



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1051 WASHINGTON AVE CBL 172 F009001

Issued to Cooney Rachel &

Date of Issue 10/02/2009

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. 09-0995, 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

1st floor (rear)

APPROVED OCCUPANCY

Retail to Commerical Office
Use Group : B Tpye : 5B
IBC 2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

10-2-09

(Date)

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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090995

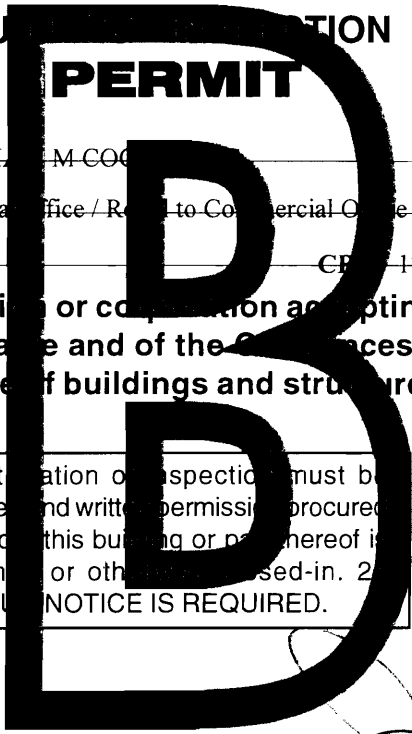
Please Read Application And Notes, If Any, Attached

This is to certify that COONEY RACHEL & WILLIAM M COONEY

has permission to Change of use from Commercial Office / Retail to Commercial Office

AT 1051 WASHINGTON AVE CE 172 F009001

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 be given and written permission procured before this building or part thereof is lath or other work is used-in. 24 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. CAPT. R. Hartman

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Sam Bank 9/29/09
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: 09-0995	Issue Date:	CBL: 172 F009001
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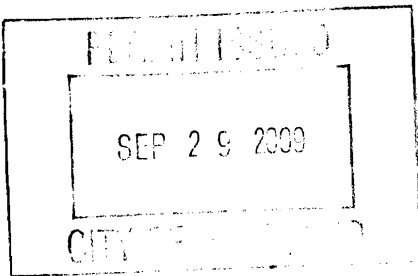
Location of Construction: 1051 WASHINGTON AVE	Owner Name: COONEY RACHEL & WILLIAM	Owner Address: 1051 WASHINGTON AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-1

Past Use: Commercial office / Retail	Proposed Use: Commercial Office - Change of use from Commercial office / Retail to Commercial Office	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 4
Proposed Project Description: Change of use from Commercial office / Retail to Commercial Office		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: SB
		*See Conditions		Signature: <i>[Signature]</i> 9/29/09
		Signature: <i>(KG)</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: Ldobson	Date Applied For: 09/11/2009	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 <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: <i>9/14/09</i>	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 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0995	Date Applied For: 09/11/2009	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:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Office - Change of use from Commercial office / Retail to Commercial Offices (realator & professional offices for clinical social worker)	Proposed Project Description: Change of use from Commercial office / Retail to Commercial Office (realator & professional offices)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/14/2009

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) 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:** 09/29/2009

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/17/2009

Note: **Ok to Issue:**

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Exit signs are required per 101 38.2.10

Comments:

9/29/2009-jmb: Left vcmgs with Rachel C. To clarify the plans which show retail space in the hatch area. Rachel called to confirm that space used to be retail, will now be office.

* Change of use only



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</u>		
Total Square Footage of Proposed Structure/Area <u>11634 SF (existing)</u>	Square Footage of Lot <u>12002 SF</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>172</u> Block# <u>F</u> Lot# <u>9</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Rachel Cooney</u> Address <u>38 Hillside Ave</u> City, State & Zip <u>Falmouth ME 04405</u>	Telephone: <u>2073188177</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>same</u> Address <u>4 Pkg Greg</u> City, State & Zip <u>9 Pkg Show</u>	Cost Of Work: \$ <u>N/A</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>office space + retail</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? Proposed Specific use: <u>100% office space - realtor & licensed Clinic</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>Social Worker</u> Project description: <u>Retail portion will now be used as office space. No building modifications.</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>SEP 11 2009</u>		Telephone: _____
Mailing address: _____		

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

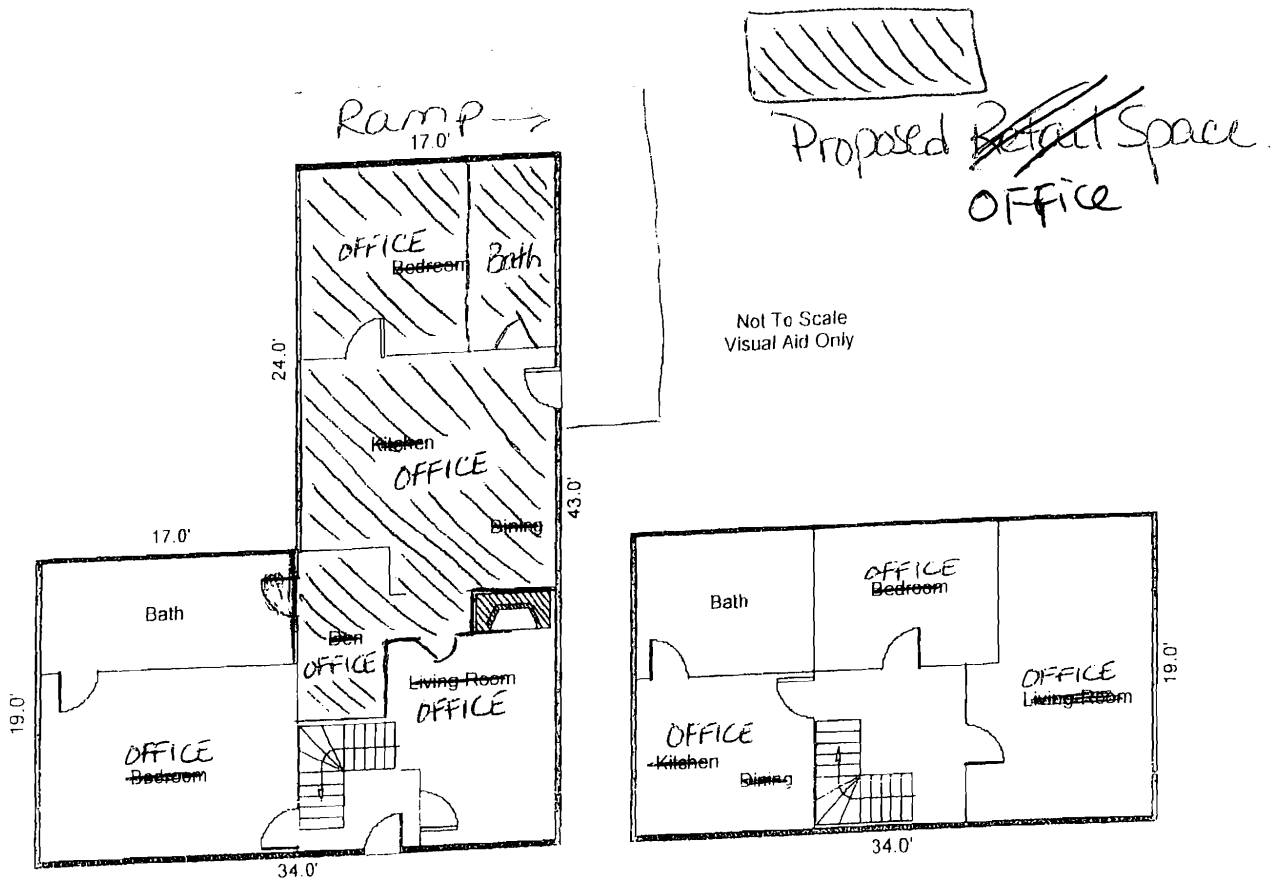
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Rachel Cooney Date: 9/11/09

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

10-2-09 OK-CD 4-2-11



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

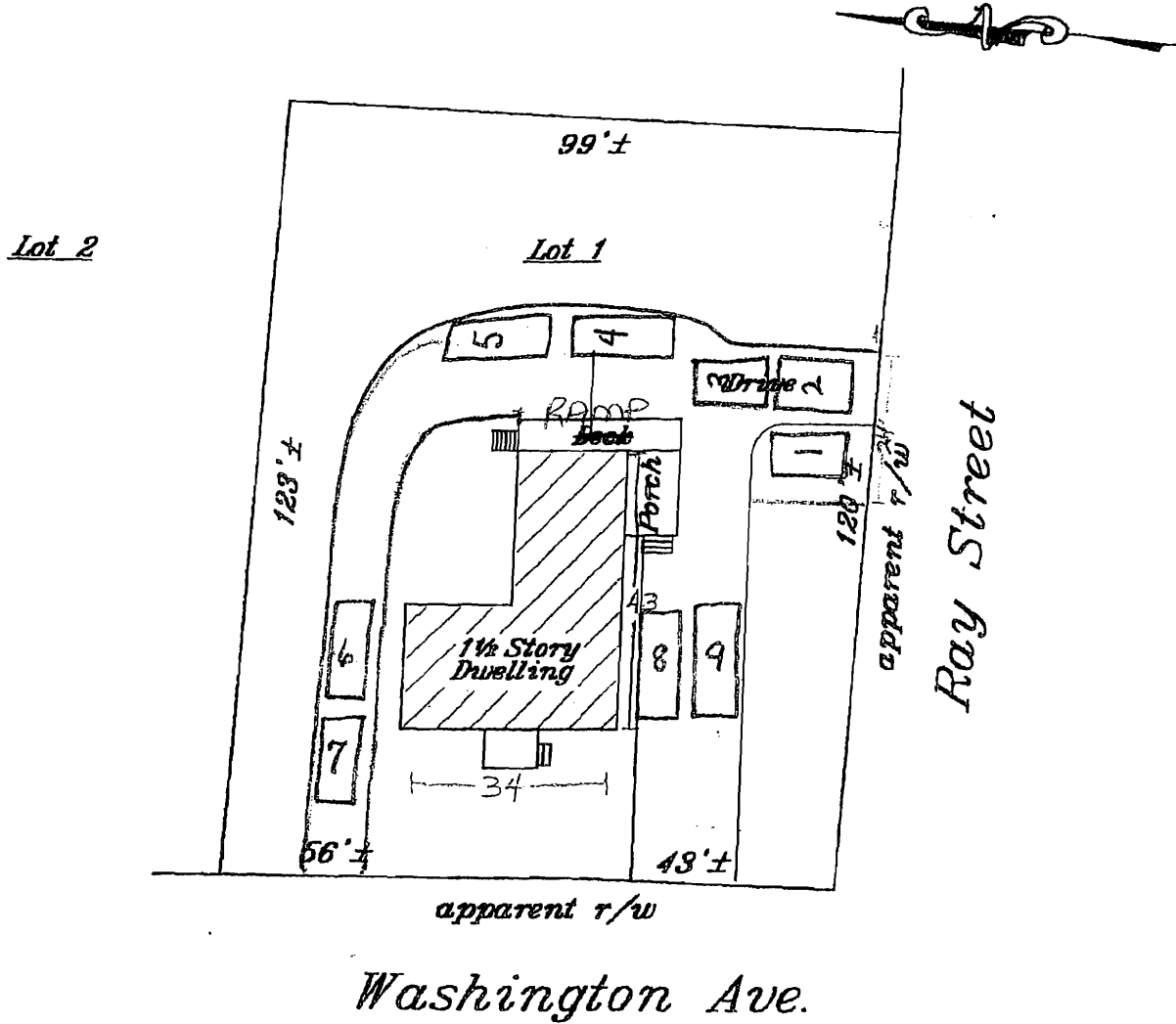
1700 - 400 = 4,25 PKG
SPCS Reg
9 SPACES Show

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 LICENSURE & PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & PROFESSIONAL LAND SURVEYORS. (5) THIS INSPECTION IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (6) 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.

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

TITLE REFERENCES:

BOOK: 15200 PAGE: 141
 BOOK: 13 PAGE: 72 LOT: 1
 CITY: Cumberland

YOUR FILE #: A04-593

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
 810 BRIGHTON AVENUE
 BOSTON, MA 02116
 332 CLARES WOODS ROAD
 PORTLAND, ME 04106