

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

Location of Construction: 534 E 530 Cumberland Ave		Owner: 124 Little G Savorainen Thompson		Phone: 765-5219	Permit No: 001127
Owner Address: 344 Seaboard Ave. Portland, Maine		Lessee/Buyer's Name:		Phone:	
Contractor Name: G.W. Coz		Address:		Phone:	
Past Use: Commercial		Proposed Use: Commercial		COST OF WORK: \$1,000.00	PERMIT FEE: \$30.00
Proposed Project Description: Change of Use (duplex) configuration		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>5B</i> <i>BOC 099</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/>		Zoning Approval:	
		Approved with Conditions: <input type="checkbox"/>		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"/>	
Denied <input type="checkbox"/>		Signature: _____ Date: _____		CBL: 047-1-010	
Permit Taken By: <i>[Name]</i>		Date Applied For: September 19, 2000			

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..

PERMIT ISSUED WITH REQUIREMENTS

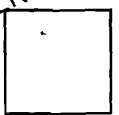
CERTIFICATION

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS
CFO DISTRICT



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE**If you or the property owner owns 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 (include Portion of Building):		534 and 536 Cumberland Ave.	
Total Square Footage of Proposed Structure:		534 3,601 sq. ft.	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number		Owner:	
Chart# 596	47	Block# A	Lot# 10
Owner's Address:		Lessee/Buyer's Name (If Applicable)	
344 Seashore Ave. Peaks Island Portland, Me. 04108		X Otis and A. Maudurnee Thompson	
Proposed Project Description: (Please be as specific as possible)		Telephone#:	
Change of use to duplex configuration. 534 Cumberland Ave to 2 apartments. Apt #1 1850 sq. ft. (Yellow on diagram). Apt #2 919 sq. ft. (Pink on diagram). 536 Cumberland Ave. to 2 apartments Apartment #1 1490 sq. ft. (green on diagram) Apt #2 794 sq. ft. (orange on diagram).		(207) 766 5219	
Contractor's Name, Address & Telephone		Cost Of Work: Fee	
Owner		\$ Less than \$ 30.00 \$1000.00	
Current Use: Rental Property		Proposed Use: Duplex with 2 apartments at each address.	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical Installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

* If Available also
Submit Plans on
ADDP or CAD Form

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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.

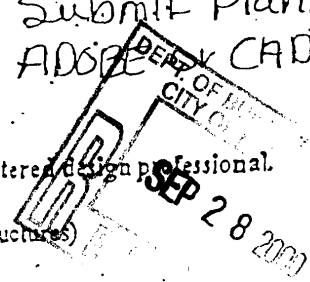
Signature of applicant:

Otis C. Thompson

Date:

9/28/00

Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 29 Sept. 2009 ADDRESS: 534-536 Cumberland CBL: 047-A-010

REASON FOR PERMIT: Change configuration of duplex

BUILDING OWNER: The Thompson's

PERMIT APPLICANT: CONTRACTOR Owner

USE GROUP: R-3 CONSTRUCTION TYPE: 57 CONSTRUCTION COST: 1000.00 PERMIT FEES: 30.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions Shall be met: *1, *11, *15, *16, *17, *19, *22, *29, *34, *35, 18

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

**For This permit does not authorize any new dwelling units*

[Signature]
 E. Sargent Hoffes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**This Permit is herewith issued, on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**


**** Certificate of Occupancy Fees: \$50.00 each

***** All PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.

LEASE AGREEMENT

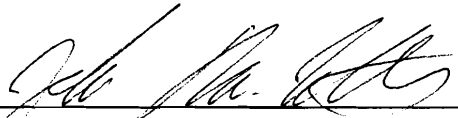
For one dollar (\$1.00) and other valuable consideration, John McIntosh, hereafter described as the Lessor, does hereby let and lease to Otis Thompson, herein described as the Lessee, five (5) parking spaces on the property of the Lessor located behind 757 Congress Street., Portland, Maine. (The Lot Number is 47-a-28) It is understood and agreed that the five spaces will be specifically designated by the Lessor who may also change the designated spaces as he deems appropriate. It is also understood and agreed that the Lessor assumes no liability or responsibility for any vehicles parked anywhere on the Lessors property - in the designated spaces or not, nor any liability or responsibility for persons entering or leaving said property on foot or by vehicle. It is also agreed that no person other than the Lessee or other occupants of the abutting property located at 534-536 Cumberland Ave. may use any of these spaces for any reason at any time.

The period of this agreement shall be for one (1) year from the date the signatures below are entered herein.



Lessee

9/27/00
Date



Lessor

9/27/00
Date

EXHIBIT A

A certain lot or parcel of land, with the easterly part of a double brick dwelling house thereon, situated on the southerly side of Cumberland Avenue in said Portland and bounded and described as follows, to wit: Beginning at a point on said southerly side of Cumberland Avenue, which point is in the prolongation northerly of the center line of the division wall of the brick house numbered "534" & "536" on said street, the easterly half of which is on the lot under description and the westerly half of the lot adjoining on the westerly side thereof; said point being about one hundred seventy-four and eighty-eight one hundredths (174.88) feet westerly of the westerly line of Mellen Street; thence southerly at right angles of the said Cumberland Avenue through the center line of said division wall and in continuation of said line produced a distance of ninety-five and eighty-four one hundredths (95.84) feet to a stake set in the ground one foot northerly of the outer face of the brick wall of the stable in the rear of said house; thence easterly and parallel by and keeping one foot northerly from the outer face of said wall twenty-four and eighty-eight one hundredths (24.88) feet to land now or formerly of A.H. Coe; thence northerly by land of said A.H. Coe ninety-five and eighty-four one hundredths (95.84) feet to said Cumberland Avenue; thence westerly by said Cumberland Avenue twenty-four and eighty-eight one hundredths (24.88) feet to the point of beginning.

Also a certain other lot or parcel of land, with part of a double brick building thereon, situated on the southerly side of Cumberland Avenue in said Portland, bounded and described as follows: Beginning at a point on said southerly side of Cumberland Avenue, which point is in prolongation North of the center line of the division wall of the brick house numbered "534" and "536" on said Avenue, said point being about one hundred seventy-four and eighty-seven hundredths (174.87) feet west of the westerly line of Mellen Street; thence South at right angles with said Cumberland Avenue through the center of said division wall and in continuation of said line produced a distance of ninety-five and eighty-four hundredths (95.84) feet to a stake set in the ground one foot north from the outer face of the brick wall of the stable in the rear of said house; thence West and parallel to and keeping one foot north from the outer face of said wall twenty-four and eighty-eight hundredths (24.88) feet, to land now or formerly of C.B. Thurston; thence North by said Thurston land ninety-five and eighty-four hundredths (95.84) feet to said Cumberland Avenue; thence East by said Cumberland Avenue twenty-four and eighty-eight hundredths (24.88) feet to the point of beginning.

Subject to the repair and maintenance easement for the benefit of the owners next westerly of the second above described parcel as conveyed by Agnes L. Murphy to Mary C. Clancy, et al, by deed dated July 3, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2429, Page 306.

Both parcels are subject to the exceptions and reservations as set forth in the deed of Daniel F. Emery, Jr., to Richard R. Schonland dated December 10, 1908, and recorded in said Registry of Deeds in Book 832, Page 410, and deed of Emery to Mary L. Hayes Torrey dated September 25, 1919, and recorded in said Registry of Deeds in Book 1056, Page 222.

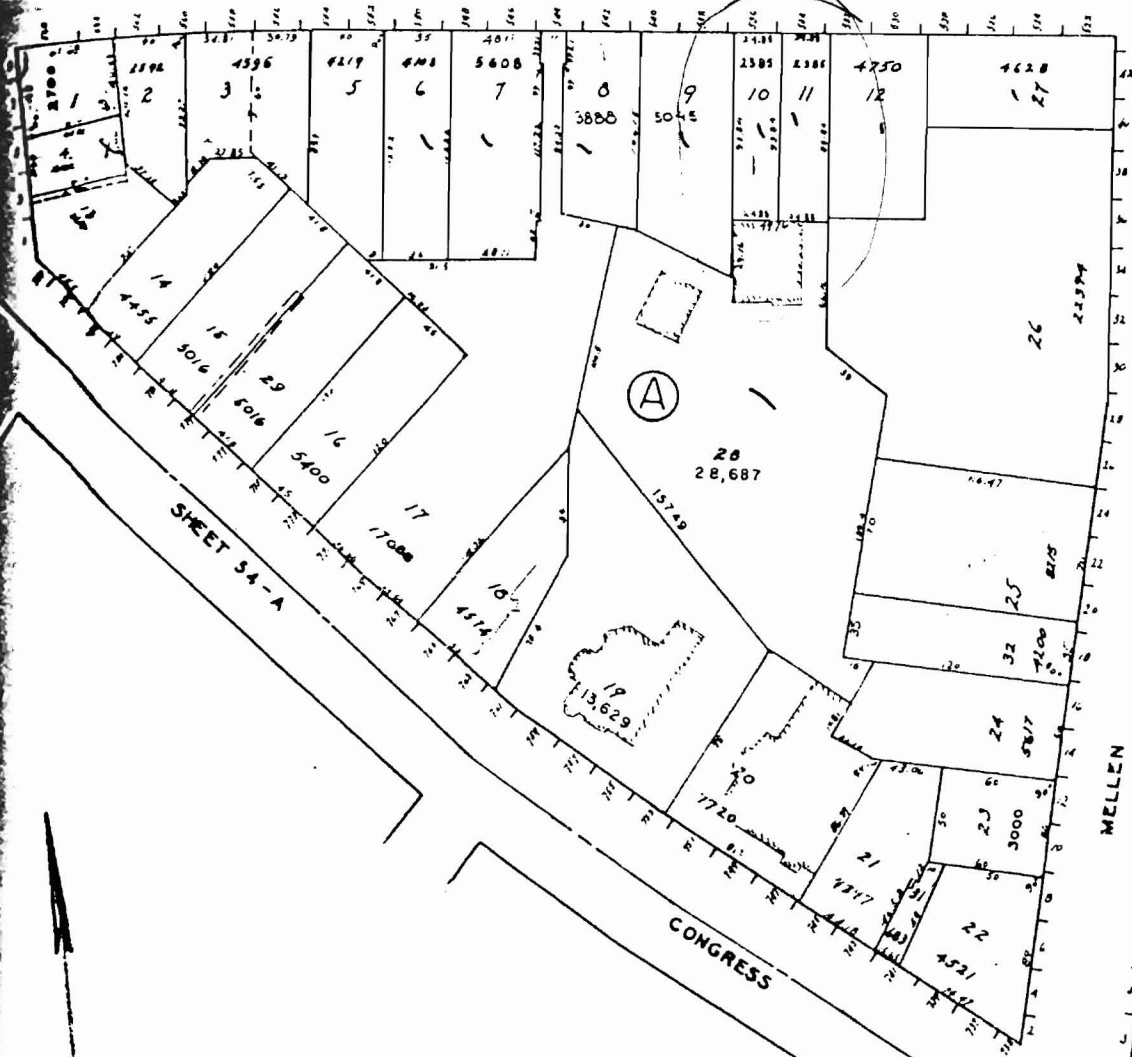
Meaning and intending to convey the same premises described in a deed from Gamma Apartment Associates to the Grantor(s) herein dated July 25, 1988 and recorded in Book 8401, Page 144, Cumberland County Registry of Deeds.

SHEET 48 - C

SHEET 48 - C

CUMBERLAND

AV



SHEET 54 - A

CONGRESS

STREET

DEERING

MELLEN

STREET



SKETCH/AREA TABLE ADDENDUM

Case No. Loan #09904061

File No. ed904541

SUBJECT

Property Address 534-536 Cumberland Avenue

City Portland

County Cumberland

State Maine

Zip 04102

Borrower Thompson, Otis & Amavourneen

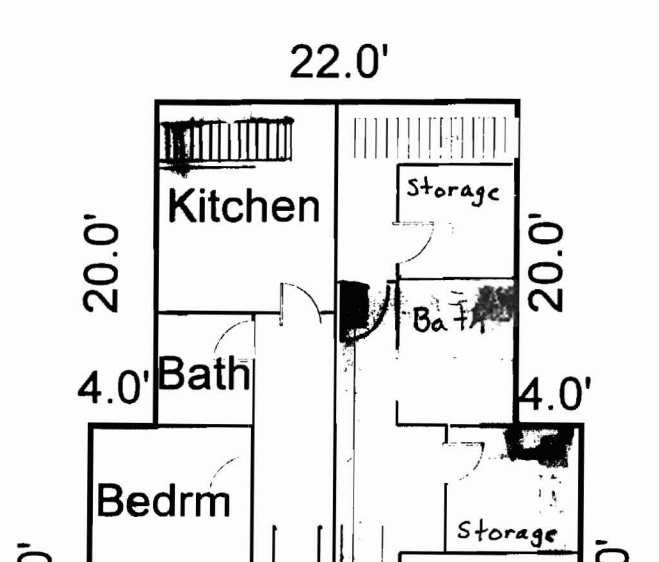
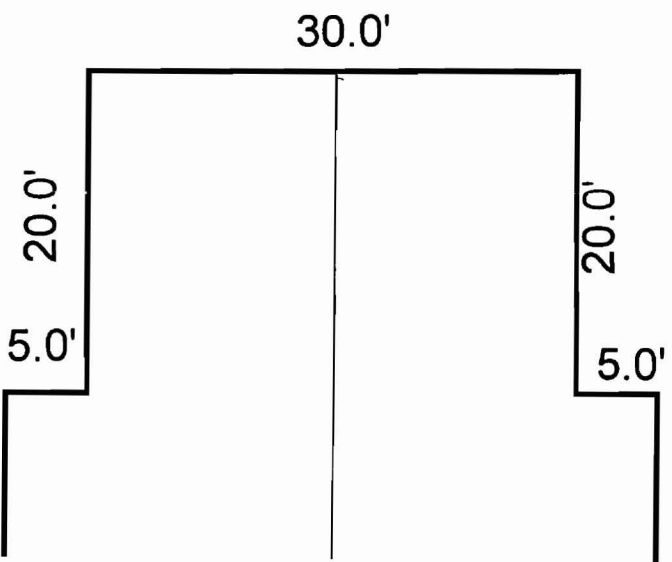
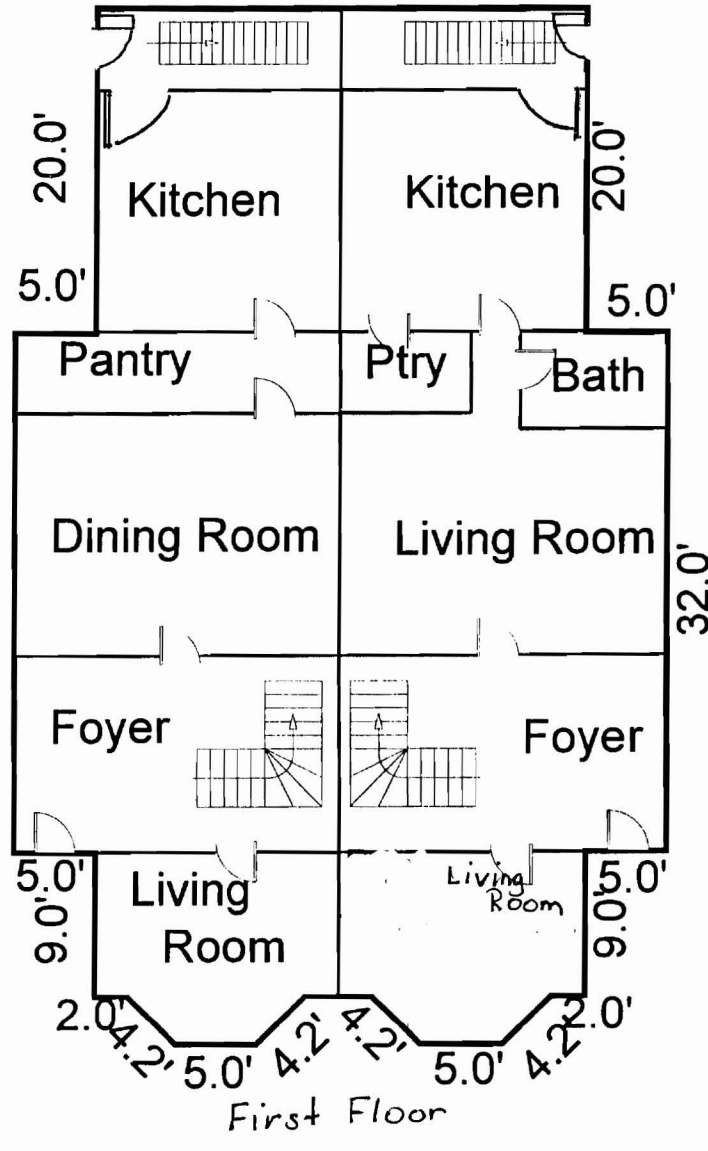
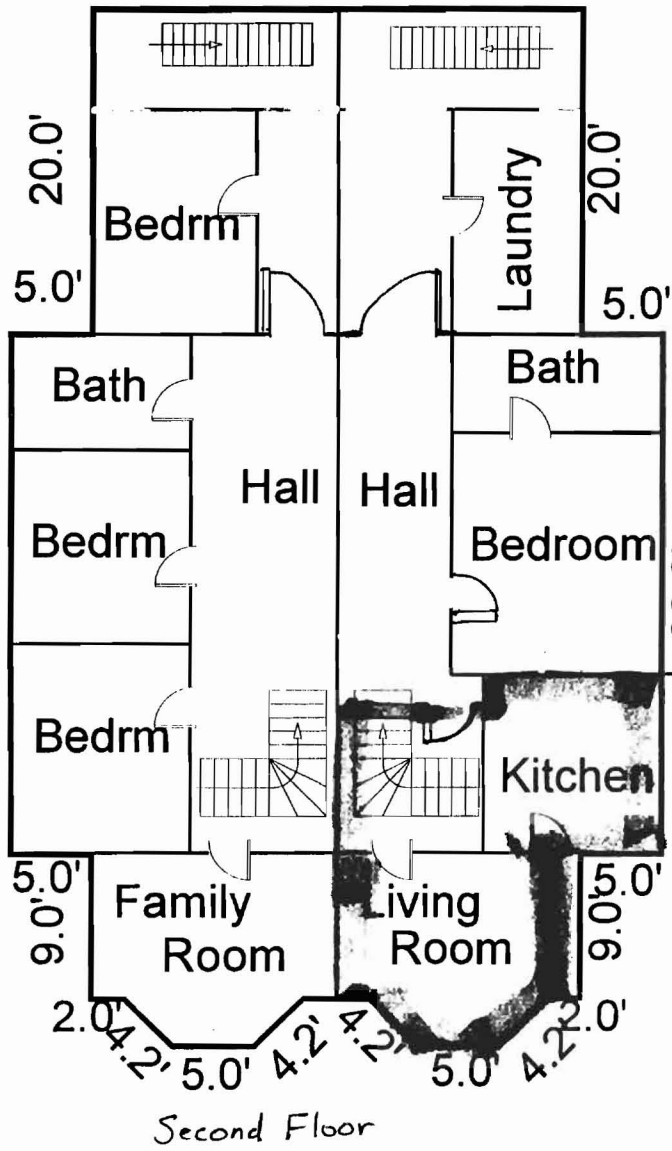
Lender/Client Schaefer Mortgage Corp.

L/C Address 245 Commercial Street, Portland, ME 04101

Appraiser Name Ellen L. Dyer (122080)

Appr Address P.O. Box 6370, Scarborough, Me. 04070-6370

IMPROVEMENTS SKETCH



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, Thomas McAdam of 451 Deering Ave., Portland , County of Cumberland , State of Maine for consideration paid, grants to *Otis C. Thompson and A. Mavourneen Thompson* of 344 Seashore Avenue , Peaks Island, County of Cumberland , State of Maine , with WARRANTY COVENANTS as joint tenants , the land in Portland, County of Cumberland, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of June, 1999 .

Witness

Thomas McAdam

STATE OF Maine
COUNTY OF Cumberland

On this 17th day of June, 1999 , personally appeared before me the above-named Thomas McAdam , and acknowledged the foregoing to be his/her free act and deed.

Notary Public/Attorney at Law

My Commission Expires:
