

*appeal
Withdrawn*

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Cross Roads Realty Corp., owner of property at 1136-1150 Brighton Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erection of detached double-faced sign 38' x 13' with top of sign 65 feet above the ground. This permit is presently not issuable under the Zoning Ordinance in the B-2 Business Zone in which the property is located because (1) the area of signs as allowed under ~~max~~ appeal sustained on May 6, 1960 was 1560 square feet, and proposed sign having an area of 494 square feet would make a total area of 2054 square feet instead of the maximum already allowed; and (2) the sign being 65 feet high extends above the 20-foot maximum height above the ground allowed by Section 16-A-5 of the Zoning Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Cross Roads Realty Co
By *Arthur J. Samala*
APPELLANT

DECISION

After public hearing held *Not held*, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

BOARD OF APPEALS

10/11/64

Appeal 1134-1150 Brighton Ave

Maine Turnpike Authority

Blue Rock Quarry

Westbrook, Me

Gardner & Blom (Pine Tree)

600 Columbia Rd
Brunswick, Me. 04516

Portland Pipe Line Co

335 Street Ave

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 19, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, October 29, 1964 at 4:00 p. m. to hear the appeal of Cross Roads Realty Corp. to permit erection of detached double-faced sign 38' x 13' with top of sign 65 feet above the ground on the premises at 1136-1150 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the area of signs as set by appeal sustained on May 6, 1960 is only 1560 square feet and the proposed sign, having an area of 494 square feet, would make a total area of 2054 square feet instead of maximum of 1560 as allowed; and because the sign, being 65 feet high, extends above the 20-foot maximum height above the ground as allowed by Section 16-A-5 of the Zoning Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of this Ordinance, whether in violation of the provisions of this ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

H

30-50

Cross Roads Realty Corp.
30-50 York Street
Portland, Maine

Gentlemen:

October 26, 1964

October 29, 1964

cc: Coyne Sign Company
195 St. John Street
Portland, Maine

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

A.P.- 1136- 1150 Erington Avenue

Oct. 14, 1966

Gross Roads Realty Corp.
30-50 York Street
Valle's Steak House
660 Forest Avenue

cc to: Coyne Sign Company
195 St. John Street
cc to: Corporation Counsel

Gentlemen:

Building permit to authorize the erection of a detached double faced sign 38' x 13' with the top of the sign 65 feet above the ground is not issuable under the Zoning Ordinance in the B-2 Business Zone where the property is located for the following reasons:

1. The area of signs as allowed under your appeal sustained on May 6, 1966 was 1360 square feet with this 38'x13' sign having an area of 494 square feet making a total area of 2054 square feet instead of the maximum allowable area of 360 square feet set by section 16-A-5 of the Ordinance.
2. This sign being 65 feet high extends above the 20 foot maximum height above the ground allowed by Section 16-A-5.

We understand that the owner would like to exercise his appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 208, City Hall, appeals are filed. It is our understanding that the appeal will need to be filed in the name of and signed by an authorized representative of the owner of the property rather than by the lessee or owner of the signs.

Very truly yours,

Gerald R. Mayberry
Deputy Building Inspection Director

GER:m

DATE: Oct. 29, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Cross Roads Realty Corp.

AT 1136-1150 Brighton Avenue

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

BOARD OF APPEALS

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

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

Record of Hearing

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 6, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 16, 1964, at 4:00 p.m. to hear the appeal of Crossroads Realty Corp. requesting an exception to the Zoning Ordinance to permit certificate of occupancy for establishment of a heliport at rear of premises of motel at 1134-1150 Brighton Avenue.

This permit is presently not allowable under the Zoning Ordinance for the following reasons: 1) The proposed use is not allowable as a principal use in the B-2 Business Zone in which the property is located and, as an accessory use, is not one which is considered customarily incidental or accessory to the motel and is therefore not allowable; 2) The take-off area is to be only 200 feet by 400 feet instead of the minimum of 300 feet by 700 feet required by Section 18-H of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Granted Conditionally
64/47 4/16/64

DATE: April 16 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Crossroads Realty Corp.
AT Rear 1134-1150 Brighton Avenue.

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

BOARD OF APPEALS

	VOTE	
	YES	NO
Franklin G. Hinckley	(x)	()
Ralph L. Young	(x)	()
Harry M. Shwartz	(x)	()

Record of Hearing

Granted, provided that the landing pad or touchdown area is to be centered in a landing area 200 feet wide by 400 feet long and is to be paved or sodded and enclosed by a fence, chain, or other type of railing of such height as not to be an obstruction during landing or take-off operations and adequate to keep unauthorized personnel out of the area.

No opposition.

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

A.P.- Rear 1134-1150 Brighton Avenue

March 23, 1964

Hotel Corporation of Maine
d/b/a Charterhouse Hotel
Att: William V. Hodgkins, Mgr.
1150 Brighton Avenue

cc to: Cross Roads Realty Co.
30-50 York Street
✓ cc to: Corporation Counsel

Gentlemen:

Certificate of occupancy for establishment of a heliport at rear of premises of hotel at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable as a principal use in the B-2 Business Zone in which the property is located as an accessory use, is not one which is customarily incidental or accessory to hotel and is therefore not allowable.
2. The take off area is to be only 200 feet by 400 feet instead of the minimum of 300 feet by 700 feet required by Section 18-H of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal. It is likely that the appeal will need to be filed in the name of and signed by an authorized representative of the actual owner of the property.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

March 24, 1964

Crossroads Realty Corp.
~~Not to be used as a basis for~~, owner of property at Rear 1134-1150 Brighton Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance
to permit: certificate of occupancy for establishment of a heliport at rear of premises of
motel. This permit is presently not issuable under the Zoning Ordinance for the following
reasons: 1) The proposed use is not allowable as a principal use in the B-2 Business Zone
in which the property is located and, as an accessory use, is not one which is considered
customarily incidental or accessory to the motel and is therefore not allowable; 2) The take-off
area is to be only 200 feet by 400 feet instead of the minimum of 300 feet by 700 feet required
by Section 18-H of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the
strict application of the provisions of the Ordinance would result in undue hardship in the
development of property which is inconsistent with the intent and purpose of the Ordinance; that
there are exceptional or unique circumstances relating to the property that do not generally
apply to other property in the same zone or neighborhood, which have not arisen as a result of
action of the applicant subsequent to the adoption of this Ordinance whether in violation of the
provisions of the Ordinance or not; that property in the same zone or neighborhood will not be
adversely affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

Crossroads Realty Corp.
By: Bernard J. Hewitt
APPELLANT Asst. Treas.

DECISION

After public hearing held April 16, 1964, the Board of Appeals finds that all of the
above conditions do exist with respect to this property and that a variance should be
granted in this case, as provided below.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case, provided that the landing pad or touchdown area is to be
centered in a landing area 200 feet wide by 400 feet long and is to
be paved or sodded and enclosed by a fence, chain, or other type
of railing of such height as not to be an obstruction during
landing or take-off operations and adequate to keep
unauthorized personnel out of the area.

William J. Hill
Harry M. Almaraz
Phillip J. Jones
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

TO WHOM IT MAY CONCERN:

April 6, 1964

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 16, 1964, at 4:00 p.m. to hear the appeal of Crossroads Realty Corp. requesting an exception to the Zoning Ordinance to permit certificate of occupancy for establishment of a heliport at rear of premises of motel at 1134-1150 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) The proposed use is not allowable as a principal use in the B-2 Business Zone in which the property is located and, as an accessory use, is not one which is considered customarily incidental or accessory to the motel and is therefore not allowable; 2) The take-off area is to be only 200 feet by 400 feet instead of the minimum of 300 feet by 700 feet required by Section 18-H of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 6, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 16, 1964, at 4:00 p.m. to hear the appeal of Crossroads Realty Corp. requesting an exception to the Zoning Ordinance to permit certificate of occupancy for establishment of a heliport at rear of premises of motel at 1134-1150 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) The proposed use is not allowable as a principal use in the B-2 Business Zone in which the property is located and, as an accessory use, is not one which is considered customarily incidental or accessory to the motel and is therefore not allowable; 2) The take-off area is to be only 200 feet by 400 feet instead of the minimum of 300 feet by 700 feet required by Section 18-H of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

A.P. - 1136- 1150 Brighton Avenue

Oct. 14, 1964

Cross Roads Realty Corp.
30-50 York Street
Malle's Steak House
660 Forest Avenue

cc to: Coyne Sign Company
195 E. John Street
cc to: Corporation Counsel

Certification:

Building permit to authorize the erection of a detached double
face sign 38' x 13' with the top of the sign 65 feet above the ground
is not issuable under the zoning ordinance in the D-2 Business Zone
where the property is located for the following reasons:

1. The area of signs as allowed under your appeal
sustained on May 6, 1960 was 1560 square feet
with this 38'x13' sign having an area of 494 square
feet making a total area of 2054 square feet instead
of the maximum allowable area of 360 square feet set
by Section 16-4-5 of the ordinance.
2. This sign being 65 feet high extends above the
20 foot maximum height above the ground allowed by
Section 16-4-3.

We understand that the owner would like to exercise his appeal
rights concerning these discrepancies. Accordingly we are certifying
the case to the Corporation Counsel, at whose office in Room 208, City
Hall, appeals are filed. It is our understanding that the appeal will
need to be filed in the name of and signed by an authorized representative
of the owner of the property rather than by the lessee or owner of the
signs.

Very truly yours,

Gerald S. Vayterry
City Building Inspection Director

GSM:m

Appeal withdrawn



**R2 BUSINESS ZONE
APPLICATION FOR PERMIT**

Class of Building or Type of Structure _____
Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1140 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Crossroads Realty Company, Telephone _____
 Lessee's name and address owner of sign Vello's Steak House, Brighton Ave. Telephone _____
 Contractor's name and address Coyne Sign Company 195 St. John St. Telephone 2-4114
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To erect 38' x 13' one double-faced pole sign as per plans.

This is preliminary to get settled the question of zoning appeal. In event the appeal is sustained applicant will furnish complete information and pay legal fee.

11/21/64

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** _____ **contractor**

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

CS 50

INSPECTION COPY

Signature of owner by: _____

Coyne Sign Company

[Handwritten Signature]

[Handwritten Initials]

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Graham W. Watt, City Manager

DATE: Oct. 23, 1964

FROM: Gerald E. Hayberry, Deputy Building Inspection Director

SUBJECT: Approval by Municipal Officers of permit for detached double-faced sign at 1136-1150 Brighton Avenue

Attached herewith is an order for consideration by the Municipal Officers at the November 2nd meeting. Because this sign is 65 feet in height instead of a maximum of 20 feet allowed for detached signs by the Zoning Ordinance and the area of signs allowed on the premises also exceeds that allowed by this Ordinance approval by the Board of Appeals is also necessary. The zoning appeal has been set up for hearing on October 29th and of course if it is denied, no action by the Municipal Officers will be needed.

The purpose of having a double faced sign 65 feet from the grade to the top is apparently to get above the restaurant so that the sign can be read by motorists on the Maine Turnpike.

This property is located in a B-2 Business Zone which adjoins an I-1 Industrial Zone to the south and west. There is an E-3 Residence Zone across Brighton Avenue which adjoins I-1 and I-2 Industrial Zones to the north.

Gerald E. Hayberry

GER:m

enc.

cc to: City Clerk
cc to: Corporation Counsel

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

Ordered,

that a building permit authorizing erection by
Coyne Sign Company of a detached double-faced sign 65 feet in
height owned by Crossroads Realty Corporation at 1136-1150 Brighton
Avenue be and hereby is approved as per Section 103-C-1-3 of the
Building Code, subject to full compliance with all pertinent re-
quirements thereof.

30/3/10

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine March 18, 1964

Location Rear 1134-1150 Brighton Ave. Zone B-2

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for A Heliport,

as set forth on the attached site plan (made by _____ whose address is _____) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Cross Roads Realty Co. 30-50 York St.

Lessee (name, address and phone number) Hotel Corporation of Maine d/b/a Charterhouse Motel, 1150 Brighton Ave.

Is proposed use to be accessory to a building or other use on this lot? yes
If so, what is use of building or other use Motel

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? _____, commercial vehicles? _____

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? _____
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? _____

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? _____

Do you propose to remove or disturb any tree on a public street? _____
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Appeal Sustained conditionally 4/16/64
Signature of Owner by: William V. Higgins
Gross Roads Realty Company
Hotel Corporation of Maine
d/b/a Charterhouse Motel

By _____ (duly authorized thereto)

\$2.00
fee paid March 18, 1964

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To Cross Roads Realty Company
Hotel Corporation of Maine
d/b/a Charterhouse Motel

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-
See letter

(Date) 4/22/64 Albert J. Sears
Inspector of Buildings

INSPECTION COPY

4.20.65
Not done

7

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

November 19, 1964

Location: #1150 Brighton Ave.

Before tank and piping is covered from view, installer is required to notify the Building Inspection Dept. of readiness for inspection and to refrain from covering up until approved by the Bldg. Inspection Dept.

This tank of ⁽¹⁾300 gallons capacity is required to be of steel or wrought iron no less in thickness than # 12 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT NO. 0153
NOV 19 1964
CITY OF PORTLAND

Portland, Maine, Nov. 19, 1964

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 1150 Brighton Ave. Use of Building registration bldg. No Stories 1 New Building Existing " "
 Name and address of owner of appliance Hotel Corp. of America, 1150 Brighton Ave.
 Installer's name and address Wilbur F. Blake, Inc., 9 Forest St. Telephone 775-3185

General Description of Work

To install hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance boiler room Any burnable material in floor surface or beneath? no
 If so, how protected? Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
 From top of smoke pipe 4'6" From front of appliance over 4' From sides or back of appliance over 4'
 Size of chimney 8" Other connections to same flue no
 If gas fired, how vented? Rated maximum demand per hour
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Wylie McLaine P 362 Labelled by underwriters' laboratories? yes
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
 Type of floor beneath burner cement Size of vent pipe 1 1/2"
 Location of oil storage outside underground Number and capacity of tanks 300 gal.
 Low water shut off Make No.
 Will all tanks be more than five feet from any flame? How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
 If so, how protected? Height of Legs, if any
 Skirting at bottom of appliance? Distance to combustible material from top of appliance?
 From front of appliance From sides and back From top of smokepipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented? Forced or gravity?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

See Blueprint for plan of tank

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

APPROVED:

OK 11-19-64 [Signature]

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

W. F. Blake Inc.
Hotel Corp of America

Signature of Installer

[Signature]

CS 300

INSPECTION COPY

Permit No. 64/1535
 Location 1150 Brighton Ave
 Owner State Chief of Police
 Date of permit 11/19/64
 Approved _____

NOTES

1	Fill Pipe	✓		
2	Vent Pipe	✓		
3	Kind of Heat	✓		
4	Burner	✓		
5	Name of	✓		
6	S. or	✓		
7	H.	✓		
8	Refr.	✓		
9	P.	✓		
10	V.	✓		
11		✓		
12	T.	✓		
13	T.	✓		
14	O.	✓		
15	Instruction	✓		
16	by etc	✓		

2 23-65
 completed
 JH

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #1140 Brighton Ave.

Date of Issue February 23, 1965

Issued to Hotel Corporation of America
1140 Brighton Ave.

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. 64/1355, 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

Entire

APPROVED OCCUPANCY

Motel Office.

Limiting Conditions:

This certificate supercedes
certificate issued

Approved:

..... Nelson F. Cartwright
(Date) Inspector

..... Albert J. Sears
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 to owner or lessee for one dollar.

Memorandum from Department of Building Inspection, Portland, Maine

A.P.- 1140 Brighton Ave.

Oct. 13, 1964

Mr. Harry Kibler
DiMatteo Construction Co.
169 Front St., So. Portland

cc to: Hotel Corporation of America
1140 Brighton Avenue
cc to: James A. McBrady Co.
169 Front St., So. Portland

Dear Mr. Kibler:

Permit to construct a 1-story concrete block building with carport attached 67'x26' is being issued subject to revised plans received on Oct. 8, 1964 and in accordance with our discussion in which it is understood that the carport roof deck as designated on the plans is to be of 14 gauge material instead of 16 gauge as shown.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m

1140 Brighton Ave.

Oct. 2, 1964

Mr. George D. DiMatteo
169 Front Street
So. Portland

cc to: Hotel Corporation of America
1140 Brighton Avenue

Dear Mr. DiMatteo:

Before a permit can be issued to construct a one story concrete block building with attached carport 26'x67' more information is needed as follows:

- ✓ 1. Certificates of design signed by qualified designers willing to take the responsibility for the design of the reinforced concrete and the structural steel in this building will need to be provided.
- ✓ 2. The size of the reinforced concrete lintels will need to be shown.
- ✓ 3. Information is lacking as to the material and size of the window mullions at the front of the building.
- ✓ 4. Information also will need to be provided to show how the steel roof decking of the lower roof is supported by the walls at the higher office portion. Details are needed to show how the steel roof decking is tied to the walls. The manufacturers designation number is needed to check the steel roof decking.
- ✓ 5. Ventilation will also need to be provided for the toilet either by a window or by a vent approved by the City of Portland Health Department.
6. Dimensions from lot and street lines will need to be provided.
7. Details of the foundation and framing of the aluminum and glass entrance vestibule is needed.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

11. Brighton Ave. least 15 cone blk. (Plywood)
 CT. Off. Carport. No. Section for Fall 23

<p>Zone: B-2 Vene: Hotel, Hotel OK rear yd: Not req'd. side yd: 5' x 10' x 10' front yd: Not req'd Height: 15 13 feet Off street: Washing: Not req'd so bldg is per them 30.0 ft. Section 21 40' setback OK. Fire District - (N) Paddy Code: Certificate of Design OK. Class of Const. 2 Unprotected non-combustible.</p>	<p>5-4724 25.33 28 70848 28 10</p>
<p>Section 205</p>	<p>Section 212</p>
<p>(a) OK</p>	<p>(a) OK</p>
<p>(b) Dist from lot line Scales of 1/2 revised plans 31 no wood walls OK</p>	<p>(b) OK</p>
<p>(c) OK</p>	<p>(c) OK</p>
<p>(d) Venting under (212)</p>	<p>(d) Venting of toilet to be approved by Health Dept?</p>
<p>(e) One beams but less. Three 2x8s OK</p>	<p>(e) OK.</p>
<p>(f) OK.</p>	<p>(f) OK.</p>
<p>(g) OK.</p>	<p>(g) OK.</p>
<p>(h) OK.</p>	<p>(h) OK.</p>
<p>(i) OK.</p>	<p>(i) OK.</p>
<p>(j) OK.</p>	<p>(j) OK.</p>
<p>(k) OK.</p>	<p>(k) OK.</p>
<p>(l) OK.</p>	<p>(l) OK.</p>
<p>Foundation: Gravel bldg Carport 19" of brick on 4" of reinf. piling</p>	<p>12" reinf. OK. 19" of brick on 4" of reinf. piling</p>
<p>Masonry walls: 12" t x 13' high Structural m. blocks at the front windows Top of the reinf. cone lites</p>	<p></p>

3" corr deck span 31'

Proj to use deflection 1/240' of the span

$45 \#/ft \times 1.5 = 67.5 \#/ft$

check 16 WF 36 span 22' 41 K allows OK

$18' \#/ft \times 58 \#/ft = 1.040 \#/ft$

$\frac{22'}{22.900 \#} = 22.9 K$
reg d.

check 3" Ceiling deck. span 19'
 $62 \#/ft \times 1.5 = 93.0 \#/ft$ OK.

Steel Deck on Revised plans.
7 1/2" M 10B-7.5" span 31'

14 ga. $28 \#/ft \times 2 = 56 \#/ft$ bending OK for airport roof.

Large office.

M2SR 4.5" 14 ga. 19' span.
 $59 \times 1.5 = 88.6 \#/ft$

16 ga. 50 #/ft. bending OK
w/ ceiling plate

Small office.

M2SR 3 14 ga. span 11'
 $129 \#/ft \times 1.5 = 194 \#/ft$

16 ga 108 #/ft
bending OK.
w/ ceiling plate.

15.5
2.5
18.0
0
23.33
1.5
21.83
221
Steel deck 108
Insul. 1.5
T&G 6.0
18.3
21
22.90
58.3

B2 BUSINESS ZONE



APPLICATION FOR PERMIT

PTOR

PERMIT ISSUED
01355
OCT 18 1964

Class of Building or Type of Structure Second Class
Portland, Maine, Sept. 24, 1964

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1140 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Valle's Steak House, 1140 Brighton Ave. Telephone _____
 Lessee's name and address Hotel Corporation of America Telephone _____
 Contractor's name and address George L DiMatteo Co. 169 Front St. So. Portland Telephone 799-3307
 Architect _____ Specifications _____ Plans yes No. of sheets 5
 Proposed use of building Office Building. No. families _____
 Last use _____ No. families _____
 Material conc. blk. No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 12,000 Fee \$ 24.00

General Description of New Work

67 x 26 W Carport
To construct 1-story concrete block building approx. 28' x 25' as per plans.

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

Details of New Work

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

If a Garage

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

APPROVED:

H. E. M. W/O memo

Miscellaneous

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

Valle's Steak House
George L DiMatteo Company

INSPECTION COPY

Signature of owner

By:

Mary J. Ribben

mt

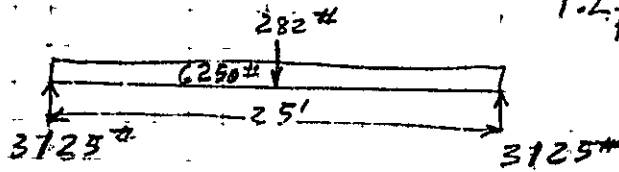
1140 Brighton Ave Install 2 Air Conditioners
 on Roof Ballard Sub Set C & L CONST Set Valle's.

4/11/64

Check 18 J 5 @ 5' O.C. 25' span
 (assuming load to be carried by 2 joists)

Total Uniform load:

Roof loads $5' \times 25' \times 50 \frac{\#}{ft} = 6250$
 Air conditioner $565 \div 2 \times 2 (P + U.L.) = 565$
 T.L. 6815
 Req'd



Roof	
1" Rigid Ins.	15
5 ply T & G Roof	6
20 gauge ST Deck	2
1/2" sinter ac tiles	110
concealed grid	
approx T.L.	1015
D.L.	40
	<u>584</u>

Check 18 J 5 $259 \frac{\#}{ft} \times 25 = 6425$ allow

Check 18 J 6 @ 3' O.C. 3'6" span
 (assuming load to be carried by 3 joists)

Total Uniform load:

Roof loads $3' \times 6' \times 50 \frac{\#}{ft} = 5400$
 Air conditioner $565 \div 3 \times 2 (P + U.L.) = 376$
 T.L. req'd 5776

Check 18 J 6 @ 35' span (not listed)
 $159 \frac{\#}{ft} \times 35' = 5565$ allow



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, March 30, 1964

RECEIVED
APR 1 1964
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1140 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Valle's Steak House, 1140 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Ballard Oil Company 135 Marginalway Telephone 772-1991
 Architect & Equipment Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Restaurant " _____ No. families _____
 Last use _____ " _____ No. families _____
 Material frame _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install Air-Conditioning system (in new addition) as per plan.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** _____ contractor

Details of New Work

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

If a Garage

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

APPROVED:

M. E. M.

Miscellaneous

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

Ballard Oil & Company

Signature of owner

by: Magne [Signature]

CS 301

INSPECTION COPY

712



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 42

Portland, Maine, April 23, 1964

PERMIT IS DED

APR 24 1964

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 64/110 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location	1140 Brighton Ave.	Within Fire Limits?	Dist. No.
Owner's name and address	Valle's Steak House, 1140 Brighton Ave.	Telephone	
Lessee's name and address		Telephone	
Contractor's name and address	J & L Construction Co., Portsmouth Ave. Greenland N.H.	Telephone	
Architect		Plans filed	No. of sheets
Proposed use of building	Restaurant		No. families
Last use	"		No. families
Increased cost of work	350.00		Additional fee 2.00

Description of Proposed Work

To relocate existing exit door in basement.
 To provide new mineral tile suspended ceiling (T-bar suspension)
 To finish off 12' x 10' portion of basement with prefinish plywood for "checkroom"
 (all in same area)

Details of New Work

Is any plumbing involved in this work?	Is any electrical work involved in this work?
Height average grade to top of plate	Height average grade to highest point of roof
Size, front depth	solid or filled land?
Material of foundation	Thickness, top bottom
Material of underpinning	Height
Kind of roof	Rise per foot
No. of chimneys	Material of chimneys
Framing lumber—Kind	Roof covering
Corner posts	Dressed or full size?
Girders	Sills
Studs (outside walls and carrying partitions)	Girt or ledger board?
Joists and rafters:	Columns under girders
On centers:	Size
Maximum span:	Max. on centers

2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 1st floor, 2nd, 3rd, roof
 1st floor, 2nd, 3rd, roof
 1st floor, 2nd, 3rd, roof

Approved:

INSPECTION COPY
CS-105

Handwritten signature and date: O.N. 4/23/64 - agf

Valle's Steak House
J & L Construction Co.
Signature of Owner by: *Handwritten signature*

Approved: *Albert J. Sears*
Inspector of Buildings

A.R.- 1036-1050 Brighton Ave.

Jan. 31, 1964

C & I Construction Co., Inc.
Forthmouth Avenue
Greenland, N. H.

cc to: Valle's Steak House
1140 Brighton Avenue
cc to: Fire Department

Gentlemen:

Building permit for construction of a one-story addition 30 feet by 73 feet on rear of restaurant at the above named location is issued herewith based on plans filed with application for permit and your letter dated January 27, 1964, subject to the following Conditions:

1. If provision for dancing by patrons is to be made in existing restaurant or addition, a special City license will be required. In such a case both stairways serving the excavated area under the new addition would need to be enclosed with partitions of at least one-hour fire resistance using no combustible material, with self-closing Class "C" labelled doors on openings to enclosures, in order to comply with Building Code requirements. Information about enclosure of stairways is to be furnished before notice is given for checking forms prior to pouring of concrete for foundation walls if provision is to be made for a dance license.
2. Second stairway from excavated area is to have handrails on both sides and non-slip surfacing on treads the same as other stairway. Doors at top and bottom of this stairway are to be at least 3 feet wide instead of the 2 feet 8 inches shown. If equipped with locking devices, they are to have vestibule latch sets so installed that they can always be opened in direction of exit from basement area. Exit lights are to be provided on passage side of doorway from toilet room passageway to storage area and on storage area side of doorway leading to second stairway. A white light on same circuit as exit lights is to be provided in storage area and a passageway at least 3 feet wide leading to second stairway kept free at all times. Door on opening between toilet room passageway and storage area is also to be equipped with a vestibule latch set.
3. More information is needed as to how the quarry tile surfacing of stair treads is to be definitely made non-slip.
4. Public Assemblage Ordinance requirement for flameproofing surface of combustible finish materials on walls should be noted.

Jan. 31, 1964

5. Separate permits issuable only to the actual installers are required from this department for extension of the sprinkler system and installation of mechanical ventilation of toilet rooms or other areas.
6. Plan of proposed seating arrangement if the addition will need to be submitted to this office for approval well in advance of the time it is planned to put it into use. Two copies of this plan, showing location of all means of egress, type of hardware on doors, exit lights, etc. should be furnished, one for the files of this department and one for those of the Fire Department, as required by the Public Assembly Ordinance.
7. Besides the notice for inspection of forms prior to pouring of concrete, notices for inspections are required to be given this department before covering is applied to walls, ceilings or partitions, and before the addition is put into use.
8. Because of the cold weather, it is important that adequate precautions be taken to prevent freezing of masonry while it is being placed and for prevention of penetration of frost beneath foundation walls after they are poured. You should be prepared to furnish to field inspector before or at time form inspection is made information of a satisfactory nature concerning precautions to be taken.

Very truly yours,

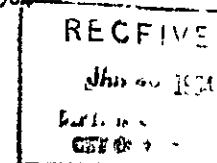
Albert J. Sears
Building Inspection Director

AJJ:m

C & L Construction Co., Inc.

PORTSMOUTH AVENUE
GREENLAND, NEW HAMPSHIRE
DIAL 438-7522

27 January 1964



City of Portland, Maine
Department of Building Inspection
Albert J. Sears
Building Inspection Director
Municipal Building
Portland, Maine

Re: Valle's Steak House
1140 Brighton Avenue
Portland, Maine

Dear Mr. Sears:

In answer to your letter of 21 January 1964, we hereby submit the following additional information concerning the subject job:

- ✓ 1. The addition is to be used for additional banquet facilities. The area might be used for dancing. The total capacity shall be 200 persons.
- ✓ 2. The work mentioned in the specifications for the entrance canopy and lobby shall not be done at this time. The Modernfold doors mentioned in the specifications shall be located in the new addition where the joists in the roof are doubled and where the wide flange beam is shown on the first floor.
- ✓ 3. The automatic sprinkler system shall be extended into the new addition and shall be as approved by the Underwriters.
- ✓ 4. A second egress shall be provided from the basement by means of a new set of steps up to the banquet rooms on the first floor. These steps shall be built in a jog shown on the plan at the Southeast corner of the addition. We shall include these stairs on the drawings and forward a copy of same to you.
- ✓ 5. The area in the basement outside the toilets shall be used for storage.
- ✓ 6. The treads of the stairway to the toilet rooms shall be made with non-slip quarry tile. We have been assured that this is practical.
- ✓ 7. The toilet room and vestibule doors shall have closing devices. The toilet rooms are to be vented by means of ceiling exhaust fans and ducts to roof.

Albert J. Sears, Building Inspection Director

27 January 1964

- ✓ 8. The height of the stair risers shall be 7 1/2", and the treads shall be 12" wide. - O.K.
- ✓ 9. We shall have exit lights to indicate all egress doors and outside wall doors. - O.K.
- ✓ 10. We shall provide anti-panic hardware on all doors serving as means of egress. - O.K.
- ✓ 11. The structural steel to be used in floor and roof construction shall be A-36 throughout. - O.K.
- ✓ 12. The concrete floor slab over the excavated area shall be reinforced with 1/2" diameter deformed bars at 12" centers in the bottom of the slab, and 3/8" diameter bars at 18" centers for temperature at the top of the slab. - O.K.
- ✓ 13. The metal roof decking shall be 20 gauge, 1 1/2" thick as manufactured by Inland Steel, Wheeling Wire Company, Bethlehem Steel Company, or equal. - O.K.
- ✓ 14. The total load on the lintel at the 16' window opening at the end wall of the addition is 21,500 lbs. We intend to use an 8" w.f. beam, 31 lbs. per lineal foot with a 1/4" x 10" steel plate welded to the bottom flange. The 8" wide flange beam alone, at a span of 16' is capable of supporting a load of 23,000 lbs. - O.K.
- ✓ 15. The carrying capacity for the steel joists in the roof construction have been designed for a total load of 52 lbs per sq.ft. - O.K.
- ✓ 16. The acoustical tile to be used on the ceiling shall be a non-combustible, flame-proof tile, Armstrong or equal. - O.K.
- ✓ 17. Since we shall use a non-combustible ceiling tile, the ceilings shall not need backing board. Behind the plywood finish of the walls we propose to use 1" x 2" strapping, 3/8" sheet rock and then apply the plywood.

We trust that you will find the above in order.

Yours truly,

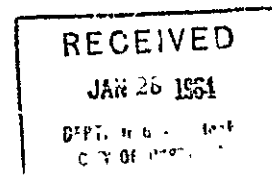
C & L CONSTRUCTION COMPANY, INC.

Martin J. Simko

Martin J. Simko
Estimator-Engineer

MJS:vr

C.C. Valle's Steak House
1140 Brighton Avenue
Portland, Maine



A.P. 1036-1050 Brighton Avenue

January 21, 1964

J & L Construction Co., Inc.
Portsmouth Avenue
Greenland, N. H.

cc to: Valle's Steak House
1140 Brighton Avenue
cc to: Contractor for architect

Gentlemen:

Check of plans filed with application for permit for addition to restaurant at above named location in this City discloses questions as to compliance with Building Code requirements as listed below. Before a permit for construction of the addition can be issued, it is necessary that information be furnished as to how compliance is to be provided, for checking and approval by this department. Details in question are as follows:

1. For what particular restaurant purposes is addition to be used?
Is any of the area to be used for dancing? What is total capacity to be? *Possibly dancing. 200*
2. No details of new entrance and canopy mentioned in specifications have been furnished. What does new work proposed in lobby involve? Where are the Modernfold doors specified to be located? *Not to be done at this time*
3. Is automatic sprinkler system to be extended to the addition? *Yes*
4. A second means of egress is required from the basement area where new toilets are to be located. See Section 206-e-7 of the Building Code. - *To be provided*
5. For what purpose is basement area outside toilets to be used? *Storage*
6. Treads of stairway to toilet rooms are required to have non-slip surfaces. It is doubtful if the quarry tile specified will meet this requirement. - *Non-slip quarry tile*
7. Doors to toilet rooms and vestibules are required to be equipped with closing devices. How are toilet rooms to be vented? *O.K.*
8. What are height of risers and width of treads of stairway to be? *7 1/2" rise 12" tread*
9. Exit lights are required to indicate all doors involved in a means of egress. Where these doors are in an outside wall, white lights on same circuit as exit lights are required outside them. - *O.K.*
10. Anti-panic hardware is required on all doors serving as a means of egress wherever there are to be locking devices on them. - *O.K.*
11. Is steel to be used in floor and roof construction to be A-7 or A-36? *A-36*

Jan. 21, 1964

12. What is gauge to be of wire mesh reinforcement of concrete floor slab over excavated area? It should be borne in mind that a minimum live load capacity of 100 pounds per square foot is required for this floor. *1/2" bars
12" o.c.*
13. What is the make and depth of metal roof decking to be? A minimum live load of 40 pounds per square foot is required for the roof construction. *20 gauge 1/2"
depth, Garland
wheeling, or
Bethlehem
7*
14. From our figuring there appears to be some question as to the adequacy of the strength of the 8-inch wide flange beam specified for the 16-foot window opening in end wall of addition.
15. For what carrying capacity have the steel joists in roof construction been designed, including live and dead loads?
16. Is acoustical tile used on ceiling to be combustible or incombustible? *O.K.*
17. Because this establishment comes under the requirements of the Public Assembly Ordinance, any combustible wall, partition, or ceiling covering must be applied to an incombustible base and have a flame-proofed surface. This means that, if combustible tile is used on ceiling, it must be applied to a gypsum board or similar base and have a flame-proof surface. Likewise plywood finish on walls and partitions must be similarly backed up. *?*

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

Addition to Restaurant at 1050 Brighton Avenue
1/20/63

Proposed Addition
 1- Zoning: - B-2 Zone - Use O.K.
 Yard spaces - O.K.
 Off-street parking
 $25 \times 37 = 915$
 $30 \times 35 = 1050$ 1965
 $\frac{1965}{100} = 20$ spaces required

Existing Restaurant
 Total of 85 spaces
 $59 \times 63 = 3717$
 $35 \times 54 = 1890$ There are 156
 $19 \times 21 = 399$ spaces for rest.
 $17 \times 23 = 437$ amount available
 6443
 $\frac{6443}{100} = 65$ spaces required

63	37
59	25
567	175
315	74
3717	915
21	54
19	85
189	270
21	162
399	1890
	23
	19
	207
	23
	437

2- Special + General Use Requirements: Must be sprinklers

SECTION 206	SECTION 212
a- Minor Assembly Hall. Is provision for dancing to be made?	a- O.K.
b- 3- Outside walls required to be of 2-hr fire resistance with fire-resistant doors + windows of less than 20 feet to other building.	b- O.K.
c- 2- Restaurant must be classed as Third Class so is limited to 750 persons even though sprinkled (Present rest. is 1st + bar has seating for 550 persons)	c- O.K. (550 + 200 = 750) - O.K.
d- O.K.	d- Ventilation of basement to lot?

There are 156 spaces available for restaurant and 156 for motel.
 Motel req 125
 Rest. 85
 210
 Actual = 312

Addition to Restaurant at 1050 Brighton Avenue

11/20/64

2- Special + General Use Requirements:

SECTION 205	SECTION 212
e-4.2-6443+1965=8408 $\frac{8408}{600} = 14 \frac{1}{2}$ units 14 x 22 = 308" Main Ent = 72" 7-3' doors = $\frac{252}{324}$	e-2.1- Swing of exit doors. e-2.3- Width of exit doors e-5.3- Rise + tread of stairs to toilet rooms
e-6- Stairway to toilet rooms must have non-slip surface. Quarry tile for this purpose is questionable.	
e-7- Two means of egress required from basement to toilets	
e-8- Anti-panic hardware required. Exit lights with white lights outside.	
e-9 Seating plans	
f-5- Enclosure of cellar stairs. - Probably not unless dancing.	f- O.K.
g- O.K.	g- O.K.
h- O.K.	h- O.K.
i- O.K.	i- O.K.
j- O.K.	j- O.K.

14
22
28
28
308

Self-closing doors on toilet rooms

3- Construction Details + Design:

Sect. 302-d- Construction shown for addition is unprotected non-combustible

Sect 302-g- Allowable area of Third Class Sprinkered - one story high - = 3x600 = 18,000' - Actual area = 14,000' - O.K.

O.K.

3. Addition to Restaurant at 1050 Brighton Avenue

3- Computations:-

a- Floor Framing:-

12" @ 27" WF - 14' span = 32,000# (20,000)
 $\frac{32,000}{9.25 \times 14} = 247 \# \text{ per sq ft.}$

4" slab weighs - $\frac{150}{3} = 50 \#$

Live load capacity of beams = 200# per sq ft

Size of 6x6 wire mesh to be used in slab needed. Must have live load capacity of 100# per sq ft

See contractor's letter

b- Roof Framing:-

16" WF @ 36# - 25' span = 30,000# (20,000)
 $\frac{30,000}{36 \times 25} = 66 \frac{2}{3} \# \text{ per sq ft. O.K.}$

18J 6 - 25' span = (159 x 35)#
 $\frac{159 \times 35}{3 \times 35} = 53 \# \text{ per sq ft. (22,000#) ?}$

18J 5 - 25' span = (259 x 25)#
 $\frac{259 \times 25}{5 \times 25} = 52 \# \text{ per sq ft. ?}$

What is make, gauge & depth of metal roof decks?

c- Purlins:

8" WF @ 17# - 16' span = 11,700# (20,000)
 $17.5 \times 16 \times 52 = 16,800 \#$

8" WF @ 17# = 14' span = 13,400# } O.K.
 $\frac{13,400}{12.5 \times 14 \times 60} = 10,500 \#$

8" WF @ 31# - 16' span = 23,000# (20,000)

	11/20/64
25	9.25
18	14
200	3700
25	925
450	129.50
	247
129.5	32,000.0
	2590
	6100
	5180
	9200
	66
450	30,000
	2700
	3000
12.5	17.5
14	16
500	1050
125	175
175.0	2800
60	60
1050.0	16,800
	114,100
Roof Load	
Live - "	40#
Roofing -	6#
Ceiling -	2#
Roof Deck -	2#
Insulation -	1#
Roof Joists -	2#
	53#
$\frac{35 \times 9}{35 \times 3}$	3#
$\frac{25 \times 8}{25 \times 5}$	1.6#

Addition to Restaurant at 1050 Brighton Avenue

1/20/64

4- Public Assemblage Ordinance
 Sect. 3-b - Combustible wall, partition or ceiling construction must be applied to an incombustible base + be flame-proofed.

196	1012
12	12
392	2024
196	1012
2352	12124

5- Specifications:

- a- Details of new canopy at entrance not shown ?
- b- New work in lobby. ?
- c- Wood strapping on masonry walls of Banquet Room with Teak plywood finish
- d- Where are Modernfold doors to be located ?
- e- Is steel to be A-7 or A-36 ?
- f- Is gauge steel decking, but type no specified nor load to be carried ?
- g- No details about new aluminum entrance doors ?
- h- Is fiber acoustical tile ceiling - base non-combustible ?

2352	12124
	519
	17660
	4610
	1852
	22380
	21168

5.19	2.3
4	
119	
	866
	12
	1732
	866
	10392
	20000
	20784000

6- Recheck on basis of Engineer's letter

a- Concrete slab 1/2" bars @ 12" o.c
 2500# concrete

$f_s = 20,000; f_c = 1125; \nu \text{ limited to } 75;$
 $u \& \text{ mtd to } 50; n = 12$

Design load = $100 + 50 = 150^*$ per sq ft

$W = 150 \times 9 = 1350^*$

$M = \frac{WL}{12} = \frac{1350 \times 17.5}{12} = 1937.5$
 $= \frac{4050}{4} = 1012.5 \times 12 = 12124^*$

$d = \sqrt{\frac{M}{Kb}} = \sqrt{\frac{12124}{196 \times 12}} = \sqrt{5.19} = 2.3"$

$2.3 + (.75 + .25) = 3.3" \text{ req. so } 4" \text{ O.K.}$

$A_s = \frac{12124}{20,000 \times 866 \times 12} = 0.058^*$

Area of 1/2" rds - 12" spacing = 0.19^* } O.K.

207840	1212400
	1039200
	1732000

LOCATION 1140 Brighton Ave.

DATE 11/20/64

PERMIT _____

INQUIRY _____

COMPLAINT _____

— Mr. Sears —

Fire wall between motel
& restaurant is 12" block
wall with class "B" fire
doors. Double fire doors
between restaurant & motel.

Four wooden doors
between restaurant & kitchen.

New cocktail area seats
about 44.

Parking about 156 for
the restaurant, 156 for
motel. Total 312.

From new addition to
motel it is about 24' or
a total of 26½' from motel
to present corner in the
rear.

Allen



R2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Installation

Portland, Maine,

March 26, 1964

PERMIT ISSUED

MAR 26 1964

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1140 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Valle's Steak House, 1140 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Eastern Fire Protection Co. Bridge St. Lewiston Me. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Restaurant No. families _____
 Last use _____ No. families _____
 Material _____ No stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install wet sprinkler system (in new addition) as per plans.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the hands of the heating contractor. **PERMIT TO BE ISSUED TO** contractor P.O. Box 399 Lewiston Me.

Details of New Work

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

If a Garage

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

APPROVED:

O. N. 3/26/64 - AJS

Miscellaneous

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

Eastern Fire Protection Company

INSPECTION COPY

Signature of owner

by:

Samuel H G 23

7.11



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, January 13, 1964

PERMIT ISSUED
JAN 31 1964
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1140 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
Owner's name and address Valle's Steak House, 1140 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address G & L Construction Co., Greenlawn, N. H., Portsmouth Ave. Telephone _____
Architect _____ Specifications yes Plans yes No. of sheets 2
Proposed use of building Restaurant No. families _____
Last use _____ No. families _____
Material con. block No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot Hotel
Estimated cost \$45,000. Fee \$90.00

General Description of New Work

To construct 1-story concrete block addition on rear of restaurant as per plans 76' x 30'

Permit Issued with Letter

Sent to Health Dept. 1/21/64
Rec'd. from Health Dept. _____

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** G & L Construction Co.

Details of New Work

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

If a Garage

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

APPROVED:

Chief Johnson O.H. means
of eyes from addition
with letter by G & L

Miscellaneous

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

Valle's Steak House
G & L Construction Co.

CS 10

INSPECTION COPY

Signature of owner By: _____

Mark F. Quinn

NOTES

2-14-64 Footings OK
 for collar section
 excavation ready for
 no collar part ^{SP}
 2/18/64 - Gene permission
 to pour section of
 wall - S.W. corner ^{SP}
 2-21-64 OK to pour
 balance of exterior
 foundation including
 8" basement stairwell ^{SP}

3-6-64 Floor slab
 about ready to chair
 up & extend over wall ^{SP}

3-20-64 Roof on
 to tie bridging to wall. ^{SP}

3-24-64 0" to close
 in after live stopping
 between strapping ^{SP}

4-29-64 Amendment
 in basement OK.
 except directional sign
 by new door in
 basement cloak room

5-7-64 Going in ^{SP}



Permit No. 64/110

Location

Owner

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

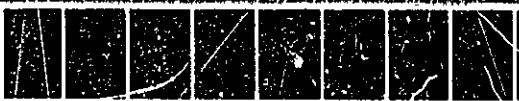
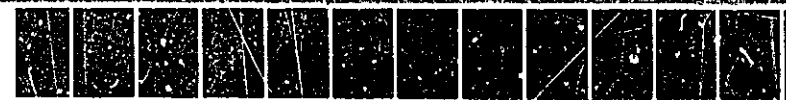
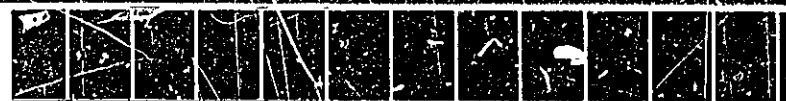
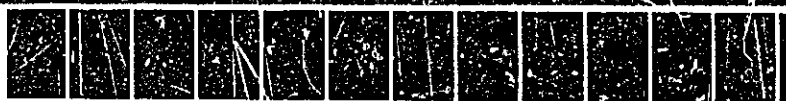
1140 Bingley Ave.
 Valley Stream, N.Y.

1/31/64

P

1136-1150 BRIGHTON AVENUE

JACKET #3





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct 7, 19 82
 Receipt and Permit number A 79796

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: 1150 Brighton Avenue
 OWNER'S NAME: Cross Roads Motor Inn ADDRESS: same

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	
METERS: (number of)	_____				
MOTORS: (number of)	_____				
	Fractional _____	_____			
	1 HP or over _____	_____			
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	_____			
	Electric (number of rooms) _____	_____			
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) <u>xx</u> _____	_____			5.00
	Oil or Gas (by separate units) _____	_____			
	Electric Under 20 kws _____	Over 20 kws _____	_____		
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	_____		
	Cook Tops _____	Disposals _____	_____		
	Wall Ovens _____	Dishwashers _____	_____		
	Dryerr. _____	Compactors _____	_____		
	Fans _____	Others (denote) _____	_____		
	TOTAL _____	_____			
MISCELLANEOUS: (number of)	Branch Panels _____	_____			
	Transformers _____	_____			
	Air Conditioners Central Unit _____	_____			
	Separate Units (windows) _____	_____			
	Signs 20 sq. ft. and under _____	_____			
	Over 20 sq. ft. _____	_____			
	Swimming Pools Above Ground _____	_____			
	In Ground _____	_____			
	Fire/Burglar Alarms Residential _____	_____			
	Commercial _____	_____			
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	_____			
	over 30 amps _____	_____			
	Circus, Fairs, etc. _____	_____			
	Alterations to wires _____	_____			
	Repairs after fire _____	_____			
	Emergency Lights, battery _____	_____			
	Emergency Generators _____	_____			
		INSTALLATION FEE DUE: _____			
		DOUBLE FEE DUE: _____			
		TOTAL AMOUNT DUE: _____			5.00

INSPECTION
 Will be ready on _____, 19____; or Will Call xx
 CONTRACTOR'S NAME: Ac me Engineering Co.
 ADDRESS: 112 Pleasant Hill Rd. Scarborough
 TEL.: 883-5111
 MASTER LICENSE NO. _____
 LIMITED LICENSE NO. 735-00 # 07212 SIGNATURE OF CONTRACTOR: [Signature]

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



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

01499

NOV 29 1984

ZONING LOCATION

PORTLAND, MAINE

Nov. 27, 1984

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

Form with fields for LOCATION (1140 Brighton Avenue), Owner's name (Valle's Steak House), Contractor's name (Label Builders), Proposed use (restaurant), Estimated cost (\$60,000.00), and various fees (TOTAL \$310.00).

ISSUE PERMIT TO #3

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

Form with various questions regarding plumbing, electrical work, foundation, roof, and framing details.

IF A GARAGE

Form with questions about garage accommodation and automobile repairs.

APPROVALS BY: BUILDING INSPECTION-PLAN EXAMINER, ZONING, BUILDING CODE, Fire Dept., Health Dept., Other.

MISCELLANEOUS: Will work require disturbing of any tree or 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: Mark Label

Phone # and Address fields.

Handwritten number 2

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OF THE FILE COPY