

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that The Children's Center

Located At 721 STEVENS AVE

Job ID: 2012-07-4480-ALTCOMM

CBL: 146-A-003-001

has permission to Construct 2nd means of egress

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

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

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

Required Inspections:

Footings/Setbacks prior to pouring concrete

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

Final Inspection

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

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4480-ALTCOMM

Located At: 721 STEVENS AVE

CBL: 146- A-003-001

Conditions of Approval:

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
3. Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38".
4. **The dormer rafters must be 2" x 12"-s 12" oc.**

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Minimum tread depth is 11 inches.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Application requires State Fire Marshal approval.
5. All outstanding code violations shall be corrected prior to final inspection.
6. Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. Compliance letters are required.
7. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
8. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
9. Fire alarm system requires a master box connection per city ordinance. Master box design, installation and maintenance shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.
10. All smoke detectors and smoke alarms shall be photoelectric.

11. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
12. Sprinkler supervision shall be provided in accordance with NFPA 101, Life Safety Code, and NFPA 72, National Fire Alarm and Signaling Code.
13. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
14. A Knox Box is required.
15. Fire extinguishers are required per NFPA 1.
16. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
17. All means of egress to remain accessible at all times.
18. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
19. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Program: FP322L

by Property Report

FIRE PREVENTION

Property address	Property name	Property number	Inspection type	Date	Inspector	Reference	Target date	Actual date
Seq.	Violation class	Violation type	Location(s)					
0721 STEVENS AVE, PORTLAND ME 04103			WESTBROOK COLLEGE CHILDREN CTR		2566-000-000			
	ROUTINE INSPECTION	DAVID JACKSON, Stevens Avenue Station, Platoon 1		9/11/08				
1	DAY CARE FACILITY	DOORS	Fire rated doors needed,basement door				10/20/08	0/00/00
2	DAY CARE FACILITY	HEATING, VENTILATING & AIR CONDITIO	Boiler room in rear of building				10/20/08	0/00/00
3	DAY CARE FACILITY	EMERGENCY LIGHTING	connector ramp way from old to new				10/20/08	0/00/00
4	DAY CARE FACILITY	ROOMS OR SPACES FOR STORAGE	Attic and basement				10/20/08	0/00/00
5	LIFE SAFETY REQUIREMENTS	MEANS OF EGRESS	Handrails through out the building				10/20/08	0/00/00
6	GENERAL	RUBBISH CHUTES, INCINERATORS & LAUN	Dryer vent in basement				10/20/08	0/00/00
7	ELECTRIC WIRING	ELECTRICAL WIRES BREECH CEILING	basement over boiler				10/20/08	0/00/00

Violation Summary:

Open	Closed	Total
7	0	7



2012 07 4480 68



General Building Permit Application R-5

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: 721 STEVENS AVE		
Total Square Footage of Proposed Structure/Area NO CHANGE		Square Footage of Lot 32,126 SF
Tax Assessor's Chart, Block & Lot Chart# 146 Block# A Lot# 3-5	Applicant *must be owner, Lessee or Buyer* Name THE CHILDREN'S CENTER Address 721 STEVENS AVE City, State & Zip PORTLAND, ME 04103	Telephone: 797-9366 (JEN CUSACK, DIRECTOR)
Lessee/DBA (If Applicable) RECEIVED NA JUL 17 2012 Dept. of Building Inspections	Owner (if different from Applicant) Name Address N/A City, State & Zip	Cost Of Work: \$ 39,875 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family): CHILD CARE FACILITY If vacant, what was the previous use? _____ Proposed Specific use: SAME Is property part of a subdivision? NO If yes, please name _____ Project description: CONSTRUCT 2ND MEANS OF EGRESS INCLUDING DORMER, SMALL DECK LANDING AND STAIRS (EXTERIOR)		
Contractor's name: PROPERTY SOLUTIONS LLC - PAUL KENNEDY Address: 74 BEST ST, PORTLAND, ME 04103 City, State & Zip PORTLAND, ME 04103 Telephone: 632 6098 Who should we contact when the permit is ready: PAUL KENNEDY - 632-6098 Telephone: Mailing address: 74 BEST ST, PORTLAND, 04103 - PLEASE CALL FOR PERMIT PICKUP.		

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

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

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

Signature: Paul A. Kennedy Date: 7/16/2012

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4480-ALTCOMM	Date Applied: 7/17/2012	CBL: 146- A-003-001	
Location of Construction: 721 STEVENS AVE	Owner Name: THE CHILDREN'S CENTER	Owner Address: 721 STEVENS AVE PORTLAND, ME 04103	Phone: 797-9366
Business Name:	Contractor Name: Property Solutions LLC -Paul Kennedy	Contractor Address: 74 Best St. Portland, ME 04103	Phone: 632-6098
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-5
Past Use: Child Care Facility	Proposed Use: Same: Child Care Facility - to construct 2nd means of egress including dormer, small deck landing and stairs (exterior)	Cost of Work: \$40,000.00	CEO District:
		Fire Dept: 8/2/12 Signature: <i>Bjeland</i> (SB)	Inspection: Use Group: <i>I-4</i> Type: <i>SB</i> <i>IBC 09</i> Signature: <i>[Signature]</i>
Proposed Project Description: construct 2nd means of egress		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exempt from Administrative Auth. Attached</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 7/26/12</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

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

8-22-12 DWM/BKL Paul | 632-6098 close-in OK (condemnor only)

8-31-12 DWM Paul footings OK

9-14-12 GZ/JM OK-PASS



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 717 Stevens Ave CBL 146 A003001

Issued to The Children's Center/C.M. Cimino Inc. Date of Issue 03/15/2001

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 01-0190, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Barn / Garage and Connector

APPROVED OCCUPANCY

Use Group - B
Construction Type - 5B
BOCA 1999

Limiting Conditions:

First Floor - Child Care
Second Floor - Office

This certificate supersedes
certificate issued

7/4/01

(Date)

[Signature]
Inspector

Inspector of Buildings

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

WMB
09/05/01
[Signature]

2



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: THE CHILDREN'S CENTER - EGRESS STAIRS AND DORMER

PROJECT ADDRESS: 721 STEVENS AVE CHART/BLOCK/LOT: 146-A-3-5

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CONSTRUCTION OF EXTERIOR EGRESS STAIRS & DORMER

CONTACT INFORMATION:

OWNER/APPLICANT

Name: JEN CUSACK (DIRECTOR)

Address: 721 STEVENS AVE
PORTLAND, 04103

Work #: 207 797 9366

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

CONSULTANT/AGENT

Name: PAUL KENNEDY (CONTRACTOR)

Address: PROPERTY SOLUTIONS LLC
74 BEST ST, PORTLAND, ME 04103

Work #: 207 632 6098

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

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

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

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

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JUL 17 2012

City of Portland
Planning Division

Signature of Applicant:

Date:

Jennifer L Cusack

7/17/12

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

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

Sec. 14-523 (b). Applicability

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

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

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

PROPERTY SOLUTIONS LLC

74 BEST STREET
PORTLAND, MAINE 04103
207.632.6098

ADMINISTRATIVE AUTHORIZATION APPLICATION

July 17, 2012

City Of Portland
Planning and Urban Development Department, Planning Division
389 Congress Street,
Portland, Maine 04101
207-874-8703

RE: Administrative Authorization Application for 721 Stevens Ave - The Children's Center

The goal and purpose of this project is the construct a second means of egress from a second-story classroom including a 20' wide dustpan dormer, an exterior deck/platform and exterior stairs leading to outside ground level.

The only change to the building footprint is an exterior set of stairs with a second level platform, which has an approximate footprint of less than 150 square feet, as outlined is the attached site plan and construction drawings. The detailed Scope of Work and Site Plan are attached to this application.

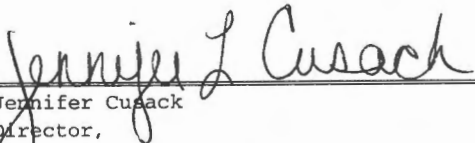
The Building Permit has been submitted with the Inspections Services Department and is currently under review with Jeanie Bourke (207) 874-8716.

Please do not hesitate to contact me, Paul Kennedy, the Contractor of the project at (207) 632-6098, or the Director of The Children's Center, Jen Cusack, at (207) 797-9366, if you have any questions.

Thank you in advance for your consideration.

Sincerely,

PAUL KENNEDY
OWNER / CARPENTER
PROPERTY SOLUTIONS LLC
(207) 632.6098


Jennifer Cusack
Director,
The Children's Center
721 Stevens Ave, Portland 04103
(207) 797-9366

July 17, 2012

721 Stevens Avenue - The Children's Center

The Scope of Work Proposed includes the following:

Safety and Logistic Measures - Temporary construction of a rolled vinyl fence barrier between the work zone and the play area to ensure a safe environment for the customers and to definitively separate the exterior construction zone. This includes a path to the fence gate near the dumpster for equipment and material access within the safe work zone. All of these measures are temporary and none of these measures encroach upon any public right of way.

Dormer Construction - Demolition and disposal of existing wall/roof/ceiling system of the impacted area and reframing of the east wall and east roof slope/collar tie/ceiling system.

- Construction of a dormer as outlined in provided Drawings dated July 16 2012, including installation of all windows and the door scheduled.
- Cellulose insulation will be installed in all new construction areas.
- A gable to ridge ventilation system will be installed in the new construction.
- Exterior Finishes of the dormer will be provided and installed as outlined in the Construction Drawings. All exterior finishes are to match existing as closely as possible unless otherwise specified in final Construction Drawings, and will include the following:
 - Vinyl siding and trimwork, including reworking the existing siding around the attached deck platform.
 - Asphalt composition roof covering on the dormer and exposed areas of the remaining existing slope (either side of the dormer).
- Interior Finishes will be provided and installed as outlined in the Construction Drawings. Per our usual arrangement, interior will be left in "ready to Paint" condition, and painting is not included in this Proposal.

Interior Finishes will include:

- Sheetrock wallboard on new and impacted existing walls and ceiling
- Pine trimwork on new windows/door and vinyl cove base at floor perimeter
- Finish Flooring (To be determined).

Egress Construction

- Construction of all necessary below grade concrete footings for the platform and the staircase as outlined in the provided Drawings
- Construction of a second level platform, attached to the building, and guardrail system located on east side of the Kindergarten as outlined in the provided Drawings. This platform is to be approximately 5 feet wide and 6 feet 3¼ inches deep, constructed using conventional framing methods with pressure treated framing lumber, decking and guardrail materials. *Deck will be lagged to the building rim using galvanized ¼" lag screws and 2 Simpson DTT2 Lateral Load connectors to fasten deck to interior floor joist*
- Construction of a staircase and handrail/guardrail system using conventional framing methods and pressure treated materials, leading from the new platform to down to ground level in the rear yard, as outlined in Construction Drawings provided

Electrical Work - The Licensed Electrician (Caron & Waltz) will separately apply for the electrical permit and outline electrical scope of work at that time.

Please do not hesitate to contact me with any questions that you may have regarding this Permit Application.

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JUL 17 2012

City of Portland
Planning Division

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services	CBL	146 A003001
	Land Use Type	LITERARY & SCIENTIFIC INS
	Property Location	721 STEVENS AVE
	Owner Information	CHILDREN'S CENTER THE 721 STEVENS AVE PORTLAND ME 04103
	Book and Page	15577/192
	Legal Description	146-A-3-5 STEVENS AVE 715-723 WAVERLY ST 44-62 32126 SF
	Acres	0.738

Current Assessed Valuation:

TAX ACCT NO.	21452	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$84,300.00	CHILDREN'S CENTER THE
BUILDING VALUE	\$340,600.00	721 STEVENS AVE
LITERARY AND SCIENTIFIC	(\$424,900.00)	PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1	
Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	2
# Units	1
Bedrooms	6
Full Baths	2
Half Baths	1
Total Rooms	11
Attic	PART FINSH
Basement	FULL
Square Feet	4054

[View Sketch](#)[View Map](#)[View Picture](#)

Best viewed at
800x600, with
Internet Explorer



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JUL 17 2012

Outbuildings/Yard Improvements:

Building 1
Year Built 1900
Structure GARAGE-WD/CB
Size 25X30
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/ Page
7/5/2000	LAND + BUILDING	\$100,000.00	15577/192

[New Search!](#)



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Paul Kennedy, Check Number: 2549
Tender Amount: 50.00

Receipt Header:

Cashier Id: ldobson
Receipt Date: 7/17/2012
Receipt Number: 46034

Receipt Details:

Referance ID:	1687	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-544 - 721 Stevens Ave.; Exterior Egress Stairs & Dormer			
Additional Comments: Admin Auth 721 Stevens			

Thank You for your Payment!

Administrative Authorization Decision

Name: The Children's Center – Egress Stairs and Dormer
Address: 761 Stevens Avenue
Project Description: Construction of Exterior Egress Stairs and Dormer

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

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

Planning Division
Use Only

(See

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

The Administrative Authorization for exterior egress stairs at 721 Stevens Avenue was approved by Barbara Barhydt, Development Review Services Manager on July 20, 2012 with the following condition(s) of approval:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt
Development Review Services Manager
Date of Approval: July 20, 2012

July 16, 2012

City Of Portland
Inspections / Code Enforcement Division
389 Congress Street, Room 315
Portland, Maine 04101
207-874-8703

RE: Building Permit Application for 721 Stevens Ave - The Children's Center

The goal and purpose of this project is the construct a second means of egress from a second-story classroom including a 20' wide dustpan dormer, an exterior deck/platform and exterior stairs leading to outside ground level.

The Scope of Work Proposed includes the following:

Safety and Logistic Measures - Temporary construction of a rolled vinyl fence barrier between the work zone and the play area to ensure a safe environment for the customers and to definitively separate the exterior construction zone. This includes a path to the fence gate near the dumpster for equipment and material access within the safe work zone.

Dormer Construction - Demolition and disposal of existing wall/roof/ceiling system of the impacted area and reframing of the east wall and east roof slope/collar tie/ceiling system.

- Construction of a dormer as outlined in provided Drawings dated July 16 2012, including installation of all windows and the door scheduled.
- Cellulose insulation will be installed in all new construction areas.
- A gable to ridge ventilation system will be installed in the new construction.
- Exterior Finishes of the dormer will be provided and installed as outlined in the Construction Drawings. All exterior finishes are to match existing as closely as possible unless otherwise specified in final Construction Drawings, and will include the following:
 - Vinyl siding and trimwork, including reworking the existing siding around the attached deck platform.
 - Asphalt composition roof covering on the dormer and exposed areas of the remaining existing slope (either side of the dormer).
- Interior Finishes will be provided and installed as outlined in the Construction Drawings. Per our usual arrangement, interior will be left in "ready to Paint" condition, and painting is not included in this Proposal.

Interior Finishes will include:

- Sheetrock wallboard on new and impacted existing walls and ceiling
- Pine trimwork on new windows/door and vinyl cove base at floor perimeter
- Finish Flooring (To be determined).

Egress Construction

- Construction of all necessary below grade concrete footings for the platform and the staircase as outlined in the provided Drawings
- Construction of a second level platform, attached to the building, and guardrail system located on east side of the Kindergarten as outlined in the provided Drawings. This platform is to be approximately 5 feet wide and 6 feet 3½ inches deep, constructed using conventional framing methods with pressure treated framing lumber, decking and guardrail materials. *Deck will be lagged to the building rim using galvanized ¼" lag screws and 2 Simpson DTT2 Lateral Load connectors to fasten deck to interior floor joist*
- Construction of a staircase and handrail/guardrail system using conventional framing methods and pressure treated materials, leading from the new platform to down to ground level in the rear yard, as outlined in Construction Drawings provided

Electrical Work - The Licensed Electrician (Caron & Waltz) will separately apply for the electrical permit and outline electrical scope of work at that time.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

CBL 146 A003001
Land Use Type LITERARY & SCIENTIFIC INS
Property Location 721 STEVENS AVE
Owner Information CHILDREN'S CENTER THE
 721 STEVENS AVE
 PORTLAND ME 04103
Book and Page 15577/192
Legal Description 146-A-3-5
 STEVENS AVE 715-723
 WAVERLY ST 44-62
 32126 SF
Acres 0.738

Current Assessed Valuation:

TAX ACCT NO.	21452	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$84,300.00	CHILDREN'S CENTER THE
BUILDING VALUE	\$340,600.00	721 STEVENS AVE
LITERARY AND SCIENTIFIC	(\$424,900.00)	PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built 1900
Style/Structure Type OLD STYLE
Stories 2
Units 1
Bedrooms 6
Full Baths 2
Half Baths 1
Total Rooms 11
Attic PART FINSH
Basement FULL
Square Feet 4054

[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer



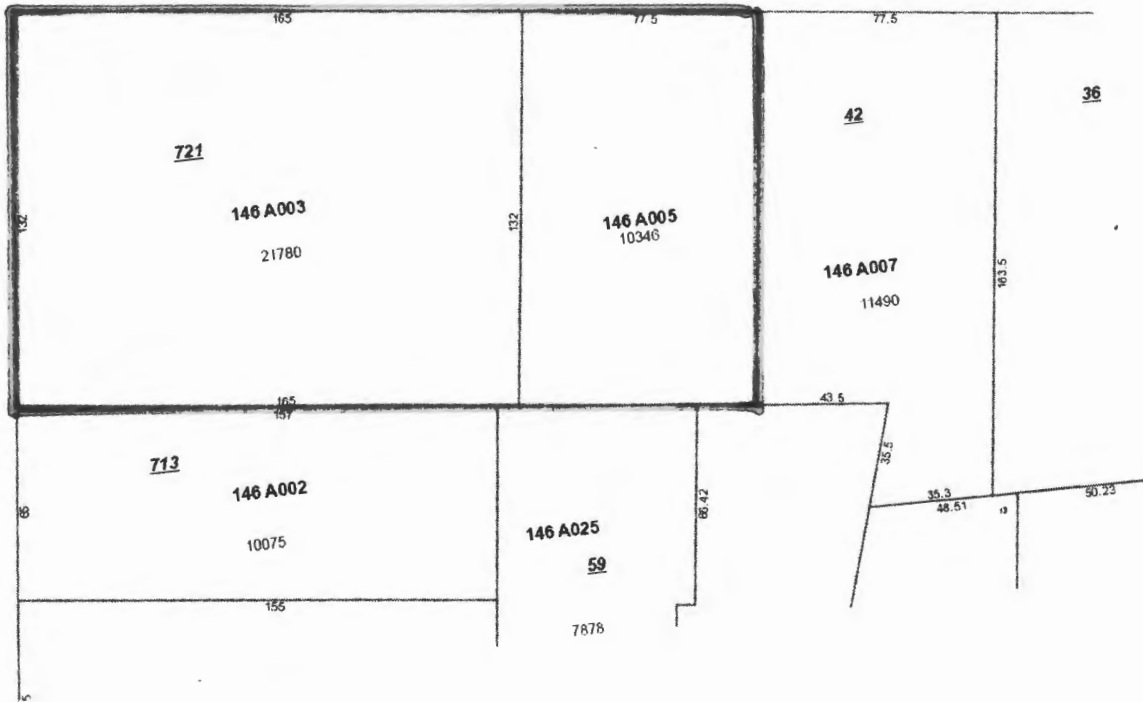
Outbuildings/Yard Improvements:

728
727

702 - 726
701 - 725



WAVERLY ST



THE CHILDREN'S CENTER
721 STEVENS

CHART# BLOCK# LOT #s
146 A 003-005



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Property Solutions, Check Number: 2548
Tender Amount: 420.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 7/17/2012
Receipt Number: 46041

Receipt Details:

Referance ID:	7287	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	420.00	Charge Amount:	420.00
Job ID: Job ID: 2012-07-4480-ALTCOMM - construct 2nd means of egress			
Additional Comments: 721 Stevens Ave.			

Thank You for your Payment!

1

Site Plan

SCALE: 1/32" = 1'-0"

R-5 zone

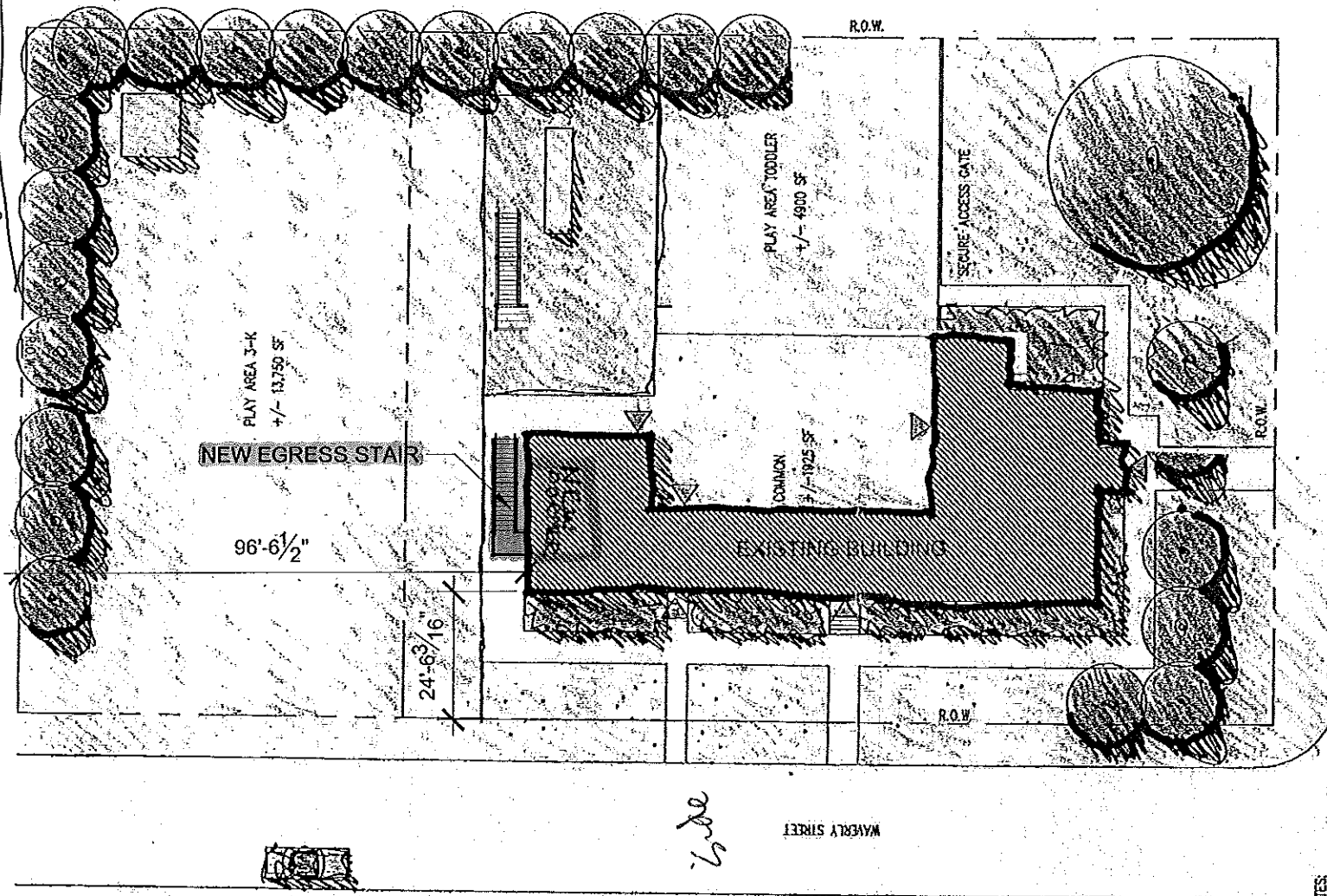
REAR: 20' min - 96' shown

FRONT: N/A

REAR side yard on S. side: 15' min - 24' shown

side yard abutting another prop. 22' (2 story) - 50' shown

notes: Prot the stairway be enclosed under dry cover - has site plan exempt.



NOTES:
 BASE INFORMATION DERIVED FROM MORTGAGE INSPECTION PERFORMED BY J. KINGSTON/HUGHES LAND SURVEYOR ON 10.23.2010.

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DRAWING TITLE:

SITE PLAN

PROJECT NAME:

THE CHILDREN'S CENTER
721 STEVENS AVE. PORTLAND MAINE

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DATE OF ISSUE

JULY 16, 2012

DESCRIPTION

CONCEPTUAL

SCALE

1/4" = 1'-0"

PROJECT NUMBER

2012-0100

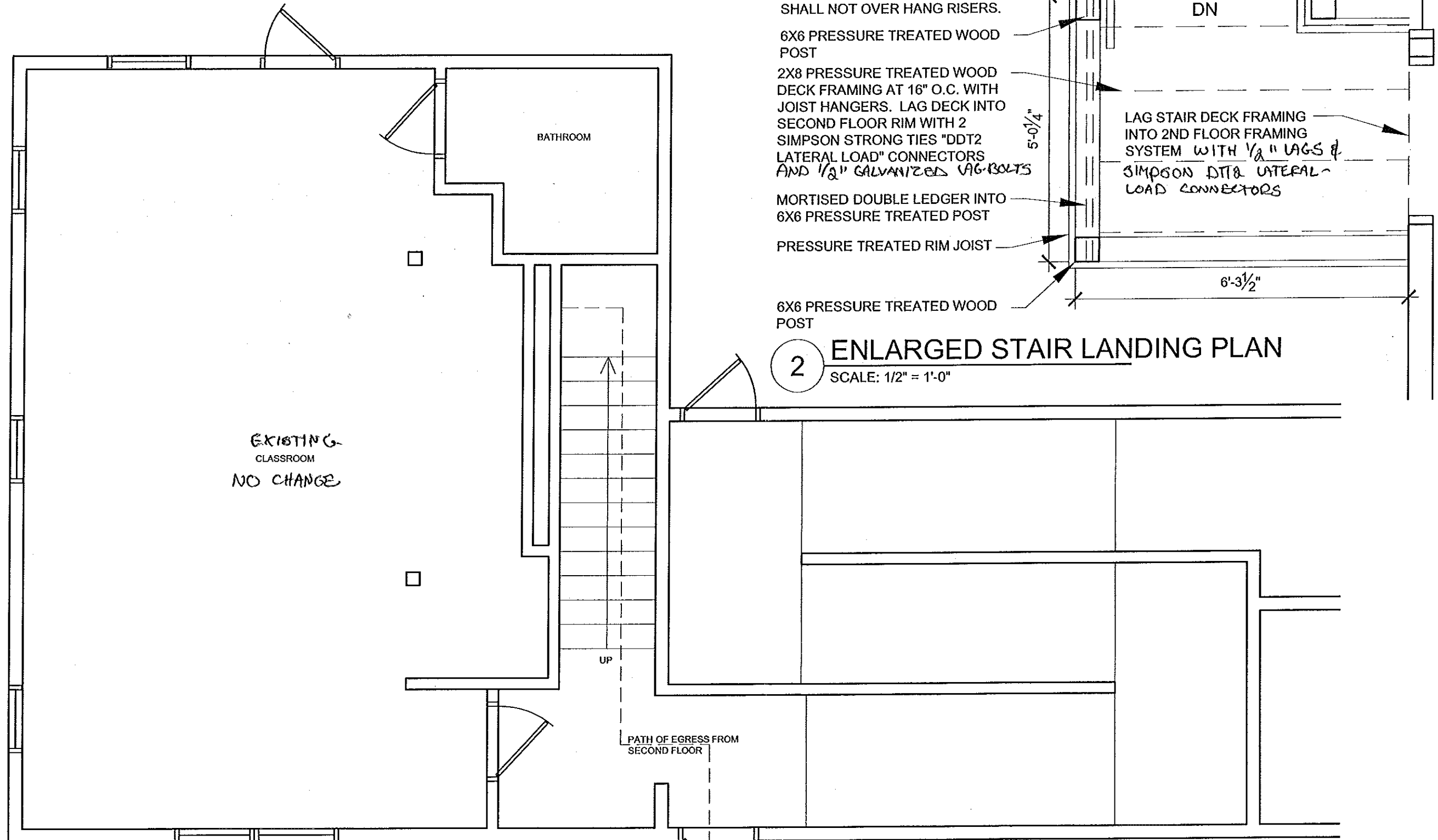
A-SITE

GENERAL NOTES:

1. NFPA 101, IBC 2009
2. NO ADDITIONAL SQUARE FOOTAGE TO PROGRAM SPACE. EXTERIOR EGRESS STAIR AND DORMER PROVIDING HEAD ROOM ONLY.
3. NO CHANGE TO THE EXISTING FIRE PROTECTION OF THE STRUCTURE.
4. NO CHANGE TO THE FIRE SUPPRESSION OR DETECTION SYSTEM.

5. LIFE SAFETY PLAN:

- A. NO FIRE RESISTANCE RATING FOR EXTERIOR EGRESS STAIR.
- B. REMOTE TRAVEL DISTANCE = 25' FROM MOST REMOTE CORNER OF ROOM
- C. NO CHANGE TO LOCATION OF FIRE EXTINGUISHERS, EMERGENCY LIGHTING OR EXIT SIGNS. ONE ADDITIONAL EXIT SIGN LOCATED AT NEW EXIT DOOR.



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 ENLARGED STAIR LANDING PLAN
SCALE: 1/2" = 1'-0"

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EXISTING 1ST FL. PLAN FOR EGRESS ONLY
 PROJECT NAME:
THE CHILDREN'S CENTER
 721 STEVENS AVE. PORTLAND MAINE

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SCALE
1/4" = 1'-0"
PROJECT NUMBER
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A-101

Proposed Dormer & Egress Stair 2nd Floor Plan

PROJECT NAME:
THE CHILDREN'S CENTER
 721 STEVENS AVE. PORTLAND MAINE

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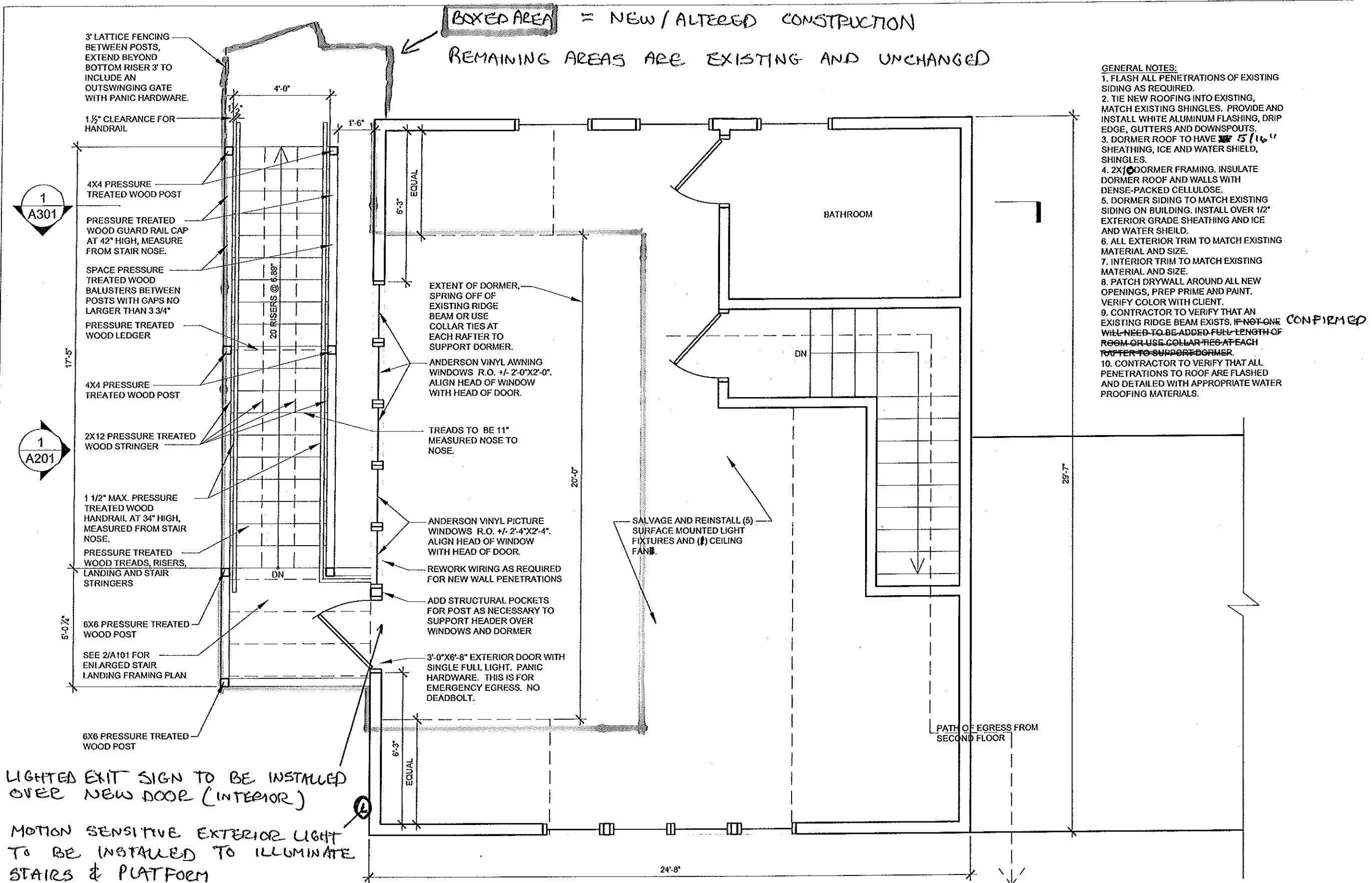
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DATE OF ISSUE
 JULY 16, 2012
 DESCRIPTION
 CONCEPTUAL
 SCALE
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 PROJECT NUMBER
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A-102

BOXED AREA = NEW/ALTERED CONSTRUCTION
 REMAINING AREAS ARE EXISTING AND UNCHANGED

- GENERAL NOTES:**
- FLASH ALL PENETRATIONS OF EXISTING SIDING AS REQUIRED.
 - TIE NEW ROOFING INTO EXISTING, MATCH EXISTING SHINGLES. PROVIDE AND INSTALL WHITE ALUMINUM FLASHING, DRIP EDGE, GUTTERS AND DOWNSPOUTS.
 - DORMER ROOF TO HAVE $5/16"$ SHEATHING, ICE AND WATER SHIELD, SHINGLES.
 - 2X10 DORMER FRAMING. INSULATE DORMER ROOF AND WALLS WITH DENSE-PACKED CELLULOSE.
 - DORMER SIDING TO MATCH EXISTING SIDING ON BUILDING. INSTALL OVER $1/2"$ EXTERIOR GRADE SHEATHING AND ICE AND WATER SHIELD.
 - ALL EXTERIOR TRIM TO MATCH EXISTING MATERIAL AND SIZE.
 - INTERIOR TRIM TO MATCH EXISTING MATERIAL AND SIZE.
 - PATCH DRYWALL AROUND ALL NEW OPENINGS, PREP PRIME AND PAINT. VERIFY COLOR WITH CLIENT.
 - CONTRACTOR TO VERIFY THAT AN EXISTING RIDGE BEAM EXISTS. IF NOT ONE WILL NEED TO BE ADDED FULL LENGTH OF ROOM OR USE COLLAR TIES AT EACH RAFTER TO SUPPORT DORMER.
 - CONTRACTOR TO VERIFY THAT ALL PENETRATIONS TO ROOF ARE FLASHED AND DETAILED WITH APPROPRIATE WATER PROOFING MATERIALS.

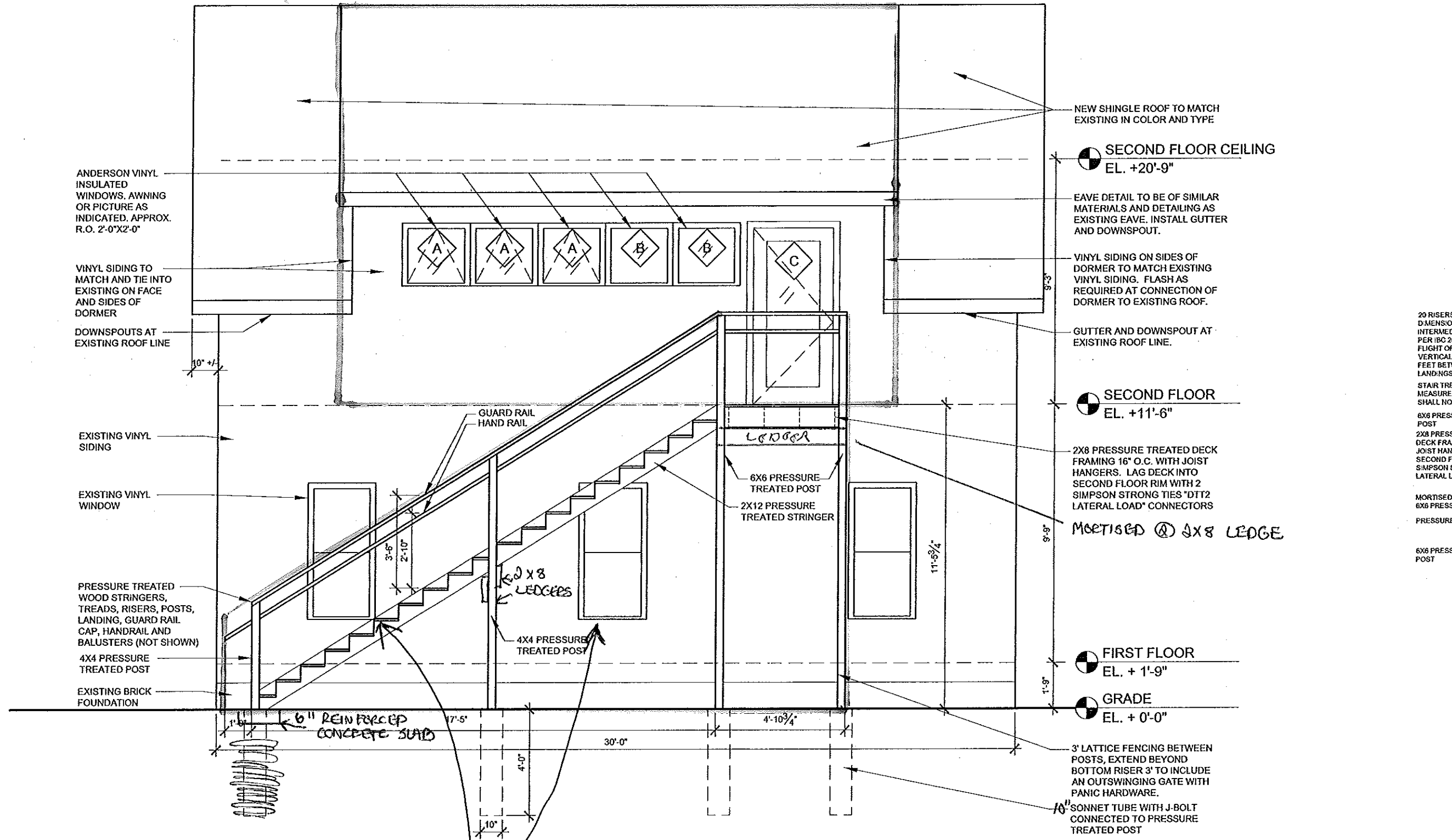


1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LIGHTED EXIT SIGN TO BE INSTALLED OVER NEW DOOR (INTERIOR)
 MOTION SENSITIVE EXTERIOR LIGHT TO BE INSTALLED TO ILLUMINATE STAIRS & PLATFORM

Proposed Dormer & Egress Stair Elevation

PROJECT NAME:
 THE CHILDREN'S CENTER
 721 STEVENS AVE. PORTLAND MAINE



ANDERSON VINYL INSULATED WINDOWS, AWNING OR PICTURE AS INDICATED. APPROX. R.O. 2'-0"X2'-0"

VINYL SIDING TO MATCH AND TIE INTO EXISTING ON FACE AND SIDES OF DORMER

DOWNSPOUTS AT EXISTING ROOF LINE

EXISTING VINYL SIDING

EXISTING VINYL WINDOW

PRESSURE TREATED WOOD STRINGERS, TREADS, RISERS, POSTS, LANDING, GUARD RAIL CAP, HANDRAIL AND BALUSTERS (NOT SHOWN)

4X4 PRESSURE TREATED POST

EXISTING BRICK FOUNDATION

NEW SHINGLE ROOF TO MATCH EXISTING IN COLOR AND TYPE

SECOND FLOOR CEILING
 EL. +20'-9"

EAVE DETAIL TO BE OF SIMILAR MATERIALS AND DETAILING AS EXISTING EAVE. INSTALL GUTTER AND DOWNSPOUT.

VINYL SIDING ON SIDES OF DORMER TO MATCH EXISTING VINYL SIDING. FLASH AS REQUIRED AT CONNECTION OF DORMER TO EXISTING ROOF.

GUTTER AND DOWNSPOUT AT EXISTING ROOF LINE.

SECOND FLOOR
 EL. +11'-6"

2X8 PRESSURE TREATED DECK FRAMING 16" O.C. WITH JOIST HANGERS. LAG DECK INTO SECOND FLOOR RIM WITH 2 SIMPSON STRONG TIES "DTT2 LATERAL LOAD" CONNECTORS

MORTISED @ 2X8 LEDGE

FIRST FLOOR
 EL. +1'-9"

GRADE
 EL. +0'-0"

3' LATTICE FENCING BETWEEN POSTS, EXTEND BEYOND BOTTOM RISER 3' TO INCLUDE AN OUTSWINGING GATE WITH PANIC HARDWARE.

10" SONNET TUBE WITH J-BOLT CONNECTED TO PRESSURE TREATED POST

20 RISERS DIMENSION INTERMEDIATE PER IBC 20 FLIGHT OF VERTICAL 1 FEET BETWEEN LANDINGS
 STAIR TRE, MEASURED SHALL NOT
 6X6 PRESS POST
 2X8 PRESS DECK FRAM JOIST HANG SECOND FL SIMPSON S LATERAL LC
 MORTISED 6X6 PRESS PRESSURE
 6X6 PRESS POST

1 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

Both these windows will be changed to 3/4 hour windows (or sprinkler heads to be added to cover both windows) TBD by owner (R) AS/IF REQUIRED

WINDOW/DOOR SCHEDULE

TYPE	MANF.	MODEL	OPERATION	FRAME SIZE			DETAILS			SCREEN	GLAZING	REMARKS
				WIDTH	HEIGHT	JAMB DEPTH	HEAD	JAMB	SILL			
A	ANDERSON	Vinyl Awning	Awning	2'-0"	2'-0"					X		1,3,4
B	ANDERSON	Vinyl Fixed	Picture	2'-0"	2'-0"							1,3,4
C	ANDERSON	Vinyl with full light	Door	3'-0"	6'-8"							1, 2,3,4, PANIC HARDWARE FOR EMERGENCY EGRESS ONLY

GENERAL NOTES:
 1. GENERAL CONTRACTOR SHALL CONFIRM ALL JAMB DEPTH DIMENSIONS PRIOR TO PLACING THE WINDOW ORDER.
 2. ALL GLASS TO BE TEMPERED IF REQUIRED BY CODE.
 3. ALL SIZES SHOWN ARE FRAME SIZES. ALLOW 1" EXTRA IN HEIGHT AND WIDTH FOR ROUGH OPENINGS.
 4. PROVIDE JAMB EXTENSIONS AS REQUIRED FOR WALL THICKNESS

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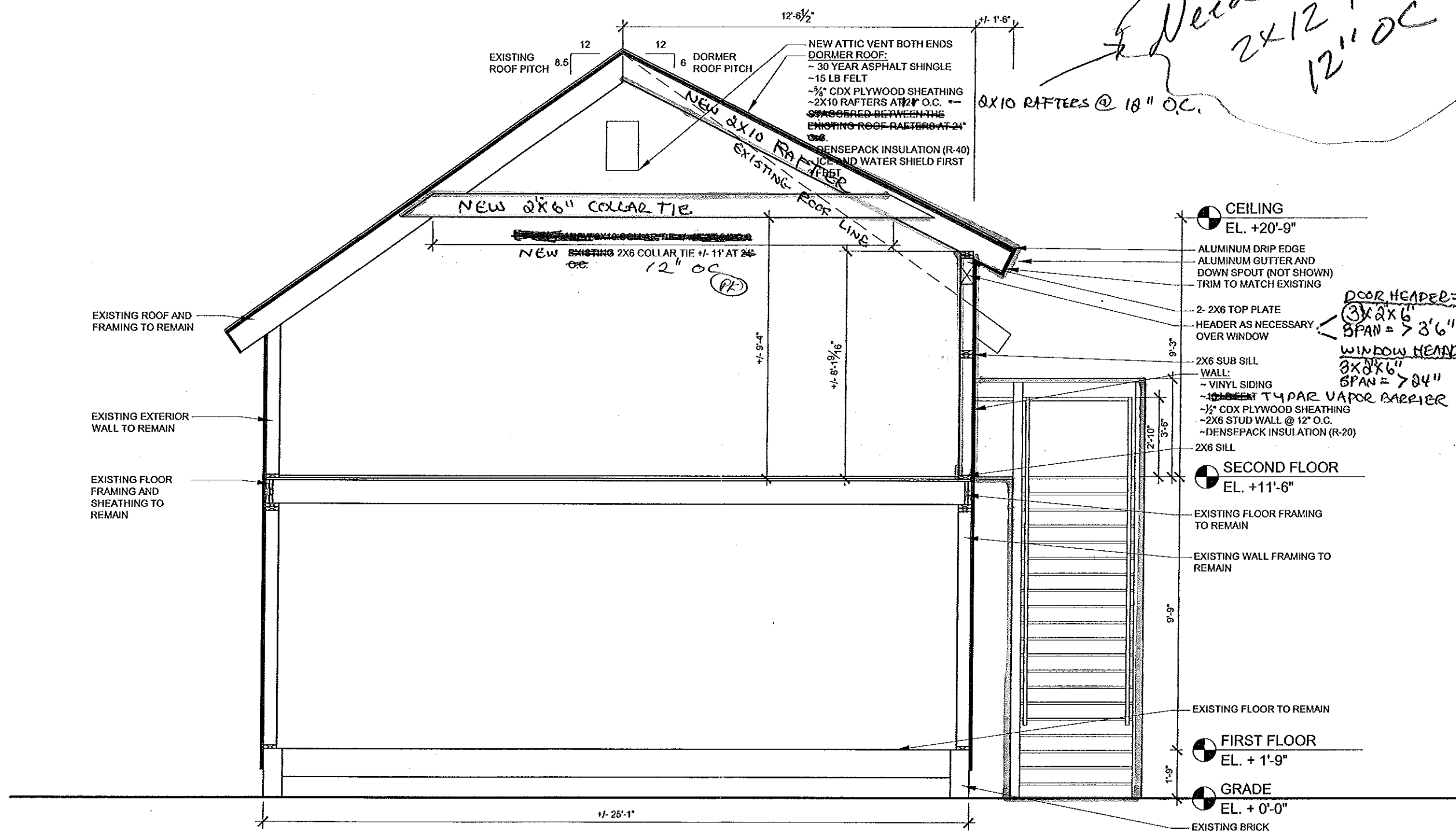
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A-201

OUTLINED AREA = NEW / ALTERED CONSTRUCTION
 ALL OTHER AREAS = EXISTING & NO CHANGE

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1 TYPICAL WALL SECTION THROUGH DORMER
 SCALE: 1/4" = 1'-0"

Proposed Dormer & Egress Section Diagram

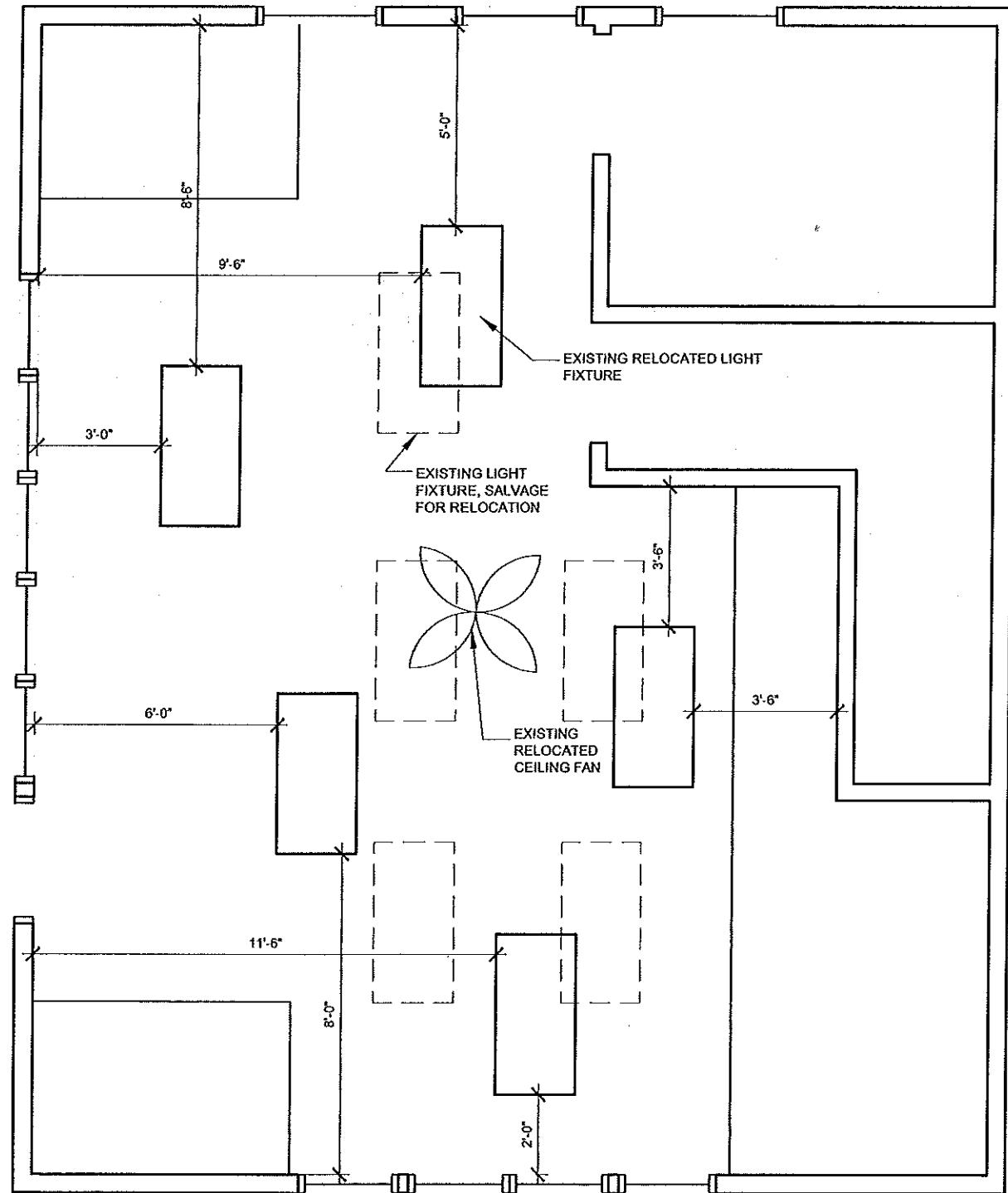
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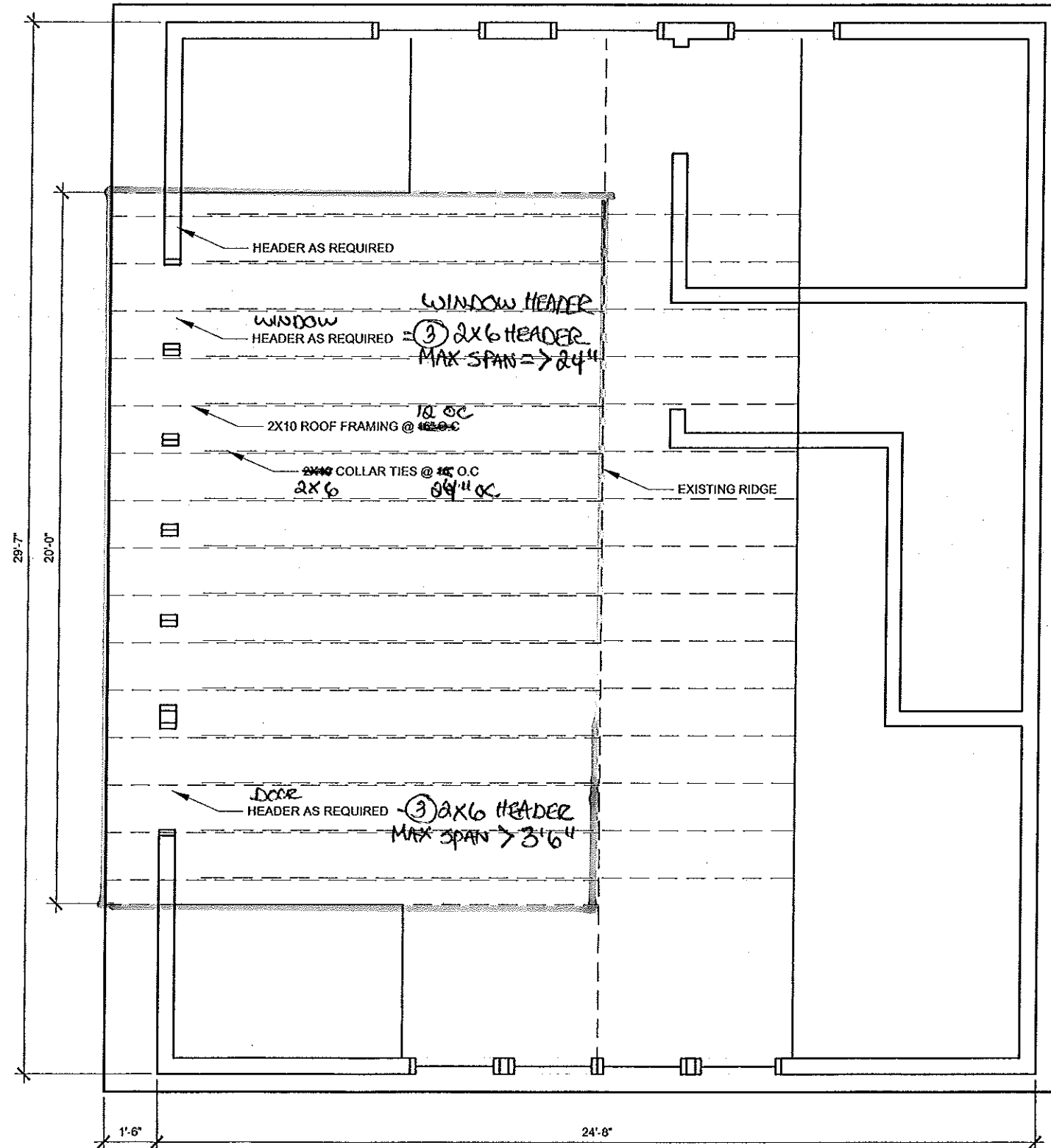
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PROJECT NUMBER	2012-0100

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 ALL OTHER AREAS = EXISTING / NO CHANGE



1 Section Diagram
 SCALE: 1/4" = 1'-0"



2 Dormer Framing Plan
 SCALE: 1/4" = 1'-0"

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Proposed Reflected Ceiling Plan

PROJECT NAME:
 THE CHILDREN'S CENTER
 721 STEVENS AVE. PORTLAND MAINE

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A-401