



Certificate of Occupancy

LOCATION 363 CUMBERLAND AVE CBL 033 J018001

Issued to Parkside Properties Llc /Bill Simpson Date of Issue 12/15/2009

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. 09-1198 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

<u>PORTION OF BUILDING OR PREMISES</u>	<u>APPROVED OCCUPANCY</u>
Basement Unit	Use Group: R2
Five (5) Unit Apartment Building	Type: 5B IBC, 2003

Limiting Conditions: This does not certify City of Portland Building Code compliance; this is a Change of Use only, which was inspected for Housing and Fire/Life Safety Codes.

This certificate supersedes certificate issued

Approved: 12/15/09
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

**BUILDING
PERMIT**

Permit Number: 091198

Please Read
Application And
Notes, If Any,
Attached

This is to certify that PARKSIDE PROPERTIES LLC Bill Sim

has permission to Change of use from 4 to 5 units

AT 363 CUMBERLAND AVE 033 J018001

provided that the person or persons, firm or corporation accepting this permit shall comply with
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 or
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
lath or other work is used-in. 2
HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CRPT. R. Sauter

Health Dept. _____

Appeal Board _____

Other _____
Department Name

James Burke 11/24
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland
May 24 2009
PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1198	Issue Date:	CBL: 033 J018001
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Location of Construction: 363 CUMBERLAND AVE	Owner Name: PARKSIDE PROPERTIES LLC	Owner Address: PO BOX 641	Phone: 207 874-0700
Business Name:	Contractor Name: Bill Simpson	Contractor Address: P.O. Box 641 Freeport	Phone: 2078656678
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Multi-Family 4 Unit	Proposed Use: Multi-Family 5 Unit - Change of use from 4 to 5 units	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Change of use from 4 to 5 units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: R2 Type: SB IBL-2003 Signature: JMB 11/24/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: Ldobson	Date Applied For: 10/28/2009	Zoning Approval		
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"/> MM <input type="checkbox"/> Date: 11/3/09 ASH	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 <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:	

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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE 24	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE City of Portland	PHONE

in-15-09 Advised

Final-ck
prop. mst. to patch through penetrations to the
exterior of the unit, hardware sub Alarm installed,
and plug in CO alarm, handrail on exterior
step in place. JAR. E BCW

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1198	Date Applied For: 10/28/2009	CBL: 033 J018001
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Location of Construction: 363 CUMBERLAND AVE	Owner Name: PARKSIDE PROPERTIES LLC	Owner Address: PO BOX 641	Phone: 207 874-0700
Business Name:	Contractor Name: Bill Simpson	Contractor Address: P.O. Box 641 Freeport	Phone: (207) 865-6678
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Multi-Family 5 Unit - Change of use from 4 to 5 units	Proposed Project Description: Change of use from 4 to 5 units
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/03/2009
Note: The purpose of this permit is to legalize an existing apartment in the basement.			Ok to Issue: <input checked="" type="checkbox"/>
1) With the issuance of this permit and the certificate of occupancy, this property shall remain a five family dwelling. Any change of use shall require a separate permit application for review and approval.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/24/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) An emergency escape and rescue window meeting 5.7 Sq Ft per code dimensions is required in all sleeping rooms. The window is not required if there is a door with direct access to the outside.			
2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			
3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 11/03/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Ben Wallace has made a condition of repairing concrete steps and adding railings.			
2) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			
3) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.			

PERMIT ISSUED

11/24/09

Comments:	City of Portland
11/3/2009-amachado: Gave application for exemption from site plan review to planning.	
11/19/2009-jmb: Left vmsg for Bill S., he called back and I left another vmsg. Questions on what part of the building this unit is in, egress window, smoke an CO detectors.	
11/20/2009-jmb: Bill S. Left vmsg., I left another msg w/admn. With specific details	
11/24/2009-gg: received granted site exemption on 11/24/09. Filed with permit (Jeannie). /gg	
11/20/2009-jmb: Bill S. Left a vmsg with information, the unit is stacked under the footprint of the building, the CO detector will be installed and he claims that there is an egress size window in the unit. The floor space is like an efficiency, all one room, except the bathroom. Ok to issue with conditions.	

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

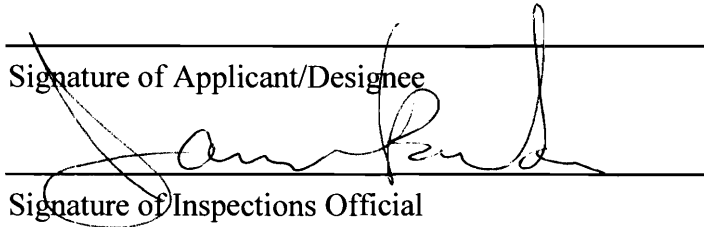
A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee


Signature of Inspections Official

Date
11/24/09

Date

PERMIT ISSUED

24

City of Portland

CBL: 033 J018001

Building Permit #: 09-1198

RECEIVED

General Building Permit Application

OCT 28 2009



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 Dept. of Building Inspections City of Portland Maine

Location/Address of Construction: <u>363 CUMBERLAND AVE</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>33 J 018</u>	Applicant *must be owner, Lessee or Buyer* Name <u>PARKSIDE PROPERTIES LLC.</u> Address <u>P.O. BOX 10250</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>207-874-0700</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>500</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>MURPHY FAMILY</u> Number of Residential Units <u>4</u> If vacant, what was the previous use? <u>WAS 5th UNIT IN BUILDING.</u> Proposed Specific use: <u>ADD BACK 5th UNIT.</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>CHANGE OF USE PERMIT, ADD THE 5th UNIT BACK TO THE BUILDING.</u>		
Contractor's name: <u>BILL SIMPSON</u> Address: <u>P.O. BOX 10250</u> City, State & Zip: <u>PORTLAND, ME 04104</u> Telephone: <u>207-874-0700</u> Who should we contact when the permit is ready: <u>Bill Simpson</u> Telephone: Mailing address: <u>SAME</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, 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: William P. Simpson Date: 10-23-09

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



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
 - Detail of any new walls or permanent partitions
 - Floor plans and elevations
 - Window and door schedules
 - Complete electrical and plumbing layout
 - Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
 - Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
 - Proof of ownership is required if it is inconsistent with the assessors records.
 - Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
 - Per State Fire Marshall, all new bathrooms must be ADA compliant.
- N/A

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

*BEN WALLACE
HAS INSPECTED -
SEE E-mail
attached*

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

From: Benjamin Wallace
To: Ann Machado
Date: 10/21/2009 11:30:30 AM
Subject: Re: 363 Cumberland Ave.

Good morning,
That is correct. The unit has an its own direct exit directly outside. I have told him to fix the concrete steps and add railings on the outside stair though. By the way, a new requirement for all new legalizations is the requirement for a CO detector in every dwelling unit. That would apply to Bill also.
Thanks,

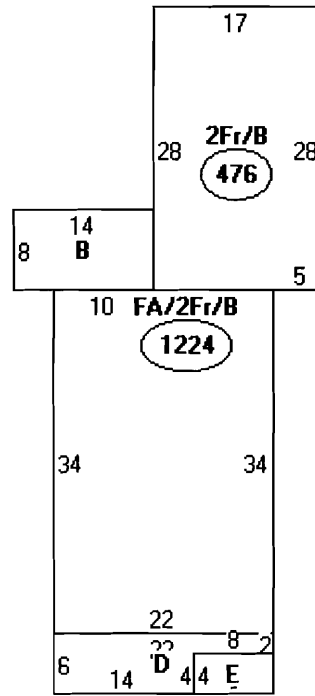
Benjamin A. Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)756-8096
wallaceb@portlandmaine.gov

>>> Ann Machado 10/20 1:59 PM >>>
Ben -

Bill Simpson is trying to legalize the basement apartment of this property. The previous owner applied for a change of use to legalize the basement apartment, but thought that he had to build a new means of egress to meet fire code. Bill Simpson says that you have inspected the basement unit and said that the existing egress meets life safety code. I'm just following up with you to see if this is true and he can just apply for a change of use without having to build a new means of egress.

Thanks,

Ann Machado

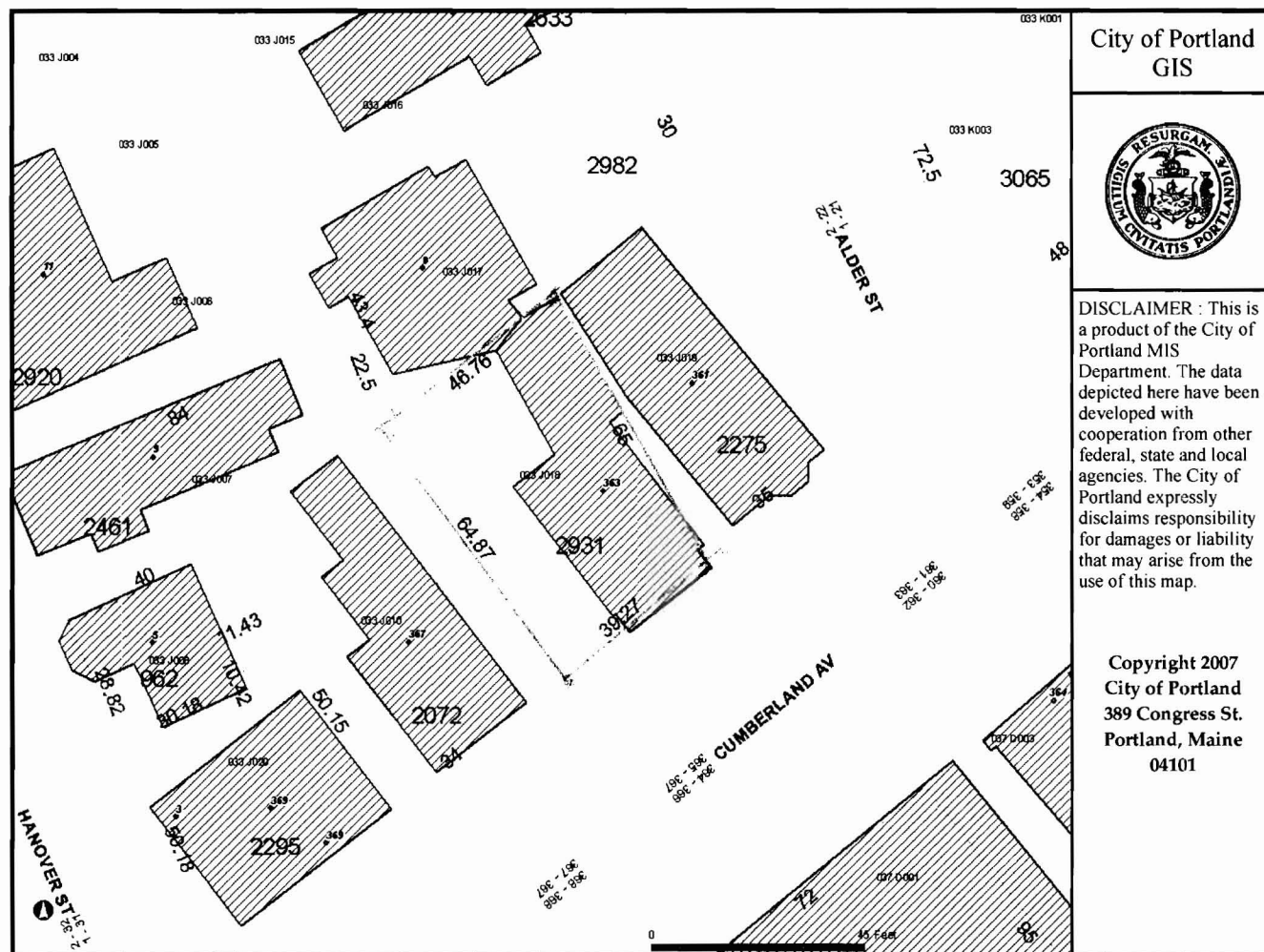


- Descriptor/Area
- A: FA/2Fr/B
1224 sqft
 - B: WD
112 sqft
 - C: 2Fr/B
476 sqft
 - D: 1Ms
100 sqft
 - E: OFFP
32 sqft



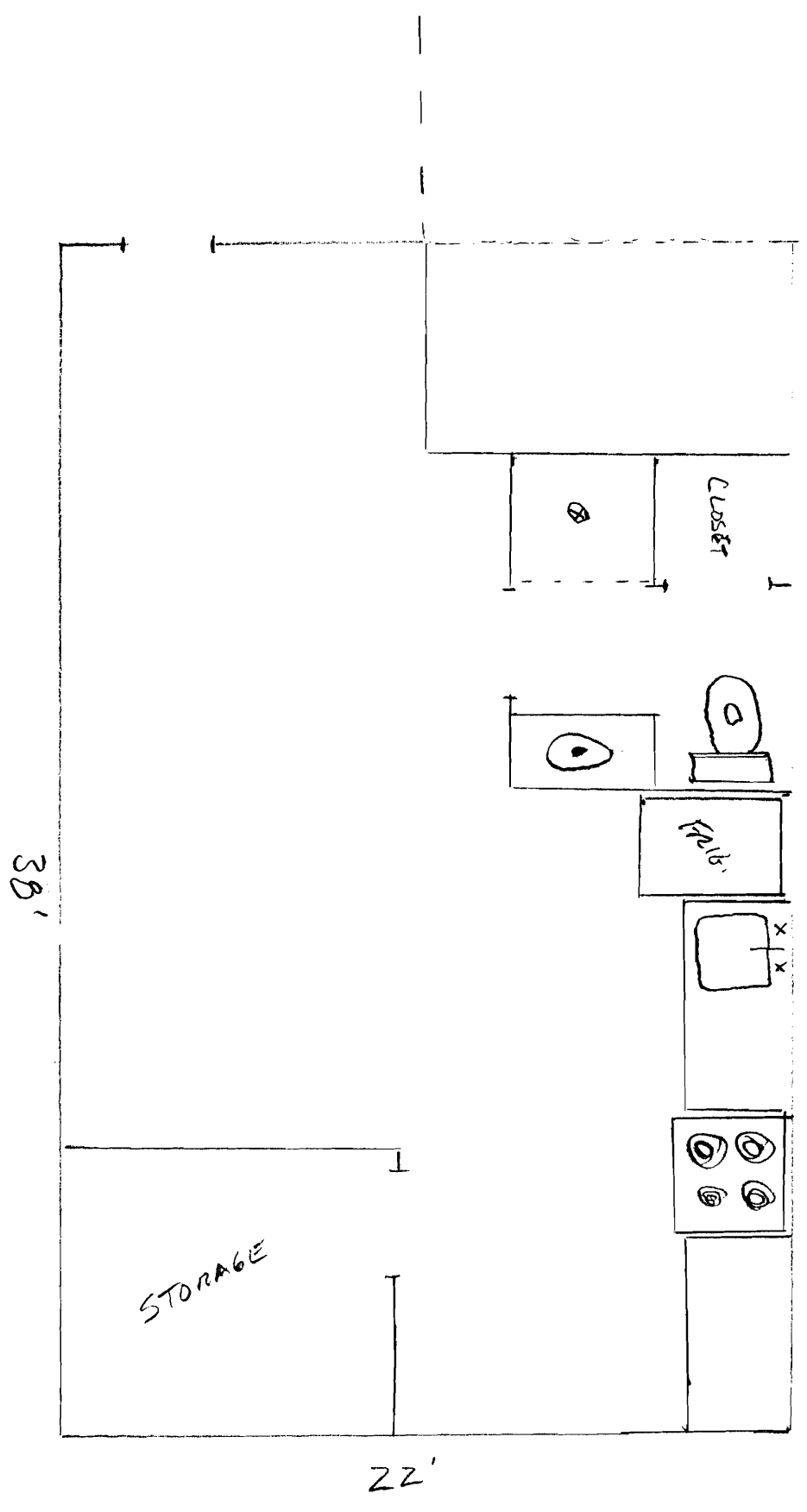
<http://www.portlandassessor.com/images/pictures/00763001.jpg>

11/3/2009

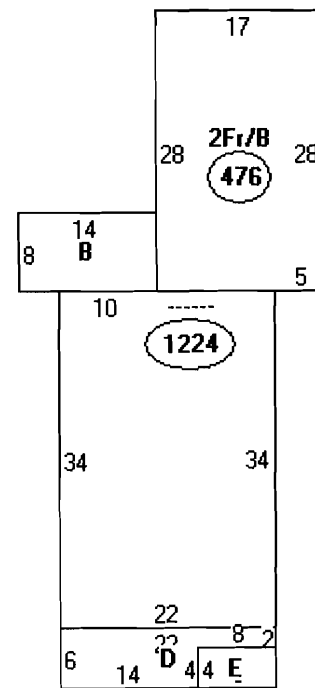


363 CUMBERLAND AVE. B-1

EXISTING UNIT.....



Cumberland ave.





Application for Exemption from Site Plan Review
 Portland, Maine
 Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: 363 CUMBERLAND AVENUE UNIT B1

PROJECT ADDRESS: 363 CUMBERLAND AVENUE

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
Change of use - add 5 unit (already exists)
existing 4 legal unit - legalize existing unit in basement

CHART/BLOCK/LOT: 33-J-018 for 5 legal units.

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Bill Simpson
Paradise Properties LLC
 Address: P.O. Box 10250
Portland, ME 04104
 Zip Code: 04104
 Work #: 207-874-0700
 Cell #: 207-450-0370
 Fax #: 207-874-6550
 Home #: 207-450-0370
 E-mail: claycoatspropertymanagement@yahoo.com

CONSULTANT/AGENT

Name: _____
 Address: _____
 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

RECEIVED

NOV 24 2009

Dept. of Building Inspections
 City of Portland Maine

RECEIVED

NOV - 3 2009

City of Portland
 Planning Division

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	Y	Yes
b) Are there any new buildings, additions, or demolitions?	N	No
c) Is the footprint increase less than 500 sq. ft.?	N/A	No
d) Are there any new curb cuts, driveways or parking areas?	N	No
e) Are the curbs and sidewalks in sound condition?	Y	Yes
f) Do the curbs and sidewalks comply with ADA?	Y	Yes
g) Is there any additional parking?	N	No
h) Is there an increase in traffic?	N	No
i) Are there any known stormwater problems?	N	No
j) Does sufficient property screening exist?	N/A	N/A
k) Are there adequate utilities?	Y	Yes

Planning Division Use Only Exemption Granted Partial Exemption Exemption Denied
The applicant must obtain all applicable building permits w/condition
 Planner's Signature: [Signature] Date: Nov. 19, 2009

Planning Shukria Wiar

November 19, 2009

Conditional of approval:

The applicant must obtain all applicable building permits.

Fire Prevention Captain Keith Gautreau

November 19, 2009

Ben Wallace did a site visit and found the fire egress to acceptable.

RECEIVED

General Building Permit Application

OCT 28 2009



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 are issued. **City of Portland**

Location/Address of Construction: <u>363 CUMBERLAND AVE</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>33 J 018</u>	Applicant *must be owner, Lessee or Buyer Name <u>PARKSIDE PROPERTIES LLC.</u> Address <u>P.O. BOX 10250</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>207-874-0700</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8500</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>MURRY FAMILY</u> Number of Residential Units <u>4</u> If vacant, what was the previous use? <u>Was 5th unit in building</u> Proposed Specific use: <u>Add back 5th unit.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change of use permit, add the 5th unit back to the building.</u>		
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Address: <u>P.O. BOX 10250</u>		
City, State & Zip: <u>PORTLAND, ME 04104</u>		Telephone: <u>207-874-0700</u>
Who should we contact when the permit is ready: <u>Bill Simpson</u>		Telephone: _____
Mailing address: <u>SAME</u>		

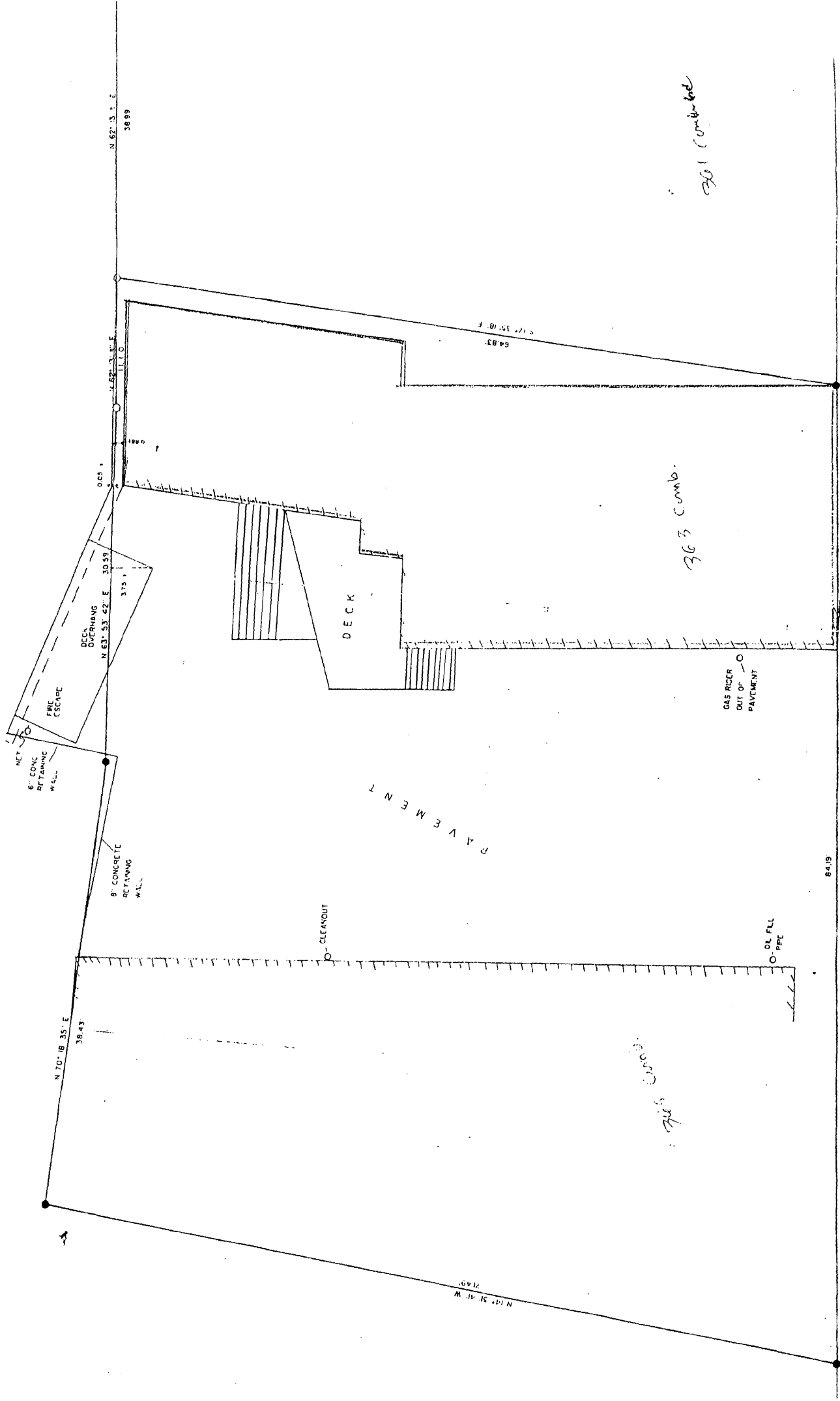
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Signature: William P. Simpson Date: 10-23-09

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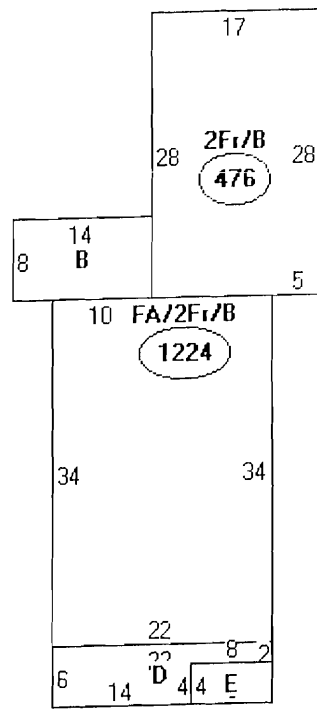


35'

84.19
S 62° 30' 41" W

CUMBERLAND AVE.

GENERAL NOTES:

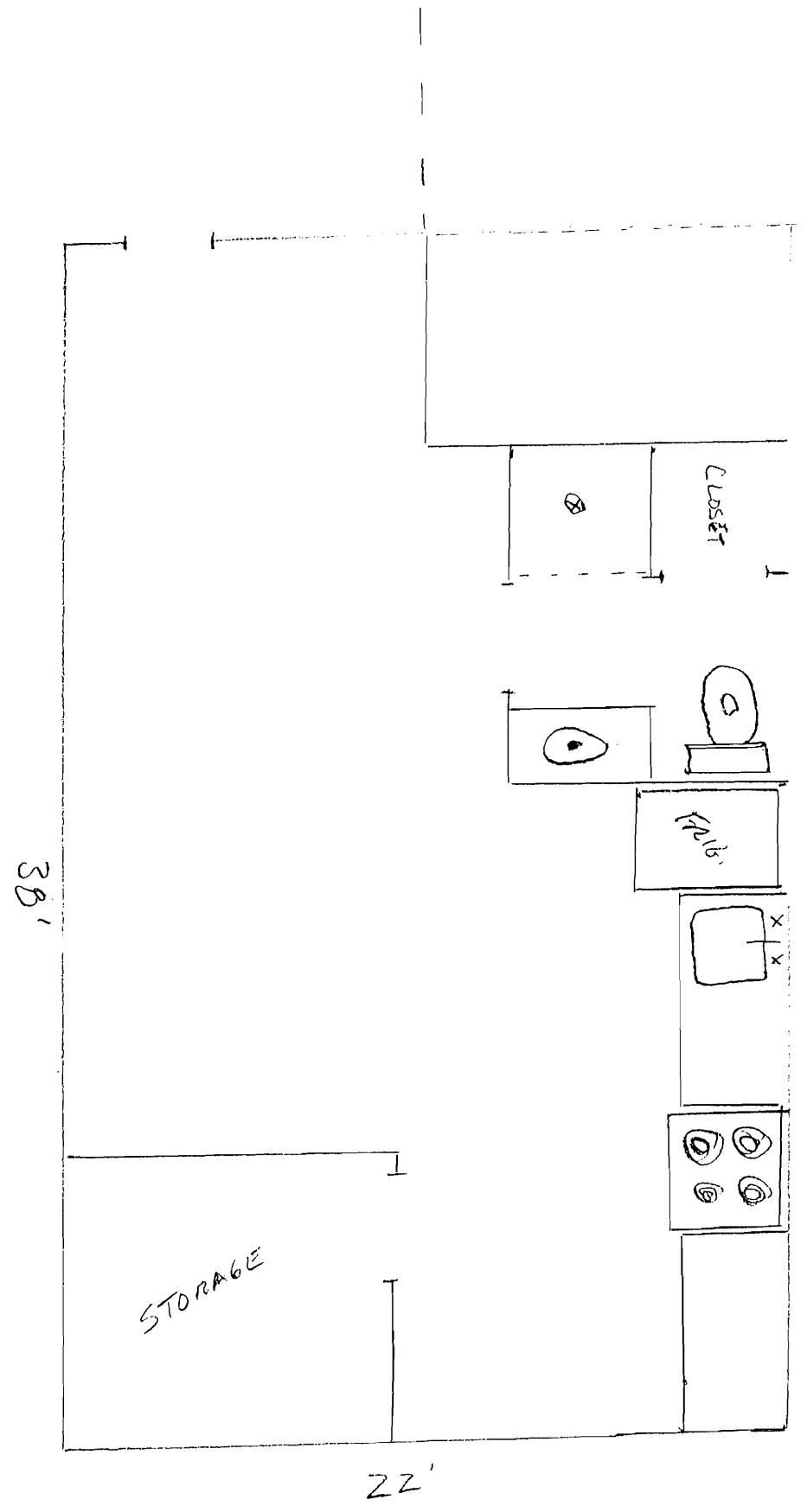


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476 sqft
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100 sqft
- E: OFP
32 sqft

363 CUMBERLAND AVE. B-1

EXISTING UNIT.....



Cumberland ave.



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

363 Cumberland Ave - addition of a fifth unit
zoned B-3 - doesn't need new parking.

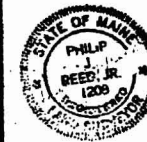


MAGNETIC 1989

N/F
UMBERLAND HANOVER ASSOCIATES
7826/153 C.C.R.D.

8 Alder

Reduced this page



PHILIP J. REED, R.L.

8910

MARCH 28, 198

1" = 5 FEET

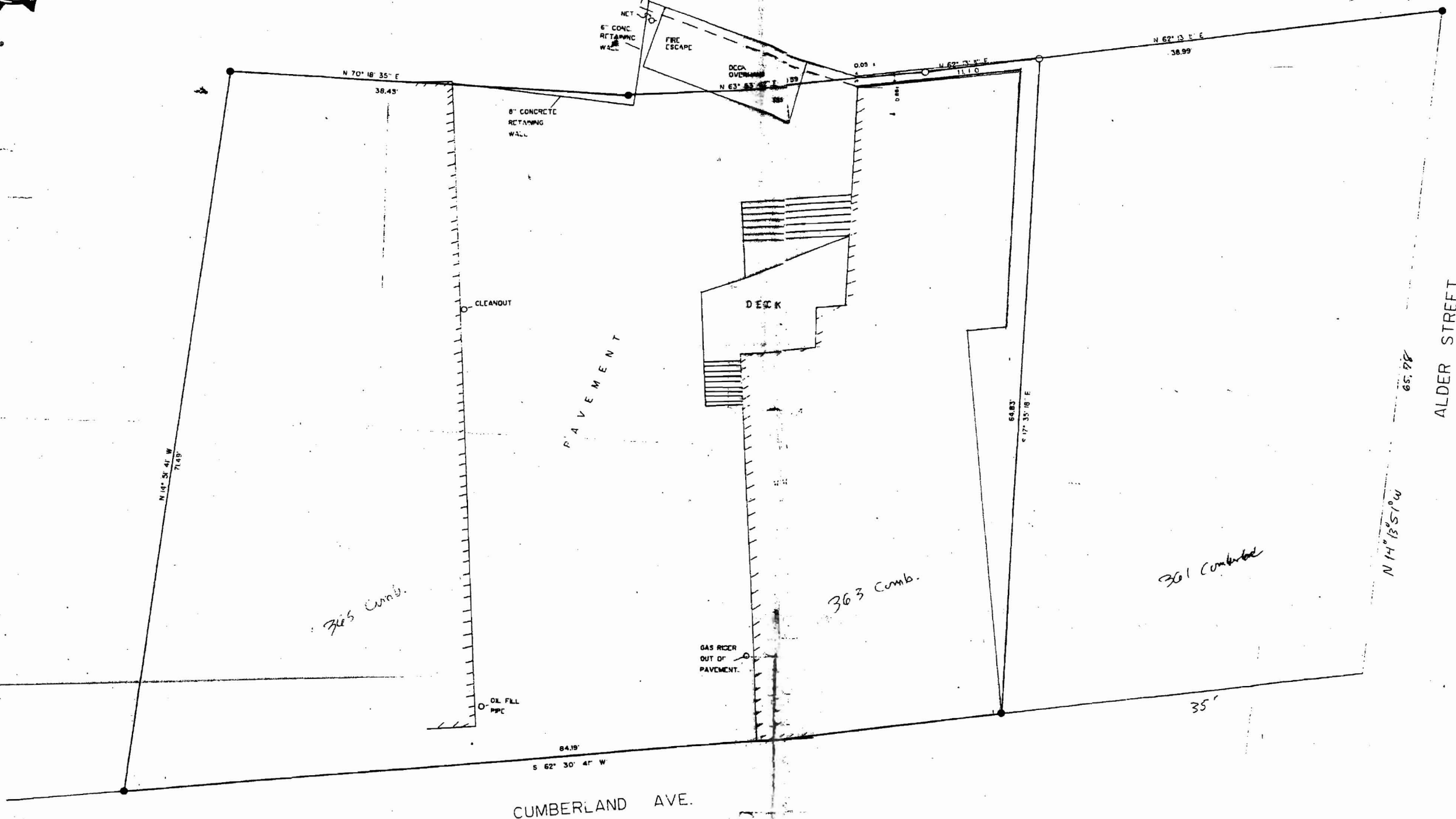
M. BROWN

P. REED

B. CLARK

REED SURVEYING, INC.

THIS PLAN IS A REPRESENTATION OF FIELD AND RECORD INFORMATION AS FOUND AND RECORDED WHEN SURVEYED OR BY THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE SURVEY.



- LEGEND:**
- TEST PIT
 - ⊙ IRON PIN SET-5/8" REBAR
 - ⊙ IRON PIN FOUND
 - ANGLE POINT
 - MONUMENT
 - STONE WALL
 - WIRE FENCE
 - NOW OR FORMERLY
 - UTILITY POLE
 - STORM DRAIN
 - HYDRANT

GENERAL NOTES:

1. ALL HIGHWAY LINES ARE APPARENT ONLY UNLESS OTHERWISE SHOWN.
2. BEARINGS AND DISTANCES DENOTE THE GENERAL DIRECTION OF THE BOUNDARY ALONG LINE FENCES AND LINE STONEWALLS AS SHOWN. ALL LINE FENCES AND LINE STONEWALLS MEANDER BETWEEN POINTS SHOWN.
3. TOTAL AREA OF PARCEL 0.22 ACRES, 5,485 Square Ft.
4. TAX MAP - PAGE W/A LOT.
5. SUBJECT PARCEL REFERENCE BY: 1367 PG. 187 (PART OF)
6. SURVEYOR'S REPORT WAS MADE CONCURRENTLY WITH THIS PLAN AND IS TO BE CONSIDERED AN INTEGRAL PART OF SAID PLAN.

PLAN PREPARED FOR

ROGER PASSMORE

CUMBERLAND AVE
PORTLAND ME