

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

Location of Construction: 1133 Washington Avenue		Owner: St. Joseph's Manor		Phone: 797-0600		Permit No: 981108	
Owner Address: Same		Lessee/Buyer's Name:		Phone:		Business Name: St. Joseph's Manor	
Contractor Name: The Signery		Address: 299 Forest Avenue		Phone: 879-7700		Permit Issued: PERMIT ISSUED OCT 9 1998 408 D 005 CITY OF PORTLAND	
Past Use: Health Care Facility		Proposed Use: Health Care Facility		COST OF WORK: \$ 2,110.00		PERMIT FEE: \$ 29.39	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Replace existing roadside sign				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: M.N.		Date Applied For: 10-7-98					

- Zoning Approval:
- Special Zone or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan maj minor mm

- 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: _____

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT		ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:

CEO DISTRICT

COMMENTS

10/15/98
SPOKE w/ Don FROM THE SIGNERY
WILL CALL WHEN HE IS READING THE
SIGN - NO ELECTRICAL

10-28-98 Sign in Place Looks Good. T.R

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: <u>Sign + Reinforcement</u>	<u>10-28-98</u>
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 8 OCT, 98 ADDRESS: 1133 Washington Ave. CBL 408-D-005
REASON FOR PERMIT: To replace existing Roadside sign
BUILDING OWNER: Saint Josephs Manor.
CONTRACTOR: The Signery
PERMIT APPLICANT: 1
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5B

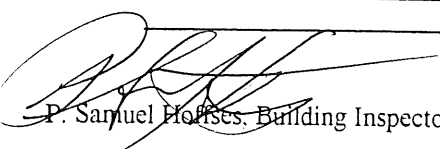
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1*24*26

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. Section 1813.5.2
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
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 42" , 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

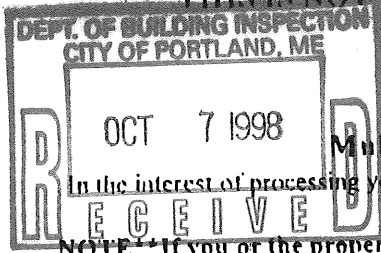
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided 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. (Section 1018.6)
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. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. 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
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 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 basements
 In 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) Section 920.3.2
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. Section 921.0
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). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
31. _____
32. _____
33. _____


 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

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

MAIL TO



Building or Use Permit Pre-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.

ATTN RANDY SPOFFORD

Form with fields: Location/Address of Construction (1133 WASHINGTON AVE PORTLAND), Total Square Footage (24), Tax Assessor's Chart (408 Block D Lot 5), Owner (SAINT JOSEPHS MANOR), Telephone (791-0600), Owner's Address (1133 WASHINGTON AVE PORTLAND), Cost of Work (\$2110), Fee (\$29.59), Proposed Project Description (REPLACE EXISTING ROADSIDE SIGN), Contractor's Name (THE SIGNERY 299 FOREST AVE 879-7700), Current Use (HEALTH CARE FACILITY), Proposed Use (HEALTH CARE FACILITY)

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:

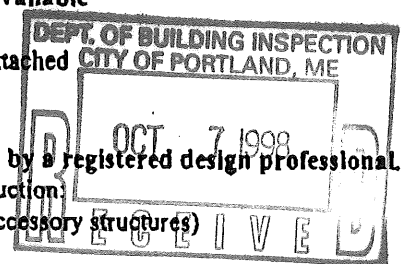
- Cross Sections w/Framing details (including porches, decks w/railings, and accessory structures)
Floor Plans & Elevations
Window and door schedules
Foundation plans with required drainage and dampproofing
Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, 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: Date:

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter. Additional Site review and related fees are attached on a separate addendum



1133 WASHINGTON AVE

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 1133 WASHINGTON AVE ZONE: R-3

OWNER: SAINT JOSEPHS MANOR

APPLICANT: SAINT JOSEPHS MANOR

ASSESSOR NO.:

SINGLE TENANT LOT? YES [x] NO

MULTI TENANT LOT? YES NO [x]

FREESTANDING SIGN? YES [x] NO DIMENSIONS 72"(H) + 46"(W)

MORE THAN ONE SIGN? YES NO [x] DIMENSIONS

BLDG. WALL SIGN? YES NO [x] DIMENSIONS

MORE THAN ONE SIGN? YES NO [x] DIMENSIONS

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: EXISTING SIGN IS 72" TALL BY 76" WIDE AND WILL BE REMOVED (REPLACED)

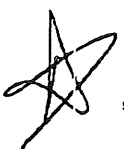
LOT FRONTAGE (FEET)

BLDG FRONTAGE (FEET)

AWNING YES NO IS AWNING BACKLIT? YES NO

HEIGHT OF AWNING:

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT?



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

THE Signery

WRIGHT BUSINESS INITIATIVES, INC.
299 Forest Avenue, Portland, ME 04101
(207) 879-7700 • FAX (207) 879-1570



INVOICE NO. 8001

DESIGN NAME SJM

DISK 98-9-2:010

LOGO _____

Customer <u>SAINT JOSEPHS MANOR</u>			Date Ordered <u>9/24</u>
Ordered By <u>RANDY SPOFFORD</u>			Date Promised _____
Address <u>1133 WASHINGTON AVE.</u>			Salesperson <u>DAW</u>
City <u>PORTLAND</u>	State <u>ME</u>	Zip <u>04103</u>	Signmaker _____
Telephone Number <u>207 797-0600</u>	Fax Number <u>797-4168</u>	Received By _____	

QTY	DESCRIPTION	COLOR / TYPESTYLE / EXTRAS	ITEM	PRICE
1	DIMENSIONAL ENTRYWAY SIGN INSTALLED			2000 00
			SUB-TOTAL	
			TAX 5.5%	110 00
			INSTALL	
			SHIPPING	
			TOTAL	2110 00
			DEPOSIT	
			BALANCE	
			AMT. PAID	
			TOTAL DUE =>	
PAYMENT				
<input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> P.O. <input type="checkbox"/> CC NO. _____				
DELIVERY				
<input type="checkbox"/> CUSTOMER PICK UP <input type="checkbox"/> DELIVERED <input type="checkbox"/> MAIL-UPS <input type="checkbox"/> INSTALLED				

tax exempt

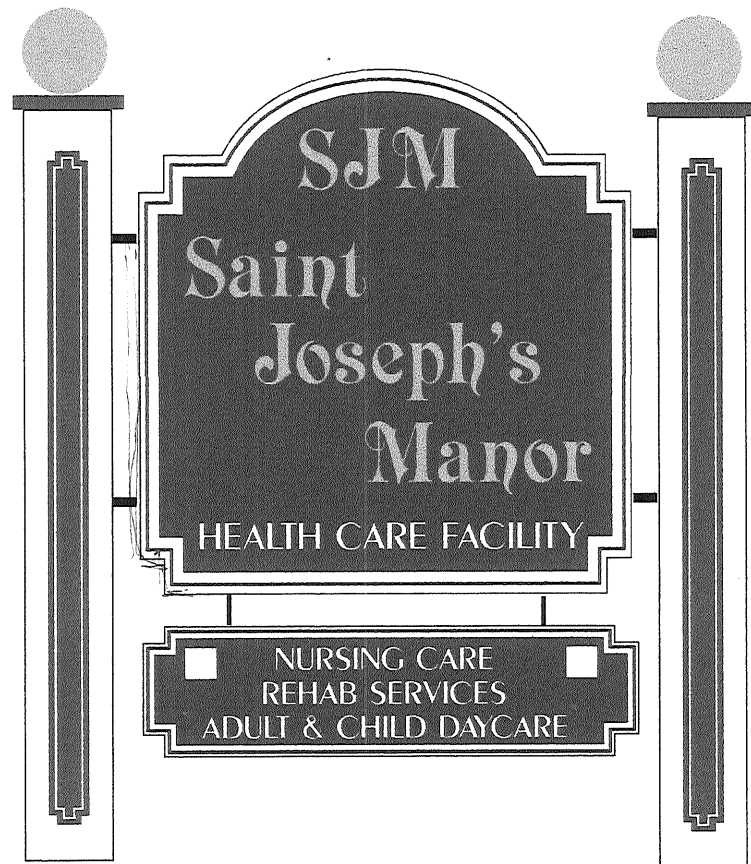
REMARKS

TERMS

50% DEPOSIT REQUIRED ON ALL ORDERS.
BALANCE DUE UPON COMPLETION.

If credit is granted, payment is due 10 days after date of invoice.
A service charge of 1.5% per month, AN ANNUAL RATE OF 18%, will be assessed on all past due invoices.

CUSTOMER'S SIGNATURE

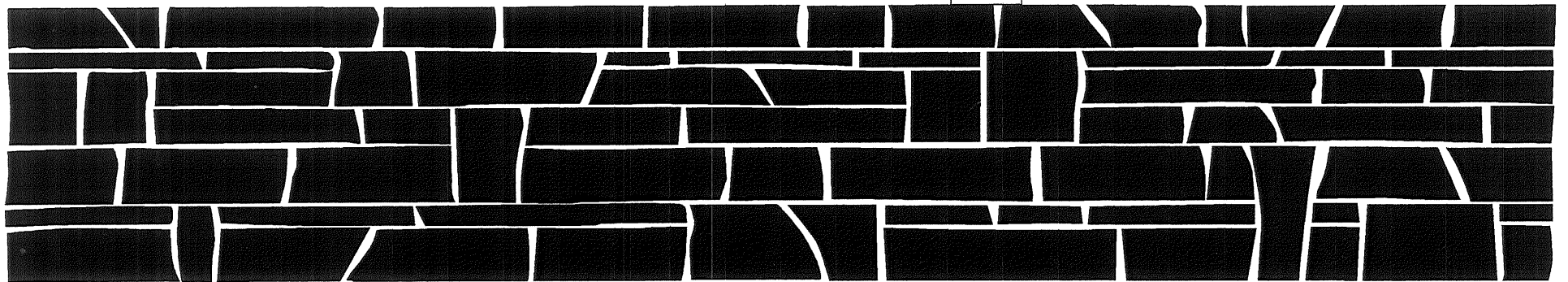


SJM

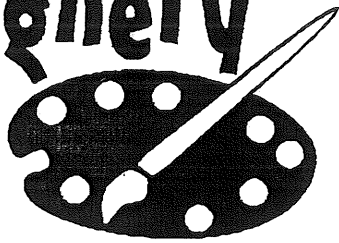
Saint
Joseph's
Manor

HEALTH CARE FACILITY

NURSING CARE
REHAB SERVICES
ADULT & CHILD DAYCARE



THE Signery



299 Forest Avenue

Portland, ME 04101

tel: 879-7700 fax: 879-1570

Date: 10/6 Fax: 797-4168
 To: SAINI JOSEPHS MADOR
 Attn: MARY CLICK
 From: Don
 Message: MARY -

HERE IS THE INFORMATION YOU WILL
NEED FOR THE CITY

IF WE CAN BE OF ANY HELP PLEASE
LET US KNOW

Thank you,

Are you aware of all that we do?

- Vehicle Lettering
- Site Signs
- Vehicle Magnetics
- Window Graphics
- Exhibit Materials
- Banners
- Wooden Signs
- Gold Leaf
- Point of Sale Materials
- Sidewalk Boards
- Decals & Labels
- Flags & Poles
- Menu Boards
- Boat Lettering
- Screen Printing
- Dimensional Signage

The Signery...Maine's Most Complete and Creative Signage Resource!

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

1. Proof of insurance
2. Letter of permission from the owner
3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached)
4. Indicate on the plan all existing and proposed signs
5. Computation of the following:
 - A) Sign area of each existing and proposed building sign
 - B) Sign area height and setback of each existing and proposed freestanding sign.
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
7. Certificate of flammability required for awning/canopy at time of application.
8. UL # required for lighted signs at the time of application.
9. **You must have complete structural details (i.e. showing all connections to buildings and footing details) Specifics required or your permit may be held up**

Fee for permit - \$25.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$25.00 for the first \$1,000.00, \$5.00 for each additional \$1,000.000.

NOTE: Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.