

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
 Permit Number: 060580
 JUN 21 2006
CITY OF PORTLAND

This is to certify that Cumberland Parkside Llc / Nolan Hawkes

has permission to Reconstruction of front porch system to

AT 485 Cumberland Ave

L 048 F024001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procedure is complete this building or part thereof shall be closed or services closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
 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: 06-0580	Issue Date: PERMIT ISSUED JUN 21 2006	CBL: 048 F024001
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Location of Construction: 485 Cumberland Ave	Owner Name: Cumberland Parkside Llc	Owner Address: 104 Grant St	Phone: 207-832-0000
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone: 207-939-2905
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Multi Family-25 Unit	Proposed Use: Multi Family-25 Unit	Permit Fee: \$156.00	Cost of Work: \$14,180.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>6/29/06</i>
Signature: <i>Craig Cass</i>	Signature: <i>[Handwritten Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 04/26/2006	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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: <i>OK w/ conditions 5/15/06 AM</i>	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 yu <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/13/06 STH</i>
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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

06-0580

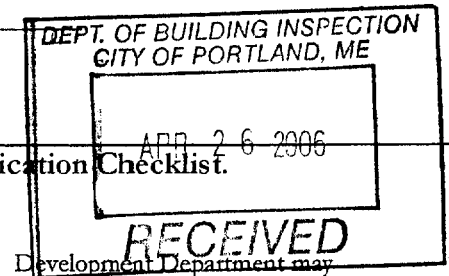


General Building Permit Application

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.

Total Square Footage of Proposed Structure 120 sq ft (6x12) ±		Square Footage of Lot 5040	
Tax Assessor's Chart, Block & Lot Chart# 48 Block# F Lot# 24		owner: Cumberland Parkside LLC 104 Grant St. - Portland	Telephone: 761-0832
Lessee/Buyer's Name (If Applicable) N/A		Applicant name, address & telephone: Nathan Hawkes 105 Spring St. Westport, ME 04092	Cost Of Work: \$ 14,180.00 Fee: \$ _____ C of O Fee: \$ 156.00
Current Specific use: _____ Proposed Specific use: 26 Family - in care, preservation of Leah Johnson some		Project description: Reconstruction front porch system to original 3 story - top 2 decks to be removed + replaced - 1st floor consist of granite steps + side walls post to be replaced only on 1st floor	
		<u>Nathan Hawkes</u> Phone: <u>939-2905</u>	

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your 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>Nathan Hawkes</u>	Date: <u>4/5/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Location of Construction: 485 Cumberland Ave	Owner Name: Cumberland Parkside Llc	Owner Address: 104 Grant St	Phone: () 761-0832
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone (207) 939-2905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Comments:

6/14/2006-gad: This permit was approved by Scott Hanson and returned to Anne Machado on 6-14-06 for her review.

6/16/2006-mjn: meeting with builder on 6/19/06 to discuss code issues

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0580	Date Applied For: 04/26/2006	CBL: 048 F024001
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Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone (207) 939-2905
Tenant/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family-25 Unit	Proposed Project Description: Reconstruction of front porch system to original.
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PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

May 15, 2006

Cumberland Parkside, LLC
104 Grant Street
Portland, ME 04102

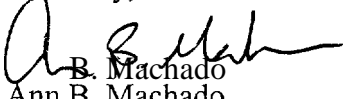
RE: 485 Cumberland Avenue – 048-F-024 – R6 – correct # of dwelling units – permit #
06-0580

To Whom It May Concern,

I am in receipt of your application to reconstruct the front porches on your property at 485 Cumberland Avenue. One of the responsibilities of reviewing for zoning compliance is confirming the legal use of the property. Please confirm the actual number of residential dwelling units (occupied or unoccupied) in your building at 485 Cumberland Avenue. At this point your permit has been forwarded on to Historic Preservation for their review, and then to fire and building for their code reviews. However, prior to final permit issuance, the zoning use must be determined.

You can contact me by email, mail or telephone.

Sincerely,


Ann B. Machado
Zoning Specialist
(207) 874-8709
amachado@portlandmaine.gov

Laili Johnson from
Parkside LLC left a message
on 5/19/06 confirming
25 dwelling units as the
correct number in the building



Nathan Hawkes Carpentry

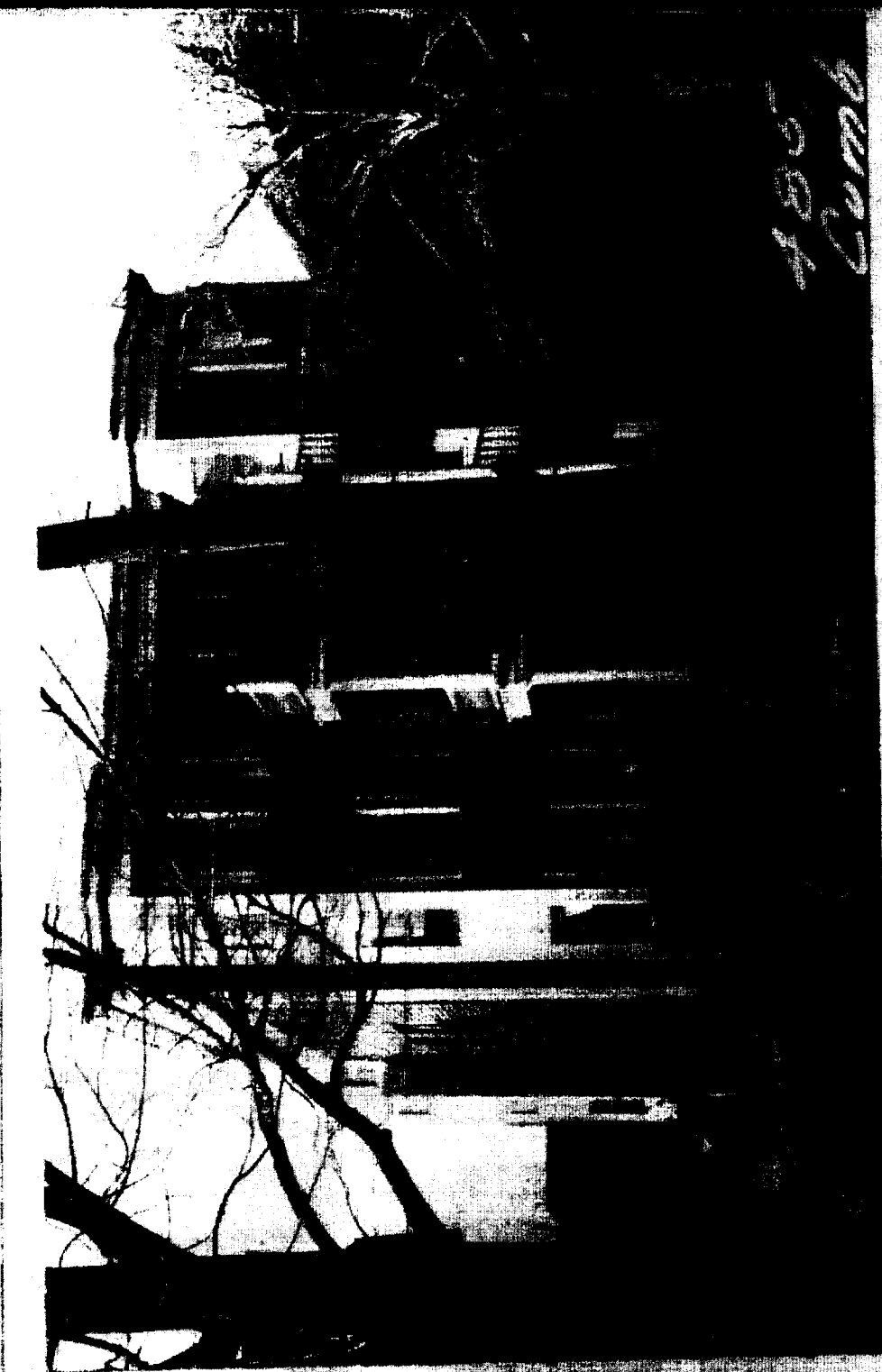
105 Spring Street
Westbrook, ME 04092

Estimate

311612006

NAME / ADDRESS
Port Property 104 Grant St Portland, Me. 04101 C/O Leyli

			PROJECT
DESCRIPTION	QTY	COST	TOTAL
Front porch reconstruction @ 485 Cumberland Avenue Description of Duties: -Removal and disposal of 2nd floor deck (less framing) and 3rd floor deck/roofing entirely -Replace ground level support post. level ceiling area -Construct new 3rd floor deck and revamp 2nd floor deck as needed -Install hip roof sleepers to both decks for runoff -Watershield. roll-roof application -Install V-match to ceilings and prime trims to perimeter decks, beams, and posts Per historic/city code -Re-side main building walls where decks are attached with like siding -Install post and railing system to decks. per historic and city codes agreement -Install 3 new doors for each floor (fir full view with store locks Acquisition of all permits Labor: 28 days at \$360.00 Materials			
		8,080.00	8,080.00
		6,100.00	6,100.00
TOTAL			\$14, 180.00



Surveyed by.....

(over)



Surveyed by.....

(over)