

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #173 Ocean Ave.

Issued to Dr. Leonard Wolf
10 Congress Square

Date of Issue May 24, 1966

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. 66/2, 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.

ENTIRE
PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Apartments and
Lector's Office.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: Carl Smith
(Date) Inspector

Herald E. Mayberry
Inspector of Building

CS 147

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 AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, January 11, 1963

PERMIT ISSUED

JAN 12 1963

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 66/1... pertaining to the building or structure comprised in the original application 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 173 Ocean Ave. Within Fire Limits? Dist. No.

Owner's name and address Dr. Lloyd Wolf, 10 Congress Square Telephone

Lessee's name and address Telephone

Contractor's name and address Everett Dobson & Sons, 26 Providence Ave. Telephone

Architect Telephone 781-2919

Proposed use of building Apartments & Doctor's Office Plans filed Yes No. of sheets

Last use Amend. (10-sheet) No. families 4

Increased cost of work No. families

 Additional fee .50

Description of Proposed Work

To construct inside enclosed stairway from first to second floor (second floor entrance) as per plan.

Details of New Work permit to contractor

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

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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Joists (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

166-0.K.-Allen

Dr. Lloyd Wolf
Everett Dobson & Sons
Signature of Owner by: *Everett Dobson*

NON COPY

Approved: *Gerald E. Thayer*
Inspector of Buildings

A.P.- 173 Ocean Ave.

Jan. 3, 1966

Everett Dobson & Sons
26 Providence Ave.
Yarmouth, Maine

cc to: Dr. Lloyd Wolf
10 Congress Square

Gentlemen:

Permit to construct a 2-story building 37'8" x 70' is being issued subject to plans received with application and in compliance with Building Code restrictions as follows:

1. The basement wall between the office section and apartment house section must be at least 5/8 inch gypsum wallboard on both sides instead of the half inch shown on plan.
2. The brick veneer will need to be tied to the wood framing by metal wall ties spaced not more than 16 inches on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8 inch wide tie 7 inches long or the 22 gauge tie of the same size. Use of two ties nested one on top of the other at each location is required.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

Cont. Everett Dobson & Sons
26 Providence Ave.
Falmouth.

781-2919

A.P. - 173 Ocean Ave.

December 23, 1965

Dr. Lloyd B. Wolf
10 Congress Square

cc to: Everett Dobson & Sons
26 Providence Ave., Falmouth

ON Dec. 30~~th~~

Dear Dr. Wolf:

A preliminary check of your plans to construct a 2-story apartment house and attached 1-story doctor's office at the above named location in compliance with Zoning Ordinance and Building Code restrictions reveals the following:

- O.K. 1. A new plot plan or the one on file here will need to show parking spaces (8'x18') required for the building.
- O.K. 2. The 6x10 header over the area of the secretary's desk in the office building will need to be Douglas Fir on a 13' span.

O.K. 3. It is called to your attention that the City of Portland Building Code requires that in 2-story buildings the corner posts are to extend in one piece with 18 inch lap splices allowed from the first floor shoe (sole plate) where a box sill is allowed to second floor studs in the exterior halls are to extend down to the double 2x4 inch-plate upon which the second floor joists rest with the second floor joists being spiked to these studs. Only on the wall above the garrison overhang where it is not possible to extend the corner posts in one piece from sill to the plate of the top floor and where studs cannot be carried to the plate of the floor below can both the studs and corner posts rest on the shoe (sole plate).

Spoke to
Mr. Dobson
on this

4. Corner posts will need to be solid 4x6 inch members.

5. The top chord of the roof trusses will need to be graded for not less than 1500# fiber stress.

6. We will need to know what the heat for the building will be. *Hot water*


7. One hour separation between the office section and apartment house is required. A class "C" fire door will be required in the opening in the basement between the two sections.

To
Electrician
needed

8. All inside baths will require venting that is satisfactory to the plumbing inspector.

9. Handrails on at least one side is required on the front stairway from the first to second floor.

10. Front stairway shall be equipped so as to be adequately lighted by electricity from sunset to sunrise. Such lights shall be on the owner's meter and controlled by automatic time switch.



Dr. Lloyd Wolf

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Dec. 23, 1965

- O.K.
11. Stairway which leads to the cellar from the apartment house section shall be cut off from the basement area by separation of no less than one hour fire resistance. Self-closing solid core plywood door having a nominal uniform thickness of not less than one and three-quarter inches, with panels of wire glass allowed, may be used. *1/2 sheet rock both sides - O.K.*
12. The short cantilevered roof rafters (9' in length) over the office section on the left as you face the building will need to butt against doubled up roof rafters with a 2x3 inch nailer flush with the top of the 2x10 inch members for the short rafters to be notched under.

Very truly yours,

A. Allan Soule
Inspector

AAS:m



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure

Portland, Maine,

December 29, 1965

PERMIT ISSUED
JAN 3 1966

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 173 Ocean Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. Lloyd Wolf, 10 Congress Square Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Everett Dobson & Sons, 26 Providence Ave., Falmouth Telephone 781-2919
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building Apartments and doctor's office No. families 4
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 55,000. Fee \$ 110.00

General Description of New Work

To construct 2-story brick veneer building 37'8" x 70' as per plans

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes 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 _____ 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? _____

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 there observed? yes

APPROVED:

113166 - O.K. - Allan W. Carter

Dr. Lloyd Wolf
Everett Dobson & Sons

Everett Dobson & Sons
Everett Dobson

CS 301

INSPECTION COPY

Signature of owner By:

