

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 183 Brighton Ave		Owner: Dr. Debra DeFalco		Phone:		Permit No. 960740	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name: The Cat Doctor	
Contractor Name: Glenwood Building/Remodeling		Address: 36 Riggs St Portland, ME		Phone: 04102 774-7998		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL 29 1996 CITY OF PORTLAND </div>	
Past Use: XXXXXXXXXXXXXX Vet Hospital/Office WAS A PHARMACY		Proposed Use: change use Same w/int ramp vet hospital/office		COST OF WORK: \$ 45,000.00			
Proposed Project Description: Make Interior Renovations & Exterior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: <i>B</i> Type: <i>5B</i> Signature: <i>[Signature]</i>		Zoning: <i>082-C-011</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>2-21-96 approved by</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>Council</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: <i>26 July 1996</i>				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

SCANNED

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: _____ DATE: *26 July 1996* PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *7/26/96*

CEO DISTRICT

5

A Row

COMMENTS

9-25-96 Some things left to be done for C of O.
10-25-96 Work is completed for C of O

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 183 Brighton Ave

Issued to Dr. Debra DeFalco

Date of Issue 25 October 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960740, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Met Hospital/Office

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

DATE: 29 July 96 ADDRESS: 183 Brighton Ave.
 REASON FOR PERMIT: Make Interior/Exterior renovations
 BUILDING OWNER: Dr Debra DeFalco
 CONTRACTOR: Greenwood Builders/Contractors APPROVED: *8 *12 *16
 PERMIT APPLICANT: _____ DENIED: _____

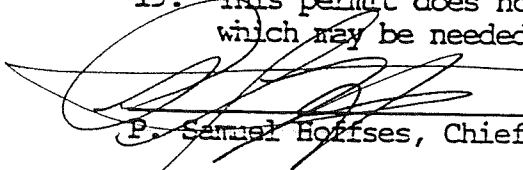
CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

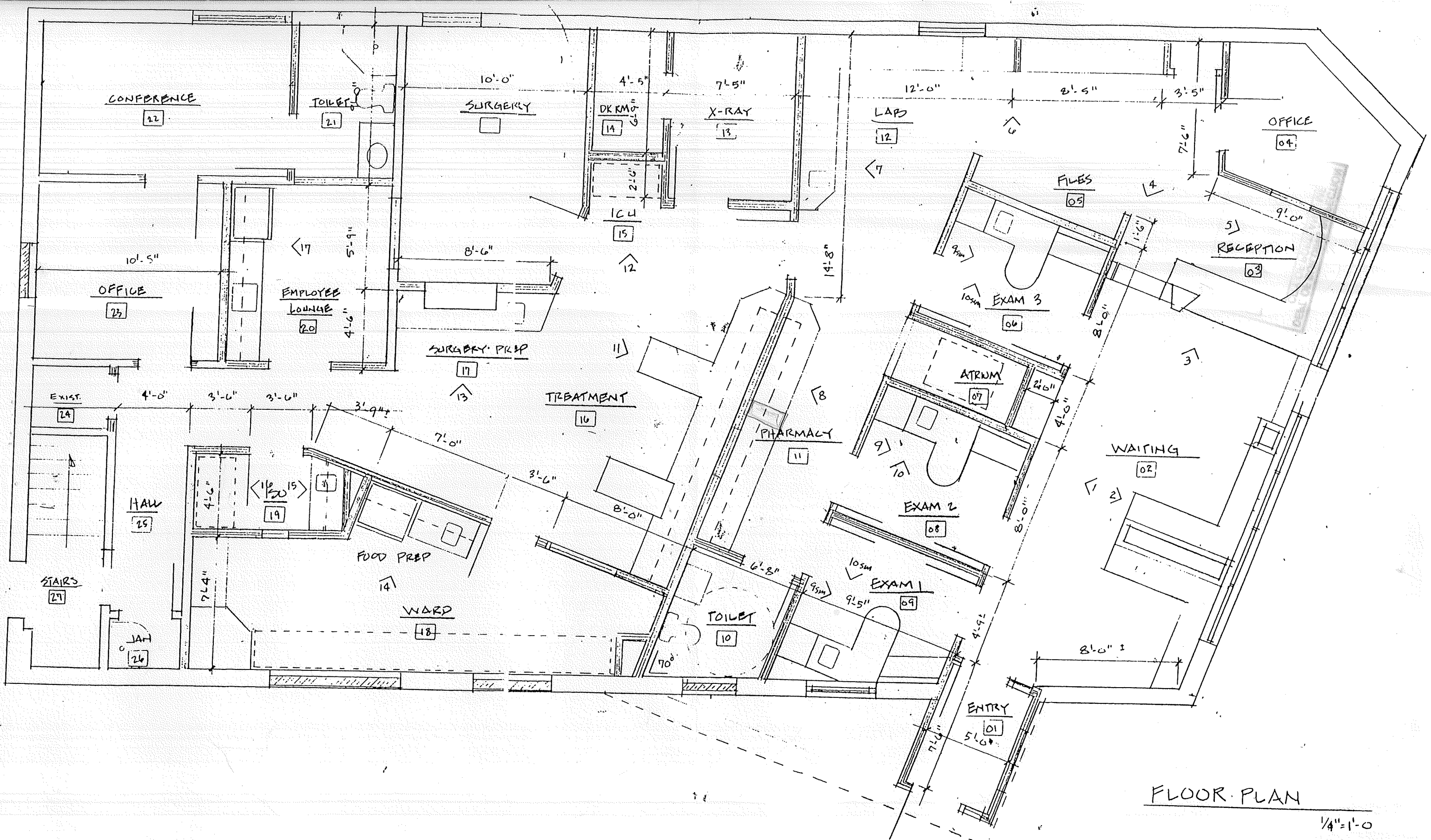
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, E-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- * 12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" ~~maximum rise.~~ All other Use Group minimum 11" tread, 7" ~~maximum rise.~~
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffes, Chief of Inspection Services

tel 3/16/95

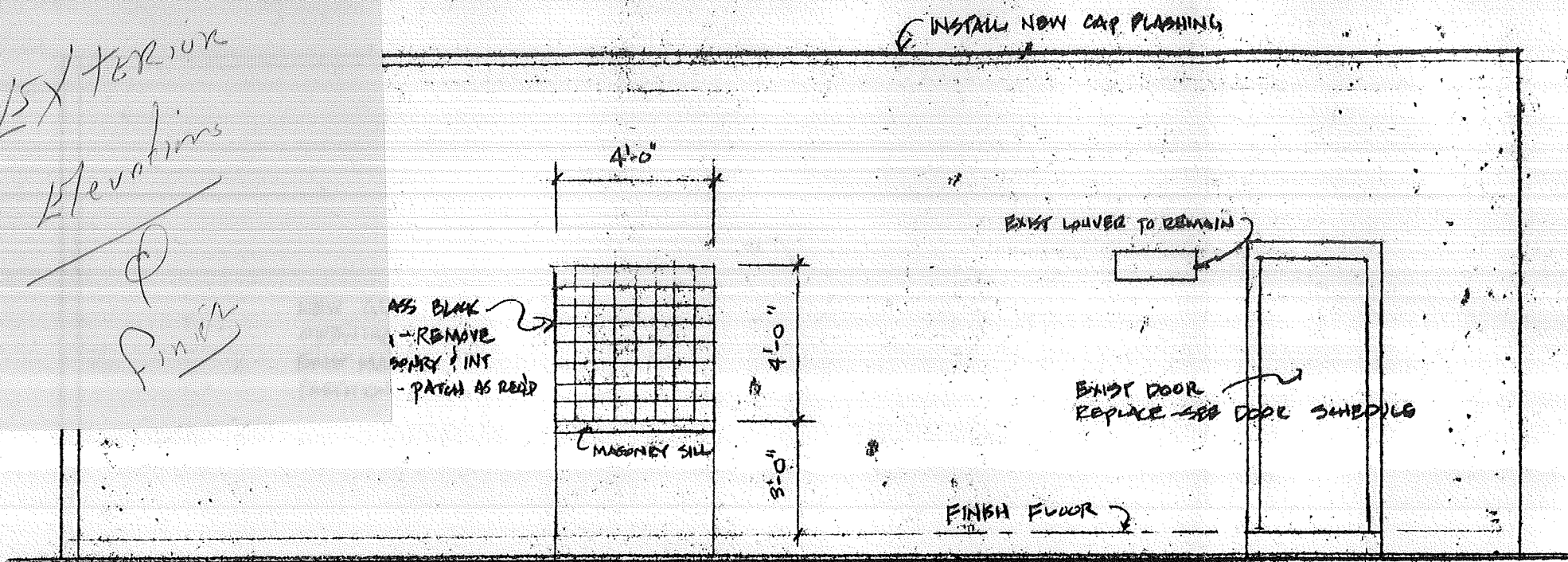
C.C. L.T. McDougall P.F.D.



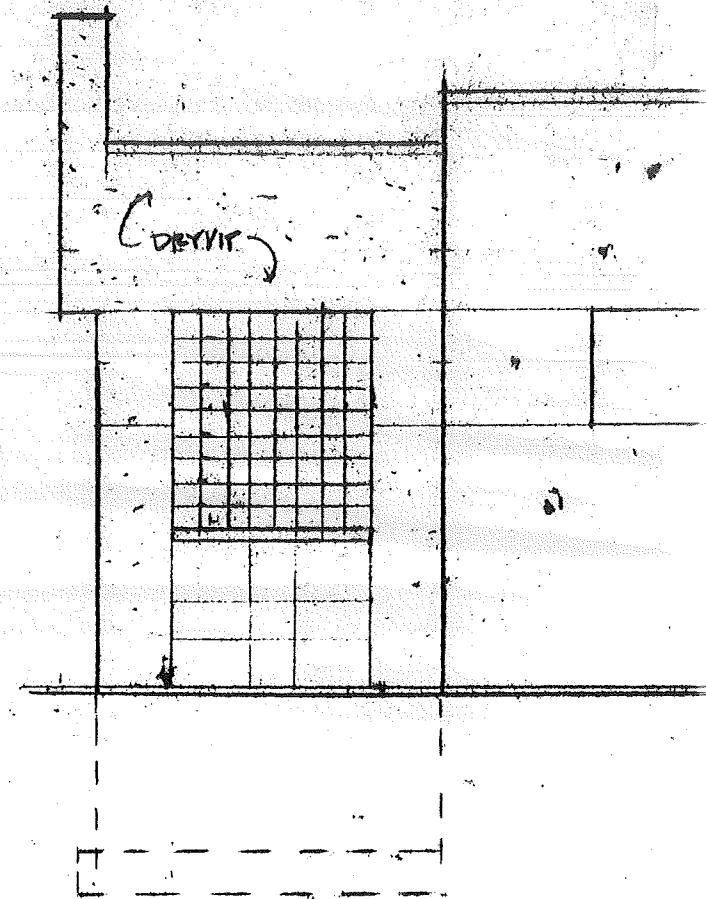
FLOOR PLAN

1/4"=1'-0"

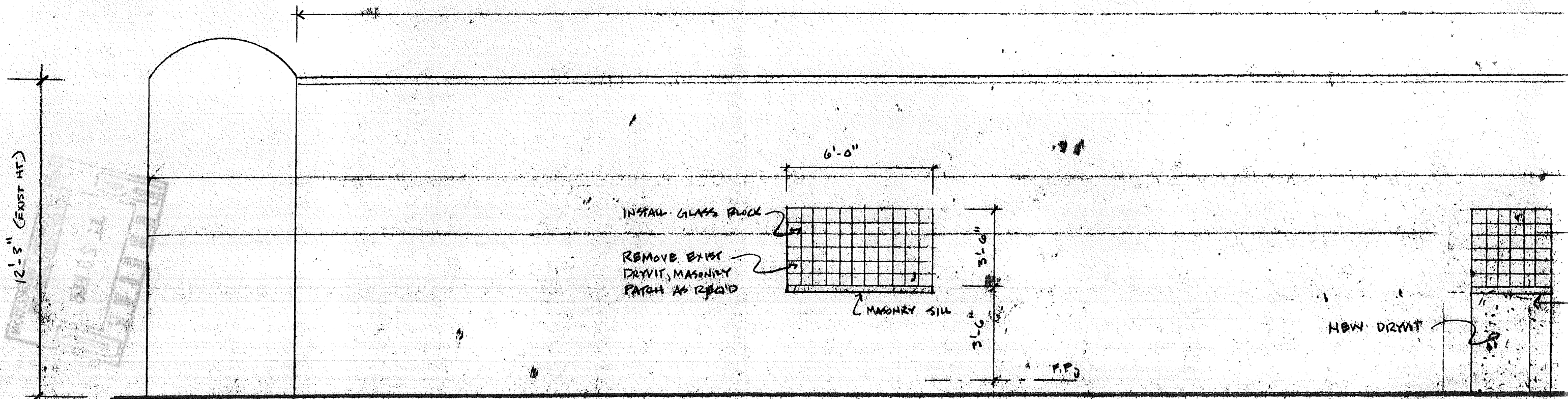
EXTERIOR
Elevations
Finish

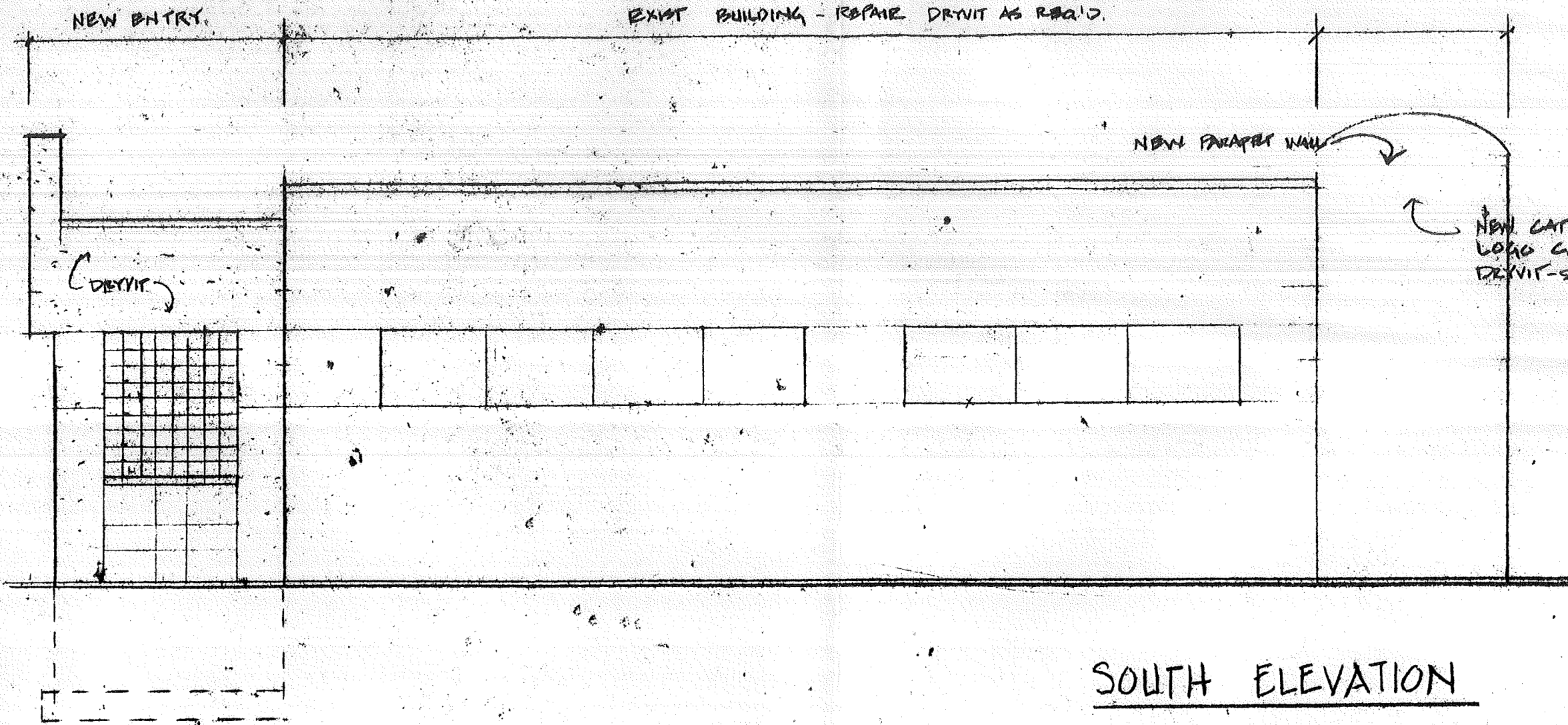


NORTH ELEVATION



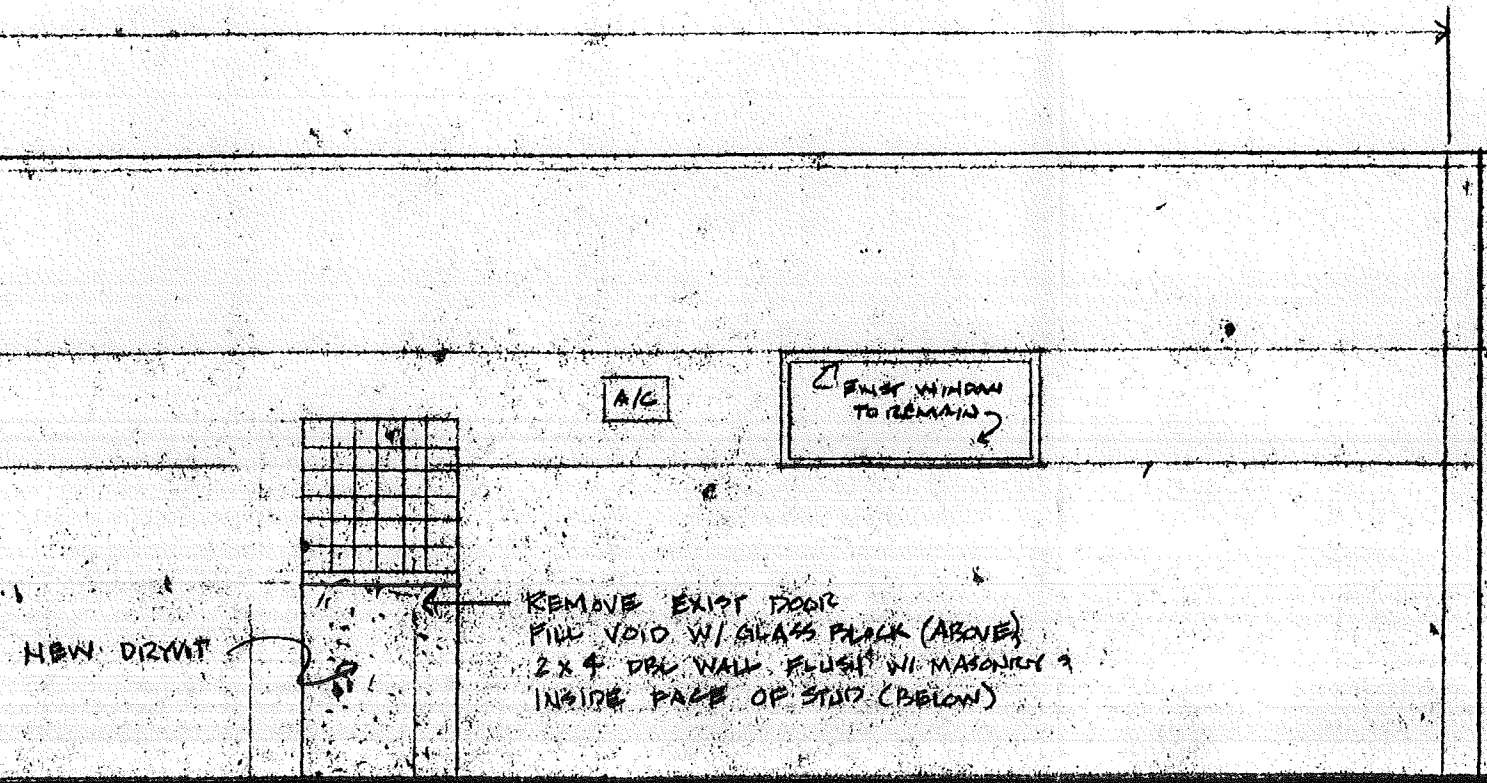
EXIST DRYVIT - REPAIR AS REQ'D





SOUTH ELEVATION

DRYVIT - REPAIR AS REQ'D



NEW DRYVIT @ CORNER

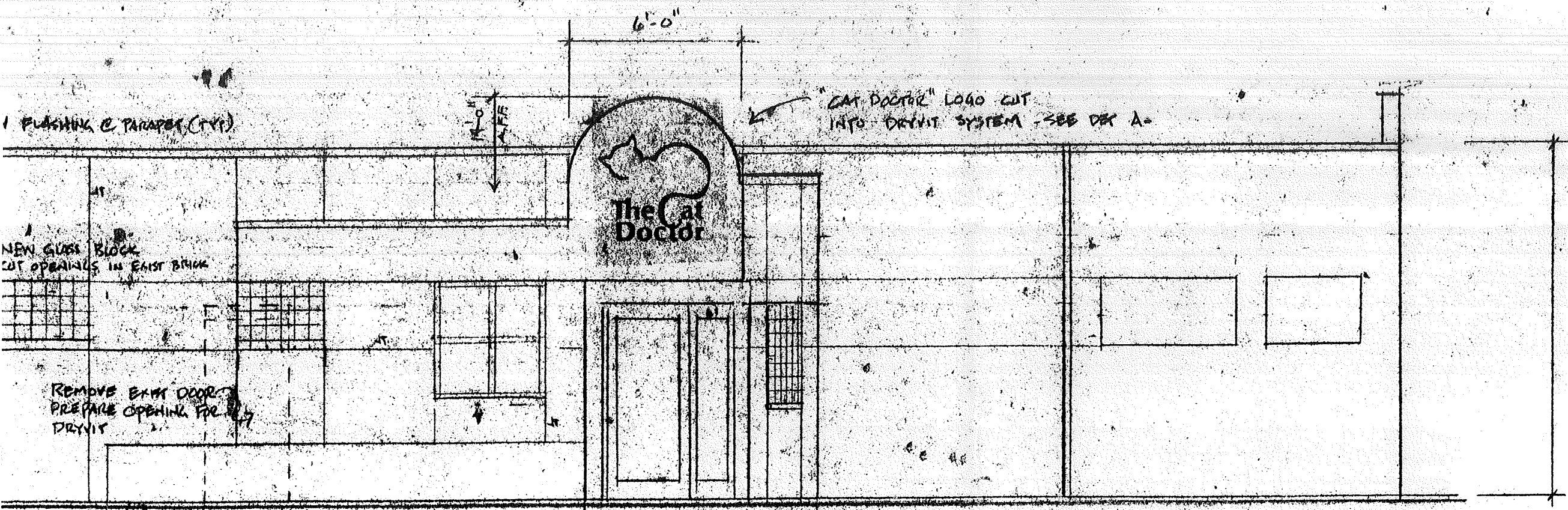
REMOVE EXIST DOOR
 FILL VOID W/ GLASS BLOCK (ABOVE)
 2x4 DBL WALL FLUSH W/ MASONRY &
 INSIDE FACE OF STUD (BELOW)

NEW DRYVIT

EXIST WINDOW TO REMAIN

A/C





6'-0"

FLASHING @ PARAPET (TYP)



"CAT DOCTOR" LOGO CUT INTO DRYVIT SYSTEM - SEE DET A-

NEW GUEST BLOCK CUT OPENINGS IN EXIST BRICK

REMOVE EXIST DOOR PREPARE OPENING FOR DRYVIT

NEW FOUNDATION AT ENTRY MIN TO FOOT

WEST ELEVATION

NEW ENTRY

EXIST BUILDING - REPAIR DRYVIT AS REQ'D.

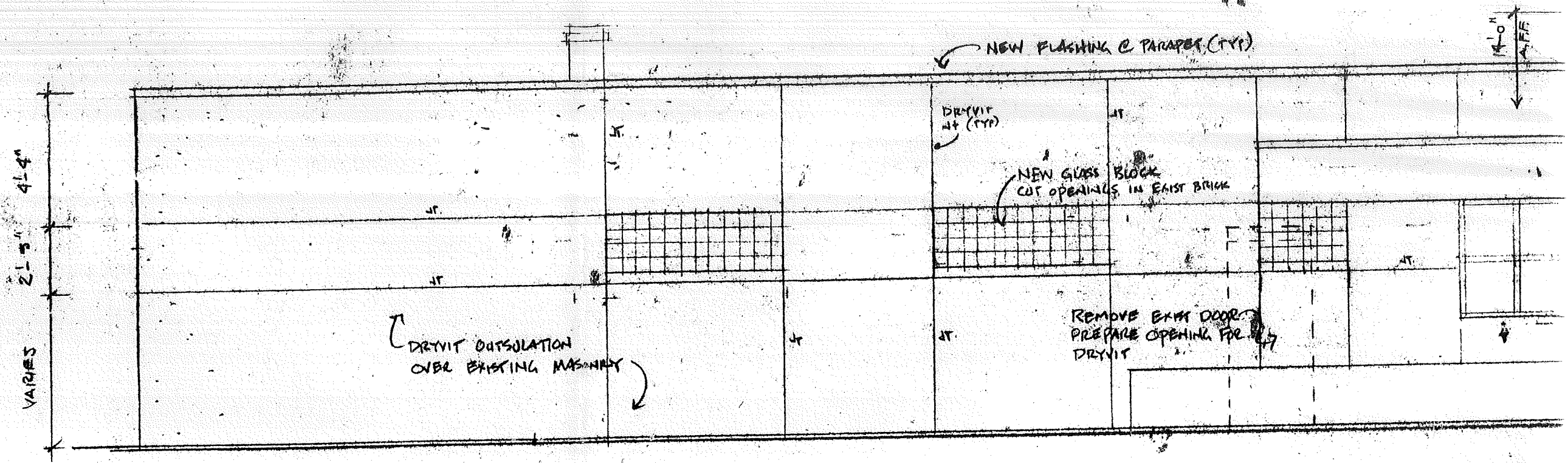
NEW PARAPET WALL

NEW CAT DOCTOR LOGO CARVED IN DRYVIT - SEE WEST ELEV

6'-0"

DRYVIT





VARIES
2'-5"
4'-4"

DRYVIT INSULATION
OVER EXISTING MASONRY

NEW FLASHING @ PARAPET (TYP)

DRYVIT
1/2" (TYP)

NEW GLASS BLOCK
CUT OPENINGS IN EXIST BRICK

REMOVE EXIST DOOR
PREPARE OPENING FOR
DRYVIT

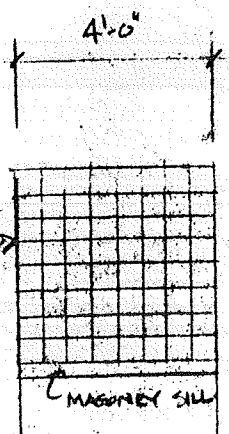
NEW FOUNDATION
AT ENTRY MIN TO

EXIST MASONRY - NEW DRYVIT EXTERIOR - COLOR TO MATCH EXIST

INSTALL NEW CAP FLASHING



NEW GLASS BLOCK
OPENING - REMOVE
EXIST MASONRY & INT
PARTITION - PATCH AS REQD



EXIST LOUVER TO REMAIN

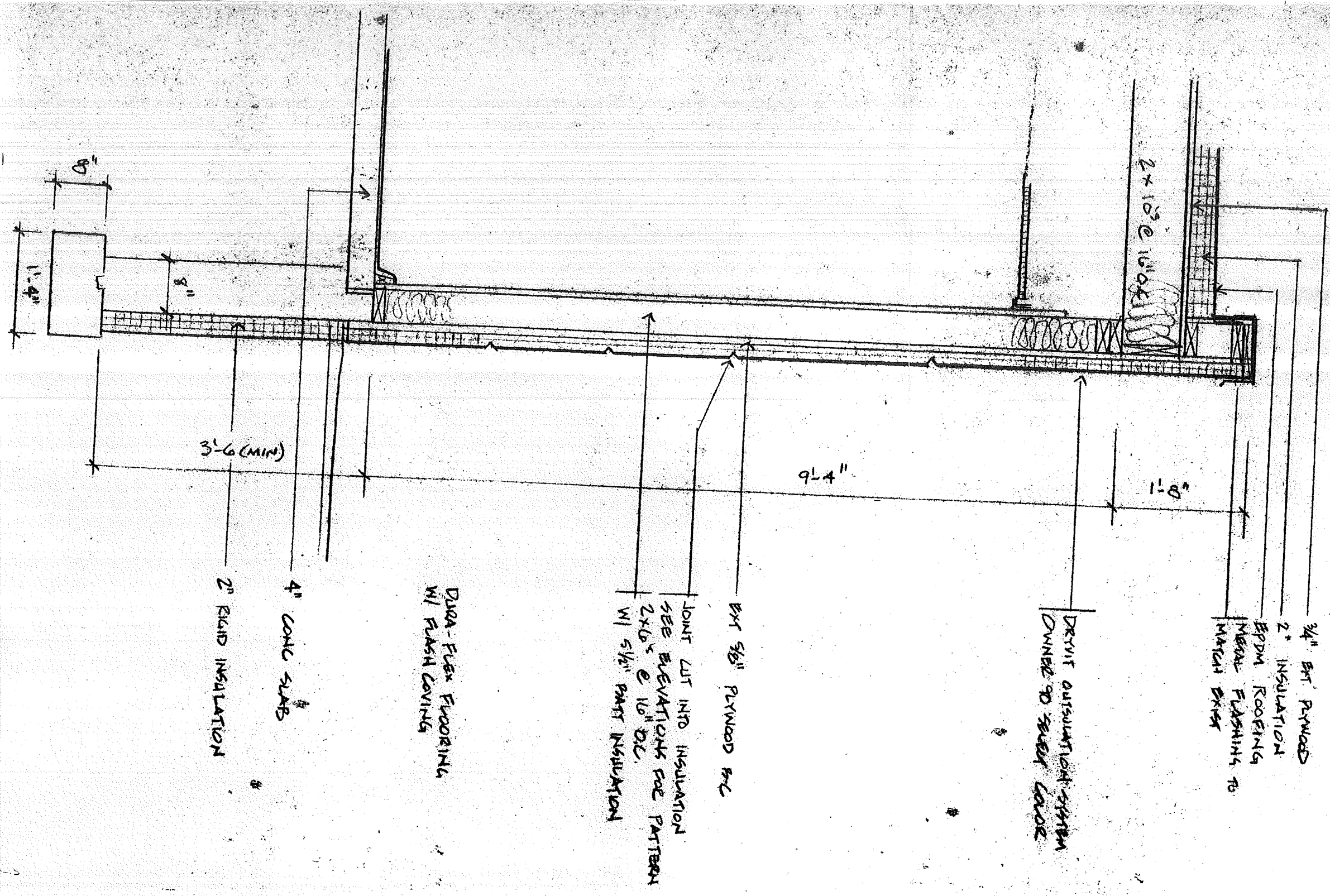
EXIST DOOR
REPLACE - SEE DOOR SCHEDULE

NEW BR

DRYVIT

Plan
Cross Section

Entry



3/4" EXT. PLYWOOD
2" INSULATION
EPDM ROOFING
METAL FLASHING TO
MATCH EXIST

DRYIT OUTSULATION SYSTEM
DOWNED TO SLOPE CORNER

EXT 5/8" PLYWOOD F/C

JOINT CUT INTO INSULATION
SEE ELEVATIONS FOR PATTERN
2x6 @ 16" O.C.
W/ 5/8" PART INSULATION

DURA-FLEX EVAPORATIVE
FLASH COATING

4" CONC SLAB

2" RIGID INSULATION

3'-6" (MIN)

9'-4"

1'-0"

8"

1'-4"

J. J. [unclear]