2247-2265 CONGRESS STREET

Mooney Engineering, Chartered

16 Lafayette St. Yarmouth. Me 04096 (207) 846-5543

March 12, 1979

Malcolm Ward
Building Inspection Department
389 Congress Street
Portland, Maine 04101
~~2247-2265 Congress St~~

Re: Union Mutual Service Building
MEC Job No. 78-197
~~Re: 2211 Congress St~~ Blueberry Rd.

Dear Sir:

This letter is to confirm our telephone conversation of Friday, March 9th, regarding the exterior stairway on the Union Mutual Service Building.

As shown on the original plans, this stairway is to be built of steel. However, in response to my question, you stated that you felt this stairway could safely be constructed of wood as long as the finished structure met all code requirements.

At this time, please review our plans, if you feel it is necessary, to confirm that a wooden stairway will, indeed, be acceptable. Please notify us if you find otherwise because we intend to redesign the stairway based on this premise.

We will forward the redesign, when completed, for final approval.

Respectfully,

Daniel S Chase

Daniel S. Chase
MOONEY ENGINEERING, CHARTERED

DSC/nts

SPECIFICATIONS

RECEIVED
MAY 14 1979
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

"Union Mutual Service Building" Identification Sign

A. Sign Case

1. Dimension	10' x 3' x 6", base of sign 5' above grade, about 2' above entrance drive elevation.
2. Material	Fabricated of 3/8" plywood on 2" x 6" framing with aluminum textured sheeting in gray matt finish to simulate concrete.

B. Support Poles

1. Dimension	11' steel poles set 4' into ground and 2' into sign. Exposed poles covered with material described in A2 to an outside dimension of 1' x 8".
2. Material	As in A2 plus 2 schedule 40 steel pipes set into a minimum of 2' square x 1' cement footing.

C. Graphics

1. Dimen...	As in attached illustrations.
2. Type	As in attached illustrations.
3. Material	Logo and letters to be cut out plexiglass with 3/4" trim. Service Building to be 1/8" cut out plexiglass spaced 1/2" from background.
4. Colors	Logo and letters to match attached samples.

D. Lighting

1.	500 watt quartz lens

E. Location

1.	On the North side of the Service Building entrance drive as shown on the attached drawing.

F. Site Work

1. Clearing	All trees east of property line which block view of sign will be removed from site.

CHECK LIST FOR SIGNS

Date - 5/14/09

Checked By M.G.U.

Location - 3244 - 3265 CONG. ST.

- ✓ Zone Location - R-1
- ✓ Fire Zone - N
- ✓ Sign & Review Committee - over 8" in least dimension - NO
- ✓ Area of sign - 3'X10' = 30 ☐
- ✓ Area of existing signs - 2 = 30 ☐ 200 ☐ MAX.
- Material -
- Design -
- Facing adjoining Residence Zone -
- Flashing or Steady light -
- If on State road - check with State -

Attached Sign -

Height above level of roof -

603.16 UP **Detached or pole sign -**

Height - 6'
Required yards (single pole OK - 2 poles a structure) 40"
setback O/K
Corner clearance -
Footing -
Certificate of Design -

Projecting Sign -

Clearance 10' -
Bonded -
Height -
Written Consent -
Projection over sidewalk (18" from curb) -

APPLICATION FOR PERMIT

PERMIT ISSUED
JUN 20 1979
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION 00047
ZONING LOCATION _____ PORTLAND, MAINE, May 14, 1979

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 2247-2265 Congress Street 2211 Fire District #1 ☐, #2 ☐

1. Owner's name and address ...Union Mutual Life Ins. Co. -Congress Telephone 780-2211
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address Pending Specifications ..... Plans ..... No. of sheets .....
4. Architect ..... No. families .....

Proposed use of building ...storage bldg. No. families .....
Last use ..... Roofing .....
Material ..... No. stories ..... Heat ..... Style of roof .....
Other buildings on same lot ..... Fee $ 25.00 appeal
Estimated contractural cost $..... 13.00 fee not pd. 6-19-79

FIELD INSPECTOR—Mr. .... @ 775-5451 Ext. 234

GENERAL DESCRIPTION To construct detached sign, 10 x 3

This application is for:
Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other ...sign.....

Appeal sustained 5-31-79

Stamp of Special Conditions

This application is preliminary to and settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay permit fee.

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 ..... fuel .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... Sills .....
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Max. on centers .....
Size Girder ..... Columns under girders ..... Size .....
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? ..

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

APPROVALS BY: *DATE*
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: APPROVED .....
BUILDING CODE: .....
Fire Dept.: .....
Health Dept.: .....
Others: .....

Signature of Applicant Michele D. Barton Phone # same

Type Name of above Michele Barton 1☒ 2☐ 3☐ 4☐
Other .....
and Address .....

FIELD INSPECTOR'S COPY

NOTES

7-2-79 Permanent Sign As per Dla. Sign not in ~~place~~ — Temp. Sign up
7-13-79 Same
8-28-79 Same
10-17-79 Sign is as per plans Anchored permanently

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Union Air Conditioning

FROM: Fire Prevention Bureau

DATE: 3/21/79

SUBJECT: 2247-2265 Congress St. (Union Mutual)

Approval is hereby given for a building permit from this Department subject to the following requirements/reasons:

1) The boiler room shall be separated from the remainder of the building with construction having a fire rating of at least one hour including the ceiling and fire doors with self-closers.

2) The air conditioning shall be installed in accordance with NFPA #90A or 90B. The heating system shall be installed in accordance with NFPA #31.

James P. Collins

Lt. James P. Collins
Fire Prevention Bureau

APPLICATION FOR PERMIT

PERMIT ISSUED
MAR 21 1979
CITY of PORTLAND

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION .....000152.....
ZONING LOCATION_____ PORTLAND, MAINE, ...3-15-79....

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 ....2247-2265 Congress Street..... Fire District #1 ☐, #2 ☐

1. Owner's name and address ..Union Mutual - same..... Telephone .....
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address ..Maingas - Box 1090, No. Windham, Me. Telephone ..892-6744
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..Storage Bldg.(propane tank installation).. No. families .....
Last use ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $..... Fee $..3.50.....

FIELD INSPECTOR—Mr. .....

This application is for: @ 775-5451 Ext. 234

GENERAL DESCRIPTION

To install 2-500 gal. bulk propane storage tanks. Temporary heat.

Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

Stamp of Special Conditions

Sent to Fire Dept. 3-15-79
Rec'd from Fire Dept 3-21-79

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*

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? .....

Signature of Applicant: R. A. Smith Phone # .....
Type Name of above ..Robert. Smith ..... 1 ☐ 2 ☐ 3 ☒ 4 ☐
Other .....
and Address .....

OFFICE FILE COPY

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Union Air Conditioning

DATE: 3/21/79

FROM: Fire Prevention Bureau

SUBJECT: 2247-2265 Congress St. (Union Mutual)

Approval is hereby given for a building permit from this Department subject to the following requirements/reasons:

1) The boiler room shall be separated from the remainder of the building with construction having a fire rating of at least one hour including the ceiling and fire doors with self-closers.

2) The air conditioning shall be installed in accordance with NFPA #90A or 90B. The heating system shall be installed in accordance with NFPA #31.

James P. Collins

Lt. James P. Collins
Fire Prevention Bureau

APPLICATION FOR PERMIT

PERMIT ISSUED
MAR 21 1979
CITY of PORTLAND

B.O.C.A. USE GROUP ..... 000152 .....
B.O.C.A. TYPE OF CONSTRUCTION ....
ZONING LOCATION _____ PORTLAND, MAINE, March 14, 1979

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 2247-2265 Congress Street

1. Owner's name and address Union Mutual Life Ins. Co. same ..... Fire District #1 ☐, #2 ☐
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address Union Air Conditioning-P.O. Box 3839 Telephone .....
4. Architect ..... Specifications ..... Plans 04104 No. of sheets .....

Proposed use of building Storage Bldg. ..... No. families .....
Last use ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other building on same lot .....
Estimated contractural cost $.....

FIELD INSPECTOR—Mr. Marge @ 775-5451 Ext. 234

Fee $~~10.00~~ 20.00

GENERAL DESCRIPTION

This application is for:
Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

To install heating & air conditioning unit, over10 tons, to serve one floor as per plans, 3 sheets of plans.

Stamp of Special Conditions

Sent to Fire Dept. 3-14-79
Rec'd from Fire Dept. 3-21-79

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*

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? .....

Signature of Applicant ..... Phone # same

Type Name of above Union Air Conditioning ..... 1 ☐ 2 ☐ 3 ☒ 4 ☐
Other .....
and Address .....

FIELD INSPECTOR'S COPY

Permit No. 79/152

Location 2248-2265 Cooper Rd

Owner Vance Mitchell

Date of permit 3-15-79

Approved 3-21-79 existing - 2nd load

NOTES

CERTIFICATE OF APPROVAL

FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF Portland

TOWN/CITY CODE: 05170

LPI NUMBER: 123

DATE ISSUED: 3 27 79 (Month Day Year)

No 24038 IC

Certificate of App. Number

Installer's Name: REUBEN P (Last Name, F. M.I.)

In-taller Code: 2

1. Owner
2. Licensed Master Plumber
3. Licensed Oil Burnerman
4. Employees of Public Utilities
5. Manufactured Housing Dealer
6. Manufactured Housing Mechanic

Owner: Young Mutual Insurance

Address: 25 Bluebird Rd. Maine

Location where plumbing was done and inspected

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 REGULATIONS.

Signature of LPI: Arnold J. Goodwin

Date Inspected: MAY 31 1979

STATE OFFICE USE ONLY

Control Number:

ORIGINAL—To be sent to: Department of Human Services, Division of Health Engineering, Augusta, Maine 04333

PERMIT ISSUED
MAY 8 1979
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, May 1, 1979

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 78/1022 *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 2247-2265 Congress St. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Union Mutual ..... Telephone .....

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

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

~~Architect~~ Construction Management: Mooney Engineering Plans filed ..... No. of sheets .....

Proposed use of building Service Bldg. 16 Lafayette St. Yarmouth No. families .....

Last use ..... No. families .....

Increased cost of work ..... Additional fee 5.50

Description of Proposed Work

To make alteration to stair s as per plan

Sent to Fire Dept. 5-2-79
Rec'd from Fire Dept. 5-8

Details of New Work

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 .....

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 .....

Approved: James L. Collins

Signature of Owner David Gray

Approved: Walter W. Dyer

INSPECTION COPY

Inspector of Buildings

MOONEY ENGINEERING CHARTERED
16 Lafayette Street
YARMOUTH, MAINE 04096
(207) 846-5543

LETTER OF TRANSMITTAL

DATE 5/1/79	JOB NO 78197
ATTENTION MARJORIE SMUCKER	
RE: UNION MUTUAL SERVICE BLDG - CHANGE TO 1ST FLOOR PLAN - LOCATION OF STAIRS	

TO CITY OF PORTLAND
BUILDING INSPECTOR
PORTLAND, ME. 04101

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	8½x11		BLU LINE OF FLOOR PLAN CHANGE - LOCATION OF STAIRS TO 2ND FLOOR

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS MARJORIE,

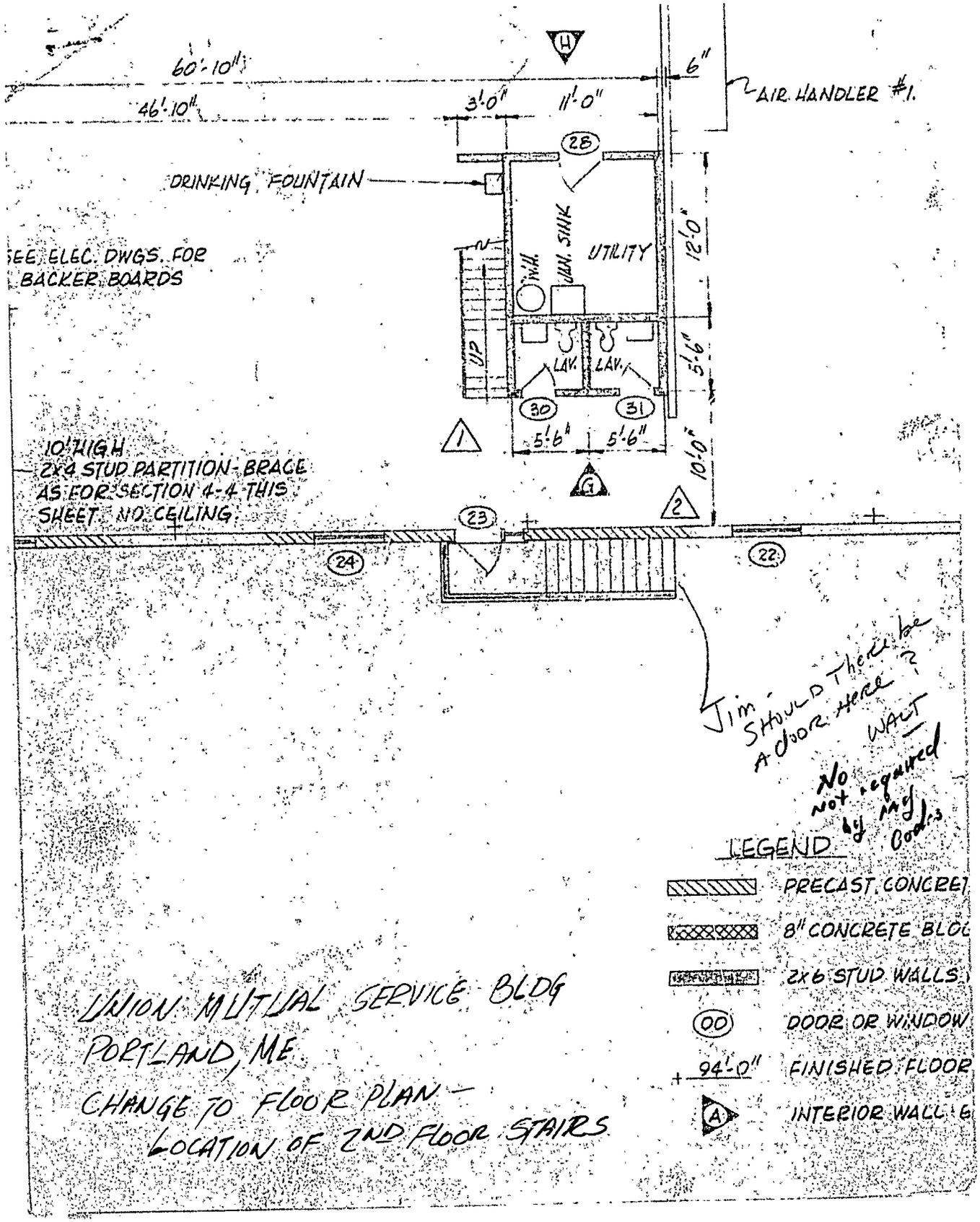
HERE IS THE PLAN OF THE STAIR CHANGE AS REQUIRED PER OUR PHONE CONVERSATION OF 4/30/79. IF YOU HAVE ANY QUESTIONS, PLEASE GIVE ME A CALL.

COPY TO _____

SIGNED: Raymond Dubois

FORM 240-2 - Available from NEBS Townsend, Mass 01469

If enclosures are not as noted, kindly notify us at once.


60'-10"
46'-10"
3'-0"
11'-0"
6"
AIR HANDLER #1.
DRINKING FOUNTAIN
SEE ELEC. DWGS. FOR BACKER BOARDS
W.H.
MAN. SINK
UTILITY
12'-0"
UP
LAV.
LAV.
5'-6"
5'-6"
5'-6"
10'-0"
10' HIGH 2x4 STUD PARTITION - BRACE AS FOR SECTION 4-4 THIS SHEET. NO CEILING.
Jim - Should There be A door Here ? WAIT
No not required by Bldg Code
LEGEND
PRECAST CONCRETE
8" CONCRETE BLOCK
2x6 STUD WALLS
DOOR OR WINDOW
94'-0" FINISHED FLOOR
INTERIOR WALL
UNION MUTUAL SERVICE BLDG
PORTLAND, ME.
CHANGE TO FLOOR PLAN -
LOCATION OF 2ND FLOOR STAIRS

April 20, 1979

Eastern Fire Protection Co.
17 Bridge Street-P. O. Box 399
Lewiston, Maine 04240

Re: 2247-2265 Congress Street

Please be notified that no permit has been applied for covering the installation of the sprinkler system at the above location.

No plans of the sprinkler system have been submitted with the building plans. Therefore a set of plans must be submitted along with the application.

Very truly yours,

Marge Schnuckal
Building Inspector

MS/t

2247-2265 Congress Street

November 9, 197[illegible]

Mooney Engineering Charter
16 Lafayette Street
Yarmouth, Maine 04096

cc: Union Mutual Ins. Co.
2211 Congress Street
Portland, Maine

Gentlemen:

A permit is being issued herewith for excavation and foundation only for a 27,000 sq. ft. building, as per plans on file.

This permit is being issued "without prejudice subject to a major site plan review by the Fire Department, the Public Works Department, and the Planning Department.

It is clearly understood by all parties that the contractor will be ultimately responsible for any changes required by any of those engaged in the major site plan review process.

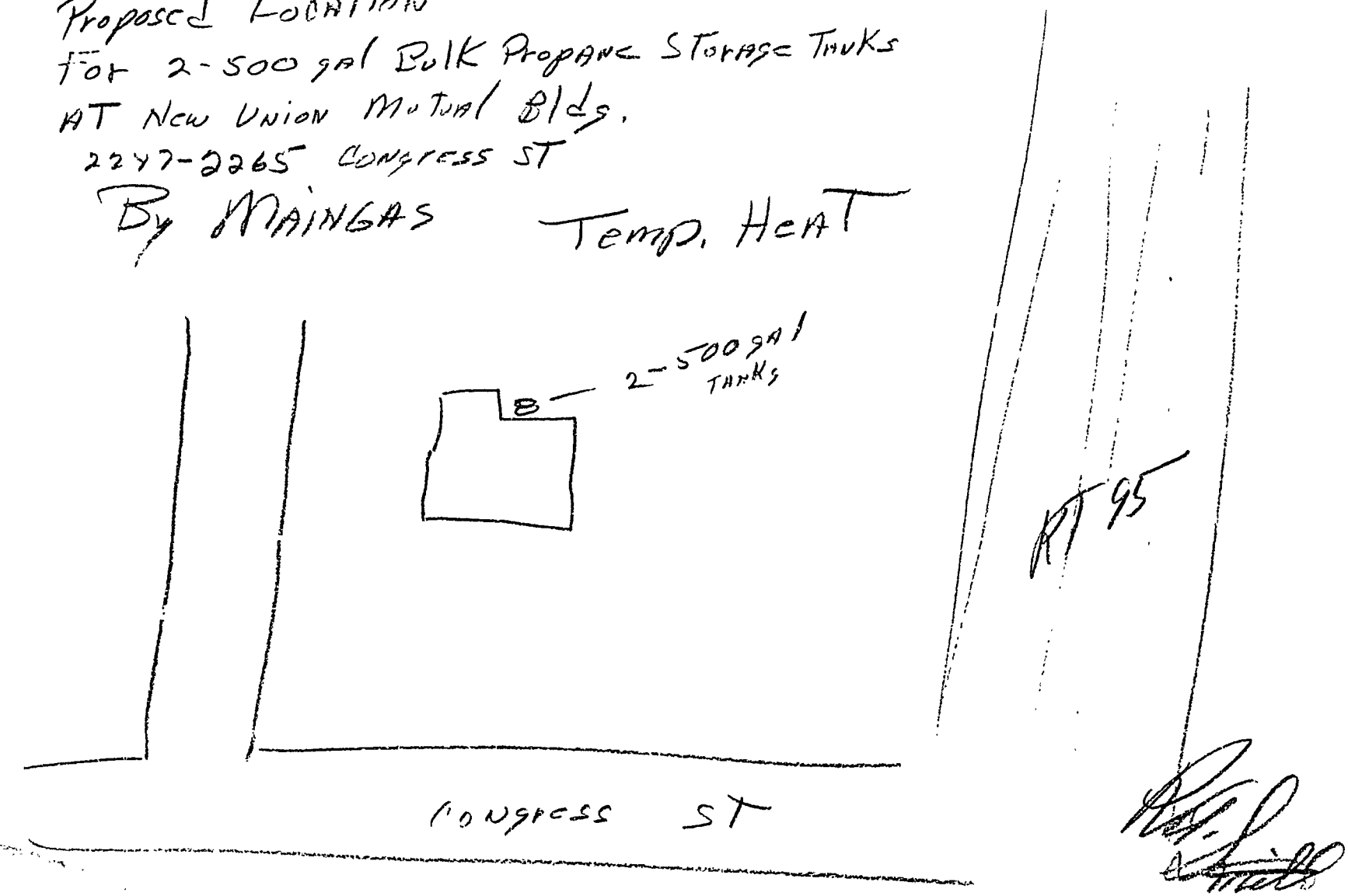
Very truly yours,

Earle S. Smith
Building Inspection Supervisor

ESS/r

cc: Planning Board
Fire Department
Public Works Department

Proposed Location
for 2-500 gal Bulk Propane Storage Tanks
AT New Union Mutual Bldg.
2247-2265 Congress St
By MAINEGAS Temp. HEAT



CERTIFICATE OF APPROVAL

FOR INTERNAL PLUMBING FOR THE TOWN/CITY OF Portland

TOWN/CITY CODE: 0 5 1 7 0 | LPI NUMBER: 1 2 3 | DATE ISSUED: 3 2 7 7 9 (Month Day Year)

Nº 24038 IC
Certificate of App. Number

Installer's Name: [redacted] P (Last Name, F.I. M.I.)

Owner: [redacted]

Address: [redacted], Maine
Location where plumbing was done and inspected.

Installer Code: 2

1. Owner
2. Licensed Master Plumber
3. Licensed Oil Burnerman
4. Employees of Public Utilities
5. Manufactured Housing Dealer
6. Manufactured Housing Mechanic

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 REGULATIONS.

Signature of LPI: [redacted]

Date Inspected: MAY 31 1979

ORIGINAL—To be sent to: Department of Human Services, Division of Health Engineering, Augusta, Maine 04333

STATE OFFICE USE ONLY

Control Number

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code: 0 5 1 7 0 | LPI Number: 1 2 3 | Date Issued: 3 2 7 7 9 (Month Day Year) | License Number: 1 0 2 2

Nº 24038 IP
PERMIT NUMBER

Address of Where Plumbing Is Done: 25 BLUECHERRY HILL ROAD
St/Lot Number | Street, Road Name/Subdivision | St., Rd., Av., Lot

Name of Owner: UNION MUTUAL [redacted]
Last Name | F.I. M.I. | Mailing Address | Zip Code

Issue Code: 2

1. Owner
2. Licensed Master Plumber
3. Licensed Oil Burnerman
4. Employees of Public Utilities
5. Manufactured Housing Dealer
6. Manufactured Housing Mechanic

Type of Construction	1. New 2. Remodeling	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)	1
Plumbing To Serve	1. Single (Res) 2. Multi-Fam(Res)	3. Mobile Home 4. Modular Home	5. Commercial 6. School	7. Other (Specify)	5

MAY 8 - APR 27 1979

Number of Fixtures or Hook-Ups												
	Sinks	2	Toilets	4	Bathtubs		Lavatories	4	Showers		Urinals	
	Clothes Washers		Dish-Washers		Hot Water Heater	1	Floor Drains	1	Hook-Ups	MAY 14 1979		18

This "Internal Plumbing Permit" is invalid if work is not commenced within six(6) months from date of issuance. Upon completion of work a "Certificate of Approval" must be obtained from the LPI.

SCHEDULE OF "FEES"
(See section 1.12 of the Part I Code)

1-10 Fixtures	$2.00 each
11-20 Fixtures	$1.00 each
21 Fixtures on up	$ .50 each
Hook-Ups	$2.00 each

NOTE: Hotwater Heater (Tank or Tankless) Is a Fixture!

3/28/79 APR 18 1979

Fixture Fee: 18.00
Administrative Fee: 3.00
Total Fee: 21.00

If Double Fee Check ( ) Box

STATE OFFICE USE ONLY

Control Number

Administrative Code

Signature of LPI: [redacted]

HHE-21 , Rev. 7/78

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date April 6, 19 79

Receipt and Permit number A 23377

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: ~~2247-2265 Congress Street~~ Blueberry Road - Storage Bldg.

OWNER'S NAME: Union Mutual Ins. ADDRESS: Congress Street

		FEES
OUTLETS:		
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 281	✓	27.10
FIXTURES: (number of)		
Incandescent _____ Flourescent _____ (not strip)	✓	
Strip Flourescent _____ ft.		
SERVICES:		
Overhead xx Underground _____ Temporary _____ TOTAL amperes 2000	✓	6.00
METERS: (number of) 1		.50
MOTORS: (number of)		
Fractional 4	✓	2.00
1 HP or over 12		12.00
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____		
Electric (number of rooms) _____		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____		
Oil or Gas (by separate units) _____	✓	
Electric Under 20 kws _____ Over 20 kws 115		10.00
APPLIANCES: (number of)		
Ranges _____ Water Heaters x		
Cook Tops _____ Disposals _____		
Wall Ovens _____ Dishwashers _____		
Dryers _____ Compactor _____		
Fans _____ Others (de[illegible] _____	✓	
TOTAL _____		1.50
MISCELLANEOUS: (number of)		
Branch Panels 5	✓	5.00
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 _____		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:		
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
TOTAL AMOUNT DUE:		64.10

INSPECTION:

Will be ready on _____, 19__; or Will Call xx

CONTRACTOR'S NAME: Webb Electric Co.

ADDRESS: P. O. Box 303, Gray, Maine

TEL.: _____

MASTER LICENSE NO.: 3758

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: Walter E. Burnell

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 23377

Location 2249-2265 Cherry St. (Blueberry Bldg)

Owner Union Mutual

Date of Permit 4-6-79

Final Inspection 5-31-79

By Inspector Libby

Permit Application Register Page No. 20

INSPECTIONS: Service — by Libby

Service called in 2

Closing-in 4-19-79 by Robert

PROGRESS INSPECTIONS: 4-6-79 / / /

4-13-79 / / /

4-30-79 / / /

5-3-79 / / /

5-31-79 / / /

/ / /

CODE COMPLIANCE COMPLETED 5-31-79 DATE

DATE:	REMARKS:
	OK Enid

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Union Mutual Life Ins. Co.

B. Property Location 2247-2265 Congress Street

C. Applicant's Interest in Property:

(x) Owner
( ) Tenant
( ) Other

D. Property Owner same

E. Owner's Address 2211 Congress Street

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P (B-1) B-2 B-3 A-B

I-P I-I I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required

H. Present Use of Property

I. Section(s) to Which Variance Related 602.16.4.a

J. Reasons Why Permit Cannot be Issued detached signs not allowable in B-1 Business Zone

K. Requested Variance Would Permit erection of a 10'x3' detached sign at above location.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Copy of sign

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

(X) Yes/Agreement with statement

( ) No/Disagreement with statement

Reasons

B. If yes, the unique physical conditions: (Check One) Sec. 602.24C 3.b.(1) (b)

(X) Existed at the time of the enactment of the provision from which a variance is sought; or

( ) Were caused by natural forces; or

( ) Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c)

(X) Yes/Agreement with statement

( ) No/Disagreement with statement

Reasons _____

_____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

(X) Yes/Agreement with statement

( ) No/Disagreement with statement

Reasons _____

_____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

(X) Yes/Agreement with statement

( ) No/Disagreement with statement

Reasons _____

_____

V. Specific Relief Granted

After a public hearing held on May 21 1979, the Board of Appeals finds that: (Check One)

( ) Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) None

_____

_____

( ) Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Jacqueline Cohen Chairman

2247-2265 Congress Street

June 4, 1979

Union Mutual Life Insurance Co.
2211 Congress Street
Portland, Maine

Attention: Michele Barton

Following is the decision of the Board of Appeals regarding your petition to permit erection of a 10'x3' detached sign, at the above named location. Please note that your appeal was granted.

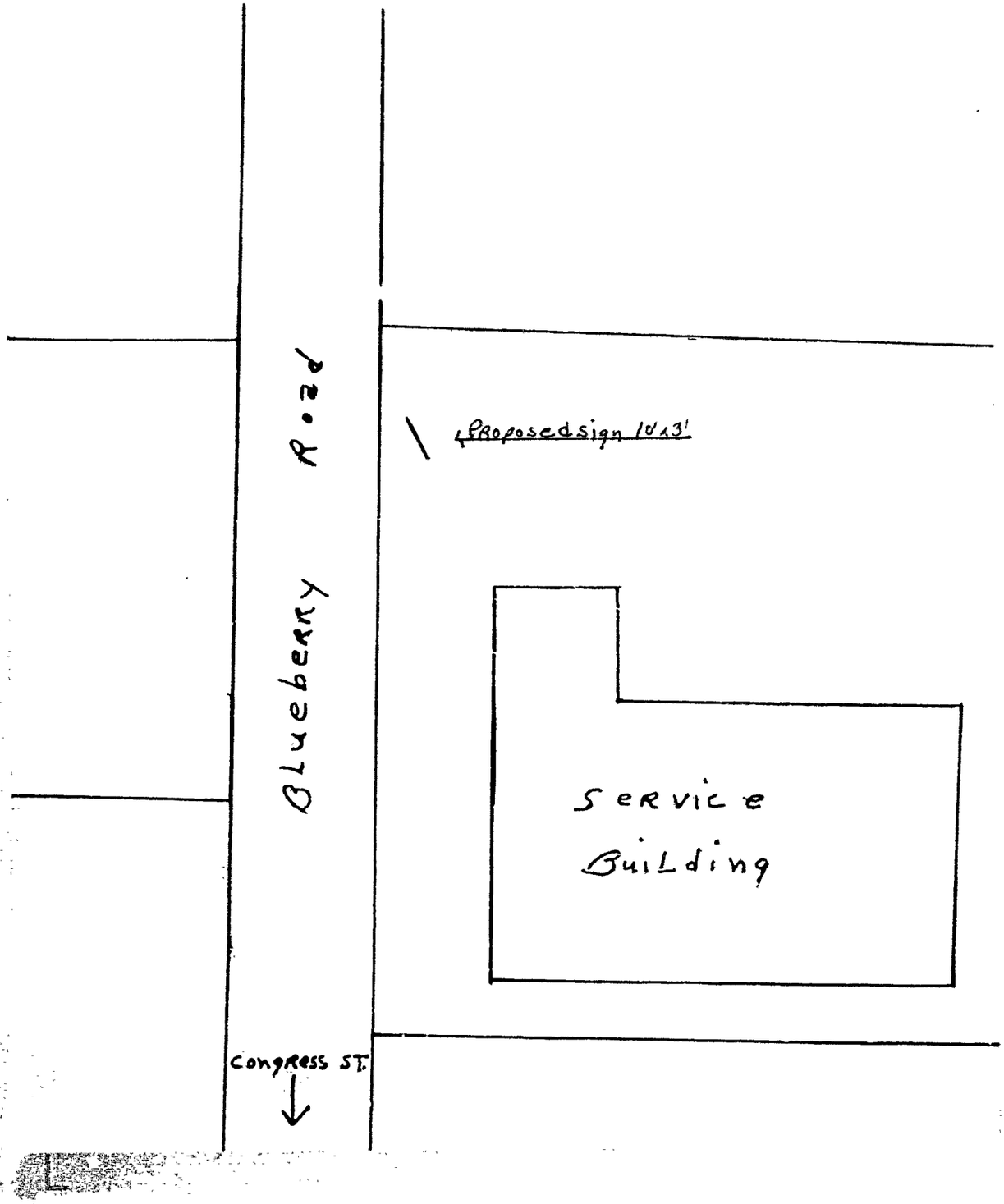
Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

2247-2265 CONGRESS ST.



2247-2265 Congress Street

May 14, 1979

Union Mutual Life Ins. Co.
2211 Congress Street
Portland, Maine

Attention: Michele Barton

Building Permit to erect a 10'x3' detached sign, at the above named location, is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where detached signs are not allowable under Section 602.16.4.a.

We understand that 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 the appeal on forms which are available here. A fee of $25.00 for a Space and Bulk 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, then consider this letter as a matter of formality. Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Unio: Mutual Life Ins. Co, owner of property at 2247-2265 Congress St.

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: erection of a 10'x3' detached sign, at the above named location, not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where detached signs are not allowable under Section 602.16.4.a.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Jason M. Magill
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Space & Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, May 31, 1979 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Union Mutual Life Ins. Co., owner of property at 2247-2265 Congress Street, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit erection of a 10'x3' detached sign, at the above named location, not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where detached signs are not allowable under Section 602.16.4.a.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C (3)(b)(1) of the Zoning Ordinance have been met.

James F. O'Malley
Secretary

237-B-12 - Mecul Services Corp. - 2273 Congress St. 04103
237-A-4,5 - Maine Turnpike Authority - 17 Bishop St.
237-B-1 - Harmon, Harry A. & George M. Hutchins - P.O. Box 95, West End Sta., Port., Me.

May 10, 1979

Jason M. Magill, Manager
Building Services
Union Mutual Life Insurance Co.
Portland, Maine 04112

Re: Day Care Center - 2211 Congress Street

Dear Mr. Magill:

The Fire Department is requiring the placement of an additional fire hydrant in the parking lot of your proposed building, at the above address.

Please check with Lt. Collins, of the Fire Department, to determine the exact location of this proposed hydrant.

Give me a call if you have any problems.

Yours truly,

Walter W. Hilton, Chief of
Building Inspection

WWH/r

PERMIT ISSUED
MAY 8 1979
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, May 1, 1979

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 78/202 *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 2247-2265 Congress St. Within Fire Limits? ... Dist. No. ...

Owner's name and address Union Mutual Telephone ...

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

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

Architect XXXXXX Construction Management; Mooney Engineering Plans filed ... No. of sheets ...

Proposed use of building Service Bldg. 16 Lafayette St. Yarmouth No. families ...

Last use ... No. families ...

Increased cost of work ... Additional fee 5.50

Description of Proposed Work

To make alteration to stair s as per plan

Details of New Work

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 ...

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 ...

Approved:

...

Signature of Owner ...

Approved: ...

Inspector of Buildings

FILE COPY

April 27, 1979

J. Philip Rea
Alonzo J. Harriman Associates, Inc.
292 Court Street
Auburn, Maine 04210

Ref: Union Mutual Life Insurance Co.- addition

Dear Mr. Rea:

Your proposed construction, at the stair towers, using label construction is hereby approved as per your letter dated 4-16-79 with attached detail sheet. (Copy enclosed)

Yours truly,

Walter W. Hilton
Chief Building Inspector

c.c. Lt. Collins
Fire Prevention

WWH:k

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Eastern Fire Protection Co. DATE: 4/26/79

FROM: Fire Prevention Bureau

SUBJECT: 2247-2265 Congress St. (Union Mutual Co. sprinkler system)

Approval is hereby given for a building permit from this Department subject to the following requirements/reasons:

1) This system shall be installed in accordance with NFPA #13.

2) This system shall be supplied with an electric flow switch connected to horn and flashing light sounding devices placed as needed to alert persons of a fire hazard.

James P. Collins

Lt. James P. Collins
Fire Prevention Bureau

APPLICATION FOR PERMIT

PERMIT ISSUED
APR 26 1979
CITY of PORTLAND

B.O.C.A. USE GROUP ..... 000286 .....
B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION _____ PORTLAND, MAINE, April 24, 1979

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 2247-2265 Congress Street ..... Fire District #1 ☐, #2 ☐
1. Owner's name and address Union Mutual Life Ins. Co. - Congress St Telephone .....
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address Eastern Fire Protection-17 Bridge St Telephone 784-1508
Lewiston 04240
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....
Proposed use of building storage bldg. ..... No. families .....
Last use ..... No. families .....
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractural cost $..... Fee $...35.00...

FIELD INSPECTOR—Mr. .....
This application is for:
Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

@ 775-5451
Ext. 234

GENERAL DESCRIPTION

To install sprinkler system, over 50 heads, as per plans. 1 sheet of plans.

Stamp of Special Conditions

ment to Fire Dept. 4-24-79
from Fire Dept. 4-25-79

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*
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....
Fire Dept.: James D. Colbert
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? .....

Signature of Applicant ..... Phone # ..... same .....
Type Name of above ..... Eastern Fire Protection ..... 1 ☐ 2 ☐ 3 ☒x 4 ☐
not signed as was sent in mail
Other .....
and Address .....

FIELD INSPECTOR'S COPY

Permit No. 78/286

Location 2217-2265 Cranbrook Rd

Owner Liberty Mutual Ins. Co.

Date of permit 4-24-78

Approved 4-26-78 Superintendent

NOTES

notified -

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 _____

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: _____

FIRE DEPARTMENT REVIEW

11-19-78
(Date Received)

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

REASONS: Hyd. shall be located at this site
to return Plans

(Attach Separate Sheet if Necessary)

James F. Collins
SIGNATURE OF REVIEWING STAFF/DATE

FIRE 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

Acreage of Site / Ground Floor Coverage

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

Total Floor Area

Other Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

11-20-78
(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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

John P. Rogers 11-20-78
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

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CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Unionmutual Ins. Co.
Applicant

11-15-78
Date

2211 Congress St.
Mailing Address

2247-2265 Congress St.- rear
Address of Proposed Site

printing & storage bldg.
Proposed Use of Site

237-B-14
Site Identifier(s) from Assessors Maps

95,340 sq./ft. same
Acreage of Site / Ground Floor Coverage

I-1
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 1

Total Floor Area

Other Comments:

Date Dept. Review Due: Nov. 20, 1978

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. 24)	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 OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

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 _____

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

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

Board of Appeals Action Required: ( ) Yes (✓) No Proposed Number of Floors _____

Planning Board Action Required: (✓) Yes ( ) No Total Floor Area _____

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

11/16/78
(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													CONDITIONS SPECIFIED BELOW
DISAPPROVED													REASONS SPECIFIED BELOW

REASONS: Approved by Planning Board October 10, 1978

(Attach Separate Sheet if Necessary)

Donald E. Olsen 11/16/78
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Earle Smith, Building Inspection & Services

FROM: Jeremiah O'Brien, Planning Department

DATE: November 9, 1978

SUBJECT: Union Mutual

This department and the Planning Board have approved the Union Mutual Site Plan with no conditions. I am advising you by memorandum due to the fact that no site plan review form was received for this development.

Jeremiah O'Brien

JO'B/dd

cc: Donald E. Olsen, Planning Department

FILE

Mooney Engineering, Chartered

16 Lafayette St. Yarmouth. Me 04096 (207) 846-5543

November 9, 1978

R. Lovell Brown
Building Inspector
City Hall
Portland, Maine 04101

Re: Union Mutual Service Building - Roof Capacity
MEC Job No. 78-197

Dear Sir:

The roof system for the proposed Union Mutual Service Building has been designed to support a total load, i.e., live load plus dead load, of 56 psf. The dead load will be less than 10 psf, leaving a snow load capacity of at least 46 psf.

O/C '75 PERMIT TYPE FOR USE

If you have any questions regarding the above information, please give me a call.

Sincerely,

Raymond P. Puhalski
MOONEY ENGINEERING, CHARTERED

RPP/nts

RECEIVED
NOV 14 1978
DEPT. OF BLDG. INSP
CITY OF PORTLAND

Professional Engineers & Consultants

APPLICATION FOR PERMIT

PERMIT ISSUED
Nov 13 1978
CITY of PORTLAND

B.O.C.A. USE GROUP ..... 000978 .....
B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION _____ PORTLAND, MAINE, 11-9-78

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 2247-2265 Congress Street ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address Union Mutual Ins. Co.-2211 Congress St. Telephone 780-2211
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address Mooney Eng. Charter-16 Lafayette St. Yarmouth Me. 04096 Telephone 846-5543
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 .....
Estimated contractural cost $..... Fee $ 15.00

FIELD INSPECTOR—Mr. .....

This application is for: @ 775-5451 Ext. 234

Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

GENERAL DESCRIPTION

Excavation and foundation only for 27,000 sq. ft. building, as per plan. Plans on file.

(Will pick up permit 11-13-78)

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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

PERMIT 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 work? .....
Is connection to be made to public sewer? ..... If not, what is proposed for sewag .....
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 equirements pertaining thereto are observed? .....

Signature of Applicant C.E. Blanchard Phone #846-5543

Type Name of above Clarence Blanchard Construction Manager ..... 1 ☐ 2 ☐ 3 ☒ 4 ☐
Other .....
and Address .....

FIELD INSPECTOR'S COPY

Permit No. 78/0978

Location 2N2-2265 Engle

Owner Mutual Fire

Date of permit 11-9-78

Approved 11-13-78 excavation & foundation

NOTES

11-13-78 No plans given to me - No Zoning Slip ⇒ Not completed ⇒ is still under Review
12-7-78 No work Started — Not sure of location of this New bldg - JO
12-8-78 Was on wrong dwg - This is off Jacques Road to Baden — Already Started foundations & backfilled some - Neilan called. for u-sp - JO
1-12-78 Paving finished - Start Erecting Steel - Most of Truss System is up - JO
for rest of permits see # 78/1222 — Still Need to back fill some - JO