



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 242 ISLAND AVE

CBL 087 W006001

Issued to TWIN PEAKS LLC /Twin Peaks LLC

Date of Issue 11/06/2007

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. 07-0594, 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.

PORTION OF BUILDING OR PREMISES

Unit 1

APPROVED OCCUPANCY

Single Family Condo
R-2 Type 5B
IBC 2003

Limiting Conditions: none

This certificate supersedes
certificate issued

Approved:

11/06/07
(Date)

Cheryl M.
Inspector

Cheryl M.
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.



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PORTION OF BUILDING OR PREMISES

Unit 2

APPROVED OCCUPANCY

Single Family Condo
R-2 Type 5B
IBC2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

11/06/07
.....
(Date)

Cheryl S. M.
.....
Inspector

Cheryl S. M.
.....
Inspector of Buildings

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PORTION OF BUILDING OR PREMISES

Unit 3

APPROVED OCCUPANCY

Single Family Condo
R-2 Type 5B
IBC2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

11/06/07

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 242 ISLAND AVE

CBL 087 W006001

Issued to TWIN PEAKS LLC /Twin Peaks LLC

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PORTION OF BUILDING OR PREMISES

Unit 4

APPROVED OCCUPANCY

Single Family Condo
R-2 Type 5B
IBC2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

11/6/07

Inspector

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.



CITY OF PORTLAND, MAINE
Department of Building Inspections

May 22 2007

Received from Twin Peaks LLC

Location of Work 242 Island Ave

Cost of Construction \$ _____

Permit Fee \$ 900.00

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Card (improvement)

CBL: 87 6 0000

Check #: 12760

Total Collected \$ 900.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070594

PERMIT ISSUED

JUN 21 2007

CITY OF PORTLAND

This is to certify that TWIN PEAKS LLC/Twin Peaks LLChas permission to Change of use of 4 units to 4 condosAT 242 ISLAND AVE

087 W006001

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.

Modification of inspection must be given and when permission procured before this building or part thereof is labeled or permit 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


 6/13/07
 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: 06-0833	Issue Date: PERMIT ISSUED JUL 14 2006	CBL: 087 W006001
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Location of Construction: 242 ISLAND AVE, P.I.	Owner Name: TWIN PEAKS LLC	Owner Address: 30 MILK ST	Phone:
Business Name:	Contractor Name: John Larson	Contractor Address: 909 Seashore Ave Peaks Island	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IR-2

Past Use: Residential 4 unit	Proposed Use: Residential 4 unit. Interior renovations	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Interior renovations. <i>legal use: four (4) Residential D.U.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>7/12/06</i>	
		Signature: <i>Greg Carr</i>	Signature: <i>[Signature]</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: 06/06/2006	Zoning Approval		
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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"/> <input type="checkbox"/> Denied	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	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: <i>9/4/20/06</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

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.

9/28/04 Met w/ Jon @ Site for Pre-Const. - Pre-Approved Permit Meeting. Talked about changes to stair entry on N.W. side. Canopy over basement entry. Cantilevered deck 2nd floor. Proposed Townhouse type apartments on 2nd to 3rd floor - Egress issues - Fire doors, systems etc.
 C. H.

10/13/06 - Close in Insp. w/ Mike Collins - Met w/ John. Mike went over elect.

1. Framing - Kitchen needs Microlam Beam (2x12 span - 2x12 18" o.c. $\frac{8-0}{24} \rightarrow \frac{16-0}{24}$)
 2. Fire Blocking.
 - A. Party walls - Add fire rating to
 - B. Dropped ceiling, Elect. Panel.
- Add fire rated Doors + frame 90 min. - Common Areas, soundproofing + $\frac{5}{8}$ " 1 hr common walls + ceiling.

Plumbing test - O.K.
 C. H.

Final Insp.
 10/25/07
 O.K. to Ins. - CO.

- 4/9/07 unit 1 ✓ Firecaulking Kitchen - Bath - Light next to Fire Prot.
- unit 2 ✓ Holes in floor Ins Soft area
1. Ins. ground chimney
 2. Protect Bath Recessed Light
 3. Recessed lights - Hall Protect
- unit 3 ✓ Add $\frac{5}{8}$ " behind w/p backing
- unit 4 Fire Caulking + Blking Insulate behind chimney.

4/12/07
 O.K. to
 C. H.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0594	Issue Date:	CBL: 087 W006001
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Location of Construction: 242 ISLAND AVE, <i>Peaks Island</i>	Owner Name: TWIN PEAKS LLC	Owner Address: 909 SEASHORE AVE	Phone:
Business Name:	Contractor Name: Twin Peaks LLC	Contractor Address: 909 Seashore Ave Portland	Phone: 8009641564
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: <i>IR2</i>

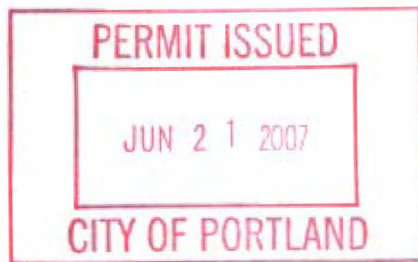
Past Use: Residential 4 unit	Proposed Use: Residential 4 Condos Change of use of 4 units to 4 condos	Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 2
Proposed Project Description: Change of use of 4 units to 4 condos		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group <i>R-2</i> Type <i>SB</i> <i>IBC 2003</i> <i>[Signature]</i>	

Signature: <i>Greg Carr</i>		Signature: <i>[Signature]</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: 05/21/2007	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>6/1/07</i> <i>AKA</i>	Date:	Date: <i>AKA</i>



CERTIFICATION

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SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

