

GROSSMAN'S

LUMBER - BUILDING MATERIALS - PLUMBING

34' x 8.

TO BE USED ON

END OF BUILDING

2x4 frame + 4x8 ply $\frac{5}{8}$ " thick

FING - PLYWOOD - PLUMBING

GROSSMAN'S

FRONT OF BUILDING
approx 28'
←

STORE

RY

PARKING AREA

4 BURMA SHAVE SIGNS (DOUBLE 100%)
15 OPENING SIGN

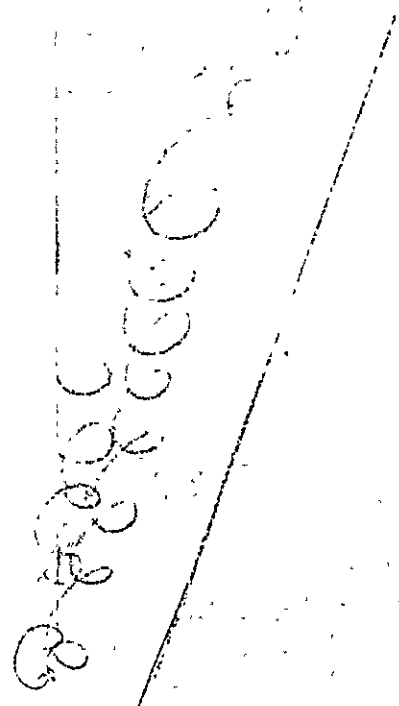
These signs 4x6 with tops about 6' above ground
agj

FING FLYWOOD PLUMBING

GROSSMANS

FRONT OF BUILDING
ON THE ST

STORE



PARKING AREA
SIGNS (DOUBLE FACE)

These signs 4x6 with
tops about 6' above ground
AGP

T U R N R

- 4 BURMA SHAVE
- 1 OPENING SOON
- 2 LUMBER PLUMBING BUILDING MATERIALS
- 3 CASH AND CARRY YOU GET MORE FOR LESS
- 4 THE LINA GROSSMANS

AVENUE

Mr. Manning

Appeal granted
12/3/64
64/125

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Grossman Industrial Properties, Inc., owner of property at 512-558 Warren Ave. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: erection of a detached sign about 8 feet high and 28 feet long with top about 30 feet above the ground and of four detached signs about 4 feet high and 8 feet long with tops about 6 feet above the ground, all to be located on the front of the lot just inside the street line. This permit is presently not issuable under the Zoning Ordinance because the signs would be unlawful encroachments upon the 25-foot front yard area required by Section 17-C-2 of the Ordinance applying to the I-2 Industrial Zone in which the property is located and also upon the 40-foot setback area required for Warren Avenue by Section 21 of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Grossman Industrial Properties, Inc.

By: *Everett P. Grossman*
APPELLANT

DECISION

After public hearing held 12/3/64 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Franklin G. Hill
Henry W. [unclear]
[unclear]

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

November 30, 1964

Grossman Industrial Properties, Inc.
512-558 Warren Ave.
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing
in the Council Chamber at City Hall, Portland, Maine
on Thursday, December 3, 1964 at 4:00 P. M.
to hear your appeal under the Zoning Ordinance.

Please be present or represented at this hearing
in support of this appeal.

BOARD OF APPEALS
Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

November 30, 1964

TO WHICH IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, December 3, 1964 at 4:00 p.m. to continue the hearing of November 12th on the appeal of Crossman Industrial Properties requesting an exception to the Zoning Ordinance to permit erection of a detached sign about 8 feet high and 28 feet long with top about 30 feet above the ground and of four detached signs about 4 feet high and 8 feet long with tops about 6 feet above the ground, all to be located on the front of the lot just inside the street line.

This permit is presently not issuable under the Zoning Ordinance because the signs would be unlawful encroachments upon the 25-foot front yard area required by Section 12-C-2 of the Ordinance applying to the I-2 Industrial Zone in which the property is located and also upon the 10-foot setback area required for Warren Avenue by Section 21 of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

Very truly yours,

Franklin O. Hinckley

Chairman

h

cc: Harbeth Realty Corp.
749 Congress St.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

November 9, 1964

Not read

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, November 12, 1964 at 4:00 p.m. to hear the appeal of Grossman Industrial Properties requesting an exception to the Zoning Ordinance to permit creation of a detached sign about 8 feet high and 20 feet long with top about 30 feet above the ground and of four detached signs about 4 feet high and 8 feet long with tops about 6 feet above the ground, all to be located on the front of the lot just inside the street line.

This permit is presently not issuable under the Zoning Ordinance because the signs would be unlawful encroachments upon the 25-foot front yard area required by Section 12-C-2 of the Ordinance applying to the I-3 Industrial Zone in which the property is located and also upon the 10-foot setback area required for Warren Avenue by Section 21 of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

Very truly yours,

Franklin G. Hinkley

Chairman

cc: Harboth Realty Corp.
749 Congress Street

DATE: December 30, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Grossman Industrial Properties, Inc.

AT 512-558 Warren Avenue

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

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

VOTE	
YES	NO
()	()
()	()
()	()

Record of Hearing

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP - 512-558 Warren Ave.

October 30, 1964

Grossman Industrial Properties, Inc.
Braintree 64,
Mass.

cc: Corporation Counsel
cc: L. Grossman & Sons, Inc.
200 Union Street
Braintree, Mass.

Gentlemen:

Permit for erection of a detached sign about 8 feet high and 28 feet long with top about 30 feet above the ground and of four detached signs about 4 feet high and 8 feet long with tops about 6 feet above the ground, all to be located on the front of the lot just inside the street line at the above named location, is not issuable under the Zoning Ordinance because the signs would be unlawful encroachments upon the 25-foot front yard area required by Section 12-C-2 of the Ordinance applying to the I-2 Industrial Zone in which the property is located and also upon the 40-foot setback area required for Warren Avenue by Section 21 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter and therefore are enclosing two copies of the appeal form, both of which should be signed by an authorized official of the company and returned to this office together with a check for five dollars made out in the name of the City of Portland.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h
Enc. 2 copies
appeal

December 7, 1964,

Grossman Industrial Properties, Inc.
Braintree St.,
Mass.

cc: L. Grossman & Sons, Inc.
200 Union St.
Braintree, Mass.
cc: Gross Industrial Properties, Inc.
512-558 Warren Ave.

Gentlemen:

Enclosed please find copy of the decision of the Board of Appeals relating to erection of a detached sign about 8 feet high and 28 feet long with top about 10 feet above the ground and of four detached signs about 4 feet high and 8 feet long with tops about 6 feet above the ground, all to be located on the front of the lot just inside the street line, in connection with your property at 512-558 Warren Avenue.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan
Assistant Corporation Counsel

h

Memorandum from Department of Building Inspection, Portland, Maine

A.P.- 515-558 Warren Avenue

Nov. 24, 1964

P. Reuben & Company
111 Middle Street
Grossman Industrial Properties, Inc.
Braintree 84, Mass.

Gentlemen:

Permit for installation of fifteen gas fired radiant unit heaters in building at the above named location is issued herewith. Your attention is called to the condition under which these heaters are approved by both the American Gas Association and Underwriters' Laboratories, Inc. that there shall be no combustible material beneath them within a distance of 78 inches. If combustible material is to be stored within the area where these heaters are to be located care will therefore need to be taken to make sure that it is not piled high enough to bring it too close to the bottom of any of the heaters.

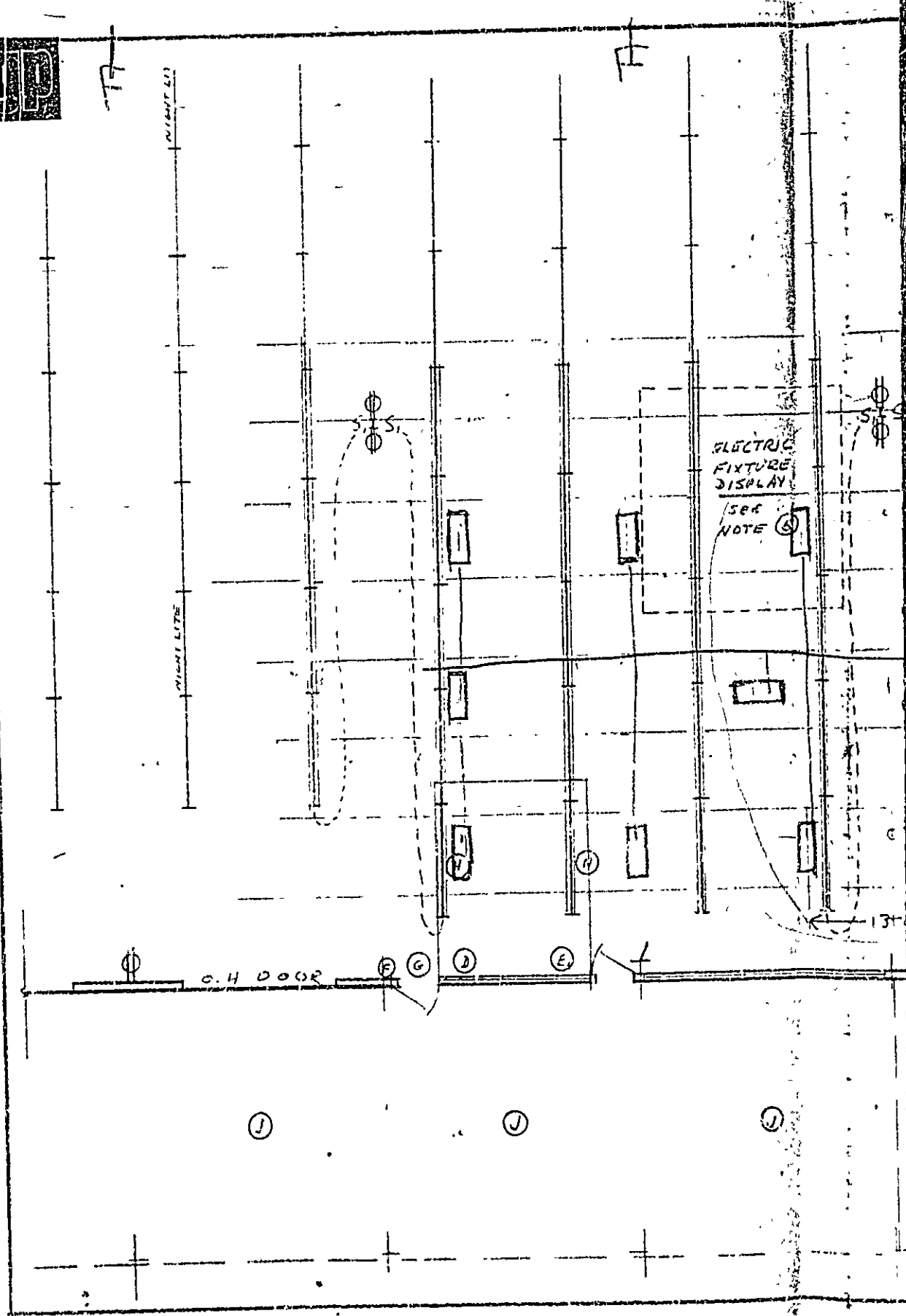
Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CS-27

UP



ELECTRIC
FIXTURE
DISPLAY
SEE
NOTE 4

C.H. DOOR

13'

J

J

J

F

G

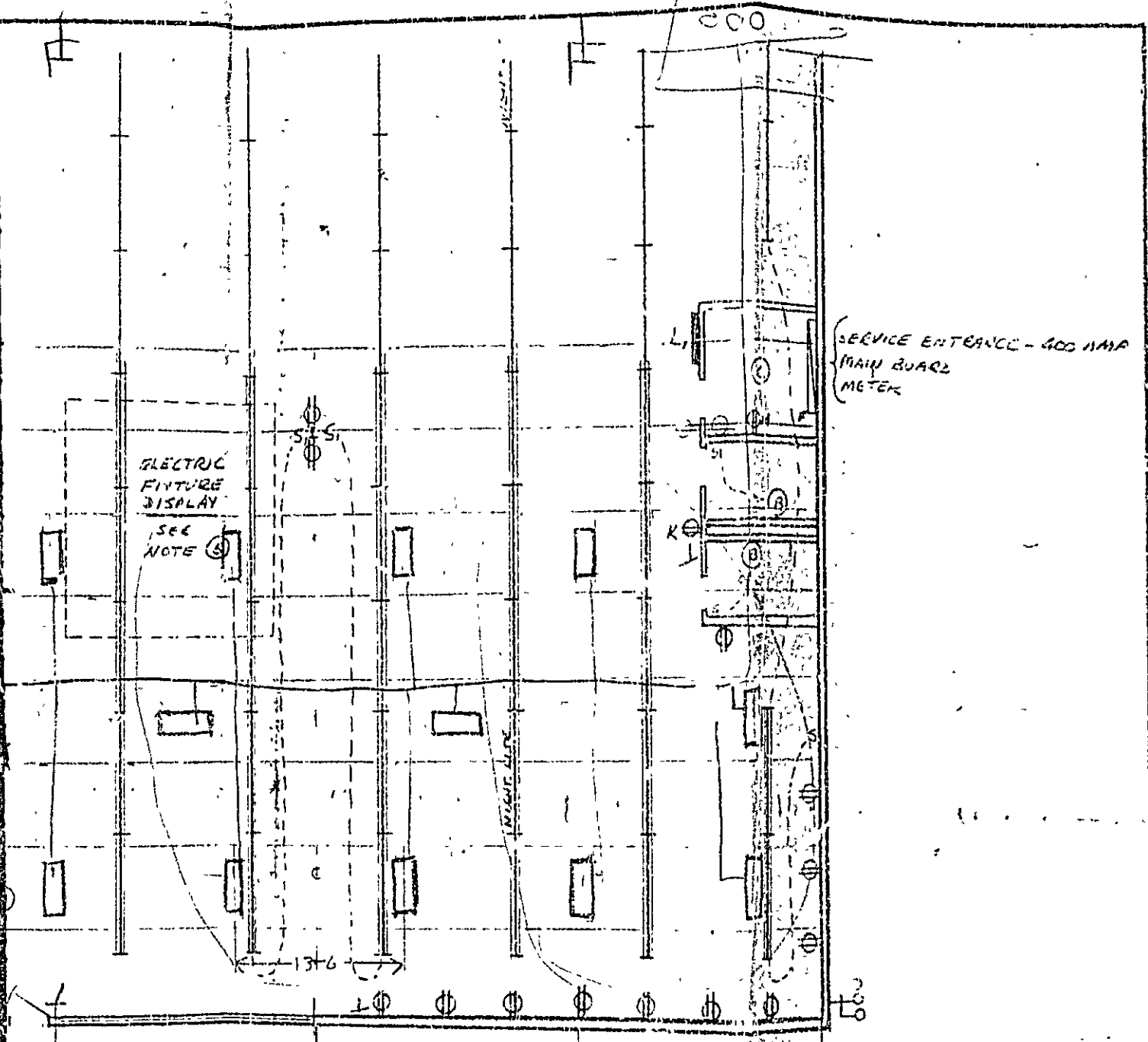
D

E

N

S1

S2



ELECTRIC
FIXTURE
DISPLAY
SEE
NOTE (D)

SERVICE ENTRANCE - 400 AMP
MAIN BOARD
METER

15
15
15



GROSSMAN INDUSTRIAL PROPERTIES INC.
BRAINTREE 84, MASS. 713-0100

DATE
11-20-64
1965
REVISED

HEATING LAYOUT
PORTLAND, MAINE

SCALE	DRAWN BY	CHECKED	JOB NO.	SHEET NO.
1/8" = 1'				

(D)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

01551 NOV 24 1964

CITY OF PORTLAND

Portland, Maine, November 23, 1964

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 515-558 Warren Ave. Use of Building Lumber mill No Stories New Building EXISTING
Name and address of owner of appliance Grossman, Industries, 515 Warren Ave.
Installer's name and address P. Reuben & Co., 111 Middle St. Telephone 772-8491

General Description of Work

To install 15 gas-fired Unit Heaters Schwank Model JG50DSAL Permit issued with Memo

IF HEATER, OR POWER BOILER

suspended from ceiling
Location of appliance 1st floor Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 8'
From top of smoke pipe From front of appliance 4' From sides or back of appliance 10'
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? 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 Make No.
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 hot 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

Unit heaters are 10' above floor

Amount of fee enclosed? 16.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

P. Reuben & Co.

Signature of Installer BY: Samuel Reubhoff

CS 300

REPRODUCTION COPY

P. 18

NOTES

12-11-44 Completed (11)

~~7~~

Permit No. 644

Location

75-558 Newer Base

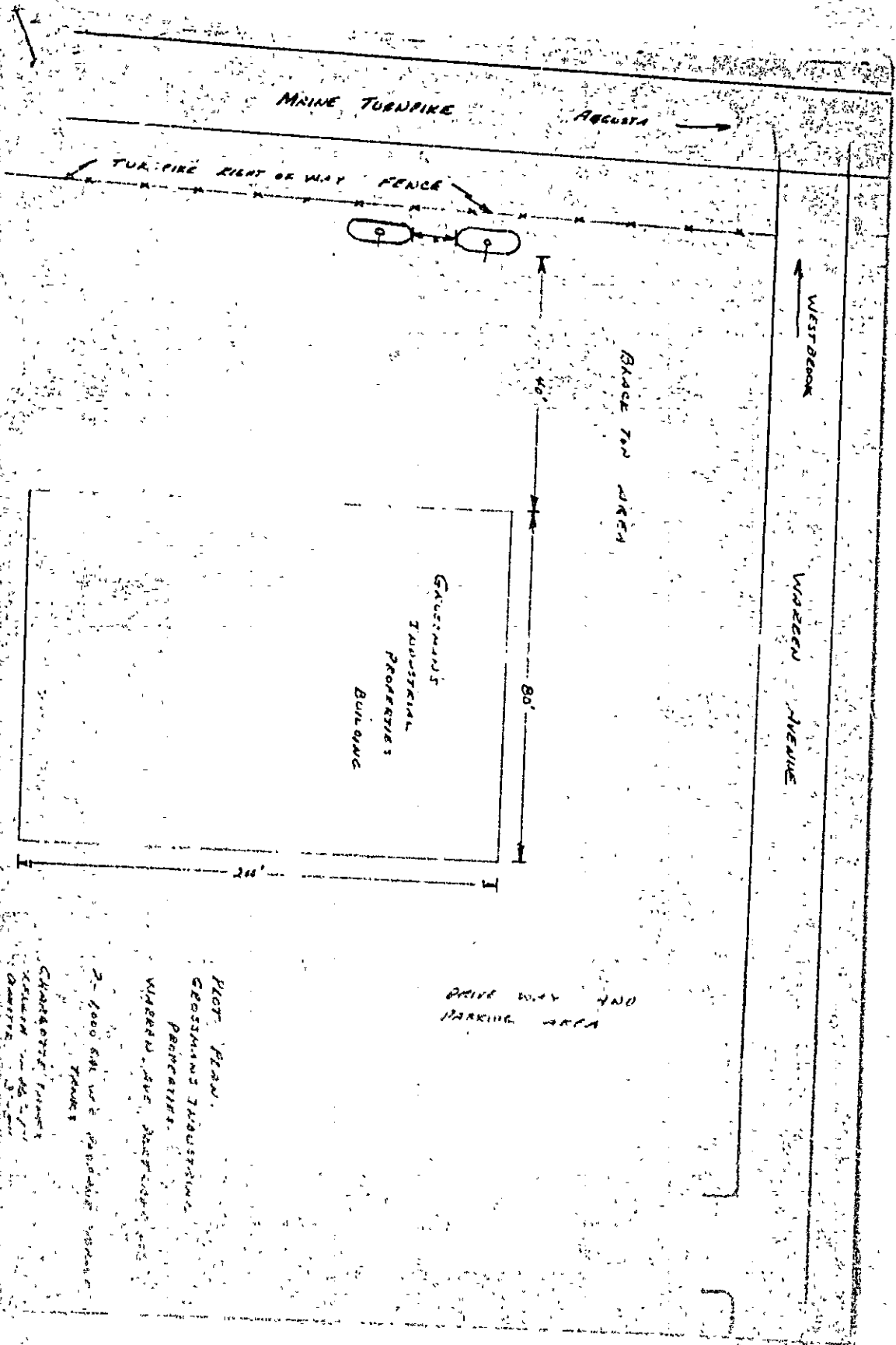
Owner

McCann Shurtin

Date of permit

11/16/44

Approved



PLAT PLAN
 GROSSMAN'S INDUSTRIAL
 PROPERTIES
 WILSON AVE. WESTBROOK
 2- 4000 SQ. FT. PARALLEL
 TRUCKS
 CHARACTERISTICS
 EXISTING 40' x 100'
 DRIVEWAY 2-500'
 W/ 2000 - 2500
 W/ 2000 - 2500

DRIVE WAY AND
 PARKING AREA



I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, November 17, 1964

PERMIT ISSUED 01525 NOV 13 1964 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 512-558 Warren Ave. Within Fire Limits? Dist. No. Owner's name and address Grossman Industrial Properties Inc. Braintree Mass Telephone Lessee's name and address Contractor's name and address Suburban Propane Gas Corp. Thompson's Pt. Telephone Architect Specifications Plans yes No. of sheets 1 Proposed use of building 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 install (2)-1000 gallons Propane Gas storage tanks, outside above ground. To set on concrete piers. Concrete piers 40" long, 10" wide - 2 under each tank. 4' below grade - reinforced concrete

Sent to Fire Dept. 11-17-64 Registered with Fire Dept. 11/18/64

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 Suburban Propane Gas Corp.

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:

Signature of Chief of Fire Dept. Carl P. Johnson CHIEF OF FIRE DEPT.

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

Suburban Propane Gas Corp.

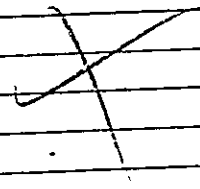
Signature of owner by: H.L. Hanson Industrial Representative

INSPECTION COPY

Permit No. 6411535
Location 512-558 Murray Ave.
Owner Bromberg's Industrial Services
Date of permit 11/18/69
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

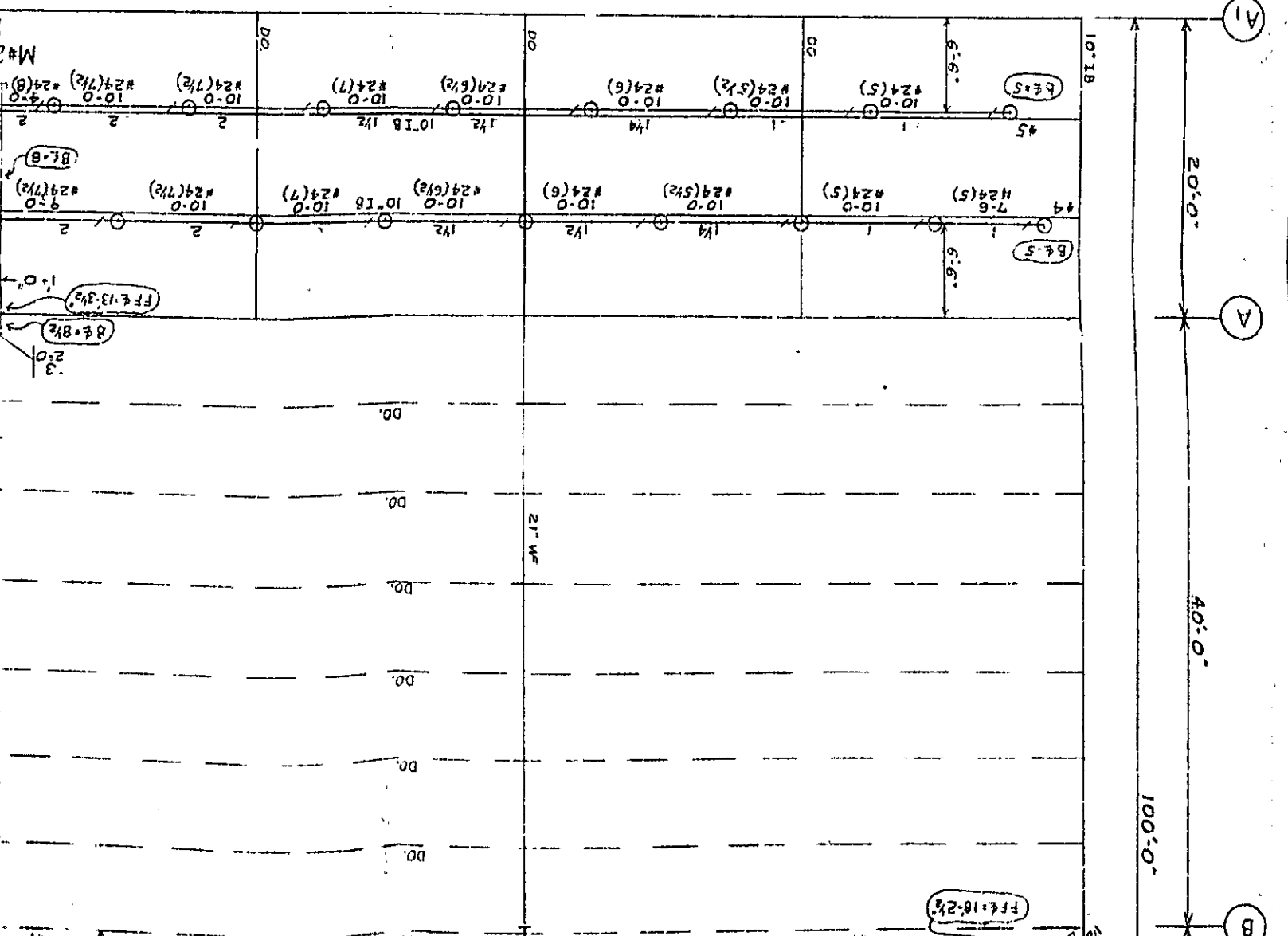
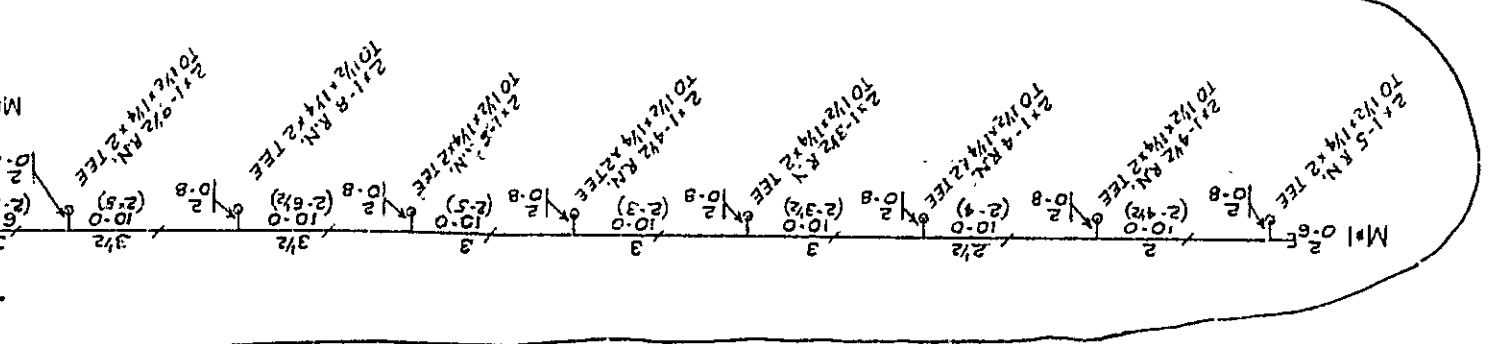
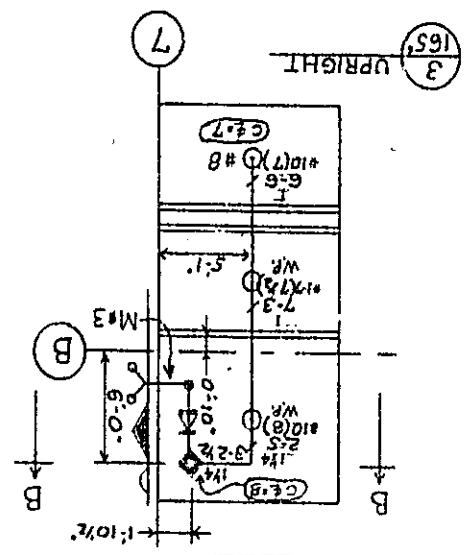
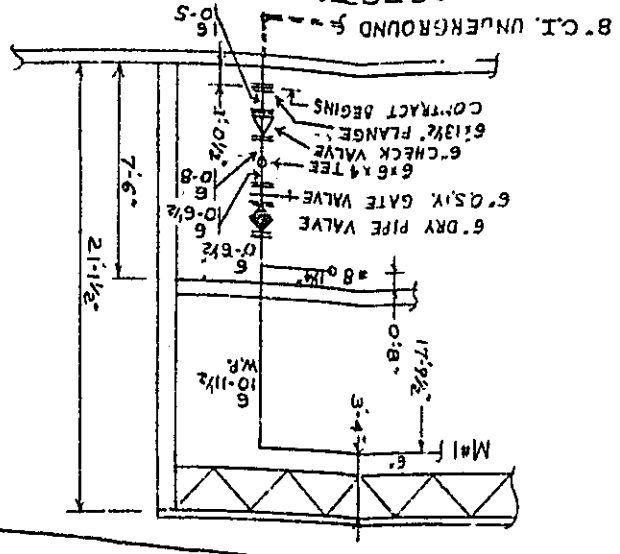
NOTES

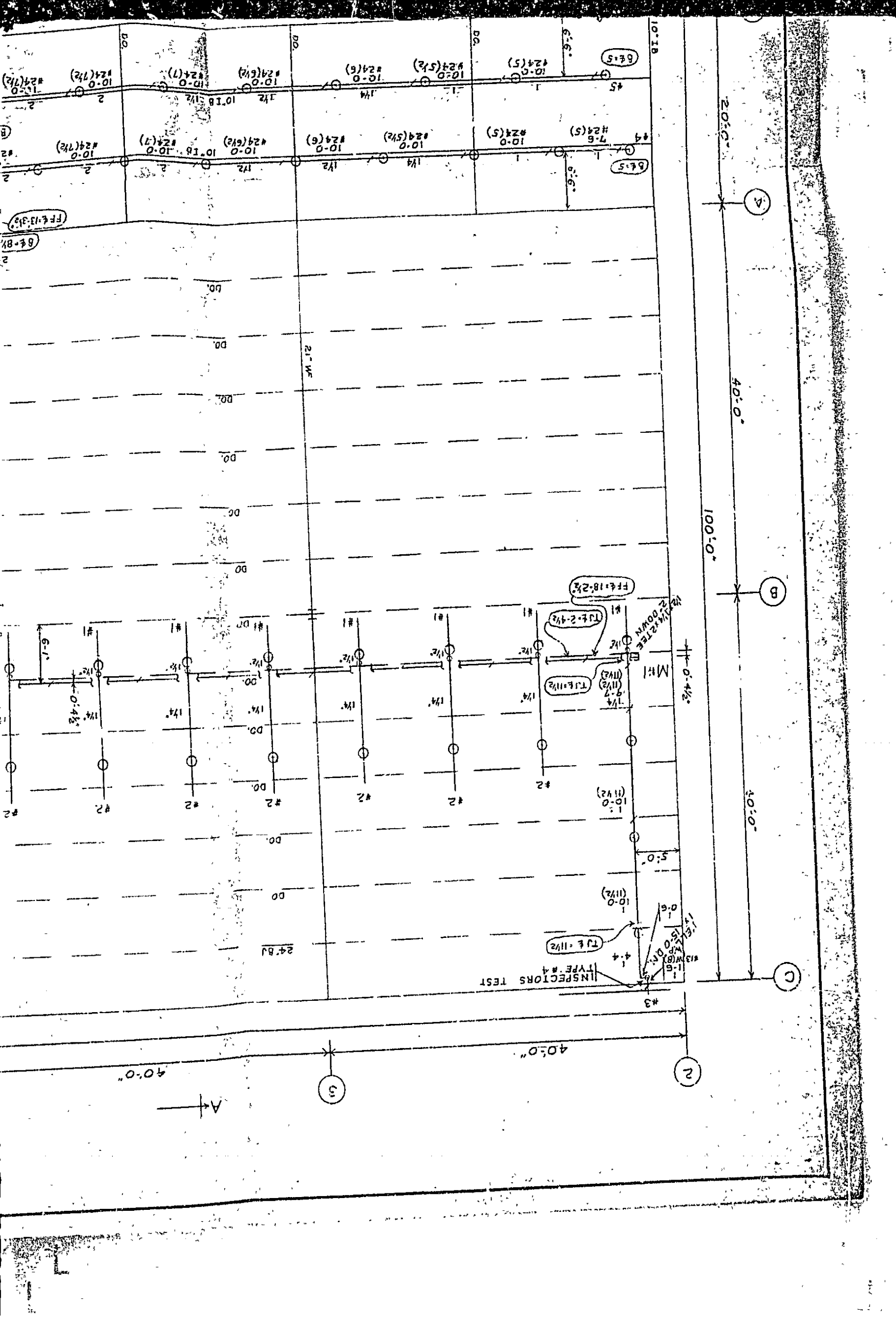
11-23-69 TANK
Lookings O.K. [initials]

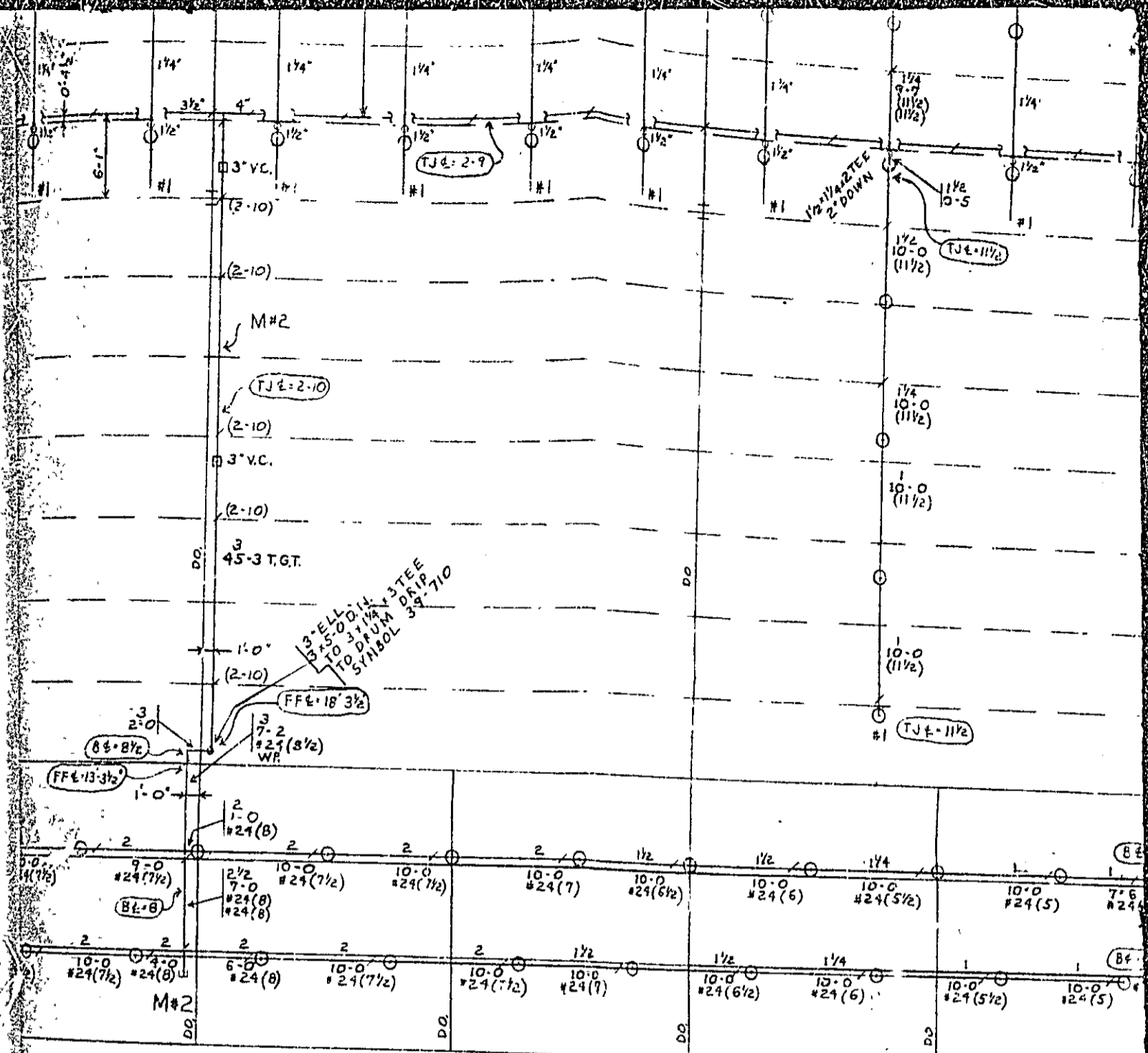


ROOMS BELOW ROOF

SECTION B-B



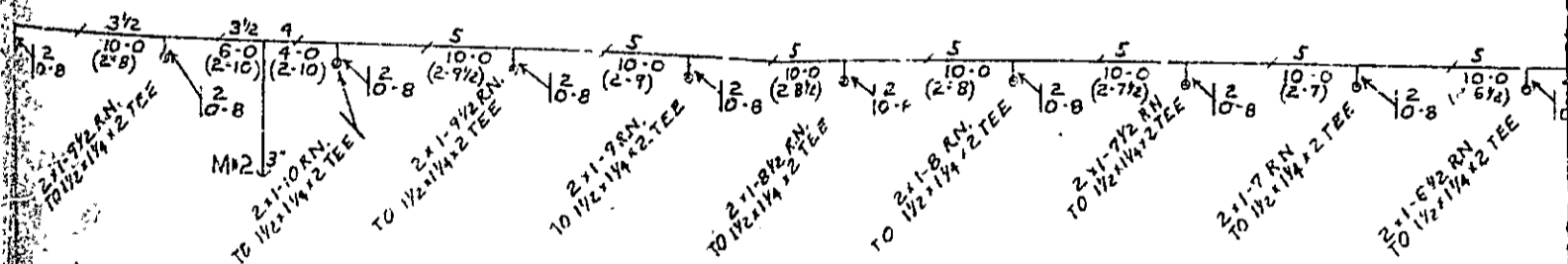




ROOF AREA

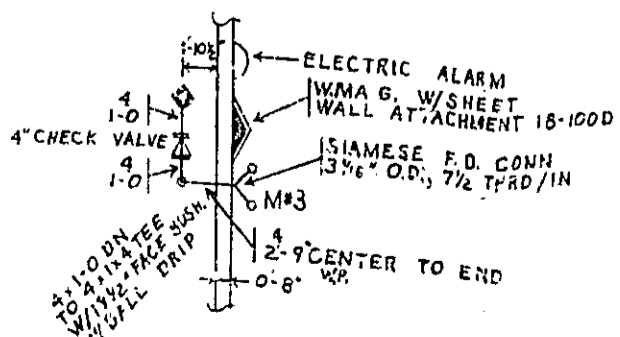
193 UPRIGHT
165°

ALL HANGERS TO BE #14RC
UNLESS OTHERWISE NOTED
F = 6"
FLANGE THICKNESS = 1/2"
SEE SECTION THRU BAR JOIST BELOW

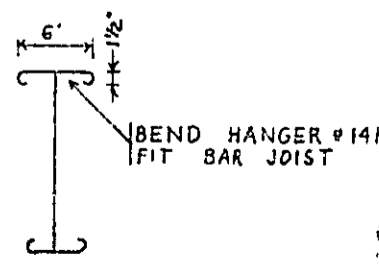


DETAIL MAIN M#1

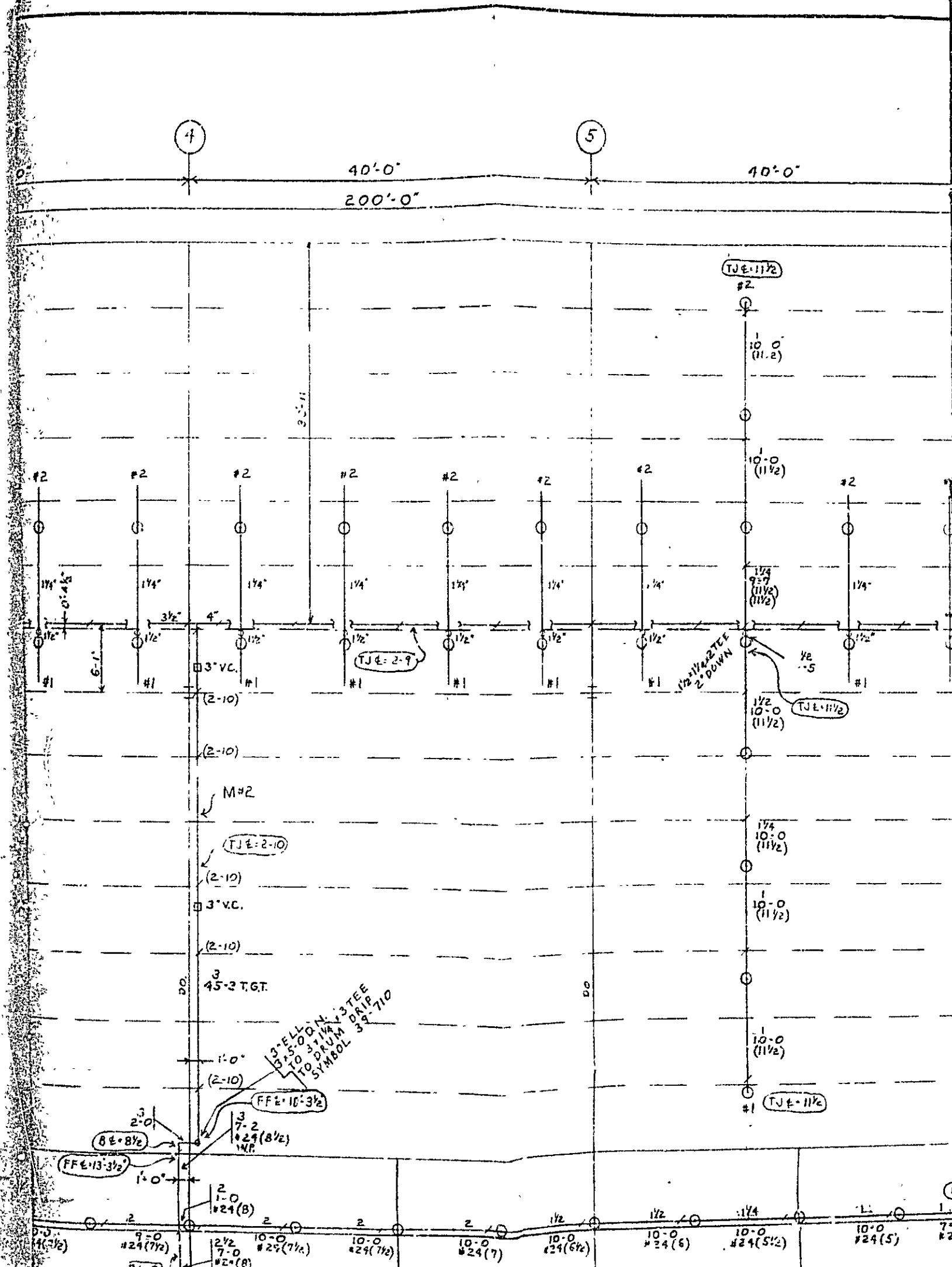
ALL HANGERS TO BE #14RC
UNLESS OTHERWISE NOTED
F-6"



VALVE DETAIL
NO SCALE



SECTION THROUGH BAR JOIST
NO SCALE



4

5

40'-0"

10'-0"

200'-0"

TJ E-11 1/2

#2
10'-0"
(11 1/2)

#2
10'-0"
(11 1/2)

1 1/4
9'-7"
(11 1/2)

1 1/2
10'-0"
(11 1/2)

1 1/4
10'-0"
(11 1/2)

1
10'-0"
(11 1/2)

1
10'-0"
(11 1/2)

#1
10'-0"
(11 1/2)

1 1/4
10'-0"
(11 1/2)

1/2
9'-5"

1/2
10'-0"
(11 1/2)

1 1/4
10'-0"
(11 1/2)

#1
10'-0"
(11 1/2)

1
10'-0"
(11 1/2)

3'-11"

#2

#2

#2

#2

#2

#2

#2

#2

1 1/4

1 1/4

1 1/4

1 1/4

1 1/4

1 1/4

1 1/4

1 1/4

#1

#1

#1

#1

#1

#1

#1

#1

0'-4 1/2"

3 1/2"

4"

1 1/2"

1 1/2"

1 1/2"

1 1/2"

1 1/2"

1 1/2"

1 1/2"

1 1/2"

6'-1"

3" V.C.
(2-10)

TJ E-2-9

1 1/2
10'-0"
(11 1/2)

1 1/2
10'-0"
(11 1/2)

1 1/2
10'-0"
(11 1/2)

1 1/2
10'-0"
(11 1/2)

(2-10)

M#2

TJ E-2-10

(2-10)

3" V.C.
(2-10)

(2-10)

DO

3
45-3 T.G.T.

1'-0"
(2-10)

FF E-10-3 1/2

2
1'-0"
#24(B)

2
1'-0"
#24(B)

3" ELL. DRUM STEE
TO DRUM DRAIN
SYMBOL 39-710

8 E-8 1/2

FF E-13-3 1/2

2
1'-0"
#24(B)

2
1'-0"
#24(B)

2
10'-0"
#29(7 1/2)

2
10'-0"
#29(7 1/2)

2
10'-0"
#24(7)

2
10'-0"
#24(7)

2
10'-0"
#29(6 1/2)

2
10'-0"
#29(6 1/2)

1 1/2
10'-0"
#24(6)

1 1/2
10'-0"
#24(6)

1 1/4
10'-0"
#24(5 1/2)

1 1/4
10'-0"
#24(5 1/2)

1
10'-0"
#24(5)

1
10'-0"
#24(5)

1
7'-0"
#2

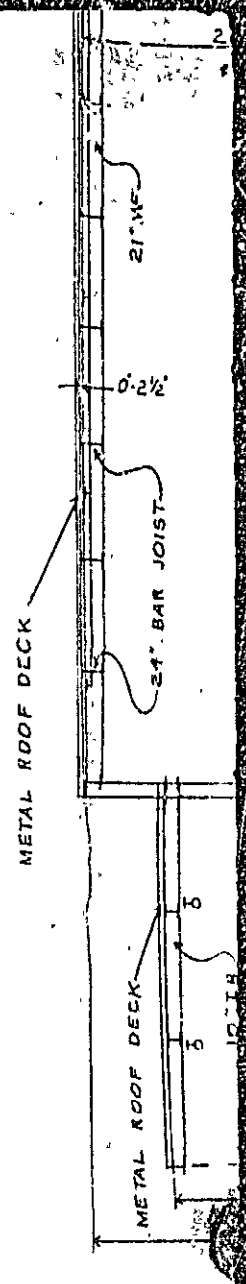
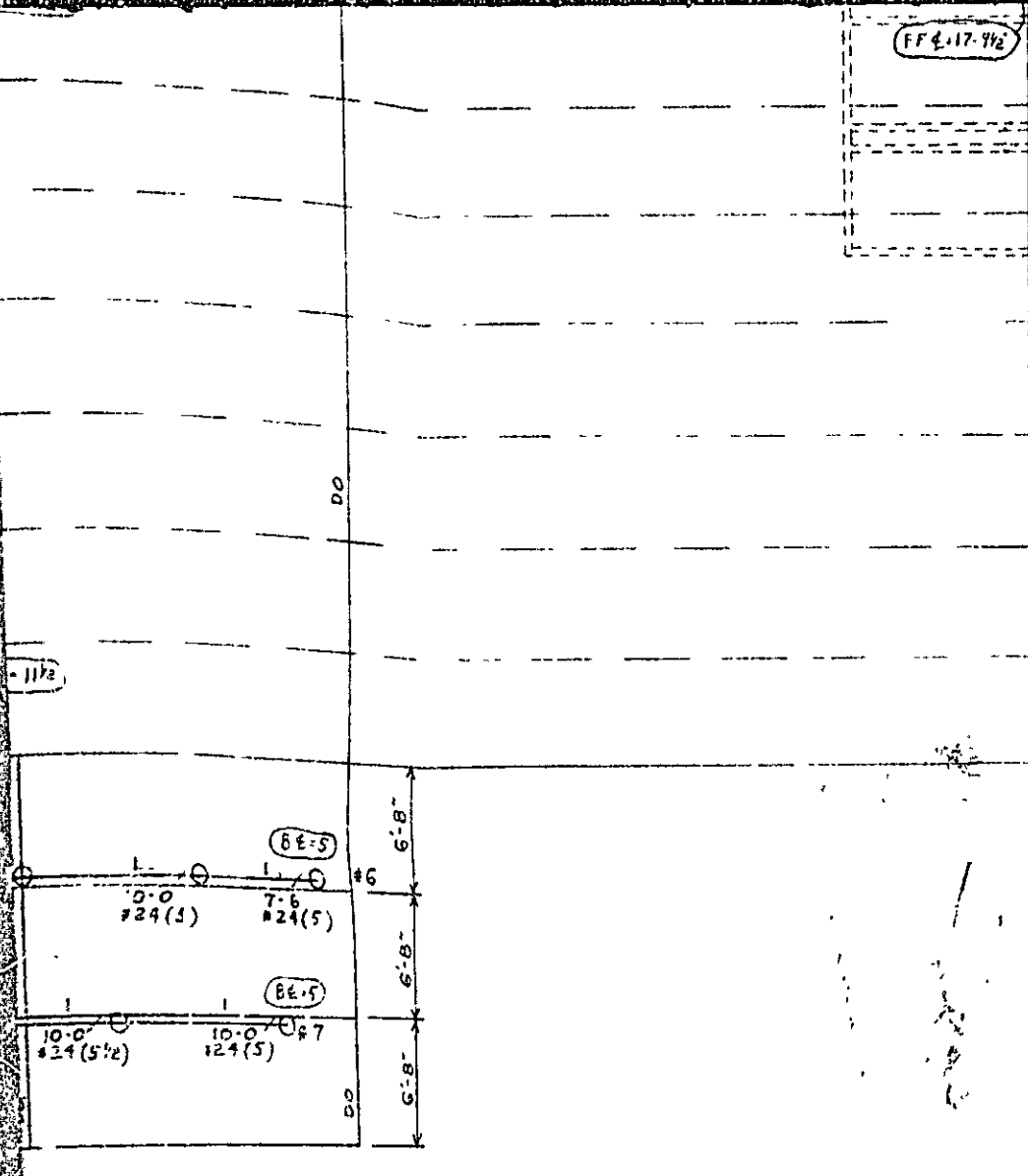
1
7'-0"
#2

8

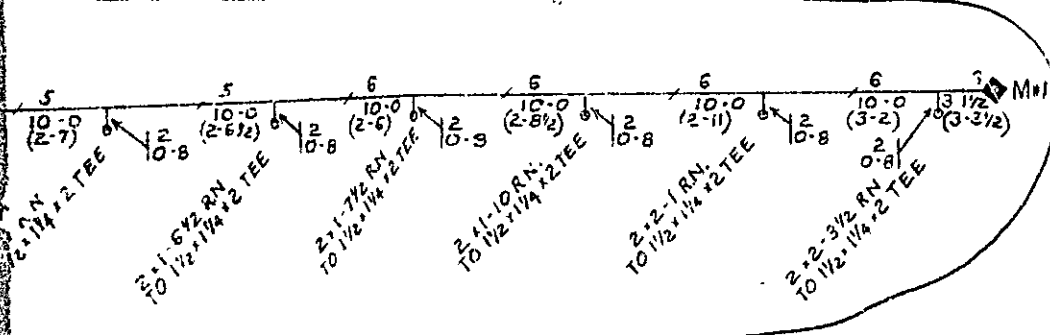
1
7'-0"
#2

1
7'-0"
#2

FF 17-7 1/2



1/2" BAR JOIST BELOW



SEE #14RC
NOTED

BEND HANGER #14RC TO
FIT BAR JOIST

THROUGH
JOIST
SCALE

NOTE:

- 1 ROUTE FROM BOSTON BY FOX + GINN
- 2 SYSTEM CAPACITY = 363 GAL.
- 3 EXTRA MATERIAL
 - 1- #1 NIPPLE ASSEMBLY
 - 1- #2 FITTING ASSEMBLY
 - 21'- 1" BLACK STEEL PIPE
 - 21'- 1 1/4" " " " "
 - 21'- 2" " " " "
 - 10'- 3/4" GALVINIZED PIPE
- 4 (FF) FINISH FLOOR TO & OF PIPE
- (BE) BOTTOM OF BEAM TO & OF PIPE
- (CL) FINISH LEILING TO & OF PIPE
- (JE) TOP OF TOP CORD OF BAR JOIST TO & OF PIPE

All hanger and pipe dimensions are center to center unless noted

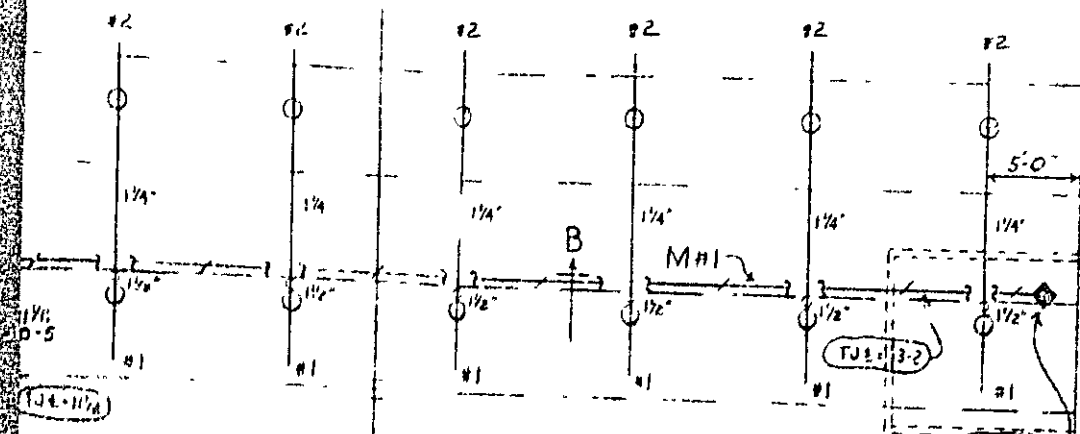
WAREHOUSE
PO
"AUTOMATIC"
GENERAL
THESE PLANS PREPARED BY
REVISIONS

ATION OF AMERICA

6

7

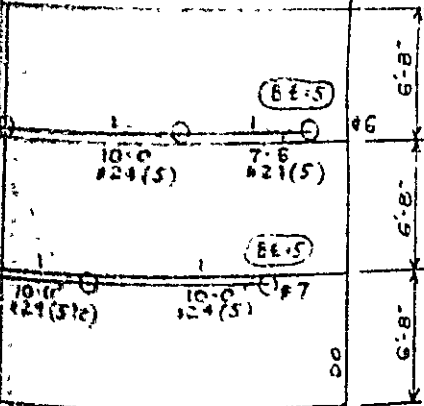
40'-0"



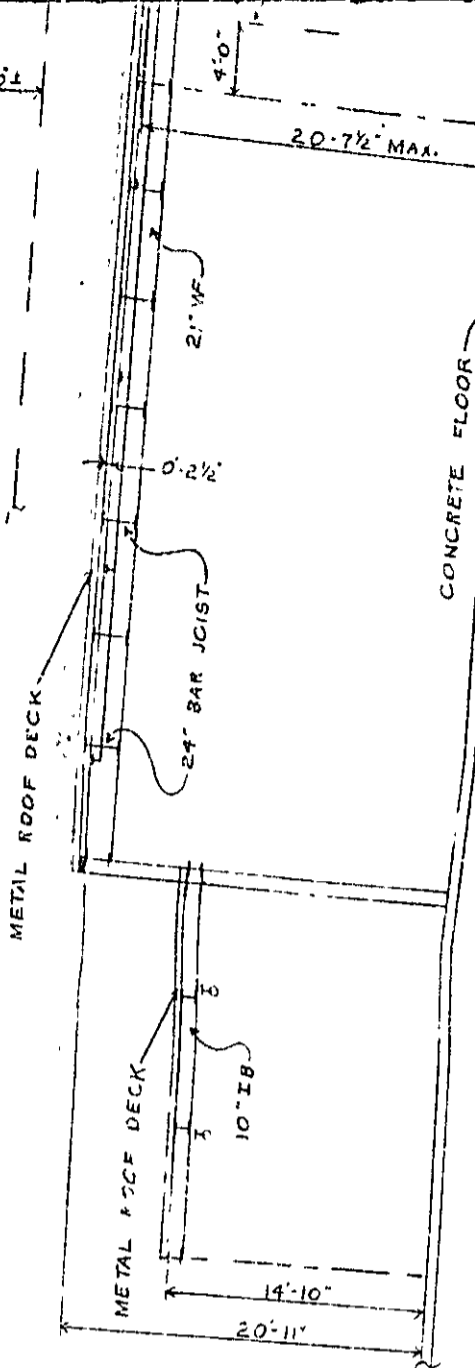
WARREN AVE. WATER SUPPLY

B

120'-0"



METAL ROOF DECK



SECTION A

APPROVED
 NEW ENGLAND FIRE INS. RATING ASS'N.
 89 BROAD ST., BOSTON MASS.
 IMPROVED RISKS DEPT.
 Approved for Construction as shown
 with Corrections
 INSPECTED *RWA* DATE *11/19/64*

GROSSMANS
WAREHOUSE AND RETAIL STORE
PORTLAND, MAINE

"AUTOMATIC" SPRINKLER CORPORATION OF AMERICA
 GENERAL OFFICES - YOUNGSTOWN 1, OHIO
 THESE PLANS PREPARED AT BANGOR, MAINE

REVISIONS	DATE	SURVEYED BY	PLAN	DATE	DESIGN OFFICE
	//	DRAWN BY	OBS.	10/16/64	NO OF SPRINKLERS SHOWN ON THIS SHEET 196
	//	TRACED BY		/ /	
	//	APPROVED			NO OF SPRINKLERS ON JOB 196
	//	SCALE - 1/8" = 1'-0"			CONTRACT NO. 2-383 DWL
	//	SHEET NO. 1	OF 1		

0 1/2 OF PIPE

Dimensions are as noted

PR 8741-1063



I-1 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
OCT 19 1964
CITY of PORTLAND

Class of Building or Type of Structure Second Class
Portland, Maine, October 19, 1964

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 512-558 Warren Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Grossman Industrial Properties Inc. Braintree St, Maine Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Automatic Sprinkler Corporation of America Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Sale of Lumber and Warehouse 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 dry sprinkler system as per plan.

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:

Approved 10/19/64

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

Automatic Sprinkler Corporation of America.

CS 501

INSPECTION COPY

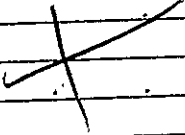
Signature of owner by:

N.K. Poth

JM

NOTES

12-11-64 Main bldg + 3
 small toilet rooms
 sprinkled. Now adding
 under emerg floor (112)



Permit No. 6411386

Location 572-558 Warner Ave.

Owner *Warner Industrial Properties*

Date of permit 10/19/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

N.J.C.

Grossman Industrial Properties, Inc.

BRAINTREE 84, MASS.

TELEPHONE VICTOR 8-0100

AREA CODE 617

October 5, 1964

Mr. Albert J. Sears
Building Inspection Director
City of Portland
City Hall
Portland, Maine

Dear Sir:

Attached find certification by the manufacturer covering welding of joists for our building at 512 Warren Avenue, Portland, as requested by you in paragraph 9 of your letter to Poley-Abrams Corporation dated September 23, 1964.

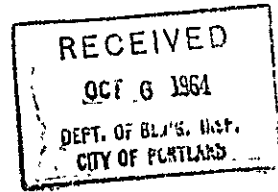
Very truly yours,

GROSSMAN INDUSTRIAL PROPERTIES, INC.

Everett P. Grossman
Everett P. Grossman

Enc.
EPG:sh

cc: Poley-Abrams Corp.



RAYCHORD Corporation



North Warren Avenue, Apollo, Pa.
P.O. Box 307
Telephone: Grover 2-1981

Structural Steel Products

October 1, 1964

The Standard Structural Steel Co.
Eighty-six Day Street
Newington 11, Connecticut

Attention: Mr. Stanley Skurat

Gentlemen:

We hereby certify that all welding performed on materials fabricated by us has been designed and that all shop welding has been performed according to the procedure, and by properly qualified welders as set forth in the Code and Qualification Procedure established by the American Welding Society.

Very truly yours,

RAYCHORD CORPORATION

Frank A. Sauk

Frank A. Sauk, P.E.
Chief Engineer

FAS:sdb



PITTSBURGH

MASSACHUSETTS

NEW JERSEY

MICHIGAN

NEW YORK

CHICAGO

Poley-Abrams - Cpt'd -

-2-

August 23, 1964

area at this time. If you will apply to the City Council for waiver of the
curb and sidewalk requirement, we will recommend approval of your request.

If you have any further suggestions as regards driveway locations, we will be
very glad to discuss the matter with you.

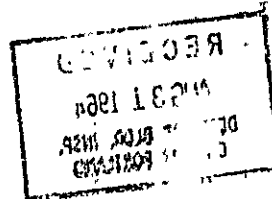
Very truly yours,



THOMAS F. GRIFFIN, JR.
Acting Director of Public Works

HFM:hb

cc: - Grossman's Industrial Properties, Inc. Braintree St., Mass.
- Sumner Schein, 271 Huntington Avenue, Boston 15, Mass.
- Mr. Sears, Building Inspection Director.



A.P.-512-558 Warren Avenue

August 28, 1964

Polcy-Abrams
45 Bartlett Crescent
Brookline 46, Mass.

Gentlemen:

Reference to your plan filed with Mr. Sears, City of Portland, Maine, Building Inspection Director.

Chapter 705, Section 6 of the Municipal Code of the City of Portland states that all driveway locations shall be approved by the Traffic Engineer and Commissioner of Public Works.

As submitted to me by Mr. R. W. McEvoy, Traffic Engineer, the proposed driveway shown on your plan could create a rather serious hazard to motor vehicle operation on Warren Avenue, unless considerable grading is accomplished. Warren Avenue is in a cut section in the Grossman area and the side slopes create a serious sight distance obstruction. The side slopes would have to be cut back approximately 300 feet on each side of the proposed driveway entrance to permit motor vehicle operators approaching on Warren Avenue to have a full view of vehicles entering from the Grossman facility. The areas would have to be graded from the edge of the proposed parking area to the center line of the drainage ditch parallel to the southerly side of Warren Avenue.

If the driveway were relocated 265 feet easterly of the present proposed location, the extensive grading would not be required. The growth of vegetation would have to be controlled along the side slopes of this driveway location.

The above recommendations are based upon 50 m.p.h. operation of Warren Avenue, which is a reasonable speed on this road. The posted speed on this section on Warren Avenue is 45 m.p.h.

The Contractor will be required to install a culvert and end walls, acceptable to the Public Works Department, where the driveway crosses the drainage ditch on the southerly side of Warren Avenue.

Where a business or industrial use, as defined in the Zoning Ordinance of the City of Portland is established abutting any accepted street, the Commissioner of Public Works shall require sidewalks and curb unless the City Council, which may upon application to it in writing, waive or amend such requirement. It usually does so when it finds that the circumstances in a specific case warrant such waiver or amendment. There does not appear to be any need for curb and sidewalks in this

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$195. Zone Map # Lot#
 Please fill out any part which applies to job. Proper plans must accompany form. (to be paid) - paid 3.22.90

Owner: Grossman's Inc. Phone # 617 848-0100
 Address: 200 Union St; Braintree, MA 02'84
 LOCATION OF CONSTRUCTION 512-550 Warren Ave.
 Contractor: unknown Sub:
 Address: Phone #
 Est. Construction Cost: Proposed Use: commercial - retail
 Past Use: commercial - retail
 # of Existing Res. Units # of New Res. Units
 Building Dimensions L W Total Sq Ft
 # Stories # Bedrooms Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion building addition - 20'x20' contractor's sales office

For Official Use Only

Date 2/9/90 Subdivision: **PERMIT ISSUED**
 Inside Fire Limits: Name:
 Bldg Code: Lot:
 Time Limit: Ownership: MAR 27 1990
 Estimated Cost: \$35,000. Private
 City of Portland

Zoning: T-2
 Streets Frontage Provided:
 Provided Setbacks: Front Back Side Side

Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning: Yes No Floodplain Yes No
 Special Exception
 Other: (Explain) OK W/D H - 3-26-90

Foundation:
 1. Type of Soil:
 2. Set Backs - Front Rear Side(s)
 3. Footings Size:
 4. Foundation Size:
 5. Other

Floor:
 1. Sills Size: Sills must be anchored.
 2. Girder Size:
 3. Lally Column Spacing: Size:
 4. Joists Size: Spacing 16" O.C.
 5. Bridging Type: Size:
 6. Floor Sheathing Type: Size:
 7. Other Material:

Exterior Walls:
 1. Studding Size Spacing
 2. No. windows
 3. No. Doors
 4. Header Sizes Span(s)
 5. Bracing: Yes No
 6. Corner Posts Size
 7. Insulation Type Size
 8. Sheathing Type Size
 9. Siding Type Weather Exposure
 10. Masonry Material:
 11. Metal Materials

Interior Walls:
 1. Studding Size Spacing
 2. Header Sizes Span(s)
 3. Wall Covering Type
 4. Fire Wall if required
 5. Other Materials

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size Spacing
 3. Type Ceiling:
 4. Insulation Type Size
 5. Ceiling Height:

Roof:
 1. Truss or Rafter Size Span
 2. Sheathing Type Size
 3. Roof Covering Type

Chimneys:
 Type: Number of Fire Places

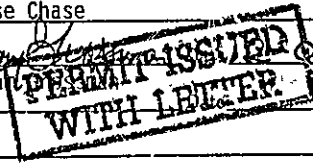
Heating:
 Type of Heat:

Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:
 1. Type:
 2. Pool Size: x Square Footage
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise Chase
 Signature of Applicant William [Signature]
 Signature of CEO
 Inspection Dates



White-Tax Asseso. Yellow-GPCOG White Tag CEO
 T2/Mo Lowe © Copyright GPCOG 1988

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee \$195. Zone _____ M&P # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form. (to be paid) - paid 3.22.90

Owner: Crossman's Inc. Phone # 517 528-0100
 Address: 200 Union St; Braintree, MA 002194
 LOCATION OF CONSTRUCTION 512-550 Warren Ave
 Contract # unknown Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: commercial - retail
 Past Use: commercial - retail
 # of Existing Res Units _____ # of New Res Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Building addition - 20'x20' contractor's sales office

For Official Use Only	
Date <u>2/9/90</u>	Subdivision Name PERMIT ISSUED
Inside Fire Limits _____	Lot <u>MAR 27 1990</u>
Blgd Code _____	Ownership: <u>Private</u>
Time Limit _____	City <u>Portland</u>
Estimated Cost <u>\$35,000</u>	
Zoning:	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required:	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____	
Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____	
Special Exception _____	
Other (Explain) <u>OK 11/11/90 7-2-90 3-26-90</u>	

Foundations:

1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:

1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roofs:

1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: radiant floor

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
 2. Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By

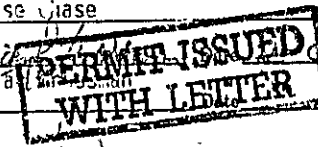
Louise Chase

Signature of Applicant

William Crossman

Signature of CEO

Inspection Dates



White-Tax Assessor

Yellow-GPCOG

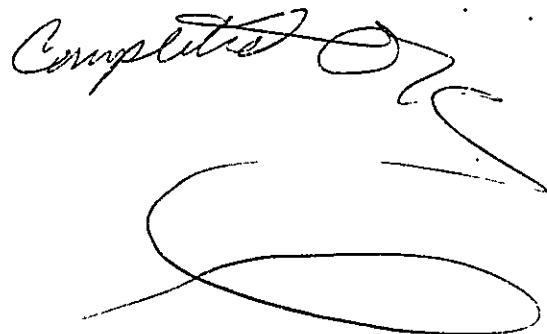
White Tag-CEO

© Copyright GPCOG 1988

09/10/8

2/12/90
2/12/90

PLOT PLAN

4/24 Completed 

N



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	195 - to be paid	(paid 3-22-90)		
Subdivision Fee \$				
Site Plan Review Fee \$	300 - paid on 2/9/90			
Other Fees \$				
(Explain)				
Late Fee \$				

COMMENTS

Signature of Applicant

William H. Grossman

Date

2/09/90



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

March 26, 1990

RE: 512-550 Warren Avenue, Portland

Grossman's Inc.
200 Union Street
Braintree, Mass. 02184

Gentlemen:

Your application to construct a 20' X 20' contractor sales office has been reviewed and a permit is herewith issued.

Site Plan Review

Planning Div. Approved S. Greene
Fire Department Approved LT. Wallace Garroway
Public Works Approved Steve Harris
Inspection Division Approved William Giroux

If you have any questions, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Steve Harris, Public Works
Sarah Greene, Planner
Paul Niehoff, Public Works
LT. Wallace Garroway, Fire Prevention Bureau

MEMORANDUM

PROJECT NO.: 5719.30

TO: CITY OF PORTLAND/WILLIAM GIBBOYE, BILL GROSSMAN

FROM: LOU MAGUIB

DATE: FEB. 8, 1990

SUBJECT: GROSSMAN'S, WARREN AVE., PORTLAND

ISSUED
PERMIT
WITH LETTER

ENCLOSED ARE TEN (10) PRINTS OF A PLAN OF MR. GROSSMAN'S LOT. THIS PLAN WAS COMPLETED IN DECEMBER, 1965. WE HAVE NOT DONE ANY ADDITIONAL RESEARCH OR FIELD WORK AT THIS TIME.

SEVEN PRINTS ARE FOR THE CITY OF PORTLAND
THREE PRINTS ARE FOR BILL GROSSMAN.

IF YOU NEED MORE FROM US PLEASE LET US KNOW.

NOTE: IT IS MY UNDERSTANDING THAT BILL GROSSMAN WILL BE AT CITY HALL ON FRIDAY 2/9/90 TO PICK UP HIS.

DISTRIBUTION:



PERMIT ISSUED
FEB 15 1990
City Of Portland

February 12, 1990

Ms. Louise Chase
City of Portland, Maine
Dept. of Planning & Urban Development
Room 315, City Hall
Portland, ME 04101

RECEIVED
FEB 15 1990

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

SUBJECT: GROSSMAN'S
512-550 WARREN AVENUE
PORTLAND, ME
CONTRACTOR SALES OFFICE

Dear Ms. Chase:

Enclosed please find (2) complete sets of plans for the Contractor Sales Office for Portland, ME. These plans are to be submitted with the building permit application we completed on Friday, February 9, 1990.

If you should have any further questions, please do not hesitate to contact me.

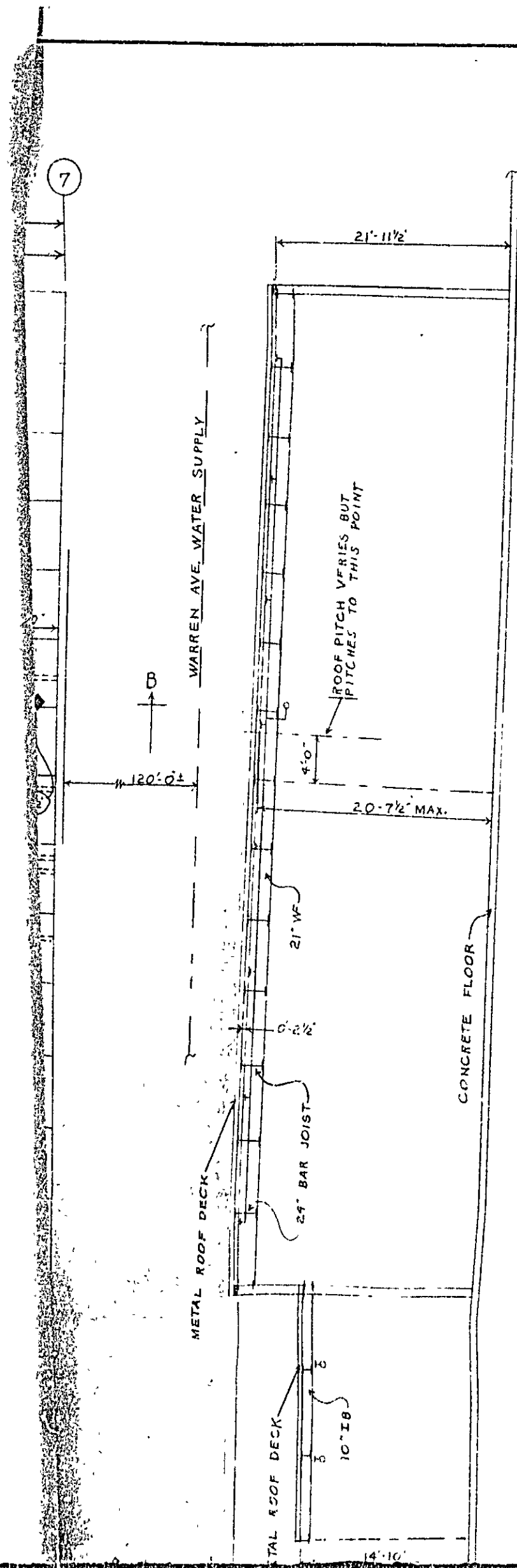
Very truly yours,

GROSSMAN' INC.
Bill Grossman
William H. Grossman
Project Manager
Property Development

WHG/tar

Enclosures

2.15.90
- Building Permit fee of \$195 is owed
- fee
3-22-90 -> \$195 paid



7

PIPE SCHEDULE

LINE #	DESCRIPTION	SCHEDULE
1	20EA LINE #1	
2	19EA LINE #2	
3	1EA LINE #3	
4	THRU #8	
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SECTION A-A



March 12, 1990

Ms. Louise Chase
City of Portland, Maine
Dept. of Planning & Urban Development
Room 315, City Hall
Portland, ME 04101

SUBJECT: GROSSMAN'S - PORTLAND, ME
CONTRACTOR SALES OFFICE

Dear Ms. Chase:

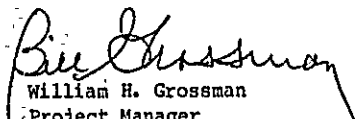
Enclosed please find our check #11152 in the amount of \$195.00. This fee was based on an estimated cost of construction of \$35,000.00.

This check is to be submitted along with the application for the building permit completed a few weeks ago.

If you should have any further questions, please do not hesitate to contact me.

Very truly yours,

GROSSMAN'S INC.


William H. Grossman
Project Manager
Property Development

WHG/tar

Enclosure

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Grossman Inc. Date 2/9/90
200 Union St; Braintree, MA 02184 512-500 Warren Ave.
Mailing Address 30% contractor's sales office Address of Proposed Site 71-A-2
Proposed Use of Site 5.0 acres / 16,000 sq ft. 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 1
Board of Appeals Action Required: () Yes () No Total Floor Area 400 sq ft.
Planning Board Action Required: () Yes () No
Other Comments: _____
Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

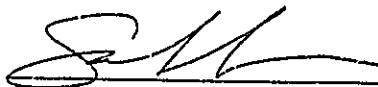
(Date Received) _____

- Major Development — Requires Planning Board Approval; Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION ¹ , PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)



SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Grossman's Inc. 2/9/90
 Applicant Date
 200 Union St; Braintree, MA 02184
 Mailing Address 512-550 Warren Ave.
 20'x20' contractor's sales office Address of Proposed Site
 Proposed Use of Site 271-A-2
 9.0 acres / 16,000 sq ft Site Identifier(s) from Assessors Maps
 Acreage of Site / Ground Floor Coverage 1-2
 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 400 sq ft
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning:
 SPACE & BULK,
 as applicable

COMPLIES

COMPLIES
 CONDITIONALLY

DOES NOT
 COMPLY

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

CONDITIONS
 SPECIFIED
 BELOW

REASONS
 SPECIFIED
 BELOW

REASONS:

OKWD *3-26-90*

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

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

Grossman, Inc. 2/9/90
 Applicant Date
 200 Union St; Braintree, MA 02128 512-550 Warren Ave.
 Mailing Address Address of Proposed Site
 20' x 20' contractor's sales office 771-A-2
 Proposed Use of Site Site Identifier(s) from Assessors Maps
 0.0 acres / 15,000 sq ft 1-2
 Acreage of Site / Ground Floor Coverage 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 100 sq ft
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(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															
DISAPPROVED															

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet If Necessary)

Stephen K. Harris 3/19/90
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Grossman's Inc.

2/9/90

Applicant: 200 Union St; Portland, ME 02103

Date: 512-550 Warren Ave.

Mailing Address: 200 Union St contractor's sales office

Address of Proposed Site: 512-550 Warren Ave.

Proposed Use of Site: 10,000 sq ft

Site Identifier(s) from Assessors Maps: 271-A-2

Acreage of Site: 1/2 Ground Floor Coverage

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: 400 sq ft

Planning Board Action Required: () Yes () No

Other Comments: --

Date Dept. Review Due: --

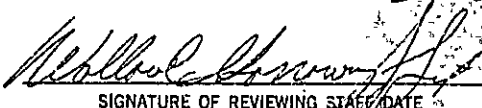
FIRE DEPARTMENT REVIEW

(Data Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	EFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAM-C-E CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

3-9-90

 SIGNATURE OF REVIEWING STAFF DATE

FIRE DEPARTMENT COPY