

THE MANOR

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION 112 1 Washington Ave.

Date of Issue 12-5-72

Issued to Richard Sawyer

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. 72/389, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance 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

Entire

2 story dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

12-5-72

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

304

St. Josephs Manor \_\_\_\_\_ Date Jan. 25, 1983

Applicant 1133 Washington Avenue Address of Proposed Site 1133 Washington Avenue

Mailing Address nursing home (adult day care) Site Identifier(s) from Assessors Maps 408-D-6  
R-3

Proposed Use of Site \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

Acreage of Site 5,239 sq ft. Ground Floor Coverage \_\_\_\_\_ Proposed Number of Floors 1

Total Floor Area 5,239 sq ft.

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: \_\_\_\_\_  
 SPACE & PERMITS, as applicable

COMPLIES  
 COMPLIES  
 CONDITIONALLY  
 DOES NOT  
 COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*[Signature]*  
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_ Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_ Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site \_\_\_\_\_ Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

*27 JAN 83*  
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER		
APPROVED	X	X	X													CONDITIONS SPECIFIED BELOW	
APPROVED CONDITIONALLY																	REASONS SPECIFIED BELOW
DISAPPROVED																	

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet if Necessary)

*Mark A. [Signature]*  
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_ Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_ Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**FIRE DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	<input checked="" type="checkbox"/>								
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 SIGNATURE OF REVIEWING STAFF/DATE  
 FIRE DEPARTMENT COPY 1-26-83

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant _____	Date _____
Mailing Address _____	Address of Proposed Site _____
Proposed Use of Site _____	Site Identifier(s) from Assessors Maps _____
Acreage of Site / Ground Floor Coverage _____	Zoning of Proposed Site _____
Site Location Review (DEP) Required: ( ) Yes ( ) No	Proposed Number of Floors _____
Board of Appeals Action Required: ( ) Yes ( ) No	Total Floor Area _____
Planning Board Action Required: ( ) Yes ( ) No	
Other Comments: _____	
Date Dept. Review Due: _____	

**PLANNING DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Attach Separate Sheet if Necessary)

*Richard Krawford* 1-26-82

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

49996 IC

TOWN/CITY CODE  
05170

LPI NUMBER  
00123

DATE ISSUED  
9 11 80  
Month Day Year

Certificate of App. Number

Installer's Name

MCCUBREY

F.M.L.

Installer Code

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utility
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic
- 7. Limited License

Owner

H. Joseph M. Moore

Address

1135 Washington Avenue  
St./Lot Number Street, Road Name Subdivision

(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

*Emilio J. Goodwin*

Signature of L.P. SEP 25 1980

Date Inspected

OWNER'S COPY

**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Roseland

TOWN/CITY CODE 05170 LPI NUMBER 00723 DATE ISSUED 9/14/80 Certificate of App. Number 49935 IC

Installer Name MCCUBREY F.I.M.I. D Installer Code 2

Owner Richard M. ...

Address 1137 Washington Avenue St/Lot Number 1137 Street/Road Name Washington Avenue Subdivision ...

(Location where plumbing was done and inspected)

- 1. Owner
- 2. Licensed Master Plumber
- 3. Licensed Oil Burnerman
- 4. Employee of Public Utility
- 5. Manufactured Housing Dealer
- 6. Manufactured Housing Mechanic
- 7. Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

*Emilio J. ...*  
Signature of LPI

**TOWN'S COPY**

Date Inspected SEP 25 1980

**INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF**

THE TOWN/CITY OF Roseland

Town/City Code 05170 LPI Number 00723 DATE ISSUED 9/14/80 INSTALLER'S LICENSE NO. 49935 PERMIT NUMBER IP

Address of Where Plumbing Is Done 1137 WASHINGTON AVENUE St/Lot Number 1137 Street/Road Name Washington Avenue Subdivision ... Installer Code 2

Name of Owner ST. JOSEPH'S MANOR Last Name ... F.I.M.I. ... Mailing Address ... Zip Code ...

Type of Construction	1. New	2. Remodeling	3. Addition	4. Remodeling & Addition	5. Replacement of Hot Water Heater	6. Hook-up of Mobile Home	7. Hook-up of Modular Home	8. Other (Specify) <u>1</u>
Plumbing To Serve	1. Single (Res)	2. Multi-Fam(Pes)	3. Mobile Home	4. Modular Home	5. Commercial	6. School	7. Other (Specify) <u>5</u>	
Number of Fixtures or Hook-Ups	Sink(s) <u>  </u>	Toilet(s) <u>  </u>	Bath(tub's) <u>  </u>	Lavatorie(s) <u>  </u>	Shower(s) <u>  </u>	Urinal(s) <u>  </u>		
	Clothes Washer(s) <u>  </u>	Dish-Washer(s) <u>  </u>	Hot Water Heater(s) <u>  </u>	Floor Drain(s) <u>  </u>	Hook-Up(s) <u>  </u>			

**TOWN'S COPY**  
SEP 12 1980

**IMPORTANT: Note the following conditions**  
1. This Permit is non transferable to another person or party.  
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture Fee    3 00  
Hook-Up Fee       00  
Total Fee    3 00  
If Double Fee Check Box

Dept. of Human Services  
Div. of Health Engineering

Signature of LPI \_\_\_\_\_ HHE-211 Rev. 7/80

ST. JOSEPH'S MANOR  
1133 Washington Avenue  
Portland, Maine  
04103

October 25, 1977

R. Lovell Brown  
389 COngress St.  
Portland, Maine 04101

Dear Sir,

We would like to install an aluminum/glass enclosure at the Ambulance Entrance, in order to cut down on cold drafts in winter time. We would like full clearance from your Department, and also from Portland Fire Department, on this matter.

Enclosed is sketch of proposed installation.

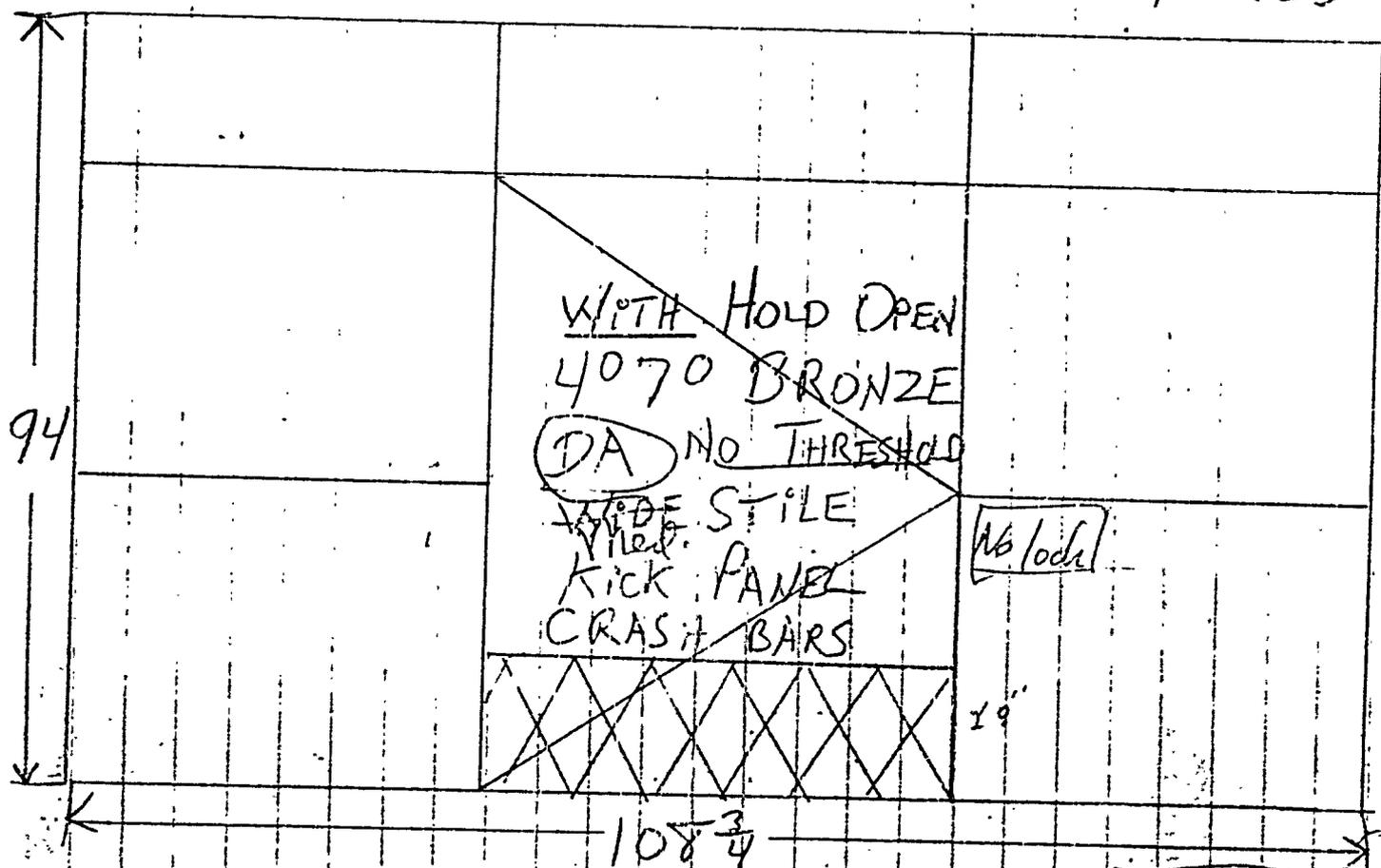
Sincerely,

*Randall Spofford*  
Randall Spofford  
Director of Supportive Services

RS/tmr  
Enc - 1



ALL GLASS TO BE TEMPERED



ST. JOSEPH MANOR

QUOTE BY 12-30-76

Randy Spillford



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... **1014** .....

NOV 7 1977

ZONING LOCATION ..... PORTLAND, MAINE, Nov. 7, 1977

~~CITY OF PORTLAND~~

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **1133 Washington Ave.** ..... Fire District #1  #2

1. Owner's name and address **St. Joseph's Manor - same** ..... Telephone **797-0860**

2. Lessee's name and address ..... Telephone **774-9851**

3. Contractor's name and address **Portland Glass Co. - 832 Congress** ..... Telephone .....

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ **950.00** ..... Fee \$ **5.00**

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: **@ 775-5451**

Dwelling ..... **Ext. 234**

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

**To construct automatic glass door to be used at Ambulance Entrance**

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) **2x4-16" O. C.** Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant **Randall Spofford** ..... Phone # **same** .....

Type Name of Applicant **Randall Spofford** ..... 1  2  3  4

Other ..... and Address .....

FIELD INSPECTOR'S COPY



From the desk of —  
A. Allan Soule

9/18/75

1137 Washington Ave

Earle!

Check for B.C. &  
give back to me.

September 15, 1975

1137 Washington Ave.

Mr. Arthur C. Dudley  
P.O. Box 235  
Standish, Maine

C.C. Catholic Diocese of Portland  
307 Congress Street

Gentlemen:

Permit to erect an addition to an existing building 14' x 49' consisting of 6 bedrooms and 2 baths is issued herewith subject to the following Building Code Requirements.

What size header is to be used over the the garage door opening?

The inside of the garage is required to be fire-proofed with at least 5/8" sheet rock on walls and ceilings, taped and cemented between the joints per manufacturer's specifications.

Door A leading into the utility storage room and Door C leading to an open area are required to be 1 3/4" solid wood core doors equipped with self-closing devices.

Unless the windows are operable in the 2 bath areas a system of mechanical ventilation must be installed.

Separate permits are required for the installers of all new plumbing and electrical work. These permits are to be taken out by and in the name of the actual installers.

Very truly yours,

Earle S. Smith, Plan Examiner  
Building Inspection Services

ESS:sk

September 15, 1975

1137 Washington Ave.

Mr. Arthur C. Dudley  
P.O. Box 235  
Standish, Maine

C.C. Catholic Diocese of Portland  
307 Congress Street

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Unless the windows are operable in the 2 bath areas a system of mechanical ventilation must be installed.

Separate permits are required for the installers of all new plumbing and electrical work. These permits are to be taken out by and in the name of the actual installers.

Very truly yours,

Earle S. Smith, Plan Examiner  
Building Inspection Services

ESS:sk

Date: 9/11/95

Applicant: CATHOLIC DIOCESE OF PORTLAND

Address: 1137 WASHINGTON AVE.

Assessors #: 408-D-23

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - N/A
- ✓ Zone Location - R-2
- ✓ Interior or corner lot - FR 10' 5" ST.
- ✓ 40 ft. setback area (Section 21) - YES (FRONT PORTION)
- ✓ Use - NURSERY HOME (602.4.11.4, 6.)
- ✓ Sewage Disposal - PUBLIC

- Rear Yards -
- Side Yards - 20' - 30' MIN.
- 602.4.12.4.5 Front Yards - 25' - 30' MIN.
- Projections - NONE

- ✓ Height - TWO STORY - 35' MAX.
- Lot Area - 13,050 sq ft
- ✓ Building Area - 864 sq ft + (686) = 1,550 sq ft - 3,365 sq ft MAX.
- Area per Family -
- Width of Lot -
- Lot Frontage -

FLOOR AREA = 3,100 TOTAL  
(1372 sq ft)

- Off-street Parking - 2 REQ. SHOWS ONE
- Loading Bays -
- Site Plan - YES

150 x 87  
148 x 49



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION .....

PORTLAND, MAINE, Sept. 10, 1975

PERMIT ISSUED

SEP 15 1975

769  
CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1137 Washington Avenue

- 1. Owner's name and address .. Catholic Diocese of Portland - 307 Fire District #1 , #2
- 2. Lessee's name and address .. Congress St. Telephone ..
- 3. Contractor's name and address .. Arthur C. Dudley - P.O. Box 235 Telephone 642-3696
- 4. Architect .. Standish, Me. Telephone ..

Proposed use of building .. Specifications .. Plans .. yes .. No. of sheets .. 2 ..

Last use .. No. families ..

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$ 23,000 ..

Fee \$ .. 92.00 ..

FIELD INSPECTOR—Mr. Irving

This application is for: ..

Dwelling .. @ 775-5451

Garage .. Ext. 234

Masonry Bldg. ..

Metal Bldg. ..

Alterations ..

Demolitions ..

Change of Use ..

Other ..

### GENERAL DESCRIPTION

To erect an addition to an existing building, dimension 14' x 49' 6 bedrooms and 2 baths (2 story) as per plans.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

### DETAILS OF NEW WORK

- Is any plumbing involved in this work? .. yes .. Is any electrical work involved in this work? .. yes ..
- Is connection to be made to public sewer? .. If not, what is proposed for sewage? ..
- Has septic tank notice been sent? .. Form notice sent? ..
- Height average grade to top of plate .. Height average grade to highest point of roof ..
- Size, front .. depth .. No. stories .. solid or filled land? .. earth or rock? ..
- Material of foundation .. Thickness, top .. bottom .. cellar ..
- Kind of roof .. Rise per foot .. Roof covering .. Kind of heat .. fuel ..
- No. of chimneys .. Material of chimneys .. of lining .. Sills ..
- Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Max. on centers ..
- Size Girder .. Columns under girders .. Size .. Bridging in every floor and flat roof span over 8 feet.
- Studs (outside walls and carrying partitions) 2x4-16" O. C. ..
- Joists and rafters: 1st floor .. 2nd .. 3rd .. roof ..
- On centers: 1st floor .. 2nd .. 3rd .. roof ..
- Maximum span: 1st floor .. 2nd .. 3rd .. roof ..
- If one story building with masonry walls, thickness of walls? .. height? ..

### IF A GARAGE

No. cars now accommodated on same lot .., to be accommodated .. number commercial cars to be accommodated ..

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ..

### APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER .. DATE ..

ZONING: ..

BUILDING CODE: ..

Fire Dept.: ..

Health Dept.: ..

Others: ..

### MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .. yes ..

Signature of Applicant .. Arthur C. Dudley .. Phone # .. same as above

Type Name of above .. Arthur C. Dudley .. 1  2  3  4

(Acting in behalf of .. the Salter Corp.) .. Other ..

and Address ..

FIELD INSPECTOR'S COPY

Permit No. 75/7409

Location 1137 Washington Ave

Owner Catholic Diocese of Baltimore

Date of permit Sept 15, 1975

Approved \_\_\_\_\_

NOTES

9/15/75. Foundation Cement  
 laid.

9/16/75. Back filled & placing  
 walls.

9/19/75. Excavating &  
 installing in front of  
 9-23-75

10-7-75. 10-15-75. 10-6  
 The excavating according to  
 plan. Approved by  
 the parish committee. 11-7-75. Comp. [unclear]



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Sept. 12, 1975  
 Receipt and Permit number A 03236

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 Portland Electrical Ordinance, the National Electrical Code and the following specifications:  
 LOCATION OF WORK: 1137 Washington Ave.  
 OWNER'S NAME: St. Josephs Manor ADDRESS: same

		FEES
<b>OUTLETS:</b> (number of)		
Lights	<u>19</u>	
Receptacles	<u>36</u>	
Switches	<u>15</u>	
Plugmold	_____ (number of feet)	<u>6.00</u>
<b>TOTAL</b>	<u>70</u>	
<b>FIXTURES:</b> (number of)	<u>19</u>	
Incandescent	_____	<u>4.90</u>
Fluorescent	_____ (Do not include strip fluorescent)	
<b>TOTAL</b>		
Strip Fluorescent, in feet	_____	<u>3.00</u>
<b>SERVICES:</b>		
Permanent, total amperes	<u>200 amp</u>	
Temporary	_____	<u>.50</u>
<b>METERS:</b> (number of)	<u>1</u>	
<b>MOTORS:</b> (number of)		
Fractional	_____	
1 HP or over	_____	
<b>RESIDENTIAL HEATING:</b>		
Oil or Gas (number of units)	_____	<u>10.00</u>
Electric (number of rooms)	<u>10</u>	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>		
Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	
<b>APPLIANCES:</b> (number of)		
Ranges	_____	
Cook Tops	_____	
Wall Ovens	_____	
Dryers	_____	
Fans	_____	
Water Heaters	_____	
Disposals	_____	
Dishwashers	_____	
Compactors	_____	
Others (denote)	_____	
<b>TOTAL</b>		
<b>MISCELLANEOUS:</b> (number of)		
Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... TOTAL AMOUNT DUE: 24.40

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call   
 CONTRACTOR'S NAME: Douglas Electric  
 ADDRESS: RFD #1 Sebago Lake  
 TEL.: 642-3118  
 MASTER LICENSE NO.: 2132  
 LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR  
*Benjamin R. Douglas*  
 INSPECTOR'S COPY

iak



CITY OF PORTLAND, MAINE  
FIRE DEPARTMENT



Clement O. Dodd  
XXXXXXXXXXXXXX

JOSEPH R. CREMO  
CHIEF

13 August 1975

FIRE PREVENTION BUREAU  
380 CONGRESS STREET  
PORTLAND, MAINE

To: Office of Building Inspection  
Subj: Installation of 1 - 1000 gallon underground propane tank at 1137  
Washington Avenue.

Permit approved providing: Tank to be painted with asphaltum, bear UL label.  
To be anchored with tie downs with cement pad. Fire Department to be notified  
prior to burial.

Permit issued

AUG 13 1975

CITY OF PORTLAND

Herbert P. Miller, Captain  
Fire Prevention Bureau

665



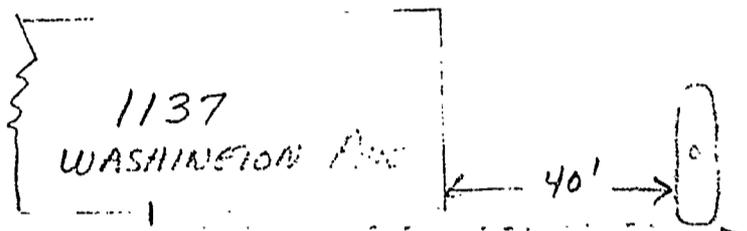
Gas Service Anywhere

THOMPSON'S POINT

Tel: 772-8307 (Area Code 207)

PORTLAND, MAINE

Reply to: Thompson's Point, Portland, Maine 04102



1-1000 gallon  
under ground  
propane tank.

Vertical handwritten note: No. 1 sub. - 5 ft. deep. - 24" dia.

WASHINGTON AVE.

RECEIVED  
AUG 13 1975  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

To: City of Portland  
 From: Suburban Propane, Port. Me  
 Re: Underground propane tanks, 1-1000 gallon tank  
 to be installed as per city regulations (concrete  
 pad, strapped down, inspected before backfill  
 out)

Attn: St. Josephs Manor Linc  
 c/o 510 Ocean Ave  
 Portland, Me.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP *Hanover (70) Bldg. Code Section 709*

B.O.C.A. TYPE OF CONSTRUCTION *4*

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, August 13, 1975

PERMIT ISSUED

AUG 13 1975

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1137 Washington Ave Fire District #1 [ ], #2 [ ]
1. Owner's name and address St. Josephs Manor Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Suburban Propane, Thompsons Pt. Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$.15.00

FIELD INSPECTOR—Mr. Irving GENERAL DESCRIPTION
This application is for: @ 775-5451 to install a 1,000 gallon underground propane tank.
Dwelling Ext. 234 to be painted with asphaltum, bear UL label and to
Garage be anchored to prevent "floating" when empty or
Masonry Bldg. near empty. Fire department to be notified prior
Metal Bldg. to burial.
Alterations Stamp of Special Conditions
Demolitions Sent to Fire Dept. 8/14/75
Change of Use Rec'd from Fire Dept. as per NFPA #58
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [x] 4 [ ]
Other: \_\_\_\_\_

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is conrection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE 8-14-75 MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:

BUILDING CODE: P. S. Hill Will there be in charge of the above work a person competent
Fire Dept. H. Miller, Jr. P.B. to see that the State and City requirements pertaining thereto
Health Dept.: are observed? Yes
Others:

Signature of Applicant [Signature] Phone # 774-0388
Type Name of above 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other \_\_\_\_\_
and Address \_\_\_\_\_

FIELD INSPECTOR'S COPY

23-25 MAINE AVE

Permit No. 25/665

Location 137 WASHINGTON AVE

Owner ST JOSEPHS MANOR

Date of permit 8/14/75

Approved

NOTES

8/13/75  
W. J. ...  
...

Grid area with vertical lines and a horizontal line across the middle. Some faint markings are visible.

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

15  
29

**CODE COMPLIANCE COMPLETED**  
 DATE 12-21-75

Permit No. 2479  
 Issued 12/17/75  
 1975

Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)  
 Owner's Name and Address: St. Joseph's Manor, 1137 Washington St., Portland, Maine Tel. 947-0354  
 Contractor's Name and Address: The Dole Company, P. O. Box 752, Bangor Tel. 947-0354  
 Location: 1137 Washington St. Use of Building: Apartment Number of Stories: 48 Double Room  
 Number of Families: 48 Additions: Alterations:

Description of Wiring: New Work  Stores  Alterations  
 Pipe  Cable  Metal Molding  Romex  Cable  Plug Molding (No. of feet)  
 No. Light Outlets: 1209 Plugs: 582 Light Circuits: 27 Panels: 2328 Plug Circuits: 2328  
 FIXTURES: No. 406 Undergound: No. of Wires Size: 582 Fluor. or Strip Lighting (No. feet): 2328  
 SERVICE: Pipe Added over 50 Amps Total No. Meters: Volts Starter: H.P.  
 METERS: Relocated Phase H.P. No. Motors Phase: H.P.  
 MOTORS: Number Domestic (Oil) Commercial (Oil) No. Motors Phase: H.P.  
 HEATING UNITS: Electric Heat (No. of Rooms) 178 Brand Feeds (Size and No.): 19

APPLIANCES: No. Ranges 1 Watts: Watts Extra Cabinets or Panels: 2  
 Elec. Heaters Watts Signs (No. Units): 19  
 Miscellaneous Watts Inspection: 19  
 Transformers 8 Air Conditioners (No. Units) Ready to cover in  
 Will commence about 1/1/75

Amount of Fee \$ about 1/1/75 Signed Theology Charman

DO NOT WRITE BELOW THIS LINE

SERVICE: METER GROUND  
 VISITS: 1-6-75 2-1-75 3-2-75 4-11-75  
5-19-75 6-23-75 7-8-75 7-17-75 7-18-75 7-25-75  
 REMARKS: Service called in Close in 2 wings Libby Wing C-1  
 INSPECTED BY: Libby (OVER)

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. **2479**  
 Issued **1/21/75**  
**12-17**, 19**74**

Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

*(This form must be completely filled out - Minimum Fee, \$1.00)*

Owner's Name and Address **St. Joseph's Manor 1137 Washington Ave**  
 Contractor's Name and Address **The Dole Co. P.O. Box 752 Bethgor, Maine**

Location **1137 Washington Ave** Use of Building  
 Number of Families Apartments  Stores Number of Stories  
 Description of Wiring: New Work  Additions Alterations

**Convescent Home**  
 Pipe  Cable  Metal Molding **River** Plug Molding (No. of feet)  
 No. Light Outlets  Plugs  **50** Light Circuits **2259** Plug Circuits

FIXTURES: No. **406** **502** Fluor. or Strip Lighting (No. feet) **2328' = 194 outlets**  
 SERVICE: Pipe Cable Underground  No. of Wires Size  
 METERS: Relocated Added **50** Total No. Meters **2**

MOTORS: Number Phase H.P. Amps Volts Starter  
 HEATING UNITS: Domestic (Oil) No Motors Phase H.P.  
 Commercial (Oil) No. Motors Phase H.P.  
 Electric Heat (No. of Rooms) **178**

APPLIANCES: No. Ranges **See attached slip** Watts  
 Elec. Heaters **See attached slip** Watts  
 Miscellaneous **See attached slip** Watts  
 Transformers **8** Air Conditioners (No. Units) **2** Extra Cabinets or Panels **27**  
 Signs (No. Units) **19**

Will commence **1-1-1975** Ready to cover in **19** Inspection **19**  
 Amount of Fee \$ **329.15**  
 Signed **Theo. Kozoff Chauvin**

DO NOT WRITE BELOW THIS LINE

SERVICE	METER				GROUND	
VISITS:	1	2	3	4	5	6
.....	7	8	9	10	11	12

REMARKS:  
 INSPECTED BY \_\_\_\_\_ (OVER)

12-30-74

Outlets 2259 (Lights, Recept., Sws)		1/4 of Permit
194 (Strip Fluo.)		6/3/13/1226
2453		
First 60 =	3.00	
2393 @ .05	119.65	
Service	4.00	9/17
Motors (over 50 hp)	4.00	4/4
Elec. Heat 178 @ .75	133.50	4/5/45/90
Appliances:		
Washers (2)	3.00	when done ok
Dryer (2)	3.00	" "
Dishwasher	1.50	" "
Disposal	1.50	" "
Oven	1.50	" "
Refr	1.50	" "
Vacuum System	1.50	" "
Emergency Generator	1.50	" "
Elec. Booster Heaters (2)	3.00	" "
Transformers (8)	16.00	2/2/4
Air Conditioners (2)	4.00	when done ok
Branch Panels (27)	27.00	7/2/18
	<u>329.15</u>	

*all units on daily report*

7-8-75	1/4 of Permit on Daily Report
8-25-75	1/4 of Permit on Daily Report
9-17-75	1/2 of Permit on Daily Report

1137 Washington Ave. / St. Joseph  
St. Joseph's Manor

Inspections:-

7-25-75	Wing C-1
7-30-75	Wing C-3
7-30-75	Wing D-3
8-20-75	Blanket Inspection
8-25-75	Wing A 3-4
8-25-75	Kitchen
9-2-75	Progress Inspection
9-3-75	Close in dining area and reception area
9-17-75	Wing A
10-1-75	Progress
10-27-75	Progress

All units  
on daily report.

PERMIT ~~7119~~ **7119** TALL PLUMBING

Date Issued **July 12, 1973**  
 Portland Plumbing Inspector  
 By **ERNOLD R. GOODWIN**

Address **1119 Washington Ave.** PERMIT NUMBER **3125**  
 Installation For: **Professional Bldg - (rental units)**  
 Owner of Bldg: **Northport Realty Trust**  
 Owner's Address: **Garard Const. Co., Lewiston Me.**  
 Plumber: **Caxon & Waltz Inc.** Date: **July 12, 1973**

App. First Insp. **ERNOLD R. GOODWIN**  
 Date **JUL 20 1973**  
 By **ERNOLD R. GOODWIN**  
 App. Final Insp. **ERNOLD R. GOODWIN**  
 Date **JUL 1 1974**  
 By **ERNOLD R. GOODWIN**

- Type of Bldg. Inspector
- Commercial
  - Residential
  - Single
  - Multi Family
  - New Construction
  - Remodeling

NEW	REPL		NO.	FEE
		SINKS	3	6.00
		LAVATORIES	12	10.00
		TOILETS	9	5.40
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE	6	3.60
		HOT WATER TANKS	1	.60
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Urinals	3	1.80
			34	27.40
			TOTAL	27.40

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING PERMIT NUMBER 4316

Address 1137 Washington Ave.  
 Installation for Nun's residence  
 Owner of Bldg St. Joseph's Manor  
 Owner's Address 1137 Washington Ave. Date Oct. 9, 1975  
 Plumber Andrew P. Iverson NO. \_\_\_\_\_ FEE \_\_\_\_\_  
P.O. Box 27, Portland

Date Issued  
 Portland Plumbing Inspector  
 By ERNOLD R. GOODWIN

App. First Insp.  
 Date OCT 10 1975  
 By ERNOLD R. GOODWIN

App. Final  
 Date NOV 5 1975  
 By ERNOLD R. GOODWIN  
 CHIEF PLUMBING INSPECTOR  
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL		NO.	FEE
		SINKS	2	\$ 4.00
2		LAVATORIES	2	4.00
2		TOILETS	2	4.00
2		BATH TUBS		
		SHOWERS		
		TRAINS FLOOR SURFACE	1	2.00
1		HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		3.00
		base fee		
			TOTAL	\$19.00

Building and Inspection Services Dept: Plumbing Inspection

2-26-75

PERMIT TO INSTALL PLUMBING

Address 1137 Washington Ave. FEB 6 1975 PERMIT NUMBER 3999

Date Issued January 28, 1975

Installation For Nursing Home

Owner of Bldg: St. Joseph's Manor

Owner's Address: same

Portland Plumbing Inspector

Date: 1-28-75

By ERNOLD R GOODWIN

Plumber: Andrew P. Iverson  
NEW TREEFL PO Box 27, Portland, ME

App. First	DATE	DESCRIPTION	QUANTITY	FEE
		SINKS	25	22.00
		LAVATORIES	129	77.40
		TOILETS	71	42.60
		BATH TUBS	4	2.40
		SHOWERS	8	6.80
		SINKS FLOOR SURFACE	18	10.80
		HOT WATER TANKS - storage	1	2.00
		TANKLESS WATER HEATERS	2	4.00
		GARBAGE DISPOSALS	2	1.20
		<del>HOUSE SEWERS</del> laundry	1	.60
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS	1	.60
		OTHER drinking water	7	4.20
		Base Fee		5.00
		TOTAL	269	175.60

App. Final Insp.

Date NOV 14 1975  
By ERNOLD R. GOODWIN  
PLUMBING INSPECTOR

Type of Bldg.

- Commercial
- Residential
- Single
- Mult Family
- New Construction
- Remodeling

REC.  
APR 11 1975  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

10 April 1975

Mr. Robert Jacques  
High Point Sprinkler Co. of Maine  
P.O. Box 399  
Lewiston, Maine 04240

Re: Hydrant installation at St. Josephs Manor, Portland, Maine.

Dear Sir:

An inspection of the above named property by this office on 9 April 1975 revealed that the hydrant that has been installed on the road leading from Ray Street does not conform to the standards of the City of Portland. The hydrant has the wrong size nuts, turns in the wrong direction and does not have a steamer connection.

Therefore the hydrant will have to be removed and replaced with one that meets with our standards. I would again suggest that you contact the Portland Water District as to the requirements that will have to be met as suggested to Mr. Alonso Harriman dated 8 August 1974.

If there are any further questions, please feel free to contact this office at any time.

Herbert P. Miller, Captain  
Fire Prevention Bureau

cc/File  
Building Inspection Department  
Monsignor V. Tatarsuk  
Alonzo Harriman Associates

**CITY OF PORTLAND, MAINE**  
BUILDING & INSPECTION SERVICES  
(207) 775-5451



November 12, 1974

23-25 Maine Avenue  
St Joseph's Manor

High Point Sprinkler Co.  
17 Bridge Street  
Lewiston, Maine

Gentlemen;

Permit is hereby issued for sprinkler systems (wet & dry) providing:

- 1 - Recommendations of insurance service as noted on plans are followed.
- 2 - An electrical flow alarm is added that may be connected to fire alarm panel.

Very truly yours,

Nelson F. Cartwright  
Mechanical Inspector

NFC/b



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION .....  
 ZONING LOCATION ..... PORTLAND, MAINE, Oct 30, 1974

**PERMIT ISSUED**  
 1104 NOV 13 1974  
**CITY of PORTLAND**

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE  
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 23-25 Main Avenue Fire District #1  #2   
 1. Owner's name and address St. Josephs Manor, same Telephone .....  
 2. Contractor's name and address 17 Bridge St Telephone .....  
 3. Architect's name and address High-Point Sprinkler, Lewiston, Maine Telephone .....  
 Plans ..... No. of sheets .....  
 Proposed use of building ..... No. families .....  
 Last use ..... No. families .....  
 Material ..... No. stories 2 Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot ..... Fee \$ 35.00  
 Estimated contractual cost \$ .....

**ELD INSPECTOR—Mr. Hoffses** GENERAL DESCRIPTION  
 This application is for: @ 775-5451  
 Dwelling ..... Ext. 234 to install a sprinkler system per plan.  
 Garage .....  
 Masonry Bldg. .... Stamp of Special Conditions  
 Metal Bldg. ....  
 Alterations .....  
 Demolitions .....  
 Change of Use .....  
 Other .....

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4   
 Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? no  
 Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ... number commercial cars to be accommodated ...  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE 11-12-74 MISCELLANEOUS  
 BUILDING INSPECTION—PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? ..  
 ZONING: .....  
 BUILDING CODE: O.K. N.F.C. Will there be in charge of the above work a person competent  
 Fire Dept.: ..... to see that the State and City requirements pertaining thereto  
 Health Dept.: ..... are observed? Yes...  
 Others: .....

Signature of Applicant Frederic Jay Phone # 282-6411  
 Type Name of above ..... 1  2  3  4   
 Other .....  
 and Address .....

FIELD INSPECTOR'S COPY

NOTES

SPRINKLER  
See Nelson's letter

Mar. 20 - Starting today

April 20 - Progressing per plan

April 20th " "

May 20 75 - Working according  
to plan

May 20/75 - Success

June 7 - 75 Success

June 10 - 75 Success

July 10/75 Success

July 10 continuing constantly per  
order

Sept. 17 - 75 - Extension of Fire  
Hydrant installed & all systems  
completed

11-3 - Systems not getting fully  
divided systems apparently by bit walls

Permit No. 74/1104

Location 23-25 Main Ave

Owner St. Josephs Manor

Date of permit 11/13/74

Approved

7/11

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 1137 Washington Ave.

Date of Issue Nov. 18, 1975

Issued to St. Joseph's Manor

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. 75/0962, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance 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

St. Joseph's Manor

Entire

Limiting Conditions:

none

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

May 20, 1975

St. Joseph's Manor  
23-25 Maine Avenue  
Portland, Me.

cc to: Alonzo J. Harriman & Assoc.  
292 Court Street  
Auburn, Me. 04210

RE: 23-25 Maine Avenue

It has come to the attention of this department that the 4" sprinkler system attached to the roof trusses in "D" wing indicates there may be a mechanical overload.

To compensate for any possible future failure of overload, it is recommended that hangers be placed every 4' where the sprinkler system hangers are secured. This is to be completed before any ceilings are installed.

It is recommended that all sections of the buildings be checked out for this condition on all 4" pipes regardless as to whether it is the sprinkler system or a 4" copper water line.

It was noted in some area, such as in the "D" wing, that these 4" lines are located within 18" of the metal plate joint on the bottom chord. Mr. Kash and this department are in agreement that hangers 1" x 6" that are the necessary length to fasten from the top chord to the sprinkler hanger should remedy the situation.

Very truly yours,

Hubert Irving  
Building Inspector

HI:mes

July 10 - 75 - Am -  
Check sewer, brick  
tie in sewer all areas  
all areas proceeding  
according to plan -

July 10 - 75 - pm -  
Returned to take pic's  
of some areas that  
will eventually be  
closed in -



# APPLICATION FOR PERMIT

PERMIT 19962  
CITY OF PORTLAND

B.O.C.A. USE GROUP ..... 0962

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION ..... PORTLAND, MAINE, January 17, 1974

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Maine ave btwn Washington & Ray St (exact address to be ..... Fire District #1  #2

1. Owner's name and address St. Joseph's Manor, c/o Robert C. Robinson ..... Telephone .....

Contractor's name and address ..... to be let ..... Telephone .....

Architect Alonzo J. Harriman & Assoc ..... Specifications Plans yes No. of sheets 1

Use of building nursing home ..... No. families 168

Material masonry No. stories 1 Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot none

Estimated contractual cost \$ 2,100,000.00 Fee \$ 8,400.00

FIELD INSPECTOR—Mr. J. T. IRVING ..... @ 775-5451 Ext. 234

This application is for:

Dwelling .....  
Garage .....  
Masonry Bldg.   
Metal Bldg. ....  
Alterations .....  
Demolitions .....  
Change of Use .....  
Other .....

GENERAL DESCRIPTION

to construct nursing home per plan. This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained applicant will furnish complete information, estimated cost and pay legal fee.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

Appeal sustained 2-28-74

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4   
Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....

On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....

Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE: MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? .....

ZONING: O.K. 9/18/74 ..... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

BUILDING CODE: O.K. 2.8. 10/7/74 .....

Fire Dept.: .....  
Health Dept.: .....  
Others: .....

Signature of Applicant *Robert C. Robinson* Phone # 773-7281

Type Name of above Robert C. Robinson 1  2  3  4

Other clerk of corporation and Address .....

FIELD INSPECTOR'S COPY

Permit No. 24/962  
 Location 73-75 Mainline  
 Owner St Josephs Manor  
 Date of permit 10/2/74  
 Approved

NOTES

Mar 10/75 - Building going according to plan.  
 3-12-75 -  
 In told they are not to pour any more concrete until James J. Weather. Work is to be concentrated on what has been started etc.

9/24/75  
 I went out to see the truss in question by Mr. Smith & they were accepted by Mr. Brown. The material used to construct them (small girders) a larger sized material than used. Rebuilt of material 2x8 - 10" x 10" where used 4" x 4" truss.

There are 4" x 4" truss will be used over all the iron hangers holding the 6" water main. The hanger system is approved. I had reported the truss on the 3-21-75. Connections will be made by the steel girders. Test have been made on the truss. The truss is on the area there. The L.R.B. reports show strength to be as they is required of acceptable. It shows the areas to be acceptable.

I personally disapprove of the truss that have been accepted by the truss examiner because its only a mechanical load. It is not

23\_25 MAINE AVE...CONSTRUCTION ST JOSEPHS MANOR JUNE 17th,75

CON'T FIELD INSPECTORS REPORT..VIA H IRVING FIELD INSP 1.

I HAVE REQUESTED LETTERS FROM THE CONTRACTOR IN REGARDS TO THE TRUSSES THAT I DISSAPPROVED OF BECAUSE OF THE 5CLBSPER SQ,FOOT SO STATED ON THE STATEMENT OF DESIGN, PLUS MR SMITHS LETTER TO HARRIMAN ASSOCIATES REQUESTING THE TRUSSES BE DESIGNED TO SHOW THEY WOULD SUPPORT AT LEAST A FORTY POUND PER SQUARE FOOT LIVE LOAD, AND AS FAR AS I COULD SEE IT CERTIANMLAPPEARED NO MECHANICAL LOAD WAS ASKED FOR OR FIGURED IN: ON MY FILD REPORT YOU WILL NOTE I HAD ME BROWN GO WITH ME TO THE CONSTRUCTION AND I POINTED OUT TO HIM AND WE WERE ACCOMPANIED BY THE JOB SUPT, D TRASK THAT SOME OF THE TRUSS SHOWED , INDICATED THEY APPEARED TO BE SHWING SOME FATIGUE AND MY THINKING WAS IF THIS FOUR INCH PIPE THAT IS NOT FILLED BECAUSE IT IS A SPRINKLER SYSTEM WHAT HAPPENS IF IT IS FILLED IN THE EVENT OF A FIRE? MR BROWN SAID TO ADD ONE INCH BY FOUR INCH PIECES , ATTACH TO THE SPREADER TO THE TOP CHORD WOULD TAKE CARE OF THE PROBLEM: THERE NOW APPEAR S TO BE A QUESTION AND A LETTER OF APPROVAL BECOMES NECESSARY:

SMOKE BARRIERS ARE IN PLACE BUT ARE NOT COMPLETED AND WILL NOT BE FOR SOMETIME YET , AS ITS NOT NECESSARY AT THIS TIME AND UNLESS THEY ARE REQUIRED BY HUD, A CALL TO THE BOCA OFFICE AT APPROX 12, PM TODAY THEY ARE NOT NECESSARY IN A BUILDING OF THIS CLASSIFACATION, THAT IS IN THE 1975 BOCA CODE AS A CLASS I 2, WAS CLASS H 2, IN THE 74 BOCA BOOK, INSTITUTIONAL, INCAPASATED BUT FREE TO GO, APPEARS TO BE THE TITLE OF THIS PROPERTY OR ITS CLASSIFACATION:

WORK IN THE WING AREAS TODAY INCLUDE FINISHING UP ON INSIDE WALLS IN SOME AREAS AND LAYING OUT FOR PARTITIONS FOR ROOMS ETC, WORK GOING ON ACCORDING TO PLAN:



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, .....

0962 -  
continued

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

### LOCATION

- 1. Owner's name and address ..... Fire District #1  #2
- 2. Lessee's name and address ..... Telephone .....
- 3. Contractor's name and address ..... Telephone .....
- 4. Architect ..... Telephone .....
- Proposed use of building ..... Specifications ..... Plans ..... No. of sheets .....
- Material ..... No. stories ..... Heat ..... Style of roof ..... No. families .....
- Other buildings on same lot ..... Roofing .....
- Estimated contractural cost \$ ..... Fee \$ .....

### FIELD INSPECTOR—Mr.

### GENERAL DESCRIPTION

- This application is for: @ 775-5451
- Dwelling ..... Ext. 234
- Garage .....
- Masonry Bldg. ....
- Metal Bldg. ....
- Alterations .....
- Demolitions .....
- Change of Use .....
- Other .....

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4   
Other: .....

### DETAILS OF NEW WORK

- Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....
- Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....
- Has septic tank notice been sent? ..... Form notice sent? .....
- Height average grade to top of plate ..... Height average grade to highest point of roof .....
- Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
- Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
- Kind of roof ..... Rise per foot ..... Roof covering .....
- No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
- Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
- Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....
- Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
- Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....
- On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....
- Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....
- If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

- No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....
- Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

- APPROVALS BY: \_\_\_\_\_ DATE \_\_\_\_\_
- BUILDING INSPECTION—PLAN EXAMINER .....
- ZONING: .....
- BUILDING CODE: .....
- Fire Dept.: .....
- Health Dept.: .....
- Others: .....

- MISCELLANEOUS
- Will work require disturbing of any tree on a public street? .....
- Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant ..... Phone # .....

Type Name of above ..... 1  2  3  4   
Other .....  
and Address .....

FIELD INSPECTOR'S COPY

NOTES

May 20/75 Will ask  
George on according to  
plans

May 21-75 - Call  
George & decided to  
have things go to Mr  
D. He installed 2  
for mechanical & comp  
See attached letter  
copy to Mr. [unclear]  
[unclear]

Checked this out  
additional things  
any more [unclear]  
May 9/75 - Work  
up - progressing  
according to plan

May 20 - [unclear]  
May 21/75 - The  
Mr. Smith [unclear]  
came to my attention  
over with the [unclear]  
[unclear] [unclear]  
attention at this time  
[unclear] the gun -  
[unclear] the main  
system, should be  
From an experience of  
point of view it should  
[unclear] the [unclear]  
[unclear] on night [unclear]  
necessary - they have  
the [unclear] or [unclear]  
[unclear] be installed and  
[unclear] [unclear]

No. 0962  
Location 23-25 Main Ave  
Owner St Josephs Manor  
Date of permit 10/7/74  
Approved



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, .....

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

**LOCATION** ..... Fire District #1 , #2

1. Owner's name and address ..... Telephone .....

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address ..... Telephone .....

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ ..... Fee \$ .....

**FIELD INSPECTOR—Mr.** ..... **GENERAL DESCRIPTION**

This application is for: @ 775-5451

Dwelling ..... Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

Stamp of Special Conditions

*NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.*

PERMIT IS TO BE ISSUED TO 1  2  3  4   
Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....

Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

<b>APPROVALS BY:</b>	<b>DATE</b>	<b>MISCELLANEOUS</b>
BUILDING INSPECTION—PLAN EXAMINER .....	.....	Will work require disturbing of any tree on a public street? ..
ZONING: .....	.....	Will there be in charge of the above work a person competent
BUILDING CODE: .....	.....	to see that the State and City requirements pertaining thereto
Fire Dept.: .....	.....	are observed? .....
Health Dept.: .....	.....	
Others: .....	.....	

Signature of Applicant ..... Phone # .....

Type Name of above ..... 1  2  3  4

Other .....  
and Address .....

FIELD INSPECTOR'S COPY

OR. 11. WASH AVE. ?

Permit No. 0962  
Location 23-25 MAIN ST  
Owner St Joseph's Manor  
Date of permit 10-17-74.  
Approved

NOTES

July 12/75  
Prof. Searched the bldg's  
work. Proceeding according to plans.  
Chief brick mason has photo  
film - Ref for pictures of  
some areas (own camera  
of film)

7-16-75 Representing according  
to plans.

7-21-75 "

8-5-75 AM 9:30 PM - Same as  
above. Plans taken. Pictures of the  
evidence where additional heads have  
been added - There was a question by  
Mr. Harriman the 4x10 header being able to  
carry the roof so the 4x6 were added & bolted  
through the walls. We asked for a letter for our  
records - Also the sprinkler system had to cut  
through a wall area of a truss has been fastened to  
the cement block wall with a steel bracket, bolted  
through the wall & an iron fastener through an iron  
bracket. Mr. Harriman approved of this. I'll write  
for drawing on both of Mr. Harriman.

The Dry Wallers were not breaking joints by  
altering the in - sheet rock was removed &  
replaced. CORRECTED  
Section B, sheet rock - 115 sq ft  
Some of the masonry floors to be placed this week.  
8-17-75 Flats placed except for 2 ft  
sections.

8-14-75 Mr. Brown said to let the  
deposition on the free way & removal  
of the garage is OK as all included  
under the total job cost.  
8-15-75 Same as above.

APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 25 1974

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Sep 20, 1974

0908

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications: assessor's number 408-d-6

LOCATION Maine & Ray St Fire District #1 [ ] #2 [ ]

1. Owner's name and address St Joseph's Manor, 120 Exchange St Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Stuart & Williams 105 ARSENAL ST AUGUSTA, MAINE Telephone

Architect Specifications Plans No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Fee \$ 15.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5431 construct foundation only per plan.

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg. Stamp of Special Conditions

Alterations

Demolitions

Change of Use

Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [x] 2 [ ] 3 [ ] 4 [ ]

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? YES

ZONING: BUILDING CODE: RLB, F.P.N. ONLY 7/24/74 Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed? YES

Others:

Signature of Applicant Richard Rizzo Phone # 622-7511

Type Name of above (Stuart & Williams) 1 [ ] 2 [ ] 3 [x] 4 [ ]

FIELD INSPECTOR'S COPY

Other and Address

Permit No. 74/908  
 Location Main St. Street  
 Owner 54 Joseph W. Wain  
 Date of permit 1957  
 Approved \_\_\_\_\_

NOTES

11-25-74 - Work started on Ray St.  
 12-16-74 - Entrance of West side opened work started Ray St opening opened  
 12-24-74 - Footings being poured winter door off covered with roofing paper & a part of key.  
 1-31-74 - 10:55 am without ready to pour some of the foundation walls on the C wing.  
Water pipe connections are being taken. Heat will be used all walls will be covered.  
 Jan 6/75 - thing missing according to plan Nelson stopped in road.  
 Jan 8/75 - Charges being according to plan.  
 Jan 15/75 - " " " "  
 Jan 24/75 - " " " "  
 Jan 27-75 - " " " "  
Walk going up on D - Sec of C - other side of C - other foundation levels are being started.  
Water in hot water pipes using pipe. Water etc. at 350 to 440.  
 Feb 25/75 - Progressing according to plan.  
 Feb 27/75 - " " " "

PERMIT ISSUED  
WITH LETTER

23-25 Maine Avenue

Oct. 7, 1974

Alonzo J. Harriman & Associates  
292 Court Street  
Auburn, Maine

cc to: St. Joseph's Manor,  
c/o Robert C. Robinson  
120 Exchange Street,  
cc to: Public Works, Fire Dept.  
Planning Dept.

Gentlemen:

Permit to construct a nursing home as per plan 's issued herewith subject to the following requirements as outlined on the enclosed sheet from the Public Works Department.

The Plumbing Inspector wants detailed plans of the kitchen equipment, including sinks, etc. before finishing the review of the plans.

The Electrical Inspector says that in the Outline Specifications, Electrical Section 10A, there is reference made to feeders to remote transformers on pages 1 and 27. We have received no drawings SR-5-82, entitled Electrical Riser Diagrams with the set of prints and it will be necessary to have those before a complete review of the plans can be made.

The Fire Department has reviewed this project and in a letter dated August 8, 1974 to Alonzo J. Harriman & Associates, Auburn, Maine, certain provisions were asked for relative to this project. A later set of prints show that many of these provisions have been complied with and the Fire Prevention Bureau gives its approval provided that all requirements are met prior to occupancy.

The Planning Board has approved the permit conditionally provided that it complies with conditions as approved by the Planning Board in June, 1974. On the other hand, the buffer strip shown on the plan near Ray Street does not include a planting plan nor are there any specifications for such plantings in the site and building spots. Tree variety should be cleared through Mr. Jones, the City Arborist. Also, there does not appear to be any plans for lighting, the Public Works Department may want to review such plans and they should be requested from the architect.

Oct. 7, 1974

Please bear in mind that separate permits are required for the fire alarm system, sprinkler system, the heating system, and plumbing and electrical.

The Building Code requires that self-closers be provided on all doors which lead from the corridor to the patients rooms. These doors are required to be at least 1-3/4 inch solid wood core doors.

Please provide us with design criteria for the trusses showing that they will support a live load of at least 40 pounds.

Very truly yours,

Carlo S. Smith  
Plan Examiner

ESSim 13-75-75

The trusses should have been designed to carry at least a 75lb load - as on the plans shows that a sprinkler main is hung from & attached to the trusses causing the spreader to show signs of fatigue & excessive strain - It was pointed out to the job. Super of R. L. Brown Bldg Insp. Dept. - approved adjustments ~~for the~~ have been made -

PERMIT ISSUED WITH LETTER

*Handwritten signature*

*Copy*

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Earle S. Smith, Building Inspection Department  
FROM: John R. Kennedy, Department of Public Works  
SUBJECT: St. Joseph's Manor  
Final Site Plan Review

DATE: 9-25-74

This Department hereby approves the site plan for the above project subject to the following conditions and recommendations:

1. Curb Cuts and Access

That the curbing material at the entrance from Washington Avenue be of granite and have a minimum radius of six (6') feet.

2. Road Widths into Parking Areas

That the roadway widths into the two fifty space parking areas be increased to twenty-four feet.

3. Drainage

Recommend that the minimum size pipe used for storm drains (catch basin leads, etc.) be ten (10") inches for maintenance purposes.

That a storm drain manhole be installed in front of the main entrance where the storm sewer changes in size from eight (8") inches (10" desirable) to twelve (12") inches. This would probably be the point where the six (6") inch pipe (10" desirable) enters the main storm drain.

That the low point on the southeasterly side of the access roadway (approximately at the location of the new six foot diameter culvert) be provided with a catch basin (or another approved device) to prevent the ponding and sheeting of water in the roadway. The situation will be particularly hazardous during the winter months.

That drainage ditches and swales be continued to the Fall Brook.

That swales and/or culverts be provided to prevent water from draining across the northeasterly sidewalk.

*John R. Kennedy*  
\_\_\_\_\_  
JOHN R. KENNEDY  
ASSOCIATE ENGINEER II  
PUBLIC WORKS DEPARTMENT

JRK/dmcl

ROUTING SLIP FROM:  
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS St Joseph Manor

Date 7/31/74

FIRE DEPARTMENT

PLANNING BOARD ✓

RENEWAL

MAINE WAY

PUBLIC WORKS

HEALTH

OTHERS

APPROVED \*CONDITIONALLY\* Edward Tucker 8/1/74  
(see below)

DISAPPROVED BY REASON OF:  
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS: Complies with conditions as approved by the Planning Board in June 1974. On the other hand, the buffer strip shown on the plan near Ray Street does not include a planting plan nor are there any specifications for such plantings in the site and building specs. Tree varieties should be cleared through Mr. Jones, the City Arborist. Also, there does not appear to be any plans for lighting; the Public Works Dept may want to review such plans and they should be requested from the architect.

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

1100-25 MAINE AVE. & RAY ST.  
(1100-D-6)

1/23/74 M.G.W.

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - *NEW*
- ✓ Zone Location - *R-3*
- ✓ Interior or corner lot -
- ✓ 40-ft. setback area (Section 21) -
- Use - *NURSING H. E.*
- ✓ Sewage Disposal - *PUBLIC*
- ✓ Rear Yards - *50'*
- ✓ Side Yards - *125' - 320'*
- ✓ Front Yards - *330'*
- Projections -
- ? Height -
- ✓ Lot Area - *44,729 sq ft*
- ? Building Area - *44,000 sq ft (SCHEDULED?)*
- Area per Family -
- ✓ Width of Lot - *98'*
- ? Lot Frontage -
- ✓ Off-street Parking - *1 SPACE FOR EACH 500 sq ft*
- ? Loading Bays - *2 BAYS REQ. (89) REQ. PER BUILDING AREA (402.15A)*
- 308' RAY ST.
- 60' MAINE AVE.
- ? 60' IDAHO ST.

ROUTING SLIP FROM:  
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS Washington Ave

Date 9/18/74

- FIRE DEPARTMENT
- PLANNING BOARD
- RENEWAL
- MAINE WAY
- PUBLIC WORKS
- HEALTH
- OTHERS

RECEIVED  
SEP 18 1974  
DEPARTMENT OF PUBLIC WORKS

APPROVED *Conditionally subject to comment  
on Memo - Attached*

*John R. Kennedy Sr.*  
*25 Sept 74*

DISAPPROVED BY REASON OF:  
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS:

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Earle S. Smith, Building Inspection Department  
FROM: John R. Kennedy, Department of Public Works  
SUBJECT: St. Joseph's Manor  
Final Site Plan Review

DATE: 9-25-74

This Department hereby approves the site plan for the above project subject to the following conditions and recommendations:

1. Curb Cuts and Access

That the curbing material at the entrance from Washington Avenue be of granite and have a minimum radius of six (6') feet.

2. Road Widths into Parking Areas

That the roadway widths into the two fifty space parking areas be increased to twenty-four feet.

3. Drainage

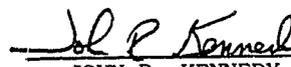
Recommend that the minimum size pipe used for storm drains (catch basin leads, etc.) be ten (10") inches for maintenance purposes.

That a storm drain manhole be installed in front of the main entrance where the storm sewer changes in size from eight (8") inches (10" desirable) to twelve (12") inches. This would probably be the point where the six (6") inch pipe (10" desirable) enters the main storm drain.

That the low point on the southeasterly side of the access roadway (approximately at the location of the new six foot diameter culvert) be provided with a catch basin (or another approved device) to prevent the ponding and sheeting of water in the roadway. The situation will be particularly hazardous during the winter months.

That drainage ditches and swales be continued to the Fall Brook.

That swales and/or culverts be provided to prevent water from draining across the northeasterly sidewalk.

  
JOHN R. KENNEDY  
ASSOCIATE ENGINEER II  
PUBLIC WORKS DEPARTMENT

JRK/dmd

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE  
FIRE DEPARTMENT

0962

DATE: Sept. 6, 1974

TO: Mr. R. Lovell Brown, Building Inspection  
FROM: Vincent L. Marcisso, Lieutenant - Fire Prevention Bureau  
SUBJECT: St. Joseph's Manor, Portland, Maine, Project 73-232

Plans for this project had been previously reviewed. In a letter dated August 8, 1974 to a Mr. Alonzo J. Harriman Associates Inc., Auburn, Maine, certain provisions were asked for relative to this project.

The latest set of prints show that many of these provisions have been complied with and the Fire Prevention Bureau gives its approval provided that all requirements are met prior to occupancy.

*Vincent L. Marcisso*  
Vincent L. Marcisso  
Lieutenant  
Fire Prevention Bureau



INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE  
FIRE DEPARTMENT

To: Mr. R. Lovell Brown, Building Inspection

DATE: Sept. 6, 1974

FROM: Vincent L. Marcisso, Lieutenant - Fire Prevention Bureau

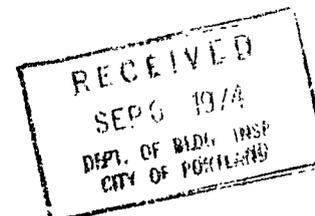
SUBJECT: St. Joseph's Manor, Portland, Maine, Project 73-232

Plans for this project had been previously reviewed. In a letter dated August 8, 1974 to a Mr. Alonzo J. Harriman Associates Inc., Auburn, Maine, certain provisions were asked for relative to this project.

The latest set of prints show that many of these provisions have been complied with and the Fire Prevention Bureau gives its approval provided that all requirements are met prior to occupancy.



Vincent L. Marcisso  
Lieutenant  
Fire Prevention Bureau



A-23-74

These prints have been checked, but  
I am waiting for a print of the  
" Electrical Riser Diagrams " that was  
not included, and must be, to properly  
complete the examinations.

Dick Libby  
ELovermens

St. Joseph's Manor

In the Outline Specifications, Electrical Section 16A, there is reference made to feeders to remote transformers on pages 1 and 27. We received no Drawings.

SK-5-E2 ; Electrical Riser Diagrams with the set of prints and it will be necessary to have these before a complete review of the plans can be made.

Electrical

ALONZO J. HARRIMAN ASSOCIATES, INC.  
ARCHITECTS • ENGINEERS 292 COURT ST., AUBURN, MAINE 04210  
PHONE (207) 784-5728

November 7, 1974

City of Portland  
Building and Inspection Services  
389 Congress Street  
Portland, Maine 04111

Attention: Mr. Earle S. Smith  
Plan Examiner

Gentlemen:

Re: St. Joseph's Manor  
Portland, Maine  
Project No. 73-232

Under separate cover we are sending a complete set of  
Construction Drawings and Specifications revised to include  
the requirements of your review letter of October 7, 1974.

If you have any questions, please do not hesitate to call.

Very truly yours,

ALONZO J. HARRIMAN ASSOCIATES, INC.

By *Elliott N. Bates for*  
Elliott N. Bates, President

AJD

Enc: Roof Truss Design Sheets

BRANCH OFFICE  
TEL (207) 762-8201

421 MAIN ST

PRESQUE ISLE

MAINE 04769

REGISTERED PROFESSIONAL ENGINEERS  
MEMBER AMERICAN INSTITUTE OF ARCHITECTS

ALONZO J. HARRIMAN ASSOCIATES, INC.  
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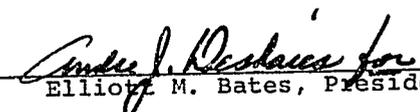
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