

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that Portland Bay Properties, LLC.

Located At 415 FOREST AVE

Job ID: 2012-03-3459-ALTCOMM

CBL: 111- C-005-001

has permission to Install 36" x 36" landing and exit door  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE Department of Planning and Urban Development Building Inspections Division

Location: 415 FOREST AVE

CBL: 111- C-005-001

Issued to: PORTLAND BAY PROPERTIES LLC / THE CHILDREN'S HOUSE

Date Issued: 9/4/2012

**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. 2012-03-3459-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

CENTER SUITE

APPROVED OCCUPANCY

USE GROUP I-4 DAYCARE FOR 20 OR LESS  
TYPE 5-B  
IBC 2009

Approved:  
9/4/2012

(Date)

Inspector

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Inspections Division Director

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### REQUIRED INSPECTIONS:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3459-ALTCOMM

Located At: 415 FOREST AVE

CBL: 111- C-005-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

### **Fire**

All construction shall comply with City Code Chapter 10.

### **Building**

The maximum rise is 7 ¾". The pad must be 7 ¾" high not 8".

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: <b>2012-03-3459-ALTCOMM</b>	Date Applied: <b>3/5/2012</b>	CBL: <b>111- C-005-001</b>	
Location of Construction: <b>415 FOREST AVE</b>	Owner Name: <b>PORTLAND BAY PROPERTIES, LLC</b>	Owner Address: <b>415 FOREST AVE STE 3 PORTLAND, ME 04101</b>	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: <b>Philip George</b>	Phone: <b>802-734-0290</b>	Permit Type: <b>BLDG - Building</b>	Zone: <b>B-2b</b>
Past Use: <b>Daycare (permit #09-1185)</b>	Proposed Use: <b>Same - Daycare - install emergency door and 36" x 36" landing on rear of building</b>	Cost of Work: <b>1200.00</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: <b>IBC09</b>
		Signature: <i>Philip George 3/5/12</i>	Signature: <i>[Signature]</i>
Proposed Project Description: <b>Install emergency door &amp; 3' x 3' landing</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>see off section</i></p> <p><input type="checkbox"/> Wetlands <i>14-425</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>Admin. Authorization</i></p> <p><i>2012-461</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions 3/11/12 ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	<b>CERTIFICATION</b>		

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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

7-5-12 G

NO EXTERIOR LT. OVER STAIRS

IMPROPER TREAD DESIGN (NOSING)

NO GRASPABLE HAND-RAILS

OVER 1" DEVIATION IN STAIR RISE

GUARD RAILS NEED TO BE 42" MIN / HANDRAIL 34"-38"

FIRE EXIT SIGN NEEDS RELOCATION

FIRE EXTINGUISHER EXPIRED

8-9-12 DWM/BKL/Lt Wallace Phil George 802-734-0290 Julie DHHS 557-0267

Provide cover plate at furnace & separate thermostat wire from 120V  
light at rear door.

↑ - OK BKL

B-26.

2012 03 3459 By Mail 66



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>415 FOREST AVE., PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>C</u> Lot# <u>5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>PHILIP GEORGE</u> Address <u>P.O. BOX 776</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>802-734-0290</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>PORTLAND BAY PROPERTIES</u> Address <u>67 PHIPPS ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>1200</u> C of O Fee: \$ <u>40</u> Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>DAY CARE</u> Number of Residential Units <u>NONE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>DAY CARE CENTER</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>INSTAL 36" REAR EMERGENCY DOOR AT DAY CARE CENTER</u>		
Contractor's name: <u>PHILIP GEORGE</u> Address: <u>P.O. BOX 776, PORTLAND ME 04104</u> City, State & Zip <u>SAME</u> Telephone: <u>802-734-0290</u> Who should we contact when the permit is ready: <u>PHIL GEORGE</u> Telephone: <u>802-734-0290</u> Mailing address: <u>247 FAIRWAY DR., SO. BURLINGTON, VT. 05403</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

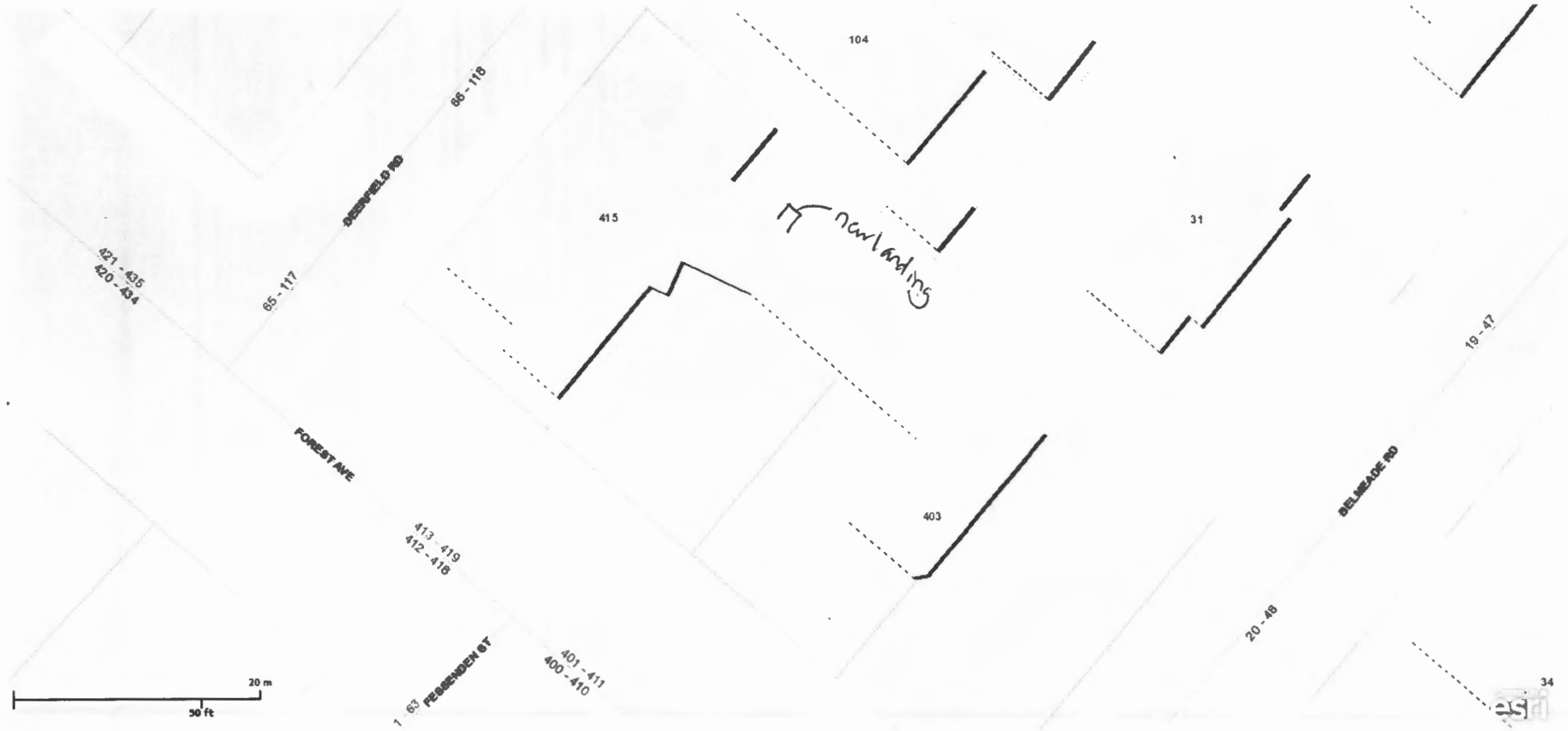
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Philip A. George Date: 3-2-2012

This is not a permit; you may not commence ANY work until the permit is issue

# 415 Forest Ave

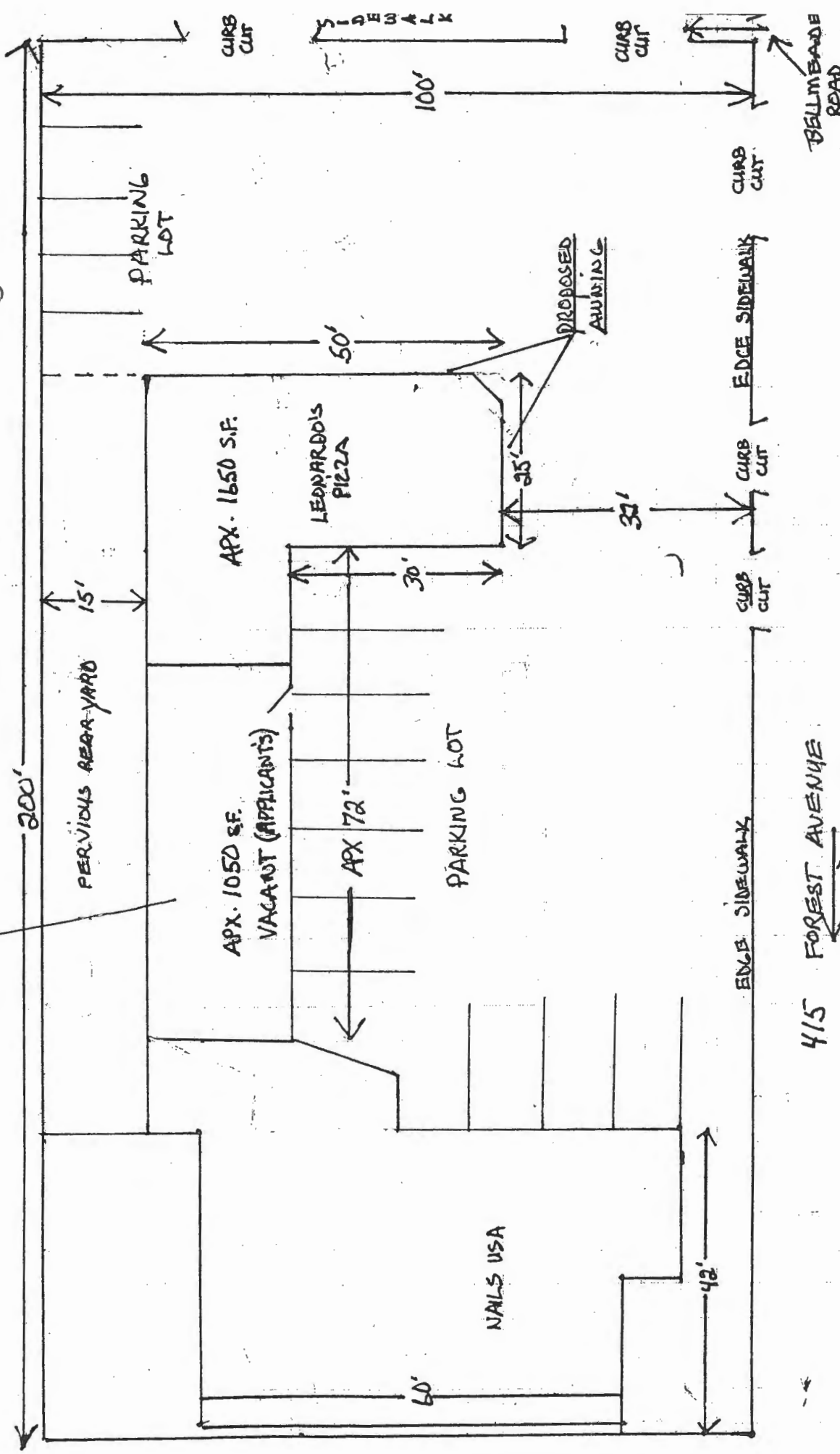




OK using section in-425. 90-3' off building use section in-425.

B-2-b rear yard setback 10' 20' (allows residential) use section in-425.

PROPOSED SMALL FAMILY CHILD CARE HOME/12 CHILDREN OR LESS



415 FOREST AVENUE  
 SITE PLAN

415 FOREST AVE. PORTLAND

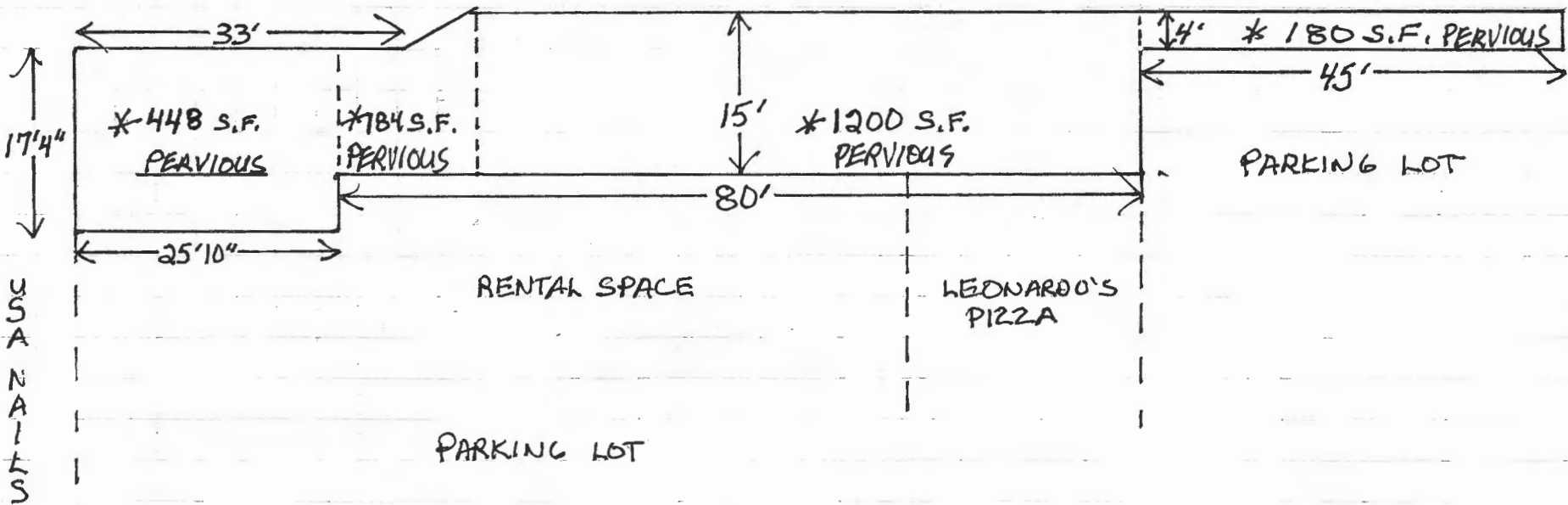
NEAR YARD PERVIOUS SET BACK

1 SQUARE = 4 FEET

B-2b - Impervious Surface 90%

TOTAL PERVIOUS AREA  
\* 2,212 SQUARE FEET (11%)

lot size 20,000 sq ft - 2000' imp  
2212' pervious (11%)



BELLEFLORE STREET

APX. \* 200 S.F. PVIOUS, FRONT & SIDE NAILS USA BLDG

TOTAL LOT  
APX. 20,000 S.F.

RECEIVED

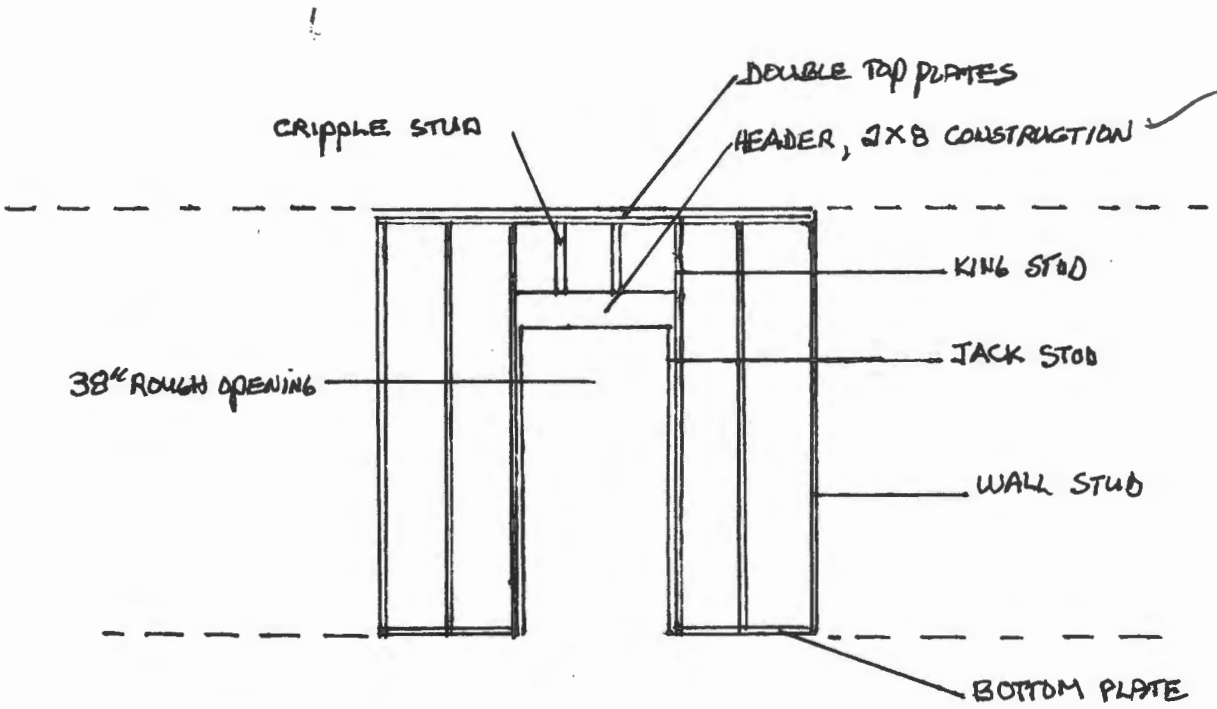
MAR 16 2012

Dept. of Building Inspections  
City of Portland Maine

FOREST AVENUE  
← →

THE CHILDREN'S HOUSE

415 FOREST AVE. PORTLAND ME.

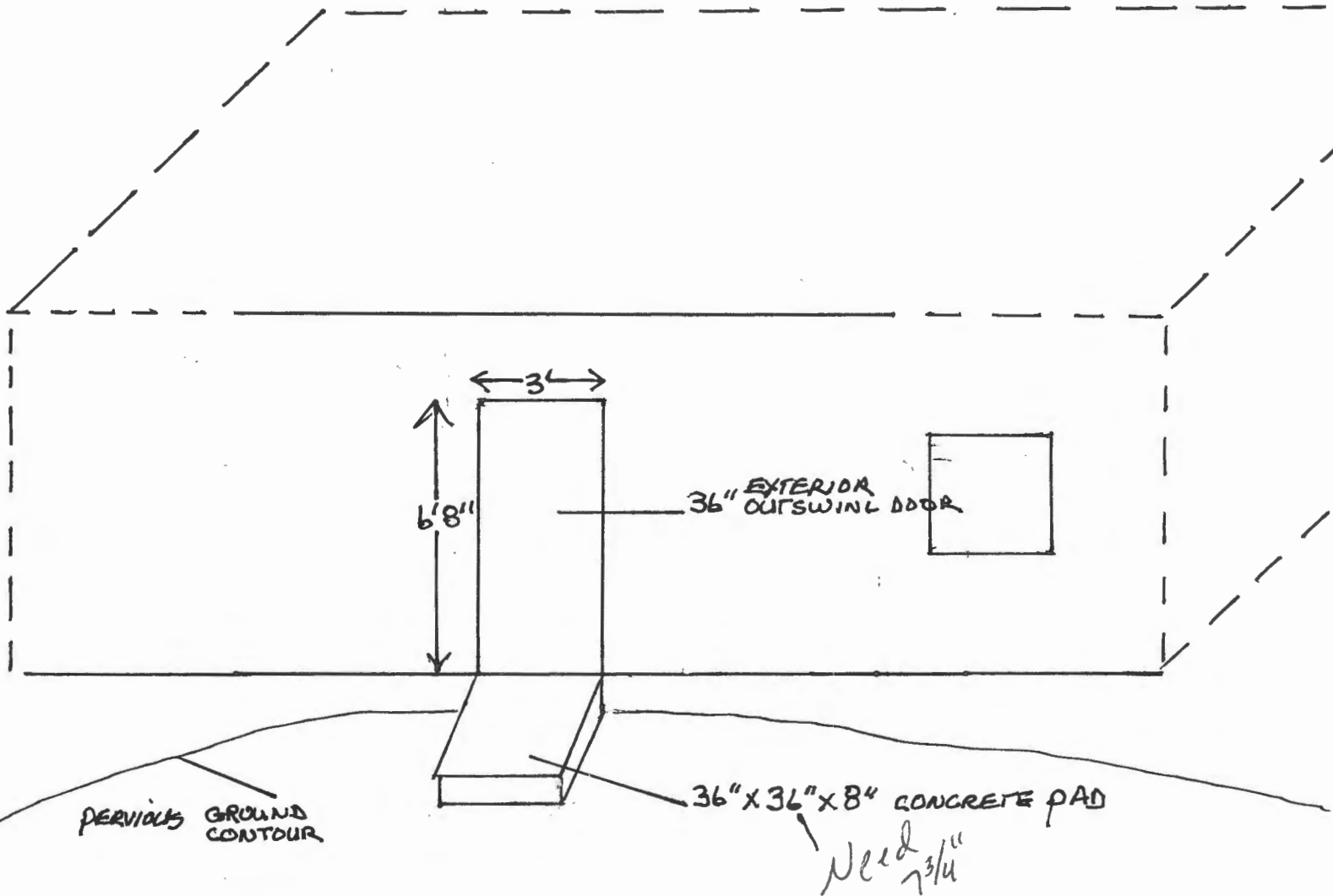


ROUGH OPENING / 36\"

NOTE: ONE SQUARE EQUALS ONE FOOT

THE CHILDREN'S HOUSE

415 FOREST AVE PORTLAND ME



OUTSIDE ELEVATION / 36\" EXTERIOR DOOR



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Leonardo's Pizza, Check Number: 3001  
**Tender Amount:** 40.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 3/7/2012  
**Receipt Number:** 41528

## Receipt Details:

Referance ID:	5496	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-03-3459-ALTCOMM -			
Additional Comments: 415 Forest Ave			

**Thank You for your Payment!**

[Back to Quote](#)




Date: 03/01/2012

LOWE'S HOME CENTERS, INC. #1913  
 189 HANNAFORD DRIVE  
 SOUTH BURLINGTON, VT 05403-0000  
 USA  
 (802) 318-9052



Project #: 347788718 Description: DF5 PORTLAND  
 Customer Name: LEONARDO'S PIZZA  
 Customer Phone: (802) 734-0290  
 Customer Address: 415 FOREST AVE  
 PORTLAND, ME 04101  
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	<b>Manufacturer:</b> Reliablit Entry Doors by Masonite			
RO Size = 38 1/4" W x 81 1/8" H	Division : Millwork Product : Doors Type : Entry/Exterior Energy Star Compliant Products : Yes (Energy Star Product) Configuration : Single Unit Material Type : Steel Door Material : Steel Finish : Unfinished Door with Glass : No Door Style : 6 Panel Handing : Left Outswing Sill Style : Mill Finish Slab Width : 36" Rough Opening Width : 38 1/4" Height Type : Standard Slab Height : 79" Rough Opening Height : 81 1/8" Jamb Finish : Unfinished Jamb : Rot Resistant Jamb Size : 4 9/16" Brickmould : Rot Resistant Peep sight : No Hinge Type : Brass (standard) Bore : Single Re-Order : No Lead Time : 12 Days *** This Product is an Energy Star Compliant			
		\$310.10	1	\$310.10



# Administrative Authorization Application

Portland, Maine  
Planning and Urban Development Department, Planning Division

PROJECT NAME: THE CHILDREN'S HOUSE DAY CARE  
PROJECT ADDRESS: 415 FOREST AVE., PORTLAND ME HART/BLOCK/LOT: 111, C, 5  
APPLICATION FEE: 50.00 (\$50.00)  
PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

**CONTACT INFORMATION:**

OWNER/APPLICANT

CONSULTANT/AGENT

Name: PHIL GEORGE  
Address: 415 FOREST AVE.  
PORTLAND, ME (40 LEONARDO'S)  
Work #: 802-658-5533  
Cell #: 802-734-0290  
Fax #: 802-658-5533  
Home #: SAME  
E-mail: SABCOZOOO@GMAIL.COM

Name: NONE  
Address: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Criteria for an Administrative Authorization:**  
(see section 14-523(4) on pg .2 of this appl.)

**Applicant's Assessment**      **Planning Division**  
Y(yes), N(no), N/A      Y(yes), N(no), N/A

a) Is the proposal within existing structures?	<u>Y</u>	<u>new platform - exit</u>
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	<u>yes</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>yes</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>no</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>yes</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>yes</u>
g) Is there any additional parking?	<u>N</u>	<u>no</u>
h) Is there an increase in traffic?	<u>N</u>	<u>no</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>no</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>yes -</u>
k) Are there adequate utilities?	<u>Y</u>	<u>yes</u>
l) Are there any zoning violations?	<u>N</u>	<u>no</u>
m) Is an emergency generator located to minimize noise?	<u>N/A</u>	<u>N/A</u>
n) Are there any noise, vibration, glare, fumes or other impacts?	<u>N</u>	<u>N</u>

Signature of Applicant: Phil George      Date: 3-9-12

**Planning Division Use Only** Authorization Granted  Partial Exemption  Exemption Denied

1. If a new exterior light is needed <sup>with conditions</sup> at the egress, it shall be a full cut-off fixture.

**Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Planner Signature Barbara Barhydt Date March 21, 2012

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.



**Criteria for an Administrative Authorizations:**  
(See Section 14-523 (4) on page 2 of this application)

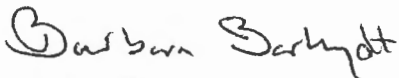
**Applicant's Assessment**  
Y(yes), N(no), N/A

**Planning Division**  
Use Only

a) Is the proposal within existing structures?	Yes	New platform for egress
b) Are there any new buildings, additions, or demolitions?	No	yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for 415 Forest Avenue was approved with conditions by Barbara Barhydt, Development Review Services Manager on March 21, 2012 with the following condition(s) in addition to the required Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.
2. If a new exterior light is needed at the egress, it shall be a full cut-off fixture.

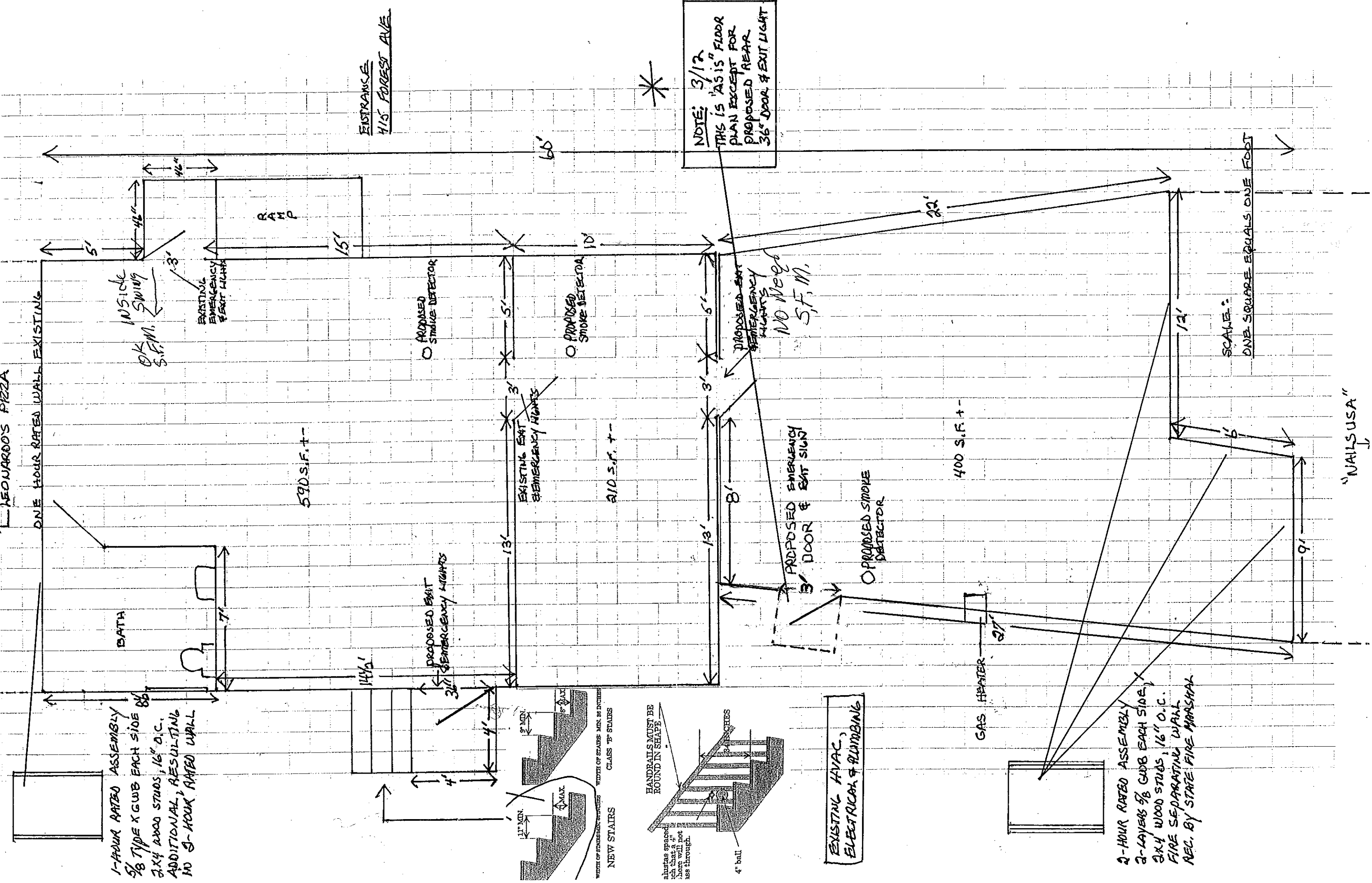


Barbara Barhydt  
Development Review Services Manager  
March 21, 2012

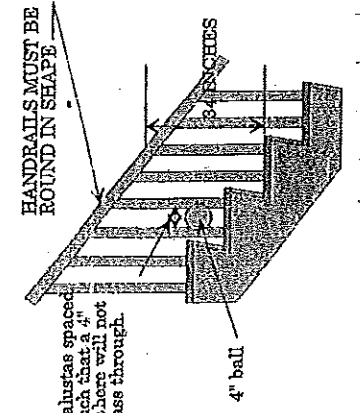
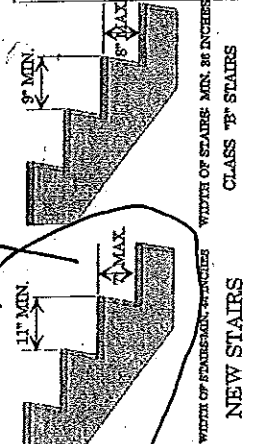
LEONARDO'S PIZZA

ENTRANCE  
415 FOREST AVE.

NOTE: 3/12  
THIS IS 'AS IS' FLOOR  
PLAN EXCEPT FOR  
PROPOSED REAR  
36" DOOR & EXIT LIGHT



1-HOUR RATED ASSEMBLY  
5/8 TYPE X GWB EACH SIDE  
2x4 WOOD STUDS, 16" O.C.  
ADDITIONAL, RESULTING  
IN 2-HOUR RATED WALL



EXISTING HVAC,  
ELECTRICAL & PLUMBING

2-HOUR RATED ASSEMBLY  
2-LAYERS 5/8 GWB EACH SIDE,  
3x4 WOOD STUDS, 16" O.C.  
FIRE SEPARATING WALL  
REC. BY STATE FIRE MARSHAL

7-5-12 GF

✓ ~~1~~ NOSING ON STAIRS INCORRECT

① NEED EXTERIOR LIGHT OVER STAIRS

✓ ② NEED RETURNER GRASPABLE HANDRAILS

✓ ③ OVER 1" DEVIATION FOR STAIRS 5 5/8 TOP 6 5/8 BOTTOM

✓ ④ GUARDRAILS NEED TO 42" / HANDRAIL 34-38"

⑤ ROOF DISREPAIR

✓ ⑥ RELOCATE EXIT SIGN OVER NEW DOOR

⑦ FIRE EXT. ANNUAL

✓ ⑧ SINGLE OPERATION DOOR KNOBS (?)

✓ ⑨ Horn STROBE IN FAR ROOM

8-9-12 DWM/BKL/L+Wallace Phil George 802-734-0290 Julie PANS  
Provide coverplate at furnace + thermostat wire separate from 120v. 557-0267  
light at exterior new door