



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 7, 1987

Viana Assoc.
100 Olde Birch Lane
Portland, Maine

Re: 148-156 Brighton Avenue, Portland

Dear Sir:

Your application to replace conventional framing to GNI framing has been reviewed and the amendment is granted with the following requirements.

1. Due to the fact this work is well underway, I will require all engineering reports and the seal of a structural engineer on the design of the GNI truss system, pertaining to this project.
2. No certificate of occupancy will be granted until all this data has been received and approved by this Division.

If you have any questions on this matter please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/lmc

0 792

PERMIT ISSUED



APPLICATION FOR AMENDMENT TO PERMIT

JUL 7 1987

Amendment No. 1

Portland, Maine, July 2, 1987

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 87-127, pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 156 Brighton Avenue Within Fire Limits? Yes Dist. No.
Owner's name and address Viana Assoc. 100 Olde Birch Lane 04101 Telephone 878-2255
Lessee's name and address Telephone
Contractor's name and address Same as owner Telephone
Architect Plans filed Yes No. of sheets 7
Proposed use of building 3 family dwelling (condominiums) No. families 3
Last use No. families
Increased cost of work None Additional fee None

Description of Proposed Work

Replacing conventional framing to GNI framing as per plans submitted.

Details of New Work

Is any plumbing involved in this work? No Is any electrical work involved in this work? No
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner

INSPECTION COPY

Approved: Inspector of Buildings

FILE COPY

APPLICANT'S COPY

ASSESOR'S COPY

CITY OF PORTLAND, MAINE
PLANNING BOARD

January 21, 1987

Peter Anania
c/o Norstar Bank
One City Center
Portland ME 04101

Jack D. Humeniuk, Chairman
Barbara A. Vestal, Vice Chairman
Harry C. Cummings
John W. Barker
Joseph R. DeCoursey
Michael J. Fenton
Jadino R. O'Brien

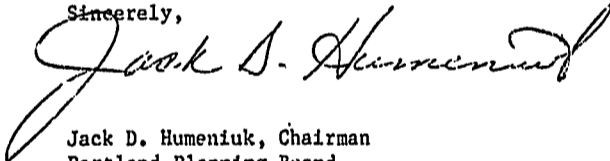
Dear Mr. Anania:

On January 20, 1987 the Portland Planning Board voted unanimously (5-0) to approve the site plan for the Oakdale Commons 3-Unit Apartment Building. The approval was granted for the project with the following conditions:

1. The conditions as stated in the attached letter dated January 16, 1987, from Peter Anania to David Klenk, Planner.
2. That the site plan be revised to show the reconstruction of the brick sidewalk, in the driveway area, after the completion of the project.

The approval is based on the submitted site plan and stated conditions. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.

Sincerely,



Jack D. Humeniuk, Chairman
Portland Planning Board

148-156 BLIGHTON AVE.

DK/eg
Enclosure

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
David Klenk, Planner
P. Samuel Hoffses, Chief of Building Inspections
Warren J. Turner, Zoning Administrator
George Flaherty, Director of Parks & Public Works
Marc Guimont, City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist
Chris Foster, Associate Corporation Counsel

Attachment 5

January 16, 1987

David Klenk, Planner
City Hall
Portland, Me 04101

Dear Mr. Klenk:

This letter is to confirm our conversation this morning. The following items were discussed:

- 1) We agree to run the utilities (electric, telephone, cable) under ground from the property line to the building.
- 2) As the City Arborist requested:
 - a) We will space the white pines 10 feet apart, which means adding approximately three more trees.
 - b) We will add Aborvitae spaced four feet apart along the Dartmouth Street side of the project, between the parking area and the sidewalk.
 - c) We also agree to the City Aborists specifications as to size.
- 3) We will provide a revised site plan showing the location of the nearest fire hydrant.
- 4) We plan to provide the following exterior lights:
 - a) In the front (Brighton Ave.) we will have a light on both sides of each door (six total), which will have two 60 watt lamps in each.
 - b) On the back side of the building we will install a 150 watt Quartz Flood light next to each rear entrance.
- 5) Lastly we will loam and seed all disturbed areas upon completion of construction.

If there are any further questions regarding this plan please call.

Sincerely,



VIANA Associates
Peter V. Anania, Partner

APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 11 1967
City of Portland

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION R-5 PORTLAND, MAINE Jan. 10, 1967

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 148-156 Brighton Avenue Fire District #1 , #2
1. Owner's name and address John F. & Anna H. Ridge, 400 Western Ave Telephone 773-8125
2. Lessee's name and address Viana Assoc, Portland Telephone
3. Contractor's name and address 100 Olde Birch Lane - Port- 04101 Telephone 878-2255

Contractor Owner No. of sheets
Proposed use of building 3 family dwelling No. families
Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$ 201,000

FIELD INSPECTOR—Mr. 105,600
@ 775-5451

Appeal Fees \$
Basic Fee site plan 300.00
Late Fee 1,020.00
TOTAL \$ 545.00

minor site plan review
To construct 2 story 3 family dwelling,
60 1/2 x 27' x ~~64x4x~~ we garages
also to construct 9' retaining wall
also to construct 3 garages, 12' x
27' size of garages

Stamp of Special Conditions
PERMIT ISSUED
WITH LETTER

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate 26' Height average grade to highest point of roof 33'
Size front 60 1/2 depth 27 No. stories 2s solid or filled land solid earth or rock earth
Material of foundation concrete Thickness, top 10" bottom 10" cellar partial
Kind of roof pitch Rise per foot 8/12 Roof covering asphalt shingles
No. of chimneys 3 Material of chimneys metalbestos Kind of heat elec fuel
Framing Lumber—Kind pine Dressed or full size? dressed Corner posts 2 x 10 Sills 2 x 10
Size Girder 2 x 12 Columns under girders xxxxx 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 2 x 10 2nd 2 x 8 3rd roof 2 x 4
On centers: 1st floor 16 2nd 3rd roof 24
Maximum span: 1st floor 2nd 3rd roof

IF A GARAGE

No. cars now accommodated on same lot to be accommodated 3 number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: Feb 6 DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING: A. N. M. J. M. J. M. J.
BUILDING CODE:
Fire Dept. James V. O'Neil
Health Dept.
Other:

MISCELLANEOUS
Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant [Signature] Phone # same
Type Name of above John F. Ridge 2 3 4
Robert Viola for Viana Assoc. and Address

PERMIT ISSUED
WITH LETTER
APPLICANT'S COPY OFFICE FILE COPY

[Signature]
M. Carroll

NOTES

2/19/87 - Architect engineer as to Status of job.

6/1/87 - Foundation Damed, setbacks etc. all ok

6/30/87 - Complaint from Don McWilliams re: floor joists - they are using "Strands" Board joists by G.I. - These are acceptable Bob-Hala will be in to file Change Order

7/2/87 - Permit Amendment filed today along w/ Specifications

Permit No. 87/121
 Location 118-156 Douglas Ave
 Owner J. J. & L. J. J. J. J. J.
 Date of permit 1-10-87
 Approved 8-11-87
 Dwelling 3 Family, retaining wall
 Garage
 Alteration

Handwritten notes and signatures in the right column, including a large signature that appears to be 'J. J. J. J. J.' and some illegible text.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JUNE 30, 1997

VIANA ASSOCIATES
PO BOX 577
PORTLAND ME 04112

Re: 15, BRIGHTON AVE
CBL: 080- - A-024-001-01
DU: 3

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

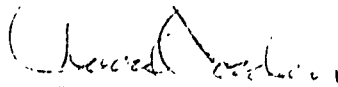
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

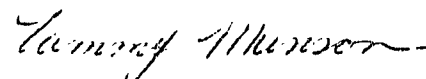
1. EXT - RIGHT SIDE - 108.50
POWELL VENT HAS ACCUMULATION OF BIRDNESTING MATERIAL
2. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACKUP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT
- PERMIT BY MASTER ELECTRICIAN

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munsor
Code Enfc. Offc./ Field Supv.