

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

7/1/87

AMCA
1-800-345-4633 in office 1-800-431-1466
1-800-345-4633
AMCA

A Properties, owners of the new office
Street, to meet with all city
on of Congress Street as per site plan.
of C & A Properties, a bond issued to
the amount of Ten thousand dollars
d by 3:00 PM May 25, 1987 and hand
William Brey. This bond is for the
Occupancy Permit. The breakdown of the
follows.
Congress to center line 20' x 251'
ramite curb @ \$30.00/foot

Thomas J. Williams, Jr.
Box 1518, Walnut, Ohio 44104-1518

APPLICATION FOR PERMIT 146

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

ZONING LOCATION PORTLAND, MAINE 1-13-87

FEB 19 1987

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 ..2326-2340 Congress Street..237-A-10..... Fire District #1 ☐ #2 ☐

1. Owner's name and address C. G. A. Associates -20 Atlantic Place, S. P. 04106 Telephone 775-0136
2. Lessee's name and address Telephone 53901
3. Contractor's name and address Dennis O'Connor - Portage, Wisconsin

..... No. of sheets
Proposed use of building ..Office Building - new..... No. families
Last use ...vacant lot..... No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$384,000.00

FIELD INSPECTOR-Mr.

Site Plan Review @ 775-5451
To construct 9600 sq. ft. office building,
as per plans.

Appeal Fees \$
Base Fee 300.00 Site
Late Fee Plan Review
TOTAL \$ 1,940.00...

Stamp of Special Conditions

ISSUE PERMIT TO #1.

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? ...yes... Is any electrical work involved in this work? ...yes...
Is connection to be made to public sewer? private sewer empties into public sewer after 400 or 500 ft.
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate ...13'..... Height average grade to highest point of roof ...same.....
Size, front ...120'..... depth ...80'..... No. stories ...1... solid or filled land? ..solid.. earth or rock? ..earth..
Material of foundation ..concrete..... Thickness, top ...12"..... bottom cellar no.....
Kind of roof ...flat..... Rise per foot Roof covering ...single membrane roof heat pump
No. of chimneys ...none..... Material of chimneys of lining Kind of heat ...elec.. fuel
Frame ..steel frame..... Pressed or full size? Corner posts ...none..... Sills ...none.....
Size Girder 18" beams..... Columns under girders ...3 1/2" pipe columns..... Max. on centers ...20'.....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. 2x6
Joists and rafters: 1st floor 2nd 3rd roof ..truss - wood
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? ..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..

Signature of Applicant Phone #774-3623

Type Name of above, ..William Nemors for C. & A.... 1 ☒ 2 ☐ 3 ☐ 4 ☐
Associates Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

B

APPLICATION FOR PERMIT

PERMIT NO.

JAN 23 1937

City of Portland

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Jan. 22, 1937

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 2225-2340 Congress Street 237-A-10 Fire District #1 ☐ #2 ☐ S.P. 84106

1. Owner's name and address C. & A. Associates - 20 Atlantic Place, S.P. Telephone 775-0136

2. Lessee's name and address O'Connell Telephone 53901

3. Contractor's name and address Dennis O'Connell - Portage, Wisconsin Telephone 53901

..... No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Appeal Fees \$

FIELD INSPECTOR-Mr. Base Fee

@ 775-5451 Late Fee

Site work only (remove snow, trees, etc. set lines - site preparation only, a er, ana. TOTAL \$ Paid previously on 1-13-37 permit

Stamp of Special Conditions

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

Signature of Applicant Phone #

Type Name of above .. Dennis O'Connell 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other
and Address

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

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant C & A Associates Date January 13, 1987
 Mailing Address 20 Atlantic Place, S.P. 04106 Address of Proposed Site 2326-2340 Congress Street
 Proposed Use of Site office building Site Identifier(s) from Assessors Maps 237-A-10
 Acreage of Site / Ground Floor Coverage 1.9 acres / 9600 sq. ft. Zoning of Proposed Site T-1

Site Location Review (DEP) Required: () Yes (✓) No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes (✓) No Total Floor Area 9600 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 Except for size of loading Bay Proposed

- ☒ 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: One loading Bay 14' by 50' is required for this building. The bay shown on the plot plan is 12' x 34' in size. See 14-35.2 of the Zoning Ordinance.

Harmon J. Turner Feb. 12/1987

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

C & A Associates

January 13, 1987

Applicant
20 Atlantic Place, S.P. 04106

Date
2326-2340 Congress Street

Mailing Address

Address of Proposed Site

office building

237-A-10

Proposed Use of Site

Site Identifier(s) from Assessors Maps

1.9 acres / 9600 sq. ft.

Zoning of Proposed Site

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

Proposed Number of Floors 1

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

Total Floor Area 1000 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

1/28/87
(Date Received)

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

REASONS: Hydrants not on site plan

(Attach Separate Sheet if Necessary)

[Signature]

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

<u>C & A Associates</u>	<u>January 13, 1967</u>
Applicant	Date
<u>20 Atlantic Place, S.P. 04106</u>	<u>2326-2340 Congress Street</u>
Mailing Address	Address of Proposed Site
<u>office building</u>	<u>237-A-10</u>
Proposed Use of Site	Site Identifier(s) from Assessors Maps
<u>1.9 acres / 9500 sq. ft.</u>	
Acreage of Site / Ground Floor Coverage	Zoning of Proposed Site
Site Location Review (DEP) Required: () Yes (/) No	Proposed Number of Floors <u>1</u>
Board of Appeals Action Required: () Yes (/) No	Total Floor Area <u>9600 sq. ft.</u>
Planning Board Action Required: () Yes (/) No	
Other Comments: _____	
Date Dept. Review Due: _____	

PLANNING DEPARTMENT REVIEW

(Date Received) _____

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

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

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 1. Sidewalks to extend the length of the property on Congress unless waived by the board.
 2. 2mm Crab Apple to be 2-2 1/2".
 3. Sea Green Juniper to be 2-2 1/2".

(Attach Separate Sheet if Necessary)

Caroline W. Burtchell 2/10/87

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

C & A Associates January 13, 1987
 Applicant Date
20 Atlantic Place, S.P. 04106 2326-2340 Congress Street
 Mailing Address Address of Proposed Site
Office building 237-A-10
 Proposed Use of Site Site Identifier(s) from Assessors Maps
1.9 acres / 9600 sq. ft. Zoning of Proposed Site
 Acreage of Site / Ground Floor Coverage

Site Location Review (DEP) Required: () Yes (☒) No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes (☒) No Total Floor Area 9600 sq. ft.
 Planning Board Action Required: () Yes (☒) No

Other Comments: _____
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

RECEIVED
 FEB 12 1987
 DEPT. OF BUILDING INSPECTIONS
 CITY OF PORTLAND

	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	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	
APPROVED CONDITIONALLY												☒	☒	☒	☒	CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) Street widening along Congress St. shall be done in accordance with City specifications on road construction.
2) Curb and sidewalks shall be installed as per City standards.
3) A sewer connection permit shall be obtained prior to connection into the existing sewer manhole.
 (Attach Separate Sheet if Necessary)

Robert J. Roy 2/10/87
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: PORTLAND

Street: 340 Congress St

Subdivision Lot #: 3

PROPERTY OWNERS NAME

Last: Adams First: Mike

Applicant Name: Ralph F. Blake

Mailing Address of Owner/Applicant (if different): 577 Auburn St. Port

1272

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

PORTLAND PERMIT # 2,193 TOWN COPY

Ralph F. Blake L.P.I. # 131396

Double Fee Charged

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: 3/2/87

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: [Signature] Date Approved: JUN 16 1987

PERMIT INFORMATION

This Application is for:

1. ☒ NEW PLUMBING

2. ☐ RELOCATED PLUMBING

MAR 16 1987

Type Of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING

2. ☐ MODULAR OR MOBILE HOME

3. ☐ MULTIPLE FAMILY DWELLING

4. ☒ OTHER - SPECIFY: Office

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER

2. ☐ OIL BURNERMAN

3. ☐ MFG'D. HOUSING DEALER/MECHANIC

4. ☐ PUBLIC UTILITY EMPLOYEE

5. ☐ PROPERTY OWNER

LICENSE # 131396

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
			Floor Drain	1	Shower (Separate)
		1	Urinal		Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	3	Wash Basin
			Indirect Waste	4	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	1	Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	9	Fixtures (Subtotal) Column 1
				1	Fixtures (Subtotal) Column 2
				10	Total Fixtures
				\$30.	
				\$30.	

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Kevin Carrol
FROM: Carmela Bart
SUBJECT: 2330 Congress Street

DATE: May 21, 1987

Kevin - thought I already mailed this - sorry! - Carmela

I have recently spoken with Dennis O'Connell of 2330 Congress Street. Apparently, he has had some difficulty acquiring all of his landscape material, and so has requested a temporary occupancy permit. This permit should be extended to July 1, which should provide him with adequate time to complete this landscape.

Should you have any questions or comments, please do not hesitate to contact me. Thank you!

CGB/sc

cc: File

X



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 23 19 87
Receipt and Permit number D 09187

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: 2340 Congress St.
OWNER'S NAME: C & A Associates ADDRESS: 20 Atlantic Place So. Portland

	FEES
OUTLETS: Receptacles <u>75</u> Switches <u>20</u> Plugmold _____ ft. TOTAL <u>95</u>	<u>3.50</u>
FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL <u>140</u> Strip Fluorescent _____ ft. _____	<u>16.00</u> <u>3.00</u>
SERVICES: Overhead _____ Underground <u>X</u> Temporary _____ TOTAL amperes <u>400</u>	<u>1.00</u>
METERS: (number of) _____	
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) <u>5</u> Electric Under 20 kws _____ Over 20 kws _____	<u>10.00</u>
APPLIANCES: (number of) Ranges _____ Water Heaters <u>1</u> Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fan _____ Others (denote) _____	<u>3.00</u>
TOTAL <u>2</u>	
MISCELLANEOUS: (number of) Branch Panels _____ Transformers _____ Air Conditioners Central Unit _____ Separate Units (windows) _____ Signs 20 sq. ft. and under _____ Over 20 sq. ft. _____ Swimming Pools Above Ground _____ In Ground _____ Fire/Burglar Alarms Residential _____ Commercial <u>X</u> 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 _____	<u>5.00</u>
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:
	<u>52.50</u>
	TOTAL AMOUNT DUE:

INSPECTION: Will be ready on _____, 19____; or Will Call X
CONTRACTOR'S NAME: Electrico Inc.
ADDRESS: P.O. Box 305 West Buxton, Maine 04093
TEL: 727-3257
MASTER LICENSE NO.: 3168 SIGNATURE OF CONTRACTOR: [Signature]
LIMITED LICENSE NO.: _____

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

INSPECTIONS: Service 400 amp by R. Ruess
Service called in 4/2/87 by R. Ruess
Closing-in 4/2/87

PROGRESS INSPECTIONS:

4/2/87
4/14/87 (Incomplete)
4/21/87
5/26/87

ELECTRICAL INSTALLATIONS -
Permit Number 09167
Location 2340 Langue St
Owner C & A R. Ruess
Date of Permit 3/23/87
Final Inspection 4/14/87
By Inspector R. Ruess
Permit Application Register Page No. 142

DATE:	REMARKS:
<u>4/7/87</u>	<u>ok to close front section</u>
<u>4/24/87</u>	<u>ok to close rear section</u>
<u>5/26/87</u>	<u>Final inspection for C of O. is incomplete this date</u>
<u>5/26/87</u>	<u>Permit due for Air Conditioning Control unit and two signs</u>
<u>4/8/88</u>	<u>Completed</u>

CODE
COMPLIANCE
COMPLETED
DATE 4/7/88

