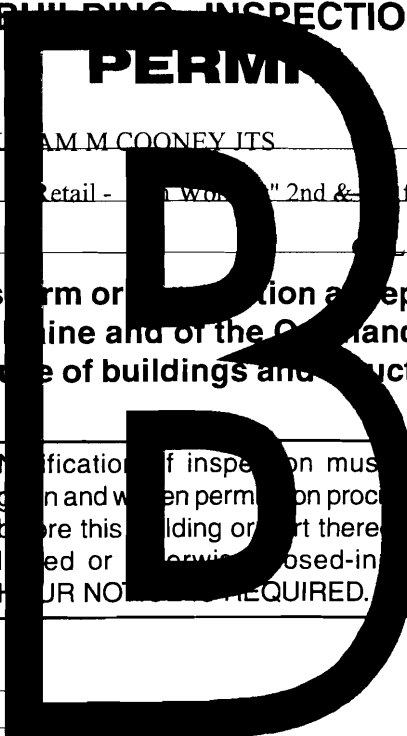


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
 Permit Number: 080913
 SEP 2 2008
 CITY OF PORTLAND



This is to certify that COONEY RACHEL & WILLIAM M COONEY ITS
 has permission to Change portion of 1st Floor - Retail - in work on 2nd & 3rd floor to remain Real Estate - part of 1st floor.
 AT 1051 WASHINGTON AVE 172-E009001

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 is procured before this building or part thereof is occupied or services are provided 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. [Signature]
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

[Signature] 9/2/08
 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: 08-0913	Issue Date:	CBL: 172 F009001
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Location of Construction: 1051 WASHINGTON AVE	Owner Name: COONEY RACHEL & WILLIAM	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name: I'm Worth It	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name Deanna Langley	Phone: 207-671-5028	Permit Type: Change of Use - Commercial	Zone: B-1/R-3

Past Use: Commercial - Real Estate Office 1st floor	Proposed Use: Commercial - Retail 1st floor - Change portion of 1st Floor to Retail - "I'm Worth It" 2nd & 3rd floor to remain Real Estate & front part of 1st floor.	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: M/B Type: SB <i>IBC-2003</i>	

Proposed Project Description: Change portion of 1st Floor to Retail - "I'm Worth It" 2nd & 3rd floor to remain Real Estate office & front part of 1st floor.	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i> 9/2/08
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: 07/23/2008	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<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 align="center">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"/> <i>OK w/ conditions</i> Date: 8/11/08 <i>[Signature]</i>	<p align="center">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 align="center">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: _____ <i>[Signature]</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0913	Date Applied For: 07/23/2008	CBL: 172 F009001
-----------------------	---------------------------------	---------------------

Location of Construction: 1051 WASHINGTON AVE	Owner Name: COONEY RACHEL & WILLIAM	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name: I'm Worth It	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name Deanna Langley	Phone: 207-671-5028	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Retail 1st floor - Change rear portion of 1st Floor to Retail - "I'm Worth It" - front part of 1st floor & 2nd floor to remain Real Estate office	Proposed Project Description: Change rear portion of 1st Floor to Retail - "I'm Worth It" - front part of 1st floor & 2nd floor to remain Real Estate office
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/11/2008

Note: Area that is being changed to retail is 484 sf, so parking is not required.

Ok to Issue:

- 1) With the issuance of this permit and the certificate of occupancy, the use of this property will be retail first floor rear & real estate office first floor front & second floor. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 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:** Jeanine Bourke **Approval Date:** 09/02/2008

Note:

Ok to Issue:

- 1) 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:** 08/14/2008

Note: Mixed occupancy

Ok to Issue:

- 1) Emergency lights are required to be tested at the electrical panel.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) All means of egress to remain accessible at all times
- 4) Emergency lights and exit signs are required

Comments:

8/11/2008-amachado: Sent Traffic analysis Report form to Jim Carmody.

8/20/2008-amachado: Received Traffic Analysis Report from Jim Carmody. No traffic study is required. The one condition is that the driveway parallel & closest to Ray sStreet should not be used for the retail business.

8/28/2008-jmb: Left voicemsg with Deanna for details on communicating door between office and retail space and what is being sold for retail.

9/2/2008-jmb: Spoke to Rachel about separation of occupancies and much of this was done in '04 when it was business and residential use. This property is reviewed under Sec. 302.3.1 mixed occupancies , non separated

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **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.

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

Rachel Cooney
Signature of Applicant/Designee

9/2/08
Date

Jeanne Bouke
Signature of Inspections Official

9/2/08
Date



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. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>1634 sf (existing)</u>		Square Footage of Lot <u>12002 sf</u>
Tax Assessor's Chart, Block & Lot Chart# <u>172</u> Block# <u>F</u> Lot# <u>9</u> <i>23 2008</i>	Applicant * must be owner, Lessee or Buyer * Name <u>Deanna M. Langley</u> Address <u>18 Chamberlain Road</u> City, State & Zip <u>Scarborough, ME 04074</u>	Telephone: <u>207-671-5028</u>
Lessee/DBA (if applicable) <u>Deanna Langley</u> <u>DBA</u> <u>I'm Worth It</u>	Owner (if different from Applicant) Name <u>Rachel Cooney</u> Address <u>38 Hillside Ave.</u> City, State & Zip <u>Falmouth, ME 04105</u>	Cost Of Work: \$ <u>N/A</u> C of O Fee: \$ <u>30⁰⁰</u> Total Fee: \$ <u>105⁰⁰</u>
Current legal use (i.e. single family) <u>business (real estate) - 2 units</u>		
If vacant, what was the previous use? <u>Retail - gift shop (1 unit), Real Estate office (1 unit)</u>		
Proposed Specific use: <u>Retail - gift shop (1 unit), Real Estate office (1 unit)</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>would like to start using the offices in the first floor unit as a retail shop. Remaining first floor and second floor to continue as real estate office.</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Deanna Langley</u>		Telephone: <u>207-671-5028</u>
Mailing address: <u>18 Chamberlain Road Scarborough, ME 04074</u>		

75.00

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: <u>Rachel Cooney</u>	Date: <u>7/21/08</u>	<u>Deanna M. Langley</u> <u>7/21/08</u>
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This is not a permit; you may not commence ANY work until the permit is issued

B-1 AND B-1b
NEIGHBORHOOD BUSINESS ZONES
Traffic Analysis Report

The proposed use at 1051 Washington Ave, Portland,
Maine, consuming approximately 484 square feet of area,

Is Is Not

estimated to produce in excess of 100 peak vehicle trips.
As a result, a traffic study

Is Is Not required.

8/20/08
Dated

James P. Connolly
Traffic Engineer
City of Portland

* PARALLEL DRIVEWAY TO RAY ST (SOUTH SIDE) NOT TO BE
USED FOR RETAIL OPERATION. JPC

484 s.f. of first floor is being changed from
real estate office to retail.



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 *N/A*
- Detail of any new walls or permanent partitions *N/A*
- Floor plans ~~and elevations~~ - *existing*
- Window and door schedules *N/A*
- Complete electrical and plumbing layout. *N/A*
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review *N/A*
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2003 *N/A*
- Proof of ownership is required if it is inconsistent with the assessors records. *N/A*
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17". *N/A*
- Per State Fire Marshall, all new bathrooms must be ADA compliant. *N/A*

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: *N/A - no addition*

- The shape and dimension of the lot, footprint of the existing ~~and proposed~~ structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space ~~and dimensional floor plan of proposed space.~~

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)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant ~~and the project architect.~~ *See Gen. Bldg Permit App*
- Proposed use of structure (NFPA and IBC classification) *1/2 Retail, 1/2 Real Estate office*
- Square footage of proposed structure (total and per story) *existing 1634 sf.*
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

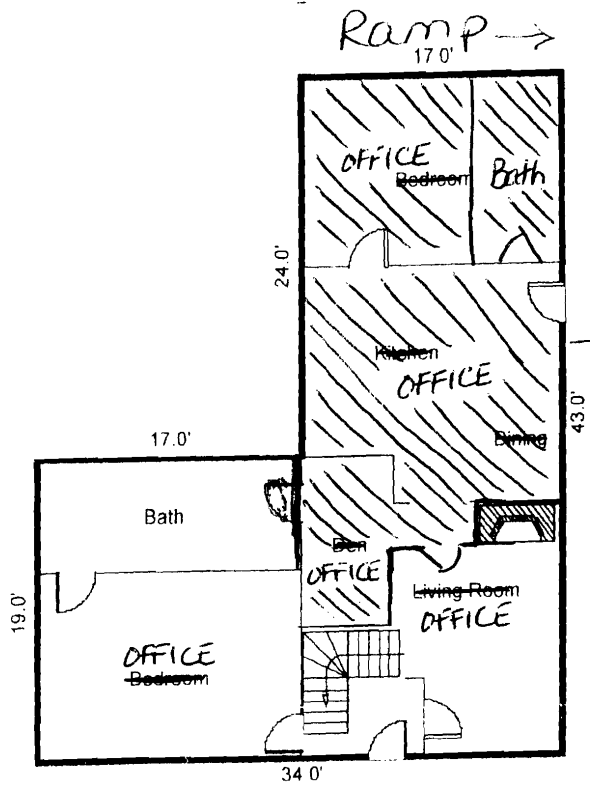
Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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

1st fl office = 1054 - 484 = 570



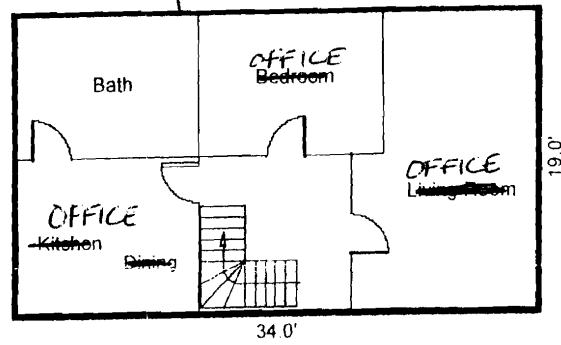
Proposed Retail Space

Not To Scale
Visual Aid Only

under 2,000 \$
doesn't need to show
parking

retail = 24 x 17 = 408
(permit of DSS) = 9'6" x 8 = 76

484



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1054.00	1054.00
GLA2	Second Floor	646.00 580	646.00 580
TOTAL LIVABLE (rounded)			1634 1700

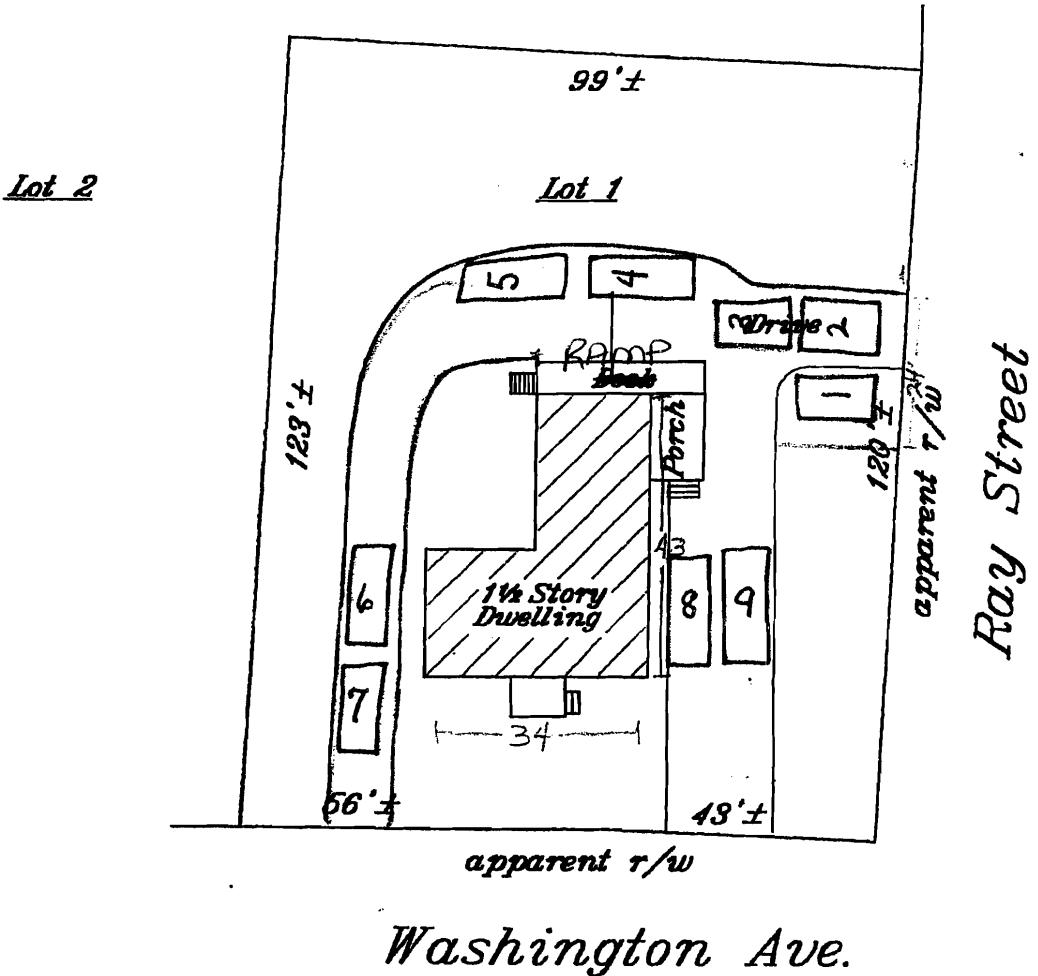
LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
17.0 x	43.0	731.00
17.0 x	19.0	323.00
Second Floor		
19.0 x	34.0	646.00 580
3 Areas Total (rounded)		1634 1700

FOR MORTGAGE LENDER USE ONLY

VERBAL 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 MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. 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 AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. 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: 19 PAGE: 72 LOT: 1
 COUNTY: Cumberland

YOUR FILE #: A04-593

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

918 BRIGHTON AVENUE 228 CLARES WOODS ROAD
 PORTLAND, ME 04102 LYMAN, ME 04002
 (207) 678-7870 (207) 480-2368



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1051 WASHINGTON AVE CBL 172 F009001

Issued to MATHIEU DIANE W & RACHEL COONEY & Date of Issue 06/27/2006

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. 06-0558, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance ~~2003-00000~~ of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Real Estate Office
Use Group B
Type 5B
IBC 2003

Limiting Conditions:

This certificate is temporary until June 1, 2007 for accessibility compliance pursuant to Sec. 812.5 of the 2003 IEBC. This also does not certify building code compliance.

This certificate supersedes certificate issued

Approved:

6/27/06

(Date)

6-28-06

Jeanie Bonke
Inspector

Craig Cass PFJ

[Signature]
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.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	172 F009001
Location	1051 WASHINGTON AVE
Land Use	TWO FAMILY
Owner Address	COONEY RACHEL & WILLIAM M COONEY JTS 1051 WASHINGTON AVE PORTLAND ME 04103
Book/Page	25641/242
Legal	172-F-9 WASHINGTON AVE 1049-1055 RAY ST 2-10 12002 SF

Current Assessed Valuation

Land	Building	Total
\$73,200	\$125,300	\$198,500

Property Information

Year Built 1848	Style Old Style	Story Height 1	Sq. Ft. 1634	Total Acres 0.276	
Bedrooms 3	Full Baths 2	Half Baths 1	Total Rooms 8	Attic Full Fin./wh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
11/27/2007	LAND + BLDING	\$125,000	25641-242
07/06/2004	LAND + BLDING	\$197,000	21504-343
12/01/1999	LAND + BLDING		15200-141
01/01/1998	LAND + BLDING		13573-267

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)