

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED
Permit Number: 060558
MAY 19 2006
CITY OF PORTLAND

This is to certify that MATHIEU DIANE W & RACHEL COONEY &
has permission to Change of use from residential & Real Estate office to All Residential Office Change of use only
AT 1051 WASHINGTON AVE L 172 F009001

provided that the person or persons who apply for and 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 procured before this building or part thereof is leased or 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

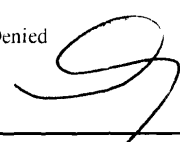
Permit No: 06-0558	Issue Date: MAY 10 2006	CEB: 1727F009001
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Location of Construction: 1051 WASHINGTON AVE	Owner Name: MATHIEU DIANE W & RACHEL	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B-1

Past Use: Real Estate office and Residential	Proposed Use: Real Estate Office/ Change of use from residential & Real Estate office to All Real Estate Office Change of use only	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type 5B 5/10/06	

Proposed Project Description: Change of use from residential & Real Estate office to All Real Estate Office Change of use only	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: Idobson	Date Applied For: 04/21/2006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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: <u>5/10/06</u>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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

Mike Nugent - 1051 Washington Ave - Change of Use Occupancy

From: "Rachel" <rcooney@maine.rr.com>
To: <mjn@portlandmaine.gov>
Date: 5/23/2006 1:45 PM
Subject: 1051 Washington Ave - Change of Use Occupancy

Hi Mike -

I picked up our Change of Use permit today. Per your statements in the permit, you need us to commit to a mutually acceptable time period for accessibility compliance prior to issuing the certificate of occupancy. Let me know if this is acceptable.

Our business is Real Estate sales, so we frequently meet with customers at other locations. If we have a disabled customer that needs to meet with us and they are unable to gain access to our building, we would meet them at their home or at another agreed upon location. We do not have any equipment in our office that would require us to use the office for meeting customers. Many of our customers never come to our office. The majority of our business is transacted "on the road".

In an effort to comply with the City Ordinance regarding accessibility, we are meeting with an architect this week to discuss our options. We would like to implement a solution by June 1, 2007 to allow sufficient time for planning and budgeting.

Please let me know if you'd like to discuss.

Thanks!

Rachel Cooney

Owner/Portland's Choice Realty

878-3035 X250 or 318-8177 (cell)

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0558	Date Applied For: 04/21/2006	CBL: 172 F009001
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Location of Construction: 1051 WASHINGTON AVE	Owner Name: MATHIEU DIANE W & RACHEL	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Real Estate Office/ Change of use from residential & Real Estate office to All Real Estate Office Change of use only	Proposed Project Description: Change of use from residential & Real Estate office to All Real Estate Office Change of use only
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/10/2006**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This property shall remain professional office within the entire building. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/16/2006**Note:** **Ok to Issue:**

- 2) Pursuant to Section 812,.5 of the 2003 IEBC one entrance must be accessible and accessible route from parking and within the structure must be provided. Prior to the issuance of a C/O, the applicant must commit to a mutually acceptable time certain for accessibility compliance with an alternative reasonable accomodation during the interval between C/O and accessiblity compliance.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 05/11/2006**Note:** **Ok to Issue:**

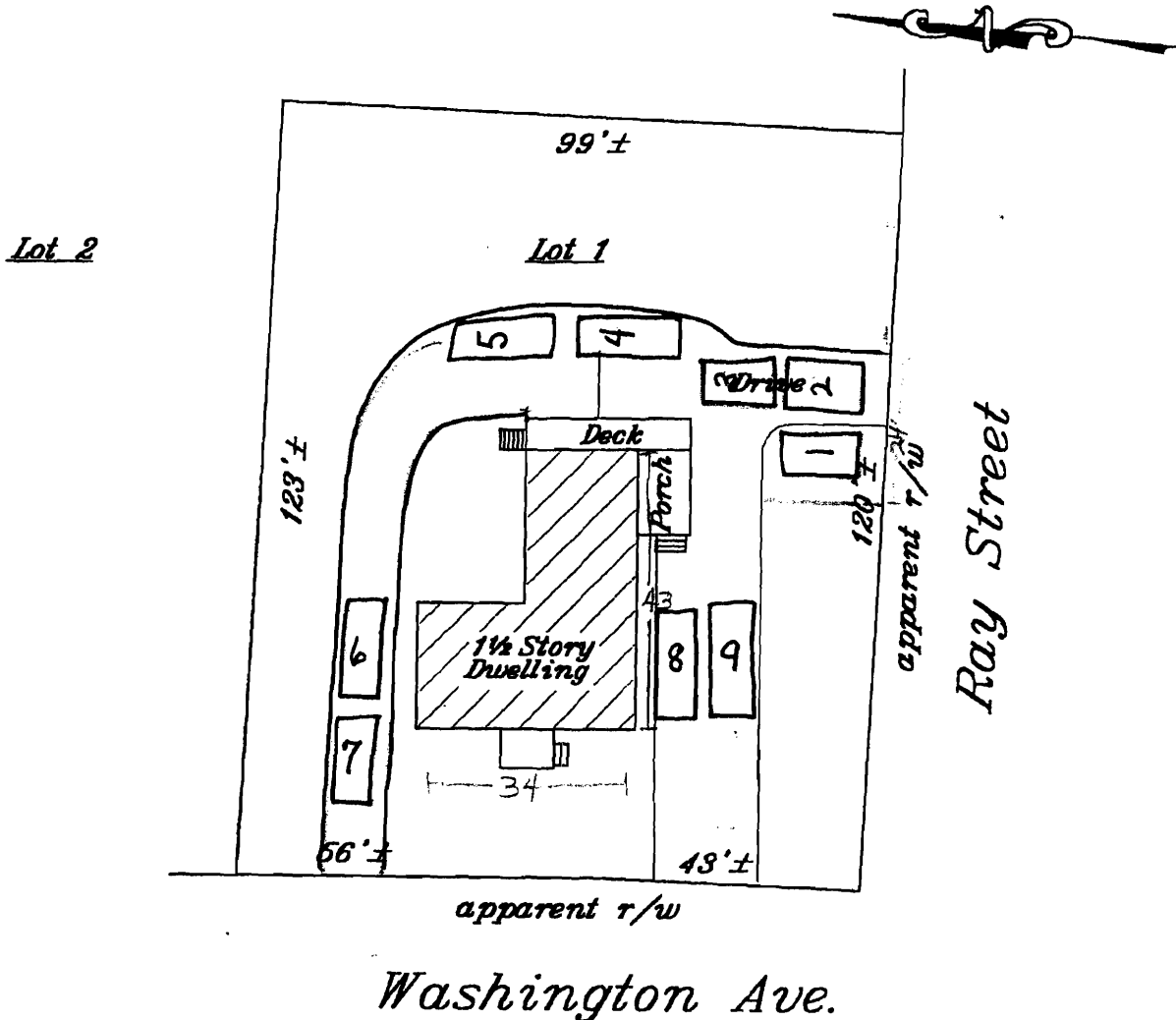
- 1) See Chapter 38 Life safety and Chapter 10 of the IBC (Discussed w/ captain Cass and he verbally approved mjn)

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO PRINCIPAL FOUNDING SETBACKS; AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY OR TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 1051 Washington Ave. INSPECTION DATE: June 11, 2004
Portland, Maine SCALE: 1" = 30'



INSP. BY SBH

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Diane Mathieu REQ. PARTY: New England Title, LLC
OWNER: Donna Borelli ATTORNEY: _____
LENDER: First Financial Mortgage Corp. FILE No. 20415770

TITLE REFERENCES:

DEED BOOK: 15200 PAGE: 141
PLAN BOOK: 13 PAGE: 72 LOT: 1
COUNTY: Cumberland

YOUR FILE #: A04-593

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

518 BRIGHTON AVENUE
PORTLAND, ME 04102
(207) 878-7870

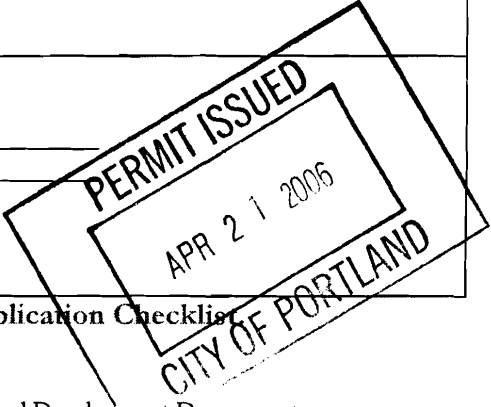
232 CLARKS WOODS ROAD
LYMAN, ME 04002
(207) 488-2352



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>1051 Washington Ave.</u>		
Total Square Footage of Proposed Structure <u>existing building is 1634 sf.</u>		Square Footage of Lot <u>12002 sf.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>172 - F - 9</u>	Owner: <u>Rachel Cooney</u>	Telephone: <u>318-8177</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Rachel Cooney 38 Hillside Ave Falmouth (318-8177)</u>	Cost Of Work: \$ <u>N/A</u> Fee: \$ <u>30.-</u> C of O Fee: \$ _____
Current Specific use: <u>50% Real Estate office, 50% residential apartment (vacant)</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>100% Real Estate office.</u>		
Project description: <u>No building modifications required, change of use only.</u>		
Contractor's name, address & telephone: <u>N/A.</u>		
Who should we contact when the permit is ready: <u>Rachel Cooney</u> Mailing address: <u>38 Hillside Ave</u> Phone: <u>318-8177</u> <u>Falmouth ME 04105</u>		



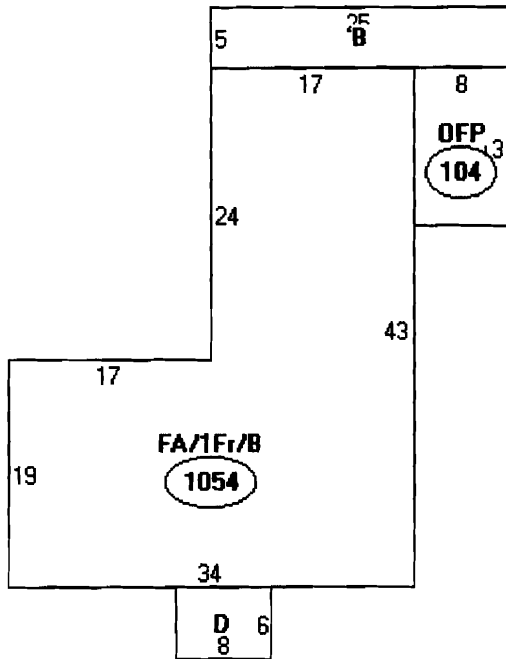
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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>Rachel Cooney</u>	Date: <u>4/21/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Descriptor/Area

A: FA/1Fr/B
1054 sqft

B: WD
125 sqft

C: OFP
104 sqft

D: OFP
48 sqft

1.2
1054
125
104
48

1331 x 2 floors =

$$2662 \div 400 = 6.655$$

or 7 pkg spaces

9 pkg spaces shown



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

BUILDING PERMIT INSPECTION PROCEDURES

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.

~~CERTIFICATE OF OCCUPANICES~~ MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Rachel Cooney
Signature of Applicant/Designee

5/23/06
Date

[Signature]
Signature of Inspections Official

5-23-06
Date

CBL: 172 F009 Building Permit #: 060558

BUILDING PERMIT INSPECTION PROCEDURES

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_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee Date 04-11-04

Signature of Inspections Official Date 8/11/04

CBL: 172 Foo9 Building Permit #: 04 0907

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation	
Street	
Subdivision Lot #	

PROPERTY OWNERS NAME

Last:	First:
Applicant Name:	
Mailing Address of Owner/Applicant (If Different)	

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

2004-8411

Date Permit Issued: 12 30 04 \$ 124.00 If Double Fee Charged

Dean J. Carroll
Local Plumbing Inspector Signature

L.P.I. # 0603

17279

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type of Structure To Be Served:

1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY 2 - 1 - 1

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER

LICENSE # 17, 111

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p style="text-align: center; font-size: 24px;">OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p style="text-align: center; font-size: 24px;">OR</p> <p>TRANSFER FEE [\$6.00]</p>		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

CC# 1615

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 12/10/04
 Permit # 2004-5348
 CBL# 72F9

LOCATION: 1051 Washington Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER MIKE + RACHAEL COGNAY
 TENANT _____ PHONE # _____

					TOTAL EACH FEE	
OUTLETS	Receptacles	Switches	Smoke Detector		.20	
FIXTURES	Incandescent	Fluorescent	Strips		.20	
SERVICES	Overhead	Underground	TTL AMPS <800		15.00	
	Overhead	Underground	>800		25.00	
Temporary Service	Overhead	Underground	TTL AMPS		25.00	
					25.00	
METERS	(number of)				1.00	
MOTORS	(number of)				2.00	
RESID/COM	Electric units				1.00	
HEATING	oil/gas units	Interior	Exterior		5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens		2.00	
	Insta-Hot	Water heaters	Fans		2.00	
	Dryers	Disposals	Dishwasher		2.00	
	Compactors	Spa	Washing Machine		2.00	
	Others (denote)				2.00	
	MISC. (number of)	Air Cond/win				3.00
		Air Cond/cent		Pools		10.00
		HVAC	EMS	Thermostat		5.00
	Signs				10.00	
	Alarms/res				5.00	
	Alarms/com				15.00	
	Heavy Duty(CRKT)				2.00	
	Circus/Carnv				25.00	
	Alterations				5.00	
	Fire Repairs				15.00	
	E Lights				1.00	
	E Generators				20.00	
PANELS	Service	Remote	Main		4.00	
TRANSFORMER	0-25 Kva				5.00	
	25-200 Kva				8.00	
	Over 200 Kva				10.00	
				TOTAL AMOUNT DUE		
				MINIMUM FEE/COMMERCIAL	45.00	
				MINIMUM FEE	35.00	

CONTRACTORS NAME GEORGE KOTROS MASTER LIC. # M560014437
 ADDRESS 13 Woodrock DR. SCARBOROUGH, ME. LIMITED LIC. # _____
 TELEPHONE 885-9696

SIGNATURE OF CONTRACTOR *George Kotros* CK# 3002

~~Deck~~

Proposed Downstair
Changes

Conference
Room



1/2
bath

Reception
door

Kit

Reception
cathedral ceiling

Separation
between
apartment
apartment

Bath
5'6" x 11'8"

Reception
door

Office
9'6" x 8'

OFFICE

Bed

12 x 11 1/2"

Office

14'3" x 12'9"

Proposed
at

See
Assessment
17 x 19 = 323
17 x 19 = 323

17 x 19 = 323

105

210

17.0

Bath
6'10" x 9'

OFFICE

Kit

12 x