

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1324	Issue Date: ISSUED	CBL: 400 D023001
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Location of Construction: 418 Ray St	Owner Name: Fallbrook Inc	Owner Address: 418 Ray St	Phone: 207-878-0788
Business Name: n/a	Contractor Name: TLC Homes Improvement	Contractor Address: PO Box 433 Westbrook	Phone: 2078566060
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R3

Past Use: Assisted Living Facility	Proposed Use: Assisted Living Facility / Cut 3' x 3' hole in wall and install glass window.	Permit Fee: \$39.00	Cost of Work: \$1,765.00	CEO District: 2
Proposed Project Description: Cut 3' x 3' hole in wall for glass window.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Barista</i> Type: <i>BAR</i>	

Permit Taken By: gg	Date Applied For: 10/23/2003	Signature: <i>WAW</i>	Signature: <i>[Signature]</i>	Date: Date:
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Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>to new building to room below facility</i> <input type="checkbox"/> Subdivision	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
2. Building permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Site Plan Mail <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
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.	Date: <i>11/11/03</i>	Date:	Date: <i>S</i>

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 031324

Please Read
Application And
Notes, if Any,
Attached

This is to certify that Fallbrook Inc/TLC Homes Inc development
has permission to Cut 3' x 3' hole in wall for gl window
AT 418 Ray St 400 D023001

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 work on permit shall not be started until the inspector has been notified in writing. NO NOTICES REQUIRED.

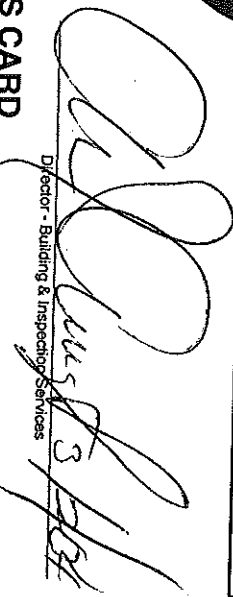
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CPM
Health Dept. _____
Appeal Board _____
Other _____

Department Name

PENALTY FOR REMOVING THIS CARD


Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit

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Permit No:	03-1324	Date Applied For:	10/23/2003	CBL:	400 D023001
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Location of Construction:	418 Ray/ St	Owner Name:	Falbrook Inc	Owner Address:	418 Ray St	Phone:	207-878-0788
Business Name:	n/a	Contractor Name:	TLC Homes Improvement	Contractor Address:	PO Box 433 Westbrook	Phone	(207) 856-6060
Lessee/Buyer's Name	n/a	Phone:	n/a	Permit Type:	Alterations - Multi Family		

Proposed Use:	Assisted Living Facility / Cut 3' x 3' hole in wall and install glass window.	Proposed Project Description:	Cut 3' x 3' hole in wall for glass window.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/04/2003	Ok to Issue: <input checked="" type="checkbox"/>
Note:	1) To remain a 28 room boarding care facility. This is not an allowance for any increase in the number of rooms.			

Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 03/02/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:	1) Bob Cadigan from the Fire marshalls office oke'd this 3/2/03			

Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 11/04/2003	Ok to Issue: <input checked="" type="checkbox"/>
Note:	1) Application requires State Fire Marshal approval.			

Comments:
 11/6/2003-njn: Spoke with Rich from the State Fire Marshall, will hold until they have received this review. Had some discussions with the owner.
 2/10/2004-gg: Called Applicant, spoke with Monique, she will call fire marshal again to move this permit forward. /gg PERMIT IN HOLD DRAW

TLC HOME IMPROVEMENT

We Care About Your Investment.

Estimate

Submitted To: Robert Feeney
Fallbrook Woods
418 Ray Street
Portland, ME 04103

Date: October 6, 2003
Job Location: Fallbrook Woods
Job Description: Installing reception window in wall

We hereby submit specifications and estimates for:
The installation of a reception window into a non load-bearing wall located on the right side of entrance area of Fallbrook Woods.

1. Cut and frame opening for reception window and countertop.
2. Two pane slide window measuring 36" X 36" to be installed will be made of tempered glass and include a metal window lock. (Refer to attached sketch.)
3. Countertop will be a solid oak surface measuring 22" deep (wide) by 36" long and will be stained and polyurethane.
4. The finish trim will be constructed with white painted pine, all to match the existing trim in the room.
5. If any electrical work is to be done, it is contracted on an hourly basis as needed and the cost is separate and is over and above the price given for this estimate.
6. TLC Home Improvement will be responsible for obtaining and paying for the building permit.
7. Fallbrook Woods has agreed to provide blue prints for the reception area so we can plan accordingly.
8. Fallbrook Woods will allow TLC Home Improvement to put up caution tape and tape off area under construction so residents and employees are not in harms way.
9. Since this is a remodeling job and we can not see through the walls. If for any reason after this wall has been cut into, there are unforeseen problems, which do not allow us to install the reception window, the wall will be repaired to pre-construction condition. Fallbrook Woods will be responsible for paying TLC Home Improvement for materials used and an hourly rate of \$30.00 per hour, per man, to fix the wall back to pre-construction condition.

Price of Materials and Labor:

We hereby propose to furnish material and labor- complete in accordance with the above specifications for the sum of \$ 1,765.00 with the payment schedule to be made as follows:

One-half of the payment is due upon acceptance of this proposal (\$882.50). The balance will be due upon the completion of work. Please make all checks payable to TLC Home Improvement

*Any alteration or deviation from the above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the estimate.

Estimated Schedule: This job is estimated to take three days to complete. We can schedule a start date as soon as the week of October 19th, 2003 if you would like.

Guantees:

All workmanship is guaranteed for one year upon date of installation.
All materials follow manufacturers' warranty.

Thank you for allowing us to provide you with this proposal. Please call us if you have any further questions.
We are looking forward to working with you!

Respectfully submitted,

Ken Beaulieu and Monique Salisbury
Ken Beaulieu and Monique Salisbury

Acceptance of Proposal

The above prices, specifications, exclusions and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payments will be made as outlined above.

Date of Acceptance 10/14/03

Signature

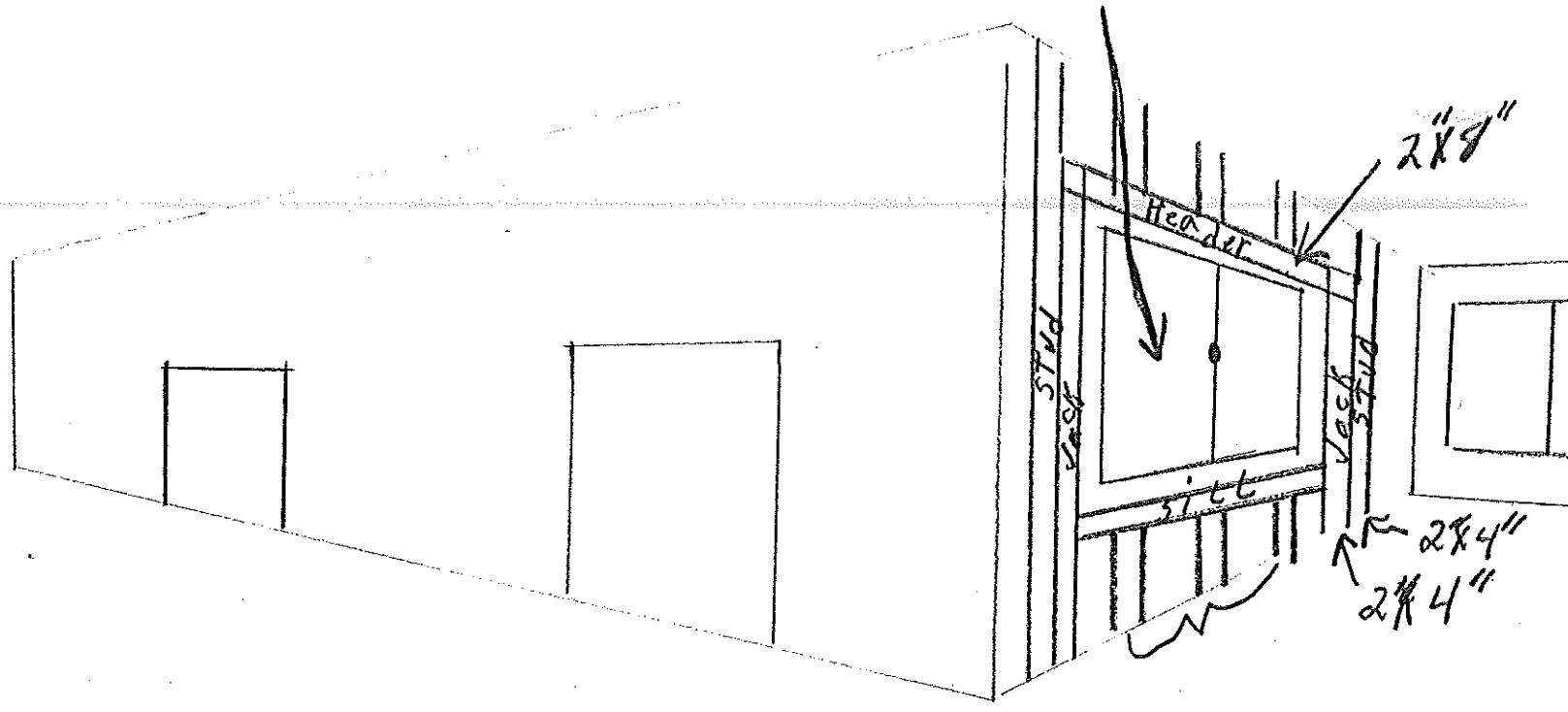
Robert Feeney

Deposit paid on 10/14/03

check # 956

\$ 882.50

3'x3' window



2x8"

Header

2x4"

2x4"

Sill

2x4"

2x4"



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 418 RAY ST.

Date of Issue 12/21/93

Issued to Fallbrook, Inc.

This is to certify that the building, premises, or part thereof at the above location, built — altered — changed as to use under Building Permit No. 53 / 02 64, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinances and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

28-room boarding health care facility

Existing Conditions

This certificate represents
conditions issued

Approved
(Date)

Inspector of Buildings

This certificate is valid only for the purpose and term stated herein and is not transferable. It is subject to the provisions of the Building Code of the City of Portland, Maine.

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

1 of 1
 Card Number 400 D023001
 Parcel ID 418 RAY ST
 Location RETAIL & PERSONAL SERVICE
 Land Use
 Owner Address FALLBROOK INC
 418 RAY ST
 PORTLAND ME 04103

Book/Page
 Legal 400-D-23 402-I-1
 403-F-1
 RAY ST 418
 549978

Valuation Information

Land \$320,880
 Building \$1,653,230
 Total \$1,974,110

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1993	1	27600	1
Total Acres 12.626				
Total Buildings Sq. Ft. 27600				
Structure Type NURSING HOME				
Building Name FALLBROOK WOODS				

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	27600	NURSING HOME
Height	Walls	Heating	A/C
9	FRAME	ELECTRIC	NONE

Building Other Features

Line	Structure Type	Identical Units
1	CANOPY - ONLY	1
1	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1993	ASPHALT PARKING	20000	1
1993	LIGHT - MERCURY VAPOR, POLE		6
1993	UTILITY FRAME	14	1



All Purpose Building Permit Application

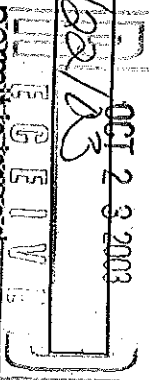
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>418 Ray Street, Portland</u>		Square Footage of Lot <u>N/A</u>
Total Square Footage of Proposed Structure <u>N/A</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# <u>400 D</u> Block# <u>023</u> Lot# <u>023</u>	Owner: <u>Fallbrook Woods</u> <u>Bob Feeney, Director</u>	Telephone: <u>878-0788</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>TLC Home Improvement</u> <u>PO Box 433</u> <u>Westbrook ME 04098</u>	Cost Of Work: \$ <u>1,765.00</u> Fee: \$ <u>39.00</u>
Current use: <u>Assisted Living Facility</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Cut a 3'x3' hole in wall and install tempered glass window for</u> Project description: <u>a reception window area. See attached specifications</u>		
Contractor's name, address & telephone: <u>TLC Home Improvement (207) 856-6060</u> <u>PO Box 433 Westbrook ME 04098</u>		
Who should we contact when the permit is ready: <u>Monique Salisbury / TLC</u>		
Mailing address: <u>PO Box 433</u> <u>Westbrook ME 04098</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>856-6060</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 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 or any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Monique Salisbury Date: 10/22/03



This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

OCT 23 2003



State of Maine
Department of Public Safety

Construction Permit



Not
Reviewed
for Barrier
Free

400 D-023

11170

Not Sprinkled

CR L

FALLBROOK WOODS
Located at: 418 RAY ST
PORTLAND
Occupancy/Use: RESIDENTIAL CARE II

Permission is hereby given to:

ROBERT J. FEENEY

418 RAY ST
PORTLAND, ME 04103

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 madewithout 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 19th of March 2001

Dated the 20th day of September A.D. 2000

Commissioner

Fee: \$50.00

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

NA Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- ~~Footing/Building Location Inspection:~~ Prior to pouring concrete
- ~~Re-Bar Schedule Inspection:~~ Prior to pouring concrete
- ~~Foundation Inspection:~~ Prior to placing ANY backfill
- ~~Framing/Rough Plumbing/Electrical:~~ Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy:~~ Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00~~ \$50 fee per inspector at this permit.

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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee
Date 3/4/04

[Signature]
Signature of Inspections Official
Date 3/4/04

CBL: 700 0003 Building Permit #: 031324

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 3.22.04
 Permit # 2054-4246
 CBL# 400 D 23

LOCATION: 418 RAY STREET

METER MAKE & #

CMP ACCOUNT # _____ OWNER FALBROOK WOODS LLC

PHONE # 818-0788

TOTAL EACH FEE

OUTLETS	Receptacles	Switches	Smoke Detector	20
FIXTURES	Incandescent	Fluorescent	Strips	20
SERVICES	Overhead	Underground	TTL AMPS	<800 15.00 >800 25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	(number of)			25.00
MOTORS	(number of)			1.00
RESID/COM	Electric units			2.00
HEATING	oil/gas units	Interior	Exterior	1.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens	5.00
	Insta-Hot	Water heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
MISC. (number of)	Others (denote)			2.00
	Air Cond/win		Pools	3.00
	Air Cond/cent		Thermostat	10.00
	HVAC	EMS		5.00
	Signs			10.00
	Alarms/res			5.00
	Alarms/com			15.00
	Heavy Duty(CRKT)			2.00
	Circus/Carnv			25.00
	Alterations			5.00
	Fire Repairs			15.00
	E Lights			1.00
	E Generators			20.00
PANELS	Service	Remote	Main	4.00
TRANSFORMER	0-25 Kva			5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00
	MINIMUM FEE/COMMERCIAL 45.00		TOTAL AMOUNT DUE	445.00
			MINIMUM FEE	35.00

CONTRACTORS NAME SEACOAST ELECTRIC CO MASTER LIC. # MY 03088
 ADDRESS 74 GREENWOOD AVE - PORT.
 TELEPHONE 797-4452 OR 233-9159 LIMITED LIC. # _____

SIGNATURE OF CONTRACTOR Fanny G Papke 6/18
 White Copy - Office • Yellow Copy - Applicant