

Address: 250 Brighton Ave. Portland

Owners: Andrew R. & Julie O. Pellicci

3 Spiro Rd.

Play. ME 04039 tel 657-3862

Builders: Andrew R. Pellicci

Proposed use: To build 26' x 66' duplex
2 family; one story

Total land area: 7359 sq. ft.

Total ground coverage of structure: 1716 sq. ft.

Estimated cost: 48,000.00

RECEIVED

SEP 23 1985

DEPT OF ECONOMIC DEVELOPMENT
CITY OF PORTLAND

Andrew R. Pellicci

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant 250 Brighton Avenue Date Sept. 23, 1985
 Mailing Address 3 Spiro Rd. Gray 657-3862 Address of Proposed Site 250 Brighton Avenue
 Proposed Use of Site 2 Family Site Identifier(s) from Assessors Maps R-5
7,359 sq ft. 1,716 sq ft Zoning of Proposed Site _____
 Acreage of Site Ground Floor Coverage
 Site Location Review (DEP, Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 1,716 sq ft.
 Planning Board Action Required () Yes () No
 Other Comments: _____
 Date Dept. Review Due _____

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

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

Explanation _____

- Use complies with Zoning Ordinance -- Staff Review Below

Zoning: SPACE & BULK, as applicable	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
	COMPLIES																		
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

[Handwritten Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT -- ORIGINAL

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

Applicant 250 Brighton Avenue Date Sept. 23, 1985

Mailing Address 250 Brighton Avenue Address of Proposed Site 250 Brighton Avenue

Proposed Use of Site 1,716 sq ft Site Identifier(s) from Assessors Maps R-5

Acres of Site / Ground Floor Coverage 1.716 sq ft Zoning of Proposed Site R-5

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No Total Floor Area 1,716 sq ft

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
APPROVED CONDITIONALLY										<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>
DISAPPROVED																<input checked="" type="checkbox"/>

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 1) The proposed parking area and driveway shall be graded so that runoff drains to the street and not toward adjoining properties.

2) The sill elevation shall be set at 5.1.5' or higher.

(Attach Separate Sheet if Necessary)

Robert J. Roy Sept 23 1985

SIGNATURE OF _____ EWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

SEP 25 1985

ZONING LOCATION PORTLAND, MAINE

City Of Portland

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 250 Brighton Avenue Fire District #1, #2

- 1. Owner's name and address Andrew F Julie A DeRice - J. Spira Rd. Telephone 657-3862.
2. Lessee's name and address Gray Telephone
3. Contractor's name and address Owner Telephone

Proposed use of building 2 family No. of sheets
Last use No. families

Material No. stories Heat Style of roof Roofing
Other buildings on same lot

Estimated contractual cost \$ 48,000 Appeal Fees \$

FIELD INSPECTOR-Mr. @ 775-5451 Base Fee 260.00
site plan 50.00
Late Fee

TOTAL \$ 310.00

site plan review
To construct 2 family dwelling, 26' x 66', no
garages as per plans 2 sheets of plans
4 x 6 header - 4 x 10 over picture windows
dwelling to be set on concrete slabs, frost walls

Stamp of Special Conditions

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? existing
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front 66 depth 26 No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills 2 x 6
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor slab 2nd 3rd roof truss
On centers: 1st floor 16 2nd 16 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant Julie A DeRice Phone # same
Type Name of above Julie A DeRice 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 1094

B.O.C.A. TYPE OF CONSTRUCTION R-5

SEP 25 1985

ZONING LOCATION PORTLAND, MAINE ... Sept. 23, 1985 City of Portland

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

I, 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 250 Brighton Avenue

- 1. Owner's name and address Andrew R. & Julie A. DeRice, 3 Spiro Rd, Telephone 657-3862.
2. Lessee's name and address Gray, Telephone
3. Contractor's name and address OWNER, Telephone

Proposed use of building 2 family No. families
Last use No. families

Material No. stories Heat Style of roof Roofing
Other buildings on same lot

Estimated contractual cost \$48,000 Appeal Fees \$
Base Fee 260.00
site plan 50.00
Late Fee

FIELD INSPECTOR--Mr. @ 775-5451 TOTAL \$ 310.00

site plan reveal
To construct 2 family dwelling, 26' x 66', no garages as per plans 2 sheets of plans
4 x 6 header - 4 x 10 over picture windows
dwelling to be set on concrete slabs, frost walls

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? existing If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front 66 depth 26 No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills 2 x 6
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor slab 2nd 3rd of truss
On centers: 1st floor 16 2nd 16 3rd
Maximum span: 1st floor 2nd 3rd of
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street? NO
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Julie A. DeRice Phone # SAME
Type Name of above Julie A. DeRice 1 x 2 3 4
Other and Address

PERMIT ISSUED WITH LETTER

APPLICANT'S COPY OFFICE FILE COPY

2

Permit No. 85/1494
Location 250 [unclear] Ave.
Owner [unclear] Die [unclear]
Date of permit 9-23-85
Approved [unclear]
Dwelling 2 [unclear]
Garage [unclear]
Alteration [unclear]

NOTES

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 24, 1985

Mr. and Mrs. Andrew DeRice
3 Spiro Road
Gray, ME 04039

RE: 250 Brighton Avenue, Portland

Dear Mr. and Mrs. DeRice:

Your application to construct a 2-family dwelling, 26' x 66', has been reviewed, and a building permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services: Approved. M. Ward 9/24/85
Public Works: Approved with conditions. R. Roy 9/23/85

- (1) The proposed parking area and driveway shall be graded so that runoff draws to the street and not toward abutting properties.
- (2) The sill elevation shall be set at 51.5' or higher.

Building Code Requirements

1. All lot lines shall be clearly marked before calling for a foundation inspection.
2. Please read the attached building code requirements, Sections 809.4 and 1716.3.4.
3. All walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 45 for airborne noise when tested in accordance with ASTM E90 listed in Appendix A. This requirement shall not apply to dwelling unit entrance doors, but such doors shall be tight-fitting to the frame and sill.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat
Enclosures



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 17, 1985
 Receipt and Permit number D04329

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: 36A-D-19 Corner Bol. on & Brighton Ave.
 OWNER'S NAME: Andrew DeRice ADDRESS: Spiro Rd., Gray, Me.

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 30-60 5.00 FEES

FIXTURES: (number of) Incandescent x Fluorescent _____ (not strip) TOTAL 1-14 3.40
 Strip Fluorescent _____ ft. 100' Temp 3.00

SERVICES: Overhead x Underground _____ Temporary x TOTAL amperes 200 .. 3.00
1.00

METERS: (number of) 2

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) 12 12.00

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 2 Water Heaters 2
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers 2
 Dryers 2 Compactors _____
 Fans _____ Others (denote) _____
 TOTAL 8 12.00

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. 39.40

INSPECTION: TEMPORARY READY
 Will be ready on 9/17, 1985 or Will Call _____
 CONTRACTOR'S NAME: Breggia Elec.
 ADDRESS: 15 East Kidder St., Portland
 TEL.: 773-0770
 MASTER LICENSE NO.: 3931 SIGMA LINE OF CONTRACTOR:
 LIMITED LICENSE NO.: _____ [Signature]

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

