

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

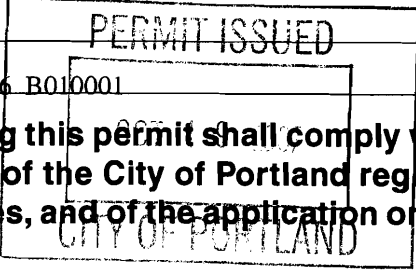
PERMIT

Permit Number: 071185

Please Read Application And Notes, If Any, Attached

This is to certify that BAYSIDE III LLC /David D. Castro
has permission to Replace existing stairs w/ new concrete stairs in same footprint
AT 203 OXFORD ST 026 B010001

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 written permission procured before this building or part thereof is altered or closed-in. **48 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. Craig Cuzz
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Deanne Bonke 10/19/07
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

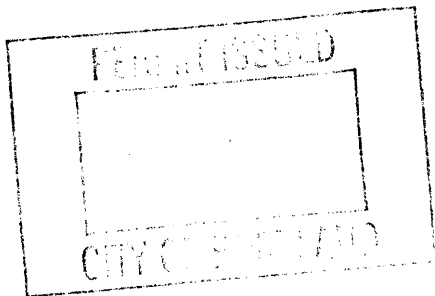
Permit No: 07-1185	Issue Date:	CBL: 026 B010001
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Location of Construction: 203 OXFORD ST	Owner Name: BAYSIDE III LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6

Past Use: Commercial / Homeless Shelter	Proposed Use: Commercial / Homeless Shelter Replace existing stairs w/ new concrete stairs in same footprint	Permit Fee: \$70.00	Cost of Work: \$4,200.00	CEO District: 1
Proposed Project Description: Replace existing stairs w/ new concrete stairs in same footprint		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <u>R-1</u> Type: <u>Conc. Steps</u>
		Signature: <u>Craig Cuzzo</u>		Signature: <u>JMB 10/19/07</u>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 09/24/2007	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <u>10/18/07</u> <u>ASB</u>	<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: _____	<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: _____

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1185	Date Applied For: 09/24/2007	CBL: 026 B010001
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Location of Construction: 203 OXFORD ST	Owner Name: BAYSIDE III LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Homeless Shelter Replace existing stairs w/ new concrete stairs in same footprint	Proposed Project Description: Replace existing stairs w/ new concrete stairs in same footprint
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/18/2007

Note: **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work will take place within the existing footprint.
- 2) This property shall remain a shelter for the homeless. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/19/2007

Note: **Ok to Issue:**

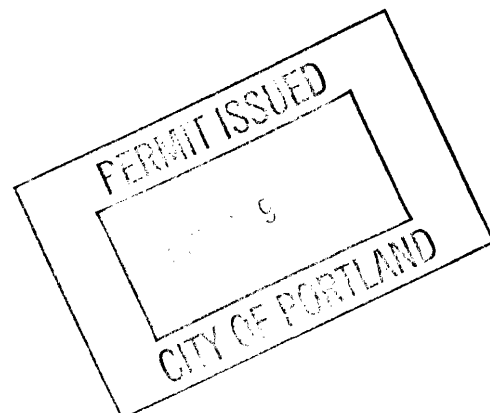
- 1) This permit is approved under IBC Sec. 3403.4, Existing Structures, which allows the alteration or replacement of existing stairs to not meet new construction dimensions when the space is restricted. Guardrails and handrails must comply with new codes to the fullest extent possible

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 10/18/2007

Note: **Ok to Issue:**

Comments:

10/19/2007-jmb: Contacted David D. For detail on step construction, formed and poured. He is changing the detail on the 8" concrete wall to a steel rail system. He will submit a detail.





General Building Permit Application

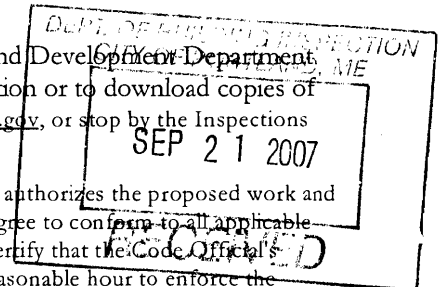
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>203 Oxford St.</u>		
Total Square Footage of Proposed Structure/Area <u>34</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>26 B 001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>BAYSIDE III LLC</u> Address <u>1 CANAL PLAZA</u> City, State & Zip <u>Port. ME. 04101</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>BAYSIDE III LLC</u> Address <u>1 CANAL PLAZA</u> City, State & Zip <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>4,200</u> C of O Fee: \$ <u>DIA</u> Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>HOMELSS STRETER</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REPLACE Existing stairs w/ new Concrete Stairs in Same Footprint</u>		
Contractor's name: <u>DAVID DIPIETRO</u>		
Address: <u>221 VIRGINIA ST</u>		
City, State & Zip <u>PORTLAND ME 04103</u>		Telephone: <u>7979531</u>
Who should we contact when the permit is ready: <u>DAVID</u>		Telephone: <u>8317914</u>
Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

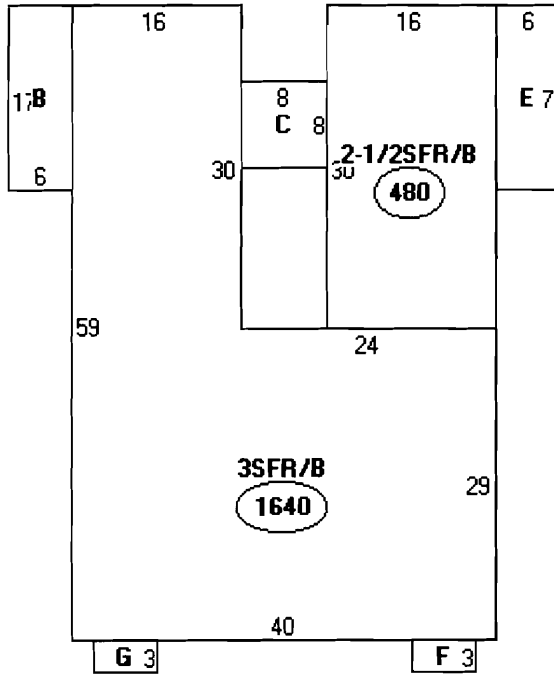
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 9-20-07

This is not a permit; you may not commence ANY work until the permit is issue





- Describe
- A: 3SFR/B
1640 sqft
 - B: 2SFR/B
102 sqft
 - C: 3SDFP
64 sqft
 - D: 2-1/2SFI
480 sqft
 - E: 2SFR/B
102 sqft
 - F: 3SFRBA
18 sqft
 - G: 3SFRBA
18 sqft

David D. DiPietro General Contractor

Top Quality Workmanship • Free Estimates • Commercial & Residential

221 Virginia Street • Portland, Maine • (207) 797-9531

203 OXFORD ST

DOOR

NEW STAIRS TO
MATCH EXISTING
FOOTPRINT

EXISTING FOUNDATION

← 6'-0" →

← 3'-0" →

↑ RISERS TO MATCH
EXISTING

← RUN TO MATCH
EXISTING

SIDEWALK

CURB

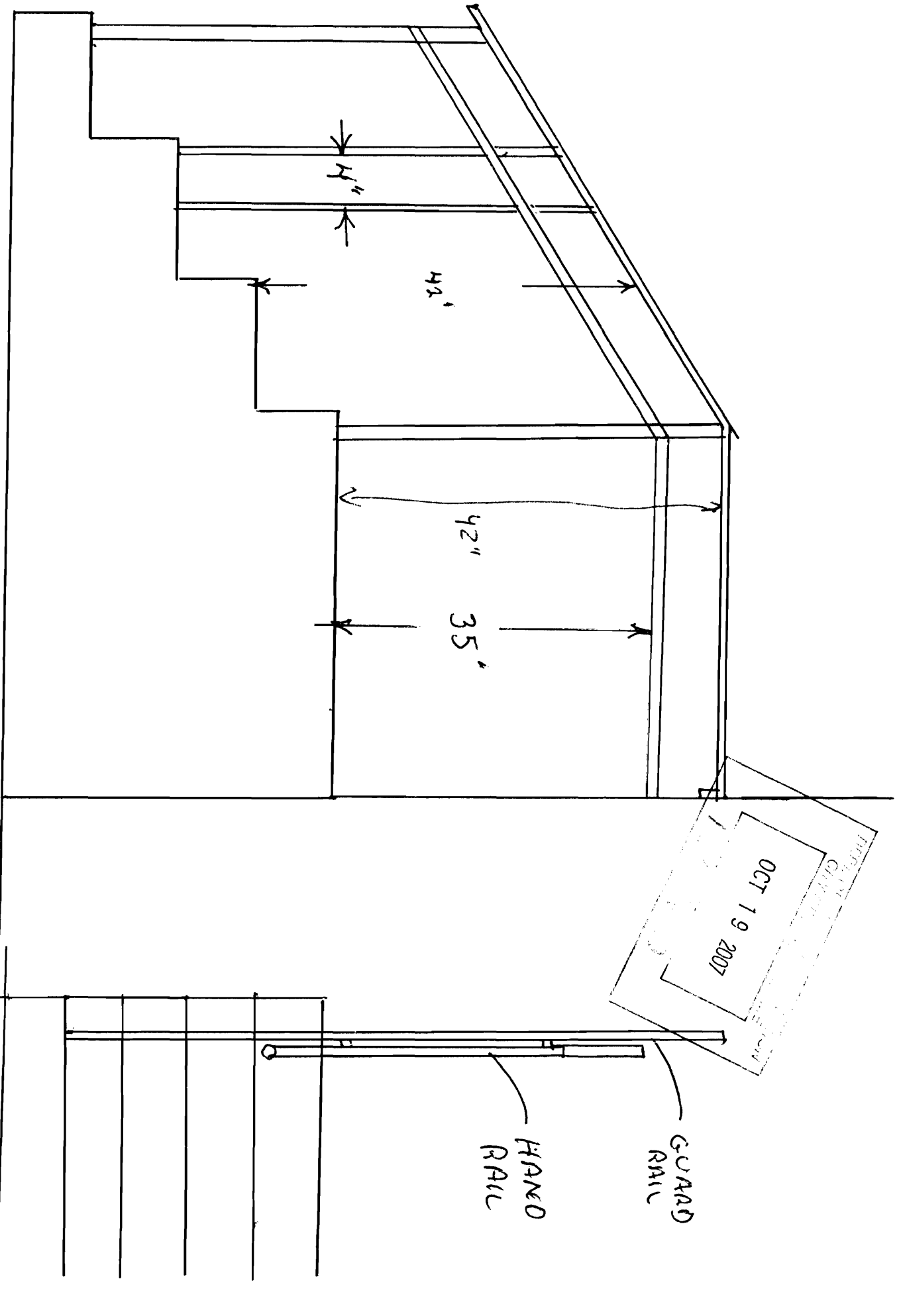
← 1 1/2" PIPE
RAIL

Steps to be
Formed &
poured

~~8" CONC.
WALL~~
will bring
detail for
Railing
system

GUARD
RAIL

12'-10"



OCT 19 2007

HAND RAIL

GUARD RAIL