

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED JUN 15 2007 CITY OF PORTLAND

Permit Number: 070552

This is to certify that COZA PROPERTIES LLC / Edwin Builders

has permission to Residential 12 units Kitchen bathroom

AT 142 PARK AVE

048 A004001

provided that the person or persons firm or corporation accepting 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 procured before this building or part thereof is lated or service closed-in. 24 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. Greg Carr
Health Dept.
Appeal Board
Other Department Name

Jeanie Bouke 6/14/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0552	Issue Date:	CBL: 048 A004001
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Location of Construction: 142 PARK AVE	Owner Name: COZA PROPERTIES LLC	Owner Address: PO BOX 8644	Phone:
Business Name:	Contractor Name: Baldwin Builders	Contractor Address: P O Box 153 E. Baldwin	Phone 2076254637
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

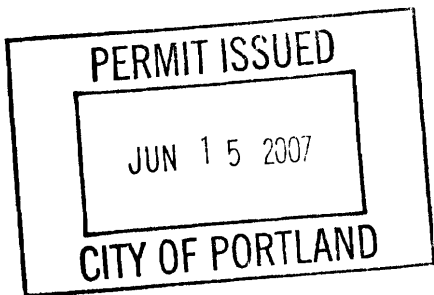
Past Use: Residential 12 unit	Proposed Use: Residential 12 units Kitchen and bathroom renovation	Permit Fee: \$780.00	Cost of Work: \$76,000.00	CEO District: 2
<p><i>legal use: 12 Res. Dwelling units</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B	
		<p><i>see conditions</i></p>		<p>IBC-2003</p>

Proposed Project Description: Residential 12 units Kitchen and bathroom renovation	Signature: <i>Eric Cross</i>	Signature: <i>JMB 6/14/07</i>
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: dmartin	Date Applied For: 05/14/2007	Zoning Approval
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- 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>5/24/07</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 <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:
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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

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

N/A. CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 48 A 004

Building Permit #: 07-0552

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0552	Date Applied For: 05/14/2007	CBL: 048 A004001
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Location of Construction: 142 PARK AVE	Owner Name: COZA PROPERTIES LLC	Owner Address: PO BOX 8644	Phone:
Business Name:	Contractor Name: Baldwin Builders	Contractor Address: P O Box 153 E. Baldwin	Phone (207) 625-4637
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential 12 units Kitchen and bathroom renovation	Proposed Project Description: Residential 12 units Kitchen and bathroom renovation
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/24/2007

Note: **Ok to Issue:**

- 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 is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a twelve (12) 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:** 06/14/2007

Note: **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating. Areas of work shall also upgrade to a sound transmission rating of 50
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/05/2007

Note: **Ok to Issue:**

- 1) All penetrations between floors and units shall be 1hr. Fire rated.
- 2) The required fire alarm system shall comply with NFPA 101 & 72



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>142 Park Ave.</u>		
Total Square Footage of Proposed Structure +	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>48</u> <u>A</u> <u>004</u>	Owner: <u>Coza Properties, LLC</u>	Telephone: <u>409-2848</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Karen Zand</u> <u>PO Box 8044</u> <u>Portland 04104</u>	Cost Of Work: \$ <u>76,000</u> Fee: \$ <u>780.</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>apartment building (RES 12 unit)</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Condo</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Kitchen & Bathroom Renovations</u>		
Contractor's name, address & telephone: <u>Baldwin Builders</u>		
Who should we contact when the permit is ready: <u>88 River Rd W, BALDWIN ME 04091</u> Mailing address: <u>PO Box 153</u> <u>E. BALDWIN ME 04024</u> Phone: <u>207-625-4637 (T.M)</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.

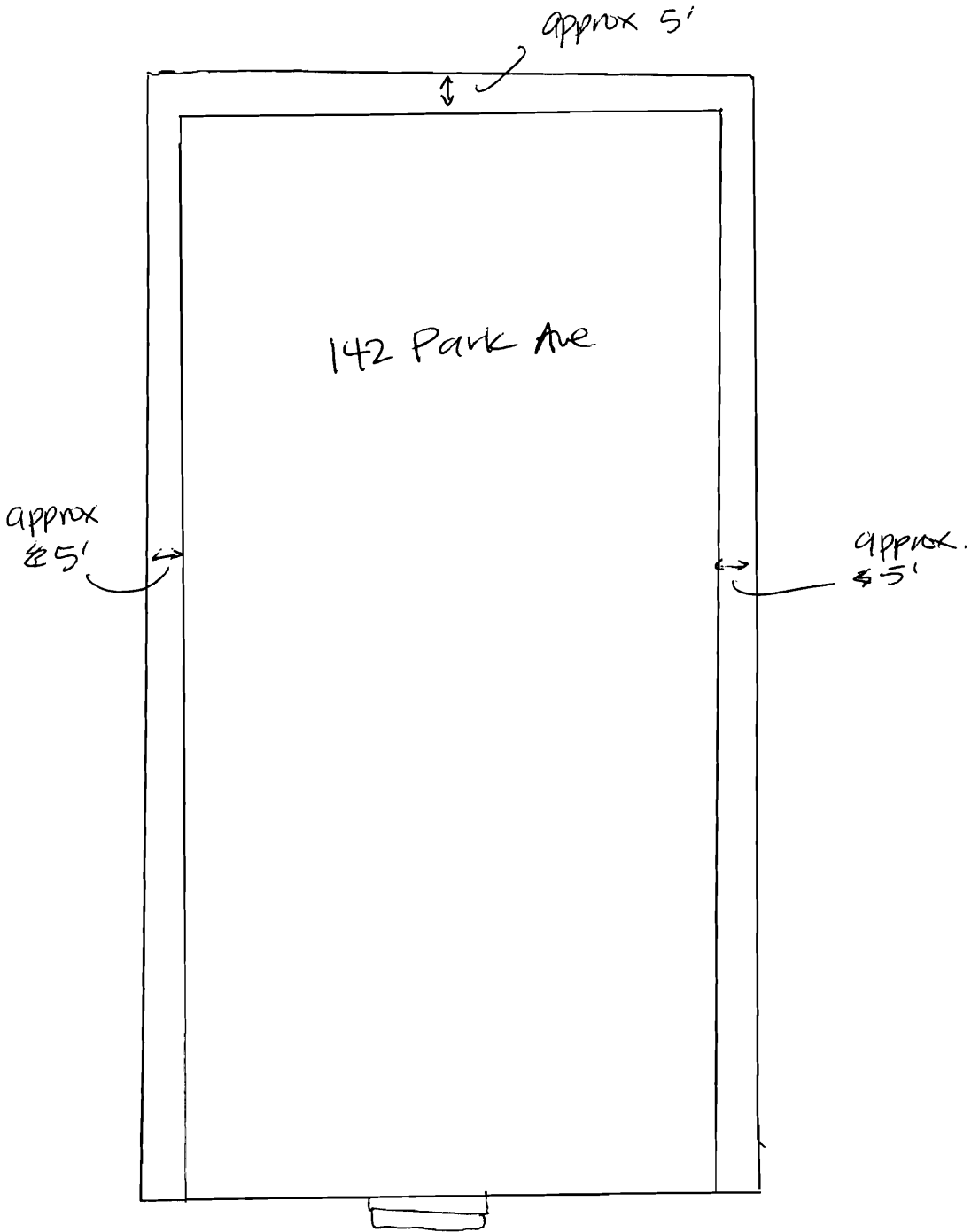
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 of applicant: <u>[Signature]</u>	Date: <u>5/14/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Plot Plan



Sidewalk

142 PARK AVE

142 Park Ave

Scope of Project

In each unit:

all bathrooms are getting new interior sheetrock, 5/8" new tubs + surrounds, new vanity, new fire-rated fan light. New tile floors

all kitchens are getting new interior 5/8" sheetrock, new cabinets, new sink, new appliances on the walls that border the hallways there will be sound separation code updates & R13 insulation,

All floors in units will be refinished.

Carpet in hallways replaced.

all doors to be installed as fire-rated doors. 90 min

The interior of the building will be painted.

~~By~~ All units will get qf's in kitchen, new, vented fans, wired smokers in bedroom + common areas.

direct replacement of plumbing fixtures.

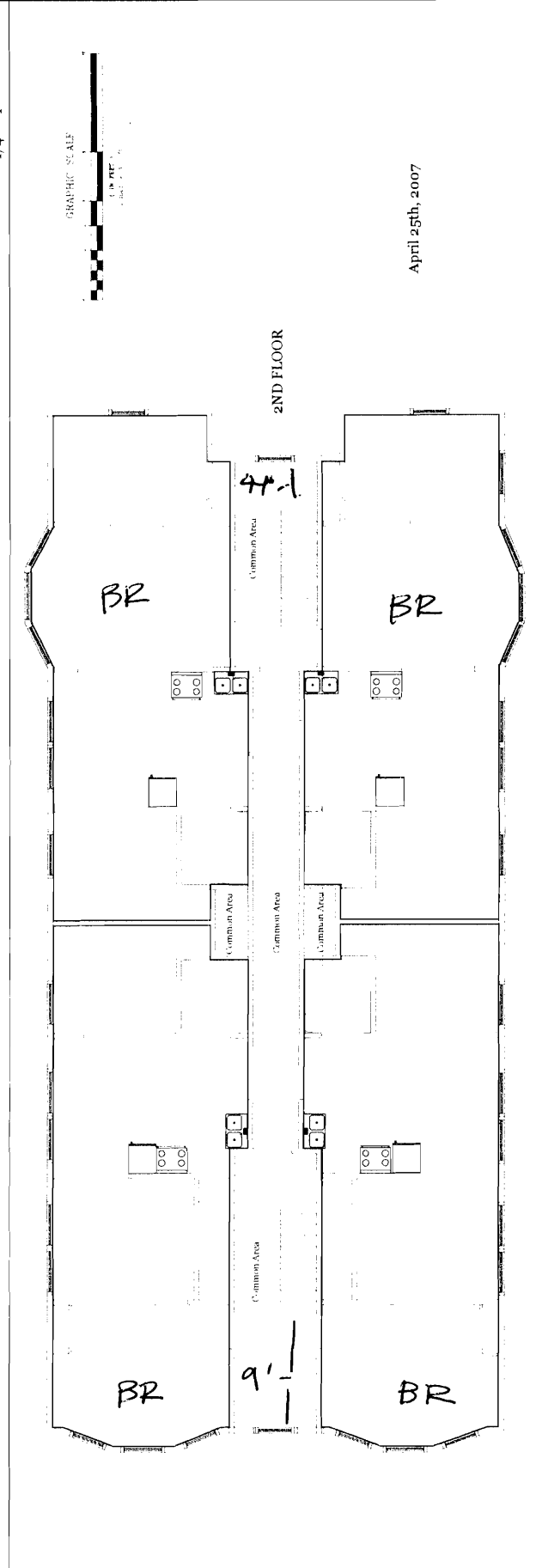
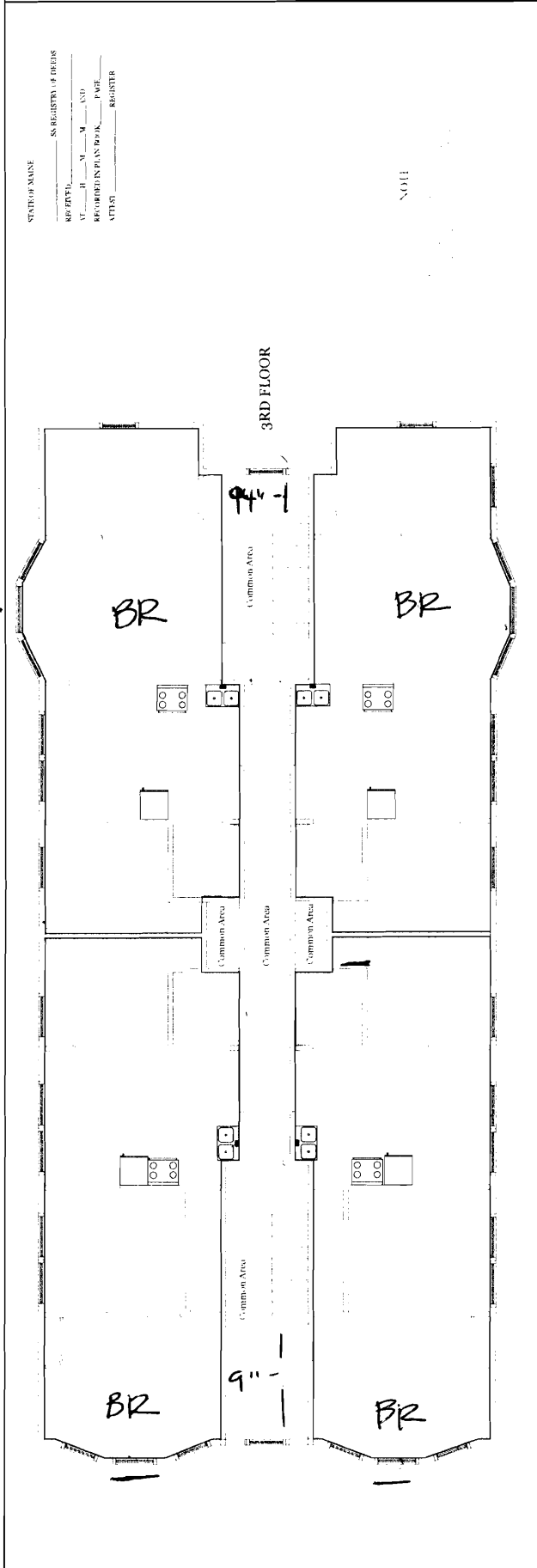
New roof, new chimney liners

New windows. (replacement) BR has an egress size window.

drywall patching as needed.

Back hallway window to be tempered glass.

172 Park Ave -

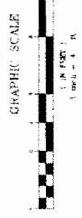
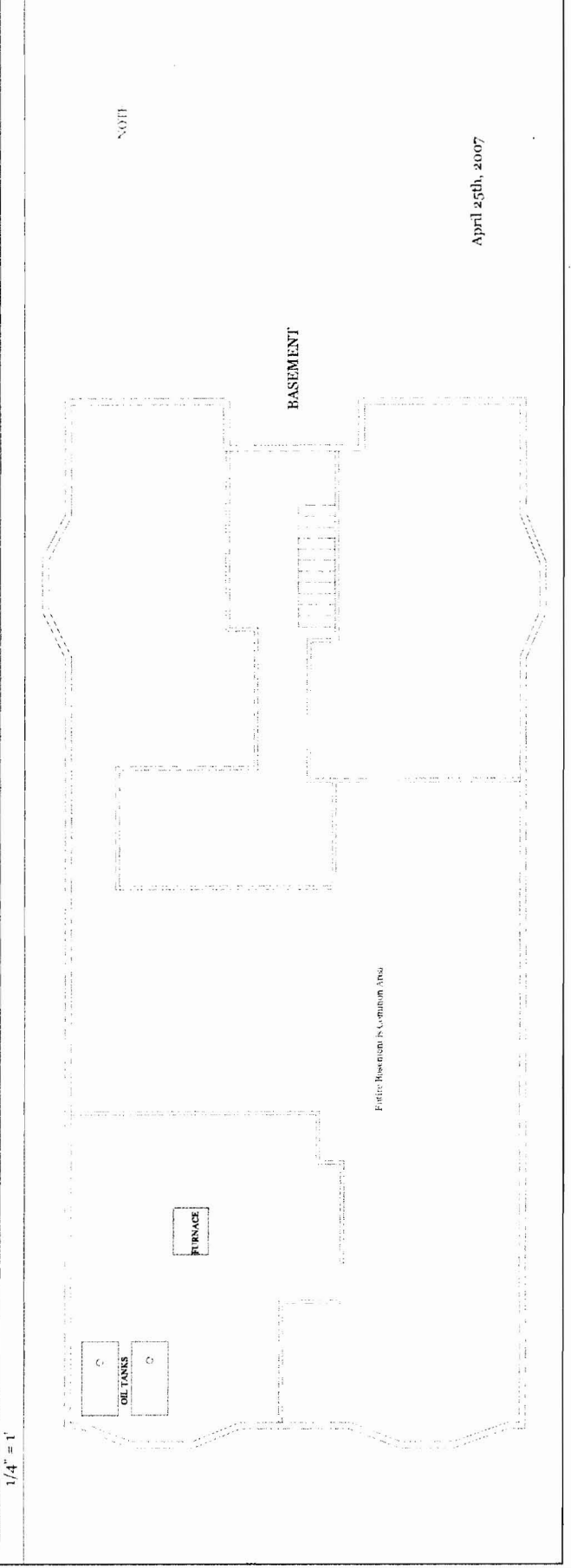
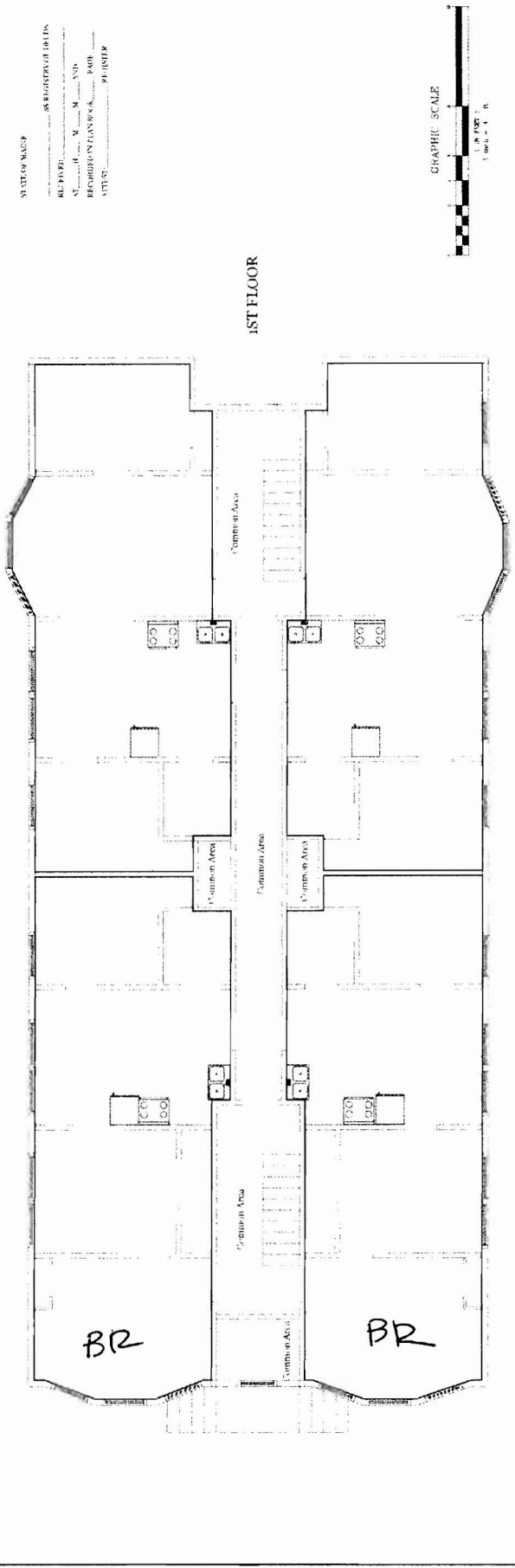


142 Park Ave

SCALE	1/4" = 1'
DATE	04/25/07
PROJECT	IBIS CONDOMINIUMS
CLIENT	Coza Properties LLC
ADDRESS	142 Park Avenue Portland Maine 04104
PROJECT NO.	07-001
DATE	04/25/07
BY	RWE
CHECKED BY	RWE
APPROVED BY	RWE
DATE	04/25/07

IBIS CONDOMINIUMS
 142 Park Avenue Portland Maine 04104
 REFERENCE:
 Book 24674 Page 36
 P.O. Box 8644, Portland Maine 04104

R. W. EATON ASSOCIATES
 LAND SURVEYORS & REAL ESTATE
 142 Park Avenue Portland Maine 04104
 STATE MAP
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 10001
 EXPIRES 12/31/08
 REGISTERED PROFESSIONAL ENGINEER
 No. 10001
 EXPIRES 12/31/08



April 25th, 2007

1/4" = 1'

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3260

PROPRIETARY †

**1 HOUR
FIRE**

**50 to 54 STC
SOUND**

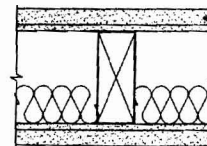
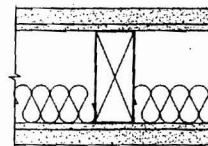
**GYPSUM WALLBOARD, GLASS FIBER INSULATION,
WOOD STUDS**

Base layer 1/4" proprietary gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 4d coated nails, 1 1/2" long, 0.099" shank, 1/4" heads, 12" o.c. **Face** layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to each side with 6" wide strips of laminating compound along the edges and centerline of each board and 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 16" o.c. at top and bottom plates only. 1 1/2" glass fiber insulation, 0.8 pcf, in stud space.

Joints staggered 16" each layer and side. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD

G-P Gypsum	-	1/4" GyProc® Sound Deadening Board
James Hardie Gypsum	-	5/8" GyProc® Fireguard® C
	-	1/4" Hardirock® Brand Type V Gypsum Panels
	-	5/8" Hardirock® Brand Max "C"™ Gypsum Panels
Lafarge Gypsum	-	1/4" Soundcheck™
	-	5/8" Firecheck® Type C
National Gypsum Company	-	5/8" Gold Bond® FIRE-SHIELD G™ Gypsum Wallboard



Thickness: 5 3/8"
 Approx. Weight: 9 psf
 Fire Test: See WP 3340 (UL R2717-52, 9-9-68, UL Design U312; ULC Design W300)
 Sound Test: G&H BW-35ST, 4-16-69

Kitchen

*HALL
1" plaster
1/2" drywall*

GA FILE NO. WP 3330

GENERIC

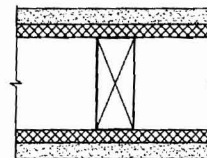
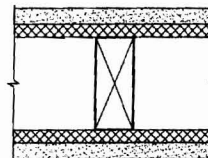
**1 HOUR
FIRE**

**45 to 49 STC
SOUND**

GYPSUM WALLBOARD, WOOD FIBERBOARD, WOOD STUDS

Base layer 1/2" wood fiberboard, 0.82 psf, applied parallel to each side of 2 x 4 wood studs 16" o.c. with 5d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 24" o.c. at vertical joints and intermediate studs and 16" o.c. at top and bottom plates. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to each side with 6" wide strips of 1/2" thick beads of laminating adhesive along the perimeter and centerline of each board and 8d coated nails, 2 1/2" long, 0.131" shank, 9/32" heads, 12" o.c. to top and bottom plates, 24" o.c. at vertical joints, and at third-points at intermediate studs.

Joints staggered 24" each layer and side. (LOAD-BEARING)



Thickness: 5 7/8"
 Approx. Weight: 8 psf
 Fire Test: OSU T-3054, 4-3-65
 Sound Test: OR 64-73, 9-23-64

Bathroom

*Hall
1" plaster
1/2" drywall*

*2 Layers
5/8" X*

GA FILE NO. WP 3340

PROPRIETARY †

**1 HOUR
FIRE**

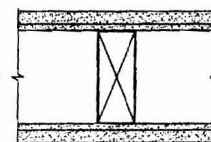
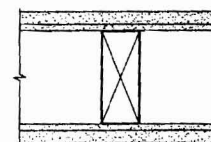
**45 to 49 STC
SOUND**

GYPSUM WALLBOARD, WOOD STUDS

Base layer 1/4" proprietary gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 4d coated nails, 1 1/2" long, 0.099" shank, 1/4" heads, 12" o.c. Joints staggered 16" on opposite sides. **Face** layer 1/2" proprietary type X plain or predecorated gypsum wallboard or gypsum veneer base applied parallel to each side with 1/2" beads of adhesive 16" o.c. and 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 6" o.c. at top and bottom plates only. Joints offset 24" from base layer joints. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD

American Gypsum Company	-	1/2" TYPE X PLUS
G-P Gypsum	-	1/4" GyProc® Sound Deadening Board
	-	1/2" Eternawall Fireguard® C
Lafarge Gypsum	-	1/4" Soundcheck™
	-	1/2" Firecheck® Type C
National Gypsum Company	-	1/2" Gold Bond® FIRE-SHIELD G™ Gypsum Wallboard
Temple-Inland Forest Products Corporation	-	1/4" Temple-4 Sound Deadening Board
	-	1/2" FIRE-RATED "T"



Thickness: 5 1/8"
 Approx. Weight: 8 psf
 Fire Test: UL R2717-52, 9-9-68, UL Design U312; ULC Design W300
 Sound Test: G&H BW-27FT, 7-13-67

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