



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND BUILDING PERMIT



This is to certify that REMRAF, LLC – BAY AREA TITLE SERVICES

Located At 1707 CONGRESS ST

CBL: 219- A-003-001

Job ID: 2011-10-2523-ALTCOMM

has permission to Enlarge utility room, add exterior door access & 2nd floor fit up, replacing walls with beams & posts 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 the buildings and structures, and of the application on file in the department.

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

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

Fire Prevention Officer

 11/16/11  
Code Enforcement Officer / Plan Reviewer

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

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

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

Job No: 2011-10-2523-ALTCOMM	Date Applied: 10/14/2011	CBL: 219- A-003-001	
Location of Construction: 1707 CONGRESS ST (1711)	Owner Name: REMRAF, LLC	Owner Address: PO BOX 3041  PORTLAND, ME 04104	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Susan Knedler	Phone: 207-632-3149	Permit Type: BLDG - Building	Zone:  R-P
Past Use:  Professional Offices	Proposed Use:  Same – Professional Offices – 1 <sup>st</sup> floor – enlarge utility room & add exterior door, 2 <sup>nd</sup> floor fit up for title company	Cost of Work: 6000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature: <i>Capt. Poirer 11/8/11</i>	Inspection: Use Group: <i>B</i> Type: <i>SB</i> <i>IBC-2009</i> Signature: <i>JMB</i> <i>11/16/11</i>
Proposed Project Description: interior renovations & add external door		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

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**

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan

☐ Maj ☐ Min ☐ MM

Date: *OK w/ conditions*  
*11/11/11* *ASB*

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

☒ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☒ Approved w/Conditions  
☐ Denied

Date: *11/7/11*

**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](mailto:buildinginspections@portlandmaine.gov)**

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

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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

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





# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2523-ALTCOMM

Located At: 1707 CONGRESS ST

CBL: 219- A-003-001

## **Conditions of Approval:**

### **Zoning**

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

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. The transition to the exterior grade from the utility door is allowed to be a maximum of 7" per IBC, Sec.1003.5(1)

### **Historic**

1. If possible, width of existing window opening shall not be increased with installation of door. If it is necessary to widen the opening to accommodate the door, the opening shall be centered on the window opening above.
2. Door to be 4-panel wood exterior door, painted. Panels to be recessed.
3. Acceptable exterior hardware specifications (from those options provided by the applicant):
  - Handle: Butte Knob, Durango Lever or Harrisburg Lever. (Butte Knob most compatible for building.) Finish: flat black or dark bronze
  - Deadbolt to correspond to shape of handle's backplate. Same finish as above.

## **Fire**

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.



R.P. Hildebrand

rec'd 10/24



# 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>1711 Congress Street</u>			
Total Square Footage of Proposed Structure/Area <u>NIA</u>		Square Footage of Lot <u>.172 acre</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>219</u> Block# <u>A</u> Lot# <u>3</u>		Applicant *must be owner, Lessee or Buyer* Name <u>Susan Knedler</u> Address <u>PO Box 15432</u> City, State & Zip <u>Portland ME 04112</u>	
Lessee/DBA (If Applicable)		Telephone: <u>(207) 632-3149</u>	
Owner (if different from Applicant) Name <u>REMRAF LLC</u> Address <u>PO Box 3041</u> City, State & Zip <u>Portland ME 04104</u>		Cost Of \$ <u>5-6,000</u> Work: \$ <u>5-6,000</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>Office Space</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>NIA</u> Proposed Specific use: <u>office space for Title Company</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>① Enlarge utility room to allow for repair of existing gas furnace &amp; add exterior door so systems can be accessed w/o going thru 1st floor</u> <u>② Remove two walls on second floor, replace w/ beams, to create open space.</u>			
Contractor's name: <u>TBD</u>			
Address: _____			
City, State & Zip _____ Telephone: _____			
Who should we contact when the permit is ready: <u>Susan Knedler</u> Telephone: <u>207-632-3149</u>			
Mailing address: <u>PO Box 15432, Portland, ME 04112</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: SK KnedlerDate: 10/10/2011

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



# *Remraf LLC*

The Olde Grange Hall at Stroudwater  
1711 Congress Street, Portland, Maine 04102  
Tel: 207.632.3149 & 207.712.0201

October 11, 2011

Jeanie Bourke, Code Enforcement Officer  
Planning & Urban Development Dept.  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RE: 1711 Congress Street

Dear Jeanie:

Enclosed please find the following:

1. General Building Permit Application;
2. Plot Plan showing the location of the building on the lot; and
3. Two drawings of the existing first and second floor layout.  
Walls/doors/windows that we propose to remove are indicated in yellow  
and replacements are shown in red.

We are requesting a permit to make two changes to the interior:

**First Floor:** The exiting utility room houses two natural gas furnaces, ductwork leading to first and second floor, as well as the water system for the sprinklers, electrical panels and phone lines. Currently, access to this room is through the first floor tenant's space and the space is severely limited making repairs and improvements difficult.

We want to remove the existing wall in order to enlarge the room by approximately 30" so that these systems can be more orderly and easier to work on. We also want to replace the single-pane exterior window with an insulated door allowing access from the exterior of the building and eliminate access from first floor. The wall being removed is not a load-bearing wall.

**Second Floor:** I will be moving my office, Bay Area Title Services, into the second floor. We typically operate with an "open" floor plan allowing easy communication among staff members regarding files in progress. I want to remove a portion of two walls in the second floor hallway so that the four offices will be open. In place



of the walls being removed, we propose to install 8x8 wooden beams, left exposed, and either painted or stained. The wall closest to the parking lot is a load-bearing wall but will be amply supported by the 8x8 beams.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Knedler", with a stylized, cursive script.

Susan Gage Knedler

Enclosures (4)



# THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 12-22-11. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 22605 PAGE 141 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 1711 Congress Street, Portland, Maine

Job Number: 723-08

Buyer: REMRAF, LLC

Inspection Date: 9-22-11

Scale: 1" = 30'

Seller: Marshview Properties, LLC

Client File #: 11422



Note:  
Lines of occupation  
are shown.  
A boundary survey  
may yield different  
results.



I HEREBY CERTIFY TO: Bay Area Title Services, Inc.;  
and the title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community  
Panel 230051-0012 B :

The structure does ~~XXX~~ fall within the special flood hazard zone.

The land does ~~XXX~~ fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF  
WAY ARE SHOWN. OTHER ENCUMBRANCES,  
RECORDED OR NOT, MAY EXIST. THIS  
SKETCH WILL NOT REVEAL ABUTTING  
DEED CONFLICTS, IF ANY.

copyright

**Livingston-Hughes**

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone

207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**RICHARD D. KNEDLER**  
**SUSAN GAGE KNEDLER**  
P.O. BOX 15432  
PORTLAND, MAINE 04112-5432  
(207)712-0201 OR (207)632-3149

BANGOR SAVINGS BANK  
Bangor, ME

52-7438/2112

1076

10/12/11

PAY TO THE  
ORDER OF

City of Portland

\$ 80.00

Eighty and no/100

DOLLARS

MEMO

Building Permit  
1711 Congress Street

*Richard D. Knedler*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001076⑈ ⑆211274382⑆ ⑈2010070932⑈





**AuraLast™ PINE WOOD DOORS**

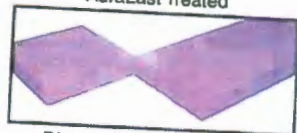
*This isn't a dream. It's reliability made real.*

After years of careful research and strenuous testing, we have the solution to the problems commonly associated with wood. It's called AuraLast™, the worry-free wood. It protects against wood decay. It protects against water absorption. And it protects against termite infestation. This means the beauty of our pine wood doors simply lasts longer. In fact, their durability is guaranteed by our exclusive 20-year warranty.

**20**  
YEAR  
WARRANTY

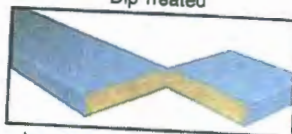
For complete warranty information, contact your BROSCO Dealer.

AuraLast Treated



Trimming and Sanding will NOT compromise the integrity of AuraLast wood

Dip Treated



In contrast, trimming and sanding may compromise the integrity of dip treated wood

**PINE CRAFTSMAN**



M-1863

1 1/4" Thick  
2'-6" x 6'-8"  
3'-0"



M-1863-S

Shelf Applied  
1 1/4" Thick  
2'-8" x 6'-8"  
3'-0"



M-1863-SL

1 1/4" Thick  
1'-2" x 6'-8"

	Stiles	Top Rail	Mid-Rail	Bottom Rail	Sticking
M-1863	5 1/2"	5 1/2"	7 1/2"	9 1/4"	Square
M-1863-SL	3 7/8"	5 1/2"	7 1/2"	9 1/4"	Square

**HIGH STYLE PINE DOORS AND SIDELIGHT**

Triple Glazed Insulating Beveled Glass Brass Caming



PHD-5055

No Raised Moulding  
1 1/4" Thick  
2'-8" x 6'-8"  
3'-0"



PHD-7411

Raised Moulding applied 1 side glazing and panels  
1 1/4" Thick  
2'-8" x 6'-8"  
3'-0"

Clear Beveled Tempered Insulating Glass



PHD-6261

Raised Moulding applied 1 side glazing and panels  
1 1/4" Thick  
2'-8" x 6'-8"  
3'-0"



PHD-5938

Raised Moulding applied 1 side glazing and panels  
1 1/4" Thick  
1'-2" x 6'-8"

PHD-5055, PHD-7411 and PHD-6261 feature wide stiles to accommodate a greater variety of hardware.

**"ENERGY SAVER" DOORS IN PINE**



100% Penetration - 100% Protection - against Decay, Termites & Water Absorption! 20-Year Door and Door Unit Warranty

**#7000 Series Energy Saver Doors**

- Panel - Full 1 1/8" thick double hip raised
- 5 5/8" Wide stiles to accommodate a greater variety of hardware\*
- Tempered Insulating Glass on sash doors



Pine M-7100

1 1/4" Thick  
2'-6" x 6'-8"  
2'-8"  
3'-0"  
3'-6"



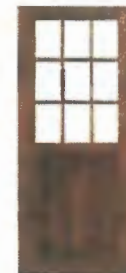
Pine M-7108

1 1/4" Thick  
2'-8" x 6'-8"  
3'-0"



Pine M-7984

1 1/4" Thick  
2'-6" x 6'-8"  
2'-8"



Pine M-7984-9R

w/Grille  
Low E Insul Glass  
1 1/4" Thick  
2'-6" x 6'-8"  
2'-8"



Pine M-7989

Insulating Glass  
ENERGY SAVER  
1 1/4" Thick  
2'-8" x 6'-8"

\*2'-6" x 6'-8" has 4 5/8" stiles.

Low E Insulating Glass



M-6911

1 1/4" Thick  
2'-0" x 6'-8"  
2'-6"  
2'-8"  
3'-0"  
2'-6" x 7'-0"  
2'-8"  
3'-0"

Tempered Insulating Glass Solid Bar Divided Lights



M-6911-15R

with Grille  
1 1/4" Thick  
2'-6" x 6'-8"  
2'-8"  
3'-0"  
2'-6" x 7'-0"  
2'-8"  
3'-0"

Low E Insul Glass



M-6910

1 1/4" Thick  
1'-0" x 6'-8"



M-6915

1 1/4" Thick  
1'-0" x 6'-8"

**MARQUIS FRENCH DOORS**

Low E Insulating Glass



M-6910

1 1/4" Thick  
2'-0" x 6'-8"



M-6915

1 1/4" Thick  
2'-6" x 6'-8"  
2'-8"  
3'-0"



- Compression Glazing - One piece Low-Insulating glass. Twice as energy efficient as regular divided light insulating glass.
- Muntin Bars applied directly to glass.
- Spacer bars between the glass complete the illusion of true divided lights.

‡ M-6911, 2-0 10-Light Rectangular Wood Grille  
M-6911, 2-6, 2-8, 3-0 15-Light Rectangular Wood Grille  
o Use with 7000 Series.  
# Use M-6905 sidelights w/M-6915 Series Doors.

# Wrought Steel Levers & Knobs



Rust



Satin Steel



Rust



Satin Steel



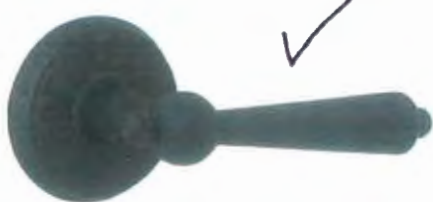
Flat Black



Rust



Flat Black



Flat Black

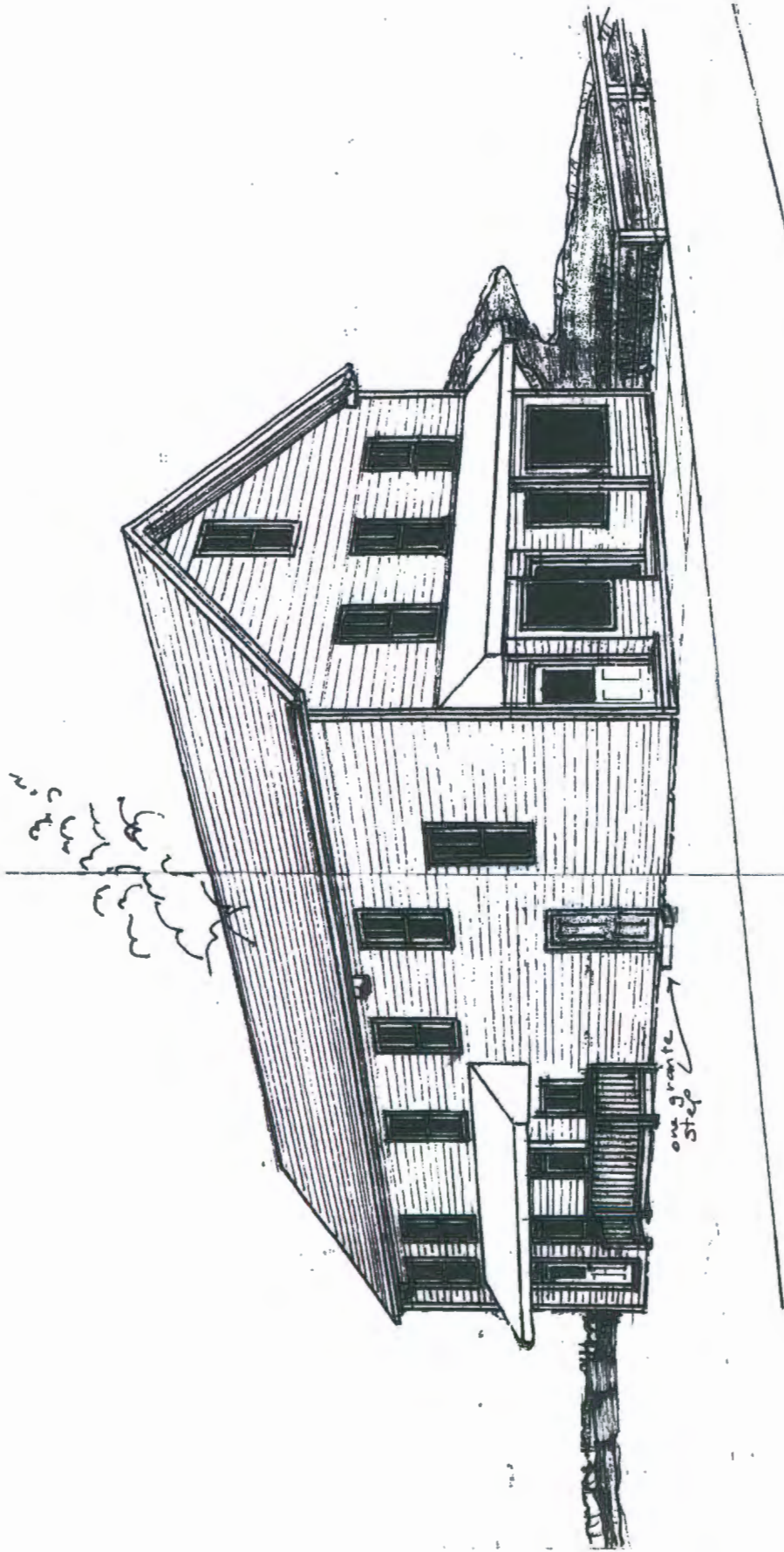


Satin Steel



Satin Steel







# Sideplate Locks

## Lost Wax Cast Bronze



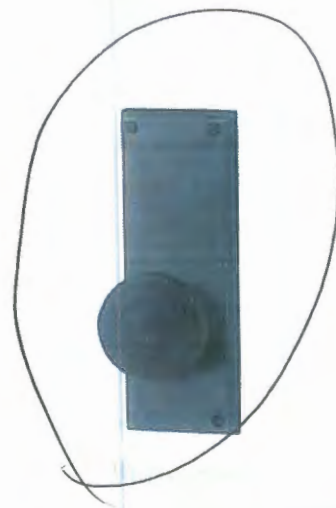
## Deep Burgundy Sandcast Bronze



## Deep Burgundy



Flat Black



Flat Black



# Deadbolts

## Regular



Polished Brass



Satin Nickel

## Low Profile



Polished Chrome



Flat Black

## Rope



French Antique



Pewter

## Brass #8



Satin Nickel

## Wrought Steel Deadbolts



Flat Black



Rust  
Rosette Styles



Satin Steel



Rust



Flat Black



Satin Steel

## Standard Features of all Emtek Deadbolts





# Deadbolts

## Decorative Solid Brass Deadbolts

**Knoxville**



Satin Nickel



Oil Rubbed Bronze

**Saratoga**



Satin Nickel



Oil Rubbed Bronze

**Rectangular**



Polished Brass



Polished Brass

## Arts and Crafts



Oil Rubbed Bronze



Satin Nickel

## Modern



Satin Nickel



Oil Rubbed Bronze

## Square



Flat Black



Flat Black



# Bronze Entrysets



Exterior



Flat Black



Deep Burgundy



Silver Patina

Interior



Deep Burgundy



Deep Burgundy

Choose any knob or lever for the inside.

**Jeanie Bourke - Re: 1171 Congress Street**

---

**From:** Jeanie Bourke  
**To:** Chris Pirone; Susan Knedler  
**Date:** 1/13/2012 2:08 PM  
**Subject:** Re: 1171 Congress Street  
**CC:** Benjamin Wallace

---

Hi Sue,

Thanks for clarifying my questions on the existing egress and number of stories. As per our discussion, all of the items below that Chris cited are in line with the IBC code. The only exception is that the building code does not require a fire alarm system.

Jeanie

>>> "Susan Knedler" <sknedler@bayareatitle.com> 1/12/2012 8:20 PM >>>

Chris, thank you for your response. I hope you don't feel that I have been pestering you but moving this month would have meant substantial savings by not paying yet another month's rent at my current location.

We will contact a fire alarm company immediately to start that process.

Jeanie, please confirm that following the guidelines outlined in the answers above would not contradict any provisions of the Portland building code. I look forward to your response.

Thank you.

Sue Knedler

Please excuse the brevity of this message and any and all typos as it was sent from my iPhone

On Jan 12, 2012, at 5:21 PM, "Chris Pirone" <cpp@portlandmaine.gov> wrote:

I am sorry for the delay in getting back to you.

Here are my answers based on Fire Code. I can not speak for building code which will be handled by Jeanie Bourke; who is copied on this email.

1. The hallway does not need to be isolated on both ends because it will be the same tenant occupying the two floors and the sprinkler system.
2. The swing of the french door does not matter based on the sprinkler system, the amount of occupants and the designated "EXIT" in the rear enclosed 60 minute stair.
3. Based on NFPA 101 2009 a supervised fire alarm system will be required. A fire alarm permit will be required to be submitted by a certified alarm company separate from the building permit.
4. Swing of this door will not matter based on the sprinkler system, occupant load and the other egress.



Captain Chris Pirone  
Portland Fire Department  
Fire Prevention Bureau  
380 Congress Street  
Portland, ME 04101  
(t) 207.874.8405  
(f) 207.874.8410

>>> "Susan Knedler" <[sknedler@bayareatitle.com](mailto:sknedler@bayareatitle.com)> 1/5/2012 11:13 PM >>>

Dear Chris:

First of all, both Rick and I want to thank you for taking time to walk through our building with us on January 3 and explain the various aspects of the Fire Code that apply to the site.

Based on our conversation, we discussed the following items that required some follow-up on your part based upon your research of the Code and the various permits that have been issued in the past for the building:

1. Did you have a chance to confirm that the hallway in the top half story does not need to be isolated on both ends of the hallway with a fire door?? You will recall that there is now an existing fire door at the end of that hallway at the rear of the building.
2. The swing of the proposed "French door" in the hallway on second floor needs to be determined. I believe you stated that the swing would depend upon the number of people who would need that as an exit route in the event of a fire. Since it would be only my employees who would be using either the French door or the door leading to the back hallway, that number would be a maximum of 7. The public will not have access to the "inner" office space.
3. Have you had an opportunity to research whether we will be allowed to install local fire and CO detectors vs. a complete fire alarm system? You left us with the impression that, because the building already has a sprinkler system and the usage was not being changed, we will be allowed to make use of "localized" detectors.
4. The swing of the front door at ground level leading to Congress Street needs to be determined. While this door most likely will not be replaced for quite some time, I would like to know in advance if it is mandatory that it swing out because it will take a bit of searching to find a door that will be satisfactory to the Historical Preservation Board and still be useful for my purposes. I personally would prefer that it be an "in swing" door simply because of the weather that comes across Congress Street toward the building. I've been there when it is raining hard and was thankful for the awning but when I opened the door, the wind took control and the door was naturally exposed to the elements more than necessary.

We look forward to hearing from you at your earliest convenience - we want to continue moving forward in obtaining a CO and establishing a firm "move in" date.

Sincerely,

Sue



proposed door to access  
utility room





POKE RIVCK

CONGRESS STREET

← up to 3rd Fl per suek.  
575 SF

down

remove wall,  
doors + windows  
(yellow)

replace w/  
8x8 wooden  
beam supported  
by 0x8 beams  
posts

PARKING LOT

STREET



070352

# UTILITY

ROOM

remove  
wall

build  
new wall

