City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel; (207) 874-8703, FAX: 874-8716 Location of Construction: Phone: Owner Permit No: William Reboter Lessee/Buver's Name: BusinessName: Owner Address: Phone: Address: Phone: Contractor Name: d & low, inc. 04103 797-5141 erran Ave Ptld, ME 7 1998 COST OF WORK: PERMIT FEE: Past Use: Proposed Use: 200,000,00 \$ 1,020,00 FIRE DEPT. Approved INSPECTION: **CITY OF PORTLAND** OFFICE ☐ Denied Use Group: Type: CBL: 063-C-004 Zone: Office Signature: Signature: Zoning Approval: Proposed Project Description: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Special Zone or Reviews: Approved with Conditions: ☐ Shoreland lux Raue Denied □ Wetland □ Flood Zone ☐ Subdivision Signature: Date: ☐ Site Plan mai ☐minor ☐mm ☐ Permit Taken By: Date Applied For: SPING 28 September 1998 Zoning Appeal □ Variance This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules. ☐ Miscellaneous Building permits do not include plumbing, septic or electrical work. ☐ Conditional Use Building permits are void if work is not started within six (6) months of the date of issuance. False informa-□ Interpretation ☐ Approved tion may invalidate a building permit and stop all work... □ Denied Historic Preservation □ Not in District or Landmark ☐ Does Not Require Review PERMIT ISSUED ☐ Requires Review WITH REQUIREMENTS Action: CERTIFICATION ☐ Appoved ☐ Approved with Conditions 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 □ Denied 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 29 september 1998 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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

January 12, 1999

Lanford & Low Inc. 248 Warren Avenue Portland, Maine 04103

RE: 233 Vaughn Street (CBL # 063-C-004)

To whom it may concern, the renovation of 233 Vaughn Street from office space to office space has been completed as to plan. Submitted Permit #981150, dated October 7, 1998.

Sincerely,

Tom Reinsborough

Code Enforcement Officer

Michael Collins

Electrical Code Enforcement Officer

Lt. MacDougall

Inspector Portland Fire Department

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.

NOTE**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.

| | 2 0 0 | 1, | N. | |
|---|--|-------------------------------------|-------------|------------|
| Location/Addressof Construction (include Portion of Building): | 233 | VAUGHAN STRE | | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot | | |
| Tax Assessor's Chart, Block & Lot Number Chart# 0 4 3 Block# C Lot# 4 | Owner: VAI William W 482 Co | AGARNST. REDLY, ACCOUNTERSTAL SUITE | Telephone#: | |
| Owner's Address: H82Congress CT Suitz 502 Poatlandmair Otto | Lessee/Buyer's Name (If Applicable) Cost Of Work: \$\frac{c\alpha}{2}\cos_i\alpha_o\frac{c\alpha}{2} | | S COO, COO | \$ 1020 °C |
| Proposed Project Description:(Please be as specific as possible) REMODEL | 2 | Ren | | |
| Contractor's Name, Address & Telephone LANGFORD | d Low Inc | 7975141 | | Rec'd By |
| Current Use: OFFICE | | Proposed Use: Official | | |

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, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code. You must Include the following with you application:

1) ACopy 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: Date | = 9/28/98 |
|------------------------------|-----------|
|------------------------------|-----------|

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

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

DATE:

8/24/98

TO:

File

FROM:

Jim Morrison

SUBJECT:

233 Vaughan

Room by Room Assessment of work to be done for 233 Vaughan renovations.

BASEMENT FLOOR DEMOLITION

Room XS1 Clean 5

Room XG01 Clean

Room XG02 Clean -

Room XG03 Remove existing sink; prepare for installation of new service sink. Clean room.

Room XG04 Clean

Room XG05 Clean

Remove door closer at door separating Go5 from Go7. Prepare for installation

of new closer.

Room XG06 Clean

Room XG07

Remove Air compressor/condenser. Prepare for installation of new HVAC

equipment.

Room XG08

Remove existing oil tanks. Cap pipes

Room XS2

Clean

GROUND FLOOR DEMOLITION

Room XS1

Remove all carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X101

Remove and salvage wood paneling. Prepare for installation of GWB.

Clean floor; prepare for installation of new floor finish over existing.

Wood base to remain.

Remove interior doors, frames, and hardware. Prepare for installation of new

doors, frames and hardware.

Room X102

Remove carpet. Prepare for installation of new carpet.

Remove wood paneling from north wall. Prepare for installation of GWB.

Remove partial height wall.

Wood base to remain at walls to remain

Remove existing surface mounted light fixtures. Prepare for installation of new

2 x 2 parabolic flush mounted parabolic light fixtures.

Corr X103

Remove partial height walls.

Remove wood paneling on east wall from north wall of room X107 to south

wall of X103

Remove carpet. Prepare for installation of new carpet.

Wood base to remain at walls to remain.



Remove ceiling, grid, light fixtures. Prepare for installation of new grid, ceiling and 2 x 2 flush mounted parabolic light fixtures.

Room X104 Remove partial height walls.

Remove all wood paneling. Prepare appropriate surfaces for installation of GWB.

Remove carpet. Prepare for installation of new carpet.

Wood base to remain at walls to remain.

Remove ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.

Room 104A Remove north and west walls.

Remove all millwork.

Remove all wood paneling. Prepare appropriate surfaces for GWB.

Remove carpet. Prepare for installation of new carpet.

Wood base to remain at walls to remain.

Remove ceiling, grid and light fixture. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.

Room X105 Prepare for installation of new carpet over existing floor finish

Remove all wall covering. Prepare for painted GWB wall finish.

Remove millwork on north wall.

Remove millwork on south wall.

Patch/repair walls as required.

Wood base to remain.

Millwork on west wall to remain.

Room X105A Remove vinyl wall covering. Prepare walls for painted GWB finish Clean room

Room X106 Clean room.

Room X107 Remove partial height walls.

Column to remain.

Remove carpet.

Wood base to remain at walls to remain.

Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.

Room X108 Remove wood paneling. Prepare for installation of GWB wall finish.

Remove closet.

Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X108A Remove vinyl wall covering. Prepare walls for painted GWB finish. Clean room.

Remove carpet. Prepare for installation of new carpet.

Remove existing door to toilet room. Prepare to patch walls with salvaged paneling.

Room X110 Remove carpet. Prepare for installation of new carpet.

Remove millwork at west wall.

Wood base to remain.

Room X110A Delete entire room including ceiling and light fixture. Patch wall, floor and

Room X109



ceiling.

Remove millwork at east wall.

Remove carpet. Prepare for installation of new carpet.

Remove wall separating X111 from X111A.

Wood base to remain.

Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixture.

Room X111A Remove existing plumbing fixtures and accessories. Prepare for installation of new plumbing fixtures and accessories.

Remove vinyl wall covering. Prepare for painted GWB wall finishes.

Patch/Repair floor Prepare for installation of new VCT flooring over existing. Remove wood base.

Remove existing ceiling, grid, and light fixture. Prepare for installation of new ceiling, grid, 2 x 2 parabolic light fixture and direct exhaust fan.

Room/X112

Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X112A Remove vinyl wall covering. Prepare walls for painted GWB finish.

Wood base to remain

Room X113

Remove door, frame and hardware.

Remove existing shelving.

Patch/repair wall.

Corr. X114

Remove carpet. Prepare for installation of new carpet.

Remove ceiling, grid, and light fixtures. Prepare for installation of new ceiling,

grid, and light fixtures.

Stair XS2

Remove existing exterior door, frame and hardware. Prepare for installation of

new exterior door, frame and hardware.

Remove existing carpet. Prepare for installation of new carpet.

SECOND FLOOR DEMOLITION

Room XS1

Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

oom X201

Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Remove wall covering from south wall. Prepare wall for painted GWB finish.

Remove partial height wall

Remove door, frame and hardware to room X204.

Remove and salvage all wood paneling on north full height wall. Prepare for installation of GWB.

Wood base to remain.

Remove existing ceiling mounted light fixtures. Prepare for installation of new

2 x2 parabolic light fixtures.

Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Remove partial height walls.

X202



Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures. Room X203 Remove all millwork. Remove wood paneling. Prepare for installation of GWB. Remove wall separating X203 from X204. Prepare for new GWB partition. Remove carpet. Prepare for installation of new carpet. Remove wood base. Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures. Room X204 Delete room Remove wood base. Wood window trim to remain. Remove wood paneling from east and south walls. Prepare for installation of GWB Delete ceiling, grid and light fixture. Prepare for installation of new ceiling. Room X205 Remove carpet. Prepare for installation of new carpet. Wood base to remain. Room X205A Remove vinyl wall covering. Prepare for painted GWB wall finish. Clean room. Boom X206 Remove existing sink. Patch/repair wall at sink. Prepare for installation of new carpet over existing floor finish. Room X207 Remove partial height walls. Remove millwork. Remove carpet. Prepare for installation of new carpet. Remove door, frame hardware to X202. Remove wood paneling from east wall. Prepare for GWB wall finish. Wood paneling on north wall to remain. Wood base to remain. Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures. Room X208 Remove Closet Remove carpet. Prepare for installation of new carpet. Wood base to remain. Room X208A Remove vinyl wall covering. Prepare for painted GWB wall finish. Room X209 Remove carpet. Prepare for installation of new carpet. Wood base to remain. Room X210 Remove sink. Patch/repair wall at sink. Prepare for installation of new carpet over existing floor finish. Room X211 Remove sink. Patch/repair wall at sink. Prepare for installation of new carpet over existing floor finish.

Room X211A Remove vinyl wall covering. Prepare for painted GWB wall finish.

Room \$212 Remove carpet. Prepare for installation of new carpet.



Wood base to remain.

Room X212A Remove vinyl wall covering. Prepare for painted GWB wall finishes.

Room X213 Remove door, frame, and hardware. Prepare for new door, frame, and

hardware.

Remove existing shelves.

Corr. X214 Remove wood paneling where indicated on drawings. Prepare for installation of

painted GWB wall finish.

Wood base to remain.

Remove existing ceiling, grid and light fixtures. Prepare for installation of new

ceiling, grid, and 2 x 2 parabolic fixtures.

Room X214A Remove millwork.

Remove north wall, door, frame, and hardware.

Remove west wall.

Remove existing ceiling.

Room X215 Remove wood paneling from east and south walls.

Remove fixtures, cap pipes.

Remove west wall, door, frame, and hardware.

Remove north wall.

Mair XS2 Remove carpet. Prepare for installation of new carpet.

NEW CONSTRUCTION GENERAL NOTES

Paint all wood base, trim and window surrounds

BASEMENT FLOOR NEW CONSTRUCTION

| Stair GS1 | Repair any damage to existing stairs |
|-----------|--------------------------------------|
| Room G01 | No work |
| Room G02 | No work |
| Room G03 | Install new service sink. |

Patch repair wall at sink renovation. Paint sink alcove.

Room G04 No work.

Room G05 Replace door closer at metal door separating G05 from G07

Room G06 No work.

Room G07 Install new HVAC equipment.

Room G08 No work

Room G09 Add new partitions (GWB painted on mtl. studs), door, frame, hardware for

new telephone room. No ceiling required.

Install new 2 x 4 surface mounted light fixture and appurtenances.

Stair S2 Repair any damage to existing stairs.



GROUND FLOOR NEW CONSTRUCTION

| CARO DITE | EGGILLETT COMBINECTION |
|-----------|--|
| Stair S1 | Install new carpet. |
| Room 101 | Install painted GWB wall finishes. |
| | Install new floor finish over existing. |
| Room 102 | Install new carpet. |
| | Install painted GWB wall finish at north wall. |
| | |

Install painted wood base to match existing in room at new GWB wall.

Install new 2 x 2 parabolic flush mounted light fixtures in location of previous

Install new 2 x 2 parabolic flush mounted light fixtures in location of previous surface mounted fixtures.

Room 103 Install new carpet.

Install painted GWB on east wall.

Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.

Room 104 Install painted GWB at appropriate locations.

Install new glass conference room walls at locations indicated on drawings.

Install new carpet.

Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.

Room 105 Paint prepared GWB wall finishes.

Install new carpet over existing floor finish.

Room 105A Paint prepared GWB wall finishes.

Room 106 No work

Room 107 Furr out around existing column.

Paint new GWB. Install new carpet.

Patch/Repair any disturbed visible wood paneling.

Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.

Room 108 Install painted GWB wall finishes.

Install new carpet.

Room 108A Paint prepared GWB wall surfaces.

Room 109 Install new carpet.

Patch wall at door closures with salvaged wood paneling.

Room 110 Install new carpet.

Patch repair west wall where millwork was removed.

Room 111 Install coat rack/shelf

Install new painted GWB wall separating 111 from 111A, including door,

frame, hardware.

Install wood base at new wall to match existing in room.

Install new carpet.

Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture.

Room 111A Install new VCT over existing.

Install4" vinyl base.

Install new fixtures and accessories.

Paint prepared GWB wall surfaces.

Install new wood band at wainscot height. Stain to match door.

Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture.

Room 112 Install new carpet.





Room 112A Paint prepared GWB wall surfaces.

Room 113 Patch/repair any wall damage resulting from removal of existing shelving.

Stair S2 Install new carpet.

SECOND FLOOR NEW CONSTRUCTION

Stair S1 Install new carpet.

Room 201 Install new painted GWB walls.

Paint existing prepared GWB wall surfaces.

Install new carpet.

Install new 2 x 2 flush mounted parabolic light fixtures in location of removed

surface mounted fixtures.

Room 202 Install new carpet.

Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.

Room 203 Patch/repair walls from which millwork was removed.

Install new painted GWB walls.

Install and paint new GWB wall surfaces at east and south walls.

Install new carpet.

Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.

Alcove 204 Install new painted GWB wall surfaces at east and south walls.

Install new carpet.

Install new ceiling and grid.

Room 205 Install new carpet.

Room 205A Paint prepared GWB wall surfaces Room 206 Patch/repair wall at removed sink.

Room 207 Install new painted GWB wall finish at east wall.

Install new painted GWB wall finish at south wall.

Install new carpet.

Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.

Room 208 Paint new GWB wall finish.

Install new painted GWB wall finish where wood paneling is removed

Install new base at new GWB wall to match existing in room.

Install new carpet.

Room 208A Paint prepared GWB wall surfaces.

Room 209 Install new carpet.

Room 210 Install new carpet.

Room 211 Install new carpet.

Room 211A Paint prepared GWB wall surfaces.

Room 212 Install new carpet.

Room 212A Paint prepared GWB surfaces.

Room 213 Install new door, frame, hardware and portion of south wall (painted GWB on

mtl. studs).

Patch wall surfaces damaged by removal of existing shelving.



Stair S2 Install new carpet.



Wood base to remain.

Room X212A Remove vinyl wall covering. Prepare for painted GWB wall finishes.

Room X213 Remove door, frame, and hardware. Prepare for new door, frame, and

hardware.

Remove existing shelves.

Corr. X214 Remove wood paneling where indicated on drawings. Prepare for installation of

painted GWB wall finish.

Wood base to remain.

Remove existing ceiling, grid and light fixtures. Prepare for installation of new

ceiling, grid, and 2 x 2 parabolic fixtures.

Room X214A Remove millwork.

Remove north wall, door, frame, and hardware.

Remove west wall.

Remove existing ceiling.

Room X215 Remove wood paneling from east and south walls.

Remove fixtures, cap pipes.

Remove west wall, door, frame, and hardware.

Remove north wall.

Stair XS2 Remove carpet. Prepare for installation of new carpet.

NEW CONSTRUCTION GENERAL NOTES

Paint all wood base, trim and window surrounds

BASEMENT FLOOR NEW CONSTRUCTION

| Repair any damage to existing stairs |
|---|
| No work |
| No work |
| Install new service sink. |
| Patch repair wall at sink renovation. Paint sink alcove. |
| No work. |
| Replace door closer at metal door separating G05 from G07 |
| No work. |
| Install new HVAC equipment. |
| No work |
| Add new partitions (GWB painted on mtl. studs), door, frame, hardware for new telephone room. |
| No ceiling required. |
| Install new 2 x 4 surface mounted light fixture and appurtenances. |
| Repair any damage to existing stairs. |
| |



GROUND FLOOR NEW CONSTRUCTION

| EGOR ILE II CONSTRUCTION |
|--|
| Install new carpet. |
| Install painted GWB wall finishes. |
| Install new floor finish over existing. |
| Install new carpet. |
| Install painted GWB wall finish at north wall. |
| Install painted wood base to match existing in room at new GWB wall. Install new 2 x 2 parabolic flush mounted light fixtures in location of previous |
| surface mounted fixtures. |
| Install new carpet. |
| Install painted GWB on east wall. |
| Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures. |
| Install painted GWB at appropriate locations. |
| Install new glass conference room walls at locations indicated on drawings. |
| Install new carpet. |
| Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures |
| Paint prepared GWB wall finishes. |
| Install new carpet over existing floor finish. |
| Paint prepared GWB wall finishes. |
| No work |
| Furr out around existing column. |
| Paint new GWB. |
| Install new carpet. |
| Patch/Repair any disturbed visible wood paneling. |
| Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures. |
| Install painted GWB wall finishes. |
| Install new carpet. |
| Paint prepared GWB wall surfaces. |
| Install new carpet. |
| Patch wall at door closures with salvaged wood paneling. |
| Install new carpet. |
| Patch repair west wall where millwork was removed. |
| Install coat rack/shelf |
| Install new painted GWB wall separating 111 from 111A, including door, |
| frame, hardware. |
| Install wood base at new wall to match existing in room. |
| Install new carpet. |
| Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture. |
| Install new VCT over existing. |
| Install4" vinyl base. |
| Install new fixtures and accessories. |
| Paint prepared GWB wall surfaces. |
| Install new wood band at wainscot height. Stain to match door. |
| Install new ceiling, grid, and 2 x 2 flush-mounted parabolic light fixture. |
| |

Room 112

Install new carpet



Room 112A Paint prepared GWB wall surfaces.

Room 113 Patch/repair any wall damage resulting from removal of existing shelving.

Stair S2 Install new carpet.

SECOND FLOOR NEW CONSTRUCTION

Stair S1 Install new carpet.

Room 201 Install new painted GWB walls.

Paint existing prepared GWB wall surfaces.

Install new carpet.

Install new 2 x 2 flush mounted parabolic light fixtures in location of removed

surface mounted fixtures.

Room 202 Install new carpet.

Install new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.

Room 203 Patch/repair walls from which millwork was removed.

Install new painted GWB walls.

Install and paint new GWB wall surfaces at east and south walls.

Install new carpet.

Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.

Alcove 204 Install new painted GWB wall surfaces at east and south walls.

Install new carpet.

Install new ceiling and grid.

Room 205 Install new carpet.

Room 205A Paint prepared GWB wall surfaces Room 206 Patch/repair wall at removed sink.

Room 207 Install new painted GWB wall finish at east wall.

Install new painted GWB wall finish at south wall.

Install new carpet.

Install new ceiling, grid, and 2 x 2 flush mounted parabolic light fixtures.

Room 208 Paint new GWB wall finish.

Install new painted GWB wall finish where wood paneling is removed.

Install new base at new GWB wall to match existing in room.

Install new carpet.

Room 208A Paint prepared GWB wall surfaces.

Room 209 Install new carpet. Room 210 Install new carpet.

Room 211 Install new carpet.

Room 211A Paint prepared GWB wall surfaces.

Room 212 Install new carpet.

Room 212A Paint prepared GWB surfaces.

Room 213 Install new door, frame, hardware and portion of south wall (painted GWB on

mtl. studs).

Patch wall surfaces damaged by removal of existing shelving.

Stair S2 Install new carpet.



CITY OF PORTLAND

Conditional Requirements For Historic Preservation

- [], Boxes checked indicate Conditional Requirement to be performed.
- 1. This permit is approved for internal work only! Structure is located within a Historic District, any work performed on the exterior must be approved by Staff or Historic Preservation Committee, prior to starting.
- 2. [] Please contact Historic Preservation staff for correct Sign placement, before installing sign age. David Jordan, Historic Preservation Officer (Telephone-874-8728).

 Deborah Andrew Historic Preservation Program Coordinator, (874-8726)
- 3. [] Information provided by applicant is insufficient for Historic Preservation review. Please contact staff before preceding with work.
- 4. [] Type of work proposed by applicant is not Staff reviewable, must be reviewed by Historic Preservation Committee, which meets on the first Wednesday and the third Wednesday of each month. Please contact Historic Preservation staff for placement on the Committees Agenda.

Staff Telephone Numbers- Deborah Andrews 874-8726
David Jordan 874- 8728



DATE: 8/24/98

TO: File

FROM: Jim Morrison

SUBJECT: 233 Vaughan

Room by Room Assessment of work to be done for 233 Vaughan renovations.

BASEMENT FLOOR DEMOLITION

Room XS1 Clean

Room XG01 Clean

Room XG02 Clean

Room XG03 Remove existing sink, prepare for installation of new service sink. Clean room.

Room XG04 Clean

Room XG05 Clean

Remove door closer at door separating Go5 from Go7. Prepare for installation

of new closer.

Room XG06 Clean

Room XG07 Remove Air compressor/condenser. Prepare for installation of new HVAC

equipment.

Room XG08 Remove existing oil tanks. Cap pipes

Room XS2 Clean

GROUND FLOOR DEMOLITION

Room XS1 Remove all carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X101 Remove and salvage wood paneling. Prepare for installation of GWB.

Clean floor; prepare for installation of new floor finish over existing.

Wood base to remain.

Remove interior doors, frames, and hardware. Prepare for installation of new

doors, frames and hardware.

Room X102 Remove carpet. Prepare for installation of new carpet.

Remove wood paneling from north wall. Prepare for installation of GWB.

Remove partial height wall.

Wood base to remain at walls to remain.

Remove existing surface mounted light fixtures. Prepare for installation of new

2 x 2 parabolic flush mounted parabolic light fixtures.

Corr X103 Remove partial height walls.

Remove wood paneling on east wall from north wall of room X107 to south

wall of X103.

Remove carpet. Prepare for installation of new carpet.

Wood base to remain at walls to remain.



Remove ceiling, grid, light fixtures. Prepare for installation of new grid, ceiling and 2 x 2 flush mounted parabolic light fixtures.

Room X104 Remove partial height walls.

Remove all wood paneling. Prepare appropriate surfaces for installation of GWB

Remove carpet. Prepare for installation of new carpet.

Wood base to remain at walls to remain.

Remove ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 flush mounted parabolic light fixtures.

Room 104A Remove north and west walls.

Remove all millwork.

Remove all wood paneling. Prepare appropriate surfaces for GWB.

Remove carpet. Prepare for installation of new carpet.

Wood base to remain at walls to remain.

Remove ceiling, grid and light fixture. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.

Room X105 Prepare for installation of new carpet over existing floor finish.

Remove all wall covering. Prepare for painted GWB wall finish.

Remove millwork on north wall.

Remove millwork on south wall.

Patch/repair walls as required.

Wood base to remain.

Millwork on west wall to remain.

Room X105A Remove vinyl wall covering. Prepare walls for painted GWB finish.

Clean room.

Room X106 Clean room.

Room X107 Remove partial height walls.

Column to remain.

Remove carpet.

Wood base to remain at walls to remain.

Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid and 2 x 2 parabolic light fixtures.

Room X108 Remove wood paneling. Prepare for installation of GWB wall finish.

Remove closet.

Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X108A Remove vinyl wall covering. Prepare walls for painted GWB finish.

Clean room.

Room X109 Remove carpet. Prepare for installation of new carpet.

Remove existing door to toilet room. Prepare to patch walls with salvaged paneling.

Room X110 Remove carpet. Prepare for installation of new carpet.

Remove millwork at west wall.

Wood base to remain.

Room X110A Delete entire room including ceiling and light fixture. Patch wall, floor and



Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.

Room X203 Remove all millwork.

Remove wood paneling. Prepare for installation of GWB.

Remove wall separating X203 from X204. Prepare for new GWB partition.

Remove carpet. Prepare for installation of new carpet.

Remove wood base.

Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.

Room X204 Delete room.

Remove wood base.

Wood window trim to remain.

Remove wood paneling from east and south walls. Prepare for installation of GWB.

Delete ceiling, grid and light fixture. Prepare for installation of new ceiling.

Room X205 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X205A Remove vinyl wall covering. Prepare for painted GWB wall finish.

Clean room.

Room X206 Remove existing sink.

Patch/repair wall at sink.

Prepare for installation of new carpet over existing floor finish.

Room X207 Remove partial height walls.

Remove millwork.

Remove carpet. Prepare for installation of new carpet.

Remove door, frame hardware to X202.

Remove wood paneling from east wall. Prepare for GWB wall finish.

Wood paneling on north wall to remain.

Wood base to remain.

Remove existing ceiling, grid and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixtures.

Room X208 Remove Closet

Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X208A Remove vinyl wall covering. Prepare for painted GWB wall finish.

Room X209 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X210 Remove sink.

Patch/repair wall at sink.

Prepare for installation of new carpet over existing floor finish.

Room X211 Remove sink.

Patch/repair wall at sink

Prepare for installation of new carpet over existing floor finish.

Room X211A Remove vinyl wall covering. Prepare for painted GWB wall finish.

Room X212 Remove carpet. Prepare for installation of new carpet.

ceiling.

| Room | VIII | Damaria | millwork | at anot | vvvall |
|--------------|----------------|------------|------------|---------|--------|
| PACIFIC SELL | Δ I I I | IX CHILOVE | HILLIAVENK | AL CASI | WHIL |

Remove carpet. Prepare for installation of new carpet.

Remove wall separating X111 from X111A.

Wood base to remain.

Remove existing ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and 2 x 2 parabolic light fixture.

Room X111A Remove existing plumbing fixtures and accessories. Prepare for installation of new plumbing fixtures and accessories.

Remove vinyl wall covering. Prepare for painted GWB wall finishes.

Patch/Repair floor. Prepare for installation of new VCT flooring over existing. Remove wood base

Remove existing ceiling, grid, and light fixture. Prepare for installation of new ceiling, grid, 2 x 2 parabolic light fixture and direct exhaust fan.

Room X112 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X112A Remove vinyl wall covering. Prepare walls for painted GWB finish.

Wood base to remain.

Room X113 Remove door, frame and hardware.

Remove existing shelving.

Patch/repair wall.

Corr. X114 Remove carpet. Prepare for installation of new carpet.

Remove ceiling, grid, and light fixtures. Prepare for installation of new ceiling, grid, and light fixtures.

Stair XS2 Remove existing exterior door, frame and hardware. Prepare for installation of new exterior door, frame and hardware.

Remove existing carpet. Prepare for installation of new carpet.

SECOND FLOOR DEMOLITION

Room XS1 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Room X201 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Remove wall covering from south wall. Prepare wall for painted GWB finish.

Remove partial height wall.

Remove door, frame and hardware to room X204.

Remove and salvage all wood paneling on north full height wall. Prepare for installation of GWB.

Wood base to remain.

Remove existing ceiling mounted light fixtures. Prepare for installation of new 2 x2 parabolic light fixtures.

Corr. X202 Remove carpet. Prepare for installation of new carpet.

Wood base to remain.

Remove partial height walls.

BUILDING PERMIT REPORT

| DATE | : 10/1/87 ADDRESS: 233 VAVShow St. (963-C-994) |
|------------------|--|
| REAS | ON FOR PERMIT: Yanguatun, |
| BUILI | DING OWNER: William Wingster |
| | RACTOR: Long Lord + Low |
| PERM | UT APPLICANT: |
| USE G | ROUPBOCA 1996 CONSTRUCTION TYPE |
| | CONDITION(S) OF APPROVAL |
| | ermit is being issued with the understanding that the following conditions are met: |
| Appro | ved with the following conditions: *1, *8, *17 18, *29 *24 *26 *22 |
| X 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) |
| 2.5 | 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 |
| 2.6 | Foundations anchors shall be a minimum of 1 1/2" in diameter. 7" into the foundation wall, minimum of 12" form corners of |
| 3. | From corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17) Precaution must be taken to protect concrete from freezing. Section 1908.0 |
| ے. ∔ . | 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. |
| 5. | 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996) |
| 6. | All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA |
| 0. | National Mechanical Code/1993). Chapter 12 & NFPA 211 |
| 7. | Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's |
| | building code. |
| 18. | 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 34" 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) |
| 9. | Headroom in habitable space is a minimum of 7'6". (Section 1204.0) |
| 10. | 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) |
| 11. | The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4 |

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

12.

COMMENTS

| ist with | Leen you | Second Leading | | Note 1 > 1 | | | | |
|---------------------------------------|----------------------------|-----------------|---|------------------------|-----------------------|--|--|--|
| forliacles The I must on the jet with | of high Mundal minater min | down on the | Balaster Window on Stor Luding | hecter . | Love | | | |
| Conleach J. | 7 | 73 | Redy Stail well Balaster Willram on Store Linding | interes a signi on the | For hangland & house | | | |
| Levelus Ell | Mul wall intra | 2 had Floory in | Rew Stair well | Extend T+P Value Tube | Letter of complection | | | |
| 10-14-96 | | 1-7-99 20d | out + Rear | Externo | Letter 2 | | | |

| Inspection Record | | | | |
|-------------------|------|--|--|--|
| Inspecti | Type | | | |

not more than 44 inches (1118min) 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)

- 13. 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
- 14. All vertical openings shall be enclosed with construction having a fire rating of at lest 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
- 15. 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
- 16. 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 19, 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.

- 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
- 18) The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- 424. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued,
- 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).
- 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)

| 28. 29. | Please read and implement the attached Land Use-Zoning report requirements. Glass and glazing Shall be done in accordance with Chapter 24 of the blog. Code— |
|------------|---|
| 30. | |
| 2. | |
| | |

P. Santus Hotses, Building Inspector

cc: Lt McDougall, PFD

Marge Schmuckal, Zoning Administrator