

544-546 Ocean Avenue  
Six-family apartment building

Scope of work:

1. In each of the five apartments is a non-load bearing wall between the dining and living rooms. Currently, there is a 30" cased opening passageway. This opening will be enlarged to an 8'6" cased opening to allow for a more open concept, and better heat circulation.
2. In each bathroom, some walls and ceilings will be opened to allow for new plumbing and venting to be installed. The walls will be repaired with 1/2 inch sheetrock. The ceilings will be replaced with 5/8 inch one hour fire rated sheetrock. A Hat Channel will be installed for sound dampening purposes, per the plan. The current bathrooms have a double hung window. These windows will be replaced with a smaller awning window over the proposed shower. New framing to be done per plans.
3. In each kitchen, a wall will be opened to allow for plumbing and venting to be installed.
4. The building has two rear entry hallways. Off of these hallways is a door leading to the basement stairs. These stairways have not been in use for several years. They are narrow, with only 5 feet of headroom. These stairways will be removed and the opening from the first floor rear hallway to the basement will be replaced with a floor system per plans. This small area will become a rear hall closet. There is a large bulkhead that is used for access to the basement. It has a 3'x5' door.
5. Replace existing old, dented fire doors with new 1.5 hour rated fire doors on front and back entrances of all units.
6. All units will have photoelectric smoke detectors in all bedrooms, and a combination photoelectric smoke/CO detector in the common areas of each apartment (separate electrical permit on file).
7. Fire blocking – all plumbing and electrical protrusions between living spaces will be appropriately fire blocked with fire collars (3" and 4" pvc), and fire rated caulking on smaller protrusions. All electrical ceiling boxes for lights and smoke detectors will be fire rated per code.

The above items are things that I believe require a permit. In addition to that work, we will be installing new kitchen cabinets, replacing old trim, painting, and repairing, replacing hardwood floors, as needed.

On file is a plumbing and electrical permit for work to be done in units 1, 2, and 3 at 544 Ocean Avenue. These permits will be amended to include the same scope of work at units 1, 2, and 3 on the 546 side of the building.