

(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
Applicant
1133 Washington Avenue
Mailing Address
nursing home (adult day care)
Proposed Use of Site
5,239 sq ft.
Acreage of Site / Ground Floor Coverage
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:

Jan. 25, 1983
Date
1133 Washington Avenue
Address of Proposed Site
408-D-6
Site Identifier(s) from Assessors Maps
R-3
Zoning of Proposed Site
Proposed Number of Floors 1
Total Floor Area 5,239 sq ft.

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 & PLANK,
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 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																	
DISAPPROVED																	REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

M. H. [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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REASONS SPECIFIED BELOW
DISAPPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED													

REASONS: _____

(Attach Separate Sheet if Necessary)

Richard Kromberg 1-26-82

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

49986

IC

TOWN/CITY CODE
05170

LPI NUMBER
00123

DATE ISSUED
9/18/80
Month Day Year

Installer's
Name

MCCUBREY
Last Name

F.M.L.

Owner

H. Joseph M. M...
St./Lot Number

Address

1185 Washington
Street, Road Name
(Location where plumbing was done and inspected)

Subdivision

Installer
Code

- Certificate of App. Number
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. Goodwin
Signature of L.P.

SEP 25 1980

Date Inspected

OWNER'S COPY

CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING

THE TOWN/CITY OF Roseland

49935 IC

Certificate of App. Number

TOWN/CITY CODE 05170 LPI NUMBER 010123 DATE ISSUED 9/14/80
 Month Day Year

Installer's Name MCCUBREY F.L.M.I. D Installer Code 2

Owner 1137 Washington Avenue Subdivision 1137

Address 1137 Washington Avenue St/Lot Number 1137 Street/Road Name Washington Avenue Subdivision 1137
 (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. Godwin
 Signature of LPI

SEP 25 1980

TOWN'S COPY

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

THE TOWN/CITY OF Roseland

49936 IP

PERMIT NUMBER

Town/City Code 05170 LPI Number 010123 DATE ISSUED 9/14/80 INSTALLER'S LICENSE NO. 5182
 Month Day Year

Address of Where Plumbing Is Done 1137 Washington Avenue Subdivision 1137

Name of Owner ST. JOSEPH'S MANOR F.L.M.I. D Mailing Address 1137 Washington Avenue Zip Code 07068

Type of Construction	1. New	3. Addition	5. Replacement of Hot Water Heater	7. Hook-up of Modular Home
	2. Remodeling	4. Remodeling & Addition	6. Hook-up of Mobile Home	8. Other (Specify) <u>1</u>
Plumbing To Serve	1. Single (Res)	3. Mobile Home	5. Commercial	7. Other (Specify) <u>5</u>
	2. Multi-Fam(Pes)	4. Modular Home	6. School	

Number of Fixtures or Hook-Ups

Sink(s)	Toilet(s)	Bathtub(s)	Lavatory(s)	Shower(s)	Urinal(s)
Clothes Washer(s)	Dish-Washer(s)	Hot Water Heater(s)	Floor Drain(s)	Hook-Up(s)	

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

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.

Dept. of Human Services
 Div. of Health Engineering

Signature of LPI

Fixture Fee 3.00
 Hook-Up Fee 0.00
 Total Fee 3.00
 If Double Fee Check Box ☐

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.

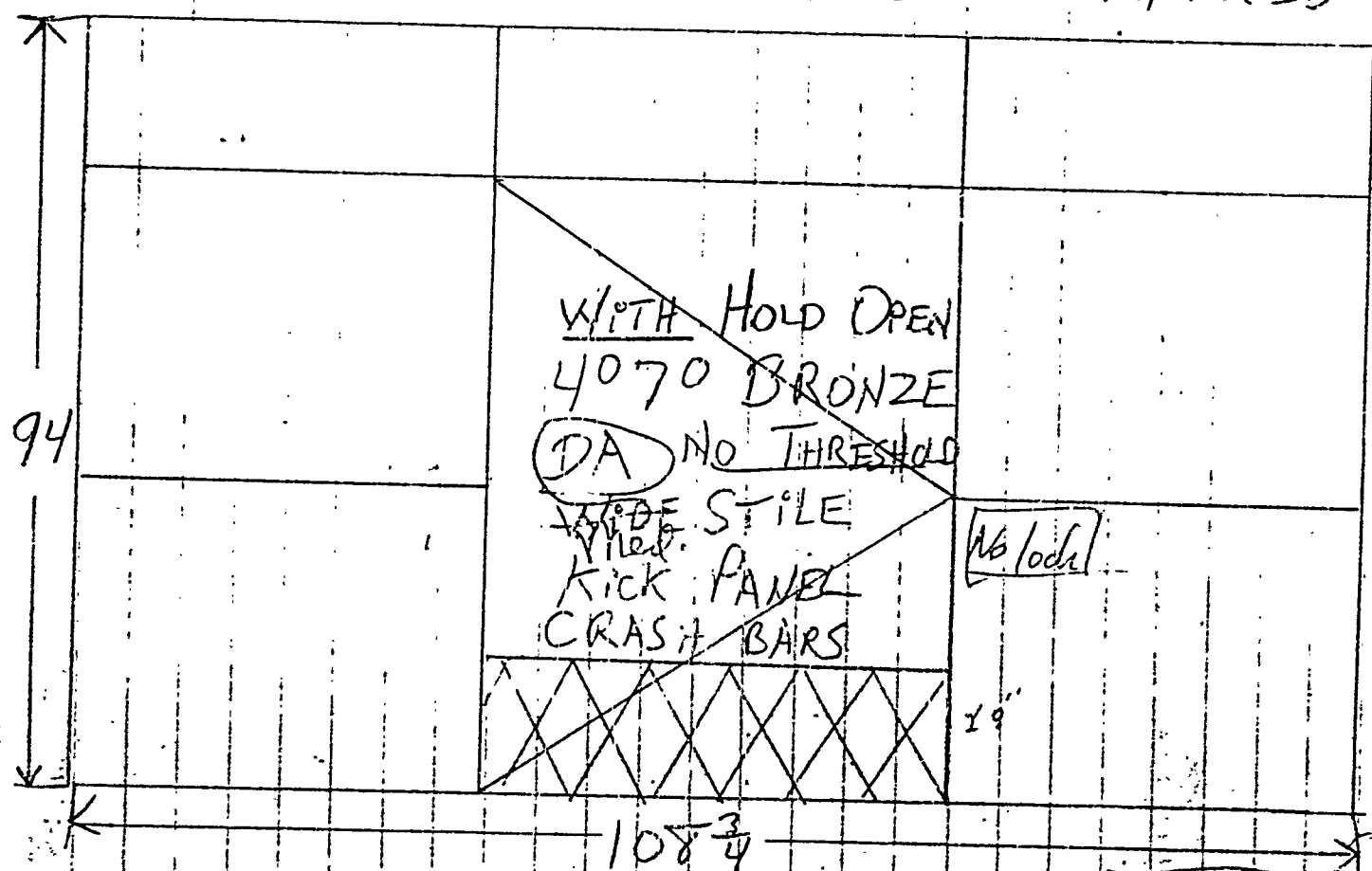
Sincerely,

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

B.O.C.A. USE GROUP

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

ZONING LOCATION PORTLAND, MAINE, Nov. 7, 1977

PERMIT ISSUED

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 Portland Glass Co. - 832 Congress Telephone 774-9851
3. Contractor's name and address Specifications Plans No. of sheets
4. Architect 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

Permit No. 77/1014
Location 433 Washington Ave.
Owner H. Joseph Manor
Date of permit 11-7-77
Approved 11-7-77

NOTES

Nov 22/77
(P) Not installed yet.
Checked the location of the
dr to be installed and there
will be no 200' completed with
the city set. Should be
installed in approx. 2 wks.
Dec 7/77-

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

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.

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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' E ST.
- ✓ 40 ft. setback area (Section 21) - YES (FRONT PORTION)
- ✓ Use - NURSERY HOME (602.4.1.4.6.5) (EXISTING)
- ✓ Sewage Disposal - PUBLIC
- Rear Yards -
- Side Yards - 20' - 30' MIN.
- 602.4.1.4.6.5 Front Yards - 25' - 30' MIN.
- Projections - NONE
- ✓ Height - TWO STORY - 35' MAX.
- Lot Area - 13,050 P
- ✓ Building Area - 864 P + (686) = 1,550 P - 3,100 MAX.
- Area per Family - FLOOR AREA = 3,100 TOTAL
- Width of Lot - (1372 P)
- Lot Frontage -
- Off-street Parking - 2 REQ. SHOWS ONE
- Loading Bays -
- Site Plan - YES

150 X 87
14 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 ☐
Other:

DETAILS OF NEW WORK

Is any plumbing 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. 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:

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 (Acting in behalf of the Salter Corp.) 1 ☐ 2 ☐ 3 ☒ 4 ☐

and Address

FIELD INSPECTOR'S COPY

Permit No. 75/7469

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
sills.
9/19/75. Scaffolding
erected on west side.
9-23-75.
10-7-75. 10-13-75. 10-16-75.
The spacing according to
plans of the property.
The final construction of
11-7-75. Comp. for



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

OUTLETS: (number of) 19 FEES
Lights 36
Receptacles 15
Switches 70 (number of feet) 6.00
Plugmold 70
TOTAL

FIXTURES: (number of) 19 FEES
Incandescent 4.90
Fluorescent (Do not include strip fluorescent)
TOTAL 3.00
Strip Fluorescent, in feet 3.00

SERVICES: Permanent, total amperes 200 amp FEES
Temporary .50

METERS: (number of) 1

MOTORS: (number of) 10.00
Fractional 10.00
1 HP or over

RESIDENTIAL HEATING: Oil or Gas (number of units) 10 FEES
Electric (number of rooms) 10.00

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) 10.00
Oil or Gas (by separate units) 10.00
Electric (total number of kws) 10.00

APPLIANCES: (number of) 10.00
Ranges 10.00
Cook Tops 10.00
Wall Ovens 10.00
Dryers 10.00
Fans 10.00
Water Heaters 10.00
Disposals 10.00
Dishwashers 10.00
Compactors 10.00
Others (denote) 10.00

MISCELLANEOUS: (number of) 10.00
Branch Panels 10.00
Transformers 10.00
Air Conditioners 10.00
Signs 10.00
Fire/Burglar Alarms 10.00
Circus, Fairs, etc. 10.00
Alterations to wires 10.00
Repairs after fire 10.00
Heavy Duty, 220v outlets 10.00
Emergency Lights, battery 10.00
Emergency Generators 10.00

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT 10.00
FOR REMOVAL OF A "STOP ORDER" (304-16.b) 10.00
FOR PERFORMING WORK WITHOUT A PERMIT (304-9) 10.00
TOTAL AMOUNT DUE: 24.40

INSPECTION: Will be ready on 2/32, 1975; or Will Call X
CONTRACTOR'S NAME: Douglas Electric
ADDRESS: RFD #1 Sebago Lake
TEL.: 642-3118
MASTER LICENSE NO.: 2/32
LIMITED LICENSE NO.: 2/32
SIGNATURE OF CONTRACTOR: B. Douglas
INSPECTOR'S COPY

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



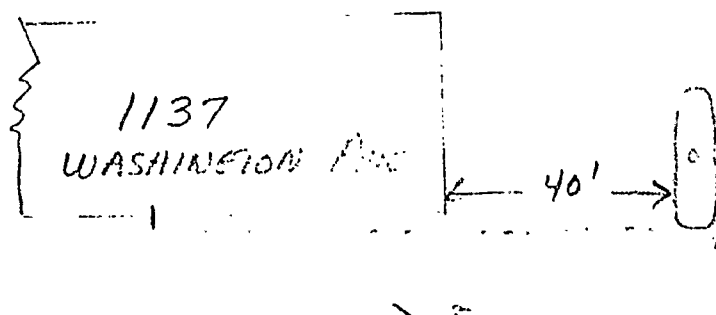
Gas Service Anywhere

THOMPSON'S POINT

Tel: 772-8307 (Area Code 207)

PORTLAND, MAINE

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



1-1000 gallon
underground
propane tank.

Notes: 1-1000 gallon
underground
propane tank

WASHINGTON Ave.



To: City of Portland

From: Suburban Propane, Port. Me

Re: Underground Propane tank, 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 *Hanger (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 _____
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? _____ 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 _____ MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER 8-14-75 Will work require disturbing of any tree on a public street? ..
ZONING: _____
BUILDING CODE: _____ 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 *Chas. A. White* Phone #. 274-0388

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
L. J. ...

CODE
COMPLIANCE
COMPLETED

DATE 12-21-73 To the City
The un

Portland, Maine

Permit No.

Issued


12/17/74

Owner's Name and Address
Contractor's Name and Address
Location
Number of Families
Description of Wiring: New Work

The Dole Company, P. O. Box 1137 Washington, D. C.
Use of Building
Stores
Additions
Romex Cable X
Plug Molding (No. of feet)
Panels Plug Circuits

Number of Stories
Alterations

Location		48 Double Room Apartments		Additions			
Number of Families							
Description of Wiring: New Work				Romex	X	Plug Molding (No. of feet)	
Pipe	X	Cable	X	Light Circuits	27	Panel Plug Circuits	2328
No. Light Outlets	1209	Metal Molding		582	Fluor. or	Strip Lighting (No. feet)	
Plugs				No. of Wires			Size
FIXTURES:	No. 406	Cable		Underground		Total No. Meters	
SERVICE:	Pipe			Added over 50	1/2 Amps	Volts	Starter
METERS:	Relocated	Phase		H. P.		Phase	H.P.
MOTORS:	Number			No. Motors		Phase	H.P.
HEATING UNITS:	Domestic (Oil)			No. Motors			
	Commercial (Oil)			No. of Rooms	178	Brand Feeds (Size and No.)	

MOTORS: Domestic () No Motors
 HEATING UNITS: Commercial (Oil) ()
 Electric Heat (No. of Rooms) 178
 Brand Feeds (Size and No.)
 APPLIANCES: No. Ranges 1 Watts
 Elec. Heaters Watts
 Miscellaneous Watts
 Extra Cabinets or Panels
 Signs (No. Units) 2
 Inspection 19
 Transformers 8 Air Conditioners (No. Units)
 Will commence about 1/1/75 19 Ready to cover in.
 Amount of Fee \$
 Signed 
 BELOW THIS LINE

Brand Feeds (Size and No.)

Extra Cabinets or Panels

2. Signs (No. 19) Inspection

Thetson

AIR LINE

GROUND
07 765 3-24-

04 2-21-15
707-17-75117-18-

in rings

INSPECTED BY

... ..



SECRET

Amount of Fee \$

DO NOT WRITE BELOW THIS LINE

SERVICE VISITS: 1-6-75 2-1-31-75 3-2-12-75 4-2-27-75 5-3-24-75 6-4-11-75

REMARKS: 7-5-19-75 8-6-23-75 9-7-8-75 10-7-17-75 11-7-18-75 12-7-25-75

METER

GROUND

Service called in 2 wings

Close in

Wing C-1

Libby

INSPECTED BY

(OVER)

CS 303

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. **2479**

Issued **12-17-1974**

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 Bethel, Maine**

Location **1137 Washington Ave** Use of Building

Number of Families Apartments ☒ Stores Number of Stories

Description of Wiring: New Work ☒ Additions Alterations

Convelescent Home **River** ☒ Cable ☒ Plug Molding (No. of feet)

Pipe ☒ Cable ☒ Metal Molding **2259**

No. Light Outlets ☒ Plugs ☒ **582** Floor or Strip Lighting (No. feet) **2328' = 194 outlets**

FIXTURES: No. **406** **582** Floor 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. **50** 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** Brand Feeds (Size and No.)

Elec. Heaters **See attached slip** Watts

Miscellaneous **See attached slip** Watts

Transformers **8** Air Conditioners (No. Units) **2** Extra Cabinets or Panels **27**

Will commence **1-1-1975** Ready to cover in **19** Signs (No. Units)

Amount of Fee \$ **329.15** Inspection **19**

Signed **Theo. Kozzy Chaudhary**

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
REMARKS:	10	11
	12	

INSPECTED BY

(OVER)

			12-30-74
			1/4 of Permit
Outlets	2259 (Lights, Recept., Sws)		6/3/13/1226
	194 (Strip Fluo.)		
	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	"
Peeler		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
		\$ 329.15	
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		

all units
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.

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

App. First Insp. **ERNOLD R. GOODWIN**
Date **JUL 1 1974**
By **ERNOLD R. GOODWIN**
Type of Bldg. Inspector

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

PERMIT **7119** TALL PLUMBING

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

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

Building and Inspection Services Dept.: Plumbing Inspection

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

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**

NEW (RPL) **P.O. Box 27, Portland**

NEW (RPL)	NO.	FEE
2	SINKS	2 \$ 4.00
2	LAVATORIES	2 4.00
2	TOILETS	2 4.00
2	BATH TUBS	
1	SHOWERS	1 2.00
1	DRAINS FLOOR SURFACE	1 2.00
	HOT WATER TANKS	
	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 3999

Installation For Nursing Home

Owner of Bldg: St. Joseph's Manor

Owner's Address: same

Plumber: Andrew P. Iverson Date: 1-28-75

By ERNOLD R. GOODWIN NEW TREPL PO Box 27, Portland, ME

Date Issued January 28, 1975

Portland Plumbing Inspector

App. First APR 14 1975

Date NOV 14 1975

By ERNOLD R. GOODWIN

App. Final Insp. NOV 14 1975

By ERNOLD R. GOODWIN

CHIEF PLUMBING INSPECTOR

Type of Bldg.

☐ Commercial

☐ Residential

☐ Single

☐ Multi Family

☐ New Construction

☐ Remodeling

NEW TREPL	PO Box 27, Portland, ME	DATE	QUANTITY	FEE
SINKS			25	22.00
LAVATORIES			129	77.40
TOILETS		MAR 10 1975	71	42.60
BATH TUBS			4	2.40
SHOWERS		MAR 25 1975	8	4.80
FLOOR SURFACE			18	10.80
HOT WATER TANKS			1	2.00
TANKLESS WATER HEATERS			2	4.00
GARBAGE DISPOSALS			2	1.20
HOUSE SEWERS			1	.60
ROOF LEADERS				
AUTOMATIC WASHERS				
DISHWASHERS		MAY 27 1975	1	.60
OTHER drinking water		OCT 10 1975	7	4.20
Base Fee				3.00
TOTAL	269			175.60

Building and Inspection Services Dept.: Plumbing Inspection

REC.
APR 11 1975
DEPT. OF BLDG. INS.
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. Tatarczuk
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. Owner's name and address 17 Bridge St Telephone
3. Factor's name and address High-Point Sprinkler, Lewiston, Maine Telephone
/ Architect Specifications Plans No. of sheets
Proposed use of building No. families
Past 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.
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? 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 height?
If one story building with masonry walls, thickness of walls?

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

ZONING:

BUILDING CODE: O.K. IV-FE

Fire Dept.:

Health Dept.:

Others:

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

Type Name of above

Phone # 782-6411

1 ☐ 2 ☐ 3 ☒ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

SPRINKLER

See Nelson's letter

Mar. 10 - Starting today

April 20 - Progressing per plan

April 20th " "

May 20 - 75 - Working according

to plan

May 20/75 - 80 - 100

June 7 - 75 - 100

June 10 - 75 - 100

July 10/75 - 100 - 100

July 10 - 100 - 100

August - 100 - 100

Sept. 10 - 100 - 100

Oct. 17 - 75 - Extension of Fire

Hydrant installed & all systems

completed

1/3 - Systems not working. All

divided systems approx. 1/4 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. Kesh and this department are in agreement that hangers 1" x 6" at 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 -
Observed veneer, brick
tie & 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

B.O.C.A. USE GROUP

0962

J. T. 1974

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, January 17, 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 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

Address 120 Exchange St Telephone

Contractor's name and address to be let Telephone

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

Use of building nursing home No. families 168

Use of building No. families

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, Jr. GENERAL DESCRIPTION

This application is for: @ 775-5451 to construct nursing home per plan. This application

Dwelling Ext. 234 is preliminary to get settled the question of

Garage zoning appeal. In the event the appeal is sustained

Masonry Bldg. xx applicant will furnish complete information, es-

Metal Bldg. timated cost and pay legal fee.

Alterations Stamp of Special Conditions

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? 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

BUILDING CODE: O.K. 2.8. 10/7/74 to see that the State and City requirements pertaining thereto

Fire Dept.: are observed? yes

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

NOTES

Mar 10/75 - Building going according to plan.

3-12-75

I'm told they are not to pour any more concrete until tomorrow (weather). Work is to be concentrated on what has been started etc.

3/25/75

I went out to see Mr. Brown & we checked out the truss in operation by Mr. Smith & they were accepted by Mr. Brown & myself. The materials used to construct them (small) appear a larger sized material than the regular 2x8 - 2x10 - 2x12's used here also.

Trusses 4" x 4" appear will be used over all the iron hangers holding the 6" water main for the sprinkler system. I had reported the truss on the previous to Mr. Brown 3-24-75. Connections will be made by the steel sector etc. Test force Green made on the truss. Windsor Probe on the areas there.

On 3-25-75, the L.A.B. reports show strength to be as then is required of acceptable - 1st show the areas to be acceptable.

I personally disapprove of the trusses that have been accepted by the L.A.B. EXAMINER because its only a Rated Sept 23, 1975.

Permit No.

24/962

Location

23-25 Mainline

Owner

St. Josephs Manor

Date of permit

10/2/74

Approved

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 CERTIANL APPEARED 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 SHOWING 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 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?

APPROVALS BY:

DATE

MISCELLANEOUS

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 to see that the State and City requirements pertaining thereto are observed?

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone #

Type Name of above

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

May 20/75 Will work
gases on according to
plans

May 21-75 - Letter
Harris delivered to Mr
Smith regarding to hang
the installed in camp
for mechanism and
see attached letter
copy to Mr. Harris
checked this out
additional hanger
any undue stress
May 9/75 - Work
up - progressing
according to plan

May 20 - Harris
May 21/75 - Harris
Mr. Smith's camp in
corner to my attention
over with the gas
these things in
attention at this time
pumping the gas
the main line of the
system would be
from an experience
point of view it
believe the correct
shot on night
necessary they have
the system or
less than 100
the system

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?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE:

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?

Others:

Signature of Applicant Phone #

Type Name of above 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

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

July 12/75
 Prof. I. Searched the city's
 work proceeding according to plans.
 Chief architect has set
 from - Ref for pictures of
 some areas (own camera
 of plan)

7-16-75 Representing according
 to plans.

7-21-75 "

8-5-75 am 4 pm - Same as
 above. Plans taken pictures of the
 existing, 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 & anchored & fastened through an iron
 bracket. Mr. Harriman approved of this, I'll write
 for drawing on both ends. Mr. Harriman.

The Dry Wallers were not breaking joints by
 hammering them - sheet rock was removed &
 replaced (corrected) Section B, sheet rock - 11/25
 same. Re-maining floors to be placed this week.
 8-17-75 Floors placed except for - 11/25

Section -
 8-18-75 Mr. Brown said to let the
 deposition on the - free way of removal
 of the garage is OK as all included
 under the total - July cost.

OR 11. WASH AVE. ?

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

1. Owner's name and address St Joseph's Manor, 120 Exchange St Fire District #1 ☐ #2 ☐

2. Lessee's name and address St Joseph's Manor, 120 Exchange St Telephone

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

Architect Specifications Plans No. of sheets

Proposed use of building 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.

Alterations Stamp of Special Conditions

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? 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.B.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 ☒ 4 ☐

FIELD INSPECTOR'S COPY

Other and Address

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 1.0A, there is reference made to remote transformers on pages 1 and 27. We have received no drawings SK-5-S2, 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 specs. 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,

Barlo S. Smith
Plan Examiner

ESSM

3-25-75

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 trusses have been made -

PERMIT ISSUED
WITH LETTER

H. J. Smith

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*
(see below)

Edward Wickham 8/1/74

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

MAINE AVE. & RAY ST.
(404-D-6)

1/23/74 MGH

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 - *320'*
- Projections -
- ? Height -
- ✓ Lot Area - *44,729 sq'*
- ? Building Area - *44,000 sq' (SCHEDULED?)*
- Area per Family -
- ✓ Width of Lot - *98'*
- ? Lot Frontage -
- ✓ Off-street Parking - *1 SPACE FOR EACH 500 sq'*
- ? 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
St Joseph's Manor*

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.

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

25 Sept 74

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

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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.

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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

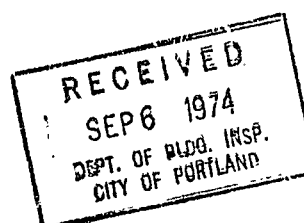
DATE: Sept. 6, 1974

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. Marcisao, Lieutenant - Fire Prevention Bureau

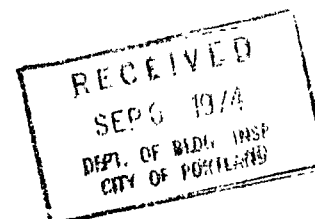
SUBJECT: St. Joseph's Manor, Portland, Maine, Project 73-232

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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. Marcisao
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
ELVENICKS

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 M. Bates*
Elliott M. 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.
ARCHITECTS • ENGINEERS 292 COURT ST., AUBURN, MAINE 04210
PHONE (207) 784-5728

November 7, 1974

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389 Congress Street
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ALONZO J. HARRIMAN ASSOCIATES, INC.

By *Andrew J. Reslaica for*
Elliott M. Bates, President

AJD

Enc: Roof Truss Design Sheets

BRANCH OFFICE 421 MAIN ST. PRESQUE ISLE MAINE 04769
TEL (207) 762-8201 REGISTERED PROFESSIONAL ENGINEERS
MEMBER AMERICAN INSTITUTE OF ARCHITECTS