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CITY OF PORTLAND, MAINE



389 COAGRESS STREET PORTLAND, MAINE C4101 (207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

October 22, 1990

RE: 235 Congress Street

Victorian Restorations, Inc. 451 Deering FAvenue Portland, Maine 04103 c/o Thomas McAdam

Dear Sir:

Your application to make repairs after fire (interior renovations) has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be fasued until all requirements of this letter are met.

CONDITIONS OF APPROVAL:

Ref. Chapter 19 of N.F.P.A. 101 Life Safety Code.

- All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with hydraulic self-closers. Doors shall swing in the direction of exit travel.
- Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from apartment to the building exterior with no communications to other apartment units.
- 3. Each apartment shall be equiped with an approved single station smoke detector powered by the horse current. The detector shall be located in an area which will provide protection for sleeping areas.
- 4. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment. Sprinkler piping serving 1st more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 5. Spira'. Itairs within the living unit shall comply with Section 19-2...3.3 of the N.F.P.A. 101 Life Safety Code.
- 6. Fire escape shell be in accordance with Section 5-2.8.

Victorian Restorations, Inc.

10/22/90

- One ...our rated enclosure of front stairwell shall extend to the third floor level.
- The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 H.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division . Inspection Services.

If you have any questions regarding (h, teal) requirements, please do not hesitate to contact this off ce.

Sincerely,

P. Samuel Hoffses Chief of Inspection Services

/el

cc: LT. Wallace Garroway, Fire Prevention Bureau

BUILDING PERMIT REPORT

| DAT | E: 10-10-90 |
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| ADI | RESS: 235 Conques St |
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| ខបា | LDING OWNER: Thomas Me Adam |
| CO | TRACTOR: Victorian Ristorations Inc |
| PEF | MIT APPLICANT: Thomas Mc Adjuns |
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| con | DITIONS OF APPROVEL OR DENIAL: Of Charte of the Color of |
| | fire rating of at least one (1) hour, including fire doors with self-closers. Look she swing in the direction of exil troul |
| 2. | Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from apartment to the building exterior with no communications to other apartment units. |
| 3. | Each apartment shall be equiped with an approved single station smoke detector powered by the house current. The detector shall by located in an area which will provide protection for sleeping areas |
| 4. | The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling as by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An <u>INDICATING</u> shut-off valve shall be installed in an accessable location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler. |
| 5. | Spiral stones within the living unit shall conjudy with Section |

6. Fire Escape Shell be in accordance with Section 5.28

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1) I'm noted enclosed of front stanwell shall extend to the third flow level. The builder of a facility-to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section.

Prior to commencing construction of the facility, the builder shall Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services. C.C IT. Garrenay (PE)

| APPLICATION FOR PE | RMIT | PEIMIT ISSU |
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| B.O.C.A. USE GROUP | | FEB 7 1945 |
| B.O.C.A. TYPE OF CONSTRUCTION 00 | 089 | 1 |
| ZONING LOCATION 3-2 FORTLAND, MAIL | wr Feb. 5. 198 | |
| To the CUIEC OF PULL PROS. | | CIA CA LANGE |
| To the CHIEF OF BUILDING & INSPECTION SERVICES, FORTLAND | . MAINE | Se se la constant de |
| The und resigned hereby applies for a permit to erect, after, repair, demolis | h, move or instell the folio | were building site for |
| equipment or change use in accordance with the Laws of the State of Maine, Ordinance of the City of Portland with plans and specifications, and sub-LDCATION 235, CONSTRUCTION 235, CONSTRUCTION | the Portland P.O.C.A. B | ulding code and and |
| LOCATION 335. Congress. Straet. | muted herewith and the | Jollowing specification |
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| - Lesses name and society Steppen P. Gervais, 177 c | t John Chronty | 770 C-XX |
| The state and addicts | Tek | ephone |
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| Proposed use of building .sandwich .shop | | Vo. families |
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| change of use . fom furniture repair/salez to sandwich snop | TOTAL | \$.2500 |
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| | @ 175-5451 | Late Fee | •• •• | • • • |
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GENERAL NOTES FOR SPECIFICATIONS.

- 1. ALL MEASUREMENTS ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE CONTRACTOR.
- 2. ALL MATRIALS HAVING COLOR OR PATTERNS SHALL BE SELECTED BY
- 3. ALL WORK SHALL BE PERFORMED BY LICENSED JOURNEYMEN MECHANICS(OR BETTER) WHERE REQUIRED.
- 4. THE PREMISES SHALL BE K. T CLEAN AND ORDERLY DURING THE COURSE OF THE WORK AND ALI. DEBRIS SHALL BE REMOVED AT THE COMPLETION OF WORK.
- 5. BUILDING, ELECTRICAL AND PLUMBING PERMITS SHALL BE PURCHASED BY THE CONTRACTOR. FAILURE TO SECURE THE REQUIRED PERMITS WILL MEAN: THAT PAYMENTS FOR WORK REQUIRING PERMITS WILL NOT BE MADE UNTIL THE NECCESSARY PERMIT(S) HAVE BEEN PURCHASSED.
- 6. WORKMANSHIP AND MATERIALS NOT COVERED BY MANUFACTURER'S WARRANTY SHALL BE SE COVERED BY CONTRACTOR'S GUARANTEE FOR A PERIOD OF AT LEAST ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF ALL WORK REQUIRED BY THE CONTRACT.
- 7. ALL WORK SHALL CONFORM TO THE APPROPRIATE CODES OF THE LITY OF PORTLAND.
- 8. INSTALL SHALL MEAN FURNISH AND INSTALL, UNLESS OTHERWISE SPECIFIED.

NOTE: NO LEAD BASED PHINT CAN BE USED THAT EXCEEDS I PER CENT LEAD BY WEIGHT AS REQUIRED BY CIRCULAR HPMC-FHA-4500.5.

REHABILATATION SPECIALIST

THOMAS MCADAMS
451 DEERING AVE.
PORTLAND, ME. C4103

SPECIFICATIONS FOR 2005 CONGRESS ST.

1. EXTERICALINTERIOR.

A. DEMOLITION.

- 1. REMOVE ALL RUBBISH AND DEBRIS FROM PROFERTY AND DISPOSE.
- 2. REMOVE ALL EXISTING SIDING DOWN TO SHEATHING. APPROX. 3800SF
- 3. REMOVE ALL FIRE DAMAGED STUDS, SHEATHING AND RAFTERS.

 APPROXIMATELY= 37LF/WALLS, 112LF/ROOF RAFTERS,2 GABLE ENDS.
- 4. REMOVE EXISTING FIRE ESCAPE AT REAR OF BUILDING.
- 5. REMOVE ALL BROKEN AND/OR DAMAGED PLASTER AND LATH WALLS AND CEILINGS. APPROX. DTY= 3,000 SF.
- 6. REMOVE ALL BROKEN AND/OR DAMAGED ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES.
- 7. REMOVE ALL BROKEN AND/OR DAMAGED PLUMBING FIXTURES, D/W/V LINES, AND SUPPLY LINES.
- 8. REMOVE ALL DAMAGED AND/OR FIRE-DAMAGED FLOOR JOISTS, SUBFLOOR, UNDERLAYMENT, CARPET AND SHEET VINYL. APPROX. = 336LF-FLOOR JOISTS/340SF-SUBFLOOR/2950 SF-UNDERLAYMENT-CARPET-VINYL.

B. ASBESTOS REMOVAL. - BASEMENT.

1. REMOVE ALL ASBESTOS INSULATION FROM HEATING PIPES AND OLD HEATING BUILER. WORK TO BE PERFORMED BY A LICENSED ASBESTOS ABATEMENT CONTRACTOR ACCORDING TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES. A COPY OF THE FINAL AIR QUALITY REPORT WILL BE TURNED OVER TO THE REHAB SPECIALIST. BOILER= 1 EA./PIPE=APPROX. 125 LF.

2. INTERIOR.

A. ELECTRIC-APARTMENTS *.

- 1. REPAIR DEFECTIVE ELECTRICAL SYSTEMS BY INSTALLING NEW SERVICE ENTRANCE; MAIN SHUT-OFF TO BE LOCATED IN BASEMENT.
- 2. INSTALL 4 NEW FPE,GE OR EQUAL CIRCUIT PANELS, ONE PER UNIT; TO BE LOCATED INSIDE EACH APARTMENT.
- 3. INSTALL NEW BRANCH CIRCUITS INCLUDING OUTLETS, SWITCHES, FIXTURES, AND GFI CUTLETS ACCORDING TO THE NATIONAL ELECTRIC CODE. ALL WORK TO BE INSPECTED BY LOCAL CITY INSPECTOR.
- 4. INSTALL NEW HARD-WIRED SMOKE DETECTORS IN EACH UNIT. UNIT MUST BE
- U. L. AND/OR N.F.P.A. PPROVED. INSTALLATION ACCORDING TO MANUFACTURER'S SPECIFICATIONS. QTY- 4 EA.
- 5. INSTALL NEW HARD-WIRED SMOKE DETECTORS IN ALL COMMON HALLWAYS AND IN BASEMENT AREA. QTY-4 EA.
- 6. INSTALL NEW DOORBELL SYSTEM ACCORDING TO NEC, INCLUDING ALL NEW TRANSFORMERS, WIRING AND PUSHBUTTONS. QTY-4 EA PUSHBUTTONS.

B. PLUMBING-APARTMENTS *.

- 1. INSTALL NEW SUPPLY PIPING USING 1/2" TYPE "L" COPPER COMPLETE WITH ALL REQUIRED FITTINGS AND SHUT-OFFS. ALL WORK TO BE INSPECTED BY LOCAL CITY INSPECTOR.
- 2. INSTALL NEW DRAIN/WASTE/VENT PIPES WITH ALL REQUIRED FITTINGS; SIZE AS DETERMINED BY MAINE PLUMBING CODE. PIFE 10 BE SCHEDULE 40 PVC.
- 3. INSTALL NEW SINGLE BOWL STAINLESS STEEL SINKIFEDERAL OR EQUALI COMPLETE WITH SINGLE LEVER FAUCETIMOEN OR EQ. ALJ. QTY=4 EA.
- 4. INSTALL NEW WATER CLOSETCELJER OR EQUAL), FREE STANDING $_{\odot}$. WITH NEW SEAT. $_{\mbox{QTY}=4}$ EA.
- 5.INSTALL NEW 5' RECESSED NON-SLIP TUB WITH COMPLETE SHOWER FACILITIES NON-SCALD VALVE, SHOWER ROD AND ASSOCIATED TRIM. TUB TO BE FIBERGLASS CARTESIAN OR EQUAL; TUB/SHOWER FAUCET TO BE [MOEN OR EQUAL]. OTY=4 FA.
- 6. INSTALL NEW FREE STANDING VANITY (MERRILLAT OR EQUAL) COMPLETE WITH NEW DROP-IN, SELF-RIMMING CHINA LAVATORY AND SINGLE LEVER FAUCEY.

 LAVATORY TO BE CARTESIAN OR EQUAL); FAUCET TO BE (MOEN OR EQUAL).

 QTY=4 EA.

C. HEATINE APARTMENTS ..

- 1. REMOVE ALL EXISTING BOILERS AND STORAGE TANKS FROM PREMISES AND DISPOSE, SUPPLY AND INSTALL ONE COMPLETE NEW CIL-FIRED FORCE" HUT WATER BOILER OF SUFFICENT CAPACITY TO HEAT EACH INHABITABLE ROOM TO 68 DEGREES FAHRENHEIT 0 -10 DEGREES FAHRENHEIT OUTSILE TEMFERATURE. CAST IRON BOILER TO BE CAMERICAN STANDARD, PEERLESS, WEIL MCLAIN OR EQUALI. INSTALL NEW FLUE PIPE AND DUCTWORK IN BASEMENT. INSTALL ALL REQUIRED SAFETY VALUES AND SWITCHSE, NEW THERMOSTATS, AND WIRING TO SERVICE UNIT. MAKE ALL REQUIRED DIL CONNECTIONS TO UNIT. INSTALL NEW 375 GAL DIL STORASE TANK AND ALL REQUIREL PIPING. NOTE: UNIT TO HAVE 4 SERVICE ZONES.
- 2. INSTALL NEW FIN-TYPE HOT WATER BASEBOARD RADIATION OF SUFFICENT CAPACITY TO HEAT EACH INHABITABLE ROOM TO SB DEGREES FAHREHEIT @ -10 DEGREES JUTSIDE TEMFERATURE. BASEBOARD TO COMPATIBLE WITH NEW BOILER AND INCLUDE ALL REQUIRED VALVES AND TRIM. APPROX. = 250 LF.

D. STAIRS-APARTMENTS */FRONT-151 TO 3RE LOOR.

- 1. INSTALL NEW 2 X 3(7) MATCH EXISTING! HEADERS FOR STAIRWELL OPENING. ACCORDING TO BOCH BUILDING CODE, ROUGH OPENING SIZE APPROXIMATELY
- 2. INSTALL NEW STAIRS USING 2 X 12 SPRUCE STRINGERS, 3/4" PLYWOOD TREADS AND RICERS, SET ON FIRM FOCTING. ALL WORK TO CONFORM TO BOCA BUILDING CODE. STAIRS TO RECEIVE CARPET COVERING UPON COMPLETION. WORK TO INCLUDE 36" HIGH HANDRAIL, STYLE SELECTED BY OWNER. GTY= 1 SET/PER FLIGHT.

E. INTERIOR WALLS-APARTMENTS +.

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1. REPAIR DEFECTIVE EXISTING WALLS EY REMOVING LETERIORATED SECTIONS AND REPAIR WITH NEW SHEETROCK FASTENED TO FRAMING USING DRYWALL SCREWS. TAPE AND SEAL ALL SEAMS AND SCREWHEADS USING JOINT COMPOUND TU.S. GYPSUM OR EQUAL]. SAND TO SMOOTH FINISH AND PAINT WITH TWO COATSE1 PRIMER COAT & 1 FINISH COATS. M-5 SHEETROCK TO BE USED IN BATH AREAS.FIREWALLS AND COMMON HALLWAYS TO FIRE-RATED 5/8" TYPE X SHEETROCK; ALL OTHER AREAS TO BE 1/2". APPROX. QTY= 4,000 SF. 2. ALL NEW WALLS TO TREATED AS EXISTING WALLS FOR SHEETROCK SPECIFI-CATION. APPROX. QTY= 3,500 SF.

F. FLOORING-APARTMENTS *.

- 1. REPLACE ALL FIRE-DAMAGED FLOOR JOISTS USING 2 X 10 SPRUCE C#2 OR BETTER] 16"0.C. APPROX. 336 LF. 3RD FLOOR RIGHT FRONT.
- 2. REPLACE ALL BROKEN AND/OR DAMAGED SUB-FLOOR WITH 1/2" CDX FIR PLYWOOD. APPROX. \square TY= 1300 SF. 3RD FLOOR.
- 3. INSTALL NEW 1/4" UNDERLAYMENT OVER ALL SUB-FLOORS USING RING-SHANK NAILS 6" APART ON FACE AND 4" APART ON ALL SEAMS. APPROX. QTY= 3000 SF.
- 4. INSTALL NEW SHEET VINYL USING WATERPROOF GLUE OVER NEW UNDERLAYMENT. OWNER TO SELECT FLOORING UNDER A \$15.00/SY ALLOWANCE. APPROX. QTY= 800 SF
- 5. INSTALL NEW CARPET USING TACK-STRIPS OVER NEW UNDERLAYMENT. OWNER TO SELECT CARPET UNDER A \$20.00/SY ALLOWANCE.APPROX. QTY= 2200 SF.

G. SUSPENDED CEILINGS-APARTMENTS *.

1. INSTALL NEW T-BAR SUSPENSION SYSTEM WITH 2' X 4' 1/2" GYPSUM PANELS ECHICAGO METALLIC 640 SERIES GRID]. CEILING LIGHTS TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 3000 SF.

H. INCULATION-APARTMENTS *.

- 1. INSULATE SIDEWALLS(EXTERIOR) WITH NEW FIBERGLASS INSULATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SIZE TO BE: 3-1/2" FOR 2 X 4 CONSTRUCTION AND 5-1/2" FOR 2 X 6 CONSTRUCTION. INSULATION TO BE UNFACED WITH 4 MIL POLY VAPOR BARRIER(OWENS-CORNING OR EQUAL. APPROX.GTY= 1400 SF
- 2. INSULATE ATTIC/ROOF AREA WITH UNFACED FIBERGLASS AND 4 1 IL POLY VAPOR BARRIER. INSULATION TO BE 9" UNFACEDCOWENS-CORNING OR EQUAL. APPROX. QTY= 1500 SF.
- 3. INSULATE SIDEWALL AREAS BY BORING HOLES AND FILLING ALL AREAS WITH CELLULOSE FIBER INSULATION. USE TWO HOLE METHOD WHERE NECESSARY. WORK TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

 CONTRACTOR WILL BE RESPONSIBLE FOR PATCHING ALL HOLES. APPROX. QTY= 1350 SF.

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I. KITCHEN CABINETS/VANITIES-APARTMENTS *.

- 1. INSTALL NEW WALL & BASE CABINETS[MERRILAT.YORKTOWNE OR EQUAL], STYLE AND COLOR TO BE SELECTED BY OWNER. QTY=10 LF PER UNIT. [X4]
- 2. INSTALL NEW POST FORMED COUNTERTOP, COLOR TO BE SELECTED BY OWNER. 3. SEE PLUMBING SPECS FOR VANITY.

J. INTERIOR DOORS-APARTMENTS *.

- 1. INSTALL NEW METAL AFARTMENT ENTRY DOORS(FIRE RATED AS DETERMINED BY THE PORTLAND FIRE DEPT. 1 DOOR TO BE 6-PAMEL, PRE-HUNGEBROSCO, STANLEY, OR EQUALJ; LOCKSET TO BE KEYED ALIKE TO EXTERIOR DOOR [SCHLAGE OR EQUAL].STYLE SELECTED BY OWNER. QTY= 9 EA.
- 2. INSTALL NEW WOOD 6-PANEL PREHUNG DOORS (BROSCO OR EQUAL) WITH COLONIAL CASING (BROSCO #8710=2-1/2"].INSTALL LGCKSETS(SCHLAGE OR EQUALJ. QTY= 13 EA.

K. INTERIOR TRIM-APARTMENTS *.

1. INSTALL 3-1/2" BASEBOARD AND 2-1/2" CASING [BROSCO #8385A & #8710] IN ALL ROOMS. APPROX. GTY= 500LF BASEBOARD/550 LF CASING.

L. APPLIANCES-APARTMENTS *.

- 1. INSTALL NEW 15 CF REFRIGERATORS [GE, HOTPOINT OR EQUAL] IN ALL
- 2. INSTALL NEW 30" ELECTRIC RANGES (GE, HOTPOINT OR EQUAL) IN ALL
- 3. INSTALL NEW 30" DUCTED RANGE MOUDS EGE, NUTONE OR EQUAL) IN ALL APARTMENTS. GTY= 4 EA.

N. INSTALL NEW INTERIOR PARTITIONS.

- 1. CONSTRUCT NEW NON-BEARING PARTITIONS IN 2ND FLOOR FRONT ROOM TO CREATS 2 NEW BEDROOMS AND NEW CLOSET IN ONE BEDROOM. INCLUDE 3' WIDE HALLWAY TO INSURE SEPERATE BEDROOM ENTRANCES. APPROX. 16 LF.
- 2. CONSTRUCT NEW 2/6X6/8 DOOR OPENING IN EXISTING CLOSET FOR ACCESS

- 3. REMOVE EXISTING DOOR AND FRAME FROM 2ND FLOOR FRONT LIVING ROOM CLOSET AND DISPOSE. INSTALL 2 X 4 STUDS, SHEETROCK, TAPE AND PAINT TO MATCH NEW INTERIOR.
- 4. REMOVE EXISTING DOOR AND FRAME FROM 1ST FLOOR REAR BATH- ROOM CLOSET AND DISPOSE. INSTALL 2 X 4 STUDS, 2 X 6 HEADER FOR 2/6 X 6/8 DOOR.

3. EXTERIOR.

A. SIDING-APARTMENTS *.

- 1. REPAIR SIDING BY INSTALLING NEW VINYL SIDING TO SIDES AND REAR OF STRUCTURE. PREPARE WALLS BY RENAILING EXISTING SIDING TO PROVIDE SMOOTH SURFACE. INSTALL ALL REQUIRED SPRUCE LATHS. INSTALL VINYL [ALCOA, BIRD OR EQUAL] ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 4,100 SF.
- 2. REPAIR SIDING BY INSTALLING NEW RED CEDAR CLAPBOARDS [AYE OR BETTER GRADE] USING ALUMINUM OR STAINLESS STEEL NAILS TO PREVENT BLEEDING. INSTALL CLAPBOARDS ON FRONT OF STRUCTURE NOT INCLUDED IN STOREFRONT. APPLY TWO COATS OF CLEAR WOOD PRESERVATIVE TO NEW CLAPBOARDS. APPROX. QTY= 460 SF

B. WINDOWS-APARTMENTS *.

1. REPAIR DEFECTIVE WOOD WINDOWS BY REMOVING SASHES AND DISPOSING.
INSTALL NEW VINYL REPLACEMENT WINDOWS (EAGLE, CETAINTEED OR EQUAL),
ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING FILLING WINDOW
WEIGHT CAVITIES WITH FIBERGLASS INSULATION. GTY= 25 EA.

D. INSTALL COMPLETE NEW WOOD WINDOW-APARTMENTS *.

1. REPAIR WINDOW BY INSTALLING COMPLETE NEW WINDOW, FRAME AND CASINGS. PAINT OR STAIN NEW WOOD TWO COATS. WINDOW TO HAVE INSULATED GLASS AND SCREEN. SHADES OR BLINDS TO BE RESPONSIBILITY OF OWNER. GTY= 14 EA

D. EXTERIOR DOORS-APARTMENTS *.

1. REPAIR DEFECTIVE EXTERIOR DOOR BY REMOVING EXISTING DOOR, JAMB
AND TRIM. INSTALL NEW PREHUNG METAL 6-PANEL DOOR (BROSCO, STANLEY OR
EQUAL) ACCORDING TO MANUFACTURER'S SPECIFICATIONS. LOCKSETS (SCHLAGE
OR EQUAL) TO BE KEYED ALIKE TO APARTMNET, ENTRY DOORS. QTY= 1 EA.

E. EXTERIOR WALLS-APARTMENTS *.

1. REPLACE ALL STUDS REMOVED IN DEMOLITION TRE-DAMAGED WALLS. STUDS TO BE 2 X 4 OR 2 X 6 SPRUCE [#2 ~

2. CONSTRUCT NEW EXTERIOR WALLS USING BETTER GRADEL. ALL WINDOW OPENINGS TO BUILDING CODE USING APPROPIATE SIZE HL

CORDING TO BOCA

ADEI.

SPRUCE L#2 OR

3. INSTALL 1/2" CDX PLYWOOD SHEATHING ON " '" DE DE NEW WALLS. APPROX. QTY= 1400 SF.

- 4. INSTALL BUILDING WRAP ITYPAR, TYVEX OR EQUAL! OVER NEW 1/2" CDX PLYWOOD ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 1400 SF.
- 5. INSTALL NEW SIDING-SEE SIDING SPEC.
- 6. APPLY CLEAR WOOD PRESERVATIVE TO NEW WOOD SIDING. APPROX. QTY= 250 SF.

F. ROOF-APARTMENTS *.

- 1. REPAIR EXISTING ROOF BY REMOVING LINCLUDING RAFTERS AND SHEATHING] FROM ENTIRE STRUCTURE AND DISPOSING.
- 2. INSTALL NEW WOOD TRUSSES (WOOD STRUCTURES OR EQUAL) ACCORDING TO MANUFACTURER'S SPECIFICATIONS, NCLUDING ALL REQUIRED LATERAL AND/OR WIND BRACING, QTY= 29 EA.
- 3. INSTALL 1/2" CDX PLYWOOD SHEATHING TO EXTERIOR SIDE OF NEW TRUSSES. APPROX. QTY= 1500 SF.
- 4. APPLY ONE LAYER OF 15# FELT OVER 1/2" CDX PLYWOOD, OVERLAPPED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. APPROX. QTY= 1500 Sf.
- 5. APPLY 3' WIDE ROW OF BITUTHANE MEMBRANECICE & WATER SHIELD] AT ROOF EDGE TO PREVENT ICE DAMS AND WATER DAMAGE. APPROX. QTY= 11. LF.
- 6. INSTALL 8" ALUMINUM DRIP EDGE AT ALL (EAVE AND RAKE) ROOF EDGES TO INSURE STRAIGHT ROOF LINE. APPROX. QTY= 164 LF.
- 7. INSTALL 235# ASPHALT OR FIBERGLASS [GP, IKO, BIRD OR EQUAL] ROOF SHINGLES. SHINGLES TO CARRY NATIONAL UNDERWRITER'S CLASS 'C' LABEL. APPROX. QTY= 1500 SF. 15 SQ.
- 8. INSTALL CONTINUOUS RIDGE VENT TO INSURE PROPER VENTILATION. APPROX. GTY= 56 LF.

G. EXTERIOR TRIM-APARTMENTS *.

- 1. INSTALL NEW PINE TRIM C'C'OR BETTER GRALEJ USING 1X 5 & 1 X 6 CORNER BOARDS, 1 X 8 FASCIA AND RAKE BOARDS USING GALVANIZED NAILS. APPROX. QTY= 112LF-FASCIA/110LF-1 X 5 & 1 X 6 EA./52LF-RAKE.
- 2. INSTALL 1/2" AC PLYWOOD SOFFITT WITH A 2" VENT STRIP AT EAVE. APPROX. QTY= 112 LF.
- 3. APPLY SHELLAC BASED STAIN SEALER TO ALL KNOTS BEFORE APPLYING PRIMER COAT AND FINISH COAT.

H. REBUILD CHIMNEY-APARTMENTS *.

1. REMOVE EXISTING BRICK CHIMNEY TO A POINT BELOW THE EXISTING ROOF LINE. REBUILD NEW CHIMNEY USING EXISTING AND NEW BRICK SET IN NEW MORTAR. INSTALL NEW LEAD FLASHING TO PREVENT LEAKS. FINISH JOINT TO HAVE A CONCAVE SURFACE. DTY= 2 EA.

I. REPAIR MASUNARY FOUNDATION-FRONT AND SIDES.

1. REPAIR LOOSE AND BROKEN FOUNDATION WALL BY REMOVING LOUSE BRICK AND MORTAR. REPLACE BRICK IN NEW MORTAR EMATCH EXISTING MORTAR TO GREATEST EXTENT POSSIBLE) OR PATCH HOLES WITH NEW MORTAR.

J.NEW STAIR TREADS-FRONT.

1. REPAIR FRONT STAIRS BY REMOVING EXISTING TREADS AND DISPOSING.
INSTALL NEW TREADS USING 5/4 X 6 OR LARGER PRESSURE TREATED LUMBER.
APPROX. QTY= 4 TREADS.

K. NEW STEPS-REAR.

1. INSTALL NEW REAR STEPS USING 2 X 12 PRESSURE TREATED LUMBER AND 5/4 X 6 P.T. LUMBER FOR TREADS AND RISERS. APPROX. 37 % 2R.

L. INSTALL NEW ALUMINUM GUTTERS.

1. INSTALL NEW 4" X 6" ALUMINUM GUTTERS (ALCOA OR EQUAL) AND DOWNSPOUTS. GUTERS TO BE HUNG AND PROPERLY PITCHED USING ALCOA RACK SYSTEM. OWNER TO SELECT FROM MANUFACTURER'S STANDARD COLORS. APPROX. GTY= 112 LF/60 LF DOWNSPOUTS.

M. REPAIR/REPLACE EXISTING FIRE ESCAPE.

1. REPAIR EXISTING FIRE ESCAPE BY REMOVING EXISTING AND DISPOSING.
INSTALL COMPLETE NEW FIRE ESCAPE USING 4 X 6 PRESSURE TREATED LUMBER
FOR VERTICAL COLUMNS AND GIRTS, INCLUDE ALL REQUIRED TRIM. INSTALL NEW
2 X 8 PRESSURE TREATED FLOOR JOISTS AT EACH LEVEL. INSTALL ALL NEW
DECKING USING 5/4 X 6 PRESSURE TREATED LUMBER. STAIR STRINGERS WILL BE
2 X 12 PRESSURE TREATED LUMBER. ALL RAILINGS WILL MADE OF 2 X 4 P.T.
LUMBER AND 2 X 2 BALUSTERS ACCORDING TO BOCA BUILDING CODE. CONTRACTOR
WILL REPAIR ANY SIDING DAMAGED DURING REPAIR.

RESPONSIBILITIES OF THE BORROWER

The Borrower is the person or legal entity assuming responsibility to repay any loan. Any loan must be repaid whether or not he or she is satisfied with the rehabilitation process or construction. The city does not guarantee the performance of your contractor or the quality of his work and ments at a later date.

The City of Portland assists the borrower only in preparing work write-ups and supplying a list of contractors; and inspecting the work prior to issuing checks from the escrow account.

The ocrower must understand that he or she selects the contractor in the final analysis and enters into a two-part agreement with this contractor, approves payment to the contractor, gives final approval to the work and ultimately must resolve any differences with the contractor informally, or through a formal dispute resolution mechanism, or as a last resort, in court. The City will not furnish legal counsel in disputes between the property owner and the contractor.

The rehabilitation contract is between the borrower and the contractor. The City of Portland is not a party to the contract. The borrower must understand the City acts somewhat as a bank from which rehabilitation funds are borrowed and manages the excrow account as work progresses.

So there will not be any misunderstanding as to omissions, type of work, amount of work or the amount of money to be paid to the contractor, you are required to read, in detail, and sign your specifications before any work begins.

The specifications are not to be modified after work starts, unless a change order is approved in writing as to the dollar amount involved and what the replacement will be.

Homeowne

Homeowner

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APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

| | Date August 7 , 1990 Receipt and Permit number 0/50/ |
|--|---|
| To the CHIEF ELECTRICAL INSPECTOR, Portland, Mo The undersigned hereby applies for a permit to make a Maine, the Portland Electrical Ordinance, the National E | electrical installations in accordance with the titus of lectrical Code and the following specifications: |
| I OCATION OF WORK 235 Congress - 1st. | 2nd & 3rd floor |
| OWNER'S NAME: Tom Maraydam Al | FEES |
| OUTLETS: | ••• |
| Receptacles 80 Switches 30 Plugmold | |
| W 1 W Warmagant (not s | trip) TOTAL 204_UB |
| Strip Flourescent ft | 100 amp 3.00 |
| SERVICES: | ry x TOTAL amperes 400 6.00 |
| Overhead x Underground Tempora | ry x 101741 amperes 400 250 |
| METERS: (number of) 5 | |
| MOTORS: (number of) | |
| 1 HP or over | |
| | |
| Cil or Gas (number of units) 2 units | 6.00 |
| Electric (number of rooms) | |
| COMMERCIAL OR INDISTRIAL HEATING: | |
| Oil or Gas (by a main boiler) | |
| Oil or Gas (by separate units) | |
| | |
| APPLIANCES: (number of) Ranges 4 V | Water Heaters |
| tanges | Disposals |
| Cook Tops | Dishwashers |
| - Wall Overs | Compactors |
| | Others (denote) |
| TOTAL 10 | |
| | |
| Branch Pane's 5 - 4, 100 amp. and 1. | 200 amp5.00 |
| Transformers | |
| Air Conditioners Central Unit | |
| Separate Units (windows) | |
| Signs 20 sq. ft. and under | |
| Over 20 sq. ft. | |
| Swimming Pools Above Ground | |
| Fire/Burglar Alarms Residential | |
| Fire/Burgiar Alarms Residential | |
| Heavy Duty Outlets, 220 Volt (such as welders) | 30 amps and under |
| Heavy Duty Obtiets, 220 vote (State as West and | over 30 amps |
| Cirous Foirs etc | |
| Alterations to wires | |
| Renairs after fire | |
| Emergency Lights, battery | |
| Emergency Generators | TOTAL TARTON DITT |
| Say 3 | INSTALLATION FEE DUE: |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PER | |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) | TOTAL AMOUNT DUE: X\$550 |
| MICHAEL THE PROPERTY OF THE PR | RY SERVICE AS SOON AS POSSIBLE |
| INSPECTION: | Will Call X on rest of work |
| | Will Call X on rest. or Work |
| CONTRACTOR'S NAME:John Perry Elec | |
| ADDRESS: 381 Danforth St., Por | tlang ME 04102 |
| TEL: <u>773-5824</u> | SIGNATURE OF CONTRACTOR: |
| MUCTUL MODIUS CON | STORTH OIL COLUMN AND AND AND AND AND AND AND AND AND AN |
| LIMITED LICENSE NO.: | -tronger to |
| The state of the s | ORY -WHITE |
| INSPECTOR'S C | No William |

INSPECTOR'S CORY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

| PROGRESS II | SE Service 9-8-90 by SB Service called in 8-990 by \$\frac{10.50 \text{ Am}}{2350 \text{ Am}} \text{ ELECTRICAL INSTALLATIONS} Closing-in 8-23-90 by \$\frac{10.50 \text{ Am}}{2350 \text{ Am}} \text{ Inspection } \text{ Application Register Page No. } \text{ 10-1-90} \text{ 10-23-90} \text{ 10-20-4mge No. } \text{ 12-20-90} \text{ 12-20-90} |
|-------------|---|
| DATE: | REMARKS: |
| 10/23/90 | 3 Rd 4 SECOND FLOOR ADVISED The PLUMER TO REMOVE |
| | The WIRES of Rom The HEAT PIPE BY TUSHUATION, P |
| 12-20-90 | CO for 300 \$200 Fl. ROAK- |
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