

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061494

Please Read Application And Notes, If Any, Attached

This is to certify that JEWISH HOME FOR THE AGED THE /C M Cimino, Inc

has permission to Interior renovations to existing main lobby

AT 618 OCEAN AVE

174 A013001

PERMIT ISSUED

NOV - 8 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to 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 when permission is procured before this building or part thereof is occupied or service is closed-in. 4
YOUR NOTICE REQUIRED

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass 10-25-06

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jeanie Banke 11/7/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1494	Issue Date:	CBL: 174 A013001
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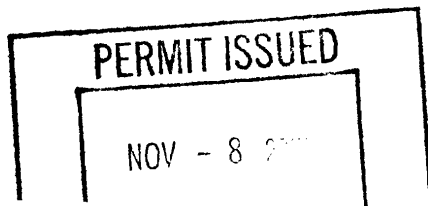
Location of Construction: 618 OCEAN AVE	Owner Name: JEWISH HOME FOR THE AGED	Owner Address: 630 OCEAN AVE	Phone:
Business Name:	Contractor Name: C M Cimino, Inc	Contractor Address: 3 Warren Ave. Westbrook	Phone: 2078548876
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-3

Past Use: Commercial	Proposed Use: Commercial interior renovations to existing main lobby <i>Adding Exterior Canopy</i>	Permit Fee: \$2,000.00	Cost of Work: \$198,000.00	CEO District: 4
Proposed Project Description: Interior renovations to existing main lobby <i>with exterior canopy</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>I-2</i> Type: <i>2B</i> <i>IBC-2003</i>	
		Signature: <i>Craig Cass</i> Signature: <i>AMB 11/7/06</i>		
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: dmartin	Date Applied For: 10/11/2006	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 <i>Site Plan exemption approved</i> Maj. <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/13/06</i>	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: _____	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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City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1494	Date Applied For: 10/11/2006	CBL: 174 A013001
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Location of Construction: 618 OCEAN AVE	Owner Name: JEWISH HOME FOR THE AGED	Owner Address: 630 OCEAN AVE	Phone:
Business Name:	Contractor Name: C M Cimino, Inc	Contractor Address: 3 Warren Ave. Westbrook	Phone (207) 854-8876
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial interior renovations to existing main lobby - adding exterior canopy	Proposed Project Description: Interior renovations to existing main lobby- adding exterior canopy
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 10/13/2006
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/07/2006
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 2) Structural details or plans for the canopy assembly are required to be submitted prior to the installation. 			
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 10/25/2006
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) All construction shall comply with NFPA 101 2) A new evacuation plan is required during construction 3) Fire Alarm and Sprinkler test reports are required. 			

Comments:
10/13/2006-gg: received granted site exemption. /gg



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: The Cedars, 630 Ocean Avenue, Portland, ME 04103		
Total Square Footage of Proposed Structure Existing=45,663 sq. ft., Proposed=45,663 sq. ft NO CHANGE		Square Footage of Lot Existing=460,350 sq. ft.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 174 A 013	Owner: The Cedars	Telephone: (207) 772-5456
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: C.M. Cimino Inc. 3 Warren Ave. Westbrook, Maine 04092 854-8876	Cost Of Work: \$ 198,000.00 Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>1-2, Nursing Home</u> <u>Cedars</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>1-2, Nursing Home</u> <u>same</u>		
Project description: At The Cedars Hoffman Center Skilled Nursing Facility, the proposed work includes renovations of the existing Main Lobby and Ambulance Entrance areas. In the Main Lobby, replacing existing doors and adding a new reception desk. At the Ambulance Entrance, renovating interior spaces as well as adding an exterior canopy. Neither of these changes will affect the existing square footages of the building and there will be only minor relocations to the life safety systems of the structure.		
Contractor's name, address & telephone: C.M. Cimino, Inc. 3 Warren Avenue, Westbrook, ME 04092		
Who should we contact when the permit is ready: <u>C.M. Cimino, Inc.</u>		
Mailing address: (same as above)		Phone: <u>(207) 854-8876</u>

**DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME**

OCT 11 2006

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

RECEIVED

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.



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

ACCESSIBILITY CERTIFICATE

Designer: Tsomides Associates Architects/Planners

Address of Project: 630 Ocean Avenue, Portland, ME

Nature of Project: The Hoffman Center at The Cedars

Skilled Care Lobby and Ambulance

Entrance Upgrades

To the best of our knowledge, information and belief

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

Signature: 

Title: Principal

Firm: Tsomides Associates





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: Tsomides Associates Architects/Planners

RE: Certificate of Design

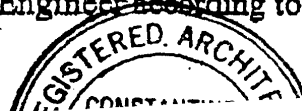
DATE: 9/27/06

These plans and / or specifications covering construction work on:

The Hoffman Center at The Cedars Skilled Care Lobby & Amb. Ent. Upgrade

To the best of our knowledge, information and belief

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



FROM DESIGNER: Constantine I. Tsomides, Tsomides Associates

DATE: 9/27/06

Job Name: The Hoffman Center at The Cedars

Address of Construction: 630 Ocean Avenue, Portland, ME

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) I-2 Nursing Home

Type of Construction IIA

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yes, exist

Is the Structure mixed use? no if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? yes Geotechnical/Soils report required? (See Section 1802.2) no

Existing		_____	Live load reduction (1603.1.1, 1607.8, 1607.10)
STRUCTURAL DESIGN CALCULATIONS	N/A unless noted	_____	_____
_____	Submitted for all structural members (108.1, 108.1.1)	_____	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		_____	Roof snow loads (1603.7.3, 1609) per Bldg. Co
Uniformly distributed floor live loads (1603.11, 1607)		_____	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	_____	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
_____	_____	_____	If $P_g > 10$ psf, snow exposure factor, (Table 1608.3.1)
_____	_____	_____	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.8)
_____	_____	_____	Roof thermal factor, C_r (Table 1606.3)
_____	_____	_____	Sloped roof snowload, P_s (1608.4)
_____	_____	_____	Seismic design category (1616.3)
Wind loads (1603.1.4, 1609)		_____	Basic seismic-force-resisting system (Table 1617.6.2)
_____	Design option utilized (1609.1.1, 1609.5)	_____	Response modification coefficient, R and deflection amplification factor, (Table 1617.6.2)
<u>90 mph</u>	Basic wind speed (1609.3)	_____	Analysis procedure (1616.6, 1617.5)
_____	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)	_____	
<u>C</u>	Wind exposure category (1609.4)	_____	

Fire Department Requirements

PROJECT ARCHITECT:

Tsomides Associates Architects/Planners (TAAP)
389 Elliot Street
Newton Upper Falls, MA 02464
(617) 969-4774

PROPOSED USE OF STRUCTURE:

I-2 Nursing Home.

SQUARE FOOTAGE OF PROPOSED STRUCTURE:

Existing Structure: 45,663 square feet.
Proposed Structure: 45,663 square feet.
No change.

EXISTING AND PROPOSED FIRE PROTECTION OF STRUCTURE:

Fully sprinklered building, minor relocation of heads at areas of work.

SEPARATE PLANS SHALL BE SUBMITTED FOR:

- a) Suppression system---N/A, existing system with minor head relocations
- b) Detection System---N/A, existing system with minor device relocations

A SEPARATE LIFE SAFETY PLAN:

Life safety systems, including means of egress, fire suppression and detection, to remain with minor head or device relocations.

From: "Tom McBride" <tmcbride@tsomides.com>
To: <gec@portlandmaine.gov>
Date: 10/25/2006 8:01:51 AM
Subject: Cedars Skilled Care Center Lobby and Ambulance Entrance Upgrades

Dear Capt. Cass:

Thank you for taking the time to speak with us on Monday. Following and attached for your review and acceptance are a Code Summary and other requested information:

1. Please see attached Memorandum regarding a Code Analysis, 10-24-06, for a summary of relevant Life Safety Code information.
2. We understand that fire suppression and fire alarm drawings will be required to be submitted for your review prior to project completion, and will ensure that this is undertaken.
3. The drawings have been forwarded to the State Fire Marshal's office for review.
4. The Owner will modify their evacuation plan to accommodate construction conditions.
5. The following commentary is from the Contractor, with regard to the handling of means of egress during construction:
 - a. The Main Lobby at no time will be closed to traffic for access or egress to and from the facility.
 - b. The Ambulance entrance will be closed. Egress from the facility will be accomplished thru the fire exit directly down the hallway.
6. Per attached Code Analysis, the corridor walls are not required to be fire rated, but need to prevent the passage of smoke. The partitions are called out to extend to the bottom of the deck above to achieve this.
7. Interior finishes will conform to requirements on the attached Code Analysis.

Please let us know if we can provide any further information.

Thank you for your attention to this project.

Sincerely,
Tom McBride

617.969.4774
617.969.4793 Fax

<mailto:tmcbride@tsomides.com>

CC: "Kathryn Callnan (E-mail)" <kcallnan@thecedarsportland.org>, "John Watson" <JWatson@thecedarsportland.org>, "Tom Yoder" <tyoder@tyoder.com>, "Mike Cimino" <mmikecmc@aol.com>, "Sarah Zarum" <szarum@tsomides.com>, "Constantine Tsomides" <ctsomides@tsomides.com>, "Stephen Woodman" <Stephen@designisinthedetails.com>

MEMORANDUM

October 24, 2006

Echo Bridge Office Park
389 Elliot Street
Newton Upper Falls, MA 02464
617.969.4774
617.969.4793 Fax
www.tsomides.com

The Cedars Skilled Care Center Lobby and Ambulance Entrance Upgrades

**Tsomides
Associates
Architects
Planners**

**Code Analysis per:
2003 NFPA 101, Life Safety Code**

Scope of work:

Lobby:

- Replace automatic entrance door
- Provide power operation to existing door from Corridor to Lobby
- Enlarging existing opening from Reception to Lobby, providing new reception desk
- New Finishes

Ambulance Entrance:

- Replace existing swing doors at Vestibule #133 with automatic sliding doors
- Minor relocation of walls at Beauty Shop and Gift Shop (to become Office)
- New Finishes

Code Ref. Code Requirement

Occupancy

Chapter 18 Summarized for conformance with New Health Care Occupancies

Construction Type

Table 18.1.6.4 Type II (111) Protected, Sprinklered
[Structural elements, exterior walls and interior walls are of non-combustible materials, protected with one hour fire rated assemblies]

Allowable Heights and Building Areas

N/A No height or area is being added to the building.

Chapter 7, Means of Egress

General

The following are not applicable, as they are not affected by the proposed work:

- Maximum travel distance to exit
- Minimum corridor width
- Maximum dead end corridor

The Cedars Skilled Care Center - Lobby & Ambulance Entrance October 24, 2006
Code Summary

Chapter 18, New Health Care Occupancies

Note: Building is fully sprinklered.

Corridor Partition Requirements

- 18.3.6.2.1 Corridor walls shall form a barrier to limit the transfer of smoke.
- 18.3.6.2.3 No fire resistance rating is required for corridor walls.

- 18.3.6.3.1 Doors protecting corridor openings shall be constructed to resist the passage of smoke, and the following also shall apply....(2) Clearance between the bottom of the door and the floor covering not exceeding 1 inch shall be permitted for corridor doors.

Interior Finish Requirements

- 18.3.3.1 Interior finish shall be in accordance with Section 10.2.
- 18.3.3.2 Interior wall and ceiling finish. Interior wall and ceiling finish materials complying with Section 10.2 shall be permitted throughout if Class A except as indicated in 18.3.3.2.1 or 18.3.3.2.2.
- 18.3.3.2.1 Walls and ceiling shall be permitted to have Class A or Class B interior finish in individual rooms having a capacity not exceeding four persons.
- 18.3.3.2.2 Corridor wall finish not exceeding 48 inches in height that is restricted to the lower half of the wall shall be permitted to be Class A or Class B.
- 18.3.3.3 Floor finish: No requirements.

Note: Accessibility is improved with the addition of automatic and power operated doors.



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

CEDARS NURSING CARE CENTER
Applicant

530 OCEAN AVE. PORTLAND, ME
Applicant's Mailing Address

1-617-969-4774 Iconics Associates
Consultant/Agent/Phone Number

10/11/06
Application Date
Skilled Care Lobby & Amb. Int Upgrades
Project Name/Description

530 OCEAN AVE. PORTLAND, ME
Address of Proposed Site

CBL: 174-A-13

Description of Proposed Development:

The proposed work includes renovations of the existing main Lobby, replacing existing doors and adding a new reception desk. At the Ambulance Entrance, renovating interior spaces as well as adding exterior canopy. Neither changes will affect the existing square footage of the building and there will be only minor relocations to the life safety systems of the structure.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas

- d) Curbs and Sidewalks in Sound Condition with 15'

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Yes <u>No New Buildings</u>	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>