

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that RALPH W LAMB/OTTO'S TAKE OUT

Located At 108 CUMBERLAND AVE

Job ID: 2011-09-2320-ALTCOMM

CBL: 013- M-001-001

has permission to Tenant Fit-up for Take Out/Delivery Pizza Parlor provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

 10/19/11  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

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

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

Job No: 2011-09-2320-ALTCOMM	Date Applied: 9/29/2011	CBL: 013- M-001-001	
Location of Construction: 108 (110) CUMBERLAND AVE	Owner Name: RALPH W LAMB	Owner Address: 417 FALMOUTH RD FALMOUTH, ME 04105	Phone:
Business Name:	Contractor Name: Michael K...	Contractor Address:	Phone:



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 108 CUMBERLAND AVE

CBL: 013- M-001-001

Issued to: Ralph W. Lamb/Otto's Take Out

Date Issued: 12/30/2011

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-09-2320-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Use Group B, Type 5B, IBC 2009

Limitations - Occupancy expires on 1-13-2012 without Fire Department approval or an extension has been granted.

Approved:

12-30-11

(Date)

*Don McKeown*  
Inspector

*[Signature]*  
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

____/____/____	____/____/____	____/____/____
Date: <i>09/29/11</i>	Date:	Date: <i>ABU</i>

**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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**

1. Close In Elec/Plmb/Frame prior to insulate or gyp

2. Final Inspection

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-09-2320-ALTCOMM

Located At: 108 CUMBERLAND  
AVE

CBL: 013- M-001-001

## **Conditions of Approval:**

### **Zoning:**

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain as one retail structure and one single family structure. Any change of use shall require a separate permit application for review and approval.

### **Building:**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Equipment must be installed in compliance per the manufacturer's specifications, and the UL listing.
3. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
4. Approval of City license is subject to health inspections per the Food Code.
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

### **Fire:**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Fire extinguishers are required per NFPA 10.
5. Install shall comply with all manufacture's specifications.
6. Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.



B-26

#2011-09-2320



# 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.

(108 Cumberland)

Location/Address of Construction: <u>110 CUMBERLAND AVE PORTLAND 04101</u>		
Total Square Footage of Proposed Structure/Area <u>209 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>13-</u> Block# <u>M</u> Lot# <u>1</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>MICHAEL KEON (OTTO)</u> Address <u>576 CONGRESS ST.</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>CELL: 978-886-8178</u>
Lessee/DBA (If Applicable) <u>RALPH AND DONNA LAMB</u>	Owner (if different from Applicant) Name <u>RALPH LAMB</u> Address <u>110 CUMBERLAND AVE</u> City, State & Zip <u>PORTLAND ME 04101</u>	Cost Of Work: \$ <u>8,500.</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>RETAIL - FOOD SERVICE</u> If vacant, what was the previous use? <u>ICE CREAM</u> Proposed Specific use: <u>PIZZA TAKE OUT</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>FITTING OUT A SMALL FREE STANDING STRUCTURE WITH PIZZA OVENS, EXHAUST HOOD, SINKS AND REFRIGERATION</u>		
Contractor's name: <u>MICHAEL KEON</u> Address: <u>576 CONGRESS ST.</u> City, State & Zip <u>PORTLAND ME 04101</u> Telephone: <u>978-886 8178</u> Who should we contact when the permit is ready: <u>MIKE KEON</u> Telephone: <u>978-886-8178</u> Mailing address: <u>576 CONGRESS ST PORTLAND ME 04101</u>		

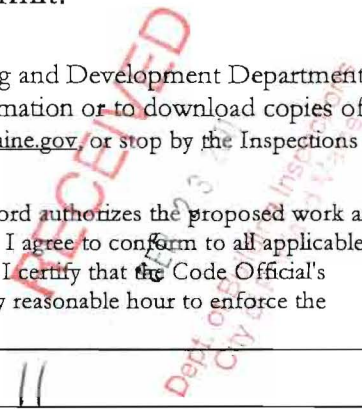
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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:	Date: <u>9-24-11</u>
------------	----------------------

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



FILE NUMBER: 16020

ATTORNEY: THOMAS F. JEWELL, ESQ.

TITLE COMPANY: NOT APPLICABLE

LENDER: NOT APPLICABLE OR NOT AVAILABLE

OWNER: RALPH & DONNA LAMB

APPLICANT: RALPH & DONNA LAMB

FLOOD HAZARD INFORMATION

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C

PANEL: 0014 B DATED: 07/15/92

TITLE REFERENCE

DEED BOOK: 1192 PAGE: 287

PLAN BOOK: N/A PAGE: N/A LOT(S): N/A

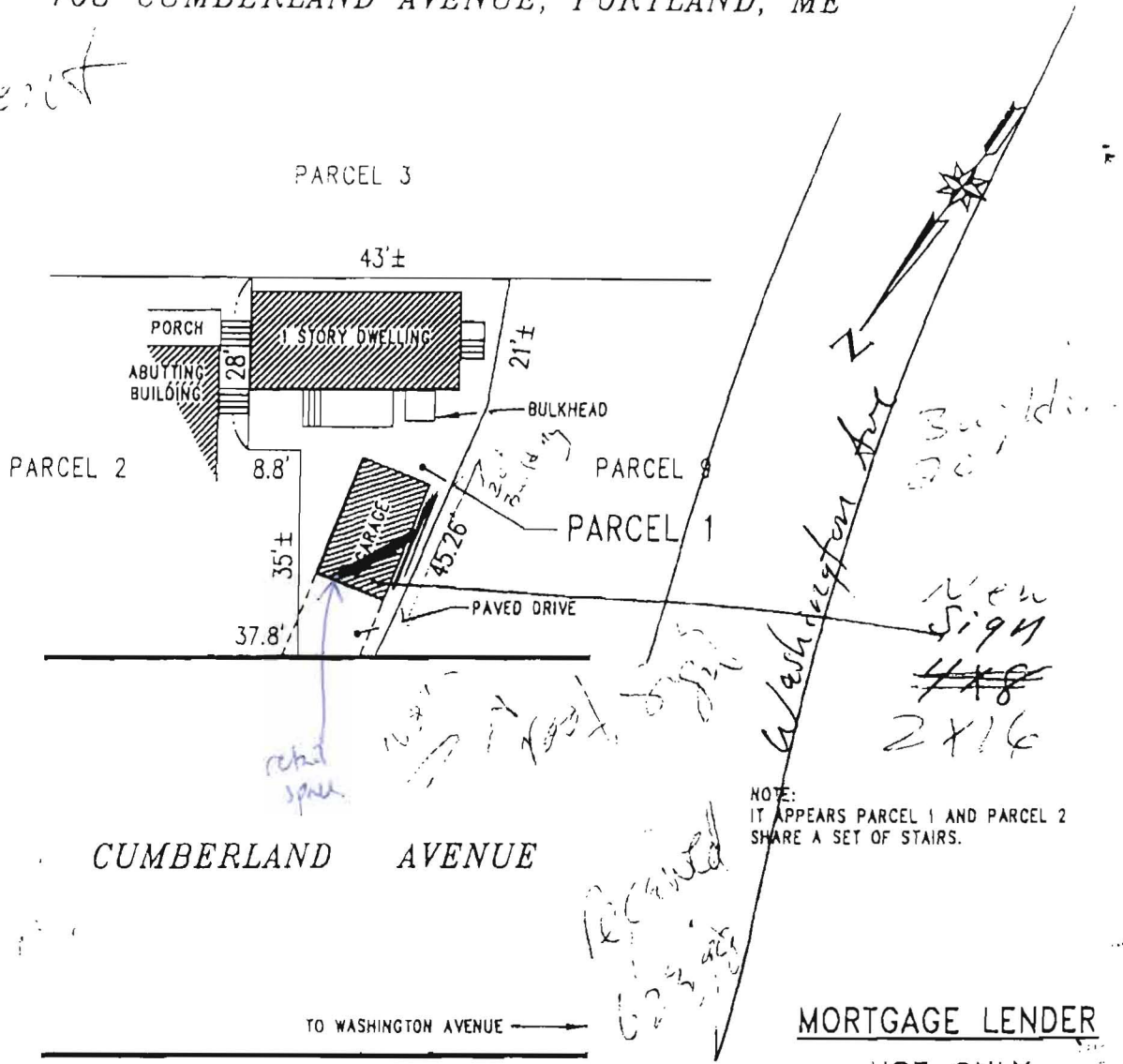
PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

DATE: 01/02/98 SCALE: 1"=30' MAP: 13 BLOCK: M PARCEL: 001

MORTGAGE INSPECTION PLAN  
108 CUMBERLAND AVENUE, PORTLAND, ME

*Amendment*



MORTGAGE LENDER  
USE ONLY

THIS IS NOT A BOUNDARY SURVEY.

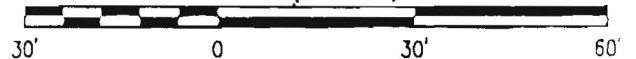
THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN



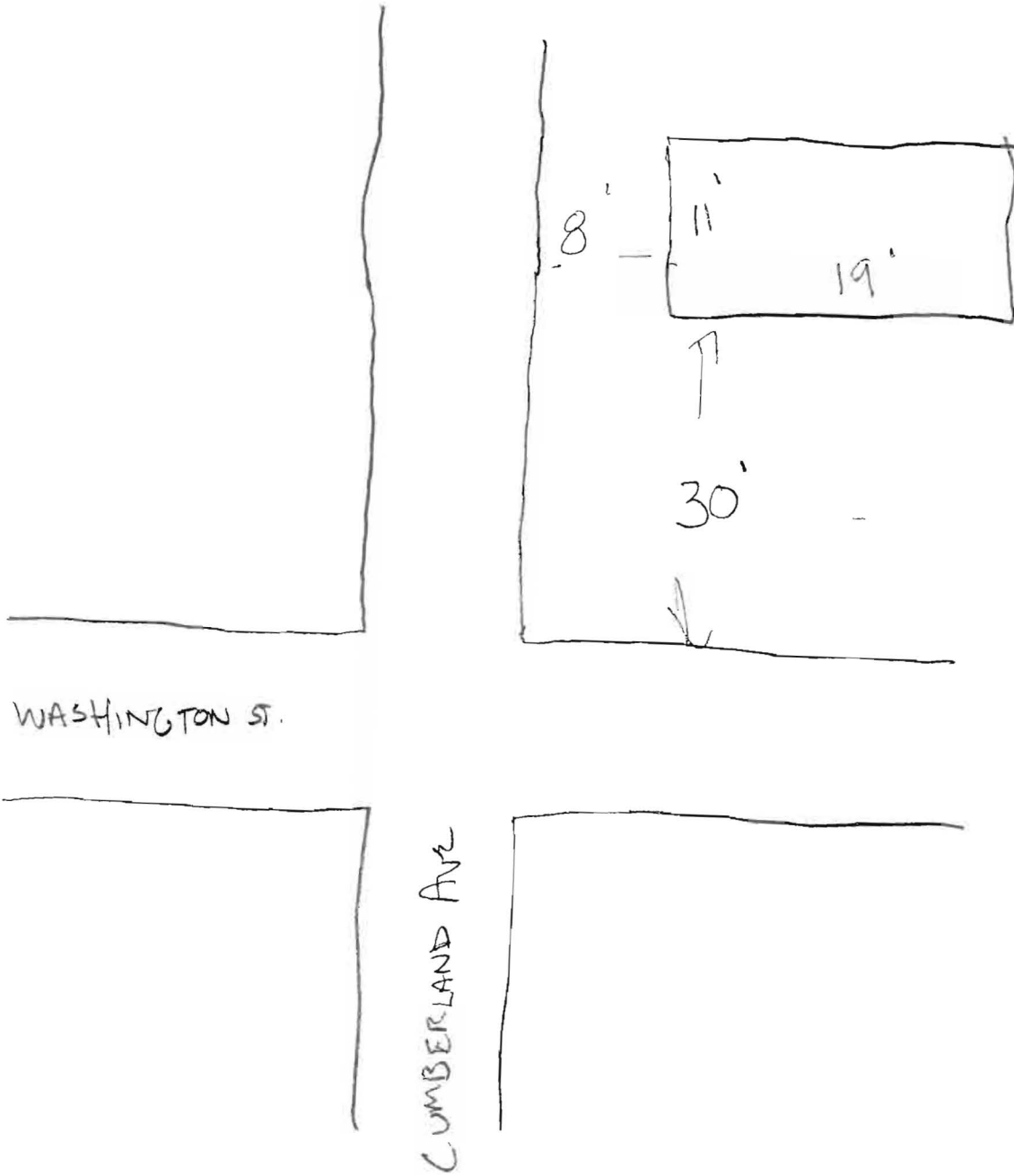
**DES LAURIERS & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS

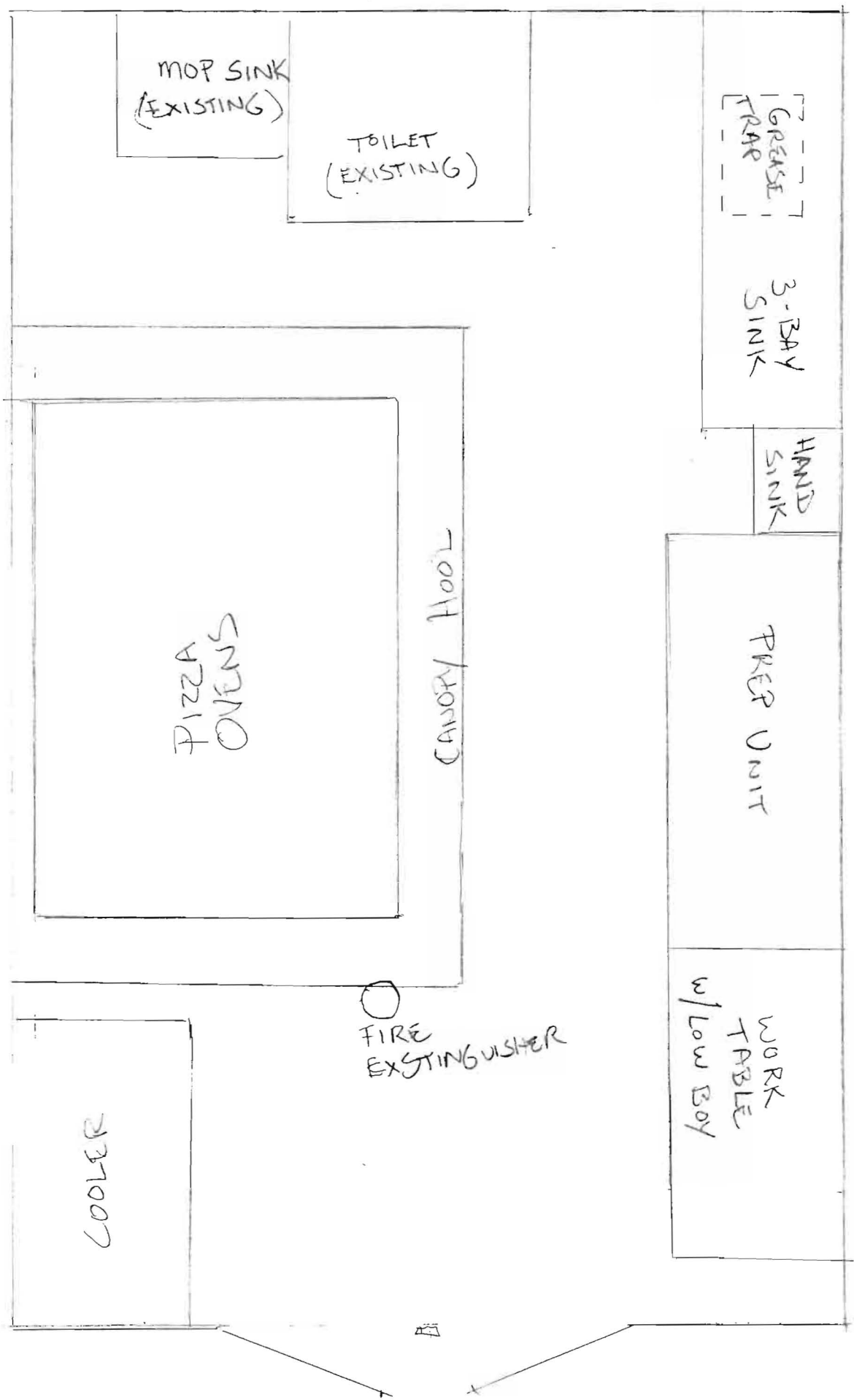


153 US ROUTE 1, SCARBOROUGH, ME 04074-9054  
(800) 882-2227 PHONE (207) 883-1001 FAX

# Plot Plan: 110 CUMBERLAND AVE



← 11' →



← 19' →

SCALE:  
1/2" = 1'

110 CUMBERLAND AVE  
PORTLAND ME 04101



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

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

Job No: 2011-09-2320-ALTCOMM	Date Applied: 9/29/2011	CBL: 013- M-001-001	
Location of Construction: 108 (110) CUMBERLAND AVE	Owner Name: RALPH W LAMB	Owner Address: 417 FALMOUTH RD FALMOUTH, ME 04105	Phone:
Business Name:	Contractor Name: Michael Keon	Contractor Address: 576 Congress St., Portland, ME 04101	Phone: 978-886-8178
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-alterations	Zone: B-2b
Past Use: Retail - ice cream take out	Proposed Use: Same - retail -Pizza take out - tenant fit up for pizza takeout.	Cost of Work: 9000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrone 10/5/11</i>	Inspection Use Group: <i>B</i> Type: <i>5B</i> Signature: <i>JMB</i> <i>10/19/11</i>
Proposed Project Description: Tenant fit-up for Pizza take Out		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions</i> <i>7/29/11</i> <i>ABU</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 Dist 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: <i>ABU</i>

### 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 appication 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