

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 031390

This is to certify that Sleepy Hollow Development / Allied/ Cook Construction  
has permission to Construction of ADA Access Ramp and Sidewalk, Repair exterior masonry.  
AT 293 Marginal Way 023 A005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or occupied. 24 HOUR NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 11/25/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-1390	Issue Date:	CBL: 023 A005001
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Location of Construction: <sup>50</sup> 293 Marginal Way <i>at Diamond St</i>	Owner Name: Sleepy Hollow Development Inc	Owner Address: 183 Middle St	Phone:
Business Name: n/a	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone 2077722888
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: <b>B5</b>

Past Use: Commercial ; Rental / Office / Warehouse	Proposed Use: Commercial / Construction of ADA Access Ramp and sidewalk; repair exterior masonry.	Permit Fee: \$1,011.00	Cost of Work: \$110.00	CEO District: 1
Proposed Project Description: Construction of ADA Access Ramp and sidewalk; repair exterior masonry.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>3B</b> <i>11/25/03</i>	

Signature: *[Handwritten Signature]*      Signature: *[Handwritten Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved     Approved w/Conditions     Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 11/07/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Site Plan Sample Applied for</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK</i> Date: <i>11/20/03</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

023 A005

# All Purpose Building Permit Application for Demolition

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

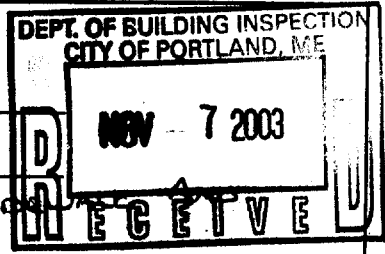
Location/Address of Construction: 281 MARGINAL WAY / 50 Diamond ST

Total Square Footage of Proposed Structure EXISTING 19626 SF Square Footage of Lot 39642 SF

Tax Assessor's Chart, Block & Lot Chart# 23 Block# A Lot# 509 Owner: INVESTMENT ASSOCIATES INC Telephone: 775-5200

Lessee/Buyer's Name (if Applicable) N/A Applicant name, address & telephone: SEE CONTRACTOR INFO Cost Of Work: \$ 110,000 Fee: \$ 1,011.00

Current use: RETAIL/OFFICE/WAREHOUSE  
If the location is currently vacant, what was prior use: N/A  
Approximately how long has it been vacant: N/A  
Project description: CONSTRUCTION OF ADA ACCESS RAMP & SIDEWALK  
REPAIR EXTERIOR MASONRY  
**DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION**



Contractor's name, address & telephone: ALLIED/COOK CONSTRUCTION Co Inc  
P.O. Box 1396, PORTLAND ME  
Who should we contact when the permit is ready: PETER J. PELLETIER  
Mailing address: P.O. Box 1396  
PORTLAND ME Phone: 772-2888

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: 11/7/03

**This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit. please inquire with support staff**

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-1390	<b>Date Applied For:</b> 11/07/2003	<b>CBL:</b> 023 A005001
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<b>Location of Construction:</b> 281-293 Marginal Way	<b>Owner Name:</b> Sleepy Hollow Development Inc	<b>Owner Address:</b> 183 Middle St	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Allied/Cook Construction	<b>Contractor Address:</b> PO Box 1396 Portland	<b>Phone</b> (207) 772-2888
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> Commercial / Construction of ADA Access Ramp and sidewalk; repair exterior masonry.	<b>Proposed Project Description:</b> Construction of ADA Access Ramp and sidewalk; repair exterior masonry.
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/20/2003  
**Note:** 11/20/03 site plan exemption applied for - B-5 zone - no required setbacks & 100% max lot coverage      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/25/2003  
**Note:** **Ok to Issue:**   
1) The the opening in the triangular pattern formed by the bottom rail of the guard, the stair tread and riser must not allow a 6" sphere to pass through.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 11/24/2003  
**Note:** **Ok to Issue:**





# CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel - 207-874-8704

Fax - 207-874-8716

**TO:** Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

**FROM DESIGNER:** Richard Abrahams, AIA

**DATE:** 11-6-03

**Job Name:** Exterior Renovation - 281 Marginal Way

**Address of Construction:** 281 Marginal Way, Portland

### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

**Building Code and Year:** 1999 BOCA **Use Group Classification(s):** M

**Type of Construction:** 3 **Bldg. Height:** 21'-0" **Bldg. Sq. Footage:** 19,626

**Seismic Zone:** 0, 10 **Group Class:** 1

**Roof Snow Load Per Sq. Ft.:** NA **Dead Load Per Sq. Ft.:** NA

**Basic Wind Speed (mph):** 80 **Effective Velocity Pressure Per Sq. Ft.:** 16.4

**Floor Live Load Per Sq. Ft.:** NA

Structure has full sprinkler system? Yes  No  Alarm System? Yes  No   
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

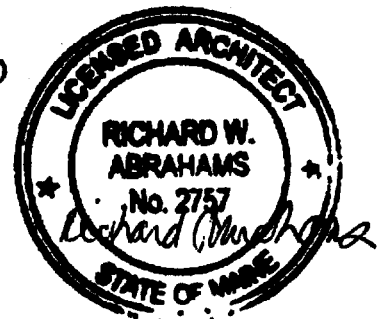
Is structure being considered unlimited area building? Yes  No

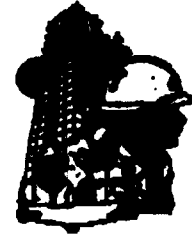
If mixed use, what subsection of 313 is being considered \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project. N.A.

PSM 6/07/2K

(Designers Stamp & Signature)





**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE**  
389 Congress St., Rm 315  
Portland, ME 04101

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** Richard Abrahams, AIA

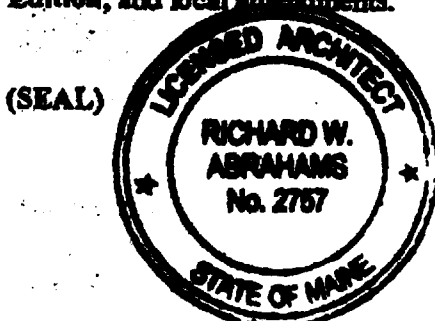
**RE:** Certificate of Design

**DATE:** 11/6/03

These plans and/or specifications covering construction work on:

281 Marginal Way, Portland

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Richard Abrahams

Title Principal

Firm Richard Abrahams Associates Architects

Address 5 Iris Drive, Jayboro, ME 04074

**As per Maine State Law:**

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



### City of Portland, Maine

300 Congress St., Rm 315  
Portland, ME 04101

## ACCESSIBILITY CERTIFICATE

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

**FROM:** Richard Abrahams, A.I.A.

**RE:** Certificate of Design, HANDICAP ACCESSIBILITY

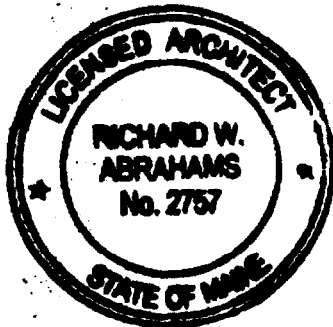
**DATE:** 11/6/03

These plans and/or specifications covering construction work on:

281 Marginal way, Portland

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature Richard Abrahams

Title Principal

Firm Richard Abrahams Associates Architect

Address 5 Iris Drive  
Scarborough, ME. 04074