

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1445	Issue Date:	CBL: 430 A010001
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Location of Construction: 50 BERWICK ST	Owner Name: COASTAL LLC	Owner Address: 153 CALEB ST	Phone:
Business Name:	Contractor Name: Taber, Scott	Contractor Address: 226 Schellinger Road Poland	Phone: 2073448121
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-3

Past Use: Residential/ 2 Unit	Proposed Use: Residential/ 2 Unit/ Renovations, Addition & new foundation <i>Demolish small unit</i>	Permit Fee: \$2,046.00	Cost of Work: \$225,000.00	CEO District: 4	<i>Shuck</i>
Proposed Project Description: Renovations, Addition & new foundation <i>Demolish small unit</i>		FIRE DEPARTMENT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB <i>IRC-2003</i>		

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: Idobson	Date Applied For: 10/05/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>within 75' 240m</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 8 Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>NA</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>9/17/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance <i>maximize job soft volume</i></p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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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.

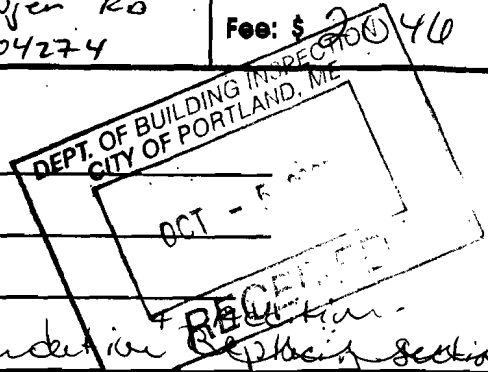
SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property with the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>50 & 52 BERWICK ST</u>		
Total Square Footage of Proposed Structure <u>2925</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>430</u> Block# <u>A</u> Lot# <u>10</u>	Owner: <u>COASTAL LLC</u>	Telephone: <u>761-8049</u>
Lessee/Buyer's Name (if Applicable) <u>Todd Bukowski + USA Epist</u> <u>52 BERWICK ST</u> <u>PORTLAND ME 04103</u>	Applicant name, address & telephone: <u>SCOTT TABER</u> <u>226 Schellingier Rd</u> <u>POLAND ME 04274</u>	Cost Of Work: <u>\$ 225,000.-</u> Fee: <u>\$ 2040</u>
Current use: <u>RES. DUnit</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>RES.</u>		
Project description: <u>RENOVATION / & new foundation</u>		
Contractor's name, address & telephone: <u>SCOTT TABER 226 Schellingier Rd POLAND ME 04274 344-8121</u>		
Who should we contact when the permit is ready: <u>SCOTT TABER 344-8121 - called 11/1/05</u>		
Mailing address: <u>226 Schellingier Rd POLAND, ME 04274</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: 344-8121		



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 the 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>[Signature]</u>	Date: <u>10/5/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. 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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 051445

Please Read Application And Notes, If Any, Attached

This is to certify that COASTAL LLC / Taber, Scott
has permission to Renovations, Addition & new foundation
AT 50 BERWICK ST L. 430 A010001

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 altered or otherwise used-in. **NO OTHER NOTICES 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

C. J. O'Neil

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

11.5 2005

Received from Todd J Zukowski

Location of Work 504 2 Berwick St.

Cost of Construction \$ _____

Permit Fee \$ 2046

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 430 A 10

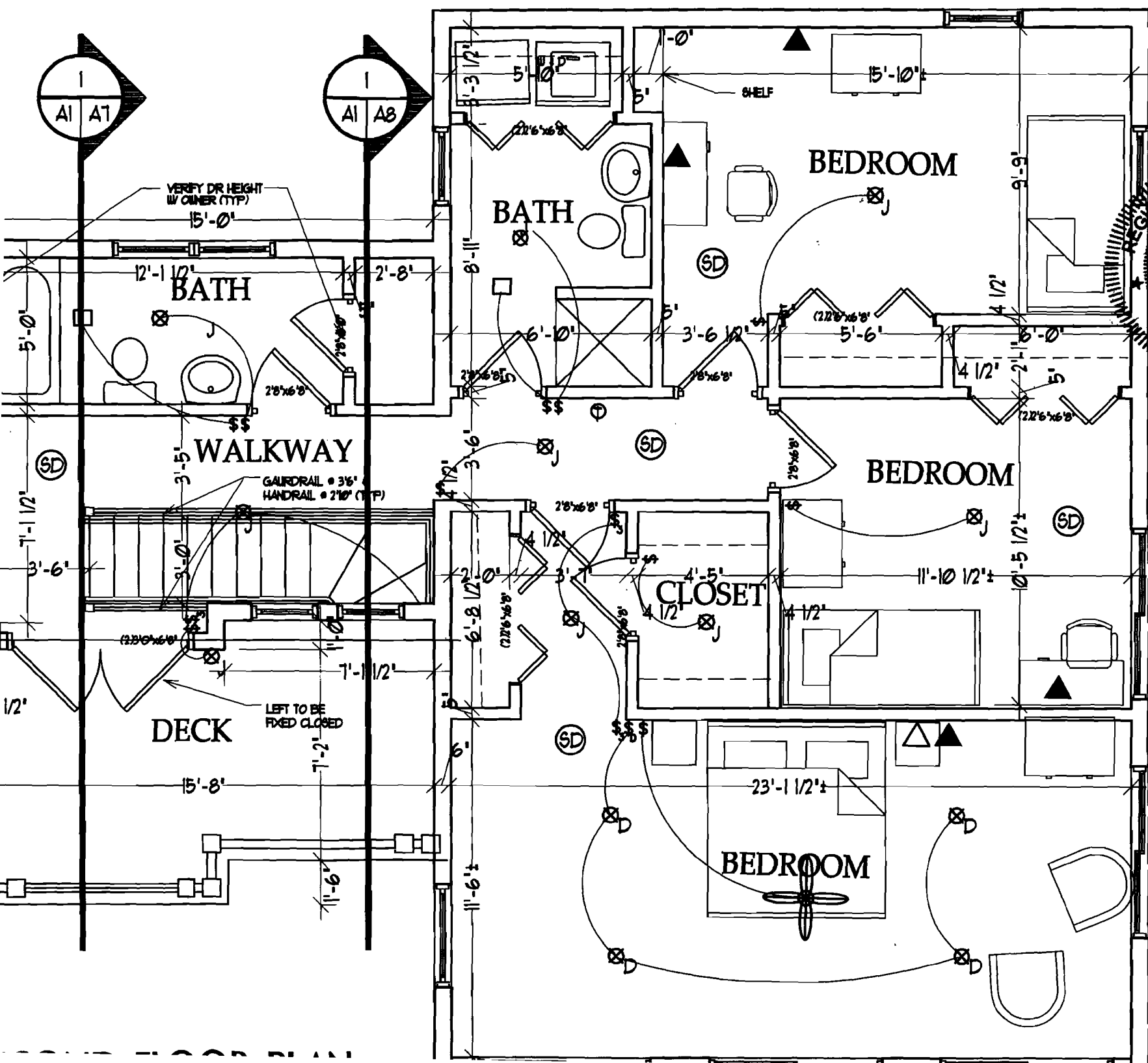
Check #: 136

Total Collected \$ 2046⁰⁰ / 10

THIS IS NOT A PERMIT

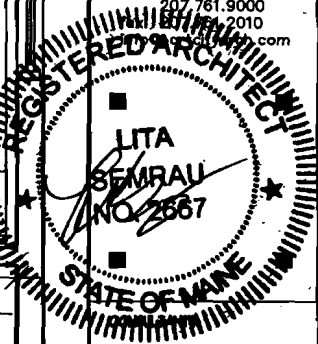
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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



PORT CITY ARCHITECTURE

65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 207.761.2010
 info@portcityarch.com



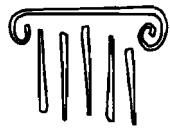
**Zukowski & Eposito
 Residence**

52 Berwick
 Portland, Maine

NO.	DATE	REVISIONS
1	--	Design Review
2	DATE	REVISION

Date Issued: September, 2009
 Project Name: 09000
 Drawing Scale:

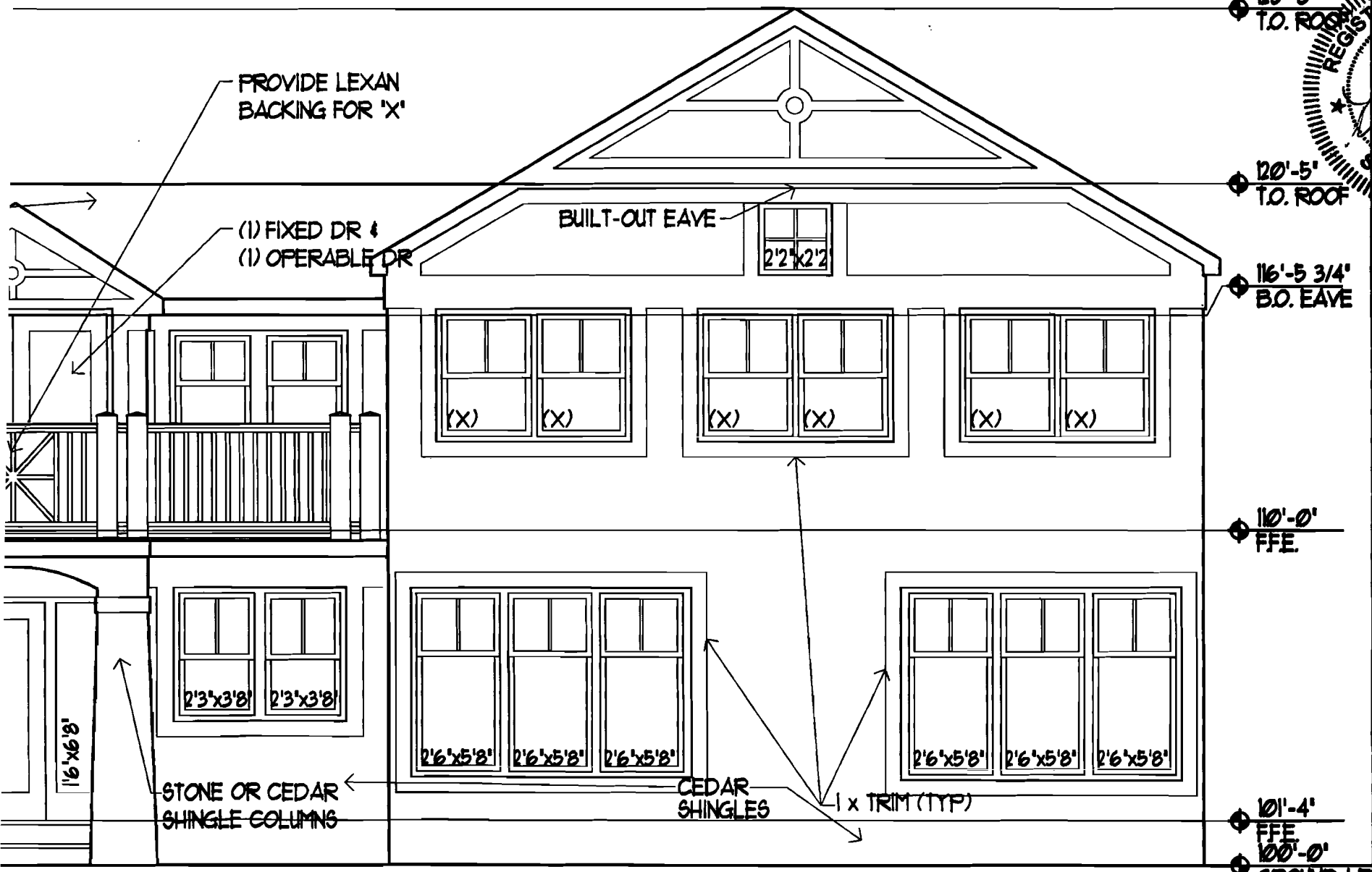
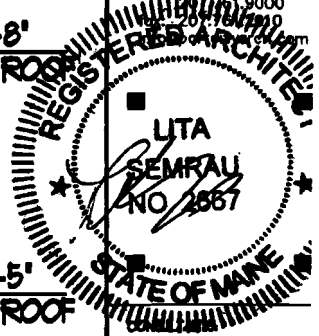
**SECOND FLOOR
 PLAN**



PORT CITY ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101

1007.651.9000



Zukowski & Espo
Residenc
52 Berwick
Portland, Maine

NO.	DATE	DESCRIPTION
1		Design Review
2		DATE DESCRIPTION

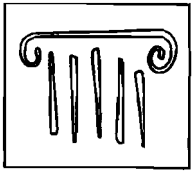
REVISIONS

Date Issued September, 2009

Project Number 09009

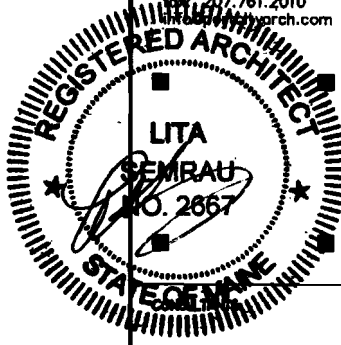
Drawing Scale

DATE PLOT



PORT CITY ARCHITECTURE

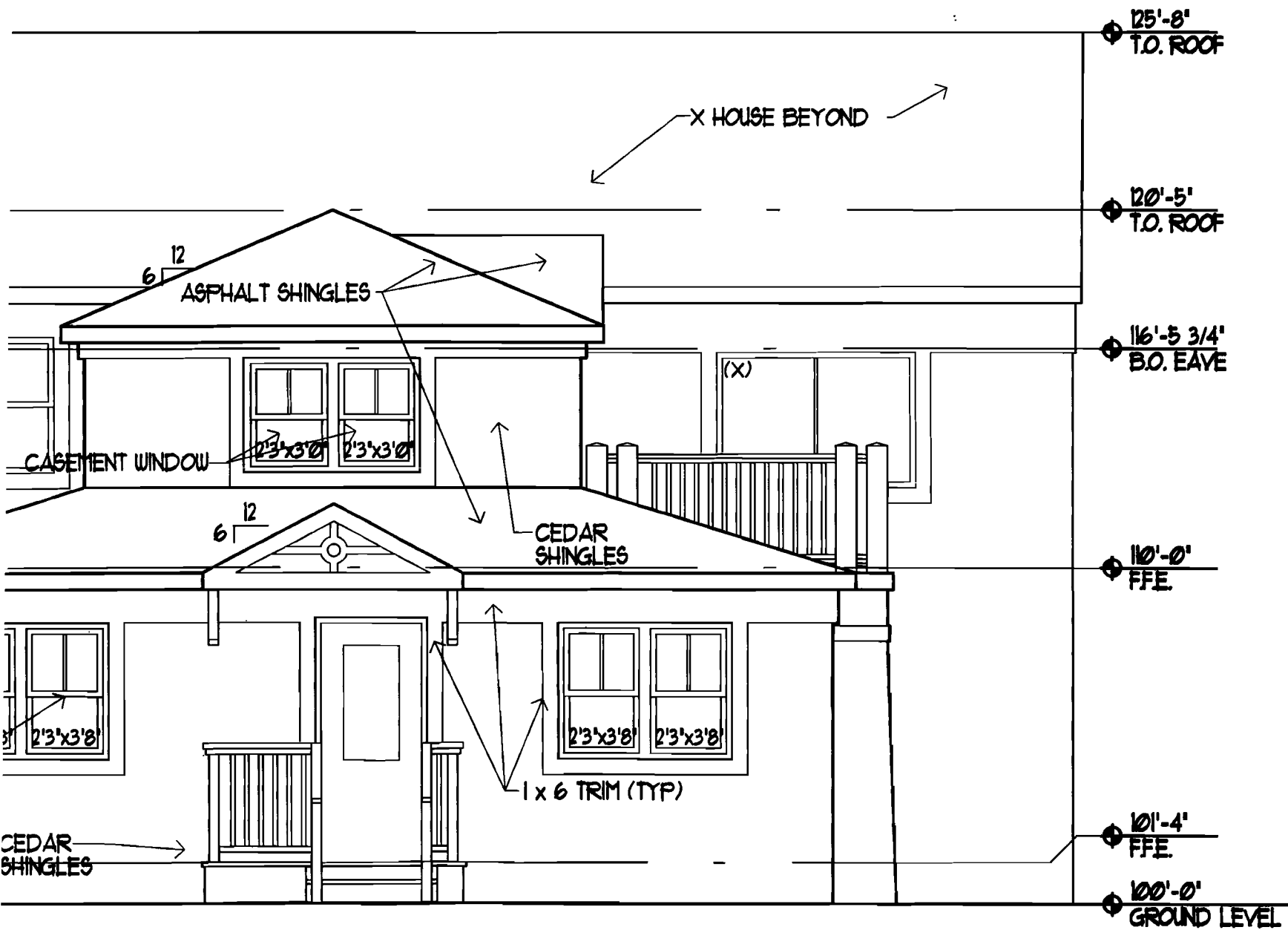
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
207.761.2010
www.portcityarch.com



**Zukowski & Esposto
Residence**
52 Berwick
Portland, Maine

NO.	DATE	DESCRIPTION
1		Design Review
REVISIONS		
Date Issued: September, 2005		
Project Number: 02000		
Drawing Scale: 1/8" = 1'-0"		

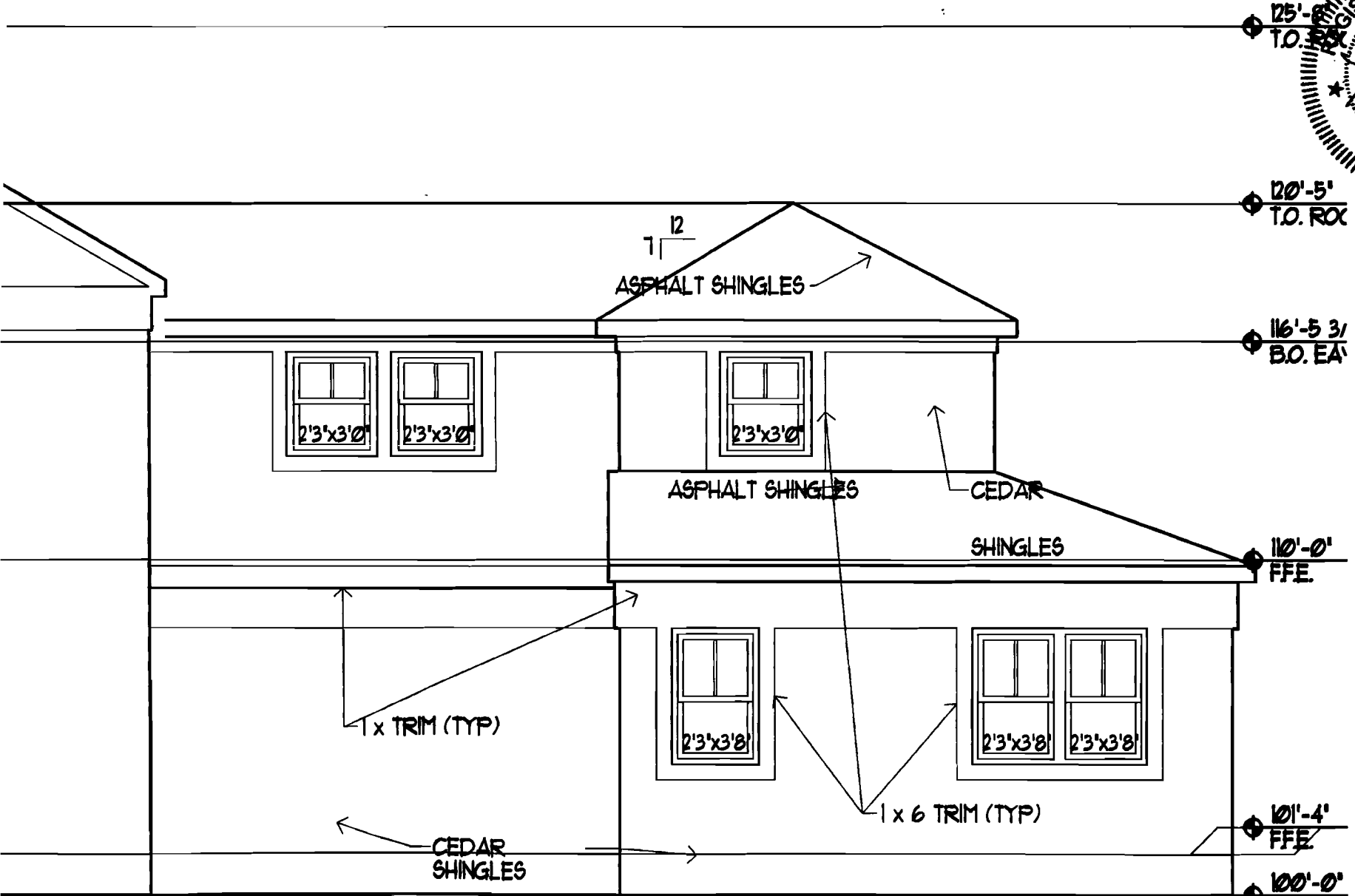
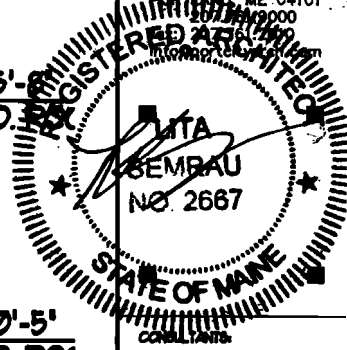
BLE
ERWISE





PORT CITY ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
PHONE: 857-9000



125'-0"
T.O. ROOF

120'-5"
T.O. ROOF

116'-5 3/4"
B.O. EA'

110'-0"
F.F.E.

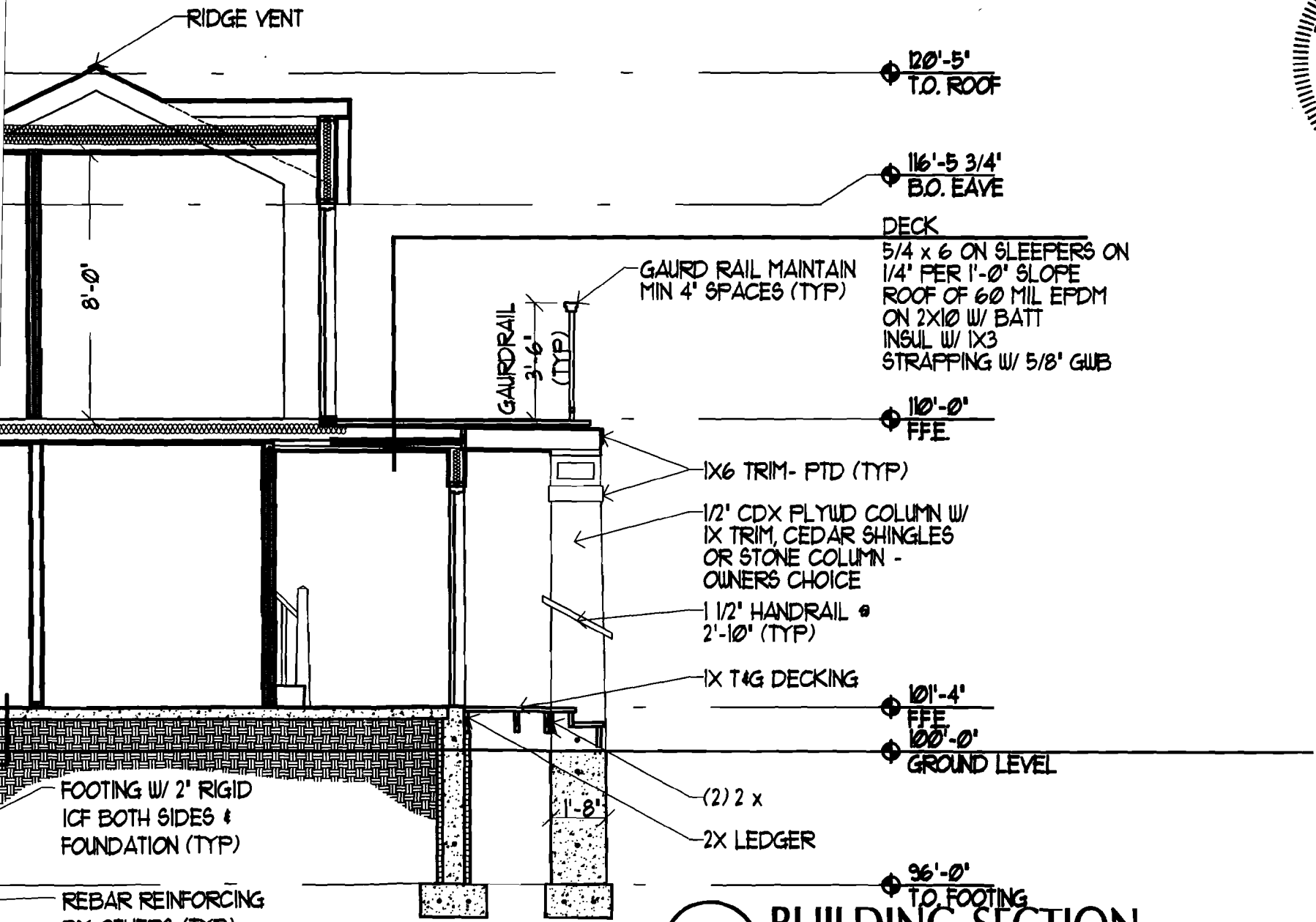
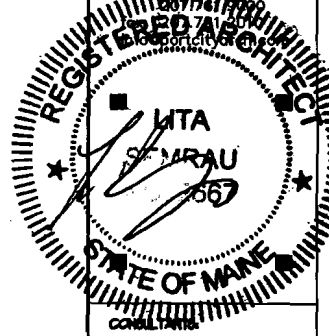
101'-4"
F.F.E.

100'-0"
GROUND

**Zukowski & Eposta
Residence**

52 Berwick
Portland, Maine

NO.	DATE	DESCRIPTION
1		Design Review
2		PERMITS
REVISIONS		
Date Issued	September, 2005	
Project Number	06000	
Drawing Scale		

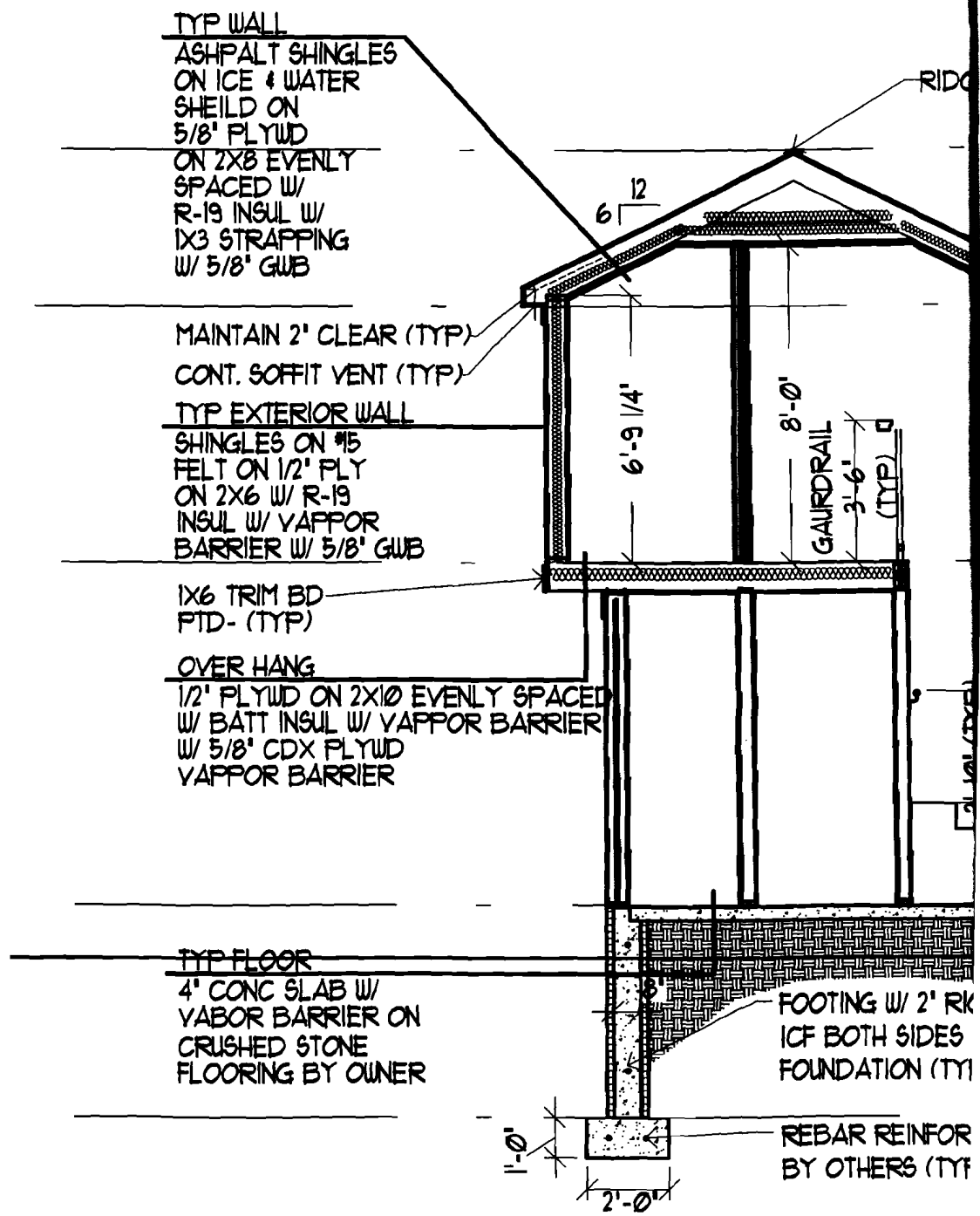


1 BUILDING SECTION
 AI | A7
 SCALE: 1/4" = 1'-0"

**Zukowski & Esposito
 Residence**
 52 Berwick
 Portland, Maine

NO.	DATE	DESCRIPTION
1		Design Review
2		DESIGN
3		REVISIONS
Date Issued September, 2008		
Project Number 0000		
Drawing Scale		
SHEET NAME		

**EXTERIOR
 ELEVATION**



N/F
STEPHEN R &
HILARY E J ANDREW
4242/347

N/F
DOUGLAS T &
GRACE E COLE
4242/347

36

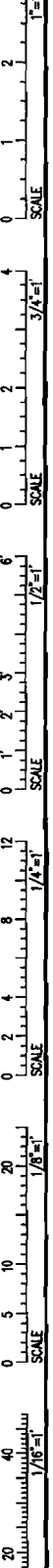
35

37

BERWICK STREET
(PAVED PUBLIC WAY)

RBF .5'B.G.
(HELD)

1"PF .5'B.G.



100 YEAR
FLOOD LEVEL LINE

EXISTING HOUSE
EXISTING SHARED
PAVED DRIVE
EXISTING 1-1/2 STORY
HOUSE
NEW ADDITION
EXISTING
2 STORY
HOUSE

EXISTING
GARAGE

EXISTING HOUSE
2 STORY
FFE: EL.26.0'

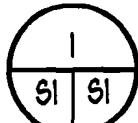
FFE: EL.
26.0'

TIDAL FLATS

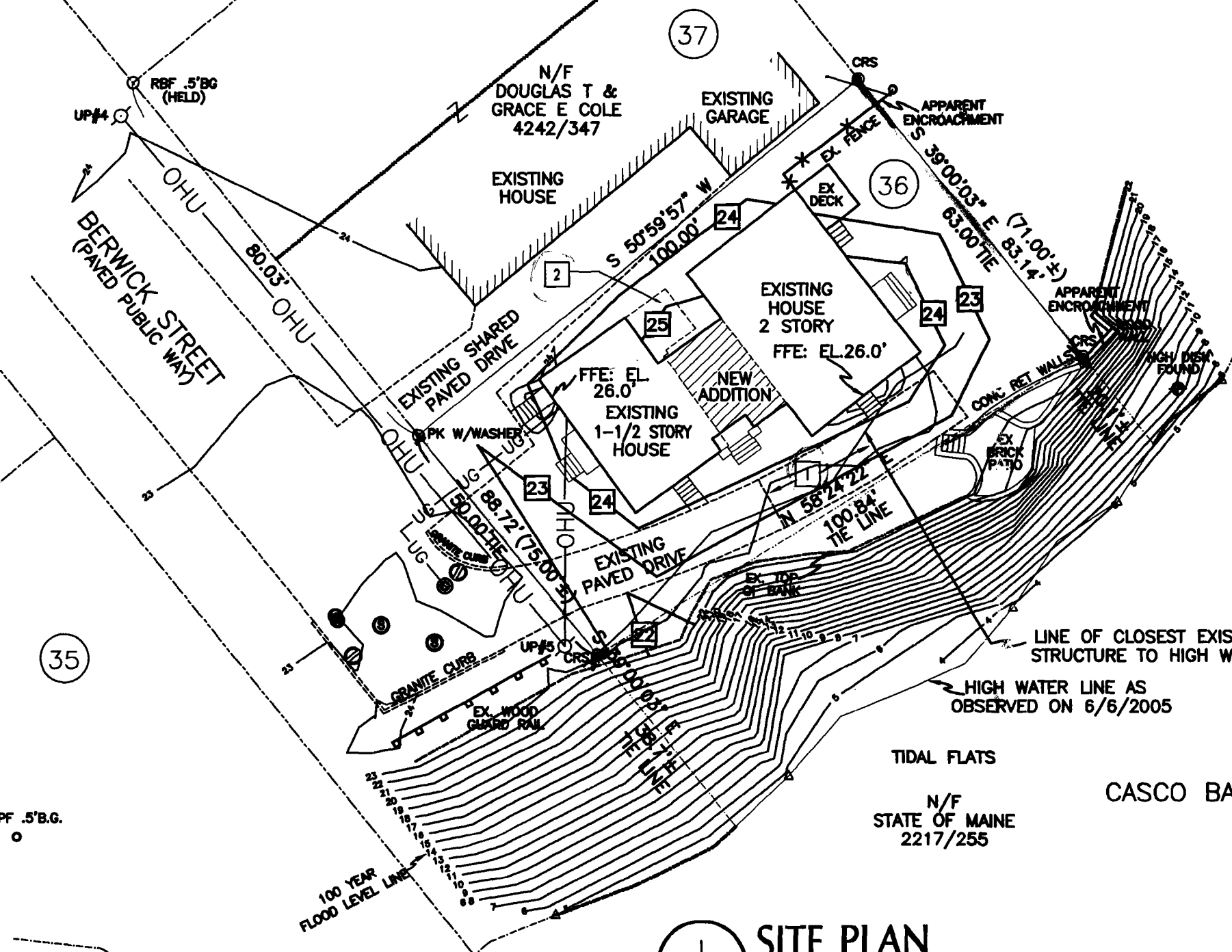
N/F
STATE OF MAINE
2217/255

CASCO BAY

SITE PLAN



SCALE: 1" = 20'-0"



APPARENT
ENCROACHMENT

APPARENT
ENCROACHMENT

LINE OF CLOSEST EXISTING
STRUCTURE TO HIGH WATER

HIGH WATER LINE AS
OBSERVED ON 6/6/2005

100.84'
TIE LINE

GRANITE CURB

EX. WOOD
GUARD RAIL

CONC. RET WALLS

EX. BRICK
PATIO

HIGH DISK
FOUND

TBM: ELEV
4.70'

CRS

CRS

CRS

2

24

24

23

23

24

24

1

PK W/WASHER

UP#5

UP#4

80.03' OHU

S 50°59'57" W
100.00'

S 39°00'03" E 85.14'
63.00 TIE

(71.00±)

88.72' (75.00±)
100.00 TIE

N 55°24'22"
100.84'
TIE LINE

ZURLOWSKI & PARTS ARCHITECTS RESIDENCE

50 BERWICK STREET

Portland, Maine

LIST OF DRAWINGS

T1	TITLE SHEET
T2	ELECTRICAL LEGEND
S1	SITE PLAN
F1	FOUNDATION PLAN
D1	FIRST FLOOR DEMO PLAN
D2	SECOND FLOOR DEMO PLAN
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	WATER ELEVATION
A4	STREET ELEVATION
A5	SIDE ELEVATION
A6	REAR ELEVATION
A7	BUILDING SECTION
A8	BUILDING SECTION
A9	STAIR DETAIL

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER)
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
9. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
10. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
11. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
12. ALL PIPES / CONDUIT SHOULD BE CONCEALED EXCEPT IN UNFINISHED LOCATIONS UNLESS NOTE OTHERWISE.
13. DO NOT SCALE DRAWINGS.

RENOVATION GENERAL NOTES

1. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
2. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTE OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
5. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
6. ALL KNOWN HAZARDOUS MATERIALS REMOVALS REQUIRED FOR THE SAFE IMPLEMENT THIS PROJECT HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SUSP MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY OR TESTING AND / OR REMOVAL. ANY ASBESTO REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.
7. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
8. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DESCRIPANCIES.

SHORELAND REVIEW

THE PROJECT CONSISTS OF THE RENOVATION OF TWO HOUSES & AN ADDITION BETWEEN THEM

THE HOUSES ARE IN THE SHORELAND ZONE

THE LARGE HOUSE WAS RENOVATED BEFORE SO IT'S SF CAN NOT BE USED FOR ADDITIONAL SQUARE FOOTAGE FOR THE RENOVATION

THE SMALL HOUSE WAS USED TO CALCULATE THE ADDITIONAL SF & VOLUME FOR THE ADDIT

SMALL HOUSE EXIST SF
 SMALL HOUSE EXIST VOLUME
 ALLOWABLE NEW SF
 ALLOWABLE NEW VOLUME
 TOTAL ALLOWABLE OF SMALL HOUSE & ADDITION SF
 TOTAL ALLOWABLE OF SMALL HOUSE & ADDITION VOLUME
 TOTAL SMALL HOUSE & ADDITION SF

920.1 SF
 9598.7 CF
 216.2 SF *all*
 2879.6 CF *all*
 1,96.9 SF *0*
 12,418.3 CF *0*
 1,938 SF

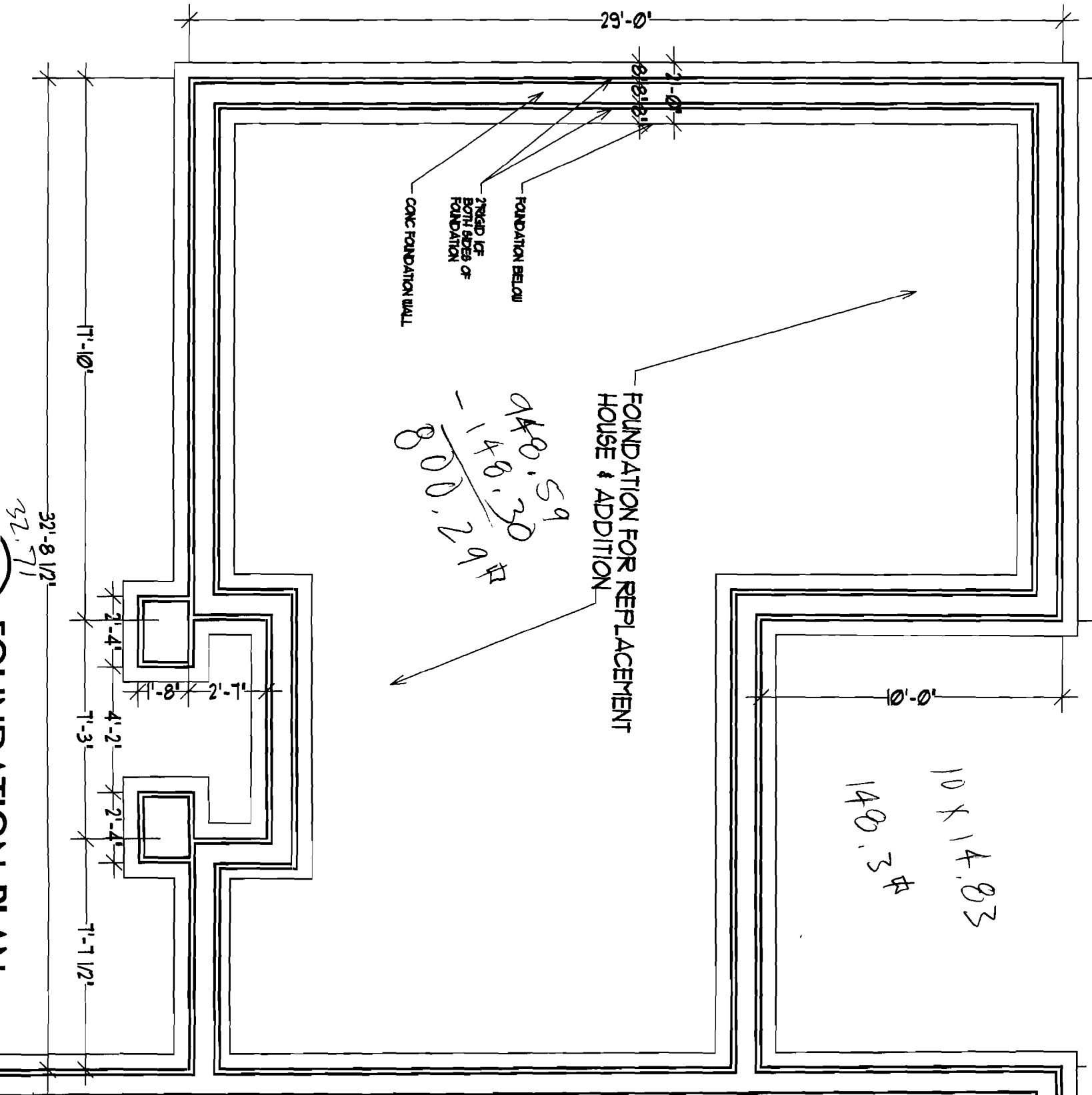
yes per
 $216.2 \times 30\% = 276.21$
 $2879.6 \times 30\% = 2879.61$
 $276.21 + 2879.61 = 3155.82$
 $3155.82 + 196.9 = 3352.72$
 $3352.72 + 216.2 = 3568.92$
 $3568.92 + 196.9 = 3765.82$

ELECTRICAL KEY

	TV CONNECTION
	POWER OUTLET
	220 POWER OUTLET
	DATA OUTLET
	TELEPHONE OUTLET
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	SURFACE CEILING LIGHT- J BOX
	IRIS DIRECTIONAL CEILING LIGHT (RECESSED)
	WALL MOUNTED LIGHT
	SINGLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	CABLE MTD FIXTURE
	RECESSED DOWNLIGHT
	IRIS RECESSED DOWNLIGHT
	IRIS- A LAMP WALL WASH
	IRIS-CORNER WALL WASH
	IRIS-LENSED SHOWER LIGHT
	IRIS-SLOTTED ACCENT
	IRIS-PINHOLE
	BASIC WALL WASHER - RECESSED
	BASIC RECESSED SHOWER LIGHT

ELECTRIC

- A. VERIFY OWNER
- B. THE EN LOCATION CODE. ADDITIONAL VERIFY
- C. ALSO S
- D. ALL EX

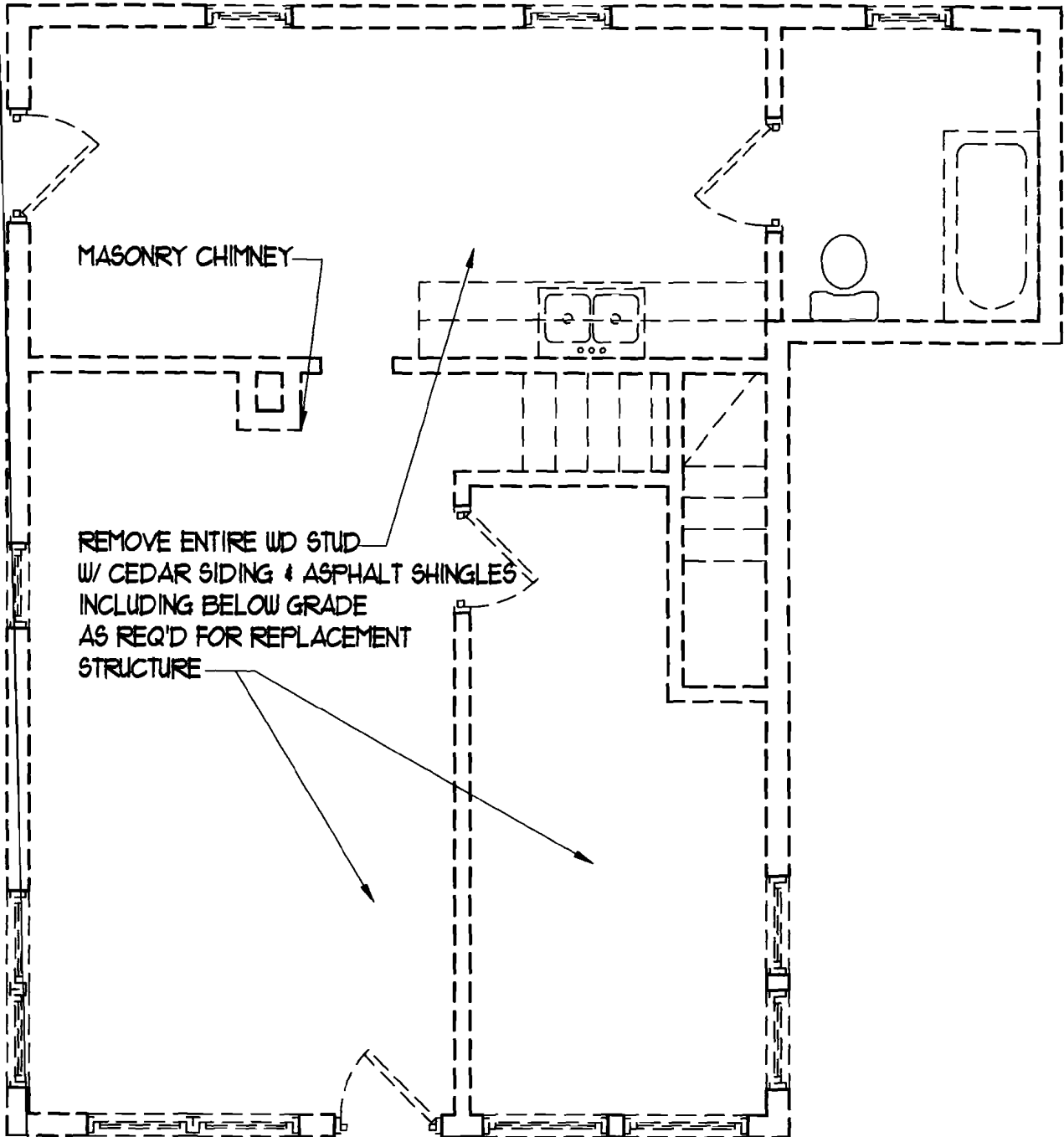


$$\begin{array}{r}
 2480.59 \\
 - 148.34 \\
 \hline
 2332.25 \text{ sq ft}
 \end{array}$$

$$\begin{array}{r}
 10 \times 14.83 \\
 148.34
 \end{array}$$

FOUNDATION PLAN

2
3



MASONRY CHIMNEY

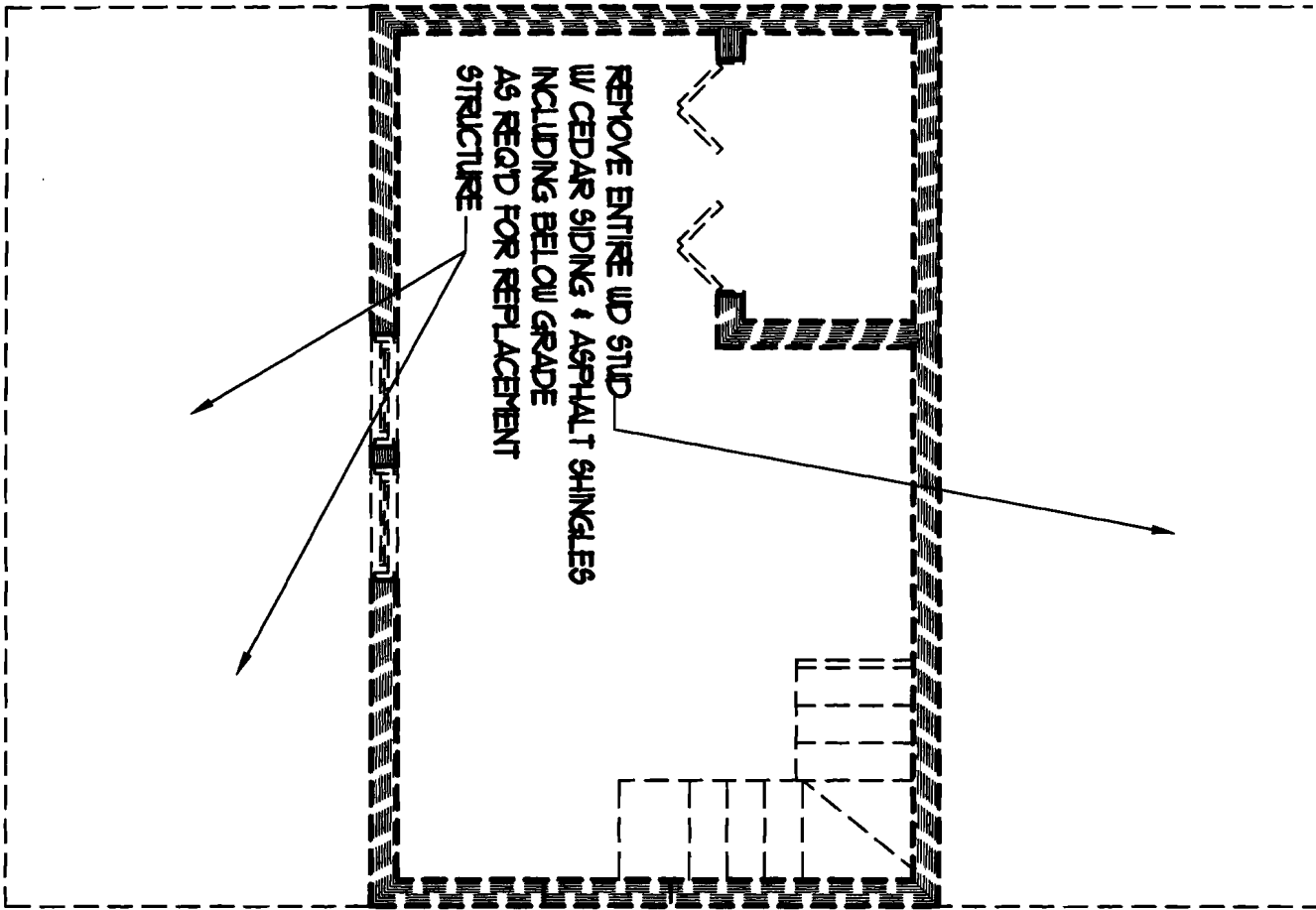
REMOVE ENTIRE WD STUD
W/ CEDAR SIDING & ASPHALT SHINGLES
INCLUDING BELOW GRADE
AS REQ'D FOR REPLACEMENT
STRUCTURE

REMO
ASSO

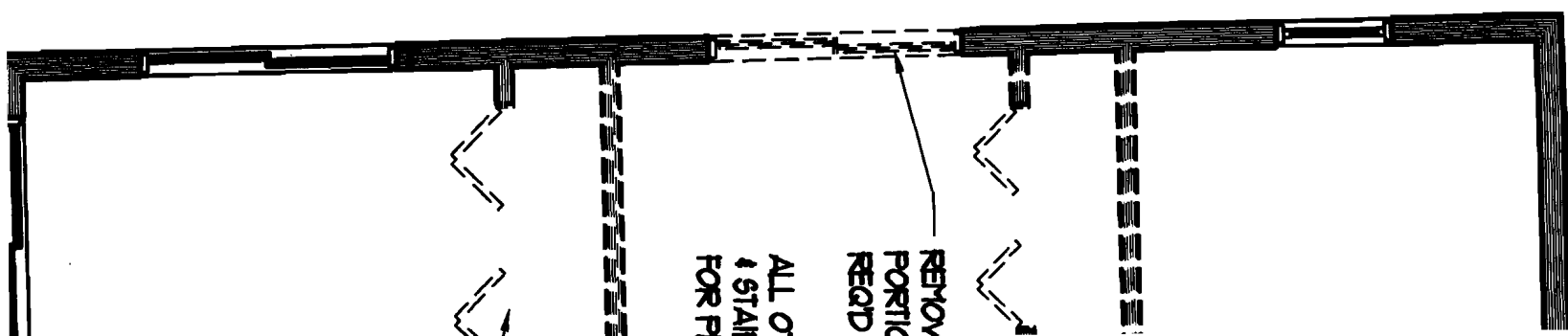
REMO
ALL C
& STA
FOR

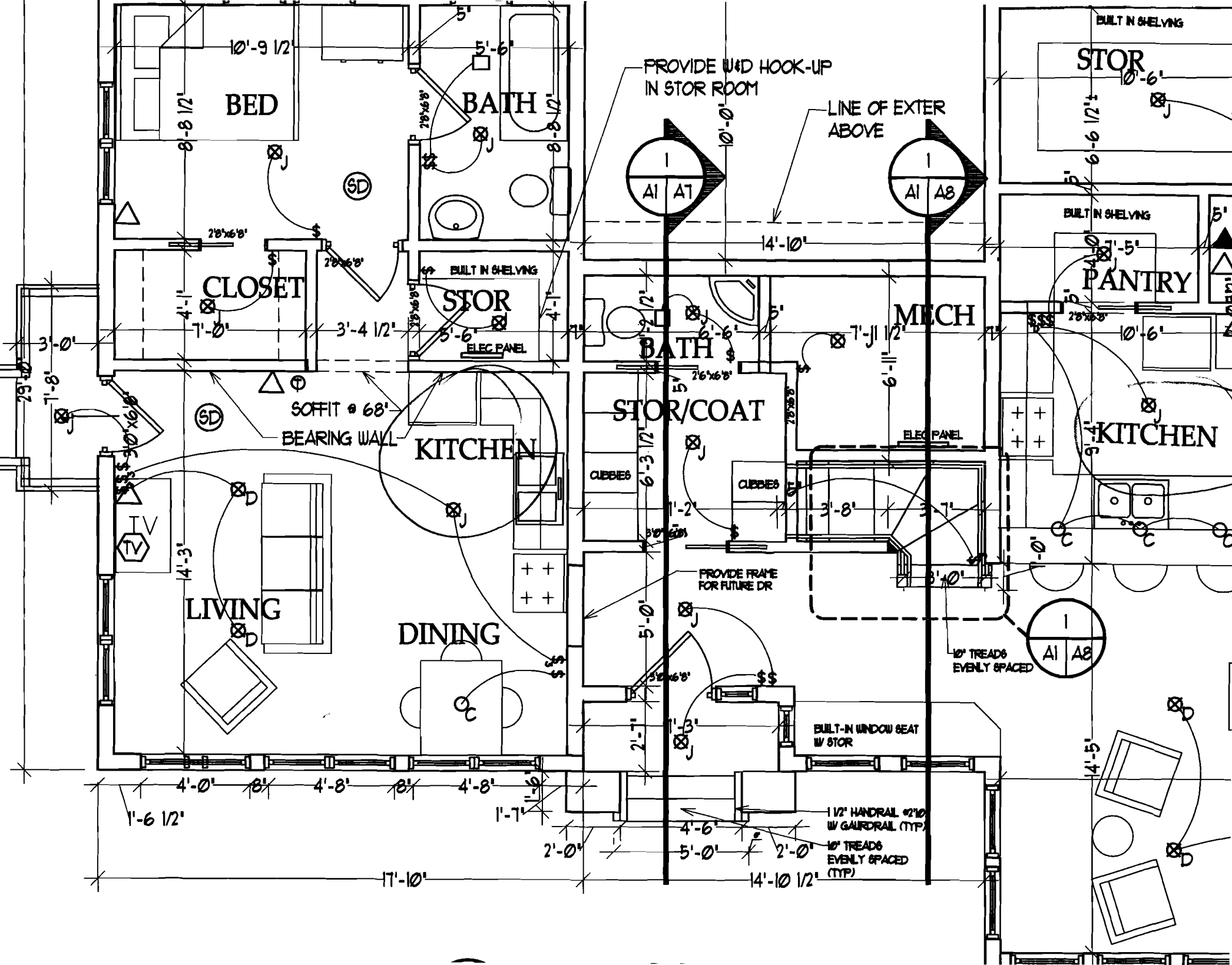
REMO
FOR
REQ

NOTE: WHERE DEMOLITION IS INDICATED, REMOVE ALL
ASSOCIATED ELECTRICAL, MECHANICAL & PLUMBING
FIXTURES



SECOND FLOOR PLAN DI ANI





BED
10'-9 1/2"
8'-8 1/2"

BATH
5'-6"
8'-8 1/2"

CLOSET
4'-1"
7'-0"
28"x6'8"
28"x6'8"

STOR
BUILT IN SHELVING
ELEC. PANEL
5'-6"
3'-4 1/2"

PROVIDE W&D HOOK-UP
IN STOR ROOM

LINE OF EXTER
ABOVE

A1
A7

A1
A8

BUILT IN SHELVING
STOR
10'-6"
6'-6 1/2"

BUILT IN SHELVING
7'-5"
5'

PANTRY
10'-6"
28"x6'8"

MECH
7'-11 1/2"
6'-11"

BATH
26"x6'8"
28"x6'8"

STOR/COAT
6'-3 1/2"
CUBBIES
1'-2"
3'0"x6'8"

ELEC. PANEL

KITCHEN
10'-6"
3'-7"
3'-8"
6'-10"

SOFFIT @ 68"
BEARING WALL

KITCHEN
4'-3"
1'-8"

LIVING
14'-3"

DINING
4'-8"
4'-8"
8"
4'-8"
1'-7"
1'-6 1/2"

PROVIDE FRAME
FOR FUTURE DR

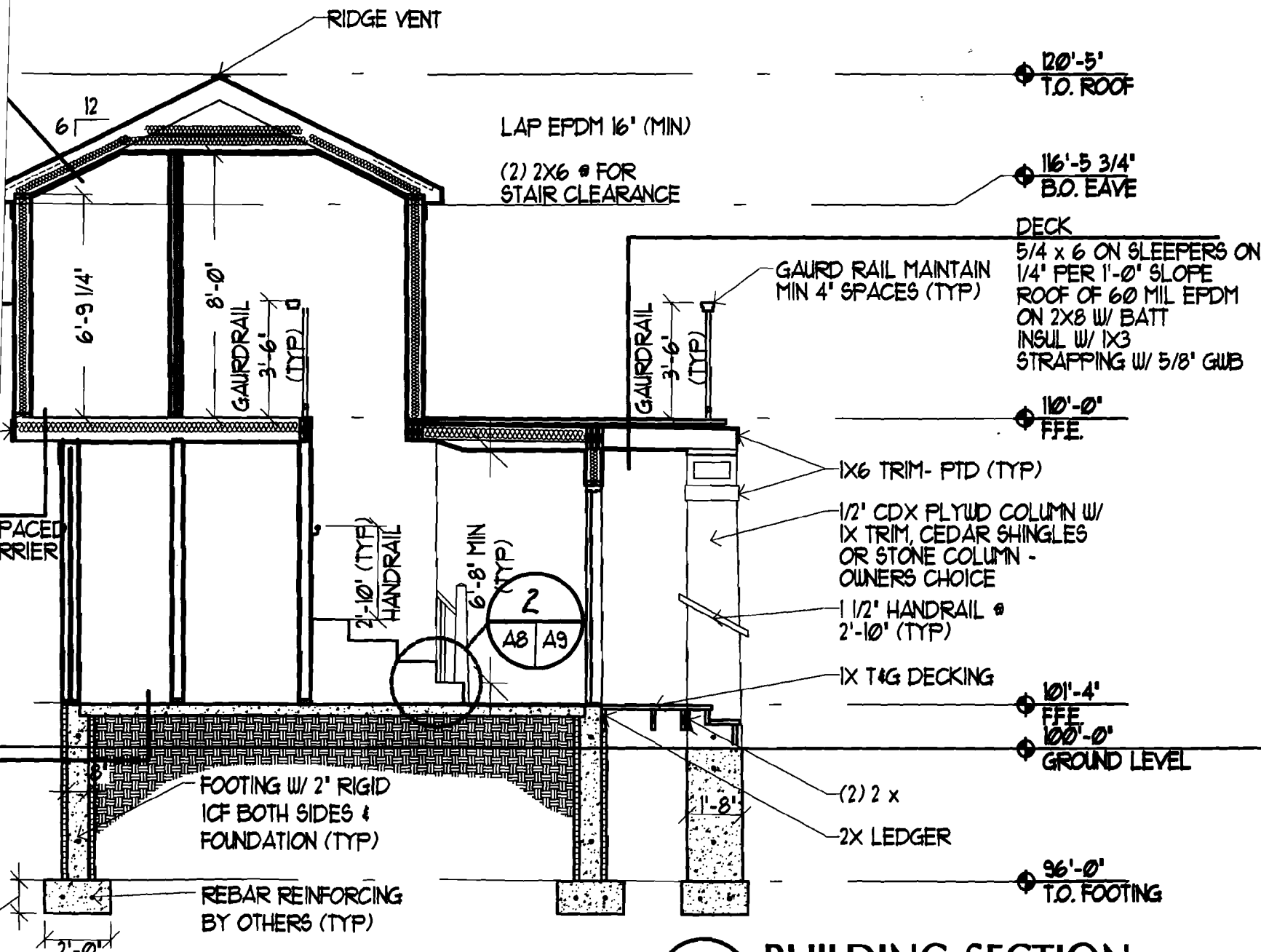
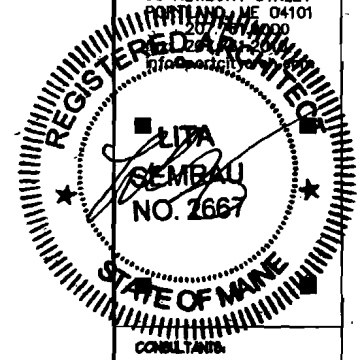
10' TREADS
EVENLY SPACED
A1
A8

BUILT-IN WINDOW SEAT
W/ STOR

1 1/2" HANDRAIL @ 2" O/C
W/ GAIIRDRAIL (TYP)

10' TREADS
EVENLY SPACED
(TYP)
2'-0"
5'-0"
2'-0"
14'-10 1/2"

14'-5"

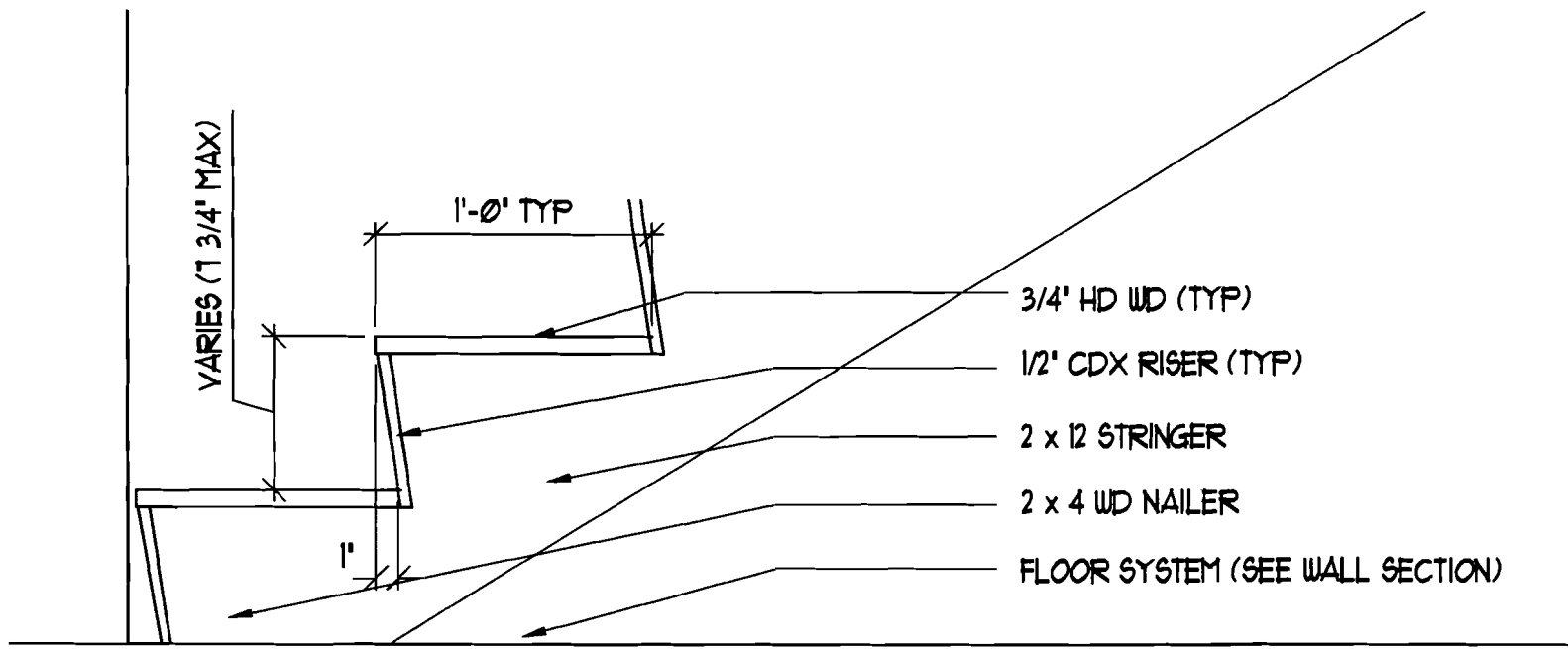


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NO.	DATE	DESCRIPTION
1	--	Design Review
2	--	DISCUSSION
REVISIONS		
Date Issued: September, 2005		
Project Number: 02000		
Drawing Scale:		
SHEET NAME		

1 BUILDING SECTION
A1 | A8

EXTERIOR ELEVATION

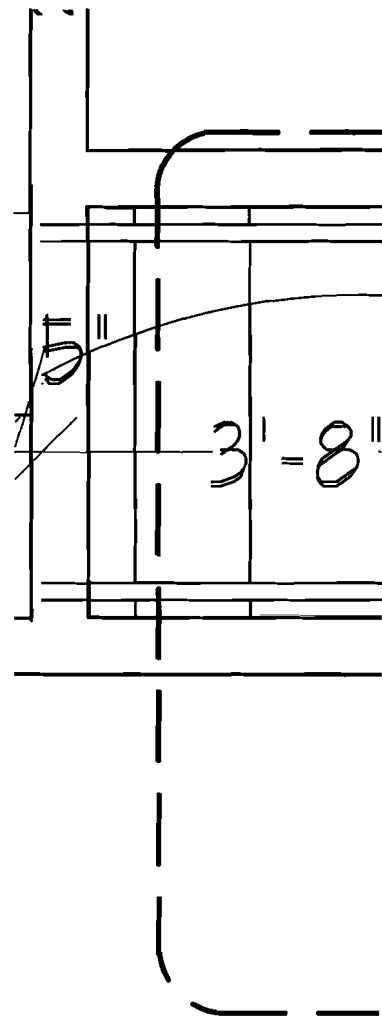


VARIES (1 3/4" MAX)

1'-0" TYP

- 3/4" HD WD (TYP)
- 1/2" CDX RISER (TYP)
- 2 x 12 STRINGER
- 2 x 4 WD NAILER
- FLOOR SYSTEM (SEE WALL SECTION)

2 STAIR DETAIL



5"

3'-8"