1097-1149 BRIGHTON AVENUE

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CITY OF PORTLAND, MAINE

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en government of other transment CITY OF PORTLAND, MAINE SITE PLAN REVIEW

Processing Form

Ground Floor Coverage

Site Identifier(s) from Assessors Mups 200 Zoning of Proposed Site ite Location Review (DEP) Required: () Yes () No Boord of Appeals Action Required: () Yes () No Planning Board Action Required: () Yes () No Proposed Number of Floors Area Total Floor Area_

Planning Board Action Required: () Yes Other, Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW.

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(Attach Separate Cheet If Necessary)

PUBLIC WORKS DEPARTMENT COPY



CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT

B JILDING INSPECTION DIVISION

February 25, 1981

Portland City Hospital c/o Anthony Forgione 1151 Brighton Avenue Portland, Maine 04102

Re: 1097-1149 Brighton Avenue

Dear Mr. Forgione:

Your permit application to construct a 180 bed nursing home, as per plans, at the above named address, is hereby approved subject to the following conditions:

- Sprinkler system shall be equipped with flow switches and zoned per floor. The activation of the sprinkler system will sound all the fire horns and be announced at a panel placed at the main entrance.
- 5. Smoke partitions shall be fire rated for at least 1 hr. 10-2.; 6.6.3
- 6. Access to the center stairway shall be via an approved corridor without entering the dinning area. 10-2.2.5.6
- 7. The vestibule at the south wing shall be one hour fire rated. 10-2.3.1.1 eye. #3
- 8. Pull stations are required at each exit on each floor.
- 9. The rotary located at the entrance of the building shall be 20 feet.
- 10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.

389 CONGRESS STREET . PORTLAND MAINE 04101 . TELEPHONE (207) 775 5451

irtland City Hospital - 1097-1149 Brighton Avenue - February 25, 1981

(Continued:

Fig. 21 may be of any further ass stance, please feel free to contact me at 2775-5451, extension 350.

Walter Hilton Chief of Inspections Services

cc: File
Inspector
Lt. James Collins, Fire Prevention Bureau

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APPLICATION FOR PERMIT

PERMIT ISSUED

| B.O.C.A. USE GROUP | • | • | ••• | 141 | |
|---------------------------------|---|-------|-----|-------|---|
| B.O.C.A. TYPE OF CONSTRUCTION . | • | | • • | 4.4.1 | • |
| Difficult | | _ | | | |

| ZONING LOCATION | PORTLAND, MA | INE, Migs 207 | CITY of PORTLAND |
|--|---|--|--|
| To the DIRECTOR OF BUILDING & INSPECTION The undersigned hereby applies for a permit to esture, equipment or change use in accordance with the Zoning Ordinance of the City of Portland with plans | N SERVICES, Po rect, alter, repair, o e Laws of the State and specifications | RTLAND, MAINE lemolish, move or insta tof Maine, the Portlan , if any, submitted here | all the following building, s'ruc - ad B O C A Building Code ind with and the following specifica- |
| LOCATION 1097-11-98 ighton. Avenu | G | | Telephone |
| Owner's name and address . City of For Lessee's name and adddress | lated Consti | 616.Congrea | s StTelephone 774-2626 No of sheets No families |
| Proposed use of building . 4.80290 - 104 124 | ral. drawns | | . No families |
| Material No. stories Heat Other buildings on same lot | | A | Rooting |
| Estimated contractural cost \$.2,472,477. | | | |
| FIELD INSPECTOR—Mr | GENE 9-1-8 | RAL DESCRIPTION | 25.00 appeal fee pd. 8-20-80 |
| This application is for: @ 775-5451 Dwelling Ext 234 | 170° 9-11-10 | construct buil | lding, 180 wed nursing |
| Masonry Bldg | hon | ne as per plan | Stamp of Special Conditions |
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| Change of Use | | | macon, estimated cost and pay |
| Other | required by the in | stallers and subcontra | ctors of heating, plumbing, electri- |
| | RE ISSUED TO | 1 | 4 🗆 |
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| | | | lved in this work? |
| Te connection to be made to public sewer: | | | |
| Has septic tank notice been sent? | Height | average grade to highe | st point of roof carth or rock? |
| Size front depui | | Lattom | cellar |
| Wind of roof | | . · Vi- | d of heat fuel |
| No. of chinneys Material of chin Framing Lumber—Kind Dressed | or full size? | Corner post | Mor on centers |
| Size Girder Columns under g | ander | | nd flat roof spen over 8 feet. |
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| If one story building with mason, | IF A GA | RAGE | |
| No cars now accommodated on same lot Will automobile repairing be done other than | ., to be accommon n minor repairs to | | |
| | DATE | MI | SCELLANEOUS |
| APPROVALS BY: BUILDING INSPECTION—PLAN EXAM ZONING: | | | rbing of any tree on a public street? . |
| BUILDING CODE: | | Vill there be L: charge o see that the State are observed? | of the above work a person competent id City requirements pertaining the reto |
| Health Dept.: | | | |
| Others: | -12-ma (II | Aul air | ellerhone #same |
| Signature of Ap | pucant 654 | Tiangle Later 1 | uctors.a xi |
| Type Name of | 12:11 ((1) | STH OMEL | dress |
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| ©VEVII ∧ A.O.C.A. USE GROUP | N FOR PERMIT PERMIT ISSUED |
|--|---|
| B.O.C.A. TYPE OF CONSTRUCTION ZONING LOCATION PORT | LAND, MAINE, Sept., 23, 1000 |
| To the DIRECTOR OF BUILDING & INSPECTION SER The undersigned hereby applies for a permit to erect, al ture, equipment or change use in accordance with the Laws Zoning Ordinance of the City of Portland with plans and sp | RVICES, PORTLAND, MAINE iter, repair, demolish, move or install the following building, struc- of the State of Maine, the Portland B O C A. Building Code and pecifications if any, submitted herewith and the following specifica- |
| 3 Contractor's name and address 4 Architect Sp Proposed use of building hospital Last use | Fire District #1 , #2 Constructors 51,6 Congressephone 774-2626 Telephone No of sheets No families No families |
| Other buildings on same lot | . Style of roof |
| | Fee \$ 1353 |
| FIELD INSPECTOR—Mr This application is for: @ 775-5451 | |
| Dwelling Ext. 234 Garage | To construct foundation only as per plan (for hospital addition) |
| Metal Bldg. Alterations Demolitions Change of Use Other | Stamp of Special Conditions |
| NOTF TO APPLICANT: Separate permits are required by cal and mechanicals. | y the installers and subcontractors of heating, plumbing, electri- |
| | Consolidated Constructors TO 1 2 3 4 CONSTRUCTORS |
| DETAILS O | E NEW WARY |
| Is any plumbing involved in this work? Is connection to be made to public sewer? Has septic tank notice been sent? Height average grade to top of plate | Is any electrical work involved in this work? If not, what is proposed for sewage? Form nc ce sent? leight average grade to highest point of roof solid or filled land? top bottom cellar Roof covering of lining Kind of heat fuel Corner posts Sills Size Max on centers Bridging in every floor and flat roof span over 8 feet. dd 3rd roof dd 3rd roof dd 3rd roof dd 7roof dd 7roof dd 7roof dd 7roof dd 7roof |
| No cars now accommodated on same lot to be accom- | monetalt |
| APPROVALS BY: DATE | MISCELLANEOUS |
| BUILDING INSPECTION—PLAN EXAMINER ZONING: BUILDING CODE: Fire Deot.: Health Dept.: Others: | 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? YRS. |
| Signature of Applicant . Gray | Driest Carrell Phone # . 7.74 . 2626 |
| Type Name of above | Other |

August 21, 1980

1097-1149 Erighton Ava.

City of Portland c/o Anthony Forigonna City Hospital Brighton Ava. Portland, Maine

c.c. Forrest W. Caswell Consolidated Constructors 616 Congress St. Portland, Ms.

Building permit and certificate of occupancy to construct 180 bed nursing home at the above named location are not issuable under the Zoning Ordinance for the following reasons:

- The proposed use is not allowable in the R-3 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.4.A.4
- 2. The height of this building will be about 46 fc. rather than the 35 ft. maximum allowed by Sec. 602,4.B.5
- 3. 113 off street parking spaces will be provided rather than the 151 required by Sec. 602.14.8.6

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your author ted representative should come to this office, room 317 City Hall, to file the appeal on forms which are available here. A fee of \$25. for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 602.24.D

Yours truly,

Malcolm G. Ward Building Inspection Supervisor

MGWik

1097-1149 Brighton Ave.

September 12, 1980

City of Portland c/o Anthony Forigonne City Hospital Brighton Ave. Portland, Me.

c.c. Forrest W. Caswell Comsolidated Constructors 616 Congress St. Portland, Me.

Following is the decision of the Board of Appeals regarding your petition to permit construction of 180 bed nursing home at the above named location. Please note that your appeal was granted.

Also before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward Building Juspection Supervisor

MGW:k

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THE PROPOSED NEW PORTLAND CITY HOSPITAL

- (a) A nursing home for 180 of which 160 are classified as intermediate care, and 20 as skilled care residents. The new facility provides, in addition to patient rooms, a full range of supporting services including a kitchen, an auditorium, recreational and physical therapy. A small x-ray and laboratory area, and administrative offices. Existing boiler room and laundry to be used by new project.
- (b) The total land area of the site is 523,639 sq. ft. The ground coverage of the new building is 21,925 sq. ft. The total floor area of the new building is 75,338 sq. st. The ground coverage of the existing buildings is 46,860 sq. ft.
- (c) An existing easement to Portland Pipe Line Company is the only easement currently existing. No future easements are planned. (See site plan for easement location).
- (d) Solid waste to be disposed by means of regular trash pick-ups (dumpster). Combine wastes to be disposed of in sewer system (after grinding).
- (e) Street access from Brighton Avenue via Holm Avenue. City water and sewer available on site. Sewage connection approved by City.
- (f) No significant site drainage or grading problems. Stormwater will be spilled on site via headwall and drywell. Management verified with City. Underground link to existing building presents localized sub-grade problems. Space for link to be blasted in existing ledge.
- (g) Estimated time for completion: 20-24 months.

THE REPORT OF THE PARTY OF THE

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MERRILL S SELTZER

GAIL D SNOW Secretary

W FARLE ESKILSON TIMOT 1Y E FLAHERTY JAMES F O MALLEY THOMAS J MURPHY MICHAEL E WESTORT

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, September 11, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 ft. of the property in question as required by Ordinance.

City of Portland, owner of property at 1097=1149 Brighton Avenue, under the provisions of Section 602.24.D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction c. 180 bed nursing home at the above named location which is not issuable under the Zoning Ordinance for the following reasons:

- The proposed use is not allowable in the R-3 Residential Zone in which thi, property is located unless authorized by the Board of Appeals under the provisions of Section 602.4.A.4
- The height of this building will be about 46 ft. rather than the 35 ft. maximum allowed by Sec. 602.4.B.5
- 3. 113 off street parking spaces will be provided rather than the 151 required by Sec. 602.14.8.6

LEGAL BASIS OF APPEAL: the permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 L (3) of the Zoning Ordinance have been met.

Gail Snow Zayac Secretary

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CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

| City of Portland | owner of property at | 1097-1149 Brighton Ave. |
|--|-----------------------|-------------------------|
| under the provisions of Section 602,24 | D of the Zoning Ordin | ance of the City of |

Portland, hereby respectfully petitions the Board of Appeals to permit. construction of 180 bed nursing home at above location, not issuable

- under the Zoning Ordinance for the following reasons:

 1. The proposed use is not allowable in the R-3 Residential Zone in which this property is located unless authorized by the Board of appeals under the provisions of Sec. 602.4.A.4

 2. Height of this bldg. will be about 46 ft. rather than the 35 ft.

 - maximum allowed by Sec. 602.4.B.5
 3. 113 off street parking spaces will be provided rather than the 151 required by Sec. 602.14.B.6

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

602.24 D (3) Conditions for Conditional Uses.

- a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.
- b. <u>Standards</u>. A conditional use permit for the conditional uses listed in <u>Sections</u> 602.2 through 602.13 shall be granted only if evidence is presented which establishes:
 - (1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.
 - (2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
 - (3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.
 - (4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
 - (5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and
 - (6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.
- c. <u>General Considerations</u>. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:
 - (1) Whether and to what extent the proposed building or use.at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;
 - (2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and
 - (3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, andscapping and screening.

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

| The applicant isCity of Portland and he is interested in |
|--|
| the property located at 1097-1149 Brighton Ave. as 190 bed nursing |
| The owner of the property is City of Portland and his address is |
| 389 Congress St The property is located in a R-3 Zone. |
| The present use of the property is |
| The applicant respectfully petitions the Board of Appeals for a conditional |
| use permit to permit construction of 180 bed nursing home |
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| Further Findings of Fact |
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| Appeara ces |
| ···· |
| The names and addresses of those appearing in support of the application |
| The names and addresses of those appearing in support of the application |
| ···· |
| The names and addresses of those appearing in support of the application are: Much of Arditect Waight-Pisrce, Anthony Coldinal City Hobital Maninistrator, Pat Harrington, Planning For Diff. |
| The names and addresses of those appearing in support of the application |
| The names and addresses of those appearing in support of the application are: Much of Arditect Waight-Pisrce, Anthony Coldinal City Hobital Maninistrator, Pat Harrington, Planning For Diff. |
| The names and addresses of those appearing in support of the application are: Much of Arditect Waight-Pisrce, Anthony Coldinal Coly Hobital Administrator, Pat Harrington, Planning For Dept. |
| The names and addresses of those appearing in support of the application are: Much of Arditect Waight-Pisrce, Anthony Coldinal City Hobital Maninistrator, Pat Harrington, Planning For Diff. |
| The names and addresses of those appearing in support of the application are: Much of Arditect Waight-Pisrce, Anthony Coldinal Coly Hobital Administrator, Pat Harrington, Planning For Dept. |
| The names and addresses of those appearing in support of the application are: Mulicipal American Parallel Paral |
| The names and addresses of those appearing in support of the application are: Plus of Modernt Market Market Pisice. Andlesses. Plazue of Parket Market Market Pat Marketon. Plazue of Parket Service. Exhibits The documentary evidee presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following: |
| The names and addresses of those appearing in support of the application are: Island Toth Architect Manualst-Pierce, Andhorst Manualst-Pierce, Andhorst Pat Marington, Prazules Seat Dept. and the names an addresses of those appearing in opposition to the application are: Exhibits The documentary evide. Le presented to the Board, including, but not by |

| ene. | REAS INS FOR DECISIONS |
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| | |
| Š. | The proposed building or use (will/will not) be in harmony with the general |
| | goals, objectives and standards of the Land Development Plan, the Zoning |
| rpuse, | and the Site Plan Ordinance, as evidenced by: |
| dinance | and the site same of the site |
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| | howe a substantial adverse |
| | The proposed building or use (will/will not) have a substantial adverse |
| fect, 1 | Including monetary, upon adjacent property, the character of the neighborhood, |
| e traff | fic conditions, utility facilities and other matters affecting the public |
| aalth. F | safety and general welfare, because of the following: |
| carrul . | |
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| <u></u> | |
| | he constructed, arranged and |
| | The proposed building or use (will/will not) be constructed, arranged and |
| perated | so as to interfere with the development and use of neighboring property in |
| ecordan | nce with the applicable zoning regulations as demonstrated by: |
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| | The proposed building or use (will/will not) be served adequately by |
| | The proposed building of the (**22, **22, ** streets, police and fire |
| essenti | al public facilities and services such as highways, streets, police and fire |
| protect: | ion, drainage structures, refuse disposal, water and sewers, and schools, as |
| evidenc | ed by: |
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| | |
| | persons or agencies responsible for the establishment of the proposed use |
| and the | thi not) provide adequately for such services as shown by: |
| (will/= | |
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| ss.or damage of any natural, scenic or historic feature of major importance, because of the following: |
|---|
| |
| The proposed building or use (will/will not) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: |
| The proposed building or use at the particular location requested (is/is not) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (will/will not) contribute to the general welfare of the neighborhood or community, as demonstrated by: |
| |
| The public goals described above (randcan not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: |
| All steps possible (have/have not) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: |
| After a public hearing on |

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therefore determined that a condition

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Gird Zame
W Earle Ecklidson
Michael Wolfel

Introduction

Todays concern with bricks, mortar and rising mortgage rates often overshadow the greater issue of housing. Housing is a social statement that shapes neighborhoods and can set a tone for the quality of life that affects families and residents for the remainder of their lives.

Access to housing is a vital issue for many residents. The ability of a woman, handicapped person, or minority residents to rent or buy in the area of their choice and within their income limits is an important housing problem. It is the purpose of this plan to address fair housing problems within the City of Portland and to provide affirmative measures to minimize fair housing complaints as much as possible. Further, it is the purpose of this plan to outli e the complaint procedure in effect in Portland and to inform residents of their rights and remedies under the law.

Fair Housing: Legal Jurisdiction

Federal Regulations:

Title VIII of the 1968 Civil Rights Act states, it is the policy of the United States to provide, within constitutional limitations for fair housing throughout the United States. Title VIII prohibits discrimination in the sale, rental or financing of dwellings because of race, color, religion, sex or national origin.

Fair Housing Bill House passed and it is now in the Senate Judiciary committee for review.

State Regulations: Title 5 of the Maine Revised Statutes Annotated § 4511 Maine Human Rights Act Subchapter IV Fair Housing

Local

- 1. HUD mandate for the adoption of local fair housing provisions is found in "Subpart O-Program Management, § 570,900 Performance Standards". Subsection (C)(!) requires that a recipient of Community Development Block Grant funds must document the actions that have been undertaken to assure that no discrimination has occured under any activity funded by HUD. The subsection specifies what documentation is required. Subsection (C)(2) states that the recipient will be required to document the actions undertaken to further fair housing. Such documentation should indicate
 - (i) any actions undertaken to encourage the development and enforcement of housing laws.
 - (ii) any actions taken to prevent discrimination in housing development and lending practices.
 - (iii) any action taken to assure that land use and development programs provide greater housing opportunities
 - (iv) any site selection policies adopted to promote equal opportunity in housing.

The City of Portland, with the fair housing plan, will compliment the Maine Human Rights Act by looking toward positive steps to provide equal housing opportunities. The Maine Human Rights Commission will work with the City toward this end and provide all the rights and remedies necessary for enforcing Maine's anti-discrimination

Goal of the Fair Housing Plan:

As with the Maine Human Rights Act, the goal of the City of Portland is to provide the opportunity for an individual to secure decent housing in accordance with his ability to pay, and without discrimination because of race, color, sex, physical or mental handicap, religion, ancestry or national origin.

Objectives of the Fair Housing Plan:

Meeting the above stated housing goals may also aid in reaching the following objectives:

- 1. Housing accessibility can ameliorate inequality of employment opportunities.
- Education in and support or fair housing opportunities can aid in the elimination of stereotyped thinking of certain groups of people and can deter intergroup hostility.
- 3. A record of positive fair housing efforts and achievements can enhance opportunities for continued receipt of Federal funds.
- 4. The fair housing plan will provide a comprehensive approach and assure the viability of fair housing efforts.
- The fair housing plan meets the Housing and Community Development Grant requirements by providing a vehicle for meeting the certification assurances required.
- Planning and scheduling of fair housing activities will enhance compliance with fair housing requirements of the following programs.

Urban Development Action Grant Areawide Housing Opportunity Program Section 8 Housing

400

PUBLIC NOTICE

Notice is hereby given that the Planning Board of the City of Portland, Maine, will hold a public meeting on Tuesday evening, August 26, 1980, at 7:30 P.M., in Room 209, City Hall, Portland, Maine, to consider the following items and public hearings:

1. Subdivision Review:

Commercial Subdivision Plan for Shaw's Supermarket at The

Pine Tree Shopping Center

2. Zone Change Request - Publ c Hearing:
Application for a Change of Zone from R-5 Residence to R-P

Residence-Professional - Vicinity of Longras & Sewall Streets
for a Professional Office Building - Maine Insurance Agency

3. Site Plan Review:

- a. Proposed Addition to the Portland Museum of Art Congress
 Square and High Street I. M. Pei & Associates
- b. Site Plan and Subdivision Plan for the McClellan School to be developed as Condominiums
- c. Site Plan for Professional Building for Columbia Road & 3righton Avenue - Having Access onto More than One Street
- d. Site Plan and Side Elevation or Architectural Sketch for the Proposed 4-Story Commercial Office Building at Middle & Peurl Streets - The Marion Corporation

4. Public Projects:

a. Resolution to Declare the UDAG Project Area and Adjacant Neighborhood Blighted - Department of Urban Development - Acquisition of the Drees'Building Site for a Congress Square Park



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

| | Date 50 |
|--|--|
| To Al. Greener | Receipt and Permit number d 04062 |
| To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine: The undersianed hereby z, s for a permit to make electrical in Maine, the Portland Electrical Ordinance, the National Electrical Co | |
| Maine, the Portland Electrical Ordinance, the National Electrical in LOCATION OF WORK. 1145 Brighton Avenue | stallations in acco Jance with the laws of |
| | |
| OWNER'S NAME. Donbury ADDRESS: | |
| OUTLETS: | Baxter Blvd. |
| | FEES |
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| Strip Flourescentft | 2.00 |
| Cverhead Undergrand | |
| SERVICES: existing service Cverhead Underground Temporary T MOTORS (number of) Fractional | OTAL amperes |
| MOTORS. (number of) | |
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| 1 HP or over RESIDENTIAL HEATING: | |
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| Electric Under 20 kws Over 20 kws APPLIANCES: (number of) | ***************** |
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| Over 20 sq ft. Swimming Pools Above Ground In Ground | |
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| ADDRESS. Mancini Elec | |
| Will be ready on CONTRACTOR'S NAME: Mancini Elec ADDRESS: 179 Sheridan St. MASTER LICENSE NO. | PNTRACTOR ANCIAL |
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| PERMIT # 001998 TOWN OF PORTLAND BUILDIN | NG PERMIT APPLICATION MAD # 1000 |
|---|--|
| Please fill out any part which ar pues to job. Proper plans must accompany form. | |
| Owner City of Portland, Maine | For Official Use Only |
| Address: City Hall Purchasing Office, Room 107 389 Congre | Dato April 18, 1989 Subdivision: Yes / No Name Name |
| | Ridg Code |
| LOCATION OF CONSTRUCTION Barron Center - Brighton Ave | Time Livit Estimated Cost. 36, 0'16, 00 Value Structure Ownership Public Public |
| CONTRACTOR: Fred I Merrill Inc. SUBCONTRACTORS: 799-1541 | |
| ADDRESS: 187 Sawyer St., So Ptld., Me 04106 | Fee 200.00 — Private |
| Est. Construction Cost: 36,016.00 Type of Use: Hospital | Ceiling: 1 Ceiling Joists Size: PERMIT ISSUED |
| Past Use: | 2 Colling Stranging Stra |
| Building Dimensions It W Sq. Ft Stories: Lot Size: | 3. Type Cellings |
| Ta Democrat I I | 4 Insulation Type Size |
| L Proposed User Seasonal Condominium Apartment | Roof: |
| Conversion - Explain demolishing 6,000SF prick building with | 4 Insulation Typ. Sire 1989 5. Ceiling Height: City Of Portland h 1. Trussor Rafter Size Span |
| COMPLETE ONLY IF THE MIMORD OF THEFE THE CHARLES AND ANY 1 Chr. beco. | 2. Sheathing Type Size |
| Residential Buildings Only: # Of Dwelling Units # Of New Dwelling Units | Public Us Other |
| Of Dwelling Units Of New Dwelling Units | Chimneys: |
| Foundation: | Type: Number of Fire Diagram |
| | Heating: |
| 2. Set Backs - Front Post | Type of Heat |
| 3. Footings Size: | Electrical: Service Entrance Size: Smoke Detector Required Yes No. |
| 3. Footings Size: 4. Frundation Size: 5. Other | Flumbing: Smoze Detector Required Yes No. |
| 5. Other | 1. Approval of soil test if required Yes No. |
| Floor: | 1. Approval of soil test if required Yes No. 2. No. of Tubs or Showers |
| 1. Sills Size: 2. Girdor Size: Sills must be anchored. | o. 110, 01 P (115) 65 |
| 2. Girder Size: 3. Lally Column Spacing: 4. Joists Size: 5. Bridging Type: 5. Floor Sheathing Type: 7. Other Material: | 4. No. of Lavatories 5 No. of Other Fixtures |
| 8. Lally Column Spacing: Size: | Swimming Pools: |
| 5. Bridging Type: Spacing 16" O C. | 1 Type |
| 6. Ficor Sheathing Type: | 2. Pool Size : x Square Fcciage |
| 6. Floor Sheathing Type: Size: 7. Other Material: | 3. Must conform to National Electrical Code and State Law. Zoning: |
| Exterior Waller | DistrictScreet Frontage Req.:Provided Required Setbacks: FrontBackSideSide |
| 1. Studding Size | Required Setbacks: FrontBackSideSide |
| 1. Studding Size Spacing 2. No. windows 3. No. Doors | Review Required: |
| 3 No. Doors 4. Header Sizes Span(s) 5. Bracing: Yes No. 6. Corner Posts Size | Review Required Setbacks; Front Back Side Side Review Required: Zoning Board Approval; Yes No Date: Planning Board Approval; Yes No Date: Conditional Use: Variance Site Plan Subdivision Shore and Floodplain Mgmt Special Exception Other (Explain) |
| 4. Header Sizes Span(s) | Planting Board Approval: Yea No Date: |
| 5. Bracing: Yes No | Shorn and Ficedolain Mont |
| 6. Corner Posts Size | Other General Agent Special Exception |
| 7. Invilation Type Size 8. Sheathing Typo Sizo | Other (Explain) Date Approved |
| 9. Siding Type Weether E. | Caller Segue Control |
| 9. Siding Typo Weather Expo: ura 10. Masonry Materials Weather Expo: ura | Pormit President Du |
| 11. Metal Materials | Permit Received By <u>Deborah Goode</u> |
| Interior Walle: | Signature of Applicant Blent Clerting again trus Dato 4/16/63 |
| 1. Studding Size Spacing | Binners of septilication of Column Repair of Unia Dato 5/18/8) |
| 2. Header Sizes Span(s) 3. Wall Covering Type Span(s) | • |
| 4. Fire Wall if required | Signature of CEO Date |
| 6. Other Materials | Inspection Dales (2)K |
| White-Tax Assesor Yellor | Inspection Datas COC/IC |

| 002079 | Y 0/81 |
|--|---|
| PERMIT # TOWN OF POTTLAND BUILDING | G PERMIT APPLICATION MAP #LOT# |
| Please fill out any part which applies to job. Proper plans must accompany form. | For Official Use Only Subdivisuos' Yes / No |
| Owner: City of Portland/Barron Center | Date May 3, 1989 Subdivision Name |
| Address: 1145 Brighton Avenue, POrtland | PLANTI ISSUED |
| 11/45 Brighton Avenue, (in heating, | Time Limit Perceit Expiration: Estimated Cost \$2,000 Ownership 15 1985 inc |
| DOCATION OF CONSTRUCTION 22-55 BANK Times Sustance 22-55 Bank Times Su | ar (a) Value Structure Ownership Private |
| CONTRACTOR: Timeco Systems suscontractors: 839-5990 | Fee 530, 00 |
| ADDRESS: PU BOX 310, GOTTAM, He 04030 | City Of Portland |
| Est, Construction Cost: \$2,000 Type of Use: nursing home | 1. Ceiling Joists Size:Spacing |
| Past Use: | 2. Ceiling Strapping Size Spacing |
| Building Dimensions I. W Sq. Ft Stories: Lot Size: | 3. Type Cellings: |
| Building Dimensions 1, w Sq. Ft 4 Stories Mt.Size | 5. Ceiling Height: |
| Is Proposed Uzz Seasonal Condominium Apartment | Roof: 1 Transport Reflect Size Span |
| Conversion - Explain To install new fire alarm system. 2 pla | Ins 1. Truss or Rafter Size Span Size Size Size |
| COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE | 3. Reaf Covering Type |
| | 4. OtherChimneys: |
| Of Dwelling Units Of New Dwelling Units | Chimneys: Type: Number of Fire Places |
| Foundation | Heating: Type of Heat: |
| 1. Type of Soil: | |
| 2. Set Backs • Front Roar Side(8) | Service Entrance Size: Smoke Detector Required. YesNo |
| 3. Footings Size: | Plumbing: |
| 5. Other | Plumbing: 1 Approval of soil test if required Yes No. No. 2. No. of Tubs or Showers No. |
| Floors | 3. No. of Flushes |
| 1. Sille Size: Sills must be anchored. | 4. No. of Lavatories 5. No. of Other Fixtures |
| 2. Girder Size: | Swimming Pools: |
| 4. Joints Size: Spacing 16" O.C. | 1. Type. |
| 2. Girder Size: 3. Lally Column Spacing: Size: 4. Joints Size: Spacing 16" O.C. 5. Bridging Type: Size: Size: | 1. Type. 2 Pool Size: x Square Footage 3. Must conform to National Electrical Code and State Law. |
| 6. Floor Sheathing 'ypo: Size: 7. Other Material: | H1 |
| 1. Other marchan | District Street Frontago Req : Provided Required Setbacks: Front Back Side Side |
| Exterior Walls: | Review Required: France Review Required: Zoning Board Approval: Yes No Date: |
| 1. Studding SizeSpacing | Zoning Board Approval: Yes No Date: |
| 3. No. Doors | Zoning Board Approval: Yes No Date: Plauning Board Approval: Yes No Date: Conditional Use: Varianco Site Plan Subdivision Shore and Floodplain Mgmt Special Exception |
| 4. Honder Sizes Span(s) 5. Bracing: Yes No. | Shore and Floodplain Mgmt Special Exception |
| 6. Corner Posta Size | Other (Explain) |
| G Landation There | Date Approved |
| 6. Sheathing Type Size Weather Exposure Weather Exposure | |
| P. Siding Typo Headler Exposure | Permit Received By Nancy Grossman Signature of Applicant Out William Bate 73/89 |
| 11, Metal Materials | Cimetum of Analyzont Deels WIller Date 73/89 |
| Interior Wallet | DIRINGTON OF Whiteman Control |
| 1, Studding Size Spacing 2. Header Sizes Span(s) | Sir are of CEO Date Date |
| 8. Wall Covering Type | · |
| 4. Fire Wall if recuired 5. Other Materials | Inspection Dates |
| White-Tax Assosor Yel | llow-GPCOG White Tag -CEO © Copyright GPCOG 1987 |

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| PERMIT # TOWN OF Portland BUILDING | PERMIT APPLICATION MAP #LOT# |
| PERMIT # TOWN OF Portland BUILDING Please fill out any part which applies to job. Proper plans must accompany form. | For Official Use Only |
| | 15 |
| Owner: City of Portland/Barron Center | Date May 3, 1989 Subdivision, Nos / No Name |
| Address: 1145 Brighton Avenue, Portland | Inside Fire Limits |
| LOCATION OF CONSTRUCTION 1145 Brighton Avenue, (in heating, | Time Limit |
| Time o Systems laundry & garage | area) Value Structure Ownership: 15 1988lic |
| CONTRACTOR. Timeco Systems gubcontractors: laundry & garage | Fee \$30,00 |
| ADDRESS: PO Box 316, Gorham, Me 04038 | Ceiling: City Of Portland |
| Est. Construction Cost: \$2,300 Type of Use: nursing home | |
| Past Use: | Ceiling Joists Size. Spacing Spacing |
| | 3. Type Ceilings: |
| Building Dimension, L W Sq. Ft. Stories: Lot Size | 4. Insulation Type Size |
| Is Proposed Use: Seasonal Condominium Apartment | 5. Ceiling Height: |
| Conversion - Explain To install new fire clarm system. 2 plan submit | 1 Truss or Rafter Size Span |
| Submit | 1 Truss or Rafter Size Span ted. Sheathing Type Size 3. Roof Covering Type |
| COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Residential Buildings Only: | 3. Roof Covering Type 4. Other |
| # Of Dwelling Units # Of New Dwelling Units | Chimneys: |
| v N | Type: Number of Fire Places |
| Foundation: | Heating |
| 1. Type of Soil: Rear Sido(s) | Type of Heat:Electrical: |
| 3. Footings Size: | Service Entrance Size: Smoke Detector Required Yes No |
| 3. Footings Size: 4. Foundation Size: | Plumbing |
| 5. Other | Approval of soil test if req ed Yes No No. of Tubs or Showers |
| Floors | 2. No. of Flushes |
| 1 Sills Size: Sills must be anahound | 4. No. of Lavatories |
| 2. Girder Size: | 5. No. of Other Fixtures |
| 2. Girder Size: 3. Lally Column Specing: Size: 4. Joists Size: Spacing 16" O.C. 5. Bridging Type: Size: 6. Floor Sheathing Type: Size: | Swimming Pools: |
| 5. Bridging Type: Size: | 1. Type: 2. Pool Size: 3. Must conform to National Electrical Code and State Law. Zeniow Ze |
| 6. Ploor Sheathing Type: Size: | 3. Must conform to National Electrical Code and State Law. |
| 7. Other Material: | Zoning: |
| Exterior Walls: | District Street Frontage Req : Frontage Side Side |
| 1. Studding Size Spacing | Review Required: |
| 2. No. windows | Zoning: DistrictStreet Frontage Req :Provided_ Req.ired Setbacks: Front Back SideSideSide Review Required: Zoning Board Approval: YetNoDate: Planning Board Approval: YesNoDate: Conditional Use: Varianco:Site PlunShibdivisionShore and Floodplain MgmtSpecial Exceptior Other: Explain |
| 3. No. Doors 4. Header Sizes Span(s) 5. Bracing: Yes No. | Planning Board Approval: Year No Date: |
| 5. Reacing: Yes No. | Shore and Floodalain Mont. Special Exception. |
| 6. Corner Posta Size | Other (Explain) |
| 7. Insulation Type Size 8. Sheathing Typo Size 9. Siding Type Weather Exposure 10. Maximy Materials | Dato Approved |
| 8. Sheathing Typo Sil/ | |
| | Permit Received By Nancy Grossman Signature of Applicant Duly William Date 73/69 |
| 11. Materials | 10 1/ Was agreet for gulled |
| Interior Walls: | Signature of Applicant / / / / / / Date // Date // Date |
| 1. Studding Size Spacing Span(e) | Signature of CEO 2 LT . Date |
| 3. Wall Covering Type | Signature of CEO Date |
| 4. Fire Wall if required | Inspection Dates |
| 5. Other Materials White Tox Assessr Valle | GROOG White Tear OFO Converight GPCOG 1987 |

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| 2 Losses Frome Tel Address Address Tel Address BL DESCRIPTION OF WORK: To consecrutat parking; lot as per plants Building DIMD(NON): longth width square foologe height satisfies | 1 Ownersname City of Fortilaid | | | n9 |
| Address Address New York Secretary Commercial Control Control Cont | Address 389 Congress Street | | Tel | |
| Conflictions notice | | | | |
| Address II. DESCRIPTION OF WORK? | 3 Contractors name Owner | | Tel | |
| III. BUILDING DIMENSIONS: length | Address | | | \ |
| III. BUILDING DIMENSIONS: kength | 4 is this a legally recorded lot? yes | no | | |
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| IV. ZORE Select trontops Select trontops Selectoris Food Selectoris S | III. BUILDING DIMENSIONS: length | widths | quare tootage _ | height#stories |
| Sebock Brain V. REVIEW REQUIRED: variance of hard subdivision sub | IV ZONE Stree | trontage | Zoning boo | rd approval.no yes date |
| V. PESIEW RESURDS A SUBMISSION STORE STOR | Setbacks: frontback sic | leside | Planning boo | d approvanto Elives El |
| VITE STANDARD NEW FIRE STANDARD NEW FIRE STANDARD NEW FIRE SUBDIVISION | V. REVIEW REQUIRED: variance | other | mont | enclosed outdoors |
| subdivision fee STULUTE TOTAL WATER SUPPLY: Dublic Drivate Propose Pr | ste pian subdivision | 100 | | |
| subdivision fee sto plan review fee VII. DETAILS OF WORK 1 WATER SUPPLY: public private 7 2 SEWER public private 7 2 SEWER public private 7 3 HEAT. hype make detectors 8 3 CHIMNEY: # fluss make detectors 8 3 CHIMNEY: # fluss make detectors 8 3 HEAT. hype flush 9 3 HEAT. hype flush 9 4 FOUNDATION flush 9 5 POOF type prich 10 5 POOF type prich 10 6 PLIMBING 10 6 PLIMBING 10 6 PRINNERS SYSTEM? 98 10 7 III. HI-story building w/mazonry works 10 8 PRINNELER SYSTEM? 98 10 8 PRINNELER S | VI. FEES: base fee | | other fees | |
| VII. DETAILS OF WORK 1 WATER SUPPLY: public private 7 public | subdivision fee \$300.00 | | TOTAL | |
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| VILL OFFICE USE TAX MAP \$ | 6 PLUMBING SPRINKI FR SYSTEM? Ves T no T | | | egress window? yes no |
| NOTE TO APPLICANT: Separate S | | | | IX.NEW OR PHASED SUBDIVISION |
| VALUE/STRUCTURE PERMIT EXPIRATION CODE II other explain X. PROPOSED USE: 437 - parking 1 or XI. PAST USE: 211 - parking 1 or XII. OWNERSHIP; PUBLIC VIV. PROVING COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE XV. RESIDENTIAL BUILDINGS ONLY: BEDRAY 2-BORMS; 3'BORMS ** NEW DWELLING UNITS WITH: 2-BORMS; 3'BORMS ** NEW DWELLIN | VIII. OFFICE USE: | | | REFERENCE CONTRACTOR CONTRACTOR |
| VALUE/STRUCTURE PERMIT EXPIRATION CODE I other; explain X. PROPOSED USE 437 - parking 1gt. XI, PAST USE | LOI ∰ | | <u> </u> | Name |
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| APPROVALS BY: BUILDING INSPECTION - PLAN EXAMINER C.E.O. FIRE DEPT. MISCELLANEOUS Will work require disturbing of any tree an a public street? Will work require disturbing of any tree an a public street? Will there be in charge of the above work a person competent to see that the State and City requirements per- taining thereto are observed? NOTE TO APPLICANT: Separate permits are required by the Installers and subcontractors of heating, plumbing, electrical, and mechanicals. District No. XVII. SENATURE OF APPLICANT: TYPE NAME OF ABOVE MISCELLANEOUS Will work require distributing of any tree an a public street? Will work require distributing of any tree an a public street? Will work require distributing of any tree an a public street? Will work require distributing of any tree an a public street? Will work require distributing of any tree an a public street? Will there be in charge of the above work a person competent to see that the State and City requirements per- taining there are a subcontractors of heating, plumbing, electrical, and mechanicals. | | 1 BORM *** 2 BORMS | 3 R KWS | |
| APPROVALS BY: DATE BUILDING INSPECTION - PLAN EXAMINER ZONING: C.E.O. FIRE DEPT. NOTE TO APPLICANT: Separate permits are required by the Installers and subcontractors of heating, plumbing, electrical, and mechanicals. District No. XVII. SENATURE OF APPLICANT: TYPE NAME OF ABOVE MISCELLANEOUS Will work require disturbing of any free on a public street? Will work require disturbing of any free on a public street? Will work require disturbing of any free on a public street? Will work require disturbing of any free on a public street? Will work require disturbing of any free on a public street? Will work require disturbing of any free on a public street? Will work require disturbing of any free on a public street? Will there be in charge of the above work a person competent to see that the State and City requirements performed to see | ¥ NEW DWELLING UNITS WITH | | 7. | TOTAL RESIDENTIAL UNITS |
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CITY OF PORTLAND, MAINE SITE PLAN REVIEW

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Processing Form City of Portland, Maine 389 C ress Street September 1, 1987 Barron Center - 1145 Brighton Avenue
Address of Proposed Site Proposed Use of Site Acreage of Site / Ground Floor Coverage Site Identifier(s, from Assessors Maps R-6 Zoning of Proposed Site Site Location Review (DEP) Required: (Board of Appeals Action Sequired) No Proposed Number of Floors Planning Board Action Requireg: () Yes) No Total Floor A . . . Other Comments: _) No Date Dept. Review Due. BUILDING DEPARTMENT SITE PLAN REVIEW (Does not include review of construction plans) ☐ Use does NOT comply with Zoning Ordinance ☐ Requires Boar1 of Appeals Action Requires Planning Board/City Council Action Explanation _ ☐ Use complies with Zoning Ordinance — Staff Review Below COMPLIES COMPLIES CONDITIONALLY DOES NOT REASONS:

> SIGNATURE OF PEVIEWING STAFF/DATE BUILDING DEPAR (MENT—ORIGINAL

A 14 4 14 🗚 10/17/90 = fee waived; per Mark Green _City of Fortland Permit # _____ City of Fortiana BUILDING PERMIT AT Please fill out any part which app ies to job. Pro; -- plans must accompany form. BUILDING PERMIT APPLICATION Fee_ ___ Zone__ Owner-City of Portland Parron Center Phone • 774-2623-Anthony hor Official Use Only Address: 1145 Brighton Ave., Portland, ME: 04102 LOCATION OF CONSTRUCTION 1145 Brighton Avenue Date _Narch 20, 1990 Inside Fire Limits_ Bidg Code. Time Limit. Estimated Cost 1 7 mg 111 on Proposed Use: Nursing Home Zoning Street Fronting Provided: # of Existing Res. Units # of New Pes. Units Provided Setbacks: Front Zoning Board Approval: Yes No Placeting Board Approval: Yes No Variance Building Dimensions L247' W 135' fotal Sq. Ft. and 55' x 35', 2nd. bldg. _ # Bedrooms_ _ Lot Size: Conditional Use: Variance Site Plan
Shoreland Zoning Yes No Floodplain Yes
Special Exception Is Proposed Use: Sessonal_ __ Cond minjum __ Conversion Explain Conversion Major Site Plan Review to construct 21,000 S. F. & construct 1,600 S. Y. Building, as per plans. Ceiling: Foundation: Also, Conditional Use Appeal to Planning Dept. 1. Ceiling Joists See 2. Ceiling Strapping Size
3. Type Ceilings:
4. Ivaulation Type 2. Set Backs - Front Spacing 3. Footings Size: 4. Foundation Size: 5. Other 5. Ceiling Height: Roof: 10/17/90 - building permit application 1. Truss or Rafter Size 2. Sheathing Type
2. Roof Covering Type 1. Sills Size: _new _construction_ Sills must be anchored. 2. Girder Size: 3. Lelly Column Specing: Barron Cent Size: 11 Chimne ye: 4. Joiste Size; 5. Bridging Type: Typo Number of Fire Maces Spacing 16" O.C. Size. 6. Floor Sheatlung Type: Type of Heat: 7. other Material: Service Entrance Size: - Alzheimer's Care Facility -Smoke Detector Required Yes_ Plumbing: rior Walls: 1. Studding Size 1. Approval of soil test if required 2. No. of Tubs or Enowers 2. No. windows 3. No. Doors 3. No. of Faushes 4. Header Sizes 4. No. of Lavatories 5. No of Other Fixtures 5. Bracing: Swimming Pools: 1. Type: 2. Pool Size ; 6. Corner Posts Size 7. Insulation Type 8. Sheathing Type Equare Footage 9. Siding Type 10. Masonry Materials 3. Must conform to National PERMIT ISSUEP In It Received By 11. Metal Materials Interior Walls: WITH LETTER and ture of Applic 1. Studding Size_ il Will Pare Spacing 3-20-90 2. Header Sizes_ 3. Wall Covering Typo_4. Fire Wall if required 5. Other Materials _____ Signature of

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