

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that **DOWNTOWN PROPERTIES LLC**

Located At **263 CUMBERLAND AVE**

Job ID: **2012-07-4471-ALTCOMM**

CBL: **026- F-008-001**

has permission to Build egress "catwalk" across roof to access stairs

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 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**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

## 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.**

Footings/Setbacks prior to pouring concrete

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

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 OCCUPIED.



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4471-ALTCOMM

Located At: 263 CUMBERLAND  
AVE

CBL: 026- F-008-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain as 15 residential units. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Illumination shall be installed at required exits.
4. 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. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

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

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

Job No: 2012-07-4471-ALTCOMM	Date Applied: 7/16/2012	CBL: 026- F-008-001	
Location of Construction: 263 CUMBERLAND AVE	Owner Name: DOWNTOWN PROPERTIES, LLC	Owner Address: PO BOX 445  SEBAGO, ME 04029	Phone:  207-653-8018
Business Name:	Contractor Name: O'Shea Builders	Contractor Address: 23 Herman Cobb RD Windham ME 04062	Phone:  (207) 838-1370
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  B-2
Past Use:  15 units	Proposed Use:  Same - 15 units - build egress "catwalk" across roof to access stairs	Cost of Work: 3000.00  Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature: <i>Capt. [Signature]</i>	CEO District:   Inspection: Use Group: R-2 Type: SB IBC 2009 Signature: <i>[Signature]</i> 8/22/12
Proposed Project Description: Construct Cat Walk egress		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	
<ol style="list-style-type: none"><li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>2. Building Permits do not include plumbing, septic or electrical work.</li><li>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.</li></ol>	<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>Okul [Signature]</i> 7/24/12 <i>ABN</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>ABN</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

10-22-12 GF -1 NEED EGRESS WINDOW  
IM NEED MORE FREQUENT ATTACHMENT TO BLDG  
NEED TO STIFFEN GUARD RAIL POSTS

10-30-12 GF - OK - CORRECTED



# 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>263 Cumberland Ave</u>		
Total Square Footage of Proposed Structure/Area <u>100 SQFT</u>	Square Footage of Lot <u>2475</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Book 22285</u> <u>Page 299</u> <u>026</u> <u>F008</u>	Applicant: (must be owner, lessee or buyer) Name <u>Downtown Properties LLC</u> Address <u>P.O. Box 445</u> City, State & Zip <u>Sebang ME 04219</u>	Telephone: <u>207-653-8018</u>
Lessee/DBA  <b>RECEIVED JUL 16 2012 Dept of Building Inspections City of Portland Maine</b>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$2500</u> C of O Fee: \$ Historic Review: \$ Planning Admin.: \$ Total Fee: \$ <u>50.00</u>
Current legal use (i.e. single family) <u>Multi</u> Number of Residential Units <u>8</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>N/A</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>291ess Cat walk - talked w/ Janile</u>		
Contractor's name: <u>Warren O'Shea DBA O'Shea Builders</u>		Email: <u>Buildwithoshea@gmail.com</u>
Address: <u>23 Hemon Cobb Rd</u>		
City, State & Zip: <u>Windham MA 04062</u>		Telephone: <u>838-1370</u>
Who should we contact when the permit is ready: <u>Warren O'Shea</u>		Telephone: <u>838-1370</u>
Mailing address: <u>Same as above</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.

and 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: Warren O'Shea

Date: 7/5/12

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

1 ~~A~~ Attached at bldg. wall

Attached  
at  
Landing

Reef Dick Cut walk

263 Cambridge Ave  
Rethersville

MARKELISHA

C. Shen B. Balderis

23 Henry White Rd

Winkler Wt 64002



# PORTLAND MAINE

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

## Receipts Details:

**Tender Information:** Check , Check Number: 1101

**Tender Amount:** 50.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 7/16/2012

**Receipt Number:** 46002

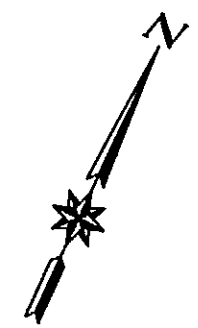
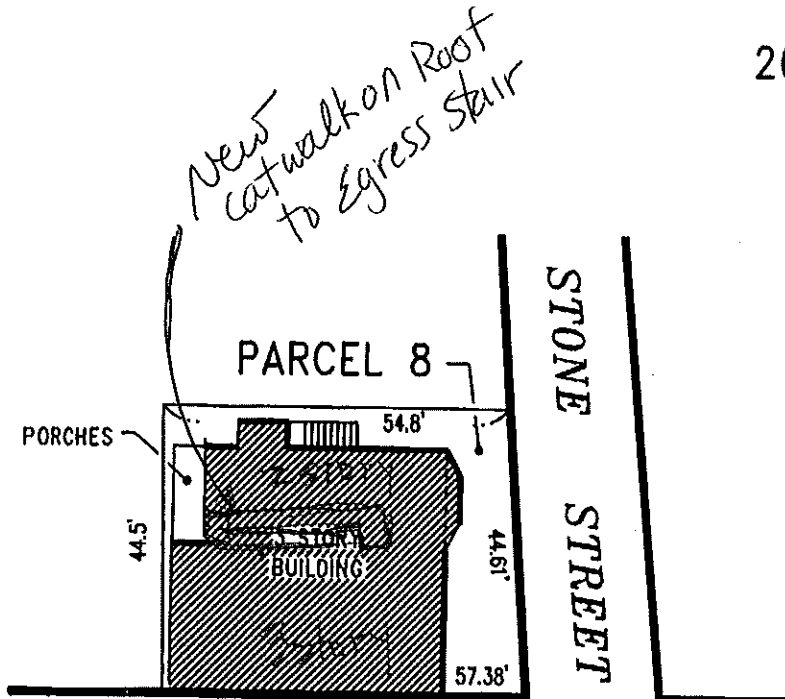
## Receipt Details:

Reference ID:	7271	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-07-4471-ALTCOMM - Construct Cat Walk egress			
Additional Comments: 263 Cumberland			

**Thank You for your Payment!**



263 CUMBERLAND AVENUE  
ASSESSOR'S MAP 26  
PARCEL F-8



THIS IS NOT A BOUNDARY SURVEY.  
BOUNDARY LINES ARE APPROXIMATE.

THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8  
OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

SKETCH PLAN OF LAND  
IN  
PORTLAND  
MAINE

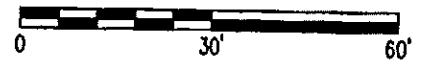
SCALE: 1"=30' DECEMBER 13, 2004

PREPARED FOR: RON JOHNSON  
P.O. BOX 445  
SEBAGO, MAINE 04092

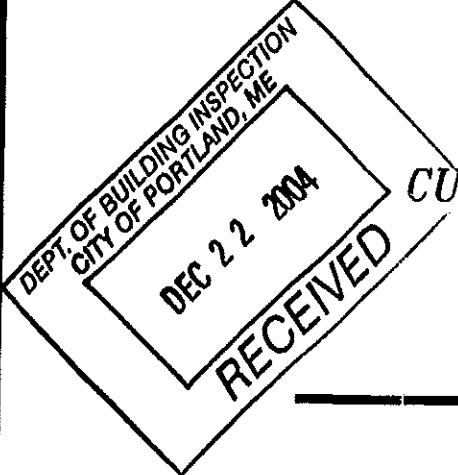
JOB NUMBER: 27480 ACAD FILE: 27480.DWG



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED



153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.rr.com  
800.882.2227



CUMBERLAND AVENUE

NOTE:  
THE STEPS ON THE FRONT OF THE LOCUS BUILDING  
APPEAR TO ENCROACH INTO THE RIGHT-OF-WAY OF  
CUMBERLAND AVENUE.

*7/20/13*