

For microfiche

contract zone

BRIGHTPB.FIN  
01.10.96

AGREEMENT BETWEEN  
CITY OF PORTLAND  
AND

DEBRA G. DIFALCO, D.V.M. AND KRISTINE L. HOYT, D.V.M.

AGREEMENT made this 6<sup>th</sup> day of March, 1996 by and between the CITY OF PORTLAND, a body corporate and politic, located in Cumberland County and State of Maine (hereinafter the "CITY") and DEBRA G. DIFALCO, D.V.M. and KRISTINE L. HOYT, D.V.M., of Tower X, 222 St. John Street, Portland, Maine 04102 (hereinafter "DIFALCO AND HOYT").

W I T N E S S E T H:

WHEREAS, DIFALCO AND HOYT did request a rezoning of property located at 183 Brighton Avenue, in Portland, in order to permit the establishment and operation of veterinarian's offices, limited to the treatment of cats and related services; and

WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the property as aforesaid, subject, however, to certain conditions; and

WHEREAS, the CITY by and through its City Council has determined that said rezoning would be pursuant to and consistent with the CITY'S comprehensive land use plan and consistent with the existing and permitted uses within the original zone; and

WHEREAS, the CITY has determined that because of the unusual

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nature of the proposed development it is necessary or appropriate to impose by agreement the following conditions or restrictions in order to insure that the rezoning is consistent with the CITY's comprehensive land use plan; and

WHEREAS, the CITY authorized the execution of this Agreement on , 1996;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The CITY shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.
2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.
3. DIFALCO AND HOYT shall be authorized to establish and maintain veterinarians' offices in addition to uses permitted in the B-1 Business zone
4. Parking shall be established and assigned as indicated on Attachment 2.
5. The veterinarian office use shall be limited to the treatment of cats only and services related to such treatment.
6. All structures or pens for housing or containment of animals shall be located within the main structure.
7. The building in which animals are treated or kept shall have mechanical air exchange and cooling systems that are adequate to maintain such structure, including pens and runs, at an interior temperature that is adequate to prevent the need for ventilation from open windows. Ventilation from open windows shall not be permitted.

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8. DIFALCO AND HOYT shall provide to the Zoning Administrator documentation from a licensed professional engineer or a licensed architect that the structure in which the veterinary hospital is to be located has sufficient sound insulation to ensure compliance with the requirements of section 14-167(2), the noise requirements of the B-1 zone.
9. The provisions of this Agreement, including the permitted veterinarian use, are intended to be supplemental to the uses and requirements of the underlying B-1 zone.

The above stated restrictions, provisions and conditions are an essential part of the rezoning, shall run with the subject premises, shall bind DIFALCO AND HOYT, their successors and assigns, as permitted by this Agreement, of said property or any part thereof or interest therein, and any party in possession or occupancy of said property or any part thereof, and shall inure to the benefit of and be enforceable by the CITY, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event that DIFALCO AND HOYT or any successor fail to

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continue to utilize the property in accordance with this Agreement, or in the event of a breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing, to resolve the issue resulting in the breach or the failure to operate. The resolution may include a recommendation to the City Council that the site be rezoned to B-1 or any successor zone and that this Agreement be terminated, requiring a cessation of the veterinarian office use.

WITNESS:

Sonia T. Bean

CITY OF PORTLAND

By Robert B. Ganley  
Robert B. Ganley  
Its City Manager

WITNESS:

David J. Lombardi

Debra G. DiFalco  
Debra G. DiFalco, D.V.M.

WITNESS:

Jennifer B. Bell

Kristine L. Hoyt  
Kristine L. Hoyt, D.V.M.

STATE OF MAINE  
CUMBERLAND, ss.

, 1996

Personally appeared the above-named Robert B. Ganley, in his capacity as City Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Sonia T. Bean  
Notary Public/Attorney at Law

SONIA T. BEAN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JANUARY 10, 2003

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STATE OF MAINE  
CUMBERLAND, ss.

March 11, 1996

Personally appeared the above-named *Debra G. DiFalco*, and  
acknowledged the foregoing instrument to be her free act and deed.

Before me,

*David P. Chamberlain*  
~~Notary Public/Attorney at Law~~

STATE OF MAINE  
CUMBERLAND, ss.

March 14, 1996

Personally appeared the above-named *Kristine L. Hoyt*, and acknowledged  
the foregoing instrument to be her free act and deed.

Before me,

*Lucy Getchell*  
~~Notary Public/Attorney at Law~~

LUCY GETCHELL  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 24, 1997



City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction <b>183 W. Lighter Ave</b>		Owner: <b>Dr. Debb &amp; Difaico</b>		Phone: <b>772-1775</b>		Permit No. <b>60567</b>
Owner Address: <b>222 Union St - St John St - Ptld</b>		Leasee/Buyer's Name:		Phone:		
Contractor Name: <b>John Hillis</b>		Address: <b>35 Riggs St - Ptld, ME 04102</b>		Phone: <b>774-7999</b>		Permit Issued: JUN 21 1996 CITY OF PORTLAND
Past Use: <b>retail pharmacy</b>		Proposed Use: <b>vet hospital</b>		COST OF WORK: <b>\$ 10,000</b>		
Proposed Project Description: <b>demolish interior -</b>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zoning: <b>CBL</b> Contract: <b>same</b> Zoning Approval: <b>same</b> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
				Signature: <i>[Signature]</i>		
		Signature: _____		Signature: _____		
Permit Taken By: <b>L. Chase</b>		Date Applied For: <b>6/17/96</b>				

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Dumpster sticker - #20-0143 \$200

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



A. 1-2

LAND USE - ZONING REPORT

ADDRESS: 103 Brighton Ave DATE: 6/20/96

REASON FOR PERMIT: demolish Interior

BUILDING OWNER: Dr. Debbie D'Alco C-B-L: \_\_\_\_\_

PERMIT APPLICANT: John Hell's

APPROVED: with conditions DENIED: \_\_\_\_\_

#7 & #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition A separate permit shall be required for

New interior work (other than demolition) and the newly proposed vestibule.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 183 Brighton Ave

Issued to Dr. Debra DeFalco

Date of Issue 25 October 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960740, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Net Hospital/Office

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished in name of lessee for one dollar.



City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 115 Brighton Ave  
 Owner: Dr. Debra DeFalco  
 Business Name: The Cat Doctor  
 Address: 36 Riggs St Portland, ME 04102  
 Phone: 774-7998  
 Proposed Use: change of use  
 FIRE DEPT.  Approved  Denied  
 INSPECTION: Use Group: B Type: 3B  
 Signature: [Signature] Date: [Date]  
 PEDESTRIAN ACTIVITIES DISTRICT (U.S.B.)  
 Action:  Approved  Approved with Conditions  Denied  
 Signature: [Signature] Date: [Date]

Permit No: 960740  
**PERMIT ISSUED**  
 Permit Issued: JUL 29 1996  
**CITY OF PORTLAND**  
 Zone: CBL: 082-C-611  
 Zoning Approval: 2-21-96 Approved by [Signature]  
 Special Zone or Reviews: [Signature]  
 Shoreland  Wetland  Flood Zone  Subdivision  Site Plan major  minor  mm

- Permit Taken By: Mary Gresh
- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
  - Building permits do not include plumbing, septic or electrical work.
  - Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: John J. Hills  
 ADDRESS: [Address]  
 DATE: 26 July 1996  
 PHONE: [Phone]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Name]  
 PHONE: [Phone]

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied  
**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
**Action:**  
 Approved  
 Approved with Conditions  
 Denied  
 Date: 7/29/96

CEO DISTRICT 5  
A. K. [Signature]

COMMENTS

9-25-96 Some things left to be done for C of O.  
10-25-96 Work is completed for C of O.

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

BUILDING PERMIT REPORT

DATE: 29 July 96 ADDRESS: 183 Brighton Ave.  
 REASON FOR PERMIT: Make Interior/Exterior renovations  
 BUILDING OWNER: Dr Debra DeFalco  
 CONTRACTOR: Chenwood Building Group APPROVED: \*8 \*12 \*16  
 PERMIT APPLICANT: \_\_\_\_\_ DENIED: \_\_\_\_\_

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, E-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

X 12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

14. Headroom in habitable space is a minimum of 7'6".

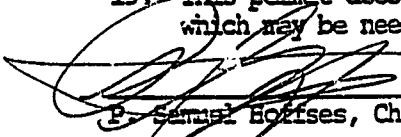
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

X 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Bozies, Chief of Inspection Services

tel 3/16/95

C.C. J.T. McDougall P.F.D.

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <b>183 Brighton Ave.</b>		Owner: <b>Deborah Difalco</b>	Phone:	Permit No: <b>060767</b>
Owner Address: <b>222 St John St - Portland ME 04102</b>	Leasee/Buyer's Name:	Phone: <b>772-7775</b>	Business Name: <b>The Cat Doctor</b>	
Contractor Name: <b>Glenwood Sigs/Randall</b>	Address: <b>36 Riggs St Portland ME 04102</b>	Phone: <b>774-7998</b>	Permit Issued: <b>AUG - 6 1996</b>	
Past Use:	Proposed Use: <b>vet office/hoptl w two signs</b>	COST OF WORK: \$	PERMIT FEE: \$ 37.	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: <b>two signs - each one 6'x5'</b>		Signature:	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>[Signature]</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	<input type="checkbox"/> Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <b>L. Chase</b>	Date Applied For: <b>8/2/96</b>			

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED**  
**AUG - 6 1996**  
**CITY OF PORTLAND**

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

*[Signature]* ADDRESS: \_\_\_\_\_ DATE: **8/2/96** PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT  **L**  
*A.P.C.*

COMMENTS

9-20-96 Signs have been put up.

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____



SIGNAGE

PLEASE ANSWER ALL QUESTIONS

*Contract Zone*

ADDRESS: 183 Brighton Ave. ZONE: B-2

OWNER: Dr. Debra Difalco

APPLICANT: John Hills Glenwood Building / Remodeling

ASSESSOR NO.:

SINGLE TENANT LOT? YES yy NO     

MULTI TENANT LOT? YES      NO xx

FREESTANDING SIGN? YES      NO xx DIMENSIONS       
(ex. pole sign..)

MORE THAN ONE SIGN? YES 3 NO yy DIMENSIONS     

BLDG. WALL SIGN? YES xx NO      DIMENSIONS 5' x 6' approx. = 30'  
(attached to bldg)

MORE THAN ONE SIGN? YES xx NO      DIMENSIONS     

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: Two Wall 1) 15' x 3'  
2) 4.5' x 9.5'

To be removed from site

LOT FRONTAGE (FEET) 99.5' Brighton Ave., 94.75' Devonshire St.

BLDG FRONTAGE (FEET) 43' Brighton Ave., 70' Devonshire St.

AWNING YES      NO xx IS AWNING BACKLIT? YES      NO     

HEIGHT OF AWNING:     

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT?     

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS ARE ALSO REQUIRED.

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

APPLICANTS FOR A SIGN PERMIT WILL BE ASKED TO SUBMIT THE FOLLOWING INFORMATION TO THE CODE ENFORCEMENT OFFICE:

*Fixed*

1. PROOF OF INSURANCE *Bus liability from Dr. Difalco*

~~2. LETTER OF PERMISSION FROM THE OWNER~~

3. A SKETCH PLAN OF THE LOT, INDICATING LOCATION OF BUILDINGS, DRIVEWAYS AND ADJACENT STREETS OR RIGHT OF WAYS. LENGTHS OF BUILDING FRONTAGES AND STREET FRONTAGES SHOULD BE NOTED (SEE ATTACHED)

4. INDICATE ON THE PLAN ALL EXISTING AND PROPOSED SIGNS

5. COMPUTATION OF THE FOLLOWING:

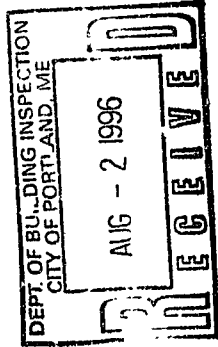
A) SIGN AREA OF EACH EXISTING AND PROPOSED BUILDING SIGN

B) SIGN AREA HEIGHT AND SETBACK OF EACH EXISTING AND PROPOSED FREESTANDING SIGN

A SKETCH OF ANY PROPOSED SIGN(S), INDICATING DIMENSIONS, MATERIALS, SOURCE OF ILLUMINATION AND CONSTRUCTION METHOD (SEE ATTACHED)

FEE FOR PERMIT = \$25.00 PLUS \$0.20 PER SQUARE FOOT

NOTE: ONCE A SKETCH PLAN HAS BEEN FILED FOR A PROPERTY, THE CODE ENFORCEMENT OFFICE WILL KEEP A RECORD OF THE PLAN SO THAT A NEW SKETCH PLAN WILL NOT BE REQUIRED FOR LATER CHANGES TO SIGNAGE ON THE PROPERTY. IN SUCH AN INSTANCE, APPLICANTS WILL ONLY BE REQUIRED TO SUBMIT INFORMATION APPLICABLE TO THE NEW SIGNS.



REGISTRATION

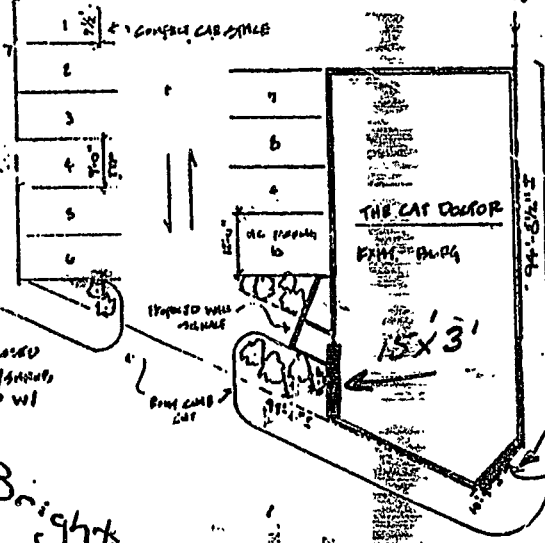
M.W. SEWELL CO  
082-D-015-001

PORTLAND TERMINAL CO  
080-C-003-001

PAUL A. HUSTON  
082-C-010-001

VIOTOS KAL  
LIFE  
082-B-027

DEVONSHIRE STREET



LANDSCAPE AREAS TO BE ENCLOSED  
W/ LANDSCAPE BENCH - TREE PLANTS  
SELECTION TO BE COORDINATED W/  
CITY ARCHITECT - TYPICAL

OLD SIGNAGE

NEW PORTLAND PROP GROUP  
080-1-001-001

Portland  
Terminal Co.

Brighton Avenue

St.  
Somers

Attachment 2  
Site Plan

# NEW SIGNAGE

REGISTRATION

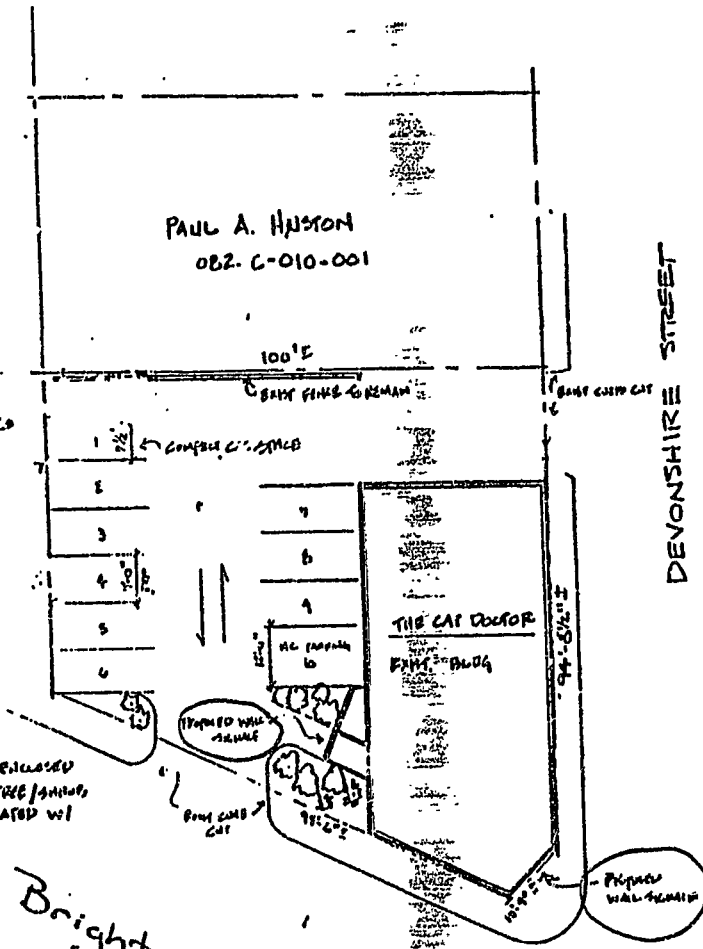
M.W. SEWALL CO  
082-D-015-001

PORTLAND TERMINAL CO  
080-C-003-001

PAUL A. HUSTON  
082-C-010-001

YIOTOS KAL  
LIFE I  
082-B-029

DEVONSHIRE STREET



LANDSCAPE AREAS TO BE RELEASED  
WITH LANDSCAPE DESIGN - TREE SPECIES  
SELECTION TO BE COORDINATED WITH  
CITY ARCHITECT - TYPICAL

Brighton Avenue

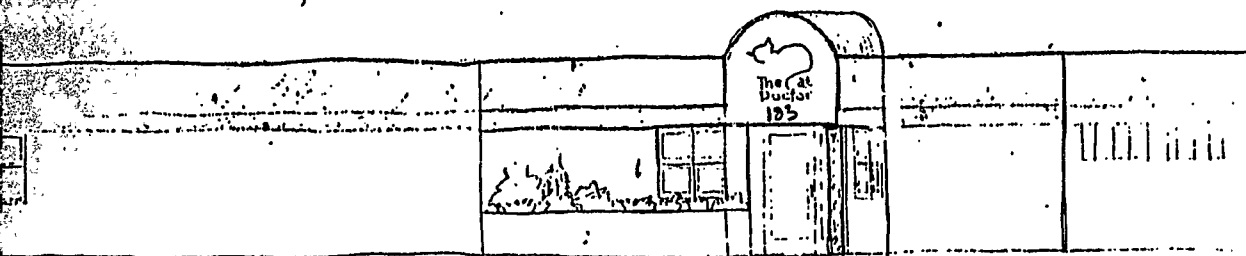
NEW PORTLAND PROP GROUP  
080-I-001-001

Portland  
Terminal Co.

St.  
John

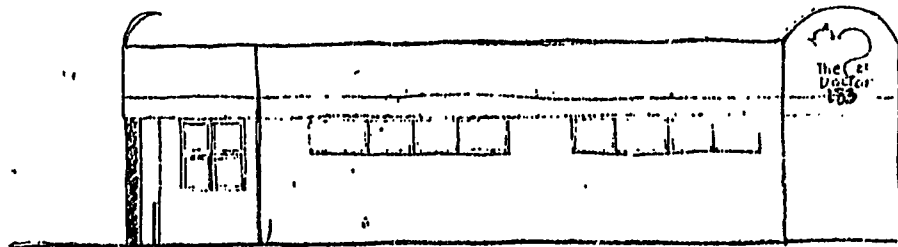
Attachment 2  
Site Plan

1/4" = 1'-0"



WEST ELEVATION

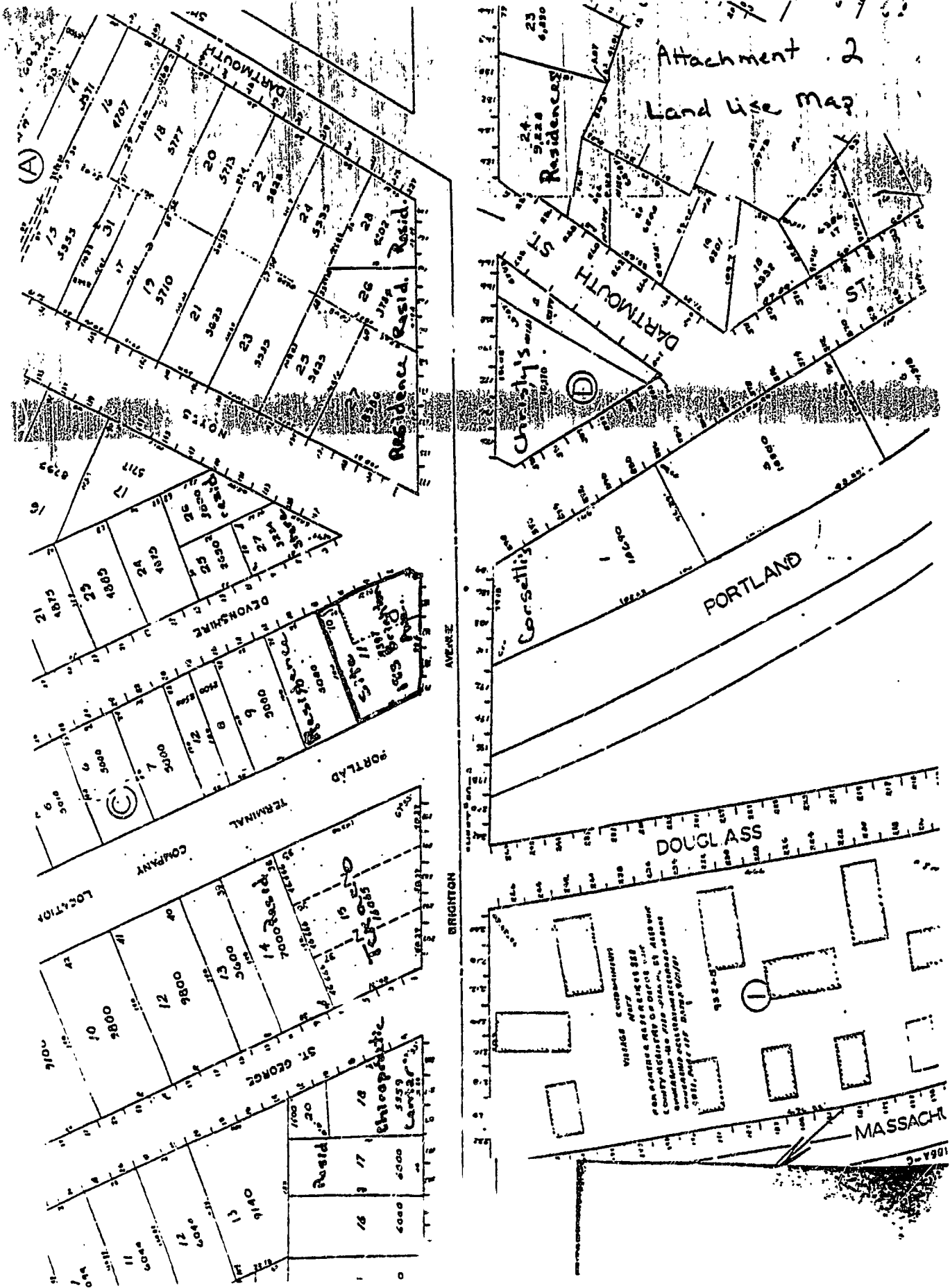
1/4" = 1'-0"



SOUTH ELEVATION

Attachment 4  
Building Elevations

Attachment 2  
Land Use Map



(A)

(C)

(D)

(E)

108A-C



# ELECTRICAL PERMIT

## City of Portland, Me.



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 City of Portland Electrical Ordinance,  
 National Electrical code and the following specification:

Date 26 July 1996

Permit # 12585

LOCATION: 183 Brighton ave

OWNER Debra Difalco ADDRESS \_\_\_\_\_

				TOTAL EACH FEE		
<b>OUTLETS</b>				16		3.20
	Receptacles	Switches	Smoke Detector	62	.20	12.40
<b>FIXTURES</b>	(number of)					
	incandescent	fluorescent		36	.20	7.20
	fluorescent strip				.20	
<b>SERVICES</b>						
	Overhead		TTL AMPSTO	800		15.00
	Underground			800		15.00
<b>TEMPORARY SERV.</b>						
	Overhead		AMPS OVER	800		25.00
	Underground			800		25.00
<b>METERS</b>	(number of)					1.00
<b>MOTORS</b>	(number of)					2.00
<b>RESID/COM</b>	residential units					1.00
<b>HEATING</b>	boilers units					5.00
<b>APPLIANCES</b>	refrigerators	Cook Tops	Wall Ovens			2.00
	Water heaters	Fans	Dryers			2.00
Disposals	Dishwasher	Compactors	Others (denote)			2.00
<b>MISC. (number of)</b>	Air Cond/win					3.00
	Air Cond/cent					10.00
	Signs					5.00
	Pools					10.00
	Alarms/res					5.00
	Alarms/com					15.00
	Heavy Duty					2.00
	Outlets					
	Circus/Carnv					25.00
	Alterations					5.00
	Fire Repairs					15.00
	E Lights					1.00
	E Generators					20.00
	Panels					4.00
<b>TRANSFORMER</b>	0-25 Kva					5.00
	25-200 Kva					8.00
	Over 200 Kva					10.00
				<b>TOTAL AMOUNT DUE</b>		
				<b>MINIMUM FEE/COMMERCIAL 35.00</b>	<b>MINIMUM FEE 25.00</b>	<b>25.00</b>

INSPECTION: Will be ready \_\_\_\_\_ or will call XXXX

CONTRACTORS NAME Joe Nixon  
 ADDRESS P.O. Box 532 Westbrook, ME  
 TELEPHONE 856-6660  
 MASTER LICENSE No. 12585 SIGNATURE OF CONTRACTOR [Signature]  
 LIMITED LICENSE No. \_\_\_\_\_



**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 183 Brighton Ave		Owner: Dr. Debra DeFalco		Phone:		Permit No: <b>960740</b>	
Owner Address:		Leasee/Buyer's Name:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b> </div>	
Contractor Name: Glenwood Building/Remodeling		Address: 36 Riggs St Portland, ME		Phone: 04102 774-7998		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>JUL 29 1996</b> </div>	
Part Use: <del>XXXXXXXXXXXXX</del> <del>Not Hospital/Office</del> WAS A PHARMACY		Proposed Use: change of use <del>Same</del> w/int reno vet Hospital/office		COST OF WORK: \$ 45,000.00		PERMIT FEE: \$ 245.00	
Proposed Project Description:  Make Interior Renovations & Exterior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <u>3</u> Type: <u>3B</u>		Zone: <u>2-2</u> CBL: 082-C-011 Zoning Approval: <u>Approved by Special Zone or Reviews Council - 7/26/96</u> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
		Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>			
Permit Taken By: Mary Mesik		Date Applied For: 26 July 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work...		PERMIT ISSUED WITH REQUIREMENTS PERMIT ISSUED WITH REQUIREMENTS		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
I hereby certify that I am the owner of record of the named property and the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.		Signature of Applicant: <u>John Hills</u>		Date: 26 July 1996		Date: <u>7/26/96</u> Signature: <u>[Signature]</u>	
SIGNATURE OF APPLICANT		ADDRESS:		DATE:		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE:		CEO DISTRICT		Signature: <u>[Signature]</u>	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 183 Brighton Ave		Owner: Dr. Debbie Divalco		Phone: 772 7775		Permit No: <b>260567</b>	
Owner Address: 222 Union St - St John St -		Lease/Buyer's Name: Ptld		Phone: 772 7775		Business Name:	
Contractor Name: John Hills		Address: 36 Riggs St- Ptld, ME 04102		Phone: 774-7998		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  JUN 21 1996  <b>CITY OF PORTLAND</b> </div>	
Past Use:  retail pharmacy		Proposed Use:  vet hospital & office		COST OF WORK: \$ 10,000		PERMIT FEE: \$ 70	
Proposed Project Description:  demolish interior -		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:  Signature: <i>[Signature]</i> Date: 6/17/96		Zoning: CBL: Contract zone Zoning Approval: <i>Use Approved by Council 6/21/96</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>ok - S</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>6/20/96</i> <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 6/17/96		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal laws. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Dumpster sticker - #20-0143 \$200		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>6/19/96</i> <i>D. Andrews</i>	
<b>CERTIFICATION</b>							
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.							
SIGNATURE OF APPLICANT		ADDRESS		DATE: <i>6-17-96</i>		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector							
						GEO DISTRICT <span style="border: 1px solid black; padding: 2px;">6</span> <i>A. Foul</i>	

940335

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany for \_\_\_\_\_

PERMIT ISSUED

Owner: John Burnham Phone # \_\_\_\_\_  
 Address: 183 Brighton Ave. Portland 04102  
 LOCATION OF CONSTRUCTION 183 Brighton Ave.  
 Contractor: E. G. Johnson Co. Sub: \_\_\_\_\_  
 Address: 3 Cliff St. Portland 04102 Phone # 773-1630  
 Est. Construction Cost: 1,000 Proposed Use: Pharmacy  
 Past Use: Pharmacy  
 # of Existing Res. U \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions: W Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ Rooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Residential Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: erect two partitions and open one egress door as per plans

**For Official Use Only**

Date: April 27, 1994 Subdivision: \_\_\_\_\_  
 Inside Fire Limits: \_\_\_\_\_ Name: APR 29 1994  
 Bldg Code: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_ Ownership: CITY OF PORTLAND  
 Estimated Cost: 1,000

Zoning: B-1  
 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 \_\_\_\_\_  
 Shopland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_

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: 00.25 \_\_\_\_\_

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

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: W

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 USE Group-B  
 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 E. G. Johnson Date 4/27/94  
 CEO's District 6

CONTINUED TO REVERSE SIDE 61 MA Rowe  
 Ivory Tag - CEO

White - Tax Assessor

**PLOT PLAN**

N



9/20/44

Done,  
A. [unclear]

**FEES (Breakdown From Front)**  
Base Fee \$ 25.00  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

**COMMENTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE NO. \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE NO. \_\_\_\_\_



9. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by Fire Partitions and floor/ceiling assembly joists which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

\*11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

13. Headroom in habitable space is a minimum of 7'6".

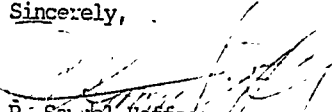
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate or occupancy is issued or demolition permit is granted.

16. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspections

/dmm 01/14/94  
(recc w/additions)

BUILDING PERMIT REPORT

Address 153 Baylton Ave. Date 2/1/2011  
Reason for Permit To construct fire partitions and egress  
one egress door Bldg. Owner: John Beirham  
Contractor: E. G. Johnson & Co.  
Permit Applicant: [Signature]  
Approval: \*11

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.
8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19.

940335

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: John Burnham Phone # \_\_\_\_\_  
Address: 183 Brighton Ave. Portland 04102  
LOCATION OF CONSTRUCTION 183 Brighton Ave.  
Contractor: E. G. Johnson Co Sub: \_\_\_\_\_  
Address: 3 Cliff St. Portland 04102 Phone # 775-1630  
Est. Construction Cost: 1,000 Proposed Use: Pharmacy  
Past Use: Pharmacy  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasons \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion to erect two partitions and open one egress door  
as per plans  
to use pickup for debris

**For Official Use Only**  
Date April 27, 1994 Subdivision Name APR 29 1994  
Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
Bldg Code \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
Time Limit \_\_\_\_\_ Estimated Cost 1,000

Zoning: B-1  
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 Zonin: 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 \_\_\_\_\_

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

**Floor:**  
1. Sill 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 \_\_\_\_\_

**Roof:**  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: Approved  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_ Date: \_\_\_\_\_

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

**Chimneys:**  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
**Heating:**  
Type of Heat: \_\_\_\_\_  
**Electrical:**  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

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

**Plumbing:**  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_ Use Group B  
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 E. G. Johnson Date 4/27/94  
CEO's District 6

CONTINUED TO REVERSE SIDE MA Rowe  
Ivory Tag - CEO

White - Tax Assessor



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 5/4/94, 19  
 Receipt and Permit number 4570

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: 183 Brighton Ave

OWNER'S NAME: Brighton Ave Pharmacy ADDRESS: \_\_\_\_\_

	FEES
<b>OUTLETS:</b>	
Receptacles <u>10</u> Switches <u>4</u> Plugmold _____ ft. TOTAL <u>14</u> .....	2.80
<b>FIXTURES:</b> (number of)	
Incandescent _____ Fluorescent <u>10</u> (not strip) TOTAL <u>10</u> .....	2.00
Strip Fluorescent _____ ft. ....	
<b>SERVICES:</b>	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
<b>METERS:</b> (number of) _____ .....	
<b>MOTORS:</b> (number of)	
Fractional _____ .....	
1 HP or over _____ .....	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____ .....	
Electric (number of rooms) _____ .....	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____ .....	
Oil or Gas (by separate units) _____ .....	
Electric Under 20 kws _____ Over 20 kws _____ .....	
<b>APPLIANCES:</b> (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
<b>TOTAL</b> .....	
<b>MISCELLANEOUS:</b> (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>X</u> .....	5.00
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) .....

TOTAL AMOUNT DUE: 15.00

minimum fee

**INSPECTION:**

Will be ready on \_\_\_\_\_, 19\_\_; or Will Call X

CONTRACTOR'S NAME: Alan Eger Elect

ADDRESS: Box 238 - Gorham

TEL.: 839-2411

MASTER LICENSE NO.: Alan Eger #04590 SIGNATURE OF CONTRACTOR: \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN







FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0146

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 7, 1941

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:

See 182-191 Brighton Ave. Location 4 Devonshire Street Use of Building Cleansing & Dyeing No. Stories 1 New Building Existing: None

Name and address of owner of appliance Nelson W. Dyer, 4 Devonshire Street Hancock 3298

Installer's name and address Garment Machinery Co., 374 Tremont St., Boston Telephone                     

General Description of Work

To install new high pressure steam boiler (6 h.p.) in connection with same to replace existing high pressure and to connect existing oil burner to it but to change out existing oil storage tank to 275 gal. oil tank (oil supply probably by gravity). Refer to Permit 25/262.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story?                      Kind of Fuel oil

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 2 1/2"

from top of smoke pipe 15" from front of appliance over 4' from sides or back of appliance over 4'

Size of chimney flue 12x12 Other connections to same flue automatic gas hot water heater with safety pilot

IF OIL BURNER

Name and type of burner ALBECO Model K Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance?                      Type of oil feed (gravity or pressure) gravity

Location of storage basement No. and capacity of tanks 1 - 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed?                     

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.) Garment Machinery Co.

INSPECTION COPY

Signature of Installer Nelson W. Dyer

EXPIRES DATE OF OCCUPANCY REQUIREMENT IS TO

925 C



Permit No. 41)146

Location 4 Devonshire St.

Owner Nelson W Dyer

Date of Permit 2/7/41

Post Card sent \_\_\_\_\_

Notif. for insp. None

Approval 2/19/41. edc.

Use for 41/133  
How to use  
 Oil Burner Check List (date) 2/19/41

1. Kind of heat	<u>HP Steam Boiler</u>	✓
2. Label		✓
3. Anti-siphon		✓
4. Oil storage		✓
5. Tank distance		✓
6. Vent Pipe		✓
7. Fill Pipe		✓
8. Gauge		✓
9. Rigidity		✓
10. Feed safety		✓
11. Pipe sizes and material		✓
12. Control valve		✓
13. Ash pit vent		✓
14. Temp. or pressure safety		✓
15. Instruction card		✓
16. <u>Draft - 0 - Stat in smoke pipe</u>		✓

NOTES



# APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 0007

Class of Building or Type of Structure \_\_\_\_\_

JAN 24 1941

Portland, Maine, Jan 24, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and~~ 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 4 Devonshire St. Within Fire Limits? Yes Dist. No. \_\_\_\_\_  
 Owner's or lessee's name and address Nelson Dyer (Lessee) 4 Devonshire St. Telephone \_\_\_\_\_  
 Contractor's name and address W.B. Sturdee 126 Bolton St. Telephone 2-1634  
 Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Cleansers No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 30 Fee \$ .50

### Description of Present Building to be Altered

Material brick No. stories 1 Heat at an Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use Cleansers Cleansers No. families \_\_\_\_\_

### General Description of New Work

To widen existing cellar stairs (first to cellar) about 18"  
~~8' x 2'~~ opening 8' long, present header 2x2 to be used with post at each end.  
 Floor joist overhang not over 4'

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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? no  
 Is any electrical work involved in this work? no 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? \_\_\_\_\_ 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 \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing lumber—Kind spruce Dressed or full size? dressed  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-10" 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 Stat. and City requirements pertaining thereto are observed? yes  
 Signature of owner Nelson Dyer W.B. Sturdee

INSPECTION COPY

8764c

Permit No. 41/97

Location 4 Dennishire St.

Owner Nelson Dyer

Date of permit 1/24/11

Notif. closing-in 1/27/11 - 1/28/11

Inspn. closing-in

Final Notif.

Final Inspn. 1/28/11 - 0000

Cert. of Occupancy issued None

NOTES

~~1/27/11. Work started. etc.~~

NOTIFICATION FOR BEHMI



# APPLICATION FOR PERMIT

PERMIT ISSUED  
6783

Permit No. \_\_\_\_\_  
FEB 5 1941

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, February 5, 1941

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 4 Devonshire Street *See 183-1912* Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Nelson Dyer, 4 Devonshire St. Telephone \_\_\_\_\_  
 Contractor's name and address Osce. W. Hubbard, 15 Melbourne St. Telephone 3-2443  
 Architect: \_\_\_\_\_ Plans filed yes No. of sheets 2  
 Proposed use of building Cleansing & Dyeing No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 100 Fee \$ 50

### Description of Present Building to be Altered

Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use Cleansing & Dyeing No. families \_\_\_\_\_

### General Description of New Work

To provide reinforced concrete base 4' x 6' 4" at first floor level (for piece of machinery) 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.

### 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? \_\_\_\_\_ 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 \_\_\_\_\_  
 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 Nelson Dyer *Osce. W. Hubbard*

INSPECTION COPY

By \_\_\_\_\_

Permit No. 41/133

Location 4 Devonshire St.

Owner Nelson Dyer

Date of permit 2/5/41

Notif. closing-in

Inspn. closing-in

Final Notf.

Final Inspn. 8/1/41

Cert. of Occupancy issued

at final insp. 4/1/46

NOTES

LOCAL BUILDING CODES ZONE  
**APPLICATION FOR PERMIT**

Permit No. 12114

Class of Building or Type of Structure Second Class

Portland, Maine, March 4, 1940 M 4 1940

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 187 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Joseph Clarity - 0 Telephone \_\_\_\_\_  
 Contractor's name and address Lessee - L. G. Andrew, So. Windham Telephone \_\_\_\_\_  
A. E. Knight 23 Lafayette St. Telephone 3-3298  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
 Proposed use of building Mercantile No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 250. Fee \$ .75

**Description of Present Building to be Altered**

Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use Mercantile No. families \_\_\_\_\_

**General Description of New Work**

To build partitions, 2x3 studs 16" OC, to provide two private offices <sup>12x14</sup> in former store to be used for display room ~~and show room~~

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately and in the name of the heating contractor.

**Details of New Work**

Is any plumbing work involved in this work? no  
 Is any electrical work involved in this work? yes 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? \_\_\_\_\_ 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 \_\_\_\_\_  
 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 Joseph A. Clarity  
 By L. G. Andrew, Lessee

By A. W. Knight

INSTRUCTION COPY

NOTHING TO BE DONE IN THE NAME OF THE HEATING CONTRACTOR BEFORE LATELY  
 CLOSING IN IS WANTED  
 CERTIFICATE OF QUALIFICATION  
 REQUIREMENT IS WANTED

Permit No. 40/192

Location 187 Brighton Ave

Owner L. C. Andrew

Date of permit 3/4/40

Notif. closing-in

Inspn. closing-in

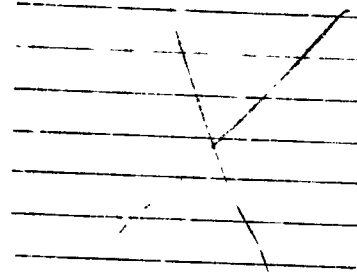
Final Notif.

Final Inspn. 3/7/40

Cert. of Occupancy issued None

NOTES

3/7/40 - Work will be in  
way C.S.







# APPLICATION FOR PERMIT

Permit No. **PERMIT ISSUED**

Class of Building or Type of Structure Second Class

Portland, Maine, March 21, 1939

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 183 Brighton Avenue Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Corner of Noyes Street  
 Owner's or Lessee's name and address Brighton Avenue Pharmacy, 183 Brighton Ave. Telephone \_\_\_\_\_  
 Contractor's name and address John Donnelly & Sons, 73 Main St., So. Portland Telephone 2-2769  
 Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
 Proposed use of building stores No. families \_\_\_\_\_  
 Other buildings on lot \_\_\_\_\_  
 Estimated cost \$ 250. Fee \$ 1.00

### Description of Present Building to be Altered

Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use Stores No. families \_\_\_\_\_

### General Description of New Work

To provide new store front as per plan. The porcelain metal is to be fastened to the present brickwork as follows: The brickwork is to be covered with 7/8" sheathing which is to be fastened to the brickwork by drilling the bricks and driving in special fastenings. The porcelain metal will then be fastened to the sheathing by screwing. No part of this new work will extend beyond the street line.

This permit includes a sign over the entrance door which is not a projecting sign in the sense that it will not project over the sidewalk more than 8".

*Panel removable for access to cellar to be provided satisfactory to Fire Dept*

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

no no yes \_\_\_\_\_  
 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? \_\_\_\_\_ 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 \_\_\_\_\_  
 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 Brighton Avenue Pharmacy  
By John Donnelly & Sons

INSPECTION COPY

*By J. H. [Signature]*

21982

Permit No. 39/310  
Location 183 Brighton Ave  
Owner Brighton Pharmacy  
Date of permit 3/30/39  
Not closing-in  
Inspn. closing-in  
Final Notifi.  
Final Inspn. 5/31/39  
Cert. of Occupancy issued None

NOTES

~~5/31/39. Front completed.  
Removable glass 10x24  
on Brighton Ave side.~~



# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_

Permit No. \_\_\_\_\_

OCT 14 1936

To the INSP' CTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 13, 1936

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 4 Devonshire Street \_\_\_\_\_ Ward 7 Within Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address Nelson Dyer, 4 Devonshire St. Telephone \_\_\_\_\_

Contractor's name and address Murson L. Strout, South Gray Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Proposed use of building Stores, cleaning and dyeing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_ No. families \_\_\_\_\_

Plans filed as part of this application? no \_\_\_\_\_ No. of sheets \_\_\_\_\_

Estimated cost \$ 20. \_\_\_\_\_ Fee \$ .25 \_\_\_\_\_

## Description of Present Building to be Altered

Material brick No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use Stores, cleaning and dyeing \_\_\_\_\_ No. families \_\_\_\_\_

## General Description of New Work

To cut in new 4' opening (4x8 header) to use store at No. 6 with No. 4  
To floor over existing basement stairway in store at No. 6  
To enlarge existing toilet room in No. 6, making it app. 6x8  
In this new store to be taken into the original establishment there is to be no cleaning equipment of any description. There will be, however, one nap renewing machine operated by electricity.

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 \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Material of foundation \_\_\_\_\_ earth or rock? \_\_\_\_\_ 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 piping 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 2x8 \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor 16" \_\_\_\_\_, 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

INSPECTION COPY

Signature of owner By Nelson Dyer  
Signature of contractor By Murson L. Strout  
CHIEF OF FIRE DEPT.

CITY OF PORTLAND  
REQUIREMENTS IS MET

10/13/36



PERMIT ISSUED

Original Permit No. \_\_\_\_\_

Amendment No. 20196

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, April 28, 1926

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 58/562 pertaining to the building or structure comprised in the original application 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 specification: See 163-191 Broughton Cir.

Location 4 Devonshire Street Ward 7 With the Fire Limits? no Dist. No. \_\_\_\_\_

Owner's or Lessee's name and address Nelson E. Dyer, 4 Devonshire St.

Contractor's name and address Alasco Burners Co., Inc., Winchendon, Mass.

Plans filed as part of this Amendment no No. of Sheets \_\_\_\_\_

Increased cost of work \_\_\_\_\_ Additional fee 25

Description of Proposed Work

To replace present Alasco Model B Burner with Alasco Chief Model C - Underwriters' Label on gas burner to change in storage

Alasco Burners Co., Inc.

Signature of Owner By \_\_\_\_\_

Approved:

\_\_\_\_\_  
Chief of Fire Department.

\_\_\_\_\_  
Commissioner of Public Works.

INSPECTION COPY

Approved: J. J. Lowell

4/28/26  
Inspector of Buildings

20196