

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

Please Read Application And Notes, If Any, Attached

CONSTRUCTION

## PERMIT

Permit Number: 030010

This is to certify that Osher Dorothy S /Monaghan woodwork

has permission to Erecting a 47'x3'8" concret w lchair r

AT 131 Chadwick St 063 B002001

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 occupied or closed-in. **HEAR 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. *A. H. M. S.*

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:<br>03-0010 | Issue Date: | CBI<br>063-B-001 e<br>063 B002001 1 |
|-----------------------|-------------|-------------------------------------|

|                                              |                                             |                                                    |                     |
|----------------------------------------------|---------------------------------------------|----------------------------------------------------|---------------------|
| Location of Construction:<br>131 Chadwick St | Owner Name:<br>Osher Dorothy S              | Owner Address:<br>131 Chadwick St                  | Phone:              |
| Business Name:                               | Contractor Name:<br>Monaghan Woodworks Inc. | Contractor Address:<br>111 Commercial St. Portland | Phone<br>2077752683 |
| Lessee/Buyer's Name                          | Phone:                                      | Permit Type:<br>Additions - Commercial             | Zone:<br>R-2        |

|                                                                                                   |                                                                                                                                                                                   |                                                                                               |                                                                       |                    |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------|
| Past Use:<br>office space 1st and 2nd floors, <del>apartments</del> <sup>18 res. Apts above</sup> | Proposed Use:<br>office space 1st and 2nd floors, <del>apartments</del> <sup>18</sup><br>apartments. Erecting a 47'x3'8" concrete wheelchair ramp. Site plan exemption 2002-0257. | Permit Fee:<br>\$128.00                                                                       | Cost of Work:<br>\$15,000.00                                          | CEO District:<br>3 |
|                                                                                                   |                                                                                                                                                                                   | FIRE DEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION:<br>Use Group: <u>R2</u> Type: <u>3B</u><br><u>7/10/03</u> |                    |

Proposed Project Description:  
Erecting a 47'x3'8" concret wheelchair ramp.

*135-137 Chadwick St (63-B-1): 18 residential*  
*129-133 Chadwick St (63-B-2): 1st & 2nd floor - Drs offices*  
*rest of Building 18 residential*

Signature: *[Signature]* Signature: *[Signature]*  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Approved  Approved w/Conditions  Denied  
Signature: *D.U.* Date:

|                         |                                 |                        |  |
|-------------------------|---------------------------------|------------------------|--|
| Permit Taken By:<br>kwd | Date Applied For:<br>01/06/2003 | <b>Zoning Approval</b> |  |
|-------------------------|---------------------------------|------------------------|--|

|                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan exemption # 2002-0257</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok w th conditions</i></p> <p>Date: <i>6/26/03</i></p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p> | <p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>to D.A. 6/26/03</i></p> <p>Date:</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**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:<br>03-0010 | Date Applied For:<br>01/06/2003 | CBL:<br>063 B002001 |
|-----------------------|---------------------------------|---------------------|

|                                              |                                             |                                                    |                          |
|----------------------------------------------|---------------------------------------------|----------------------------------------------------|--------------------------|
| Location of Construction:<br>131 Chadwick St | Owner Name:<br>Osher Dorothy S              | Owner Address:<br>131 Chadwick St                  | Phone:                   |
| Business Name:                               | Contractor Name:<br>Monaghan Woodworks Inc. | Contractor Address:<br>111 Commercial St. Portland | Phone:<br>(207) 775-2683 |
| Lessee/Buyer's Name                          | Phone:                                      | Permit Type:<br>Additions - Commercial             |                          |

|                                                                                                                                                                    |                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Proposed Use:<br>office space 1st and 2nd floors, 18 residential apartments above.<br>Erecting a 47'x3'8" concrete wheelchair ramp. Site plan exemption 2002-0257. | Proposed Project Description:<br>Erecting a 47'x3'8" concret wheelchair ramp. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|

Dept: Historical      Status: Pending      Reviewer: ~~Deborah Andrews~~      Approval Date: 6/30/03  
 Note:      *NOT IN A HISTORIC DISTRICT*      *RICK KNOWLAND*      Ok to Issue:

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 06/26/2003  
 Note: 1/9/03 left message with the contractor. Requires a deed showing that these two pieces of property have been merged. This is required before I can sign off on this permit. This ramp was denied on the single lot by the ZBA on 11/17/95  
 6/5/03 I received a deed that 063-B-001 and 063-B-002 have been combined into one lot and can not be split unless they meet all the current zoning regulations at the time of split.

1) It is also understood that the uses of the two separate buildings are as follows:

129-133 Chadwick Street (63-B-002): 1st & 2nd floors are doctor's offices - the rest of the building has 18 residential dwelling units.

135-137 Chadwick Street (63-B-001): 18 residential dwelling units.

2) It is understood that the previously separate lots, known as 063- B-001 and 063-B-002, have been combined into one single lot by the submitted, recorded common deed. This new lot SHALL NOT be divided, nor lot(s) sold off separately without meeting all the requirements of the Land Use Zoning Requirements. If the owner understands differently, it should be brought to the attention of this office immediately PRIOR to the construction of this ramp.

Dept: Building      Status: Pending      Reviewer:      Approval Date:  
 Note:      Ok to Issue:

Dept: Fire      Status: Pending      Reviewer:      Approval Date:  
 Note:      Ok to Issue:

# 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.

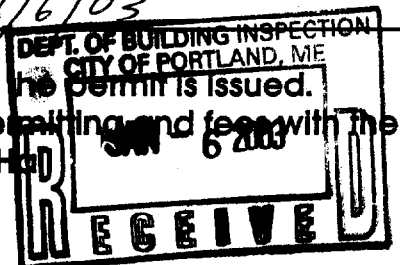
|                                                                                                                                                                                                                                                                                                          |                                                                                                  |                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Location/Address of Construction: <u>131 Chadwick ST</u>                                                                                                                                                                                                                                                 |                                                                                                  |                                                       |
| Total Square Footage of Proposed Structure<br>—                                                                                                                                                                                                                                                          | Square Footage of Lot<br>—                                                                       |                                                       |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>003</u> Block# <u>B</u> Lot# <u>001</u>                                                                                                                                                                                                                   | Owner: <u>Bowdin Dev Apartment Inc</u>                                                           | Telephone:                                            |
| Lessee/Buyer's Name (If Applicable)<br><u>N/A</u>                                                                                                                                                                                                                                                        | Applicant name, address & telephone: <u>Monaghan woodwork<br/>100 Commercial St<br/>775-2683</u> | Cost Of Work: \$ <u>15,000</u><br>Fee: \$ <u>128-</u> |
| Current use: <u>Commercial office space 1st second, 30 apartments</u>                                                                                                                                                                                                                                    |                                                                                                  |                                                       |
| If the location is currently vacant, what was prior use: <u>N/A</u>                                                                                                                                                                                                                                      |                                                                                                  |                                                       |
| Approximately how long has it been vacant: <u>NA</u>                                                                                                                                                                                                                                                     |                                                                                                  |                                                       |
| Proposed use: <u>erecting <del>for</del> wheel chair ramp 47' x 3' 8" 2002-</u><br>Project description: <u>Side Plan exemption Applied for .0257</u>                                                                                                                                                     |                                                                                                  |                                                       |
| Contractor's name, address & telephone: <u>Monaghan woodworks 100 Commercial St 775-2683</u>                                                                                                                                                                                                             |                                                                                                  |                                                       |
| Who should we contact when the permit is ready: <u>Mike Russo Ext 33</u>                                                                                                                                                                                                                                 |                                                                                                  |                                                       |
| Mailing address:                                                                                                                                                                                                                                                                                         |                                                                                                  |                                                       |
| 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. <b>PHONE: 775-2683</b> |                                                                                                  |                                                       |

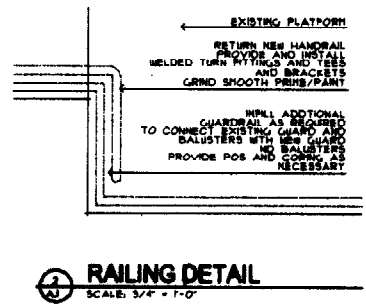
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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.

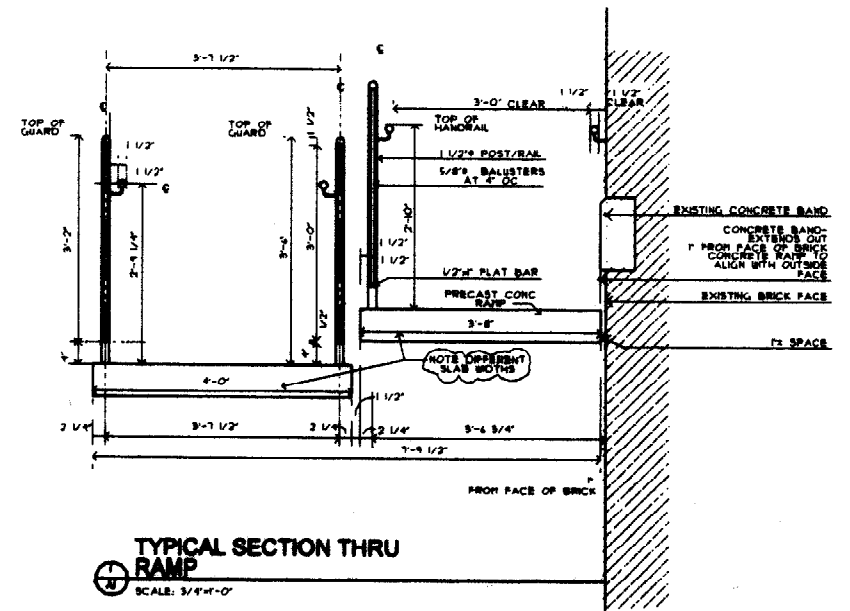
|                                                |                     |
|------------------------------------------------|---------------------|
| Signature of applicant: <u>Michael A Russo</u> | Date: <u>1/6/03</u> |
|------------------------------------------------|---------------------|

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

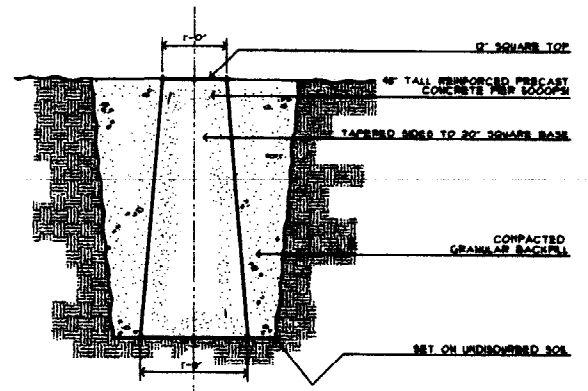




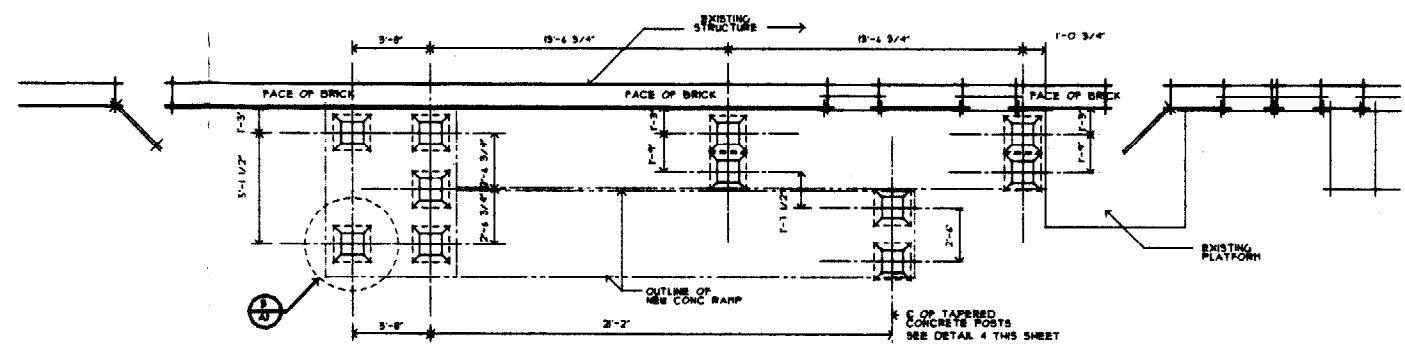
**2**  
**RAILING DETAIL**  
 SCALE: 3/4" = 1'-0"



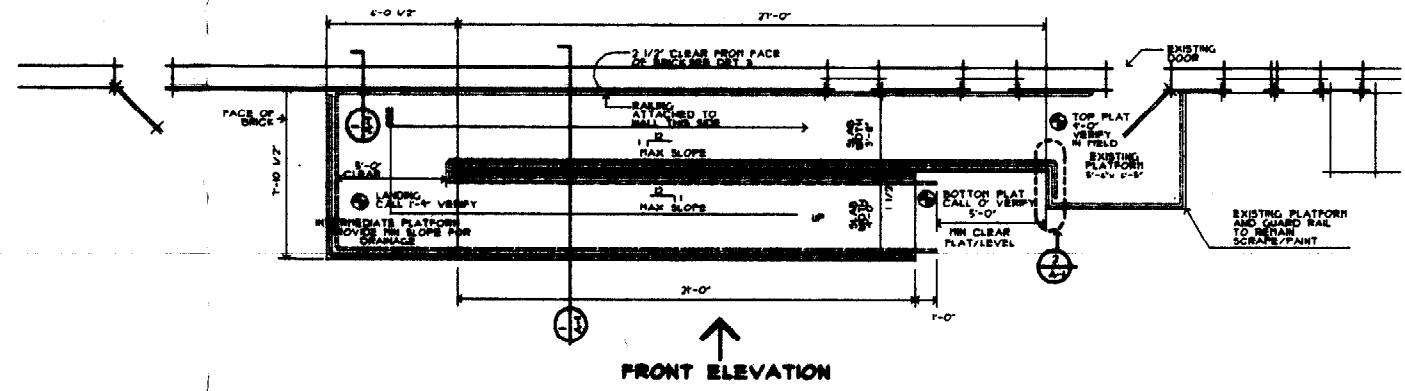
**1**  
**TYPICAL SECTION THRU RAMP**  
 SCALE: 3/4" = 1'-0"



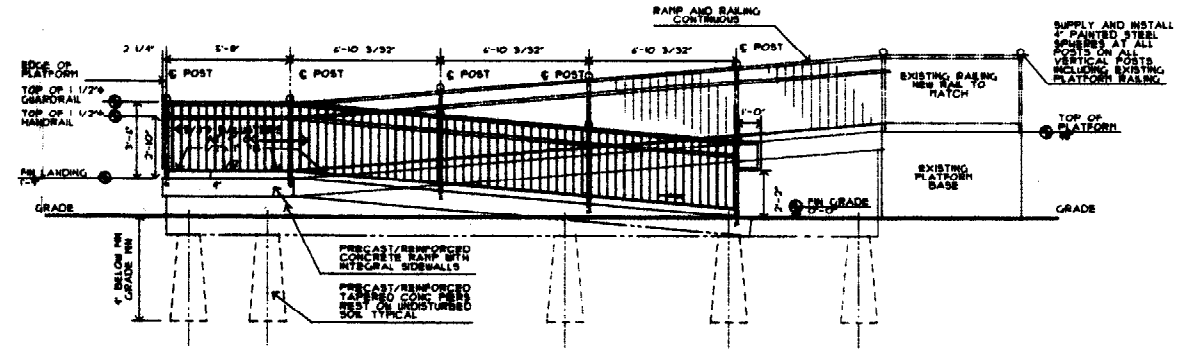
**3**  
**TYPICAL FOUNDATION PIER**  
 SCALE: 3/4" = 1'-0"



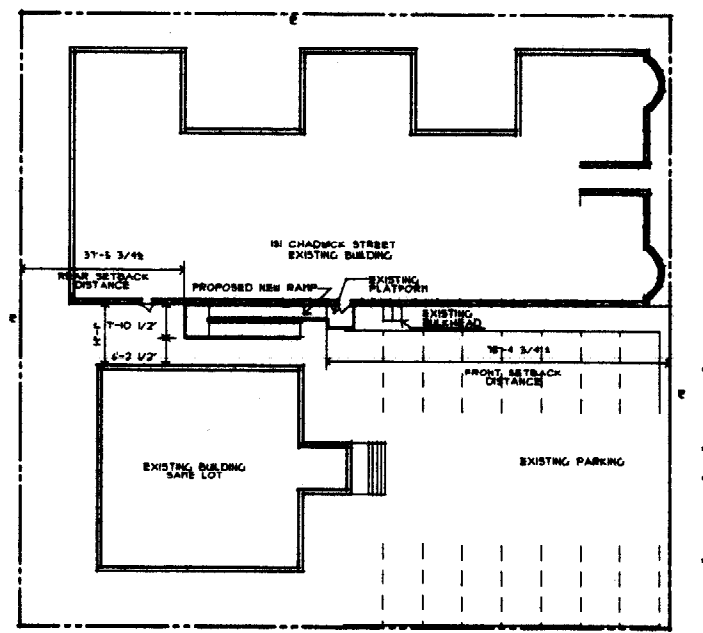
**FOUNDATION PLAN**  
 1/4" = 1'-0"



**PLAN**  
 1/4" = 1'-0"



**FRONT ELEVATION**  
 1/4" = 1'-0"



**SITE PLAN**  
 SCALE: 1" = 20'

gms architects  
 44 oak street  
 portland, maine 04101  
 207-771-0401 fax 774-0840

revisions  
 date  
**DECEMBER, 2002**  
 sheet title  
**ACCESS RAMP**

code  
**AS NOTED**  
 drawn by  
**SMT**  
 project number  
**2084**

sheet number  
**A.1**