

1097-1149 BRIGHTON AVENUE

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

INSTALLER'S **53353** IP

Town/City Code: 00770 LPI Number: 00773 Date Issued: 11/18/81 License No: 11479 PERMIT NUMBER

Address of Where Plumbing is Done: 1000 1/2 1st St Street/Road Name: 1st St Subdivision: 1st Code: 2

Name of Owner: CLYDE DELBERT Last Name: DELBERT F.I.M.I. Mailing Address: 1st St Zip Code: 04101

Type of Construction: New Remodelling Addition Remodelling & Addition Replacement of Hot Water Heater Hook-up of Mobile Home Hook-up of Modular Home Other (Specify): Remodelling

Plumbing To Serve: Single (Res) Multi-Fam (Res) Mobile Home Modular Home Commercial School

Number of Fixtures or Hook Ups: Sinks: 2 Toilets: 2 Bath/Tubs: 1 Lavatories: 1 Showers: 1 Unnat: 1
 Clothes Washers: 0 Dish Washers: 0 Hot Water Heaters: 1 Floor Drains: 1 Hook-Ups: 1

Fee: Fixture Hook-Up Fee: 3.45 Total Fee: 3.45

TOWN'S COPY

APR 1981

MAY 11 1981

JUN 2 1981

JUN 17 1981

DEC 4 1981

IMPORTANT: This permit is valid for 6 months from the date of issue. If construction is not started within 6 months, the permit becomes invalid.

NOV 23 1981

DEC 22 1981

DEC 29 1981

JAN 28 1982

HUMAN SERVICES HEALTH ENGINEERING

1331 - R. 1000

CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

TOWN/CITY CODE: 00770 LPI NUMBER: 00773 DATE ISSUED: 11/18/81 Certificate of App. Number: **53353** IC

Installer Name: ERVEL COMPANY F.I.M.I. Code: 2

Owner: CLYDE DELBERT Address: 1000 1/2 1st St Subdivision: 1st

(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Signature of LPI: Emilio J. Jovanis

Date Inspected: MAR 11 1982

OWNER'S COPY

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

City of Portland 6-20-80
 Applicant _____ Date _____
 Mailing Address _____ Address of Proposed Site _____
 180 and Main _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
 22,629 sq. ft. 21,929 sq. ft. _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 3
 Board of Appeals Action Required: (✓) Yes () No Total Floor Area 75,336 sq. ft.
 Planning Board Action Required: (✓) Yes () No

Other Comments: _____
 Date Dept. Review Due: 8-29-80

PLANNING DEPARTMENT REVIEW
Aug 20, 1980
(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	COMPACT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY			✓									
DISAPPROVED												

REASONS: The Planning Board on Aug 26, 1980 approved the site plan contingent upon a 20' rotary at the entrance of the building north of the 15' shown on the plans
 (Attach Separate Sheet if Necessary)

Potencia Spinning
 SIGNATURE OF REVIEWING STAFF / DATE
 PLANNING DEPARTMENT COPY August 27, 1980

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

220

City of Portland
 Date 8-27-80
 Address 1097-1149 Brighton Ave.
 Address of Proposed Site
 Use of Site 269 B-41
 Site Identifier(s) from Assessors Maps
639 sq./ft. 21,925 sq. ft.
 Area of Site / Ground Floor Coverage
R-3
 Zoning of Proposed Site
 Department Review (DEP) Required () Yes () No
 Proposed Number of Floors 3
 Board of Appeals Action Required () Yes () No
 Total Floor Area 75,338 sq. ft.
 Planning Board Action Required () Yes () No
 Other Comments:
 Date Dept. Review Due: 8-29-80

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

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

Explanation COND. USE APPEAL

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SPC-21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER-UNITY	WIDTH OF LOT	LOT FRUORAGE	OFF STREET PARKING	LOADING BAYS	
COMPLIES	✓					✓	✓	✓	✓										✓
COMPLIES CONDITIONALLY		✓			✓						✓						✓		✓
DOES NOT COMPLY																			

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS:

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

City of Portland, Maine
 Address: 1697-1149 Brighton Ave. Date: 8-23-80
 Proposed Use of Site: 269 2-01 Address of Proposed Site
 Size of Site: 21,925 sq. ft. Site Identifier(s) from Assessors Maps
 Ground Floor Coverage: R-4 Zoning of Proposed Site
 Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Proposed Number of Floors: 3
 Total Floor Area: 74,334 sq. ft.
 Other Comments:
 Date Dept. Review Due: 8-27-80

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMENSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	✓	✓	✓		✓		✓	
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

Thomas P. Collins
 SIGNATURE OF REVIEWING STAFF/DATE: 8-21-80
 FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW
 Processing Form

210

Date: 5-20-80

Address of Proposed Site: 1007-1274 ...

Site Identifier(s) from Assessors Maps: R-3

Zoning of Proposed Site: ...

Proposed Number of Floors: ...

Total Floor Area: ...

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Other Comments: ...

Date Dept. Review Due: 5-23-80

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
APPROVED	X	X	X		X	X	X								
APPROVED CONDITIONALLY	X	X	X												
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Plan to be revised according to Director's comments to have 20' wide road in rotary drop-off area at front doors.

(Attach Separate Sheet if Necessary)

John P. ...
 John P. ...
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT
BUILDING 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:

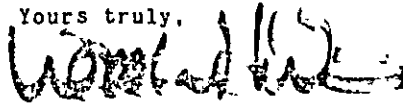
2. Sprinkler system shall be equipped with flow switches and zoned per floor. The activation of the sprinkler system will sound all the fire horns and be announced at a panel placed at the main entrance.
5. Smoke partitions shall be fire rated for at least 1 hr. 10-2.5.6.3
6. Access to the center stairway shall be via an approved corridor without entering the dining area. 10-2.2.5.6
7. The vestibule at the south wing shall be one hour fire rated. 10-2.3.1.1 exc. #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.

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

Continued:

If I may be of any further assistance, please feel free to contact me at
775-5451, extension 350.

Yours truly,



Walter Hilton
Chief of Inspections Services

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



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ... 141 ... B.O.C.A. TYPE OF CONSTRUCTION ...

FEB 22 1981

ZONING LOCATION ... PORTLAND, MAINE, Aug. 20, 1980

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 1097-119A Lighton Avenue. Fire District #1 [] #2 [] Telephone ... 1. Owner's name and address ... 2. Lessee's name and address ... 3. Contractor's name and address ... 4. Architect ... Proposed use of building ... Last use ... Material ... Other buildings on same lot ... Estimated contractual cost \$-2,472,477.

FIELD INSPECTOR--Mr.

This application is for:

- Dwelling ... Garage ... Masonry Bldg. ... Metal Bldg. ... Alterations ... Demolitions ... Change of Use ... Other

GENERAL DESCRIPTION

To construct building, 180 bed nursing home as per plans.

bal. 9,602.00 pd2-20-81 Fee \$ 11,127.00 pd. 1,525.00 25.00 appeal fee pd. 8-20-80

Appeal submitted 9-11-80

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? ... 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 ... Kind of 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) 2x4-6" 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:

- BUILDING INSPECTION--PLAN EXAMINER ... DATE ... ZONING: ... BUILDING CODE: ... Fire Dept.: ... 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 ... Phone # ... same ... Type Name of above ... Consolidated Constructors & Builders ... 1 [] 2 [] 3 [] 4 [] ... Street, City and Address

OFFICE FILE COPY

GA



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

01 785

SEP 24 1980

ZONING LOCATION PORTLAND, MAINE, Sept. 23, 1980

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 1097-1149 Brighton Ave.
Owner's name and address City of Portland
Contractor's name and address Consolidated Constructors 516 Congress
Proposed use of building hospital
Estimated contractual cost \$ 300,000. Fee \$ 1351.

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451
To construct foundation only as per plan (for hospital addition)
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 Consolidated Constructors
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?
Has septic tank notice been sent?
Height average grade to top of plate
Height average grade to highest point of roof
Material of foundation
Kind of roof
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.:
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? YES.

Signature of Applicant Forrest M. Caswell Phone # 774-2141
Type Name of above Forrest Caswell
1 2 3 4
Other
and Address

OFFICE FILE COPY

August 21, 1980

1097-1149 Brighton Ave.

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

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

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:

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 Section 602.4.A.4
2. 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.B.6

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized 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

MGW:k

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
Consolidated 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 Inspection Supervisor

MGW:k

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. ft. The ground coverage of the existing buildings is 46,860 sq. ft. 1,061,0
- (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.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S SELTZER
Chairman

GAIL D SNOW
Secretary

W FARLE ESKILSON
TIMOTHY F 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 of 180 bed nursing home at the above named location which is 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 Section 602.4.A.4
2. 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.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.

Gail Snow Zayac
Secretary

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 Ordinance 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.


APPELLANT

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. Standards. A conditional use permit for the conditional uses listed in Sections 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. General Considerations. 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, landscaping and screening.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is City of Portland and he is interested in the property located at 1097-1149 Brighton Ave. as 190 bed nursing home. 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 vacant.

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit construction of 180 bed nursing home

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: John Pott, Architect, Wright-Pierce, Anthony Colicci, City Hospital Administrator; Pat Harrington, Planning Dept.

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

Sanborn map, photo, plans

REASONS FOR DECISIONS

The proposed building or use (~~will~~/~~will not~~) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: _____

The proposed building or use (~~will~~/~~will not~~) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: _____

The proposed building or use (~~will~~/~~will not~~) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: _____

The proposed building or use (~~will~~/~~will not~~) 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, as evidenced by: _____

_____;
and the persons or agencies responsible for the establishment of the proposed use (~~will~~/~~will not~~) provide adequately for such services as shown by: _____

The proposed building or use (~~will~~/will not) result in the destruction, ~~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 (~~can~~/can 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: _____

SPECIFIC RELIEF GRANTED

After a public hearing on Sept 1 1980, the Board of Appeals find that all of the conditions required by the Ordinance (~~do~~/~~do~~-not) exist with respect to this property and that a conditional use should _____ be granted in this case.

It is therefore determined that a conditional use _____ be granted
in this case by:

Marcell L. Little

Eric D. Zyma

W. Earl Erickson

Michael E. [unclear]

J. [unclear]

Alvin J. [unclear]

Introduction

Today's 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 outline 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 0-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 occurred 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.
2. Education in and support of 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.
5. The fair housing plan meets the Housing and Community Development Grant requirements by providing a vehicle for meeting the certification assurances required.
6. 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

LEGAL ADVERTISEMENT

LEGAL ADVERTISEMENT

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 - Public Hearing:

Application for a Change of Zone from R-5 Residence to R-P Residence-Professional - Vicinity of Congress & 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 & Brighton 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 & Pearl Streets - The Marion Corporation

4. Public Projects:

a. Resolution to Declare the UDAG Project Area and Adjacent 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 June 24 19 85
 Receipt and Permit number 04062

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 1145 Brighton Avenue
 OWNER'S NAME Donbury ADDRESS: Baxter Blvd.

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1050</u>	<u>104.00</u>
FIXTURES: (number of) Incandescent <u>200</u> Fluorescent <u>500</u> (not strip) TOTAL <u>700</u> Strip Fluorescent _____ ft.	<u>72.00</u>
SERVICES: Overhead _____ existing service _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS (number of) <u>108</u>	
MOTORS (number of) _____	<u>54.00</u>
Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) <u>xx</u> _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____	<u>5.00</u>
APPLIANCES: (number of)	
Ranges <u>108</u> Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers <u>3</u> Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	<u>165.00</u>
MISCELLANEOUS: (number of)	
Branch Panels <u>115</u>	<u>115.00</u>
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 <u>xx</u> _____	<u>5.00</u>
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 <u>10</u>	<u>5.00</u>
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____	
TOTAL AMOUNT DUE: _____	<u>525.00</u>

INSPECTION:
 Will be ready on _____, 19__; or Will Call xx
 CONTRACTOR'S NAME: Mancini Elec
 ADDRESS: 179 Sheridan St.
 TEL.: _____
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR
 LIMITED LICENSE NO.: _____ END MANCINI

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

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in below by _____

PROGRESS INSPECTIONS:

8-27-85, 10-23-85
9-50-85, 11-21-85
10-4-85, 12-30-85
10-11-85, 3-7-86
10-23-85, 3-21-86
3-27-86

ELECTRICAL INSTALLATIONS -
 Permit Number 04062
 Location 1145 Brighton Ave (DML City Hospital)
 Owner D on factory
 Date of Permit 6-24-85
 Final Inspection 3/27/86
 By Inspector L. B. ...
 Permit Application Register Page No. 95

DATE:	REMARKS:
8-27-85	Close East Wing
10-4-85	Meters on east wing - OK
10-11-85	Meters on west wing - OK
10-23-85	Meters in basement by main row.
11-21-85	Meters in 229
12-30-85	Final East wing
3-7-86	Five units - center
3-24-86	4 meters
3-27-86	Close 37 rooms for 1/2
8/31/88	Completed by previous electrical inspector Dr.

13 PERMIT # 001998

TOWN OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: City of Portland, Maine
Address: City Hall Purchasing Office, Room 107 389 Congress

LOCATION OF CONSTRUCTION: Bayview Center - Brighton Ave

CONTRACTOR: Fred I Merrill Inc. SUBCONTRACTORS: 799-1541

ADDRESS: 187 Sawyer St., So Prid., Ne 04106

Est. Construction Cost: 36,016.00 Type of Use: Hospital

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain demolishing 6,000SF brick building with daylight basement

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plan) call list, Public W4.

Residential Buildings Only: _____ # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:

- 1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:

- 1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

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

Interior Walls:

- 1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only
Date: April 18, 1989
Subdivision: Yes / No
Name: _____
Lot: _____
Block: _____
Permit Expiration: _____
Ownership: _____ Public Private

Ceiling:
1. Ceiling Joists Size _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____
PERMIT ISSUED MAY 1 1989

Roof:
1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:
Type: _____ Number of Fire Places _____

Heating:
Type of Heat _____

Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:
District _____ Street Frontage Req. _____ Provided _____
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) _____
Date Approved _____

Permit Received By Deborah Goode

Signature of Applicant [Signature] Date 4/18/89

Signature of CEO _____ Date _____

Inspection Dates [Signature]

002970

PERMIT # _____ TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: City of Portland/Barron Center

Address: 1145 Brighton Avenue, Portland

LOCATION OF CONSTRUCTION 1145 Brighton Avenue, (in heating,

CONTRACTOR: Timeco Systems SUBCONTRACTORS: laundry & garage area

ADDRESS: PO Box 316, Gorham, Me 04038

Est. Construction Cost: \$2,000 Type of Use: nursing home

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To install new fire alarm system. 2 plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:

- 1. Type of Soil: _____
- 2. Set Backs - Front _____ Rear _____ Side(s) _____
- 3. Footings Size: _____
- 4. Foundation Size: _____
- 5. Other _____

Floor:

- 1. Sills Size: _____ Sills must be anchored.
- 2. Girder Size: _____
- 3. Lally Column Spacing: _____ Size: _____
- 4. Joists Size: _____ Spacing 16" O.C.
- 5. Bridging Type: _____ Size: _____
- 6. Floor Sheathing Type: _____ Size: _____
- 7. Other Material: _____

Exterior Walls:

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

Interior Walls:

- 1. Studding Size _____ Spacing _____
- 2. Header Sizes _____ Span(s) _____
- 3. Wall Covering Type _____
- 4. Fire Wall if required _____
- 5. Other Materials _____

For Official Use Only

Date <u>May 3, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Blg Code _____	PERMIT ISSUED
Time Limit _____	Block _____
Estimated Cost <u>\$2,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: <u>Public</u> / Private _____
Fee <u>\$30.00</u>	

City Of Portland

Ceiling:

- 1. Ceiling Joists Size: _____
- 2. Ceiling Strapping Size _____ Spacing _____
- 3. Type Ceilings: _____
- 4. Insulation Type _____ Size _____
- 5. Ceiling Height: _____

Roof:

- 1. Truss or Rafter Size _____ Span _____
- 2. Sheathing Type _____ Size _____
- 3. Roof Covering Type _____
- 4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:

- 1. Approval of soil test if required Yes _____ No _____
- 2. No. of Tubs or Showers _____
- 3. No. of Flushes _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools:

- 1. Type: _____
- 2. Pool Size: _____ x _____ Square Footage _____
- 3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req: _____ Provided: _____

Required Setbacks: Front _____ Back _____ 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) _____
- Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant [Signature] Date 7/3/89

Signature of CEO [Signature] Date _____

Inspection Dates _____

PERMIT # 002070 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: City of Portland/Barron Center
 Address: 1145 Brighton Avenue, Portland
 LOCATION OF CONSTRUCTION 1145 Brighton Avenue, (in heating,
 CONTRACTOR: Timeco Systems SUBCONTRACTORS: laundry & garage area
 ADDRESS: PO Box 316, Gorham, Me 04038

Est. Construction Cost: \$2,100 Type of Use: nursing home
 Past Use: _____
 Building Dimensions: L. _____ W. _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To install new fire alarm system. 2 plans submitted.
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

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

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

For Official Use Only

Date <u>May 3, 1989</u>	Subdivision Nos / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	PERMIT ISSUED
Time Limit _____	Block _____
Estimated Cost <u>\$2,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: <u>Public</u>
Fee <u>\$30.00</u>	_____

City Of Portland
 Ceiling:
 1. Ceiling Joists Size _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District _____ Street Frontage Req: _____ Provided _____
 Required Setbacks: Front _____ Back _____ 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) _____
 Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant [Signature] Date 7/3/89

Signature of CEO [Signature] Date _____

Inspection Dates _____

PERMIT # _____ **PORTLAND BUILDING PERMIT APPLICATION** DATE 9/1/87

I. GENERAL INFORMATION
 Location/address of construction 1145 Brighton Avenue - Barton Center

1. Owner's name City of Portland Tel. _____
 Address 389 Congress Street

2. Lessee's name _____ Tel. _____
 Address _____

3. Contractor's name Owens Tel. _____
 Address _____

4. Is this a legally recorded lot? yes _____ no _____

II. DESCRIPTION OF WORK:

to construct parking lot as per plans

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____

IV. ZONE _____ Street frontage _____ Zoning board approval: no yes date _____
 Setbacks: front _____ back _____ side _____ side _____ Planning board approval: no yes date _____

V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces:
 site plan _____ subdivision _____ shore _____ floodplain maint _____ enclosed _____ outdoors _____

VI. FEES:
 base fee _____ other: fees _____
 subdivision fee _____ late fee _____
 site plan review fee \$300.00 TOTAL _____

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS: height _____ width _____ sill height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE: TAX MAP # _____ LOT # _____ VALUE/STRUCTURE _____ PERMIT EXPIRATION _____

IX. NEW OR PHASED SUBDIVISION REFERENCE: Name _____ Lot _____ Block _____

CODE _____ If other, explain _____ Seasonal _____ Condominium _____ Apartment _____

X. PROPOSED USE: 437 - parking lot

XI. PAST USE: _____

XII. OWNERSHIP: PUBLIC _____ PRIVATE _____

XIII. EST. CONSTRUCTION COST: _____

XIV. GR. SQ. FT. OF LOT BUILDING _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY:			XVI. # RESIDENTIAL UNITS:	
BEDROOMS			# NEW DWELLINGS	
1. BDRM	2. BDRMS	3. BDRMS	# EXISTING DWELLINGS	
# NEW DWELLING UNITS WITH:			TOTAL RESIDENTIAL UNITS: _____	
# EXISTING DWELLING UNITS WITH:				

APPROVALS BY: DATE _____

BUILDING INSPECTION - PLAN EXAMINER _____

ZONING: _____

C.E.O. _____

FIRE DEPT. _____

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? _____

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

District No. _____

XVII. SIGNATURE OF APPLICANT: [Signature]

TYPE NAME OF ABOVE: City Council

White - GPCOG Green - Applicant Yellow - Assessor Pink - Office File Gold - Field Inspector

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

Applicant City of Portland, Maine Date September 1, 1987
 Mailing Address 389 Congress Street Address of Proposed Site Barron Center - 1145 Brighton Avenue
 Proposed Use of Site parking lot Site Identifier(s), from Assessors Maps R-6
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

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

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

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES
COMPLIES CONDITIONALLY
DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT—ORIGINAL

912376

* 10/17/90 = fee waived; per Mark Green

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

Owner: City of Portland Barron Center Phone # 774-2623 Anthony Forgiore

Address: 1145 Brighton Ave., Portland, ME 04102

LOCATION OF CONSTRUCTION 1145 Brighton Avenue

Contractor: _____ Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: _____ Proposed Use: Nursing Home

of Existing Res. Units _____ # of New P. Units _____

Building Dimensions L 247' W 135' total Sq. Ft. and 55' x 35', 2nd. bldg.

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Cond. minimum _____ Conversion _____

Explain Conversion Major Site Plan Review to construct 21,000 S. F. &

construct 1,600 S. F. Building, as per plans.

Foundation: Also, Conditional Use Appeal to Planning Dept.

1. Type of Soil: _____

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____

4. Foundation Size: T-2 2-B

5. Other _____

* floor: 10/17/90 - building permit application

1. Sills Size: new construction Sills must be anchored.

2. Girder Size: _____

3. Lally Column Spacing: Barron Center Size: 11

4. Joists Size: _____ Spacing 16" O.C.

5. Bridging Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

* exterior Wall: - Alzheimer's Care Facility

1. Studding Size _____ Spacing _____

2. No. windows _____

3. No. Doors _____

4. Header Sizes _____ Span(s) _____

5. Bracing: Yrs _____ No. _____

6. Corner Posts Size _____

7. Insulation Type _____ Size _____

8. Sheathing Type _____ Size _____

9. Siding Type _____ Weather Exposure _____

10. Masonry Materials _____

11. Metal Materials _____

interior Walls:

1. Studding Size _____ Spacing _____

2. Header Sizes _____ Span(s) _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

For Official Use Only

Date March 20, 1990 Subdivision: PERM 155150

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot: 1145 BRIGHTON AVE

Time Limit _____ Ownership: _____

Estimated Cost 1.7 million City of Portland

Zoning: RR-3

Street Frontage Provided: _____

Provided 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 _____

Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____

Special Exception _____

Other: (TS) (S)

OK 2-21-91

Celling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceilings: _____

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____ Size _____

3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____

2. No. of Tubs or Showers _____

3. No. of Fixtures _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____

2. Pool Size: _____ Square Footage _____

3. Must conform to National Fire Protection Code and State Law.

Permit Received By _____

Signature of Applicant _____ Date 3-20-90

Signature of GPCOG _____ Date 10-17-90

Inspection Dates _____

PERMIT ISSUED WITH LETTER

White-Tax Assesor

Yellow GPCOG

White Tag - CEO

127 MAS. LOWE © Copyright GPCOG 1988

923819

Permit # 923819 City of Portland BUILDING PERMIT APPLICATION Fee \$35. Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to you. Proper plans must accompany form.

Owner Bayton Center Address 1125 Brighton Ave - Portland, ME 04102

LOCATION OF CONSTRUCTION 1125 Brighton Ave.

Contractor Custom Canvas of South Portland 799-0902

Address Box 2122, South Portland ME 04106

Est. Construction Cost \$3000 Proposed Use expand care facility

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Tot. Sq. Ft. _____

of Garages _____ # Bedrooms _____ 1st Sto. _____

Is Proposed Use Residential Conditional Use _____ Permitted Use _____

Explain Construction erect six awnings

Foundation

1. Type of Soil _____

2. Set Backs: Front _____ Rear _____ Side(s) _____

3. Footing Details _____

4. Foundation Size _____

5. Other _____

Electrical

1. Bulk Head _____

2. Under Sill _____

3. Lath & Plaster Spacing _____ Spacing 16" O.C.

4. Lath Spacing _____

5. Bridging Type _____

6. Other Bridging Type _____

7. Other Material _____

Roofing

1. Gutter Size _____

2. No. of Windows _____

3. No. of Doors _____

4. Window Sills _____

5. Window Sills _____

6. Window Sills _____

7. Window Sills _____

8. Window Sills _____

9. Window Sills _____

10. Window Sills _____

11. Window Sills _____

12. Window Sills _____

13. Window Sills _____

14. Window Sills _____

15. Window Sills _____

16. Window Sills _____

17. Window Sills _____

18. Window Sills _____

19. Window Sills _____

20. Window Sills _____

For Official Use Only

Date 6/5/92

Inside Fire Limits _____

Flag Code _____

Time Limit _____

Estimated Cost 3000

Sub-division _____

Name JM 24092

Lot _____

CITY OF PORTLAND

Zoning _____

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date _____

Planning Board Approval: Yes _____ No _____ Date _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____

Special Exception _____

Other (Explain) W.D.H. - P. 6-8-92

HISTORIC PRESERVATION

Ceiling:

1. Ceiling Joists Size _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceiling _____

4. Insulation Type _____

5. Ceiling Height _____

Roof:

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____

3. Roof Covering Type _____

Chimneys:

Type _____

Number of Fire Places _____

Heating:

Type of Heat _____

Electrical:

Service Entrance Size _____

Smoke Detector Required: Yes No _____

Plumbing:

1. Approval of all test if required _____

2. No. of Tubs or Showers _____

3. No. of Fixtures _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type _____

2. Pool Size _____ Square Footage _____

3. Must conform to National Electrical Code and State Law.

Permit Received By Louise Chase

Signature of Applicant [Signature] Date 6/5/92

CEO's District 4 David Swanson

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO [Signature]

Whit Tax Assessor