

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

Permit No: 01-0384	Issue Date: MAY - 17	CEL: 172-A-04 408-0005
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Location of Construction: (1133 Washington Ave) 136 Bay	Owner Name: St Joseph's Manor	Owner Address: 213 Maine Ave	Phone:
Business Name: n/a	Contractor Name: Dicon Construction	Contractor Address: 570 Ocean Ave Portland	Phone: 2078780254
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial	Zone: R-3

Past Use: Commercial / Office space	Proposed Use: Commercial / Expanding vacant office to Child Day Care.	Permit Fee: \$144.00	Cost of Work: \$19,700.00	CEO District: 2
Proposed Project Description: Child Day Care		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: PERMIT ISSUED WITH REQUIREMENTS Use Group: 30B Signature: [Signature] Date: BOCA/09/1999	
		Signature: [Signature]	Signature: [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: gg	Date Applied For: 04/18/2001	Zoning Approval		
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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..	Special Zone or Reviews <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: [Signature]	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>Granted 4/5/01</i> <input type="checkbox"/> Denied Date: [Signature]	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: [Signature]
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PERMIT ISSUED WITH REQUIREMENTS

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

THIS IS NOT A PERMIT/CONSRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Swelling, All Purpose Building Permit Application

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: Saint Joseph's Manor ^{136 Bay St} (1133 Washington Ave) Portland, Maine		
Total Square Footage of Proposed Structure: see note 1	Square Footage of Lot: N/A	
Tax Assessor's Chart, Block & Lot Number: <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">408 Chart# 08 172</div> <div style="text-align: center;">D Block# D A</div> <div style="text-align: center;">005 Lot# 5 014</div> </div>	Owner: Roman Catholic Bishop of Portland	Telephone# 773-6471
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: 510 Ocean Avenue Portland, Maine 04103	Cost of Work: \$19,700 Fee: \$144.00
Current use: <u>Office space/Resident rooms.</u>		
Proposed Use: <u>Child Day Care.</u>		
Project Description: <u>Convert office space and two resident rooms into child day care to enlarge our current child care</u>		
Contractor's Name, Address & Telephone: Dicon Construction 510 Ocean Avenue Portland, Maine		Telephone# 207-878-0254

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
- 2 copies of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction/building plan on paper no larger than 11" x 17"

Please note that single-family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

(1) will be utilizing existing space

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

**All Purpose Building Permit Application change of use
Change of use**

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: Saint Joseph's Manor
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Total Square Footage of Proposed Structure: see note 1	Square Footage of lot:
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Tax Assessor's Chart, Block & Lot Number Chart# 08 Block# D Lot# 5	Owner: Roman Catholic Bishop of Portland	Telephone# 773-6471
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Lessee/Buyer's Name (If Applicable)	Owner'/Purchaser/Lessee Address: 510 Ocean Avenue Portland, Maine 04103	Cost of work: Fee: \$50.00
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Current use: Office space and two resident rooms If the location is currently vacant, what was prior use: Approximately how long has it been vacant: Proposed use: Child Day Care Project description: Convert office and resident rooms to enlarge our current child day care.	<i>addition of Info only</i>
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Contractor's Name, Address & Telephone: Dicon Construction 570 Ocean Avenue Portland, Maine PH# 878-0254 Applicants Name, Address & Telephone: Saint Joseph's Manor 1133 Washington Avenue Portland, Maine PH# 797-0600 Who should we contact when the permit is ready: <u>Tom Darcy (Maintenance Manager)</u> Telephone: 797-0600 If you would like the permit mailed, what mailing address should we use:

(1) Will be utilizing existing space

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

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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: 	Date: 4/18/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

136 Ray

172-A-14

DATE: 23 APRIL 2001 ADDRESS: (1133 Washington) AVE. CBL: 408-D-605

REASON FOR PERMIT: Child Day Care

BUILDING OWNER: St. Joseph's Manor / Dicon Const.

PERMIT APPLICANT: CONTRACTOR Dicon Const.

USE GROUP: I/E CONSTRUCTION TYPE: B-B CONSTRUCTION COST: \$19,700/00 PERMIT FEES: \$14400

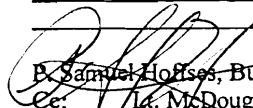
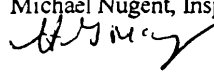
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13, *21, *22, *23, *24, *28, *30, *31, *35, *38, *37

- *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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. 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. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. 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.
8. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. 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 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. 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. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

- 20. 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 920.3.2 (BOCA National Building Code/1999), 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 basements
- * 21. 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. (Section 921.0)
- * 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- * 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- * 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. 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 the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- * 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. 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).
- * 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *Separate permits are required for new signage*
- 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- * 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 38. Section 305.0 - Section 305.2 Day Care Facilities shall be adhere too.
- 39. State Fire Marshall approval required for this project


 P. Samuel Hoffses, Building Inspector
 cc: M. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


PSH 10/1/00

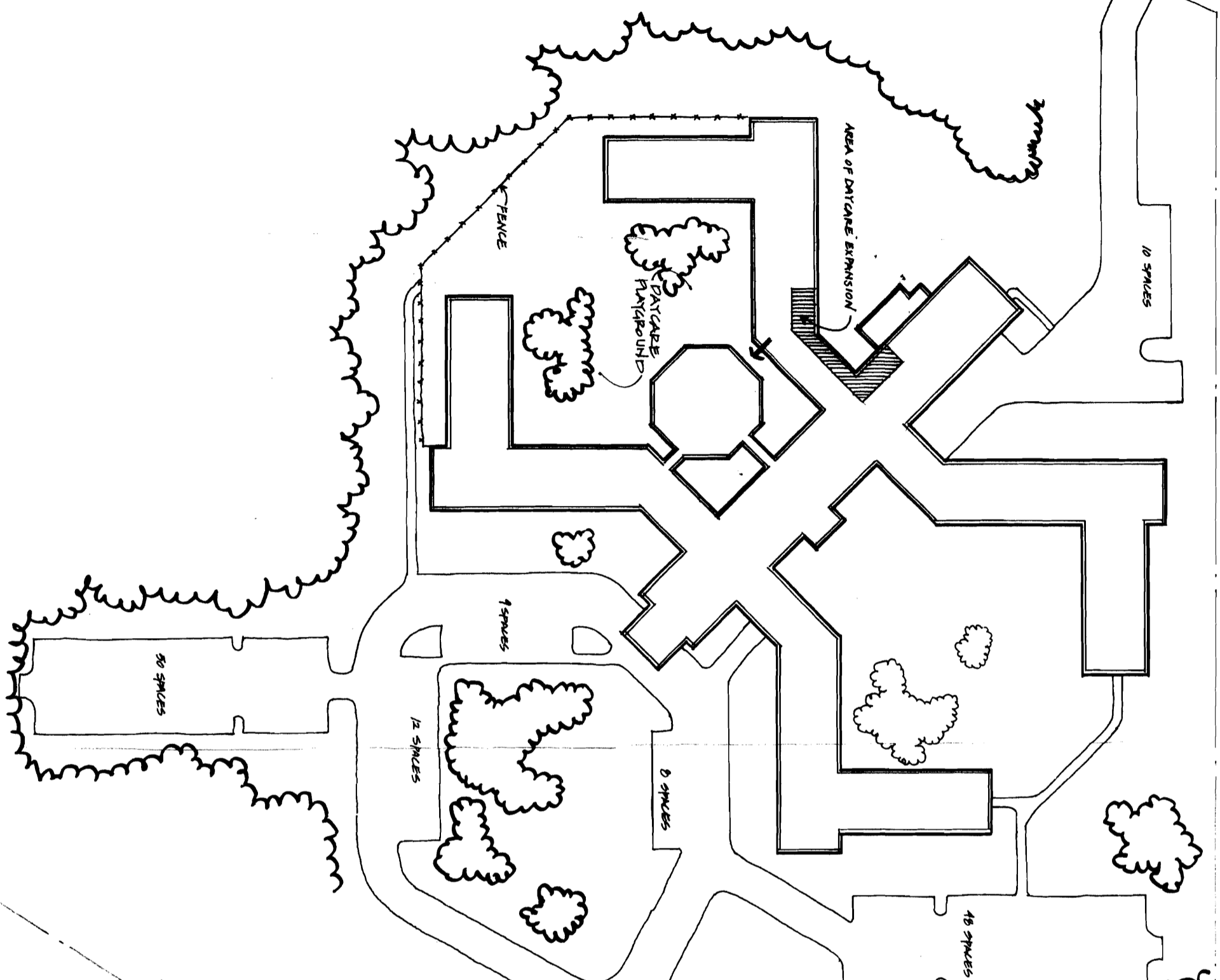
****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

RAY STREET



FENCE

PLAYCARE PLAYGROUND

AREA OF DAYCARE EXPANSION

10 SPACES

1 SPACES

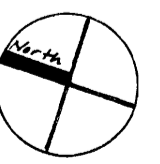
12 SPACES

8 SPACES

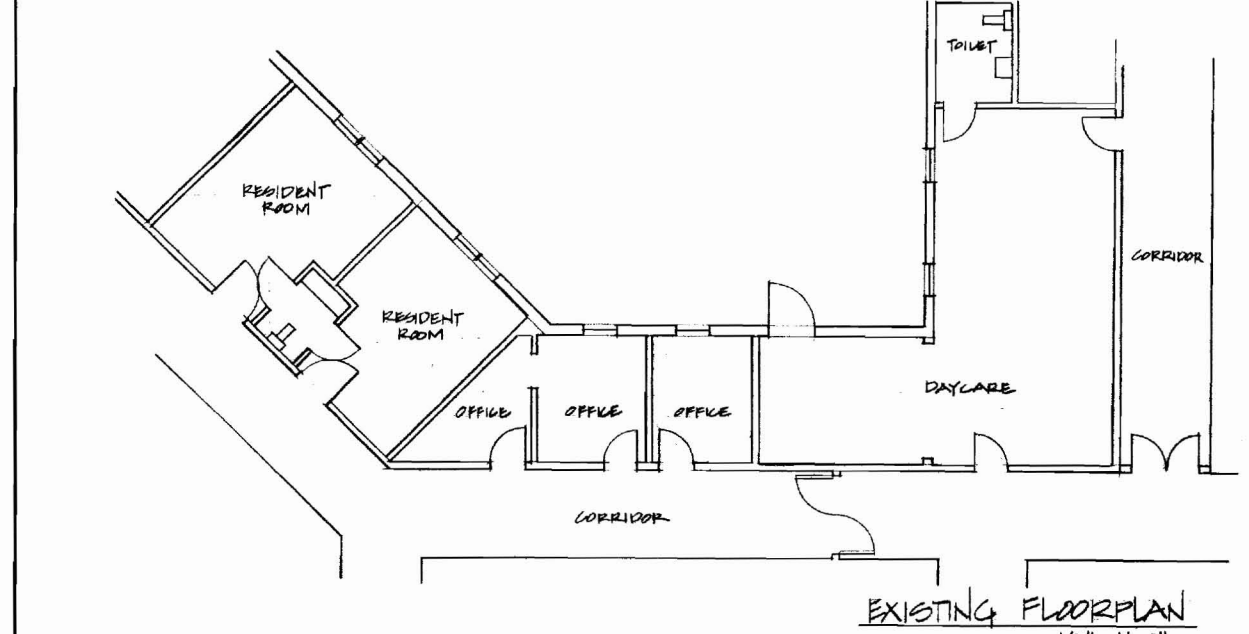
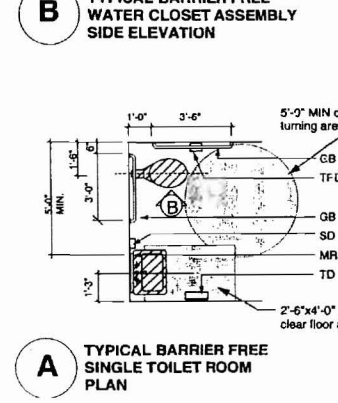
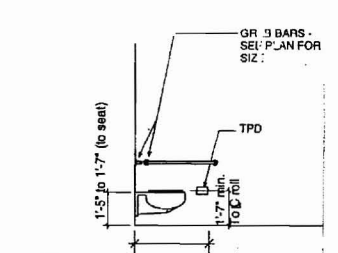
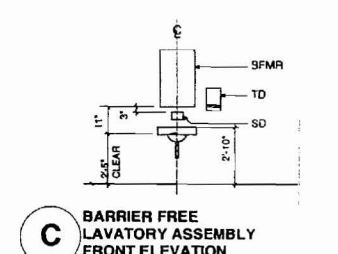
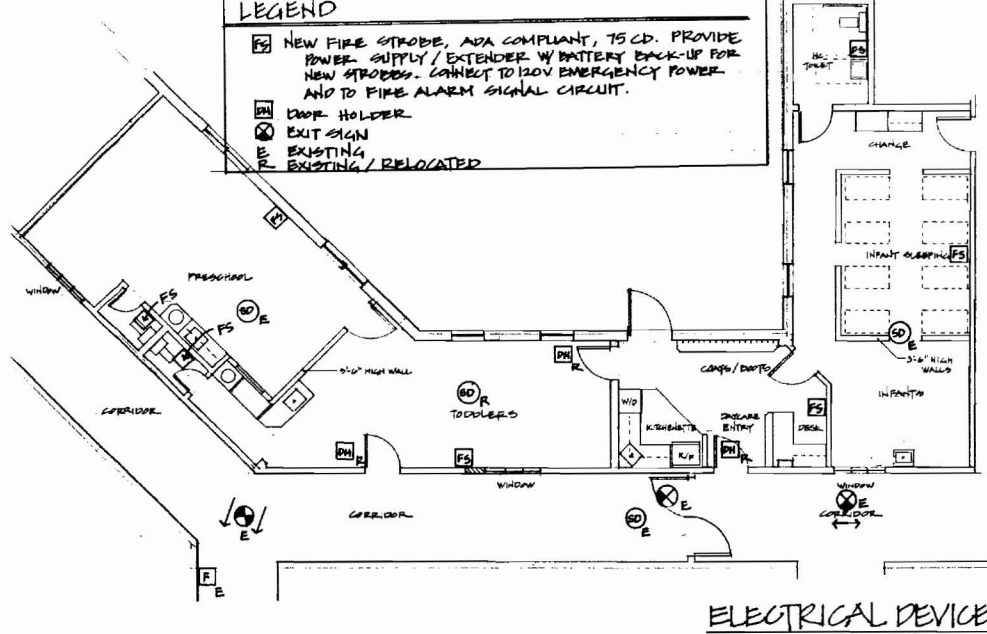
48 SPACES

50 SPACES

WASHINGTON AVENUE

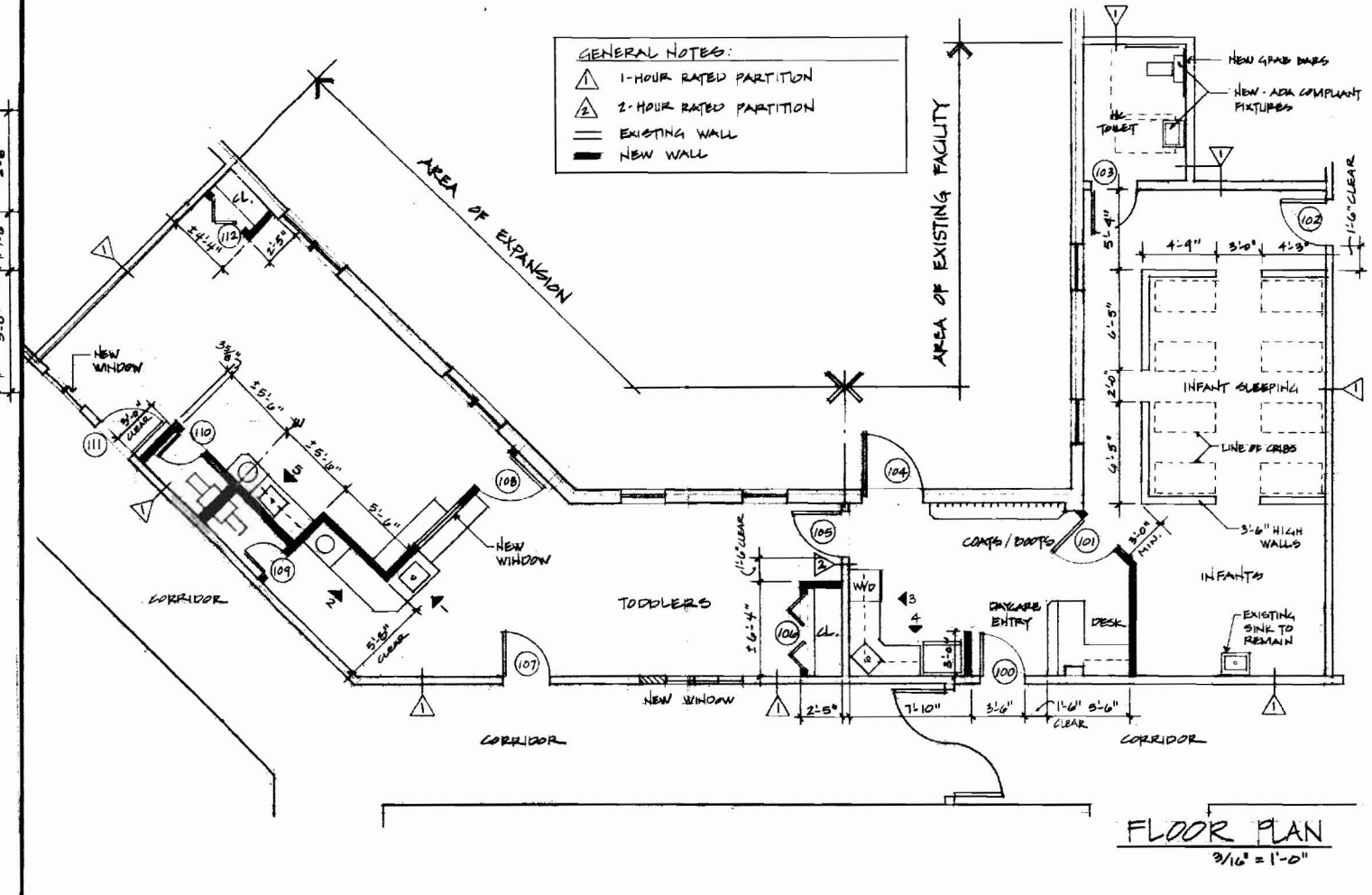
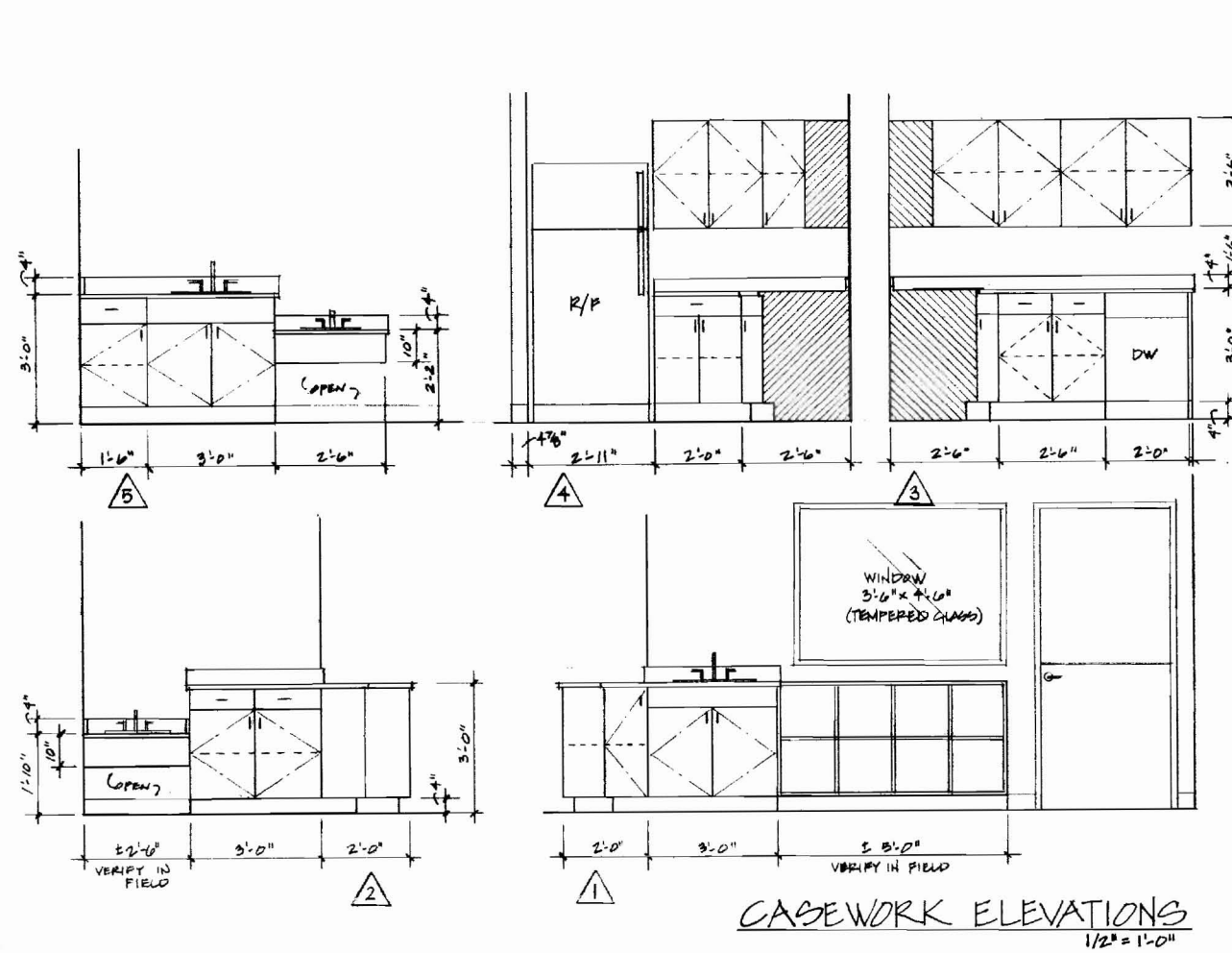


SAINT JOSEPH'S MANOR
 SITE PLAN 1" = 50'-0"



DOOR SCHEDULE

No.	DOORS Type	Matl.	Size (WxH)	HARDWARE Type	Fire Rating	REMARKS
100	Flush	Wood	3'-0" x 7'-0"	Lever Handles / Passage Set / Closer	45 min.	
101	Dutch Door	Wood	3'-0" x 7'-0"	Lever Handles / Passage Set		
102	Flush	Wood	3'-0" x 7'-0"	Lever Handles / Passage Set	45 min.	
103	Flush	Wood	3'-0" x 7'-0"	Lever Handles / Privacy Set		
104	Existing					Existing to Remain
105	Flush	Wood	3'-0" x 7'-0"	Lever Handles / Passage Set / Closer	90 min.	
106	Bi-fold	Wood	Pair 2'-6" x 6'-8"	4" Pulls / Bi-fold		
107	Flush	Wood	3'-0" x 7'-0"	Lever Handles / Passage Set / Closer	45 min.	
108	Dutch Door	Wood	3'-0" x 7'-0"	Lever Handles / Passage Set		
109	Flush	Wood	2'-6" wide	Pull / Toilet Partition Latch		
110	Flush	Wood	2'-6" wide	Pull / Toilet Partition Latch		
111	Flush	Wood	3'-0" x 7'-0"	Lever Handles / Passage Set / Closer	45 min.	
112	Bi-fold	Wood	3'-0" x 6'-8"	4" Pulls / Bi-fold		



ARCHITECT
 INTERIOR DESIGN
 PLANNING
PDT ARCHITECT
 40 DARTMOUTH ST. # 2
 PORTLAND, ME 04101
 207.775.2262

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SAINT JOSEPH'S MANOR
 DAY CARE EXPANSION
 PORTLAND, MAINE

JOB NO.
 01-028

DRWN.

SCALE
 AS NOTED

ISSUE
 FOR
 CONSTRUCTION

TITLE
 PLANS

SHEET
A1.1