

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

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

Permit No: 04-1193	Issue Date:	CBL: 149 B001001
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Location of Construction: 217 Canco Rd	Owner Name: Portland Retirement Residence	Owner Address: 2250 Mcgilchrist St Se Ste 200	Phone:
Business Name:	Contractor Name: Colson & Colson General Contractor	Contractor Address: PO Box 1411 Salem	Phone: 5033991090
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	Zone:

Current Use: Vacant Land	Proposed Use: 80 Unit assisted living facility w/ Two Duplex Structures	Permit Fee:	Cost of Work: \$0.00	CEO District: 4
Proposed Project Description: FOUNDATION ONLY		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: I-1 Type: SA 8/17/08 Signature: <i>[Signature]</i>	
		Signature: _____ 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: mjn	Date Applied For: 08/17/2004	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District 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: _____
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**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

m # P 04

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

Please Read Application And Notes, If Any, Attached

## PERMIT

Permit Number: 041193

This is to certify that Portland Retirement Residence Colson & Co. General Contractor

is permission to FOUNDATION ONLY

at 217 Canco Rd 149 B001001

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 work in permit in progress before this building or part thereof is placed or closed-in. **48 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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other: \_\_\_\_\_

Department Name

*Allyson J. [Signature]* 8/17/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD'**

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<b>Business Name:</b>	<b>Contractor Name:</b> Colson & Colson General Contracto	<b>Contractor Address:</b> PO Box 1411 Salem	<b>Phone</b> (503) 399-1090
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>	

<b>Proposed Use:</b> 80 Unit assisted living facility w/ Two Duplex Structures	<b>Proposed Project Description:</b> FOUNDATION ONLY
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**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 08/17/2004  
**Note:** Ok to Issue:   
1) Foundation ONLY

**Dept:** Engineering      **Status:** Approved with Conditions      **Reviewer:** Tony      **Approval Date:** 03/10/2004  
**Note:** PUBLIC WORKS ENGINEERING REVIEW...10102103      **Ok to Issue:**

I have reviewed the conceptual plans and application 9/18/03 and offer the following general comments:

1. Public Works will require information regarding sanitary sewer flows for the added development.
2. We will also have concerns regarding stormwater management and downstream impact, as it relates to this development.

PUBLIC WORKS ENGINEERING REVIEW...3/10/04

I have reviewed the plans and submittal dated 3/5/04 and offer the following comments:

1. Sheet 7 of 12...The sanitary sewer connection into the manhole in Murray Street must specify the structure will be "core drilled" to create the proposed invert in.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 09/30/2003  
**Note:** Ok to Issue:

- 1) Applicant must show hydrant within 500' path of travel.
- 2) Application requires State Fire Marshal approval.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Sebago Technic      **Approval Date:** 04/27/2004  
**Note:** Ok to Issue:

- 1) see planning conditions

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Kandi Talbot      **Approval Date:** 04/27/2004  
**Note:** Ok to Issue:

- 1) 7. Prior to issuance of a building permit, the Zoning Administrator will be provided the subdivision plan for review with compliance with zoning provisions of ordinance relative to the lots.
- 2) 6. that the applicant shall provide satisfactory evidence of it's legal right to install a sewer line within Dudley Street and Lee Street as shown on the plan and, if no such right is shown, applicant will provide an alternative design and location to the Planning Authority for review and approval prior to the issuance of a Certificate of Occupancy.
- 3) 5. that the applicant submit easement deed or deeds between owners of Parcel A and Parcel B for review and approval by Corporation Counsel.

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Foundation Only/Commercial	
<p>4) 4. that the applicant submit the Tier 1 Wetlands Alteration Permit approval from the Maine Department of Environmental Protection prior to issuance of a building permit.</p> <p>5) 3. that the applicant revise the plans in accordance with the Public <b>Works'</b> comments dated March 10, 2004 regarding the sewer connection.</p> <p>6) 2. that the applicant provide a subdivision recording plat for the development, as required by the subdivision ordinance, which shall include all easements between Parcel A and Parcel B.</p> <p>7) 1. that the project engineer address the Development Review Coordinator's comments raised in the April 21, 2004 memo, and the final plans shall require approval by the Development Review Coordinator after such consultation.</p>			
<p><b>Comments:</b> 8/17/2004-mjn: Zoning &amp; Fire Sign offs on permit#040497</p>			

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**Comments:**

8/17/2004-mjn: Zoning & Fire Sign offs on permit#040497





# Commercial Building Permit Application

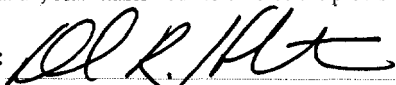
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Canco Road</u>		
Total Square Footage of Proposed Structure <u>72,330</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#            Block#            Lot#	Owner:  <u>Portland Assisted. Living LLC</u>	Telephone:  <u>(503) 370-7070</u>
Lessee/Buyer's Name (If Applicable)  <u>N/A</u>	Applicant name, address & telephone: <u>Curry Brandaw Architects</u> <u>2601 - 25th Street SE</u> <u>Suite 300</u> <u>Salem, OR 97302-1283</u>	cost Of Work: \$ <u>4.7MM</u>  Fee: \$ <u>None</u>
Current Specific use: <u>Vacant land</u>		
Proposed Specific use: <u>ALF - Phase II project</u>		
Project description: <u>2-story assisted living facility</u> <u>Foundation Permit Application</u>		
Contractor's name, address & telephone: <u>Colson &amp; Colson General Contractor, Inc.</u> <u>P.O. Box 14111, Salem, OR 97309-5026</u>		
Who should we contact when the permit is ready: <u>David Holton, Curry Brandaw Architects</u>		
Mailing address: <u>2601 - 25th Street SE</u> <u>Salem, OR 97302-1283</u>		
Phone: (503) 399-1090		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: 

Date: 8.3.04

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



**CITY OF PORTLAND**  
**BUILDING CODE CERTIFICATE**  
 389 Congress St., Room 315  
 Portland, Maine 04101

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

**FROM:** Curry Brandaw Architects

**RE:** Certificate of Design

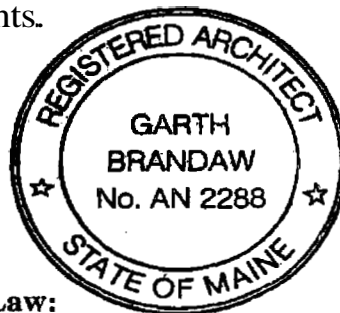
**DATE:** May 18, 2004

**These plans** and / or specifications covering construction work on:

84 - Suite, Portland Assisted Living Facility

**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.

(SEAL)



Signature: 

Title: Managing Partner

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.

Firm: Curry Brandaw Architects

Address: 2601 25th Street S.E., Suite 300  
 Salem, Oregon 97302



# Curry Brandaw Architects

PARTNERSHIP

## STATEMENT OF SPECIAL INSPECTIONS

Project: Portland Assisted Living LLC

Location: 217 Canco Road

Permit Applicant: Colson & Colson Construction Co.

Applicant's Address: P.O. Box 1411 Salem, OR 97309 - 5026

Architect of Record: Curry Brandaw Architects

Structural Engineer of Record: Dan Green Engineering

This statement of special inspection is submitted as a condition for permit issuance in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a Schedule of Special Inspections applicable to this project as well as the name of the Special Inspector, and the identity of other testing laboratories or agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections, and shall furnish inspection reports to the code official and to the structural engineer or architect of record. All discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the code official and the structural engineer or architect of record. Interim reports shall be submitted to the code official and to the structural engineer or architect of record monthly, unless more frequent submissions are requested by the code official.

Job site safety is solely the responsibility of the contractor. Materials and activities to be inspected are not to include the contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

David Holton

Type or Print name

Signature

5.21.04

Date

Applicant's Authorization

Signature

Date



# SCHEDULE OF SPECIAL INSPECTION SERVICES (Continued)

MATERIAL/ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
Precast concrete manufacturer	In-plant review (1705.4.6)	N			
Erection of precast concrete	Field review (1705.4.7)	N			
<b>MASONRY</b> Masonry materials Masonry strength testing	Review submittals (1705.5)	N			
	Review submittal and field testing (1705.5)	N			
	Field review (1705.5)	N			
Construction operations	Field review (1705.5)	N			
<b>WOOD CONSTRUCTION</b> Verify fabrication/quality control procedures	In-plant review (1705.6)	N			
	Field review (1705.8)	N			
<b>PILE FOUNDATIONS</b> Installation	Field review (1705.8)	N			
		N			
<b>OTHER</b> (Attach 8 1/2 x 11 if needed)					
<b>* INSPECTION AGENTS</b>		<b>FIRM</b>	<b>ADDRESS</b>	<b>TELEPHONE NO.</b>	
1. Special Inspector:					
2. Testing Laboratory:					
3. Testing Laboratory:					
4. Other:					

*Note: The Qualifications Of the Special Inspector And Testing Laboratories May Be Subject To The Approval Of The Code Official.*

# SCHEDULE OF SPECIAL INSPECTION SERVICES (Continued)

MATERIAL/ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT		
		Y/N	EXTENT	AGENT* COMPLETED
<b>EARTHWORK (Building Area Only)</b>	Review of submittals and field testing	Y		SEBARD TECHNICS (207)-856-0277
Materials	Field verification of footing subgrades and proffrolling operations	Y		
Subgrade verifications	Field review; density tests for fills and backfills	Y		
Earthwork operations	Field review of placement, evaluation of results	Y		↓
Surcharge				
<b>METAL DECK</b>	Review of submittals	N		
Materials	Field review	N		
Welding	Field Review	N		
Details				
<b>METAL STUDS (Exterior curtain wall only)</b>	Review of submittals and calculations	N		
Materials	Field review	N		
Welding	Field review	N		
Details	Field review	N		

# SCHEDULE OF SPECIAL INSPECTION SERVICES

(See Commentary For Guidance in Completing This Form)

MATERIAL/ACTIVITY	SERVICE	APPLICABLE TO THIS PROJECT			
		Y/N	EXTENT	AGENT*	COMPLETED
<b>STEEL CONSTRUCTION</b> Verify fabrication/quality control procedures	In-plant review (Code Section 1705.3.1) Review material identification markings and certified test reports (1705.3.2)	Y		DAN GREEN ENGINEERING (503)-391-2309	
Structural steel	Review certificate of compliance (1705.3.2)	Y		"	
Weld filler material	Review certificate of compliance (1705.3.2)	Y		"	
Installation of high strength bolts	Field review (1705.3.3.1)	Y		"	
Welding	Shop and field review (1705.3.3.2)	Y		"	
Details	Field review and steel frame (1705.3.3.3)	N			
<b>CONCRETE CONSTRUCTION</b> Concrete materials	Review certificates of compliance (1705.4.1)	N			
Installation of reinforcing steel	Field review (1705.4.2)	N			
Installation of prestressing	In-plant or field review (1705.4.2)	N			
Formwork	Review submittals and field review (1705.4.3)	N			
Concreting Operations:	Review submittal and field testing (1705.4.4)	N			
a. Evaluation of concrete strength	Review submittal and field review (1705.4.4)	N			
b. Proper mix proportions and mix techniques	Review submittal and field review (1705.4.4)	N			
c. Concrete placement	Field review (1705.4.4)	N			
d. Concrete curing	Field review (1705.4.4)	N			
Prestressing	In-plant or field review (1705.4.5)	N			



# Curry Brandaw Architects

PARTNERSHIP

6 August 2004

Mr. Mike Nugent  
City of Portland  
Building Department  
389 Congress Street  
Portland, Maine 04101  
VIA COURIER

Re: Portland Assisted Living Facility  
Portland, Maine

Dear Mike,

Enclosed please find the following items submitted for a foundation permit for the above referenced project:

- Foundation Permit Application
- Statement of Special Inspections
- Geotechnical Report dated 2/9/04

Please contact me if you have any questions. You can reach me by phone at (503) 399-1944, extension 216 or by email at [lisaq@currybrandaw.com](mailto:lisaq@currybrandaw.com).

Sincerely,

Lisa Grisham (Mrs.)  
Curry Brandaw Architects

lg

Enclosures



# Curry Brandaw Architects

PARTNERSHIP

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Type or Print name

Signature

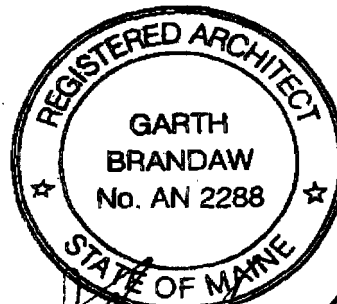
5.21.04

Date

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Signature

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Architect's Seal

2601 - 25th St. SE, Suite 300 ■ Salem, Oregon 97302 ■ Phone 503.399-1090 ■ Fax 503.399-0565



**Curry Brandaw Architects**

2601 - 25<sup>th</sup> St. SE

Suite 300

Salem, Oregon 97302

Phone (503) 399-1090

Fax (503) 399-0565

**LETTER OF TRANSMITTAL**

Pages: 2

Via:  Hand Delivered  General Mail  Overnight Delivery  
 2-day Delivery  Faxed # 1-207-874-8714


To: CITY OF PORTLAND Date: 8.17.04 Job: PORTLAND ALF  
Attn: MIKE NUGENT RE: BUILDING CODE CERTIFICATE  
cc: \_\_\_\_\_ From: DAVID HOLTON

**WE ARE SENDING:**  Copies  Shop drawings  Prints  
 Plans  Specifications  Other: \_\_\_\_\_

**TRANSMITTED FOR:**  Clarification  Approval  Corrections  
 Per request  Approved as noted  Review and comment

**REMARKS:**

MIKE,  
THE BUILDING WILL BE A I-1 OCCUPANCY AND CONSTRUCTION  
TYPE 5A PROTECTED.  
PLEASE GIVE ME A CALL IF YOU HAVE ANY QUESTIONS OR  
NEED ADDITIONAL INFORMATION.

SINCERELY,  




CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

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

FROM DESIGNER: Dan Green Engineering

DATE; May 18, 2004

Job Name: Portland Assisted Living Facility

Address of Construction: Casco Road, Portland, Maine

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**

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

Building Code and Year 1999 BOCA Use Group Classification(s) I-1

Type of Construction 5A PROTECTED

**Structural Systems**

**Roof Snow Load**

- ✓ 50 psf Ground Snow Load (Pg)
- N/A If Pg > 10 psf, Flat Roof snow load, Pf
- ✓ 1.0 If Pg > 10 psf, snow exposure factor, Ce
- ✓ 1.0 If Pg > 10 psf, roof thermal factor
- ✓ 1.0 If Pg > 10 psf, snow load importance factor, I
- ✓ 30 psf Sloped Roof Snowload Ps

**Earthquake Loads**

- ✓ 0.10 Peak velocity-related acceleration, Av
- ✓ 0.10 Peak acceleration, Aa
- ✓ I Seismic hazard exposure group
- ✓ C Seismic performance category
- ✓ S1 Soil profile type
- ✓ see Basic structural system / seismic-resisting system
- ✓ note loadbearing wall/wood structural panels
- ✓ 6.5.4.0 Response modification factor, R, and deflection amplification factor, Cd,

N/A The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

**Wind Loads**

- ✓ 90 mph Basic Wind Speed
- ✓ B Wind Exposure Category
- see lateral design section Wind Design Pressure
- ✓ 0.25 Internal Pressure Coefficient
- ✓ 1.0 Wind Importance Factor

389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936



CITY OF PORTLAND  
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389 Congress St., Room 315  
Portland, Maine 04101

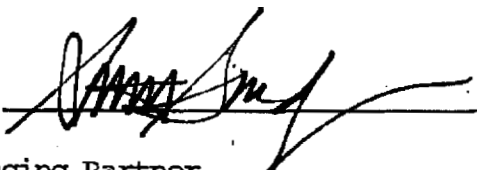
**ACCESSIBILITY CERTIFICATE**

Designer: Curry Brandaw Architects

Address of Project: Canco Road, Portland, Maine

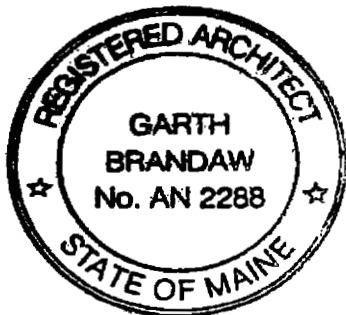
Nature of Project: 84 - Suite, Portland Assisted Living Facility

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: 

Title: Managing Partner

(SEAL)



Firm: Curry Brandaw Architects

Address: 2601 25th Street S.E., Suite 300

Salem, Oregon 97302

Phone: (503) 399-1090