

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

Location of Construction: 850 Baxter Blvd		Owner: First Atlantic Corp		Phone: 874-2700		Permit No: <b>980734</b>	
Owner Address: 222 St John St 04102		Lessee/Buyer's Name: Seaside Nursing & Retirement Home		Phone:		BusinessName:	
Contractor Name: Bailey Sign Co.		Address: 9 Thomas Dr Westbrook, ME		Phone: 04092 774-2843		Permit Issued: <b>JUL - 7 1998</b>	
Past Use:  Nursing & Retirement Home		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$ 35.80	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>5197</i> Use Group: Type: <i>BOCA 96</i>	
Proposed Project Description:  Install Signage				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 166-A-010	
Permit Taken By: MG		Date Applied For: 02 July 1998		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <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"/>	

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..

**CERTIFICATION**

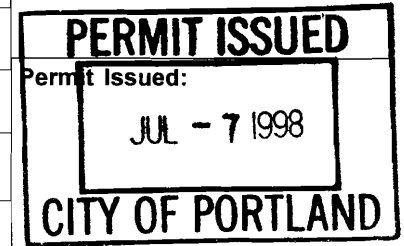
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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 provisions of the code(s) applicable to such permit

06 July 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE\*\*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>850 Baxter Blvd. Portland ME</u>		
Total Square Footage of Proposed Structure: <u>54A</u>	Square Footage of Lot: <u>161,000 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Number Chart <u>166</u> Block <u>A</u> Lot <u>010</u>	Owner: <u>First Atlantic Corporation</u>	Telephone#: <u>874-2700</u>
Owner's Address: <u>222 St John's Street Suite 134 Portland, Maine 04102</u>	Lessee/Buyer's Name (If Applicable): <u>Seaside Nursing Retirement Home</u>	Cost of Work: <u>\$ 350.00 54A</u>
Proposed Project Description:(Please be as specific as possible) <u>install signage</u>		
Contractor's Name, Address & Telephone <u>Bailey Sign Company, Inc. 9 Thomas Drive Westbrook ME</u>		
Current Use: <u>Nursing Retirement Home</u>	Proposed Use: <u>Nursing Retirement Home</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <u>Judith Bailey</u>	Date: <u>7-1-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

# BUILDING PERMIT REPORT

DATE: 7 July 98 ADDRESS: 850 Baxter Blvd. 166-A-110  
REASON FOR PERMIT: Signage  
BUILDING OWNER: First Atlantic Corp  
CONTRACTOR: Barley Sign Co.  
PERMIT APPLICANT: T  
USE GROUP Signage BOCA 1996 CONSTRUCTION TYPE \_\_\_\_\_

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups +2", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closers. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19.920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsin addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024 Of the City's building code (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. \_\_\_\_\_
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_



P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal

**SIGNAGE PRE-APPLICATION**

*Institute of*

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 850 Baxter Blvd. Portland ME ZONE: R-5

OWNER: First Atlantic Corporation

APPLICANT: Bailey Sign / Seaside Nursing & Retirement Home

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT?  YES NO      MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign)  YES NO --- DIMENSIONS 5'5" X 10' HEIGHT 6'3"

MORE THAN ONE SIGN? YES  NO DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.? YES  NO DIMENSIONS \_\_\_\_\_

MORE THAN ONE SIGN? YES NO DIMENSIONS \_\_\_\_\_

AWNING: YES  NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK \_\_\_\_\_

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: N/A - no other signage at site

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 600 # (-,+)

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

*Street Frontage 350'*

*50# max = 55# per calc - however this is not a full rectangular sign, - I believe it actually works out to 50# or under*

*8' high max = 6.25' wide*

*over 5' from streetline*

**YOU SHALL PROVIDE:**

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: Judy Bailey DATE: 7-1-98



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
03/12/98

<b>PRODUCER</b>  The Bill Johnson Ins. Agency 217 Main Street  Lewiston ME 04243	<b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</b>
	<b>COMPANIES AFFORDING COVERAGE</b>
COMPANY <b>A</b>	<b>Medical Mutual Insurance</b>

<b>INSURED</b>  Seaside Health Care LLC DBA Seaside Nursing & Retirement Home 850 Baxter Boulevard Portland ME 04101	COMPANY <b>B</b>	<b>Hanover</b>
	COMPANY <b>C</b>	
	COMPANY <b>D</b>	

**COVERAGES**  
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	HCF00128-03	12/31/97	12/31/98	GENERAL AGGREGATE \$ 3,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG \$ 1,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$ 1,000,000
	OWNERS' & CONTRACTOR'S PROT				EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ 100,000
					MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
	<input type="checkbox"/> HIRED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY. \$
					\$
					\$
A	EXCESS LIABILITY	UMB00130-03	12/31/97	12/31/98	EACH OCCURRENCE \$ 10,000,000
	<input checked="" type="checkbox"/> UMBRELLA FORM				AGGREGATE \$ 10,000,000
	OTHER THAN UMBRELLA FORM				\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WDP4361585-07	07/01/97	07/01/98	WC STATUTORY LIMITS OTHER \$
	<input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EL EACH ACCIDENT \$ 100,000
	THE PROPRIETOR, PARTNERS, EXECUTIVE OFFICERS ARE				EL DISEASE - POLICY LIMIT \$ 500,000
					EL DISEASE - EA EMPLOYEE \$ 100,000
A	Professional Liability	HCF00128-03	12/31/97	12/31/98	Each Loss Limit 1,000,000 Aggregate Limit 3,000,000

DESCRIPTION OF OPERATIONS, LOCATIONS, VEHICLES, SPECIAL ITEMS  
 As required

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  


**Seaside** NURSING  
and  
RETIREMENT HOME

CYNTHIA A. FARLEY  
ADMINISTRATOR

June 24, 1998

To Whom It May Concern,

Seaside Nursing and Retirement Center and First Atlantic Corporation give permission to Bailey Sign of Westbrook, ME to install signage on our property at 850 Baxter Blvd., Portland, ME.

Should you have any further questions with regard to this permission please feel free to get in touch with me.

Sincerely Yours,



Cynthia Farley  
Administrator

X =  
sign  
placement



X = sign  
placement







20" U.C. & 12 1/2" L.C.  
ALDINE 721 BT (NORMAL-ITALIC)

1/2" RULES

5 1/2" U.C. & 3 1/2" L.C.  
ALDINE 721 BT (NORMAL-ITALIC)

4" SQ. STEEL POST CLAD W/ WOOD TRIM  
O.A. DIMENSION 10" WIDE

FINISH GRADE

INSTALLATION NOTE:  
4" SQ. STEEL POST  
DIRECT SET  
4" BELOW GRADE  
18" DIAMETER HOLE - CONCRETE

(1) S.F. 5'-5" X 10'-0" X \_\_\_\_\_" CARVED WOODEN SIGN

POST TRIMWORK = WHITE  
SIGN BIG = PMS # 3302U DARK GREEN  
CARVED & PAINTED COPY = GOLD

SPECIAL INFORMATION

VOLTAGE

PLEASE NOTE:  
THIS IS A PROGRESS PRINT - FIELD MEASUREMENTS MAY OR MAY NOT NEED TO BE VERIFIED.  
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF BAILEY SIGN INCORPORATED AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.  
COLORS SHOWN HERE ARE FOR DISTRIBUTION ONLY. COLOR MATCH NUMBERS WILL BE NEEDED.  
IF AN ELECTRIC SIGN, THEN INSTALLATION MUST BE ACCOMPLISHED IN TOTAL COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE REQUIREMENTS OF UNDERWRITERS LABORATORY CANADIAN STANDARDS ASSOCIATION, AND APPLICABLE LOCAL CODES.

9 Thomas Drive  
Col. Westbrook Executive Park  
Westbrook, ME 04092  
207-774-2843 / 1-800-539-SIGN

© COPYRIGHT 1998

CUSTOMER:  
SEASIDE NURSING HOME  
LOCATION:  
850 BAXTER BLVD.  
PORTLAND, ME

SALESPERSON: B. BAILEY

DRAWN BY: L.W. MERRIFIELD

ACCEPTANCE SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SALES CLIENT \_\_\_\_\_

PS. # D-807 W.O. # \_\_\_\_\_

SCALE 1/2" = 1' DATE 4/23/98

REVISIONS:  
6/11/98 OPTION B / COPY CHANGE  
7/1/98 INSTALLATION INFO

DRAWING NO: 03818 A R2  
SHEET \_\_\_\_\_

PERMIT PRINT

