

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

OCT 19 2008

PERMIT ISSUED

Permit Number: 080984

~~MAY 19 2008~~

CITY OF PORTLAND

CITY OF PORTLAND

This is to certify that ROSA TRUE SCHOOL LIMITED PARTNERSHIP/Marcus Payne
has permission to Change of use from Utility room / storage to apartment for on site maintenance personnel
AT 140 PARK ST GBL 045 A006002

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 lathed or otherwise closed-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. Craig Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Jeanie Bonke 9/19/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0984	Issue Date:	CBL: 045 A006002
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Location of Construction: 140 PARK ST	Owner Name: ROSA TRUE SCHOOL LIMITED	Owner Address: 181 BRACKETT ST	Phone:
Business Name:	Contractor Name: Marcus Payne	Contractor Address: P.O. Box 5264 Portland	Phone: 2076715048
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B-3

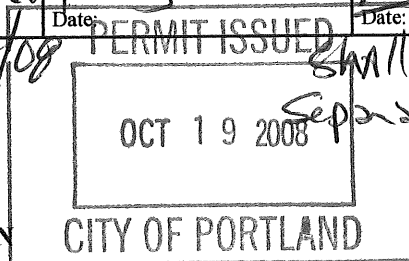
Past Use: Multi -Eight Res. Family with office space and daycare	Proposed Use: Change of use from Utility room/storage to apartment for on site maintenance personel for a total of 9 residential dwelling units and office space and daycare	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R2 Type: JB IBC-2003	

Proposed Project Description: Change of use from Utility room/storage to apartment for on site maintenance personel on 2nd floor	Signature: <i>Greg Cass</i>	Signature: <i>JMB 9/19/08</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: Idobson	Date Applied For: 08/08/2008	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

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>8/14/08</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	Historic Preservation <input 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
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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

04/24/09 close-in okay

MAHO



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 20____

Received from _____

Location of Work 140 Bld

Cost of Construction \$ _____

Permit Fee \$ 105

30 Bld.
1-75050

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: _____

Check #: CC

Total Collected \$ 105

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0984	Date Applied For: 08/08/2008	CBL: 045 A006002
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Location of Construction: 140 PARK ST	Owner Name: ROSA TRUE SCHOOL LIMITED	Owner Address: 181 BRACKETT ST	Phone:
Business Name:	Contractor Name: Marcus Payne	Contractor Address: P.O. Box 5264 Portland	Phone: (207) 671-5048
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of use from Utility room/storage to apartment for on site maintenance personel for a total of 9 residential dwelling units and office space and daycare	Proposed Project Description: Change of use from Utility room/storage to apartment for on site maintenance personel on 2nd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/14/2008**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a nine family dwelling with office space and daycare with the issuance of this permit and subsequent issuance of a certificate of occupancy. 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:** Jeanine Bourke **Approval Date:** 09/19/2008**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Loft is existing, no permanent ladder allowed for access, for storage only, not for habitable space.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) 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:** 08/19/2008**Note:** **Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

Comments:

8/14/2008-mes: B-3 Zone does not require parking for a change of use and there are no dimensional standards for area per d.u. No site plan review required

9/15/2008-jmb: Spoke to Marcus P. About the construction of the existing storage loft , see notes on figure A plans. Discussed guardrail, he will install per notes. He asked about distance between fixtures as it will be tight from the toilet to the shower. He will get the measurements.

Location of Construction: 140 PARK ST	Owner Name: ROSA TRUE SCHOOL LIMITED	Owner Address: 181 BRACKETT ST	Phone:
Business Name:	Contractor Name: Marcus Payne	Contractor Address: P.O. Box 5264 Portland	Phone (207) 671-5048
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

9/19/2008-jmb: Marcus called and confirmed there will be 25" of clearance in front of the toilet to the shower stall. The height under the loft is 7'-5" and above the loft is 5'-5".

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.

- 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.

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

Marcelo P. Ruy
Signature of Applicant/Designee

9/19/08
Date

Jeanne Banke
Signature of Inspections Official

9/19/08
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>140 PARK ST.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>45</u> <u>A</u> <u>6</u>	Applicant * must be owner, Lessee or Buyer* Name <u>PORTLAND WEST</u> Address <u>121 BRACKETT ST.</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>(207) 775-0105</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>+ - 500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>RESIDENTIAL</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CHANGE OF USE - UTILITY ROOM/STORAGE TO MAINTENANCE APARTMENT</u>		
Contractor's name: <u>MARCUS PAYNE</u>		
Address: <u>PO BOX 5264</u>		Telephone: <u>671-5048</u>
City, State & Zip: <u>PORTLAND, ME 04101</u>		Telephone: _____
Who should we contact when the permit is ready: <u>MARCUS PAYNE</u>		Telephone: _____
Mailing address: <u>SAME AS ABOVE</u>		

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: Marcus Payne Date: 8/1/08

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 140 Park St.

Issued to Rosa True School Partnership

Date of Issue 12/8/92

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. 92/3460, 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

APPROVED OCCUPANCY

Eight-family dwelling; office space;
day care

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/10/92 [Signature]
(Date) Inspector

[Signature]
Inspector of Buildings

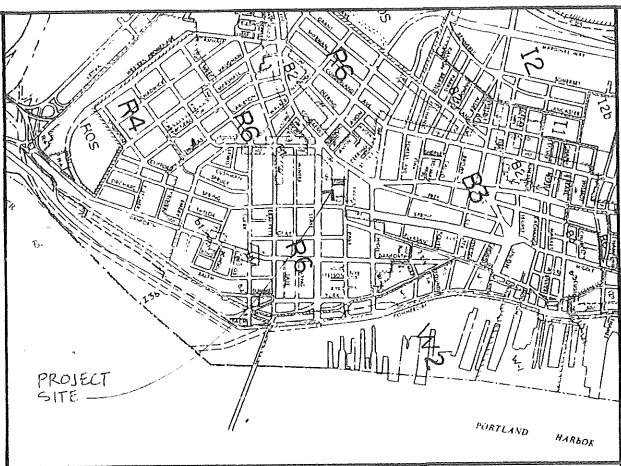
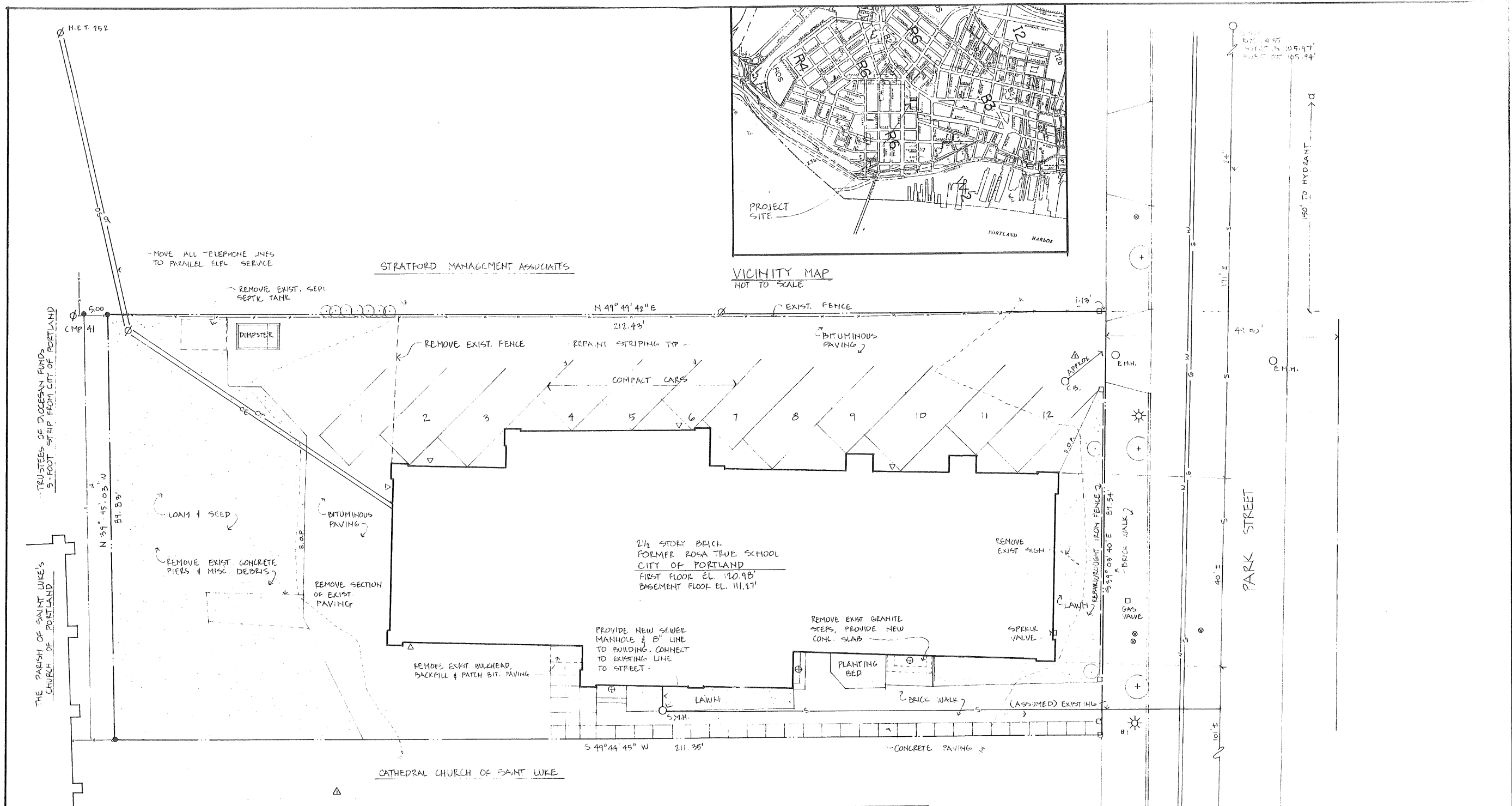
SB

ms

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.

previous COO

45 A6



LANDSCAPE PRESERVATION PLAN

- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF SUBSTANTIAL TEMPORARY FENCES, BY BOXING, OR BY OTHER SUITABLE MEANS.
- DEAD BRANCHES SHALL BE REMOVED WITHOUT INJURY TO TRUNKS; SCARS SHALL BE PAINT-TREATED IMMEDIATELY.
- EXTREME CARE SHALL BE TAKEN IN PERFORMING EXCAVATION OR GRADING WITHIN THE BRANCH SPREAD OF TREES. DEBRIS SHALL NOT BE PLACED WHERE DAMAGE TO TREES OR SHRUBS MAY RESULT.
- ALL LAWN AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE LOAM AND SEED.

PROJECT DATA

LAND AREA: 19,001 SF
 ZONE: B-3
 USE: RESIDENTIAL: 8 DWELLING UNITS

BUILDING COVERAGE: 6,164 SF
 NET FLOOR AREA: 12,200 SF IN USE
 PARKING: RESIDENTIAL: 1-1/2 SPACE/UNIT 12 SPACES

GENERAL NOTES

- TOPOGRAPHIC, BOUNDARY, AND OTHER EXISTING SITE INFORMATION TAKEN FROM SURVEY PREPARED BY H.I. AND E.C. JORDAN, SURVEYORS, DATED AUGUST 31, 1988.
- ELEVATION BENCHMARK: HIGH POINT ON MONUMENT, SOUTHEAST CORNER OF SPRING AND STATE STREETS: ELEVATION 116.32, M.S.L. = 0.00'. TOP CONCRETE LIGHT BASE #1 ELEVATION 112.56'.
- UNLESS OTHERWISE NOTED, INFORMATION SHOWN ON PLAN IS EXISTING AS OF THE DATE OF THE SURVEY.

LEGEND

---	PROPERTY LINE
●	CORNER PIN
□	GRANITE POST 5' HIGH, 1' SQUARE
-x-	WIRE FENCE
-c-	WOOD FENCE
⊗	WATER GATE
⊕	FIRE HYDRANT
⊙	CATCHBASIN
⊙	SEWER MANHOLE
⊙	ELECTRICAL MANHOLE
⊙	UTILITY POLE
⊙	LIGHT STANDARD
⊙	OVERHEAD ELECTRIC
⊙	OVERHEAD TELEPHONE
⊙	SANITARY SEWER
⊙	STORM DRAIN
⊙	WATER MAIN
⊙	GAS MAIN
⊙	RECESSED LIGHT
⊙	FLOODLIGHT
⊙	TREE
⊙	SHRUB
⊙	CURB
⊙	EDGE OF PAVEMENT
⊙	EXISTING CONTOUR

Michael R. Charek
 Architect
 25 Hartley Street
 Portland, Maine 04103

A Project by
 PORTLAND WEST NBHD.
 PLANNING COUNCIL
 155 Brackett Street

**ROSA TRUE SCHOOL
 RENOVATIONS**

Title: **SITE PLAN**

Scale: 1" = 10'

Date: 7/31/08

Revisions:

Sheet:

GENERAL NOTES

- BEFORE BEGINNING WORK AT THE SITE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
- BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING ITEMS WHICH MUST BE REMOVED AND REINSTALLED IN ORDER TO PERFORM THE WORK OF THIS CONTRACT.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER, WINDOW OR DOOR JAMB, OR SIMILAR FIXED ITEM.
- DIMENSIONS TO EXISTING SURFACE ARE TO FINISHED FACE. DIMENSIONS TO NEW PARTITIONS ARE TO FINISHED FACE IN CORRIDORS, AND TO FACE OF STUDS IN OTHER LOCATIONS. METAL STUDS ARE DIMENSIONED TO THE NEAREST 1/2 INCH.
- DO NOT DRILL OR CUT EXISTING FLOOR JOISTS, BEAMS, COLUMNS, OR OTHER STRUCTURAL MEMBERS UNLESS SPECIFICALLY INDICATED.
- PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
- REPAIR, PATCH, AND FINISH, OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES, THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK.
- WHERE PERMANENT REMOVAL OF EXISTING MILL WORK, CASEWORK, ACCESSORIES, EQUIPMENT, OR FURNISHINGS IS REQUIRED, AND PREVIOUSLY CONCEALED SURFACES ARE TO REMAIN EXPOSED, PATCH PREVIOUSLY CONCEALED SURFACES TO MATCH ADJACENT EXPOSED SURFACES. WHERE SUCH SURFACES ARE TO RECEIVE NEW FINISHES, PREPARE THE SURFACES TO RECEIVE THE NEW FINISHES.
- EXCEPT IN SPACES WHERE TO WORK UNDER THIS CONTRACT IS REQUIRED, ENCLOSE EXISTING AND NEW CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED.
- WHERE CONDUITS, WIRES, PIPES, AND SIMILAR ITEMS ARE TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.
- SEAL TIGHT AND PROTECT WITH FIRE SAFING EXISTING AND NEW SLEEVES AND OPENINGS THROUGH FLOORS AND RATIO PARTITIONS.
- WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.
- USE SAW CUTS TO REMOVE MASONRY WHERE REMAINING MASONRY IS TO BE EXPOSED.
- JUNCTIONS BETWEEN EXISTING MASONRY AND PATCHES OR EXTENSIONS SHALL BE MADE TO CLEAN CUT LINES OR NEATLY TOOTHED IN.
- SALVAGE REMOVED DOORS AND FRAMES; STORE IN AREA OF BASEMENT DESIGNATED BY THE OWNER.

FIRE PROTECTION SYSTEMS NOTES

- REVISE EXISTING SPRINKLER SYSTEM LAYOUT AS NECESSARY TO PROVIDE COVERAGE FOR NEW PLAN LAYOUT.
- PROVIDE NEW DETECTION AND ALARM SYSTEM, COMPLETE.
- SUBMIT DESIGN PLANS AND SPECIFICATIONS TO STATE AND LOCAL OFFICIALS FOR APPROVAL.

MECHANICAL SYSTEMS NOTES

- PROVIDE NEW HYDROIC RADIATION, PIPING, AND CONTROLS FOR HEATING SYSTEM FOR ENTIRE BUILDING, ZONED SEPARATELY FOR EACH APARTMENT AND COMMON SPACES, AND CONNECTED TO THE EXISTING BOILER. REPAIR AND REFIT EXISTING BOILER AS NECESSARY.
- PROVIDE EXHAUST FAN FOR EACH BATHROOM AND KITCHEN, DUCTED TO THE OUTSIDE.
- SUBMIT DESIGN PLANS AND SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL.

PLUMBING SYSTEM NOTES

- PROVIDE NEW SUPPLY, DRAIN, WASTE, AND VENT PIPING SYSTEMS, AND FIXTURES AND FITTINGS FOR APARTMENT BATHROOMS AND KITCHENS AS SHOWN ON ARCHITECTURAL PLANS.
- MAINTAIN PIPING AND CONNECTIONS TO EXISTING PLUMBING FIXTURES WHICH ARE TO REMAIN.
- SUBMIT DESIGN PLANS TO THE ARCHITECT FOR APPROVAL.

ELECTRICAL SYSTEM NOTES

- PROVIDE NEW ELECTRICAL SYSTEM TO ENTIRE BUILDING. PROVIDE ONE SEPARATELY METERED SERVICE TO EACH APARTMENT AND ONE HOUSE SERVICE.
- REWIRE EXISTING LIGHTING FIXTURES AND POWER OUTLETS IN BASEMENT.
- SUBMIT DESIGN PLANS TO THE ARCHITECT FOR APPROVAL.

DEMOLITION NOTES (SHEET A-2)

- REMOVE EXISTING BULKHEAD, DOORS, DOOR FRAMES, AND STAIR.
- REMOVE EXISTING WATER CLOSETS, TOILET PARTITIONS, AND LAVATORIES. CAP OFF DRAIN LINES. EXISTING MOP SINK TO REMAIN.
- REMOVE EXISTING STAIR AND HANDRAIL, AND CUT OUT FLOOR TO PREPARE FOR NEW LOWERED FLOOR IN ENTRY.
- REMOVE DOORS AND CUT OUT WALL TO PREPARE FOR NEW LOWERED ENTRY DOOR.
- REMOVE GRANITE STEPS AND EXCAVATE FOR NEW ENTRY SLAB.
- REMOVE CHALK BOARD, TRIM, AND CHALK RAIL. PATCH PLASTER WALLS TO MATCH EXISTING. (TYPICAL IN ALL ROOMS)
- REMOVE RUBBER STAIR TREADS AND MOUNTING STRIPS. (TYPICAL IN ENTRIES 1-31 AND 163, AND STAIRS S-1 AND S-2)
- REMOVE HANDRAIL FROM CORRIDOR.
- REMOVE BULLETIN BOARD FROM CORRIDOR WALL.
- REMOVE SHELF FROM CORRIDOR WALL.
- REMOVE EXISTING CORK BOARD FROM WALLS.
- REMOVE EXISTING PANELING FROM WALLS.
- REMOVE EXISTING DRINKING FOUNTAIN AND RELATED PIPING.

DEMOLITION GENERAL NOTES (SHEET A-2)

- REMOVE EXISTING PARTITIONS AND CUT NEW DOOR OPENINGS AS INDICATED.
- REMOVE ALL SUSPENDED CEILING TILE, TRACK, AND MOUNTING WIRE AND HARDWARE.
- EXCEPT IN CORRIDORS AND STAIRS, REMOVE ALL EXISTING PLASTER AND LATH FROM CEILINGS, FIRST AND SECOND FLOORS.
- EXCEPT FOR THOSE DOOR FRAMES INDICATED IN THE DOOR SCHEDULE TO REMAIN, REMOVE DOORS AND FRAMES AS INDICATED. CONSULT DOOR SCHEDULE FOR DOORS AND FRAMES TO BE REUSED IN NEW LOCATIONS.
- REMOVE ALL EXISTING EXPOSED PLUMBING AND HEATING PIPING, WIRING, LIGHT FIXTURES, EMERGENCY LIGHTING, AND FIRE ALARM EQUIPMENT. EXISTING LIGHT FIXTURES IN BASEMENT ARE TO REMAIN.
- REMOVE EXISTING IRON VENTILATION GRILLES & PATCH WALLS TO MATCH EXISTING. REMOVE PORTIONS OF VENTILATION DUCTWORK WHERE SHAFTS ARE OPENED UP FOR USEABLE SPACE. CAP OFF ABANDONED AND UNUSED PORTIONS OF DUCTWORK AT ATTIC AND BASEMENT LEVELS.
- REMOVE ALL FINISH FLOORING ON FIRST & SECOND FLOORS DOWN TO MAINT ORIGINAL WOOD FLOOR ON FIRST & SECOND FLOOR AND IN STAIRWAYS.

FLOOR PLAN NOTES (SHEET A-3)

- FILL IN OPENING WITH BRICK TO MATCH EXISTING. BACKFILL ON EXTERIOR AND PAVE TO MATCH EXISTING.
- NEW BEAM: 4" X 12". BEAR ONE END IN BEAM POCKET CUT INTO MECHANICAL ROOM. BRICK WALL AND OTHER END ON 4" LALLY COLUMN BEARING ON 2'-0" X 2'-0" X 12" FOOTING.
- PROVIDE NEW ENTRY SLAB & DOOR TO HANDICAPPED ENTRY.
- FRAME IN FLOOR OPENING WITH 2 X 10 16' O.C., 1" T & G PLYWOOD SUBFLOOR. CLOSE IN VERTICAL SIDES OF NEW ENTRY WITH 2 X 4 16' O.C. STUD WALLS X 5/8" GWB BOTH SIDES, TO CARRY UNDISTURBED PORTION OF FIRST FLOOR.
- PROVIDE WHEELCHAIR LIFT & GATE.
- PROVIDE BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BARS AT TOILET.
- FURR OUT FOR SPRINKLER RISER.

GENERAL FLOOR PLAN NOTES (SHEET A-3)

- PROVIDE CAP HOLDING TO REPAIR CHAIR RAIL AT LOCATIONS WHERE CHALK RAILS ARE REMOVED. MATCH FINISHED APPEARANCE OF CHAIR RAIL IN CORRIDOR.
- DECK OVER OPEN SHAFTS THAT ARE TO BECOME USEABLE SPACE WITH 2 X 10 16' O.C. AND 3/4" T & G PLYWOOD SUBFLOOR.
- PROVIDE EACH CLOTHES CLOSET WITH 12" SHELF & HOLE. PROVIDE EACH PANTRY CLOSET WITH 5-12" DEEP SHELVES.
- UNLESS OTHERWISE NOTED, ALL EXISTING WINDOW TRIM, DOOR TRIM, MAINCOAT, AND CHAIR RAILS TO REMAIN. REPAIR DAMAGED SECTIONS OF EXISTING TRIM BY PATCHING HOLES, AND FILLING IN MISSING SECTIONS WITH SALVAGED PIECES OR NEW MULDINGS TO MATCH.
- UNLESS OTHERWISE NOTED, ALL NEW PARTITIONS ARE TO BE 3-5/8" METAL STUD WITH 5/8" GWB. CARRY CORRIDOR AND STAIR PARTITIONS AND THOSE PARTITIONS DIVIDING ONE UNIT FROM THE NEXT UP TO UNDERSIDE OF FLOOR DECK ABOVE. CARRY KITCHEN, BEDROOM, AND BATH PARTITIONS UP TO AT LEAST 12" ABOVE SUSPENDED CEILING. CLOSE PARTITIONS MAY TERMINATE AT CEILING.
- MAKE ALL VERTICAL TRANSITIONS BETWEEN DIFFERENT CEILING HEIGHTS WITH GWB SURFACE.
- PROVIDE 1/2" PLYWOOD UNDERLAYMENT AT AREAS TO BE CARPETED, AND 3/4" PLYWOOD UNDERLAYMENT AT AREA TO RECEIVE VCT.

ELEVATION NOTES (SHEET A-3)

- REPLACE BROKEN LINTEL AND REBUILD CRACKED AREA OF WALL.
- REMOVE EXISTING FLAT ROOFING, TRIM, AND FLASHING. PROVIDE NEW UNDERLAYMENT BOARD, MEMBRANE ROOFING, FLASHING, AND EAVES TRIM. MATCH EXISTING ROOF EDGE TRIM.
- PROVIDE VENTILATION LOUVER IN HOVE WINDOW OPENING.
- EXCAVATE AROUND BASEMENT WINDOWS WHICH HAVE SILLS CLOSER THAN 4" TO GRADE. PROVIDE WINDOW WELL WITH CRUSHED STONE TO 24" DEPTH UNDER WINDOW SILL.
- REPAIR EXISTING SIDE ENTRY DOORS AND RESTORE TRIM AND FRAME AND GLAZING TO ORIGINAL APPEARANCE.
- REMOVE ALUMINUM TRANSOM COVER AND ALUMINUM DOORS AND FRAME. PROVIDE NEW WOOD ENTRY DOORS AND FRAME TO MATCH EXISTING SIDE ENTRY DOOR.
- REMOVE ALUMINUM TRANSOM COVER AND ALUMINUM DOORS AND FRAME. CUT OPENING LOWERED WALL TO PROVIDE GRADE LEVEL ACCESS. PROVIDE NEW WOOD ENTRY DOOR AND FRAME AS SHOWN, TO MATCH AS CLOSELY AS POSSIBLE EXISTING SIDE ENTRY DOOR.
- REBUILD CHIMNEY ABOVE ROOF.
- REMOVE BULKHEAD BACK TO EXISTING BUILDING WALL. CLOSE IN OPENING WITH BRICK TO MATCH EXISTING.

GENERAL ELEVATION NOTES (SHEET A-3)

- REPOINT MASONRY AS NECESSARY TO FILL HOLES AND REPLACE LOOSE MORTAR.
- REMOVE PAINT AND PLANT GROWTH FROM MASONRY AND CLEAN WITH BRUSH AND FRESH WATER.
- REMOVE EXISTING STORM WINDOWS AND REPAIR EXISTING WOOD FRAME WINDOWS, INCLUDING BASEMENT WINDOWS.
- REPAIR GUTTER BY REMOVING LOUVERS, DETERIORATED WOOD, AND ROOFING. PROVIDE NEW WOOD AS NEEDED, NEW METAL LOUVERS, NEW MEMBRANE ROOFING AND FLASHING. REFIT AS NECESSARY TO PROVIDE VENTILATION FOR ATTIC. MATCH EXISTING EXTERIOR APPEARANCE.
- REMOVE EXISTING GUTTER, AND DETACH EAVES TRIM INCLUDING FASCIA, SOFFIT, AND CROWN MOULDING. PROVIDE NEW GUTTER AND NEW WOOD TRIM TO MATCH EXISTING. REPAIR MASONRY BEHIND EAVES TRIM AS NECESSARY. (TYPICAL FOR ALL ROOF EDGES)
- REMOVE EXISTING RAIN LEADERS AND PROVIDE NEW LEADERS IN SAME LOCATION. REPAIR DRAIN CONNECTIONS AND INSURE PROPER WORKING ORDER.

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Title

NOTES

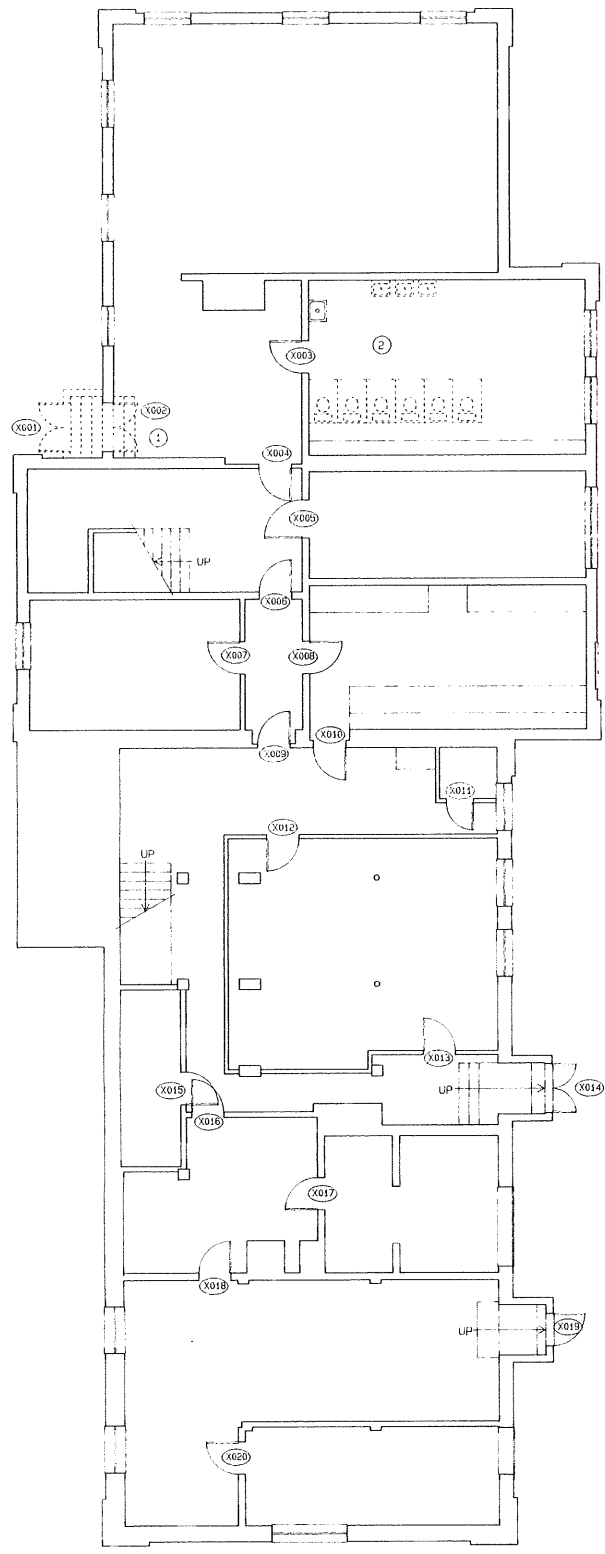
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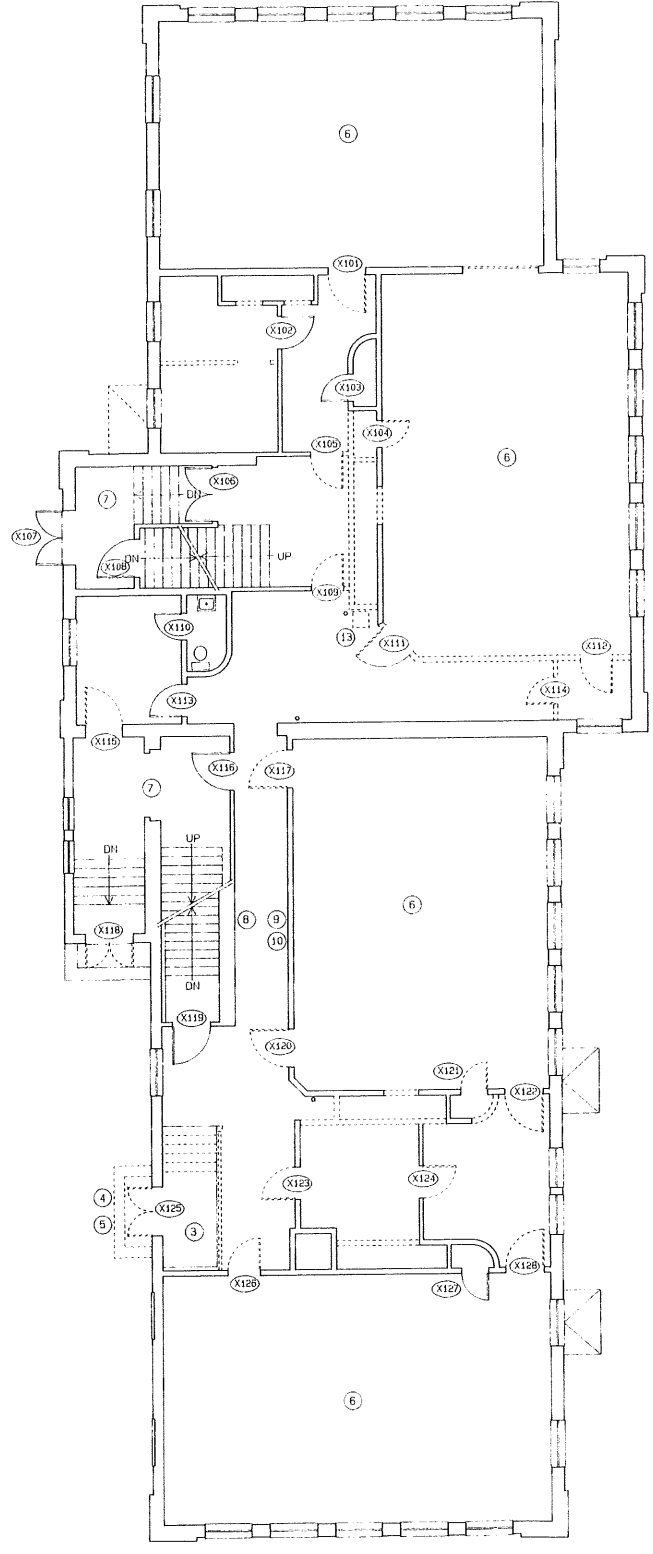
Revisions

Sheet

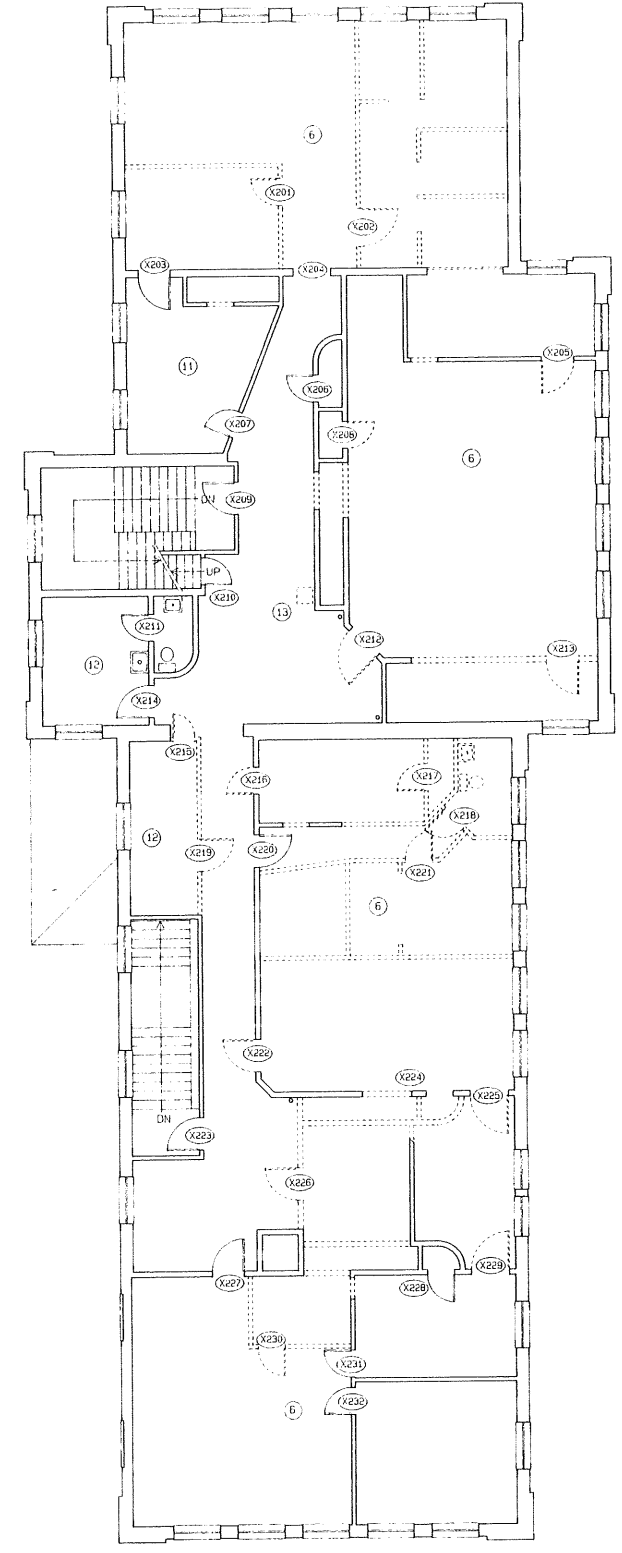
A1



DEMOLITION PLAN - BASEMENT
1/8" = 1'-0"

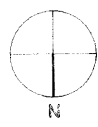


DEMOLITION PLAN - FIRST FLOOR
1/8" = 1'-0"

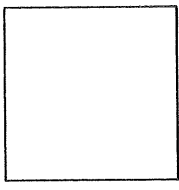


DEMOLITION PLAN - SECOND FLOOR
1/8" = 1'-0"

- DEMOLITION PLAN KEY
- EXISTING CONSTRUCTION TO REMAIN
 - - - - - EXISTING CONSTRUCTION TO BE REMOVED
 - ① NOTE (SEE DEMOLITION NOTES)
 - ⓧ EXISTING DOOR NUMBER



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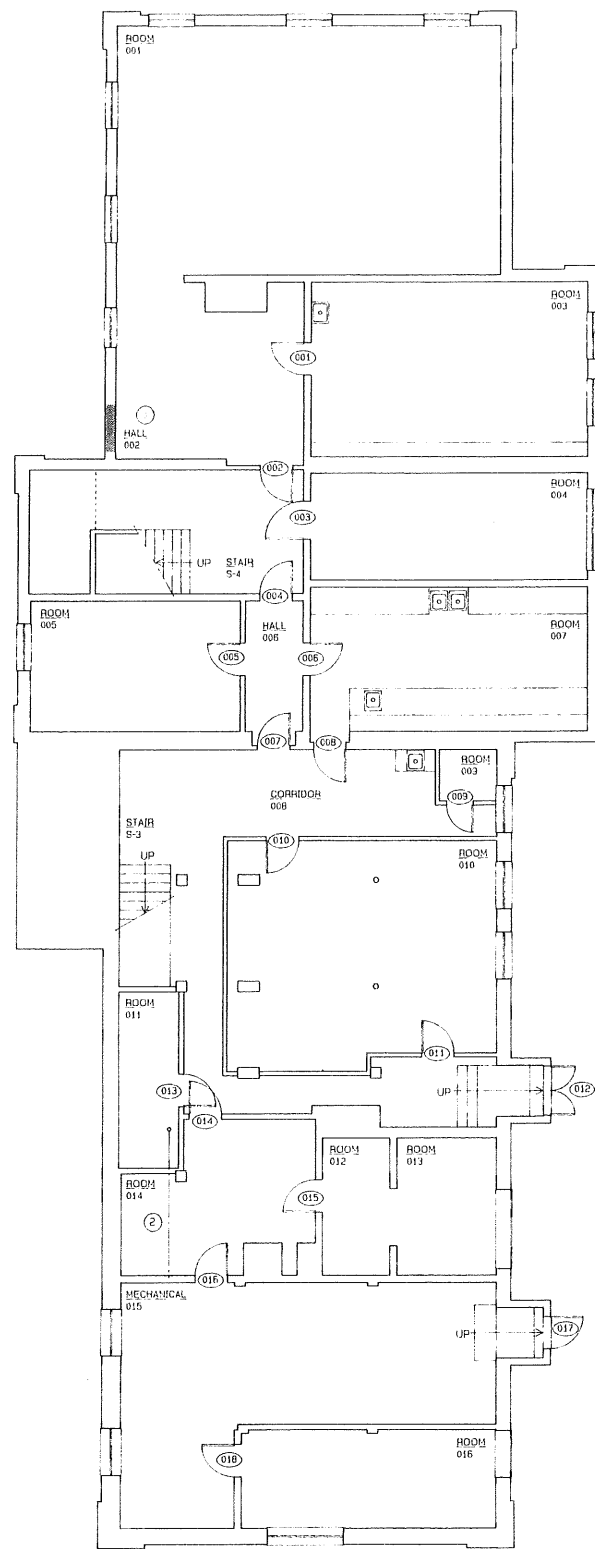
Title
DEMOLITION PLANS

Scale: 1/8" = 1'-0"

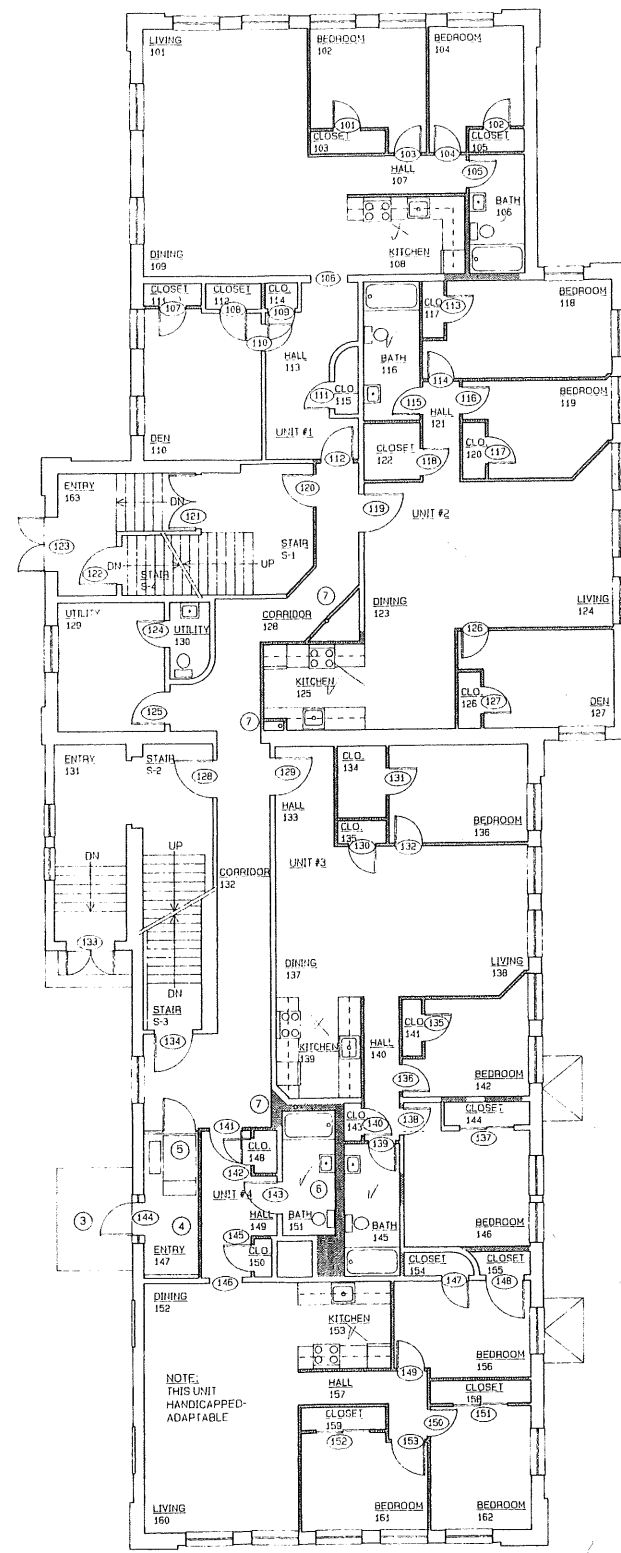
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Revisions

Sheet
A2

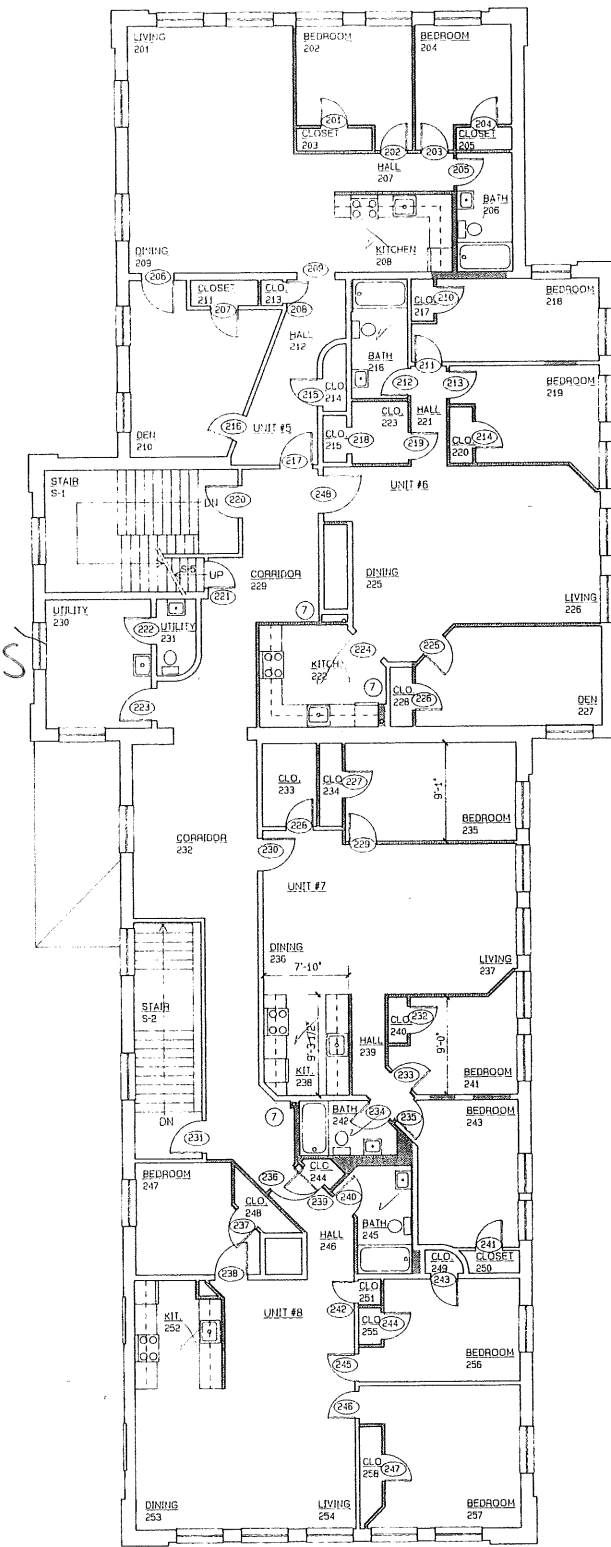


BASEMENT FLOOR PLAN
1/8" = 1'-0"



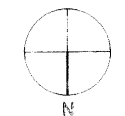
FIRST FLOOR PLAN
1/8" = 1'-0"

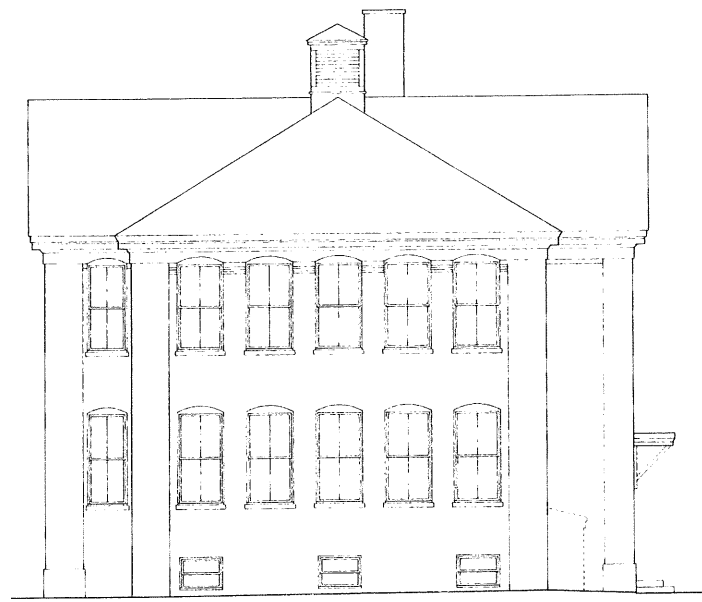
SEE FIGURES
A+B



SECOND FLOOR PLAN
1/8" = 1'-0"

- FLOOR PLAN KEY
- EXISTING CONSTRUCTION
 - NEW WALL/PARTITION
 - ① NOTE (SEE FLOOR PLAN NOTES)
 - ⊙ DOOR NUMBER





○ SOUTH ELEVATION
1/8" = 1'-0"



○ EAST ELEVATION
1/8" = 1'-0"



○ NORTH ELEVATION
1/8" = 1'-0"



○ WEST ELEVATION
1/8" = 1'-0"

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ELEVATIONS

Scale: 1/8" = 1'-0"

Date: 7/31

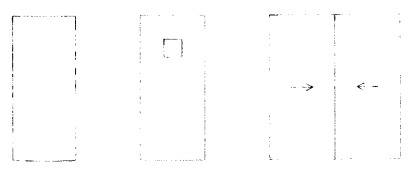
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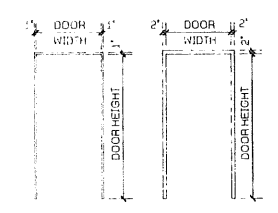
A4

DOOR SCHEDULE												
NO.	DOOR TYPE	MAT.	FIN.	WIDTH	HEIGHT	THICK.	FRAME TYPE	MAT.	FIN.	HWDR.	LABEL	NOTES
001												1
002												1
003												1,3
004												1
005												1
006												1
007												1,3
008												1
009												1
010												1
011												1
012			PAIN							PAIN		1
013												1
014												1
015												1
016												1
017			PAIN							PAIN		1
018												1
101	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-7		
102	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-7		
103	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-6		
104	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-6		
105	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-6		
106	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-6		2
107	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-7		
108	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-7		
109	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-7		
110			PAIN									1,4
111												1
112	A	WOOD-SC	PAIN	3'-0"	6'-6"	1 3/4"	2	METAL	PAIN	HW-4	C	
113	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
114	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
115	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
116	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
117	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
118	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
119			PAIN									5
120	B	METAL	PAIN	3'-0"	6'-6"	1 3/4"	2	METAL	PAIN	HW-3	B	
121			PAIN									1,3
122			PAIN									1,3,4
123			PAIN									1,3,6
124			PAIN									1
125			PAIN									1,4
126	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
127	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
128			PAIN									1,3,4
129			PAIN									1
130	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
131	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
132	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
133	D	WOOD	PAIN	2'-6"	6'-6"	1 3/8"	3	WOOD	PAIN	HW-2		
134			PAIN									1,3,4
135	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
136	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
137	C	WOOD-HC	PAIN	5'-0"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-10		
138	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
139	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
140	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
141	A	WOOD-SC	PAIN	3'-0"	6'-6"	1 3/4"	2	METAL	PAIN	HW-5	C	
142	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
143	A	WOOD-HC	PAIN	3'-0"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
144	E	WOOD	PAIN	3'-0"	6'-6"	1 3/8"	4	WOOD	PAIN	HW-1		12
145	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
146			PAIN									2
147			PAIN									1
148			PAIN									1
149	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
150	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
151	C	WOOD-HC	PAIN	5'-0"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-10		
152	C	WOOD-HC	PAIN	5'-0"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-10		
153	A	WOOD-HC	PAIN	3'-0"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
201	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
202	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
203	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
204	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
205	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
206			PAIN									1,3,4
207	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
208	A	WOOD-HC	PAIN	1'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
209			PAIN									2
210	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
211	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
212	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
213	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
214	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
215			PAIN									1,3
216			PAIN									1,3,4
217			PAIN									9
218			PAIN									2
219	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
220			PAIN									1,3,4
221			PAIN									1
222			PAIN									1,3,4
223			PAIN									2
224			PAIN									2
225	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
226	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
227	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
228	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
229	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
230			PAIN									10
231			PAIN									1,3,4
232	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
233	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
234	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
235	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
236	A	WOOD-SC	PAIN	3'-0"	6'-6"	1 3/4"	2	METAL	PAIN	HW-5	C	
237	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
238			PAIN									1,3
239	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
240	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-8		
241	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
242	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
243			PAIN									1,3
244	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
245			PAIN									1,3
246			PAIN									1,3
247	A	WOOD-HC	PAIN	2'-6"	6'-6"	1 3/8"	1	WOOD	PAIN	HW-9		
248			PAIN									11

- DOOR SCHEDULE NOTES
- EXISTING DOOR & FRAME TO REMAIN.
 - EXISTING FRAME ONLY TO REMAIN.
 - REPAIR DOOR & FRAME, RESTORE TO WORKING ORDER.
 - PROVIDE NEW LOCKSET, IN COORDINATION WITH HARDWARE SCHEDULE.
 - INSTALL DOOR, FRAME, AND HARDWARE FROM OPENING X102. PROVIDE NEW LOCKSET. COVER TRANSOM WITH GWB BOTH SIDES. COVER DOOR ONE SIDE WITH 3/4" BIRCH PLYWOOD.
 - PROVIDE NEW PAINC HARDWARE & COORDINATOR.
 - INSTALL DOOR, FRAME, AND HARDWARE FROM OPENING X117. PROVIDE NEW LOCKSET. COVER TRANSOM WITH GWB BOTH SIDES. COVER DOOR ONE SIDE WITH 3/4" BIRCH PLYWOOD.
 - PROVIDE NEW CUSTOM WOOD DOORS & FRAME. MATCH DOORS & FRAME AT OPENING X107.
 - INSTALL DOOR, FRAME, AND HARDWARE FROM OPENING X223. PROVIDE NEW LOCKSET. COVER TRANSOM WITH GWB BOTH SIDES. COVER DOOR ONE SIDE WITH 3/4" BIRCH PLYWOOD.
 - INSTALL DOOR, FRAME, AND HARDWARE FROM OPENING X225. PROVIDE NEW LOCKSET. COVER TRANSOM WITH GWB BOTH SIDES. COVER DOOR ONE SIDE WITH 3/4" BIRCH PLYWOOD.
 - INSTALL DOOR, FRAME, AND HARDWARE FROM OPENING X213. PROVIDE NEW LOCKSET. COVER TRANSOM WITH GWB BOTH SIDES. COVER DOOR ONE SIDE WITH 3/4" BIRCH PLYWOOD.
 - PROVIDE NEW CUSTOM WOOD DOOR & FRAME IN LOWERED OPENING. SEE ELEVATION SHEET A4 FOR DETAILS.



DOOR TYPE A DOOR TYPE B DOOR TYPE C DOOR TYPE D DOOR TYPE E



FRAME TYPE 1 FRAME TYPE 2 FRAME TYPE 3 FRAME TYPE 4

SEE ELEVATION SHEET A-4

SEE ELEVATION SHEET A-4

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Title
DOOR SCHEDULE

Scale: AS NOTED

Date: 7/31/91

Revisions

Sheet
A6

FIGURE-A = EXISTING

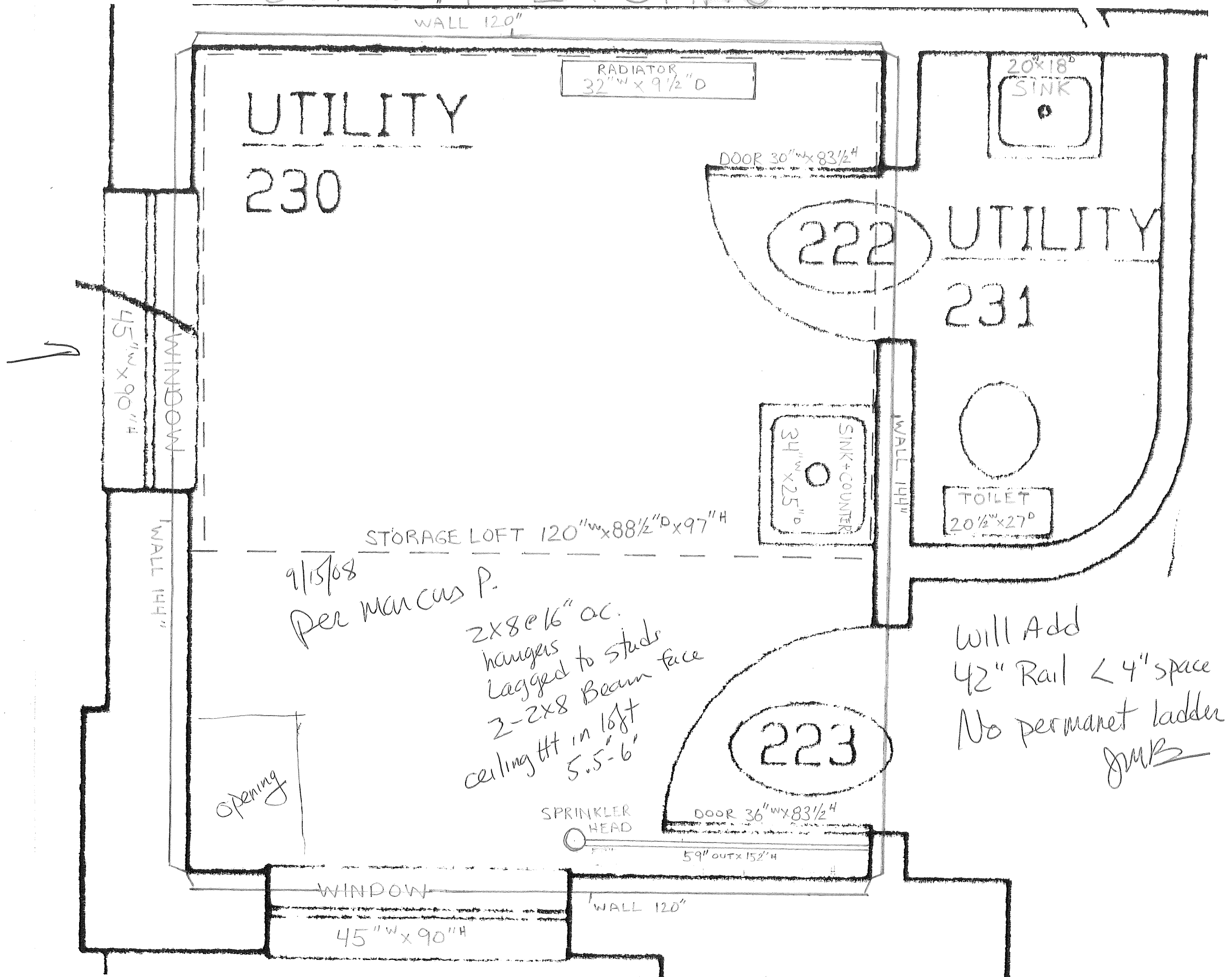


FIGURE B = PROPOSED

