

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

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

**PERMIT ISSUED**

Permit No: 02-0427	Issue Date: 4/26/02	CBU: 126 E001001
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Location of Construction: 575 Forest Ave	Owner Name: Back Cove Inn Inc	Owner Address: 97 Lincoln St # 2	Phone: 207-773-9931
Business Name:	Contractor Name: Wilkins, John	Contractor Address: 265 Lawrence Road Powell	Phone: 2072328807
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B2b

Past Use: bed & breakfast	Proposed Use: Change of Use "rehab center" zba approval 12/6/01 interior rehab to meet state requirements	Permit Fee: \$651.00	Cost of Work: \$78,350.00	CEO District: 3	using R-3 About in Zone Allowed
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 (TYPE I) Type: 5B 5/22/02		

Proposed Project Description: Change of Use, interior rehab	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: jodinea	Date Applied For: 04/26/2002	<b>Zoning Approval</b>	
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<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>HA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date:</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>with conditions 12/6/01</i></p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District 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:</p>
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*(1) residents can not have vehicles at property*  
*(2) fire escape/egress needs to be addressed to comply with the requirements of the R-3 zone*  
*(3) the definition for "Individual" for the purpose of 88(a)(1) means "All persons residing on the premises other than staff children and..."*

**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 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

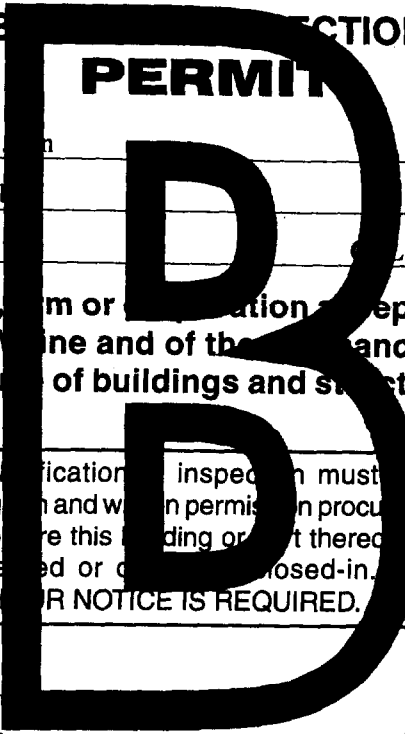
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020427



This is to certify that Back Cove Inn Inc/Wilkins, Inc

has permission to Change of Use, interior reha

AT 575 Forest Ave 126 E001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 5/23/02  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

## ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

FROM: CYNTHIA McMULLIN

RE: Certificate of Design, HANDICAP ACCESSIBILITY

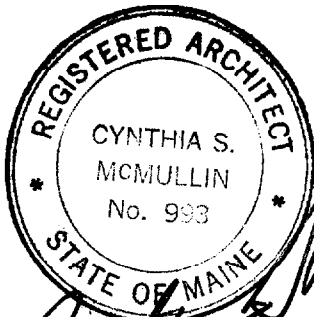
DATE: MAY 21ST, 2002

These plans and/or specifications covering construction work on:

575 FOREST AVENUE, PORTLAND, ME 04102  
RENOVATIONS TO EXISTING BUILDING, FOR NEW  
RESIDENCY - CROSSROADS FOR WOMEN

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

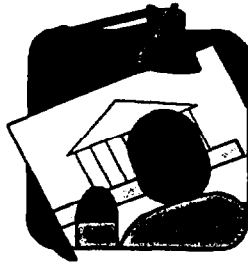


Signature *Cynthia S. McMullin*

Title OWNER

Firm CYNTHIA S. McMULLIN A.I.A.

Address 19 COMMERCIAL STREET  
PORTLAND, ME 04101



**CITY OF PORTLAND MAINE**

**389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716**

**TO:** Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

**FROM DESIGNER:** CYNTHIA McMULLIN, A.I.A. ARCHITECT

**DATE:** 05.21.02

**Job Name:** 575 FOREST - CROSSROADS FOR WOMEN

**Address of Construction:** 575 FOREST AVE. PORTLAND, ME 04102

**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2000 Use Group Classification(s) R-3

Type of Construction SB Bldg. Height — Bldg. Sq. Footage 4200

Seismic Zone — Group Class —

Roof Snow Load Per Sq. Ft. — Dead Load Per Sq. Ft. —

Basic Wind Speed (mph) — Effective Velocity Pressure Per Sq. Ft. —

Floor Live Load Per Sq. Ft. —

Structure has full sprinkler system? Yes  No  Alarm System? Yes  No   
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes  No

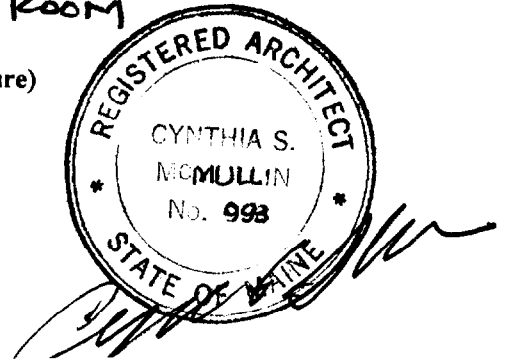
If mixed use, what subsection of 313 is being considered —

List Occupant loading for each room or space, designed into this Project.

1 PER 100# - 2 PER 180# PER SLEEPING ROOM

PSH 6/07/2K

(Designers Stamp & Signature)





**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101**

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** CYNTHIA S. McMULLIN, A.I.A.

**RE:** Certificate of Design

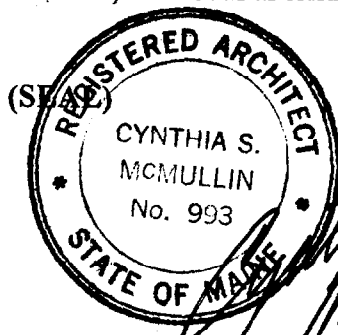
**DATE:** 05.21.02

These plans and/or specifications covering construction work on:

CROSS FORDS FOR WOMEN

575 FOREST AVENUE, PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Cynthia S. McMullin

Title OWNER

Firm CYNTHIA S. MCMULLIN A.I.A.

Address 19 COMMERCIAL STREET  
PORTLAND, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

\_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Re-Bar Schedule Inspection:** Prior to pouring concrete

\_\_\_\_\_ **Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

\_\_\_\_\_ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*[Signature]*  
Signature of applicant/designee

5-24-02  
Date

*[Signature]*  
Signature of Inspections Official

5/24/02  
Date

CBL: 126-E-001

Building Permit #:

02-0407

02-0427

# All Purpose 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.

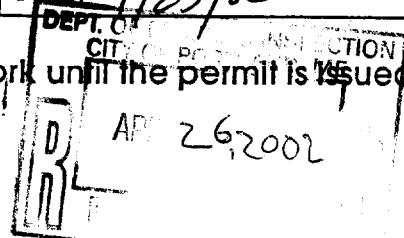
Location/Address of Construction: <u>575 Forest Ave Portland</u>		
Total Square Footage of Proposed Structure <u>2300</u>	Square Footage of Lot <u>7000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>126</u> Block# <u>E</u> Lot# <u>001</u>	Owner: <u>Cross roads for Women</u> <u>66 Pearl Str</u> <u>Portland ME 04101</u>	Telephone: <u>207 773 9931</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>John Wilkins</u> <u>265 Lawrence Rd</u> <u>Pownal ME 04069</u> <u>688 4564</u>	Cost Of Work: <u>\$78,350.00</u> Fee: <u>\$576.00</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Bed &amp; Breakfast</u>		
Approximately how long has it been vacant: <u>6 mths</u>		
Proposed use: <u>Rehab Center</u>		
Project description: <u>UP Grade to meet state Requirements</u> <u>Change of use</u> <u>Appeal 287 granted</u> <u>12/16/01</u> <u>with conditions</u>		
Contractor's name, address & telephone: <u>John Wilkins contracting</u> <u>265 Lawrence Rd Pownal ME 04069</u>		
Who should we contact when the permit is ready: <u>John Wilkins call</u>		
Mailing address: <u>265 Lawrence Rd</u> <u>Pownal ME 04069</u> Phone: <u>688 4564</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: [Signature] Date: 4/25/02

This is not a permit, you may not commence ANY work until the permit is issued





*State of Maine*  
*Department of Public Safety*  
**Construction Permit**



Reviewed  
for Barrier  
Free

# 12230

Sprinkled  
Sprinkler Supervised

**CROSSROADS FOR WOMEN**  
Located at: 575 FOREST AVENUE  
**PORTLAND**  
Occupancy/Use: RESIDENTIAL CARE I

**Permission is hereby given to:**

CROSSROADS FOR WOMEN, INC.

66 PEARL STREET  
PORTLAND, ME 04101

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved.  
no departure from application form/plans shall be madewithout prior approval in writing. This permit is issued under the provision  
of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.  
Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or  
other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 24th of August 2002*

Dated the 25th day of February A.D. 2002

Commissioner

**Copy-1 Owner**

Comments:

CROSSROADS FOR WOMEN, INC.

66 PEARL STREET  
PORTLAND, ME 04101





*State of Maine*  
*Department of Public Safety*  
Construction Permit



Reviewed  
for Barrier  
Free

# 12230

Sprinkled  
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**CROSSROADS FOR WOMEN**  
Located at: 575 FOREST AVENUE  
**PORTLAND**  
Occupancy/Use: RESIDENTIAL CARE I

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Dated the 25th day of February A.D. 2002

Commissioner

**Copy-1 Owner**

Comments:

CROSSROADS FOR WOMEN, INC.

66 PEARL STREET  
PORTLAND, ME 04101

hundredths (21.97) feet, more or less, to a P.K. spike set in the ground; thence turning and running in a generally northwesterly direction a distance of eight and thirty-eight hundredths (8.38) feet, more or less, to the southerly edge of a wood retaining wall; thence turning and running in a generally westerly direction along said wood retaining wall a distance of sixty-nine and forty-nine hundredths (69.49) feet, more or less, to the easterly sideline of Forest Avenue; thence turning and running South 33°00'00" East a distance of thirteen and ninety-six hundredths (13.96) feet, more or less to the point of beginning.

Reference is made to a deed from Betty B. Richards to Donnell B. Neale and Wendy Neale dated July 15, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8382, Page 94.

Being the same premises conveyed to C.S.C. by deed of Donnell B. Neale and Wendy Neale dated September 10, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10278, Page 277. There exist two scrivener's errors in the description of said deed. The first course in the description is listed as being South 33°00'00" West instead of the correct course, South 33°00'00" East. In addition, the first course of the easement description is listed as South 68°11'00" West instead of the reciprocal course, North 68°11'00" East. The description set forth above corrects said scrivener's errors.

Also being the same premises conveyed by deed of C.S.C. to World Plan Executive Council, dated February 4, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10548, Page 98.

(SEA FILED) 03/18/11 09:22:00

Recorded  
Cumberland County  
Registry of Deeds  
04/01/94 00:31:33PM  
John E. O'Brien  
Register

## EXHIBIT A

A certain lot or parcel of land situated on the easterly side of Forest Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the most southerly corner of the lot of land conveyed by Moses M. Bailey to Herbert W. McCausland by deed dated November 14, 1895, and recorded in the Cumberland County Registry of Deeds in Book 656, Page 223, and on the northeasterly side of said Forest Avenue; thence South 33°00'00" East by said northeasterly side line of Forest Avenue seventy-eight and eighty-seven hundredths (78.87) feet, more or less, to the northerly side line of Coyle Street; thence North 68°11'00" East by said Coyle Street one hundred ten and thirty-three hundredths (110.33) feet, more or less, to a point and land conveyed to Fred O. Scribner by Ira S. Sawyer by deed dated April 26, 1922, and recorded in the Cumberland County Registry of Deeds in Book 1104, Page 207; thence North 21°41'18" West by said Scribner land seventy-seven and thirty-seventh hundredths (77.37) feet, more or less, keeping a width of fifteen (15.00) feet from Lot No. 16 as shown on a plan of Coyle Park, recorded in said Registry of Deeds in Plan Book 9, Page 21, and parallel with said Lot No. 16, to lot conveyed to Herbert W. McCausland by Moses M. Bailey by deed dated October 21, 1897, and recorded in said Registry of Deeds in Book 656, Page 222; thence South 68°11'00" West along said McCausland land and land now or formerly of Robert Codman, one hundred twenty-five and eight tenths (125.8) feet, more or less, to the point of beginning.

ALSO GRANTING AND CONVEYING an easement for purposes of ingress and egress and parking over the following described parcel of land situated on the easterly side of Forest Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of Forest Avenue at the northwesterly corner of the above-described parcel and the southwestly corner of land now or formerly owned by Betty B. Richards as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6659, Page 244; thence running North 68°11'00" East along the common boundary of the parcel of land conveyed herein and said land now or formerly of Betty B. Richards, a distance of one hundred twenty-five and eight tenths (125.8) feet, more or less, to the northeasterly corner of the parcel of land herein conveyed; thence turning and running North 21°41'18" West a distance of three and eighty-one hundredths (3.81) feet, more or less to a point; thence turning and running in a generally westerly direction parallel to the first described course a distance of thirty-seven and thirty-three hundredths (37.33) feet, more or less to a P.K. spike set in the ground; thence turning and running in a general northwesterly direction a distance of seven and eighty hundredths (7.80) feet, more or less, to a P.K. spike set in the ground; thence turning and running in a generally westerly direction a distance of twenty-one and ninety-seven

0009176

BK 14527PG263

WARRANTY DEED  
Maine Statutory Short Form

Maharishi School of Vedic Science (Maine), a Maine corporation with a place of business in Portland, Maine, for consideration paid, grants to Back Cove Inn, Inc., a Maine corporation, having a mailing address of 876 Forest Avenue, Portland, Maine, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located on the northeasterly side of Forest Avenue, Portland, Cumberland County, Maine and generally known as 575 Forest Avenue, Portland, Maine, and being more particularly described as follows:

A certain lot or parcel of land situated on the easterly side of Forest Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the most southerly corner of the lot of land conveyed by Moses M. Bailey to Herbert W. McCausland by deed dated November 14, 1892, and recorded in the Cumberland County Registry of Deeds in Book 656, Page 222, and on the northeasterly side of said Forest Avenue; thence South 33 degrees 00' 00" East by said northeasterly side line of Forest Avenue seventy-eight and eighty-seven hundredths (78.87) feet, more or less, to the northerly side line of Coyle Street; thence North 68 degrees 11' 00" East by said Coyle Street one hundred two and thirty-three hundredths (110.33) feet, more or less, to a point and land conveyed to Fred O. Scribner by Ira S. Sawyer by deed dated April 26, 1922, and recorded in the Cumberland County Registry of Deeds in Book 1104, Page 253; thence North 21 degrees 41' 18" West by said Scribner land seventy-seven and thirty-seven hundredths (77.37) feet, more or less, keeping a width of fifteen (15.00) feet from Lot No. 15 as shown on a plan of Coyle Park, recorded in said Registry of Deeds in Plan Book 9, Page 27, and parallel with said Lot No. 15, to lot conveyed to Herbert W. McCausland by Moses M. Bailey by deed dated October 27, 1897, and recorded in said Registry of Deeds in Book 656, Page 222; thence South 68 degrees 11' 00" West along said McCausland land and land now or formerly of Robert Codrington, one hundred twenty-five and eight tenths (125.8) feet, more or less, to the point of beginning.

ALSO GRANTING AND CONVEYING an easement for purposes of ingress and egress and parking over the following described parcel of land situated on the easterly side of Forest Avenue in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of Forest Avenue at the northwesterly corner of the above-described parcel and the southwesterly corner of land now or formerly owned by Betty B. Richards as described in a deed recorded in the Cumberland County Registry of Deeds in Book 6099, Page 244; thence running North 68 degrees 11' 00" East along the common boundary of the parcel of land conveyed herein and said land now or formerly of Betty B. Richards, a distance of one hundred twenty-five and eight tenths (125.8) feet, more or less, to the northeasterly corner of the parcel of land herein conveyed; thence turning and running North 21 degrees 41' 18" West a distance of three and eighty-one hundredths (3.81) feet, more or less, to a point; thence turning and running in a generally westerly direction parallel to the first described course a distance of thirty-seven and thirty-three hundredths (37.33) feet, more or less, to a P.K. spike set in the ground; thence turning and running in a general northwesterly direction a distance of seven and eighty hundredths (7.80) feet, more or less, to a P.K. spike set in the ground; thence turning and running in a generally westerly direction a distance of twenty-one and ninety-seven hundredths (21.97) feet, more or less, to a P.K. spike set in the ground; thence turning and running in a generally northwesterly direction a distance of eight and thirty-eight hundredths (8.38) feet, more or less, to the southerly edge of a wood retaining wall; thence turning and running in a generally westerly direction along said wood retaining wall a distance of sixty-nine and forty-nine hundredths (69.49) feet, more or less, to the easterly side line of Forest Avenue; thence turning and running South 33 degrees

MAINE REAL ESTATE TAX PAID

BK14527F6264

00'00" East a distance of thirteen and ninety-six hundredths (13.96) feet, more or less, to the point of beginning.

Reference is made to a deed from Betty S. Richards to Donnell B. Neale and Wendy Neale dated July 15, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8382, Page 94.

Being the same premises conveyed to C.S.C. by deed of Donnell B. Neale and Wendy Neale dated September 10, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10278, page 277. There exist two scrivener's errors in the description of said deed. The first course in the description is listed as being South 33 degrees 00'00" West instead of the correct course, South 33 degrees 00'00" East. In addition, the first course of the easement description is listed as South 88 degrees 11'00" West instead of the reciprocal course, North 88 degrees 11'00" East. The description set forth above corrects said scrivener's errors.

Also, being the same premises conveyed by World Plan Executive Council to the Grantor herein, dated March 29, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11389, Page 17.

WITNESS my hand and seal this 27<sup>th</sup> day of the month of January

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

Maharishi School of Vedic Sciences (Maine)

Lawrence Connors

Neil Klugman  
By: Neil Klugman  
Its: Authorized Agent

Signature of Neil Klugman, authorized agent of Maharishi School of Vedic Sciences (Maine), personally known to me, witnessed and acknowledged before me this 27<sup>th</sup> day of January, 1999



My commission expires 2/23/2002.

RECEIVED  
RECORDED IN CISTRY OF DEED  
1999 FEB -5 PM 2:37  
CUMBERLAND COUNTY  
John B O'Brien

## **EXTERIOR**

Repoint both masonry chimneys

Install guardrails (42") high on both sides of front entry porch and steps.

Install graspable handrails on both sides of the front entry stairs (between 34" and 38" high) and one down the center.

Replace roof shingles on one-half of the converted garage structure ( as noted within the home inspection report dated 11-7-01).

Replace all existing windows with new energy efficient units.

## **INTERIOR:**

Replace existing door at top of basement stairs with a 90-minute fire rated door.

Provide and intermediate step between landing and rear entry doorsill. (Existing step from landing to sill is 10.5")

Add graspable handrail and balusters at lower half of the existing basement stairs (34" to 38" high).

Replace missing light fixture globe above the ground level landing of the basement stairs.

Add externally vented commercial grade fire suppression range hood over the existing range.

Create a handicap bathroom within the large bathroom located next to the kitchen on the first floor.

Create a handicap accessible bedroom on the first floor.

Replace existing 1<sup>st</sup> floor bedroom doors with new 3'-0" x 6'-8" doors.

Provide lever hardware on all first floor doors.

Provide a barrier in front of stain glassed window on 2<sup>nd</sup> and 3<sup>rd</sup>

Floor stairs that are less then 18" off the floor or replace window units with tempered glass.

## **ELECTRICAL**

Install / Verify the new hard-wired smoke detectors with battery backup are located in every sleeping room.

Add GFCI receptacle near the vanity in the first floor bathroom

Have existing alarm system inspected / reviewed.

## **BASEMENT /MECHANICAL ROOM**

Install a smoke enclosure with a positive latching, self-closing, fire rated door, around the existing boiler.

Remove existing ceiling in boiler room and reinstall new.

Verify that sprinkler heads properly protect the new boiler room

Add a heat detector within the boiler room

Provide adequate make-up from air from the outside to the boiler to assure proper and efficient combustion. **(Dead River)**

Replace existing pressure relief valve's discharge tube with new tube that discharges at the proper height above the concrete floor (It currently discharges approx. 25" above the floor)

**(Dead River)**

**ENVIRONMENTAL:**

Perform a full environmental lead based paint inspection

Eliminate any existing lead hazards if any are identified during inspection

Perform and achieve acceptable clearance tests after construction activities but prior to occupancy.

**CYNTHIA MCMULLIN ADA CONSTRUCTION:**

Provide handicap access into the building. Build handicap ramp at a suitable entrance.

Enclose outer fire escape to code for second exit.

# **CONSTRUCTION SPECIFICATIONS**

## **RENOVATIONS AND UPGRADE**

### **CROSSROADS FOR WOMEN**

#### **Residential Board and Care Facility**

**Final - Revised  
March 6, 2002**

**OWNER:** Crossroads for Women, Inc.  
66 Pearl Street, Suite 322  
Portland, Maine 04101  
Barbara Dacri, Executive Director  
Tel: 773-9931 / Fax: 879-5576

**NEW FACILITIES** 575 Forest Avenue  
Portland, Maine

**LENDER:** Maine State Housing Authority  
353 Water Street  
Augusta, ME 04330-4633  
Development Officer: Kyme Ferenc  
Tel: 626-4600 / Fax: 626-4678

**ARCHITECT** Cynthia S. McMullin, A.I.A.  
19 Commercial Street  
Portland, Maine 04101  
Tel: 775-1526 / Fax: 775-7325  
E-: [uncommonwoman@rcn.com](mailto:uncommonwoman@rcn.com)  
Site: [www.uncommonwoman.com](http://www.uncommonwoman.com)



# CONSTRUCTION SPECIFICATIONS

## RENOVATIONS AND UPGRADE

### CROSSROADS FOR WOMEN

Residential Board and Care Facility  
FOREST AVENUE & COYLE STREET  
PORTLAND, ME., March 6, 2002

#### SECTION 01: GENERAL REQUIREMENTS AND CONDITIONS

- A. **Project Scope:** The Project "Extent of Work" is as described in this Specification and as shown on the drawings. This project consists of Upgrade to an existing Bed and Breakfast into a Small Residential Board and Care Occupancy. New First Floor handicapped accessibility, as well as all fire safety items, new windows, etc. will be provided. In addition, this work included Environmental Testing, removal, and clearance tests of any lead based hazards.
- B. **Permits:** Contractor to provide all fees and permits (except State Handicapped Access and Fire Safety permits to be provided by the Architect ) as required for this work and all necessary approvals required The Owner will provide all necessary heat, power and water during the construction period. However, the Contractor shall be TOTALLY responsible for any damages to systems on the existing or adjacent to the property.
- C. **Existing Conditions:** The drawings have been prepared in accordance with available information as to existing site and building base conditions and locations. If, during construction, conditions are revealed that are at variance, the Contractors shall notify the Owner immediately so that supplementary instructions may be issued. Contractor must review and familiarize himself with all existing conditions before costing.
- D. **Removals and Demolition:** The Contractors shall keep the construction area free from accumulation of waste material and rubbish on a daily basis. Removals shall be done in strict accordance with B.O.C.A. and OSHA requirements. Every effort should be made to reduce the effects of construction to protect existing areas, and limit disturbance or damage of existing adjacent property. Contractor to supply and maintain temporary barriers as required for the protection and safety of all during construction, including site barriers as required. All Sub-Contractors are responsible for visiting site and knowing the level of visible demolition work necessary for proper completion of this project. The General Contractor is responsible for insuring that all building materials, etc., not being reused, are entirely removed from the site. Materials will be disposed of at the Contractor's expense.
- E. **Codes:** The Contractor shall not be responsible for ensuring that the Drawings comply with B.O.C.A. Building Code, N.F.P.A. 101 - 2000 , A.D.A., Maine Human Rights, or other applicable Building Codes and Regulations. However, the Contractors shall verify compliance of all work with applicable code requirements and where non-compliance is detected, shall notify the Owners Representative immediately. No work should commence without verification and no work will proceed unless it is in strict accordance with applicable codes and standards. If the Contractor performs any construction activity knowing it involves a recognized error, inconsistency, code non-compliance or omission in the Contract Documents without such notification, the Contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.

## SECTION 01: GENERAL REQUIREMENTS (Cont:)

- F. **Verification:** The Contractor shall be responsible for verifying all dimensions before ordering any materials or fabricating items. The Architect should be notified immediately if any inconsistencies occur.
- G. **Substrate:** Start of work by Contractor or sub-contractor shall indicate Acceptance of the substrate. Do not begin work unless previous work is entirely adequate. Notify Architect of any problems and make sure problems have been corrected before proceeding.
- H. **Bonds / Insurance:** General Contractor to provide a 100% Performance and Payment Bond for the construction of this project. General Contractor to provide a minimum of \$1 million dollars in Comprehensive, General, Automotive and Liability Insurance, and \$400,000 in property damage. The Owner will carry "All-Risk" Property Insurance for the full insurance value of the project.
- I. **Supervision:** The General Contractor is responsible for complete supervision of the project, the security of the site and have experienced, competent, knowledgeable supervision of Sub-Contractor work necessary for control, guarantees, and scheduling of Sub-Contractor work. The Contractor shall supervise and direct the work using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the Contract. Supervision includes shop drawing coordination. Work that proceeds without approved shop drawings as requested may be requested removed at the General Contractor's expense.
- J. **Payments:** The Contractor shall submit an Application for Payment to the Owner and Architect. The schedule of values should correspond to the Divisions of this specification. Payments will be authorized for 90% of completed work in the place and 90% of materials delivered to and properly stored at the job site subject to verification. The Owner will retain ten percent (10%) of the total cost of the Contract until final completion and approvals. Certificates of Payment will not be approved without lien waivers from the various Subcontractors.
- K. **Schedule:** Contractor must submit a schedule of construction, for Owner approval at the initial job start-up, which will insure that all construction work and associated costs will be complete in a timely fashion. In addition, every few weeks the Contractor must update that schedule for Owner/Architect review. If schedules are not submitted and approved, the Owner has the option of with holding progress payments until deemed that work is on schedule. The project schedule shall not be held up by Contractors supplying materials that do not meet these specification.
- L. **Repairs:** The General Contractor is entirely responsible for insuring and providing all repairs as required to areas adjacent to or a part of the work in this Contract. This would mean bringing all surfaces, fixtures, trim, frames, etc back to its original condition, except for painting. All holes, nicks, scrapes, interior and exterior, to be repaired and smoothed ready for painting.
- M. **Clean-Up:** The General Contractor is responsible for a detailed, thorough clean-up of all surfaces and all finishes within or adjacent to the work in this project. If the Contractor fails to properly clean, the Owner may do so at the Contractor's expense. All surfaces, ledges, finishes, fixtures, trim, etc., must be cleaned - inside and out - with the proper cleaning materials for each surface and type of material. Final cleaning of all new materials and surfaces is part of this contract. Employ ONLY experienced workers

## **SECTION 01: GENERAL REQUIREMENTS (Cont.:**)

- N. **Warranty:** The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality, new, and that the work will be free from defects not inherent in the quality required, and that the work will conform with the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.
- O. **Shop Drawings:** The Contractor shall perform no portion of the work requiring submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect. Such work shall be in accordance with approved submittals by the Architect.
- P. **Inspections:** The General Contractor is responsible for coordinating and documenting all required inspections and Tenant/Architect Punch Lists. Final inspection/punch list must be signed by all parties.
- Q. **Conduct:** The General Contractor is responsible for the conduct of all workers on this project. There will be no swearing, loud music, wise remarks, use of alcohol or drugs, or fighting on this project. The General Contractor is responsible for notifying all workers and reprimanding them as appropriate.

## **SECTION 02: SITE WORK**

- A. **Work Included:**  
Work includes: removing and disposing of materials as required for new Ramp and landings, as well as repairs and re-seeding and/or paving as necessary after ramp and landing construction is completed to bring the area back. The Contractor is responsible for protecting above and below grade utilities. Provide positive drainage away from base of ramp.
- B. Provide one (1) Handicapped Assessable Parking space 16'-0" wide 18'-0" long, with the required signage and markings, near base of new ramp as shown on plans.

**SECTION 03 - CONCRETE** - Provide two (@) new precast Landings as shown on drawings

**SECTION 04 - MASONRY** - Provide repointing of chimneys as required

**SECTION 05 - METALS** - Provide Custom Made, fully welded 1" Max. Dia. steel pipe Hand and Guard rails, per code, and as shown on drawings. Contractor must provide shop drawings for Architects signed approval before ordering materials or beginning any work,  
( Also See Sections #10 and #17 for additional information on Railings and Grab Bars, etc. )

## SECTION 06: WOOD & PLASTICS

- A. **Rough Carpentry:** The Contractor shall provide and install all wood members, framing, furring, sheathing and blocking required for the proper completion of the work.
1. Provide wood framing, blocking, nailers, light-gauge metal framing connectors,
  2. Codes and Standards: PS 20 - "American Softwood Lumber Standard";  
PS 1 - "U.S. Product Standard for Construction and Industrial Plywood";  
APA "Performance Standards & Policies for Structural-Use Panels, "Form No. E-445."
  3. Keep wood materials dry at all times. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber and plywood panels; provide for air circulation within and around stacks and under temporary coverings.
  4. All framing lumber shall be equal to or better than No. 2 grade.  
Factory-mark each lumber piece with grade stamp identifying grading agency, grade, species, moisture content at time of surfacing, and mill. Provide lumber with 19% maximum moisture content at time of dressing and shipment, for sizes 2" and less
  5. Provide fastener size, type, material, and finish as indicated on drawings or as recommended by applicable standards, complying with applicable Federal Standards for nails, staples, screws, bolts, nuts, washers, and anchoring devices. Provide metal hanger and framing anchors of the size and type shown on the drawings and as recommended by the manufacturer for each use, including the size, number, and type of recommended nails.
  6. All sills and other wood products that are to be near, in contact with the ground, or below grade to be Pressure Treated Southern Yellow Pine, installed to meet manufactures instructions for framing in contact with ground, concrete and masonry.- 0.04 / cubic foot. Posts embedded in soil to be 0.06 / cubic foot.
- B. **Millwork**
1. The types of architectural woodwork include, but are limited to the following:
    - Plexiglas Panel over stair landing window - mortised into frame.
    - New window sills and trim as required for new window installation.
    - Painted Poplar Door trim at new First floor doors.
  2. **Measurements:** Before proceeding with woodwork required to be fitted to other construction, obtain measurements and verify dimensions before proceeding with any work. Provide shop drawing details as required. Obtain signed approvals before proceeding with construction.
  3. **Optimum Moisture Content:** Kiln-dry woodwork to an average moisture content within the following quality standards. - Interior wood work - 19%
  4. **Examination of Substrate and Conditions:** The Installer must examine the substrate and the conditions under which the work under this section is to be performed, and notify the Contractor in writing of any unsatisfactory conditions. Do not proceed with work under this section until unsatisfactory conditions have been corrected.
  5. **Protection:** Protect installed woodwork from damage by other trades until final acceptance of all work. Damage done before substantial completion will be repaired by the Millwork Contractor.
  6. **Nailing:** Blind nail where possible. Use fine finishing nails countersink and fill with wood putty or plug to match wood exactly, (taking into consideration wood's future "aged" color).
  7. **Anchoring:** Secure woodwork to anchors or blocking built-in, or directly attached to substrates  
**Required Reviews:** Contractor must review all trimwork with the Architect prior to ordering any materials or beginning any work

## SECTION 07: THERMAL AND MOISTURE

### A. Caulking and Sealants:

1. **Interior Caulking:** Material shall be one part acrylic polymeric sealant equal to Sonneborn Building Products, Inc., "Sonolac" or Butyl-Flex by D.A.P., Inc.
2. **Exterior Caulking:** For general use shall be single component Polysulfide Liquid Polymer.
5. **Sealant for Lavatories and Other Plumbing Fixtures:** Fungicidal one part silicone rubber sealant conforming to FS TT-S0001543, Class A or B, especially made for the specified use.
6. **Back-up Material for Deep Joints:** Shall be closed-cell polyurethane or polyethylene tubing 1/3 larger than the width of the space filled.

### B. Roofing :

1. Strip existing roofing completely. Inspect and repair roof deck. Existing roof must be kept temporarily weathertight throughout work.
2. Provide new shingles on the "L' roof as required. Shingles to be organic asphalt, G.A.F. Bird, Certainteed or approved equal, 240 lb. minimum, 25 year warrantee. Install exactly per Manufacturer's instructions. Provide actual shingles for approval. Color by Architect. Provide one (1) layer 15 lb. asphalt roofing felt with 3" overlap minimum, 8" minimum sidelip for shingle underlayment and Ice and water shield up 4'-0" from eaves min. ( W.R. Grace Brand or approved equal. Install exactly per manufactures instructions. The use of staples to fasten shingles is prohibited.
3. Provide new Lamb & Richie Brand, or approved equal, 8" x 0.032 min. aluminum drip edge along all roof edges.

## SECTION 08: DOORS / WINDOWS / HARDWARE

### A. New Doors:

1. **Type "A" Interior Wood Doors:** Brosco, Morgan, or Architects approved equal, to match existing as close as possible, twenty-minute for all new doors
2. **Type "B" New Exterior Door,** at top of new ramp: To be Brosco, or approved equal brand, ThermaTru Premium insulated steel doors, Style # PS 255 with insulated threshold and steel frame. Install exactly per manufacturers instructions for an air and watertight installation. Also provide a Smoke Activated automatic self closer tied to the alarm system as required.
3. **Type "C" New Labeled. Doors and Frames,** at top of Basement stairs and at Boiler room: To be Steel, flush,. Fire Rated, with positive latching and self - closing mechanism as required. Submit cuts for approvals.

### B. Door Hardware:

1. **Type "1" Interior Doors:** For all new: Provide high quality solid brass brushed finish lever handles. Lockset to be equal to Sargent 8100 LNL or Schlage L Series 03. Hinges: Hager #BB1179 - Interior; #BB1191 - Exterior. All hinges to be ball bearing. Locking per Owner.  
**Type "2"** Existing First Floor Doors Provide high quality solid brass brushed finish lever handles.
2. **Type "3" First Floor Automatic Fire Egress Doors** to be 180 degree swing with smoke activated..electric catch and closures connected to fire alarm system. Submit specs for approval.
3. **Type "4" Exterior Door:** Hardware must meet all ADA Requirements with Automatic Closure. Provide Solid Brass level handle Sergeant, or equal with locking per the Owners requirements.

**SECTION 08: DOORS / WINDOWS / HARDWARE Cont.:**

**C. Door Schedule**

Room Name	Door #	Door Type	Hardware Type	Comments
Living Room	1	B	1	Submit Cuts for Approval
Back Stairs	2	C	1	"
Entry Hall	3a&b	A	3	"
Entry Hall	4	A	3	"
R. A. Office	5	A	1	"
Handi Bedroom	6	A	1	"
Handi Bath	7	A	1	"
Second Floor Hall	8	A	1	"
Third Floor Hall	9	A	1	"
Third Floor Hall	10	A	1	"
Boiler Room	11	C	1	"
Remaining 1st Fl. Drs	12-15	E	2	"

**D. Windows:**

1. All Existing Windows ( 48 total- verify) to be replaced with thermally broken, solid P.V.C. vinyl, Double Hung or fixed glass, with tilt-sash as applicable. All glazing to be a minimum of 3/4" insulated with 1" insulated clear glass for fixed sections. All Bedroom windows on the second and third floor to meet fire safety requirements with an accessible minimum opening of 5.7 Sq. Ft. min. with a min. width of 22 " and a maximum sill height of 42". Provide 20 year warranty. Windows to be Certained Brand "New Castle"; Alside Window Systems #0901; "T-Rio" brand, or approved equal. Provide rust proof insect screens on all operable units.
2. **Installation:** All items to be installed per manufacturers' instructions and in a totally weather tight, foamed-in manner. All doors, windows, glazing, mullions, trim, shall be installed securely, plumb, square and level in accordance with approved shop drawings. Units to be cleaned of all construction residue. Protection of finished product is General Contractor's responsibility. Provide shop drawings for Architect's approval must be provided prior to fabrication.
  - a. Windows guarantee to be 20 year minimum.
  - b. Glass - five (5) year guarantee of thermal and physical integrity of insulated units.
  - c. Factory glazing- ten (10) year guarantee on glazing using manufacturer's specified method.

**SECTION 09: FINISHES**

All finishes shall be installed on proper (level/smooth/clean/dry) substrate and in strict accordance with manufacturer's recommended procedures.

**A. Drywall:**

New partitions to be constructed of 2 x 4 wood studs at 16" o/c. maximum. Apply gypsum wallboard, 1/2" thick or 5/8" Fire Code at new Boiler room wall as required, by screwing only, do not use nails. Apply 3 coats of spackle at all tape joints. Repair all existing walls as required for a smooth final finish. Use Fire retardent Quick Set at all openings as required.

1. **Tolerances for Drywall Work:** Do not exceed a variation of 1/8" in 10' - 0" from plumb, level and flat (all directions); and do not exceed 1/16" offset of planes at joints between panels, shim panels as necessary to comply with tolerances.

## SECTION 09: FINISHES Cont.:

2. Contractor must examine the areas and substrates to which, gypsum drywall systems are to be applied and the conditions under which gypsum drywall systems are to be installed. Do not proceed with the installation until unsatisfactory conditions have been corrected.
3. At external corners, provide metal corner bead with smooth rigid nose and perforated and knurled metal flanges. At external corners other than 90 degree, provide corner bead with smooth, rigid metal nose bonded to paper tape flanges.
4. For protection of exposed wallboard edges around openings, provide metal casing bead trim with beaded nose exposed flange knurled for joint treatment.

### B. Paint: ( BY OWNER ) Not-in-Contract

1. Standard Paint: Shall be Benjamin Moore, Pratt & Lambert or equal. All new painted surfaces to receive a minimum of 3 coats and be latex, eggshell finish type and Semi-gloss on all trim.
2. Standard Exterior Paint: Shall be Benjamin Moore "Moore Guard" Low Luster latex or Moore's high gloss enamel as required. Apply exactly per manufacturer's instructions.

### C. Carpet: Any new Carpet to meet UM44d requirements and be 100% Nylon.

### D. Ceiling: In boiler room Remove existing ceiling and provide new One hour. Use fire retardent Quick Set at all pipe etc., openings as required

### E. V.C.T.: Provide Armstrong Premium Excelon "Canvas" in Existing Kitchen Area. Lay in one direction only. Do not turn. Color by Owner. Remove all existing flooring and repair underlayment as required Install per Manufacturer's instructions on properly prepared, smooth floor. The floor must be inspected and the Contractor shall report any reasons that would prevent a totally smooth, even resilient floor covering installation in writing to the Architect. Adhesives shall be spread with a properly notched trowel. Flooring to fit neatly around pipes, outlets, and equipment as may be necessary for a first class job. All joints shall be tight.. Upon completion, all excessive adhesives shall be removed. All excess chemical set cement shall be removed with water. After cleaning the flooring, the area shall be waxed and buffed with a buffing machine as recommended by the Manufacturer of the flooring.

## SECTION 10: SPECIALTIES

### A. Toilet Accessories: Provide Franklin Brass Brand or equal. Submit cuts for review and approval on the following included items:

- Grab Bars - 36" minimum length at back, 42" minimum at side - locate and install as required by codes and as shown at the end of this Specification. Heavy Duty, Stainless steel with concealed fastener mounting, and knurled finish. Provide at new ADA Bathroom.
- Towel bar - Provide one (1) additional 36" grab bar as a Towel Bar in new ADA Bathroom

### B. Appliances: In this Contract: Provide Commercial Grade Range Hood, 600 cfm min., with integral Sprinkler System, properly vented to outside with pipe leading up exterior wall to a min. of 40" above the roof, per code.

**Not-in-Contract and provided by Owner** GE Brand or equal, Ref., Range, Microwave, Freezer, etc. as selected by Owner. Millwork Contractor to coordinate with Owner for sizes to insure all appliances proper fit within the cabinetwork.

## SECTION 15 A -MECHANICAL / PLUMBING

- 1.. **Plumbing** work is "design-build". Tie into existing lines.
2. **Piping** shall be new, run parallel, and graded evenly to draining points. Provide 1.2 inch drain valves at low points. No plumbing fixtures, devices, or piping shall be installed which will provide a loss or interconnection between other supplies or systems. Changes in pipe sizes shall be made with reducing fittings. Escutcheons shall be used for all insulated pipes passing through walls and finished spaces. Exposed water piping and valves @- toilets shall be chromium plated I.P.S. copper or brass pipe or tubing and fittings. Provide gate valve at base of all water risers and stop and check valves on all supplied to thermostatic mixing and shower valves. Provide shock absorbers, chains, anchors, guides and expansion loops or joints to control pipe movement and water hammer noise.
3. Provide all plumbing as required and as conforming to all applicable codes. Contractor shall guarantee new plumbing for one (1) year from completion of project.
4. **Fixtures:** High Quality, American Standard or approved equal. Cuts must be submitted on all items for approval.
  - **Handi-Toilet:** A.S. #2998.012 - gravity flush, "Cadet" with elongated bowl - White.
  - **Handi-Sink:** A.S. #9141.011 - wall hung - White with gooseneck #7516.172 faucet - 4"
  - **Handi-Shower:** Lasco or equal Full Roll-in type.
5. **Vent and Waste Piping:** Schedule 40 p.v.c. or equal. Review all existing that will be utilized to determine adequacy and condition. Repair or replace as required.
6. **Valves:** shall be Nibco-Scott, Hammond, Fairbanks, or equal installed where indicated and required to provide for complete operation and drainage of the system. Gate valves shall be used for shut-offs and drains, globe valves shall be used for throttling and plug type for balancing. Solder or screw type may be used up to 2" size, screw type only for 2-1/2" size and over.
7. **Hot and Cold Water Piping:** Type "L" copper. Tie to existing systems as required. All copper piping to have wrought copper or case brass solder joint fittings. Solder for all accessible joints shall be "Lead Free" made up of 95.5% tin, and 4% copper and .5% silver equal to Engelhard Silver Brite 100. Flux shall be noncorrosive. All joints shall be wiped clean of solder and flux.

## SECTION 15 B - MECHANICAL / SPRINKLER SYSTEM

1. **Sprinkler General:** Provide upgrade to existing sprinkler system in accordance with NFPA-13R, and in accordance with the NBC. The work shall be performed by a qualified Contractor primarily engaged in the design and installation of Fire Protection Systems. and accepting total responsibility and liability for compliance with codes, and laws. System Components and Hardware, Piping Layout and Design, Pipe, Fittings, Joints, Hangers, Valves, Alarms, Heads, etc. to conform to NFPA-13R, Installation of Sprinkler Systems.
2. **Clean-up and Corrosion Prevention:** Upon completion of the work, clean and flush piping systems to the sewer with water. Piping and equipment shall be thoroughly cleaned. Dirt, dust, and debris shall be removed and the premises left in a clean and neat condition. Before uncovered piping is permitted to be concealed, corrosion and rust shall be wire-brushed and cleaned and, in the case of iron products, a coat of approved protective paint applied to these surfaces.
3. **Warranty:** For a period of one (1) year after completion of the installation, repair or replace any defective materials or workmanship. Upon completion of the installation, the system shall be turned over to the Owner fully inspected and tested, and in operational condition.



## SECTION 15 C - MECHANICAL - VENTILATION

1. Provide proper new ventilation as required handi- bath- Neutone or equal, New Range vent hood, and Boiler / Boiler Room make-up air and ventilation as required. Submit cuts to Architect for approval
2. Provide new Pressure relief valve discharge tube properly installed

## SECTION 16: ELECTRICAL

### A. General:

1. All electrical work shall be done in strict accordance with all rules, regulations, standards, codes and laws of local, state and federal government. The Contractor shall obtain all permits, tests, and certificates of approval.
2. Electrical work shall be guaranteed for one (1) year minimum after substantial completion of work. Prompt repairs, servicing and replacements shall be provided. All materials and equipment shall be U.L. approved.
3. Provide standard and Ground Fault Receptacles as required and as shown on drawings.
4. Review and repair or replace, if required to meet all applicable codes, the existing Emergency Exit Lights.

### B. Fixtures:

- "A" Surface Ceiling Fluorescent - Sea Gull Brand, or equal, #5905-15 White Acrylic, 14" dia, for three (3) 13w lamps or similar, or approx. 1200 Lumen. "Circline"
- "B" Bathroom Mirror Fixture - Sea Gull Brand, or equal, #4457 36" White for six (6) 60 watt min. incandescent
- "F" Bathroom Fan/Light - Nutone, or equal, recessed, with Twin or Quad min. 900 lumens, with 200 CFM exhaust minimum.

### C. Smoke Detection and Fire Safety:

Revise and upgrade as required existing alarm System. Meet all N.F.P.A. and A.D.A. codes and laws. Tie into sprinkler system. System shall be fully supervised and battery backed. Tie in new into existing control panel.

1. **Smoke Detectors:** Smoke detectors to be photoelectric two-wire with LED annunciation, or approved equal. Connect to control panel and Insure that there is a hard wired, battery back-up, good quality, completely functioning Smoke Detector in EVERY room, hall and space. Every Bedroom to have a 70 decibel min. horn device. The ADA Bedroom and Third Floor bedroom to also have Strobes as required by code. Detectors must be powered off a circuit that includes essential light fixtures and devices.
2. **Heat Detector:** Provide good quality heat detector in the boiler room. Submit cuts for signed Architects approvals before ordering.
3. **Horns / Strobes:** Provide high intensity horn/strobes in: Handi-Bath, Handi Bedroom, and Third Floor Bedroom #6 areas with 70 decibel min. horn and 100 CD strobe. Provide Horns 70 decibel min., in all other Bedrooms.
4. **Smoke Activated Automatic Door Closers:** Provide for Doors #3ab and 4. Install exactly per manufacturers instructions and per code.

**C. Smoke Detection and Fire Safety cont.:**

5. **INSTALLATION AND WARRANTY:** All systems shall be installed in a workmanship manner and left in first class operating condition utilizing the type of conductors as recommended by the Manufacturer and approved by the local authority having jurisdiction and the installer shall verify that the proposed components are installed in suitable locations and shall advise the Architect of any discrepancies prior to installation. A factory authorized technician shall be present to perform all final connections to the fire alarm control panel, all system programming and a final inspection of the system. The installer shall provide a one-year warranty on all parts and labor effective from the date of Occupancy.

**SECTION 17: SPECIFICATIONS FOR HANDICAPPED ACCESSIBILITY**

This facility must meet all local, state and federal Handicapped Accessibility Codes, on the First Floor, and has been reconfigured to that end.

Should the General Contractor, or any of the Subcontractors, become aware of non-compliance, the Architect shall be notified Immediately.

The following pages of information should be considered part of these Contract Documents:

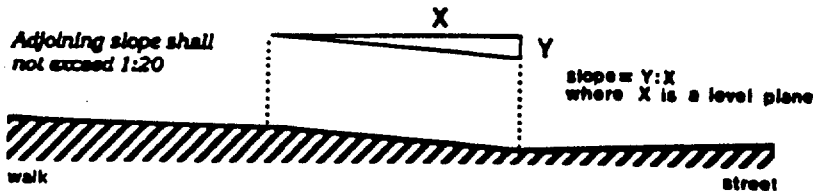
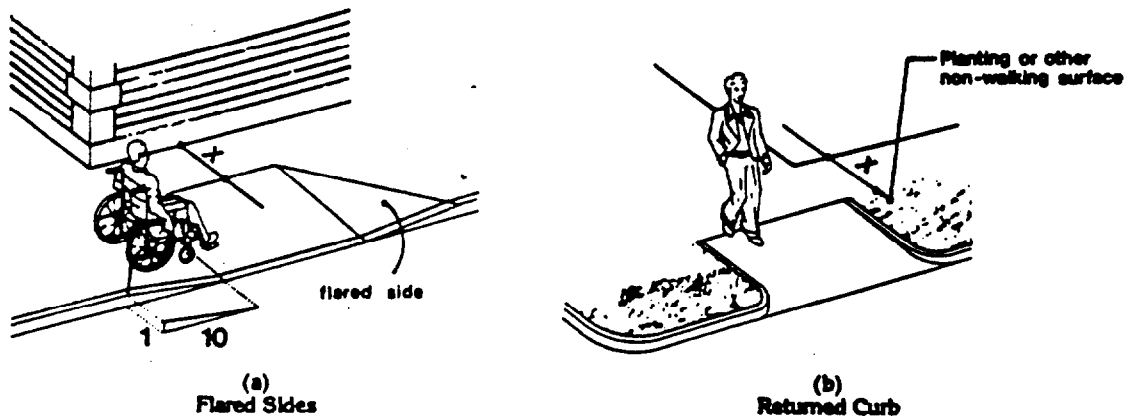


Fig. 11  
Measurement of Curb Ramp Slopes



If X is less than 48 in,  
then the slope of the flared side  
shall not exceed 1:12.

Fig. 12  
Sides of Curb Ramps

**4.7.11 Islands.** Any raised islands in crossings shall be cut through level with the street or have curb ramps at both sides and a level area at least 48 in (1220 mm) long between the curb ramps in the part of the island intersected by the crossings (see Fig. 15(a) and (b)).

**4.8 Ramps.**

**4.8.1° General.** Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.

**4.8.2° Slope and Rise.** The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps

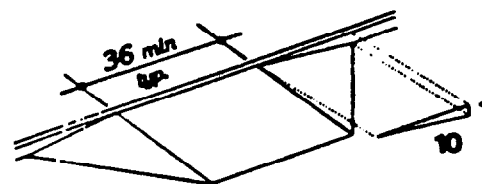
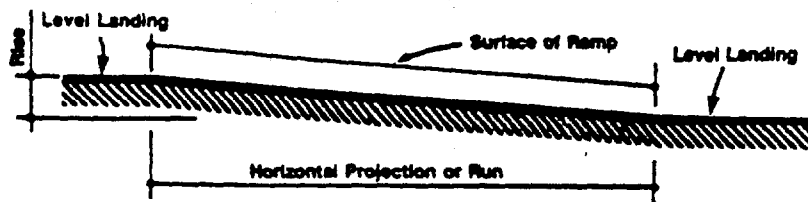


Fig. 13  
Built-Up Curb Ramp

and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

## 4.8 Ramps



Slope	Maximum Rise		Maximum Horizontal Projection	
	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

Fig. 16

Components of a Single Ramp Run and Sample Ramp Dimensions

**4.8.3 Clear Width.** The minimum clear width of a ramp shall be 36 in (915 mm).

**4.8.4° Landings.** Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

- (1) The landing shall be at least as wide as the ramp run leading to it.
- (2) The landing length shall be a minimum of 60 in (1525 mm) clear.
- (3) If ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm).
- (4) If a doorway is located at a landing, then the area in front of the doorway shall comply with 4.13.6.

**4.8.5° Handrails.** If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.

(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface (see Fig. 17).

(3) The clear space between the handrail and the wall shall be 1 - 1/2 in (38 mm).

(4) Gripping surfaces shall be continuous.

(5) Top of handrail gripping surfaces shall be mounted between 34 in and 38 in (865 mm and 965 mm) above ramp surfaces.

(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

(7) Handrails shall not rotate within their fittings.

**4.8.6 Cross Slope and Surfaces.** The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 4.5.

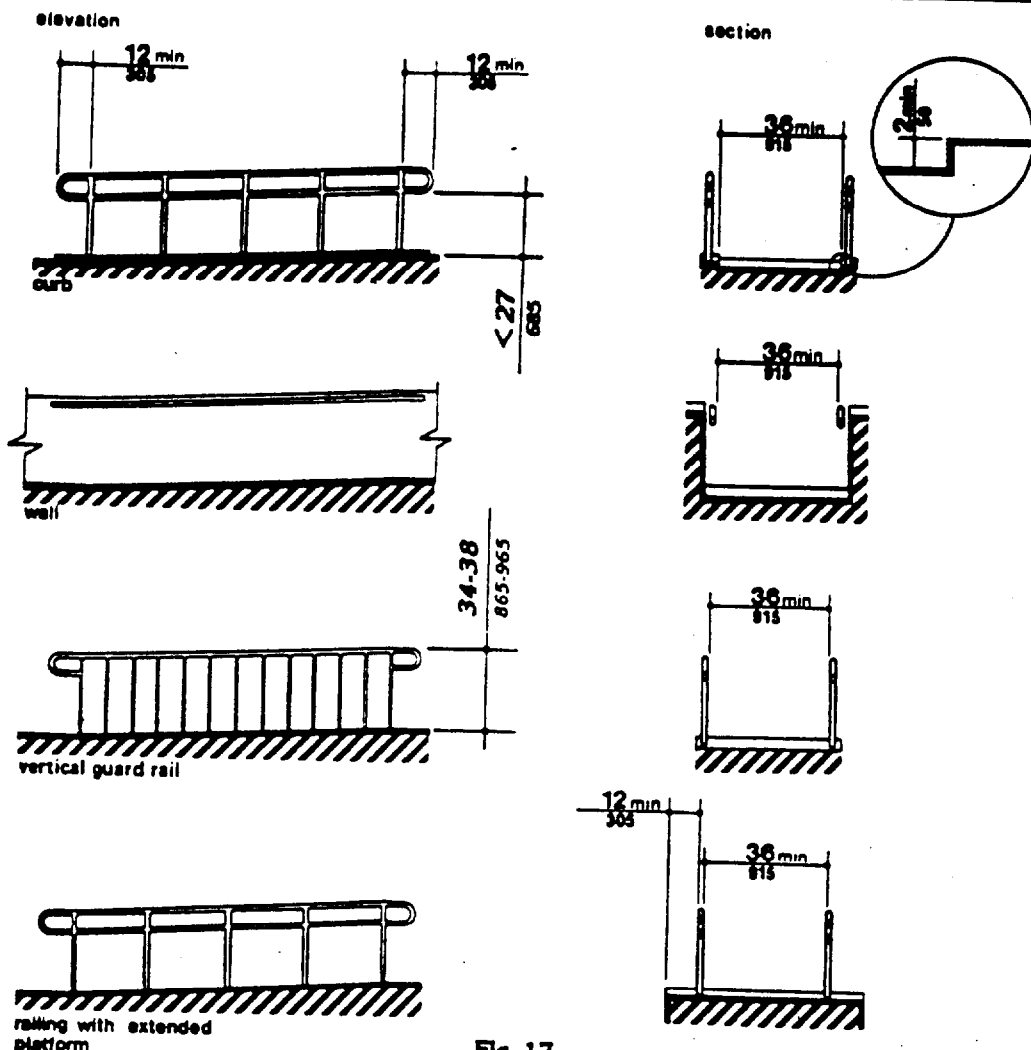


Fig. 17  
Examples of Edge Protection and Handrail Extensions

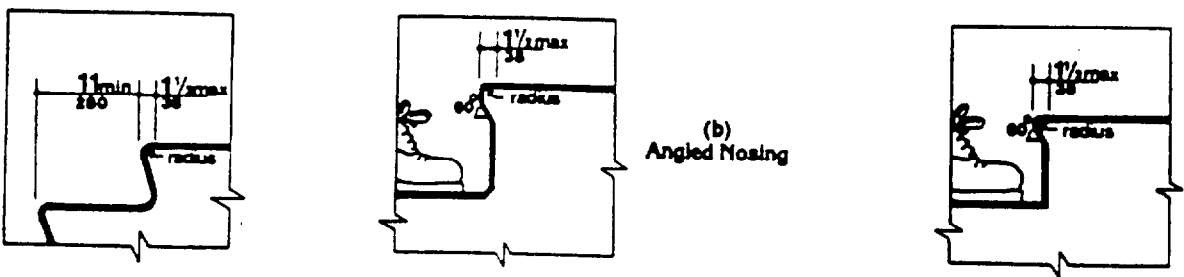
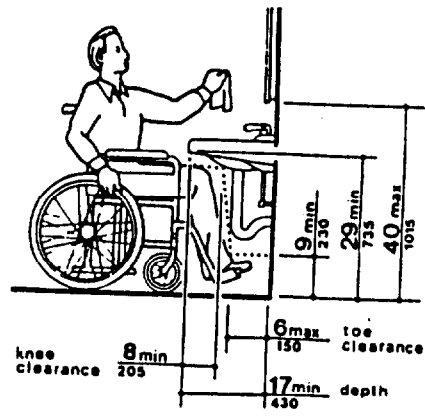
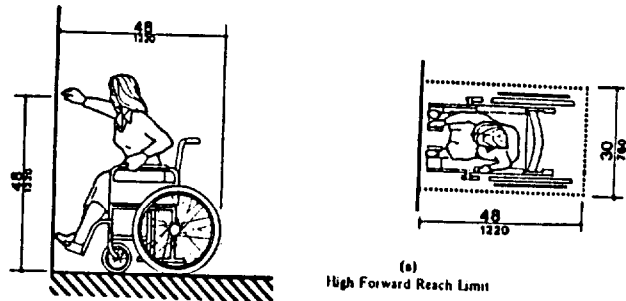


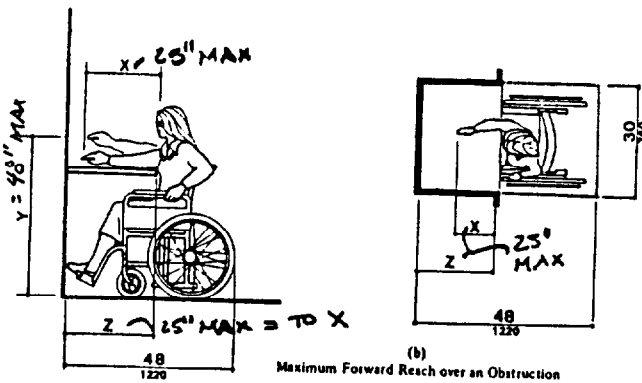
Fig. 18  
Usable Tread Width and Examples of Acceptable Nosings



**FIGURE 17  
LAVATORY CLEARANCES**



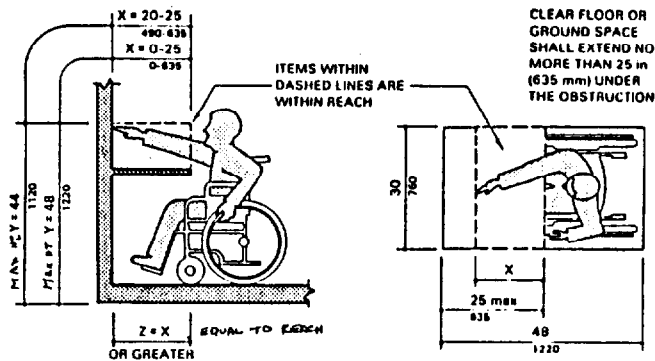
(a) High Forward Reach Limit



(b) Maximum Forward Reach over an Obstruction

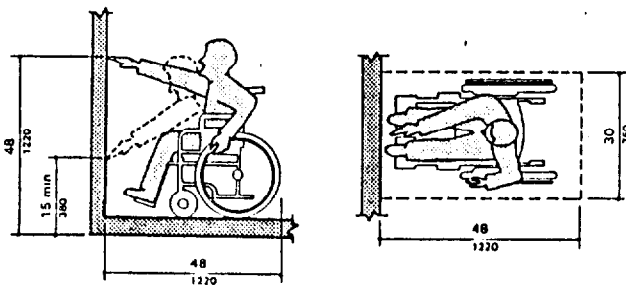
NOTE:  $x$  shall be  $< 25$  in (635 mm);  $z$  shall be  $\geq x$ . When  $x < 30$  in (510 mm), then  $y$  shall be 48 in (1220 mm) maximum. When  $x$  is 20 to 25 in (510 to 635 mm), then  $y$  shall be 44 in (1120 mm) maximum.

**FIGURE 18  
FORWARD REACH**

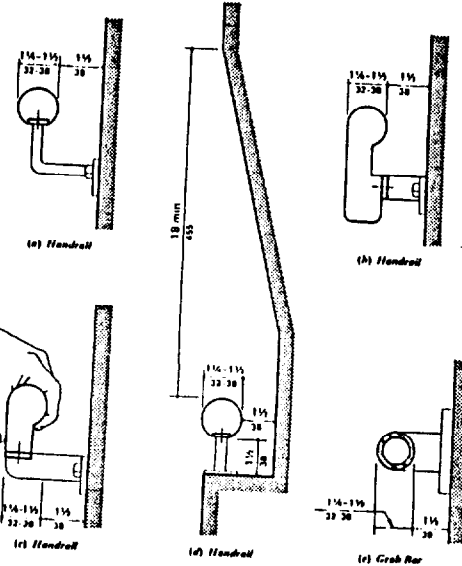


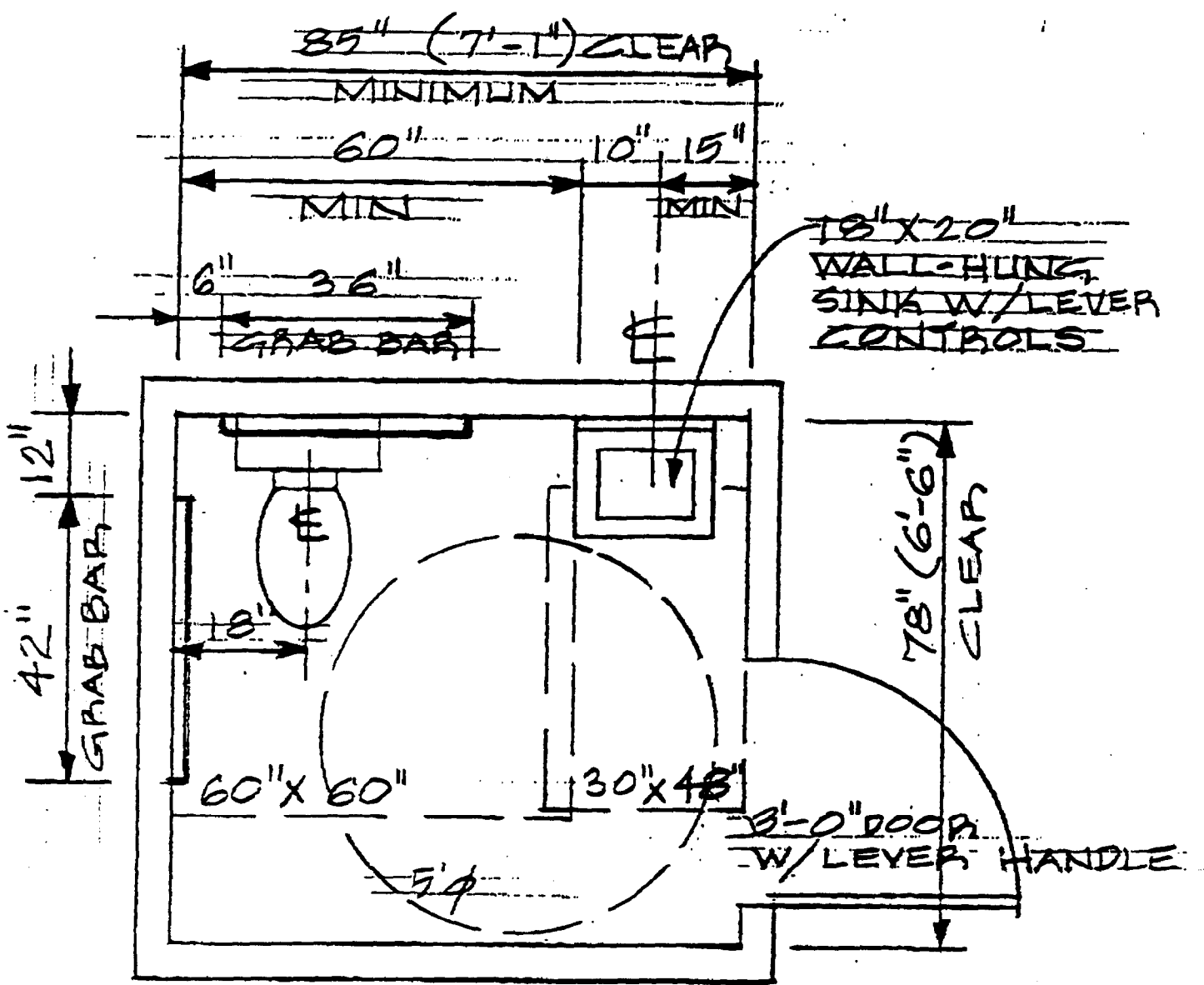
NOTE:  $x$  = Reach distance,  $y$  = Maximum height,  $z$  = 4 least wheel space,  $z$  is the clear space before the obstruction, which shall be at least as deep as the reach distance,  $x$ .

(a) Maximum Forward Reach over an Obstruction



(a) Forward Reach Limit





SAMPLE LAYOUT #1

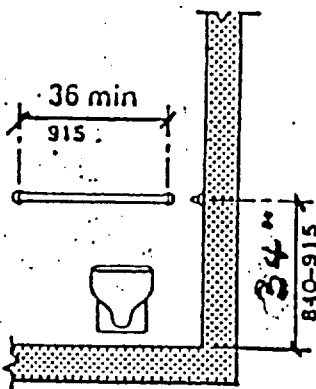
FOR SINGLE USER TOILET BOOM

PER ADA (4-22.2) DOORS SHALL NOT SWING OVER THE CLEAR FLOOR SPACE REQ'D FOR ANY PLUMBING FIXTURE

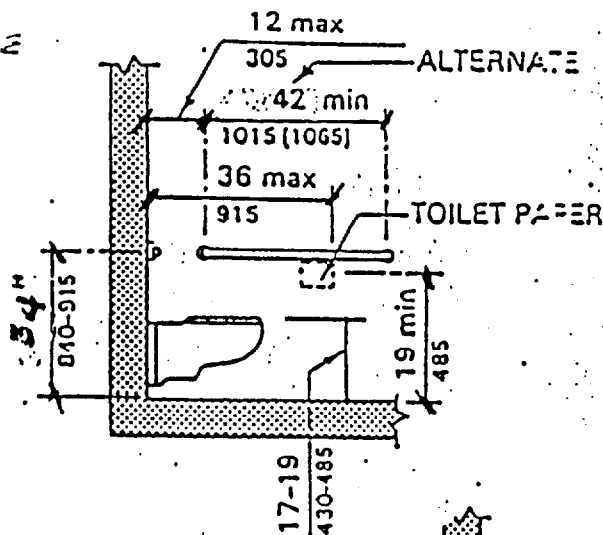
4/96

# Toilet Room Accessory Heights REQUIREMENTS For Barrier-Free Construction

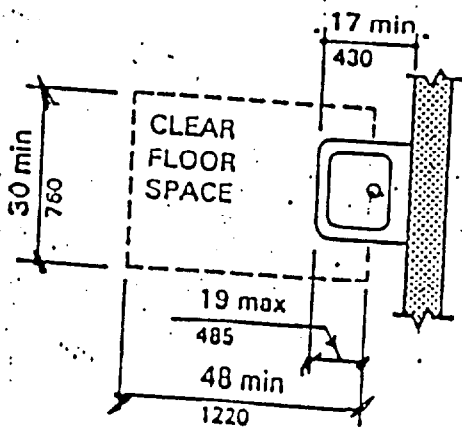
- grab bars (33"-36" ht.)
- toilet paper holder (19" min. ht.)
- towel bar or paper towel dispenser (48" max ht.)
- paper towel disposal if built in (48" max ht. to opening)
- soap dispenser (48" max ht.)
- sanitary napkin dispenser (48" max. ht. to mechanisms)
- sanitary napkin disposal (19" min. ht. to opening)
- mirror (40" max ht. to lower edge)
- shelves or storage cabinet (48" max ht.)
- light switches (48" max ht.)
- exhaust fan switch (48" max ht.)
- coat hooks (48" max ht.)
- insulate drain lines
- visual alarms - *Honey Strobe*



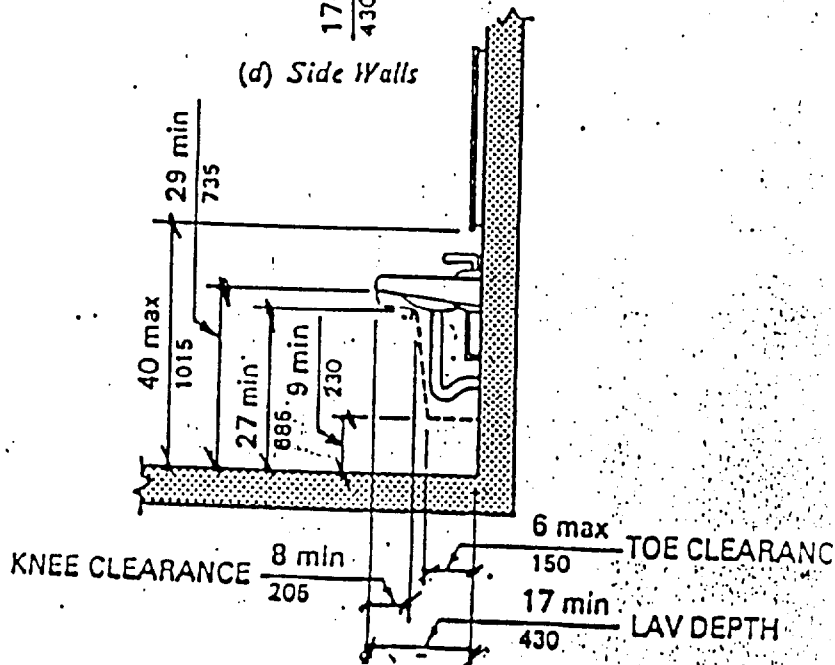
(c) Rear Wall of Standard Stalls



(d) Side Walls

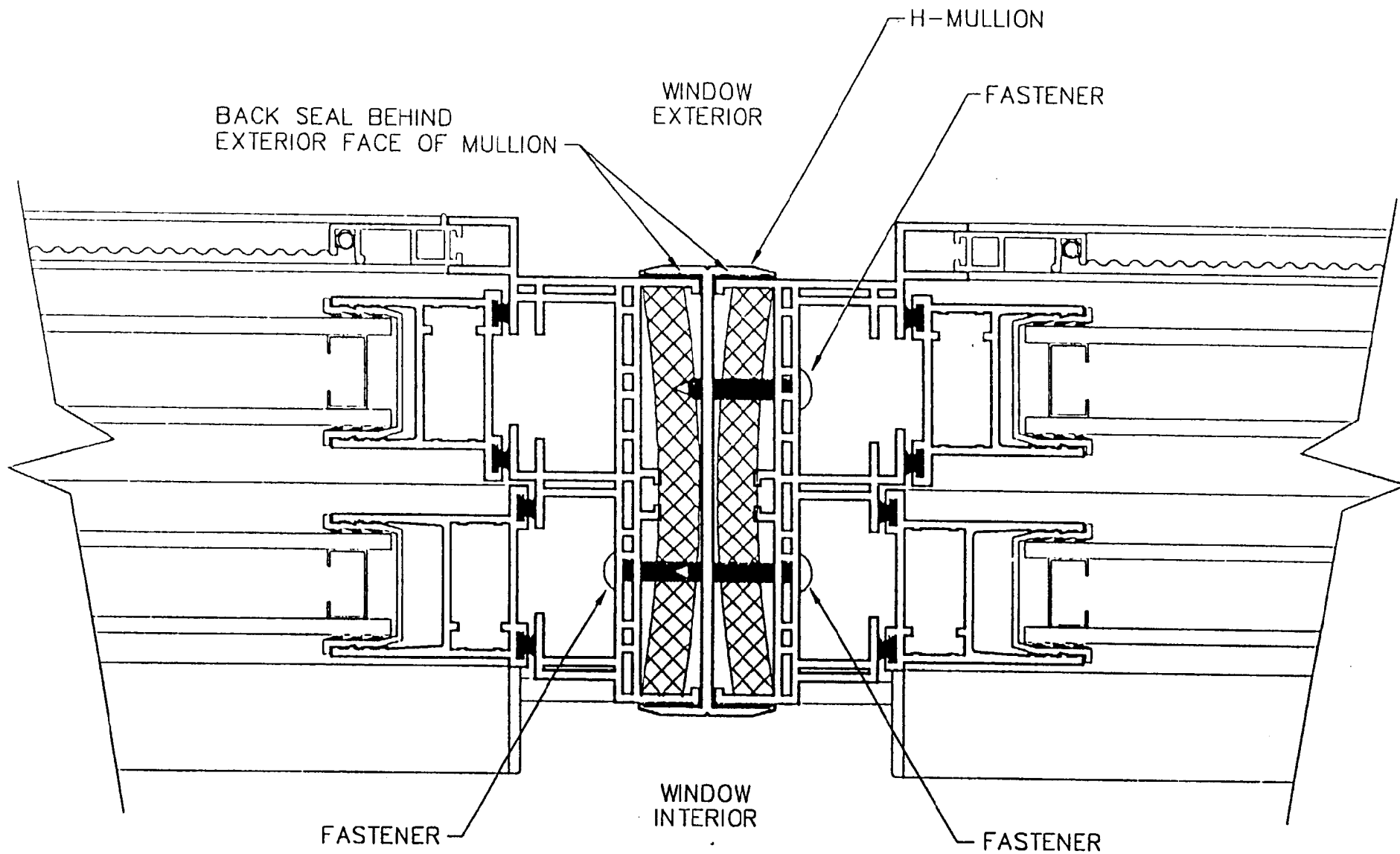


Clear Floor Space at Lavatories

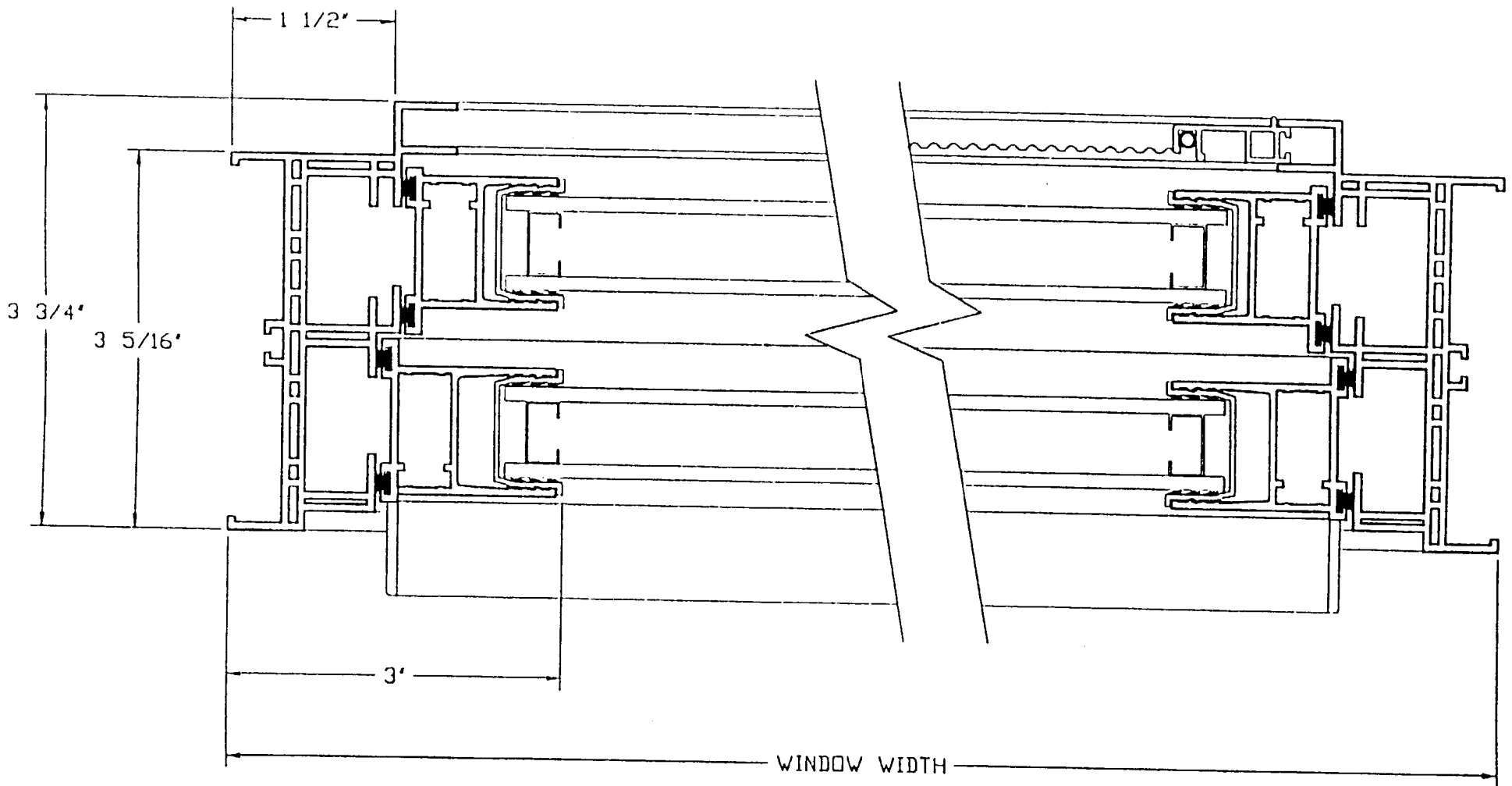


NOTE: Dashed line indicates dimensional clearance of optional underlavatory enclosure.





HORIZONTAL CROSS SECTION  
ALSIDE MODEL 0901 DOUBLE HUNG  
MULLING DETAIL



# HORIZONTAL CROSS SECTION

ALSIDE MODEL 0901 DOUBLE HUNG

EXISTING  
CONSTRUCTION

INSULATION

WOOD TRIM

CAULKING  
(OPTIONAL)

FASTENER  
(IF NECESSARY)

VINYL SIDING

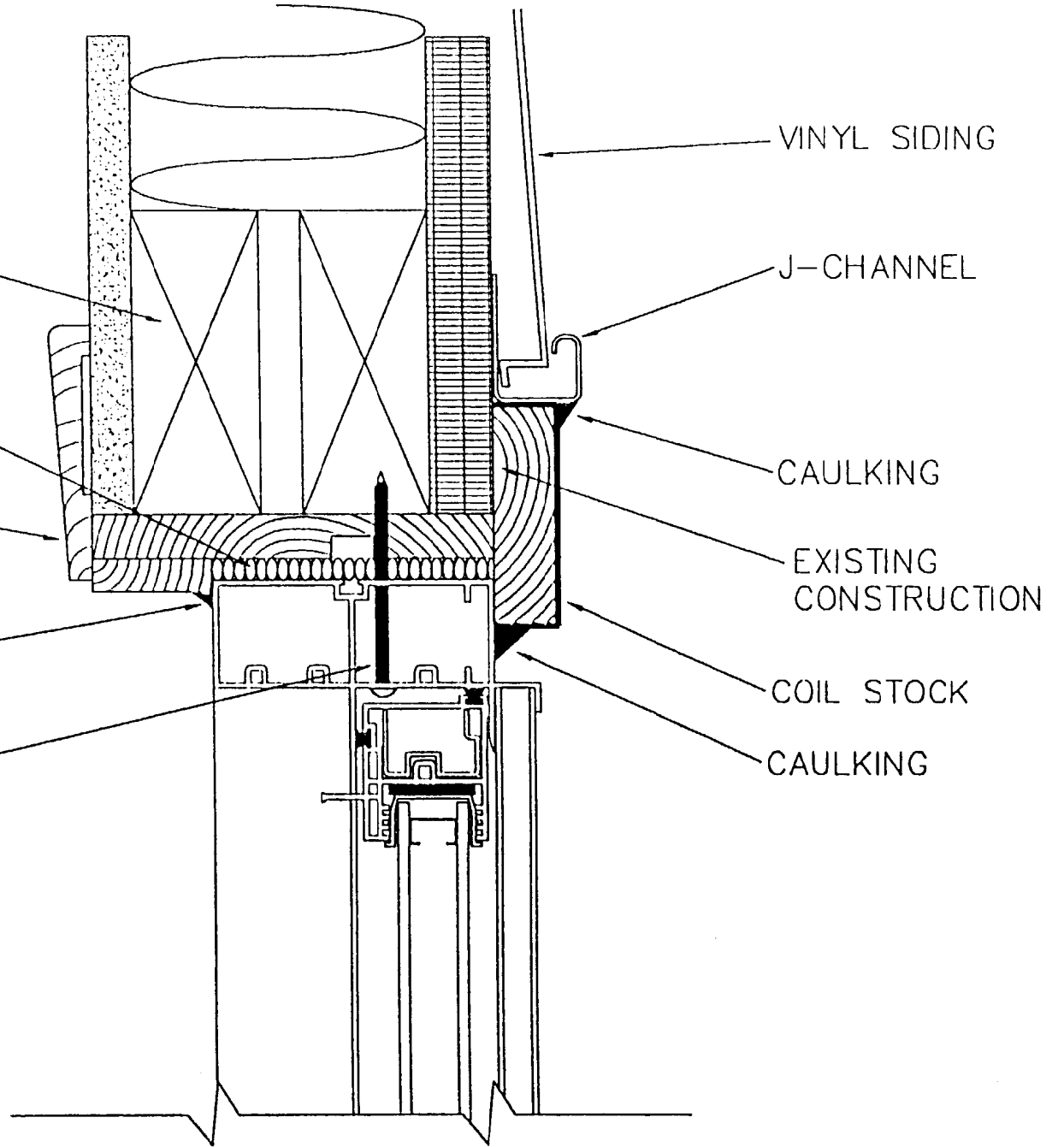
J-CHANNEL

CAULKING

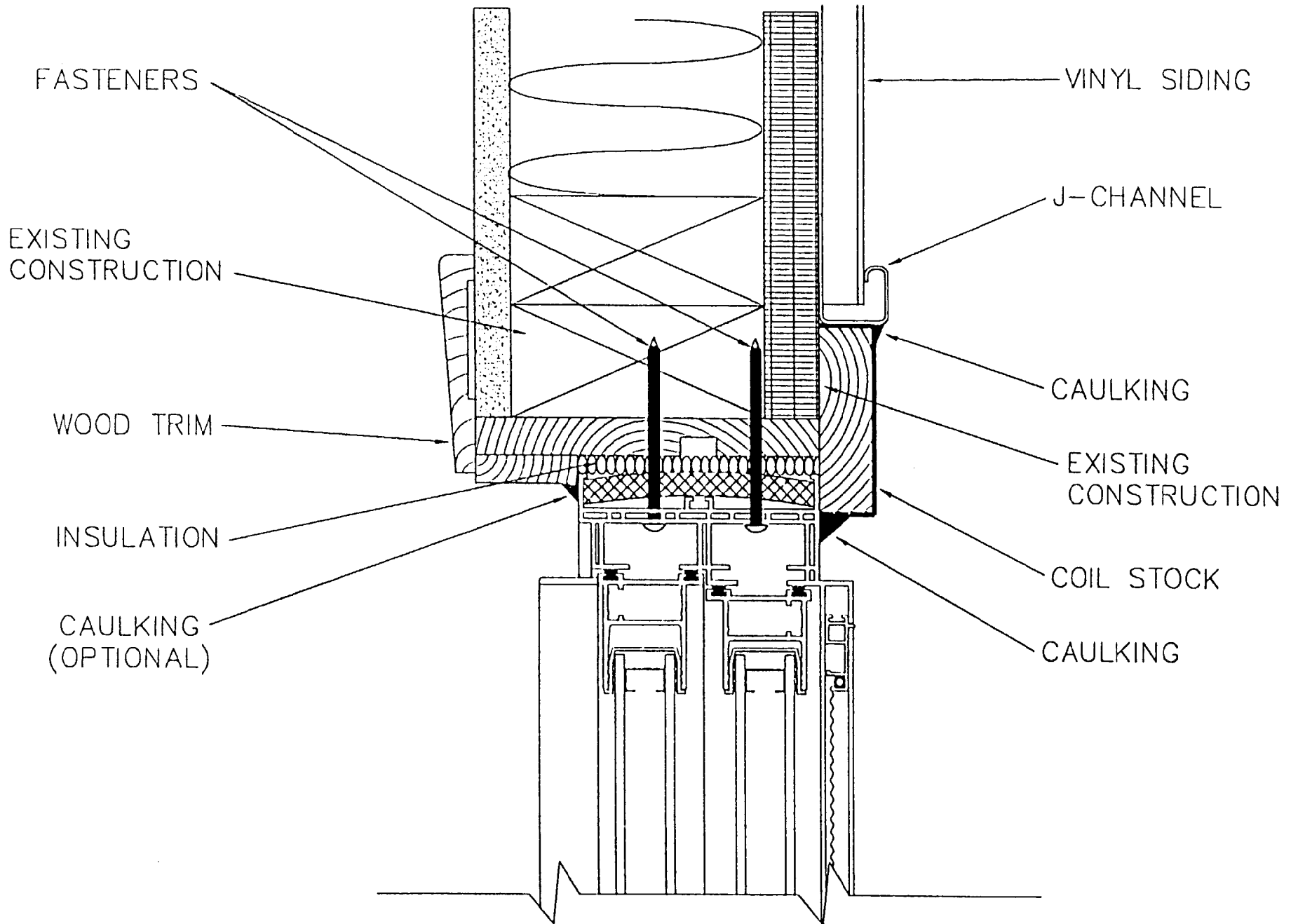
EXISTING  
CONSTRUCTION

COIL STOCK

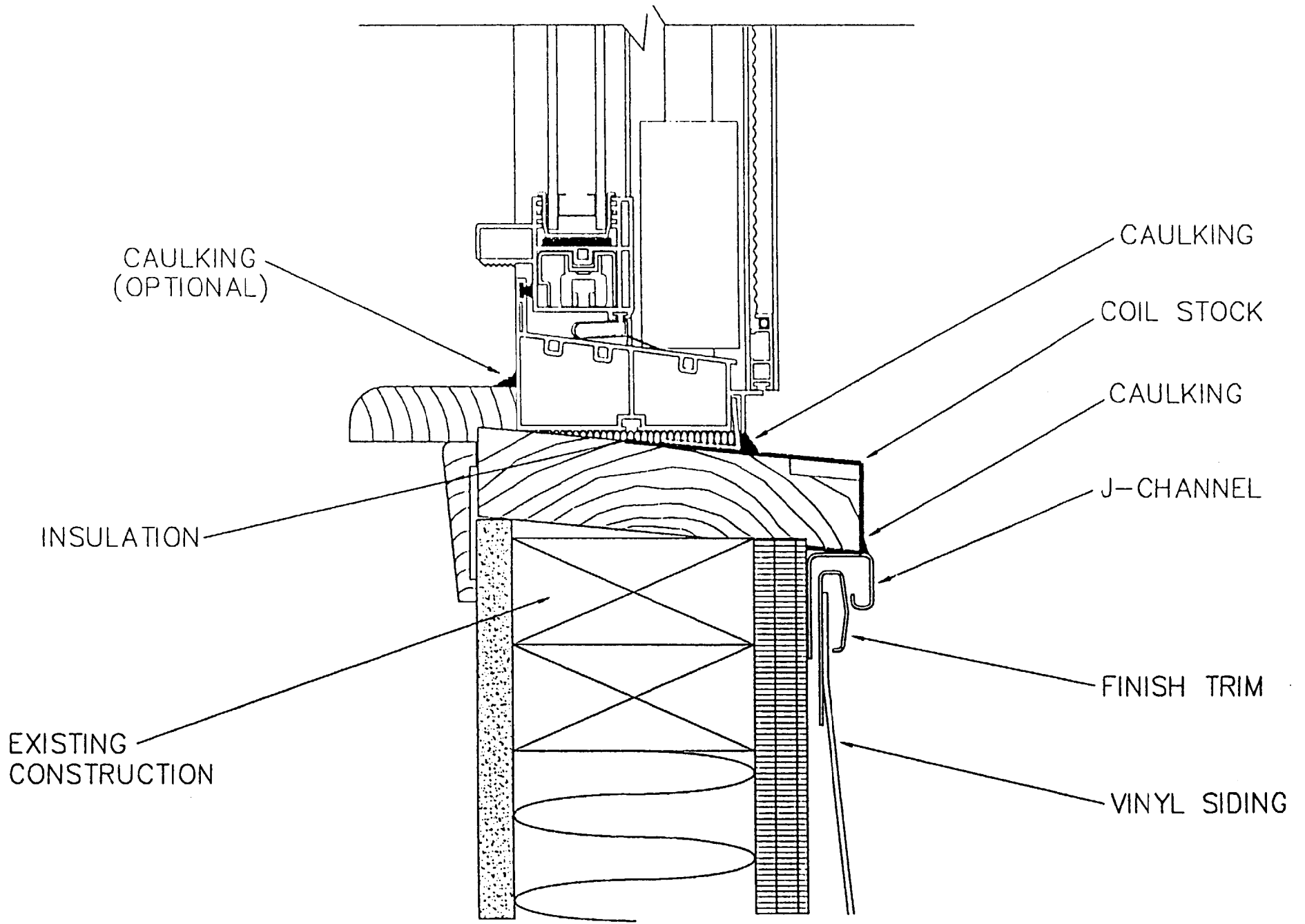
CAULKING



HEAD INSTALLATION DETAIL  
ALSIDE MODEL 0901 DOUBLE HUNG



JAMB INSTALLATION DETAIL  
ALSIDE MODEL 0901 DOUBLE HUNG



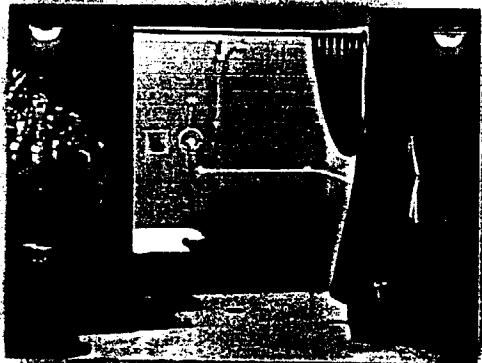
SILL INSTALLATION DETAIL  
 ALSIDE MODEL 0901 DOUBLE HUNG

# FREEDOMLINE™

# LASCOAT™ BATHTUBS

# LASCOAT™ WHIRLPOOL

## Assisted Care & Barrier-Free Units



1603-BFS1 shown in Biscuit

LASCO makes over 40 models to meet all assisted care installation needs. Compliant with all major building codes.



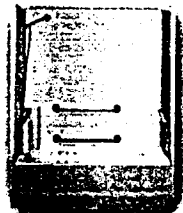
1363-BFS

Interior:  
36"W x 36"D x 74 1/2"H  
Exterior:  
38"W x 38 1/2"D x 77 1/2"H  
Lascoat™  
ADA/ANSI compliant



1483-TSTH

Interior:  
46"W x 34 1/2"D x 73"H  
Exterior:  
48"W x 36 1/2"D x 76 1/2"H  
Lascoat™



2603-CTH

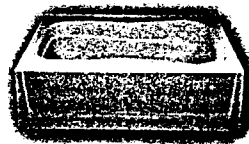
Interior:  
56"W x 30 1/2"D x 72"H  
Exterior:  
60"W x 33 1/2"D x 73 1/2"H  
Lascoat™  
ADA/ANSI compliant



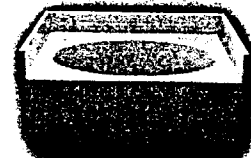
6030-CFS

Interior:  
60"W x 30"D x 78 1/2"H  
Exterior:  
65"W x 31"D x 83 1/2"H  
Acrylic  
ANSI compliant

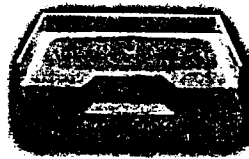
## Models Range from Stylish Corner to Elegant Hourglass Designs



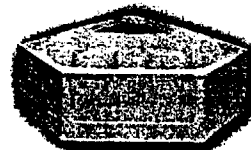
6042-H  
60"W x 42"D x 17"H



2603-TW  
60"W x 42"D x 26 1/2"H  
Textured Tile



2063-C  
60"W x 48"D x 21 1/2"H

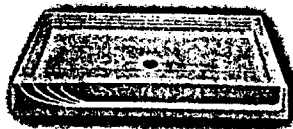


2600-CCS  
60"W x 60"W x 24 1/2"H

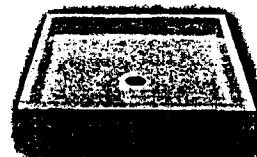
A variety of styles & sizes available

## SHOWER PANS

Available in Lucite® Cast Acrylic & Lascoat™  
with over 20 models to choose from



3232-APAN  
32"W x 32"D x 6"H  
Acrylic



3636-PAN  
36"W x 36"D x 6"H  
Lascoat™



3838-NEO  
38"W x 38"D x 6"H  
Lascoat™

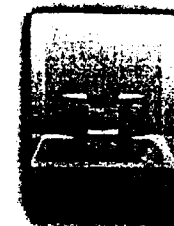
## Over 35 models available in whirlpools & whirlpool/showers



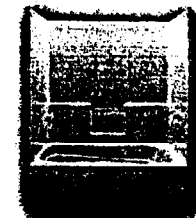
ALANA I  
2660411  
60"W x 42"D x 18 1/2"H



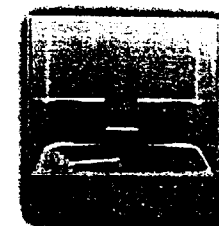
JASMINE I  
1760421  
60"W x 36 1/2"D x 21"H



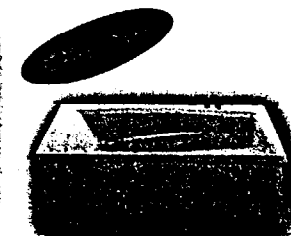
960411  
60"W x 32"D x 80"H



6042-STWP  
60"W x 42"D x 74"H  
Smooth Tile



7236-STWP  
72"W x 36"D x 76"H  
Smooth Tile



BARI  
60"W x 30"D x 20 1/2"H

- 4-6 Directional jets
- High-performance, .75HP motor
- Choose from attractive corner models to elegant hourglass designs

Over 20 beautiful colors available



**BARRIER FREE**

**CADET™ ADA 16-1/2" H ELONGATED TOILET**

2998.012

- Vitreous china
- Low-consumption (6.0 Lpf/1.6 gpf)
- 16-1/2" rim height for accessible and elderly applications
- Elongated siphon action jetted bowl
- Fully glazed 2" **Ballpass** trapway
- Large 11" x 9" water surface area
- Smart Valve 2000 Fill Valve for quiet refill
- Close-coupled tank with raised lip detail on tank cover
- Color-matched trip lever
- Speed Connect™ tank/bowl coupling system
- Sanitary bar on bowl
- 2 bolt caps
- 100% factory flush tested

3417.016 Bowl

4112.016 Tank

2998.164 with Slotted Rim for Bedpan holding

3417.164 Bowl

4112.016 Tank

**Alternate Tank Configurations Available:**

- 4112.800 Tank complete w/Trip Lever Located on Right Side

**Nominal Dimensions:**

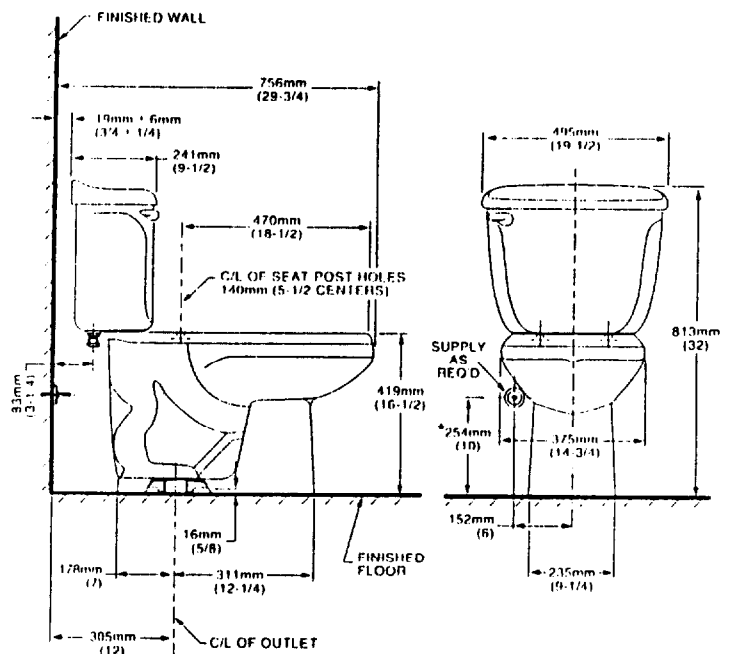
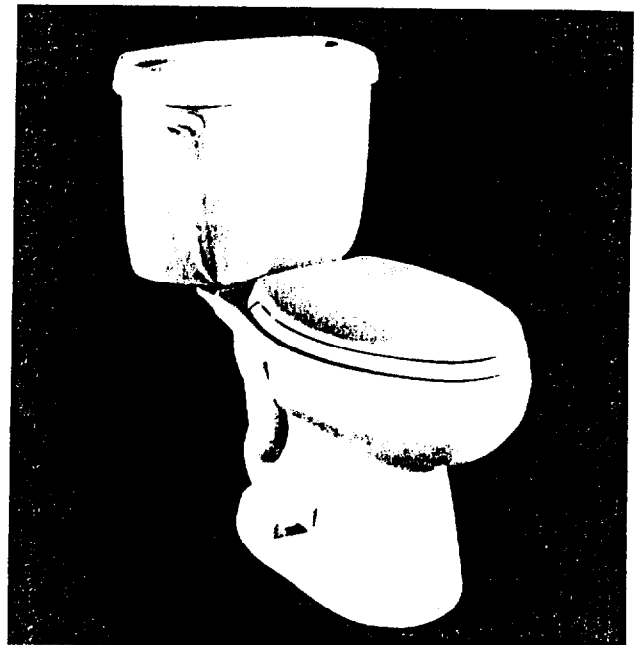
756 x 495 x 813mm (29-3/4" x 19-1/2" x 32")

Fixture only, seat and supply by others

**Compliance Certifications -**

**Meets or Exceeds the Following Specifications:**

- ASME A112.19.2M (and 19.6M) for Vitreous China Fixtures - includes Flush Performance, Ball Pass Diameter, Trap Seal Depth and all Dimensions



**NOTES:**

THIS TOILET IS DESIGNED TO ROUGH-IN AT A MINIMUM DIMENSION OF 305MM (12") FROM FINISHED WALL TO C/L OF OUTLET.  
SUPPLY NOT INCLUDED WITH FIXTURE AND MUST BE ORDERED SEPARATELY.  
\* DIMENSION SHOWN FOR LOCATION OF SUPPLY IS SUGGESTED.  
IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2.  
These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

**To Be Specified**

- Color:
- Seat: American Standard #5324.019 "Rise and Shine" (with easy to clean lift-off hinge system) solid plastic closed front seat with cover. See page TB-001.
- Seat: American Standard #5311.012 "Laurel" molded closed front seat with cover. See page TB-001.
- Alternate Seat:
- Supply with stop:



When installed so top of seat is 432 to 483mm (17" to 19") from the finished floor.  
**MEETS THE AMERICAN DISABILITIES ACT GUIDELINES AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE AND USEABLE BUILDING FACILITIES-CHECK LOCAL CODES.**



**BARRIER FREE**

**WHEELCHAIR USERS LAVATORY**

- Vitreous china
- Front overflow
- For concealed arms support (by others)
- Faucet ledge (faucet not included)

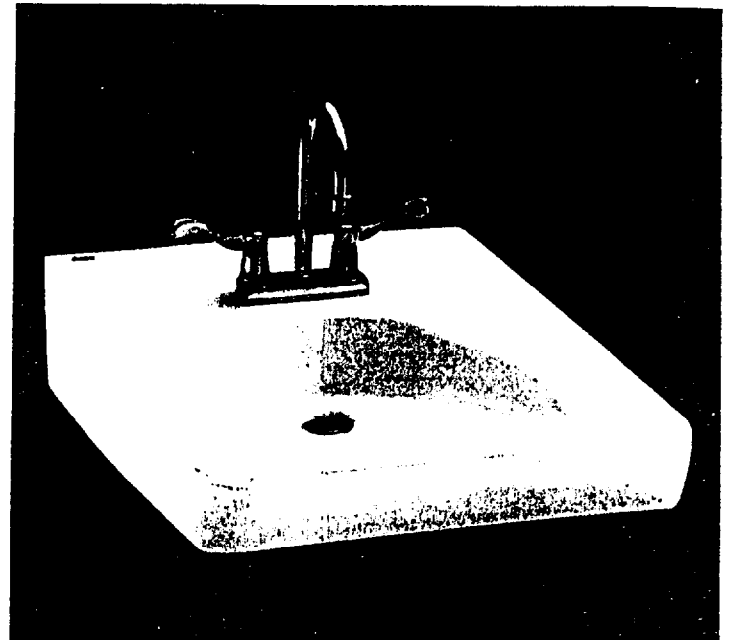
- 9141.011** (Illustrated)  
Faucet holes on 102mm (4") centers
- 9140.013**  
Faucet holes on 305mm (12") centers
- 9140.047**  
Center hole only

Nominal Dimensions:  
508 x 686mm  
(20" x 27")

**Compliance Certifications -**

**Meets or Exceeds the Following Specifications:**

- ASME A112.19.2M for Vitreous China Fixtures



**NOTE:** Roughing-in information shown on reverse side of page

To Be Specified

- Color:
- Faucet\*:
- Faucet Finish:
- Supplies with Stop:
- 1-1/4" Trap:
- Nipple:
- Concealed Arms Support (by others):
- Offset Grid Drain Assembly: 7723.018

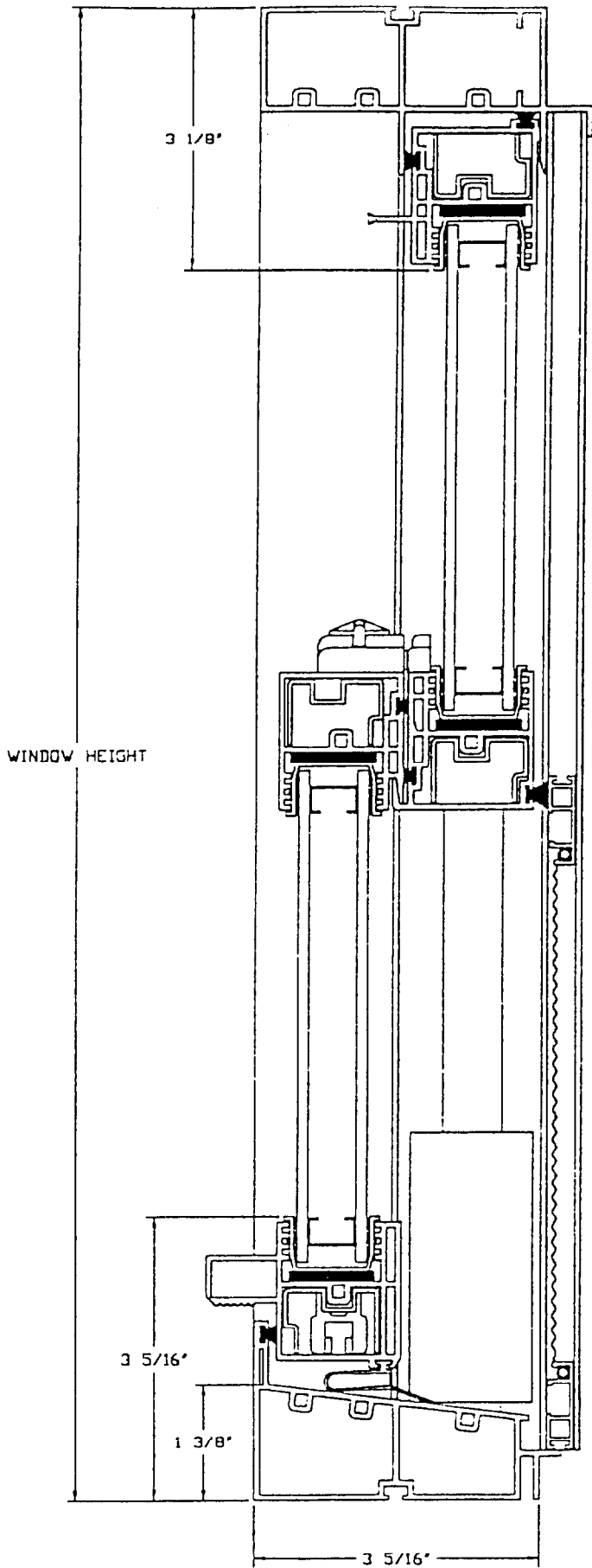
\* See faucet section for additional models available



Top of front rim mounted 864mm (34") from finished floor.  
**MEETS THE AMERICAN DISABILITIES ACT GUIDELINES AND ANSI A117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES - CHECK LOCAL CODES.**

**SPS 9140/9141**





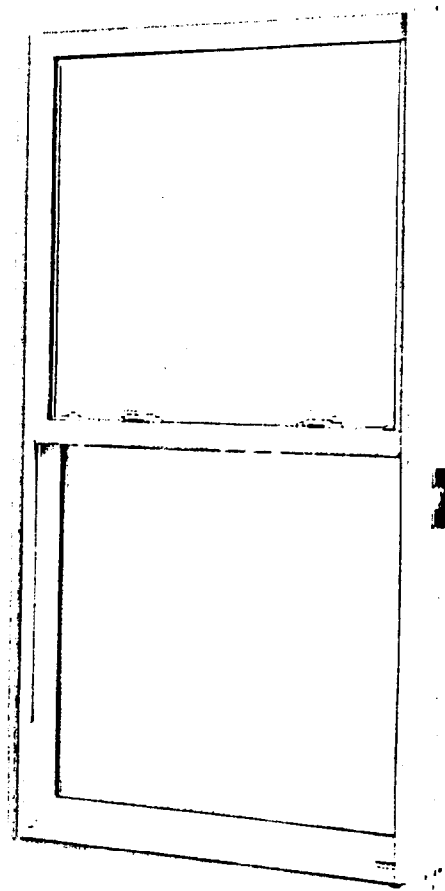
VERTICAL CROSS SECTION  
 ALSIDE MODEL 0901 DOUBLE HUNG

# 0901 Double Hung Window

DESIGN PRESSURE H-LC35

## FEATURES

- TELESCOPING BUTT-JOINT REINFORCED SASH CORNERS
- METAL REINFORCEMENT at meeting rails
- BEVELED EDGE ON TOP SASH guides sash into place
- COLOR-COORDINATED CAM LOCK and KEEPER
- PROTECTIVE HOLLOW BULB SEAL at the sill



## STANDARD

INSULATED GLASS UNIT with optimal air space for year round performance

INTERLOCK at sash meeting rails

TILT-IN SASHES

STAINLESS STEEL CONSTANT FORCE BALANCE

DUAL VENT LOCKS

## OPTIONS

CLIMATECH™ High Performance INSULATED GLASS PACKAGE

OBSCURE GLASS

COLONIAL GRIDS between the panes

## SIZES REQUIRED TO MEET EGRESS\*

MINIMUM HEIGHT-38 1/2" x 62 1/4"  
MINIMUM WIDTH-27 1/2" x 84"

## STRUCTURAL

AAMA 101/1.5.2-97	TEST SIZE	LOADS	WATER	AIR @ 25 MPH
DP H-LC35	44" x 77"	60.0 PSF	5.25 PSF	0.14 CFM/FT

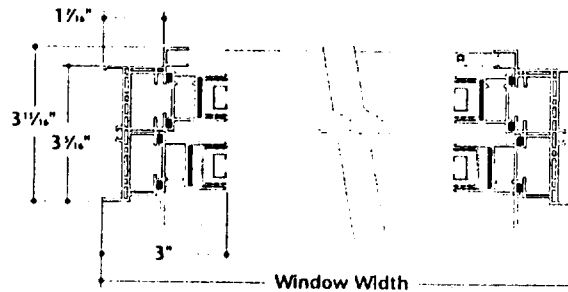
## THERMAL-NFRC 100-97

SIZE	U-VALUE	U-VALUE
CLEAR	36" x 60"	48" x 72"
Low-E/ARGON (CLIMATECH)	0.50	0.50
Low-E/ARGON SST	0.34	0.32
	0.32	0.31

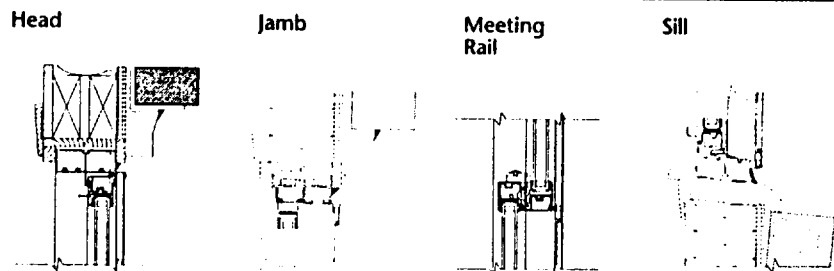
## SOLAR PROPERTIES: NFRC-200,300,301-97\*\*

	CLEAR	Low-E/ARGON
SHGC	0.57	0.32
VT	0.59	0.52

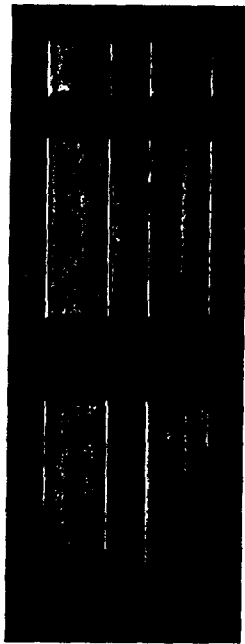
\*Minimum 20" wide, 24" tall and 5.7 square feet.



## Existing Wood Frame Replacement Application



**S** Full specification packages are available on Sweets CD.



M-1151

1-1/8" thick double hip raised panels



M-3911



M-3912



M-1051



M-1053



M-1070



M-1073



M-1074



M-1075

When specifying 1-3/4" doors for interior use, specify untreated door.



M-518



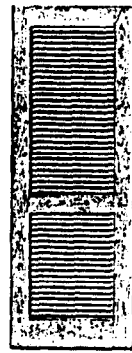
M-512



M-617



M-611

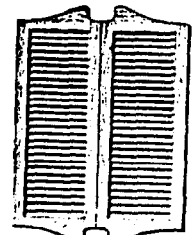


M-1511

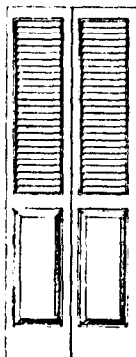
### Cafe Doors



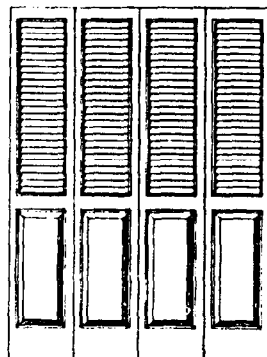
M-508



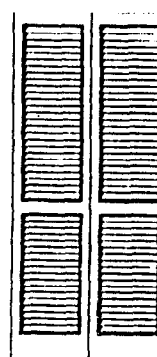
M-509



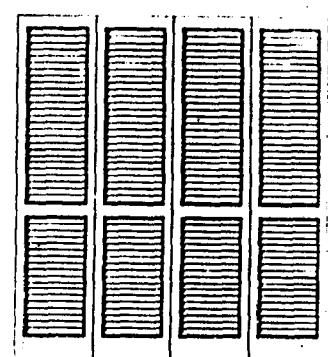
M-2FD-518



M-4FD-518 (2-3/16" stiles)

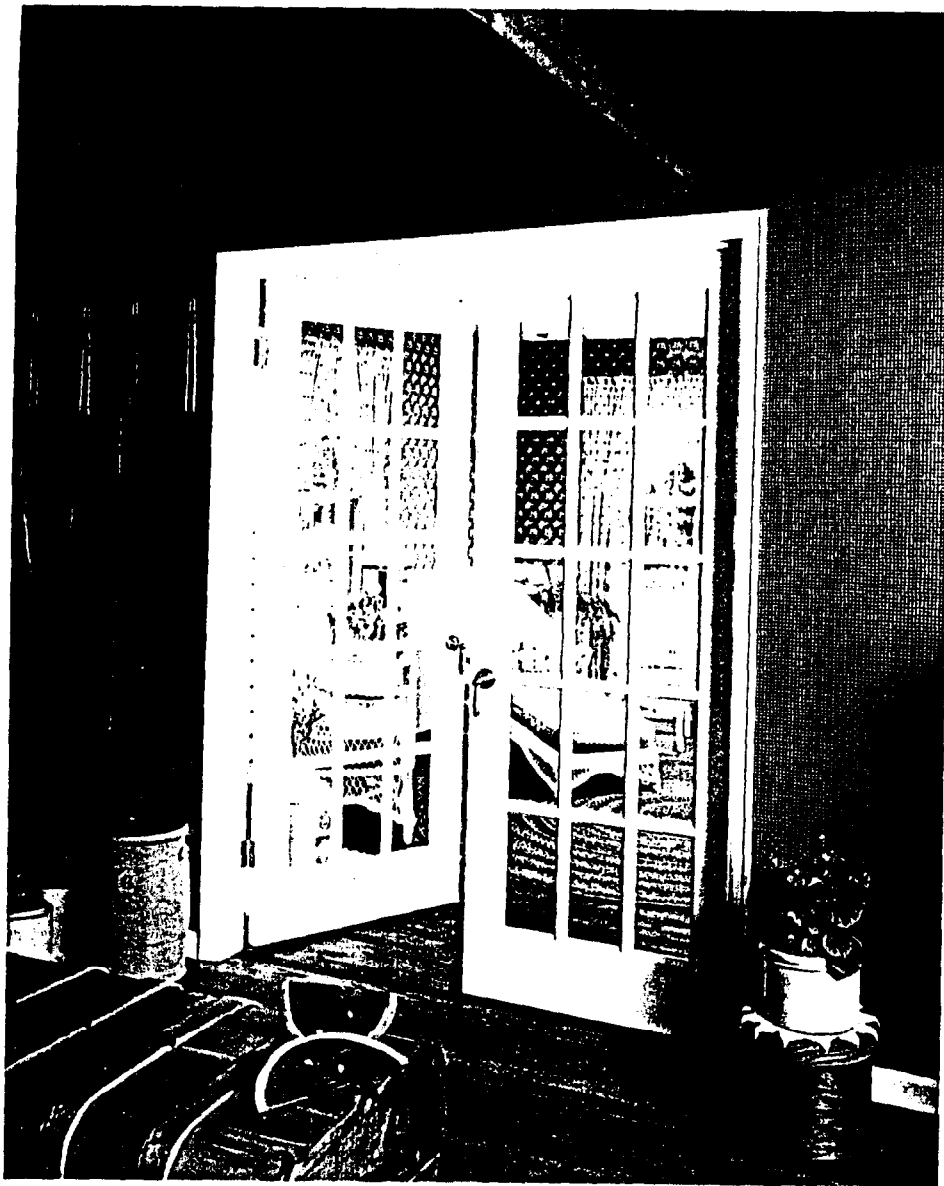


M-2FD-512



M-4FD-512 (2-3/16" stiles)

# Interior Doors



Shown above — M-3912 doors

Considering the number of interior doors in your home and the impact they have on the decor of each room, the choice of interior doors for your home deserves as much attention and planning as your choice of exterior doors. Add a touch of Morgan Magic in every room of your house.

Appreciation of the beauty of a panel door is just the beginning. Now consider Morgan's wide variety of designs to extend a theme or style throughout your home. Styles include French doors, a variety of panel doors, cafe doors, and louvered panel doors.

Only Morgan offers you the selection of interior doors to match or complement your exterior and bi-fold doors. Imagine the possibilities afforded by such a wide selection...in the bedroom, kitchen, bathroom, hallway.



M-1051 doors

## Bi-fold Doors

No one offers more panel bi-fold door designs. You can use your bi-fold closet doors as a distinctive design element in your home. Coordinate your bi-fold door design with your interior door selection.

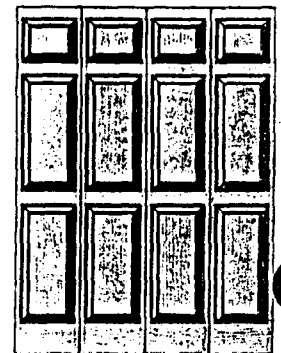
Doors and necessary hardware come to you packed complete in one carton. Doors are pre-trimmed in height, holes are pre-bored in top and bottom rails for pivots and hinges. If additional height trimming is required, it is usually done on bottom rail, in which case the pre-bored holes must be re-bored to proper depth to accommodate the pivots.



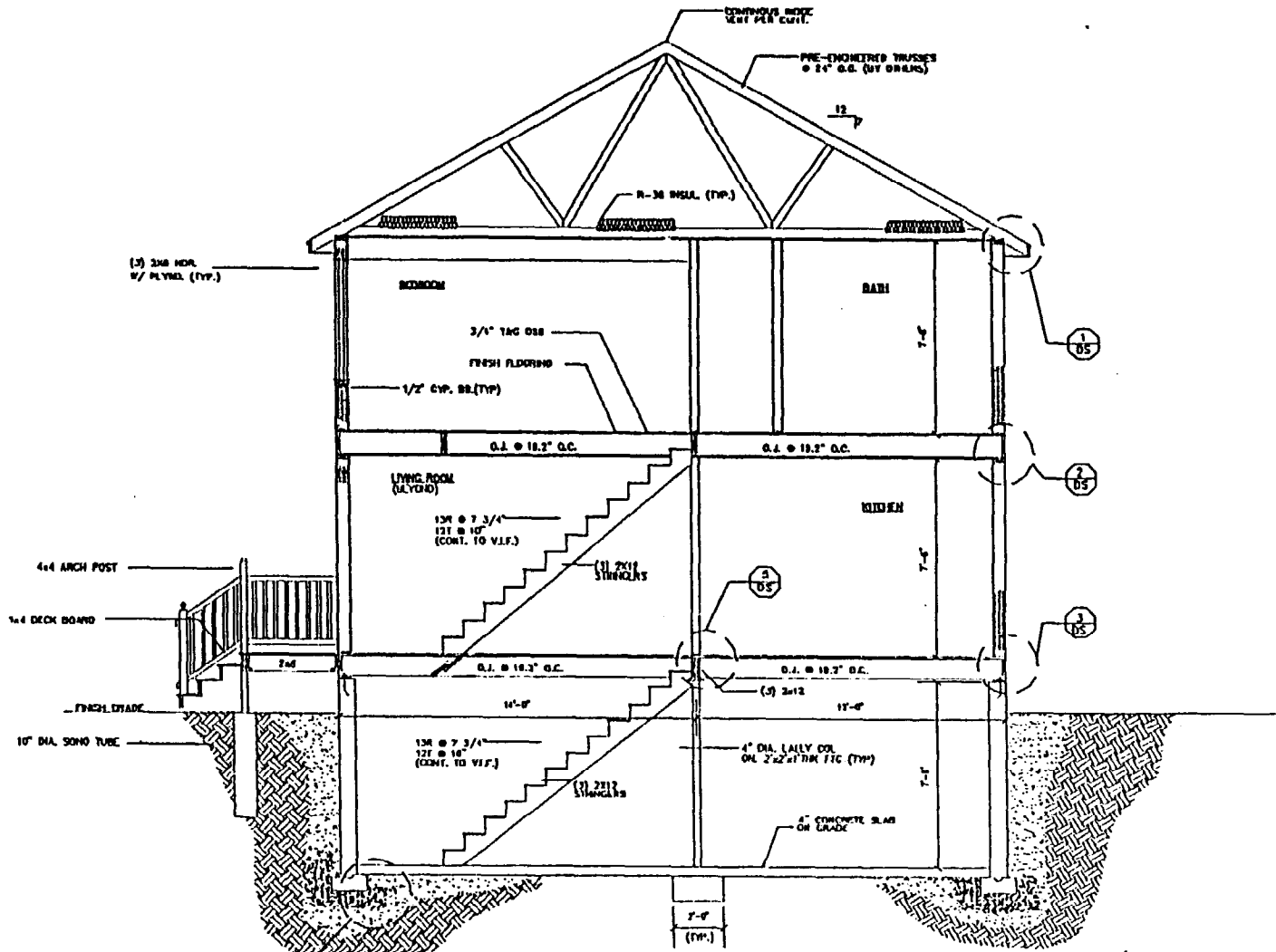
M-4FD-518 doors



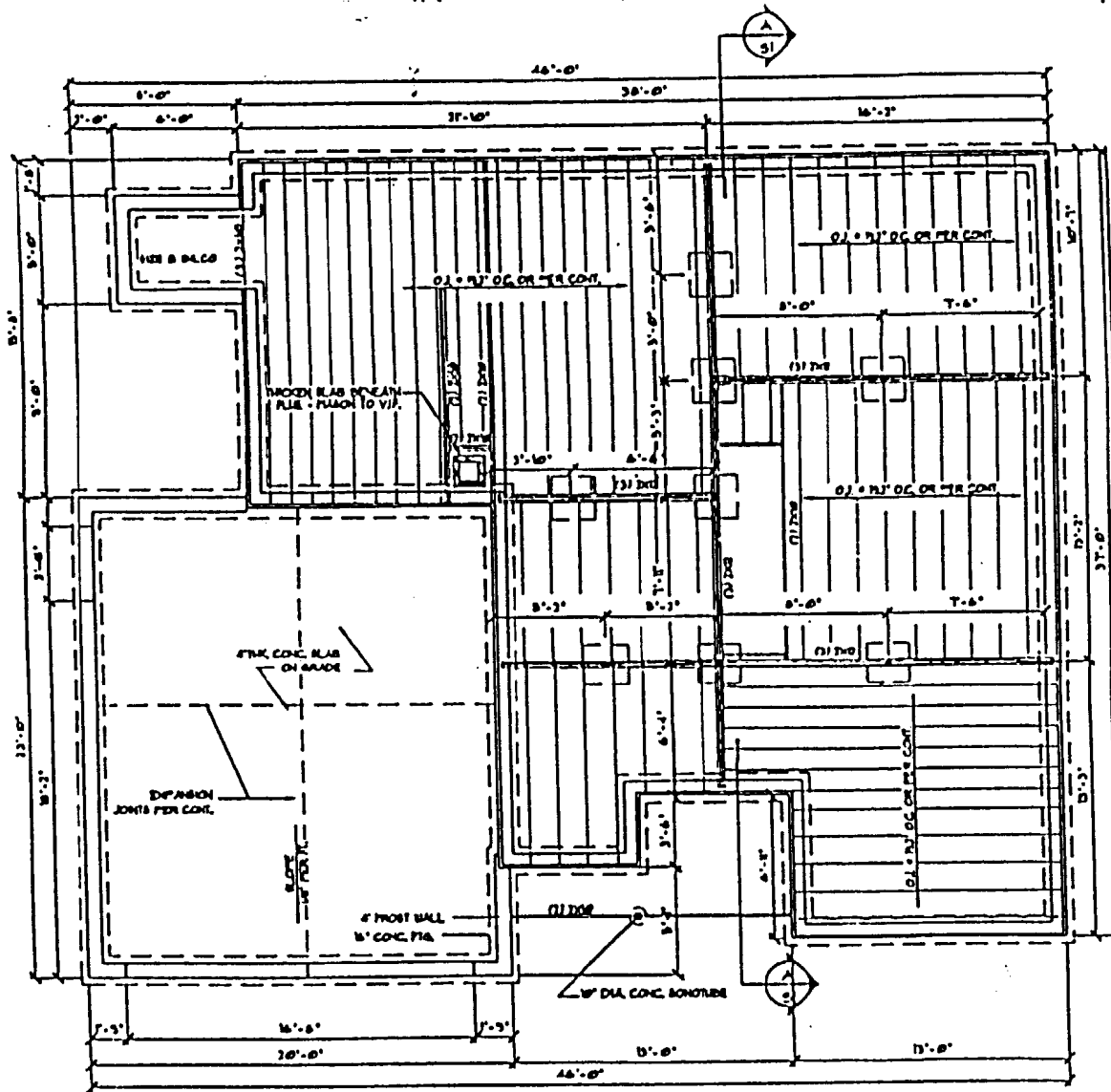
M-2FD-1051



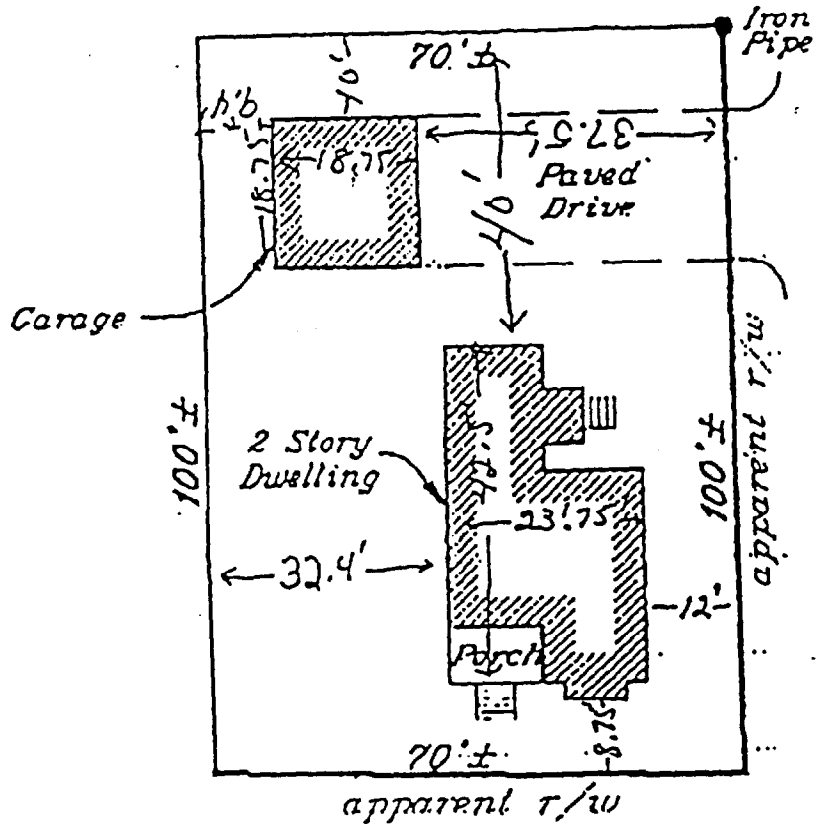
M-4FD-1051



SECTION A  
 SCALE: 1/2" = 1'-0"



FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"



Lot Front

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

**Applicant's name and address:**

Crossroads for Women, Inc., 66 Pearl Street., Suite 322, Portland, Maine, 04101

**Applicant's interest in property (e.g., owner, purchaser, etc.):**

Purchaser

**Owner's name and address (If different):** BACK COVE INN, INC.

575 FOREST AVENUE, PORTLAND, MAINE 04101

**Address of Property and Assessor's chart, block and lot number:**

575 Forest Avenue, Portland, Maine 04101; Map 126; Block E; Lot 1

**Zone:** B2b

**Present Use:** Office & Business Service

**Type of conditional use proposed:** Sheltered Care Group Home

**Conditional use authorized by:** Section 14 - 47

**NOTE:** If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

*Barbara L. Udoni*

Date: 1/16/01

Crossroads For Women, Inc.  
Signature of Applicant



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

To: City Clerk *MS*  
From: Marge Schmuckal, Zoning Officer  
Date: December 7, 2001  
RE: Action taken by the Zoning Board of Appeals on December 6, 2001.

Members Present: Lee Lowry, Elizabeth Bordowitz, Julie Brady, William Neleski, Nan Sawyer and Catherine Decker arrived at 6:15.  
Members Absent: Joseph Lewis

### APPEAL AGENDA

The Board of Appeals held a public hearing on Thursday, December 6, 2001 at 6:00 p.m. on the second floor in Room 209 at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeals:

#### 1. Unfinished Business:

##### A. Tabled Variance Appeal

The Holy Trinity Greek Orthodox Church of 133 Pleasant Street, Tax Map #039, Block D, Lot #009 in the R-6 Zone is seeking a Variance Appeal under section 14-139 (dimensional requirements) of the Portland Zoning Ordinance to allow a reduction in the rear and sides setbacks up to the lot line. This is to construct a handicap access ramp and interior renovations. Penelope L. Carson, Manager of the facility will be representing the Church. The Board voted 5-0 for the applicant to withdraw the application.

#### 2. New Business:

##### A. Miscellaneous Appeal

The Holy Trinity Greek Orthodox Church of 133 Pleasant Street, Tax Map #039, Block D, Lot #009 in the R-6 Zone is seeking a Miscellaneous Appeal under section 14-382 (increase of non-conforming use of building or alterations to nonconforming building is limited) of the Portland Zoning Ordinance. This is to construct a handicap access ramp and interior renovations. Penelope L. Carson, Manager of the facility will be representing the Church. The Board voted 5-0 to grant the Appeal. Ms. Decker obtained from voting, due to being tardy.

##### B. Conditional Use Appeal

Crossroads for Women, Inc., of 575 Forest Avenue, Tax Map #126, Block E, Lot #001 in the B2B Zone is seeking a Conditional Use Appeal under section 14-182 (a) 1 (residential uses permitted in abutting residential zones, nearest zone is an R-3) and section 14-88 (a) 1 (conditional use in R-3 Zone) of the Portland Zoning Ordinance. The applicant is requesting a Sheltered Care Group Home. Barbara Dacri, Executive Director, will be representing the organization. The Board voted 6-0 to grant the Appeal with the condition that;

1. Residents can not have vehicles at the property
2. fire escape/egress needs to be addressed to comply with the requirements of the R-3 Zone in a manner satisfactory to the Building Authority
3. The definition for "Individual" for the purposes of 88(a)(1) means; "all persons residing on the premises other than staff.



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Elizabeth Bordowitz, Chair  
Lee Lowry, Secretary  
Nan Sawyer  
Julie Brady  
Joe Lewis  
William Neleski, Jr.

December 9, 2001

Cross Roads for Women  
66 Pearl Street  
Suite 322  
Portland, Maine 04101

RE: 575 Forest Avenue  
CBL: 126-E-001  
ZONE: B2B- Zone

Dear Ms.Dacri;

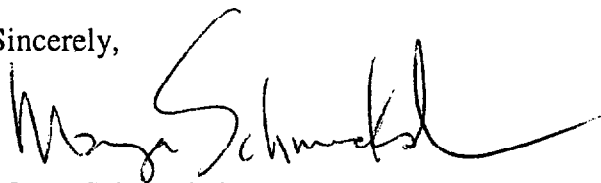
As you know, at its December 6, 2001 meeting, **the Board of Appeals voted 6-0 to grant your Conditional Use Appeal to allow a sheltered care group home with the following conditions;**

1. Residents can not have vehicles at the property
2. Fire escape/egress needs to be addressed to comply with the requirements of the R-3 zone in a manner satisfactory to the Building Authority
3. "Individuals" for purposes of 88(a)(1) means; "all persons residing on the premises other than staff".

The facility must apply for a "Change of Use" along with any structural changes at the property with the enclosed permit. You will also find a copy of the Boards decision along with the billing for the notices and legal ad.

Should you have any questions please do not hesitate to contact Jodine Adams, Office Manager or myself.

Sincerely,



Marge Schmuckal  
Zoning Administrator

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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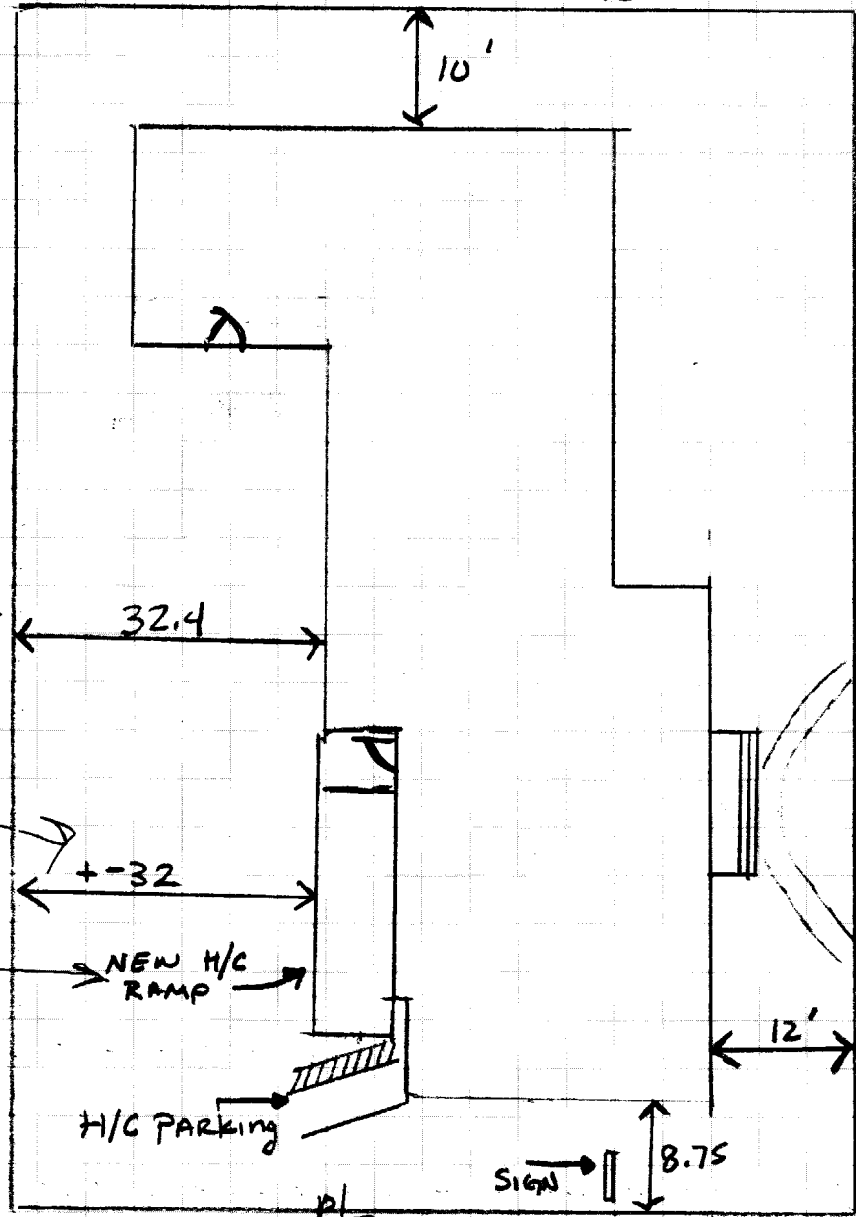
575 FOREST AVE  
Portland ME

Exterior Fire escape was  
Removed From Structure.

DATE:

JOB:

Excellence  
DEALER

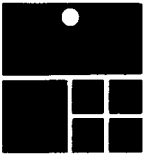


Handicap Ramp  
Goes over existing  
stair well.

25' reg  
shows 32''

Coyle

Forest



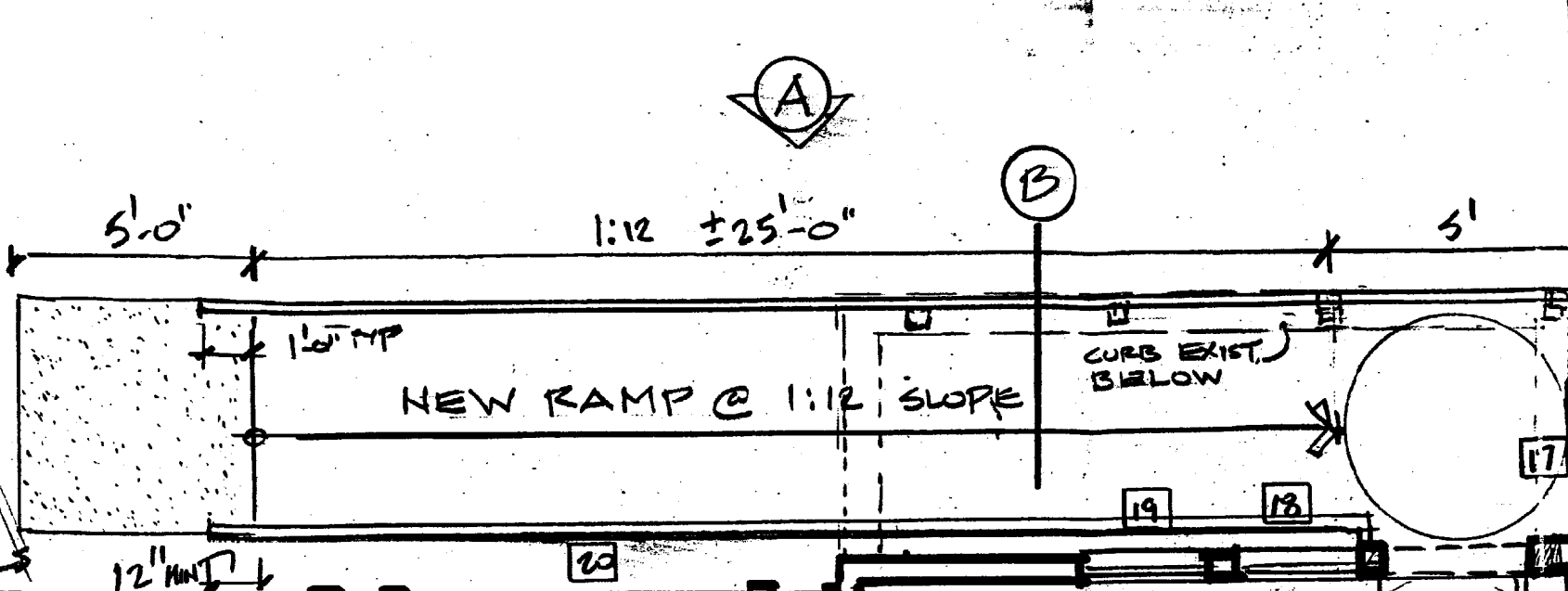
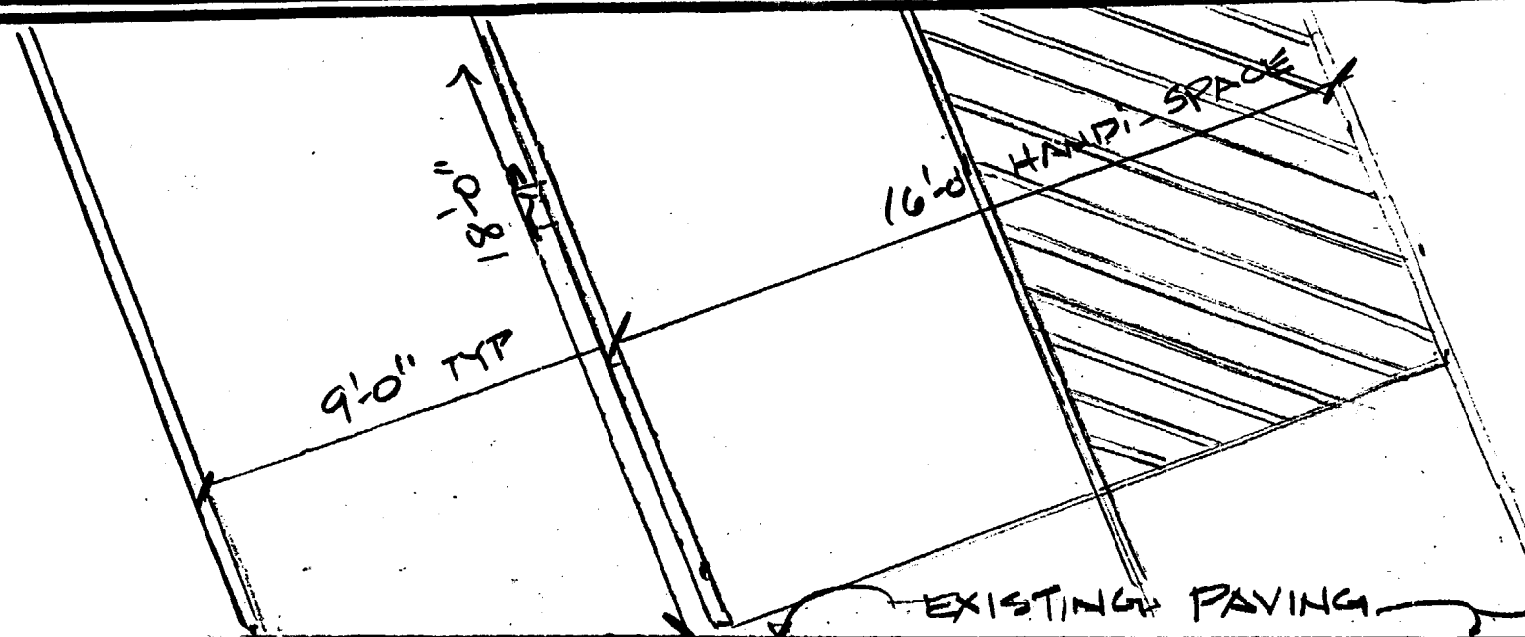
**LORANGER**  
DOOR AND WINDOW

881 FOREST AVENUE  
PORTLAND, MAINE 04103  
TEL: 772-2223

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

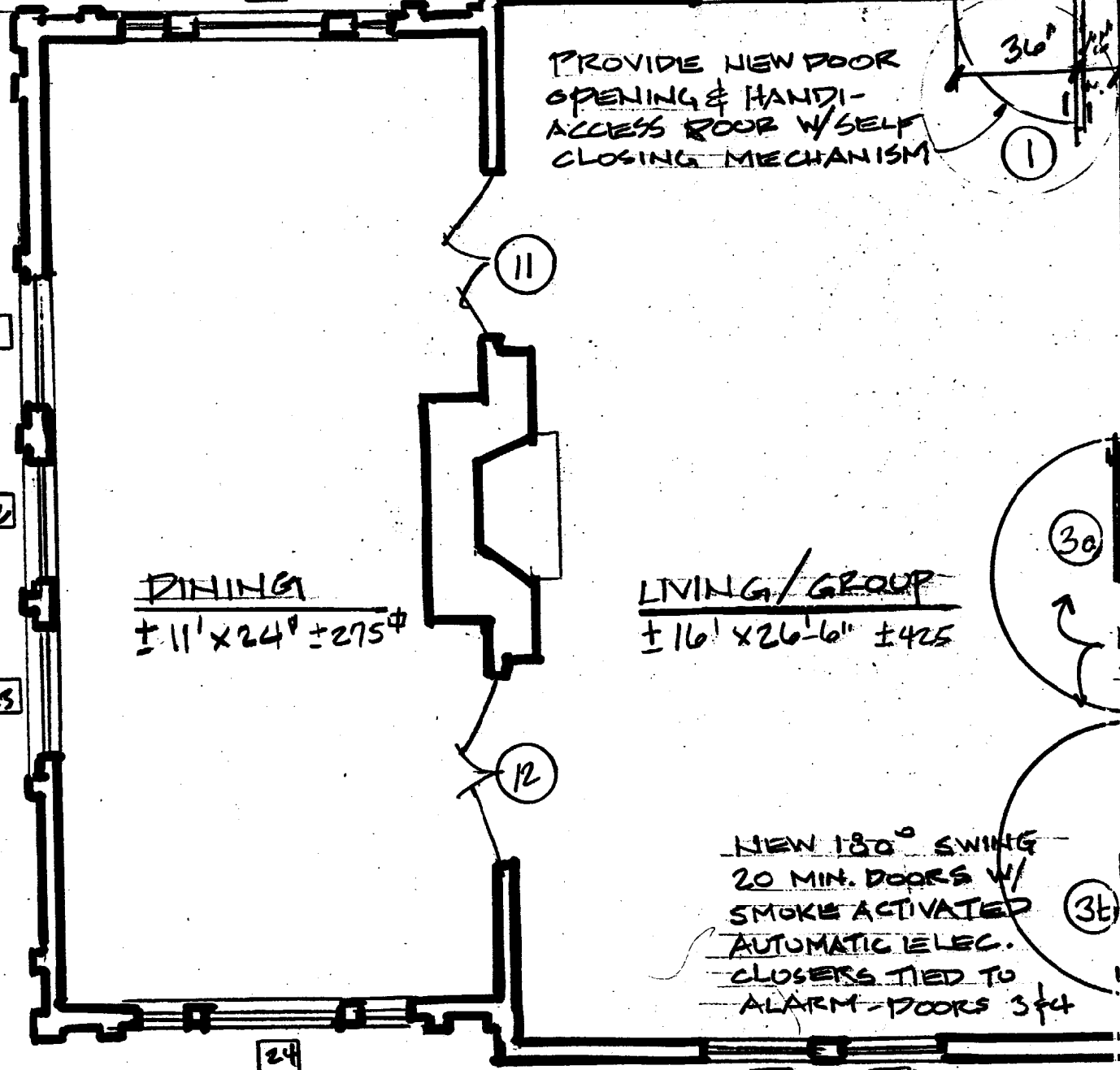
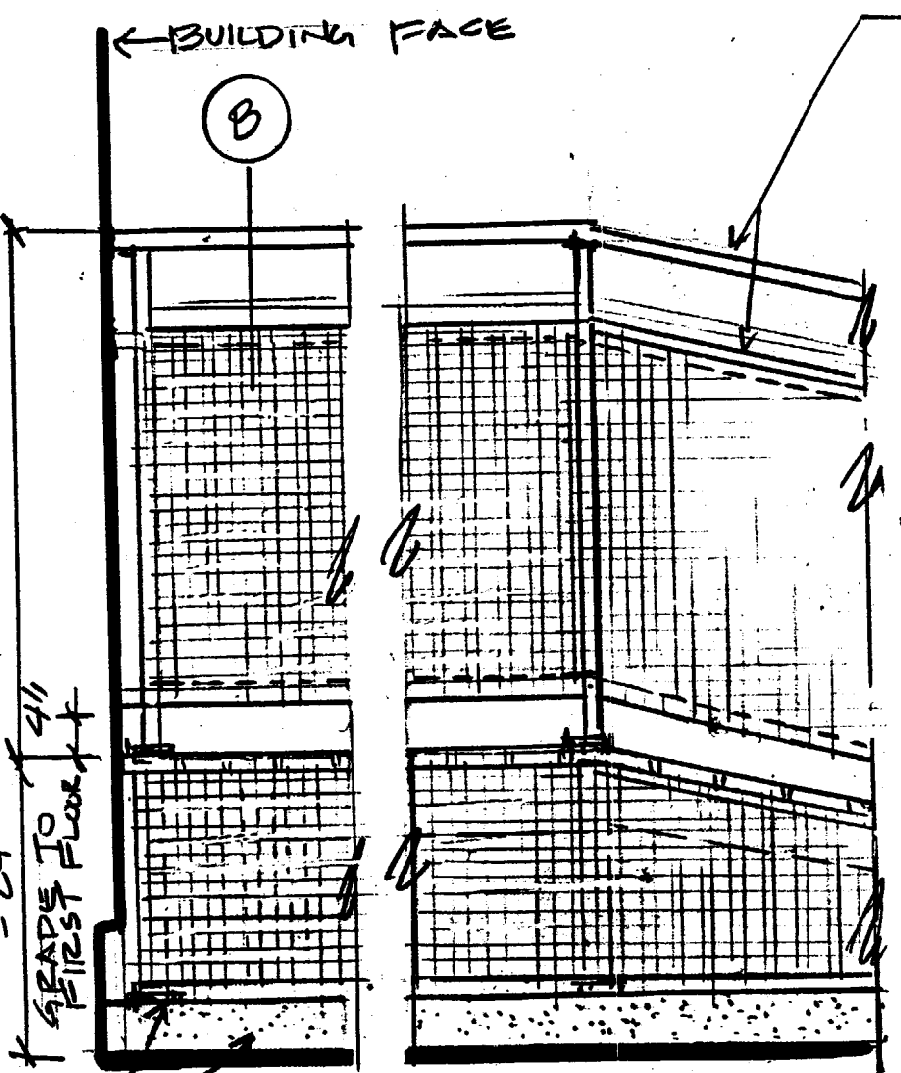
MAY 13 2002

RECEIVED



EXISTING LAWN  
 SITE AREA  
 NEW HANDI-PARKING SIGN  
 $\frac{1}{4}'' = 1'-0''$

GUARD & HANDRAIL FRAME TO BE OF 1" MAX DIA. PIPE RAIL BOTH SIDES WITH HEAVY DUTY LATTICE SECURELY FASTENED-BOLTED TO PIPE AS INFIL. WELDED WIRE MESH OR APPROVED EQ. IS AN OPTION. PROVIDE SHOP DWGS. RAMP TO BE PRESSURE TREATED  $\frac{5}{4}'' \times 5''$  BOARDS, W/  $\frac{1}{8}''$  GAP, ON P.T. STRINGERS AND POSTS. POSTS TO BE SUPPORTED ON EXIST. CONCRETE WALL



PROVIDE NEW DOOR OPENING & HANDI-ACCESS DOOR W/ SELF CLOSING MECHANISM

DINING  
 $\pm 11' \times 24' \pm 275\#$

LIVING/GROUP  
 $\pm 16' \times 26'-6'' \pm 425$

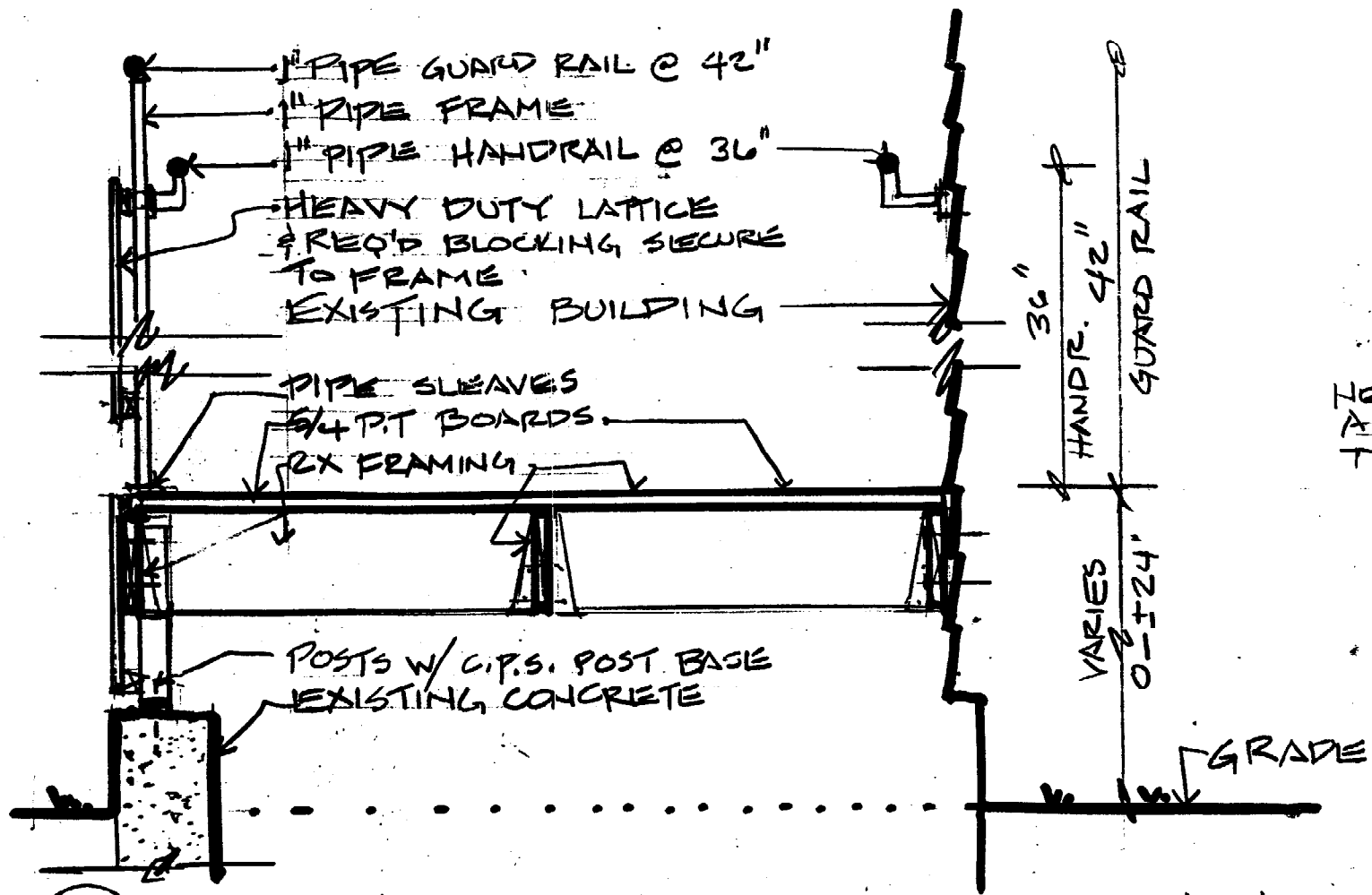
NEW 180° SWING 20 MIN. DOORS W/ SMOKE ACTIVATED AUTOMATIC ELEC. CLOSERS TIED TO ALARM-DOORS 3 & 4

BURY FLUSH TO PAVING/ CONG.

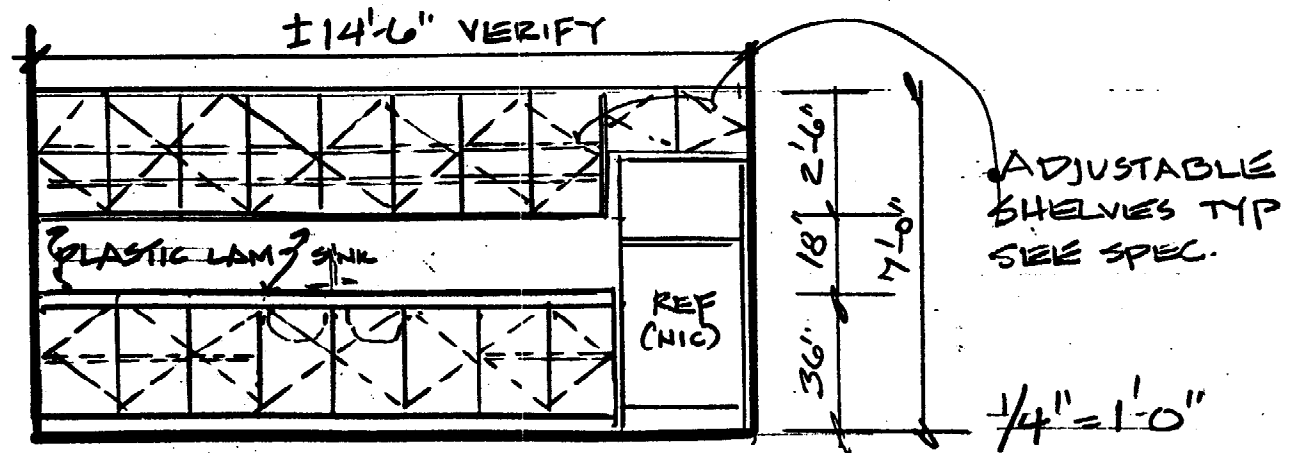
P.T. STRINGIER

EXISTING CONCRETE CURB/WALL ATTACH NEW RAMP SUPPORT POSTS ON TO EXIST. CONCRETE WALL/CURB W/ SIMPSON #CP'S POST BASE

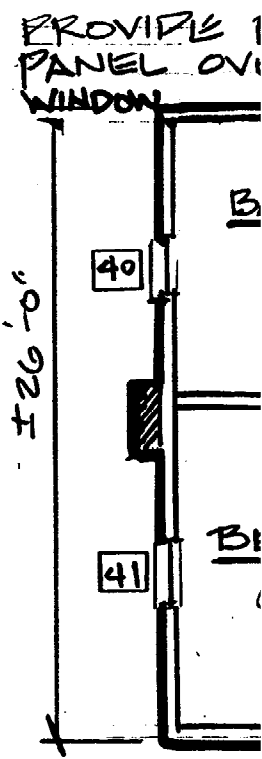
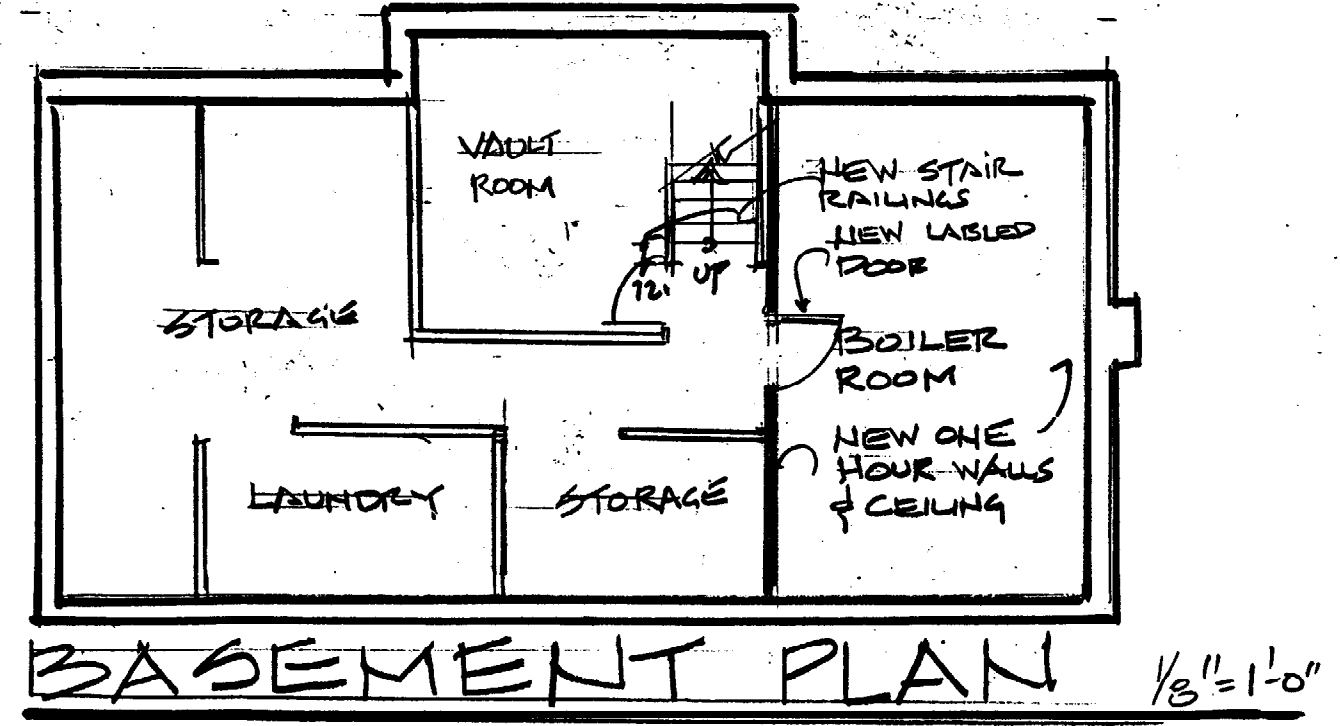
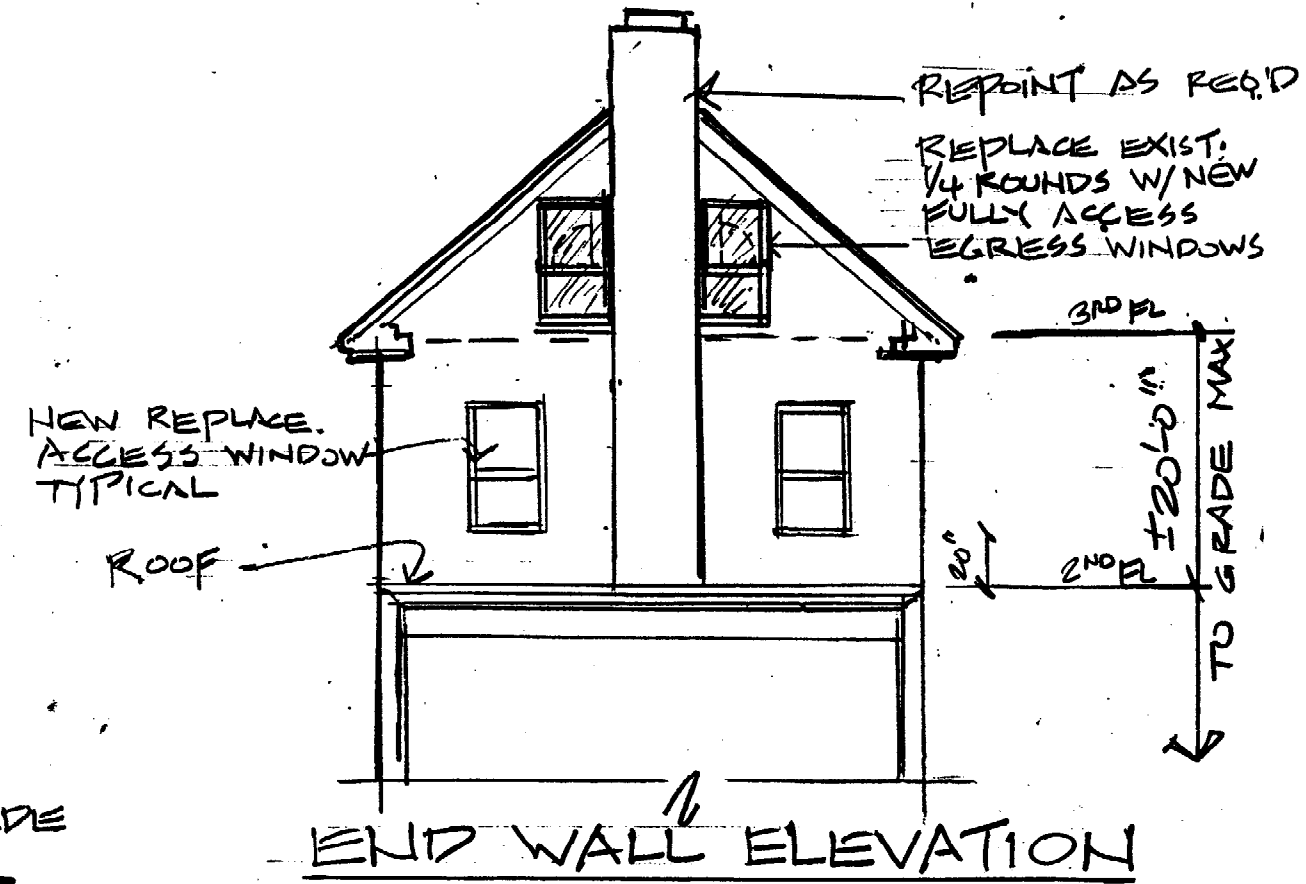
WINDOW REPLACEMENTS TIP ALL WINDOWS



(B) RAMP SECTION 1" = 1'-0"

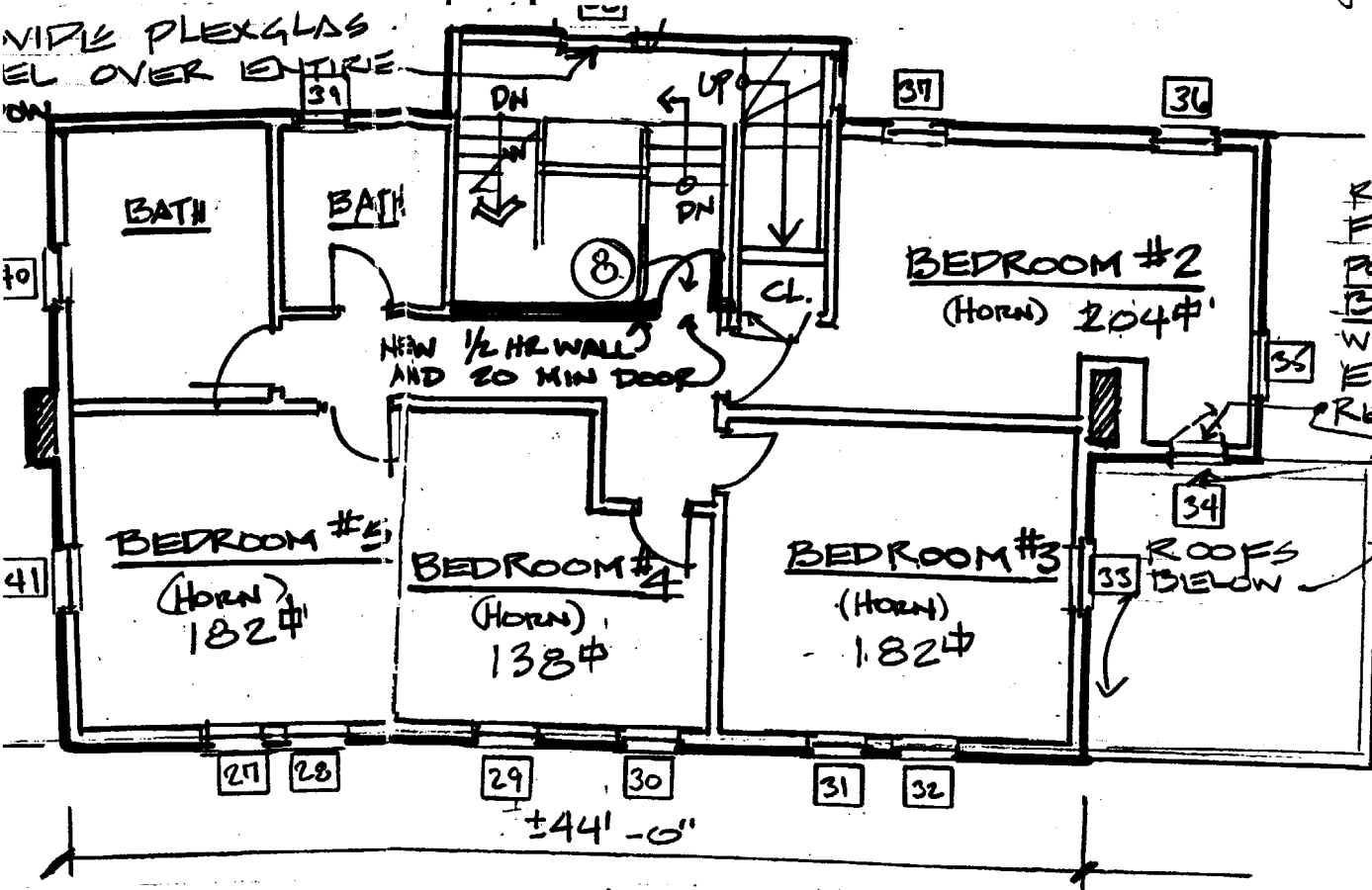


(C) KITCHEN WALL ELEV.



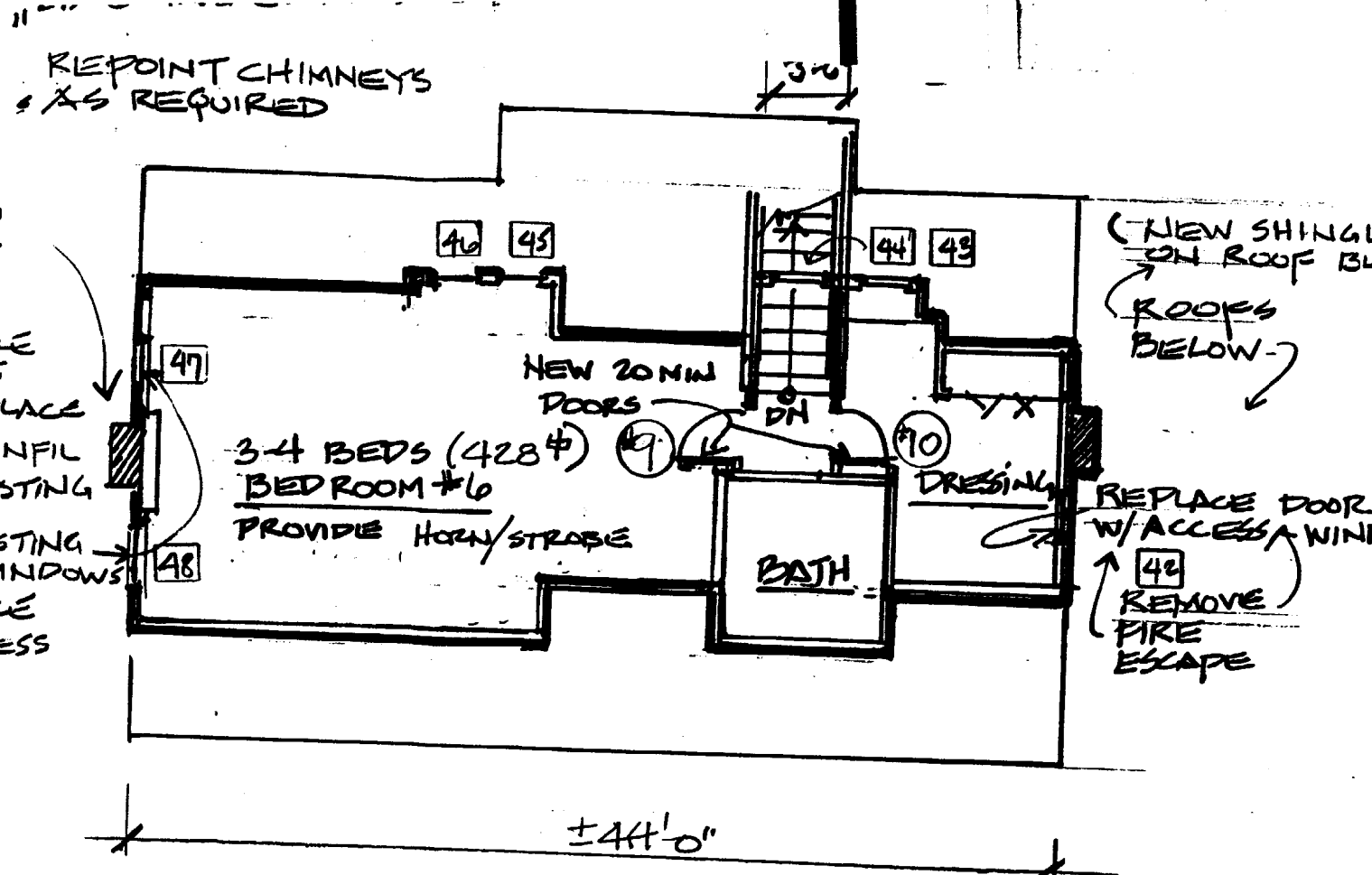
SE  
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2002 MARCH 15, 2002



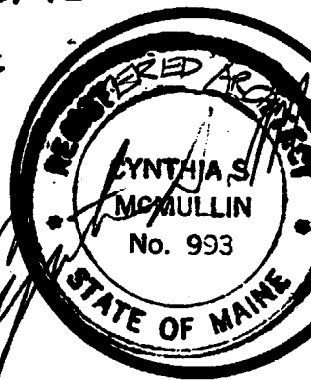
**SECOND FLOOR PLAN** 1/8" = 1'-0"

- NOTES: ALL WINDOWS TO BE REPLACED. ALL BEDROOM WINDOWS MUST HAVE A MIN. CLEAR OPENING OF 5.7 SQ. FT. WITH A MIN. OPENING HT. OF 24", WIDTH OF 22" AND MAX. SILL HEIGHT OF 42". SEE SPECIFICATIONS.
- SEE SPE. FOR FIRE SAFETY INFORMATION
  - SEE SPE. FOR ADDITIONAL HANDI-INFO
  - CONTRACTOR IS ENTIRELY RESPONSIBLE FOR REPAIRS, REPLACEMENT ETC. AT AND AROUND WORK AREAS TO BRING BK SURFACES, FIXTURES, MATERIALS ETC TO EXIST. LEVEL QUALITY CONDITION. SEE SPEC.



**THIRD FLOOR PLAN** 1/8" = 1'-0"

IMPORTANT NOTE:  
THE ATTACHED SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS FOR THIS CONTRACT

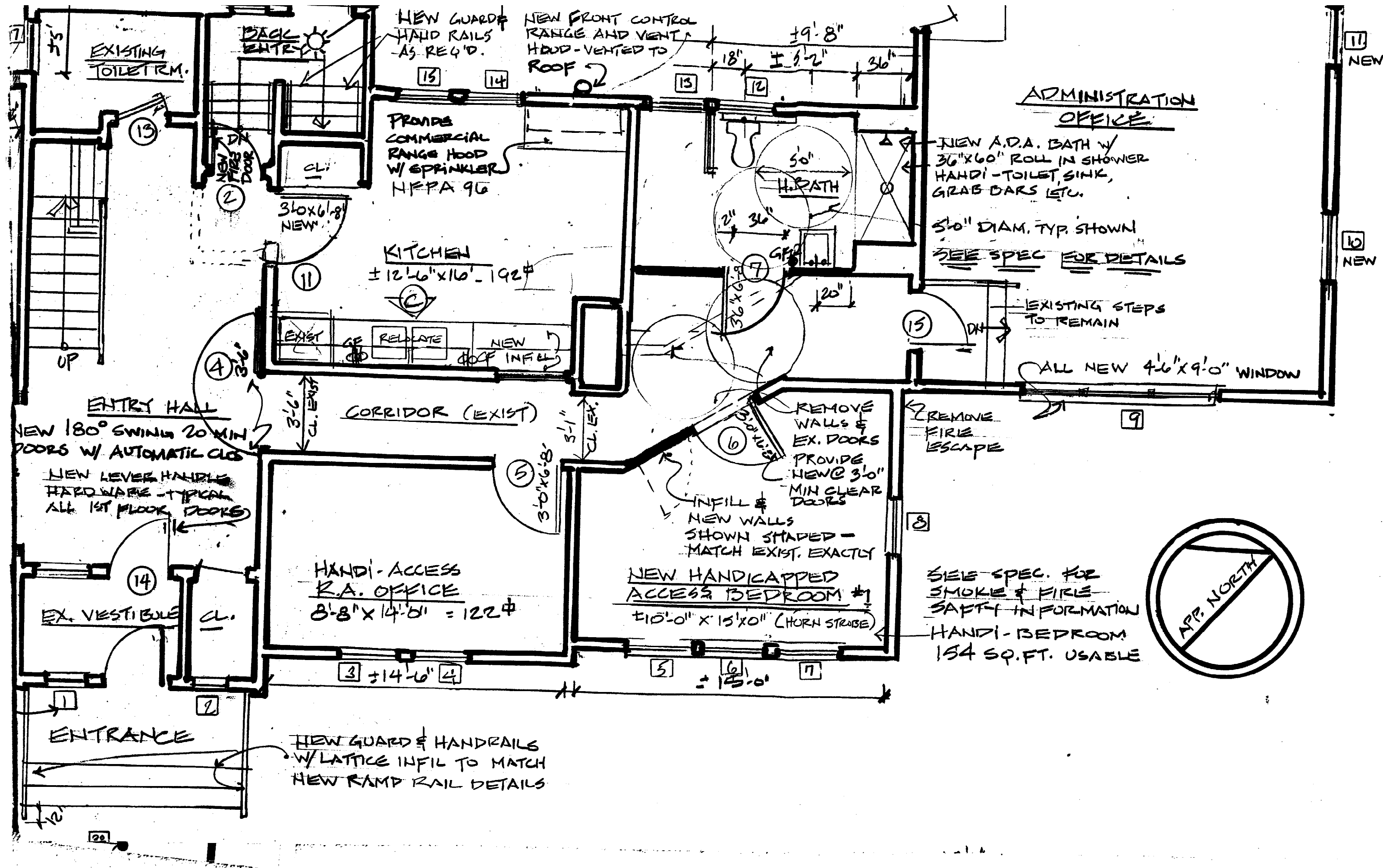


**RESIDENTIAL CARE FACILITY • FOREST AVE**

ATTACHED SPECIFICATIONS

FINAL REVISION MARCH 15, 200





EXISTING TOILET RM.

BACK ENTRY

NEW GUARD HAND RAILS AS REQ'D.  
NEW FRONT CONTROL RANGE AND VENT HOOD - VENTED TO ROOF

PROVIDE COMMERCIAL RANGE HOOD W/ SPRINKLER NFPA 96

KITCHEN ± 12'-6" x 16' - 192#

ADMINISTRATION OFFICE

NEW A.D.A. BATH w/ 36" x 60" ROLL IN SHOWER HANDI-TOILET, SINK, GRAB BARS ETC.

5'-0" DIAM. TYP. SHOWN SEE SPEC FOR DETAILS

EXISTING STEPS TO REMAIN

ALL NEW 4'-6" x 9'-0" WINDOW

ENTRY HALL

NEW 180° SWING 20 MIN DOORS W/ AUTOMATIC CLOS.

NEW LEVER HANDLE HARDWARE - TYPICAL ALL 1ST FLOOR DOORS

CORRIDOR (EXIST)

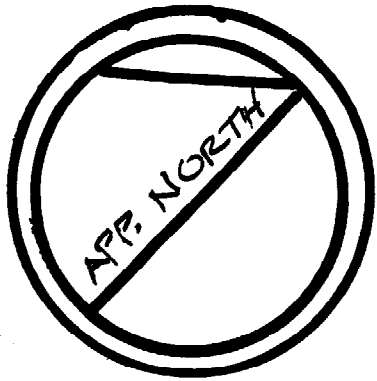
REMOVE WALLS & EX. DOORS PROVIDE NEW @ 3'-0" MIN CLEAR DOORS

INFILL & NEW WALLS SHOWN SHADED - MATCH EXIST. EXACTLY

HANDI-ACCESS R.A. OFFICE 8'-8" x 14'-0" = 122#

NEW HANDICAPPED ACCESS BEDROOM #1 ± 10'-0" x 15'-0" (HORN STRIBE)

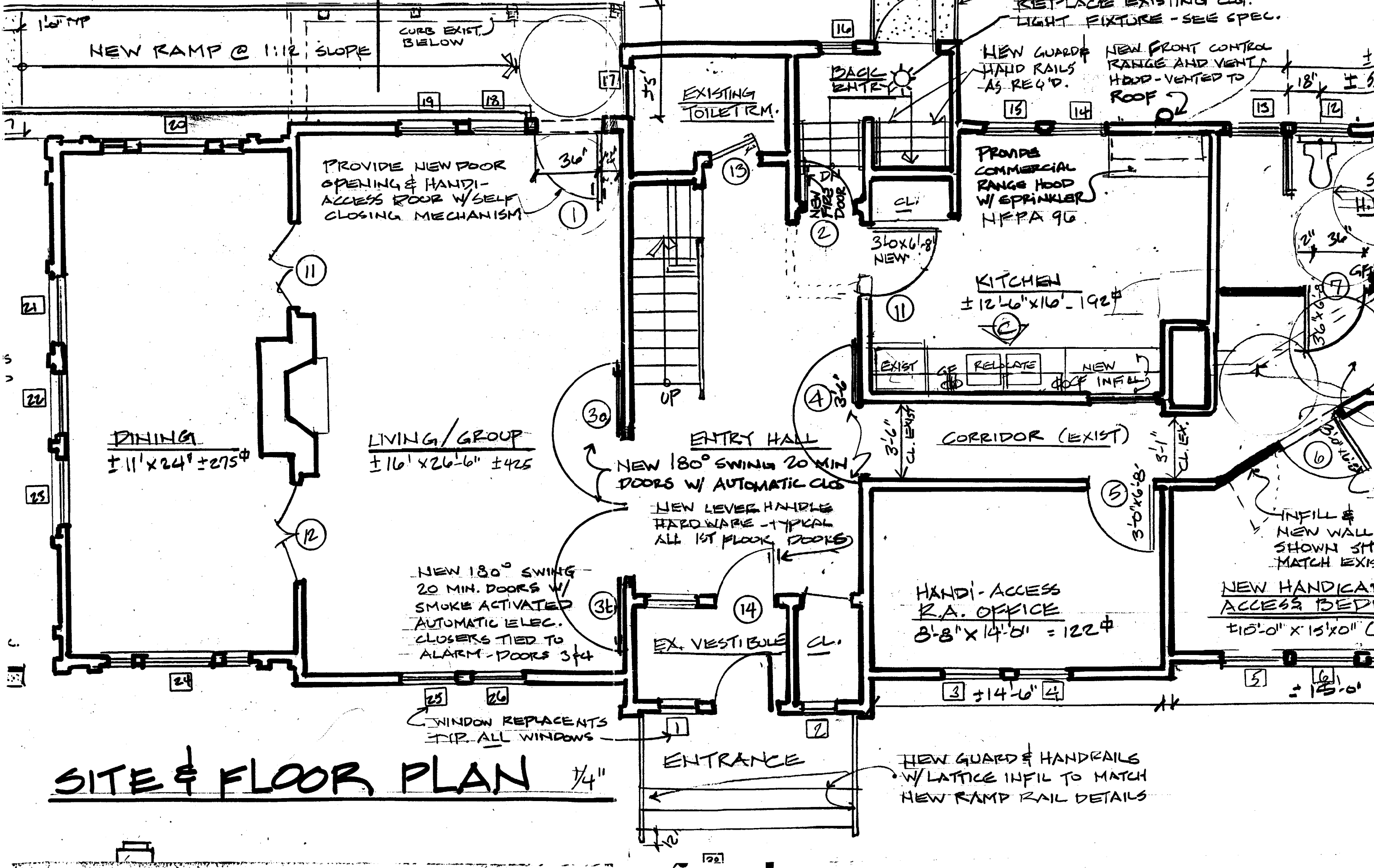
SEE SPEC. FOR SMOKE & FIRE SAFETY INFORMATION HANDI-BEDROOM 154 SQ. FT. USABLE



NEW GUARD & HANDRAILS W/ LATTICE INFIL TO MATCH NEW RAMP RAIL DETAILS

ENTRANCE

22



NEW RAMP @ 1:12 SLOPE

CURB EXIST. BELOW

EXISTING TOILET RM.

REPLACE EXISTING LIGHT FIXTURE - SEE SPEC.

NEW GUARD & HAND RAILS AS REQ'D.

NEW FRONT CONTROL RANGE AND VENT HOOD - VENTED TO ROOF

PROVIDE NEW DOOR OPENING & HANDI-ACCESS DOOR W/ SELF CLOSING MECHANISM

PROVIDE COMMERCIAL RANGE HOOD W/ SPRINKLER NFPA 96

KITCHEN ± 12'-6" x 10' = 192 sq ft

DINING ± 11' x 24' = 275 sq ft

LIVING/ GROUP ± 16' x 26'-6" = 425 sq ft

ENTRY HALL

NEW 180° SWING 20 MIN DOORS W/ AUTOMATIC CLOSERS

NEW LEVER HANDLE HARDWARE - TYPICAL ALL 1ST FLOOR DOORS

NEW 180° SWING 20 MIN. DOORS W/ SMOKE ACTIVATED AUTOMATIC ELEC. CLOSERS TIED TO ALARM - DOORS 3/4

HANDI-ACCESS R.A. OFFICE 8'-8" x 14'-0" = 122 sq ft

NEW HANDICAPPED ACCESS BED ± 10'-0" x 15' x 0"

WINDOW REPLACEMENTS TIP ALL WINDOWS

ENTRANCE

NEW GUARD & HANDRAILS W/ LATTICE INFILL TO MATCH NEW RAMP RAIL DETAILS

SITE & FLOOR PLAN 1/4"