

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081020

Please Read Application And Notes, If Any, Attached

This is to certify that Labrecque Scott P &/n/a
has permission to Add stairs to create 2nd egress and finish second floor space with sprinklers and fire/smoke detectors.
AT 1340 Old Riverside St 357 C004001

provided that the person or persons who perform or supervise the construction of this permit shall comply with all of the provisions of the Statutes of the State 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.

Verification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. [Signature]

Appeal Board [Signature]

Other [Signature]

Department Name [Signature]

PERMIT ISSUED

[Signature] 9/18/08
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: 08-1020	Issue Date:	CBL: 357 C004001
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Location of Construction: 1340 Old Riverside St	Owner Name: Labrecque Scott P &	Owner Address: 18 Brookside Dr	Phone: 207-831-4743
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Institutional	Zone: IM

Past Use: Institutional / Daycare (20 children) <i>single family</i>	Proposed Use: Daycare / Add stairs to create 2nd egress and finish second floor space with sprinklers and fire /smoke detectors.	Permit Fee:	Cost of Work: \$10,000.00	CEO District: 5
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Proposed Project Description:
Add stairs to create 2nd egress and finish second floor space with sprinklers and fire/smoke detectors .

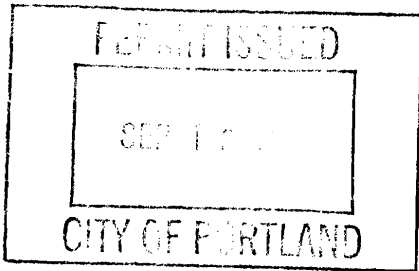
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>E</i> Type: <i>SB</i> <i>IBC 2003</i> <i>IRC 2003</i>
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 9/18/08

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

Permit Taken By: gg	Date Applied For: 08/18/2008	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>8/19/08</i> <i>[Signature]</i>	Date: _____	Date: _____



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

081020



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.

Permit ID 3570004001

Location/Address of Construction: 1340 River St Portland		
Total Square Footage of Proposed Structure No change	Square Footage of Lot 13184	
Tax Assessor's Chart, Block & Lot Chart# 357 Block# 3184 C Lot# 4	Owner: Scott Lebrague	Telephone: 331-4743
Lessee/Buyer's Name (If Applicable) Jennifer Kamenidis 2	Applicant name, address & telephone: Jennifer Kamenidis 79 Parson Street Portland, Me 04102	Cost Of Work: \$20,000 Fee: \$120.00 C of O Fee: \$
Current Specific use: <u>Daycare only for 20 children</u>	If vacant, what was the previous use? <u>N/A</u>	
Proposed Specific use: <u>Daycare only for 20 children</u>		
Project description: <u>ADD stairs head to toe height 7 3/4, rail height 42 1/4. SPRING 3 1/2", width 37 1/2. Finish off existing space 2nd floor / add fire/smoke detection 3 sprinkler - company installing it will pull permit.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Jennifer Kamenidis x4</u>		
Mailing address: Phone: <u>330-9435</u> <u>Call 232-9435</u>		

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. more info on STAIRS + setback Taking to Council.

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.

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: [Signature] Date: 8/13/08

This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1020	Date Applied For: 08/18/2008	CBL: 357 C004001
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Location of Construction: 1340 Old Riverside St	Owner Name: Labrecque Scott P &	Owner Address: 18 Brookside Dr	Phone: 207-831-4743
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

Proposed Use: Daycare / Add stairs to create 2nd egress and finish second floor space with sprinklers and fire /smoke detectors.	Proposed Project Description: Add stairs to create 2nd egress and finish second floor space with sprinklers and fire/smoke detectors .
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/19/2008**Note:** Stairs have been built. Applicant had Construction permit from State of Maine Department of Public Safety and didn't think she needed a building permit form the city. **Ok to Issue:**

- 1) Permit is being issued based on setbacks provided by the applicant. At the inspection, the property must be clearly identified and compliance with the required setbacks must be established. If the property lines are unclear, they may be required to be located by a surveyor.
- 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:** Tom Markley **Approval Date:** 09/18/2008**Note:** **Ok to Issue:**

- 1) This is permit for work that was mostly completed before application.
- 2) 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 08/21/2008**Note:** **Ok to Issue:**

- 1) Emergency lights are required to be tested at the electrical panel.
- 2) Emergency lights and exit signs are required
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
- 5) Application requires State Fire Marshal approval.

Comments:

8/18/2008-gg: faxing Ann more info on stairs and setbacks, per Ann. /gg

8/18/2008-amachado: Received plot plan with setbacks.

Location of Construction: 1340 Old Riverside St	Owner Name: Labrecque Scott P &	Owner Address: 18 Brookside Dr	Phone: 207-831-4743
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Educational	

8/19/2008-amachado: Spoke to Jennifer Kamenides. The permit to allow a change of use from single family to single family with daycare for 20 children was issued on 10/14/94 (#941107). I told Jennifer that she needed to do a change of use permit because the building is no longer being used as a single family. It is just a daycare. She is working with the state fire marshal to see the number of children the state would permit her for because she would like to have more than 20 children. Once she gets the approval from the state fire marshal, she will apply for a change of use to change the number of children in the daycare.

9/3/2008-tmm: need framing details of stairs, need better floor plan w/dimensions, use, headroom - need fireseparation between finished and garage

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Thomas H. Mabelly

Signature of Inspections Official

Date

9/18/08

Date

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 357 C005001
Location 1350 RIVERSIDE ST
Land Use RETAIL & PERSONAL SERVICE

Owner Address LABRECQUE C PAUL & ALICE A JTS
 55 BROOK RD
 FALMOUTH ME 04105

Book/Page 8170/215
Legal 357-C-5 370A-C-1
 OLD RIVERSIDE ST 1348-1378
 86582 SF

Current Assessed Valuation

Land	Building	Total
\$211,600	\$195,010	\$406,610

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1988	1	5560	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.988	5560		WAREHOUSE	LABRECQUE CONSTR

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	660	MULTI-USE OFFICE
2	01/01	4100	MULTI-USE STORAGE
2	M1/M1	800	SUPPORT AREA

Height	Walls	Heating	A/C
12	METAL-LIGHT	HOT AIR	NONE
16	METAL-LIGHT	UNIT HEAT	NONE
8		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	OVERHEAD DOOR - MOTOR OPR. WD/	3
2	OVERHEAD DOOR - WD/MT	1
2	LOADING DOCK - STEEL/CONC	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1988	ASPHALT PARKING	6800	1
1988	LUMBER SHED 2 SIDES OPEN	16	1

PAYSON STREET CHILD CARE

29 Payson Street

Portland, ME 04102

(207) 772-7254 Payson St.

(207) 797-7211 Riverside St.

ATTENTION: Ann

FAX: 207-874-8716

DATE: 8/18/08

FROM: Jennifer

FAX: 207-797-7011

PHONE: 207-332-9435

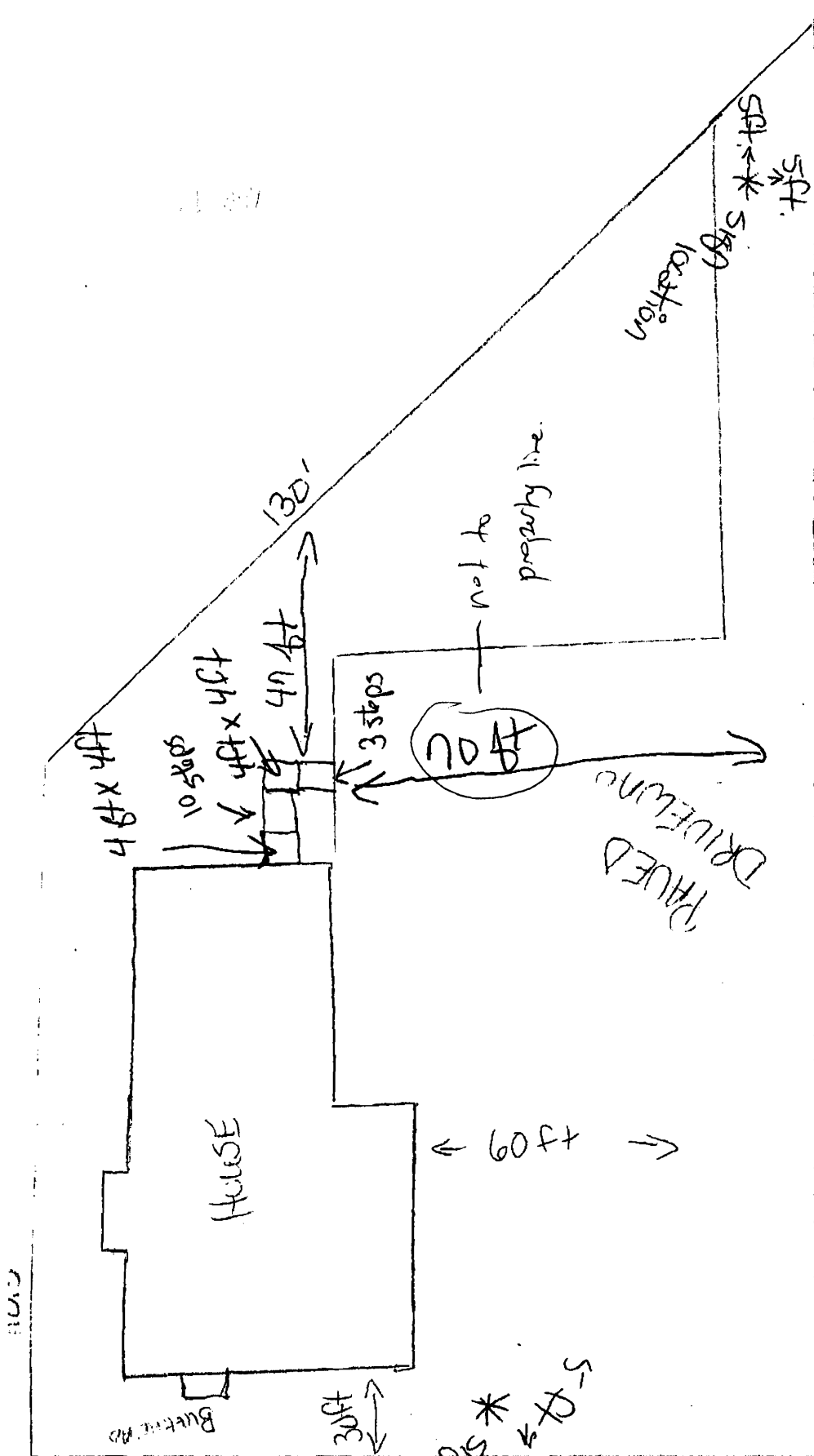
TOTAL PAGES 2

AUG 18 2008

Ann, here is information
regarding staircase that you requested
Thanks for everything.

RF^o
1340 Riverside St.

Jenf 332-9435



F/M Zone

lot size - none.

front 1' for each 1' off building height. - 70 given but not to front - need 30' ok.

side - 25' max - 47 given.

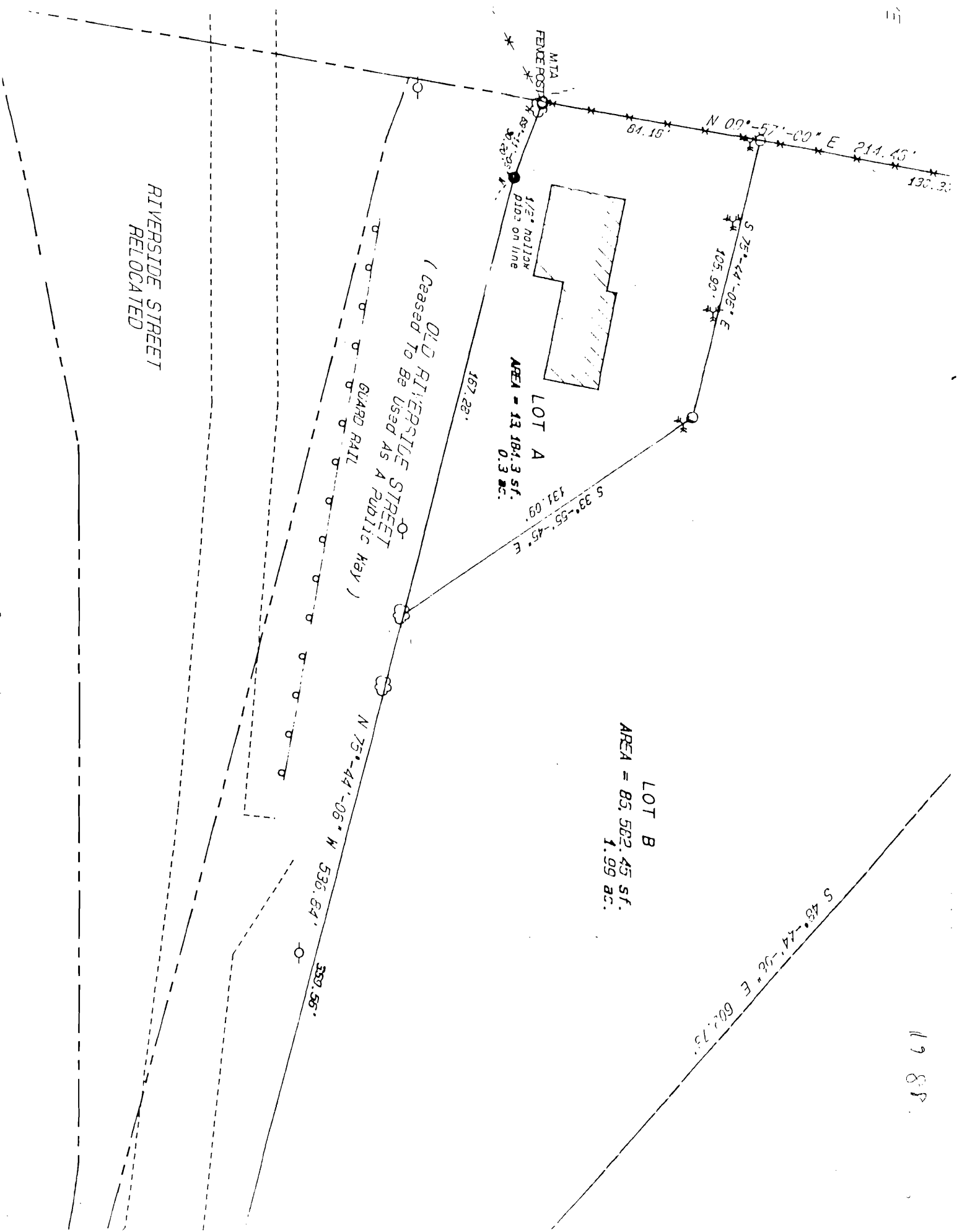
rear - 25' max - ok.

improvement surface. - 75% ok.

85' x 48' 11-09

1340 Riverside St.

RIVERSIDE ST.



LOT A
 AREA = 13,184.3 sf.
 0.3 ac.

LOT B
 AREA = 85,582.45 sf.
 1.99 ac.

RIVERSIDE STREET
 RELOCATED

OLD RIVERSIDE STREET
 (Ceased To Be Used as a Public Way)

GUARD RAIL

M.T.A.
 FENCE POST

N 09°-57'-00" E 214.45'
 84.15' 130.33'

S 75°-44'-05" E
 105.90'

S 33°-55'-45" E
 131.09'

N 75°-44'-05" W
 536.84'

S 50°-55'

S 48°-44'-06" E 607.73'

PAYSON STREET CHILD CARE

29 Payson Street
Portland, ME 04102
(207) 772-7254 Payson St.
(207) 797-7211 Riverside St.

ATTENTION: *Tommy Munson*

FAX: *374-0 8716*

DATE: *9/3/08*

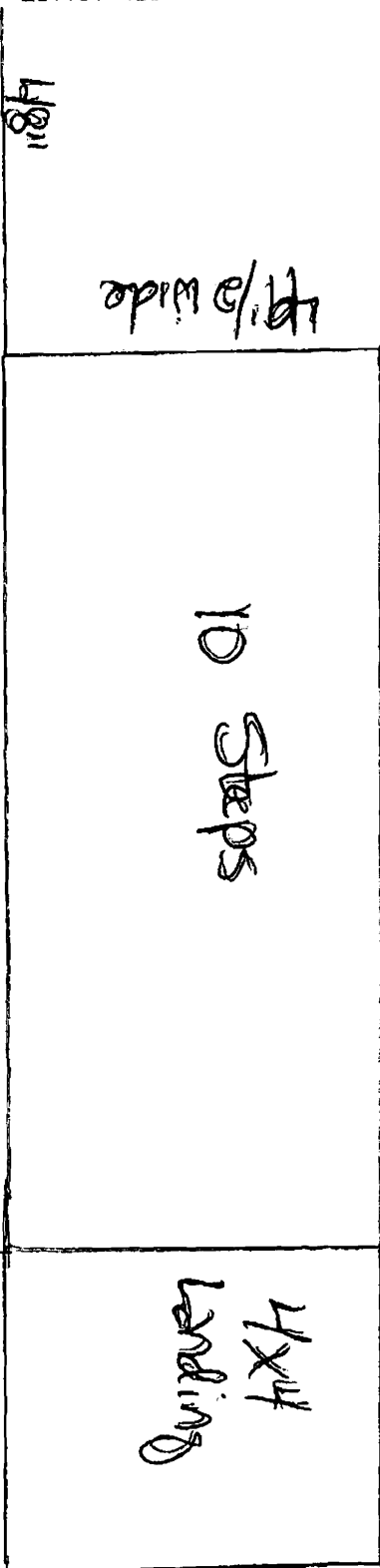
FROM: *Jennifer*

FAX: *297-7011*

PHONE: *332-9435*

TOTAL PAGES *2*

4x4 Post (ALL)
 2x6 Framing for Landings
 48" precast concrete footings
 Framing 16" on center



10 ft. from ground to landing

4 1/2 wide

10 Steps

4x4 Landing

3 Steps

2 1/2 feet from ground

Risers 7 3/4"

Tread 10"

Step width 39 1/2"

Rail Height 42 3/4"

Ballister Spacing 33/8"

SEP

3

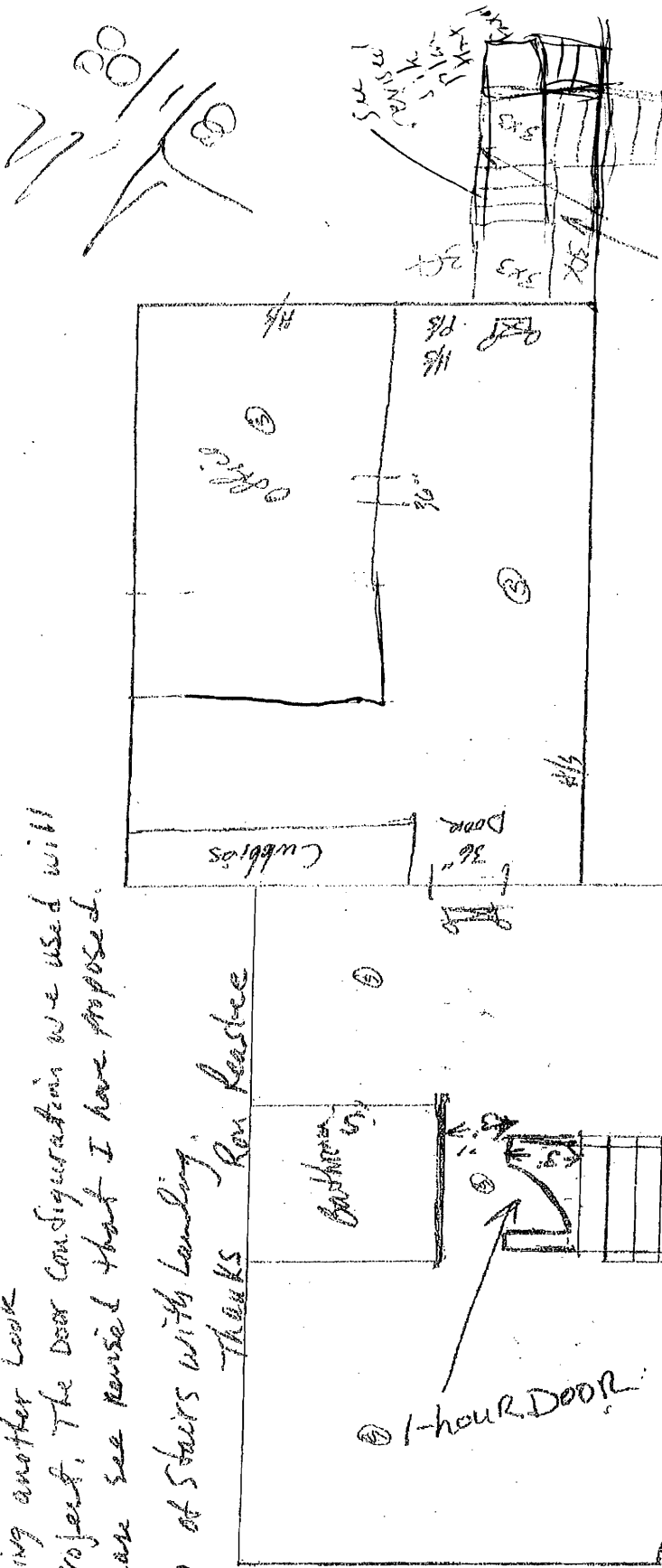
2008

Jennifer,

After taking another look at your project, the door configuration we used will not work. Please see revised that I have proposed.

* Stair atop of stairs with landing. Thanks Ron Peasbee

2nd floor



Hand rails 34-38"
 Guardrails 42"
 7" Rise max
 11" Tread min

stroke only
 1/2 stroke

Smoke Detection
 Exit sign
 E-light

1-hr door
 5/8" Type "X" Sheet Rock
 Both sides

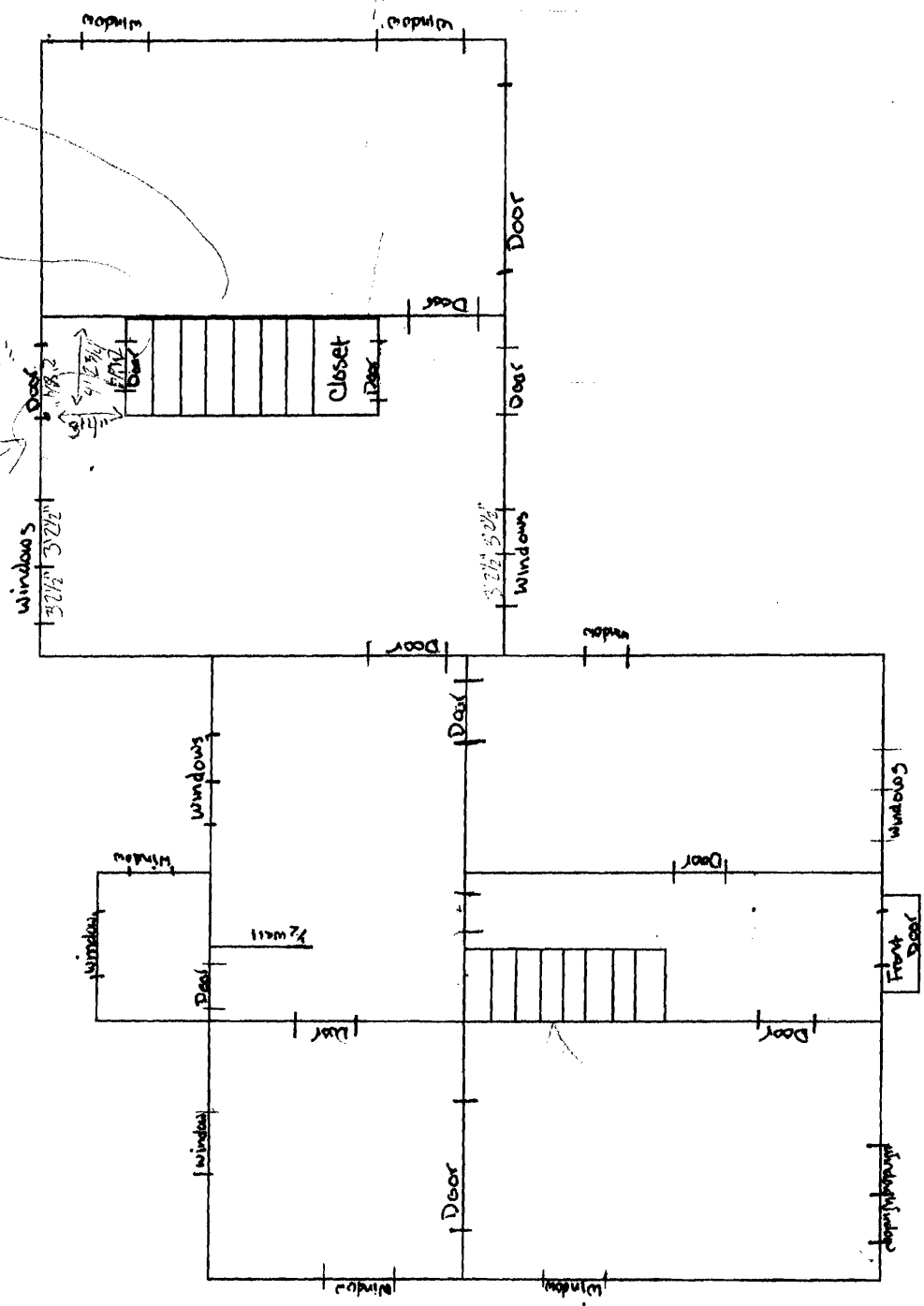
1st Floor

copying out P.P.s

to the P.P.P. of the room

Hand
up
stairs

side
of
stairs
3ft by 3ft min.
36" door
wall



I, Scott LaBrecque, owner of 1340 Riverside Street, Portland hereby give permission to Jennifer Kamenides to finish off 2nd floor space above garage and living room and add second set of stairs to create a second egress.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott LaBrecque". The signature is fluid and cursive, with the first name "Scott" being more prominent and the last name "LaBrecque" following in a similar style.

Scott LaBrecque



State of Maine
Department of Public Safety
Construction Permit



Not
Reviewed
for Barrier
Free

17883

Sprinkled
Sprinkler Supervised

PAYSON STREET CHILD CARE

Located at: 1340 RIVERSIDE STREET

PORTLAND

Occupancy/Use: DAY CARE

Permission is hereby given to:

JENNIFER KAMENIDES

29 PAYSON STREET
PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 .

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 30 th of January 2009

Dated the 31 st day of July A.D. 2008

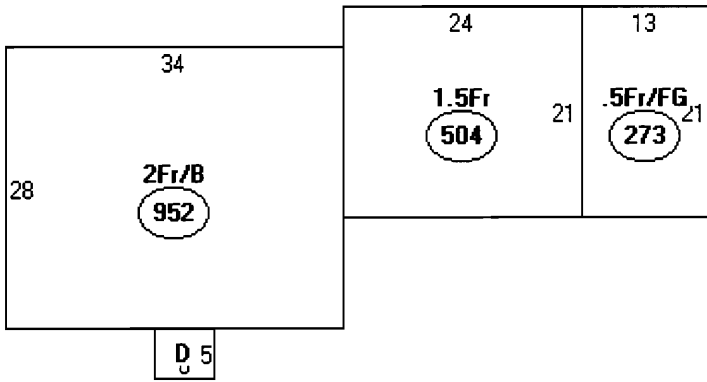
Commissioner

Copy-1 Owner

Comments:

JENNIFER KAMENIDES

29 PAYSON STREET
PORTLAND, ME 04102



Descriptor/Area

- A: 2Fr/B
952 sqft
- B: 1.5Fr
504 sqft
- C: .5Fr/FG
273 sqft
- D: OFP
30 sqft

