

**153 Concord Street, Portland, ME – Renovation Permit Request  
Christopher G. Lathrop**

**Scope of Project – Phase 1**

Phase 1 Description: This permit request is for Phase 1 of this property renovation, and entails interior changes only within the front 16' x 24' (Concord Street facing) 1.5 story section of the residence. No change to exterior of house. Owner is currently living in back half of the house.

**First Floor:**

1. Remove old plaster & lath from all walls and ceilings. Remove all old nob & tube wiring, and gas light plumbing. Install fireblocking between stud bays on front & rear balloon framed walls (2 layers of 2" x with fireblock foam).
2. Insulate exterior walls using a "Mooney" wall construction and a combination of 3.5" rock wool batt (R-15, vertically between stud bays) overlaid by 2" rock wool board (R-8, horizontally between Mooney strapping). No barrier to be applied on inside.
3. Re-secure all current electrical boxes for receptacles, switches, and overhead lighting utilizing new boxes, outlets & switches.
4. New staircase from first floor to second floor to be built to provide safe access to second floor, and meet current code requirements. Includes all framing required for stairwell (including stairwell framing and walls), staircase stringers, treads & risers. Existing staircase to be removed completely.
5. First floor center partition wall (between stairs/office & living room) to be reframed in its existing location using 2" x 6" studs @ 16" O.C.
6. Installation of new electrical circuit for downstairs and upstairs Smoke/CO2 combo detectors (ionization type). (1) each in living room and tv/office room.
7. Installation of (2) 3-way switch (top & bottom) and stairwell / upper hallway lighting for new staircase.
8. Relocation of (2) existing outlets into new stairwell/office wall.
9. Installation of "blue board" DW wallboard on all walls and ceiling, with plaster veneer finish.
10. Installation of new wide pine flooring.
11. Installation of new interior trim components.

## Second Floor:

1. Remove old plaster & lath from all walls and ceilings. Remove all old nob & tube wiring, and gas light plumbing.
2. Insulate exterior walls using a "Mooney" wall construction and a combination of 3.5" rock wool batt (R-15, vertically between stud bays) overlaid by 2" rock wool board (R-8, horizontally between Mooney strapping). No barrier to be applied on inside.
3. Insulate attic ceiling with a combination of 5.5" rock wool batt (R-23, between ceiling joist bays), overlaid by 5.5" rock wool batt (R-23, On top and perpendicular to joists. No barrier to be applied other than inside shower stall. All penetrations by systems into attic area to be sealed with foam prior to new insulation installation.
4. Re-secure all current electrical boxes for receptacles, switches, and overhead lighting utilizing new boxes, outlets & switches.
5. Interior hallway walls to be reframed to conform to new door openings and stairway/stairwell using 2" x 4" studs @ 6" o.c.
6. Connection of new Smoke/CO2 combo detectors (ionization type) to new circuit described in first floor detail. (1) each in bedroom and hallway.
7. Installation of new electrical circuit in bathroom for lighting and exhaust fan.
8. Installation of new electrical circuit in bathroom (20A) for outlets with GFCI protection. Receptacles on each side of vanity within 3' of edge of basin.
9. Installation of the following plumbing fixtures, and all necessary plumbing, vents, traps, cleanouts & water supply. Connection to existing sewer inside basement using an existing (extra) access port.
  - a. (1) Water Closet (Toilet)
  - b. (1) Vanity w/ Sink
  - c. (1) Clawfoot Tub only (no shower)
  - d. (1) Walk-in Shower Stall (framed walls w/ green board & H2O barrier, tile & door)
10. Installation of "blue board" DW wallboard on all walls and ceiling, with plaster veneer finish.
11. Installation of new wide pine flooring.
12. Installation of new interior trim components.