

1136-1150 BRIGHTON AVENUE
1 Thru 1970 1963



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec. 2, 1971

PERMIT DEC 6 1971 1519 CITY of PORTLAND

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 1124 Erioughton Ave. Use of Building Service Station No Stories 1 New Building Existing "
Name and address of owner of appliance Pine Tree Shell Station,
Installer's name and address Yermas, Inc. 740 Broadway, S. Portland Telephone 799-2241

General Description of Work

To install hot air oil fired furnace (replacement)

IF HEATER, OR POWER BOILER

Location of appliance boiler room Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 10" - asbestos shield
From top of smoke pipe From front of appliance From sides or back of appliance no wood
Size of chimney flue 8" prefab 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 Brentwood Furnace, ABC burner Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? underground (top)
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
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

Model # BVOL-224

Amount of fee enclosed? \$5. (59.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building - same time.)

APPROVED

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

Yermas's

Signature of Installer

[Handwritten signature]

CS 300

FILE COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 828

AUG 18 1901

ZONING LOCATION PORTLAND, MAINE, .. Aug. 14, 1981

CITY OF PORTLAND

To the DIRECTOR 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 1150 Brighton Avenue Fire District #1 #2
1. Owner's name and address Frank Adams - Pine Point, Maine Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Atlantic Systems, P. O. Box 1952 Telephone 772-8919
4. Architect Specifications Plans 04104 No. of sheets
Proposed use of building Motel with fire alarm system update No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 2,600 Fee \$ 25.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Additions
Demolitions
Change of Use
Other

To update fire alarm system, add rate of rise to each motel unit. x2x600

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

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?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE
Fire Dept.: [Signature]
Health Dept.:
Others:

MISCELLANEOUS
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 [Signature] Phone # Same
Type Name of above Atlantic Systems 1 2 3 4
Rick Jackson Other
and Address

FIELD INSPECTOR'S COPY

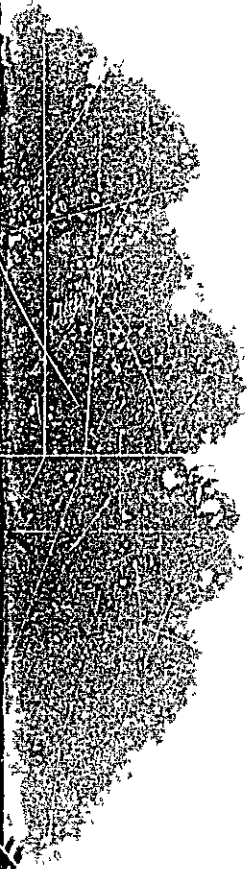
3A

NOTES

8-26-81 This is for Dept Regs
HILL to usp -

Permit No. 81/528 Chitwell?
Location 1170 Washington Ave
Owner Stanley Ludman
Date of permit 8-19-81 yd/k/z
Approved 8-18-81 Eric A. W.

Large ruled area with a large 'X' drawn across the top portion.





**B2 BUSINESS ZONE
APPLICATION FOR AMENDMENT TO PERMIT**

Amendment No. #2

Portland, Maine, December 10, 1959

PERMIT ISSUED

JAN 6 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 59/162 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 1136-1150 Brighton Ave. Within Fire Limits? no Dist. No.
 Owner's name and address Cross Roads Realty Corp. Brighton Ave. Telephone
 Lessee's name and address Telephone
 Contractor's name and address Fred I Merrill Inc 187 Sawyer St. Telephone 9-1541
 Architect Plans filed yes No. of sheets 15
 Proposed use of building Hotel & Restaurant No. families
 Last use No. families
 Increased cost of work 80,000 Additional fee .50

Description of Proposed Work

To construct 1-story concrete block restaurant 170' x 62' as per plans.

12/21/59

Permit Issued with Letter

Details of New Work permit to contractor

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

Approved: *with letter by [Signature]*

Cross Roads Realty Corp.
Fred I Merrill Inc.

Signature of Owner by: *[Signature]*

Approved: *Albert J. Sears* Inspector of Buildings

INSPECTION COPY
C-104

RP- 59/1626 - 1136-1150 Brighton Avenue

Jan. 6, 1960

Fred I. Merrill, Inc.
127 Sawyer Street
South Portland, Maine

cc to: Engineering Services, Inc.
844 Stevens Avenue
cc to: Cross Roads Realty Corp.
20-50 York Street

Gentlemen:

Amendment #2 to Permit 59/1626 covering construction of restaurant section of motel under construction at the above named location is issued herewith based on revised plans furnished by architects and architects' letter to you dated Jan. 4, 1960, but subject to the following conditions:

1. Since there is to be only one means of egress from the cellar area, its use is limited to storage or such uses as will not involve its habitual occupancy by more than two persons at any one time.
2. It is understood that this entire section of the building is to be equipped with an automatic sprinkler system with heads installed in all locations specified by Section 303-a-2 of the Building Code and permit is issued on this basis. A separate permit issuable only to the actual installer is required for installation of this system. *OK*
3. If wood strapping is to be used against masonry walls at any location for fastening interior finish incombustible fire-stopping is required at the ceiling line. *OK*
4. Since this is to be a place of public assemblage, all features must comply with the requirements of the Public Assemblage Ordinance including the limitations on use of combustible wall, partition or ceiling covering unless applied directly to and adhering to a non-combustible base in such a way that the materials are not exposed to concealed spaces behind or above them. If combustible covering is to be used, approval of the method of its application should be secured from this department before it is installed. In accordance with the Public Assemblage Ordinance, it is also necessary before a certificate of occupancy can be issued or the restaurant license approved that there be filed at this office for checking and approval two sets of plans of the entire establishment showing completely all features relating to safety of patrons and employees, including the arrangement of booths, tables and chairs in both of the dining rooms. *OK*
5. Separate permits, issuable only to the actual installers, are required for installation of the heating and cooking equipment and any systems of mechanical ventilation or refrigeration. *OK*

Fred. I. Merrill, Inc.

Page 2

Jan. 6, 1960

6. The usual notices are required for inspections before lath or other covering is applied to walls, partitions or ceilings and before the building is occupied. It is unlawful to operate the establishment until a certificate of occupancy authorizing its use has been issued by this department. ✓

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:12

ENGINEERING SERVICES, INC.

844 Stevens Avenue
PORTLAND, - MAINE
4, January, 1960.

Fred I. Merrill, Inc.
187 Sawyer Street
South Portland, Maine.

c.o. Albert J. Sears
Building Inspector
of City of Portland
City Hall

RE: Restaurant - Crossroads Realty

Gentlemen:

We are enclosing herewith a revised set of plans for the above building. These plans have been revised to meet the requirements of the City Building Code. A set of these plans have been furnished Mr. Albert Sears, Building Inspector.

Please note that in accordance with Mr. Sears letter dated 18, December, 1959, the following items are to be covered:

- ✓(1) All inside toilet rooms are to be provided with mechanical ventilation.
- ✓(2) An additional exit door #326 has been provided from the dining room.
- ✓(3) Doors #301 and #302 are to be double acting.
- ✓(4) White lights on the same circuit as the exit lights are to be installed for doors #303, #304, #317 and #326.
- ✓(5) Toilet room doors are to be equipped with door closers.
- ✓(6) Doors #301 and #302 shall not have any locking devices.
- ✓(7) Doors #303 and #304 shall be equipped with anti-panic hardware with operating bars extending across the doors.

RECEIVED

JAN 5 1960

DEPT. OF PUBLIC WORKS
CITY OF PORTLAND

- ✓(8) Door #305 shall be equipped with anti-panic bars.
- ✓(9) Floors over basement area are designed for minimum of 100# live load.
- ✓(10) As previously changed the separation between the motel and restaurant is equipped with double Class "A" fire doors for a 4 hour separation.
- ✓(11) Gable ends of dining room are to be studded with not less than 2 x 4 spaced 16 inches on center.
- ✓(12) Gable ends of dining room are to be tied at the ceiling line as indicated on the drawings.
- ✓(13) Plates on top of masonry walls shall be anchored with 1/2" bolts spaced not over 4'-0" c.c.
- ✓(14) Heights of masonry piers are within the requirements of the Building Code. - Reinforced - see sheet #54
- ✓(15) The acoustical ceiling in the Dining Room and Function Room shall be of mineral board or fiberglass.
- ✓(16) Roof joists running parallel to masonry walls shall have bridging spaced not over 8'-0" c.c. as detailed.

REG/hm

Very truly yours,
Roger E. Grant
Roger E. Grant

RECEIVED
JAN 5 1960
DEPT. OF ALY. Insp.
CITY OF PORTLAND

BR-59/1626-1136-1150 Brighton Avenue

December 18, 1959

cc to: Fred I. Merrill, Inc.
187 Sawyer Street
50, Portland, Maine
cc to: Cross Roads Realty Corp.
30-50 York Street

Engineering Services, Inc.
644 Stevens Avenue

Gentlemen:

Examination of plans filed with application for permit amendment for construction of a restaurant building in connection with hotel under construction at the above named location discloses questions as to compliance with Building Code requirements as listed below. Before the amendment can be issued it is necessary that information indicating compliance be furnished for checking and approval. Details in question are as follows:

- OK 1. How are inside toilet rooms to be vented? - *Mechanical ventilation*
- OK 2. Exit arrangement for Dining Room appears questionable. While exact use of Function Room is not known, it seems likely that both it and the Dining Room may be in use at the same time. In such a case adequate passages through the Function Room for exit purposes from the Dining Room are not likely to be available. Therefore an exit door leading directly out-of-doors from the Dining Room in the corner diagonally opposite from the main entrance is needed. - *To be worked out*
- OK 3. Doors #301 and #302 are required either to be made double acting if they are required exits for Dining Room or to be swung into Dining Room instead of as shown if they are to serve only as entrance doors to Function Room. - *OK - double acting*
- OK 4. White lights on same circuit as exit lights are required on the outside of all egress doors not habitually used for entrance purposes. These would include doors #303, #304, #317 and new proposed exit door leading directly out-of-doors from Dining Room. - *will do ?*
- OK 5. Doors to toilet rooms as well as those to the vestibules outside them are required to be equipped with self-closing devices. - *will do ?*
- OK 6. Doors #301 and #302 are required to have anti-panic hardware if they are to have any locking devices on them. - *no locks*
- OK 7. Doors #303 and #304 are required to be equipped with anti-panic hardware with operating bars extending across the doors. - *will do ?*
- OK 8. Anti-panic bars are required on both doors in opening #305. In door schedule where panic devices are indicated, there is also indication in parentheses of vestibule latch sets. All doors involved in a means of egress serving more than 150 persons are required to be equipped with anti-panic hardware, which calls for operating bars ex-

December 18, 1959

(2)

4-3150 B... Avenue

tending across full width of all doors. Vestibule latch sets where allowable may be operated by knobs, paddles, thumb levers, etc. - will do

9. Floor live load carrying capacity has floor of area of that part of building... designed? 100 lbs sq ft - O.K.
10. Fire doors in the required four-hour separation between hotel and restaurant are required to bear the Class "A" label of Underwriters' Laboratories Int. or some other accredited testing agency and to be equipped with self-closing or automatic closing hardware. - will do

11. Studs of not less than 2x4 spaced 16 inches on centers are required in framing of gable ends of dining room area. - O.K. see detail
- detail to be changed - will take care of all see detail

12. How are gable ends of dining room area to be tied at ceiling line? - O.K.
13. What is anchorage to be of wood planks on top of masonry walls to which roof planking is to be fastened? - Anchor bolts 4" O.C. -

14. Apparently the unsupported height of the masonry piers supporting steel beams over which roof of dining room is to be carried will exceed 10 times their least dimension, contrary to Section 309-b-14 of the Code. - To be reinforced - O.K. see new plan

15. What type of acoustical tile is to be used for ceilings of Dining Room and Function Room? - ? - Incombustible tile.

16. Where metal ties for masonry walls are to be provided where roof joints run parallel to walls, spacing of bridging to which they are to be connected must not exceed eight feet. - O.K.

17. A statement of design for reinforced concrete and structural steel is needed for affixing to the plans. - O.K.

Very truly yours,

Albert J. Searr
Inspector of Buildings

AJS/jg

Permit
put with
file copy

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Julian H. Orr, City Manager

DATE Dec. 15, 1959

FROM: Albert J. Sears, Inspector of Buildings

SUBJECT: Approval by Municipal Officers of permit for construction of restaurant
in connection with motel under construction at 1136-1150 Brighton Avenue

Attached herewith is an order for approval of permit for construction of restaurant at above named location. Section 103-C-1.2 of Building Code specifies that the Municipal Officers shall approve before issuance all building permits involving buildings where the sale of beer or alcoholic beverages is to be commenced. A cocktail lounge for the consumption of hard liquor is shown on the plans filed with application for permit and I understand that malt beverages are also to be served in the restaurant.

I know of no reason why approval of permit should not be given if the Municipal Officers are prepared to approve the licenses when applications are filed. As you doubtless are aware, the purpose of this requirement is to avoid a situation arising where a permit is issued and work done thereunder at a location where the Municipal Officers might not wish to approve a license.

Albert J. Sears
Inspector of Buildings

AJS:m



City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

Dec. 15, 1959

ORDERED:

That a building permit for construction of a restaurant building in connection with motel under construction at 1136-1150 Brighton Avenue, in which it is the intention to sell malt beverages and hard liquor for consumption on the premises, be and hereby is approved without prejudice as to later approval on the part of the Board of Licenses to sell such beverages, subject to full compliance with all terms of the Building Code and other laws relating to the same subject matter, as provided by Section 103-C-1.2 of the Building Code.

AP-1136-1150 Brighton Avenue

January 29, 1960

United Neon Display
74 Elm Street

cc to: Cross Roads Realty Corp.
30-30 York Street
cc to: Valle's Steak House
660 Forest Avenue

Gentlemen:

Building permit for erection of a detached sign 20 feet high by 60 feet long to be located on the property at the above named location at a point about 600 feet in from Brighton Avenue and about 5 feet from the edge of the right-of-way of the Maine Turnpike Authority is not issuable under the Building Code and the Zoning Ordinance for the following reasons:

1. Section 211-c-3.2 of the Building Code limits the maximum length of contiguous advertising spaces of detached signs to 50 feet. The 60 foot length of sign proposed is in violation of this regulation and is not appealable.
2. Section 16-A-5 of the Zoning Ordinance applying to the B-2 Business Zone in which the sign is to be located provides that detached signs shall not extend to an elevation greater than 20 feet above the level of the ground upon which they are erected. The 26 foot height proposed is in violation of this requirement.
3. Section 16-A-5 also limits the total area of signs on the premises to a maximum of 300 square feet. The proposed sign greatly exceeds this area of course.

While both of the discrepancies involving the Zoning Ordinance are appealable, it is likely that the Board of Appeals before arriving at any decision will desire to know what other signs are planned on the premises, where they are to be located, and what their area is to be. It is clear that, unless all of the signs to be erected on the premises are included in one appeal, separate appeals, which the Appeal Board may not be inclined to grant, will be necessary for all additional signs. It is therefore suggested that so far as possible determination be made as to all of the other signs which are to be installed so that their erection can be covered by one appeal. It will of course be necessary in order to comply with Building Code requirements to change plan and permit application already filed so that maximum length of sign will not exceed 50 feet.

Very truly yours,

AJS/js

Albert J. Soars
Inspector of Buildings



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 23, 1959

11800 DEC 2 1959

CITY OF PORTLAND

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 1136-1150 Brighton Ave. Use of Building Motel & Restaurant No Stories 1-2 New Building Existing " Existing " Name and address of owner of appliance Cross Roads Realty Corp, Brighton Ave. Installer's name and address Ballard Oil & Equipment Co, 135 Marginalway Telephone 2-1951

General Description of Work

To install Forced hot water heating system and oil burning equipment-Ventilation and Air-Conditioning system. (all one unit)

IF HEATER, OR POWER BOILER permit issued with Letter

Location of appliance Boiler Room Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace Non-combustible material From top of smoke pipe non-comb. Material From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 18x18 Other connections to same flue none 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? yes

IF OIL BURNER

Name and type of burner Iron Fireman-guntype Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 2" Location of oil storage outside underground Number and capacity of tanks 2-2000 gals. Low water shut off ... Make No. ... Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

Sent to Fire Dept. 11/23/59 Rec'd from Fire Dept. 11/24/59

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

.....

Amount of fee enclosed? 3.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] CHIEF OF FIRE DEPT.

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 & Equipment Company

CS 392

SECTION COPY

Signature of Installer by: [Signature]



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 47

Portland, Maine, April 29, 1963

PERMIT ISSUED

APR 29 1963

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 63/372 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 G & L Construction Co., Inc., Portsmouth Ave., Telephone
Greenland, N. H.

Architect Plans filed No. of sheets

Proposed use of building Restaurant No. families

Last use No. families

Increased cost of work Additional fee 50

Description of Proposed Work

To change size of concrete block walls from 12" thickness to 8" thickness.

Instead of keying in new masonry to use controlled joint.

contractor -

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 No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-18" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Valle's Steak House
C & L Construction Co. Inc.

Signature of Owner

By

Albert J. Sears
Inspector of Buildings

Approved:

INSPECTION COPY

CS. 105

AP - 1140 Brighton Ave.

April 17, 1963

C & L Construction Co., Inc.
Portsmouth Ave.
Greenland, N. H.

cc to: Valle's Steak House
1140 Brighton Ave.
Att: Karl R. Omer

Gentlemen:

Permit to construct a one story concrete block addition to cocktail lounge 24'x20' at the above location as per plans received with application is being issued on the basis that Building Code requirements be complied with as follows:

1. It will be necessary to extend the automatic sprinkler system heads below the ceiling of the new addition as the area of this restaurant section of the motel is excessive for this type of construction unless sprinklered as per Section 302-g-2.1. A separate permit issuable only to the actual installing contractor is required for the extension of the sprinkler installation.
2. The wood strapping upon which the wall material is to be applied against the masonry walls as is shown in Section B-9 of your plans will need to be firestopped with incombustible materials at the ceiling line.
3. Since this is a place of public assemblage, all features are to comply with the requirements of the Public Assemblage Ordinance including the limitation on use of combustible wall, partition, or ceiling covering unless applied directly to and adhering to a noncombustible base in such a way that the materials are not exposed to concealed spaces behind or above them. If combustible covering is to be used, approval of the method of its application should be secured from this department before it is installed.
4. New 3'x7' exit door will need to be equipped with anti-panic hardware with operating bar extending across the door. There is to be no appreciable step between the threshold of this door and the outside grade. A gradual ramp is allowable to offset the difference in elevation between the grade and the threshold of this doorway. -OK
5. A white light over the outside of the exterior door and an exit light on the same circuit above this door on the inside will need to be installed.
6. A separate permit will be needed to relocate the oil tank which is to be taken out by the contractor doing this work. OK

G & L Construction Co -----2

April 17, 1963

7. Besides a form inspection to be called for when the footings are formed and ready for concrete, this office is to be notified to give a closing-in inspection when walls and ceilings are strapped and framed ready for wall covering and ceiling tile.

Very truly yours,

Gerald E. Hayberry
Deputy Director of
Building Inspection

GEH/h



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, April 15, 1963

PERMIT ISSUED
00372
APR 18 1963
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 C & L Construction Co., Inc., Portsmouth Ave. Telephone _____

Architect _____ Specifications Greenland, N.H. Plans yes No of sheets 1

Proposed use of building Restaurant No. families _____

Last use _____ " _____ No. families _____

Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ ~~7500~~ 6000 Fee \$ 12.00

General Description of New Work

To construct 1-story concrete block addition 24'x20' to cocktail lounge - rear of building as per plans

Permit Issued with Letter

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** C & L Construction Co. Inc.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? yes

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 1 exc solid or filled land? solid earth or rock? earth

Material of foundation concrete blocks at least 4' below grade Thickness, top 12" bottom 12" cellar _____

Kind of roof flat Rise per foot _____ Roof covering built up

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 concrete, 2nd _____, 3rd _____, roof 2x10

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 12"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 24' 20'

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:

J. C. M. w/ letter

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
C & L Construction Co.

CS 301

INSPECTION COPY

Signature of owner George J. Madson

At

5-17-63

NOTES

4-25-63 Forging forms
 OK to pour.
 5-3-63 Walls going up
 5-6-63 Getting ready
 for steel beams
 5-10-63 Ready for
 live stepping - nail
 bridging metal ties
 both nailing strips
 5-13-63 Not ready
 5-14-63 OK to close
 in
 6-3-63 Completion

Permit No. 63/372

Location 1140 Bay Street, Detroit

Owner Mr. R. D. ...

Date of permit 5/18/63

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking-Out Notice

Form Check Notice

5-17

5-15-63 To take care
 of 4" step down out
 side doors. Carl Baker
 to use 2" thick Coe
 Mats

RECEIVED

DATE

BY

DESCRIPTION

AMOUNT

...

RECEIVED

DATE

BY

DESCRIPTION

AMOUNT

...

(COPY)

Copy to: CITY OF PORTLAND, MAINE
Charter House Metal Ins. Department of Building Inspection
1150 Brighton Ave.
City

Certificate of Occupancy

LOCATION 1150 Brighton Ave.

Issued to Cross Road Realty Corp.
20 York St. City

Date of Issue July 19, 1963

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. 63/88, 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 (500 Building)

Hotel

Limiting Condition: Areas 114 and 116
as shown on plans
not to be used as meeting room.

This certificate supersedes
certificate issued

Approved:

..... Nelson E. Cartwright, Jr
(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.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 23, 19 80
 Receipt and Permit number A 51528

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: 1140 Brighton Ave. - Paul Cyr Hair Designer
 OWNER'S NAME: Black Pine Tree ADDRESS: Shopping Center

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>100</u>	<u>3.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	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 _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ... INSTALLATION FEE DUE
 FOR REMOVAL OF A "STOP ORDER" (301-16.b) ... DOUBLE FEE DUE
 TOTAL AMOUNT DUE: 3.50

INSPECTION:
 Will be ready on _____, 19__; or Will Call XX
 CONTRACTOR'S NAME: Walter Pelletier - Maine Air Conditioning
 ADDRESS: 14 Easton Ave. Waterville, Me. 75 Darling Ave. So. Portland, Me.
 TEL.: 872-2865
 MASTER LICENSE NO.: 3756 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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

1150 Brighton Ave
Attn: Mr. Will Hodgkins

AP-1136-1150 Brighton Avenue

Seaboard Engineering Corp.
114 Thaddeus St., No. Portland
Engineering Services, Inc.
844 Stevens Avenue

Dec. 30, 1963

to: The First Realty Corp.
35 Fort St.

Gentlemen:

Building permit for construction of a one and two story addition 52 feet by 205 feet on rear of hotel at the above named location is issued herewith to contractor based on plans and specifications filed with application for permit, but subject to the following conditions:

1. All outside doors serving as part of a means of egress, and any inside ones so serving which are to have locking devices on them, are required to be equipped with vestibule catch nuts or equivalent.
2. Exit lights and lights in corridors and stair halls are required to be controlled by an automatic time switch so as to be burning throughout the hours of darkness.
3. Ceilings of corridors and stair hall, as well as both sides of partitions bordering them, are required to be covered with incombustible material having a fire-resistive rating of at least three-quarters of an hour. While the 1/2 inch gypsum wall board specified for partitions will satisfy this requirement, the acoustic tile ceilings will not. Information is to be furnished as to how you will care for ceilings.
4. The first story wall of stairway enclosure is required to be not less than 12 inches thick instead of the 8 inch thickness shown.
5. Fire alarm to be installed in the building must be approved by the Chief of the Fire Department. If such approval has not yet been secured, it should be without delay.
6. Doors on openings into blind attic space from enclosed boiler room are required to be at least Class "C" labelled fire doors.
7. Doors to Areas 114 and 116 designated as "Meeting Room" are required to be not less than 7 feet wide instead of 2 feet 2 inches wide as indicated in Door Schedule. If this area is to be used for the assemblage of more than 20 people at any one time, it is required to be equipped as for a Minor Assembly Hall. Compliance with such requirements will mean that vestibule latch acts will be needed on doors to room and that toilet facilities for both sexes will need to be provided.

Jan. 30, 1963

8. A draft or firestop is required at about the center of each section of the building separated by fire walls in the blind space between roof and ceiling. This can be provided on one side of a partition supporting roof framing and may consist of gypsum wall board with taped joints.
9. Separate permits issuable only to the actual installers are required for installation of the heating equipment, systems of mechanical ventilation, and the automatic alarm system.

Very truly yours,

Albert W. Sears
Building Inspection Director

AJS:m

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second and Third
Portland, Maine, January 24, 1967

PERMIT ISSUED
000000

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1150 Brighton Ave. Within Fire Limits? yes equipment plans and

Owner's name and address Cross Roads Realty Corp. 30 York St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Seaboard Engineering Corp. 144 Theodorus St. 50, PORTLAND Telephone 4-2

Architect _____ Specifications yes Plans yes No. of sheets 1

Proposed use of building Hotel No. families _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$45,000.00 Fee \$ 290.00

General Description of New Work

To construct and 1 and 2 story frame and masonry addition 205' long x 52' wide for motel as per plans, and specifications.

Permit Issued with letter

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 _____ at least 4' below grade _____ solid or filled land? _____ earth or rock? _____

Material of foundation concrete 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? _____

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

Cross Roads Realty Corp.
Seaboard Engineering Corp.

APPROVED:

with letter by [Signature]

CS 301

INSPECTION COPY

Signature of owner by: [Signature]

SYM

2-5-61
 close up to close
 5-6-61
 2 sections
 5-11-61
 1-4-63 O.K. to close
 in balance of bldg.
 except halls showing
 peak from steps
 7-19-63 Final all
 O.K. - Meeting room door
 only 32" ?

No. 63/88
 Action 1150 Brighton Ave
 Owner Charles Paul Realty Corp
 Date of permit 1-24-63
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 7/19/63
 Stationing No. 1-1-1
 Form Check No. 1-1-1

Howard
 Eaton
 Send copy of C of O.
 to
 Harbor House Metal Inc
 1150 Brighton Ave

Granted cond. 5/6/60
60/43

DATE: April 14, 1960

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

VOTE

Franklin G. Hinckley
Ralph L. Young
Frederick Nelson

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Record of Hearing:

Continued until May 6, 1960 - granted provided that sign B have a maximum height only of 32-1/2 feet and maximum overall dimensions of 26 feet.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

March 31, 1960

Cross Roads Realty Corp., owner of property at 1136-1150 Brighton Avenue requests the Board of Appeals for a variance from the provisions of said Ordinance to permit the following signs on the premises at this location: (1) Detached Sign A having dimensions of 16½ feet by 22 feet with a maximum height of 32½ feet above the ground, and detached Sign B having overall dimensions of 26 feet with a maximum height of 50 feet above the ground. The permits for Signs A and B are presently not issuable because the signs are to be located within the 40 foot front yard setback area required by Section 21 of the Ordinance and are to extend beyond the allowable 20 foot maximum height above the ground limit set by Section 16-A-5 of the Ordinance, and the permit for Sign C is not issuable because the sign would exceed the allowable 20 foot maximum height set by Section 16-A-5, and further more, the total area of the signs proposed on the premises, including a marquee sign with an approximate area of 40 square feet and two signs attached flat against the wall of the restaurant building having a combined area of about 110 square feet, is to be about 1560 square feet instead of the maximum allowable area of 300 square feet set by Section 16-A-5 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.

Cross Roads Realty Corp.

By: Samuel N. Lewis
APPELLANT

DECISION

After public hearing held April 14, 1960, 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, provided that sign B shall have a maximum height of 32-1/2 feet only with the same maximum overall dimensions of 26 feet.

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

Granted May 6, 1960

Franklin D. Whitley
Robert J. ...
Gregory B. ...
BOARD OF APPEALS

ALBERT J SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-1136-1150 Brighton Avenue

March 21, 1960

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

to: United Neon Display
74 Elm Street
cc to: Corporation Council

Gentlemen:

Building permits authorizing erection of the following signs on the premises at 1136-1150 Brighton Avenue are not issuable under the Zoning Ordinance in the B-2 Business Zone where the property is located for the following reasons:

1. A detached Sign A having overall dimensions of 16 1/2 feet by 22 feet with a maximum height of 32 1/2 feet above the ground and a detached Sign B having overall dimensions of 26 feet by 26 feet with a maximum height of 50 feet above the ground are to be located within the 40 foot front yard setback area required by Section 21 of the Ordinance and are to extend beyond the allowable 20 foot maximum height above the ground limit set by Section 16-A-5 of the Ordinance.
2. A detached sign G 15 feet high by 50 feet long with a maximum height of 21 feet above the ground is to exceed the allowable 20 foot maximum height set by Section 16-A-5.
3. The total area of signs proposed on the premises, including a marquee sign with an approximate area of 40 square feet and two signs attached flat against the wall of the restaurant building having a combined area of about 110 square feet, is to be about 1560 square feet instead of the maximum allowable area of 300 square feet set by Section 16-A-5 of the Ordinance.

We understand that the owner would like to exercise his appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Council, 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,

AJS/jg

Albert J. Sears
Inspector of Buildings

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-1136-1150 Brighton Avenue

March 31, 1960

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

cc to: United Neon Display
74 Elm Street
cc to: Corporation Counsel

Gentlemen:

Building permits authorizing erection of the following signs on the premises at 1136-1150 Brighton Avenue are not issuable under the Zoning Ordinance in the B-2 Business Zone where the property is located for the following reasons:

1. A detached Sign A having overall dimensions of 16½ feet by 22 feet with a maximum height of 32½ feet above the ground and a detached Sign B having overall dimensions of 26 feet by 26 feet with a maximum height of 50 feet above the ground, are to be located within the 40 foot front yard setback area required by Section 21 of the Ordinance and are to extend beyond the allowable 20 foot maximum height above the ground limit set by Section 16-A-5 of the Ordinance.

2. A detached Sign C 15 feet high by 50 feet long with a maximum height of 21 feet above the ground is to exceed the allowable 20 foot maximum height set by Section 16-A-5.

3. The total area of signs proposed on the premises, including a marquee sign with an approximate area of 40 square feet and two signs attached flat against the wall of the restaurant building having a combined area of about 110 square feet, is to be about 1560 square feet instead of the maximum allowable area of 300 square feet set by Section 16-A-5 of the Ordinance.

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,

Albert J. Sears
Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 4, 1960

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 14, 1960, at 3:30 p.m. to hear the appeal of Cross Roads Realty Corp. requesting an exception to the Zoning Ordinance to permit erection of the following signs on the premises at 1136-1150 Brighton Avenue: (1) Detached sign A having overall dimensions of 16½ feet by 22 feet with a maximum height of 32½ feet above the ground. (2) Detached sign B having overall dimensions of 26 feet with a maximum height of 50 feet above the ground. (3) Detached sign C 15 feet high by 50 feet long with a maximum height of 21 feet above the ground.

The permits for signs A and B are presently not issuable because the signs are to be located within the 40 foot front yard setback area required by Section 21 of the Ordinance and are to extend beyond the allowable 20 foot maximum height above the ground limit set by Section 16-A-5 of the Ordinance, and the permit for sign C is not issuable because the sign would exceed the allowable 20 foot maximum height set by Section 16-A-5, and furthermore, the total area of the signs proposed on the premises, including a marquee sign with an approximate area of 40 square feet and two signs attached flat against the wall of the restaurant building having a combined area of about 110 square feet, is to be about 1560 square feet instead of the maximum allowable area of 300 square feet set by Section 16-A-5 of the 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 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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

April 11, 1960

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

Gentlemen:

April 14

3 30

cc: United News Display
74 Elm Street
Portland, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 4, 1960

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 14, 1960, at 3:30 p.m. to hear the appeal of Cross Roads Realty Corp. requesting an exception to the Zoning Ordinance to permit erection of the following signs on the premises at 1136-1150 Brighton Avenue: (1) Detached sign A having overall dimensions of 16½ feet by 22 feet with a maximum height of 32½ feet above the ground. (2) Detached sign B having overall dimensions of 26 feet with a maximum height of 50 feet above the ground. (3) Detached sign C 15 feet high by 50 feet long with a maximum height of 21 feet above the ground.

The permits for signs A and B are presently not issuable because the signs are to be located within the 40 foot front yard setback area required by Section 21 of the Ordinance and are to extend beyond the allowable 20 foot maximum height above the ground limit set by Section 16-A-5 of the Ordinance, and the permit for sign C is not issuable because the sign would exceed the allowable 20 foot maximum height set by Section 16-A-5, and furthermore, the total area of the signs proposed on the premises, including a marquee sign with an approximate area of 40 square feet and two signs attached flat against the wall of the restaurant building having a combined area of about 110 square feet, is to be about 1560 square feet instead of the maximum allowable area of 300 square feet set by Section 16-A-5 of the 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 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 premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

AP- 1136-1150 Brighton Ave.

June 23, 1960

United Neon Display
74 Elm Street

cc to: Valle's Steak House
1136-1150 Brighton Ave.
cc to: Cross Roads Realty Corp.
40 York Street

Gentlemen:

Permit for erection of detached sign (Sign A) about 16 feet by 20 feet on premises at the above named location is issued herewith based on plans filed with application for permit, but subject to the following conditions:

1. The permit is issued on the basis that counterforts as indicated on revised plan are to be provided for the base of the structure which has already been poured without authorization by this department.
2. It is understood that the triangular section of the face of the sign is to be of metal so that there will be no continuous plastic faces having an area in excess of 100 square feet. Permit is issued on this basis.
3. There is to be no flashing or intermittent lighting on the sign.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

32 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, January 28, 1960

PERMIT ISSUED

1360
SEP 21 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ^{again demolish} install the following building structure ~~or structures~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, Maine and specifications, if any, submitted herewith and the following specifications:

Location 1136-1150 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Cross Road Realty Corp. Brighton Ave. Telephone _____
 Lessee's name and address Valle's Steak House 660 Forest Ave. Telephone _____
 Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 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 \$ 2.00

General Description of New Work

To erect a detached sign ^{12' x 42'} ~~20' x 60'~~ as per plan.

Permit Issued with Letter

Approved by Municipal Officers 9/19/60

Appeal sustained 5/4/60

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 _____
 Material of underpinning _____ Height _____ Thickness _____
 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 _____
 Kind and thickness of outside sheathing of exterior walls? _____
 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 dist. of any tree on a public street? no
 Will there be in course of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
United Neon Display

by:

J. J. Coyne

Signature of owner _____

INSPECTION COPY

AP- 1136-1150 Brighton Ave.
Sign at location "C"

Sept. 8, 1960

United Neon Display
74 Elm Street

cc to: Philip P. Snow, 477 Congress Street
cc to: Cross roads Realty, 30-50 York Street
cc to: Valle's Steak House, 660 Forest Avenue

Gentlemen:

Building permit is being issued to erect a billboard sign at the above location approximately 30 feet from Maine Turnpike Authority side line and 400 feet south of rear of hotel subject to the following:

There is a note on the structural plan of sign that the 9 foot dimension from grass to bottom of sign may be extended to a maximum of 14 feet. Should this dimension be increased, it would decrease the size of sign as the 21 feet in height is the maximum allowed by previous appeal.

Very truly yours,

Gerald E. Jaybavy
Deputy Inspector of Buildings

GEM:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Julian H. Orr, City Manager

DATE: Sept. 8, 1960

FROM: Albert J. Sears, Inspector of Buildings

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

This sign, which is to be 12 feet high and 42 feet long with top 21 feet above the ground, is to advertise the motel and restaurant at this location. It is to be located about 400 feet in back of the most rearward section of the motel and about 30 feet in from the turnpike right-of-way. Approval for the excessive area of sign and its excess of one foot over the maximum height of 20 feet allowed for such a sign in the B-2 Business Zone was given by the Board of Zoning Appeals on May 6, 1960 in an appeal involving other signs to be erected on the premises. Approval of permit by the Municipal Officers is required by the Building Code because the smallest dimension of width or height is in excess of eight feet. I know of no reason why it should not be approved.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m



City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

ORDERED:

That a building permit for erection of a detached sign 12 feet by 42 feet with top 21 feet above the ground on the rear of the premises owned by Cross Roads Realty Corporation at 1136-1150 Eighton Avenue be and hereby is approved as per Section 103-o-1.3 of the Building Code, subject to compliance with all requirements of that Ordinance pertaining thereto.

AP-1136-1150 Brighton Avenue

March 21, 1960

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

cc to: United Neon Display
7 1/2 Elm Street
cc to: Corporation Counsel

Gentlemen:

Building permits authorizing erection of the following signs on the premises at 1136-1150 Brighton Avenue are not issuable under the Zoning Ordinance in the B-2 Business Zone where the property is located for the following reasons:

1. A detached Sign A having overall dimensions of 16 1/2 feet by 22 feet with a maximum height of 32 1/2 feet above the ground and a detached Sign B having overall dimensions of 26 feet by 26 feet with a maximum height of 50 feet above the ground are to be located within the 40 foot front yard setback area required by Section 21 of the Ordinance and are to extend beyond the allowable 20 foot maximum height above the ground limit set by Section 16-A-5 of the Ordinance.

2. A detached Sign C 15 feet high by 50 feet long with a maximum height of 21 feet above the ground is to exceed the allowable 20 foot maximum height set by Section 16-A-5.

3. The total area of signs proposed on the premises, including a marquee sign with an approximate area of 40 square feet and two signs attached flat against the wall of the restaurant building having a combined area of about 110 square feet, is to be about 1560 square feet instead of the maximum allowable area of 300 square feet set by Section 16-A-5 of the Ordinance.

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 licensee or owner of the signs.

Very truly yours,

AJS/JG

Albert J. Sears
Inspector of Buildings



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #3

Portland, Maine, April 25, 1960

PERMIT ISSUED

APR 26 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 59/1626 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 ... 1136-1150 Brighton Ave. ... Within Fire Limits? ... Div. No. ...

Owner's name and address Cross Roads Realty Corp. Brighton Ave. ... Telephone ...

Lessee's name and address ... Telephone ...

Contractor's name and address Fred I Merrill, Inc. 187 Sawyer St. So. Portland Telephone 9-1541

Architect ... Plans filed ... yes No. of sheets ...

Proposed use of building Motel & Restaurant ... No. families ...

Last use ... No. familie ...

Increased cost of work 15,000.00 ... Additional fee ... 0.00

Description of Proposed Work

1-story

To construct 13' x 8' concrete block addition on rear of existing building.

To construct 14' x 50' frame 1-story addition on front of existing building.

all as per plans.

Permit Issued with Letter

Details of New Work permit to Fred I. Merrill

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 ... No. stories ... solid or filled land? ... earth or rock? ...

Material of foundation ... Thickness, top ... bottom ... cellar ...

Material of underpinning ... Height ... Thickness ...

Kind of roof ... Rise per foot ... Roof covering ...

No. of chimneys ... Material of chimneys ... of lining ...

Framing lumber—Kind ... Dressed or full size? ...

Corner posts ... Sills ... Girt or joeger board? ... Size ...

Girders ... Size ... Columns under girders ... Size ... Max. on centers ...

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ... 1st floor ... 1st floor ...

O.C. centers: 1st floor ... 1st floor ... 1st floor ...

Maximum span: 1st floor ... 1st floor ... 1st floor ...

Approved:

Cross Roads Realty Corp.
 Fred I Merrill Inc. by: *Fred I Merrill*
 Signature of Owner

Approved: *Albert J. Leonard*
 Inspector of Buildings

AP-1136-1150 Brighton Avenue

November 2, 1959

Fred I. Merrill, Inc.
187 Sawyer Street
South Portland, Maine

cc to: Cross Roads Realty Corp.
30-50 York Street
cc to: Engineering Services, Inc.
844 Stevens Avenue

Gentlemen:

Building permit for construction of motel at the above named location is issued herewith based on plans and specifications filed with application for permit as superseded by Sheets 3, 4, 8 & 11 filed on Oct. 19, 1959, by Sheets 6 & 10 filed on Oct. 30, 1959, and by additional Sheets A-1 and 10A filed on the same date, as well as an engineer's letter of October 30th outlining how certain details are to be cared for, but subject to the following conditions:

1. Sidewalk and curbing are to be provided along the Brighton Avenue frontage of the property unless approval for their omission is secured from the Municipal Officers.

2. Where anchors from wood joists to masonry walls are to be provided, they are to be attached to the bottoms rather than the sides of the joists as indicated on Sheet 10-A.

3. Fire doors on openings in fire walls are to bear the Class "0" label or better of Underwriters Laboratories, Inc. and are to be hung in full metal frames with two doors on each opening, one of which is to be equipped with automatic and the other with self-closing hardware.

4. Wherever possible, studs in outside walls and bearing partitions in second story are to extend down to the double 2x4 girts and plates below and not supported shoes on top of floor timbers.

5. Separate permits issuable only to the actual installer are required for installation of the heating equipment and oil burner, including underground fuel storage tanks for any systems of mechanical ventilation, and for roof signs or any detached sign over 20 square feet in area having greatest dimension of face of over 5 feet or with top more than 3 feet above the ground.

6. The usual notices are to be given for inspections by this department before lath or wall board is applied to walls, partitions or ceilings and before the building is put into use.

7. A certificate of occupancy is required from this department before building is occupied.

Wentworth Avenue

(2)

November 2, 1959

The permit issued herewith covers work only on that section of the building to be used for living quarters including heating plant etc., since revised plans for the section housing the restaurant have not yet been completed. When these are ready, they should be filed together with an application for an amendment to the permit now being issued for checking and approval by this department.

Very truly yours,

ASB/jg

Albert J. Sears
Inspector of Buildings

ENGINEERING SERVICES, INC.

844 Stevens Avenue
PORTLAND, - MAINE
30, October, 1959.

47823

City of Portland,
Department of Building Inspection
City Building
Portland, Maine.

ATTEN: Mr. Albert J. Sears,
SUBJECT: Hotel - Crossroads Realty Corp.
1136-1150 Brighton Avenue,

Dear Mr. Sears:

With reference to your letter of Oct. 26,
we are forwarding corrected plans with the following
comments to paragraph in your letter:

2. We are forwarding Drawing #1A.
3. We are attaching letter of statement of design.
4. Automatic Time Clock switching will be provided.
5. Vestibule latch sets are to be provided as required.
6. Handrails will be provided on both sides of stairs over
40 inches wide.
7. We will make substitution of plaster on incombustible
lathe as required.
8. We have contacted the Chief of Fire Department and will
furnish fire alarm system as required.
9. Anchorage of masonry end walls will be as shown in details
on Drawing #10A.

page 2.

10. We have changed parapet walls as required.
11. We will furnish double 2x4 girts and plates where possible.
12. Masonry end walls will be left exposed and painted with no strapping or covering.
13. The tie across building at plate line will be connected by cleat scabbed on face of joists.
14. We have revised truss detail on Drawing #10.
15. We have checked the strength of roof rafters to be adequate.
16. Doubled timbers are to be provided as required.

Very truly yours,


W. P. Adams

WPA/hn

c.c.
Fred I. Merrill

Cross Roads Realty Corp.

AP-1136-1150 Brighton Avenue

October 26, 1959

Engineering Services, Inc.
244 Stevens Avenue
Fred I. Merrill, Inc.
167 Sawyer Street
South Portland, Maine

cc to: Cross Roads Realty Corporation
30-50 York Street
cc to: Traffic Engineer

Attention:

Further check of plans filed with application for permit for construction of a hotel at the above named location discloses the following questions as to compliance with Zoning Ordinance and Building Code requirements about which more information is needed before a permit can be issued:

Temporary signs of any sort advertising the project are planned, your sign shall be limited to the limitations of Section 16-4-5b of the Zoning Ordinance that signs shall not be more than two in number and shall not have a total area of more than 15 square feet. No permit is required for erection of such sign or signs.

2. Before a permit can be issued, it is necessary that there be on file at this office a plot plan showing parking areas complying in all respects with Section 14 of the Zoning Ordinance and bearing thereon the approval of the City Traffic Engineer as regards width and location of driveway entrances to the property. Plot plan also needs to show compliance with the City Sidewalk Ordinance relating to provision of sidewalk and curbing along the frontage of the property satisfactory to the Commissioner of Public Works. Information as to the application of this Ordinance may be obtained from the Traffic Engineer. - O.K. Warn about sidewalk curbing

3. A statement of design covering reinforced concrete and structural steel is needed for affixing to the plans. - O.K. received

4. Are lights in public halls and stairhalls to be controlled by an automatic time switch so as to burn throughout the hours of darkness as specified by Section 203-e-3 of the Building Code? - O.K. See letter

5. Are vestibule french sets or equivalent to be provided on all doors in a means of egress serving more than 20 persons as specified by Section 212-a-2.5 of the Code? - Will be provided. See letter

6. Handrails are required on both sides of stairs over 40 inches wide. Stairs shall be more than this distance in some cases. See Section 212-a-2.2. - Will do. See letter

7. Both sides of interior partitions and the inside of exterior walls enclosing public halls and stairhalls, the ceilings over such halls and the undersides of public stairways are required to be covered with plaster on incombustible lath. See Section 203-d-1. Gypsum wallboard having a thickness of one-half inch appears to be specified for this purpose. - Will provide an incombustible lath + plaster. See letter

(2)

October 26, 1959

Fire alarm approved by Chief of the Fire Department is required for the motel.
- Will be provided. See letter

10. Is anchorage of masonry end walls to wood frame side walls and wood floor framing to be accomplished? See Section 302-C-1. - O.K. See letter from

11. Where parapets are required on fire walls, they are required to project not more than 2 feet 8 inches above surface of roof instead of the 2 feet indicated. See Section 312-C-2. - Will do. - See letter

11. Stud in second story walls and bearing partitions are required to extend down to double 2x4 gir's and plates wherever possible. See Section 312-C-3.6. ?

12. If wood strapping is to be used against masonry walls for fastening of wall covering, incombustible fire stopping is required at floor and ceiling levels. - O.K. -
no covering - See letter

13. How is tie across building at plate line to be provided for Sections A, C & D? - O.K.

14. Since pitch of roof of Section B is to be so flat, supports are needed at the ridge inasmuch as rafter framing is not to be such as to provide genuine truss action. - Changed to trussed rafters

15. Are the single rafters to which ceiling is to be hung in roof framing of Sections A, C & D adequate to care for the loads involved? - O.K. - See letter

16. Are doubled timbers to be provided beneath all non-bearing partitions where net vertical area of partitions is to be more than 40 feet and span of joists is to be 10 feet or more, as specified by Section 312-C-3.2(a)? - O.K.

No attempt has been made to check the design of Section E against Building Code requirements since it is our understanding that extensive changes in the construction thereof are contemplated and that revised plans will soon be forth coming. Advance permit for construction of the foundations only for Sections A, B, C & D has been issued but it is of course unlawful to proceed beyond the scope of that permit until the general construction permit has been issued.

It should be borne in mind that in the B-2 Zone where the property is located the total area of permanent signs allowable on the entire premises is limited to 300 square feet, and types of signs and height above ground and roofs are also limited. It would be wise to determine well in advance of the time for erection of permanent signs just what is planned so that determination can be made as to whether or not authorization of the Board of Appeals may be necessary for what is desired.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/JG



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Oct. 2, 1959

457
OCT 1959
PLUMBING

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building struc' ure 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 Brighton Ave. (1136-1150) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Cross Roads Realty Corp, Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Fred I Merrill Inc. 187 Sawyer St. So. Portland Telephone 9-1541
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building Motel on original application _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

For excavation and foundation only for a 1-story and 2-story motel ~~and restaurant~~.

Permit Issued with Letter

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 concrete at least 4" below grade 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 _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 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:

with letter by [Signature]

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 requirement pertaining thereto are observed? yes

Cross Roads Realty Corp.
Fred I Merrill Inc.

Signature of owner

[Signature]

B- 59/1626- 1136- 1150 Brighton Ave.

Dec. 15, 1959

Engineering Services, Inc.
844 Stevens Avenue
Fred I. Merrill, Inc.
187 Sawyer Street
South Portland, Maine

cc to: Cross-load
Quality Corp.
30-50 York Street
cc to: for foreman on job

Gentlemen:

At the meeting of the Municipal Officers on December 7, 1959 an amendment to the Building Code was passed allowing the use of "dry wall" construction having a rating of at least 45 minutes fire-resistance on both sides of interior partitions, the inside of exterior walls enclosing public halls and stair halls and the undersides of public stairways in hotels, motels, apartment and lodging-houses. This amendment will not become effective until 30 days from that date or January 6, 1960. Thus, if you so desire, it will be permissible to use construction of this type in such locations in the hotel under construction at the above named location in lieu of the incombustible lath and plaster specified.

It should be borne in mind, however, that if one-half inch thick gypsum wall board is used for this purpose, it must be of a special type known as Fire-Shield in order to provide the required fire-resistance, since the ordinary gypsum board of this thickness has a lesser rating. However, where stairways are required to be enclosed in the two story portions of the building, a fire-resistance rating of not less than one-hour is required, and the use of the 5/8 inch thick Fire-Shield board will be necessary at such locations. If you decide to substitute "dry wall" construction for the lath and plaster specified, please notify this office to that effect so that our records may be corrected.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m