

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Permit Number: 100476

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

This is to certify that SEASIDE HEALTHCARE LLC edge work section
has permission to Minor Parking lot minor parking lot modifications & landscaping
AT 850 BAXTER BLVD CE 166 A010001 III 23 2010

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 lathed or otherwise red-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. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

James Burke 7/23/10
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Lannie Dobson - 850 Baxter Blvd., Seaside Nursing Home

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 7/23/2010 8:54 AM
Subject: 850 Baxter Blvd., Seaside Nursing Home
CC: Giles, Eric

Hi all, this project, site plan #09-79900015 at 850 Baxter Blvd., Seaside Nursing Home, meets minimum DRC site plan requirements for the issuance of a building permit. Please contact me with any questions. Thanks.

Phil

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0476	Issue Date:	CBL: 166 A010001
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Location of Construction: 850 BAXTER BLVD	Owner Name: SEASIDE HEALTHCARE LLC	Owner Address: 850 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone: 2077671866
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-5

Past Use: Commercial - Seaside Rehabilitation	Proposed Use: Commercial - Seaside Rehabilitation - Minor Parking lot minor parking lot modifications & landscaping	Permit Fee: \$710.00	Cost of Work: \$69,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: N/A Type: N/A Site work Signature: JMB 7/23/10	

Proposed Project Description:
Minor Parking lot minor parking lot modifications & landscaping

Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 05/06/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: _____	Zoning Appeal <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: _____
--	---

NOT NEAR 75' set back

09-29900615

Oliver [Signature]

5/5/10

Historic Preservation <input checked="" 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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PERMIT ISSUED

JUL 23 2010

City of Portland

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

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

Permit No: 10-0476	Date Applied For: 05/06/2010	CBL: 166 A010001
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Location of Construction: 850 BAXTER BLVD	Owner Name: SEASIDE HEALTHCARE LLC	Owner Address: 850 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Ledgewood Construction	Contractor Address: 27 Maine St. So. Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Seaside Rehabilitation - Minor Parking lot minor parking lot modifications & landscaping	Proposed Project Description: Minor Parking lot minor parking lot modifications & landscaping
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 05/07/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for any new signage.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 07/23/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
 5/7/2010-mes: WAIT FOR PLANNING TO SIGN OFF ON THE SITE PLAN PRIOR TO ISSUING PERMIT

PERMIT ISSUED

JUL 23 2010

City of Portland



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

_____ 5.6 2010 _____

Received from Ledgerwood Const.

Location of Work 850 Baxter

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 710

Building (11) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (12) _____

Other _____

CBL: 166 A10

Check #: 1407 Total Collected \$ 710

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



General Building Permit Application

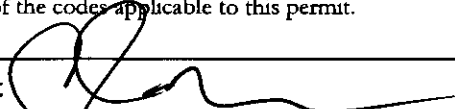
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Seaside Rehabilitation 850 Baxter Blvd.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>166 A 10</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>First Atlantic Healthcare</u> Address <u>222 St. John St.</u> City, State & Zip <u>Portland ME 04101</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>69000</u> C of O Fee: \$ _____ Total Fee: \$ <u>725</u> <u>710</u>
Current legal use (i.e. single family) <u>N/A</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>N/A</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>Minor Parking lot modifications & Landscaping</u>		
Contractor's name: <u>LedgeWood Construction</u> Address: <u>27 Main Street</u> City, State & Zip: <u>South Portland ME 04106</u> Telephone: <u>767-1866</u> Who should we contact when the permit is ready: <u>Chris Martin</u> Telephone: <u>767-1866</u> Mailing address: <u>27 Main St. So. Portland ME 04106</u>		

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

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

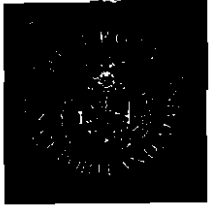
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 	Date: <u>5-6-10</u>	RECEIVED
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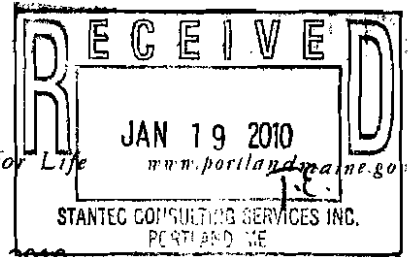
This is not a permit; you may not commence ANY work until the permit is issued

MAY - 6 2010

Dept. of Building Inspection
City of Portland Maine



Strengthening a Remarkable City, Building a Community for Life



Planning & Urban Development Department
Penny St. Louis Littell, Director

JANUARY 14, 2010

FIRST ATLANTIC HEALTHCARE CRAIG COFFIN, COO 222 SAINT JOHN ST. PORTLAND, ME 04101	STANTEC CONSULTING TOM EMERY 22 FREE STREET SUITE 205 PORTLAND, ME 04101-3900
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Project Name: Seaside Rehabilitation
Project ID: 09-79900015
Project Address: 850 Baxter Boulevard
Planner: Eric Giles, AICP, LEED AP

Dear Mr. Emery:

On 1/14/2010, the Portland Planning Authority approved a minor site plan for Seaside Rehabilitation at 850 Baxter Boulevard as submitted by First Atlantic Healthcare and shown on the approved plan prepared by Stantec Consulting Services Inc. and dated 12/30/09.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. A building permit for site work only is required, so submit the application with the site plan to the Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Erick Giles at 207-874-8723 or egiles@portlandmaine.gov

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Eric Giles, AICP Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Services
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File



Certificate of Design Application

From Designer:

KORRSIDE ARCHITECTS, LLC / BRICKWORK STRUCTURE

Date:

4/24/10

Job Name:

SEASIDE NURSING FACILITY, RENOVATIONS

Address of Construction:

850 BODLER BOULEVARD, PORTLAND

2003 International Building Code

Construction project was designed to the building code criteria listed below.

Building Code & Year 2003/IBC Use Group Classification (s) INSTITUTIONAL

Type of Construction 2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO, FIRE SUPPRESSION **YES SUPERVISORY**

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) YES

Structural Design Calculations

COMPLETED Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1608)

Uniformly distributed floor live loads (703.11, 1807)

Floor Area Use	Loads Shown
<u>3rd Floor</u>	<u>110 psf</u>
<u>2nd Floor</u>	<u>110 psf</u>
<u>1st Floor</u>	<u>110 psf</u>
<u>Basement</u>	<u>110 psf</u>

Wind loads (1603.1.4, 1609)

- ASCE 7 Design option utilized (1609.1.1, 1609.6)
- 100 Basic wind speed (1809.3)
- II Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
- II Wind exposure category (1609.4)
- 0.85 Internal pressure coefficient (ASCE 7)
- 150 Component and cladding pressures (1609.1.1, 1609.6.2.2)
- II Maximum wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- II Design option utilized (1614.1)
- II Seismic use group ("Category")
- 1.0 Spectral response coefficients, S_1 & S_D (1615.1)
- II Site class (1615.1.5)

ASCE 7 Analysis procedure (1617.6, 1617.5)

- 1.0 Live load reduction
- ASCE 7 Roof live loads (1603.1.2, 1607.11)
- 20 psf Roof snow loads (1603.1.3, 1608)
- 50 Ground snow load, P_g (1608.2)
- 1.0 If $P_g > 10$ psf, flat-roof snow load, P_f
- 0.8 If $P_g > 10$ psf, snow exposure factor, C_e
- 1.0 If $P_g > 10$ psf, snow load importance factor, I_s
- 1.0 Roof thermal factor, C_t (1608.4)
- 1.0 Sloped roof snowload, P_s (1608.4)
- II Seismic design category (1616.3)
- ASCE 7 Basic seismic force resisting system (1617.6.2)
- 1.0 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
- ASCE 7 Analysis procedure (1617.6, 1617.5)
- ASCE 7 Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- ASCE 7 Flood Hazard area (1612.3)
- ASCE 7 Elevation of structure

Other loads

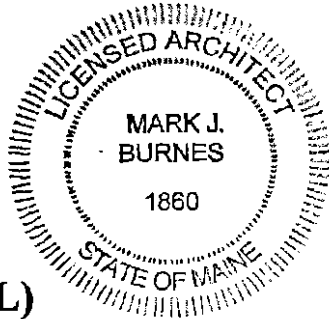
- ASCE 7 Concentrated loads (1607.4)
- ASCE 7 Partition loads (1607.5)
- ASCE 7 Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



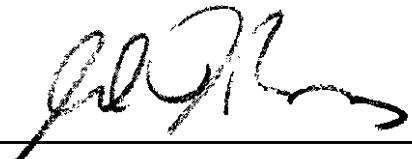
Accessibility Building Code Certificate

Designer: FORESIDE ARCHITECTS / MARK BURNES
 Address of Project: SEASIDE NURSING FACILITY
850 BAXTER BOULEVARD, PORTLAND
 Nature of Project: RENOVATIONS TO FORMER
MAIN ENTRY, REMOVAL AND
REPLACEMENT

I hereby certify that the proposed construction work as described above complies with applicable minimum standards based on the Maine Building Code and Federal Americans with Disabilities Act (including Buildings with 4 or more units) and on the Federal Fair Housing Act standards. I also provide proof of compliance on page 4.



(SEAL)

Signature: 
 Title: PRESIDENT
 Firm: FORESIDE ARCHITECTS, LLC
 Address: 281 VERANDA ST.
PORTLAND, ME. 04103
 Phone: 781 - 3344

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date:

4/24/10

From:

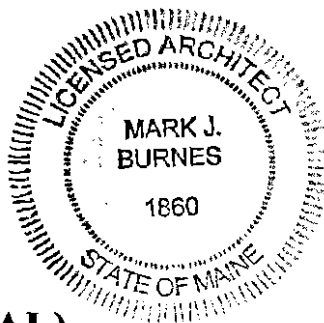
FORESIDE ARCHITECTS, LLC

These plans and / or specifications covering construction work on:

SEASIDE NURSING FACILITY

850 BAXTER BOULEVARD, PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature:

[Handwritten Signature]

Title:

PRESIDENT

Firm:

FORESIDE ARCHITECTS, LLC

Address:

281 VERANDA ST.

PORTLAND, ME 04103

Phone:

781-3344

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Transmittal



Stantec

Stantec Consulting Services Inc.
22 Free Street Suite 205
Portland ME 04101-3900
Tel: (207) 775-3211
Fax: (207) 775-6434

To: Chris Morin
Company: Ledgewood Construction
Address: 27 Main St
South Portland, ME 04106
Phone:
Date: May 6, 2010
File: 210800542 Seaside
Delivery: Drop off

From: Thomas N. Emery
 For Your Information
 For Your Approval
 For Your Review
 As Requested

Reference: 210800542 Seaside First Atlantic

Attachment:

Copies	Doc Date	Pages	Description
1	May 5, 2010	7 w/ cover	Seaside Landscape Plans Paper copy
1	May 5, 2010	7	Seaside Landscape Plans PDF via email 050510
1	Jan 14, 2010	3	City Approval letter pdf copy via email 050510

STANTEC CONSULTING SERVICES INC.

Thomas N. Emery, RLA ASLA
Senior Associate
Tel: (207) 775-3211
Fax: (207) 775-6434
tom.emery@stantec.com

c. M Burnes, C Coffin

One Team. Infinite Solutions.

RECEIVED
MAY - 6
Dept. of Building
City of Portland
Sections
Maine