

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 101410

This is to certify that Lull Gregory D & /David Brackett
has permission to Remove two story open side porch & rebuild in same footprint enclosing part of each story & change roof in rear
AT 93 Pitt St Phase 1 only CBL 117-C008001 DEC 17 2010

PERMIT ISSUED

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Seamus [Signature] 12/17/10
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: 10-1410	Issue Date:	CBL: 117 C008001
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Location of Construction: 93 Pitt St	Owner Name: Lull Gregory D &	Owner Address: 93 Pitt St	Phone: 207-899-4676
Business Name:	Contractor Name: David Brackett	Contractor Address: 52 Melbourne Street Portland	Phone: 2072324948
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R5

Past Use: Two Family <i>legal use - 2 d.u.</i>	Proposed Use: Two Family / Remove two story open side porch & rebuild in same footprint enclosing part of each story & change roof in rear of building from hip to gable to create headroom over stairs	Permit Fee: \$220.00	Cost of Work: \$19,500.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i> Signature: <i>[Signature]</i> 12/17/10
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Proposed Project Description:
Remove two story open side porch & rebuild in same footprint enclosing part of each story & change roof in rear of building from hip to gable to create headroom over stairs.
Phase 1 only

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: gg	Date Applied For: 11/12/2010	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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>11/16/10</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: <i>ABV</i>
	<p style="text-align: center;">PERMIT ISSUED</p> <p style="text-align: center;">DEC 17 2010</p> <p style="text-align: center;">City of Portland</p>	<p><i>-vis. by section 14-436(b) 2% increase of allowable in floor area</i></p> <p><i>OK w/ cond. by [Signature]</i></p>	

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
---	------	-------

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: 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 Inspection 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 with construction.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X No close in inspection allowed on this permit, phase 2 permit required.

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

DEC 17 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1410	Date Applied For: 11/12/2010	CBL: 117 C008001
------------------------------	--	----------------------------

Location of Construction: 93 Pitt St	Owner Name: Lull Gregory D &	Owner Address: 93 Pitt St	Phone: 207-899-4676
Business Name:	Contractor Name: David Brackett	Contractor Address: 52 Melbourne Street Portland	Phone: (207) 232-4948
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family / Remove two story open side porch & rebuild in same footprint enclosing part of each story & change roof in rear of building from hip to gable to create headroom over stairs. Phase 1	Proposed Project Description: Remove two story open side porch & rebuild in same footprint enclosing part of each story & change roof in rear of building from hip to gable to create headroom over stairs. Phase 1
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/16/2010
Note: Using section 14-436(b) to add floor area to attic with change in roof. 80% of first floor footprint is 1286.3 sf. Adding 24 sf which is 2% of the allowable 80% increase. Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. 2) 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: 12/17/2010
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) This permit approves phase 1 for foundation, shell and roof framing only, unfinished. Phase 2 permit may require sprinklers in the newly created habitable space/attic. Also dwelling unit separation details in addition to the interior finish information are required for phase 2 permitting. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
 12/13/2010-jmb: Spoke with Stephanie L. for details on framing, foundation pinning, stair rail heights and handrail not to code. This permit is just for rough framing, as the porch is unsafe. Phase 2 will cover insulation and finishings. She will email plans.
 12/17/2010-jmb: Received via email revised plans, spoke to Stephanie, ok to issue

PERMIT ISSUED

DEC 17 2010

City of Portland

10 1410



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>93 PITT ST., PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>295 SF porch reconstruction</u>		Square Footage of Lot <u>1250</u>
Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>C</u> Lot# <u>8</u> <u>117 C008001</u>	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>Stephanie Lull</u> Address <u>93 Pitt St.</u> City, State & Zip <u>Portland, Me, 04103</u>	Telephone: <u>207-899-4676</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>19,500</u> C of O Fee: \$ 210.00 permit fee Total Fee: \$ <u>220.00</u>
Current legal use (i.e. single family) <u>2 family residence</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>2 family residence</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Reconstruct ^{side} porch to create new entrance vestibule and outdoor porch with stairs at first level, build sun room on second floor in anticipation of future kitchen renovation, reconstruct back roof <u>from</u> hip to gable.</u>		
Contractor's name: <u>David Brackett</u> Telephone: <u>207-232-4948</u> Address: <u>52 Melbourne St</u> City, State & Zip: <u>Portland Me 04101</u>		
Who should we contact when the permit is ready: <u>Stephanie Lull</u> Telephone: <u>207-899-4676</u> Mailing address: <u>93 Pitt St. Portland Me 04103</u>		

Phase I

RECEIVED

NOV 12 2010

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

Dept. of Building Inspections
City of Portland Maine

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: [Signature] Date: 11/9/2010

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



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Nov. 19 20 10

Received from Stephanie Suel

Location of Work 93 Pitt St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 450.00

Building (1L) Plumbing (1S) _____ Electrical (1E) _____ Site Plan (U2) _____

Other _____

CBL: 117 6008

Check #: Visa Total Collected \$ 450.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Applicant: ~~93 Pk St~~ Stephanie Bell

Date: 11/15/10

Address: 93 Pk St

C-B-L: 117-C-008

permit # 10-14p

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1906

Zone Location - R1

Interior or corner lot - remove two story open side porch; rebuild enclosing part of each floor. reconstruct brick roof from hip to side roof for head room
Proposed Use/Work - Phase I only

Sevage Disposal - city

Lot Street Frontage - N/A

Front Yard - 20' or average - 42.5' + to porch

* setbacks are house built; enclose part of 2 story porch

Rear Yard - 20' - N/A - garage is beyond?

* for roof - use section 14-436(b). adding 24 sq ft of floor area - other side is over stairs.

Side Yard - 2 stories - 12' min - 12'10" since OK

Projections - N/A

first floor footprint = 1607.88

Width of Lot -

80% = 1286.3 sq ft

Height - 35' max. - 23.5' OK

24 / 1286.3 = 2%

Lot Area - ~~6,000~~ 6244 sq ft (assessor's)

garage
existing home - 1865
porch 22.75 x 65 = 147.88

Lot Coverage Impervious Surface - 40% = 2497.6 sq ft

2497.88
OK

Area per Family - 3,000 sq ft

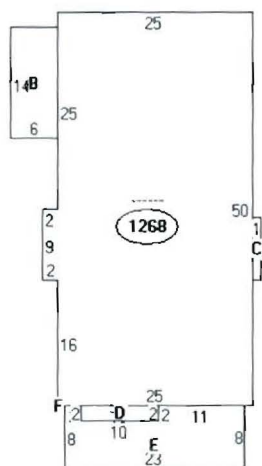
Off-street Parking - N/A not charging use - 2 car garage

Loading Bays - N/A

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains -



Descriptor/Area	
A: -----	1268 sqft
B: DP/DP	84 sqft
C: 2FBAY	8 sqft
D: 2FBAY/B	20 sqft
E: DFP	164 sqft
F: RG1	400 sqft

= 1944
 - 84

 1860

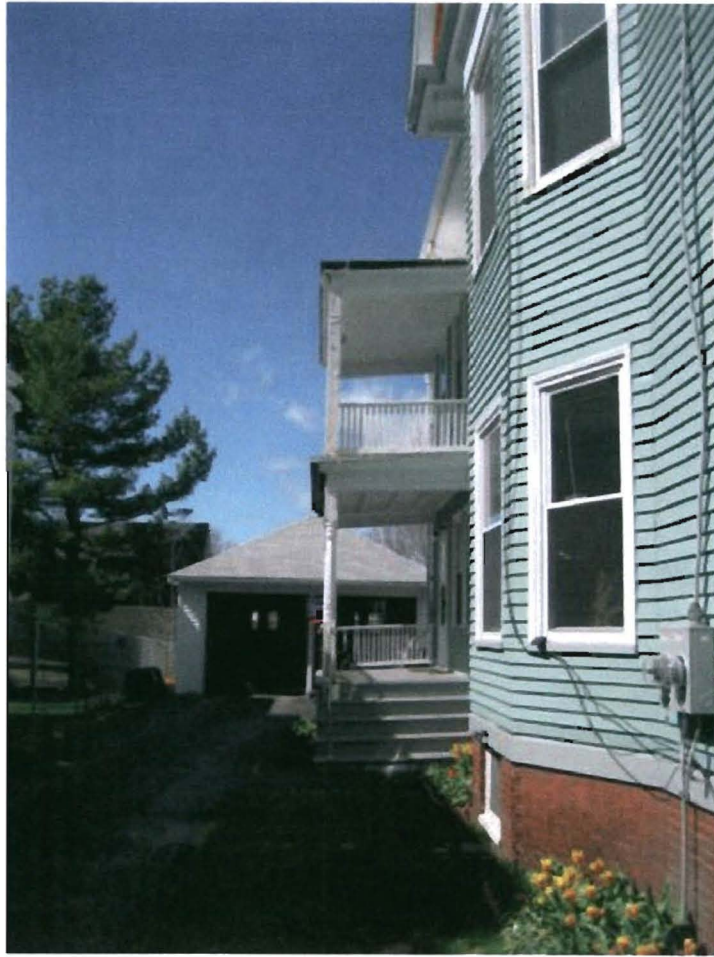
Stephanie Lull

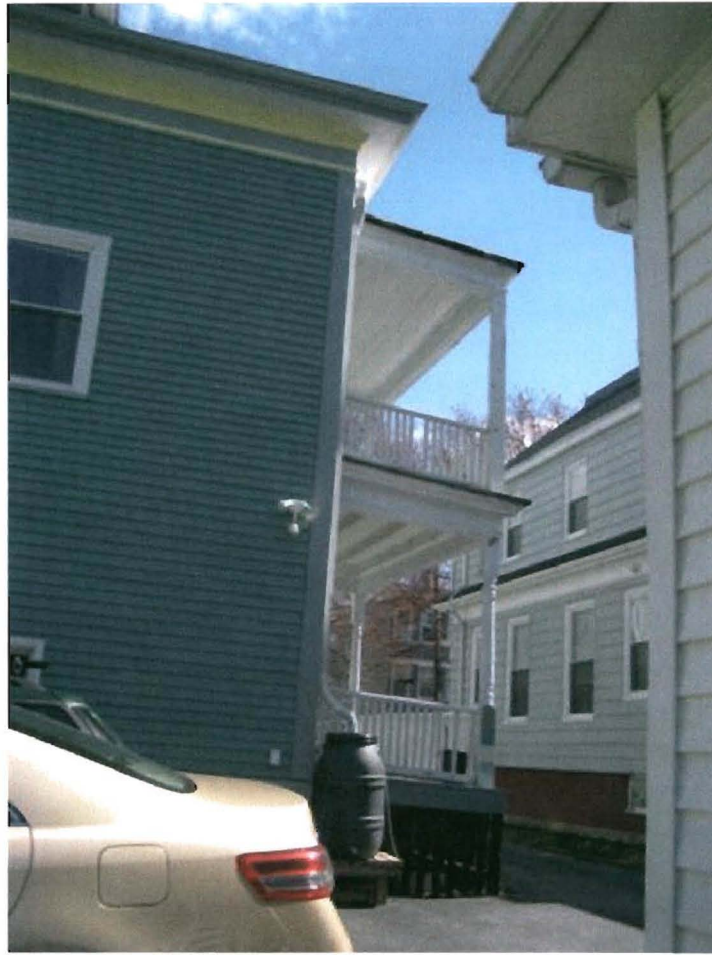
From: "Stephanie Lull" <stephanie@smithreuter.com>
To: "Stephanie Lull" <stephanie@securespeed.net>
Cc: "Dave & Beth Brackett" <brackettbell@zwi.net>; "Greg Lull" <glull@katahdinlab.com>
Sent: Saturday, April 10, 2010 4:10 PM
Attach: IMG_5903.JPG; IMG_5898.JPG; IMG_5899.JPG; IMG_5900.JPG; IMG_5902.JPG
Subject: Photos for building permit
Is this enough?











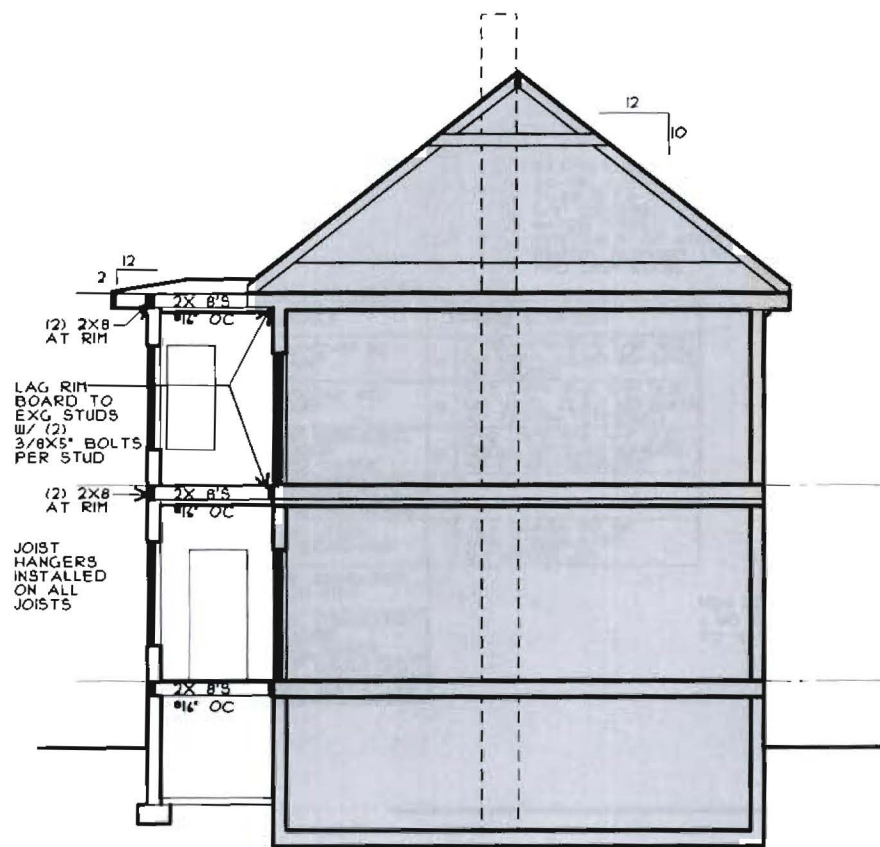
From: "Stephanie Lull" <stephanie@smithreuter.com>
To: <jmb@portlandmaine.gov>
Date: 12/17/2010 10:22 AM
Subject: 93 Pitt Street clarification drawings
Attachments: 93 pitt 11 x 17 a1.8.PDF; 93 pitt 11 x 17 a1.4.PDF; 93 pitt 11 x 17 a1.7.PDF

Jeannie,

Here at last are the answers to the questions you had about our project. I have added a framing plan to A1.8 with sizing for the beam, header and posts. On A1.7 there are notes about the connection of the addition to the existing building at the rim joists and foundation. If you have any questions don't hesitate to call. I hope this takes care of it! Have a good holiday!

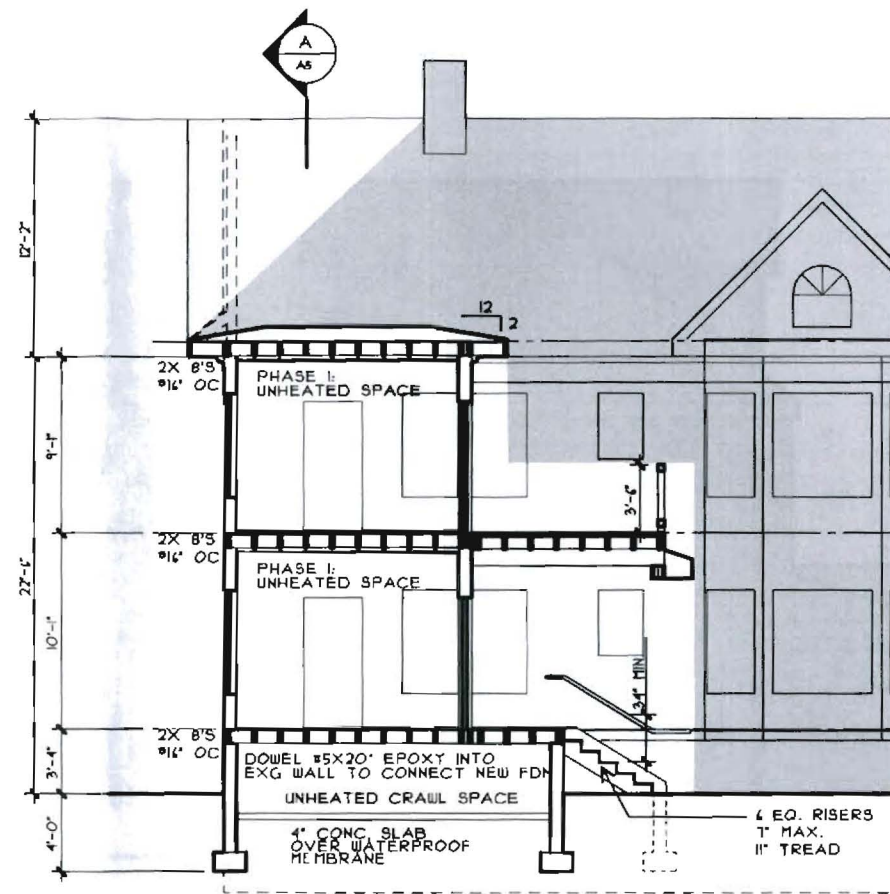
Stephanie Lull AIA
LEED Green Associate
Smith Reuter Lull Architects
Maine Licensed Architect
179 Lisbon Street
Lewiston, Maine 04240
207-786-5623 Lewiston
207-899-4676 Portland
www.smithreuter.com

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(A) BUILDING SECTION
1/8" = 1'-0"

PHASE 1



(B) BUILDING SECTION
1/8" = 1'-0"

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 City of Portland Maine

LULL RESIDENCE
 93 PITT STREET
 PORTLAND, MAINE

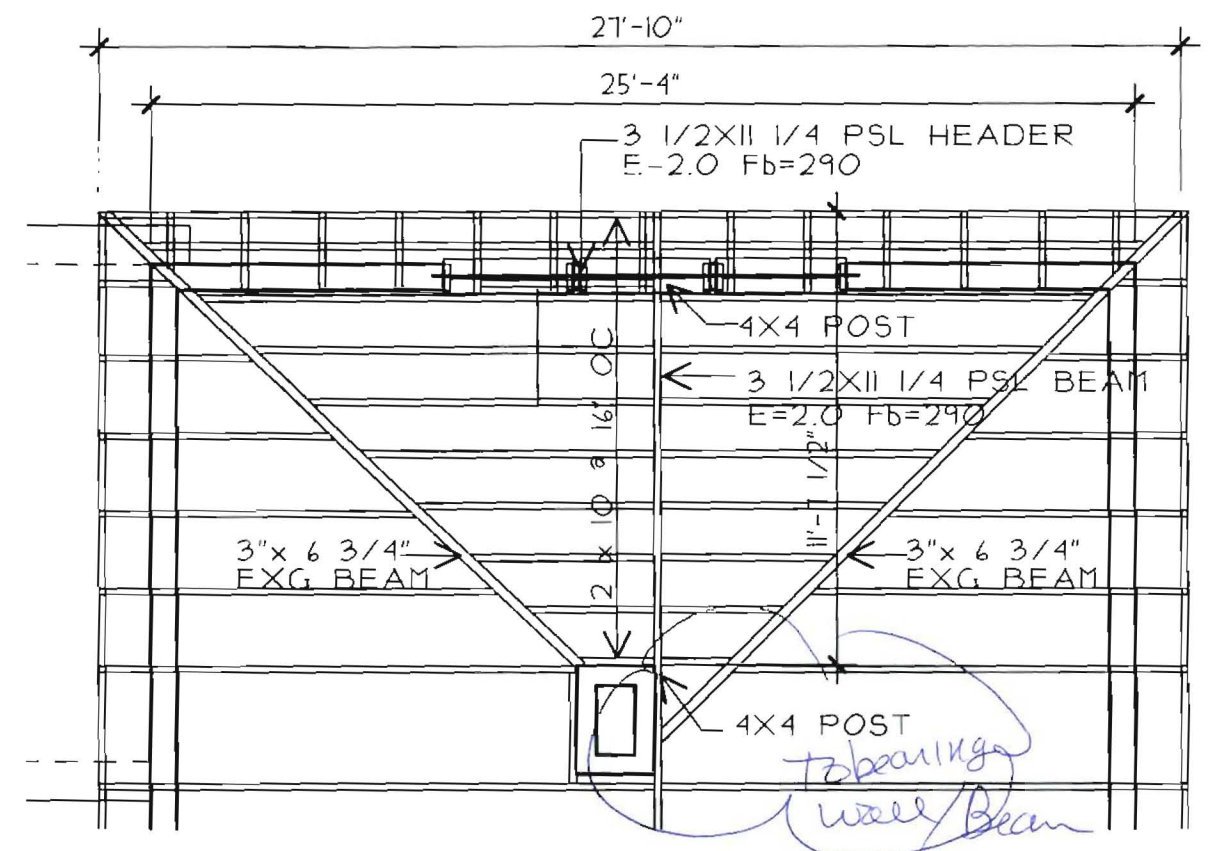
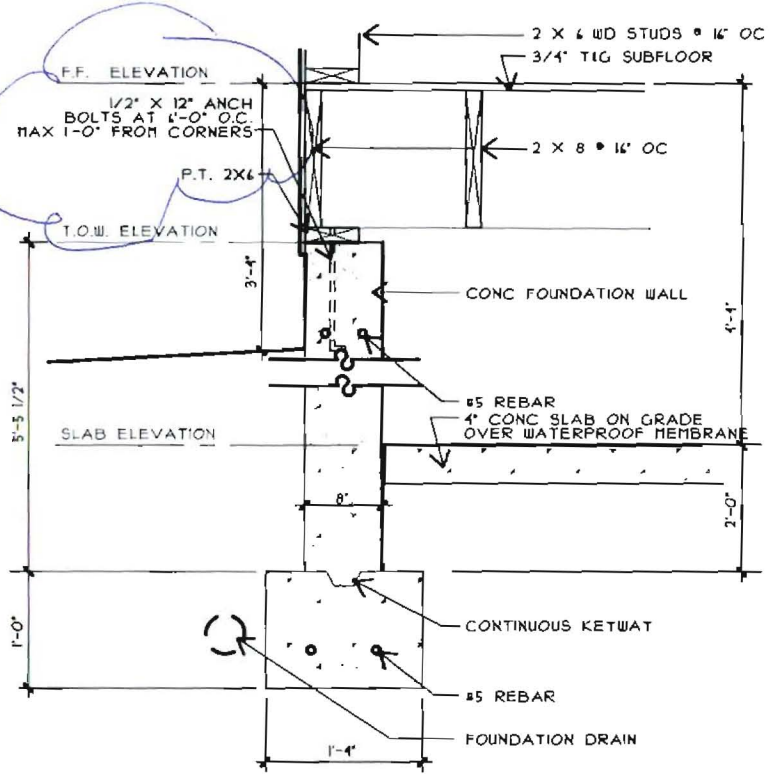


SMITH REUTER LULL
 ARCHITECTS
 179 Lisbon St.
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 822 Grover Hill Rd
 Bethel, ME 04217
 207.824.7237 207.824.8429 fax
 info@smithreuter.com

BUILDING SECTIONS

10-16-10 1

A1.7



LULL RESIDENCE
 93 PITT STREET
 PORTLAND, MAINE

1
A1.8

FOUND. DETAIL

3/4" = 1'-0"

2
A1.8

ROOF FRAMING DETAIL

1/8" = 1'-0"



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DETAILS

11-8-10

A1.8

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93 PITT STREET
PORTLAND, MAINE

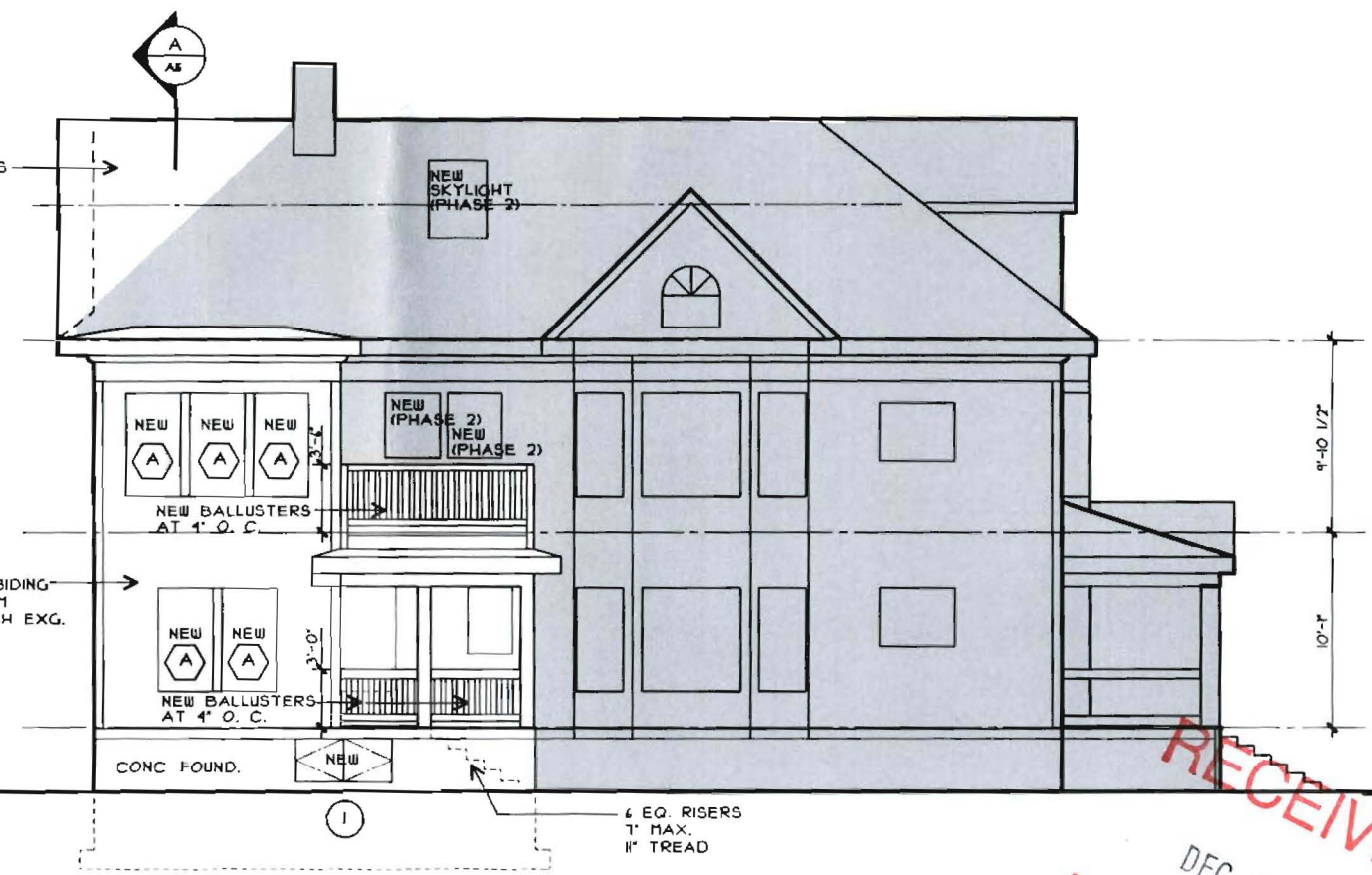


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EXTERIOR ELEVATIONS

10-16-10 1

A1.4



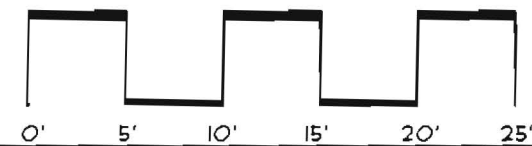
MATCH EXISTING
30-YR ASPHALT SHINGLES
OVER 15 LB FELT OVER
5/8" CDX PWD ICE
WATER SHIELD AT
BOTTOM 3' OF ROOF
MINIMUM ALUMINUM TRIM
AND DRIP EDGE.

DOOR SCHEDULE		WINDOW SCHEDULE	
1	PAIR 2'-6"X2'-3" WD. DOOR-PAINT	A	2'-10 1/8"X 5'-4 1/8" R.O. OH VINYL CLAD WD-WHITE AW T02852
2	PAIR 1'-6"X2'-4" WD. DOOR-PAINT	B	3'-2 1/8"X 4'-8 1/8" R.O. OH VINYL CLAD WD-WHITE AW T03046-TEMPERED
3	2'-8"X4'-8" INSULATED STORM DOOR TEMPERED GLASS	C	3'-2 1/8"X 1'-3 3/4" R.O. CIRCLE TOP CLAD WD-WHITE AW CTN30-SUNBURST
4	2'-8"X4'-8" INSULATED DOOR W/ SIDELITE-PNT TEMPERED INS. GLASS		
5	2'-8"X4'-8" WOOD 5 PANEL DOOR-PNT		ALL GLASS TO BE LOW E INSULATED U FACTOR .30
6	2'-4"X4'-8" WOOD-PNT TO MATCH EXG		
7	2'-8"X4'-8" INSULATED STORM DOOR TEMPERED GLASS		
8	2'-8"X4'-8" INSULATED DOOR W/ SIDELITE-PNT TEMPERED INS. GLASS		

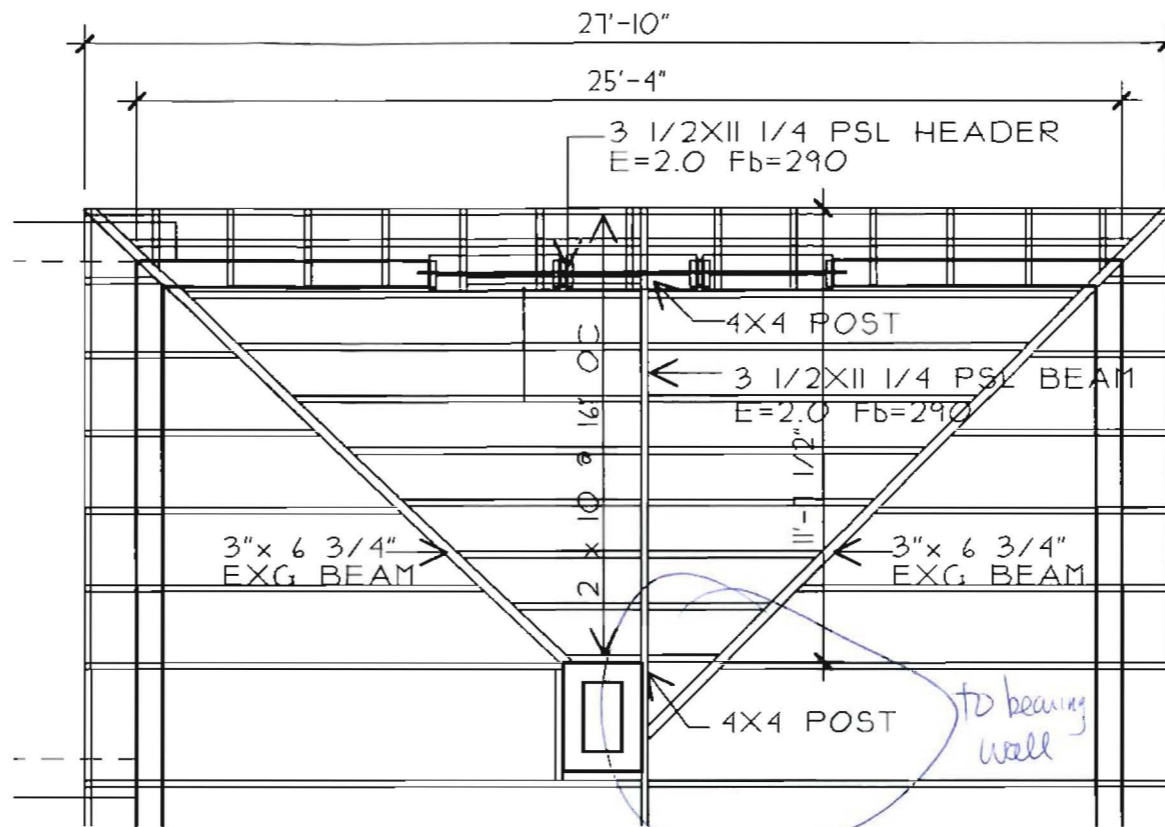
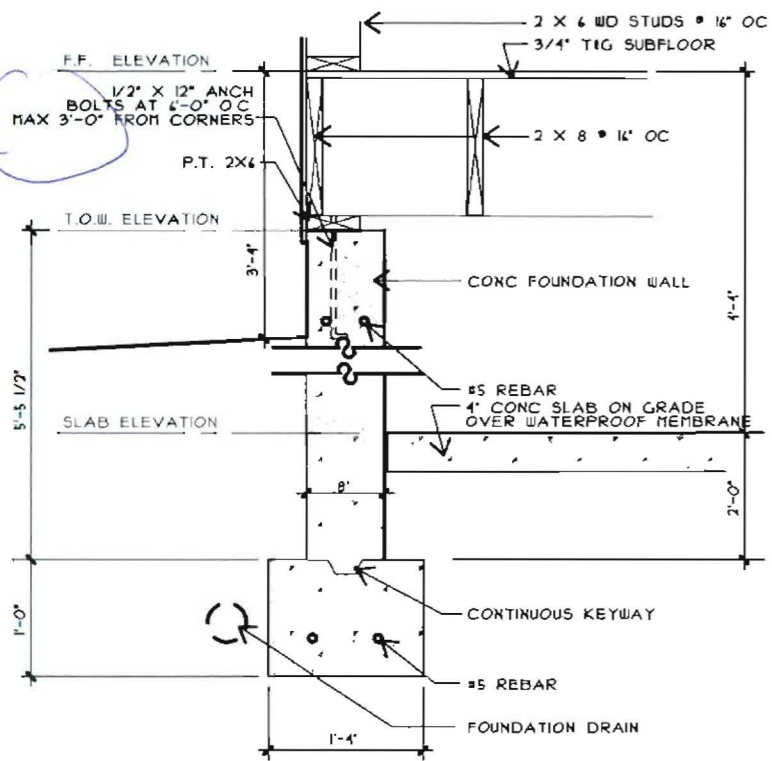
(A) WEST ELEVATION
1/8" = 1'-0"

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City of Portland Maine

GRAPHIC SCALE



PHASE 1



SIMPSON JOIST HANGERS BOTH ENDS OF NEW JOISTS

1
A1.8

FOUND. DETAIL

3/4" = 1'-0"

2
A1.8

ROOF FRAMING DETAIL

1/8" = 1'-0"



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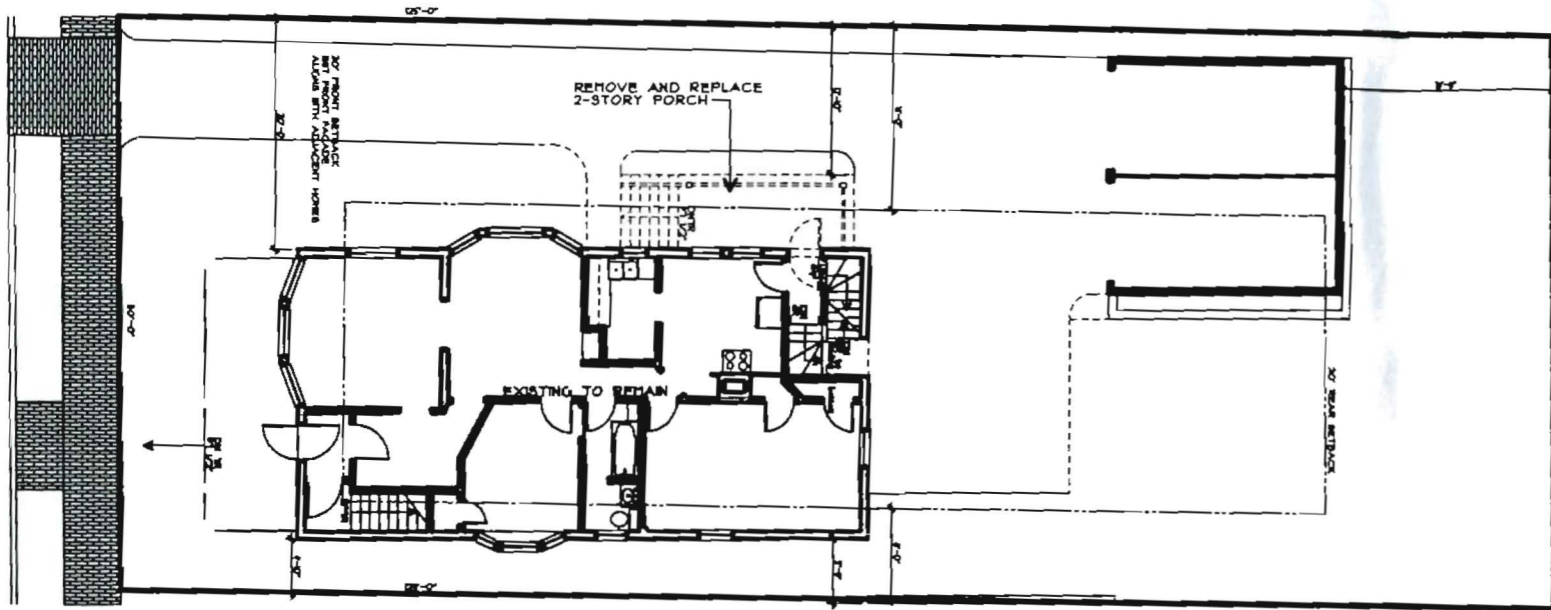
DETAILS

11-8-10

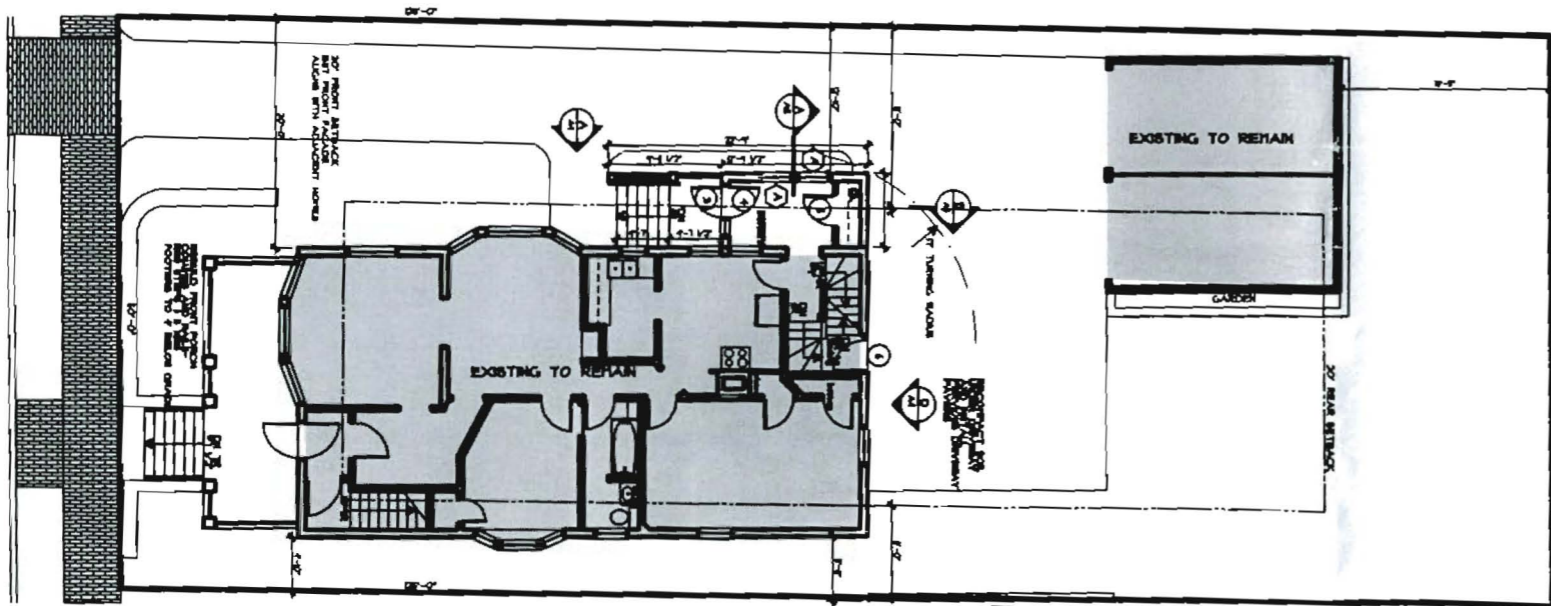
A1.8

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City of Portland Maine

LULL RESIDENCE
93 PITT STREET
PORTLAND, MAINE




**EXISTING SITE 1
FIRST FLOOR PLAN**
 1/4" = 1'-0"




**PROPOSED SITE 1
FIRST FLOOR PLAN**
 1/4" = 1'-0"

LOT SIZE: 125 X 50 = 4250 SF
 40% MAX. COVERAGE: 2500 SF FOOTPRINT
 EXG HOUSE FOOTPRINT WITH PORCHES: 1575 SF
 EXG GARAGE FOOTPRINT : 400 SF
 EXG COVERAGE : 1975 SF

PROPOSED TOTAL COVERAGE : 1990 SF

GRAPHIC SCALE



LULL RESIDENCE
 93 PITT STREET
 PORTLAND, MAINE



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info@smithreutter.com

SITE PLANS

10-16-10	1
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PHASE 1 A1.1

LULL RESIDENCE
93 PITT STREET
PORTLAND, MAINE



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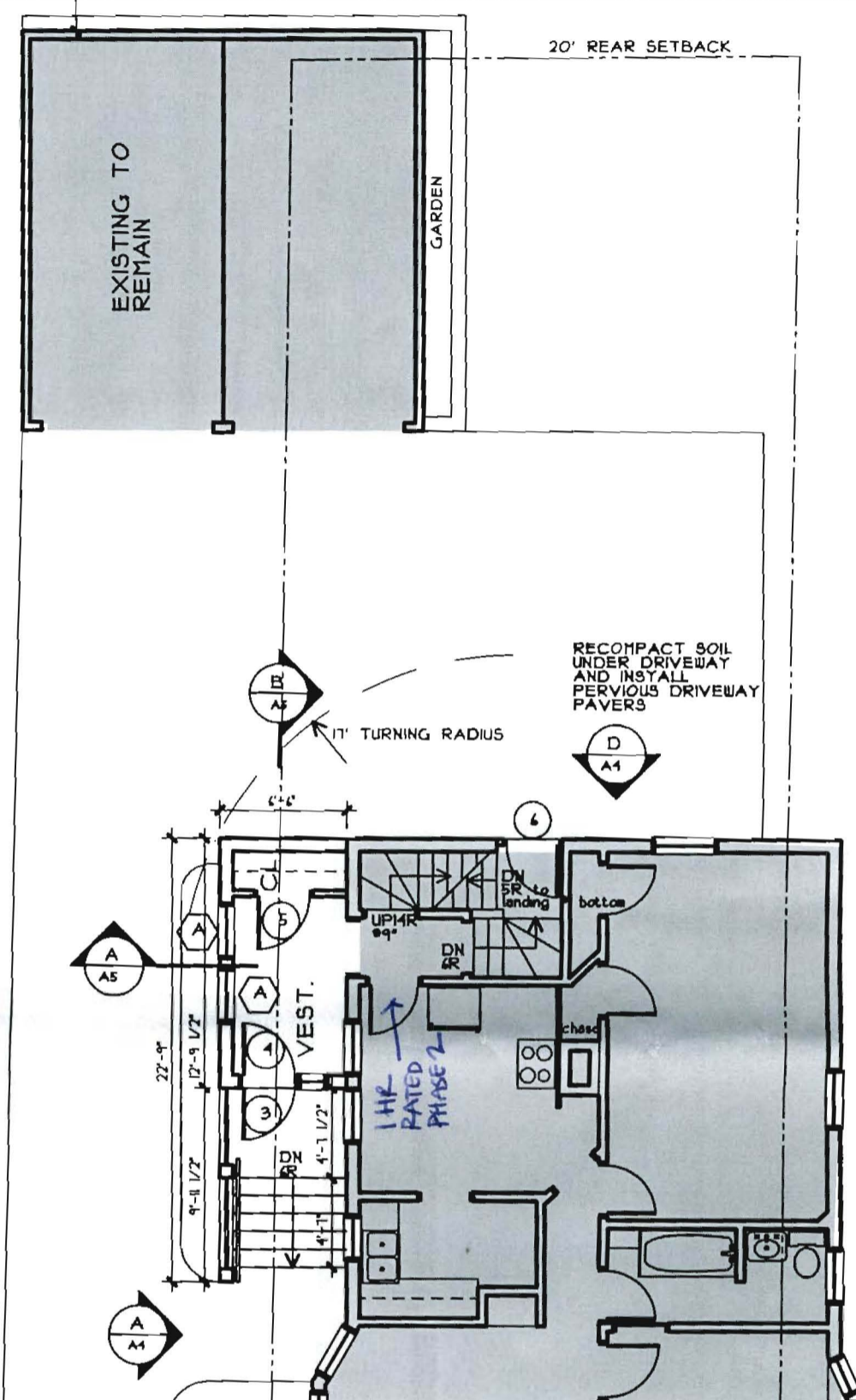
822 Grove Hill Rd.
Bethel, ME 04217
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rlp@smithreuter.com

FOUNDATION & FIRST
FLOOR PLANS

10-18-10 1

A1.2

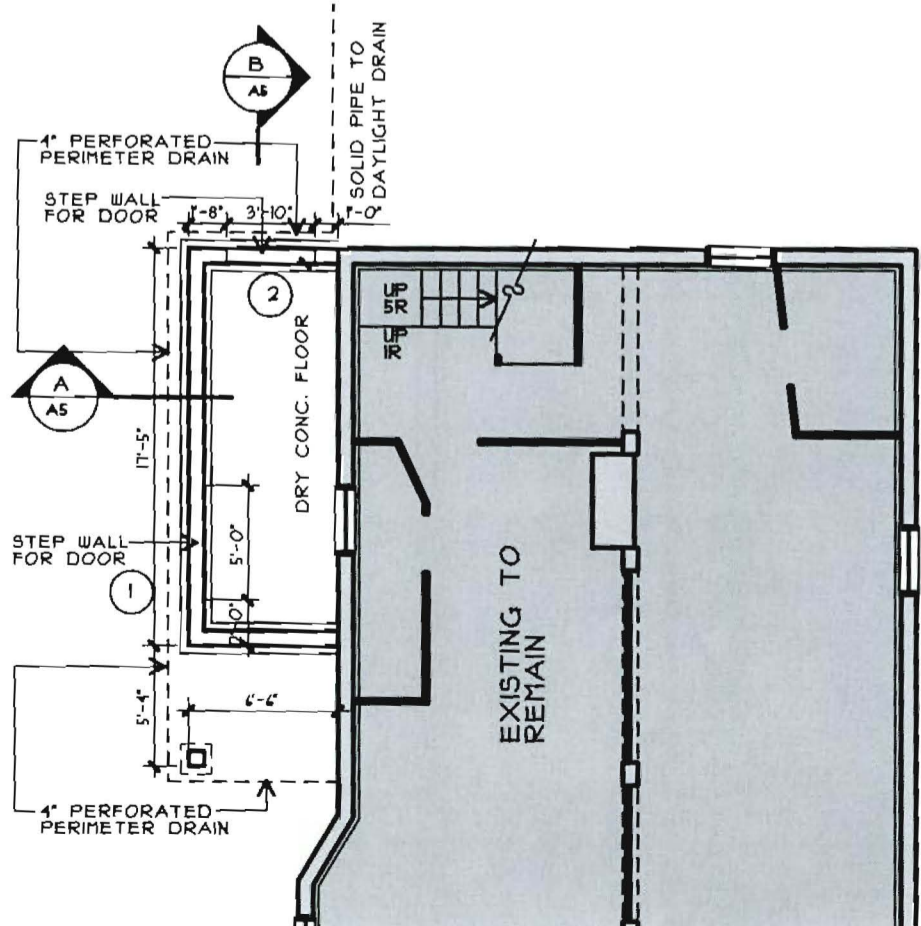


REBUILD
RETAINING
WALL

PROPOSED
FIRST FLOOR PLAN
1/8" = 1'-0"



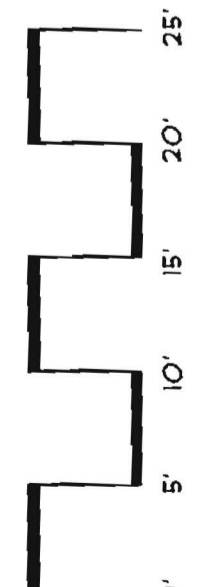
PHASE 1



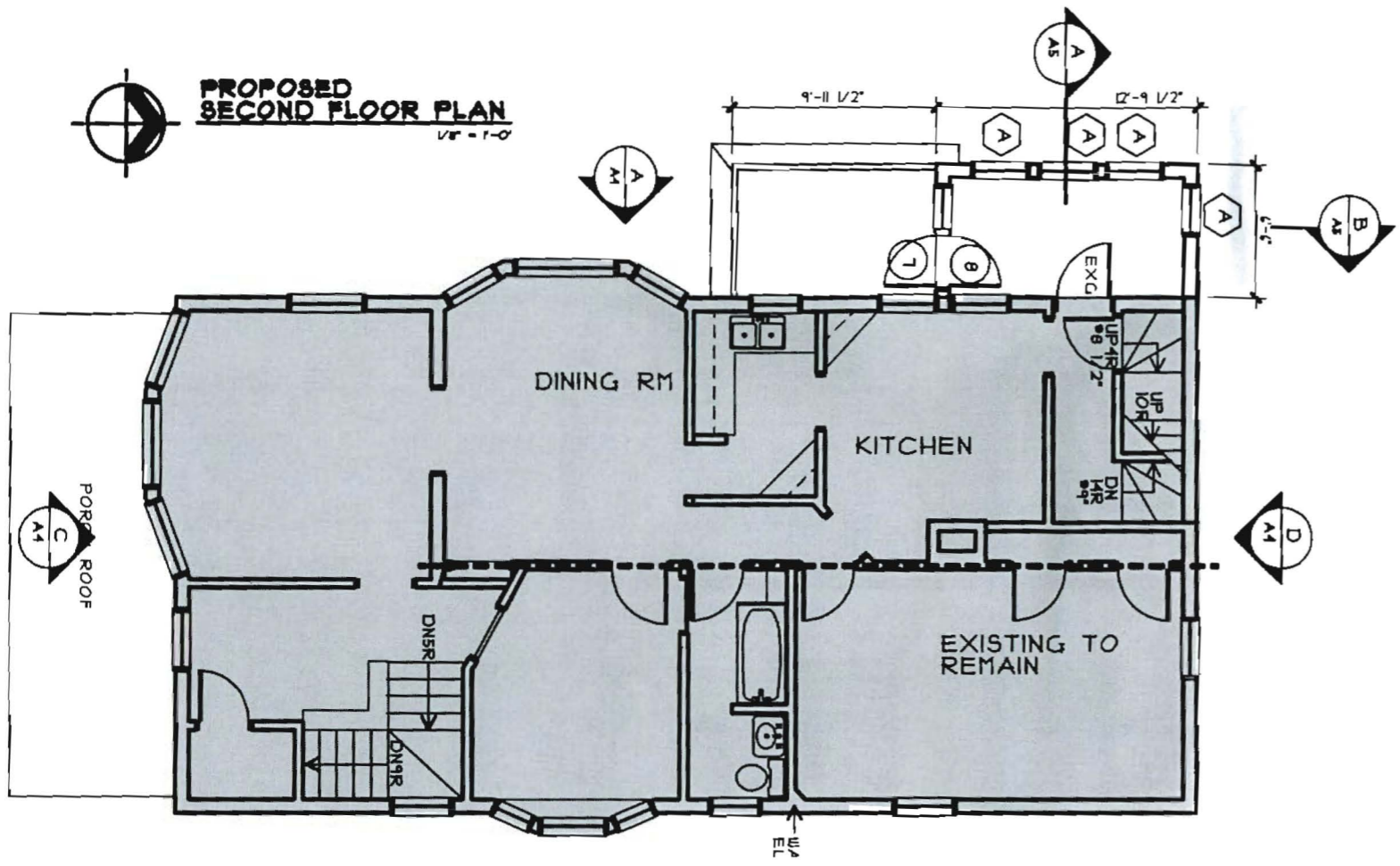
PROPOSED
FOUNDATION PLAN
1/8" = 1'-0"



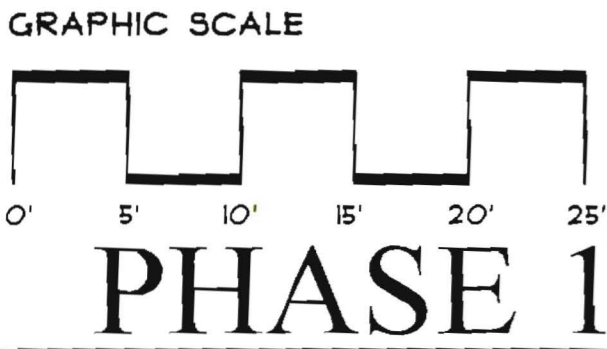
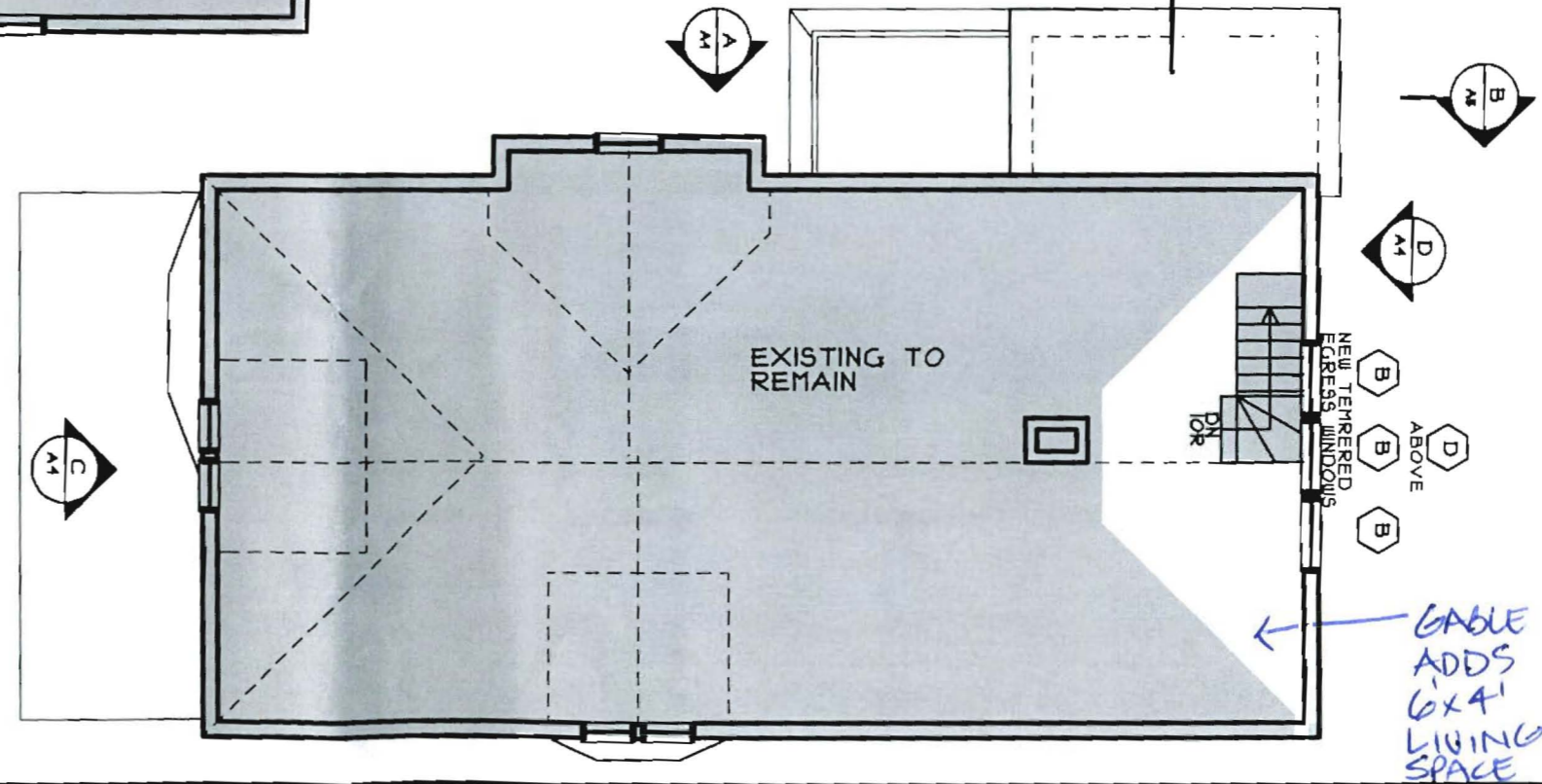
GRAPHIC SCALE



PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"



LULL RESIDENCE
 93 PITT STREET
 PORTLAND, MAINE



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SECOND & THIRD FLOOR PLANS

10-16-10 1

A1.3

LULL RESIDENCE
93 PITT STREET
PORTLAND, MAINE



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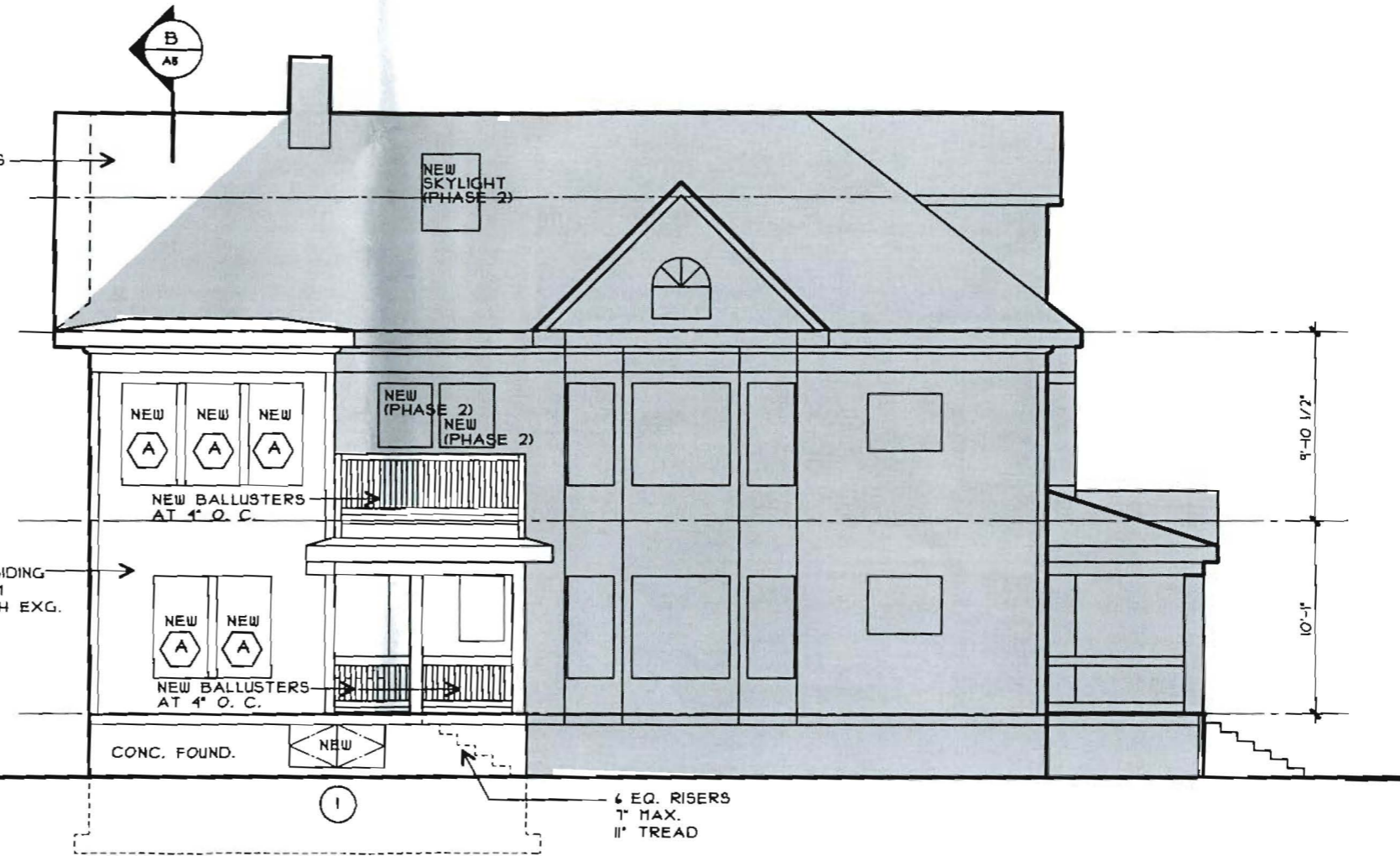
EXTERIOR ELEVATIONS

10-18-10 1

A1.4

MATCH EXISTING
30-YR. ASPHALT SHINGLES
OVER 15 LB FELT OVER
5/8" CDX PWD. ICE &
WATER SHIELD AT
BOTTOM 3' OF ROOF
MINIMUM ALUMINUM TRIM
AND DRIP EDGE.

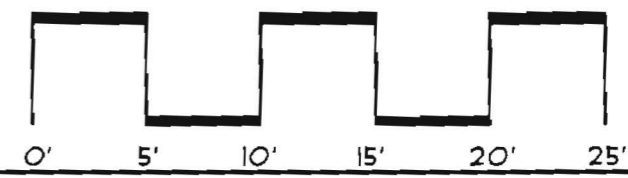
DOOR SCHEDULE		WINDOW SCHEDULE	
1	PAIR 2'-6"X2'-3" WD. DOOR-PAINT	A	2'-10 1/8"X 5'-4 1/8" R.O. DH VINYL CLAD WD-WHITE AW TW2852
2	PAIR 1'-6"X2'-6" WD. DOOR-PAINT	B	3'-2 1/8"X 4'-8 1/8" R.O. DH VINYL CLAD WD-WHITE AW TW3046-TEMPERED
3	2'-8"X6'-8" INSULATED STORM DOOR	C	3'-2 1/8"X 1'-3 3/4" R.O. CIRCLE TOP CLAD WD-WHITE AW CTN30-SUNBURST
4	2'-8"X6'-8" INSULATED DOOR W/ SIDELITE-PNT		
5	2'-8"X6'-8" WOOD 5 PANEL DOOR-PNT		ALL GLASS TO BE LOW E INSULATED U FACTOR .30
6	2'-6"X6'-8" WOOD-PNT TO MATCH EXG.		
7	2'-8"X6'-8" INSULATED STORM DOOR		
8	2'-8"X6'-8" INSULATED DOOR W/ SIDELITE-PNT		

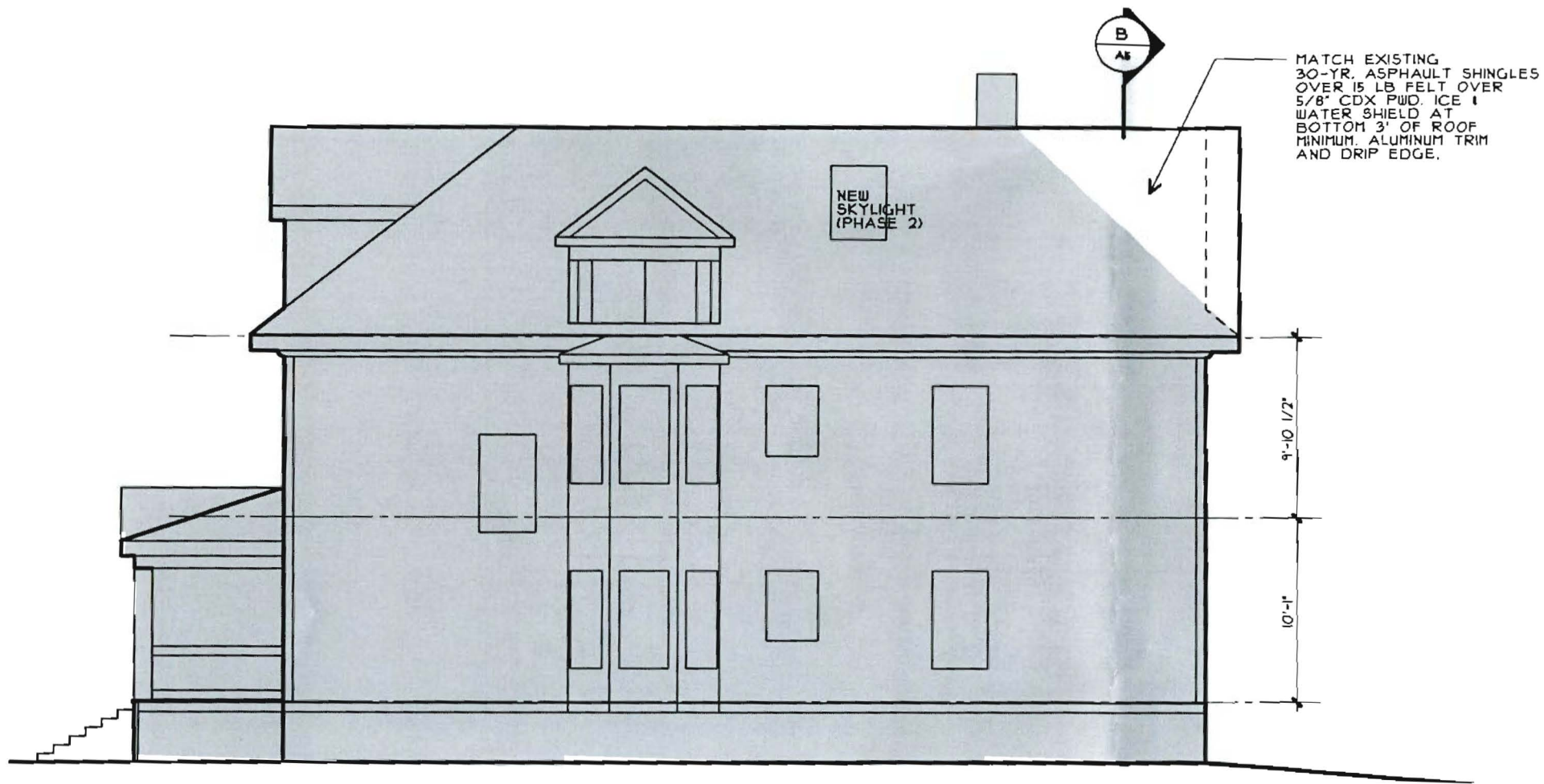


(A) WEST ELEVATION
1/8" = 1'-0"

PHASE 1

GRAPHIC SCALE





(B) EAST ELEVATION
 1/8" = 1'-0"

LULL RESIDENCE
 93 PITT STREET
 PORTLAND, MAINE



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 Lewiston, ME 04240
 207.786.5623 207.786.5625 fax
 822 Grover Hill Rd.
 Bethel, ME 04217
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info@smithreuter.com

EXTERIOR ELEVATIONS

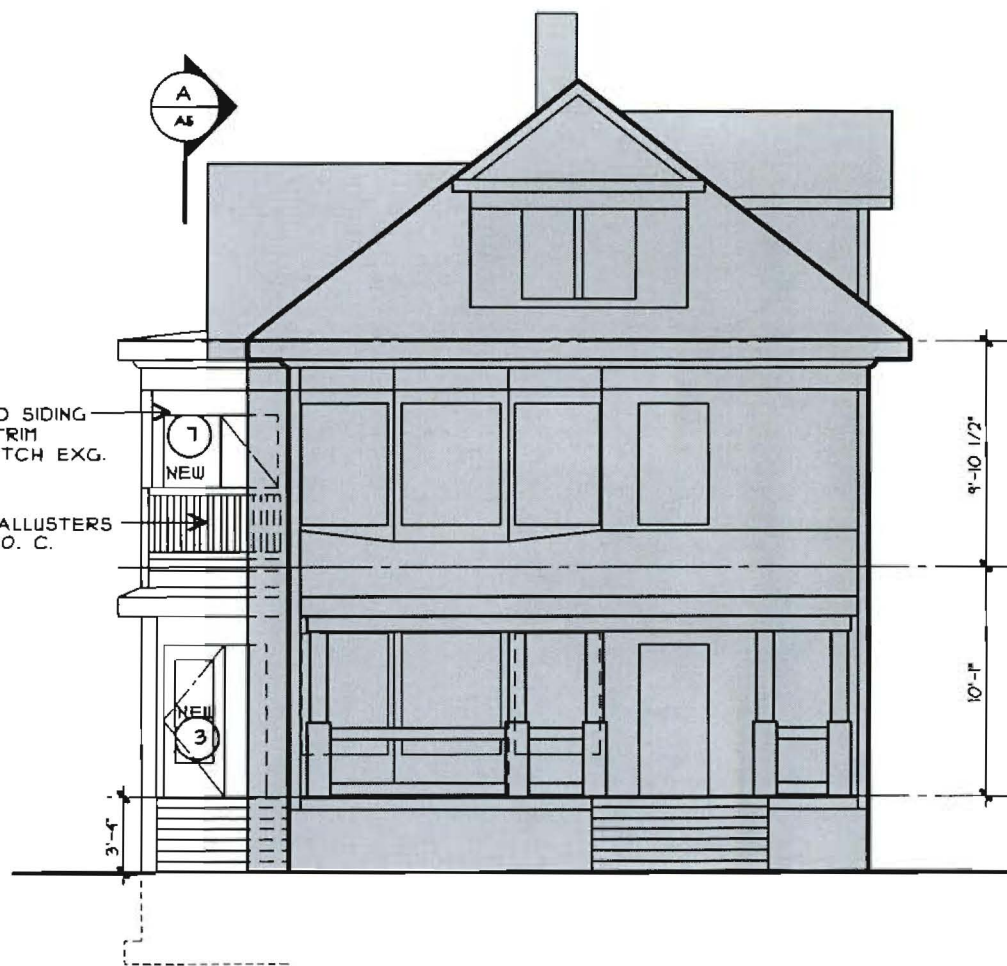
10-18-10 1

A1.5

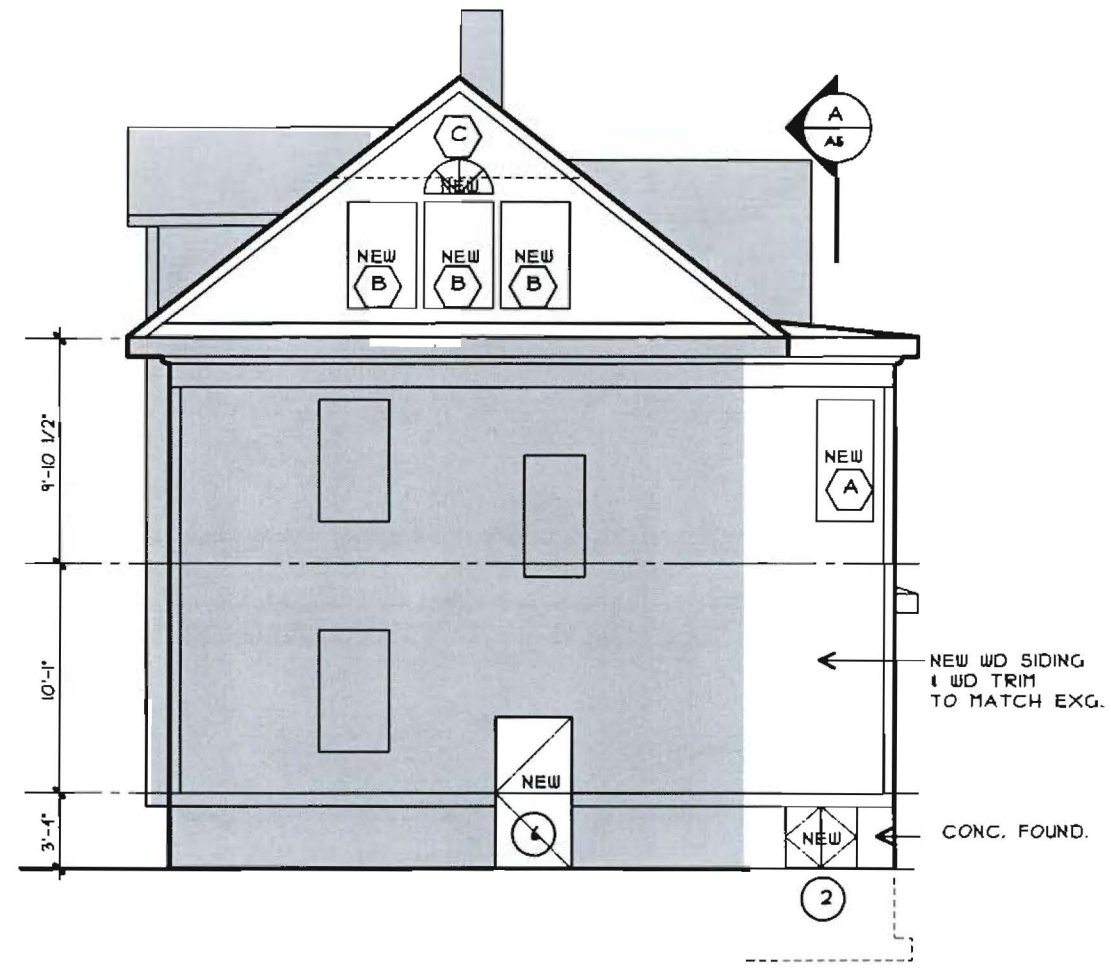
GRAPHIC SCALE



PHASE 1

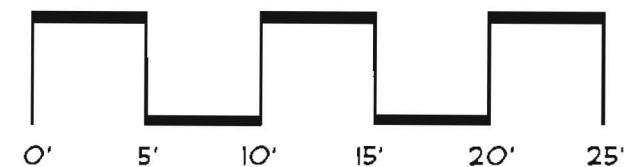


© SOUTH ELEVATION
1/8" = 1'-0"



© NORTH ELEVATION
1/8" = 1'-0"

GRAPHIC SCALE



LULL RESIDENCE
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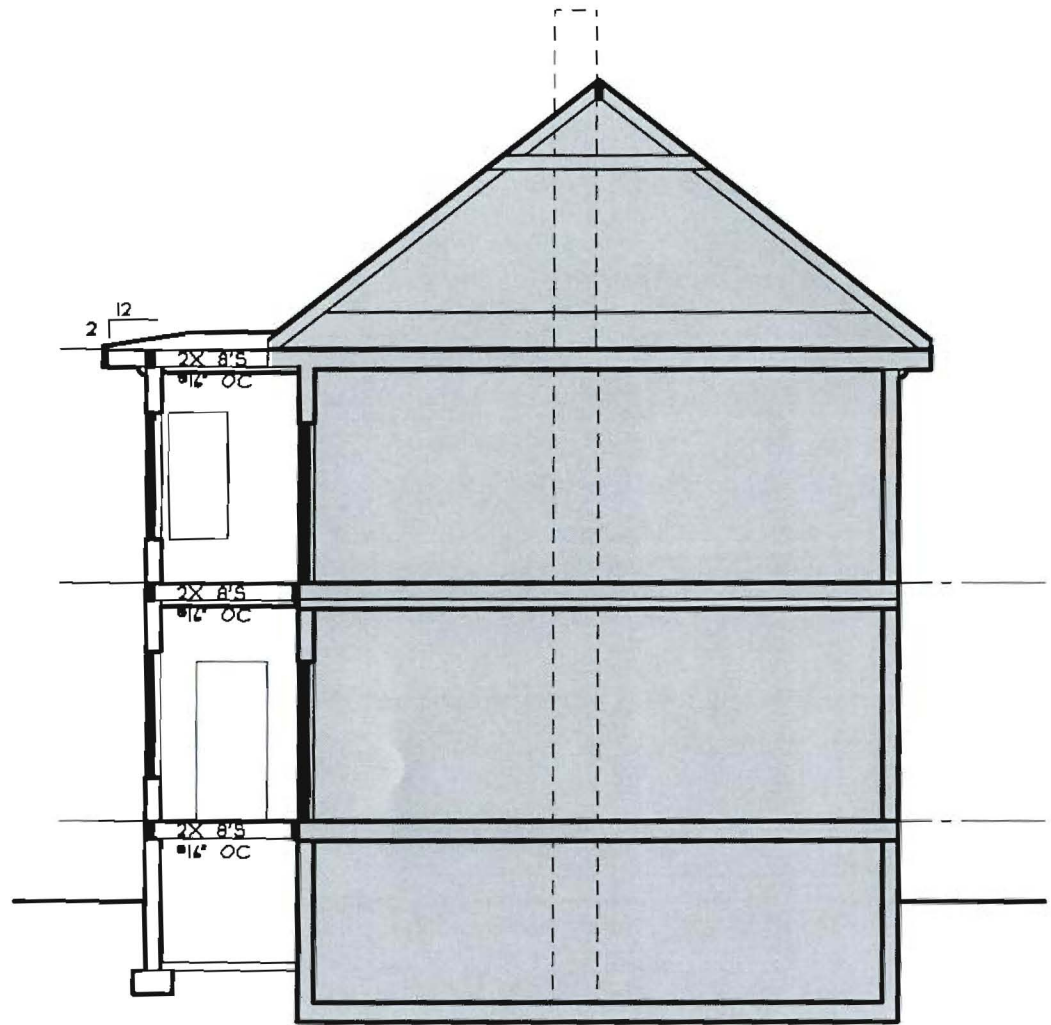
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EXTERIOR ELEVATIONS

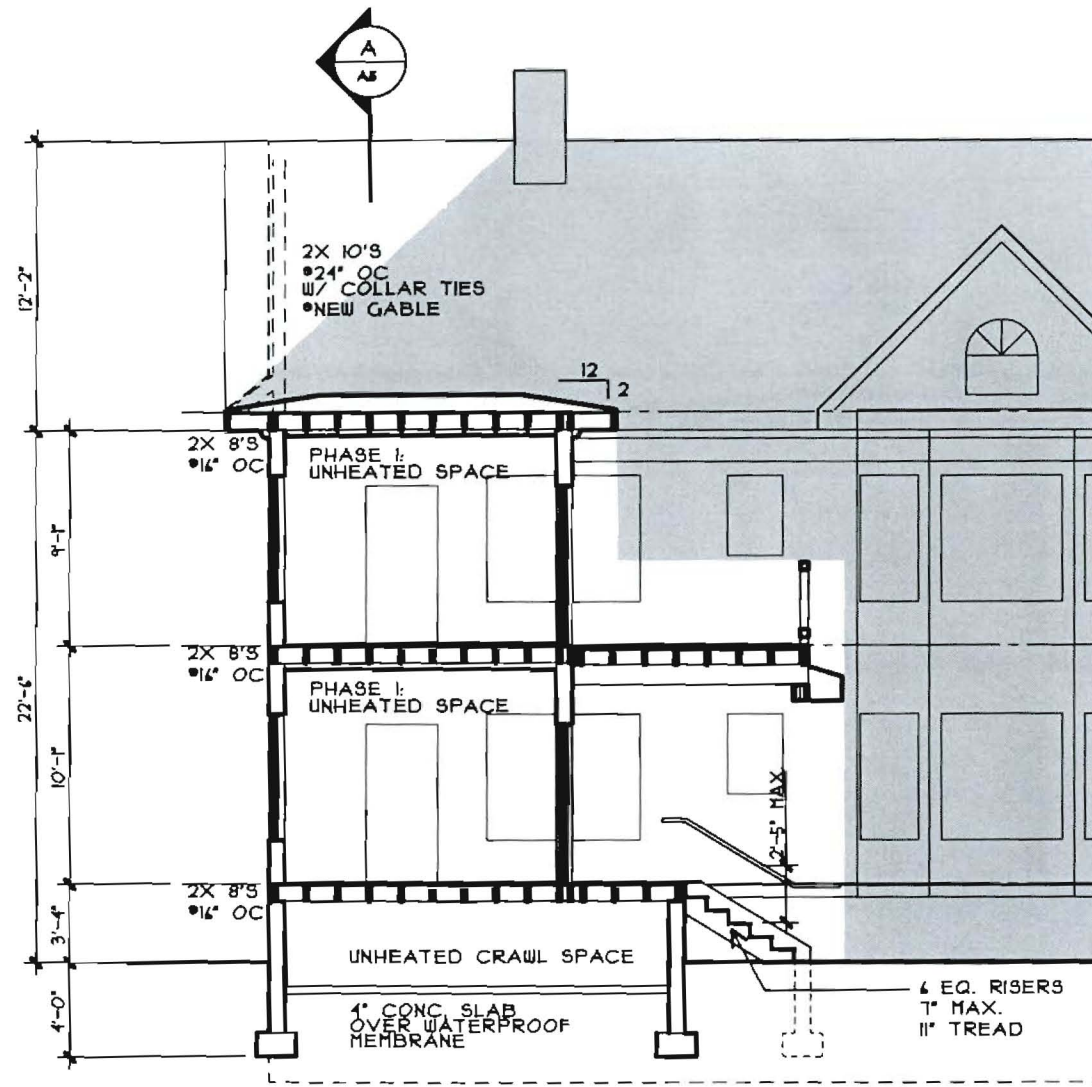
10-18-10 1

A1.6

PHASE 1



(A) BUILDING SECTION
 1/8" = 1'-0"



(B) BUILDING SECTION
 1/8" = 1'-0"

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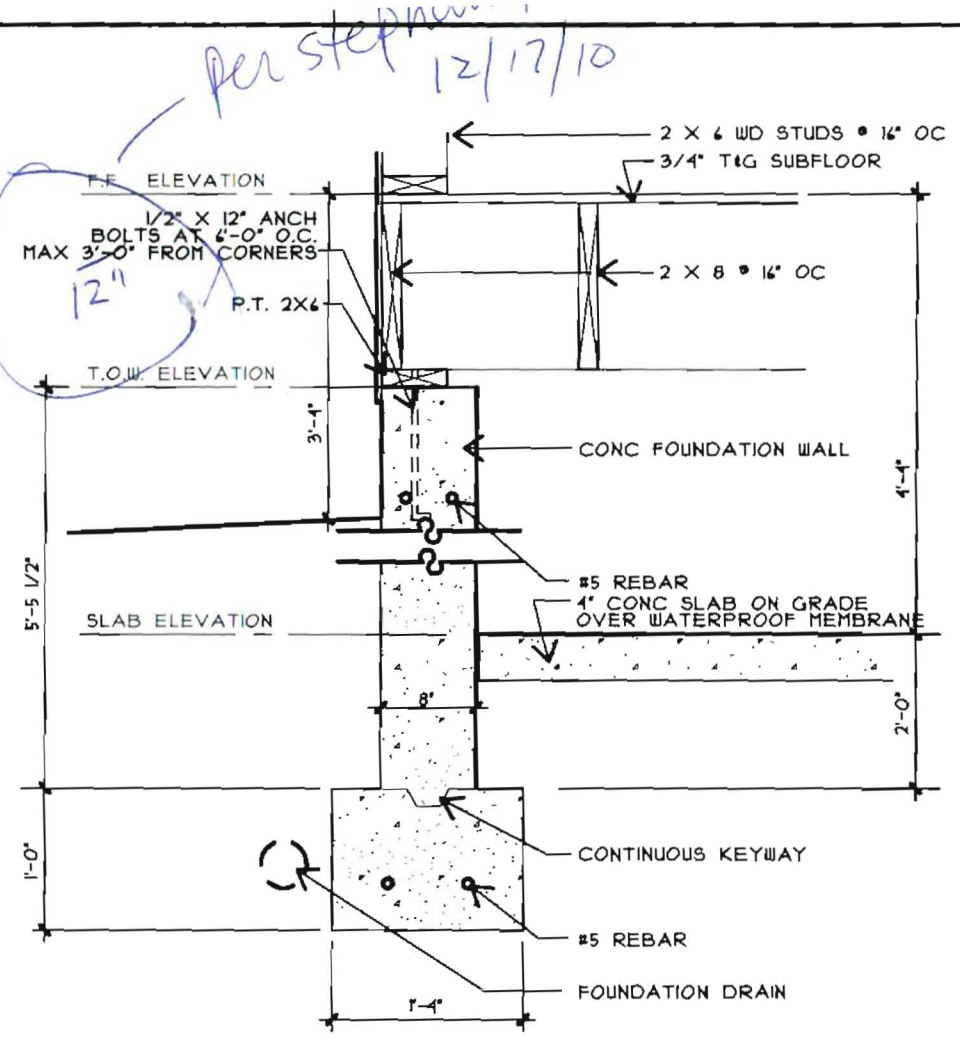
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mfa@smithreuter.com

BUILDING SECTIONS

10-10-10 1

A1.7

PHASE 1



1 FOUND. DETAIL 3/4" = 1'-0"

LULL RESIDENCE
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DETAILS

T-8-10

A1.8