

June 4th, 1963

Paul B. McLellan Company
52 Marginal Way
Portland, Maine

Gentlemen: Re: #501, CHRONIC CARE UNIT, OSTEOPATHIC HOSPITAL
OF MAINE

Please let us have your proposal for the following changes
and additions to the above cited project.

1. Provide and install one pair self-closing, Class C, fire
doors with fusible links across corridor #116 at or near it's
junction with the existing building, exact location to be given
later. - O.K.

2. Move existing ventilating fan in x-ray from west side
to east side of building of same room, exact location to be de-
termined on the job. Patch hole and refinish. - O.K.

3. Reverse steps on landing at opening #108 between corridor
and auditorium so that traffic will be routed to the west of the
landing rather than to the east as now shown. - O.K.

4. Add one block course to increase height of penthou-
selevator shaftway approximately 8". Provide sash and louve-
to meet this new condition. - O.K.

5.(a) Provide and install door between space #207 and exist-
ing balcony. Door to be type D, size 3' x 7' in metal frame
similar to other work and equipped with vestibule latch set. - O.K.

5.(b) Provide exit light similar to others on the project
centering over this door. - O.K.

To Paul B. McLoftan Co.
From James Saunders associates

6. Reroute combined sewer as shown on revised Drawing #1; provide new catch basin and tie-in lines as shown on revised Drawings #1 and #1a; increase size of house drain as shown on revised Drawing #17, all of which drawings are enclosed in triplicate herewith.

To refresh your mind relative to Change Order procedure on Hill-Burton participating projects, all requests must be submitted in quintuplicate and proposal covering work which will not be performed by the General Contractor must be supported by a similar number of copies with requisition from Sub-Contractor. Both the Sub-Contractor request and General Contractor request must be submitted in sufficient detail to allow adequate checking. Your attention is also drawn to Article #45, Paragraph #3 which permits a total profit both for Sub-Contractor and General Contractor of not more than 15%.

Sincerely,

JAMES C. SAUNDERS.

JCS:dcl
cc. Mr. Kelley
cc. Mr. Sears

June 4, 1963

Paul B. McLellan Company
52 Marginal Way
Portland, Maine

Gentlemen: Re: CHRONIC CARE UNIT, OSTEOPATHIC
HOSPITAL OF MAINE.

Reference to Item #13 of the Building Inspector's letter of May 20th relative to the use of wood in room #110, subject project, we have discussed this matter with Mr. Sears and are now attempting to secure materials and working out details satisfactory to his department.

You are instructed by this letter to do no work and order no materials in connection with this until further notice.

Sincerely,

JCS:del

JAMES C. SAUNDERS.

CC. Mr. Kelley.
CC. Mr. Sears. ✓



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 8, 1963

PERMITTED JAN 8 1963 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 335 Brighton Ave. Use of Building Hospital No. Stories 2 New Building Existing
Name and address of owner of appliance Osteopathic Hospital of Maine, 335 Brighton Ave.
Installer's name and address Wilbur F. Blake Inc., 9 Forest St. Telephone 775-3185

General Description of Work

To install steam heating system in new addition

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 18 31
From top of smoke pipe 18 From front of appliance 4 From sides or back of appliance 31
Size of chimney flue 18x18 Other connections to same flue hot water heater
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off yes Make McDonnell-Miller No. 51-2
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

oil burner by Gould Farmar Co

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 1-8-64 [Signature]

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

Wilbur F. Blake, Inc.

Signature of Installer By:

[Signature]

CS 300

INSPECTION COPY

[Handwritten initials]

NOTES

3-25-64 Completed *Ab*

Handwritten 'X' mark on a set of horizontal lines.

Vertical column of horizontal lines for notes.

Vertical column of horizontal lines for notes.

Permit No. 64/ 290
Location 335 Brighton Ave.
Owner Overseas Properties of Miami
Date of permit 1/8/64
Approved _____

A.P. 335 Brighton Ave.

Dec. 6, 1963

James A. McBrady
169 Front Street
South Portland, Maine

cc to: James Saunders Assoc.
562 Congress Street
cc to: Osteopathic Hospital of Maine

Gentlemen:

Permit for installation of gravity vent for boiler room
in new addition to hospital at above named location is issued
herewith subject to the following conditions:

1. Opening in floor around vent duct,
including ceiling, is to be made
tight around duct with construction
of at least two-hour fire resistance
similar to that in rest of floor.
2. Duct is to be enclosed in first story
with partitions of at least one-hour
fire resistance.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

R3 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, November 27, 1963

PERMIT ISSUED

OCT 2 1963

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 335 Brighton Ave. Within Fire Limits? Dist. No.
 Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone.....
 Lessee's name and address Telephone.....
 Contractor's name and address James A. McBrady, 169 Front St., So. Port. Telephone 799-7343
 Architect Specifications..... Plans yes No. of sheets 1
 Proposed use of building Hospital No. families.....
 Last use No. families.....
 Material..... No. stories..... Heat..... Style of roof..... Roofing.....
 Other buildings on same lot.....
 Estimated cost \$..... Fee \$ 5.00

General Description of New Work

To install gravity ventilator in kitchen of new wing as per plan
This ventilator is in connection with fans for ventilation of new addition.

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO James A. McBrady**

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?.....

APPROVED:

O.P. - 12/5/63 - agf

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?.....
Osteopathic Hospital
James A. McBrady

CS 201

INSPECTION COPY

Signature of owner

By:

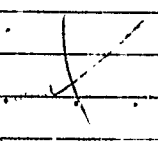
Murray H. Dutton

PH

NOTES

12-11-63 phoned
architects for detail
of fire stopping

3-25-64 completed



Permit No. 6-311601
 Location 335 Douglas Court
 Owner (B. J. ...)
 Date of permit 12/8/63
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Memorandum from Department of Building Inspection, Portland, Maine

AP- 335 Brighton Avenue

Sept. 17, 1963

**Paul B. McLellan Co.
52 Marginal Way**

**cc to: Osteopathic Hospital of Maine, Inc.
335 Brighton Avenue**

Gentlemen:

Permit to construct a 1-story brick and concrete addition on rear of building 15'11" x 29'3" as per plan is being issued subject to the fire alarm system being extended from the kitchen into this new storage addition.

Very truly yours,

**Gerald E. Mayberry
Deputy Building Inspection Director**

GEM:m

RS RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd. Class
Portland, Maine, September 9, 1963

PERMIT ISSUED
SEP 17 1963
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 335 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Paul B McLellan Co, 52 Marginal Way Telephone 772-5951
Architect _____ Specifications _____ Plans yes No. of sheets 13
Proposed use of building Hospital No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 4,000.00 Fee \$ 8.00

General Description of New Work

To construct 1-story brick and concrete addition on rear of building 15'11" x 29'3" as per plan.

Permit Issued with Memo

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractor

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? yes
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 concrete at least 4' below grade 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? _____

APPROVED:
J. E. M. W/memo

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in-charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Osteopathic Hospital of Maine Inc.
Paul B McLellan Co.

INSPECTION COPY Signature of owner Paul B McLellan

7/11

PERMIT TO INSTALL PLUMBING

2980

PERMIT NUMBER

Address 335 Brighton Avenue

Installation For: Cateopathic Hospital

Owner of Bldg. Cateopathic Hospital

Owner's Address: Same

Plumber: Fred J. DeWaters Date: 6-17-63

Date Issued 6-17-63
 PORTLAND PLUMBING INSPECTOR
 By J. P. Welch

APPROVED FIRST INSPECTION

Date Oct 17, 1963

By JOSEPH E. WELCH

APPROVED FINAL INSPECTION

Date Apr 13, 1964

By JOSEPH E. WELCH

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

NEW		REPL.	PROPOSED INSTALLATIONS	QUANTITY	FEE
8			SINKS	8	\$12.80
22			LAVATORIES	22	14.20
13			TOILETS	13	2.80
1			BATH TUBS	1	.60
2			SHOWERS	2	4.20
2			DRAINS	2	.60
1			HOT WATER TANKS	1	.60
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS (Conn. to house drain)		
3			Other Fixtures	3	1.80
				TOTAL	\$40.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

2931

Date Issued: <u>6-17-63</u>		Address: <u>335 Brighton Avenue</u>		PERMIT NUMBER
By: <u>J. P. Welch</u>		Installation For: <u>Osteopathic Hospital</u>		
Portland Plumbing Inspector		Owner of Bldg.: <u>Osteopathic Hospital</u>		
		Owner's Address: <u>Same</u>		
		Plumber: <u>Fred J. DelNatale</u>		Date: <u>6/17/63</u>
		NEW: REPL		PROPOSED INSTALLATIONS
APPROVED FIRST INSPECTION			SINKS	
Date: <u>June 17-63</u>			LAVATORIES	
By: <u>JOSEPH P. WELCH</u>			TOILETS	
			BATH TUBS	
APPROVED FINAL INSPECTION			SHOWERS	
Date: <u>June 20 1963</u>			DRAINS	
By: <u>JOSEPH P. WELCH</u>			HOT WATER TANKS	
			TANKLESS WATER HEATERS	
			GARBAGE GRINDERS	
			SEPTIC TANKS	
			HOUSE SEWERS	1 \$ 2.00
			ROOF LEADERS (Conn. to house drain)	
TYPE OF BUILDING <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> SINGLE <input type="checkbox"/> MULTI FAMILY <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> REMODELING				
PORTLAND HEALTH DEPT. PLUMBING INSPECTION				TOTAL ▶ \$ 2.00

PERMIT NUMBER 6291

PERMIT TO INSTALL PLUMBING

Date Issued: 4-19-58

PORTLAND PLUMBING INSPECTOR

By: J.P. Welch

APPROVED FIRST INSPECTION

Date: Apr 14 58

By: J.P. Welch

APPROVED FINAL INSPECTION

Date: Apr 14 58

By: J.P. Welch

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

Address: 325 Brighton Ave
 Installation For: Osteopathic Home
 Owner of Bldg.:
 Owner's Address: "

Plumber: E. J. O'Rourke Co Date: 4-14-58

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS Basement	1	1-
		LAVATORIES		
1		TOILETS 2nd floor	1	1-
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS 3		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		0-
			Total	2-

5M 12-33

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PERMIT NUMBER **3989**

9-27-56
12-5-56

PERMIT TO INSTALL PLUMBING

307
357

Address: **335 Brighton Ave.**

Date Issued: **12-5-56**

Installation For: **Hospital**

PORTLAND PLUMBING INSPECTOR

Owner of Bldg.: _____

Owner's Address: _____

By: **T. J. ...**

Plumber: **W. J. ...** Date: **8-18-56**

APPROVED - FIRST INSPECTION

Date: **Nov 14-56**

By: **O. J. ...**

APPROVED - FINAL INSPECTION

Date: **Mar 18-58**

By: **O. J. ...**

TYPE OF BUILDING

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
29		SINKS	29	12.20
35		LAVATORIES	35	4.38
29		TOILETS	29	2.48
2		BATH TUBS	2	.24
2		SHOWERS	2	.24
13		DRAINS	13	1.56
1		HOT WATER TANKS	1	.12
2		TANKLESS WATER HEATERS 2	2	.24
2		GARAGE GRINDERS 2	2	.24
4		SEPTIC TANKS had repaired	4	.72
1		HOUSE GEYSERS still	1	.12
5		ROOF LEADERS (conn. to water) 200	5	.60
5		Flats for pipe	5	.60
		Total	100	27.48

SM 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

A.F. 329-355 Brighton Ave.

March 26, 1964

Osteopathic Hospital of Maine
335 Brighton Avenue

cc to: James Saunders Associates
562 Congress Street
cc to: Paul B. McLellan Company
52 Marginal Way

Gentlemen:

Certificate of Occupancy authorizing use of new addition to your hospital is issued herewith subject to condition that provision is to be made on the premises for not less than 90 off-street parking spaces as required by the Zoning Ordinance. Finished grading is to be provided outside front and rear doors so that there will be no appreciable step downs at these locations.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

BP - 63/408 - 329-335 Brighton Ave.

June 20, 1963

James Saunders Associates,
562 Congress Street

cc to: Paul B. McLellan Co.
52 Marginal Way

cc to: Osteopathic Hospital of Maine
335 Brighton Ave.

Gentlemen:

On the basis of the information furnished as to the fire-resistive qualities of the Dex-O-Tex traffic bearing roof covering proposed for use on that area of roof of the addition to the Osteopathic Hospital to be used as a sun deck, it appears to meet the requirements for a Class B roof covering and is therefore approved for use on this job as being equivalent to the roof covering required by the Building Code.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

AP # 329-335 Brighton Ave.

June 6, 1963

Paul B. McLellan Co.
52 Marginal Way

cc to: Osteopathic Hospital of Maine
335 Brighton Ave

James Saunders Associates,
562 Congress Street

Gentlemen:

Building permit for construction of a one story and basement addition to hospital at the above named location is issued herewith to contractor based on plans and specifications filed with application for permit and architect's letter of June 4, 1963, but subject to the following conditions:

1. It is understood that the 90 off-street parking spaces required by the Zoning Ordinance are either presently existing or will be provided.
2. Separate permits issuable only to the actual installation required for the installation of heating and cooking equipment, systems of ventilation, and extension of sprinkler etc.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

A.P.-329-355 Brighton Ave.

May 20, 1963

James Saunders Associates
562 Congress Street

cc to: Paul G. McLellan Company
52 Marginal Way

cc to: Osteopathic Hospital of Maine
395 Brighton Avenue

Gentlemen:

Check of plans for addition to hospital at above named location discloses the following variances from and questions as to compliance with Zoning Ordinance and Building Code requirements, about which information indicating compliance is needed before issuance of the general construction permit. Details in question are as follows:

1. At least 90 off-street parking spaces are required under Zoning Ordinance specifications for the entire hospital, including the proposed addition. Information is needed that this number of spaces are existing or else a plan needs to be filed showing location of existing and any new parking spaces required. While this information need not necessarily be furnished before issuance of permit, it will need to be furnished as soon thereafter as possible. ?
2. Since this property is located in a Residential Zone, your attention is called to the provisions of Section 16-A-8b of the Ordinance limiting to 15 square feet the area of a general identification sign for the project. O.K.
3. In order to provide the required one-hour enclosure for safe egress of corridor between exit door from new enclosed stairway at ground floor level and the new entrance, self-closing "C" fire doors will be needed across corridor #116 at near its junction with that of the existing building, as well as on opening #103 and at junction of corridors #115 and #116 as indicated in addendum. means with fire doors
4. If room #201 is to be used for assemblage purposes involving more than 20 persons at any one time, it is required to be equipped as for a minor assembly hall, which calls for a second means of egress, exit sign, and vestibule latch set on doors if they are to have locking devices on them. W
5. Since room #110 is apparently to be used for assemblage purposes, it too must be equipped as for a minor assembly hall. This means that white lights on the same circuit as the exit lights will be needed in the stair hall between openings #110 and #114. O.K.
6. Entrance to room #110 from inside the building and the exit door to the outside are not as widely separated as could be desired. Unless there is some good reason why it cannot be done, it is suggested that the steps on landing at opening #109 be placed on the opposite end of landing from that indicated. O.K.

- 7. The 6 inch step down directly outside opening #117 as shown in Section 11 on Sheet 14 needs to be eliminated. OK
- 8. The following questions concern the type of locking hardware to be used on doors involved in a means of egress:

- a- Vestibule latch sets or equivalent are required on aluminum doors in opening #104. Apparently there are to be no locks on doors in opening #115.
- b- Since each leaf of double doors on opening #109 is only 2 feet 6 inches wide, hardware must be such that both doors may be opened at all times from the Auditorium side. A vestibule latch set on the working door and anti-panic bar on the standing door would satisfy this requirement.
- c- Locks on doors #113, #237, #243 on new stair tower are required to be vestibule latch sets or equivalent, so installed that the doors can always be operated in the direction of exit travel.
- d- The same applies for doors #239 and #241 and the doors into corridor from former balcony if they are to have locking devices of any kind.

Hardware contractor has discussed this with me and says locks will meet requirements

- 9. Any rooms in basement (ground floor) to be used for storage or workshops are required to be equipped with sprinkler heads. ?
- 10. Automatic alarm system will need to be extended to the addition in a manner approved by the Fire Department. OK
- 11. If sun deck is to be provided on roof, information is needed as to the fire-resistive qualities of the neoprene composition roofing to meet requirements for Class "A" roofing.

12. Oil burner of heater for domestic hot water is required to bear the label of Underwriters' Laboratories, Inc. -OK

13. The wooden construction on walls and ceiling of Room 110, as far as can be determined from plans, is in excess of the amount of combustible construction allowed by Sec. 302-a-1 of the Code applying to First Class Construction. ?

Arrangement indicated dated 11/11/62 has been approved

May 20, 1963

14. Area of glass or louvers in wall of pent house of elevator shaft apparently does not equal the one-tenth of shaft area required by Section 702-b-1. *Increased - OK*
15. Care will need to be taken to make sure that aggregate area of openings in fire-resistant ceilings for piping, ducts, and electric outlets does not exceed 100 square inches in any 100 square feet of ceiling area, and that all duct openings are protected with approved non-combustible fire dampers.
16. A statement of design is needed for affixing to the plans.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #329-355 Brighton Avenue

Issued to Osteopathic Hospital of Maine
335 Brighton Ave.

Date of Issue March 26, 1964

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. 63/608, 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

One story and basement
addition (chronic care unit)
Limiting Conditions:

APPROVED OCCUPANCY

Type A Hospital

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright
Inspector

Albert J. Sears
Inspector of Buildings

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

R3 RESIDENCE ZONE



APPLICATION FOR PERMIT

PERMIT ISSUED
JUN. 6 1963
00608
CITY OF PORTLAND

Class of Building or Type of Structure

Portland, Maine, May 9, 1963

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 335 Brighton Ave. With Fire Limits? _____ Dist. No. _____
 Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Paul McLellan Co., 52 Marginal Way Telephone 2-5951
 Architect _____ Specifications _____ Plans yes No. of sheets 21
 Proposed use of building Hospital No. families _____
 Last use _____ No. families _____
 Material masonry No. stories 2-b Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 436.
 Estimated cost \$ 218,000.

General Description of New Work

To construct 2-story masonry addition 59'10" x 147' as per plans

Advance permit for excavation only issued 5/10/63

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractor

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 sewer? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 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? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Osteopathic Hospital of Maine
Paul McLellan Co.

Paul McLellan

CS 301

INSPECTION COPY

Signature of owner BY:

NOTES

6-26-63. Ridge erection
nearly done. *PD*

9-17-63. Bas. mout wall
& steel up. *PD*

11-20-63. Partition
partitions starting
Chimney opening over
boiler room & elevator
machinery room. *PD*

12-11-63. Referred to
architects.

3-25-64. Completed
except:

Pair 5. red door on 4th order
covering steps to front
& rear doors.

Parkway: graxling in
front. *PD*

Paddle on inside lock
Front door. *PD*

Permit No. 63/638
 Location: 335 1/2 St. Ave.
 Owner: *Deborah M. Kipke Ph.D.*
 Date of permit: 10/6/63
 Notif. closing-in: _____
 Inspn. closing-in: _____
 Final Notif.: _____
 Final Inspn.: _____
 Cert. of Occupancy issued: 3/26/64
 Staking Out Notice: _____
 Form Check Notice: _____

1st floor #240 opening

R3 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Excavation

Portland, Maine, May 9, 1963

PERMIT ISSUED

MAY 10 1963

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 335 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Paul McLellan Co., 28 52 Marginal Way Telephone
Architect Specifications Plans Yes No. of sheets
Proposed use of building Hospital No. families
Last use " No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To Excavate Only for 2-story brick addition 59'10" x 147'

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

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?

APPROVED:
O.N. - 5/10/63 - [Signature]

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Osteopathic Hospital of Maine
Paul McLellan Co.

CS 301

INSPECTION COPY

Signature of owner By: [Signature]

PH

NOTES

6-19-63 Excavation
ledge about 100 ft
Gen. permit issued

X

Permit No. 63/477
Location 35th St. & 14th Ave.
Owner [Signature]
Date of permit 5/19/63
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

50

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

September 13, 1963

Woold Farmer Co. of Maine
70 Free St.

Gentlemen:

Location: 335 Brighton Ave.
Before tanks and piping are covered from view, installer is required to notify the Fire Department of readiness for inspection and to refrain from covering up until approved by the Fire Dept.
5000 and

These tanks of 2000 gallons capacity are required to be of steel or wrought iron no less in thickness than #7 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 13, 1963

PERMIT ISSUED 01149 SEP 17 1963 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 335 Brighton Ave. Use of Building Hospital No. Stories 2 New Building Existing Name and address of owner of appliance Osteopathic Hospital of Maine, 335 Brighton Ave. Installer's name and address Gould Farmer Co. of Maine, 70 Free St. Telephone

General Description of Work

To install oil burning equipment in connection with existing hot water heat for new addition

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? 9/13/63

IF OIL BURNER

Name and type of burner Petro Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top Type of floor beneath burner concrete Size of vent pipe 2" for each tank Location of oil storage outside underground Number and capacity of tanks 1-5000 and 1-2000 Low water shut off Make No Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Tanks to be buried at least 3' below grade, coated with asphaltum; bear Und. Lab.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

APPROVED Carl F. Johnson CHIEF OF FIRE DEPT. 011-9/17/63-CFJ

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes Gould Farmer Co. of Maine

Signature of Installer By: [Signature]

INSPECTION COPY

CS 300

Permit 3/1149
Location 335 Brighton Ave
Owner Investitive Hospital
Date of Permit 9/17/63

NOTES

- 1. Fuel Type
- 2. Vent Pipe
- 3. Kind of Fuel
- 4. Burner Model & Supports
- 5. Name & Label
- 6. Stack Control
- 7. High Limit Control
- 8. Remote Control
- 9. Pipings Size in. & Pressure
- 10. Valve in Service
- 11. Capacity of Tanks
- 12. Tank Legality - Size & etc.
- 13. Tank Distance
- 14. Oil Gauge
- 15. Pressure on Chart
- 16. Low Water

3-28-64 Completed All

X	
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STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, Mar 29 62

G. L. WARD

Employee of OTIS ELEVATOR COMPANY, COF ND, MAINE, have personally supervised the installation or alterations to the elevator, hoistways and enclosures at Osteopathic Hospital, 335 Brighton Ave. under Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition

G. L. Ward
(Signature)

PORTLAND, MAINE, _____

STATE OF MAINE

CUMBERLAND, SS:

Personally appeared the above named _____ and made oath the statements by him subscribed are true.

APPLICANT'S COPY

John W. DeLeon
Notary Public Justice-of-the-Peace

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, Mar 29-62

I, G. L. WARD

as an employee of OTIS ELEVATOR COMPANY, PORTLAND, MAINE, have personally supervised the installation or alterations to the elevator, hatchways and enclosures at R. E. Brown, 364 Spring St. as permitted under Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

George L. Ward
(Signature)

PORTLAND, MAINE, _____

STATE OF MAINE

CUMBERLAND, SS:

Personally appeared the above named _____ subscribed are true.

and made oath the statements by him

APPLICANT'S COPY

John D. Nelson
Notary Public Justice of the Peace.

Memorandum from Department of Building Inspection, Portland, Maine

Amend. #2
AF- 335 Brighton Avenue

Jan. 18, 1962

cc to: James Saunders Assoc., 562 Congress St.
cc to: Gerald M. Kelley, Admins.
Osteopathic Hospital of Maine
335 Brighton Avenue

Mr. Galli & Sons
53 Portland Street

Dear Mr. Galli:

Permit to strengthen channel plate in corridor partitions at third floor with (2)-4-inch structural steel channels welded to studs and to strengthen framing around chimney at all floors and roof as per your plan received 1/17/62 is being issued subject to the following conditions

2-hour fire proofing by use of wire lath and plaster or other means is required around angle iron columns supporting framing around the chimney at the first floor.

Hatch

Very truly yours,

Gerald E. Mayberry
Deputy Inspector of Buildings

GEM:m

CS-27

OK
1-19-62
m

*Granted 6/29/61
6/49*

DATE: June 29, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF OSTEOPATHIC HOSPITAL OF MAINE

AT 329-335 Brighton Avenue

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	(5)	()
Harry M. Schwartz	(5)	()
Ralph L. Young	(5)	()

Record of Hearing: