

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner:		Phone:		Permit No: 991110
Owner Address:		Lessee/Buyer's Name:		BusinessName:		
Contractor Name:		Address:		Phone:		Permit Issued: OCT 18 1999 CITY OF PORTLAND
Past Use:		Proposed Use:		COST OF WORK: \$		
				PERMIT FEE: \$		Zone: CBL:
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		
				INSPECTION: Use Group: Type:		Zoning Approval:
				Signature: Signature:		
Proposed Project Description:				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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"/>
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By:		Date Applied For:		Signature: Date:		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

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..

PERMIT ISSUED
WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Date: _____

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

CEO DISTRICT

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

10/16/00 - Framing Insp - Need nail plates, need to adequately stud beside various window openings - Discussed egress window issue in depth - current windows are tilt out - told Bill Getz these are unacceptable. Need test on plumbing TM

Plumbing rough in done by Dave C. + Jon R - OK per Jon R.

1st flr opening 9'-9" (2-2210") - can only span 6' - left message for Bill Getz

10-23-00 - Walk thru again almost complete w/above items - will call when ready. TM

6-21-00 : Final Insp. for COFO, checked Smoke Det., GFCI @ Kitchens! Baths, Outside Stairs need to be modified to 7-11 Spec. (116)

Work Complete

Permit # 991140

CBL = 053-B-21

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	By Jon R + Dave C.	OK
Final:	_____	_____
Other:	_____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 177 Grant Street CBL: 053-B-021

Issued to Portland West Neighborhood Council

Date of Issue June 22, 2001

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. 991140 , 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

Entire

Limiting Conditions:

APPROVED OCCUPANCY

3 Family Residential
Use Group R2
Construction Type 5B
Boca 1999

This certificate supersedes
certificate issued

Approved:

.....
(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.

BUILDING PERMIT REPORT

DATE: 20 OCT. 99 ADDRESS: 177 Grant ST. CBL: 053-B-021
 REASON FOR PERMIT: Complete Rehabilitation of 3 Family dwelling
 BUILDING OWNER: Portland West Neighborhood Council
 PERMIT APPLICANT: _____ (Contractor Portland West Youth Build)
 USE GROUP R-2 CONSTRUCTION TYPE 5B

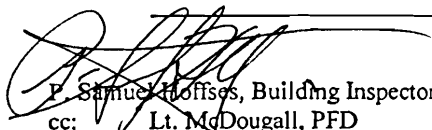
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *9, *10, *11, *12, *13, *14, *15, *16, *17, *18, *19, *26, *27, *29, *30, *32, *33, #31
 Approved with the following conditions: _____

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- *10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- *16. 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 the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- *17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- *18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1) *w/ smoke separation*
- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- (31.) Please read and implement the attached Land Use Zoning report requirements. *To remain 3 units only*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- *35. _____
36. _____
37. _____
38. _____


P. Samuel Hoffiss, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
MH lic

PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <u>177 Grant St.</u>			
Total Square Footage of Proposed Structure <u>3,552</u>		Square Footage of Lot <u>3,987</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>53</u> Block# <u>B</u> Lot# <u>21</u>		Owner: <u>Portland West Neighborhood Planning Council</u>	Telephone#: <u>775-0105</u>
Owner's Address: <u>181 Brackett St</u> <u>Portland, ME 04102</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 88,850</u> <u>waived?</u> <u>\$ 558.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Complete gut rehabilitation. Installation of new heating, plumbing and electrical systems. New windows - New front and side entry porches. New roofing and siding.</u>			
Contractor's Name, Address & Telephone <u>Portland West Youth Build</u> <u>181 Brackett St Portland ME 04102</u> <u>775-0105</u>			Rec'd By <u>(K)</u>
Current Use: <u>3 family residence (vacant)</u>		Proposed Use: <u>3 family residence</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

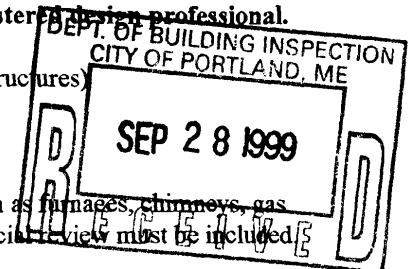
Certification

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Thomas J. Pearson</u>	Date: <u>9/29/99</u>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



STATUTORY FORM QUITCLAIM DEED WITH COVENANT

Property: 177 Grant Street
Portland, Maine

Case Number: 231-029031-203

KNOW ALL BY THESE PRESENTS, that **Andrew M. Cuomo, Secretary of Housing and Urban Development of the United States of America**, whose mailing address is 275 Chestnut Street, Manchester, New Hampshire 03101 (hereinafter called "Grantor"), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto **PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL, a Maine corporation**, with a mailing address of 155 Brackett Street, Portland, Maine 04102, (hereinafter called "Grantee"), its successors and assigns forever, with QUITCLAIM COVENANT, the following lot or parcel of land, with the improvements thereon erected, located in the City of Portland, County of Cumberland and State of Maine:

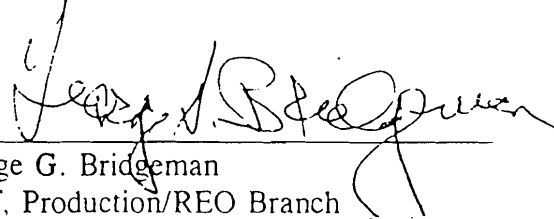
A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Grant Street, in said City of Portland, bounded and described as follows:

Beginning at a point on the northerly side line of said Grant Street distant easterly on said line two hundred seventy-eight and sixty-six hundredths (278.66) feet from the easterly side line of Weymouth Street; thence easterly on said line of Grant Street a distance of forty-one and two tenths (41.2) feet; thence northerly at right angles with said Grant Street a distance of ninety-six and seventy-eight hundredths (96.78) feet to the division line between lots fronting on Grant Street and Park Avenue, formerly Portland Street respectively; thence westerly on said division line a distance of forty-one and two-tenths (41.2) feet; thence southerly on a line at right angles with Grant Street a distance of ninety-six and seventy-four hundredths (96.74) feet to the point of beginning. Containing three thousand nine hundred eighty-six (3986) square feet and being Lot 13 on Plan of City Lots recorded in Cumberland County Registry of Deeds, Plan Book 4, Page 11, as amended by the City Engineer.

Meaning and intending to convey the same premises conveyed to the within grantor by deed dated July 29, 1996, and recorded in the Cumberland County Registry of Deeds January 29, 1997 in Book 12922, Page 250.

IN WITNESS WHEREOF the undersigned on this 4th day of June, 1997, has set his hand and seal as Chief, Production/REO Branch, for and on behalf of the said Secretary of Housing and Urban Development.

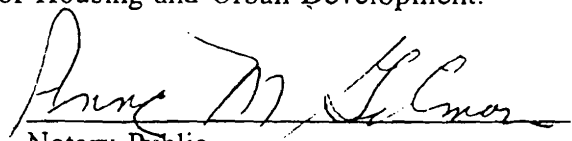
United States of America,
Secretary of Housing and
Urban Development

By: 
George G. Bridgeman
Chief, Production/REO Branch

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 4 day of June, 1997, personally appeared the above-named George G. Bridgeman, who is personally well known to me and known to me to be the duly appointed Chief, Production/REO Branch, Department of Housing and Urban Development, Manchester, NH, and the person who executed the foregoing instrument, and acknowledged the execution of the above instrument as his free act and deed as Chief, Production/REO Branch for and on behalf of Andrew M. Cuomo, Secretary of Housing and Urban Development.

Before me:


Notary Public
My Commission Expires:

ME7-0241
deed.hud

ANNE M. GILMAN, Notary Public
My Commission Expires January 9, 2002

Housing & Neighborhood Services Division
Mark B. Adelson
Director



Dept. of Planning and Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

SPECIFICATIONS 177 GRANT STREET

General Notes:

1. All measurements are approximate and are to be verified by the contractor.
2. All materials having color or pattern shall be selected by the owner.
3. All work shall be performed by licensed journeymen mechanics (or better) where required.
MASTER OIL, ELECTRICAL & PLbg. shall obtain permits & work by journeymen shall be under the Master.
4. The premises shall be kept clean and orderly during the course of the work and all debris shall be removed at the completion of the work.
and HVAC by masters of their Trade
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 necessary permit(s) have been purchased.
6. Workmanship and materials not covered by manufacturer's warranty shall be 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 City of Portland.
8. Install shall mean furnish and install, unless otherwise specified.

NOTE: No lead based paint can be used that exceeds 1 per centum lead by weight as required by weight as required by circular HPMC-FHA-4500.5.

Owner

Date

Rehabilitation Specialist

Contractor

Date

— = Sam.

Exhibit "A"
Portland West/
Youthbuild
181 Brackett St.
Portland, Me.
05 / 23 / 97

Specifications for 177 Grant St., Portland, Me. 04101

24' x 36' building with 24' x 20' addition.

Scope of Work: Work consist of, but not limited to the following:

Demolition, New interior wall & finishes, Flooring, Cabinets, Plumbing & Fixtures, Electrical Service & Wiring, Siding repair, Windows, Etc. Building, Electrical and Plumbing permits will be required to taken out by the appropriate contractors.

Subcontractors Required: Electrical, Plumbing, Heating, Mason, Roofing, Flooring.

Demolition.

Demolition contractor will be required to obtain Dump Permits from either City Hall or Public Works.

A. Remove rubbish and debris.

1. Remove Rubbish and Debris from basement, yard and dispose.
2. Remove all existing Gas piping, Electric wiring, Water supply pipes, Cast Iron drain pipes, telephone and cable television wiring and dispose.
3. All Metals and materials that can be recycle will be taken to a local salvage yard for recycling. All proceeds from recycling will be used to offset project costs.

B. Remove gypsum wallboard, plaster and lath, wood trim, molding, etc.

1. Remove ceiling tiles, ceiling grid, plaster and lath from all ceilings and dispose.
2. Remove stair skirt boards, window trim, doors, door trim and baseboard from all interior and exterior walls and dispose.
3. Remove paneling and chair rails from all interior walls and dispose.
4. Remove gypsum wallboard, plaster and lath from all interior and exterior walls, including hallway walls, and dispose.
5. Plywood chute may be required for 2nd and 3rd floors.

Electric.

Electrical Contractor to determine actual quantities of all items required to bring each unit up to code.

A. Install new interior load center-apartments.

Repair defective electrical service:

1. Install new 220 Volt 100 Amp interior load centers. All products to be U. L. listed. Qty= 1 Each per 2nd and 3rd floors. 1st floor and house panels to remain in basement.
2. Connect all new branch circuits into new panels on appropriately sized Circuit Breakers. All new wiring to use Type NM or as required by the National Electric Code as adopted by the City of Portland and the local City Electrical Inspector.
3. Wiring to conform to National Electric Code as adopted by the City of Portland and inspected by the local City Electric Inspector.

B. Install new GFCI outlet-kitchen.

1. Install new outlets in kitchen with new **GFCI** outlet and plate [GE, Leviton or Equal], nonmetallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. All products to Be U. L. listed. Approx. Qty= 1 Each, If providing protection for other outlets in circuit per the National Electric Code as adopted by the City of Portland. Total Qty= 3 each.

C. Install new GFCI outlet-bath.

1. Install new outlet in bathroom with new **GFCI** outlet and plate [GE, Leviton or Equal], Non-Metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. All Products to Be U. L. listed. Approx. Qty= 1 Each, If providing protection for other outlets in circuit per the National Electric Code as adopted by the City of Portland. Total Qty= 3 each.

D. Install new duplex outlets-all rooms.

1. Install new duplex outlets using grounded outlet [GE, Leviton or Equal], non-metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. All products to be U. L. listed. Approx. Qty= 4 per room. Quantity for kitchen is determined by the National Electric Code as adopted by the City of Portland, including two Appliance circuits.

E. Install new wall switch-all rooms.

1. Install new single pole wall switch using silent wall switch [GE, Leviton or Equal], nonmetallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. New switch to be connected to new ceiling light. All products to be U. L. listed. Qty= 1 per room. Approx. total.= 14 each.

F. Install new ceiling light-all rooms.

1. Install new ceiling light [two light bulb capacity] using fixture [without pull chain] selected under a \$25.00 Fixture allowance, non-metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. All products to Be U. L. listed. Qty= 1 each per room. Approx. total = 14 each.

G. Install new telephone jack.

1. Install new telephone jack [GE, Leviton or equal], non-metallic box and 4 conductor cable or as required by the National Electric Code as adopted by the City of Portland. All products to Be U. L. listed. Contractor to select location.

H. Install new cable television outlet

1. Install new cable television outlet [GE, Leviton or equal], non-metallic box and coaxial cable or as required by the National Electric Code as adopted by the City of Portland. All products to Be U. L. listed. Contractor to select location.

I. Install new ceiling lights-Hallways.

1. Install new fluorescent ceiling light [two light bulb capacity] using fixture selected under a \$50.00 fixture allowance, non-metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. Fixture to be from Timely Lighting, Progress Lighting, Prescolite, Universal or approved equal. All products to be U. L. listed. Qty= 1 each per floor. Total qty= 5 each.

J. Install new exterior wall mounted light-front and rear entrance.

1. Install new exterior wall mounted light at front and rear entrance by using fixture selected under a \$25.00 fixture allowance, non-metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. Fixture to Be from Timely Lighting, Progress Lighting, Prescolite, Universal or approved equal. All products to be U. L. listed. Qty= 2 per door.

K. Install smoke alarms.

1. Install one new hardwired [AC] with battery [DC] backup Smoke Alarm in each bedroom and protecting each bedroom. Unit to Be U.L. Or N. F. P. A. approved; GE, Firex, or approved equal. Installation shall be according to the manufacturer's specifications and include non-metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. All products to be U. L. listed. Approx. total qty= 11 each.

L. Install new medicine cabinet.

1. Install new recessed lighted medicine cabinet. Owner to have selection of cabinet up to \$100.00 allowance. Cabinet to be Nutone or approved equal. All products to be U. L. listed. Qty= 1 per unit. Total qty= 3 each.

M. Install new wall switch-basement.

1. Install new three way wall switch using silent wall switch [GE, Leviton or Equal], non-metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. New wall switch to be connected to new light fixtures. All products to be U. L. listed. Approx. Qty= 2 each.

N. Install new ceiling light-basement.

1. Install new Porcelain light fixture [without pull chain] (GE, Leviton or approved equal), non-metallic box and 12 / 2 NM cable or as required by the National Electric Code as adopted by the City of Portland. All products to Be U. L. listed. Approx. qty= 6 each.

Flooring.

A. Install new vinyl inlaid-kitchen and bath.

1. Install 1/4" plywood underlayment over existing flooring using 7d Ring-Shank nails or 1" flooring screws: 6" apart on the face and 4" apart along all seams. Apply Levelastic floor leveler [or approved equal] to all seams and screw / nail holes created in new underlayment to create smooth surface. Allow floor leveler to thoroughly dry.

2. Install new vinyl inlaid { Tarkett, Mannington, Armstrong or approved equal } [color / pattern selected by owner under a \$25.00 / SY (installed) allowance] over new underlayment using full spread waterproof cement according to the manufacturer's specifications.

B. Install vinyl floor tiles-front and rear halls.

1. Install 1/4" plywood underlayment over existing flooring using 7d Ring-Shank nails or 1" flooring screws: 6" on face and 4" along seam. Apply Levelastic floor leveler [or approved equal] to all seams created in new underlayment to create smooth surface.
2. Install new 1/8" vinyl floor tiles [Armstrong Standard Excelon, Tarkett Artflecs, Tarkett Thru-Chip or approved equal] using full spread waterproof cement according to the manufacturers specifications.

C. Install new carpet-all rooms.

Repair floor by removing existing carpeting, if any, and disposing.

1. Install new FHA-approved Nylon stain release carpet [Salem Carpets or approved equal] over 6# Rebond padding using tack strips according to the manufacturer's specifications. Owner to select in stock color / pattern under a \$ 18.00 / SY (Installed) allowance. Carpet to have 10 year Warranty against fiber loss.

Plumbing.

A. Repair water piping.

1. Install new piping using 1/2" [or larger to match existing] type 'L' copper complete with all required fittings ,hangers, and shut-offs according to the Maine State Plumbing Code.

B. Repair Drain / Waste / Vent system wear needed.

1. Install all new pipes and fittings in accordance with the Maine State Plumbing Code. All above ground sanitary waste and drainage piping shall be approved schedule 40 PVC pipe.

C. Install and test new gas piping.

1. Install new 3/4" black gas piping to new hot water heaters and boiler. Each termination to have required shut off valve.
2. Work to be done in accordance with Maine State Plumbing Code. Work to be inspected by local Plumbing inspector.

D. Install new kitchen sink.

1. Install new single bowl, stainless steel drop-in sink [Federal model LR-2522 or approved equal] with complete basket strainer. Connect new sink to new drain / vent lines. Qty= 2 each.
2. Install new chrome plated, single lever faucet with brass fittings [Moen, Peerless, Delta or approved equal]. Connect new faucet to new supply lines.

D. Install new three piece bathroom-1st, 2nd & 3rd floor.

1. Install new one piece, cultured marble lavatory [Eljer, American Standard or approved equal] in new 20" free standing vanity [Merrilatt, Yorktowne or approved equal]. Owner to select vanity top color from manufacturer's standard colors. Qty= 1 each.
2. Installation to include new chrome plated, single lever faucet with brass fittings [Moen, Peerless, Delta or approved equal]. Qty= 1 Each.
3. Install new 5', recessed fiberglass tub with complete shower facilities [Lasco Model 2603-Trio, 2603-2P or approved equal], owner to select fixture color from manufacturer's standard colors. Qty= 1 each.
4. Install new chrome plated, single lever, pressure balanced shower valve [Moen, Peerless, Delta or approved equal]. Work to include shower head, tub spout, shower rod and all associated trim. Caulk all seams between fixture all surfaces with caulking. Qty= 1 each.
5. Frame in end of bathtub using 2 X 4 Spruce studs (16" O. C.) and 1/2" M-R sheetrock .
6. Tape three coats, sand smooth between coats. See painting spec.
7. Install new free standing, 1.6 gallon water closet [Eljer Aqualine, Universal-Rundle Atlas, American Standard or equal] complete with new seat. Unit to be Caulk all seams between lavatory and floor surface. Qty= 1 each.

E. Install new sprinkler head over boiler-basement.

1. Install new sprinkler head over the existing boiler and connect to the nearest domestic water line according to the Maine State Plumbing Code. Qty= 3 each.

w/ smoke separation

F. Install new hot water heaters.

2. Install three new gas fired 40 gallon hot water heaters in basement. (1 for each unit)

Heating.

A. Install forced hot water heating system / gas.

Repair defective heating system by dismantling and removing from the premises the existing boiler, oil storage tank and supply lines.

1. Supply and install complete new gas-fired forced hot water boiler of sufficient capacity to heat each inhabitable room to a minimum of 68 degrees Fahrenheit. Installer to supply heat loss calculations [used to determine size of boiler] from system designer to rehab specialist. Boiler will be installed and leveled on 8" concrete blocks to protect the boiler from water damage. Qty=1.

2. Boiler to be Heatmaker, Carrier, Weil Mclain or approved equal with **Cast Iron** boiler.
3. Install individual zones for each unit.
4. Install complete new flue pipe in basement.
5. Install all required safety valves, switches, new round dial type thermostat [Honeywell, Robertshaw or approved equal] and wiring to service unit.

6. **New unit** to be complete and operating according to the manufacturer specifications. Work to conform to City / State codes.

7. Make all required gas connections to unit. Before firing, unit to be Inspected for safety by Northern Utilities. All operations and maintenance to be given to owner.

B. Install new hot water baseboard radiation.

Repair defective heating by removing all free standing radiation and disposing.

1. Install new fin type hot water baseboard radiation of sufficient capacity to heat each habitable room to 68 degrees Fahrenheit. Installation to include all necessary valves and trim in accordance with the manufacturer's specifications and the Maine State Plumbing Code. Unit to be Petite 7, Slantfin or approved equal. Approx. qty= 240 LF. Actual quantity to be determined by Heating contractor.

Insulation.

A. Install fiberglass insulation.

1. Install fiberglass insulation according to manufacturer's specifications [Owens Corning, Certainteed or equal].
2. Sidewalls to a depth of 3-1/2" or actual depth of studs.
3. Attics to a depth of 8" or equal to R24 or greater.
4. Maintain 3" of clearance at all electric motors and recessed light fixtures.
5. Provide adequate cross ventilation by installing louvers, roof louvers or turbine ventilators to prevent moisture build-up [1 SF per 150 SF of ceiling area w / o vapor barrier & 1 SF per 300 SF of ceiling area with vapor barrier]. Check for existing vents.
6. Vapor barrier will be: kraft facing / sidewalls.
7. Vapor barrier will be: 6 Mil Polyethylene plastic / attics.

Drywall.

A. Install new sheetrock walls-all rooms.

1. Install new sheetrock [Gypsum Wall Board] (Domtar, USG or approved equal) fastened to framing using bugle head screws or ring-shanked nails.

2. Tape and seal all seams and nail heads using joint compound [USG, Gold Bond or equal]. Use three coat method. Sand smooth between coats and after third coat.
3. 1 / 2" sheetrock shall be used on all non fire-rated walls.
4. One layer of 5 / 8" Type "X" [Firecode] shall be installed on all hallway walls.
5. One layer of 1 / 2" Type " MR " (Moisture Resistant) [greenboard] shall be installed on all bathroom walls.

B. Install new sheetrock ceilings-all rooms.

1. Install new 1 X 3 Spruce strapping with 8d [minimum] common nails. Level new strapping to the greatest extent possible. Approx. qty= 3200 SF.
2. Install new sheetrock [Gypsum Wall Board] (Domtar, USG or approved equal) fastened to framing using bugle head screws or ring-shanked nails.
3. Tape and seal all seams and nail heads using joint compound [USG, Gold Bond or approved equal]-three coat method. Sand smooth between coats and after top coat.
4. One layer of 5 / 8" Type "X" [Firecode] shall be installed on first and second floor ceilings.

Painting.

A. Paint interior walls.

1. Apply two coats [1 primer and 1 finish coat washable flat latex wall paint [Sherwin Williams, Devoe, California or approved equal] using a suitable brush or roller. Primer coat to be Sherwin Williams Promar 200 latex primer, Devoe Wondertones Latex Primer or approved equal. Finish coat to be Sherwin Williams Promar 200 latex flat wall, Devoe Wondertones latex flat or approved equal. All finishes shall be evenly applied and free from sags, runs, drips, voids, holidays and brush marks.

B. Paint interior ceilings.

1. Apply two coats [1 primer and 1 finish coat] of washable flat ceiling paint [Sherwin Williams, Devoe, California or approved equal] using a suitable brush or roller. Primer coat to be Sherwin Williams Promar 200 latex primer, Devoe Wondertones latex primer or approved equal. Finish Coat to Be Sherwin Williams Promar 200 Latex Flat Wall, Devoe ceiling white latex flat or approved equal. All work to be done in accordance with the manufacturer's specifications. All finishes shall be evenly applied and free from sags, runs, drips, voids, holidays and brush marks.

C. Paint interior woodwork [including doors].

1. Apply two coats [1 primer and 1 finish coat] of interior semigloss paint [Sherwin Williams, Devoe, California or approved equal] woodwork using a suitable brush or

roller. Primer coat to be Sherwin Williams Promar 200 alkyd undercoater, Devoe alkyd or approved equal. Finish coat to be Sherwin Williams Promar 200 latex semigloss, Devoe Wondertones satin latex or approved equal. All work to be done in accordance with the manufacturer's specifications. All finishes shall be evenly applied and free from sags, runs, drips, voids, holidays and brush marks.

Carpentry / Suspended Ceilings.

A. Install new suspended ceiling-1st & 2nd floor bathrooms.

1. Install T-Bar suspension system [Chicago Metallic, Armstrong Fire Guard Grid or equal] with 2' X 4' acoustical panels [Armstrong #915 textured Fire Guard or approved equal] according to the manufacturer's specifications. Entire ceiling assembly to be one hour fire rated. Installation to be as level as possible.

Carpentry / Moulding.

A. Interior Trim.

1. Install new 1 X 4 Pine [#2 or better] baseboard with profile [Brosco #B660 or equal].
2. Install drywall returns at all windows..
3. Install new 1 x 4 Pine casing profiled at all doors. Approx. qty= 575 LF.
6. All nail holes to be filled with wood putty, sanded smooth.
7. All joints along horizontal length will be done on a 45 degree angle. Butt joints will not be allowed. Outside corners will be mitered to fit and inside corners will be coped to fit.

Carpentry / Cabinets.

A. Install new base cabinets-kitchens.

1. Install new wood base cabinets [Merillatt, Yorktowne, Tri-Pac, American Woodmark or approved equal] according to the manufacturer's specifications Per floor plan. Cabinets are to be installed as plumb and level as existing conditions permit. Owner to select from manufacturer's standard cabinet line of flat panel cabinets. Scribe kickboard to allow level installation. Cabinets to have a solid wood front and particle board sides. All cabinets must bear a National Kitchen Cabinet Association certification label. Approx. qty= 10 LF. Total qty= 30 LF.
2. Install new post formed countertop [owner to have choice of countertop color / pattern] with 4" backsplash according to the manufacturer's specifications. Apply caulking at wall / countertop seam. Approx. qty= 10 LF. Total Qty= 30 LF.

B. Install new wall cabinets-kitchen.

1. Install new wood wall cabinets [Merillatt, Yorktowne, Tri-Pac, American Woodmark or approved equal] to match equal configuration. Cabinets are to be installed as plumb and level as existing conditions permit. Owner to select from manufacturer's standard cabinet line of flat panel cabinets. Cabinets to have a solid wood front and particle board sides. All cabinets must bear a National Kitchen Cabinet Association certification label. Approx. qty= 10 LF. Total qty= 30 LF.

Carpentry / Doors.

A. Install new interior door-all rooms.

1. Install new 6-panel Masonite pre-hung, split-jamb door.
2. See interior trim spec for casing installed on two sides.
3. Work to include lockset [Schlage F10 [passage / closet], F40 [privacy / bedroom-bath] or approved equal].

B. Install new fire-rated door-apartment entry.

1. Install new 60-minute labeled metal fire-rated door, metal frame and spring loaded hinges [Bommer or approved equal (must Be U.L. labeled)] as required by BOCA Building Code, NFPA Code or Portland Fire Department. Door to Be Stanley K1, Brosco BE-70 or approved equal.
2. See interior trim spec for casing installed on two sides.
3. Work to Include key-in-knob lockset [Schlage "F" series lockset or approved equal], keyed alike to building entry doors.

C. Install new fire-rated door- basement entry.

1. Install new 60-minute labeled metal fire-rated door, metal frame and spring loaded hinges [Bommer or approved equal (must be U.L. labeled)] as required by BOCA Building Code, NFPA Code or Portland Fire Department. Door to Be Stanley K1, Brosco BE-70 or approved equal.
2. Work to include key-in-knob lockset [Schlage "F" series lockset or approved equal] keyed alike to building entry doors.

Closets

A. Install new closet shelves-all closets.

1. Install ventilated shelving.

Carpentry / Stairs.

A. Rebuild rear stairwell.

1. Rebuild existing interior rear stairwell as necessary to be code compliant.

Exterior.

Carpentry.

A. Repair front porch- 3' X 8'.

Remove and dispose of existing front porch.

1. Excavate holes for 8" sonotube to a depth below frostline [approximately 4']. Fill sonotube with 3,000 PSI concrete [Sakrete, Quickrete concrete dry mix or equal is an acceptable alternate] and allow to dry thoroughly. One hole for each vertical member. One galvanized post base anchor for each vertical member. Approx. qty= 2 each.
2. Install complete new porch using 4 X 4 standard grade pressure treated lumber for vertical columns, include all required trim. Approx. qty= 6 posts.
3. Install new 2 X 8 standard grade pressure treated floor joists at each level using 3" galvanized deck screws. Include 8" aluminum flashing between joists and siding.
4. Install all new decking using 2 X 6 standard grade pressure treated lumber using 3" galvanized deck screws. Contractor will repair any siding damaged during porch repair. Approx. qty= 24 SF.
5. Install new handrail ^{1 1/2" - 2" galvanized rail} on both sides of new stairs using pressure treated top rail & 2 x 4 bottom rails, 2 X 2 pressure treated balusters spaced ^{4" o.c.} 5" o.c. and 4 X 4 pressure treated post. Approx. qty= 18 LF.
6. Install new standard grade pressure treated lattice work using 1 X 4 standard grade pressure treated lumber to conceal all ends of the lattice. Approx. qty= 48 SF.
7. Install new stairs using notched 2 X 12 standard grade pressure treated stringers, 1 X 8 standard grade pressure treated risers and 2 X 6 standard grade pressure treated treads, set on existing sidewalk. Approx. qty= 4 treads / 4 stringers.

C. Repair exterior trim-all.

Repair exterior trim by nailing loose trim and replacing any missing / damaged pieces.

1. Any replacement of trim will be #2 Pine or stock Pine moulding [moulding to match existing as close as possible].

Masonry.

A. Spot pointing walls-foundation level.

1. Spot point interior and exterior walls by raking joints to a depth of 3/4" and wetting

work. New mortar to match existing as close as possible. Care will be taken not to use an overly hard mortar mix that will cause the bricks to break after hardening. **Replace damaged bricks as necessary.**

2. Finish joints to match existing style . [50% of the exterior and 50% of the interior wythes].
3. Excavate and repair foundation as necessary on driveway side of building. [approx. 12 lineal feet.]

Carpentry / Doors.

A. Install new exterior door-front entrance.

Repair front door by removing existing door, jamb & casing and disposing.

1. Install new pre-hung metal door and sidelight with metal threshold and casing both sides [reuse casing on the exterior and see interior trim spec for the interior]. Door to be Stanley
2. Install fiberglass insulation between door jamb and framing and latex caulk where specified by manufacturer's instructions. Do not over stuff cavity and bind door.
3. Work to include key-in-knob lockset [Schlage F51 or equal]. Locksets to be keyed alike and keyed to apartment entry door. Contractor to provide master key for entire building.

B. Install new exterior door-rear entrance.

Repair rear door by removing existing door, jamb & casing and disposing.

1. Install new pre-hung 9 lite metal door with metal threshold and casing both sides [reuse casing on the exterior and see interior trim spec for the interior]. Door to be Stanley K4, Brosco BE-89 or approved equal.
2. Install fiberglass insulation between door jamb and framing and latex caulk where specified by manufacturer's instructions. Do not over stuff cavity and bind door.
3. Work to include key-in-knob lockset [Schlage F51 or equal]. Locksets to be keyed alike and keyed to apartment entry door. Contractor to provide master key for entire building.

Carpentry / Siding.

A. Install new vinyl siding.

Repair siding by installing new vinyl siding.

1. Remove existing siding [T1-11, and asphalt] to expose original clapboard siding.
2. Prepare walls by re-nailing existing siding to provide smooth surface.
3. Install all required Spruce laths or starter strips.
4. Double four (8") vinyl siding [Alcoa Liberty, Certainteed or approved equal] shall

be installed in accordance with manufacturer's specifications. Owner to match existing vinyl siding. Approx.

5. Work to include all starter strips, J moulding and corner boards.

6. Exterior window sills, jambs and header will be covered with white aluminum coil stock using color coordinated nails.

7. Install new ventilated vinyl soffitt, aluminum coil stock fascia & rake [Bird, Mastic, Alside or approved equal] to entire roof line according to the manufacturer's specifications.

Carpentry / Windows

Install new vinyl window.

Repair defective window by removing existing window sashes and dispose.

1. Install new vinyl replacement window [Alside, Certainteed, Bird, Gordon or approved equal] according to manufacturer's specifications [including insulating the window weight cavities and silicone caulking]. Windows will be double hung, with tilt out sashes, 7/8" insulated glass and half screen.

IF:

2. Any trim or moulding broken by the contractor during removal of said trim / moulding will be replaced and painted to match existing trim / moulding.

3. Apply two coats [1 primer and 1 finish coat] of exterior / interior semigloss paint [Sherwin Williams, Devoe, California or approved equal] according to the manufacturer's specifications using a suitable brush or roller. Primer coat to be Sherwin Williams A100 / Promar 200 alkyd enamel undercoater, Devoe alkyd undercoat, or approved equal. Finish coat to be Sherwin Williams A100 / Promar 200 latex semigloss, Devoe Wondertones latex semigloss or approved equal. All work to be done in accordance with the manufacturer's specifications. All finishes shall be evenly applied and free from sags, runs, drips, voids, holidays and brush marks.

A. Install new vinyl windows-Basement.

Repair defective window by removing existing window sashes and dispose.

1 . Install new vinyl replacement window [Alside, Certainteed, Bird, Gordon or approved equal] according to manufacturer's specifications [including insulating the window weight cavities and silicone caulking]. Windows will be hopper style, 7/8" insulated glass and half screen with a minimum R-value of 2.

Carpentry / Roof.

Roofing.

Strip off existing roofing / install new membrane roof on rear addition.

Repair defective flat roof by removing roofing down to base sheet and disposing.

1. Install a fully adhered elastomeric sheet with membrane underlay over existing substrate. Install flashing around vents, pipes and chimney as per manufacturers recommendations.
2. Roofing contractor shall be responsible for all work at roof area, including flexible sheet roofing system and new metal cap flashing. These systems shall be completely integrated and provide a water tight roof assembly.
3. Obtain primary flexible sheet roofing from a single manufacturer. Provide secondary materials as recommended by manufacturer of primary materials.
4. Install flexible sheet roofing in order to minimize seams and to accommodate contours of the roof deck and proper drainage across shingled laps of sheets.
5. Install flexible sheet roofing as per manufacturer's recommendations. Install mechanical fasteners, flashing and counterflashings and accessories at locations and as specified by manufacturer. Provide tapered cants, crickets and other areas of tapered insulation as may be required by roof manufacturer for positive drainage.
6. Flexible sheet roofing material shall be not less than 60 mils and equal to Firestone "Rubber Guard".
7. Warranty period shall be not less than 10 years after date of substantial completion to repair / replace defective materials and workmanship, 20 years for membrane. Roofing contractor shall provide owner with certificate that the warranty has been purchased and that the warranty seal has been installed on the roof by the manufacturer's representative, if available.

Strip off existing roofing / install new strip shingles on main roof.

Repair roof by removing existing roofing down to sheathing.

1. Repair defective sheathing with new sheathing [match existing boards or CDX plywood]. Allow for replacement of 10% of total roof area.
2. Lay down 15# Felt according to the manufacturer's specifications.
3. Install 8" aluminum drip edge at eave edge and rake.
4. Install 3' wide 'Grace' ice & water shield [or approved equal] at eave edge & all valleys. Use an approximate 12" wide strip of ice and water shield under existing or new chimney flashing to counter flash chimney flashing.
5. Install new asphalt 3-tab strip shingles-235# per square [IKO AM Armour Seal, Celotex Sol-Seal 20, Certainteed Sealdon 20 or approved equal] using roofing nails [staples are not to be used]. Shingles to have a 20 year warranty. Work to include all necessary metal flashing. Shingles to carry National Underwriter's class 'C' label. All valleys are to have the shingles weaved together.

Exterior Stairs side entrance.

- 11 1/2" - 2" dia
1. Install new handrail using 2 x 4 standard grade pressure treated top & bottom rails, 2 x 2 standard grade pressure treated balusters spaced 5" O.C. And 4 x 4 standard grade pressure treated post.
 2. Install new standard grade pressure treated lattice work using 1 x 6 standard grade pressure treated lumber to conceal all ends of the lattice.
 3. Install new stairs using notched 2 x 12 standard grade pressure treated stringers, 1 x 8 standard grade pressure treated risers and 2 x 6 standard grade pressure treated treads, set on 36" x 12" x 4" concrete pad.

Landscaping.

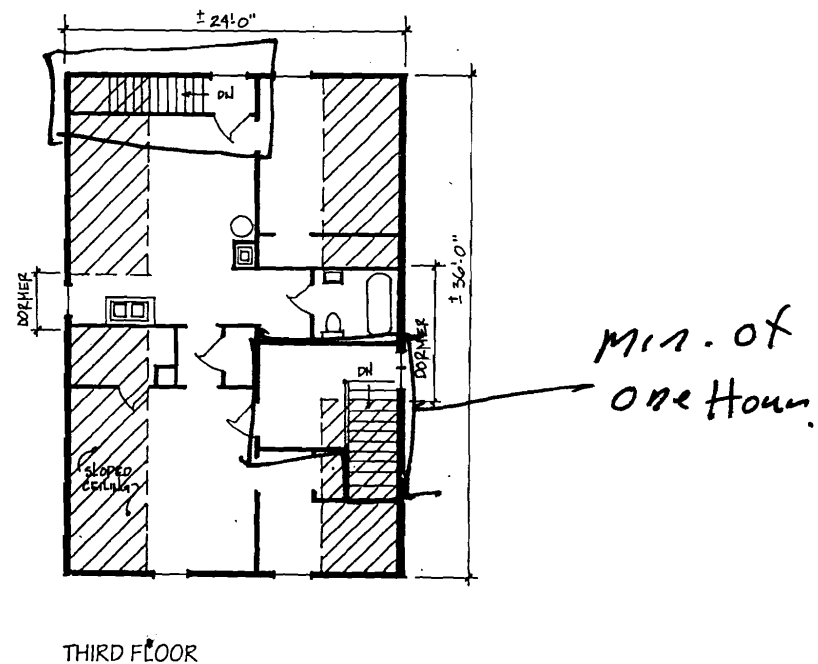
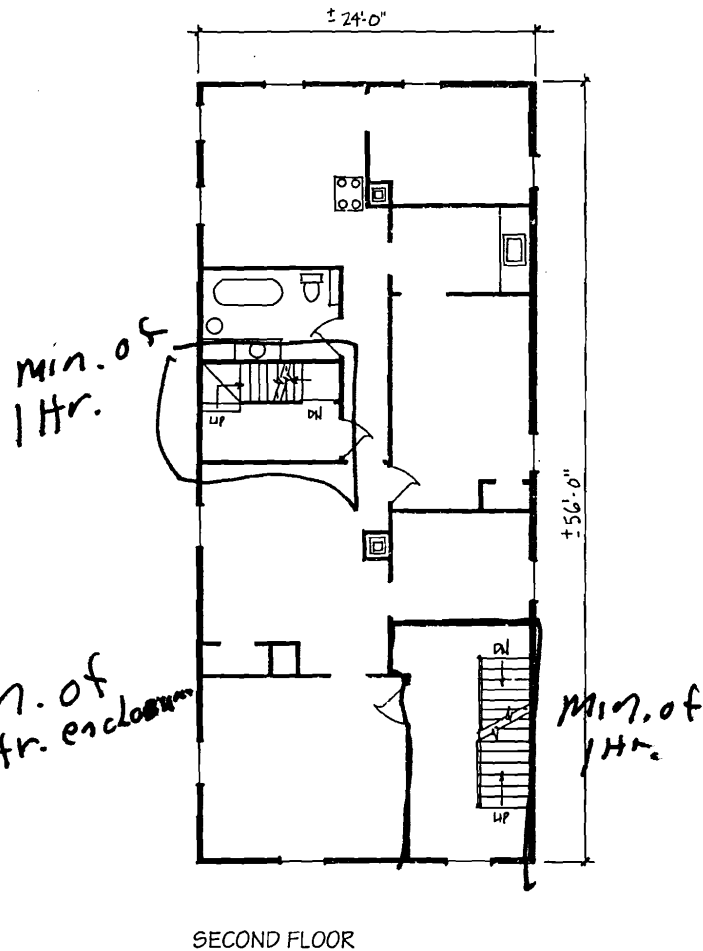
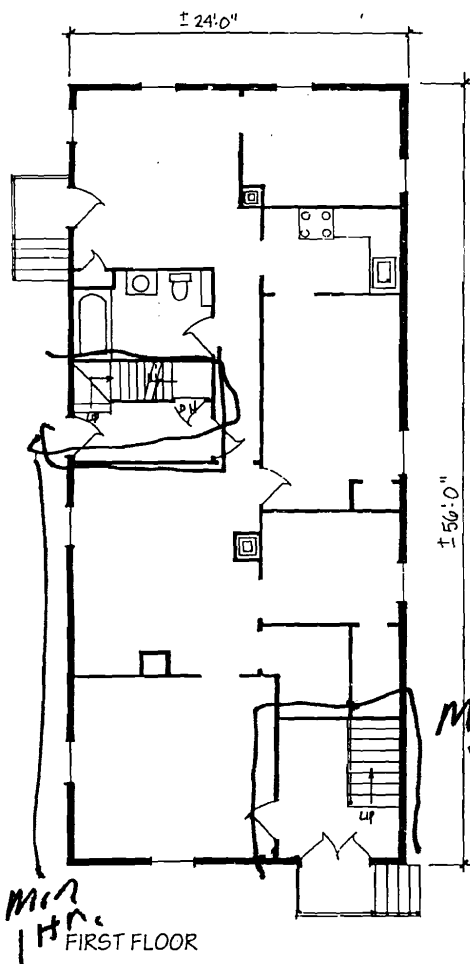
A. Landscaping.

1. Apply new grass seed at the rate recommended by the seed manufacturer. Apply required fertilizer at the rate recommended by the seed manufacturer.
 3. Cover with straw and water as needed.
- [funded from contingency].

Architect.

A. Architect

1. Owner will hire an Architect to assist with the reconfiguration of the building under a \$1,500.00 allowance.



EXISTING FLOOR PLANS

The Grant Street Project

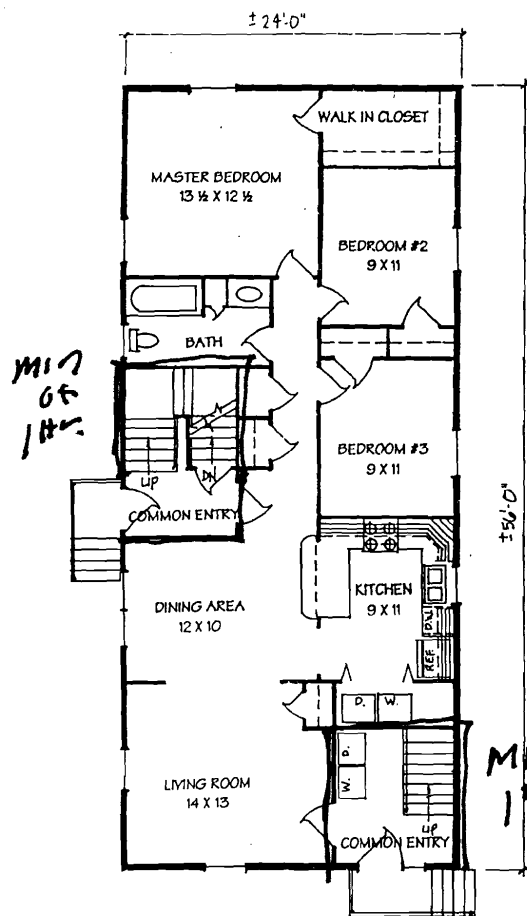
177 Grant Street Portland, Maine

Portland West Neighborhood Planning Council
155 Brackett Street Portland, Maine 04102
phone 207-775-0105 fax 207-780-1701

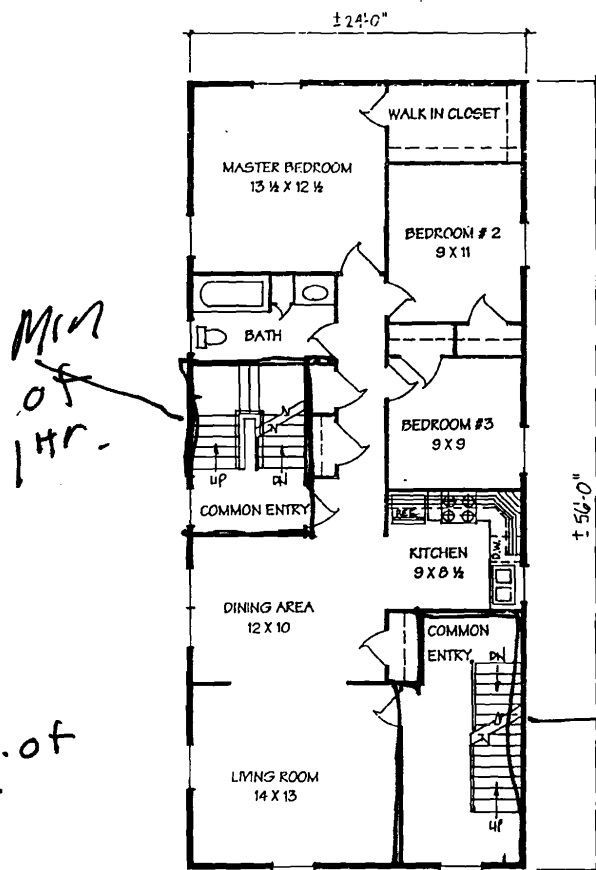
Revelwood Designs

RR 1 Box 4720 Hiram, Maine 04041
Phone & fax 207-625-4387

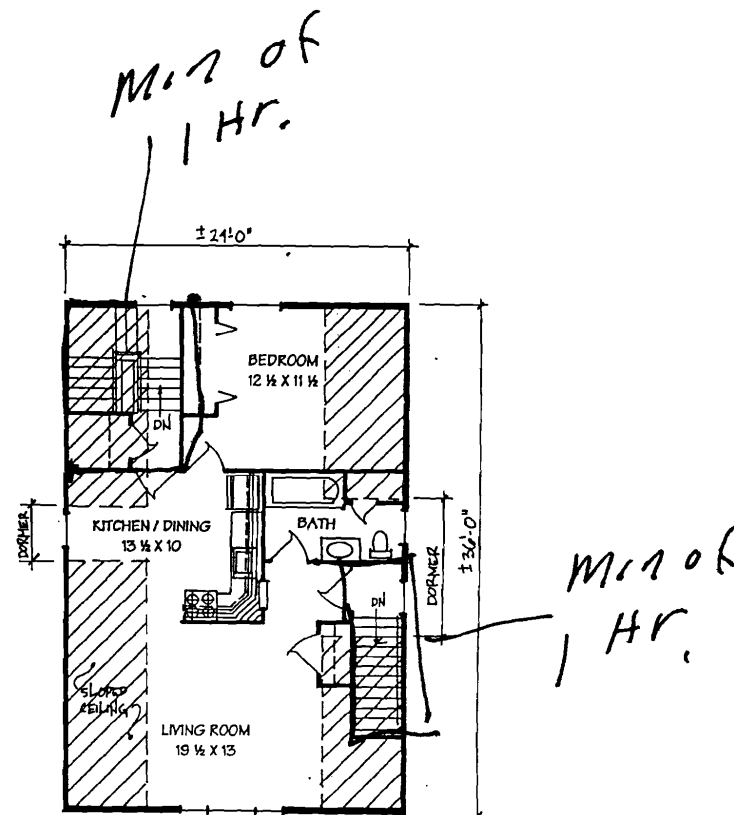
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Section 1010.1

PROPOSED FLOOR PLANS

The Grant Street Project

177 Grant Street Portland, Maine

Portland West Neighborhood Planning Council

155 Brackett Street Portland, Maine 04102

phone 207-775-0105 fax 207-780-1701

Revelwood Designs

RR 1 Box 4720 Hiram, Maine 04041

Phone & fax 207-625-4387

— = SAM



The Grant Street Project

177 Grant Street Portland, Maine

Sleeping room
egress windows.
1018.6

Portland West Neighborhood Planning Council

155 Brackett Street Portland, Maine 04102

phone 207-775-0105 fax 207-780-1701

Safety glazing > chapter 24

Revelwood Designs

RR 1 Box 4720 Hiram, Maine 04041

Phone & fax 207-625-4387

Guardrails > 1021.0
Handrails > 1022.0