

PERMIT ISSUED

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

Permit No: 04-1768 Issue Date: JAN - 6 2005 CBL: G004001

Location of Construction: 64 West St	Owner Name: Regan Dennis M &	Owner Address: 64 West St	Phone: (603) 477-4777
Business Name:	Contractor Name: Ed Keef	Contractor Address: 477 Congress Street Suite 111 Portlan	2077733477
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Single family home	Proposed Use: Single family home w/historic restoration	Permit Fee: \$561.00	Cost of Work: \$60,000.00	CEO District: 2
Proposed Project Description: Renovate single family home-kitchen, bath, attic-addition to side		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: GB	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: *JMB 1/5/04*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jharris	Date Applied For: 11/30/2004	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/5/05 <i>JMB</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 12/21/04 <i>D. Anderson</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

4/11/05 - Checked plumbing/framing/Electrical in  
Rear Kitchen area only - plumbers OK - electric OK -  
1/4 of chimney area framing is less than 2 inches from  
chimney surface - framer is changing while there - OK  
to close in kitchen area only. Jan M

5-5-05 - Did plumbing test Inspector 2nd Floor  
bathroom OK to close in now

5-20-05 Did Insp. on porch some tiles  
set back OK now

TAX RECEIPT  
City of Portland, Maine  
P O Box 544  
Portland ME 041120544  
207-874-8856

Paid by: THE BERL COMPANY  
64 WEST ST  
PORTLAND ME 04101

Receipt#: 55763 / 487198  
Batch: TONYAM 3/28/2005 00  
Date paid: 3/25/2005

-----  
Account ID: 10256 Parcel Id 063 - G-004-001  
64 WEST ST REAL ESTATE TAX  
Owner: REGAN DENNIS M & 63-G-4  
ACCOUNT # R05940 WEST ST 62-64  
WEST END 5546 SF  
-----

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2005 2 RE TAX	152360	26.53000	2,021.06	7.28		2,028.34

Printed: 3/25/05 15:48:14

Receipt total: 2,028.34

Tender: CHECK 694 2,028.34

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 3/25/05  
 Permit # 054262  
 CBL# 063 6004

LOCATION: 64 West Street METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # 0504192118 OWNER Catherine Coffin  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

							TOTAL	EACH FEE	
OUTLETS	40	Receptacles	20	Switches	5	Smoke Detector	.20	13.00	
FIXTURES	10	Incandescent		Fluorescent		Strips	.20	2.00	
SERVICES	1	Overhead		Underground		TTL AMPS <800	15.00	15.00	
		Overhead		Underground		>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS		(number of)					1.00		
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
				Exterior		Interior	5.00		
APPLIANCES				Ranges		Cook Tops	2.00		
				Insta-Hot		Water heaters	2.00		
				Dryers		Disposals	2.00		
				Compactors		Spa	2.00		
MISC. (number of)				Others (denote)			2.00		
				Air Cond/win			3.00		
				Air Cond/cent					
				HVAC		EMS			
				Signs			10.00		
				Alarms/res			5.00		
				Alarms/com			15.00		
				Heavy Duty(CRKT)			2.00		
				Circus/Carnv			25.00		
				Alterations			5.00		
				Fire Repairs			15.00		
				E Lights			1.00		
E Generators			20.00						
PANELS				Service		Remote			
				Main			4.00		
TRANSFORMER				0-25 Kva			5.00		
				25-200 Kva			8.00		
				Over 200 Kva			10.00		
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00	35.00

CONTRACTORS NAME M & R Electric MASTER LIC. # M5600 17427  
 ADDRESS 49 HANNOY WAY, PORTLAND, ME LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 878-5864

SIGNATURE OF CONTRACTOR [Signature] cliff 695  
Taylor Rd  
 White Copy - Office • Yellow Copy - Applicant

PLUMBING

Town or Plantation: Portland  
Street Subdivision Lot #: 64 West St

Last: The Bert Collic First:

Applicant Name: Steve Grazz Plumbing

Mailing Address of Owner/Applicant (if Different): 17 Burnham Rd Scarborough, ME

**Owner/Applicant Statement**  
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.  
[Signature] 4/6/05  
Signature of Owner/Applicant Date

PORTLAND PERMIT # 9337 TOWN COPY  
Date Permit Issued: 4/6/05 \$ 11.00  Double Fee Charged  
[Signature] L.P.I. # 360  
Local Plumbing Inspector Signature

**Caution: Inspection Required**  
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
[Signature] Date Approved

<p><b>This Application is for:</b></p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p><b>Type of Structure To Be Served:</b></p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p><b>Plumbing To Be Installed By:</b></p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>7844</u></p>
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Hook-Up & Piping Relocation Maximum of 3 Hook-Up	Column 2 Number Type of Fixture	Column 1 Number Type of Fixture
<p><b>HOOK-UP:</b> to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p><b>OR</b></p> <p><b>HOOK-UP:</b> to an existing subsurface wastewater disposal system.</p>	Hosebibb / Sillcock	2 Bath tub (and Shower)
	Floor Drain	1 Shower (Separate)
<p><b>OR</b></p> <p><b>PIPING RELOCATION:</b> of sanitary lines, drains, and piping without new fixtures.</p>	Urinal	1 Sink
	Drinking Fountain	4 Wash Basin
	Direct Waste	3 Water Closet (Toilet)
	Water Treatment Softener, Kits, etc.	1 Clothes Washer
	Grease / Oil Separator	1 Dish Washer
	Dental Cupboard	1 Garbage Disposal
	Bidet	Laundry Tub
	Other: _____	Water Heater
	Fixtures (Subtotal) Column 2	14

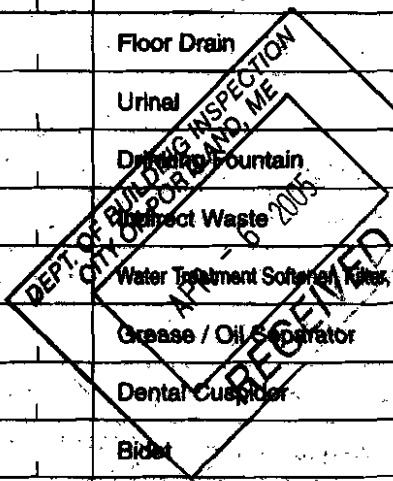
TRANSFER FEE (\$6.00)

2530

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

78  
100

90



# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

*call* A Pre-construction Meeting will take place upon receipt of your building permit.

*NA* ~~NA~~ Footing/Building Location Inspection: Prior to pouring concrete

*NA* ~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete

*call* ~~NA~~ Foundation Inspection: Prior to placing ANY backfill

*call* Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

*NA* Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

\_\_\_\_\_ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

\_\_\_\_\_ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

*[Signature]*  
\_\_\_\_\_  
Signature of Applicant/Designee

*1/7/05*  
\_\_\_\_\_  
Date

*[Signature]*  
\_\_\_\_\_  
Signature of Inspections Official

*1/7/05*  
\_\_\_\_\_  
Date

CBL: *063 6004* Building Permit #:

*041768*

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 041768  
JAN - 6 2005  
CITY OF PORTLAND

This is to certify that Regan Dennis M & /Ed Keefe  
has permission to Renovate single family home kitchen, bathroom, attic-addition to side  
AT 64 West St 063 G004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Debbie Louke 1/5/04*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1768	<b>Date Applied For:</b> 11/30/2004	<b>CBL:</b> 063 G004001
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<b>Location of Construction:</b> 64 West St	<b>Owner Name:</b> Regan Dennis M &	<b>Owner Address:</b> 64 West St	<b>Phone:</b> ( ) 773-3477
<b>Business Name:</b>	<b>Contractor Name:</b> Ed Keef	<b>Contractor Address:</b> 477 Congress Street Suite 111 Portlan	<b>Phone:</b> (207) 773-3477
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single family home w/historic restoration	<b>Proposed Project Description:</b> Renovate single family home-kitchen, bath, attic-addition to side
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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 12/21/2004

**Note:** **Ok to Issue:**

1) \* Approval subject to to conditions imposed by Historic Preservation Board in its 12/8/04 review of the project--letter attached.

\* Final shop drawing for turned balusters to be submitted to Historic Preservation staff prior to construction. Proportions of balusters will need to be adjusted to accommodate height of rails.

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 01/05/2005

**Note:** 1/4/05 left vm w/Catherine C. For more info **Ok to Issue:**

1/5 spoke w/Catherine, she verified the left rear existing structure, which did not show up on the assessors sketch.

There are no additions except for the new side entry porch.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 01/05/2005

**Note:** sent to D Andrews - on 12/17 **Ok to Issue:**

1) Tempered windows required in 2nd floor bathrooms

**Comments:**

01/03/2005-ldobson: received Application for exemption from building code railing height requirements 1/3/05 ljd

01/03/2005-gg: received application for exemption from building code railing height requirements from Deb Andrews. /gg



### Application for Exemption From Building Code Railing Height Requirements

\* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Catherine Cofran

Applicant

477 Congress St 04101

Applicant's Mailing Address

773-3477

Contact Person/Phone Number

12.23.04

Application Date

[Redacted]

Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

Replace existing hand rail to match 1924 detail.

See attachments

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

Single family residence

2. Proposed Use, if applicable:

no change

3. The distance from the porch deck to the ground:

2'-1 1/2"

4. The number of existing stair risers:

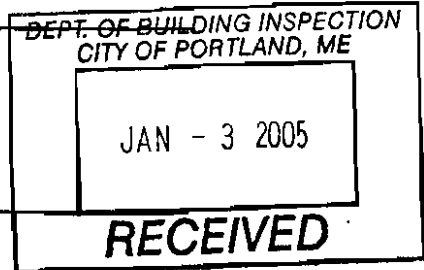
4 R

5. The current railing height and/or documented original railing height:

24" from nosing to railing

6. The railing height requested:

same



Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

Stair currently has no railing - new railing will tie into existing (original) porch railings - this dictates the height

Inspections Staff Recommendation:

PER 3407 OF COA

Staff supports proposed height

D. Anderson 1/3/05

Exemption Granted

Conditional Exemption

Exemption Denied

Signature

[Handwritten Signature]

Date:

1/3/05

White - Planning Office

Yellow - Inspections

Pink - Applicant



# CITY OF PORTLAND, MAINE

Department of Building Inspections

Received from McBert Co LLC Jan 24 20 04

Location of Work 64 West St.

Cost of Construction \$ 60,000

Permit Fee \$ 561.00

Building (11)  Plumbing (15)  Electrical (12)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 63 G 004

Check #: 626

Total Collected \$ 561.00

## THIS IS NOT A PERMIT

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

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

*[Handwritten signature]*

AH. 8



Photo montage (distortion evident) of street elevation of 64 West Street.

AH.1

Area

Multiplier

Coefficient

Year

Unit

Coefficient

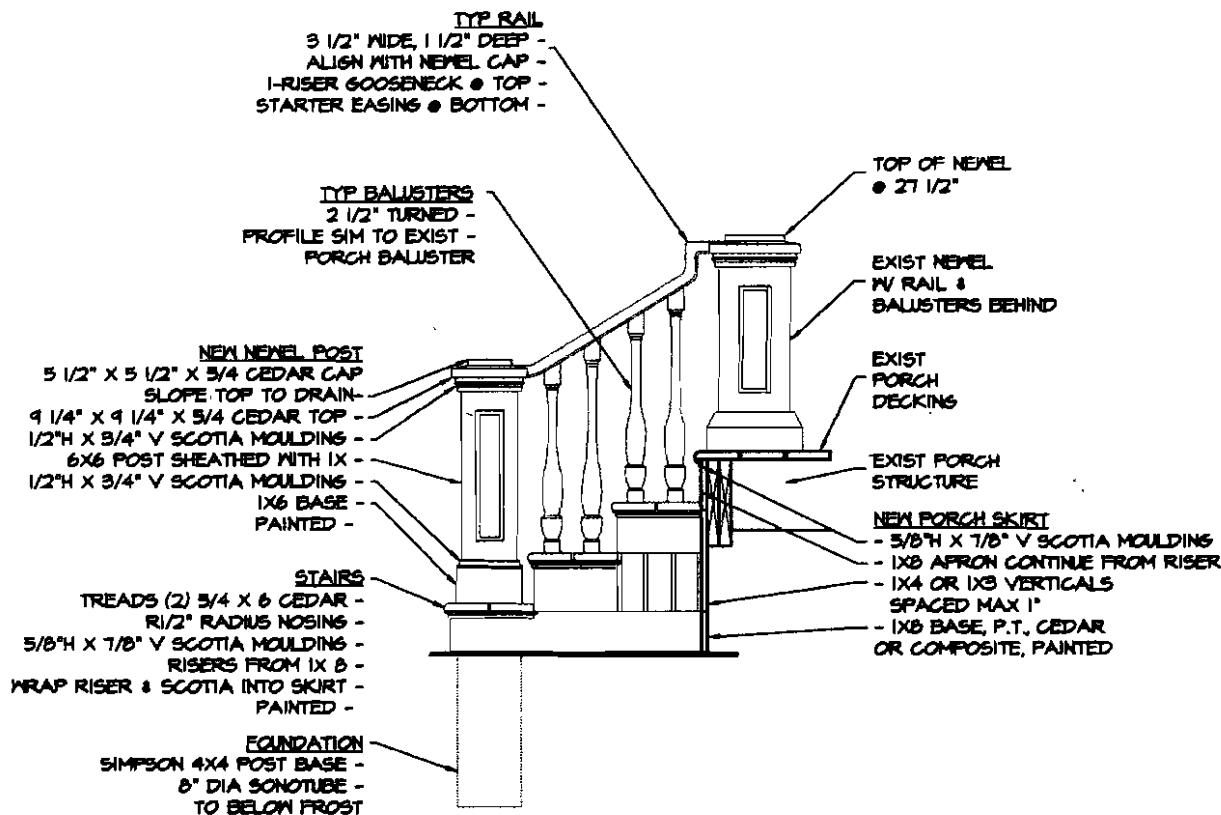
Land Value

19



Surveyed by .....

(Remarks on other Side)



7	NEW FRONT PORCH STAIR
	1/2" = 1'-0" SECTION DETAIL

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

Cordelia Pitman, Chair  
John Turk, Vice Chair  
Marc Belanger  
Kimberley Geyer  
Edward Hobler  
Steve Sewall  
Susan Wroth

December 10, 2004

Denis Lachman  
Holt & Lachman Architects Planners  
165 State Street  
Portland, Maine 04101

Re: 64 West Street

Dear Mr. Lachman:

On December 8, 2004, the City of Portland's Historic Preservation Board voted 5-0 (Sewall absent, Belanger recused) to approve your application for a Certificate of Appropriateness for a building addition and exterior and site alterations at 64 West Street. The application was submitted on behalf of your client, Jeffrey Cohen. The Board's decision was based on the revised application submitted for the 12/8/04 public hearing.

Board approval was made subject to the following conditions:

- Front steps: the replacement steps to replicate appearance documented in 1924 tax photo. Remaining original porch details (posts, handrail and balusters) to be used as templates for new stair railing. (HP staff will assist in request for waiver on railing height.)
- Side Porch Addition: the pier shown at the base of the outermost porch column to be eliminated. Porch skirting to be set within full frame, consistent with traditional porch design.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 12/8/04 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

  
Cordelia Pitman, Chair  
Historic Preservation Board

cc: Jeffrey Cohen

165 State Street  
Portland, ME 04101  
T: (207) 773-3833  
F: (207) 773-3801



# Fax

*Revised details  
as required  
by H.P.  
Board*

To:	Deb Andrews	From:	Denis Lachman
Fax:	756-8258	Pages:	3 inc cover
Phone:	874-8726	Date:	12/14/2004
Re:	64 West Street	CC:	

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

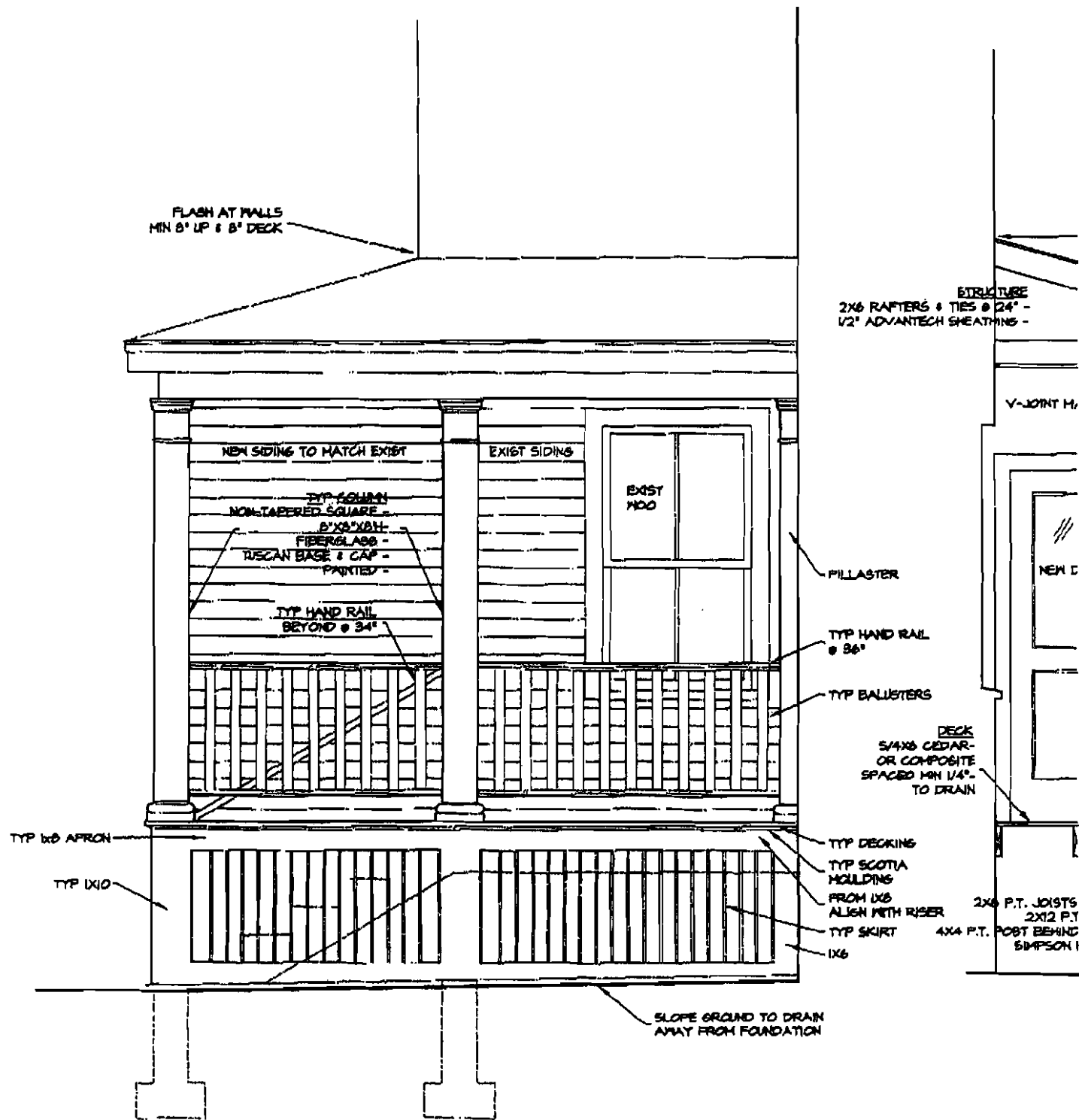
● Comments:

Hi Deb, Attached are revised details per HPB's comments at the hearing on December 8. Detail #3 shows the revised porch skirting. Detail #7 shows revised stair rail and baluster.

Please let me know if you have any additional comments/concerns. If there are none, please confirm your approval by letter, email or Certificate of Appropriateness.

Your input has improved the project and thanks again for all your help.

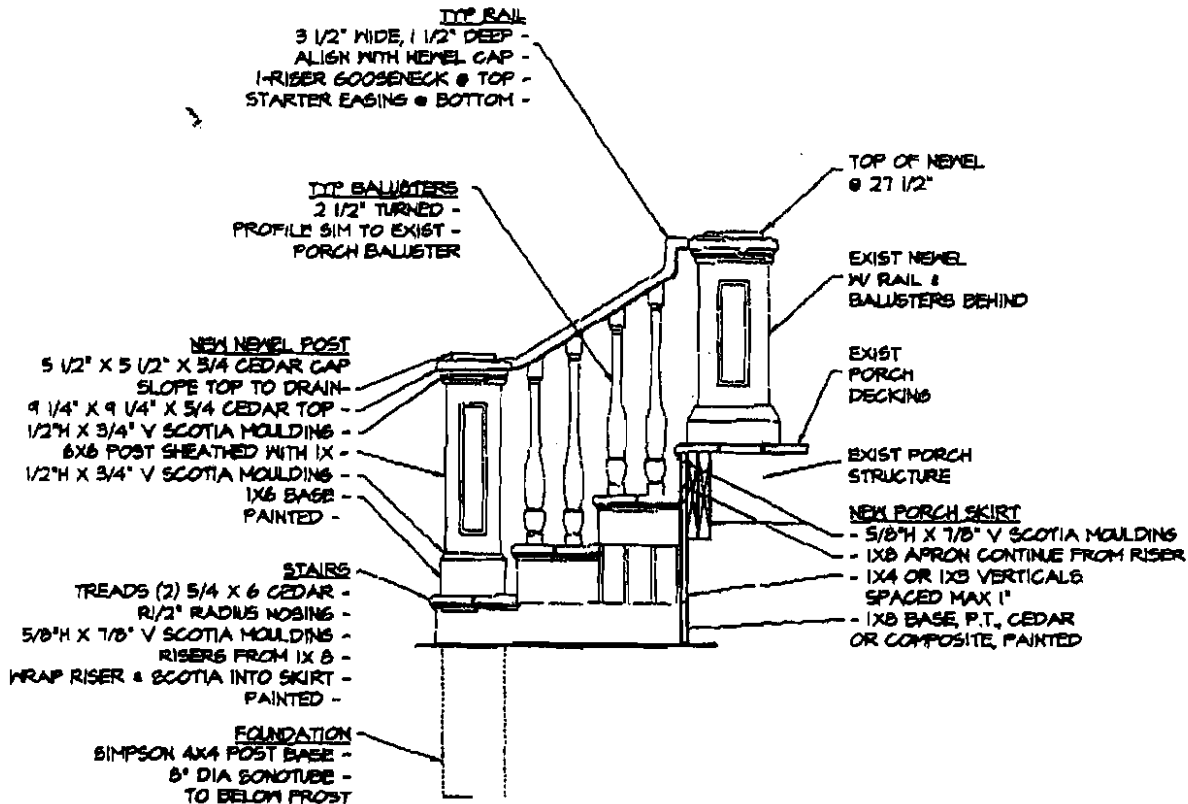
Denis



3 ENLARGED SIDE ENTRY  
 3/8" = 1'-0" ELEVATION

4





7	NEW FRONT PORCH STAIR
	1/2" = 1'-0" SECTION DETAIL

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>64 West St. Portland, ME</u>		
Total Square Footage of Proposed Structure <u>2488</u>	Square Footage of Lot <u>0.127 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>G</u> Lot# <u>4</u>	Owner: <u>The Berl Co.</u>	Telephone: <u>773-3477</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>477 Congress Street. #111 Portland, ME 04101</u>	Cost Of Work: \$ <u>60,000.00</u> Fee: \$ <u>561.00</u>
Current use: <u>Single family home</u>		
If the location is currently vacant, what was prior use: _____		<u>Renovate upstairs Bath, Add MASTER Bath</u>
Approximately how long has it been vacant: _____		<u>Renov/Kitchen Addition to Side</u>
Proposed use: <u>Single family home</u>		<u>Renov/Attic</u>
Project description: <u>General Construction, Historic Restoration, Electrical, Plumbing</u>		
Contractor's name, address & telephone: <u>Ed Keef 477 Congress St. Suite 111 207-773-3477</u>		
Who should we contact when the permit is ready: <u>Catherine Cofran 773-3477 Portland ME</u>		
Mailing address: <u>477 Congress St. Suite 111 Portland, Me. 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b> <u>773-3477</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: <u>Jedger Cohen, Manager</u>	Date: <u>11/24/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 063 G004001  
**Location** 64 WEST ST  
**Land Use** SINGLE FAMILY  
  
**Owner Address** REGAN DENNIS M & DAVID A REGAN & MARY E REGAN  
 64 WEST ST  
 PORTLAND ME 04101  
  
**Book/Page** 15511/312  
**Legal** 63-6-4  
 WEST ST 62-64  
 5546 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$35,280	\$117,080	\$152,360

**Property Information**

<b>Year Built</b> 1912	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2488	<b>Total Acres</b> 0.127		
<b>Bedrooms</b> 5	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 12	<b>Attic</b> Unfin	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b> 06/05/2000	<b>Type</b> LAND + BLDING	<b>Price</b> \$176,500	<b>Book/Page</b> 15511-312
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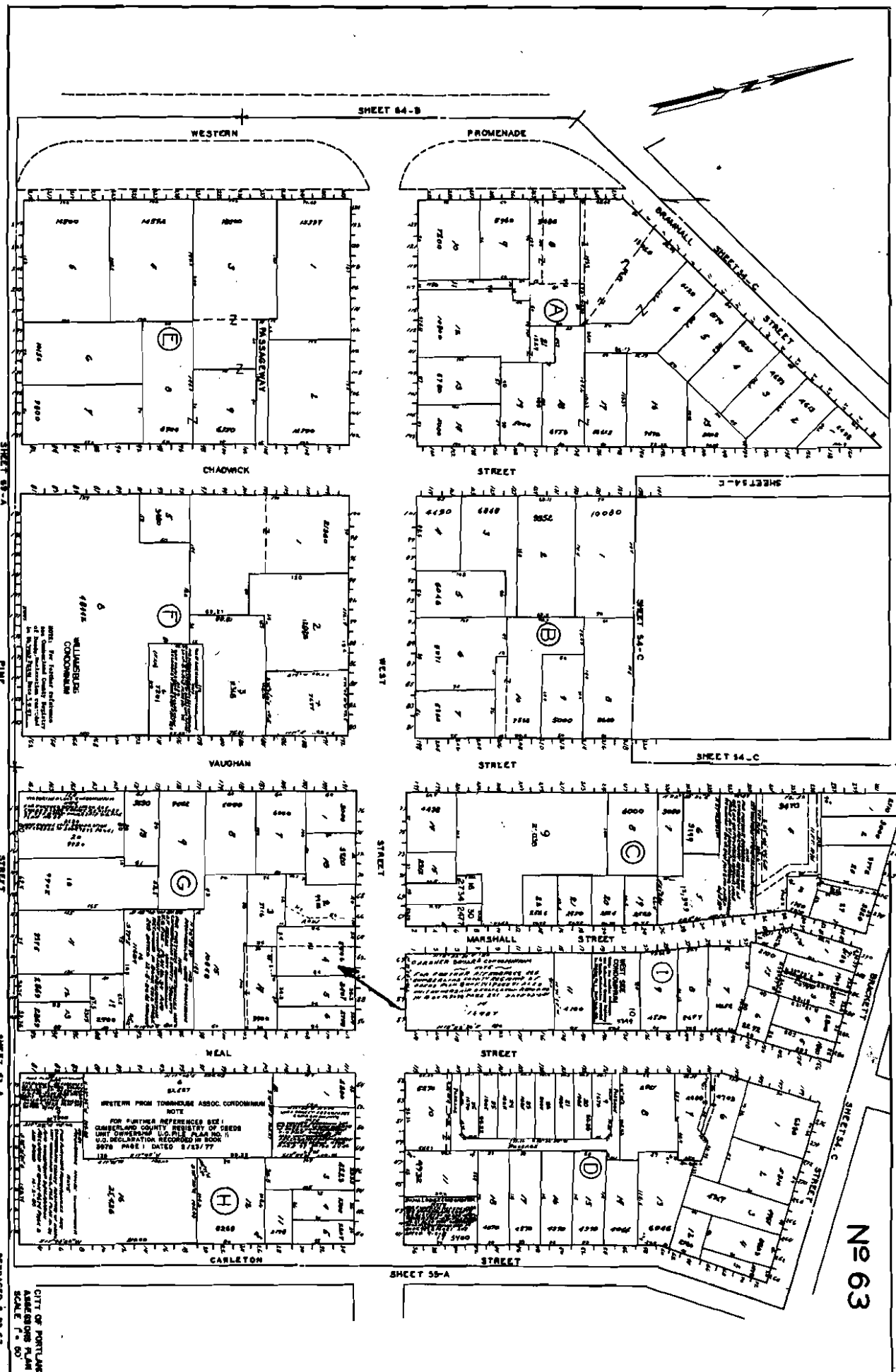
**Picture and Sketch**

<a href="#"><u>Picture</u></a>	<a href="#"><u>Sketch</u></a>	<a href="#"><u>Tax Map</u></a>
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





WESTERN

PROMENADE

CHADWICK

VAUGHAN

MEAD

CARLETON

WEST

WESTERN FROM TORRHEUSE ASSOC. CORDONIAN NOTE

FOR FURTHER REFERENCES SEE: GANSEBROOK COUNTY REGISTER OF SEEDS UNIT CONVERSION, I.C. REG. PLAN NO. 1 U.S. DECLARATION RECORDED IN BOOK 9878 PAGE 1 DATED 6/13/77

CHADWICK STREET

VAUGHAN STREET

MEAD STREET

CARLETON STREET

MARSHALL STREET

WEST

WESTERN FROM TORRHEUSE ASSOC. CORDONIAN NOTE

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SHEET 64-B

SHEET 64-A

SHEET 64-C

SHEET 65-A

PINE

WEST

MARSHALL STREET

CHADWICK STREET

VAUGHAN STREET

MEAD STREET

CARLETON STREET

WESTERN FROM TORRHEUSE ASSOC. CORDONIAN NOTE

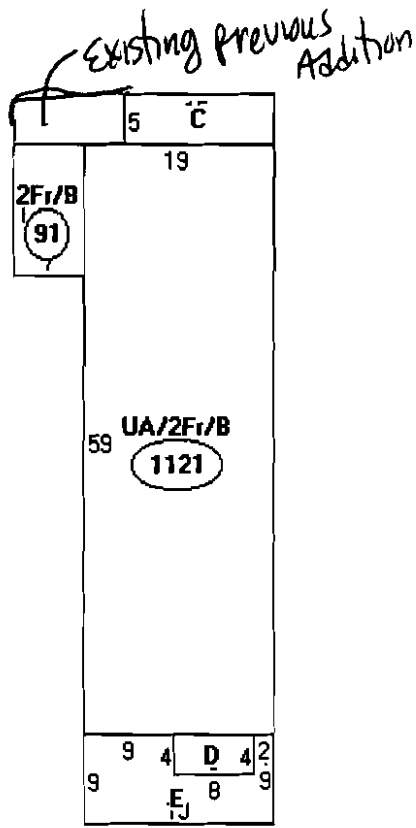
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No 63

CITY OF PORTLAND

ASSESSOR'S PLAN

SCALE 1" = 50'



Descriptor/Area

- A: UA/2Fr/B  
1121 sqft
- B: 2Fr/B  
91 sqft
- C: OFP  
75 sqft
- D: 2FBAY/B  
32 sqft
- E: OFP  
139 sqft

1458

*R-L*

$$\begin{array}{r}
 5546 \\
 + \text{~~91~~} \\
 \hline
 2773 \\
 - 1458 \\
 \hline
 1315 \text{ left}
 \end{array}$$

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number: 040009

This is to certify that Mcgurl Carole A/n/a  
has permission to Home Occupation with interior design  
AT 176 Vaughan St 63 F006001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. YOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. AKM  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

1/5 2004

Received from Carole McGraw

Location of Work 176 Vaughan St. #1

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 225.00

Building (B)  Plumbing (P) \_\_\_\_\_ Electrical (E) \_\_\_\_\_ Site Plan (U) \_\_\_\_\_

Other 0/0 \$ 75.00

CBL: 063.F 006 001

Check #: 4040

Total Collected \$ 225.00  
~~75.00~~

**THIS IS NOT A PERMIT**

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

WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy

I.

City of Portland  
Code Office

1-5-03

To whom,

I am requesting a permit to allow me the use of my residence @ 176 Vaughan St for a home occupation. I am an Interior Design Consultant who basically uses my home only for paper work and storage of samples.

Clients do not come here, as I always go to their homes.

a. My home occupation will occupy approximately (379 sq' or less the size) of floor area of the residence (sq footage 169750. affix to 22326)

b. No goods will be displayed or be visible from the outside

c. Storage of materials necessary are included in the 379 square feet of floor space.

d. There will be no external signage

e. No additional parking is necessary, as clients would not be coming here

f. I do not require the services of any employees.



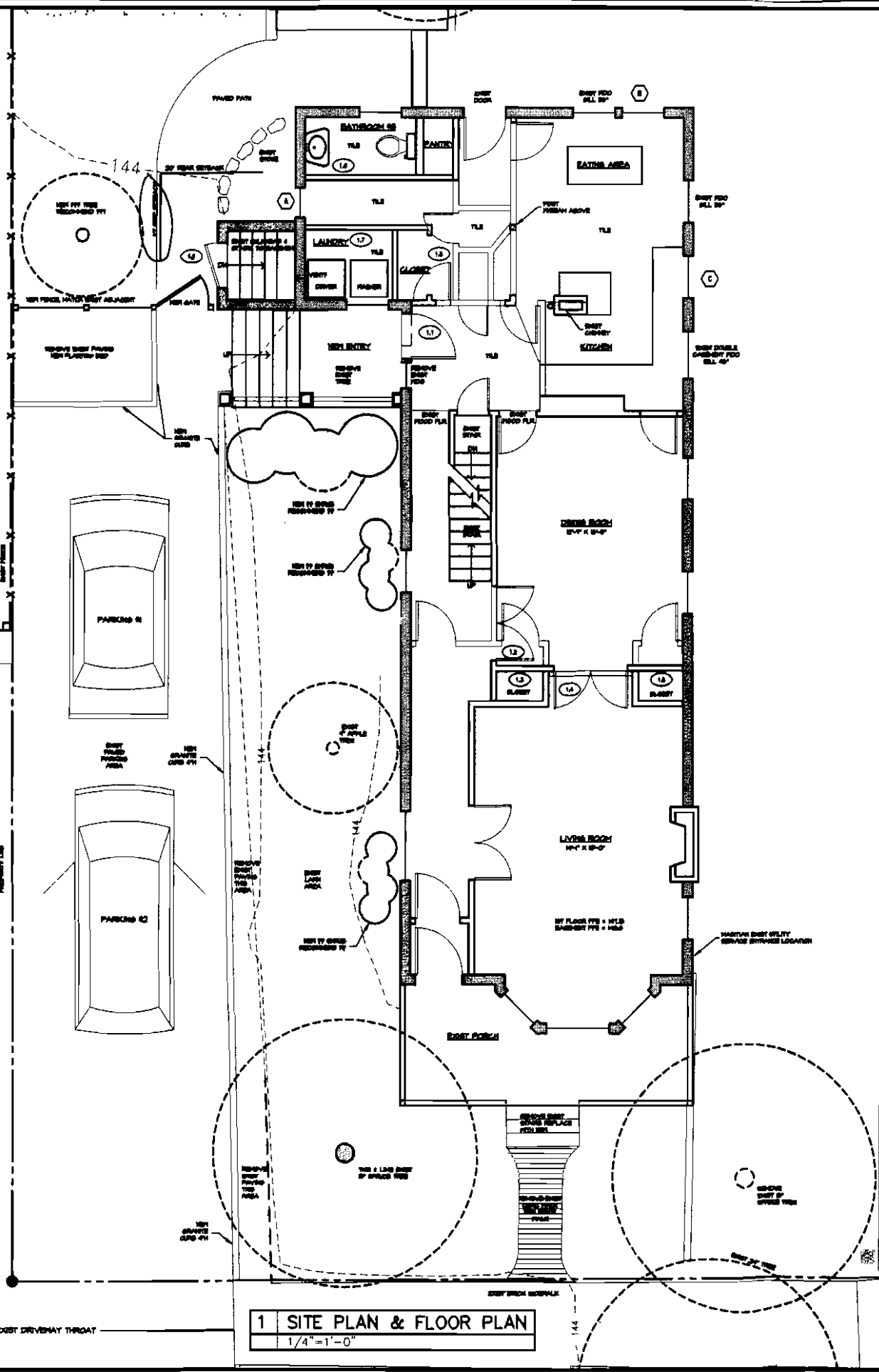
- g. No alterations (interior or exterior) are necessary
- h. No heavy vehicles are necessary for my home occupation.
- i. My Interior Design Consultation business is a very unobtrusive business that would cause no blight on my home or my neighbor hood.
- j. All my clients are by referral - I have been a design consultant in the Cumberland County area since 1986 - previously living & working in Cape Elizabeth.

Enclosed please find check for  
225<sup>00</sup> as specified by Property #.  
No structural changes.

Very truly yours,  
Carole K. McEwen

R6 Zone  
10' side setback  
15' scaled  
on large plan

WALL TYPE & SYMBOL LEGEND	
WALL TYPE	SYMBOL KEY
TYP EXISTING EXTERIOR WALL	=====
TYP EXISTING INTERIOR WALL, NO CHANGE	=====
TYP NEW INTERIOR WALL, 2x4, 6x6, 12" SIP BOTH SIDES, U.S.G.	=====
ELEMENTS TO BE REMOVED	-----



# ALTERATIONS TO 64 WEST STREET PORTLAND, MAINE

<b>OWNER</b> JEFFERY N COHEN BERL CO LLC 477 CONGRESS ST. PORTLAND, MAINE 04101 773-3477	<b>PROJECT MANAGER</b> CATHERINE COFFAN BERL CO LLC 477 CONGRESS ST. PORTLAND, MAINE 04101 773-3477	<b>CONTRACTOR</b> ED KEEF BERL CO LLC 477 CONGRESS ST. PORTLAND, MAINE 04101 638-8882	<b>CONTRACT DOCUMENTS INDEX</b> A.1 SITE PLAN & 1 <sup>ST</sup> FLOOR PLAN, GENERAL NOTES A.2 2 <sup>ND</sup> FLOOR & ATTIC PLANS, SPECIFICATIONS A.3 ELEVATIONS AND DETAILS
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### ZONING

PARCEL - LOT 8, BLOCK 8, MAP 65  
CURRENT ZONING - R4 RESIDENTIAL  
EXISTING USE - SINGLE FAMILY RESIDENTIAL  
PROPOSED USE - SINGLE FAMILY RESIDENTIAL

**ZONING STANDARDS**

1. MINIMUM LOT AREA - 4,000 SF
2. LOT AREA - 6,548 SF
3. MINIMUM LOT COVERAGE - 30%
4. EXISTING IMPROVEMENTS AREA - 1,853 SF (INCLUDING BUILDING, OVERHANDS AND COVERED PORCHES)
5. LOT COVERAGE EXISTING IMPROVEMENTS/LOT AREA - 28%
6. PROPOSED IMPROVEMENTS - 87 SF + 1,814 SF = 1,901 SF
7. PROPOSED LOT COVERAGE - 29%
8. SETBACKS - FRONT 10', SIDE 10', REAR 20'

### SCOPE OF WORK

- EXTERIOR**
- W/TE WORK**
1. GRANITE CURBS & REMOVE PAVING - WHERE INDICATED
- LANDSCAPING**
1. REMOVE EXISTING HEDGECOCK @ LOCATION OF NEW SIDE ENTRY
  2. TRIM (1) EXISTING SPRUCE TREE, REMOVE (1) SPRUCE TREE AS INDICATED AT FRONT
  3. PROTECT/MAINTAIN EXISTING 7' APPLE TREE
- EXISTING PORCH**
1. RAILING - REPAIR EXIST. 1/2" PILING DETAIL
  2. STEPS - REBUILD FRONT STEPS & HAND RAIL TO MATCH 1/2" DETAIL
  3. GIBBY - NEW GIBBY
- NEW SIDE ENTRY**
1. 6'4" X 12', COVERED
- EXTERIOR DOORS**
1. NEW SIDE ENTRY DOOR & Sidelight
  2. NEW BARRIEMENT DOOR
- EXISTING WINDOWS**
1. NO CHANGE TO EXISTING 1/4" OR WINDOWS WITH EXTERIOR STORM PANELS
  2. (1) WINDOW REMOVED FOR NEW SIDE ENTRY
  3. REPLACE EXISTING SLYLIGHT WITH NEW
- NEW WINDOWS**
1. (2) NEW WINDOWS @ REAR OF GROUND FLOOR
- CHIMNEY**
1. REPAIR EXTERNAL CHIMNEY
- INTERIOR**
- MISCELLANEOUS INTERIOR REFINISHES**
1. PARTITIONS, INTERIOR DOORS, RE-FINISH FLOOR
- BATHROOMS**
1. NEW FIXTURES, TILE FLOOR, BOWENIT PAINT
- KITCHEN**
1. NEW APPLIANCES, TILE FLOOR, NEW CABINETS
- ATTIC**
1. INSULATION - SPRAY APPLIED RIGID POLYURETHANE FOAM R-7 PER INCH
    - A. ROOF - 4" @ 12" BETWEEN 2x6 RAFTERS - R 21.0
    - B. WALLS - 2" BETWEEN 2x4 STUDS - R 21
- PLUMBING** - NEW PLUMBING TO CODE
- ELECTRICAL**

63 G 004  
DEPT. OF ENVIRONMENTAL PROTECTION  
NOV 24 2004

1 SITE PLAN & FLOOR PLAN  
1/4" = 1'-0"

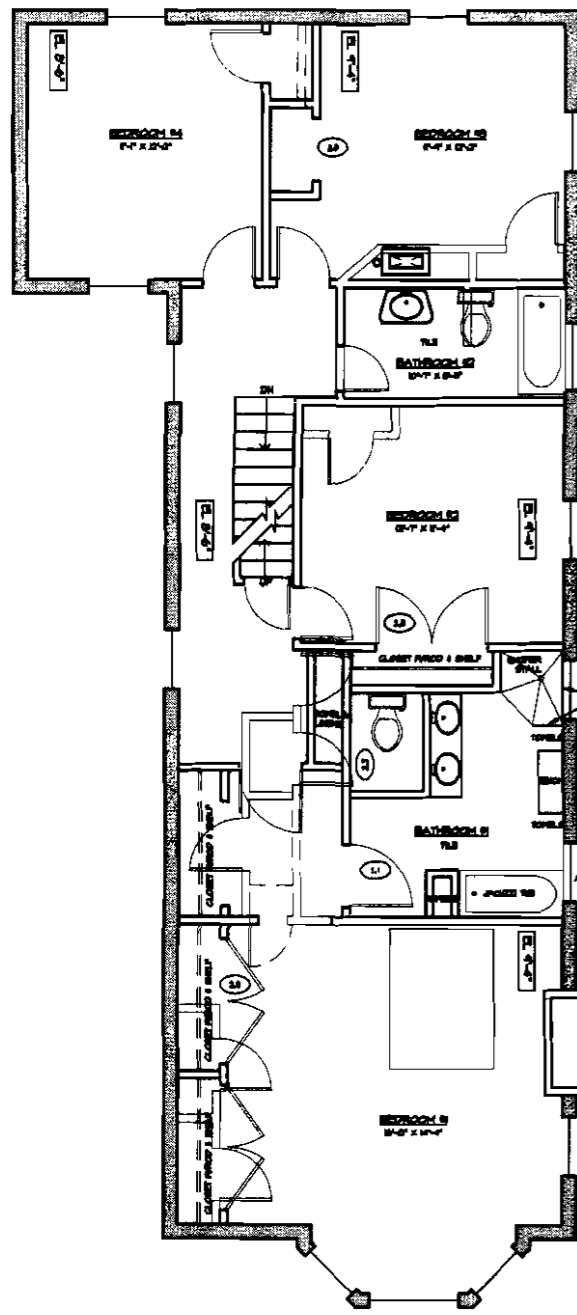
ALTERATIONS TO 64 WEST STREET  
PORTLAND, MAINE

NOT FOR  
CONSTRUCTION

TITLE:  
SITE PLAN  
GENERAL NOTES

ISSUED FOR  
PERMITTING  
NOT FOR  
CONSTRUCTION  
DATE  
NOV 23, 2004

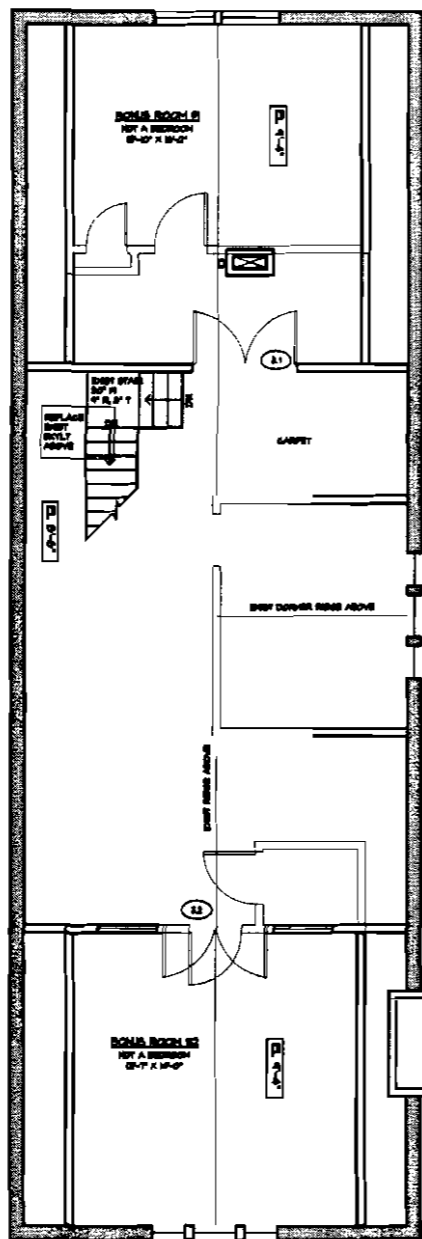
DRAWING NO.  
**A.1**



1 2ND FLOOR PLAN  
1/4" = 1'-0"

*Tempered*

*Tempered*



2 ATTIC FLOOR PLAN  
1/4" = 1'-0"

**SPECIFICATIONS**

**EXTERIOR**

- NOTE WORK**
- GRANITE CURBS - WHERE INDICATED TO PROTECT & RAISE GRADE IN PLANTING AREA APPROX. 3" FINISH - REMOVE FINISH WHERE INDICATED
- LANDSCAPING**
- REMOVE EXISTING HEDGECUT AT INSIDE CORNER OF ELL. NEW SHRUBS @ BASE OF NEW ENTRY
  - REMOVE EXISTING TREES @ BASE OF PORCH. REPLACE WITH NEW
  - TRIM (1) EXISTING SPRUCE TREE, REMOVE (1) APRUCE TREE AS INDICATED
  - PROTECT MAINTAIN EXISTING 7' APPLE TREE
- EXISTING PORCH**
- RAILING - REPAIR EXIST. SEE RAILING DETAIL
  - STEPS - REBUILD FRONT STEPS & HAND RAIL TO MATCH (123) DETAIL, SEE DETAILS
  - SHORT - NEW, SEE DETAIL
- NEW ENTRY**
- MATERIALS - SEE DETAIL
- EXTERIOR DOORS** (NO CHANGE TO EXISTING DOORS UNLESS NOTED OTHERWISE)
- NEW SIDE ENTRY DOOR #1.1
    - MANUFACTURER - BRIDCO ENERGY SAVER PINE, M-7100 8 PANEL
    - SIZE - 1 1/2" THICK, 36 X 66 WITH 77 BRIGHT LIGHT 77
    - TRIM - PINE, BACKPRIME
    - HARDWARE - ????
    - WEATHER SEAL - 1/2" WIDE BUTYLTHENE ICE AND WATER SHIELD AT ALL EDGES
    - HEADERS - (2) 2X4 UP TO 3, (2) 2X8 3' TO 5'
  - NEW BASEMENT DOOR #1.2
    - MANUFACTURER - ???
    - SIZE - 1 1/2" THICK, 36 X 66 77
    - TRIM - PINE, BACKPRIME
    - HARDWARE - ????
    - WEATHER SEAL - 1/2" WIDE BUTYLTHENE ICE AND WATER SHIELD AT ALL EDGES
    - HEADERS - (2) 2X4 UP TO 3, (2) 2X8 3' TO 5'
- EXISTING WINDOWS** (NO CHANGE TO EXISTING WINDOWS UNLESS NOTED OTHERWISE)
- WINDOW UNITS - REMOVE (1) TO ACCOMMODATE NEW SIDE ENTRY DOOR
- NEW WINDOWS 7777** (NO CHANGE TO EXISTING WINDOWS UNLESS NOTED OTHERWISE)
- WINDOW UNITS - FIBROCOMPOSITE HIGH DENSITY PVC WITH SOLID INTERNAL WHITE COLOR. PROVIDE ALL COMPONENTS FOR A COMPLETE WEATHERTIGHT AND ENERGY EFFICIENT INSTALLATION.
    - MANUFACTURER - AONDA. CONTACT MYRON KANUS AT BATHING BROTHERS 338-388.
    - GLASS - CLEAR 5/8" MIN INSULATED GLASS WITH MANUFACTURER STANDARD LOW-E COATING AND ARGON FILLED. TEMPERED GLASS WHERE REQUIRED BY CODE. PROVIDE WARM EDGE TECHNOLOGY FOR GLAZING SPACER
    - HARDWARE - MANUFACTURER'S STANDARD CAM TYPE LOCKS DESIGNED TO SMOOTHLY OPERATE. TIGHT FLOTOW, AND SECURELY LOCK WINDOWS. FINISHED WHITE.
    - INSECT SCREENS - LOCATE SCREENS ON OUTSIDE OF DOUBLE-HUNG WINDOWS AND PROVIDE FOR EACH OPERABLE EXTERIOR SASH. PVC FRAME OF RECTANGULAR SECTION; FIT WITH ADJUSTABLE HARDWARE. MINIMAL SIZE SIMILAR TO OPERABLE GLAZED UNIT. CHARCOAL GRAY GLASS FEEL MESH FABRIC
  - TRIM - COMPOSITE HIGH DENSITY PVC WITH SOLID INTERNAL WHITE COLOR, SH44 ???
  - SHILL MOULDING - 1/2" THICK WHITE PVC ???
  - WEATHER SEAL - 1/2" WIDE BUTYLTHENE ICE AND WATER SHIELD AT ALL EDGES
  - HEAD HEIGHT - MATCH HEAD OF EXISTING ADJACENT
  - PATTERN AND PROFILES - MATCH PATTERN AND PROFILE OF EXISTING ADJACENT
  - CASING - MATCH EXTERIOR AND INTERIOR OF EXISTING ADJACENT
  - HEADERS - (2) 2X4 UP TO 3, (2) 2X8 3' TO 5'
- 1ST FLOOR**
- WINDOW A - TYPE 777, SIZE 77, NOTES
  - WINDOW B - TYPE 777, SIZE 77, NOTES
  - WINDOW C - TYPE 777, SIZE 77, NOTES
- SKYLIGHT - REPLACE EXISTING SKYLIGHT WITH NEW
    - MANUFACTURER - VELUX
    - OPERATION - MANUAL VENTING
    - SIZE - MATCH EXISTING
- BASCHRY**
- EXTERNAL CHIMNEY - REPAIR

**INTERIOR**

- INTERIOR PARTITIONS**
- STUDS - 2X4 @ 16" OC UNLESS WHERE REQUIRED FOR PLUMBING
  - WALL - 1/2" GWS EACH SIDE
- INTERIOR DOORS** (NO CHANGE TO EXISTING DOORS UNLESS NOTED OTHERWISE. REMOVED DOORS MAY BE REUSED INSTEAD OF NEW)
- 1ST FLOOR**
- DOOR #1.1 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #1.2 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #1.3 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #1.4 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #1.5 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #1.6 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #1.7 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #1.8 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
- 2ND FLOOR**
- DOOR #2.1 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #2.2 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #2.3 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #2.4 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #2.5 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #2.6 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #2.7 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #2.8 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
- ATTIC**
- DOOR #3.1 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
  - DOOR #3.2 - FROM 77 TO 77, WOOD, TYPE 7, 3'-0" X 6'-0" X 1 3/8", MLL 2, HARDWARE, TRIMP
- BATHROOMS** (NOTE THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
- PICTURES - T.B.D.
  - FLOOR - AS INDICATED
  - EDGES - FIN - IN ALL BATHROOMS
  - NOTES - OBSERVE GLASS PANELS IN BATHROOMS #1 & #2 TO MAINTAIN EXISTING WINDOWS INTACT AND PROTECT FROM MOISTURE
- KITCHEN** (NOTE THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
- APPLIANCES - T.B.D.
  - FLOOR - T.B.D.
  - CABINETS - T.B.D.
- ATTIC**
- INSULATION - SPRAY APPLIED FOAM POLYURETHANE FOAM, R-7 PER INCH
    - R-10CP - 4" W/ BETWEEN 2X RAFTERS - R 31.5
    - WALLS - 1" BETWEEN 2X4 STUDS - R 21
  - INSULATED FLOOR - 1/2" GWS
  - TRIM - WOOD
  - FLOOR - CARPET
- INTERIOR FINISH**
- FLOORS
    - WOOD - REPAIR EXISTING WOOD FLOORS THROUGHOUT
    - TILE - WHERE INDICATED @ BATHROOMS, SIDE ENTRY, KITCHEN EATING AREA
  - WALLS
    - PATCH PLASTER WHERE REQUIRED
  - PAINT
    - COLORS T.B.D. BY OWNER/CONTRACTOR
- PLUMBING** (NOTE THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
- HEATING** (NOTE THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
- ELECTRICAL** (NOTE THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
- NEW SERVICE ENTRANCE
  - POWER DISTRIBUTION - WALL AND FLOOR OUTLETS, OPEN TO MEET NEC
  - LIFE SAFETY - SMOKE DETECTORS TO CODE BY ELECTRICAL CONTRACTOR/PERMIT

63 G 004  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, MAINE  
NOV 24 2004

ALTERATIONS TO 64 WEST STREET  
PORTLAND, MAINE  
NOT FOR CONSTRUCTION

TITLE:  
2ND FLOOR PLAN  
ATTIC PLAN  
SPECIFICATIONS

ISSUED FOR:  
PERMITTING  
NOT FOR  
CONSTRUCTION  
DATE:  
NOV 23, 2004

DRAWING NO.:  
A.2

