

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

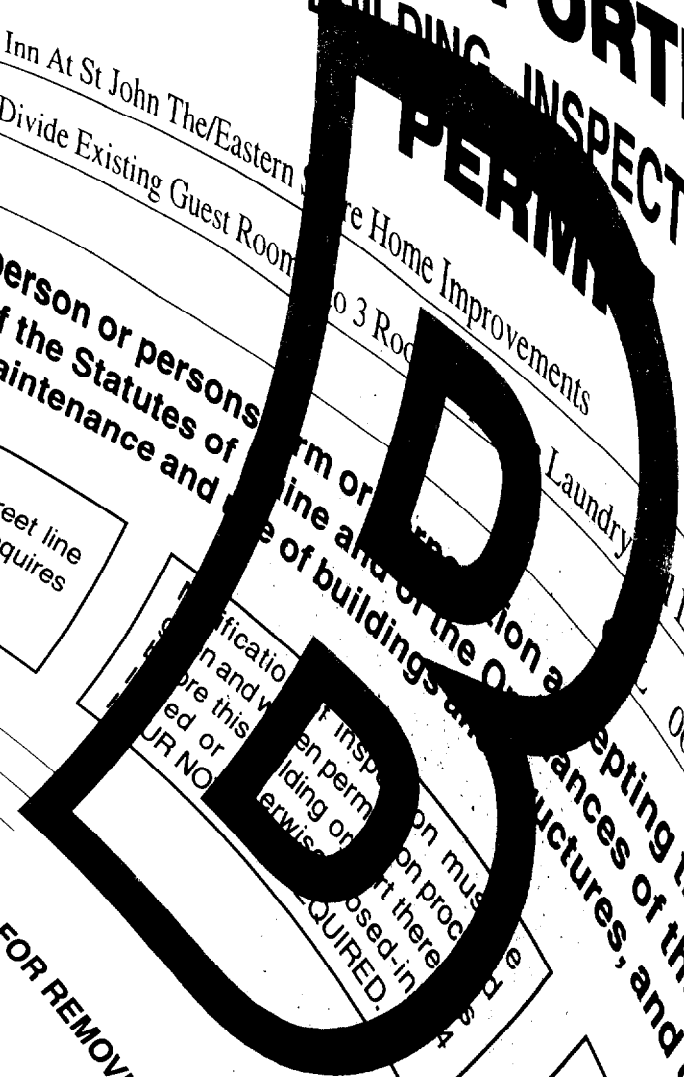
This is to certify that Inn At St John The/Eastern  
has permission to Divide Existing Guest Room  
AT 939 Congress St

provided that the person or persons of the provisions of the Statutes of the construction, maintenance and this department.

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

OTHER REQUIRED APPROVALS  
Dept. PLNS  
Dept. PLNS  
Board

Department Name



Permit Number: 03016A

PENALTY FOR REMOVING THIS CARD

*[Handwritten signature]*

A certific.  
procure  
ing or p

of buildings and  
of the City of Portland  
065 C001001  
Lobby Areas.

Home Improvements  
Laundry  
3 Rod

Inspection must  
on process  
there  
in  
REQUIRED.

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

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

Permit No: 03-0164	Issue Date:	CBL: 065 C001001
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Location of Construction: 939 Congress St	Owner Name: Inn At St John The	Owner Address: 939 Congress St	Phone: 773-6481
Business Name:	Contractor Name: Eastern Shore Home Improvements	Contractor Address: 1 Birkdale Road Cumberland	Phone: 2078214992
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B2

Past Use: 37 Room Inn	Proposed Use: 39 Room Inn	Permit Fee: \$380.00	Cost of Work: \$51,000.00	CEO District: 3
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Proposed Project Description: Divide Existing Guest Room into 3 Rooms/Upgrade Laundry and Lobby Areas.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 21 Type: 3B 3/24/03
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Proposed Project Description: Divide Existing Guest Room into 3 Rooms/Upgrade Laundry and Lobby Areas.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
	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: gad	Date Applied For: 03/05/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>3/19/03</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 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: <i>[Signature]</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 \_\_\_\_\_

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

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

<b>Permit No:</b> 03-0164	<b>Date Applied For:</b> 03/05/2003	<b>CBL:</b> 065 C001001
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<b>Location of Construction:</b> 939 Congress St	<b>Owner Name:</b> Inn At St John The	<b>Owner Address:</b> 939 Congress St	<b>Phone:</b> ( ) 773-6481
<b>Business Name:</b>	<b>Contractor Name:</b> Eastern Shore Home Improvements	<b>Contractor Address:</b> 1 Birkdale Road Cumberland	<b>Phone:</b> (207) 821-4992
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

<b>Proposed Use:</b> 39 Room Inn	<b>Proposed Project Description:</b> Divide Existing Guest Room into 3 Rooms/Upgrade Laundry and Lobby Areas.
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/13/2003  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 03/24/2003  
**Note:**      **Ok to Issue:**

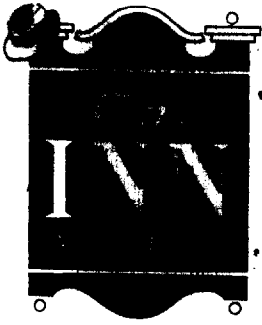
- 1) Riser on steps must not be greater than 7 inches
- 2) Owner must provide a rated ceiling enclosure of not less than 30 minutes, product info must be provided prior to commencement. Owner notified this date.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 03/12/2003  
**Note:**      **Ok to Issue:**

- 1) the fire alarm system shall be maintained to NFPA 72 standards
- 2) the sprinkler system shall be maintained to NFPA 13 standards

**Comments:**

03/17/2003-mjn: Faxed certifications to the designer, info incomplete, owner notified.



Quiet Gentility with European Charm  
 ...in the heart of Portland

939 Congress Street • Portland, Maine 04102

2/25/03

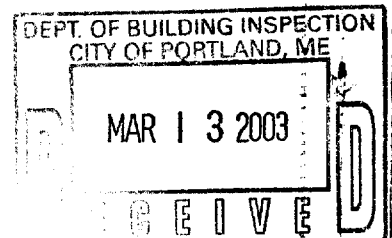
Enclosed is the plan approved 3 years ago  
 for an additional 8 rooms. We only  
 completed 5 rooms. In the new  
 plan submitted we are requesting  
 only 2 additional rooms and an  
 improved lobby common area +  
 laundry room and kitchen.

We have indicated on the old plan  
 the portion that was not completed  
 at that time.

1 parking space for each four (4) guest rooms

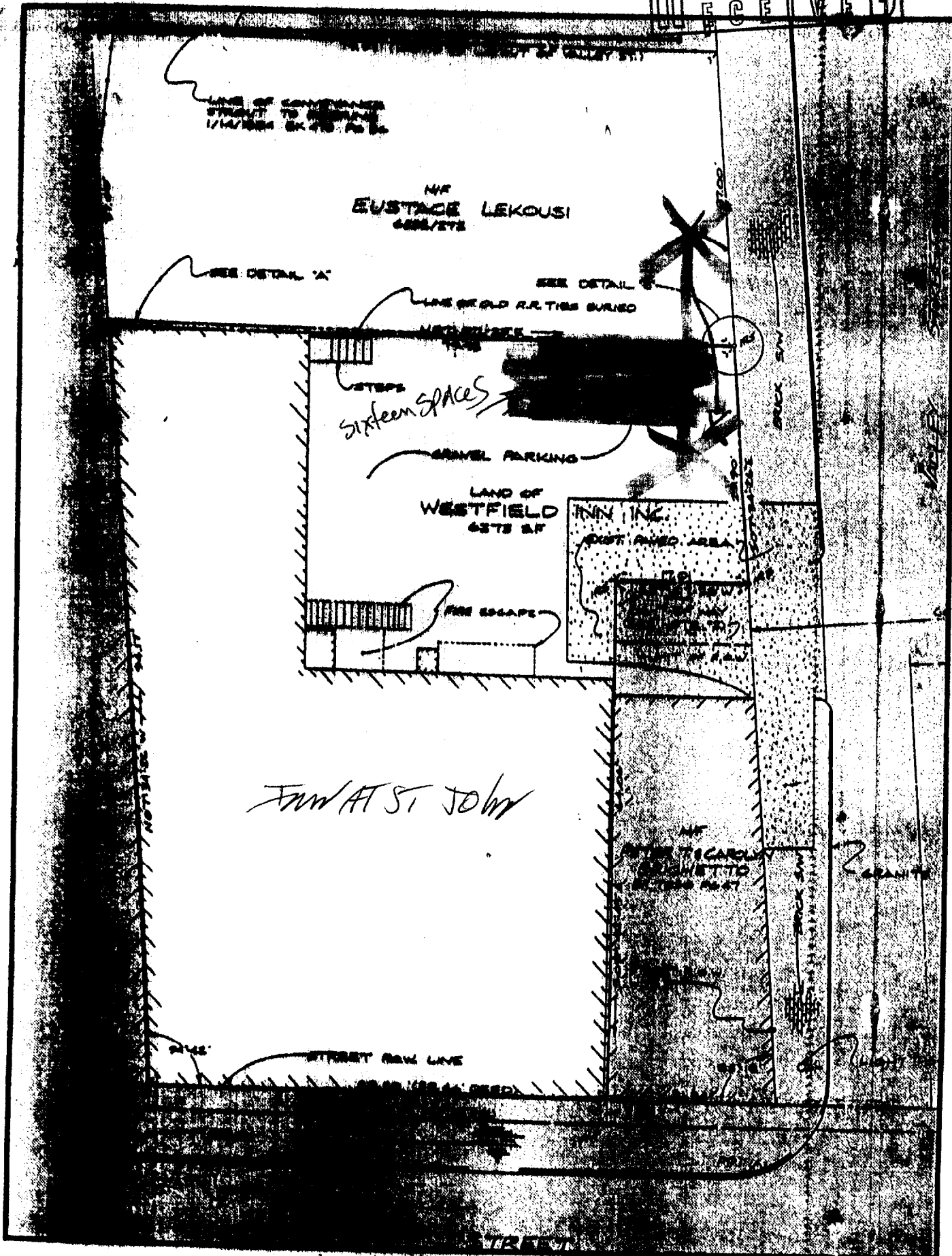
$39 \div 4 = 9.75$  or 10 pkg spaces *Paul Wood*  
 by Owner

16 spaces shown on  
 attached plan



Inn At St. John  
939 Congress St.

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
RECEIVED  
MAR 13 2003



Site Plan

03-0164

# 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>TRW AT ST. John 939 Congress ST</u>		
Total Square Footage of Proposed Structure <u>Existing Room + Common Area 1540 SF</u>	Square Footage of Lot <u>6394 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>65</u> Block# <u>C</u> Lot# <u>1</u>	Owner: <u>TRW AT ST. John Corp.</u> <u>Paul Hood</u>	Telephone: <u>7736481</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Paul Hood</u> <u>7736481, 939 Congress St,</u> <u>3324892 Portland, ME</u>	Cost Of Work: \$ <u>51,000</u> Fee: \$ <u>380.00</u>
Current use: <u>GUEST ROOM</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>1 Large Guest Room</u> <u>Divide Existing space into 3 rooms</u>		
Project description: <u>With an improved Laundry &amp; Lobby Area</u> <u>currently have 37 rooms and will have 39 rooms.</u>		
Contractor's name, address & telephone: <u>Eastern Shore one Binkdale Rd</u> <u>Cumberland ME 7742350</u>		
Who should we contact when the permit is ready: <u>Paul Hood 7736481</u>		
Mailing address: <u>POB 463 Portland ME 04112</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. PHONE: <u>7736481</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>Paul Hood</u>	Date: <u>2/25/03</u>	DEPT. OF E CITY SECTION
This is NOT a permit, you may not commence ANY work until the permit is issued		MAR 5 2003
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall		

# All Purpose Building Permit Application

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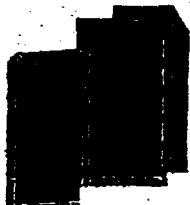
Location/Address of Construction: <u>TRM AT ST. JOHN 939 CONGRESS ST.</u>		
Total Square Footage of Proposed Structure <u>Existing Room (Common Area N4DSD)</u>	Square Footage of Lot <u>6394 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>65</u> Block# <u>C</u> Lot# <u>1</u>	Owner: <u>TRM AT ST. JOHN CORP.</u> <u>Paul Hood</u>	Telephone: <u>773 5981</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Paul Hood</u> <u>7736181 939 CONGRESS ST</u> <u>3324895 PORTLAND, ME</u>	Cost Of Work: \$ <u>51,000</u> Fee: \$ <u>380.00</u>
Current use: <u>GUEST ROOM</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>1 1/2 Home Guest Room</u>		
Project description: <u>Divide Existing space into 3 rooms with an improved Laundry &amp; Lobby Area. Currently have 37 rooms and will have 39 rooms.</u>		
Contractor's name, address & telephone: <u>Eastern Shore One Birkdale Rd. Cumberland ME 7742350</u>		
Who should we contact when the permit is ready: <u>Paul Hood 7736181</u>		
Mailing address: <u>POB 463 Portland ME 04112</u>		
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Signature of applicant: Paul Hood Date: 2/25/23

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If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: WILLIAM NEMMERS ARCH

RE: Certificate of Design

DATE: MARCH 20, 2003

These plans and/or specifications covering construction work on:

Interior renovations to Inn at St. John  
PHASE II

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)

Signature William Nemmers

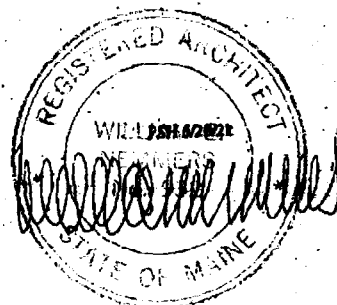
Title ARCHIT

Firm WILLIAM NEMMERS ARCH

Address 368 BRIGHTON AV. Portland 04102  
8495 CL 160 SAUDA CO.  
712.539.4275

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.





ATTN. BILL NEMMERS



CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE

Designer: WILLIAM NEMMERS, ARCH.

Address of Project 939 Congress St

Nature of Project Interior rehab of 1st floor - Inn @ St. John - Phase II

Date March 20, 2003

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

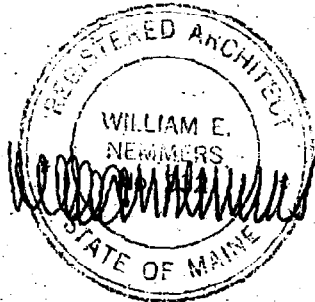
Signature: [Handwritten Signature]

Title \_\_\_\_\_

Firm WILLIAM NEMMERS, ARCH.

Address 568 BELLEFLEUR AV. PORTLAND  
8495 CR 160 SAUNDERS CO.

Telephone 712-539-4275





### CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: WILLIAM NEMMERS

DATE: March 20 2003

Job Name: Inn @ St. John - interior RENOVATIONS - 1st FL.

Address of Construction: 939 Congress St.

#### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) RESIDENTIAL HOTEL R-2

Type of Construction III Bldg. Height 50' +/- Bldg. Sq. Footage 4370 SF 1st FL.

Seismic Zone N/A Group Class N/A

Roof Snow Load Per Sq. Ft. N/A Dead Load Per Sq. Ft. N/A

Basic Wind Speed (mph) N/A Effective Velocity Pressure Per Sq. Ft. NA

Floor Live Load Per Sq. Ft. 100#/SF in Rooms 100#/SF in Corridors - Actual > 100#/SF EXISTING WHERE

Structure has full sprinkler system? Yes  No  Alarm System? Yes  No   
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

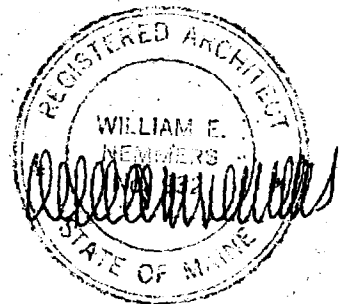
Is structure being considered unlimited area building: Yes  No

If mixed use, what subsection of 313 is being considered N/A

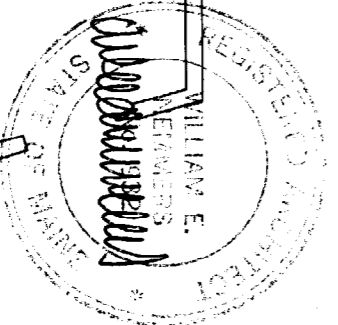
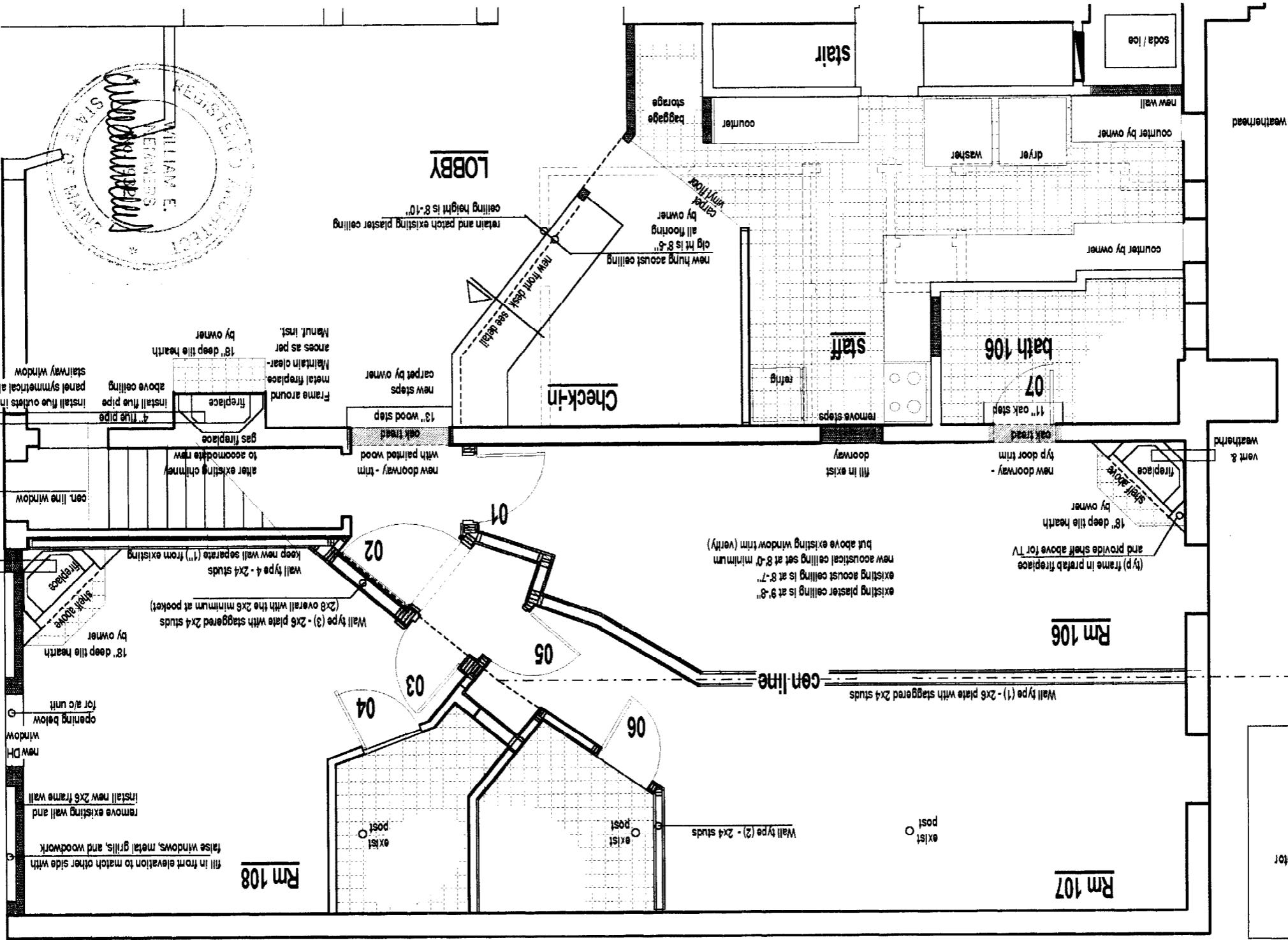
List Occupant loading for each room or space, designed into this Project.

PSH 6/07/2K

(Designers Stamp & Signature)



DOOR SCHEDULE	
#1	36x80 lock, deadbolt
#2	40x80 lock, deadbolt, extra deadbolt receptor
#3	36x80 lock, deadbolt
#4	32x80 bath lock
#5	36x80 lock, deadbolt
#6	32x80 bath lock
#7	32x80 bath lock



**PLUMBING NOTES**

Bath 106: use existing waste and vent

#1 - whirlpool - remove existing tub

#2-lav - remove existing lav, new lav in new location

#3-wc - remove wc, new wc in existing location

Bath @107: new supply and waste, vent thru first floor roof

#4-wc

#5-lav

#6-whirlpool

Bath @108: new supply and waste, vent thru first floor roof with Bath107 vent

#7-whirlpool

#8-lav

#9-wc

Staff room: verify if thru piping to 2nd floor, re-route if necessary!

#10-hand sink: install in Owner installed cabinet

#11-washer connection

#12-(2)basin sink: install in Owner installed cabinet

#13-dishwasher connection

**PLUMBING SCHEDULE**

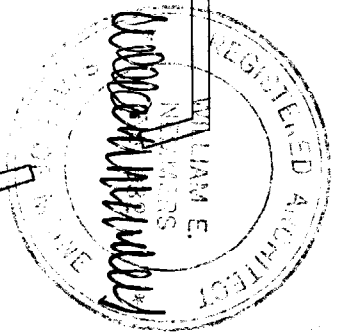
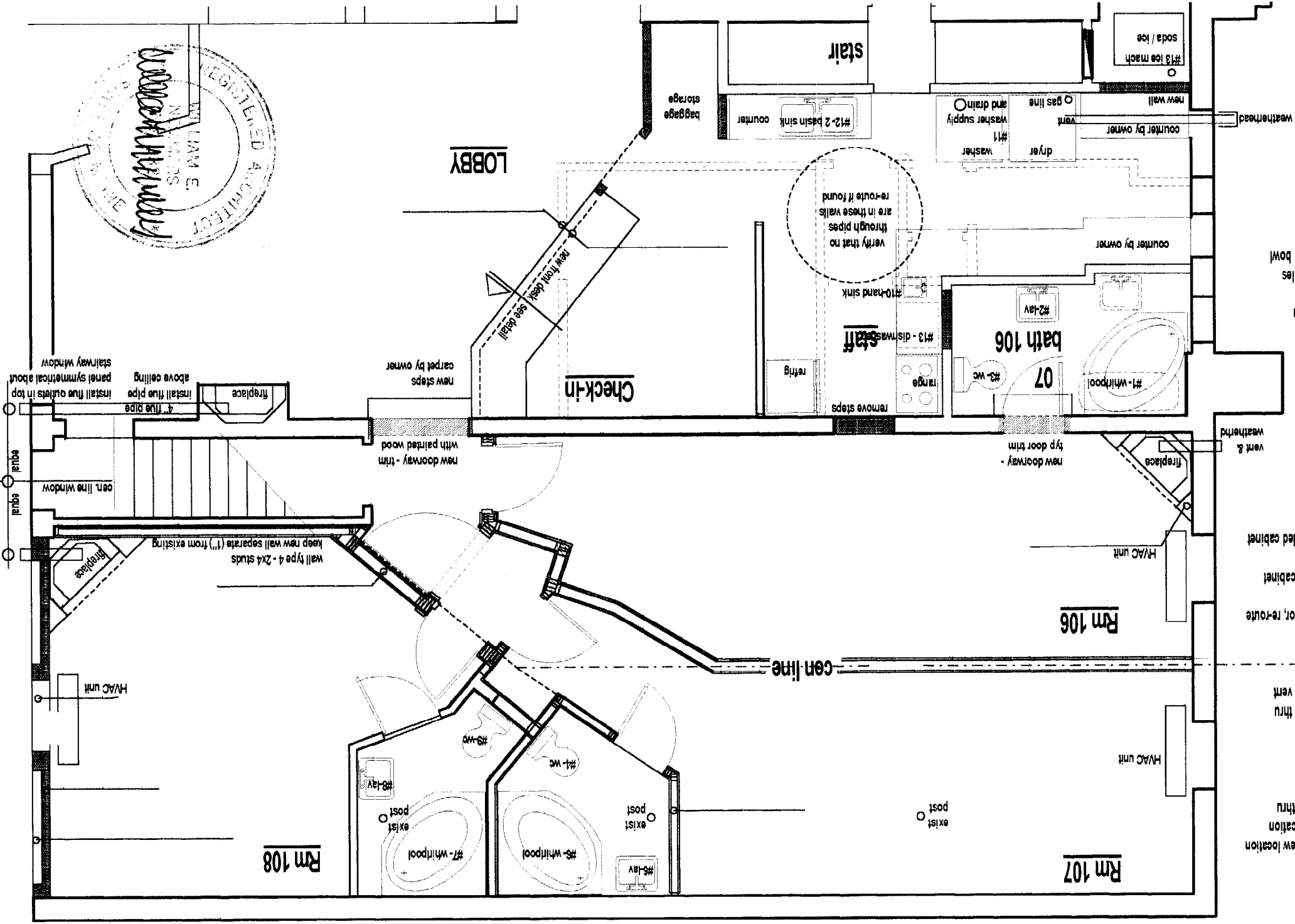
whirlpool - 4'-7" x 4'-7", Owner to confirm if shower hardware is required

lavatory - white, pressure assisted - elongated bowl

wc - white, pressure assisted - stainless steel

handsink - 12"x12" stainless steel

two hole sink - (2) 18"x18" bowls



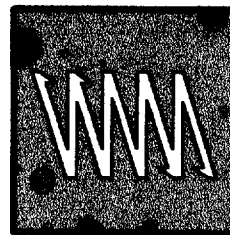
**01/10/2003**  
William Nemmers, Architect

REVISED  
SCALE 3/8" = 1'-0"

Inn at St John  
Phase 2 - 1st Floor

**PAGE P-1**  
**PLUMBING**

William Nemmers Associates, Architect  
368 Brighton Avenue  
Portland, Maine 04402



January 2003

**SPECIFICATIONS**  
**INN at ST. JOHN - PHASE TWO**  
**CONGRESS STREET - PORTLAND**

**01. GENERAL**

- a) any noisy or dusty work affecting the comfort of the guests must be scheduled with the Owner
- b) any disruption in electrical or plumbing service to be scheduled with Owner
- c) verify post locations and layout all walls, based on the plans, for the approval of Owner
- d) location of dumpster at rear of building opposite Rm# 108/109 - verify with Owner

**02. SITEWORK & DEMOLITION**

- a) Owner will remove all appliances and equipment
- b) Demolition of all interior partitions and finishes as noted on the plans
- c) Removal of the existing front (Congress Street) window wall. Coordinate removal with the construction of the replacement wall so as to maintain a secure enclosure.
- d) Removal of the platform under the front window.
- e) Removal of material necessary for the installation of vents and piping.
- f) Removal of existing acoustical ceilings in the upper area.

**03 CONCRETE**

- a)

**04. MASONRY**

- a) masonry work involved in the various exterior and interior wall openings.
- b) steel lintels for wall openings -use 3"x4"x3/16" angles
- c) masonry work to alter existing lobby chimney to accept fireplace.
- d) granite curb under new exterior wall to match existing.

**05. METALS**

- a) Metal grill on Room 108 window to match existing grill on Room 101 window.

**06. WOOD CONSTRUCTION**

- a) interior walls - 2x4 studs,
- b) exterior wall 2x6 studs.
- c) frame-in for all (3) fireplaces
- d) construct front desk as per drawing.
- e) finish wood trim - floor and door trim to match the trim in the Phase 1 First floor work: Trim is pressed fiberboard.
- f) other framing: around masonry openings in wall, (2) sets steps at new wall openings, around whirlpool tubs, framing for new electrical panel
- g) 5/8" plywood underlayment throughout area of new work.
- h) other finish woodwork: oak threshold and tread in bath 106, shelf and pole in room 107,
- i) construction of the wood panel and fake glass work on the front elevation is to match the existing work on the opposite side of the front door. Grillwork is to be constructed in a cabinet shop. lay out all openings and panels to insure symmetrical dimensions around DH window. Adjust trim widths to allow grillwork to maintain the same (or as close to) dimensions as existing.

**07. DOORS & WINDOWS**

- a) interior doors: doors will match existing 1st floor doors: solid core, 1-hour, paneled.
- b) all room doors to be weather-stripped for sound isolation.
- c) doors shall be keyed to same master and system as the existing first floor doors.
- d) hardware will match existing door hardware for style and finish: lever handles, HD closers, stops, and locks.
- f) new exterior window: window in room 108 is double hung to match window in rm 101.
- g) existing window work: Owner will replace windows in rm 107 and 106 under a separate contract.

- h) glass on exterior fake window is

#### 08. WEATHERPROOFING

- a) roof flashing around new roof penetrations
- b) window flashing above new window in rm 108
- c) exterior insulation: R18 Fiberglas insulation
- d) interior sound insulation on all walls.

#### 09. FINISHES

- a) 5/8 gypsum wall board for all walls, water resistant in bathrooms,
- b) 1/2" sound deadening board where noted
- c) 1/2" dense cementitious board where ceramic tile is scheduled
- c) painting: exterior painting is by Contractor, Paint to match existing exterior work; paint dark gray before installing glass. All colors to be approved by Owner.  
interior painting will be by Owner
- d) carpet and pad will be by Owner
- e) vinyl flooring and ceramic tile work will be by Owner.
- f) suspended ceiling: in all disturbed areas new suspended ceiling will be a concealed spline 2x2 with a pattern to approximate a smooth plaster ceiling. Provide shop cuts to Owner for approval.

#### 10. SPECIALTIES

- a) bathroom accessories: contractor will include in the bid all labor to install the following accessories and carry an allowance of \$500 for purchase of items: toilet paper holders, towel bars, robe hooks, mirrors. Owner will approve or provide all accessories.
- b) fire extinguishers: by Owner
- c) signage: by Owner

#### 11. EQUIPMENT

- a) all equipment will be furnished by Owner. Owner will provide Contractor with the electrical and plumbing requirements of the pieces of equipment so that Contractor can provide the correct size connections.
- b) Contractor will install the following pieces of equipment under the Contract: fireplaces, washer and dryers, stove, soda/ice machine.

#### 15. ELECTRICAL

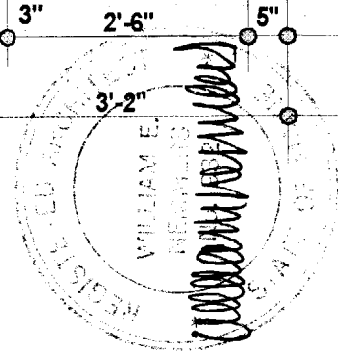
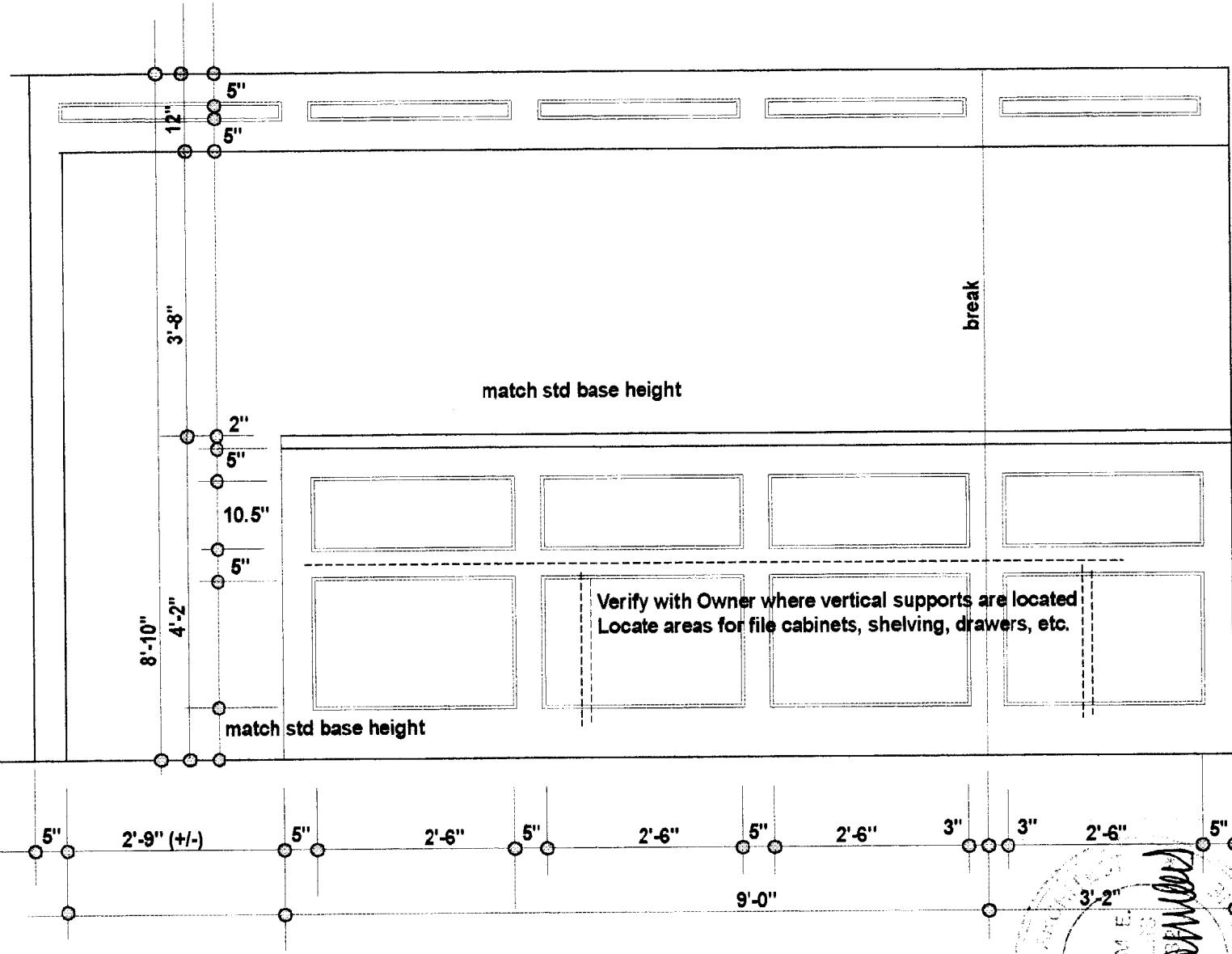
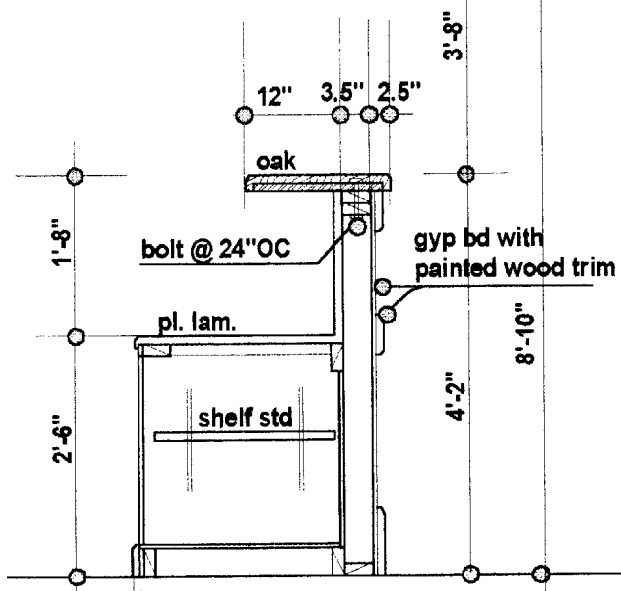
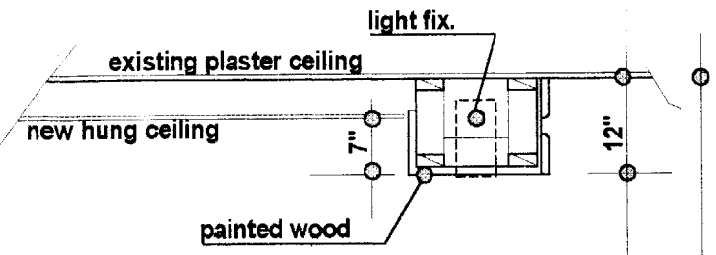
- a) existing electrical panel: the existing panel will be moved, essentially rotated 90 degrees to fit into the wall behind where the dryer is shown. It is assumed that this relocation can be made without a great deal of work. Verify this situation with the Owner.
- b) Demo existing wiring in the areas to be redone, existing wiring may be utilized if reasonable. Verify that the existing electrical circuits can handle the newly designed loads. Demo lighting in hung ceiling areas.
- c) power wiring to outlets, equipment, air conditioners
- d) lighting wiring to fixtures and switches as shown
- e) voice/data wiring: wiring by Owner. Contractor will coordinate with Owner's service provider
- f) fire alarm work, hook into existing system
- g) security system work will be by Owner. Coordinate with Owner's security system supplier.
- h) provide temporary power and lighting for construction as per code.

#### 16. PLUMBING

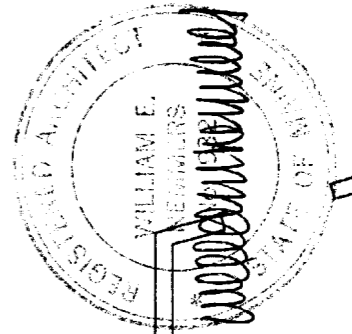
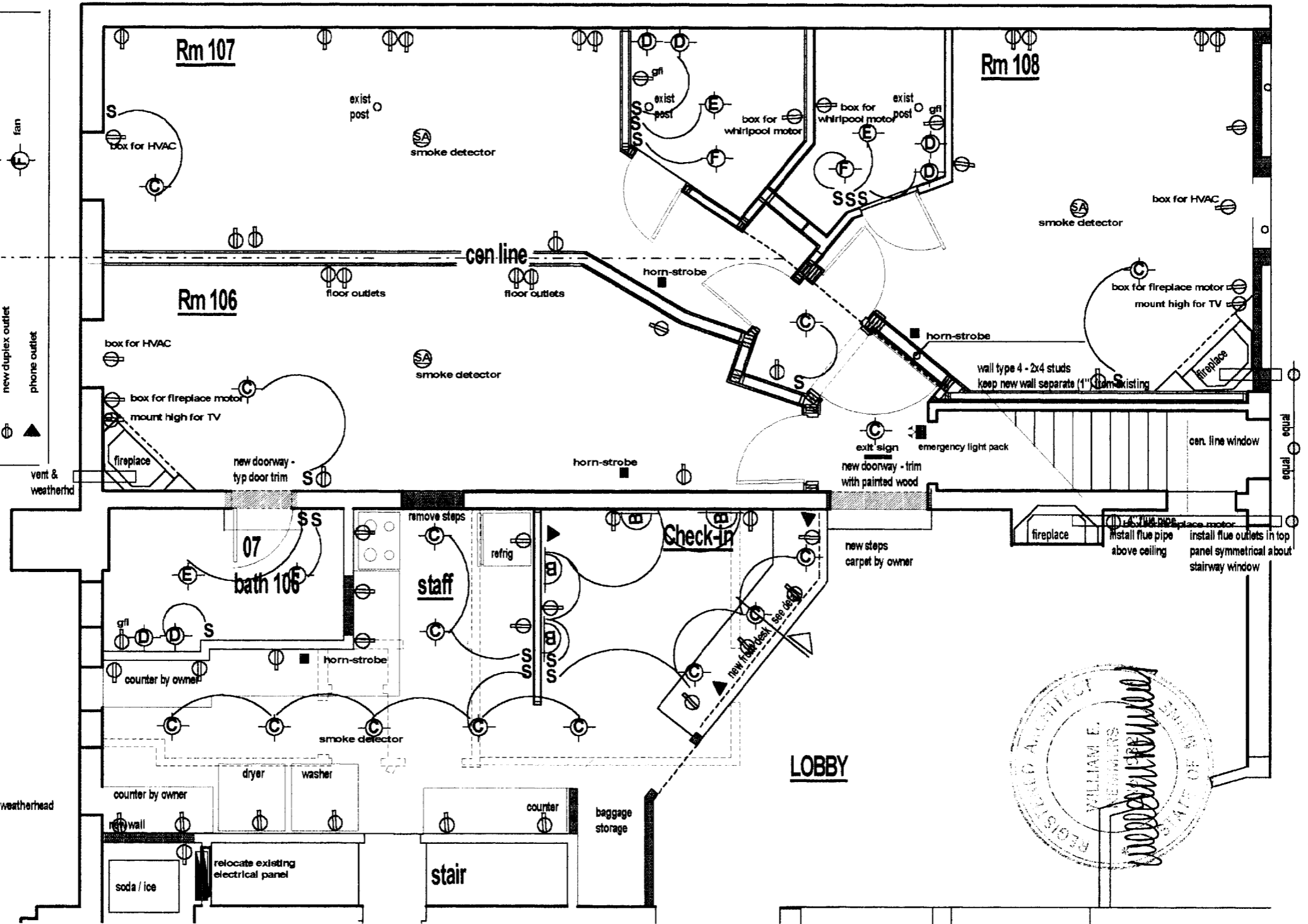
- a) new drain to be connected into existing system. New vents up through roof (at the one story section)
- b) water piping to be connected into the existing system.
- c) plumbing fixtures: provide an allowance of \$6,000 for plumbing fixtures. Contractor will coordinate with Owner for fixture approval. Owner may purchase some fixtures directly.
- d) all water lines are to be insulated, exposed hot water lines to be shielded, all exposed piping to be chrome plated.
- e) gas piping for dryer and stove and heater/air conditioner units if required.

#### 17. H.V.A.C. WORK

- a) purchase and install (3) heating/air-conditioning machines in the bedrooms. Machines should be similar to the one existing in Room 101. Install all vents, and piping, and miscellaneous requirements, controls, and operating manuals.
- b) Remove or relocate existing hydronic equipment
- c) ductwork, grills, weather-heads and exhaust piping for: dryer vent, bathroom vents, fireplace flues



ELECTRIC SYMBOLS	
	smoke detector
	exit sign
	pull station
	emergency light pack
	horn & strobe
	new duplex outlet
	phone outlet
LIGHT FIXTURES	
	wall sconce (\$120 allowance)
	recess ceiling fixture
	vanity fixture
	recess bathroom light
	fan





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 (D) 801-659-1878  
 (CA)

LAYOUT NOTES

- 1) all dimensions are to edge of stud.
- 2) all dimensions are from either
  - a) face of masonry wall or;
  - b) outside face of exist stair wall or;
  - c) center of posts in proposed bathrooms
- 3) verify center to center dimensions of columns and dimensions across space as noted.
- 4) dimensions to corners are to outside corner of studs.

