

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes. If Any. Attached

BU **INSPECTION**

PERMIT

Permit Number: 090123

This is to certify that LABRECQUE SCOTT P & COMPANY INC
has permission to Change of use from single family w/daycare (20 children) to day care w/ 80 children
AT 1340 OLD RIVERSIDE ST CL 357 C004001

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 lath or other work is done-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. CAPT. R. Sauter
Health Dept. JUN 11 2009
Appeal Board
Other
Department Name CITY OF PORTLAND

PERMIT ISSUED
JUN 11 2009
CITY OF PORTLAND

James Burke 6/16/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

WITHDRAW

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

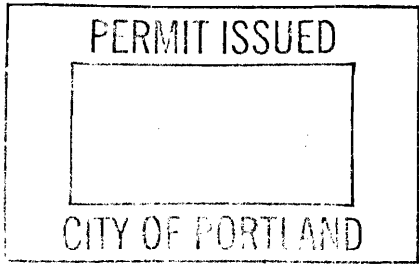
| | | |
|-----------------------|-------------|---------------------|
| Permit No: 09-0123 | Issue Date: | CBL: 357 C004001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--|---|--------------|
| Location of Construction: 1340 OLD RIVERSIDE ST | Owner Name: LABRECQUE SCOTT P & CLARE | Owner Address: 18 BROOKSIDE DR | Phone: |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Dwellings | Zone: I-M |

| | | | | |
|--|---|--|--|--------------------|
| Past Use: Single family w/Daycare (20 Children) | Proposed Use: Daycare w/ 80 Children - Change of use from single family w/daycare (20 children) to daycare w/80 children | Permit Fee: \$105.00 | Cost of Work: \$105.00 | CEO District: 5 |
| Proposed Project Description: Change of use from single family w/daycare (20 children) to daycare w/ 80 children | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions | INSPECTION: Use Group: I-4 Type: SB IBC-2003 | |
| | | 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: Ldobson | Date Applied For: 02/17/2009 | Zoning Approval | | |
| 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 | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Denied | 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 | |
| | Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/16/09 ABU | Date: _____ | Date: _____ | Date: _____ |

WITHDRAW



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 |

10/1/09 Permit withdrawn by applicant. See note.

9/28/09 Permit withdrawn by applicant. See note.

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 09-0123 | Date Applied For: 02/17/2009 | CBL: 357 C004001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|--|---------------|
| Location of Construction: 1340 OLD RIVERSIDE ST | Owner Name: LABRECQUE SCOTT P & CLARE | Owner Address: 18 BROOKSIDE DR | Phone: |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Dwellings | |

| | |
|--|--|
| Proposed Use: Daycare w/ 80 Children - Change of use from single family w/daycare (20 children) to daycare w/80 children | Proposed Project Description: Change of use from single family w/daycare (20 children) to daycare w/ 80 children |
|--|--|

| | | | |
|--|---|--------------------------------------|---|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 06/10/2009 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) 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: 06/16/2009 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) All previous permits shall be inspected and closed out prior to issuance of a CO. The stairs shall meet the IBC code for commercial compliance. | | | |
| 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust 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 Keith Gautreau | Approval Date: 06/16/2009 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance | | | |
| 2) Fire alarm system requires a Masterbox connection per city ordinance. | | | |
| 3) State Fire Marshal signed off. Building is sprinklered (previous permit) in system. Also has Fire alarm system. KG | | | |
| 4) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required. | | | |
| 5) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule. | | | |

WITHDRAW

| |
|---|
| Comments: |
| 2/19/2009-amachado: Called DHS to find out how many employees are required by the state for a daycare with 80 children. Wes Allman needs to get back to me. |
| 6/10/2009-amachado: Never heard back from DHS. Talked to applicant today. She said that under state guidelines if sh was full she would need 2 employees for the older kids and 5 employees for the younger kids (infant/toddler). The plot plan shows 12 parking spaces on site. |
| 6/16/2009-jmb: Spoke with Jennifer L. To verify if there is still a garage, no, it is part of the daycare space. In type 5B construction, sprinklers allow the I-4 use to expand to 2 stories. Ok to issue |
| 9/28/2009-amachado: Jennifer submitted a request in writing to withdraw the application. She is closing the daycare. |

9/28/09

I, Jennif Leonard, hereby
withdraw permit application # 090123
and no longer wish to change the
~~use~~ A 1340 Riverside (old) street portland.

RECEIVED

SEP 28 2009

**Dept. of Building Inspections
City of Portland Maine**

A handwritten signature in black ink, appearing to be 'J. Leonard', written over the official stamp.

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/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

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
Jeanie Bank

Signature of Inspections Official

Date
8/16/09

Date



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>1340 Riverside Street Portland Me.</u> | | |
| Total Square Footage of Proposed Structure/Area | Square Footage of Lot <u>13184</u> | Number of Stories <u>2</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>357</u> Block# <u>C</u> Lot# <u>004</u> <u>4</u> <u>13184</u> | Applicant *must be owner, Lessee or Buyer* Name <u>Payson Street Child Care</u> Address <u>29 Payson Street</u> City, State & Zip <u>Portland, Me 04102</u> | Telephone: <u>332-9435</u> <u>Jennifer Leonard</u> |
| Lessee/DBA (If Applicable) <u>Payson Street Child Care</u> <u>Jennifer Leonard</u> <u>(Formerly known as Kamenides)</u> | Owner (if different from Applicant) Name <u>Scott Lebrague</u> Address <u>13 Brookside Drive</u> City, State & Zip <u>Falmouth Me 0</u> | Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u> |
| Current legal use (i.e. single family) <u>N</u> <u>Daycare 20</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> | Proposed Specific use: <u>Daycare Center 80 children</u> | |
| Is property part of a subdivision? <u>No</u> If yes, please name _____ | | |
| Project description: <u>Change 17 FEB 2009 use Daycare 20 to 80 children</u> | | |
| Contractor's name: _____ | | |
| Address: <u>N/A</u> | | |
| City, State & Zip _____ | | Telephone: _____ |
| Who should we contact when the permit is ready: <u>Jennifer Leonard</u> | | Telephone: <u>332-9435</u> |
| Mailing address: <u>29 Payson Street Portland, Me 04102</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: [Signature] Date: 2/17/09

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

(o) Day care facilities, provided that:

1. Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy; *submitted*
2. Off-street parking shall be provided, with one (1) parking space per employee, plus one (1), based upon the number of employees required through state licensing for potential maximum capacity of such facility; *ok*
20 kids
3. Off-street loading shall be located in a safe location; *ok*
4. There shall be an on-site outdoor play area with seventy-five (75) feet of land area per child; and *need 600 sq ft*
5. The outdoor play area shall be fenced and screened with a landscaped buffer. *606.157.5 hours*

These 5 things are also part of the application

~~(p) Dairies.~~

~~(q) Utility substations.~~

~~(r) Correctional prerelease facilities for up to twelve (12) persons, plus staff, serving a primary clientele of parolees or persons in correctional prerelease programs, provided that:~~

- ~~1. No correctional prerelease facility shall be located within one thousand (1,000) feet of another, as measured in a radius from the center of the lot;~~
- ~~2. Such facilities shall not be permitted in the I-Ma or I-Mb zones;~~
- ~~3. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If a facility does not require state or federal licenses, there shall be a minimum of one (1) staff person for every ten (10) residents or fraction thereof; and~~



STATE OF MAINE
Department of Health & Human Services

Certificate of Licensure

CHILD CARE FACILITY

This is to certify that the licensed entity named below is hereby granted this License in accordance with Maine law.

ISSUED TO:

PAYSON STREET CHILD CARE RIVERSIDE
JENNIFER KAMENIDES
1340 RIVERSIDE STREET
PORTLAND ME 04102-

I.D. #: 519221

TYPE: FULL

EFFECTIVE FROM: 09/06/2008 TO 09/06/2010

CHILD CARE

CAPACITY 80 AGE 0 - 12 SEX Both

Commissioner, Department of Health & Human Services

STATE RULES REQUIRE THAT THIS LICENSE/CERTIFICATE BE CONSPICUOUSLY POSTED AT THE FACILITY AT ALL TIMES.
THIS DOCUMENT IS NON-TRANSFERRABLE.

To Whom It May Concern:

I, Scott LaBrecque, owner of 1340 Riverside Street, Portland hereby give permission to Jennifer Leonard to operate a licensed daycare facility at this property. Furthermore, I give the daycare staff and parents permission to utilize additional parking as needed on my property located at 1350 Riverside St.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott LaBrecque".

2/12/09

Scott LaBrecque

75 sf needed per shelter
 FOX 25 = 6000 \$

$$139.5 - 31.425 = 108.075 - 71 = 37.25$$

amt needed for playground

Numbers not adding

$$38.5 - 21 = 17.5$$

$$29.62 + 21 = 50.62$$

$$403.52 =$$

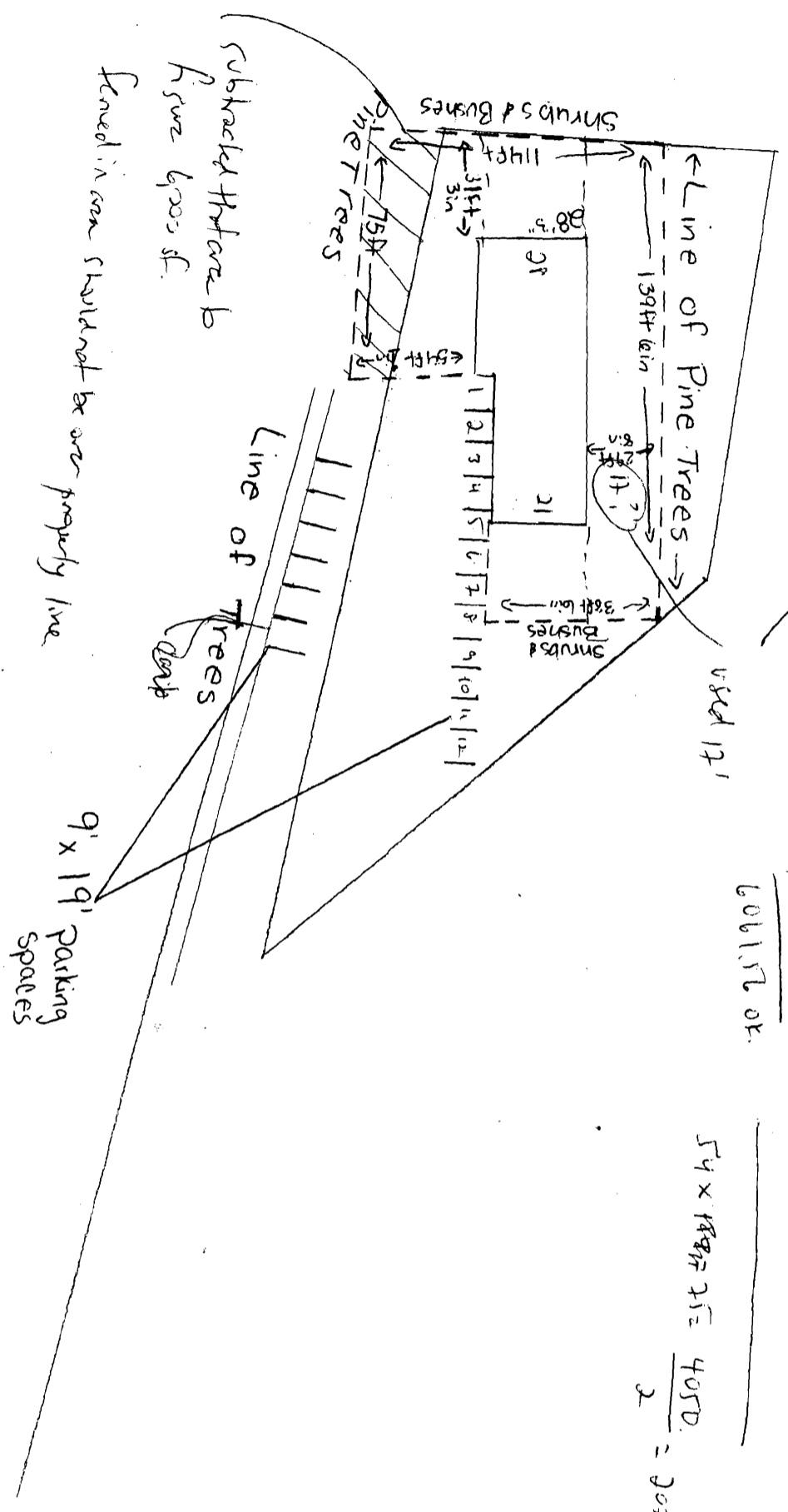
$$139.5 \times 19 = 2650.5$$

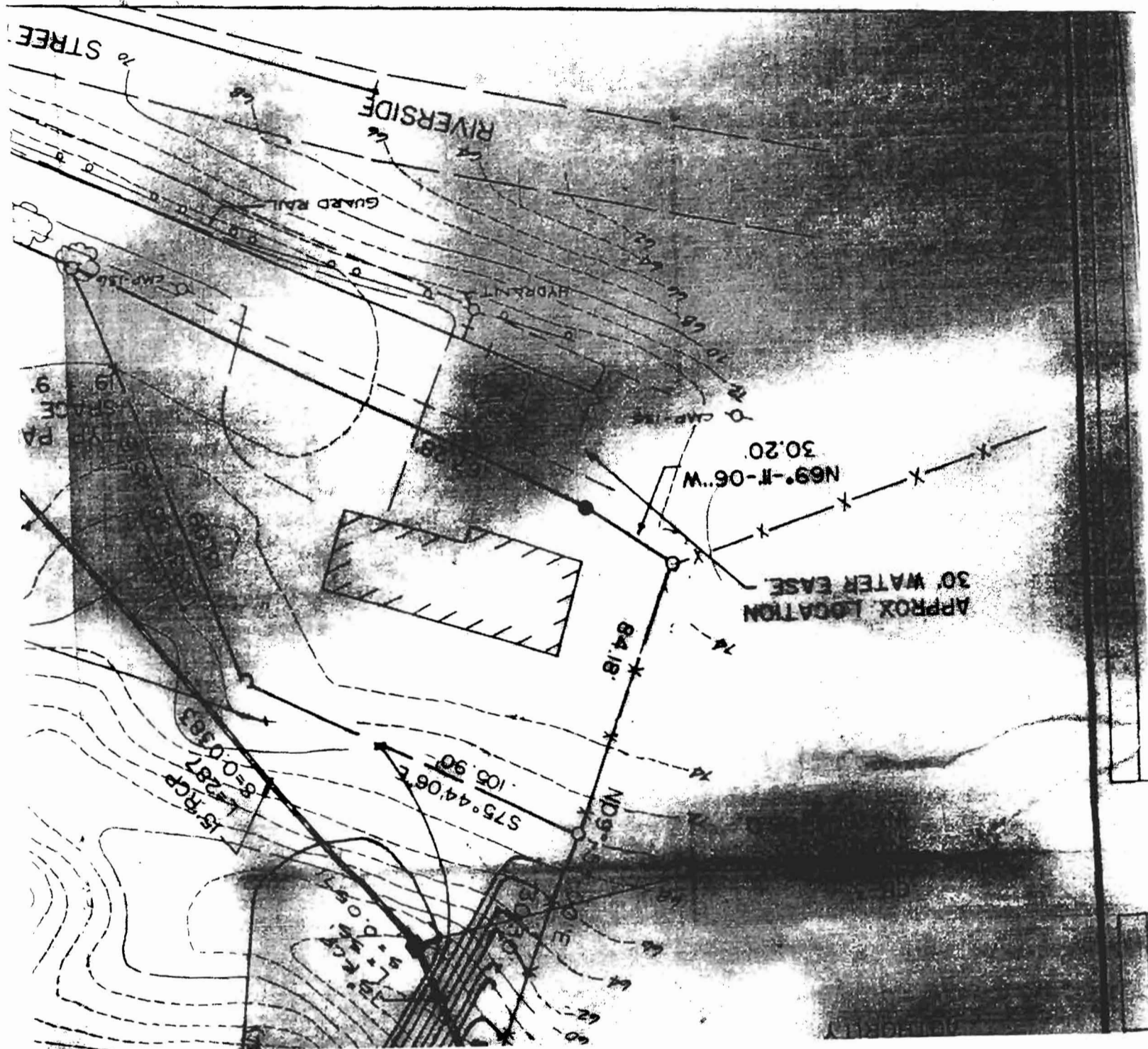
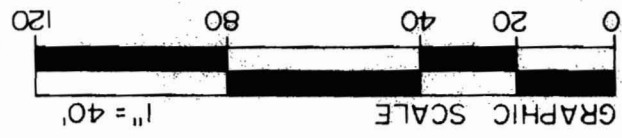
$$37.25 \times 21 = 782.25$$

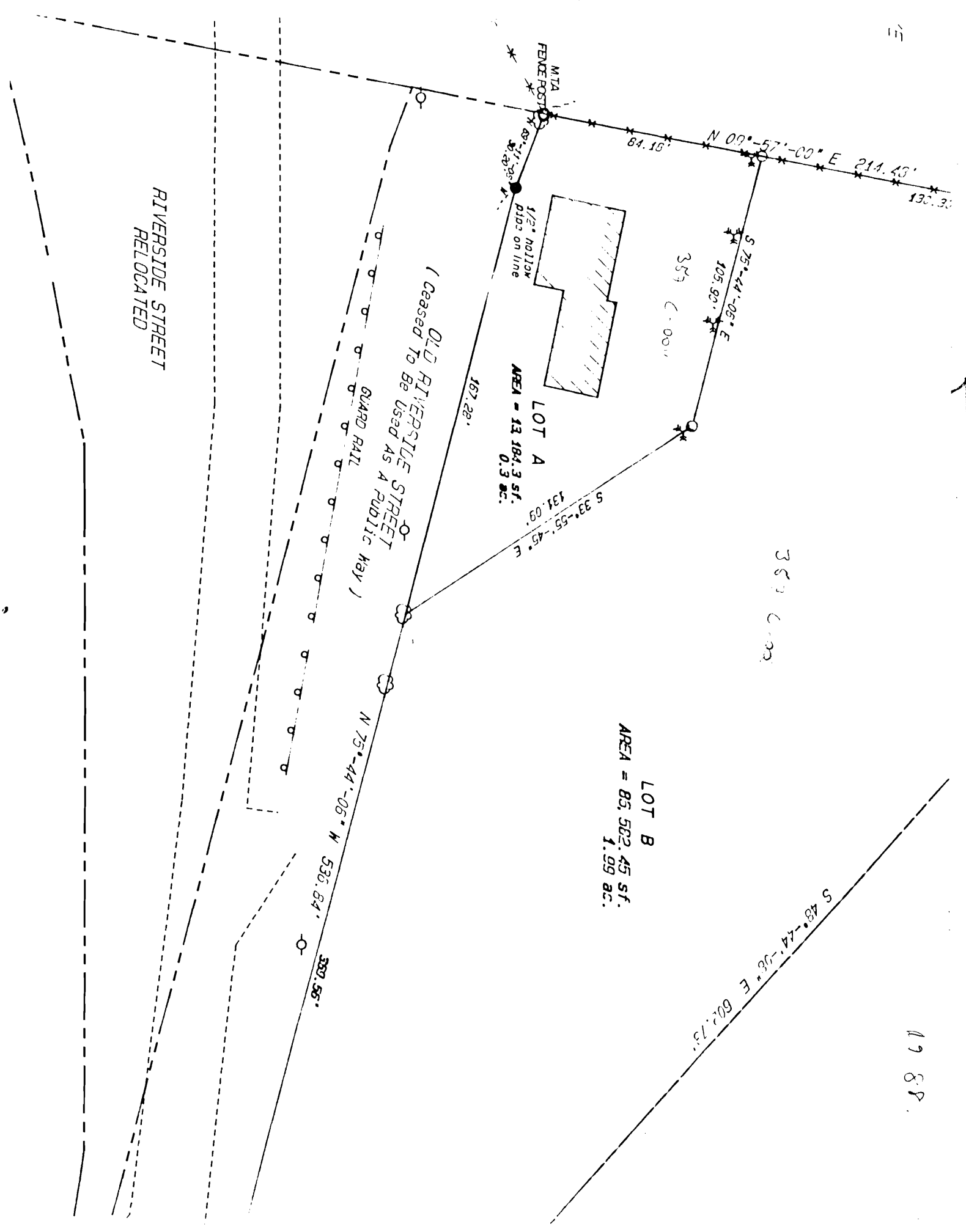
$$25.25 \times 31.25 = 792.81$$

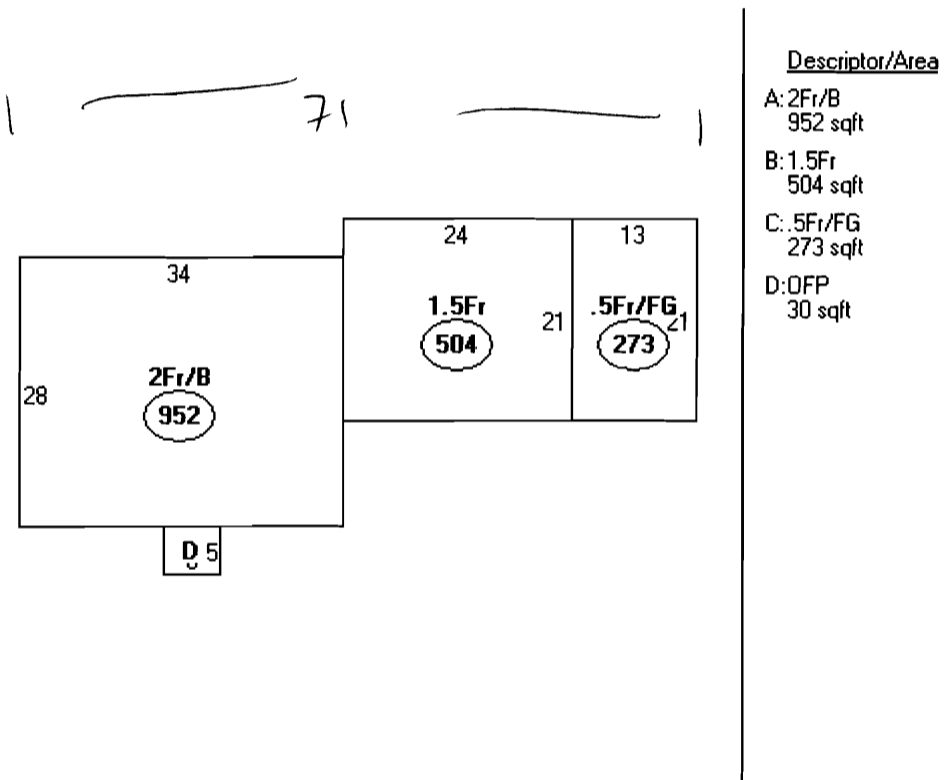
$$54 \times 18.75 = 1012.5$$

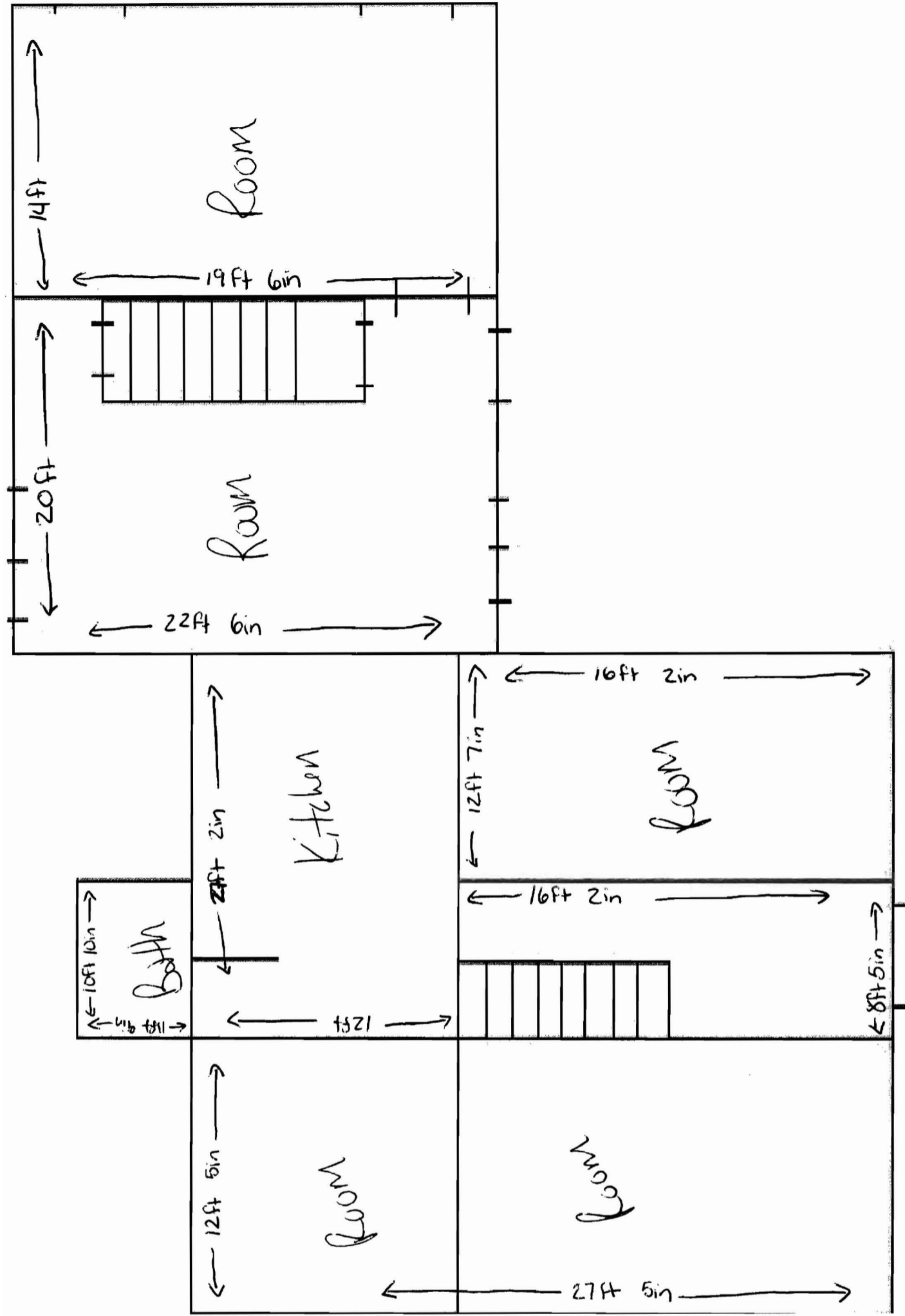
$$\frac{4050}{2} = 2025$$



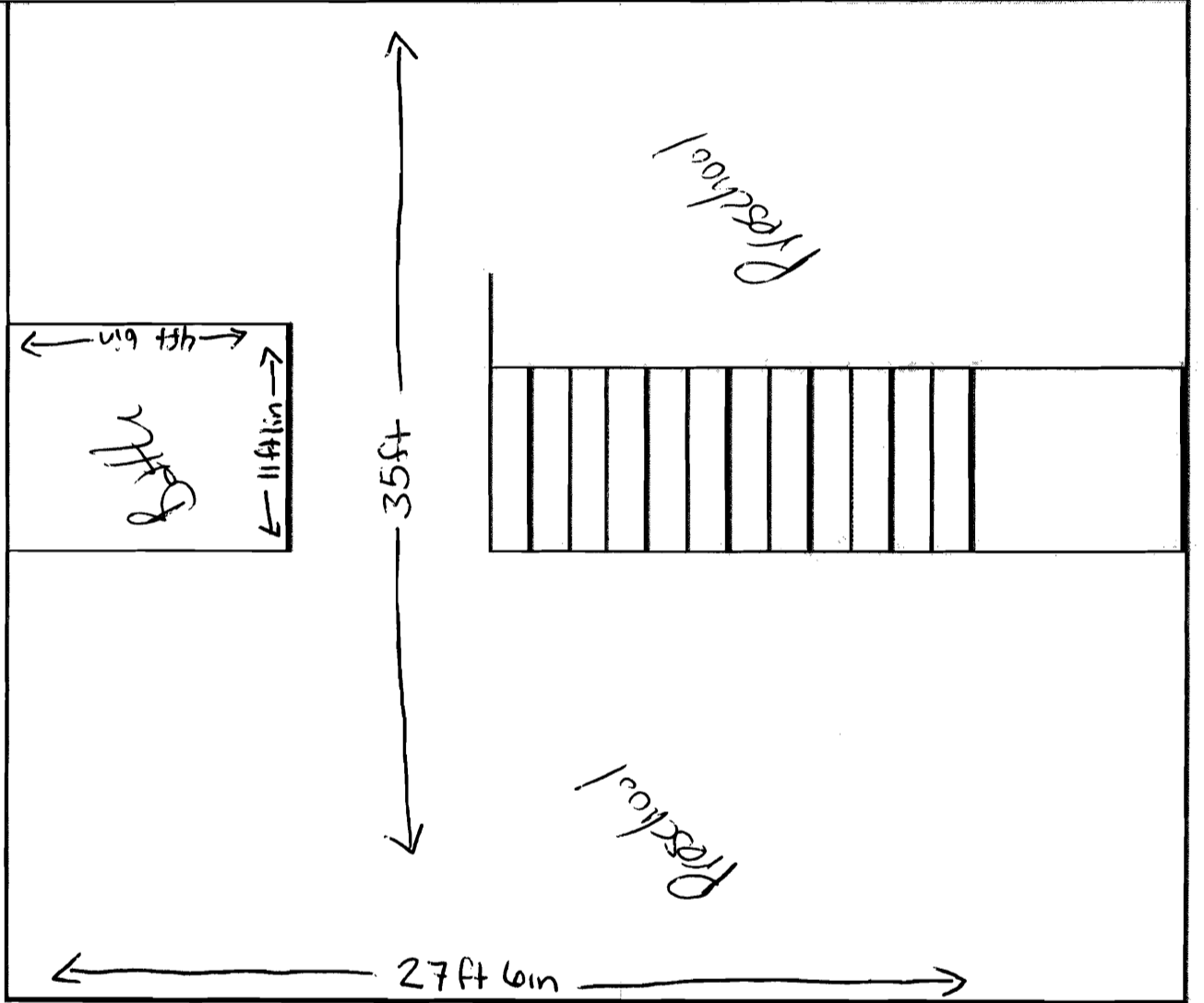
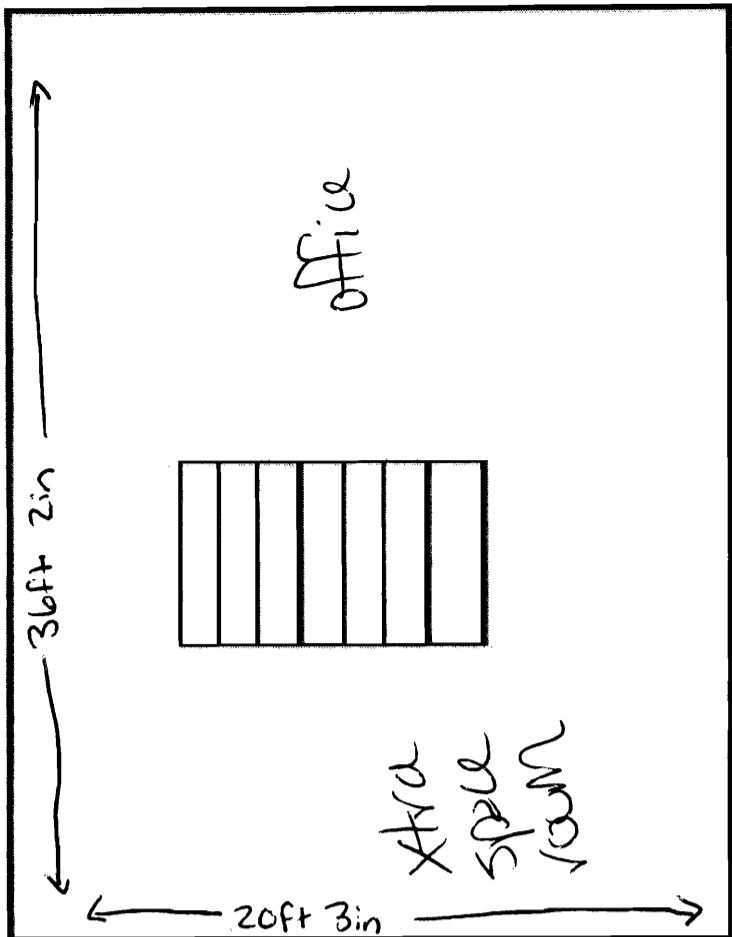








1st floor



FRONT 2nd Floor

Needs to do change of use

permit 08-1020

| | | | |
|---|---|--|-------------------------------|
| 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

9/22/2008-lmd: Mailed permit to 29 Payson

IM zone. —

10/3/08 faxed Jennifer change of use permit

Jennifer Kamenides

10/3/08 spoke to her.

332-~~0134~~ - 9435

approved for 20 children last week by fire marshal.

working on plot plan. - will do change of use permit.

2/1/08 Spoke to Jennifer Kamenides.

- still only have 20 children - due to zoning - want more but...
- got something from the land lord - don't know if what we want (plot plan)
- haven't got knob side to measure.
- will submit something soon.

2/2/09 Spoke to Jennifer - said she would submit application by Friday

6/16/09 Left message with Jennifer 1030 AM.

- Sprinkler System
- Master box Fire Alarm System
-