

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Permit Number: 030447

Please Read Application And Notes, If Any, Attached

This is to certify that Dictar Associates II/Applicant
has permission to re-landscape Existing Courtyard and Addition of a Handicap Ramp
AT 259 Commercial St City of Portland 038 F009002

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is altered or closed-in.
FOUR HOURS 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]
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: 03-0447	Issue Date:	CBL: 038 F009002
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Location of Construction: 259 Commercial St	Owner Name: Dictar Associates Li	Owner Address: Po Box 3572	Phone: 772-2992
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B3

Past Use: Exterior Court Yard	Proposed Use: Exterior Court Yard	Permit Fee: \$296.00	Cost of Work: \$38,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3	

Proposed Project Description: e-andscape Existing Courtyard and Addition of a Handicap Ramp	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Handwritten Signature]</i>	Date: <i>9/30/03</i>	

Permit Taken By: gad	Date Applied For: 04/30/2003	Zoning Approval
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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..	Special Zone or Reviews <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"/> <i>MM</i> Date: <i>5/13/03</i>	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <i>just beyond Historic Dist</i> <input checked="" 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 <i>to D.A. 5/13/03</i> Date: <i>5/30/03</i> <i>D. Andrews</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0447	Date Applied For: 04/30/2003	CBL: 038 F009002
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Location of Construction: 259 Commercial St	Owner Name: Dictar Associates Ii	Owner Address: Po Box 3572	Phone: () 772-2992
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Exterior Court Yard	Proposed Project Description: Re-landscape Existing Courtyard and Addition of a Handicap Ramp
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Dept: Historical	Status: Not Applicable	Reviewer: Deborah Andrews	Approval Date: 06/05/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 05/13/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 06/10/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Plans approved based on walking surface to be less than 30 inches above the grade below. If 30 inches or more , different guards are required.			
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 06/09/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>

03-0447

All Purpose Building Permit Application

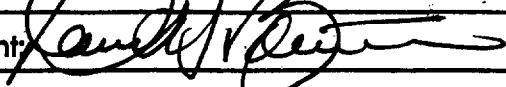
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

259

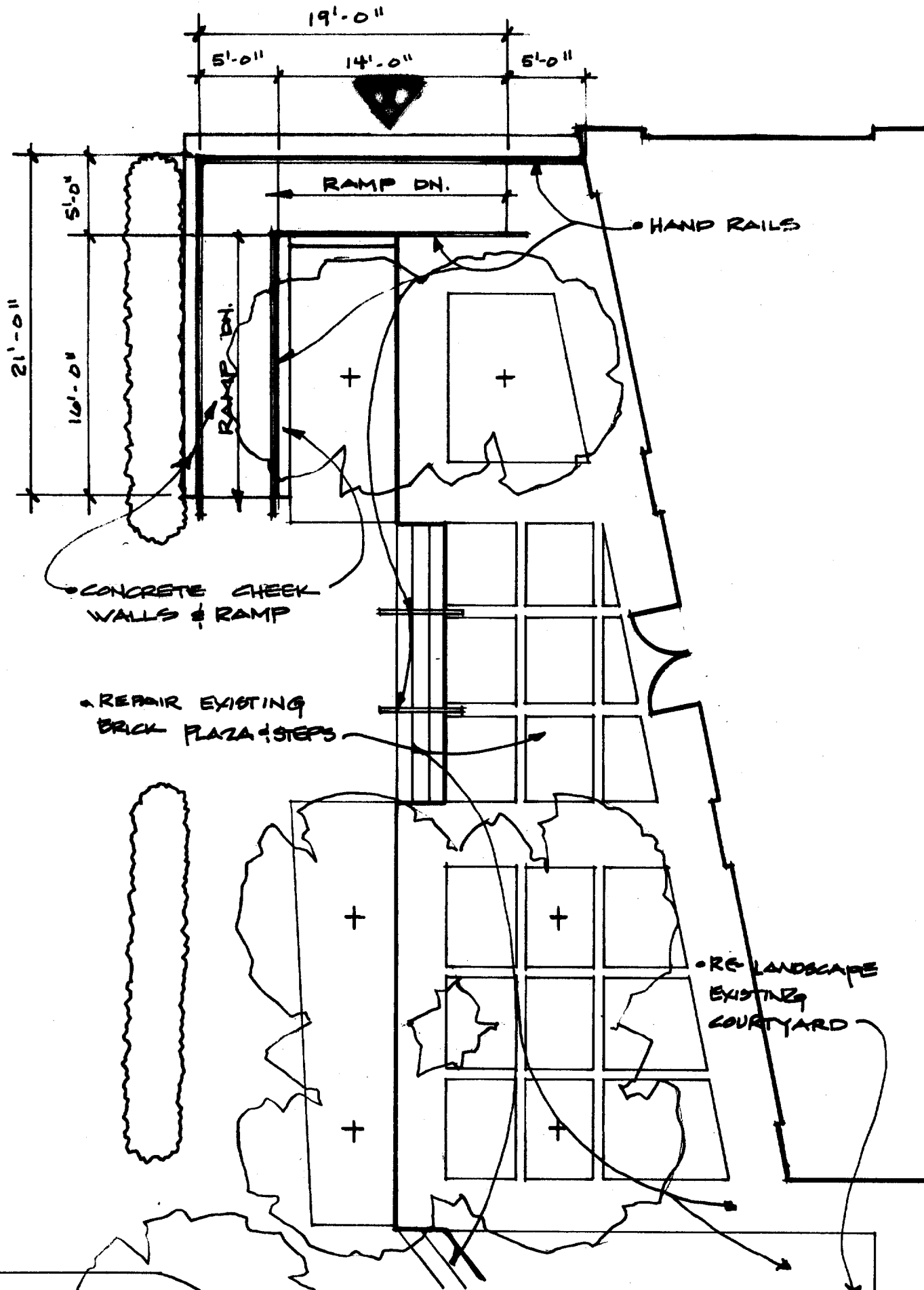
Location/Address of Construction: <u>261 COMMERCIAL STREET</u>		
Total Square Footage of Proposed Structure <u>175 sq!</u>	Square Footage of Lot <u>52,747 sq!</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>03B</u> Block# <u>F008000</u> Lot# <u>01</u>	Owner: <u>HARBOR PLAZA ASSOCIATES</u>	Telephone: <u>772-2992</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>P.O. BOX 3572 PORTLAND ME 04104 772-2992</u>	Cost Of Work: \$ <u>38,500.00</u> Fee: <u>\$292.50</u>
Current use: <u>EXTERIOR COURT YARD</u>		<u>\$ 296.00</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>RE-LANDSCAPING OF EXISTING COURTYARD AND THE</u> Project description: <u>ADDITION OF A HANDICAP RAMP</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>DAVID BATEMAN 772-2992</u> Mailing address: <u>DIKTAR ASSOC. P.O. BOX 3572 PORTLAND MAINE 04104</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

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.

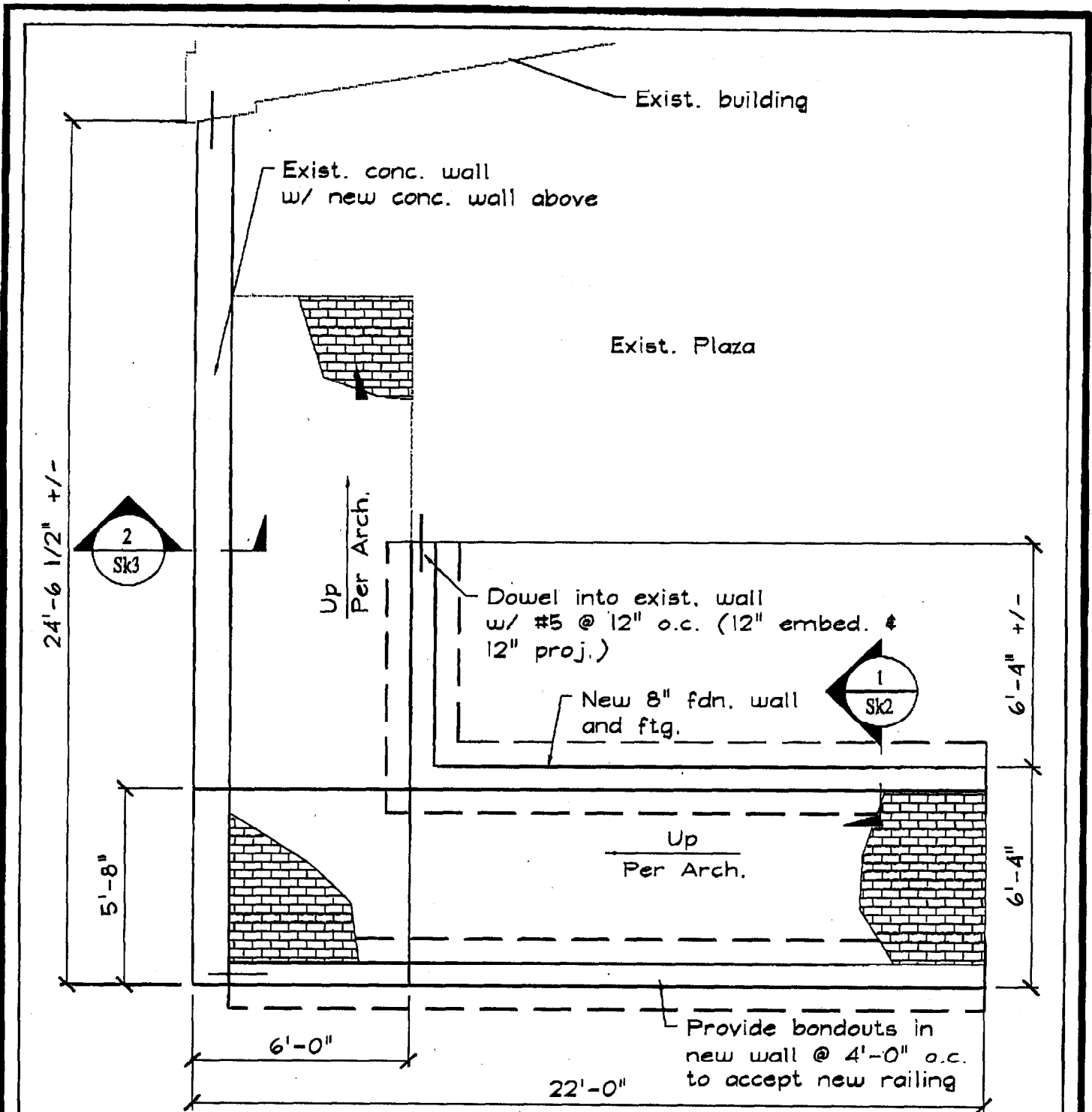
Signature of applicant: 	Date: <u>4/23/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



NEW HANDICAP RAMP @
261 COMMERCIAL ST.

SCALE: 1/8" = 1'-0"



CJ Indicates Control Joint

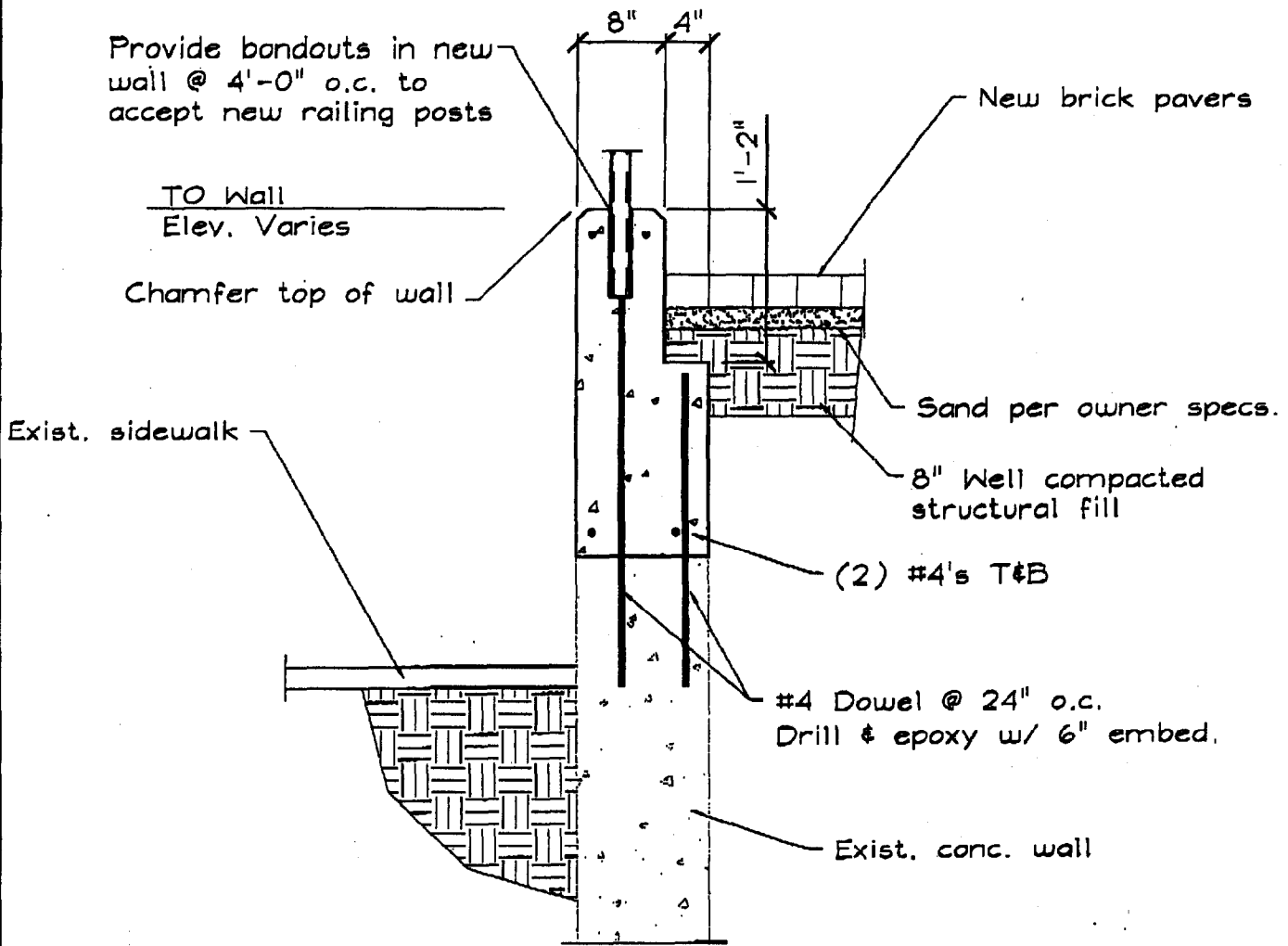
FDN. PLAN - NEW RAMP

SCALE: 1/4" = 1'-0"

SEI SHELLEY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 90 BRIDGE STREET
 WESTBROOK, MAINE 04092
 PHONE (207) 854-5465
 FAX (207) 854-8706
 WWW.SHELLEYENGINEERING.COM

261 COMMERCIAL STREET
 HANDICAP RAMP

DRAWN BY: PDJ	DATE: 04/21/03	SKETCH: SK-1
CHECKED BY: PDJ	SCALE: AS NOTED	JOB No.: 2003-555



SECTION

SCALE: 1/4" = 1'-0"

2
SK1

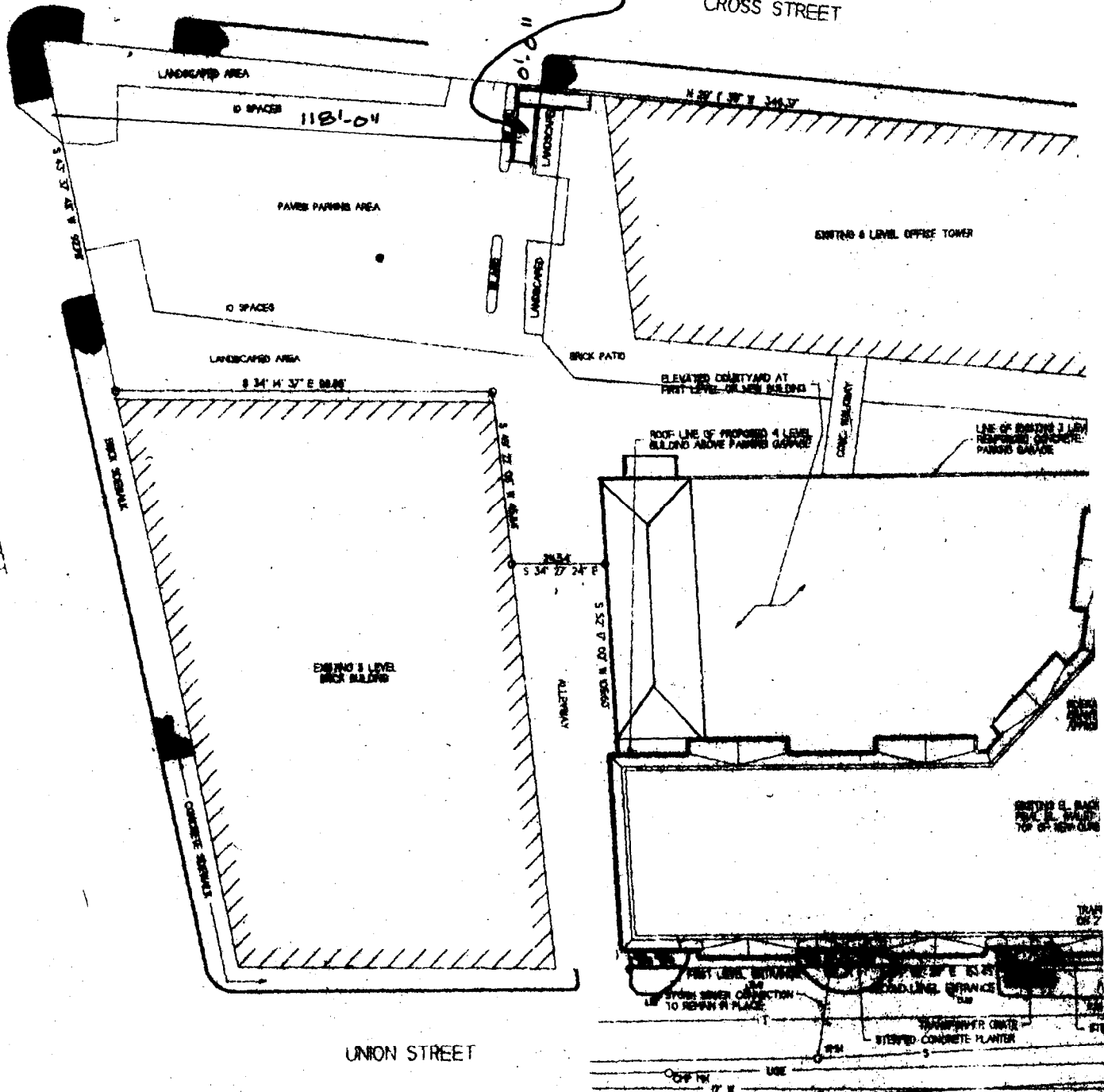
SEI SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (207) 854-5465 FAX (207) 854-8706 WWW.SHELLEYENGINEERING.COM	261 COMMERCIAL STREET HANDICAP RAMP		
	DRAWN BY: PDJ	DATE: 04/21/03	SKETCH: SK-3
	CHECKED BY: PDJ	SCALE: AS NOTED	JOB NO.: 2003-555

NEW HOP RAMP

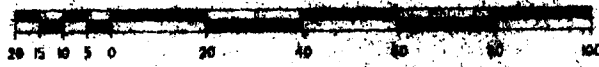
CROSS STREET

COMMERCIAL STREET

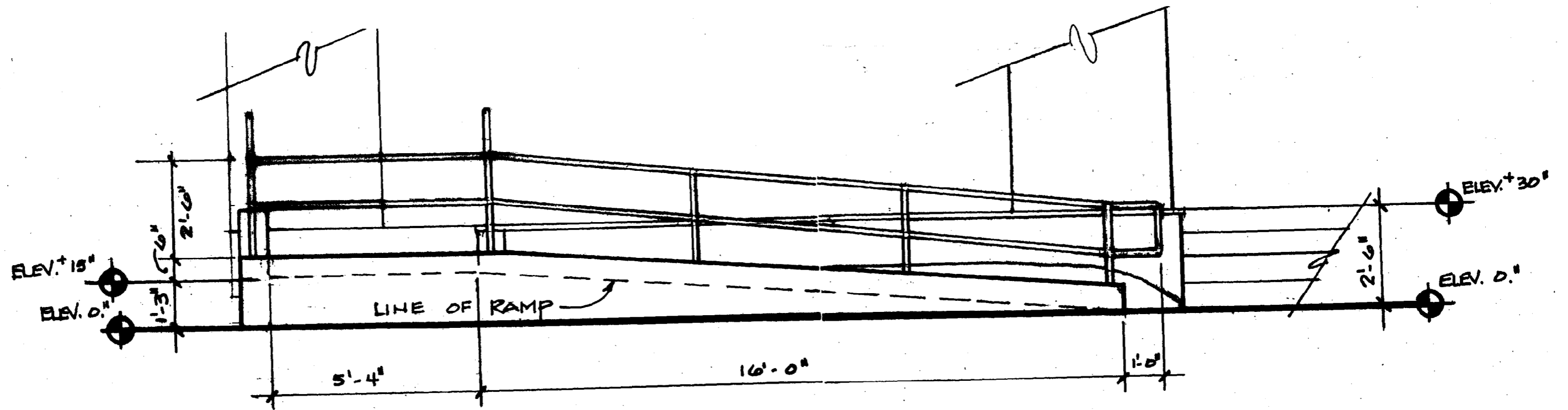
UNION STREET




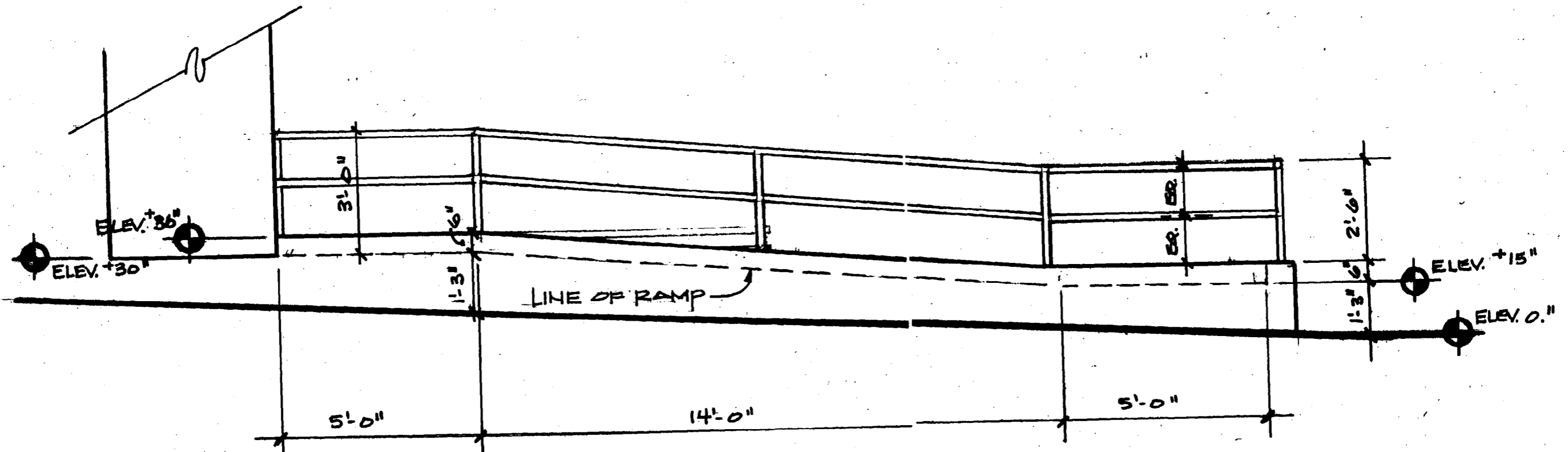
GRAPHIC SCALE




1" = 20'



ELEVATION 
 SCALE: $\frac{3}{8}'' = 1'-0''$



ELEVATION 
 SCALE: $\frac{3}{8}'' = 1'-0''$