permit as required by Chapter 14, Land Use, of the Code of Ordinance of the City of Portland, Maine, Article V, Site Plan, Sec 14-526, (d) Statement of Owner's Names and Addresses and Estimated Cost.

Project Site: 203-215 Vaughan Street, Portland, Maine

Owner of the Parcels proposed to be developed:  
Vaughan Street Development Co.  
482 Congress Street  
Portland, Maine

A wholly owned subsidiary of J. B. Brown & Sons, Inc.; Portland, Maine

Estimated Cost of the Development:  
\$560,000.00.

  
Curtis M. Scribner  
President; J. B. Brown & Sons, Inc.



George B. Terrien • Richard K. Renner • Robert E. Howe • Donald R. McGilvery

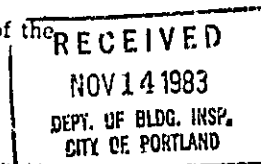


TERRIEN ARCHITECTS 5 Moulton Street Portland Maine 04101 207-774-0010

TO: Alex Jaegerman; Chief Planner, City of Portland  
FROM: Terrien Architects  
RE: Vaughan Street Development Co., Vaughan Street Apartments  
DATE: November 14, 1983

This written statement is submitted on behalf of Vaughan Street Development Co., a wholly owned subsidiary of J. B. Brown & Sons, Inc. in support of their Application for a Building Permit at 203-215 Vaughan Street, required by Chapter 14, Land Use, of the Code of Ordinance of the City of Portland, Maine, Article V, Site Plan, Sec 14-526, (b) contents (2).

- a. The proposed use of the site is for a 2-story, apartment building with 12 rental units, each of approximately 1217 square feet per apartment, not including basement and garage. Parking is provided in garages at ground level beneath the first floor. Also, 6 additional parking spaces are provided on the east side of the site, bordering Marshall Street.
- b. The total land area of the site is 21,038 square feet. The total floor area of the proposed building is 14,605 square feet. The total ground coverage of the building is 8,382 square feet.
- c. There are no existing or proposed easements or other burdens now existing or to be placed on the property.
- d. Solid waste disposal will be handled by curb-side municipal pick up.
- e. Off-site public utilities include water, gas, and sanitary sewer which are located in Vaughan Street. The site is bordered on the west by Vaughan Street from where pedestrian access is gained. Vehicular access is accomplished by driveway entrance from Marshall Street, located on the east side of the site.
- f. The present existing site topography causes water to pond on the rear portion of the site close to the back side of the buildings located on Marshall Street. With this condition and the proposed design for garage parking beneath the apartment building and the necessary driveway access, it will be required that drainage be installed so as to collect and dispose of the runoff. This will be accomplished by a trench drain along the backside of the proposed apartment building which collects the runoff in a sump for drainage in a storm line installed under the building for connection with the existing 18" oval line in Vaughan Street.
- g. It is estimated that time required for completion of the development is 12 months.



George B. Terrien • Richard K. Renner • Robert E. Howe • Donald R. Mc



## CITY OF PORTLAND

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

April 17, 1984

Vaughan Street Dev. Co.  
482 Congress Street  
Portland, Maine 04112

REF.: 205-215 Vaughan Street

Dear Sir:

Your application to construct a 12 unit apartment building at 205-215 Vaughan Street has been reviewed and a building permit is herewith issued, subject to the following requirements:

### SITE PLAN REVIEW REQUIREMENTS

Inspection Division:	None	11/28/83-M. Ward
Fire Dept.:	None	11/21/83--Lt. J. Collins
Public Works:	<ol style="list-style-type: none"><li>1. The installation of a trench drain along the easterly side of the paved area to the rear of the proposed building.</li><li>2. Flow restriction of storm water run-off at the drain inlet will be required with a maximum flow rate equal to 0.5 CFS. This system will require a regular schedule of maintenance to prevent clogging.</li></ol>	
Planning Division:	<ol style="list-style-type: none"><li>1. A flow restriction of stormwater run-off is to be installed at the drain inlet with a set maximum flow rate equal to 0.5 cubic feet per second.</li><li>2. The trench drain is to be located along the easterly edge of the paved area as is indicated on the revised plan of November 21, 1983. The drain system will require a regular schedule of maintenance to prevent clogging.</li><li>3. Four additional jumpers shall be planted in the seven foot buffer along Marshall Street</li></ol>	

- 1 -

VAUGHAN STREET DEV. CO.

- 2 -

APRIL 17, 1984

4. A street tree of 2½" to 3" caliber, and meeting the City Arborist's approval, should be planted in the seven foot buffer area along Marshall Street. Ann Grimes, City Arborist, shall be consulted with at an early stage of the project so that all plantings will be done in accordance with the City of Portland specification and standards of planting. Ms. B. Barhydt  
November 28, 1983

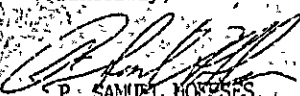
*Sidewalk on Marshall St side  
All planting couldn't be done because of walk.*

BUILDING and FIRE CODE REQUIREMENTS

1. All electrical and plumbing permits must be obtained by masters of their trade.
2. Plumbing and electrical plans must be submitted to this office before work begins.
3. Use Group R-1, and in dwelling units within buildings of Use Groups R-2 or R-3, a minimum of one single station smoke detector shall be installed in a manner and location approved by the authority having jurisdiction. When actuated, the detector shall provide an alarm suitable to warn the occupants within the unit. In buildings having basements or cellars, an additional smoke detector shall be installed in the basement or cellar in a location approved by the authority having jurisdiction.

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

Sincerely,

  
P. SAMUEL HOPPES,  
CHIEF OF INSPECTION SERVICES

PSH/mlb

ENC.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

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

APR 18 1984

ZONING LOCATION ... R-C ... PORTLAND, MAINE ... Nov. 27, 1983

353

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 any 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 .. 209-215 Vaughan St. ... Inc District #1 , #2

1. Owner's name and address .. Vaughan St. Dev. Co. ... 482 Congr. St. ... Telephone .. 774-5908

2. Lessee's name and address .. J. B. Brown Co. ... Telephone .. 772-5531

3. Contractor's name and address .. J. B. Brown Co. ... Telephone .. same

Proposed use of building ... 12 unit rental apts. ... No. of sheets .....

Use: ... No. families .....

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

Other buildings on same lot .....

Estimated contractual cost \$ 500,000.

Appeal Fees \$ .....

Site plan 300.00

Rate Fee 2,510.00

TOTAL \$ .....

FIELD INSPECTOR - Mr. ...

@ 775-5431

Major site plan review  
To construct 14,605 sq ft. building to be  
used for 12 rental apts.

send permit to 482 Congress S . 04112

Stamp of Special Conditions  
PERMIT ISSUED  
WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors for 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 pipe ... Height average grade to highest point of roof ...  
Size, front ... depth ... No. stories ... solid or filled land? ...  
Material of foundation ... thickness, top ... bottom ... center ...  
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 ... W x H on centers ...  
Studs (outside walls and carrying partitions) 2x4-1 1/2" 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 proposed building? ...

APPROVALS BY: DATE  
BUILDING INSPECTION - PLAN EXAMINER  
ZONING: R.H. ... 11.28/83  
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? ...

774-6016

Signature of Applicant ... Robert E. How ... Phone # ...

Type Name of above: Robert E. How ... 1  2  3

J. B. Brown Co. Other ... and Address .....

PERMIT WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

Permit No. 35384  
 Location 205-215 Vaughan St  
 Owner J.B. Brown Co.  
 Date of permit 4-18-94  
 Approved \_\_\_\_\_  
 Dwelling 12 UNITS  
 Garage \_\_\_\_\_  
 Alteration \_\_\_\_\_

4-27-94 Footings are being poured. Scaffolding not set up. Charles D.K. Old windows in Toronto.

5-1-94 All footing are poured as of this date.

5-16-94 All of the forms have been taken out. The structure has been inspected by the City. Many backfilled in after that.

7-1-94 The interior walls of the garage have been almost completely finished.

7-19-94 Framing has been put up for 1st floor. Sign on the ceiling. The sheet piling has been laid down. The walls are being put up by the City.

8-20-94 Second floor structure roof is being laid in. The framing is being done to a level of construction as shown on the plans.

9-4-94 (Second floor) Show of the second floor. Some beams are still called for. The steel floor plates are not yet in place. The steel beams are not yet in place.

9-17-94 Check the steel beams. The steel beams are not yet in place. The steel beams are not yet in place.

10-19-94 Check the steel beams. The steel beams are not yet in place. The steel beams are not yet in place.

10-23-94 Check the steel beams. The steel beams are not yet in place. The steel beams are not yet in place.



# PLUMBING APPLICATION

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

**PROPERTY ADDRESS**

To: or Of: Portland

Street: 1000

Subdivision Lot #: 213-225

**PROPERTY OWNERS NAME**

Last: De First: W B

Applicant Name: De W B

Mailing Address of Owner/Applicant (if Different): 3911 1/2 S. York

PORTLAND PERMIT # 458 TOWN COPY

Date Permitted: 5-21-84

FEE: \$ \_\_\_\_\_

L.P.I. # \_\_\_\_\_

Dev. Charge

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 5-21-84

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: \_\_\_\_\_ Date Approved: JAN 23 1985

**PERMIT INFORMATION**

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY: \_\_\_\_\_

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNER MAN
- MFG'D HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 177421

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
JUL 18 1984	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	12	Bathtub (and Shower)
JUL 23 1984			Floor Drain	12	Shower (Separate)
AUG 15 1984	HOOK-UP: to an existing subsurface wastewater disposal system		Urinal	12	Sink
AUG 23 1984			Drinking Fountain	24	Wash Basin
SEP 20 1984	PIPING RELOCATION of sanitary lines, drains, and piping without new fixtures		Indirect Waste	24	Water Closet (Toilet)
OCT 6 1984			Water Treatment Softener, Filter, etc.	12	Clothes Washer
OCT 17 1984			Grease/Oil Separator		Dish Washer
			Dental Cuspidor	12	Garbage Disposal
			Bidet		Laundry Tub
			Other: _____		Water Heater
	Hook-Ups (Subtotal)		Fixtures (Subtotal) Column 2	12	Fixtures (Subtotal) Column 1
	Hook-Up Fee			12	Total Fixtures
NOV 1 1984				2	Fixtures (Subtotal) Column 2
NOV 15 1984				122	Fixtures (Subtotal) Column 1
				\$175	Fixtures Fee
				\$	Hook-Up Fee
				\$175	TOWN

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

NOV 29 1984

DEC 21 1984





**APPLICATION FOR PERMIT**  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date Oct. 30, 1984  
Receipt and Permit number C 07505

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: 205-215 Vaughan St.  
OWNER'S NAME: J. B. Brown & Sons ADDRESS: 482 Congress St.

OUTLETS: Bldg has 12 apts, work is for all twelve  
Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 360 FEES 35.00

FIXTURES: (number of)  
Incandescent xx Fluorescent \_\_\_\_\_ (not strip) TOTAL 90 9.20  
Strip Fluorescent \_\_\_\_\_ ft. xxxxx20

SERVICES:  
Overhead \_\_\_\_\_ Underground xx Temporary \_\_\_\_\_ TOTAL amperes 800 6.00

METERS: (number of) 12 6.00  
MOTORS: (number of) \_\_\_\_\_ 6.00  
Fractional \_\_\_\_\_  
1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:  
Oil or Gas (number of units) \_\_\_\_\_  
Electric (number of rooms) 72 72.00

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 12 Water Heaters 12  
Cook Tops \_\_\_\_\_ Disposals 12  
Wall Ovens \_\_\_\_\_ Dishwashers 12  
Dryers 12 Compactors \_\_\_\_\_  
Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
TOTAL \_\_\_\_\_ 72.00

MISCELLANEOUS: (number of)  
Branch Panels 12 12.00  
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" (364-16.b) ..... DOUBLE FEE DUE:  
TOTAL AMOUNT DUE: 212.20

INSPECTION:  
Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call xx  
CONTRACTOR'S NAME: Corey Electric  
ADDRESS: 184 Read st.  
TEL: \_\_\_\_\_  
MASTER LICENSE NO.: 3630 SIGNATURE OF CONTRACTOR: [Signature]  
LIMITED LICENSE NO.: \_\_\_\_\_

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

ELECTRICAL INSTALLATIONS -

Permit Number 075

Location 205-215 Vaughan St.

Owner J B Barrow

Date of Permit 10-30-84

Final Inspection 3-13-85

By Inspector Libby

Permit Application Register Page No. 51

INSPECTIONS: Service ✓ by Libby  
Service called in 11-14-84  
Closing-in 11-2-84 by Libby

PROGRESS INSPECTIONS: 11-13-84 1  
12-21-84 1  
12-26-84 Notified 1  
1-15-85 1  
3-11-85 1  
3-13-85 1

CODE COMPLIANCE COMPLETED 3-13-85

DATE	REMARKS:
<u>12-21-84</u>	<u>Close one apt - GFI no good - OK</u>
<u>1-15-85</u>	<u>Final # 9-10-11-12</u>
<u>3-11-85</u>	<u>2 apt. GFI - problems.</u>
<u>3-13-85</u>	<u>Final Bldg.</u>

at

201-5 VAUGHAN STREET N

STAMP & LK

Full col # 020R - full col # 020R - full col # 020R - full col # 020R

Feb. 2, 1977

201-225 Vaughan St.

J. B. Brown  
P. O. Box 207

cc to: Doug Christopherson  
22 Monument Square

Building permit to construct a five story professional office building at the above named location is not issuable under Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals (Section 602.7.A.8.c.)
2. A rear yard distance of only about 16 ft. is to be provided from the rear lot line to the stairway on the rear of this building instead of the minimum of 20 ft. required (Section 602.7.B.1.)
3. Motor vehicles will be parked closer than 25 ft. to the residential building on the right of this building which is contrary to Section 602.14.G.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office, Room 113, City Hall to file appeal forms which are available here. A fee of \$15.00 for conditional use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter than consider this letter a matter of formality. (Section 602.24.D.)

Very truly yours,

A. Allan Soule  
Asst. Director

AAS/ht

Jan. 27, 1977

201-225 Vaughan St.

J. B. Brown  
P. O. Box 207  
Portland, Maine

cc to: Doug Christopherson  
22 Monument Sq.  
Portland, Maine

Building permit to construct a five story professional office building at the above named location is not issuable under Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-5 Residential Zone in which this property is located unless authorized by the Board of Appeals ( Section 602.7.A.8.c)
2. A rear yard distance of only about 16 ft. is to be provided from the rear lot line to the stairway on the rear of this building instead of the minimum of 20 ft. required ( Section 602.7.B.1.)

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office, Room 113, City Hall to file appeal forms which are available here. A fee of \$ 15.00 for conditional use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter than consider this letter a matter of formality. ( Section 602.24.D.)

Very truly yours,

A. Allan Soule  
Asst. Director.

AAS/ht

CITY OF PORTLAND, MAINE

87

SITE PLAN REVIEW

Processing Form

Applicant J. B. Brown & Sons Date Jan. 27, 1977

Mailing Address P.O. Box 707 Portland, Maine Address of Proposed Site 201-225 Vaughan St.

Proposed Use of Site Professional Bldg. Site Identifier(s) from Assessors Maps 62-00-10-11-12

Acreage of Site / Ground Floor Coverage 18,170 sq. ft. / 5,280 sq. ft. Zoning of Proposed Site R-6 Residential

Site Location Review (DEP) Required: ( ) Yes (  ) No Proposed Number of Floors 5

Board of Appeals Action Required: (  ) Yes ( ) No Total Floor Area 26,400 sq. ft.

Planning Board Action Required: (  ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: 4, 1977

RECEIVED  
PUBLIC WORKS DEPARTMENT REVIEW  
JAN 27 1977

(Date Received)  
DEPARTMENT OF PUBLIC WORKS

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

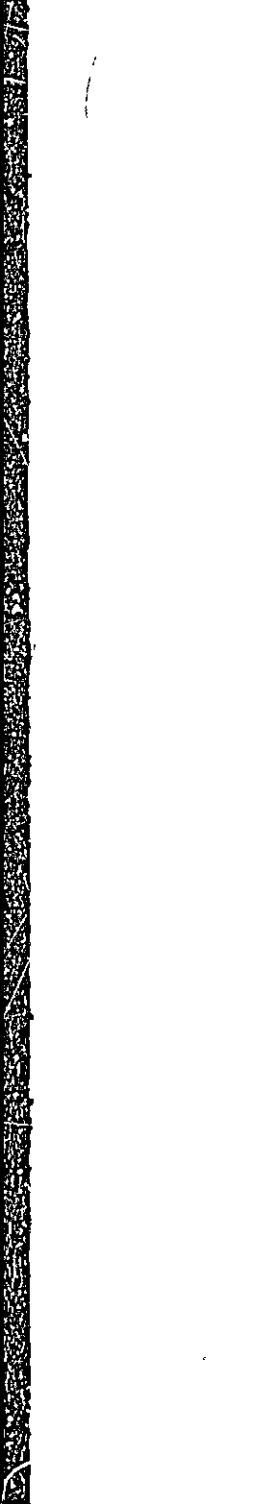
REASONS: No information is given on plans for either sanitary waste disposal or drainage of the site. Though no information is given on lighting either, it does not have the importance of the other two, therefore conditional approval is given pending an actual review of this information which must be submitted later.

(Attach Separate Sheet if Necessary)

*John P. Lopez* 1-3-77  
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY





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

87

H. B. Brown & Sons  
 Applicant  
P.O. Box 207 Portland, Maine  
 Mailing Address  
Professional Bldg.  
 Proposed Use of Site  
18,130 sq. ft. 5,280 sq. ft.  
 Acreage of Site / Ground Floor Coverage

Jan. 27, 1977  
 Date  
201-225 Vaughan St.  
 Address of Proposed Site  
63-C-9 10 11 13  
 Site Identifier(s) from Assessors Maps  
R-6 Residential  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (  ) No  
 Board of Appeals Action Required: (  ) Yes ( ) No  
 Planning Board Action Required: (  ) Yes ( ) No

Proposed Number of Floors 5  
 Total Floor Area 26,400 sq. ft.

Other Comments: \_\_\_\_\_

Date Dept. Review Due: Feb. 4, 1977

**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:  
 SP... & BULK,  
 as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES	✓	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY					✓		✓											

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

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

Applicant W. H. Brown & Sons Date Jan. 17, 1977  
 Mailing Address P.O. Box 207 Portland, Maine Address of Proposed Site 201-25 Washington St.  
 Proposed Use of Site Professional Office Site Identifier(s) from Assessors Maps 1-6 Residential  
 Acreage of Site / Ground Floor Coverage 24,130 sq. ft. 3,280 sq. ft. 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 26,000 sq. ft.  
 Planning Board Action Required: (  ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: Jan. 24, 1977

**FIRE DEPARTMENT REVIEW**  
2-1-77  
 (Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if necessary)

*St. James Collins*  
 SIGNATURE OF REVIEWER / STAFF/DATE  
 FIRE DEPARTMENT COPY



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, Jan. 21, 1977

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 .. 207 Vaughan St. .... Fire District #1  #2

1. Owner's name and address .. J. B. Brown & Sons - P.O. Box 207 ..... Telephone .. 774-5908  
Portland

2. Lessee's name and address .....

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

4. Architect .....

Proposed use of building .. Doctors Offices ..... No. families .....

Last use .. ~~dwelling multi-family~~ ..... No. families .....

Material .....

Other buildings on same lot .....

Estimated contractual cost \$ .. ~~xxxx~~ 750,000 ..... Fee \$ .. 3,000 ..... fee not paid

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling ..... Ext. 234 Permit to construct bldg. on vacant land as per plans. 4 copies with 4 sheets each.

Garage .....

Masonry Bldg. .... Stamp of Special Conditions

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .. doctors offices

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 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 to see that the State and City requirements pertaining thereto are observed? .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant *Alan Fishman* ..... Phone # .. same .....

Type Name of above .. Alan Fishman ..... 1  2  3  4

Other .....

Field Address .....

FIELD INSPECTOR'S COPY

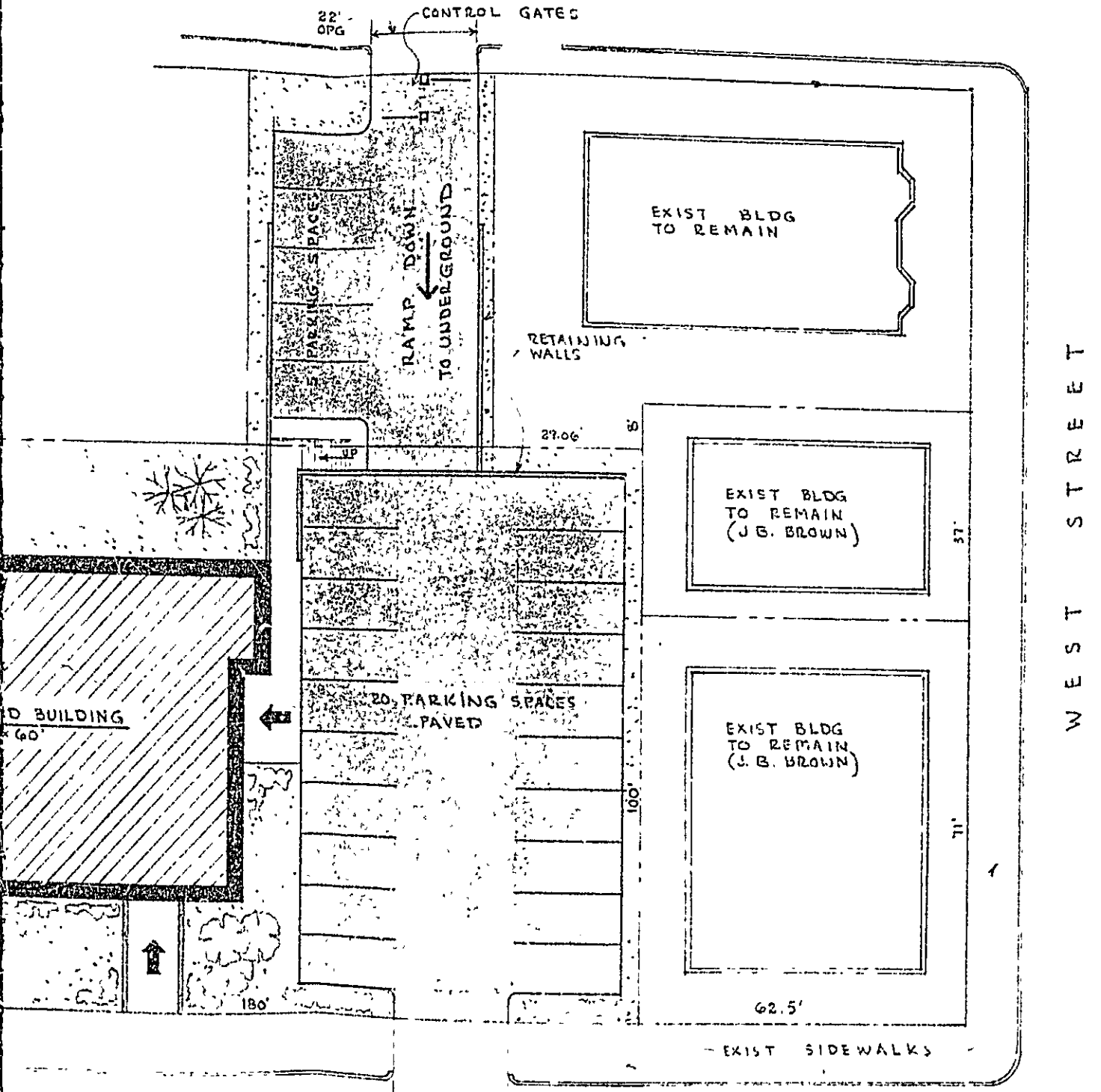
VAUGHAN ST.

PROPOSER PROFESSIONAL  
BLDG. SITE

MARSHALL ST.

WEST ST.

MARSHALL STREET



RECEIVED  
 JAN 21 1977  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

G  
 BROWN & SONS  
 PORTLAND, MAINE

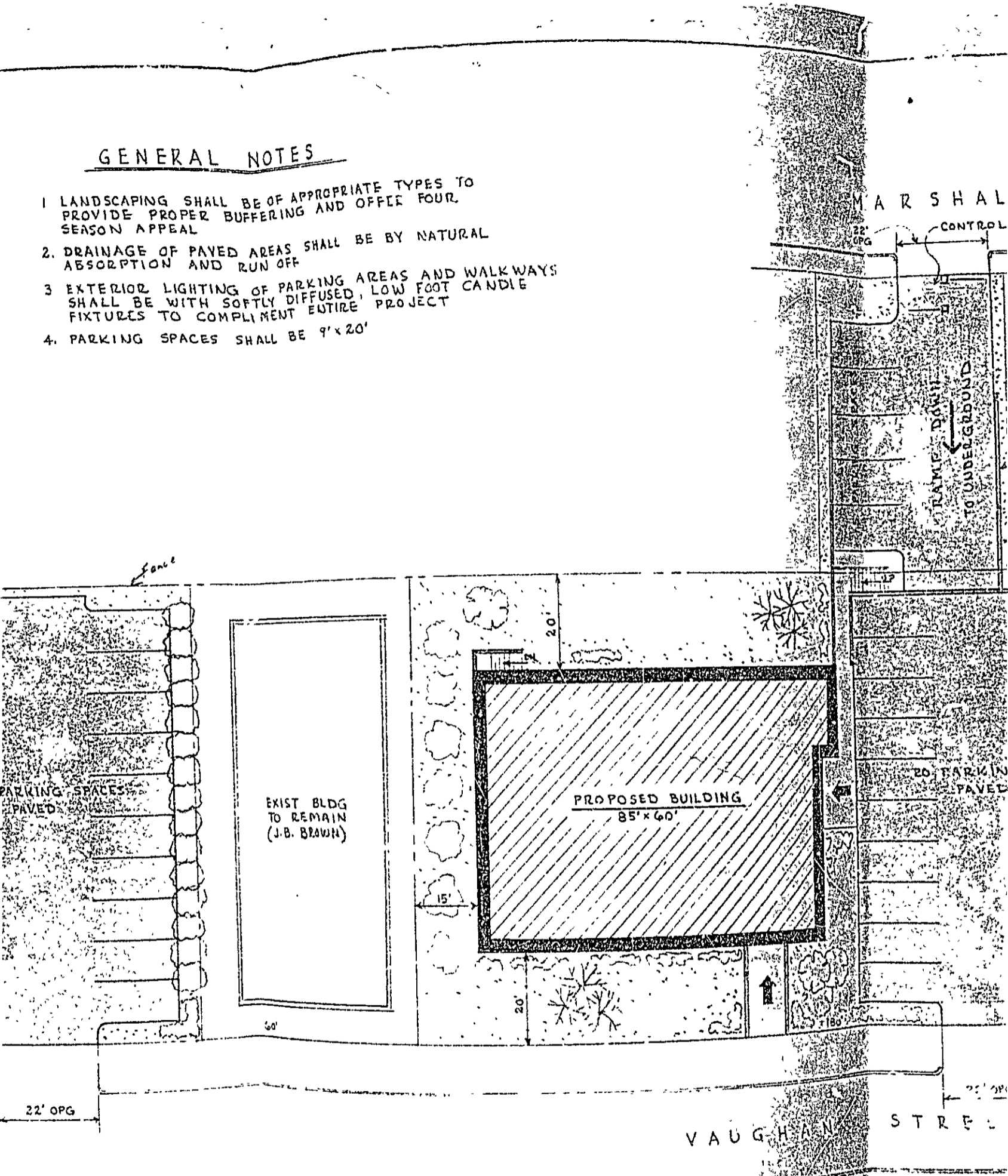
SITE PLAN  
 SCALE 1" = 20'

2  
 NOV 12, 1976

REVISED 1-11-77

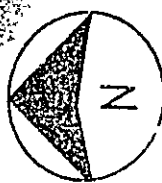
GENERAL NOTES

1. LANDSCAPING SHALL BE OF APPROPRIATE TYPES TO PROVIDE PROPER BUFFERING AND OFFER FOUR SEASON APPEAL
2. DRAINAGE OF PAVED AREAS SHALL BE BY NATURAL ABSORPTION AND RUN OFF
3. EXTERIOR LIGHTING OF PARKING AREAS AND WALKWAYS SHALL BE WITH SOFTLY DIFFUSED, LOW FOOT CANDLE FIXTURES TO COMPLIMENT ENTIRE PROJECT
4. PARKING SPACES SHALL BE 9' x 20'



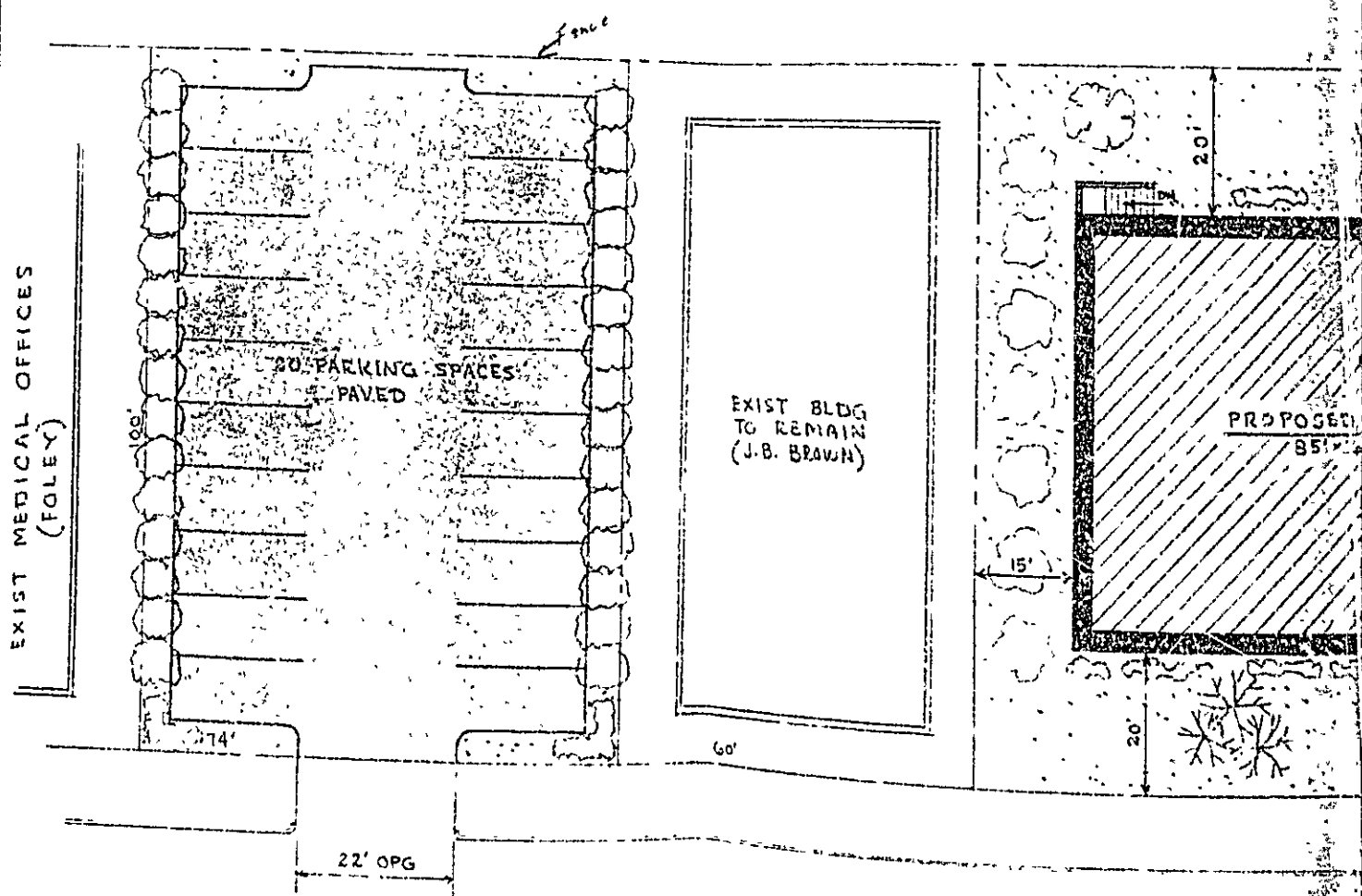
WEST MEDICAL BUILDING  
 AN STREET PORTLAND, MAINE FOR J.B. BROWN & SONS  
 D. W. CHRISTOPHERSON ARCHITECT PORTLAND, MAINE





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PROMENADE WEST MEDICAL BUILDING  
207 VAUGHAN STREET PORTLAND, MAINE  
D. W. CHRISTOPHERSON ARCHITECT FOR SUB