

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, if Any,
 Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 080519 2008

CITY OF PORTLAND

This is to certify that COSTIN MICHAEL N & MARY ELIZABETH BROWNE/ Bui
 has permission to 1 window replacement in apt 1 and enlarge one opening creating access thru in apt 2 to access apt 3 not proposing ch
changes of use or removal of structure
 AT 98 PLEASANT ST L 040 A002001

provided that the person or persons firm or corporation accepting 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 procured before this building or part thereof is altered or proposed-in-4
 HOUR 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. Craig Casser
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

Carrie Bonke 6/19/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

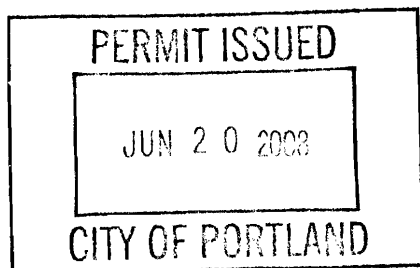
Permit No: 08-0519	Issue Date:	CBL: 040 A002001
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Location of Construction: 98 PLEASANT ST	Owner Name: COSTIN MICHAEL N & MARY E	Owner Address: 98 PLEASANT ST APT 2	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone: 2078316966
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: 4 Unit Apartment building legal use - 4 du. (perm. #02-0635)	Proposed Use: 4 Unit Apartment building - 1 window replacement in apt 3 and enlarge one opening create pass thru in apt 2 to access apt 3 not proposing change of use or removal of kitchen	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 1
Proposed Project Description: 1 window replacement in apt 3 and enlarge one opening create pass thru in apt 2 to access apt 3 not proposing change of use or removal of kitchen		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB DOB-2003 Signature: JMB 6/19/08	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 05/16/2008	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 checked="" type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions Date: 5/22/08 JMB	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 Yes <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 6/6/08 D. Andrews
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0519	Date Applied For: 05/16/2008	CBL: 040 A002001
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Location of Construction: 98 PLEASANT ST	Owner Name: COSTIN MICHAEL N & MARY E	Owner Address: 98 PLEASANT ST APT 2	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone: (207) 831-6966
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 4 Unit Apartment building - 1 window replacement in apt 3 and enlarge one opening create pass thru in apt 2 to access apt 3 not proposing change of use or removal of kitchen	Proposed Project Description: 1 window replacement in apt 3 and enlarge one opening create pass thru in apt 2 to access apt 3 not proposing change of use or removal of kitchen
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 06/06/2008**Note:** **Ok to Issue:**

- 1) * Approved with conditions by HP Board on 6/4/08--see decision letter for conditions.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/22/2008**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/20/2008**Note:** **Ok to Issue:**

- 1) The plumbing vent pipe near the proposed skylight must meet the Maine State Plumbing Code for distance from operable windows. Sec. 906.1 requires pipe to terminate not less than ten (10) feet from, or at least three (3) feet above any operable window.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 06/13/2008**Note:** **Ok to Issue:** **Comments:**

5/22/2008-amachado: Gave permit to Deb Andrews. She said that the project was scheduled for HP Board review on June 8, 2008.

6/19/2008-jmb: Spoke to Michael C. About the windows approved by HP and discrepancy in the plans submitted. These have been removed from the plans. Also called Dana T. For a ruling on vent termination distance near a skylight and the direction of measurement.



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: <u>98 PLEASANT ST.</u>		
Total Square Footage of Proposed Structure/Area	<u>NA</u>	Square Footage of Lot <u>4905</u>
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>A</u> Lot# <u>2</u>	Applicant * must be owner, Lessee or Buyer Name <u>MICHAEL COSTIN</u> Address <u>98 PLEASANT ST. #2</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>C 450-5177</u> <u>H 780-8287</u>
Lessee/DBA (If Applicable) <u>—</u>	Owner (if different from Applicant) Name <u>—</u> Address <u>—</u> City, State & Zip <u>—</u>	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ <u>—</u> Total Fee: \$ <u>—</u>
Current legal use (i.e. single family) <u>4 UNIT APARTMENT HOUSE</u> If vacant, what was the previous use? <u>—</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>—</u> Project description: <u>SEE ATTACHED one window replacement in 3rd apt and enlarge one opening create pass thru to Apt. 2 to access Apt. 3</u>		
Contractor's name: <u>CSI BUILDERS</u> <u>NOT PROPOSING change of use or removal of kitchen</u>		
Address: <u>492 WOODFORD ST. 41 WOODVILLE RD.</u>		
City, State & Zip: <u>PORTLAND FALMOUTH ME</u>	Telephone: <u>781-5544</u>	
Who should we contact when the permit is ready: <u>MICHAEL COSTIN</u> Telephone: <u>450-5177</u>		
Mailing address: <u>98 PLEASANT ST. #2 PORTLAND 04101</u>		

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

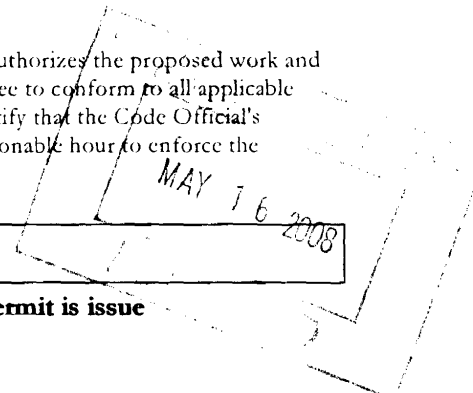
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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 Costin

Date: 5/7/08

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



CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Depez
Michael Hammen
Ted Oldham
Cordelia Pitman

June 6, 2008

Michael Costin
98 Pleasant Street
Portland, Maine 04101

Re: Exterior Alterations at 98 Pleasant Street

Dear Mr. Costin:

On June 4, 2008, the City of Portland's Historic Preservation Board reviewed your application for a Certificate of Appropriateness for exterior alterations at 98 Pleasant Street. The application called for installation of two skylights; replacement of a single double-hung window with a pair of mulled double-hung windows and replacement of a fixed sash window. Following deliberations, the Board voted 6-0 (Pitman absent) to approve each of the alterations requested in the application.

Board approval was made subject to the following conditions:

- The skylight proposed for the east-facing roof plane of the main house is to be relocated to the west-facing roof plane. (The position on the roof plane would remain the same.)

The Board found that the original proposed location would unduly complicate the east-facing roof plane, which is highly visible as one approaches the building from the east. The Board noted that the character of this roof plane had been compromised previously with the addition of a large gabled dormer adjacent to an existing chimney and that the addition of another roof element would create visual clutter, drawing attention to the roof and further eroding its historic character.

Although the west-facing roof plane features a dormer as well, the Board found that the form of that dormer (shed-type) is much more visually recessive, making the introduction of another roof element less problematic. The Board also noted that the absence of a chimney on this roof plane.

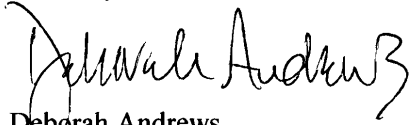
- Clear glass is recommended for the skylights; if Low-e glass is preferred, the glass must have a visible transmittance rating (VTR) of 70 or above.

All improvements shall be carried out as shown on the plans and specifications submitted for the 6/04/08 public hearing and/or as described above. Any appeal of this decision must be filed with the Planning Department within 30 days of receipt of this notice. 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,



Deborah Andrews
Historic Preservation Program Manager

cc: Building Inspections

Note: This approval does not constitute a building permit. Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

PORTLAND BUILDING PERMIT APPLICATION PROJECT DESCRIPTION
98 PLEASANT STREET
MAY 2008

Please Note: Because 98 Pleasant Street is built on an above ground foundation, it has a fully utilized ground floor (Apartment B). Thus, there is the ground floor, plus floors 1-3 (Apartments 1-3), for a total of ~~four~~ stories, and four legal residential units. The renovation creating the four apartments was authorized by building and occupancy permits issued in 1985.

The project we are contemplating is to upgrade the natural light, ventilation and livability of the third floor apartment (#3) of 98 Pleasant Street, and to provide access to the third floor stairway from Apartment #2. The work would entail both interior and exterior components. The exterior items are subject to Historic Preservation Board approval. They are:

- 1. Installing ^{one} ~~two~~ roof windows; one on the northeast portion of the main structure's roof, and one on the east roof of the rear wing.
- 2. Replacing the single double-hung window in gable of the rear wing with a mulled pair of new six-over-six windows.
3. Replacing the small, odd-sized sash on the east wall of the rear wing with a new divided light awning window.

Our HPB application was filed April 25. Execution of the preceding items would need to be in accordance with any approval forthcoming from the board.

The interior items are:

1. To build a 9' wall with door and a 7' x 2' closet on the third floor.
2. Remove a broom closet and create a 3' pass-through wall opening on the second floor.

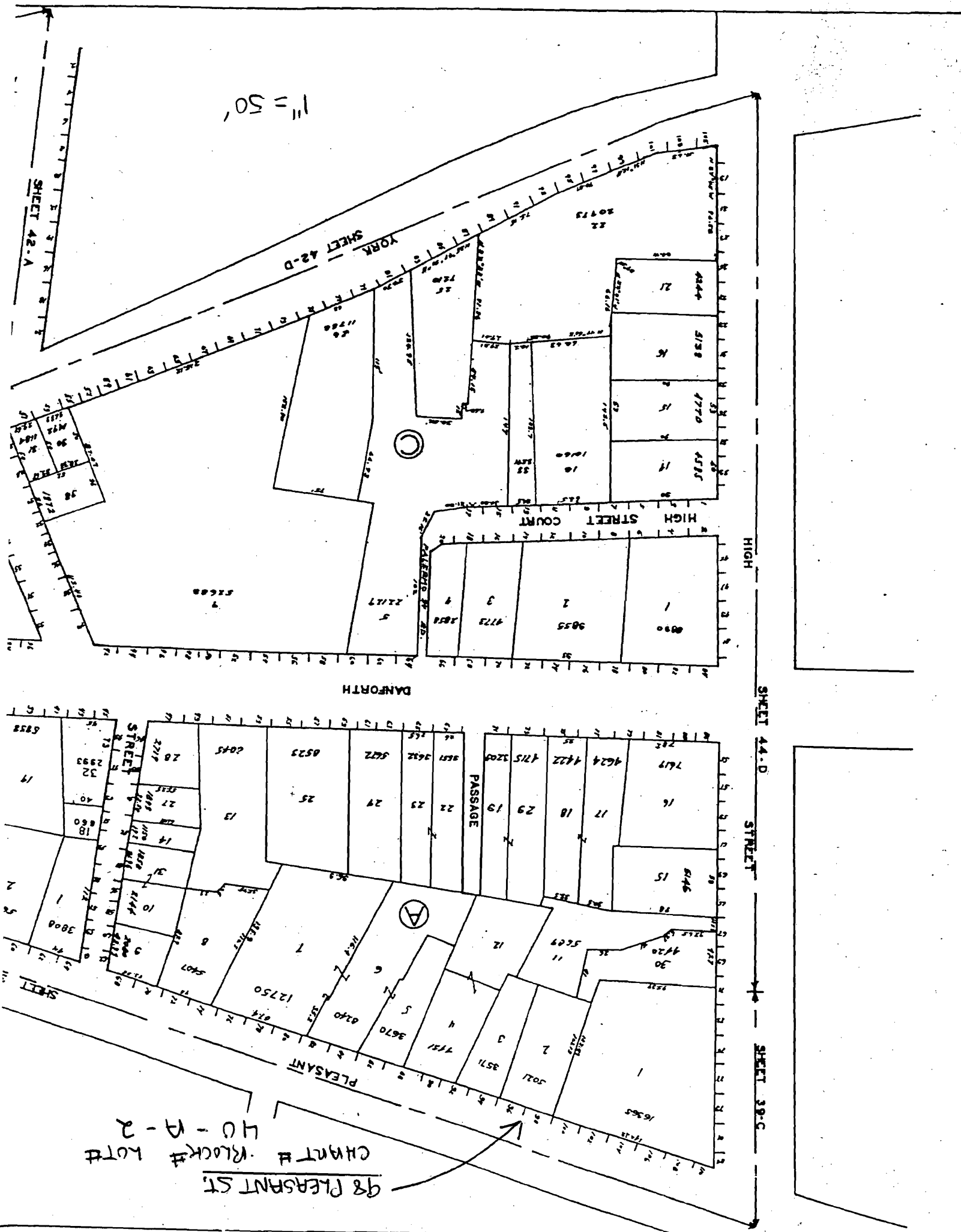
Please see attached map, photos, elevations, specifications/notes, floor plans and site plan.

Don't hesitate to call if you have any questions at all.

Sincerely,



Michael Costin
450-5177



1" = 50'

SHEET 42-A

YORK STREET 42-D

HIGH STREET

SHEET 44-D

STREET

SHEET 39-C

DANFORTH

PASSAGE

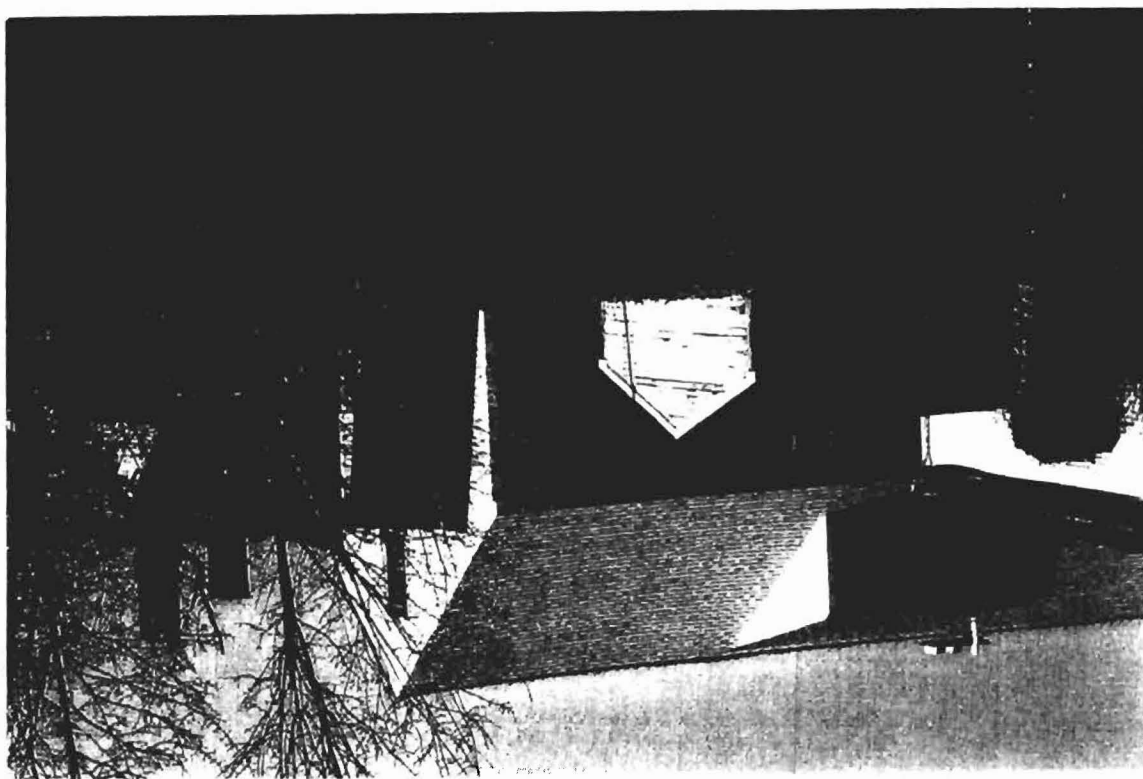
PLEASANT ST.

98 PLEASANT ST. CHANT # BLOCK # LOT # 40 - A - 2

SOUTH VIEW FROM DANFORTH ST.

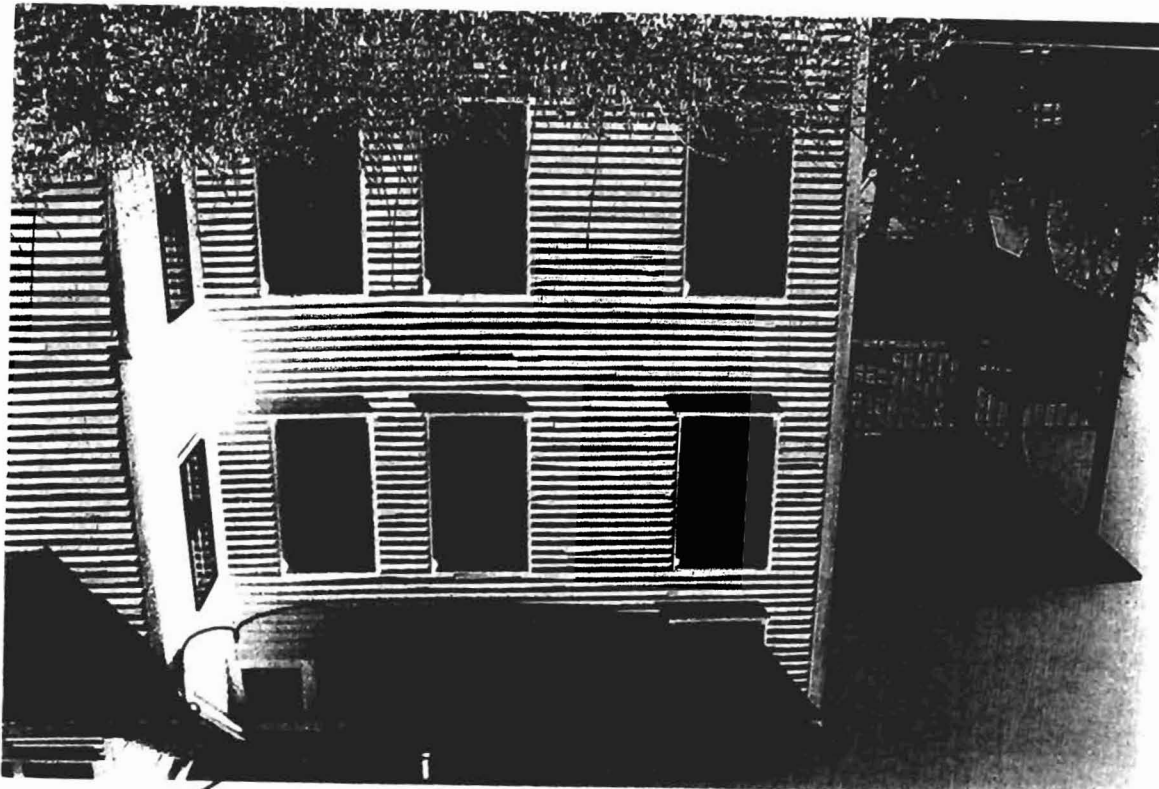


SOUTHWEST VIEW FROM 114TH ST.



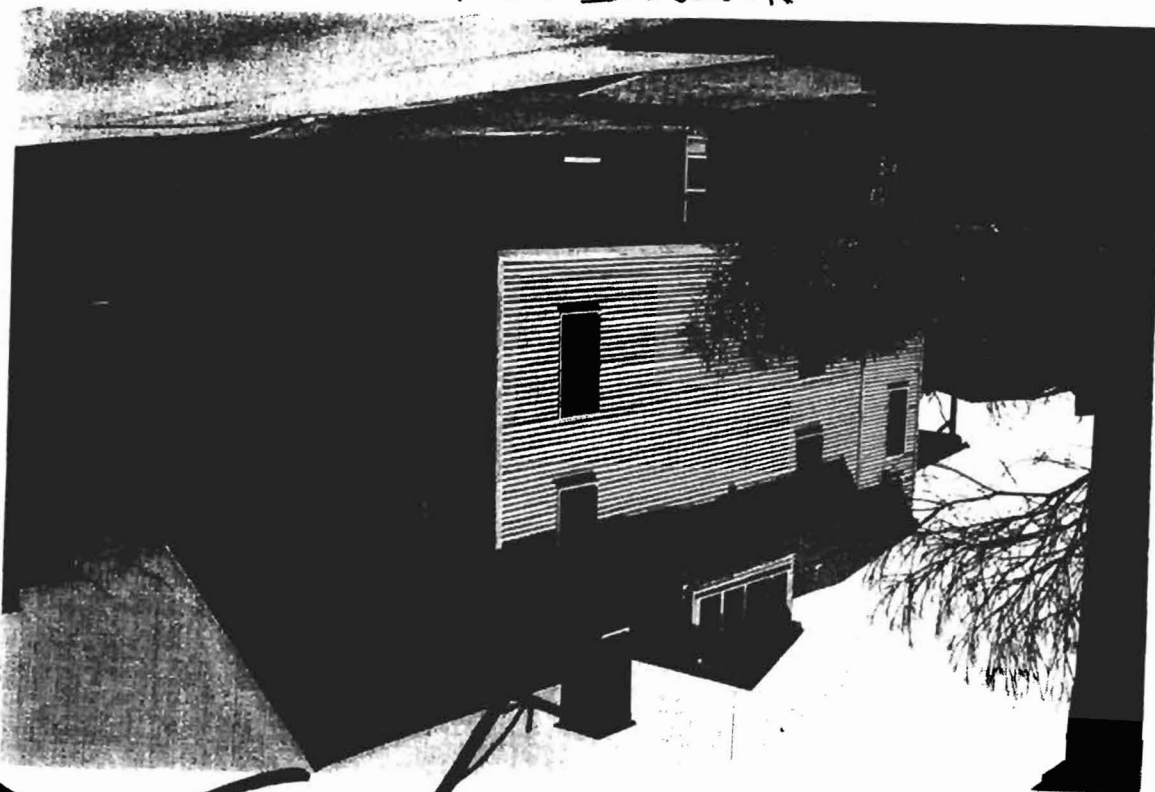
98 PLEASANT ST.

EAST WALL OF REAR WING



replacement

NORTHEAST VIEW



~~PROPOSED NORTH ROOF
WINDOW SECTION~~
Not allowed

98 PLEASANT ST.

EAST ELEVATION - REAR WING

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

4



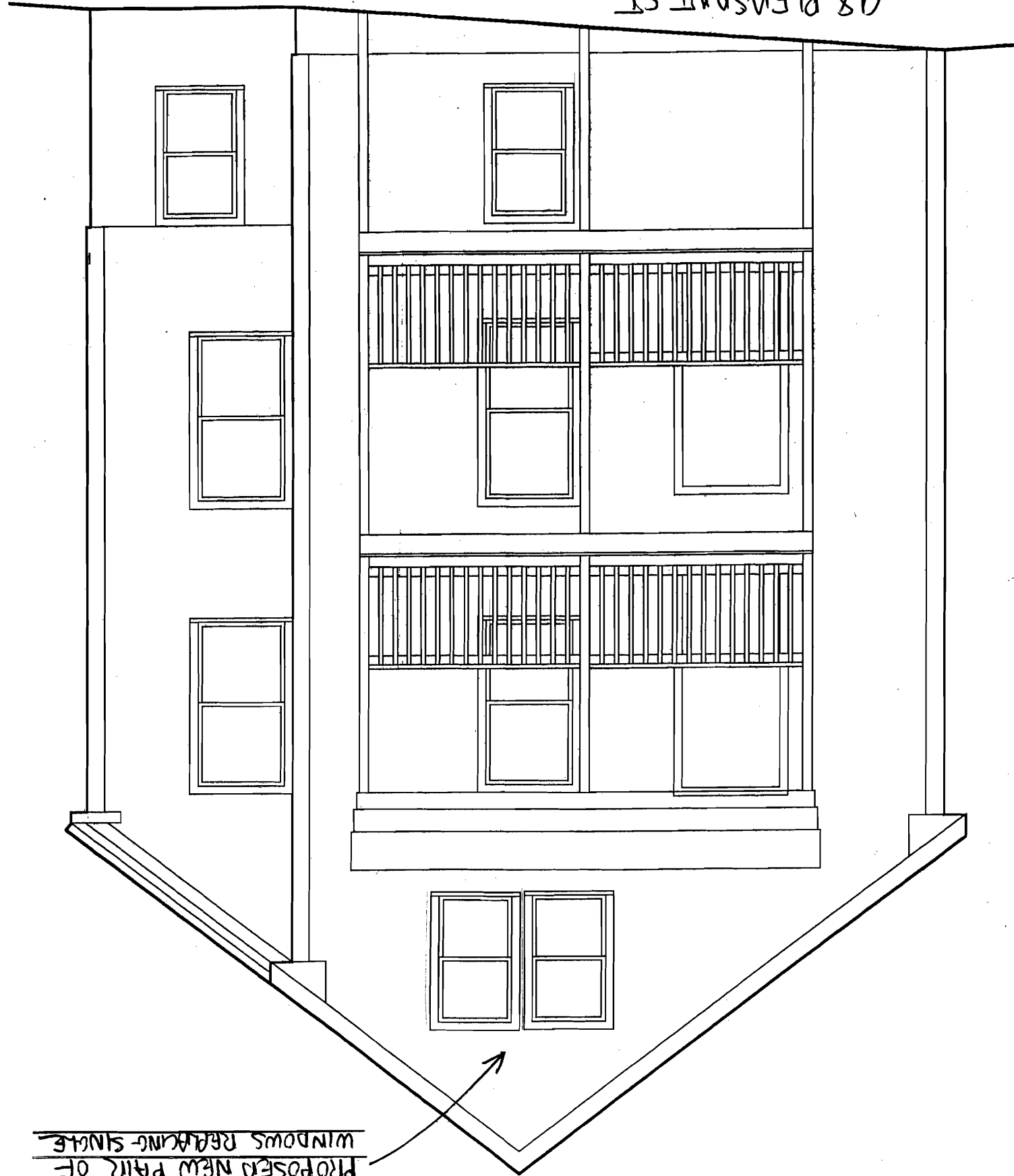
98 PLEASANT ST.

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

3

SOUTH ELEVATION

98 PLEASANT ST.



PROPOSED NEW PAIR OF
WINDOWS REAR-ING-SIDE

98 PLEASANT ST.
SPECIFICATIONS AND NOTES

WINDOWS

New pair in south gable: Marvin ITDH30562W RO: 5'0"W x 4'8 1/4"H
Awning on east wall: Marvin IAWN2523 RO: 2'1"W x 1'11 5/8"H

ROOF WINDOWS

Southeast roof: Wasco EV3030 RO: 30"W x 30"H
Northeast roof: Wasco EV4630 RO: 30"W x 46"H

NOTES

1. The proposed new windows in Apartment 3, being on the fourth story, are not required to meet egress requirements. In addition, the door to the proposed new bedroom will have access to two remote exits in opposite directions (see attached copies of Section 1010.4 and Apt. 3 Floor Plan).

2. Framing the rough opening for the gable windows will create an opportunity to tighten up the gable wall section, which appears to have been missed by the insulation installers during the building's 1985 renovation into four apartments. The necessary re-clapboarding of the exterior after the window installation will be done with the same locally produced quartersawn spruce clapboards that were used when the south facade was re-sided in 2002.

3. The east wall window replacement will utilize the existing rough opening and will necessitate the removal of no exterior trim or siding.

4. The proposed wall and closet would be wood frame and sheetrock construction. The wall would be soundproofed by resilient channel mounting of the sheetrock and insulation.

**Table 1009.2
EGRESS WIDTH PER OCCUPANT**

Use Group	Without sprinkler system (inches per person) ^b		With sprinkler system ^a (inches per person) ^b	
	Stairways	Doors ramps and corridors	Stairways	Doors ramps and corridors
A, B, E, F, M, R, S, U	0.3	0.2	0.2	0.15
H	0.7	0.4	0.3	0.2
I-1	0.4	0.2	0.2	0.2
I-2	1.0	0.7	0.3	0.2
I-3	0.3	0.2	0.3	0.2

Note a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 906.2.1 or 906.2.2.

Note b. 1 inch = 25.4 mm.

SECTION 1010.0 NUMBER OF EXITS

1010.1 General: The general requirements of this section apply to buildings of all use groups. Where more restrictive requirements are provided in this code, such requirements shall take precedence over the general provisions of this section.

1010.2 Minimum number: Every floor area shall be provided with the minimum number of approved independent *exits* as required by Table 1010.2 based on the occupant load.

Exceptions

1. In buildings with occupancies in Use Group R having multistory *dwelling units*, the *means of egress* from a *dwelling unit* to the required *exits* is permitted to be provided from one level only. Within the *dwelling unit*, access to the *means of egress* from the unit shall conform to the applicable provisions of this chapter.
2. Each story is permitted to be served by a single *exit* provided that the building complies with Section 1010.3.
3. Stories or spaces located at the level of *exit* discharge are permitted to be served by a single *exit* provided that the story or space complies with Table 1017.2.

**Table 1010.2
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD**

Occupant load	Minimum number of exits
500 or less	2
501 - 1,000	3
over 1,000	4

1010.3 Buildings with one exit: Only one *exit* shall be required in:

1. Occupancies in the use groups shown in Table 1010.3, provided that the building has not more than one level below the *level of exit discharge*; and
2. Occupancies in Use Group R-3.

1010.4 Emergency escape and rescue: Every sleeping room below the fourth story in occupancies in Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency escape or rescue. Each emergency escape and rescue window shall have a minimum net clear opening of 5.7

square feet (0.53 m²). The net clear opening shall be at least 24 inches (610 mm) in height and at least 20 inches (508 mm) in width. The net clear opening dimensions shall be obtained by the normal operation of the window from the inside. Where windows are provided for emergency escape and rescue, the windows shall have the bottom of the clear opening not more than 44 inches (1118 mm) above the floor.

Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the window.

Exceptions

1. The minimum net clear opening for grade floor windows shall be 5 square feet (0.47 m²).
2. An outside window or an exterior door for emergency escape is not required in buildings where the sleeping room is provided with a door to a *corridor* having access to two remote exits in opposite directions.
3. An outside window or an exterior door for emergency escape is not required in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 906.2.1 or 906.2.2.

**Table 1010.3
BUILDINGS WITH ONE EXIT**

Use Group	Maximum number of stories above grade	Maximum per floor occupants, travel distance ^e dwelling units
A, B ^a , E, F, M	1 Story	50 occupants and 75 feet travel
H-2, H-3	1 Story	3 occupants and 25 feet travel
H-4, I, R	1 Story	10 occupants and 75 feet travel
S ^b	1 Story	30 occupants and 100 feet travel
B ^{a,c} , F, M, S ^b , U	2 Stories	30 occupants and 75 feet travel
R-2	2 Stories ^d	4 dwelling units

Note a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 906.2.1 with an occupancy in Use Group B shall have a maximum travel distance of 100 feet.

Note b. For the required number of exits for open parking structures, see Section 1010.5.

Note c. For the required number of exits for air traffic control towers, see Section 414.0.

Note d. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 906.2.1 or 906.2.2 with an occupancy in Use Group R-2 shall have a maximum height of three stories above grade.

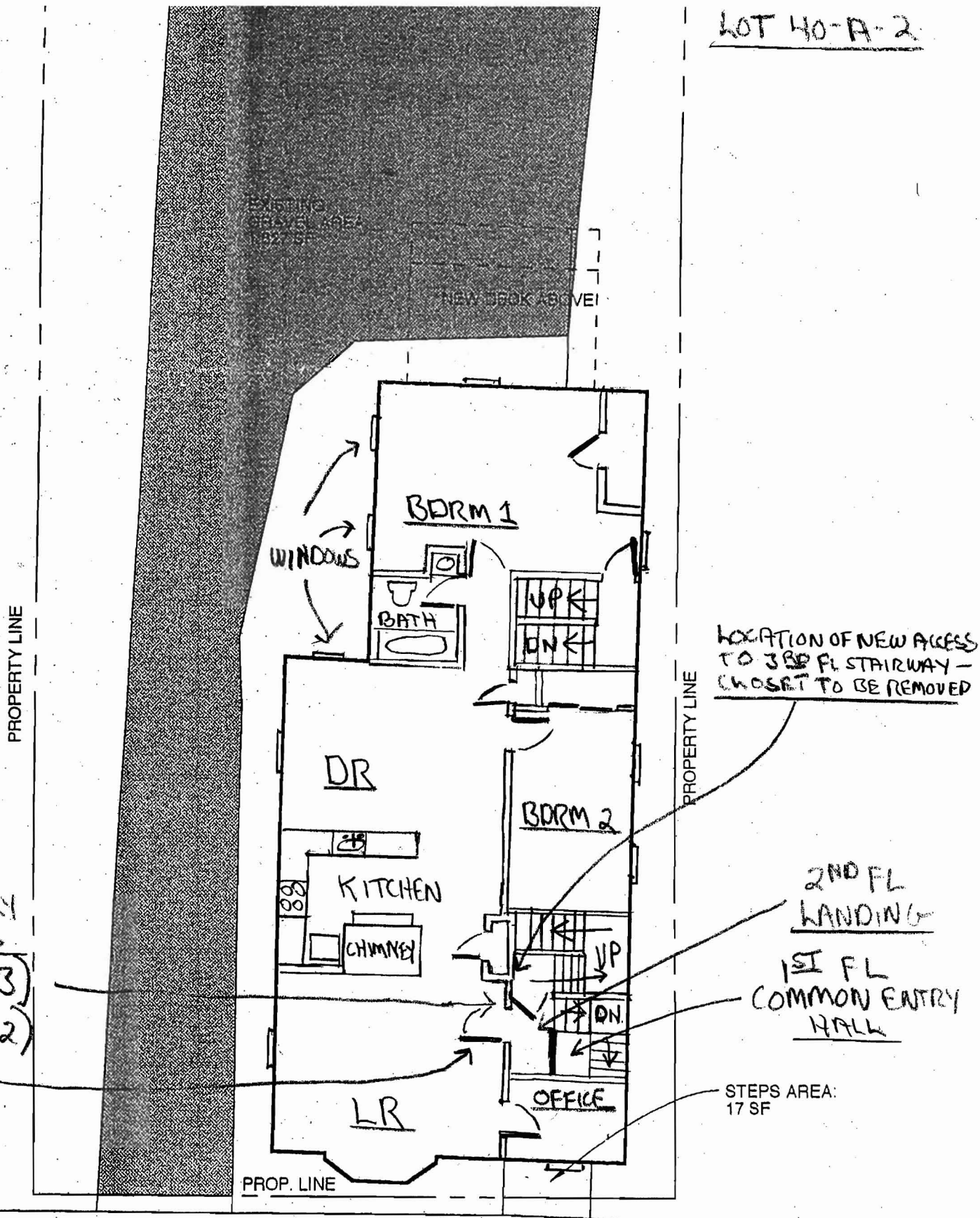
Note e. 1 foot = 304.8 mm.

1010.5 Open parking structures: Parking structures shall not have less than two *exits* from each parking tier, except that only one *exit* is required where vehicles are mechanically parked. Unenclosed vehicle ramps shall not be considered as required *exits* unless pedestrian facilities are provided. Interior *exit stairways* are not required to be enclosed.

SECTION 1011.0 EXIT ACCESS PASSAGEWAYS AND CORRIDORS

1011.1 Access passageway: Direct *exit access* shall be provided to required *exits* through continuous passageways, *aisle accessways*, aisles or *corridors* which are conveniently available to all occupants and maintained free of obstruction. In every area containing seating, displays, exhibits, counters, shelving and

LOT 40-A-2



APRT ENTRY
DOORS
FL 3 (#3)
FL 2 (#2)

APT # 2

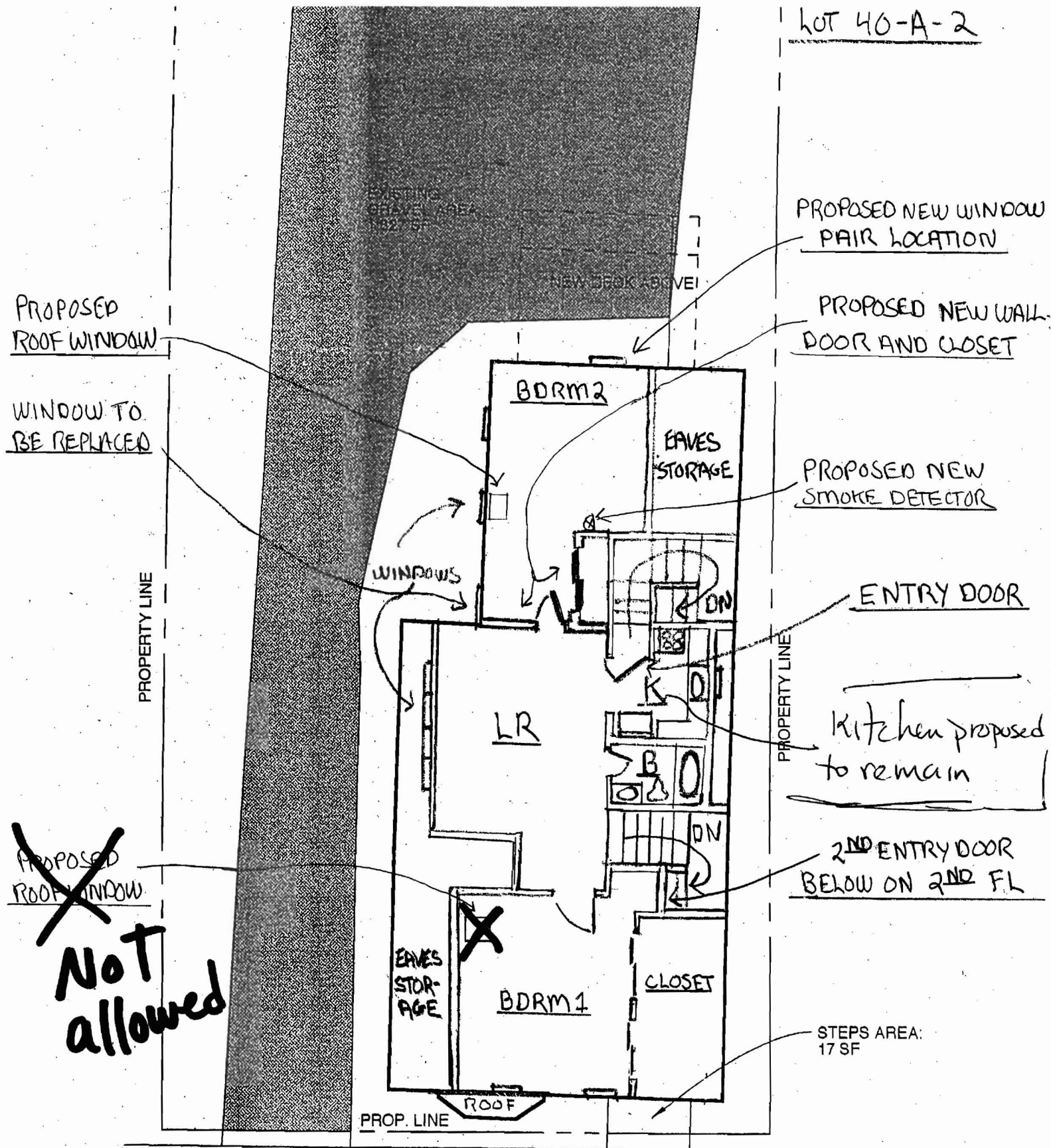
6 FLOOR PLAN
SCALE: 1" = 10'-0"



NOTE:
PLAN BASED ON "STANDARD
BOUNDARY SURVEY" BY OWEN
HASKELL, INC., DATED 6/21/01

98 PLEASANT ST.

LOT 40-A-2



PROPOSED ROOF WINDOW

WINDOW TO BE REPLACED

PROPERTY LINE

WINDOWS

BDRM2

EAVES STORAGE

PROPOSED NEW WINDOW PAIR LOCATION

PROPOSED NEW WALL DOOR AND CLOSET

PROPOSED NEW SMOKE DETECTOR

ENTRY DOOR

PROPERTY LINE

Kitchen proposed to remain

2ND ENTRY DOOR BELOW ON 2ND FL

~~PROPOSED ROOF WINDOW~~

Not allowed

EAVES STORAGE

BDRM1

CLOSET

STEPS AREA: 17 SF

PROP. LINE

ROOF

SIDEWALK

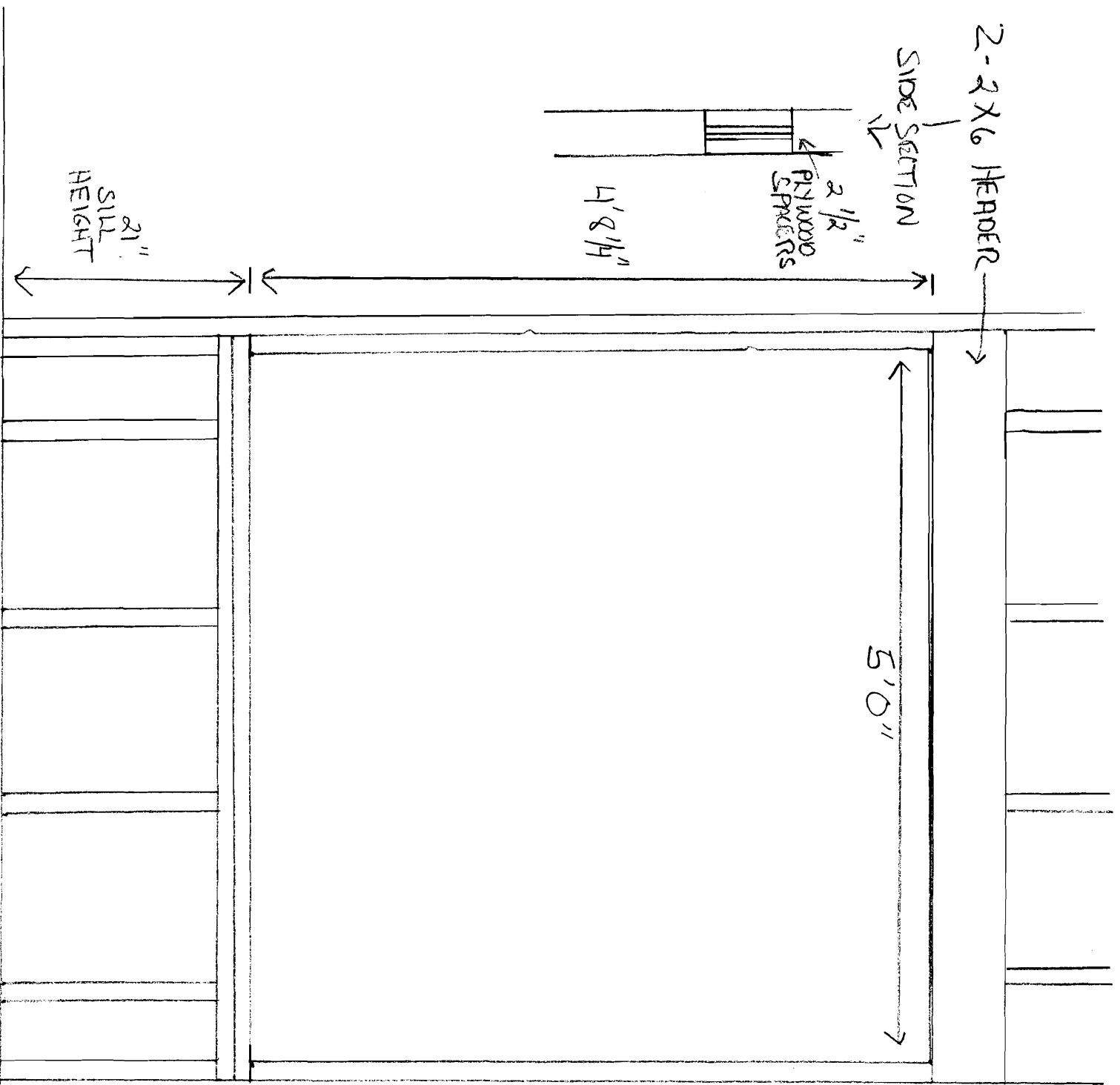
APT #3

6 FLOOR PLAN
SCALE: 1" = 10'-0"



NOTE:
PLAN BASED ON "STANDARD BOUNDARY SURVEY" BY OWEN HASKELL, INC., DATED 6/21/01

98 PLEASANT ST.



NOTE: NON REMOVING GARBLE
WALL SECTION - SEE SOUTH
WALL ELEVATION.

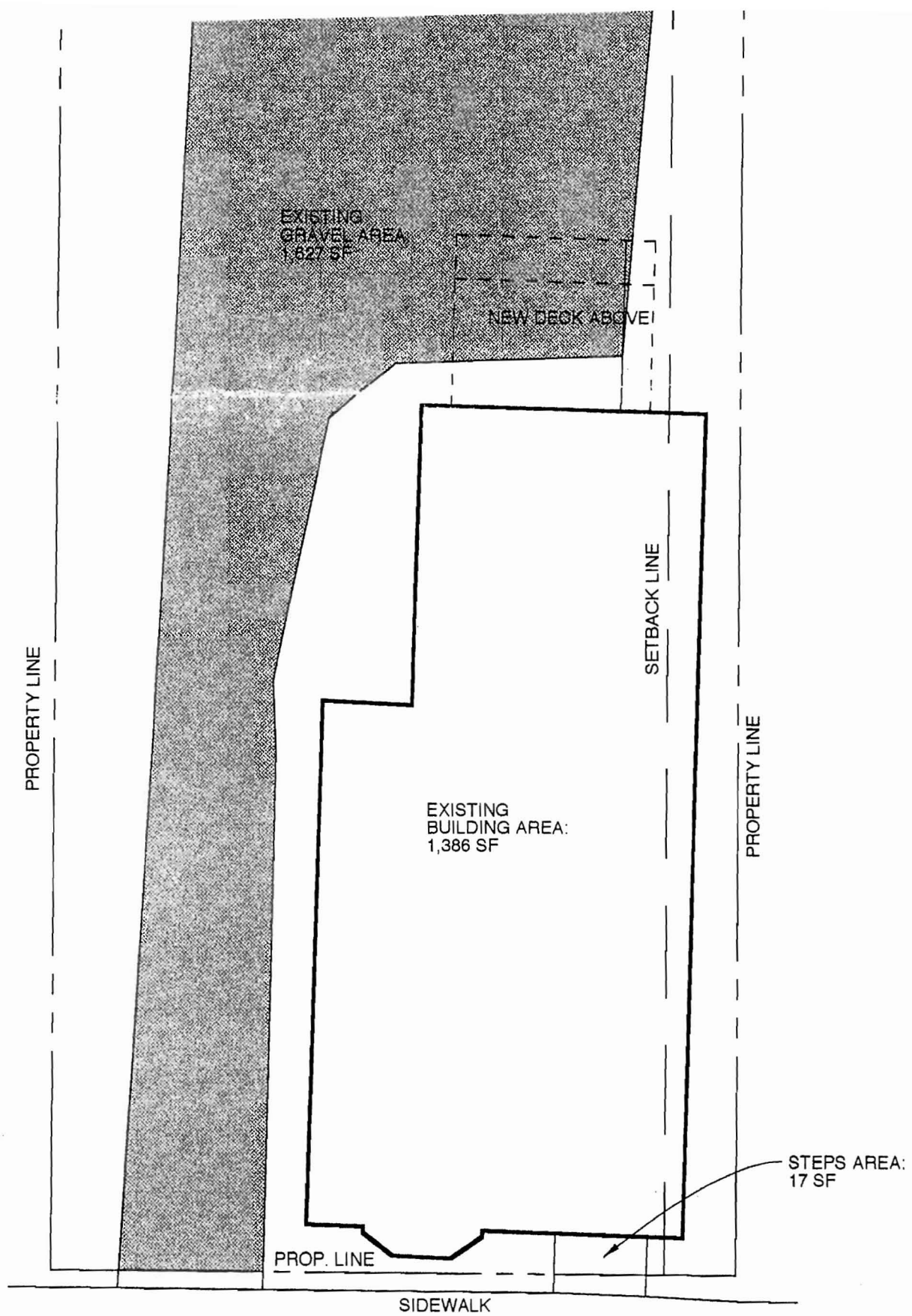
EXISTING FRAMING - FULL DI-
MENSIONED 2X4'S 16" OC,
NEW FRAMING TO BE 2X6'S
RIPPED TO MATCH, 16"
OC.

RO: 5'0" X 4'8 1/4"

FOR MULLED PAIR OF MARVIN
DOUBLE HUNG WINDOWS.
MARVIN 1TD1430562W

1" = 1'

28 PRASANT ST - SOUTH GARBLE WALL WINDOW ROOF OPENING



6

SITE PLAN

SCALE: 1" = 10'-0"



NOTE:
PLAN BASED ON "STANDARD
BOUNDARY SURVEY" BY OWEN
HASKELL, INC., DATED 6/21/01

98 PLEASANT ST. LOT 40-A-2

© 2002 Michael R. Charek, Architect

Deck A
Michael Costin and

T

PLAN
ELEV.

Scale:

Date:

Revis:

Sh

A

(A)