

Permit No 42/1235

Location 228 Douglas St.

Owner G. Long Development Corp

Date of permit 10/29/42

Notif. closing-in _____

Insp. closing-in _____

Final Notif. _____

Final Inspn. 11/10/42

Cert. of Occupancy issued None

NOTES

11/4/42 - No work started

11/9/42 - Excavation made

11/10/42 - Permit for build

ing issued. OK

OK

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No.	Date	Description	Inspector	Remarks
1	10/29/42	Permit issued		
2	11/4/42	No work started		
3	11/9/42	Excavation made		
4	11/10/42	Permit for building issued		
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APPLICATION FOR PERMIT

Permit No. 1234

Class of Building or Type of Structure Foundation

Portland, Maine, October 29, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 216 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Victory Development Corp. 177 Congress St. Telephone 3-5734
 Contractor's name and address Defense Home Building Corp. 177 Congress St. Telephone 3-5734
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Apartment house No. families 5
 Other buildings on same lot _____ Fee \$ 1.00
 Estimated cost \$ _____

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To excavate and construct foundation 6' x 12' for building 6' x 12' in advance of issuance of permit for general construction

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.

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete Thickness, top 12" bottom 12" cellar yes
 Material of underpinning to fill Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

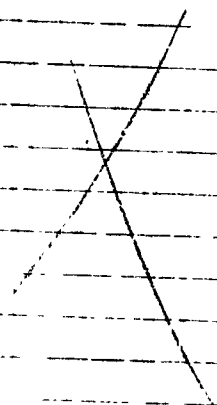
Will above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Signature of owner By Victory Development Corp.
[Signature]

INSPECTION COPY

Permit No 45/1534
Location 16 Boston Ave
Owner Victory Development Corp
Date of permit 10/29/42
No. of closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 11/10/42
Cert. of Occupancy issued None

NOTES

11/42 Excavation made
11/9/42 - Pouring concrete
11/10/42 - Placed
building permit





City of Portland, Maine

42/54

Dr. Leighton Yes
 Mr. Berry absent
 Mr. Harrison Yes
 Mr. Libby Yes
 Mr. Martin Yes

Appeal to the Municipal Officers to Change the Decision

Inspector of Buildings Relating to the Property Owned

by Victory Development Corp. at 175, 181, 187, 193, 197 and 201 Massachusetts Avenue

October 29, 1942

Appeal sustained
11/2/42

To the Municipal Officers:

Your appellant, Victory Development Corp.

are who are the owners of property at 175, 181, 187, 193, 197 and 201 Massachusetts Ave.

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance

The decision of the Inspector of Buildings denies six building permits to cover construction of as many four-family apartment houses at the above location, because each of the houses would have a two story porch and stairway on one side to project about six feet into the required side yard, the ordinance allowing no such projection into any side yard in the General Residence-D Zone where the buildings are located.

The reasons for the appeal are as follows: The appellant owners desire these porches in the original location because any other location would necessitate parking lots being directly under front windows of occupants of the area. That the layout of all of the buildings on the area as offered by the Victory Development Corp. does not in any way detract from light, ventilation or add any fire hazards whatsoever.

Victory Development Corp.

By: Myron Sydes

42/54
PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF VICTORY DEVELOPMENT CORP.
At 175, 181, 187, 193, 197 and 201 MASSACHUSETTS AVENUE

October 30, 1942

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Leighton, Councillors Harrison, Libby and Martin, the Corporation Counsel and the Inspector of Buildings.

Myron D. Wydet and Lewis D. Nisbet appeared in support of the appeal. Mr. Wydet said that while there was enough land to spread the four family houses farther apart and thus comply with the precise terms of the ordinance, to do so would seriously interfere with the arrangement of the parking lot, the driveways and the appearances from the standpoint of the eight-family houses ranged along Douglas Street.

Warren McDonald

11/54 JIM
AG
1/10

, that the appeal under the zoning ordinance of Victory
Development Corp. at 175, 181, 187, 193, 197 and 201 Massachusetts Avenue,
relating to the encroachment of a two story piazza and stairway into the
side yard of each of six four-family apartment houses proposed in these
locations, be sustained and that the building permit be granted to the
appellant corporation subject to full compliance with all terms of the
Building Code;

BECAUSE enforcement of the ordinance in this specific case involves
unnecessary hardship by needlessly preventing the most economical and most
convenient arrangement of these and other buildings on the same property;
and desirable relief may be granted without substantially derogating from
the intent and purpose of the ordinance, in that encroachment of the
piazzas on the side yards will not interfere with light and air of any
of the buildings or increase the fire hazard.



City of Portland, Maine

*Given leave 2/1/39
to withdraw.
2/6/39
[Signature]*

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **J. B. Brown & Sons** at 210-222 Brighton Avenue
cor. Mass. Ave., and Douglas Street

January 24, 1939

To the Municipal Officers:

Your appellant, **J. B. Brown & Sons**

who is the owner of property at 210-222 Brighton Avenue

respectfully petitions the Municipal Officers of the City of Portland to change the decision of

the Inspector of Buildings relating to this property, as provided by Section 13. Paragraph c.

of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case

involves unnecessary hardship and because relief may be granted without substantially der-

ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to construct a building and to install tanks, pumps, piping, etc. at this location for the purpose of establishing a gasoline filling station and motor vehicle service station because such a use of buildings and premises is not ordinarily permissible under the Zoning Ordinance, the property being located partly in a General Residence Zone and partly in an Apartment House Zone.

The reasons for the appeal are as follows: 1. This property has been owned by the appellant for a great many years without any source of revenue to it in spite of fairly heavy taxes paid thereon. 2. The appellant feels that the contemplated use of the property will not only not be a detriment to the neighborhood but on the contrary will improve the appearance thereof and substantially add to the value of property in the neighborhood. The property has been for many years and is now being used as a soft ball field by the city which has never paid anything to the owners of the land for the use thereof in spite of the regular payment of taxes to the city by the owner. 3. Because the owner has failed by only a few feet to get the consents necessary under the Zoning Ordinance to entitle it to use the property as contemplated and it is believed by the appellant that a misunderstanding on the part of several persons refusing to sign consents has been cause of said refusal.

By:

*File
appellants
arrangements
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"at feet" with
of 20 m.*

February 6, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the zoning Ordinance of J. E. Brown & Sons at 210-222 Brighton Avenue, corners of Massachusetts Avenue and Douglass Street, recommends that the appellant be given leave to withdraw.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

39/8

PUBLIC HEARING ON THE APPEAL OF J. B. BROWN & SONS AT 210-222 BRIGHTON AVENUE
CORNERS OF MASSACHUSETTS AVENUE AND DOUGLASS STREET

February 3, 1939

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance appeals today. Present for the City were Councilors Eskilson, Ward and Martin and the Inspector of Buildings.

Philip Clifford, treasurer of J. B. Brown and Sons, appeared in support of the appeal saying that the appeal had been filed because of failure to secure the written consents of the owners of neighboring property frontage as required by the Zoning Law—under the law the written consents of the owners of 1625 lineal feet of frontage is required; the owner secured written consents representing 1366 feet, being short 259 feet. He said that the owners felt that the signatures were refused for reasons not consistent with the intent and purpose of the Zoning Ordinance. He assured the Committee that the buildings and grounds would be presentable and attractive; that the owners believed that the filling station would improve the appearance and the general conditions about the property. He called attention to the fact that the owners had not only paid the taxes on the property for a great many years, but for several years had allowed the city the use of the property for a soft ball ground without charge. He said that the land had been offered for sale for a great many years, and they were unable to find any other purpose for which it could now be developed other than that of a filling station.

Thomas Sanders, representing Ernest F. Ginn, The Federal Loan & Building Assoc. and himself as mortgage holders and owners, Israel Bernstein, owner at 184 Bolton Street, Richard Small of 59 Orland Street, Everett Beane of 16 Beacon Street, S. C. Moore, occupant and owner of a store and dwelling at 219 Brighton Avenue, C. B. Hinds of 230 Brighton Avenue, George Moses of 160 Massachusetts Avenue, Mrs. Delia Robash of 164 Massachusetts Avenue and John J. Casey, owner of property (he thought) at 59 Whitney Avenue all appeared in opposition to the appeal, all agreeing that the proposed filling station would be objectionable, that no further filling stations were necessary in this neighborhood, that such an establishment would depreciate the actual value and the actual valuation of the surrounding residential property, that this location was no place for a filling station and that the land could easily and naturally be developed for two and three family houses. Mr. Small presented a petition against the proposed station which he said was signed by 47 persons. He called particularly to the attention of the Committee the difference between the filling station now under construction at the corner of St. George Street and the one now proposed, saying that the first station was actually in a business zone, was very close to the railroad where it is doubtful if any other use could readily be established, while the location now proposed is a substantial distance from the railroad tracks having Douglass Street between it and the tracks and could readily be developed for uses in line with the Zoning Ordinance.

Warren McDonald

39/8

February 6, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of J. E. Brown & Sons at 210-222 Brighton Avenue, corners of Massachusetts Avenue and Douglass Street, relating to the construction of a gasoline filling station and motor vehicle service station partly in a General Residence Zone and partly in an Apartment House Zone, reports that the appeal ought to be sustained conditionally.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

February 6, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of J. B. Brown and Sons, at 210-222 Brighton Avenue, corners of Massachusetts Avenue and Jougless Street, relating to the construction and establishing of a gasoline filling and motor vehicle service station there partly in a General Residence and partly in an Apartment House Zone, reports that the appeal ought not to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

3978

, that the appeal under the Zoning Ordinance of J. B. Brown & Sons at 210-222 Brighton Avenue, corners of Massachusetts Avenue and Douglass Street, relating to the construction of a gasoline filling station and motor vehicle service station and use of the premises therefor, a use excluded in the General Residence and Apartment House Zones where the property is located, be sustained conditionally and that a building permit be granted to said appellant, subject to full compliance with all terms of the Building Code and subject to the following conditions:

1. That all requirements of the Building Code be complied with.
2. That detailed plans of the proposed establishment, including materials of construction, height and size of buildings, and location and arrangement of buildings, pumps, driveways, flood lights, signs, approaches and other substantially essential appurtenances of the proposed establishment, be approved by the Committee on Zoning and Building Ordinance Appeals before building permits or licenses to store gasoline or oil on the premises are issued.
3. That, before building permits, or licenses to store gasoline or oil on the premises are issued, the petitioner and the applicants for such permits or licenses shall enter into an agreement, approved by the Corporation Counsel of the City of Portland, binding said petitioners, their heirs and assigns, and said applicants to refrain from storing or allowing to be stored on these premises any commercial vehicles, and to refrain from conducting or allowing to be conducted there any retail business or service other than that petitioned for.



City of Portland, Maine

*Petition, in whole
case of - see
appeals*

39/8

Petition to the City Council to Permit

A Gas, Oil and Tire Sales & Service Station

March 16, 1938

On the Property at Nos. 199-207 Brighton Avenue, embracing a strip 36.31 feet wide at Nos. 1-3 on the Easterly side of St. George St. and extending at right angles therefrom 140 feet to the Westerly line of the Portland Terminal Co., with a frontage on Brighton Ave. of 151 feet, approx.,
To the City Council

Your petitioner, Edward D., Illsley, George F. Wabel F. Noyes
who ^{are} is the owners of property at Portland as above described,

respectfully petitions the City Council of the City of Portland to permit on this property, a Gas, Oil and Tire ^{sales & service} station such use being otherwise excluded, the property being located in a Local Business Zone.

Attached hereto are the written consents to this proposed use of the owners of seventy-five per cent of the frontage set forth in Section 10, Paragraph i of the Zoning Ordinance.

*Mr Noyes got
consent of the
owners of the lot
on 3/29/38
and*

*Edward D. Noyes
George F. Noyes
and
Illsley Noyes &
Wabel F. Noyes
by Geo. F. Noyes, their City of Record*

City of Portland, Maine

IN THE CITY COUNCIL

July 5, 1938

To the Committee on Zoning and Building Ordinance Appeals:

The Commissioner of Public Works, to whom was referred the petition of Edward D. Ilsley, George F. and Mabel F. Noyes, for permission to establish a gas, oil and tire sales and service station on the property at Nos. 199-207 Brighton Avenue, embracing a strip 36.31 feet wide at Nos. 1-3 on the easterly side of St. George Street and extending at right angles therefrom 140 feet to the westerly line of the Portland Terminal Co., with a frontage on Brighton Avenue of 151 feet, approximately, in order to ascertain as to whether said petition complied with the requirements of Section 10, paragraph f. of the Zoning Ordinance, has the honor to report as follows:

This location is in a Local Business Zone, which does not permit its use for a gas, oil and tire sales and service station, except that in accordance with Section 10, paragraph f. of the Zoning Ordinance, the written consents of the owners of 75 percent of all the property described in said Section 10, paragraph f., Sections (i) and (ii), be on file with the City Council.

It appears from this petition that the owners of more than 75 percent of the total of both frontages described in said Section 10, paragraph f., have filed their consents.

Respectfully submitted,

Edward M. Hunt
Commissioner of Public Works.



City of Portland, Maine

We, the undersigned, owners of property in the vicinity of a proposed Gas, Oil and Tire Sales & Service station at 199-207 Brighton Ave. & 1-3 St. George St. do, hereby, give our written consents to this proposed use:

Name	Location	Frontage Controlled Ft.
✓ Carl B. Hinds	230 Brighton Ave	Ft.
✓ Stamford C. Wood	2-10 St. George St.	187 Ft.
✓ Mary D. Folsom	215-219 Brighton Ave	50 Ft.
✓ W. P. Perera & Smith	227 Brighton Ave	150 Ft.
✓ W. Raymond	233-235 Brighton Ave	53 Ft.
✓ J. W. Billington	329 Brighton Ave	50 Ft.
✓ E. J. Billington	10 Devonshire	50 Ft.
✓ E. M. Cail	14 Devonshire	50 Ft.
✓ Thos. E. Cail	14 Devonshire	Ft.
✓ Daniel J. Bannigan	12 St. George St.	Ft.
✓ Joseph W. Delard	173-191 Brighton Ave	100 Ft.
✓ Portland Terminal Co	200 St. John St	750 Ft.
✓ Portland Water District	200 St. John St	Ft.
✓ <small>FEDERAL LOAN AND BUILDING ASSOCIATION</small>	18 St. Devonshire St	Ft.
✓ DEERING HEIRS	5-51 St. George St.	600 Ft.
✓ <small>BY Geo. A. Hayes</small>		Ft.
✓ <small>AGENT</small>		Ft.
✓ <small>FEDERAL LOAN & BLDG. ASSN.</small>	14 St. George St. City	Ft.
✓ <small>Handwritten Name</small>	921 Brighton Ave	50 Ft.
✓ Frank J. Gannone		Ft.
		Ft.



City of Portland, Maine

We, the undersigned, owners of property in the vicinity of a proposed Gas, Oil and Tire Sales & Service Station at 199-207 Brighton Ave. & 1-3 St. George St.

do, hereby, give our written consents to this proposed use:

Name	Location	Frontage Controlled Ft.
J. B. Brown <i>Prop.</i>	Brighton Ave	246 Ft.
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Room 21, City Hall
February 1, 1939

J. B. Brown & Sons,
218 Middle Street,
Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, February 3, 1939 at 2 o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the proposed gasoline filling and automobile service station at 210-222 Brighton Avenue.

Please be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

39/4

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

January 24, 1939

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals will hold a public hearing at the Council Chamber, City Hall on Friday, February 3, 1939 at 2 o'clock in the afternoon upon an appeal by J. B. Brown & Sons relating to the construction and establishing of a gasoline filling station and motor vehicle service station at 210-222 Brighton Avenue, corner of Massachusetts Avenue and corner of Douglass Street.

The Inspector of Buildings was unable to issue a building permit covering this construction work because the property is located partly in an Apartment House Zone and partly in a General Residence Zone, where such a use of buildings or premises is not ordinarily permissible under the precise terms of the Zoning Ordinance.

In such a case of denial of a building permit, the applicant is offered two separate courses to pursue in seeking relief from the precise application of the Zoning Law. He may file a petition direct to the City Council seeking a special permit to allow the proposed establishment, but in such a case he must file with the petition written consents to the proposition of the owners of certain nearby property frontage. If such a petition and the written consents are filed, the City Council may refuse the petition or may grant it by a majority vote of three members. Or, the applicant may resort to the general appeal clause of the Zoning Ordinance, in which case no written consents of property owners are required, but in such procedure the appeal, to be sustained, requires the favorable vote of four of the five members of the Board of Municipal Officers.

The appellant corporation is proceeding by the latter of these two methods citing that the reasons that certain written consents of owners of property frontage have been denied the appellant are not consistent with the intent and purpose of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice having been sent to the owners of property within 500 feet of the premises in question, as required by law.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman

*Not used -
see appeal - 3/18*

Petition to the City Council to Permit

On the Property at 210-222 Brighton Avenue

March 16, 1938.

To the City Council:

Your petitioner, J. B. Brown & Sons
who is the owner of property at 210-222 Brighton Avenue
respectfully petitions the City Council of the City of Portland to permit on this property,
a gasoline filling and automobile service station, such use being otherwise excluded,
the property being located in a (A) APARTMENT HOUSE ZONE
(R) GENERAL RESIDENCE ZONE

Attached hereto are the written consents to this proposed use of the owners of seventy-five
per cent of the frontage set forth in Section 10, Paragraph f. of the Zoning Ordinance.

J. B. BROWN & SONS

By

Treasurer.

Philip Sciffel

*not used -
see appeal 3/16*

Petition to the City Council to Permit

On the Property at 210-222 Brighton Avenue

March 16, 19 38

Revised by D.P.W. 3/21/38

To the City Council:

Your petitioner, J. B. Brown & Sons
who is the owner of property at 210-222 Brighton Avenue
respectfully petitions the City Council of the City of Portland to permit on this property,
a gasoline filling and automobile service station such use being otherwise excluded,
the property being located in a

Attached hereto are the written consents to this proposed use of the owners of seventy-five
per cent of the frontage set forth in Section 10, Paragraph f. of the Zoning Ordinance.

*Petitioner J. B. &
made of for itself,
done & signed by
Sign on 3/29/38*

Not used -
see appeal 39/8

CITY OF PORTLAND, MAINE.

We, the undersigned, owners of property in the vicinity of a proposed filling station at 210-222 Brighton Avenue do, hereby, oppose the giving of a permit to the use of this land for a filling station.

Name	Location	Frontage Controlled
Mrs. Jennie W. Thurston	232 - 234 Brighton Ave.	- Ft.
Mr. G. P. Birds	228 + 230 Brighton Ave.	- Ft.
Mrs. Frank E. Folson	227 Brighton Ave.	- Ft.
Mrs. Percis L. Latham	235 Brighton St.	- Ft.
Mr. Frank J. Gannon	221 & 223 Brighton	- Ft.
Mr. Daniel J. Barnigan	11 Beacon Street	- Ft.
Mrs. C. W. Payson	229 Brighton Ave.	- Ft.
Mrs. Amelia Miller	194 Mass Ave 196-198 Mass	- Ft.
Mrs. Peter Roland	164 Mass Ave	- Ft.
George F. Mize	164 1/2 Mass Ave	- Ft.
Mrs. Gertrude E. Hobson	186 Mass Ave.	- Ft.
Mary L. Anderson	195 Balton St.	- Ft.
Edith Delano	251 Brighton Ave.	- Ft.
Stanford C. Stone	215-217 Brighton Ave. 2-6 Algonquin	177 Ft.
James D. Spink	245-247 Brighton Ave.	- Ft.
Leslie S. Swain	62 Maple St lower 20 St. Geo. St.	- Ft.
		- Ft.
		- Ft.

RECEIVED
 APR 4 1938
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

L

We the undersigned, owners of property in the vicinity of a proposed filling station at 210-222 Brighton Ave., are hereby opposed to the granting of a permit for construction of said filling station.

Stanwood C. Moore	219 Brighton Ave
Charles L. Mayfield	166 Bolton St.
Frank J. Gannon	221 Brighton Ave.
Jane M. Delano	257 Brighton Ave
Edith F. Delano	237 Brighton Ave.
Charles A. Sheehan	25 Beacon St.
Richard Small	51-59 Island St.
Geo. Wente	61 Island St.
Mary J. Tolson	227 Brighton Ave
Margaret A. Powell	173 Bolton St
Bessie L. Lederquest	32 St George St
Chester L. Cobb	36 St. George St.
Elaine Duran	257 Brighton Avenue
Mrs George F. Moses	160. Mass Ave.
Charles E. Campbell	15 Beacon St
Mrs. E. T. C. W. Raymond	229 Brighton Ave.
Daniel J. Pannigan	11 Beacon St
Mrs. Addie P. Shaw	19-21 Beacon St.
Anna C. Esterson	193 Whitney Ave.

39/8

We the undersigned, owners of property in the vicinity of a proposed filling station at 210-222 Brighton Ave., are hereby opposed to the granting of a permit for construction of said filling station.

Carl B. Hinds, 225 + 230 Brighton Ave.

Mrs Bessie Jordan 200 Mass Ave

Mrs Amelia Miller 178 - 196 - 198 Mass Ave

John E. Ham, 156 Mass Ave.

Mrs Delia Robak 164 Mass Ave

Mrs. C. L. Brooks 142 Mass. Ave.

Anna H. Ebbesen 169 Bolton St.

John J. Casey ^{Lot 34} 177-179 Whitney Ave.

Gertrude E. Hobson 186 Mass Ave

Mary E. Casey ^{Lot 33} 173-175 Whitney Ave.

Fred W. Barnes 144 Mass Ave.

Mrs Chauncey L. Robinson - 180 Bolton St.

Mrs. Israel Bernstein 184 Bolton St

Mary L. Anderson 195 " "

Minnie Barker 196-198 200-202 Bolton St

Mrs Lottie P. Murray 196-198-200-202 " "



APPLICATION FOR PERMIT Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, January 24, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 210-222 Brighton Avenue Ward _____ Within Fire Limits? Y Dist. No. _____
 Owner's or Lessee's name and address Cor. Mass. Ave. and Douglas St.
J. B. Brown & Son, 212 Middle Street Telephone 3-2247
 Contractor's name and address not lot Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Service Station No. families _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$.25 prelim.

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To construct gasoline filling station and motor vehicle service station in accordance with detailed plans to be submitted later.

This application is filed in a preliminary way to get settled the question of zoning appeal. In event the appeal is sustained detailed plans and specifications will be filed and the usual fee will be paid.
 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.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total 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 above work require removal or disturbing of any shade 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? _____

INSPECTION COPY

Signature of owner By: Philip [Signature]

J. B. Brown & Son

37-24

Ward _____ Permit No. 571

Location 210-222 Brighton Ave.

Owner J. B. Brown & Sons

Date of permit 11 139

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

NOTES

*Revised
Appeal with drawing*

208-220 BRIGHTON AVENUE

JACKET #4

1



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 22nd, 19 82
 Receipt and Permit number A77821

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: 214-216 Brighton Avenue - Village Apts.
 OWNER'S NAME: Village Assoc. ADDRESS: Forest Park Bldg.

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	FEES
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	
METERS: (number of)	_____				
MOTORS: (number of)	_____				
	Fractional _____				
	1 HP or over _____				
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____				
	Electric (number of rooms) _____				
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____				
	Oil or Gas (by separate units) _____				
	Electric Under 20 kws _____	Over 20 kws _____			
APPLIANCES: (number of)	Ranges _____	Water Heaters _____			
	Cook Tops _____	Disposals _____			
	Wa ^{sh} Ovens _____	Dishwashers _____			
	Dryer _____	Compactors _____			
	Fans _____	Others (denote) _____			
	TOTAL _____				
MISCELLANEOUS: (number of)	Branch Panels _____				
	Transformers _____				
	Air Conditioners Central Unit _____				
	Separate Units (windows) _____				
	Signs 20 sq. ft. and under _____				
	Over 20 sq. ft. _____				
	Swimming Pools Above Ground _____				
	In Ground _____				
	Fire/Burglar Alarms Residential _____				
	Commercial _____				
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____				
	over 30 amps _____				
	Circus, Fairs, etc. _____				
	Alterations to wires <u>XX</u> _____				2.00
	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) rion.....				3.00
	TOTAL AMOUNT DUE: _____				3.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call _____
 CONTRACTOR'S NAME: Alexis Electric
 ADDRESS: Raymond, Maine
 TEL.: 655-7503
 MASTER LICENSE NO.: 3722 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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

ELECTRICAL INSTALLATIONS -

Permit Number 97821

Location 214-216 Brighton Ave.

Owner Village Assoc.

Date of Permit 6-23-82

Final Inspection 7-13-82

By Inspector Libby

Permit Application Register Page No. 120

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS:

<u>7-13-82</u>	/'	/'	/'	/'	/'	/'
	/'	/'	/'	/'	/'	/'
	/'	/'	/'	/'	/'	/'
	/'	/'	/'	/'	/'	/'

CODE COMPLIANCE COMPLETED
DATE: 7-13-82

REMARKS:

(This area contains vertical lines for handwritten remarks and is currently blank.)

930979

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$60.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: New Portland Prop Phone # 773-4739
Address: 100 Forest Park Portland 04101
LOCATION OF CONSTRUCTION 214-216 Brighton Ave.
Contractor: Woodward Thomsen Co. Sub: _____
Address: P.O. Box 10359 Portland 04104 Phone # 774-9298
Est. Construction Cost: 8,000 Proposed Use: multi dwelling
Past Use: same
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 repairs after fire as per plans

For Official Use Only
Date October 12, 1993 Subdivision: _____
Inside Fire Limits _____ Name: OCT-22-1993
Bldg Code _____ Lot: _____
Time Limit _____ Ownership: _____ Public _____ Private _____
Estimated Cost: 8,000
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) WJH 10-19-93

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 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: _____

Roof:
1. Truss or Rafter Size _____ Span _____ Action: Approved
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
Date: 10/12/93

Chimneys:
Type: _____ Number of Fire Places _____
Signature: _____

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 Latini

Signature of Applicant Leonard Thomsen Date 10/12/93

Signature of CEO [Signature] Date _____

Inspection Dates _____

White-Tax Assessor Yellow-GPCOG White Tag -CEO [G] © Copyright GPCOG 1988



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 10/20/93, 19
 Receipt and Permit number 2885

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: 214 - 216 Brighton Ave
 OWNER'S NAME: New Portland Prop ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>X</u> Switches <u>X</u> Plugmold _____ ft. TOTAL <u>22</u>	4.40
FIXTURES: (number of)	
Incandescent <u>6</u> Fluorescent _____ (not strip) TOTAL <u>6</u>	1.20
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES. (number of)	
Ranges <u>4</u> _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>4</u>	8.00
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
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: <u>15.00</u>	
	minimum fee

INSPECTION:
 Will be ready on _____, 19__; or Will Call X
 CONTRACTOR'S NAME: Hannan's Elect
 ADDRESS: Broadway- So Ptd
 TEL: Larry Hannan #2885
 MASTER LICENSE NO. 67-2471 SIGNATURE OF CONTRACTOR: Larry Hannan
 LIMITED LICENSE NO.: _____

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

930979

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$67.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: New Portland Prop Phone # 773-4739
Address: 100 Forest Park Portland 04101
LOCATION OF CONSTRUCTION 714-216 Brighton Ave.
Contractor: Woodward Thomaen Co. Sub: _____
Address: P.O. Box 10359 Portland 04104 Phone # 774-9298
Est. Construction Cost: 8,000 Proposed Use: multi dwelling
Past Use: same
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 80-I-1
Explain Conversion repairs after fire as per plans

For Official Use Only
Date October 12, 1993 Subdivision: _____
Name: _____
Inside Front Limits _____
Edg Code _____
Time Limit _____
Ownership: _____ Public _____ Private _____
Estimated Cost: 8,000
CITY OF PORTLAND
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) HISTORIC PRESERVATION

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 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: _____ Not in District nor Landmark
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
3. Type Ceilings _____ Requires Review.
4. Insulation Type _____
5. Ceiling Height: _____
Roof: _____
1. Truss or Rafter Size _____
2. Sheathing Type _____
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. Approved for installation _____
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: _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Latini
Signature of Applicant _____
Signature of CEO Leonard Thomaen
Inspection Date: _____
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White-Tax Assesor Yellow-GPCOG White Tag -CEO

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

PHOTOPLAN

N

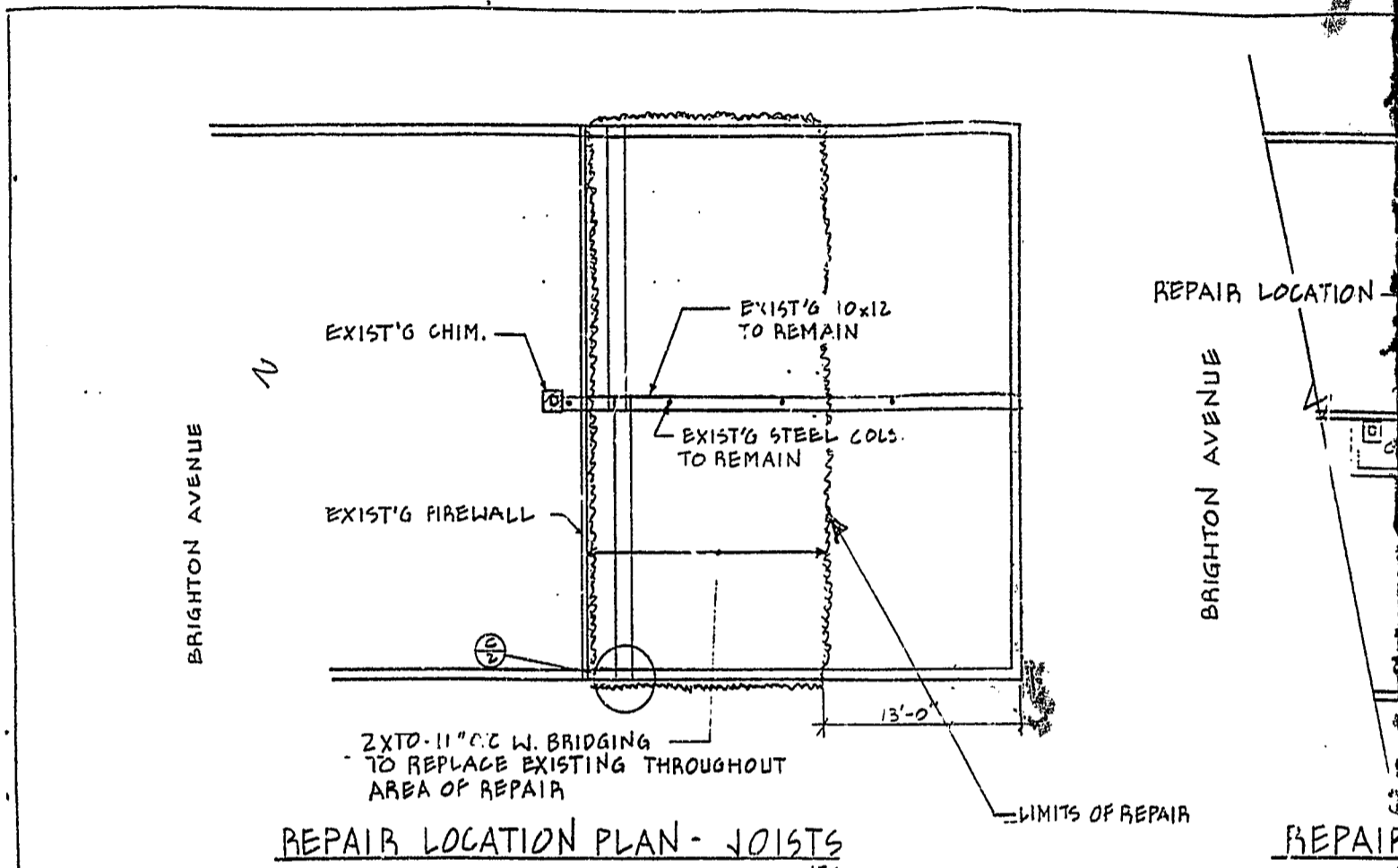


FEES (Breakdown From Front)
Base Fee \$ 60.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

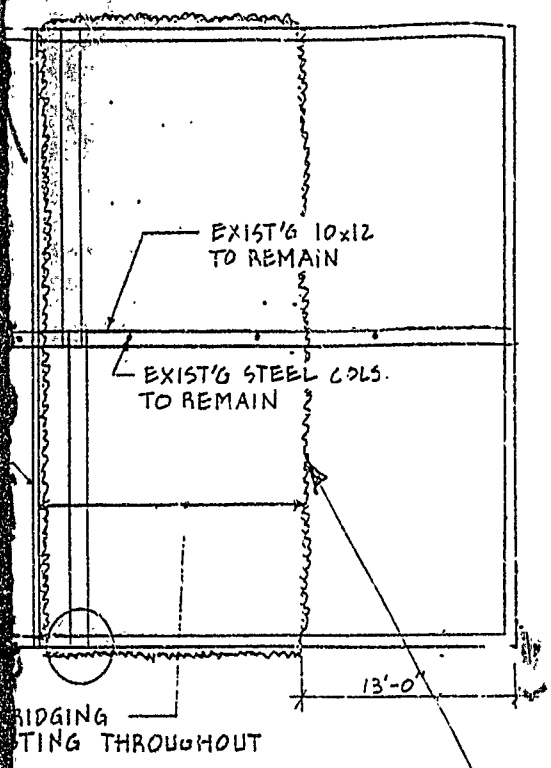
Inspection Record	
Type	Date
<i>Pave. Allowe</i>	<i>5/9/94</i>
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS 2 sets of plans submitted

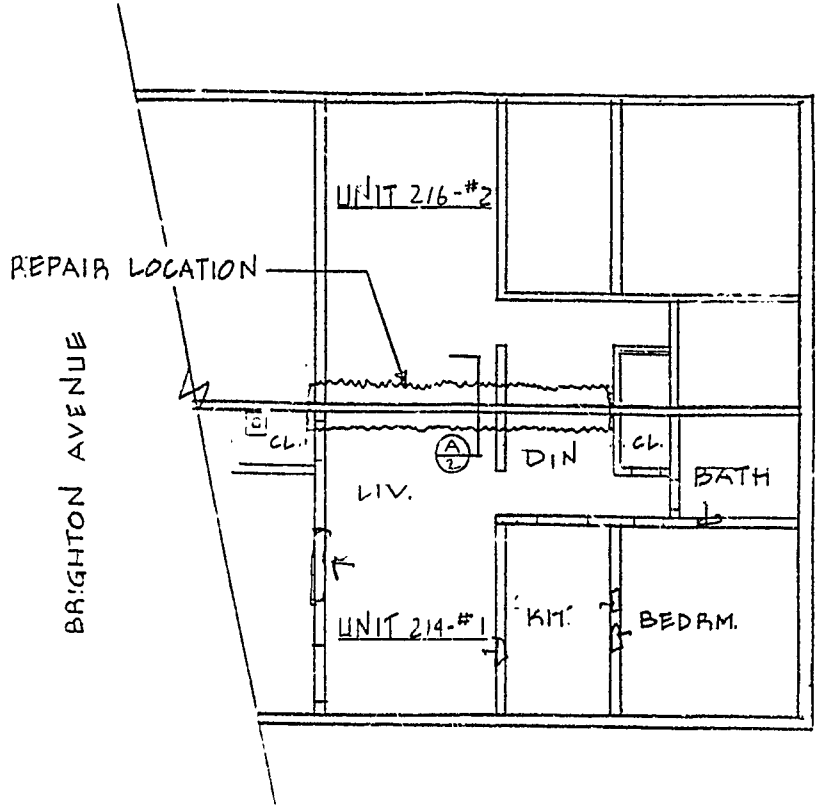
Signature of Applicant _____ Date _____



FIRST FLOOR FRAMING REPAIR	
214-216 BRIGHTON AVENUE	
CRITERIUM-MOONEY ENGINEERS 650 BRIGHTON AVENUE PORTLAND ME 04102 TEL: 207 775 1969 TOLL FREE: 1 800 922 1969 FAX: 207 775 4105	NEW PORTLA. PROP 100 FOREST PARK PORTLAND, ME 0410

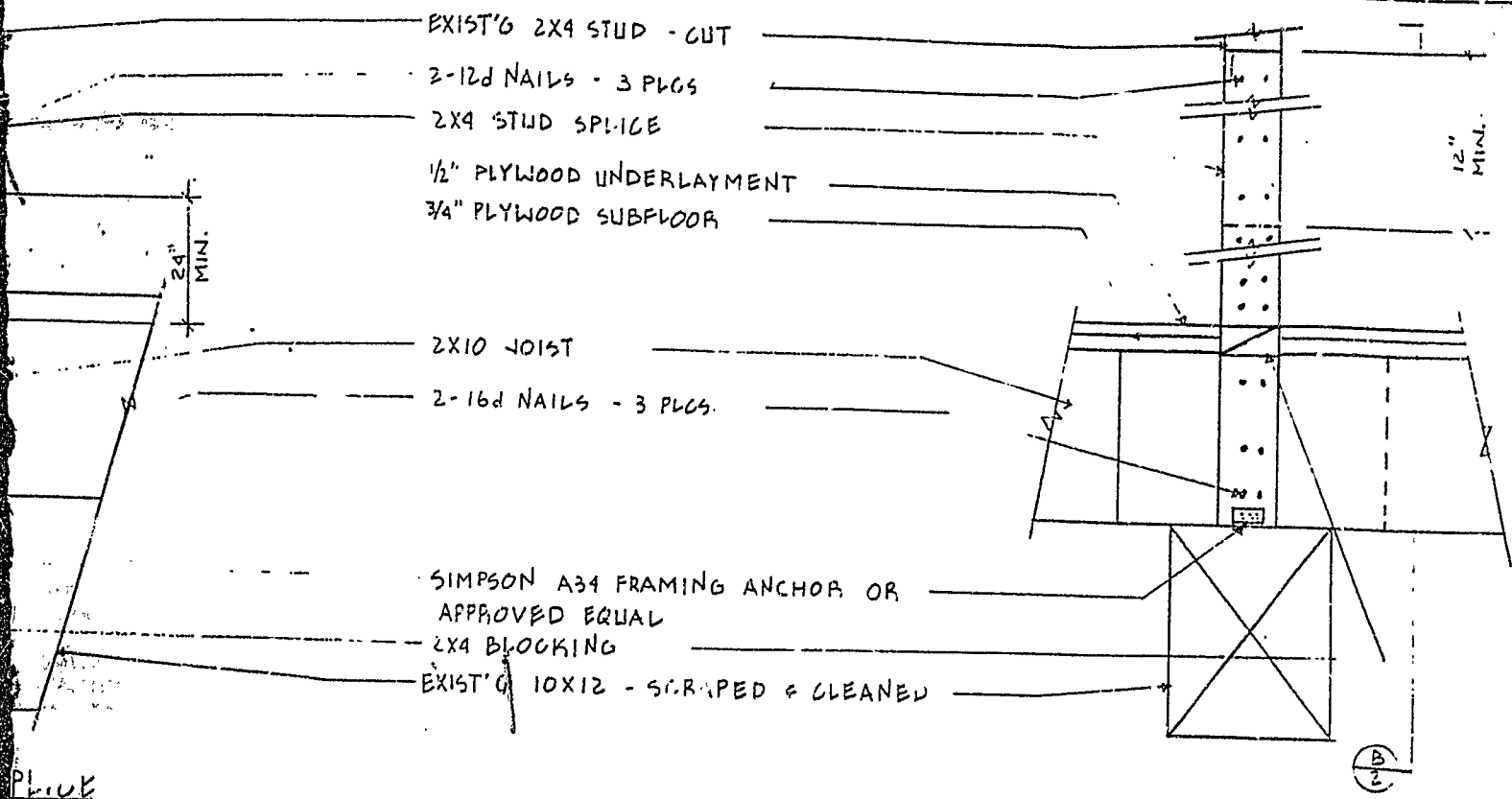


PLAN - JOISTS
NTS.



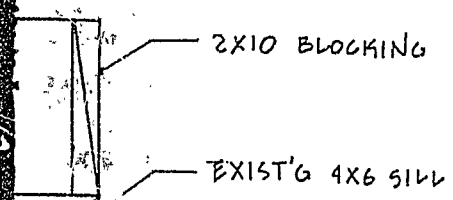
REPAIR LOCATION PLAN - WALL
NTS.

FIRST FLOOR FRAMING REPAIR 214-216 BRIGHTON AVENUE			JOB NO: 93-138
CRITERIUM-MOONEY ENGINEERS 650 BRIGHTON AVENUE PORTLAND ME 04102 TEL 207 775 1965 TOLL FREE 1 800 922 1969 FAX 207 775 4465	NEW PORTLAND PROP 100 FOREST PARK PORTLAND, ME 04101		DATE: 8-5-93
			BY: -J. STUMP
			SHEET NO: 1 OF 3



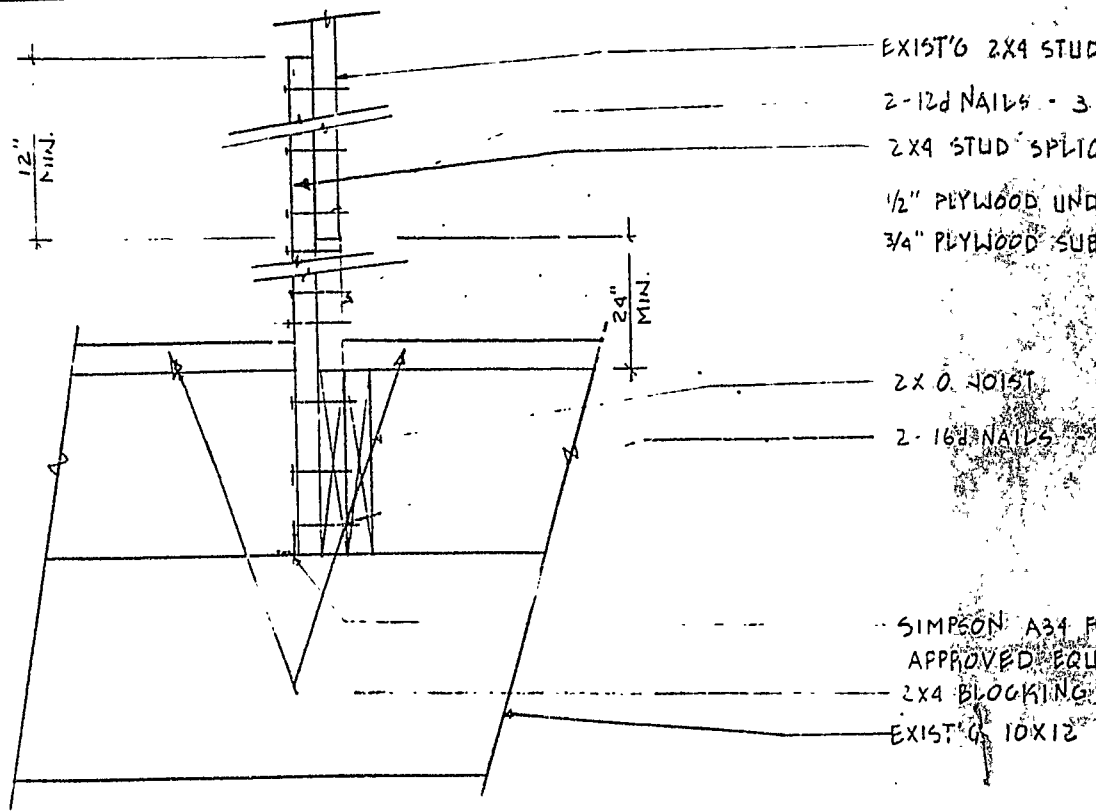
- EXIST'G 2X4 STUD - CUT
- 2-12d NAILS - 3 PLCS
- 2X4 STUD SPLICE
- 1/2" PLYWOOD UNDERLAYMENT
- 3/4" PLYWOOD SUBFLOOR
- 2X10 JOIST
- 2-16d NAILS - 3 PLCS.
- SIMPSON A34 FRAMING ANCHOR OR APPROVED EQUAL
- 2X4 BLOCKING
- EXIST'G 10X12 - SCRAPPED & CLEANED

PLUCK
N.T.S.



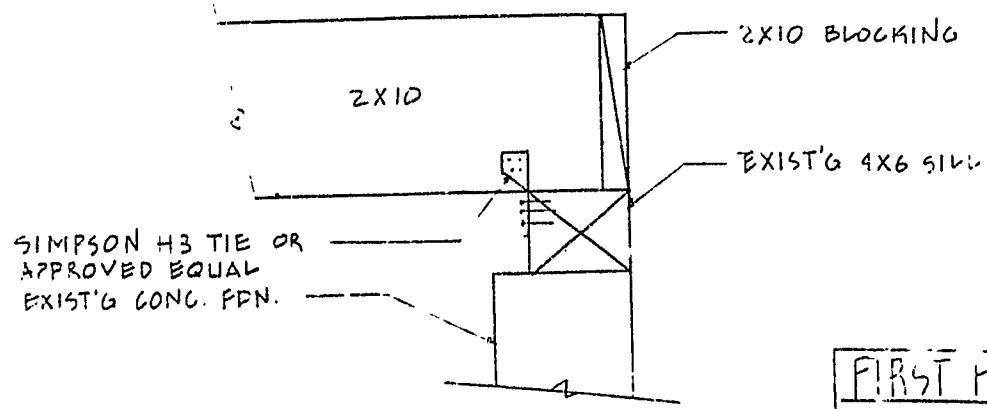
(A) SECTION AT STUD SPLICE
N.T.S.

FIRST FLOOR FRAMING REPAIR			JOB NO: 93-138
214-216 BRIGHTON AVENUE			DATE: 8-5-93
CRITERIUM-MOONEY ENGINEERS 650 BRIGHTON AVENUE PORTLAND, ME 04102 TEL 207-755-1066 TOLL FREE: 800-922-1350 FAX 207-755-4402	NEW PORTLAND PROP. 100 FOREST PARK PORTLAND, ME 04101	BY: J. STUMP	



- EXIST'G 2X4 STUD
- 2-12D NAILS - 3"
- 2X4 STUD SPLICE
- 1/2" PLYWOOD UNDR
- 3/4" PLYWOOD SUB
- 2X4 BLOCKING
- 2-12D NAILS
- SIMPSON A34 F
- APPROVED EQU
- 2X4 BLOCKING
- EXIST'G 10X12

(B) SECTION AT STUD SPLICE
NTS



- SIMPSON H3 TIE OR
- APPROVED EQUAL
- EXIST'G CONC. FDN.

- 2X10 BLOCKING
- EXIST'G 4X6 SILL

(C) JOIST BEARING AT SILL
NTS

FIRST FLOOR FRA
214-216 BRIGHTON
CRITERIUM-MOONEY ENGINEERS
550 BRIGHTON AVENUE
PORTLAND ME 04106
TEL: 51969
TOLL: 800 972-1111
FAX: 51969

3. STRUCTURAL SAW LUMBER:

- A. 2X 10 FLOOR JOISTS: SPRUCE PINE FIR NO. (1) WITH F_b (REPETITIVE) = (1200) P.S.I.
- B. LEDGERS, PLATES, BLOCKING AND OTHER SAW LUMBER: SPRUCE PINE FIR NO. (2).
- C. STUDS: SPRUCE PINE FIR CONSTRUCTION GRADE
- D. COLUMNS: UNEXPOSED, SPRUCE PINE FIR (FOHC) NO. (1). EXPOSED, SPRUCE PINE FIR (FOHC) NO. (1), AND SELECTED FOR FREEDOM FROM BLEMISHES.

5. PLYWOOD:

- A. SUBFLOORING: C-D INT-APA (PSI-74) WITH EXTERIOR GLUE; 1/2" OR 3/4" WITH IDENTIFICATION INDEX 3216 FOR SPANS 16" TO 24". LAY UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER JOINTS. EACH PLYWOOD PIECE TO BE CONTINUOUS OVER A MINIMUM OF THREE SPANS WITH A MINIMUM WIDTH OF 1'-0" UNLESS BLOCKING IS PROVIDED AT ALL JOINTS.

SUPPLEMENTARY NOTES

- 1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES.
- 2. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS.
- 3. PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- 4. OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR.
- 5. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- 6. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE STATE OF MAINE.
- 7. DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THESE DRAWINGS.
- 8. SAWN LUMBER DIMENSIONS ARE NOMINAL. VERIFY ALL DIMENSIONS WITH THE DRAWINGS.

CAMP OF A GRADING COMMITTEE

THE ORIGINAL GRADE APPROVED BY THE ALSG.

WITHOUT APPROVAL

MODE FOR NAILING

EACH SIDE OR

BOUNDARY MEMBERS

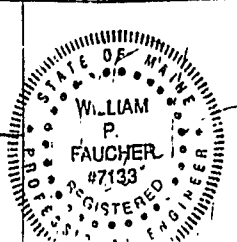
FIRST FLOOR FRAMING REPAIR

214-216 BRIGHTON AVENUE

CRITERIUM-MOONEY ENGINEERS

650 BRIGHTON AVENUE
PORTLAND, ME 04102
TEL: 853-1569
TOLL FREE: 800 922 1065

NEW PORTLAND PROP.
TOD FOREST PARK
PORTLAND, ME 04101



JOP NO:
93-138

DATE:
8-5-93

BY:
J. STUMP

SHEET NO: 10

STRUCTURAL NOTES

(APPLY UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS)

CODE _____

COMPLY WITH THE 1990 BOCA BUILDING CODE.

DESIGN LOADS (GENERAL CASE) _____

1. FLOOR FRAMING.

DEAD LOAD: 10 PSF
LIVE LOAD: 40 PSF

WOOD _____

1. GENERAL:

- A. EACH PIECE OF LUMBER SHALL BE "S-DRY" AND BEAR THE GRADE STAMP OF A GRADING RULES AGENCY APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE.
- B. EACH PIECE OF LUMBER IN PLACE IN THE STRUCTURE SHALL BE OF THE ORIGINAL GRADE SPECIFIED OR BETTER WHEN INSPECTED BY A GRADING AGENCY APPROVED BY THE ALSO, REGARDLESS OF REQUIRED GRADE STAMP AND CERTIFICATIONS.
- C. DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD BEARING STUDS WITHOUT APPROVAL.

2. CONNECTIONS:

- A. SEE NAILING SCHEDULE, APPENDIX C, OF THE 1990 BOCA BUILDING CODE FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS. USE COMMON NAILS.
- B. MAKE FRAMED CONNECTIONS WITH APPROVED FRAMING ANCHORS ON EACH SIDE OR APPROVED JOIST HANGERS BY SIMPSON, TECO OR K.C.
- C. NAIL PLYWOOD WITH (8)D COMMON NAILS AT 6" AT ALL EDGES AND BOUNDARY MEMBERS AND AT 12" AT INTERMEDIATE SUPPORTS.
- D. PRE-DRILL ALL HOLES FOR NAILS LARGER THAN 2"D.
- E. FIELD DRILL BOLTS HOLES FOR PROPER MATCHING AND BEARINGS.
- F. PROVIDE CUT WASHERS AT BOLTS IN WOOD WITHOUT STEEL PLATES.

3. STRUCTURAL SAWN

- A. 2X 10 FLOOR
- B. LEDGERS: P.
- C. STUDS: SPR
- D. COLUMNS: W
(FOHC) NO. 1

5. PLYWOOD

- A. SUBFLOORING:
IDENTIFICATION
PERPENDICULAR
CONTINUOUS
BLOCKING IS

SUPPLEMENTARY NOTES

1. VERIFY ALL DIMENSIONS, ANY DISCREPANCIES
2. VERIFY IN FIELD ALL I
3. PROVIDE ALL NECESSARY EXCESSIVE STRESSES
4. OPTIONS ARE FOR THE CHANGES NECESSARY COST OF ADDITIONAL BORNE BY THE CONTRACTOR
5. THE COST OF ADDITIONAL SHALL BE BORNE BY
6. ANY ENGINEERING DESIGN SEAL AND SIGNATURE
7. DETAILS ON THE STRUCTURAL DRAWINGS.
8. SAWN LUMBER DIMENSIONS

FIRST FLOOR FRAMING REPAIR
214-216 BRIGHTON AVENUE

CRITERION-MOONEY ENGINEERS

550 BRIGHTON AVENUE
PORTLAND ME 04102
TEL: 855-5196
TOLL FREE: 800-922-1966

NEW PORTLAND
TODD FOREST
PORTLAND, ME

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 18, 1994

NEW PORTLAND PROP GROUP
100 FOREST PARK
PORTLAND ME 04101

Re: 208 Brighton Ave
CBL: 000- - I-001-001-02
DU: 4

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".


In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standard.

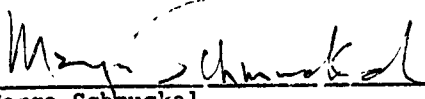
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


Marland Wing
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 208 Brighton Ave
Housing Conditions Date: August 18, 1994
Expiration Date: October 17, 1994

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1.	EXT - FRONT - TRIM HAS ROTTED BOARD	108.10
2.	EXT - LEFT-FRONT - TRIM IS MISSING A GUTTER	108.10
3.	EXT - OVERALL - TRIM HAS PEELING PAINT	108.10
4.	INT - 2ND FLOOR; LEFT - BATHROOM CEILING HAS PEELING PAINT	108.20
5.	INT - 2ND FLOOR; LEFT - KITCHEN WALL HAS A LOOSE REGISTER COVER	114.30
6.	INT - 1ST FLOOR; RIGHT - BATHROOM CEILING IS MISSING SHEETROCK	108.20
7.	INT - CELLAR - STAIRWAY WALL HAS A LOOSE LIGHT SWITCH	113.50
8.	INT - CELLAR - CEILING HAS A LOOSE LIGHT FIXTURE	113.50