

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 071218

Please Read Application And Notes, If Any, Attached

This is to certify that COZA PROPERTIES LLC / Heritage Hill owners
has permission to rennovation of interior, Kitchens, bath, stetrock between uni
AT 31 FREDERIC ST L 067 K013001

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 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 given and when permission procured before this building or part thereof lated or closed-in. **48 HOUR NOTICE IS 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

Expired

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: 07-1218	Issue Date:	CBL: 067 K013001
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Location of Construction: 31 FREDERIC ST	Owner Name: COZA PROPERTIES LLC	Owner Address: 44 LEONARD ST	Phone:
Business Name:	Contractor Name: Hentage Home Builders	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Multi-Family	Proposed Use: Multi-Family - renovation of interior, Kitchens, bath, sheetrock between units <i>legal use - 5 d.v.</i>	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 3
Proposed Project Description: renovation of interior, Kitchens, bath, sheetrock between units		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
		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: 09/27/2007	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:	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 <i>Am</i> Date:
	<i>All work to take place within the existing footprint</i>		

Expired

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.

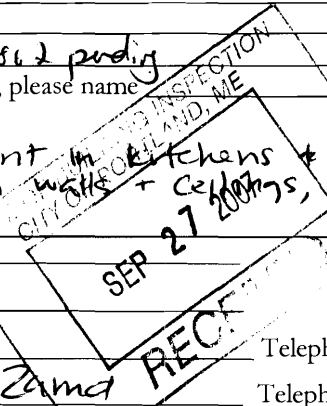
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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>31/33 Fredenc Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>148</u> <u>A</u> <u>4</u> <u>67</u> <u>K</u> <u>13</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Cura Properties LLC</u> Address <u>PO Box 8644</u> City, State & Zip <u>Portland ME 04104</u>	Telephone: <u>207</u> <u>407-2848</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>45,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>5 Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Condos - permit 07-0862 prodig</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Renovation of interior. Direct replacement in kitchens + baths; 5/8 sheetrock separations between units in walls + ceilings, bulkhead replacement</u>		
Contractor's name: <u>Heritage Home Builders</u>		
Address: _____		
City, State & Zip _____		
Who should we contact when the permit is ready: <u>Karen Zama</u>		Telephone: <u>318 6679</u>
Mailing address: <u>PO Box 8644 Portland 04104</u>		Telephone: <u>409-2848</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: [Signature] Date: 9/26/07

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

Coza Properties, LLC

Fax

To: Lannie Dobson **From:** Karen Zamd, Coza Properties

Fax: 874-8716 **Pages:** 3

Phone: **Date:** 9/27/2007

Re: 31/33 Frederic St. Building Permit **CC:**

● Hi Lannie-

Attached you will find the plans for 31/33 Frederic Street. I have noted:

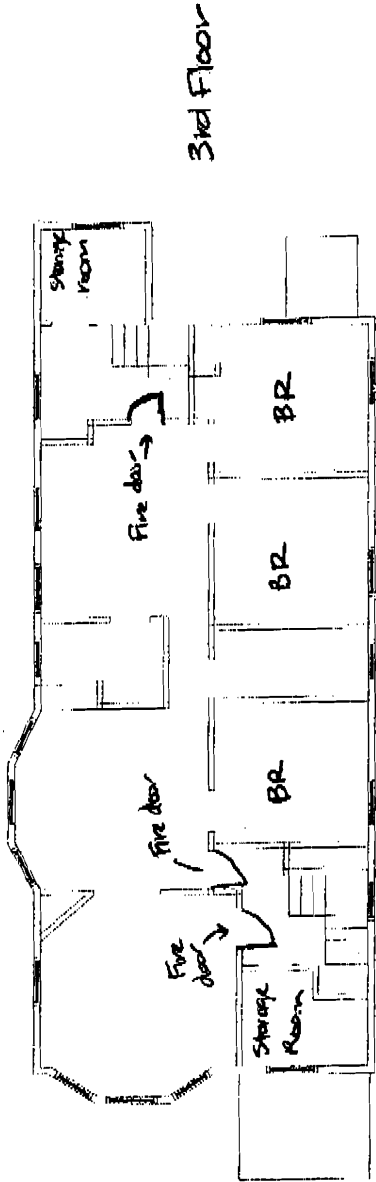
Location of Bulkhead to be replaced
Location of front porch to be rebuilt as specified in the plans I submitted
Location of fire doors to be installed
Separation wall of units

Thanks for your time and for allowing me to submit these plans via fax.
Don't hesitate to call with questions -- 409-2848.

Thanks,

Karen Zamd

Unit 3



3rd Floor

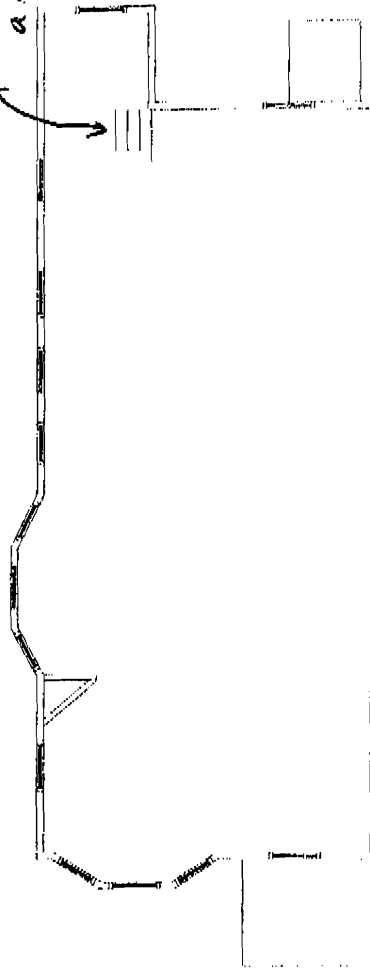
3rd floor has 2 means of egress through front 2 brick doors.

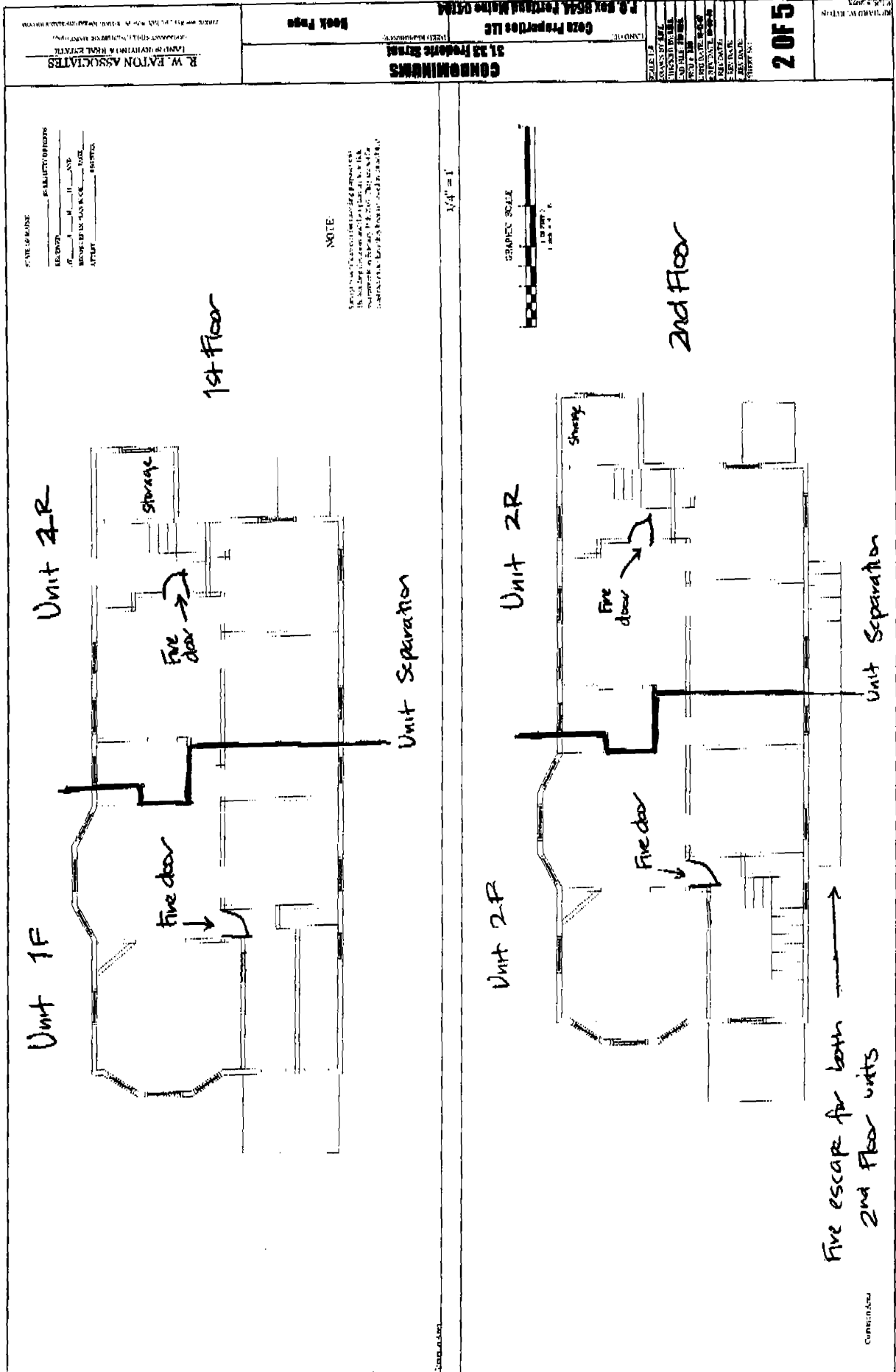
3/4" = 1'

entry door to be
 basement will be
 a fire
 door.



Basement





CONDOMINIUMS
3133 FORTUNE DRIVE
Cost Properties LLC
P.O. Box 8544 Portland Maine 04104

20F5

Book Page

R. W. EATON ASSOCIATES
 LAND DEVELOPMENT & REAL ESTATE
 1000 BROADWAY, SUITE 1000
 PORTLAND, MAINE 04102
 TEL: 603.761.1111
 FAX: 603.761.1112
 WWW: RWEATON.COM

Building Permit Information

31/33 Frederic Street

31/33 Frederic St. is an old building in surprisingly good condition. The following work will be done for the renovations:

- Remove all vinyl flooring throughout, refinish hardwood where possible and tile where we cannot
- Remove all tile in bathrooms
- Install new sink, vanity, tub enclosure.
- Direct replacement of kitchen cabinetry and appliances
- Install 90 minute fire doors where necessary
- Remove dropped ceilings (we are keeping the original ceilings), strap and place 5/8 sheetrock on top
- Put 5/8 sheetrock on wall separating units
- Repair sheetrock where necessary throughout
- Repair and paint all walls and ceilings
- Install baseboard trim
- Insulate and sheetrock all 3 storage rooms
- Rebuild Front Porch (plans attached)
- Remove and replace bulkhead door (plans attached)

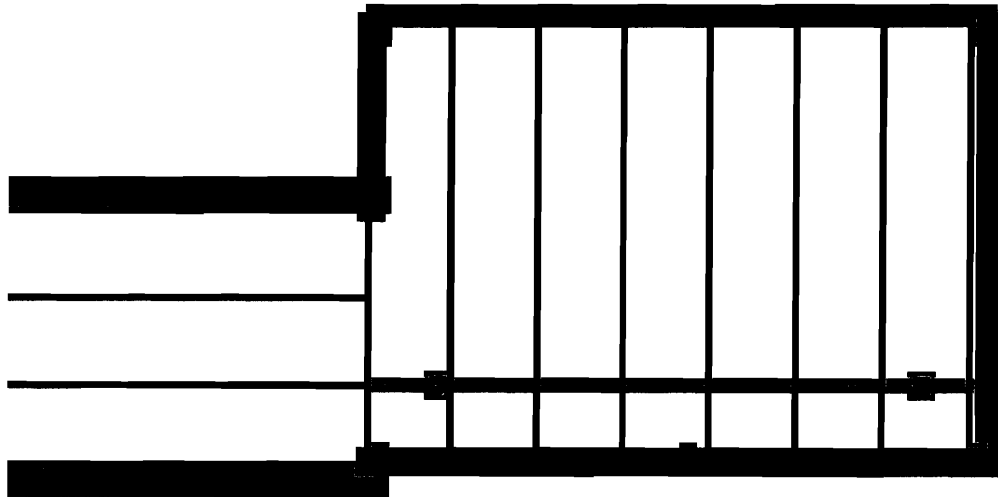
Plumbing and electrical permits will be pulled separately by the plumber and electrician. Condo conversion docs have already been submitted.

Estimated total cost of renovations: \$45,000

The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Mon Sep 24 16:07:54 2007

This Project cannot be priced because not all materials are carried in stock.
See Store Associate for prices on non-stock items shown in Bill-of-Materials.

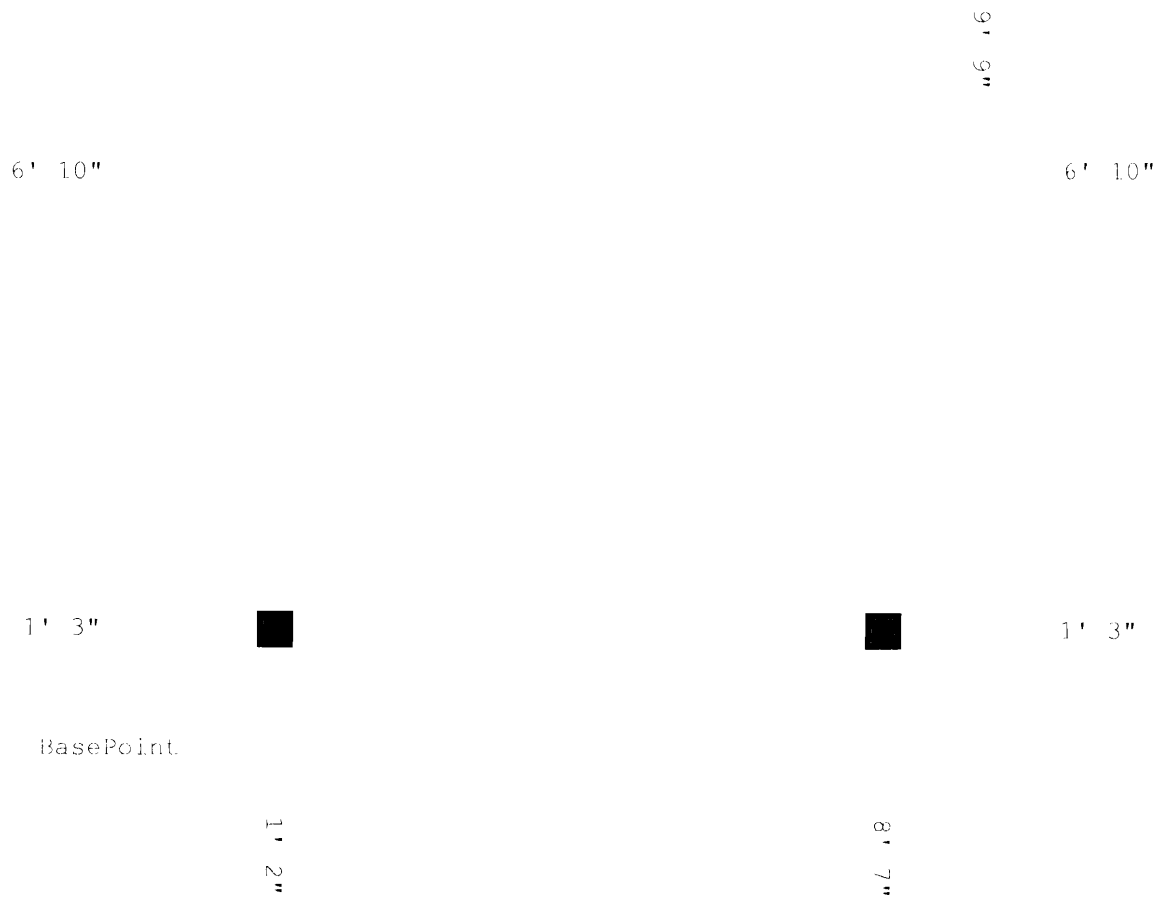
(JOHN DEPALMA) HERITAGE HOME IMPROVEMENT
DECK FOR JD
257215
Deck Layout



The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Mon Sep 24 16:07:54 2007

This Project cannot be priced because not all materials are carried in stock.
See Store Associate for prices on non-stock items shown in Bill-of-Materials.

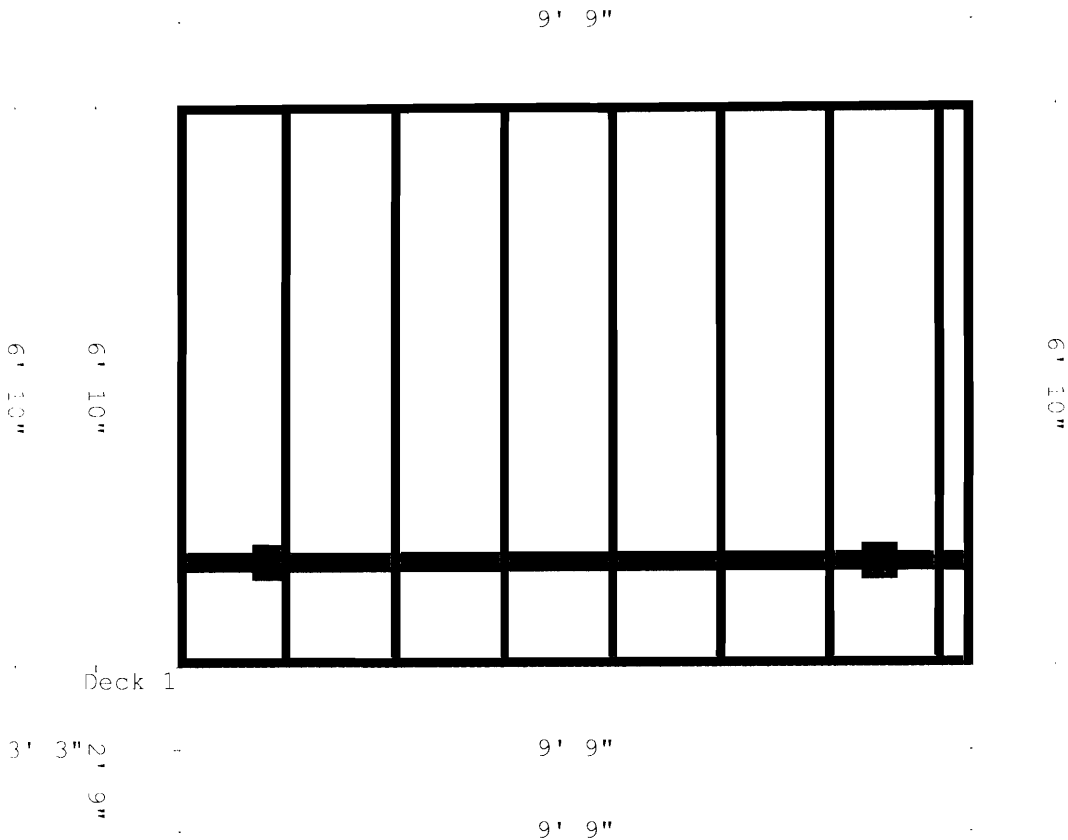
(JOHN DEPALMA) HERITAGE HOME IMPROVEMENT
DECK FOR JD
257215
Post Layout for Deck 1



The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Mon Sep 24 16:07:54 2007

This Project cannot be priced because not all materials are carried in stock.
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(JOHN DEPALMA) HERITAGE HOME IMPROVEMENT
DECK FOR JD
257215
Deck Dimensions for Deck 1



Joist Spacing = 16 in. o.c.
Baluster Spacing = 3 3/4"
Toe Spacing = 3 3/4"
Railing Height = 36"

The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Mon Sep 24 16:08:08 2007
(JOHN DEPALMA) HERITAGE HOME IMPROVEMENT
DECK FOR JD
257215

Construction Specifications

deck 1:

Construction Method = Beam on Top of Post
Footing Type = In-Ground with Pier
Live Load = 60
Dead Load = 10
Decking Spacing = 0 1/4"
Joist Spacing = 16"
Beam Spacing = 58"
Post Spacing = 117"
Decking = 5/4X6 Thompsonized Southern Pine No. 2
Beams = 2X8 Treated Southern Pine No. 1
Joists = 2X6 Treated Southern Pine No. 1
Posts = 4X4 Treated Southern Pine No. 2
Deck Height = 48 1/2"
Diagonal Bracing = No
Deck Skirt = No
Joist Overhang = 12"
Beam Overhang = 12"
Decking Deflection Factor = 360
Joist Deflection Factor = 360
Beam Deflection Factor = 360
Pref Decking Size = ML5/4x6x10
Pref Joist Size = NONE
Pref Beam Size = NONE
Pref Post Size = NONE

Railing 2:

Railing Height = 36"
Baluster Spacing = 3 3/4"

Railing 3:

Railing Height = 36"
Baluster Spacing = 3 3/4"

Stair 1:

Step Width = 48"
Step Height = 41 7/16"
Step Rise = 6 29/32"
Step Run = 11"
Stringers = 2X12 Treated Southern Pine No. 2
Risers = 5/4X6 S/OWalnut Veranda Decking
Treads = 5/4X6 Thompsonized Southern Pine No. 2

Railing 4:

Railing Height = 36"
Baluster Spacing = 3 3/4"

Railing 5:

Railing Height = 36"

Baluster Spacing = 3 3/4"

Railing 1:

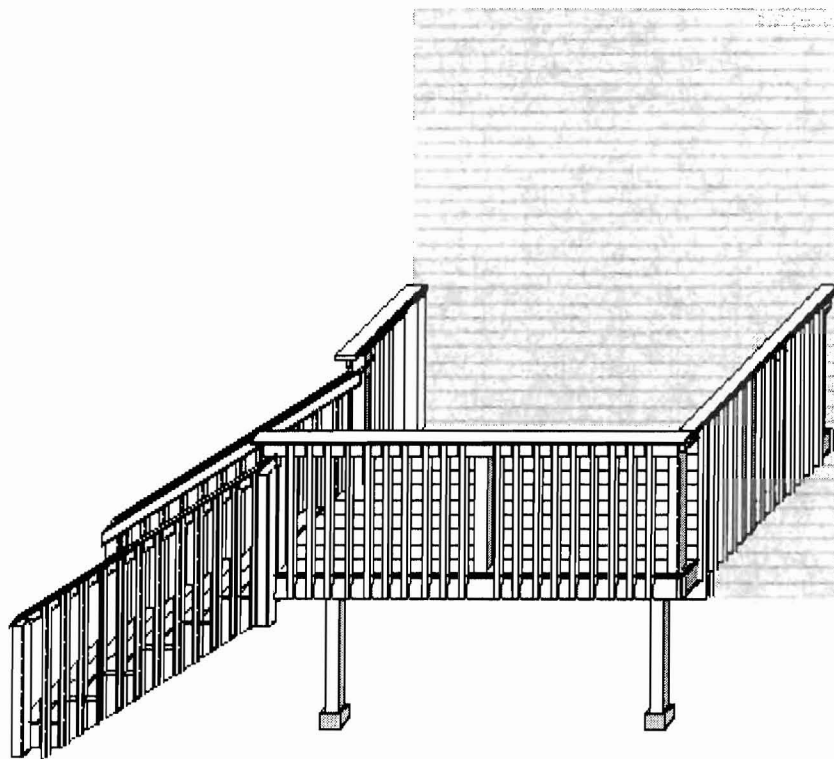
Railing Height = 36"

Baluster Spacing = 3 3/4"

The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Mon Sep 24 16:07:54 2007

This Project cannot be priced because not all materials are carried in stock.
See Store Associate for prices on non-stock items shown in Bill-of-Materials.

(JOHN DEPALMA) HERITAGE HOME IMPROVEMENT
DECK FOR JD
257215
3D View



Home Depot Store 2401

245 RIVERSIDE STREET
 PORTLAND, ME 04103
 (207)761-0600

DATE: 09/24/2007



CUSTOMER:

HERITAGE HOME IMPROVEMENT,(JOHN
 DEPALMA)

SALES ASSOCIATE:

271 BRIDGE ST

P.O. #:

WESTBROOK, ME-04092
 (207)-3186679

Thank you for shopping The Home Depot! We value your business!

ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001		MANUFACTURER: JELD-WEN Windows & Doors - Door Systems		1	

RO Size = 36 1/2" W x 85 3/4" H
 Handing = Left Out-Swing (D)

Scale: 1/8" equals 1'

Product Design: Entry Doors
 Product: Steel
 Product Configuration: Single Door Unit
 Handing and Swing: Left Out-Swing (D)
 Door Width: 34"
 Rough Opening Width: 36 1/2"
 Door Height: 84"
 Rough Opening Height: 85 3/4"
 Door Panel Layout: 6-Panel
 Exterior Finish: Contours
 Door Bore: Single Bore
 Bore Back Set: 2 3/8"
 Weather-Strip Type: Compression Bronze
 Hardware Finish: None
 Insert: No
 Peep Hole Cut-out: None
 Hinge Finish: Standard (US-2D)
 Jamb Width: 4 9/16"
 Jamb Species: Finger-Jointed Primed
 Trim Type: None
 Trim Species: None
 Sill Type: Aluminum
 SKU: 665683 / S/O EXTERIOR STEEL-28 DAY
 Entry Doors drawn as seen from the exterior.
 M2O Version:1.3.0

Base Price Steel 6-Panel:	\$	254.00		
Out-swing Add-on:	\$	15.00		
Active Door Single Bore Add-on:	\$	12.00		
	\$	281.00	\$	281.00

ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
Copy of 0001		MANUFACTURER: JELD-WEN Windows & Doors - Door Systems		1	

RO Size = 36 1/2" W x 85 3/4" H
Handing = Right Out-Swing (C)

Scale 1/8" equals 1'

Product Design: Entry Doors
Product: Steel
Product Configuration: Single Door Unit
Handing and Swing: Right Out-Swing (C)
Door Width: 34"
Rough Opening Width: 36 1/2"
Door Height: 84"
Rough Opening Height: 85 3/4"
Door Panel Layout: 6-Panel
Exterior Finish: Contours
Door Bore: Single Bore
Bore Back Set: 2 3/8"
Weather-Strip Type: Compression Bronze
Hardware Finish: None
Insert: No
Peep Hole Cut-out: None
Hinge Finish: Standard (US-2D)
Jamb Width: 4 9/16"
Jamb Species: Finger-Jointed Primed
Trim Type: None
Trim Species: None
Sill Type: Aluminum
SKU: 665683 / S/O EXTERIOR STEEL-28 DAY
Entry Doors drawn as seen from the exterior.
M2O Version:1.3.0

Base Price Steel 6-Panel:	\$	254.00		
Out-swing Add-on:	\$	15.00		
Active Door Single Bore Add-on:	\$	12.00		
	\$	281.00	\$	281.00

ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0002		MANUFACTURER: JELD-WEN Windows & Doors - Door Systems		1	

RO Size = 34 1/2" W x 81 3/4" H
Handing = Right Out-Swing (C)

Scale 1/8" equals 1'

Product Design: Entry Doors
Product: Steel
Product Configuration: Single Door Unit
Handing and Swing: Right Out-Swing (C)
Door Width: 32"
Rough Opening Width: 34 1/2"
Door Height: 80"
Rough Opening Height: 81 3/4"
Door Panel Layout: 6-Panel
Exterior Finish: Contours
Door Bore: Single Bore
Bore Back Set: 2 3/8"
Weather-Strip Type: Compression Bronze
Hardware Finish: None
Insert: No
Peep Hole Cut-out: None
Hinge Finish: Standard (US-2D)
Jamb Width: 4 9/16"
Jamb Species: Finger-Jointed Primed
Trim Type: None
Trim Species: None
Sill Type: Aluminum
SKU: 639016 / S/O EXTERIOR STEEL ENTRY DOORS
Entry Doors drawn as seen from the exterior.
M2O Version:1.3.0

Base Price Steel 6-Panel:	\$	204.00		
Out-swing Add-on:	\$	15.00		
Active Door Single Bore Add-on:	\$	12.00		
	\$	231.00	\$	231.00

QUOTE #:	PRETAX TOTAL	\$	793.00
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Estimated Lead Time _____

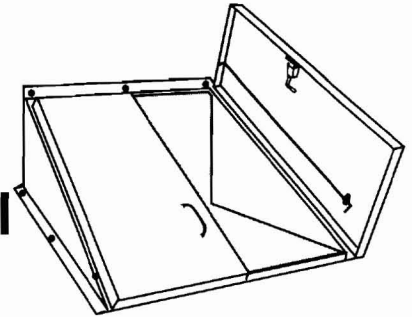
GORDON CELLADOORS®

Replace your basement door
easily and economically

Gordon makes the job of replacing worn or damaged cellar doors fast, easy and economical. Gordon CellaDoors add value, beauty and security to your home. Using the instructions below, measure and select your new door. Gordon ships clear, detailed instructions with every door, and takes the aggravation out of do-it-yourself door replacement.

Two basic styles are available: The CellaDoor (CD) shown here and Replacement Door (RD) shown on the other side of this page. The CD is also the correct model for new home construction.

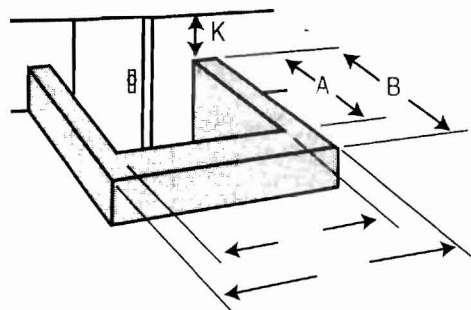
CD
Model



STEP ONE

measure the foundation. The CD model has sides that are attached to your existing foundation.

- Measure the width "C" and "D" which are the **inside (C)** and the **outside (D)** dimensions of the sides.
- Next, measure length A and B from the building to the inside (A) and the outside (B) of the basement wall.
- Finally, measure "K" which is the **distance from the top of the foundation to the top of the basement door opening.**



Write the five dimensions A, B, C, D; and K in the space below. Using the chart, choose the right door size. (Note: Be sure that the model selected has a height greater than "K".)

A = 69 1/2" C = 40" K = 24"
B = 71 1/2" D = 56"

STEP TWO choose the right door size. This chart will help you select the right CellaDoor. The new door will be positioned on the areaway sidewalls. (Extensions are available for the CD-3 model only.)

MODEL	OUTSIDE FRAME DIMENSIONS					CD-3 WITH CX EXTENSIONS				
	CD-SL	CD-0	CD-1	CD-2	CD-3	CX-6"	CX-12"	CX-18"	CX-24"	CX-30"
LENGTH	42 1/2"	54"	57"	63"	71"	77"	83"	89"	95"	101"
WIDTH	49"	45"	45"	49"	53"	53"	53"	53"	53"	53"
HEIGHT	51"	30"	24 1/2"	22"	19 1/2"	21"	22 1/2"	24"	25 1/2"	27"

Select length at least 2 inches longer than "A" and no longer than "B".

Select width at least 4 inches wider than "C" and 2 inches narrower than "D".

Be sure the height of the new model is greater than "K".

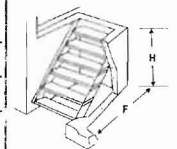
STEP THREE these photos show a sample installation. Complete, easy-to-follow instructions are shipped with each door. For rough or irregular foundations, foundation plates (shown on the other side) are available, in different sizes, to modify openings too wide or too narrow for the standard size door.



AREAWAY DIMENSIONS

Selected Stringer	'H'	'F' at least	Length of stringer	Number of steps	Use basement Door Model
ST-1	4'0" to 4'7"	4'3"	69"	6	CD-1
ST-2	4'8" to 5'4"	4'11"	80"	7	CD-2
ST-3	5'5" to 6'0"	5'8"	92"	8	CD-3

* For 9-12 steps - use 2 sets of ST-1 stringers and overlap them



Complete your basement with the GORDON STAIR STRINGER

Gordon now makes it easy and economical to add stairs to your new or existing bulkhead. Along with the Gordon Steel Basement Door, the Gordon Stair Stringers eliminate the need for expensive and complicated step construction. Made of 14 gauge galvanized steel and prepunched for easy tread installation.

1. First measure the 'H' dimension, then the 'F' dimension. If new areaway, build to specifications on chart for model desired.
2. Second, select the right size Gordon Stair Stringer.

Your authorized Gordon dealer is:

GORDON
CELLADOORS®

If you have any questions on where to find or how to install Gordon Doors, call the GORDON HOTLINE: (860) 628-0000 FAX (860) 621-1251 Website: <http://www.gordoncelladdoor.com>