

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

PERMIT ISSUED		Permit No: 01-0804	Issue Date: 2 3 2001	CBL: 016 C001001
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Location of Construction: 74 Wilson St	Owner Name: Bonetti Marianna	Owner Address: Po Box 483 PORTLAND	Phone: 207-871-4308
Business Name: n/a	Contractor Name: P.J. Construction	Contractor Address: Grey	Phone: 2078318730
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Two Family	Proposed Use: Two Family / Renovate second floor apartment; new kitchen, renovate bathroom, new stairs to third floor & expand third floor deck. <i>to remain 2 unit</i>	Permit Fee: \$126.00	Cost of Work: \$17,000.00	CEO District: I
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Proposed Project Description:
Renovate Second floor Apartment.

OK per 1955 Duesbury

FIRE DEPT: Approved Denied

INSPECTION:
Use Group: *R-6* Type: *5B*
PERMIT ISSUED WITH REQUIREMENTS
07/20/01

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 07/06/2001	Zoning Approval	
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/20/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District 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: _____
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PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

01 0804

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: 74 Wilson St., Portland, ME

Total Square Footage of Proposed Structure _____ Square Footage of Lot _____

Tax Assessor's Chart, Block & Lot
Chart# 016 Block# C Lot# 001
Owner: same Telephone: 781-4308

Lessee/Buyer's Name (If Applicable) _____
Applicant name, address & telephone: Marianna Bonetti
PO Box 483, Portland, ME
04112 781-4308
Cost Of Work: \$ 17,000.00
Fee: \$ 126.00

Current use: 2 Family
If the location is currently vacant, what was prior use: apt. bldg.
Approximately how long has it been vacant: June 2000
Proposed use: apt
Project description:
Renovate 2nd fl. apt. ; new kitchen, renovate bathroom, new stairs to 3rd fl, sheetrock throughout, and expanded deck.

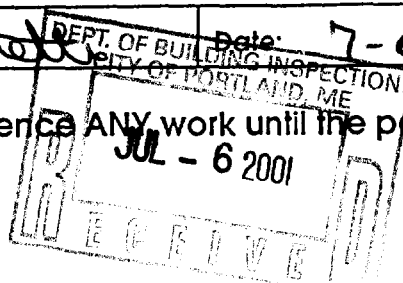
Contractor's name, address & telephone: P.J. Construction
Grey - 831-8730 cell phone
Who should we contact when the permit is ready: call Marianna for pick up of permit
Mailing address: Marianna Bonetti and/ PJ Construction
PO Box 483 831-8730
Portland, ME 04112 Phone: 871-4308

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: Marianna Bonetti Date: 7-5-01

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



Gay 7/5/01

LAND USE - ZONING REPORT

ADDRESS: 74 Wilson St DATE: 7/20/01

REASON FOR PERMIT: interior renovations - 3rd floor deck expansion

BUILDING OWNER: Marianna Bonetti C-B-I: 16-C-001 ^{on existing} ^{roof patch}

PERMIT APPLICANT: owner

APPROVED: with conditions: #1, #7, #10, #12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of two (2) units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: It is understood by your plans that the 3rd floor deck expansion is over an existing porch roof and does not expand any further into the yard. If you are planning to do differently than that, please contact this office prior to construction.

Marge Schmuckal Marge Schmuckal, Zoning Administrator

- *20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), 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
- 21. 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)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. 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".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. 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).
- 31. 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)
- 32. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- *33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0) *(sky lights 2405-p)*
- *36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *38. When the 6x6 columns are placed on the second floor - this load is transferred downward, therefore the first floor framing shall be checked to make sure the framing has the capability to carry the concentrated load -

[Signature]
 T. Samuel Hoopes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

BUILDING PERMIT REPORT

DATE: 10 July 2001 ADDRESS: 74 Wilson ST. CBL: 016-C-001

REASON FOR PERMIT: Interior reno / expand 3rd floor deck

BUILDING OWNER: Marianna Bonetti

PERMIT APPLICANT: _____ / CONTRACTOR P.J. Construction

USE GROUP: R-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 17800.44 PERMIT FEES: 126.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13, *16, *17
*20, *28, *30, *32, *33, *34, *35, *36, *38

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- *16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- *17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. 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)

Sams

Sheet 2 was revised to show a post at
southerly opening and the northerly side of opening
the 2x6's run between casing walls

Richard Weare

232-3530-

9 July 01 Jon called re fr.
deck and Framing - will fax
by 12 July/01

10 July 01 Received FAX.

BY _____ DATE _____

~~Wright Pierce~~
~~ENGINEERS~~

SHEET NO. 1 OF 1

CHCKD. BY _____ DATE _____

~~TOPSHAM, MAINE~~
~~PORTSMOUTH, NEW HAMPSHIRE~~

PROJECT NO. _____

PROJECT 74 Wilson St - 3RD FLOOR EXIST'G DECK BOOK NO. 1"=5'

2"x8" FRAMING
ALL 4 SIDES

RAILING - 3 SIDES ✓
BALLASTERS 1 1/2" SQ ✓
5" c/c (3 3/4" GAP) ✓
[SEE NOTE]

4"x4" POST (BELOW)
(TYP OF 4)
3 OUTSIDE POST BEAR
ON OUTSIDE WALL
BELOW

2"x8" FLOOR JOISTS
16" c/c ✓

2"x8" SILL
ATTACHED w/ 2 3/8"
GALV. BOLTS @ 3' c/c ✓

FLOOR BOARDS
1" NOMINAL x 6"

ALL DECK WOOD IS
PRESSURE TREATED

SEE DRAWING 3 OF 4
FOR LOCATION

Date	7/10/01	# of pages	1
From	Richard Wilson		
Co.			
Phone #	207-232-3530		
Fax #			
Post-It Fax Note	7671		
To	John Reed		
Co./Dept.	City of Portland		
Phone #			
Fax #	(207) 874-8710		

NOTE: RAIL POSTS 4" HT
RAILING PRESENTLY 36 1/2" HT OFF DECK, A SECOND TOP
2"x4" RAIL - WILL BE ADDED TO BRING HEIGHT
TO CODE, OF 42" MINIMUM.

BY FEW DATE 7/5/01

Wright-Pierce
ENGINEERS
TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

SHEET NO. 1 OF 4

CHCKD. BY _____ DATE _____

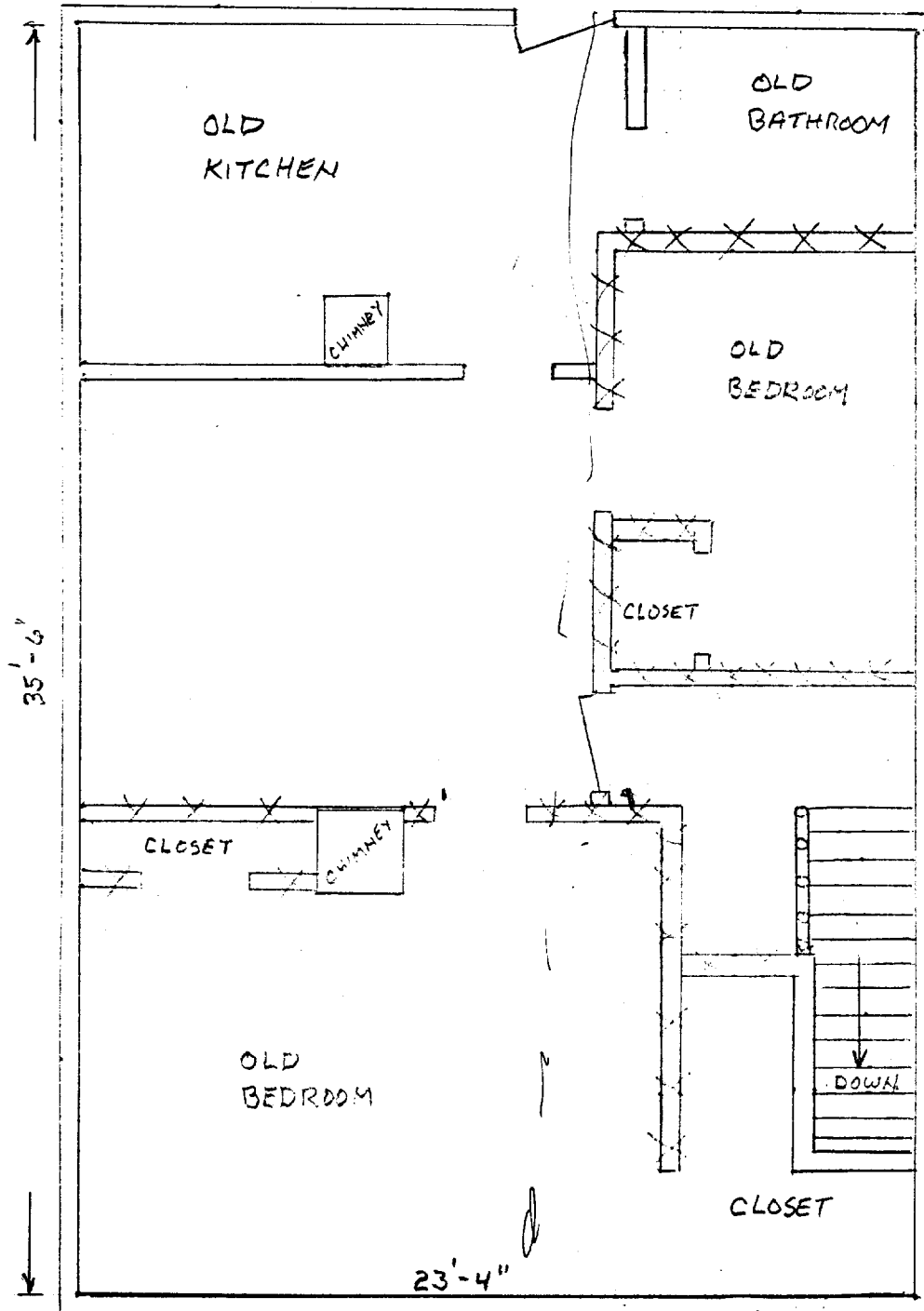
PROJECT NO. _____

PROJECT 74 WILSON STREET - EXISTING
DEMO PLAN

2ND FLOOR

BOOK NO. 1"=5'

MUNDY STREET



2ND FLOOR

WILSON STREET

BY REW DATE 7/5/01

Wright-Pierce
ENGINEERS

SHEET NO. 2 OF 4

CHKD. BY _____ DATE _____

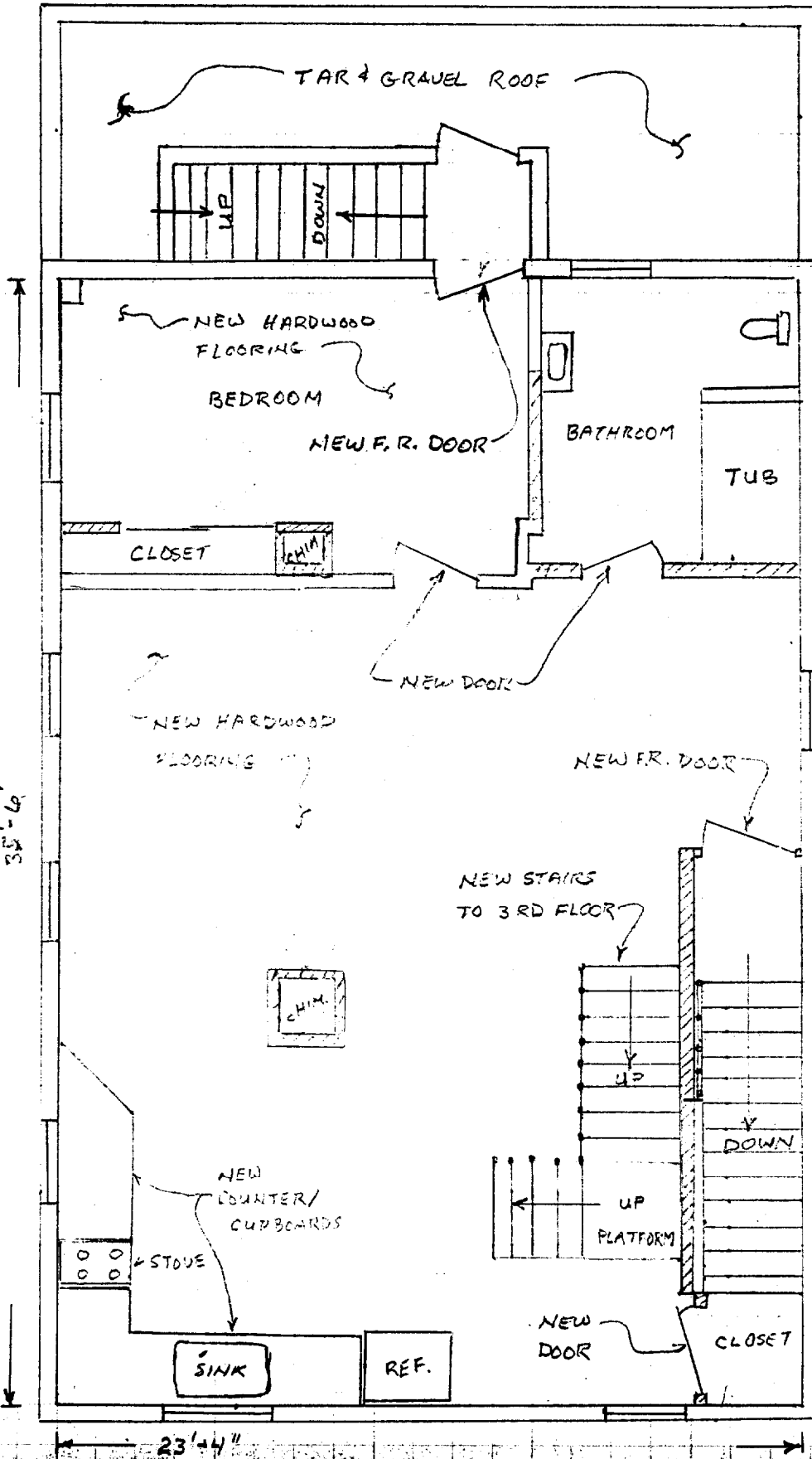
TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT NO. _____

PROJECT 74 WILSON ST - NEW 2ND FLOOR LAYOUT

BOOK NO. 1" = 5'

||||| = INDICATES NEW WALLS



NEW SHEETROCK
ALL WALLS
EXCEPT STAIRS
TO 1ST FLOOR

McL...

BY RFW DATE 7/5/01

Wright-Pierce
ENGINEERS

SHEET NO. 3 OF 4

CHKD. BY _____ DATE _____

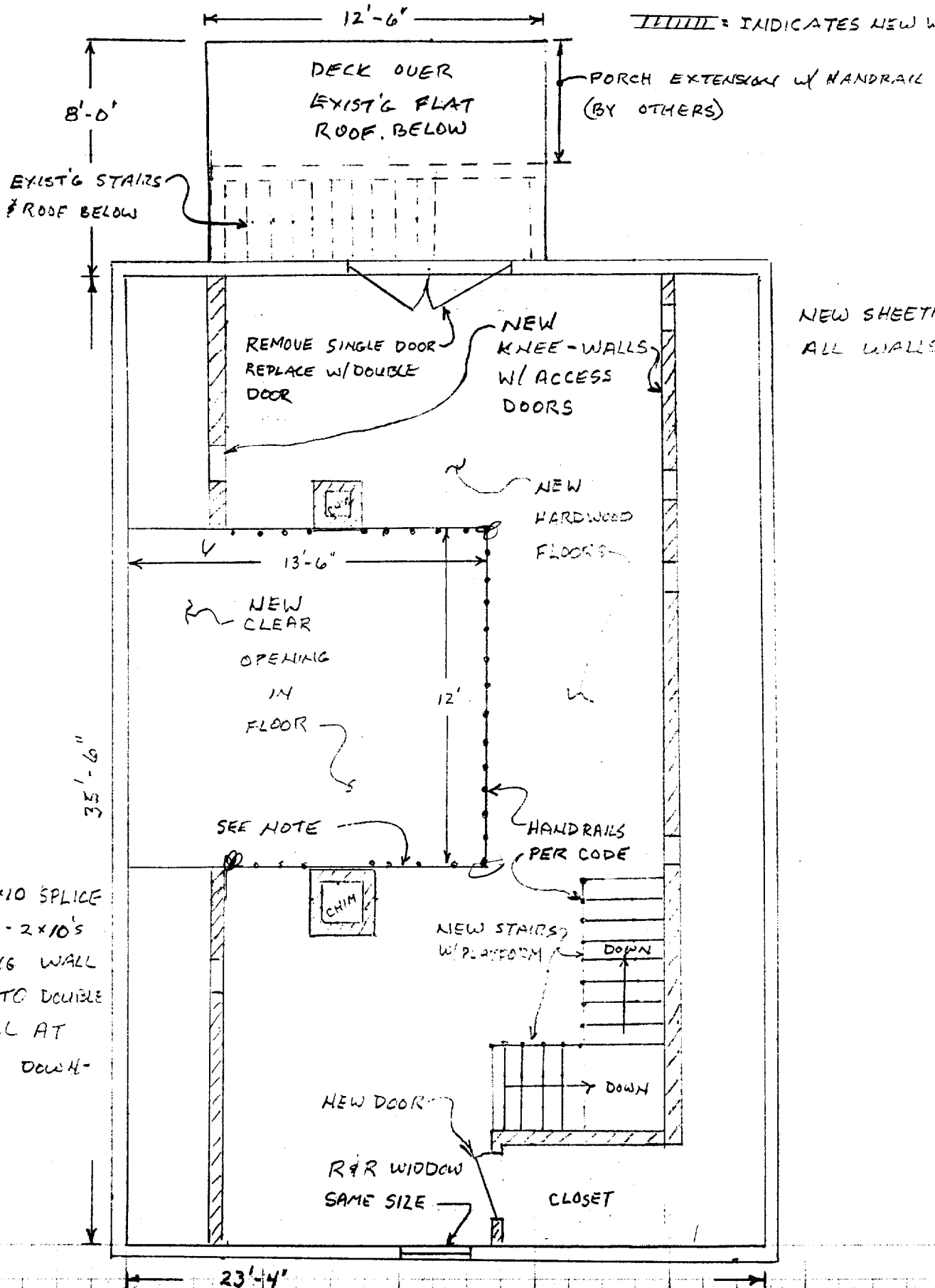
TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT NO. _____

PROJECT 74 WILSON ST - 3RD FLOOR - ATTIC

BOOK NO. 1" = 5'

||||| = INDICATES NEW WALL



NOTE:
 REPLACE 2-2x10 SPLICE
 WITH SOLID 2-2x10'S
 FROM CARRIAGE WALL
 AT CHIMNEY TO DOUBLE
 CARRIAGE WALL AT
 HALLWAY TO DOWN-
 STAIRS

MUNJOY STREET

BY REW DATE 7/5/01

Wright-Pierce
ENGINEERS
TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

SHEET NO. 4 OF 4

CHKD. BY _____ DATE _____

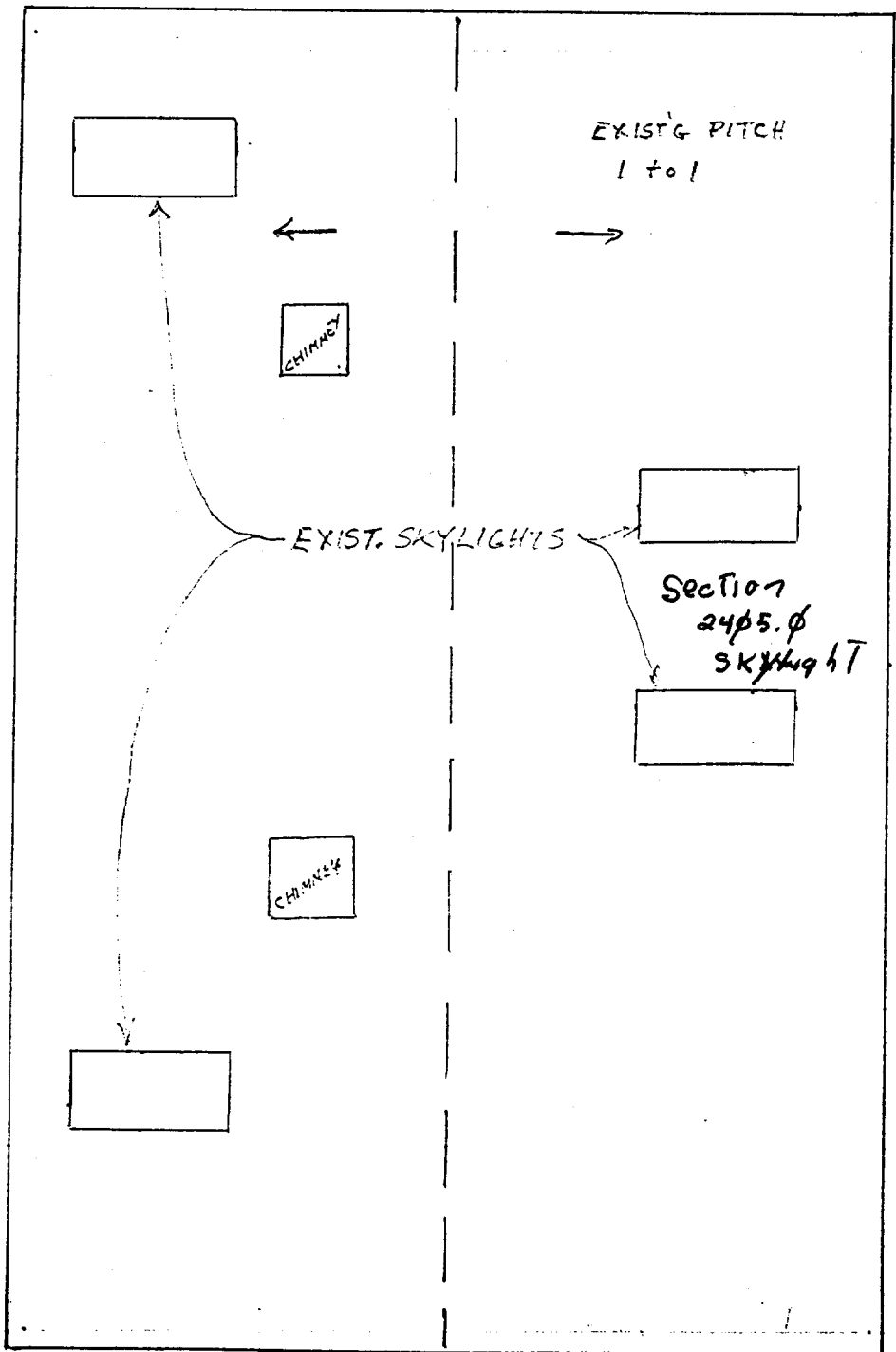
PROJECT NO. _____

PROJECT 74 WILSON ST. - ROOF PLAN

BOOK NO. 1" = 5'

NEW SHEETROCK
ON SLANTED
CEILING

MUNJOY ST



BY REW DATE 7/5/01

Wright-Pierce

ENGINEERS

TOPSHAM, MAINE

PORTSMOUTH, NEW HAMPSHIRE

SHEET NO. 1 OF 4

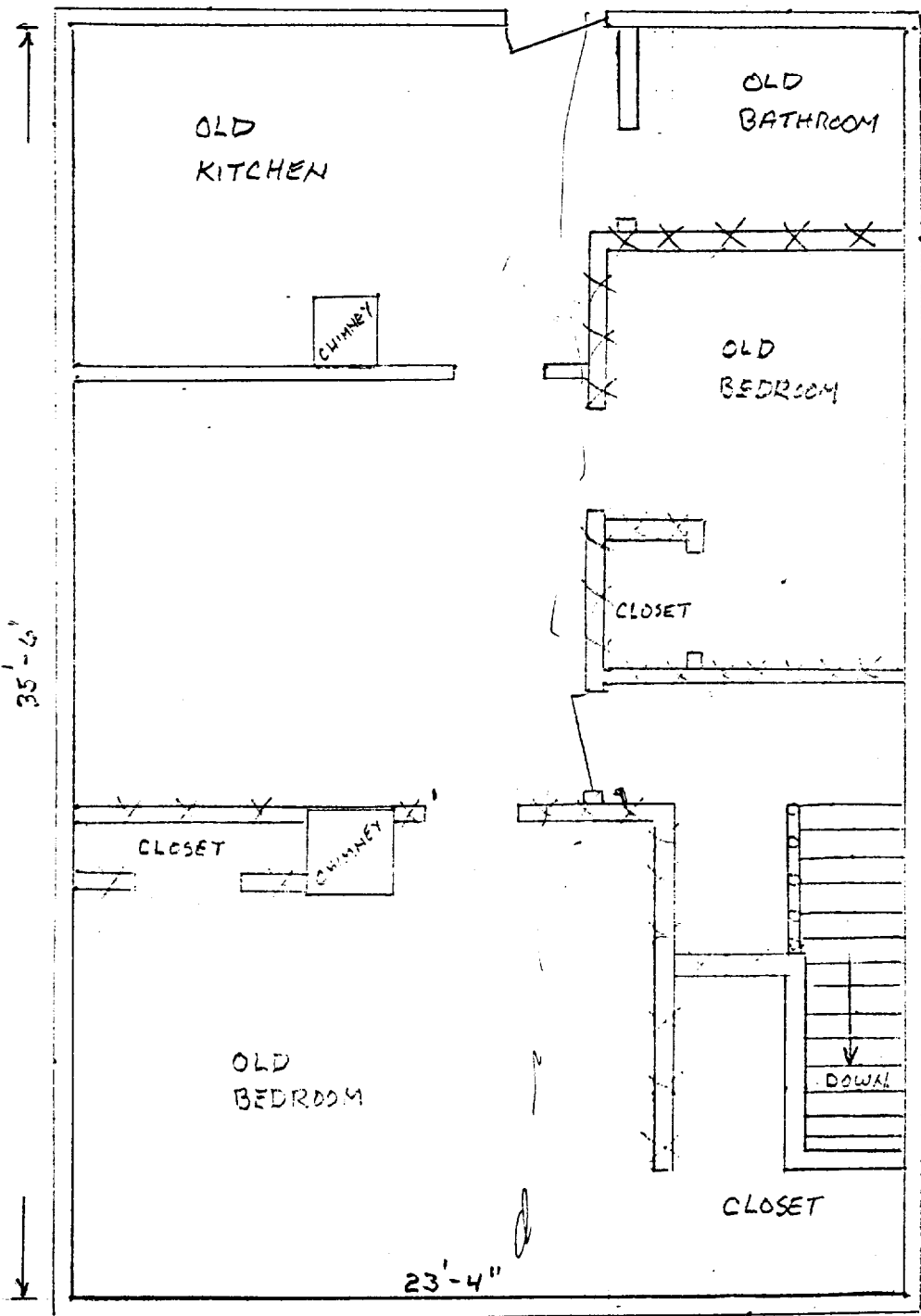
CHKD. BY _____ DATE _____

PROJECT NO. _____

PROJECT 74 WILSON STREET - EXISTING 2ND FLOOR
DEMO PLAN

BOOK NO. 1"=5'

MUNJOY STREET



2nd Floor

BY RSW DATE 7/5/01

Wright-Pierce
ENGINEERS
TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

SHEET NO. 4 OF 4

CHKD. BY _____ DATE _____

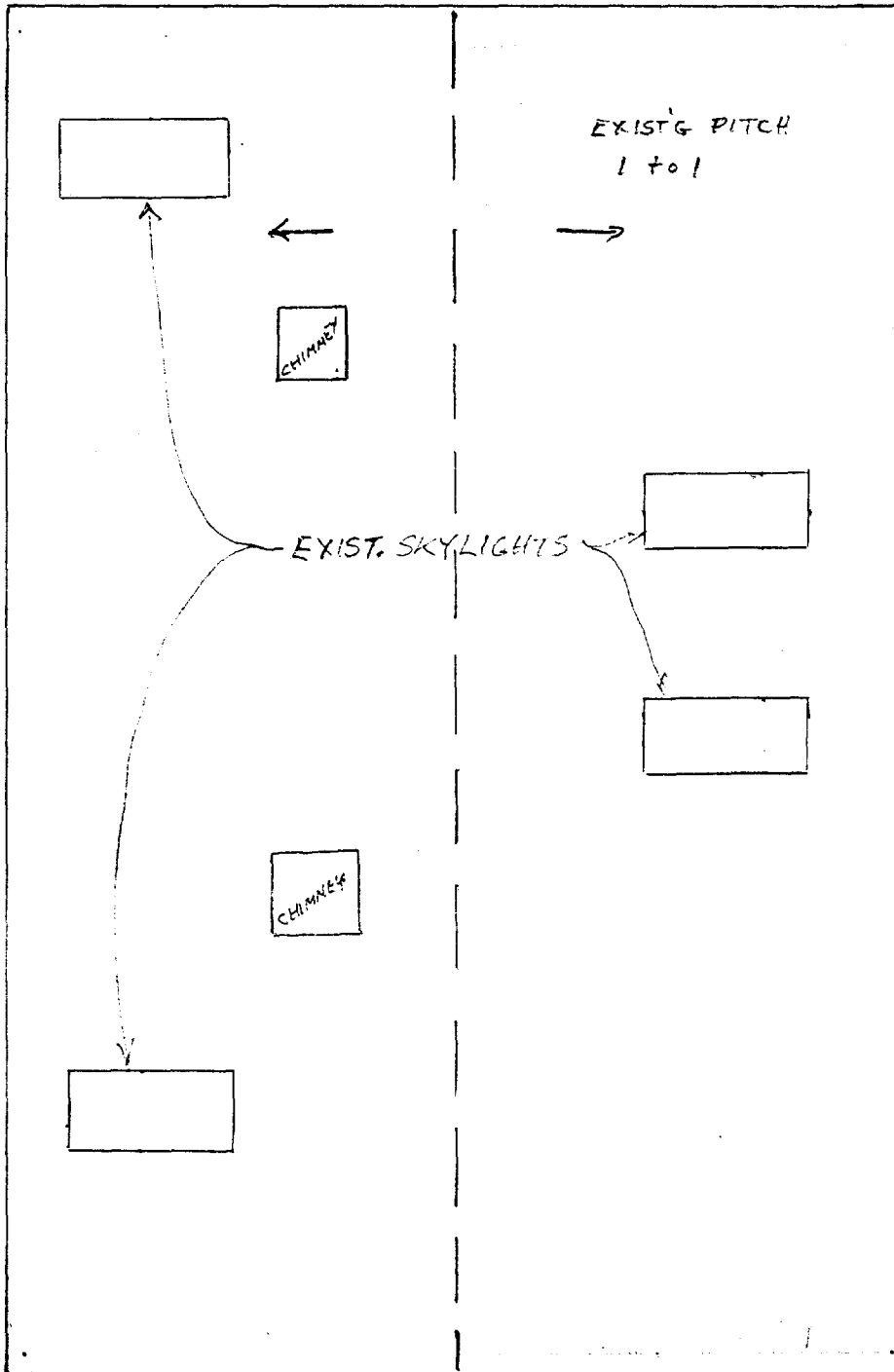
PROJECT NO. _____

PROJECT 74 WILSON ST. - ROOF PLAN

BOOK NO. 1" = 5'

NEW SHEETROCK
ON SLANTED
CEILING

MUNROY ST



BY FEW DATE 7/5/01

Wright-Pierce
ENGINEERS
TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

SHEET NO. 1 OF 4

CHCKD. BY _____ DATE _____

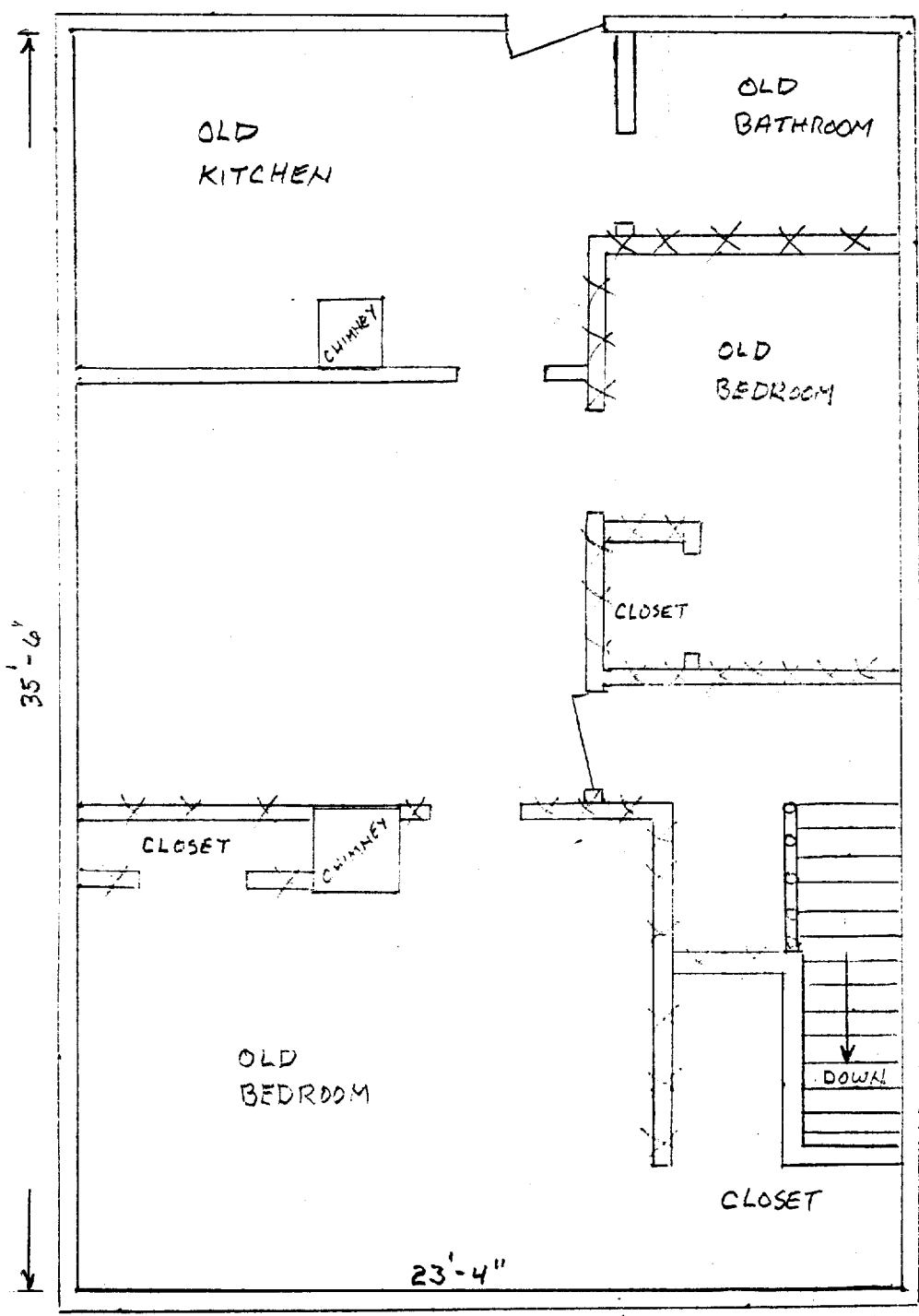
PROJECT NO. _____

PROJECT 74 WILSON STREET - EXISTING 2ND FLOOR
DEMO PLAN

BOOK NO. 1"=5'

*New Plan
9/14/01*

MUNJOY STREET



WILSON STREET

BY REW DATE 7/5/01

Wright-Pierce

ENGINEERS

TOPSHAM, MAINE

PORTSMOUTH, NEW HAMPSHIRE

SHEET NO. 2 OF 4 Revisd

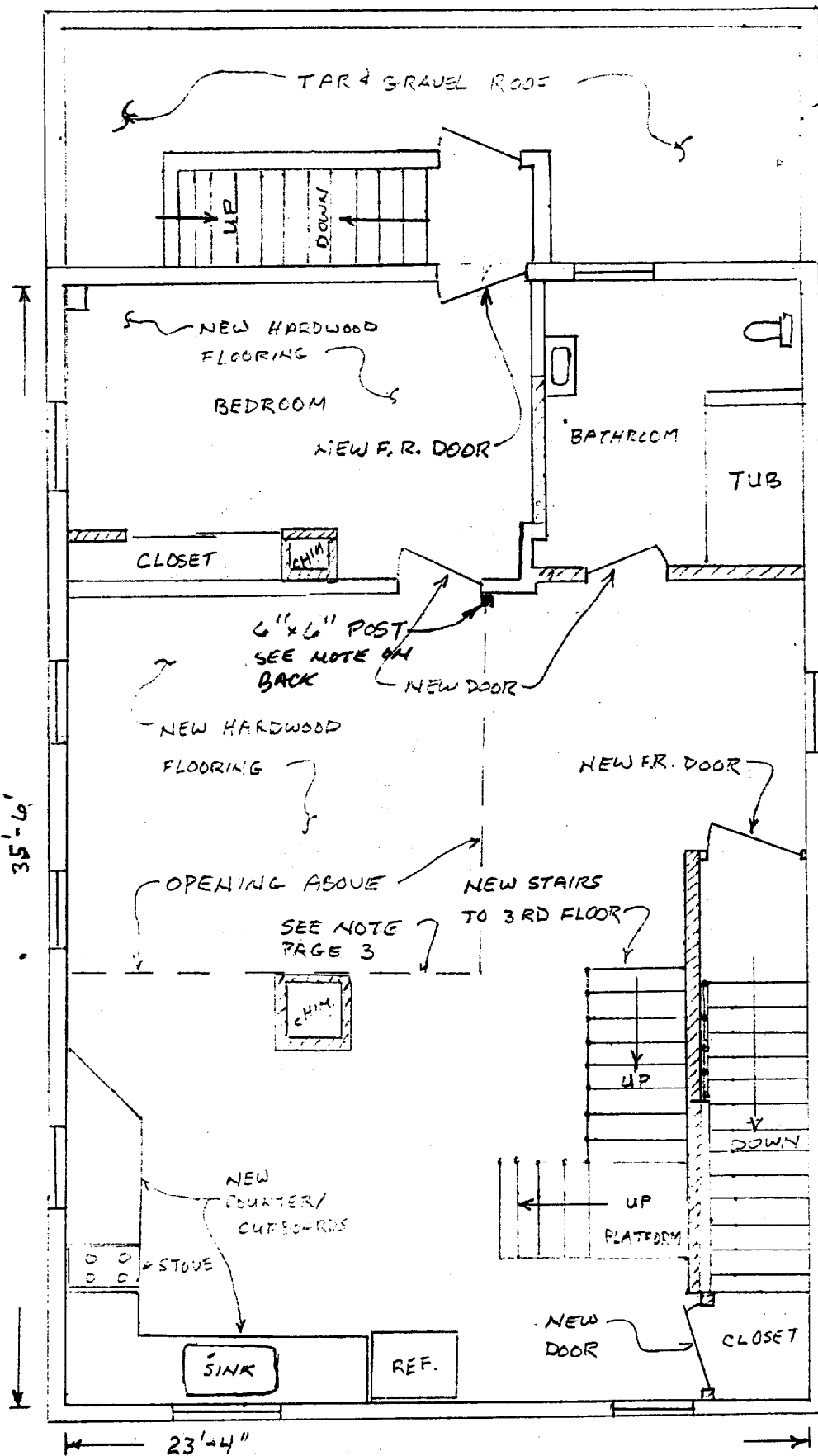
CHCKD. BY _____ DATE _____

PROJECT NO. _____

PROJECT 74 WILSON ST - NEW 2ND FLOOR LAYOUT

BOOK NO. 1"=5'

||||| = INDICATES NEW WALLS



NEW SHEETRO
ALL WALLS
EXCEPT STAIR
TO 1ST FLOOR

EXISTING

74 WILSON ST

35'-6"

23'-4"

WILSON STREET

BY REW DATE 7/5/01

Wright-Pierce
ENGINEERS

SHEET NO. 3 OF 4

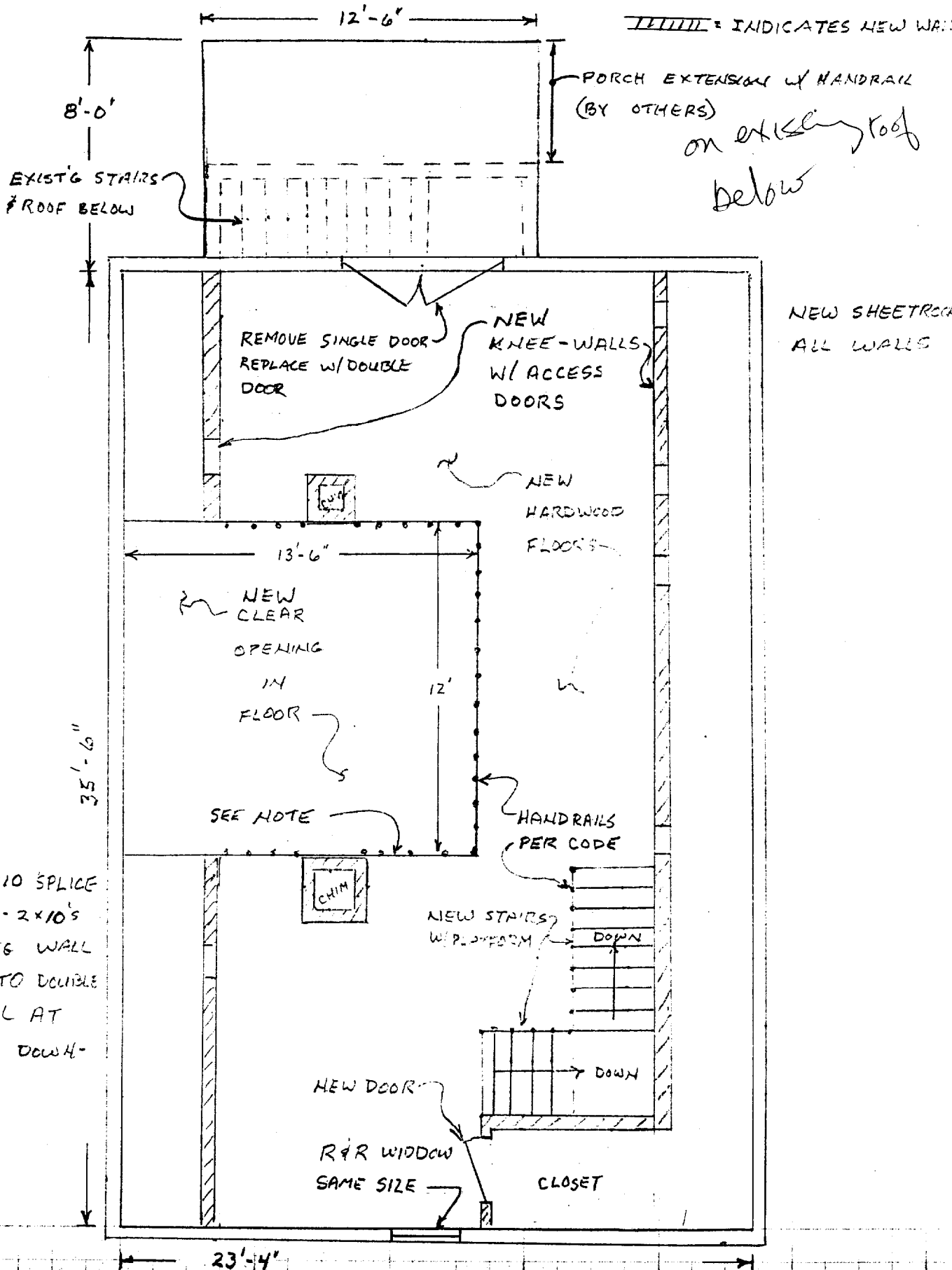
CHCKD. BY _____ DATE _____

TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT NO. _____

PROJECT 74 WILSON ST - 3RD FLOOR - ATTIC

BOOK NO. 1" = 5'



NOTE:
 REPLACE 2-2x10 SPLICE
 WITH SOLID 2-2x10'S
 FROM CARRING WALL
 AT CHIMNEY TO DOUBLE
 CARRING WALL AT
 HALLWAY TO DOWN-
 STAIRS

MUNJOY STREET

BY RFW DATE 7/5/01

Wright-Pierce
ENGINEERS

SHEET NO. 4 OF 4

CHKD. BY _____ DATE _____

TOPSHAM, MAINE
PORTSMOUTH, NEW HAMPSHIRE

PROJECT NO. _____

PROJECT 74 WILSON ST. - ROOF PLAN

BOOK NO. 1" = 5'

NEW SHEETROCK
ON SLANTED
CEILING

MURPHY ST

