Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BU[illegible]TION

PERMIT

Permit Number: 100731

Please Read Application And Notes, If Any, Attached

This is to certify that CASCO VIEW HOLDINGS [illegible] /Brian [illegible]

has permission to add 2 new windows on first fl[illegible] Cross S[illegible]t side

AT 245 COMMERCIAL ST **C[illegible]** 038 F006001

provided that the person or persons, fi[illegible] or co[illegible]ion a[illegible]pting this permit shall comply with all of the provisions of the Statutes of Ma[illegible]e and of the [illegible]ces of the City of Portland regulating the construction, maintenance and us[illegible]f buildings and stru[illegible]res, 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.

Not[illegible]ation o[illegible]spectio[illegible] must be give[illegible]nd writt[illegible]ermissi[illegible]procured befo[illegible]this bu[illegible]g or p[illegible]hereof i[illegible] lath[illegible] or oth[illegible]sed-in. 24 HO[illegible] NOTICE IS REQUIRED.

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

PERMIT ISSUED

JUL - 6 2010

City of Portland

Director - Building & Inspection Services

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

PENALTY FOR REMOVING THIS CARD

CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-23 2010

Received from Patrick Hills -

Location of Work 245-251 Commercial

Cost of Construction $_____ Building Fee:_____

Permit Fee $_____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 40

Building (BL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 38-F-6

Check #: 1796 **Total Collected $** 40

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by: _____

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
10-0731		038 F006001

Location of Construction:	Owner Name:	Owner Address:	Phone:
245 COMMERCIAL ST	CASCO VIEW HOLDINGS LLC	PO BOX 11409	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Brian Curley	PDT Architects, 49 Dartmouth Portlan	2077756059
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Additions - Commercial	B-3

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commercial / Mixed use	Commercial / Mixed use - add 2 new windows on first floor Cross Street side	$40.00	$2,000.00	1

FIRE DEPT: ☐ Approved ☐ Denied N/A Signature:

INSPECTION: Use Group: Mixed Type: IBC 2005 Signature:

Proposed Project Description:
add 2 new windows on first floor Cross Street side

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	06/23/2010

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☐ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☑ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
OK w/ Condition Date: 6/23/10	Date:	Date: 6/24/10

PERMIT ISSUED

JUL - 6 2010

City of Portland

D. Anderson

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:	Date Applied For:	CBL:
10-0731	06/23/2010	038 F006001

Location of Construction:	Owner Name:	Owner Address:	Phone:
245 COMMERCIAL ST	CASCO VIEW HOLDINGS LLC	PO BOX 11409	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Brian Curley	PDT Architects, 49 Dartmouth Portlan	(207) 775-6059
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Commercial	

Proposed Use:	Proposed Project Description:
Commercial / Mixed use - add 2 new windows on first floor Cross Street side	add 2 new windows on first floor Cross Street side

Dept: Historic **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 06/24/2010
Note: **Ok to Issue:** ✔

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/23/2010
Note: **Ok to Issue:** ✔

1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2) 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:** Tammy Munson **Approval Date:** 07/06/2010
Note: **Ok to Issue:** ✔

1) The lintel size over the exisiting windows must be installed over the new proposed opening.

Comments:
6/25/2010-gg: received from historic on 06-24-10 /gg

PERMIT ISSUED

JUL - 6 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

__X__ Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

JUL - 6 2010

City of Portland

CBL: 038 F006001 **Building Permit #:** 10-0731

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: 245-251 Commercial St, Portland		
Total Square Footage of Proposed Structure/Area: 17,500 sf. existing 5 story bldg	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 038 F00 6001	Applicant *must be owner, Lessee or Buyer* Name MEMIC Address 261 Commercial St City, State & Zip Pld ME 04101	Telephone: 791-3304
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $ 2,000 C of O Fee: $ 0 Total Fee: $ 40

Current legal use (i.e. single family) Business Number of Residential Units _____
If vacant, what was the previous use? _____
Proposed Specific use: Business
Is property part of a subdivision? No If yes, please name _____
Project description:

Add 2 new windows on first floor Cross Street side

Contractor's name: TBD
Address: _____
City, State & Zip _____ Telephone: _____
Who should we contact when the permit is ready: Brian Curley PDT Architects Telephone: 775-1059 x337
Mailing address: _____

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.

RECEIVED
JUN 23 2010
Dept. of Building Inspections
City of Portland Maine

Signature: [signature] Date: 6/21/10

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

Revised 05-05-10

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

RECEIVED

JUN 22 2010

PDT ARCHITECTS

June 21, 2010

Brian Curley
PDT Architects
49 Dartmouth Street
Portland, Maine 04101

Re: Request to Cut New Wall Openings on West Façade for Fixed Doors with Windows; 251 Commercial Street

Dear Mr. Curley:

This office has reviewed and approved your request, submitted on behalf of client MEMIC, to cut new wall openings on the west elevation of 251 Commercial Street to accommodate fixed doors with windows. As proposed, the openings and infill door/windows will match existing ground floor opening in dimensions and detail. This approval is made without conditions.

All improvements shall be carried out as shown on the plans and elevations dated June 11, 2010. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work. This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Deborah Andrews
Historic Preservation Program Manager

Cc: Building Inspections

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

This is to certify that MEMI

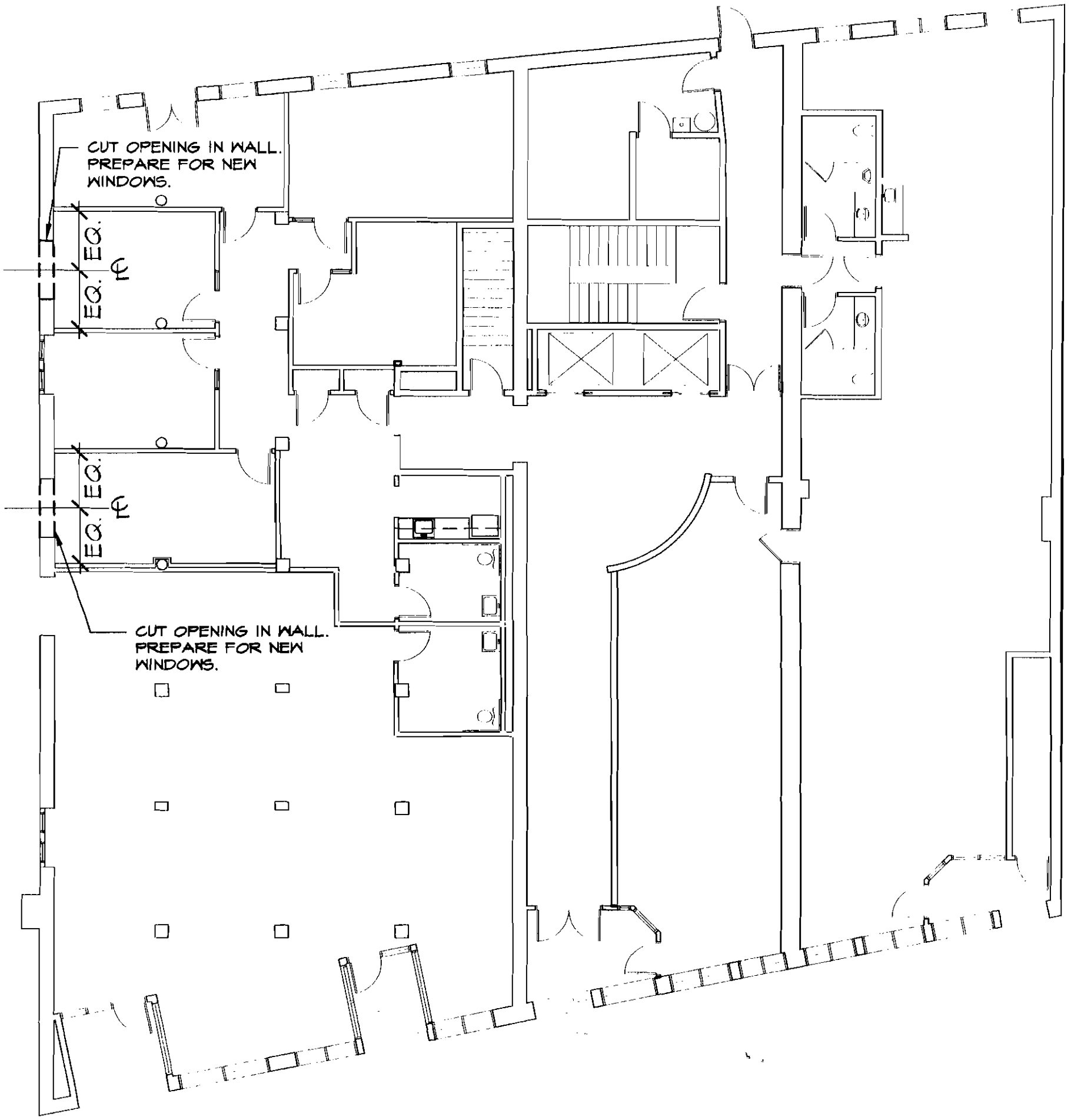
has received approval new lopmi on We elevation

at 251 Carme al S

provided that the pers persons, firm or co on accepting thi ficate shall comply with all other applicable provisions Statutes of Maine the Ordinances City of Portland regulating the construction, mainten nd use of buildings ructures, and of plication on file in the Historic Preservation Office o anning Departmen more informati his project, call 874-8719.

Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

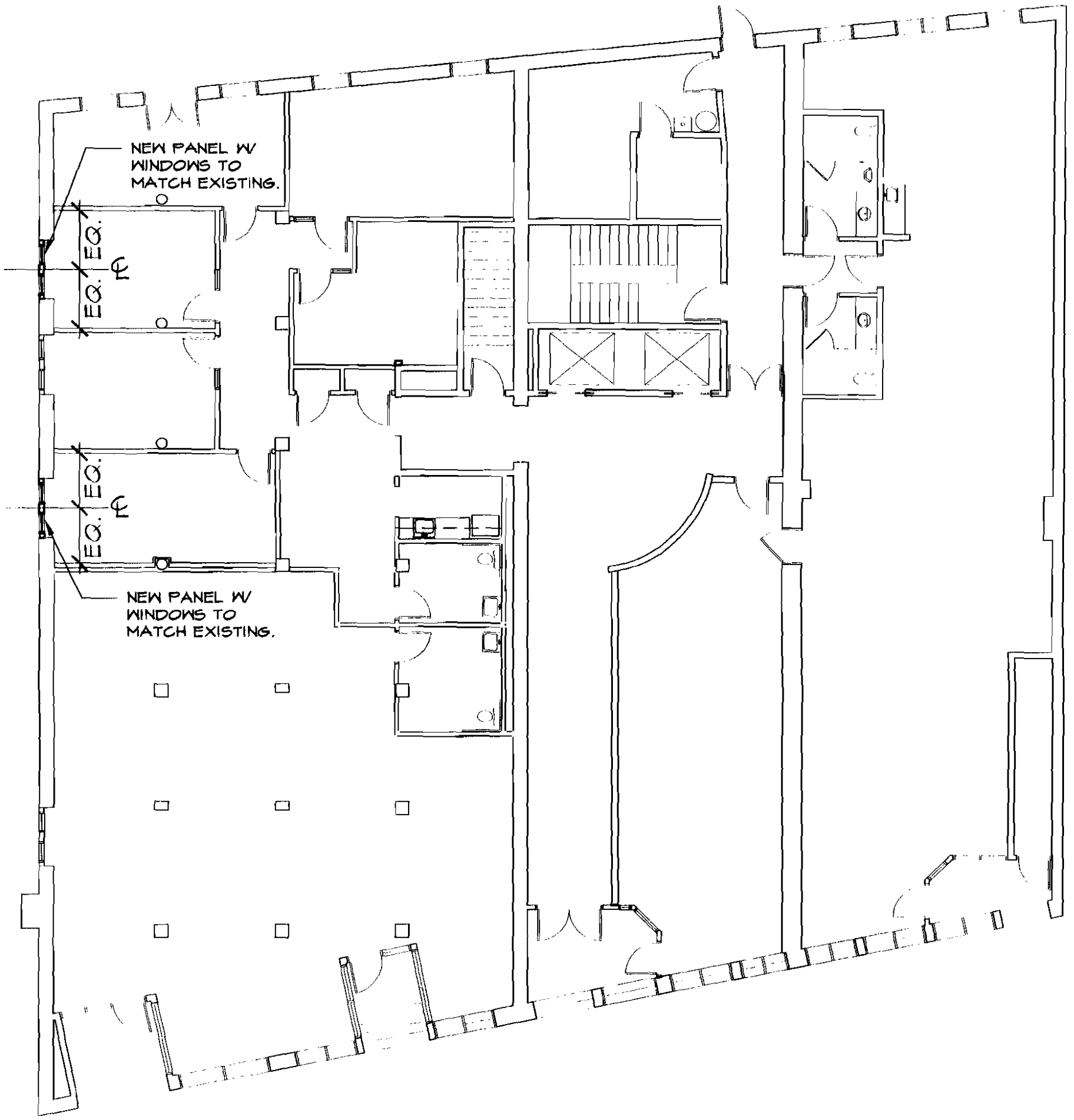
MEMIC - 251 Commercial Street

PORTLAND, ME

TITLE
EXISTING / DEMOLITION FIRST FLOOR PLAN

JOB # 10 038
DATE 11 JUNE 2010
SCALE 3/32"=1'-0"

SHEET
D1



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

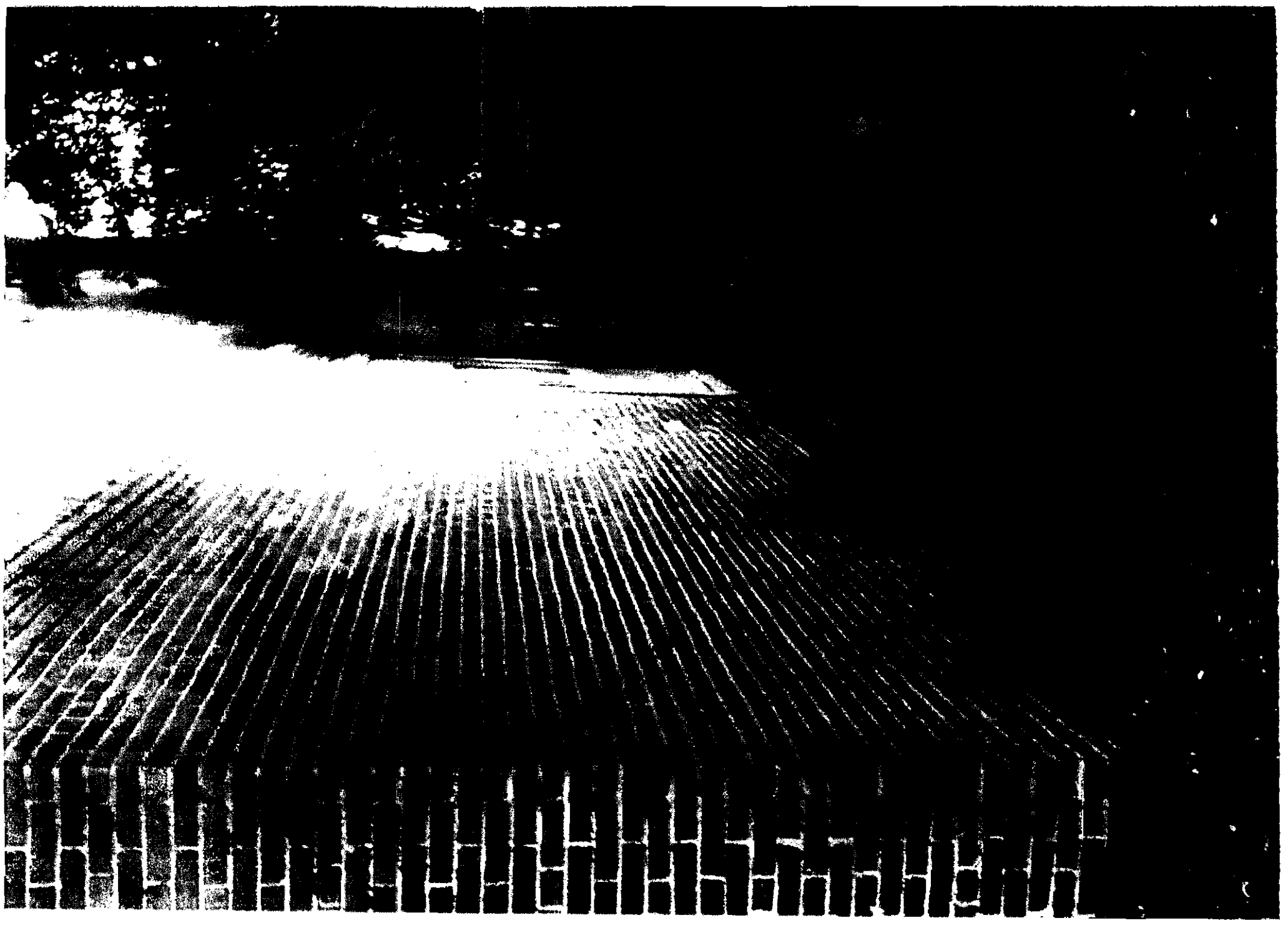
MEMIC - 251 Commercial Street

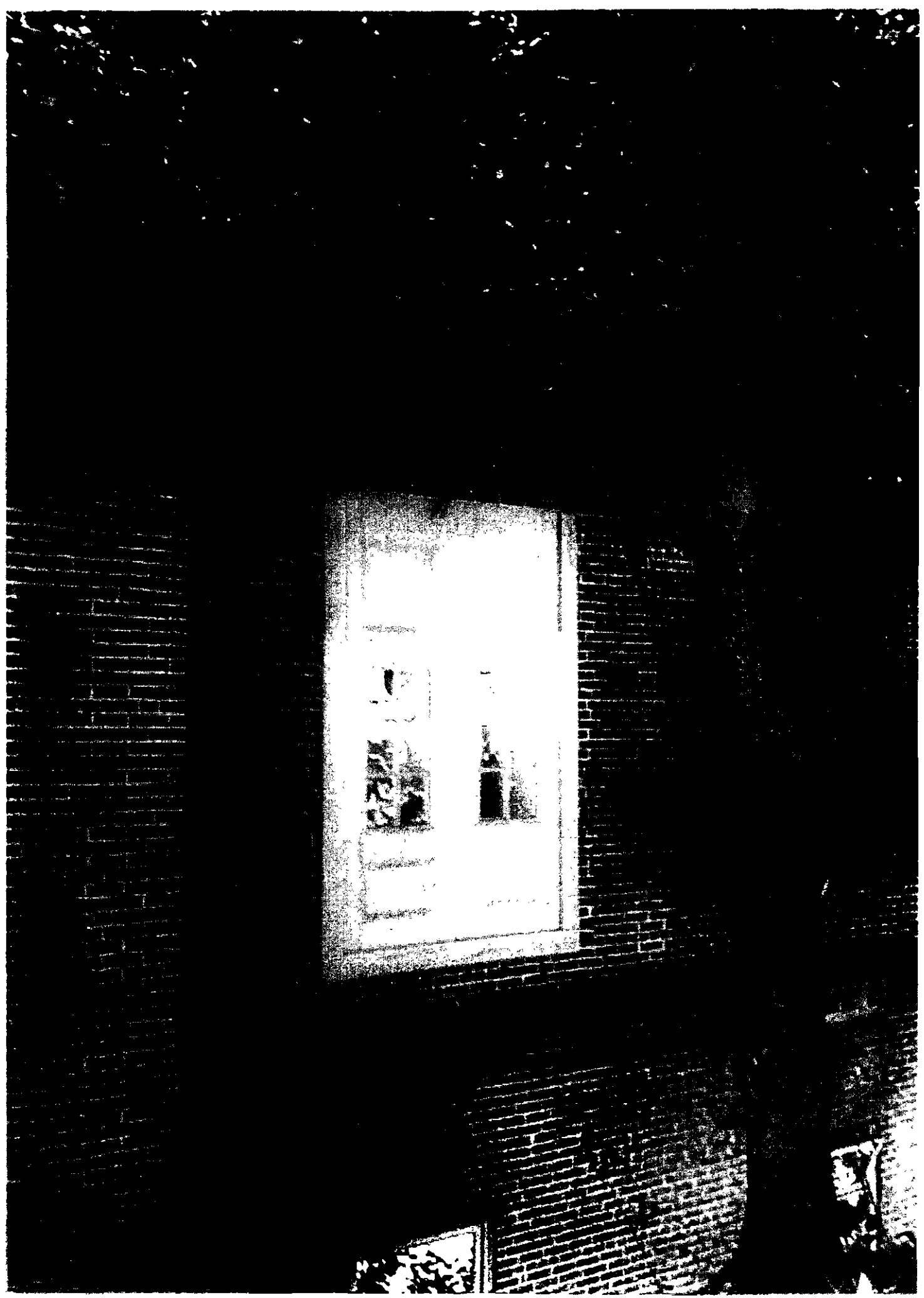
PORTLAND, ME

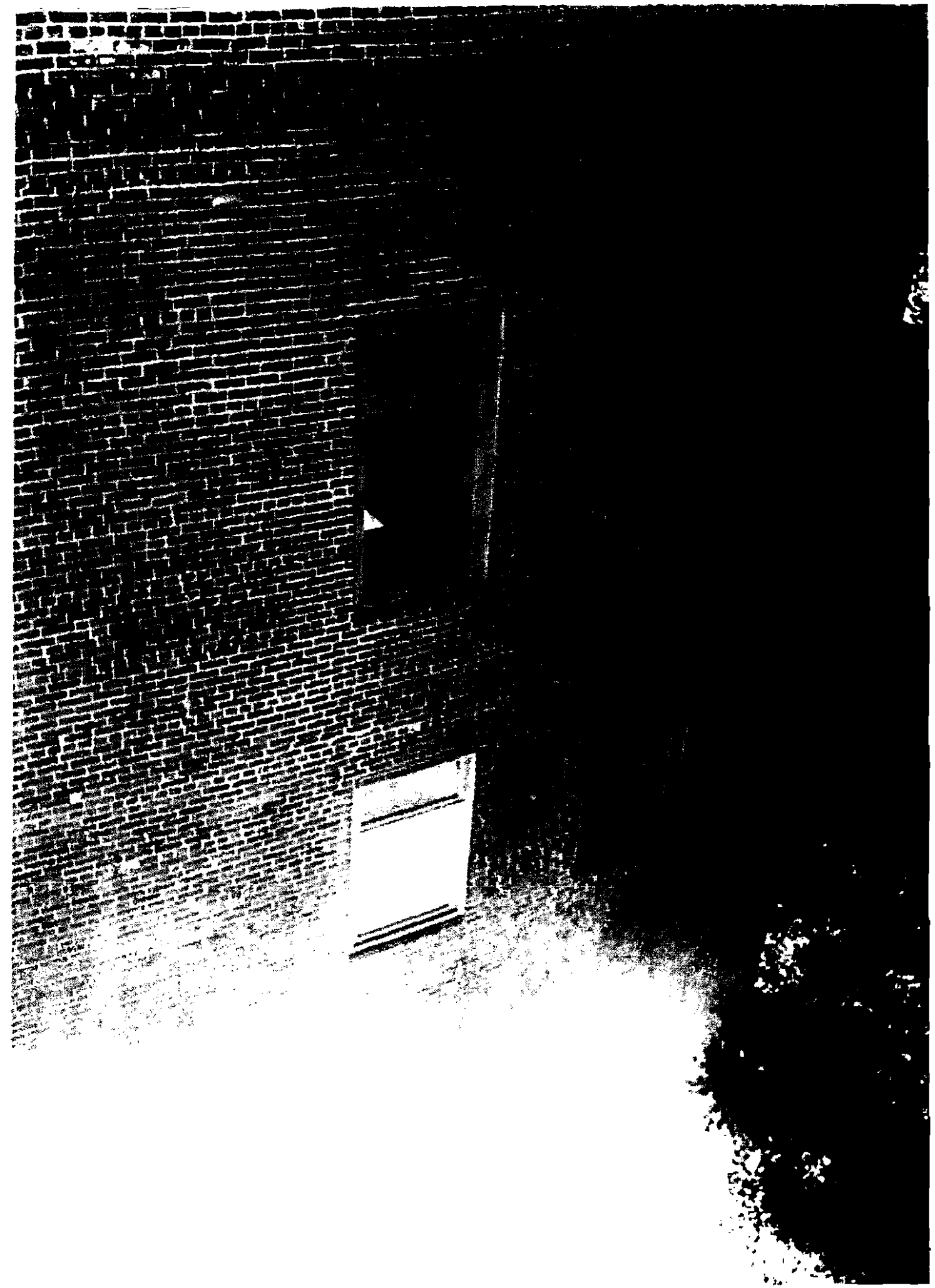
TITLE
PROPOSED FIRST FLOOR PLAN

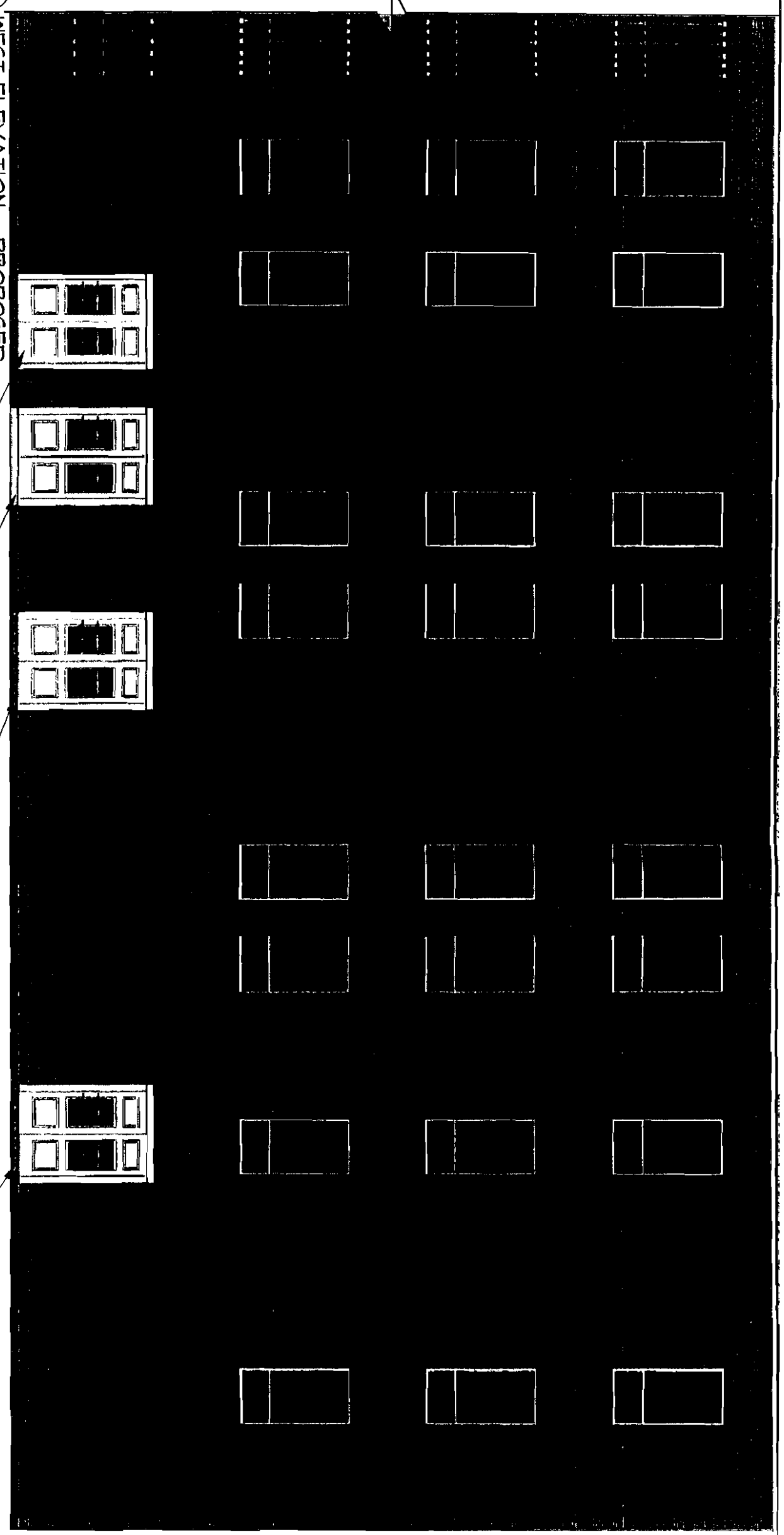
JOB # 10-038
DATE 11 JUNE 2010
SCALE 3/32"=1'-0"

SHEET
A.1

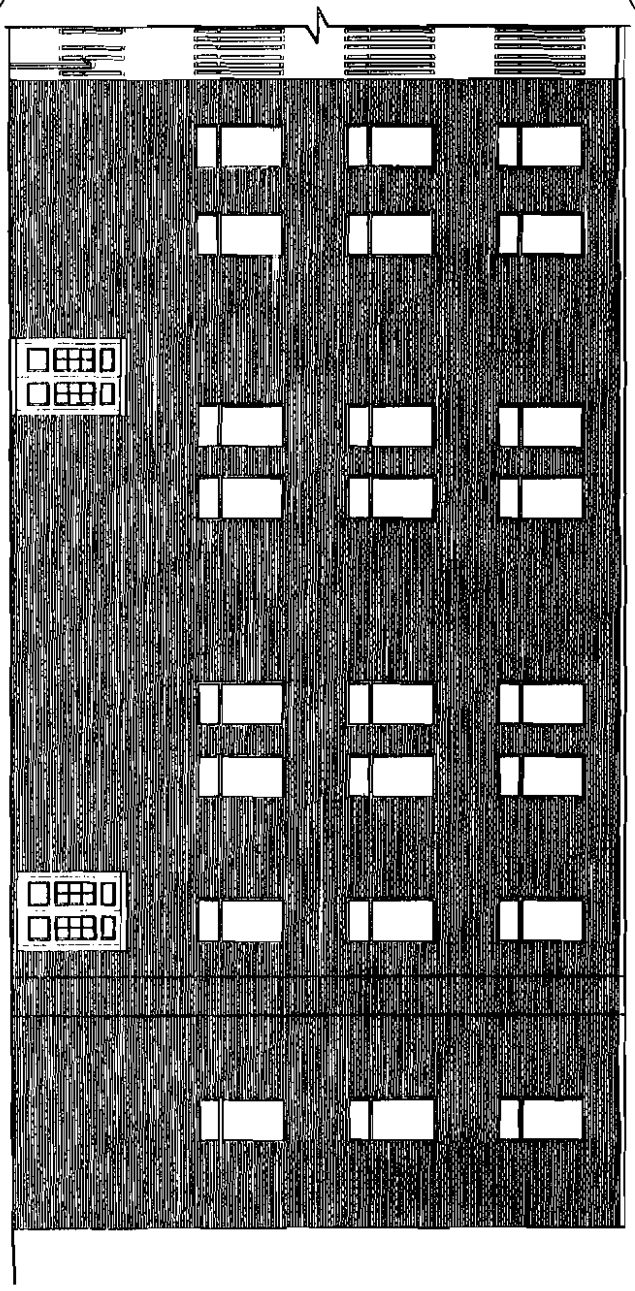




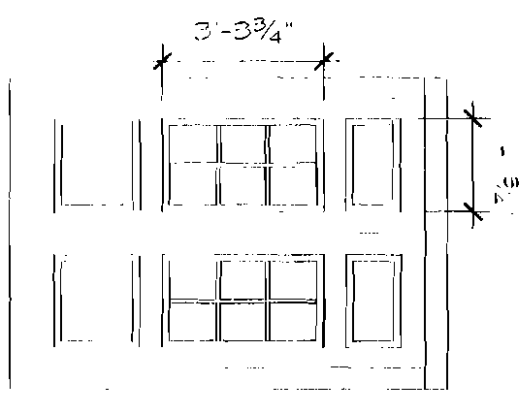




1 WEST ELEVATION - PROPOSED
1/8"=1'-0"



2 WEST ELEVATION - EXISTING
1/8"=1'-0"



3 WINDOW PANEL ELEVATION
1/2"=1'-0"

LAYOUT OF PROPOSED PANEL DOOR W/ WINDOWS.

LAYOUT MATCHES EXISTING W/ DIVENS ON AND DETAIL

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

MEMIC - 251 Commercial Street
PORTLAND, ME

TITLE
EXTERIOR ELEVATIONS

JOB # 10-038
DATE 11 JUNE 2010
SCALE AS NOTED

SHEET
A4.1