

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that PORTLAND HOUSING AUTHORITY

Located At 63 FRONT

Job ID: 2011-02-467-DUP

CBL: 167 - - E - 001 - 001 - - - -

has permission to Repair 2 dwelling units 43 & 45 Including accessibility  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

*J. M. P. K. G.*  
**Fire Prevention Officer**

*[Signature]* 3/22/11  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.  
PENALTY FOR REMOVING THIS CAR

PERMIT ISSUED

MAR 22 2011

City of Portland

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

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

Job No: 2011-02-467-DUP	Date Applied: 2/18/2011	CBL: 167 - - E - 001 - 001 - - - - -	
Location of Construction: Called 43 & 45 West Presumpscot St	Owner Name: HOUSING AUTHORITY PORTLAND	Owner Address: 14 BAXTER BLVD PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Todd, Michael	Contractor Address: 60 Deertrees LN New Fields, NEW HAMPSHIRE 03856	Phone: 603-773-4753
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Duplex part of larger Portland Housing Complex	Proposed Use: SAME: Duplex part of larger Portland Housing Complex - To do interior renovations to make accessibility improvements	Cost of Work: 93000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group R3 Type: SB IRC-2009 Signature: [Signature]
Proposed Project Description: 43 & 45 W Presumpscot - To make accessibility improvements		Pedestrian Activities District (P.A.D.)	

Permit Taken By:  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 informatin may invalidate a building permit and stop all work.	<b>Zoning Approval</b>		
	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>S 2/24/11</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 checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

**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.

PERMIT ISSUED

MAR 22 2011

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
		City of Portland	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON



# General Building Permit Application

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

Location/Address of Construction: <b>43, 45 WEST PRESUMPSCOT ST</b>		
Total Square Footage of Proposed Structure/Area <b>EXISTING, REPAIR, ALTERATION</b>	Square Footage of Lot <b>71, 250 SF</b>	Number of Stories <b>2</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>167      E      001</b>	Applicant *must be owner, Lessee or Buyer* Name <b>PORTLAND HOUSING AUTH</b> Address <b>14 BAXTER BOULEVARD</b> City, State & Zip <b>PORTLAND, 04101</b>	Telephone: <b>207.773.4753</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>93,000<sup>00</sup></b> C of O Fee: \$ _____ Total Fee: \$ <b>950</b>
Current legal use (i.e. single family) <b>DUPLEX</b> Number of Residential Units <b>2</b> If vacant, what was the previous use? <b>N/A</b> Proposed Specific use: <b>RESIDENTIAL</b> Is property part of a subdivision? <b>NO</b> If yes, please name _____ Project description: <b>ALTERATION, REPAIR TWO DWELLING UNITS, INCL. ACCESSIBILITY IMPROVEMENTS</b>		
Contractor's name: <b>EXCEL CONSTRUCTION MANAGEMENT, LLC</b>		
Address: <b>60 DEERTREES LANE</b>		
City, State & Zip: <b>NEWFIELDS, N.H. 03856</b>		Telephone: <b>603.778.7415</b>
Who should we contact when the permit is ready: <b>MICHAEL TODD</b>		Telephone: <b>↑</b>
Mailing address: <b>SAME AS ABOVE</b>		

#6632

RECEIVED  
FEB 18 2011  
City of Portland Inspections  
Dept of Planning & Inspections  
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: *Michael Todd*      Date: **2/18/2011**

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



## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setback to property line
  2. Framing of ramp
  3. Close in Inspection
  4. Final at completion

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

MAR 22 2011

City of Portland



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-467-DUP

Located At: 63 FRONT

CBL: 167 - - E - 001 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all alterations are interior and that the exterior entry way may be repaired, but all repairs shall be within the existing footprint.

### **Fire**

1. No sprinklers are required for this duplex renovation.

Capt. Gautreau

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. Any drywall removed from the common wall must be replaced with 5/8" type x drywall.
4. Per Section R314.3.1 of the IRC 2009, when alterations, repairs or additions requiring a permit occur, the dwelling unit shall be equipped with smoke alarms located as required for new dwellings. Per Section R315.2 carbon monoxide alarms shall be provided in dwellings with fuel-fired appliances or attached garages. Verification of this will be upon inspection.

**PERMIT ISSUED**

MAR 22 2011

City of Portland

**Job Summary Report**  
**Job ID: 2011-02-467-DUP**

Report generated on Feb 23, 2011 1:22:21 PM

<b>Job Type:</b>	Duplex	<b>Job Description:</b>	43 & 45 W Presumpscot	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	In Review	<b>Pin Value:</b>	712	<b>Tenant Name:</b>	Portland Housing Auth
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	93,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		HOUSING PORTLAND		<i>Property Owner</i>	
		Excel Construction Management - Michael Todd		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 23356**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
935990	167 E 001 001		M				-70.263001	43.681202

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				63 FRONT STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
GOVERNMENTAL		NOT APPLICABLE	R-S				DISTRICT 5	EAST DEERING

**Structure Details**

**Structure: Multi-unit Housing**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Two Family Dwelling	0			63 FRONT STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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**Permit #: 20111483**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
23356	Multi-unit Housing Portland Housing Authority	Initialized	Repair 2 dwelling units 43 & 45 Incl accessibility			

*in ques* *came in 2/18/11*

44 oak street  
portland, me 04101  
207.771.5461



2.11.2011

Re: Application for Residential Repairs and Alterations  
for 43-45 West Presumpscot Street

Project description:

The work consists of the repair and alteration of a duplex housing unit located at 43 and 45 West Presumpscot Street to provide accessible kitchen and bath areas as well as general repairs to the dwellings.

No bearing walls, floors or beams will be removed, modified or added in the project.

Work will be limited to within the existing structure. An existing porch and ramp will be repaired but will not change the footprint.

The extent of areas in each unit involved for accessibility improvements amount to 335.8 square feet. The total square footage of each unit is 1782 square feet. The percentage of space modified is 18.8%.

Existing stairs are to remain in place and repaired as required.

All work will meet current code requirements and will not result increase the extent of non compliance.

The party wall will exceed a 1 hour fire rating (UL Design U341) and have, or exceed, a STC rating of 57. (GA WP 3812)

Windows, (only two will be replaced), will have a U coefficient of less than .32

Exterior doors to have a U coefficient of .17

Exterior walls will have an R value of 21

Ceiling space will have an R value of 49

Electrical and plumbing contractors will be responsible for applying for their respective permits.

Sincerely,  
A handwritten signature in black ink that reads "S. THOMAS".

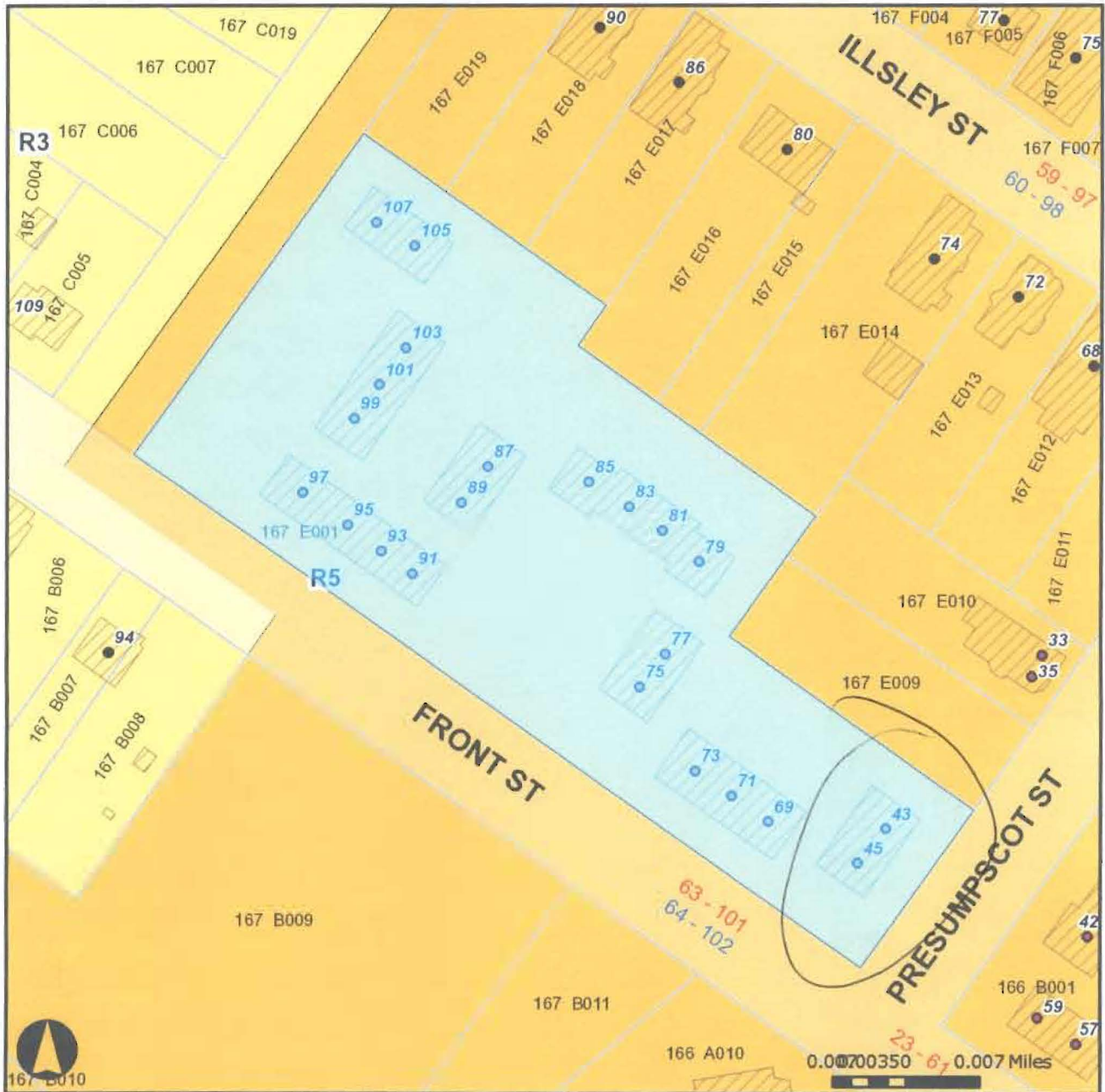
Stephen M. Thomas



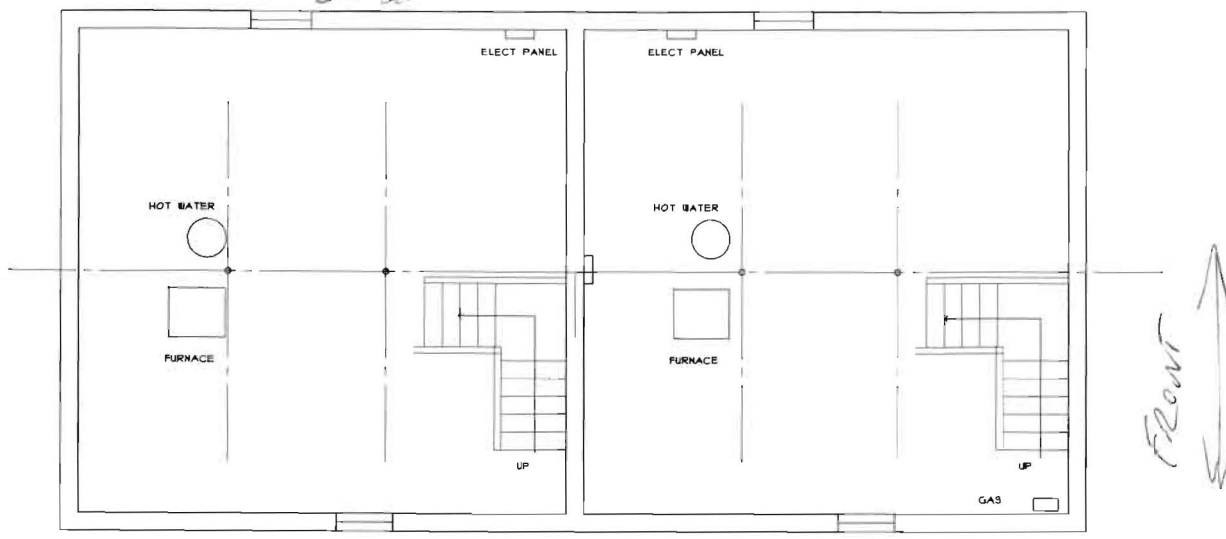




# Map



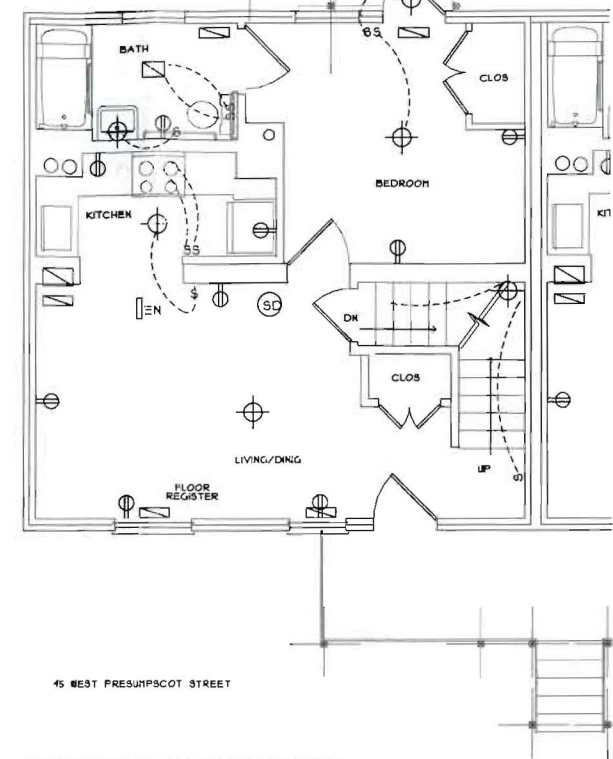
<b>Parcels</b>	<b>Stream Overlay Zone</b>	<b>Zoning (continued)</b>	<b>Zoning (continued)</b>
Parcels	Stream_protection	R2 Residential	C25
<b>Interstate</b>	<b>Island Zoning</b>	R3 Residential	C26
Interstate	C43	R4 Residential	C27
<b>Streets</b>	I-B	R5 Residential	C28
Streets	I-TS	R6 Residential	C29
<b>Buildings</b>	I-R1	ROS Recreation Open	C30
Building	I-R2	Space	C31
Out Building			



45 WEST PRESUMPCOT STREET

43 WEST PRESUMPCOT STREET

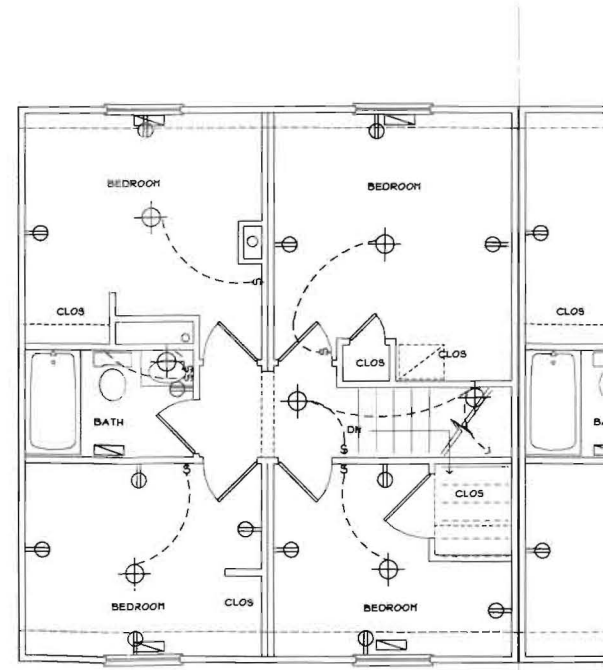
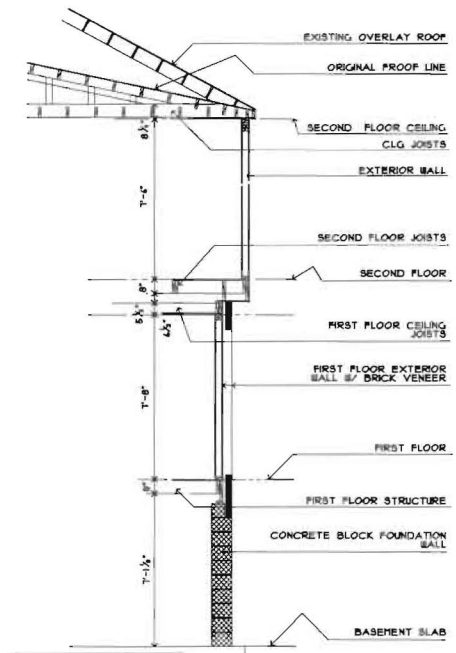
EXISTING PLAN-BASEMENT  
43 AND 45 WEST PRESUMPCOT STREET  
SCALE: 1/4"=1'-0"

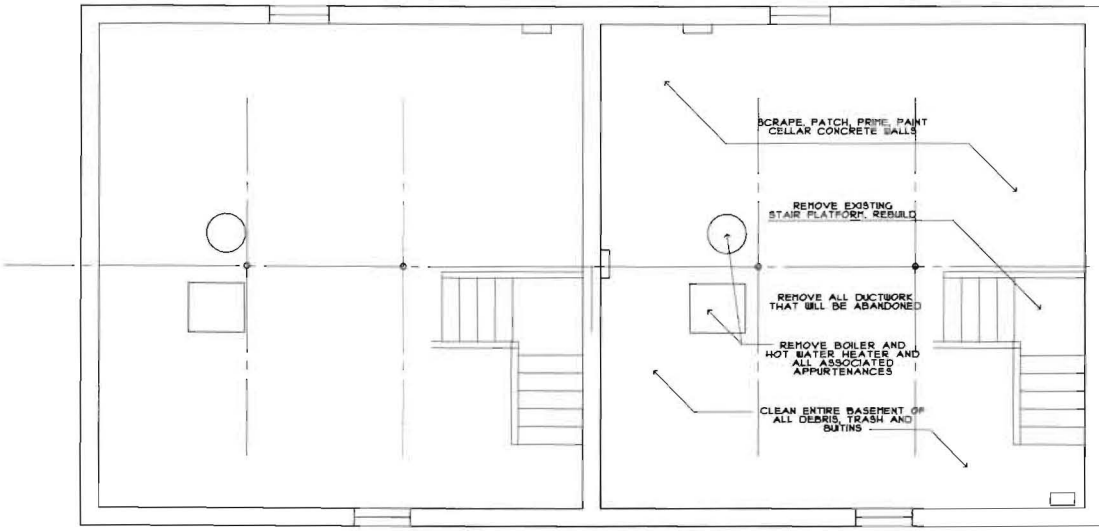


45 WEST PRESUMPCOT STREET

EXISTING PLAN-FIRST FLOOR  
43 AND 45 WEST PRESUMPCOT STREET  
SCALE: 1/4"=1'-0"

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 City of Portland Maine  
 Dept. of Building Inspections



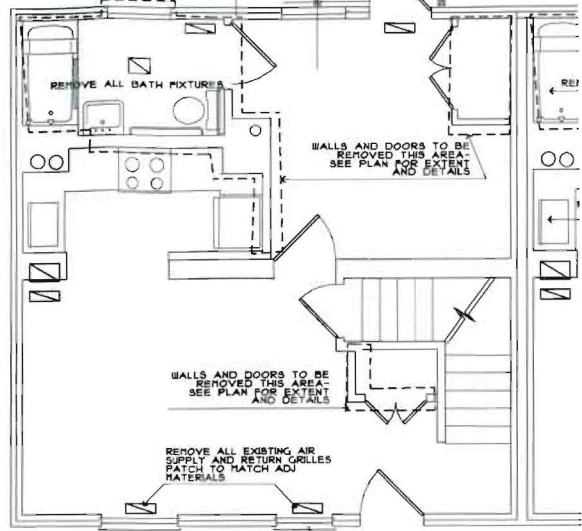


45 WEST PRESUMPCOT STREET

43 WEST PRESUMPCOT STREET

NOTES APPLY TO BOTH UNITS TYPICAL  
**DEMOLITION PLAN-BASEMENT**  
**43 AND 45 WEST PRESUMPCOT STREET**  
 SCALE: 1/4"=1'-0"

1. REMOVE ALL TRASH, SHELVES AND DEBRIS
2. REMOVE HEATING SYSTEM AND DOMESTIC HOT WATER SYSTEMS
3. REMOVAL OF NATURAL GAS FURNACES, INCLUDING ALL DUCTWORK IN BASEMENT
4. REMOVAL OF ALL ELECTRICAL DEVICES ASSOCIATED WITH HEATING SYSTEM
5. REMOVE ALL GAS PIPING NOT ASSOCIATED WITH NEW SYSTEMS
6. REMOVE EXISTING STAIR PLATFORMS
7. REMOVE ALL INSULATION BETWEEN FLOOR JOISTS
8. REMOVE ALL UNUSED OR ABANDONED PHONE, CABLE AND ELECTRICAL WIRING
9. REMOVE SUPP PUMP EQUIPMENT AND PIPING

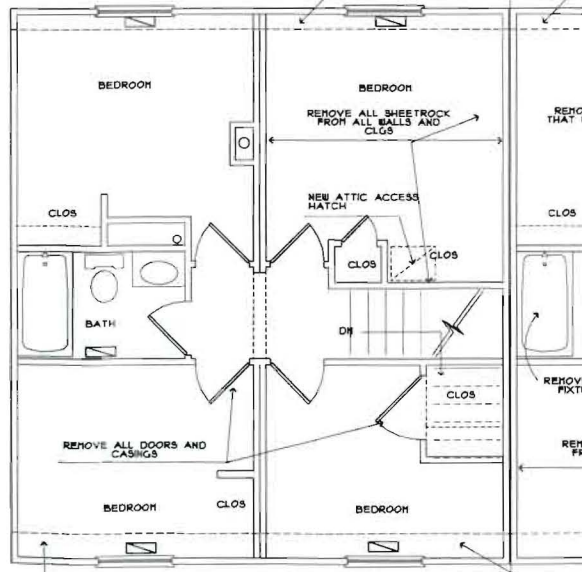


1. REMOVE ALL CABINETS, COUNTERTOPS AND PLUMBING FIXTURES, LIGHTS AND APPLIANCES
2. ALL PLUMBING FIXTURES, TRAPS, WASTE LINES TO VERTICAL CAST IRON WASTE LINE, AS WELL AS ANY CAST IRON BELOW 1ST FLOOR LEVEL
3. ALL CLOSET SHELVING, ALL COPPER SUPPLY LINES TO HOUSE SIDE OF WATER METER IN BASEMENT
4. ALL GAS SUPPLY LINES IN BUILDING TO METER
5. ALL WASTE LINES TO EXISTING VERTICAL CAST IRON LINE
6. SHELVING AND RODS IN CLOSETS
7. ALL HOT AIR REGISTERS AND GRILLES
8. ALL CEILING AND WALL FANS

NOTES APPLY TO BOTH UNITS  
**DEMOLITION PLAN-FIRST FLOOR**  
**43 AND 45 WEST PRESUMPCOT STREET**  
 SCALE: 1/4"=1'-0"

- DEMOLITION NOTES:**
- A. BASEMENT**
1. REMOVE ALL TRASH, SHELVES AND DEBRIS
  2. REMOVE HEATING SYSTEM AND DOMESTIC HOT WATER SYSTEMS
  3. REMOVAL OF NATURAL GAS FURNACES, INCLUDING ALL DUCTWORK IN BASEMENT
  4. REMOVAL OF ALL ELECTRICAL DEVICES ASSOCIATED WITH HEATING SYSTEM
  5. REMOVE ALL GAS PIPING NOT ASSOCIATED WITH NEW SYSTEMS
  6. REMOVE EXISTING STAIR PLATFORMS
  7. REMOVE ALL INSULATION BETWEEN FLOOR JOISTS
  8. REMOVE ALL UNUSED OR ABANDONED PHONE, CABLE AND ELECTRICAL WIRING
  9. REMOVE SUPP PUMP EQUIPMENT AND PIPING
- B. FIRST FLOOR/SECOND FLOOR**
- REMOVE ENTRANCE DOOR, FRAME AND CASING
- KITCHEN-**
1. REMOVE ALL CABINETS, COUNTERTOPS AND PLUMBING FIXTURES, LIGHTS, AND APPLIANCES
  2. ALL PLUMBING FIXTURES, TRAPS, WASTE LINES TO VERTICAL CAST IRON WASTE LINE, AS WELL AS ANY CAST IRON BELOW 1ST FLOOR LEVEL
  3. ALL CLOSET SHELVING, ALL COPPER SUPPLY LINES TO HOUSE SIDE OF WATER METER IN BASEMENT
  4. ALL GAS SUPPLY LINES IN BUILDING TO METER
  5. ALL WASTE LINES TO EXISTING VERTICAL CAST IRON LINE
  6. SHELVING AND RODS IN CLOSETS
  7. ALL HOT AIR REGISTERS AND GRILLES
  8. ALL CEILING AND WALL FANS
- BATHROOMS-**
1. REMOVE ALL CUPPER SUPPLY LINES TO HOUSE SIDE OF METER
  2. ALL PLUMBING FIXTURES, TRAPS, WASTE LINES TO VERTICAL CAST IRON WASTE LINE, AS WELL AS ANY CAST IRON BELOW 1ST FLOOR LEVEL
  3. REMOVE CEILING AND WALL FANS
  4. REMOVE DOUBLE HUNG WINDOW AND TRIM AT FIRST FLOOR BATH
  5. REMOVE LAVATORY, TUB, TUB SURROUND AND WATER CLOSET
- BEDROOMS-**
1. REMOVE ALL BEDROOM DOORS, JAMBS, AND CASING
  2. REMOVE ALL DOOR DOORS, RACKS AND HARDWARE
  3. REMOVE ALL CLOSET SHELVING, RODS AND BRACKETS
- ALL AREAS-**
1. REMOVE ALL LIGHT FIXTURES
  2. REMOVE ALL INTERIOR DOORS, DOOR FRAMES AND CASINGS
  3. REMOVE ALL CLOSET DOORS, HARDWARE AND SHELVING
  4. ALL PHONE OUTLETS AND ANY EXPOSED LINES ARE TO BE ABANDONED AND REMOVED, WITH THE EXCEPTION OF ONE WALL MOUNTED PHONE LINE AND JACK TO SERVE THE KITCHEN AREA. REROUTE LINE TO BE INSIDE OF WALL
  5. ALL EXPOSED CABLE LINES
  6. REMOVE ALL DUCTWORK, SUPPLY AND RETURN AIR GRILLES IN ALL AREAS. NOTE: INSULATION MAY BE HAZARDOUS AND MUST BE REMOVED BY A FIRM CERTIFIED IN THE REMOVAL OF HAZARDOUS MATERIALS
  7. REMOVE EXISTING WOOD HANDRAIL AT BASEMENT STAIRS AND AT STAIRS TO SECOND FLOOR
  8. REMOVE ALL CARPETS, STAIR RUNNERS, WALL COVERINGS, SHADES & INCLUDING MOUNTING HARDWARE, AND SUSPENDED ACOUSTICAL TILE CEILINGS
  9. REMOVE ALL WINDOW TRIM
  10. REMOVE ALL SHEETROCK COVERING EXTERIOR ALL WALLS AND CEILINGS TO EXPOSE WALL STUDS, CEILING JOISTS AT FIRST AND SECOND FLOORS
  11. REMOVE ALL EXISTING WALL AND CEILING INSULATION
  12. REMOVE ALL VINYL BASE AT WALLS
  13. REMOVE ALL FLOORING AND UNDERLAYMENT TO EXPOSE EXISTING SUBFLOOR. ANY MATERIAL DEEMED TO BE HAZARDOUS MUST BE REMOVED BY A FIRM CERTIFIED IN THE REMOVAL OF HAZARDOUS MATERIALS
  14. CUT AWAY EXISTING SUBFLOOR ABOVE BOPHT AT SECOND FLOOR TO ALLOW FOR INSULATION OF AREA. COORDINATE WITH INSULATION CONTRACTOR FOR SIZE ACCESS REQUIREMENTS.
  15. REMOVE INTERIOR WALLS AS SHOWN ON PLANS
- C. EXTERIOR**
1. REMOVE AND DISPOSE OF ALL DEBRIS, TRASH AND ALL DISCARDED ITEMS IN ALL AREAS OF UNIT INCLUDING UNDER RAMP AND PORCHES
  2. DEBRIS IS TO BE PICKED UP DAILY, OR AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE, AND DISPOSED OF PROPERLY

1. REMOVE ALL CUPPER SUPPLY LINES TO HOUSE SIDE OF METER
2. ALL PLUMBING FIXTURES, TRAPS, WASTE LINES TO VERTICAL CAST IRON WASTE LINE, AS WELL AS ANY CAST IRON BELOW 1ST FLOOR LEVEL
3. REMOVE CEILING AND WALL FANS
4. REMOVE DOUBLE HUNG WINDOW AND TRIM AT FIRST FLOOR BATH
5. REMOVE LAVATORY, TUB, TUB SURROUND AND WATER CLOSET

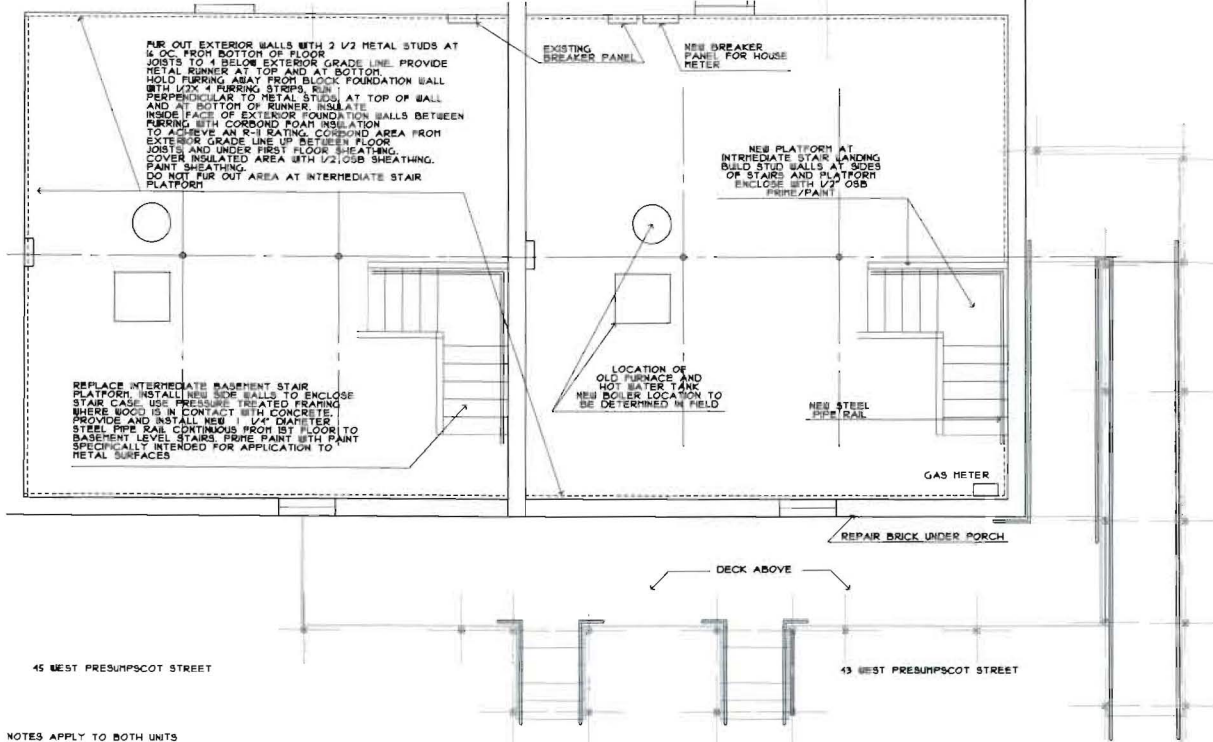


REMOVE ALL FLOORING AND UNDERLAYMENT AT OVERHANGS. CUT AWAY EXISTING SUBFLOOR TO ALLOW FOR ADEQUATE ACCESS FOR RUNNING HEAT, ELECTRICAL AND TO ALLOW SPRAY INSULATION TO BE APPLIED IN ALL EXTERIOR WALL HEADERS AND SCOTT AREAS. COORDINATE WITH INSULATION CONTRACTOR AND OTHER SUBS TO PROVIDE ADEQUATE ACCESS

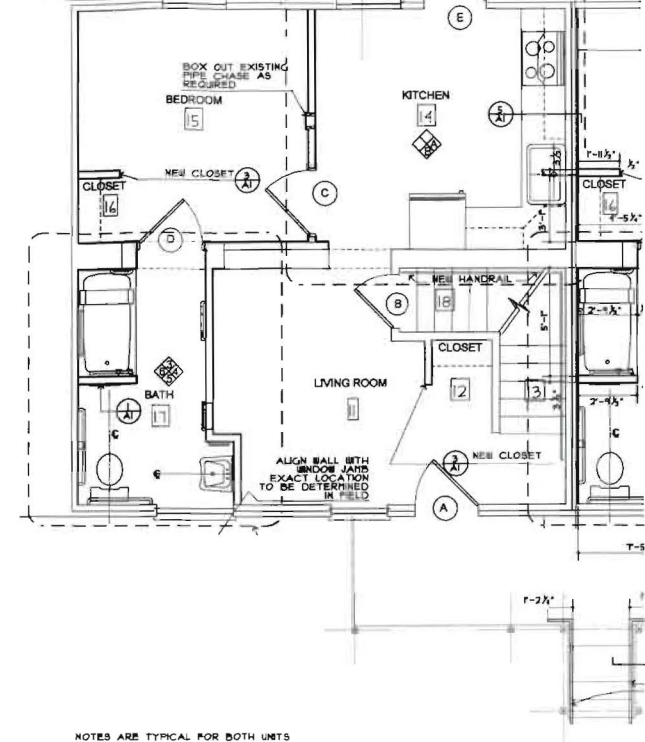




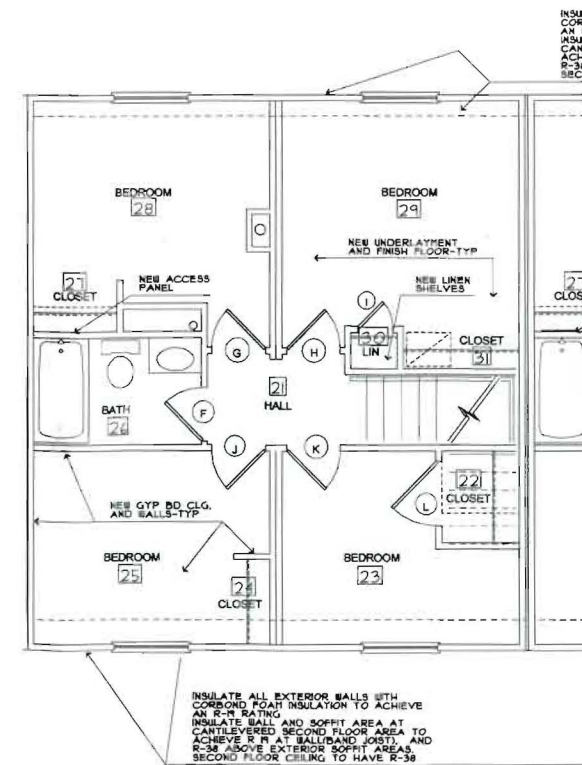
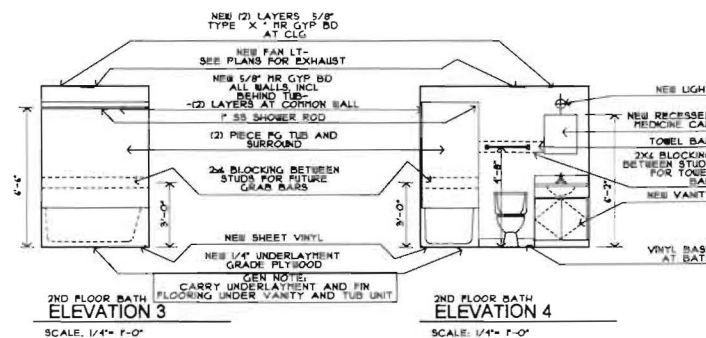
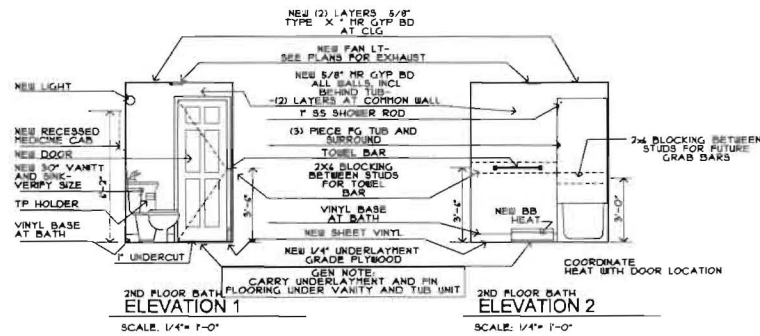




NOTES APPLY TO BOTH UNITS  
**BASEMENT PLAN**  
 43 AND 45 WEST PRESUMPCOTT STREET  
 SCALE: 1/4" = 1'-0"

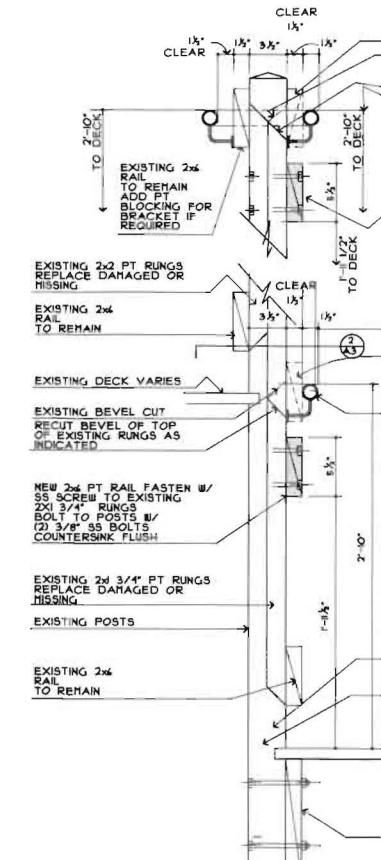
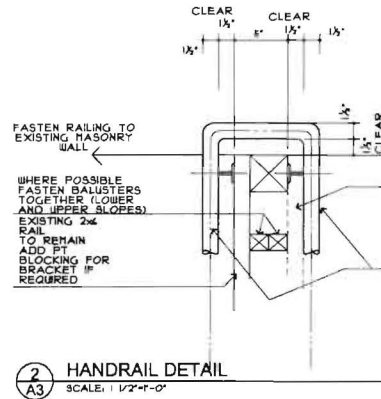


NOTES ARE TYPICAL FOR BOTH UNITS  
**43 WEST PRESUMPCOTT STREET**  
**MODIFIED FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

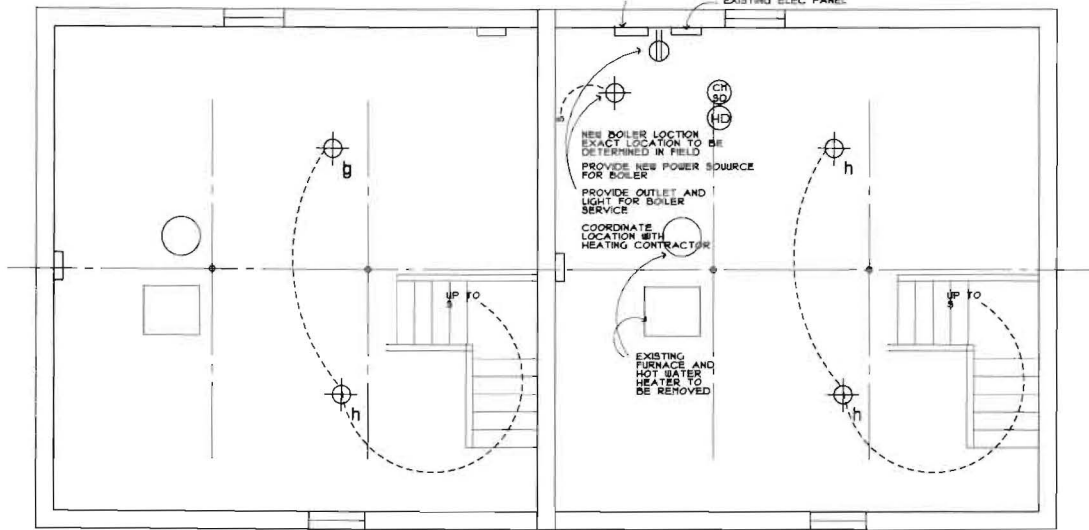




SINK	BATH	AMERICAN
FAUCET	BATH	RELIANT
INSULATION	BATH	TRUBRO
WATER CLOSET	BATH	AMERICAN
TOILET SEAT	BATH	AMERICAN
GRAB BARS	BATH	BRADLEY
GRAB BARS	BATH	BRADLEY
GRAB BARS	BATH/TUB	BRADLEY
GRAB BARS	BATH/TUB	BRADLEY
MIRROR	BATH	BRADLEY

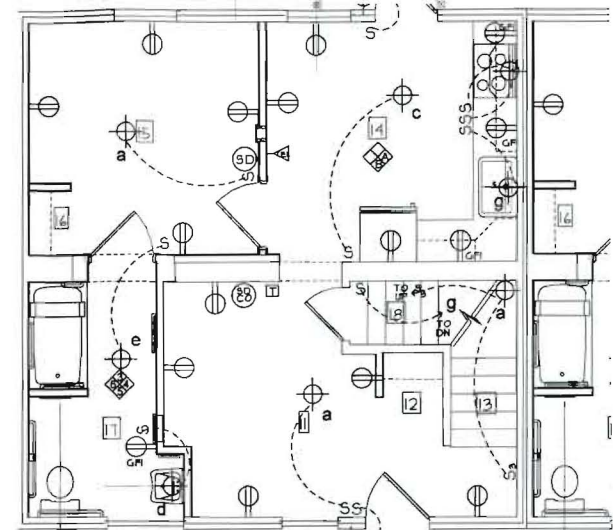






BOILER TO BE SIZED TO ACCOMMODATE BOTH UNITS

WORK APPLIES TO BOTH UNITS-UNLESS OTHERWISE NOTED  
**MECHANICAL - BASEMENT PLAN**  
**43 AND 45 WEST PRESUMPCOT STREET**  
 SCALE: 1/4"=1'-0"



WORK APPLIES TO BOTH UNITS  
**43/45 WEST PRESUMPCOT STREET**  
**MECHANICAL - FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**VENTILATION NOTES-**

- A. KITCHEN**  
 1. AT ALL KITCHENS, PROVIDE AND INSTALL KITCHEN EXHAUST HOOD WITH LIGHT, EXHAUST DIRECTLY TO THE BUILDING EXTERIOR WALL WITH INSULATED RIGID METAL DUCT RUN IN BOFFIT AREA ABOVE CABINETS AND TERMINATE AT EXTERIOR WALL WITH RECTANGULAR HOOD WITH DAMPER.
- B. BATHROOMS**  
 1. AT ALL 1ST AND 2ND FLOOR BATHS, PROVIDE AND INSTALL BATH EXHAUST FAN WITH LIGHT, EXHAUST DIRECTLY TO THE BUILDING EXTERIOR WALL WITH INSULATED 4" DIAMETER RIGID METAL DUCT RUN IN CLG AREA, TERMINATE AT EXTERIOR WALL WITH HOOD WITH DAMPER.
- FOR ALL WALL HTD DRIER AND BATH EXHAUST HOODS, USE "BUILDERS' EDGE" SIDING BLOCKS OF APPROPRIATE SIZE FOR HOOD BEING INSTALLED, COLOR TO BE WHITE.  
 REMOVE INSECT SCREEN AT DRIER HOOD  
 DUCTWORK TO BE 30 GAGE GALV PIPE EXCEPT AT DRIER  
 SEE BASEMENT NOTE

VENTILATION PRODUCTS SCHEDULE				
LEVEL	LOCATION	COMPONENT	TERMINATION	PART #
1	KITCHEN	EXHAUST HOOD W/ DAMPER	EXTERIOR SIDE WALL	NITONE
1	BATHROOM	EXHAUST HOOD W/ DAMPER	EXTERIOR SIDE WALL	883AL
2	BATHROOM	EXHAUST HOOD W/ DAMPER	EXTERIOR SIDE WALL	883AL
BASEMENT	DRIER HOOD AND DAMPER		EXTERIOR SIDE WALL	NITONE
BASEMENT	DRIER PIPE		SS CLAMPS	DEFLECT-O 8"x 4"

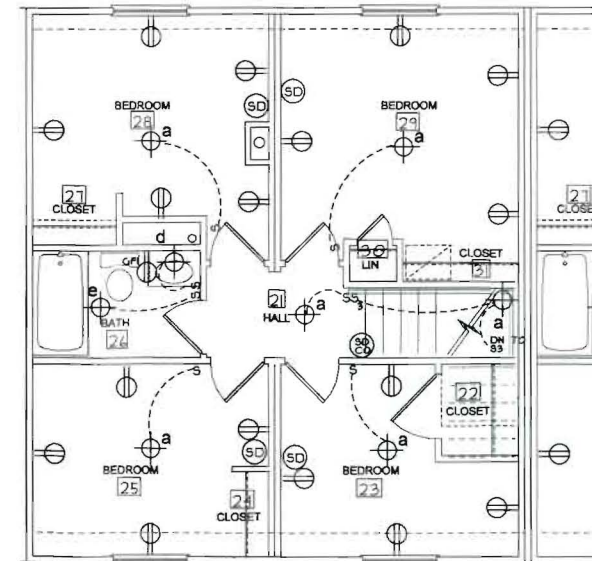
**ELECTRICAL NOTES-**

- PROVIDE AND INSTALL SEPARATE WALL SWITCHES IN BATHROOMS TO CONTROL NEW FAN/LIGHT; NEW LIGHT OVER MIRROR
- ALL 2 WIRE CIRCUITS IN THE DWELLING UNIT NOT FULLY GROUNDING MUST BE EQUIPPED WITH A GROUND FAULT DEVICE. ALL NEW CIRCUITS SHALL BE GROUNDING AS REQUIRED BY CODE OR EQUIPPED WITH A GROUND FAULT INTERRUPTOR AS REQUIRED BY CODE DEPENDING ON LOCATION.
- PROVIDE AND INSTALL NEW OUTLETS IN ALL ROOMS TO MEET ELECTRICAL CODE REQUIREMENTS AND/OR AS FOLLOWS AND/OR AS SHOWN ON THE DRAWINGS. ONE OUTLET FOR EVERY WALL THAT IS A MINIMUM OF 3' LONG TO A MAXIMUM OF 12' LONG. TWO OUTLETS FOR EVERY WALL THAT IS FROM 10' LONG TO 20' LONG. REQUIRED SINGLE OUTLETS TO BE CENTERED IN WALL LENGTH. REQUIRED TRIPLE OUTLETS TO BE AT 1/3 POINTS IN WALL LENGTH. MOUNT BOTTOM OF NEW OR EXISTING BOX AT 20" AFF EXCEPT AT COUNTER AREAS
- PROVIDE AND INSTALL WALL MOUNTED PHONE JACK AT KITCHEN. PHONE JACKS TO BE INSTALLED WITH WALL OUTLET BOX AND FLUSH MOUNTING COVER. NO SURFACE MOUNTED APPLICATIONS SHALL BE PERMITTED. MOUNT BOTTOM OF BOX IS TO BE 40" ABOVE FIN FLOOR
- REPLACE ALL EXISTING OUTLETS, GFI OUTLETS, SWITCHES AND COVERS WITH NEW WORK COLORED OUTLETS, GFI OUTLETS, SWITCHES AND COVERS
- MOUNT ALL NEW AND EXISTING SWITCHES AND CONTROL DEVICES SO BOTTOM OF BOX IS NO HIGHER THAN 40" ABOVE FIN FLOOR. COORDINATE WITH KITCHEN INSTALLATION TO LOCATE OUTLETS AND SWITCHES
- PROVIDE AND INSTALL NEW HOUSE METER AND PANEL TO SERVE HEATING AND HOT WATER SYSTEMS
- COORDINATE WITH CABLE TV TO LOCATE NEW TV OUTLET IN EACH OF THE BEDROOMS AND THE LIVING ROOM AREA TO BE CONCEALED IN GALLERIE FEED FROM THE EXTERIOR BOX. GFI BOX WITH SURF. INSIDE TO OUTLET LOCATIONS SHOWN ON EXTERIOR OF BUILDING SERVING ROOM OUTLETS WILL NOT BE PERMITTED
- PRODUCT NUMBERS THAT HAVE BEEN DISCONTINUED SHALL BE REPLACED WITH PRODUCTS HAVE REPLACED SPECIFIED MODELS
- REWORK ALL NECESSARY WORK TO BRING ALL SYSTEM UP TO CODE INCLUDING, BUT NOT LIMITED TO, BREAKER TYPE AND SIZE, PANEL TYPE AND SIZE, BALANCE SYSTEM

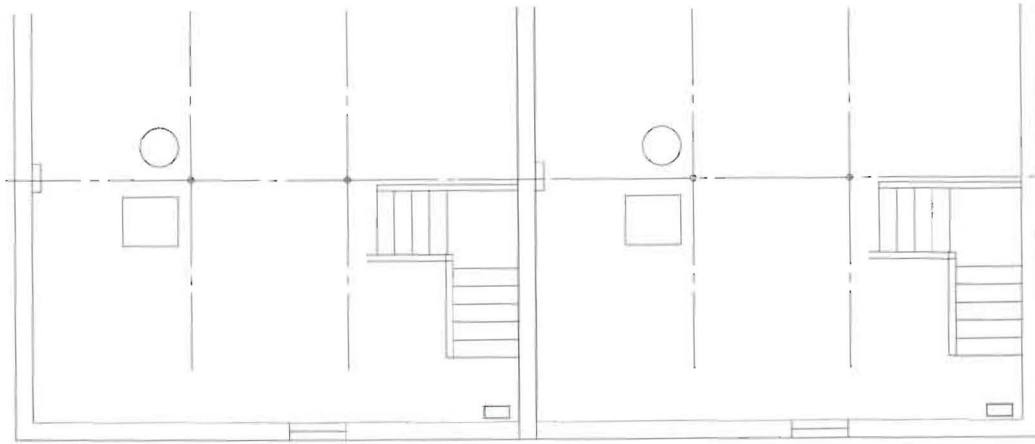
**ALARM SYSTEMS-**

PROVIDE AND INSTALL HARDWIRED INTERCONNECTED COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS AS SHOWN ON PLANS IN BASEMENT  
 PROVIDE AND INSTALL HARDWIRED INTERCONNECTED SMOKE DETECTORS AT ALL BEDROOMS, HALLS, STAIRWELLS, AND LIVING ROOMS, TO MEET ELECTRICAL CODE REQUIREMENTS  
 PROVIDE AND INSTALL HARDWIRED INTERCONNECTED COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS OUTSIDE BEDROOMS AS SHOWN ON PLANS

ELECTRICAL FIXTURE SCHEDULE						
SYM	LOCATION	AREA	MANUFACTURER	PART NO.	LAMPS	BALLAST
A	BEDROOMS L.R. STAIR HALL	CEILING BALL	PROGRESS	P3120-30	2-COLOR FLOOR 30" x 6" EA	
B	EXTERIOR	BALL	PROGRESS	P1644-20	2P16 T8 1/2"	120V NPF, MAGNETIC
C	KITCHEN	CEILING	PROGRESS	P 184-30EB	3 P33 T8 1/2"	120V NPF, ELECTRONIC
D	BATH	BALL	PROGRESS	P 184-30EB	2 P178	120V NPF, ELECTRONIC
E	BATHROOM	CEILING	NITONE LIGHT/FAN	NBF4	1-T8	
F	KITCHEN	OVER STOVE	NITONE LIGHT/FAN	FLE3058	3-T8	
G	KITCHEN	OVER SINK	PROGRESS	P1001-30EB	1-B08	120V NPF, ELECTRONIC
H	BASEMENT	CEILING	PROGRESS	P 124-30EB	3-P33	120V NPF, ELECTRONIC
(30)	ALL AREAS SMOKE DETECTOR	BALL	KOOR	FE-00	N/A	



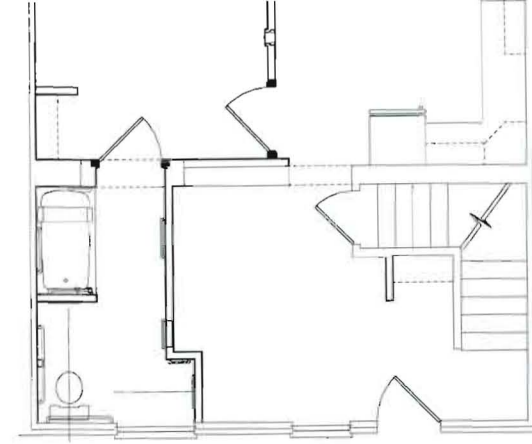




45 WEST PRESUMPCOTT STREET

**BASEMENT PLAN  
43 AND 45 WEST PRESUMPCOTT STREET**

SCALE: 1/4"=1'-0"



43 WEST PRESUMPCOTT STREET

**43 WEST PRESUMPCOTT STREET  
MODIFIED FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"

PLUMBING PRODUCT SCHEDULE-2 AND 3 BR UNITS		
LOCATION	COMPONENT	DESCRIPTION
EXT	BILL COCKS	HAINSFIELD 1/2" 518-12
KITCHEN	FROST PROOF BILL COCK	RELIANT 4200000 CHROME FIN
KITCHEN	FAUCETS 8/1 SPEAK	1/2" PVC CONTINUOUS GASTE
KITCHEN	TRAP	BALL VALVES
KITCHEN	SHUT-OFF	3/8" CHROME PLATED COPPER
KITCHEN	FAUCET SUPPLY LINE	ELKAY GCER 352 CELEBRITY SS SINK
KITCHEN	SINK	STANDARD
KITCHEN	SINK STRAINER	48.5 IN
ALL AREAS	PIPE INSULATION	ARNOUR FLEX 1/2 INCH
BATH/KITCHEN	SOLDER	STANDARD
BATH/KITCHEN	PLUMBERS PUTTY	1/2" 3/4" STRAP
BATH/KITCHEN	PIPE HANGER	HAYDON SLOPE TOP ST ROD
ALL ROOMS	BASEBOARD HEAT	3/4" COPPER PIPE/ALUM FIN BRACKETS AT 24" OC
BATH/KITCHEN	1/2 INCH COPPER PIPE	TYPE L HARD COPPER
BATH/KITCHEN	COPPER FITTINGS	BROUGHT COPPER
BATH/KITCHEN	DRAINS	PVC 200
BATH/KITCHEN	SANITARY WASTE	PVC 200
BATHROOM	TUB AND SURROUND	STERLING 10005-ACLAIM
BATHROOM	TRIP LEVER	GENSER 4-82
BATHROOM	SHOWER MIXING VALVE	DELTA 948
BATHROOM	SHOWER RODS/BRACKETS	1 INCH SS
BATHROOM	SHUT OFFS	1/2" BRASS BALL VALVE
BATHROOM	TRAP, DRIP	CHARLOTTE PVC 1/2" NICKEL BOX
BATHROOM	FAUCETS	RELIANT 288 POLISHED CHROME
BATHROOM	TRAP	1/2" INCH PVC P
BATHROOM	SUPPLY LINES (VANITY)	35 FLEXIBLE FLUID MASTER, NO BURST
BATHROOM	SHUT OFFS	1/2" STOP AND GASTE
BATHROOM	BOILER AND TANK	AN STD CABET 3 EL 14 22043
BATHROOM	WAX RING	HARVEY NO SLEEP
BATHROOM	SHUT OFF	1/2 INCH CHROME
BATHROOM	SUPPLY	35 FLEXIBLE FLUID MASTER, NO BURST
BATHROOM	FLANGE	NIBCO 3" PVC-T
BATHROOM	TUB SPOUT/DIVERTER	DELTA 89996

REPLACE ALL DRAINS TO VERTICAL CAST IRON RISERS. REPLACE TOILET FLANGES WITH SAME TYPE AS ORIGINAL. ALL DRAINS AND SUPPLIES TO BE CAPPED AT ALL TIMES UNTIL FINAL CONNECTIONS.

COLD AND HOT WATER SUPPLY LINES ARE TO BE REMOVED AND REPLACED AT JURY PARTY THE HOUSE WATER METER AND HOT WATER TANK, RESPECTIVELY.

EXISTING WATER SUPPLY LINES TO BASHING MACHINE SHALL REMAIN IN PLACE.

ALL VALVES SHALL BE FULL PORT BALL VALVE EXCEPT THE TOILET SUPPLY SHUT OFF.

REPLACE ALL EXISTING BILL COCKS WITH FROSTPROOF BILL COCKS.

REPLACE ALL EXISTING EXISTING GAS LINES SERVING STOVES, BOILER AND HOT WATER HEATER.

BASEBOARD COVERING SHALL BE INSTALLED OVER ALL HORIZONTALLY INSTALLED PIPING IN THE APARTMENT. ALL OTHER PIPING SHALL BE BOXED IN AND PROTECTED WITH A WOOD FIBER COVERING, FINISHED TO MATCH ADJACENT SURFACES.

NECESSARY FITTINGS, TRIM AND ANY SPECIALTIES FOR A COMPLETE AND USABLE INSTALLATION.

PROVIDE A PRIORITY CONTROLLER FOR THE DOMESTIC HOT WATER.

PROVIDE AND INSTALL NEW HONEYWELL NON PROGRAMMABLE THERMOSTAT AND BRING INSTALL BOILER SERVICE SWITCH AT BOILER AND AT TOP OF CELLAR STAIRS.

INSULATE ALL HOT AND COLD WATER PIPING INCLUDING IN CLOSETS, CELLAR, CRAWLSPACES AND IN BOXED IN AREAS. PRIORITY CONTROLLER SHALL NOT BE INSTALLED UNDER CIRCULATOR.

ALL PIPING WHERE POSSIBLE IN THE BOILER SETUP SHALL BE COPPER, TYPE II.

ALL CIRCULATORS ARE TO HAVE ISOLATION VALVES INSTALLED ON BOTH SIDES OF THE CIRCULATOR.

BOILER AND HOT WATER TANK SHALL BE INSTALLED ON A CONTINUOUS BASE OF SOLID 4" CONCRETE BLOCKS.

CONTRACTOR SHALL RESPOND WITHIN ONE (1) HOUR OF NO HEAT OR NO HOT WATER CALLS DURING CONSTRUCTION AND WARRANTY PERIOD.

ALL CIRCULATORS HAVE CHECK VALVES INSTALLED SO AS NOT TO ACTIVATE OTHER ZONES.

INSTALL BRASS CAPS ON ALL DRAIN DEVICES.

ZONE PIPING TO BE POSTATEX HEAT TUBING.

PROVIDE ALL PLUMBING AND ELECTRICAL MATERIALS TO PROVIDE A COMPLETE AND FULL FUNCTIONAL SYSTEM FOR USE INTENDED.

INCLUDE START UP AND SET UP FOR PROPER OPERATION COORDINATE WITH ELECTRICIAN TO INSTALL LIGHT AND OUTLET OVER BOILER AND ANY ADDITIONAL REQUIRED SMOKE, HEAT AND OR CO2 DETECTORS.

TERMINATE ALL WIRING AND PIPING TO EXISTING HOT AIR DUCTS OR SPECIFICATION.

INSTALL ANTILOX EXPANSION TANK PACKAGE, HYDRO LEVEL OF WATER CUT A 3" COMBINATION FEEDER AND BACKFLOW PREVENTER.

BATHROOM COMPONENT SCHEDULE (SEE SHEET A3 FOR ADDITIONAL PLUMBING COMPONENTS FOR ACCESSIBLE UNIT)		
LOCATION	COMPONENT	DESCRIPTION
BATHROOM	TOILET PAPER HOLDER	ZENITH D3408 WHITE-FUTURE
BATHROOM	TOOTHBRUSH/TURBIDER HOLDER	ZENITH D3408 WHITE-FUTURE
BATHROOM	VANITY W/ SINK	GLACIER BAY 3-PIECE ENSEMBLE 36" UNIT
BATHROOM	SOAP DISH	CHURCH #640
BATHROOM	MEDICINE CABINET-RECESSED	ZENITH X38 14X30" X4" SS FRAME
BATHROOM	TOWEL BAR 25"	ZENITH D3430 WHITE/ZENITH D3424 WHITE
BATHROOM	LIGHT FIXTURE 30"	PROGRESS #1129-30

HEATING AND DOMESTIC HOT WATER PRODUCT GUIDE-43-45 WEST PRESUMPCOTT STREET		
LOCATION	COMPONENT	DESCRIPTION
HEATING SYSTEM	THERMOSTAT	HONEYWELL TRADELINE 8792190
HEATING SYSTEM	EXPANSION TANK/ AIR SCOOP	ANTILOX
HEATING AND HOT WATER SYSTEMS	PRIORITY CONTROLLER	TACO
HEATING SYSTEM	FIN TUBE BASEBOARD	HAYDON 31200-1A
HEATING SYSTEM	BACKFLOW PREVENTER	WATTS
HEATING AND HOT WATER SYSTEMS	CIRCULATOR	TACO 001

PLUMBING, MECHANICAL AND HEATING SYSTEM FOR 43 AND 45 WEST PRESUMPCOTT STREET.

DESCRIPTION OF WORK:

PROVIDE ALL ELEMENTS AND WORK NECESSARY TO PROVIDE A COMPLETE PLUMBING AND HEATING SYSTEM THAT IS FULLY COMPLIANT WITH THE REQUIREMENTS OF APPLICABLE CITY OF PORTLAND STATE, FEDERAL CODES AND ANY REQUIREMENTS OF THE PORTLAND WATER DISTRICT, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

THE WORK WILL INCLUDE THE DESIGN AND INSTALLATION OF A COMPLETE HEATING SYSTEM CAPABLE OF PROVIDING HEAT TO THE TWO UNITS LOCATED AT 43 AND 45 WEST PRESUMPCOTT STREET. THE SYSTEM SHALL BE CAPABLE OF MAINTAINING A TEMPERATURE OF 70 DEGREES FAHRENHEIT MEASURED AT FIVE FEET ABOVE FINISH FLOOR, EVENLY IN ALL SPACES.

CONTRACTOR TO DESIGN AND INSTALL NEW FORCED HOT WATER SYSTEM USING NEW 55% EFFICIENT, NATURAL GAS PRESTIGE EXCELLENCE BOILER. BOILER IS TO BE SIZED TO SUFFICIENTLY HEAT THE TWO UNITS WITH INDEPENDENT THERMOSTATIC CONTROLS.

VENT BOILER TO OUTSIDE WITH CONCENTRIC VENT KIT AND PVC VENTING RATED FOR THE APPLICATION.

INSTALL ANTILOX EXPANSION TANK PACKAGE, HYDRO LEVEL LOW WATER CUT OFF AND A WATTS 3" COMBINATION FEEDER AND BACKFLOW PREVENTER.

INSTALL TACO FLOW CHECK VALVE, BALL VALVES, AND RELAY FOR ZONE HEAT PRESTIGE SYSTEM COLLECTOR TO BE USED FOR EACH HEAT ZONE (ONE PER UNIT) PROVIDE AND INSTALL HAYDON 31200-1A FIN TUBE BASEBOARD HEAT AND DIRTY BASEBOARD.

NO EXPOSED PIPING SHALL BE PERMITTED ANYWHERE IN THE UNIT PIPING NEAR THE BOILER TO BE TYPE II COPPER.

ZONE PIPING TO BE POSTATEX HEAT TUBING.

INSTALL BLACK IRON FLEXIBLE GAS PIPING FROM EXISTING PIPING IN BASEMENT.

INSTALL HONEYWELL CONVENTIONAL NON PROGRAMMABLE THERMOSTATS IN EACH UNIT.

ALL PLUMBING AND ELECTRICAL MATERIALS TO RESULT IN A COMPLETE INSTALLATION MUST BE PROVIDED.

INCLUDES START UP AND SET UP FOR PROPER OPERATION.

INSTALL CHECK VALVE OVER BOILER.

INSTALL ANY REQUIRED FIRE, SMOKE, AND CO DETECTORS.

INSTALL GAS METER FOR ELECTRICAL SERVICE FOR NEW BOILER.

THE CONTRACTOR WILL DESIGN, PROVIDE AND INSTALL A NEW PRESTIGE EXCELLENCE NATURAL FIBER BOILER AND TO PROVIDE ADEQUATE HEAT RESULTING IN A COMFORTABLE AND FULLY FUNCTIONAL SPACE FOR THE USES INTENDED.

SCOPE OF WORK WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

CONTRACTOR TO DESIGN AND PURSUE ALL LABOR, EQUIPMENT, MATERIALS, AND TESTING, AND PERFORM ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF A HEATING SYSTEM CONSISTING OF CODE-COMPLIANT SYSTEMS AND MATERIALS. THIS WILL INCLUDE, PUMPS, CONTROLS, ELECTRICAL WORK.

INSULATION AND ANY OTHER ELEMENT OF IMPORTANCE IN THE MAINTENANCE, BALANCING OR OPERATION OF THE SYSTEM.

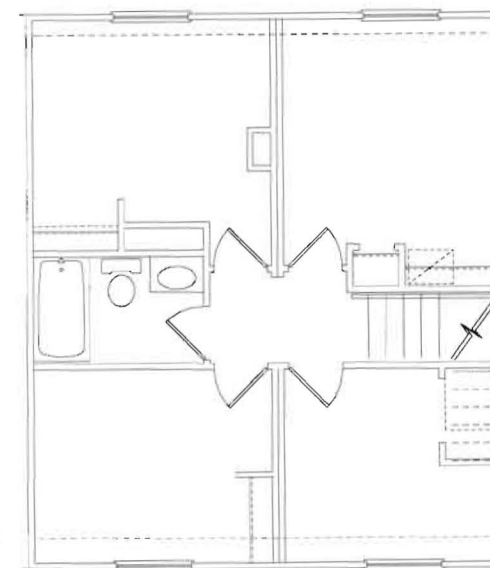
PROPOSED SYSTEM INCLUDING TYPES OF PIPE, PUMPS, FITTINGS, BORDOARD RADIATOR, CONTROLS, INSULATION, AND OTHER APPLIANCES AS WELL AS THE PROPOSED METHOD, LOCATION AND ROUTING OF THE HEAT AND PIPING.

NOTWITHSTANDING ANYTHING THAT MAY BE CONTAINED IN THE DRAWINGS OR SPECIFICATION, IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR LICENSED BY THE STATE OF OREGON TO INSTALL OR WATER CUT A 3" COMBINATION FEEDER AND BACKFLOW PREVENTER.

CONTRACTOR TO VERIFY ACTUAL CONDITIONS AT THE SITE.

COMPLETE ALL WORK IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.

CONTRACTOR TO PAY FOR AND OBTAIN ALL NECESSARY PERMITS AND IS RESPONSIBLE FOR ALL ASSOCIATED FEES.



45 WEST PRESUMPCOTT STREET