

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

Location of Construction: 235 Pleasant Ave Peaks Island		Owner: St Anthony By The Sea		Phone:		Permit No: 960301			
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:			
Contractor Name: Roger Melancon		Address: 1 Hilltop Dr OOB, ME 04064		Phone: 934-0980		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: APR 25 1996 CITY OF PORTLAND </div>			
Past Use: Convent/Monastery		Proposed Use: Same w/addition		COST OF WORK: \$ 30,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:				PERMIT FEE: \$ 170.00 INSPECTION: Use Group: Type: C Signature:	
Proposed Project Description: Construct Addition (Approx 24 x 30) (+8 x 10)				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zone: IR1 CBL: 090-V-002 Zoning Approval: <i>OK 4/24/96</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <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: Mary Gresik		Date Applied For: 17 April 1996							

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 4/22/96

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: Roger Melancon ADDRESS: _____ DATE: 17 April 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

CEO DISTRICT 6
A. Rowe

COMMENTS

6/19/96 Not started yet *[Signature]*

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 25/APR/96 ADDRESS: 235 Pleasant Ave P.I.

REASON FOR PERMIT: To Construct Addition.

BUILDING OWNER: St. Anthony by The Sea

CONTRACTOR: Roger Melancon APPROVED: *1 *7 *9 *11

PERMIT APPLICANT: _____ ~~DENIED~~: *14 *15 *16

CONDITION OF APPROVAL OR DENIAL

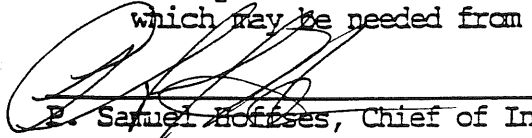
- *1. Before concrete for foundation is placed, approvals from ~~the~~ Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered 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, H-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

/el 3/16/95

Applicant: Roger Melancon
 Address: 235 Pleasant Ave
 Assessors No.: 090-V-002

Date: 4/24/96

CHECK-LIST AGAINST ZONING ORDINANCE

- Date - Existing
- Zone Location - IR-1
- Interior or corner lot - Belvidere
- Use - Monestary Residence
- Sewage Disposal - City
- Rear Yards - 30' req - 100' ± shown
- Side Yards - 20' req (same for side st side yard) - 27' shown
- Front Yards - 30' req. - N/A
- Projections -
- Height - 1 story
- Lot Area - 40,000[#] req - 43,609[#] per assessors
- Building Area - MAX. 20% of Lot Area of 8,720.8[#]
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -

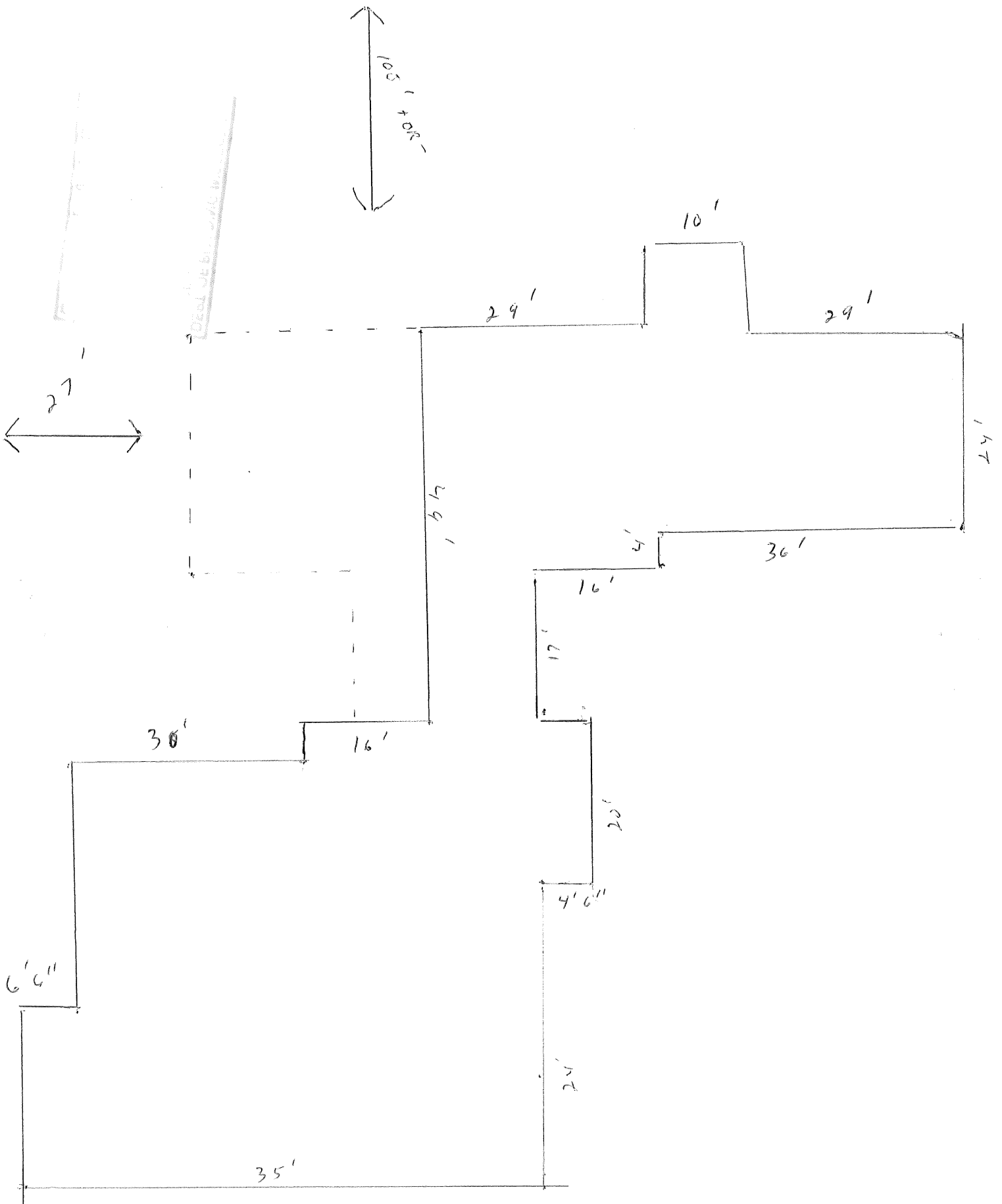
ok

Site Plan - N/A - considering it a residence
 Shoreland Zoning - N/A
 Flood Plains - N/A

$55 \times 44 = 1540$
 $10 \times 17 = 170$
 $68 \times 24 = 1632$
 $10 \times 10 = 100$
 $4 \times 16 = 64$

 $3,506$
 $+ 800$

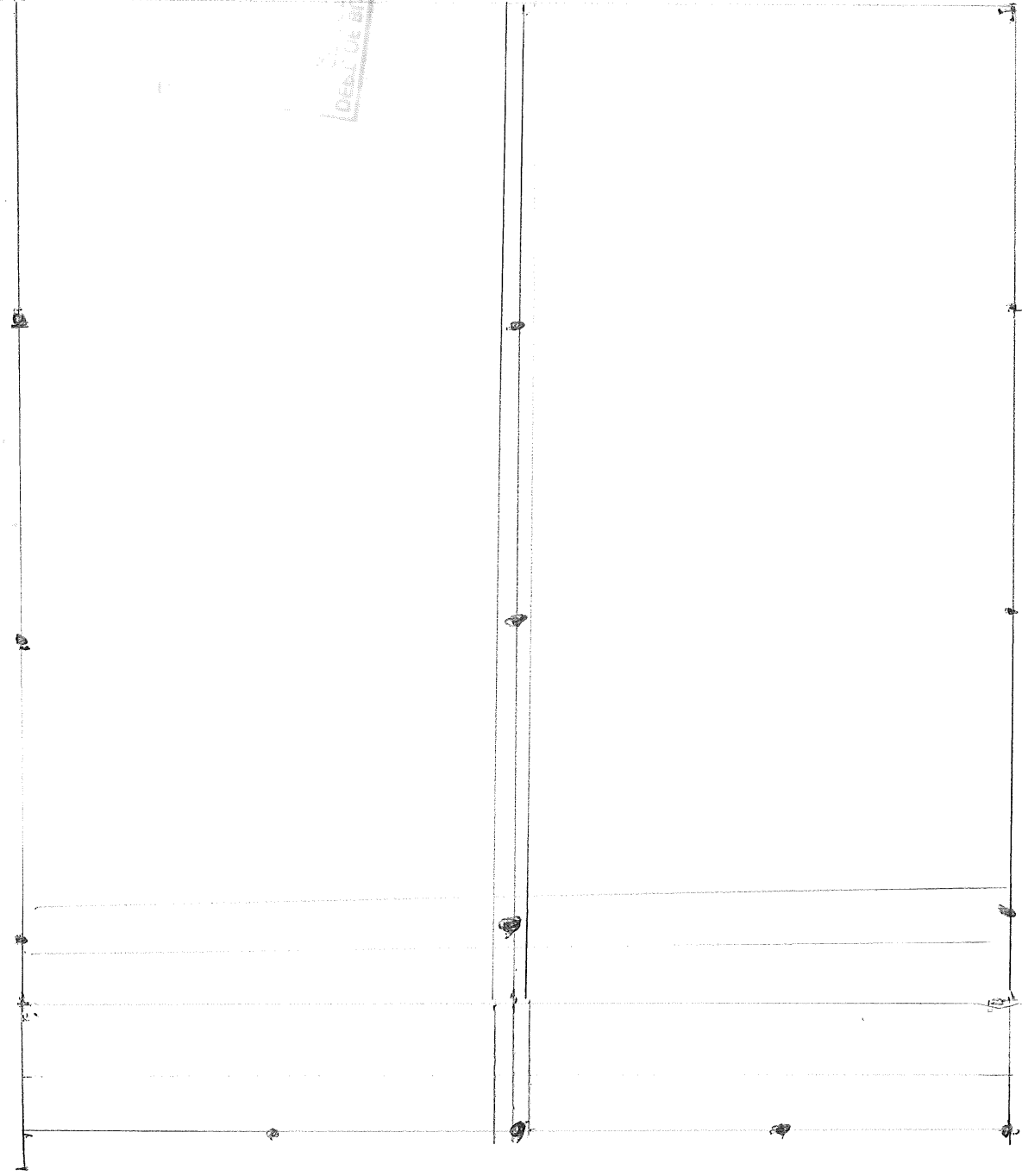
 $4,306$



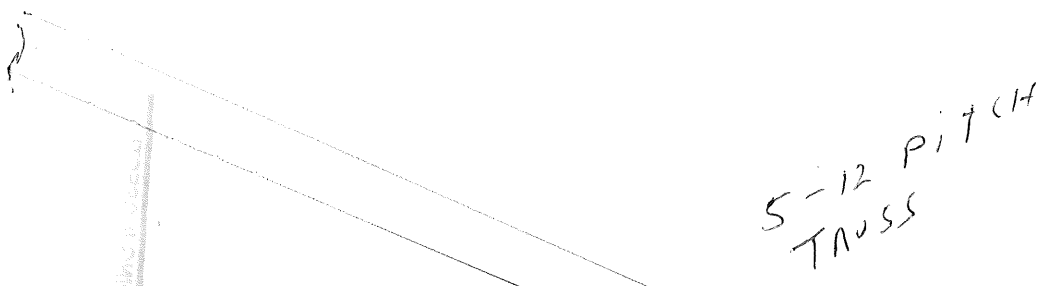
PLEASANT STREET IR-1

DEPT. DE BINTANG MELAKSANA

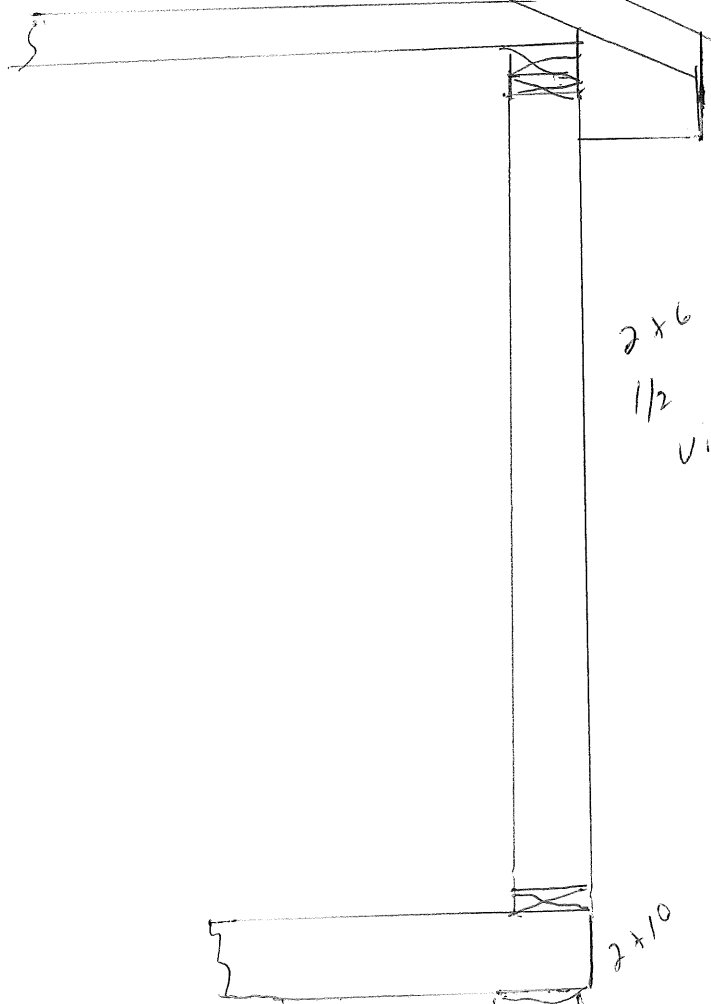
2 x 10



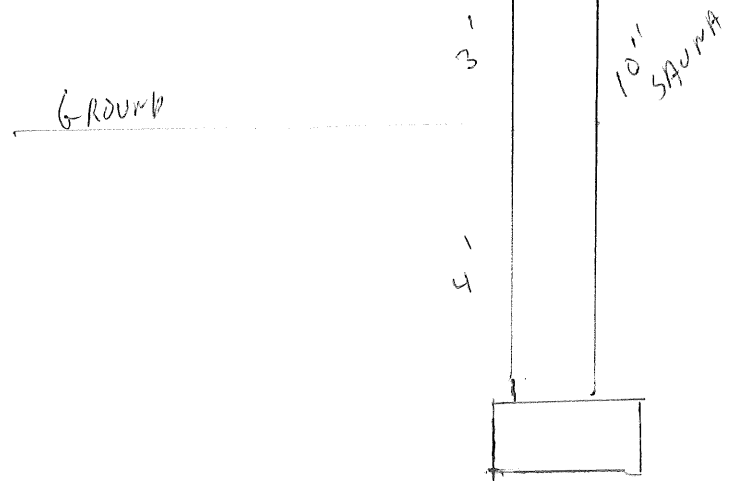
2x10
Floor
70257



5-12 PITCH
TRUSS

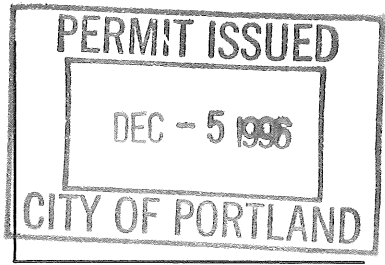


2x6 WALLS 16" OC
1/2 CDX SHEETING
VINYL SIDING



10" SAUWA

961189



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

27 November 1996

The undersigned hereby applies for amendment to Permit No. 960301 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 235 Pleasant Ave Peaks, Island Within Fire Limits? _____ Dist. No. _____

Owner's name and address St Anthony's by the Sea Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Roger Melancon 1 Hilltop Dr OOB 04064 Telephone 934-0980

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Chapel w/addition (Enlargened) No. families _____

Last use Chapel w/addition No. families _____

Increased cost of work 5,000.00 Additional fee 50.00

Description of Proposed Work

Enlargen size of addition as per plans.

[Handwritten initials]

[Signature]
Roger Melancon

Details of New Work

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

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber — Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

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

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

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

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

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

Approved: *[Signature]* 12/4/96

Signature of Owner _____

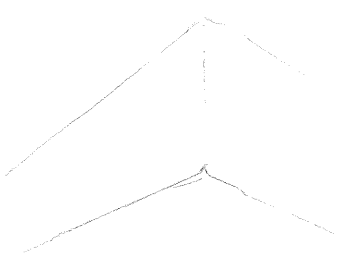
[Signature]

Approved: _____

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

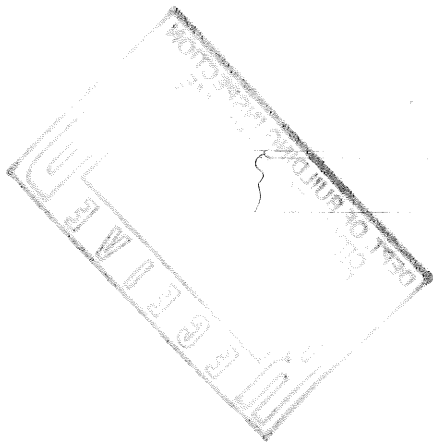
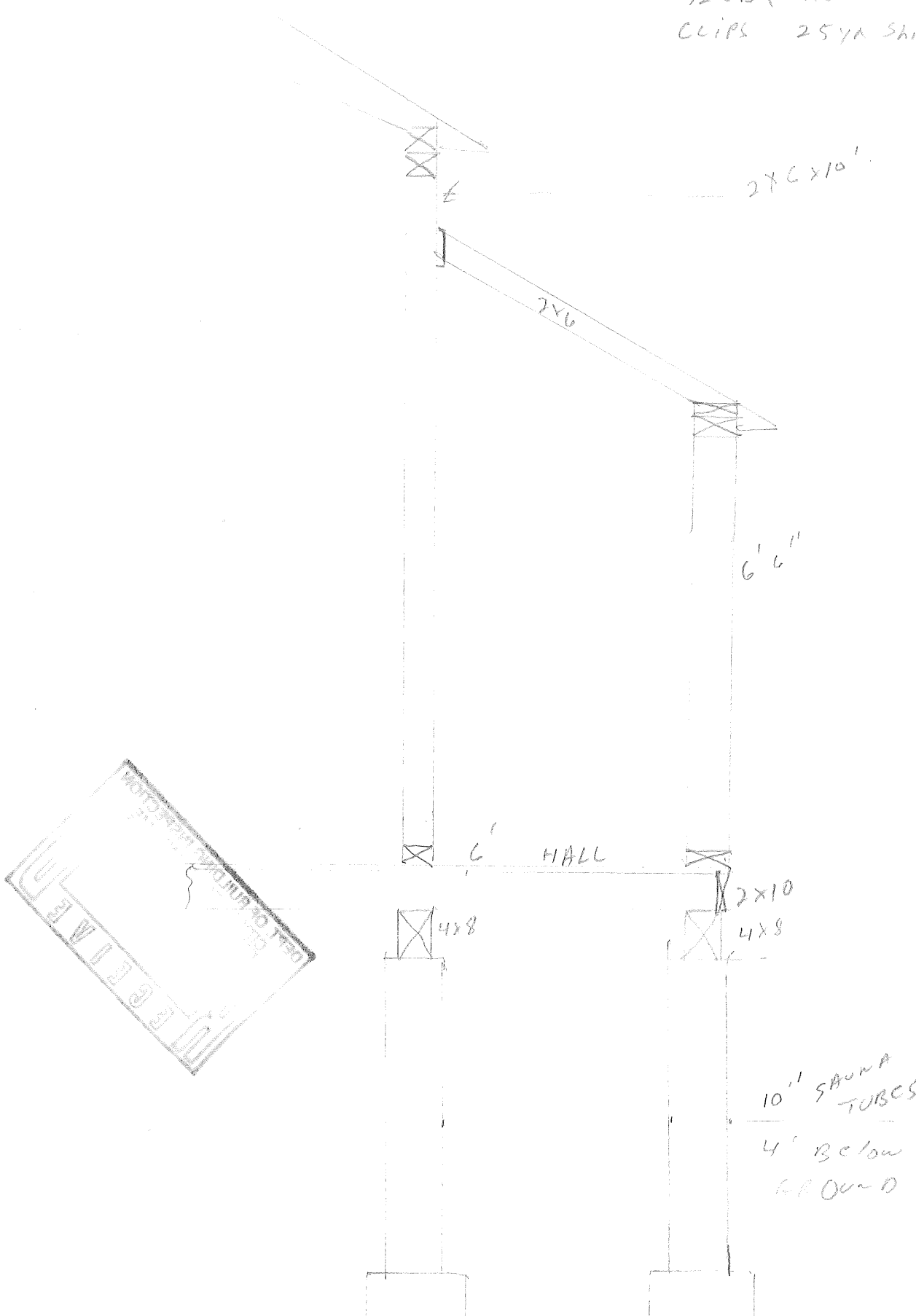
FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Inspector of Buildings



8-12 PITCH
SCISSOR TRUSS
2 OC

1/2 CDX sheathing
vinyl siding
1/2 CDX ROOF WITH
CLIPS 25YR SHINGLE



10' SAUNA
TUBES
4' BELOW
GROUND

SAUNA

TUBE

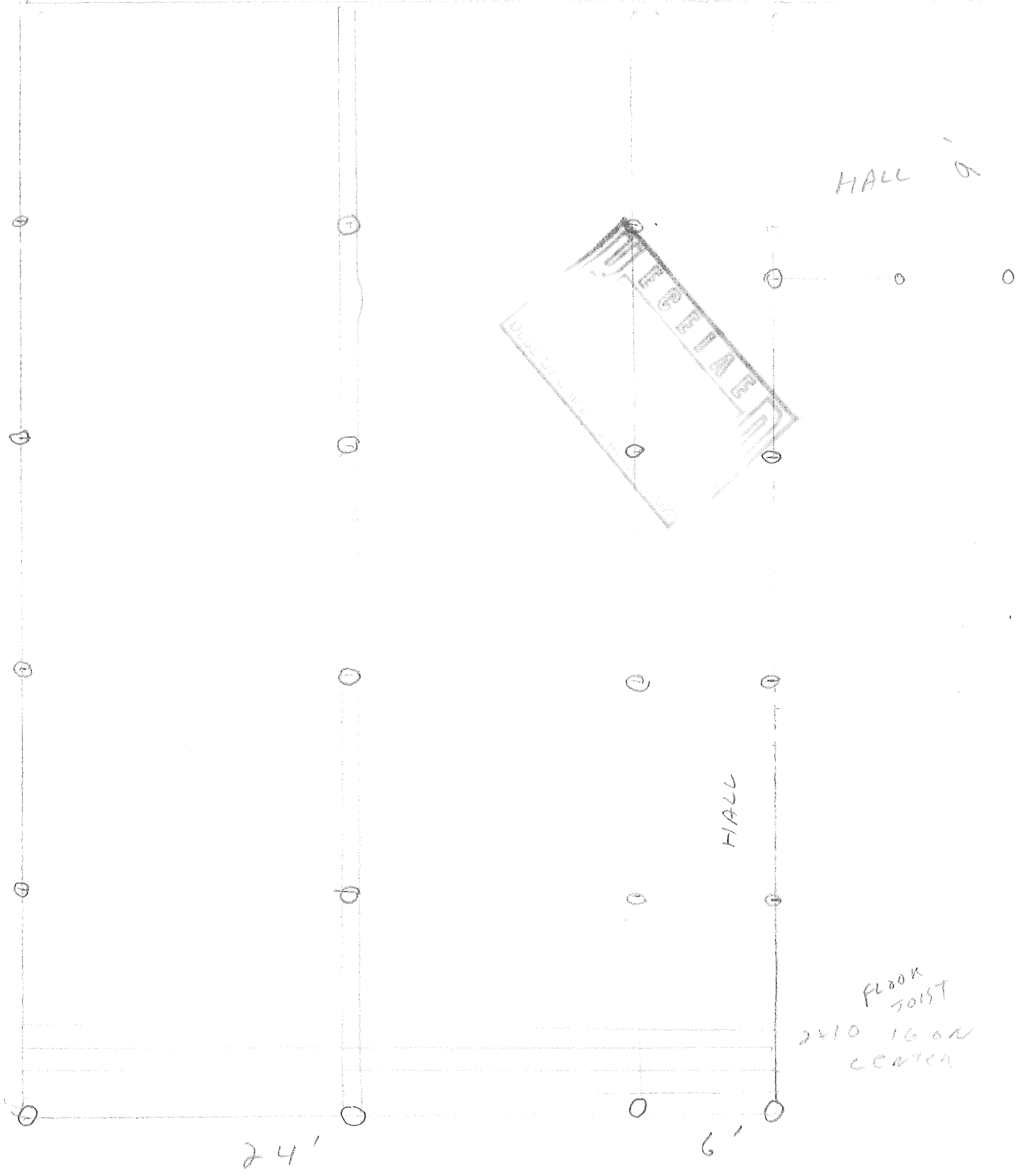
LOCATION

PERMIT # 96 0301
235 PLEASANT ST
PEAKS ISLE

ATTACH
TO EXISTING
BUILDING

4x8
CARRYING
BEAM

36'



HALL 9'

HALL

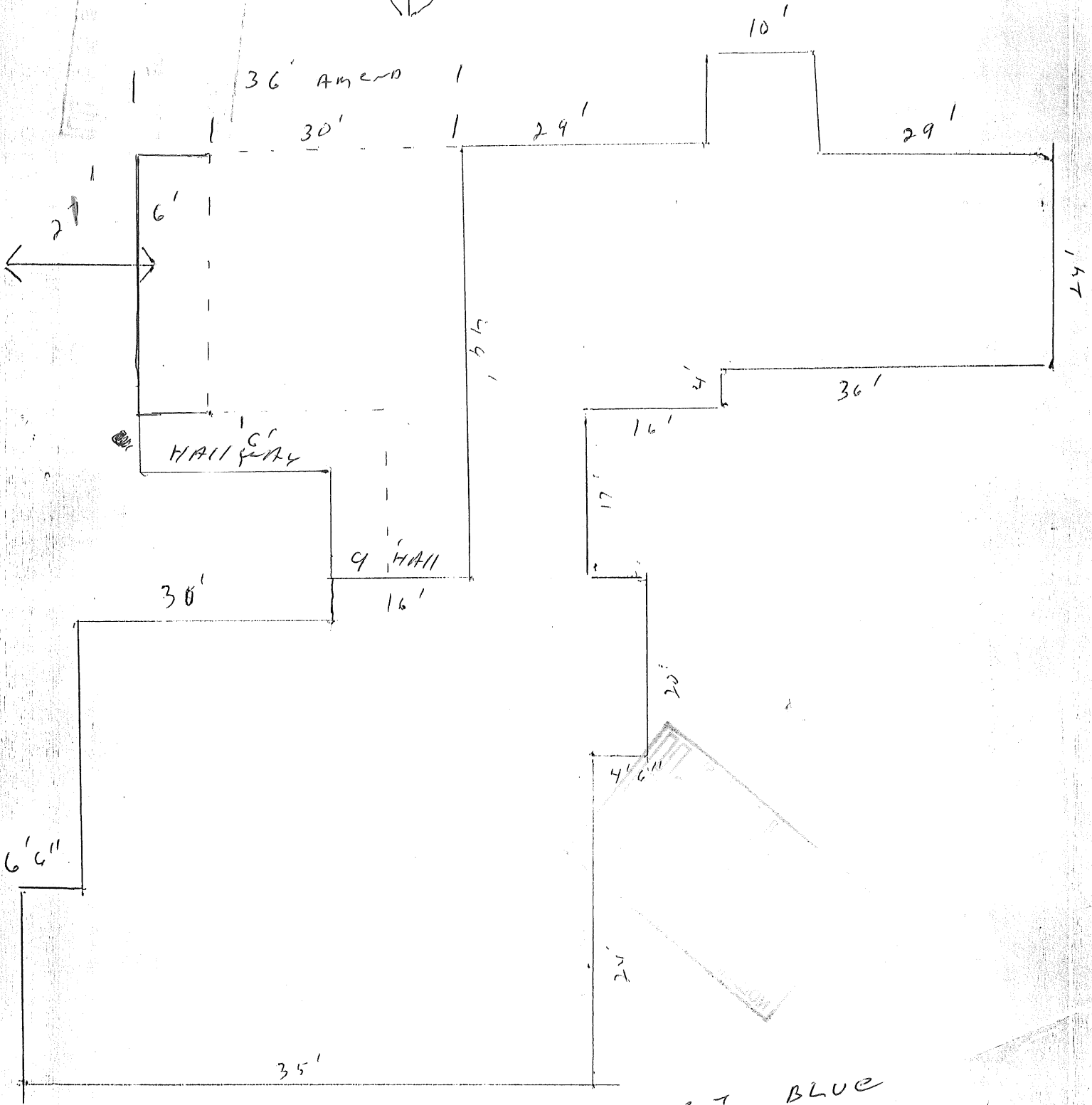
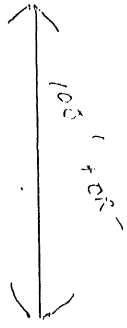
24'

6'

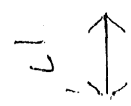
FLOOR
2015T
2x10 16 ON
CENTER

MARY

850.00



6' 6"

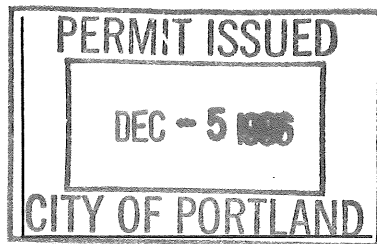


Amendment BLUE
 PLEASANT STREET
 IR-1



961189

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

27 November

1996

90-V-002

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

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

Approved:

[Handwritten signature and date 12/4/96]

Signature of Owner

[Signature]

Approved:

Inspector

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

90-V-002

133-14-065