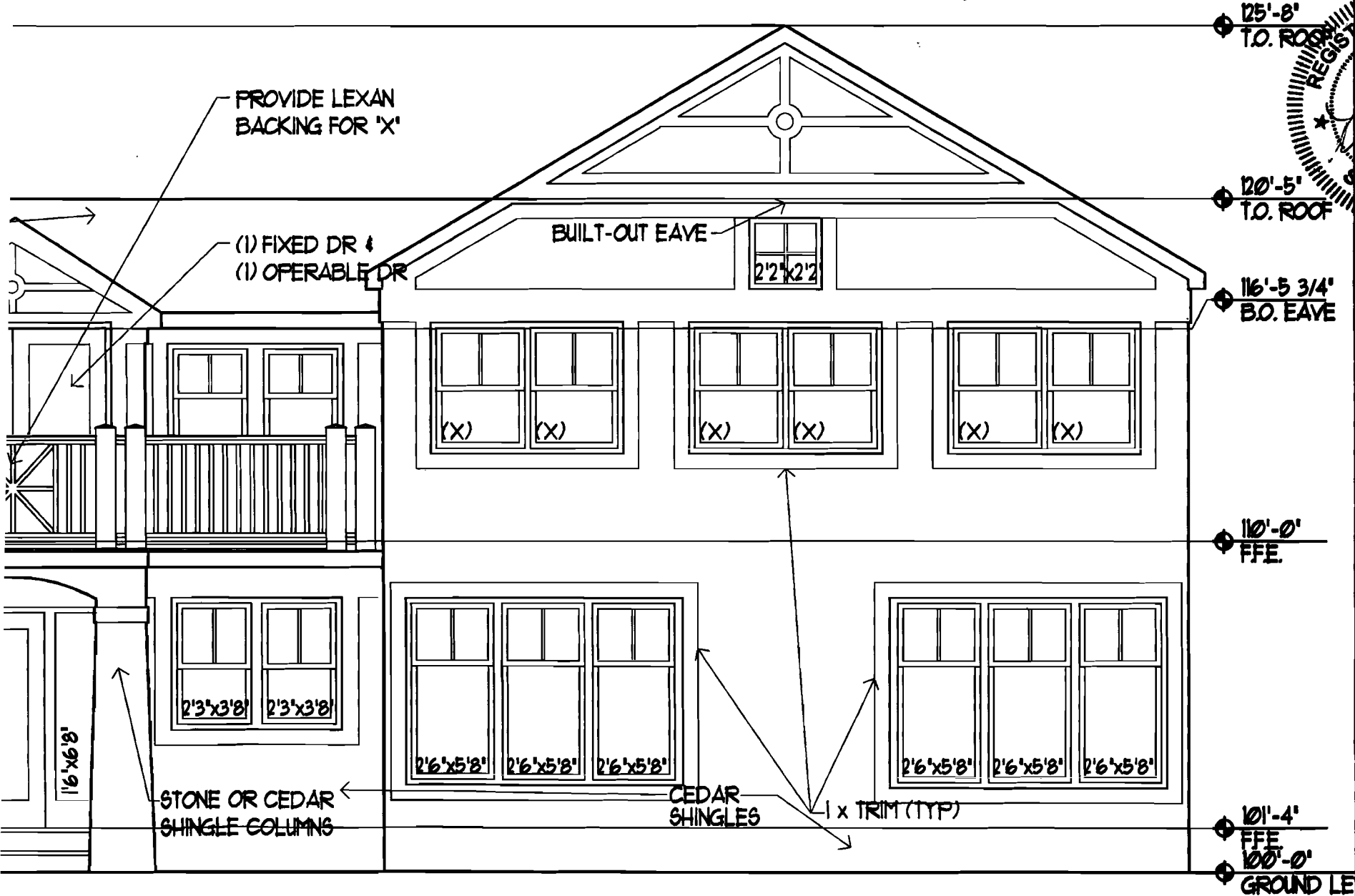
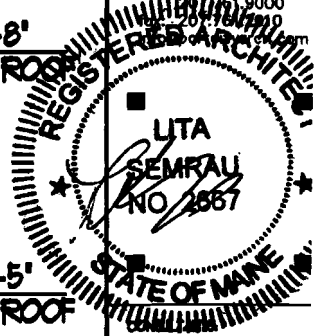



PORT CITY
ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
TEL: 207.781.1900
FAX: 207.781.1902

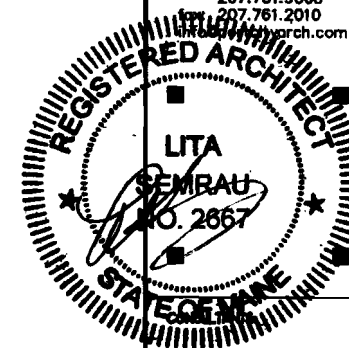


**Zukowski & Expos
Residenc**
52 Berwick
Portland, Maine

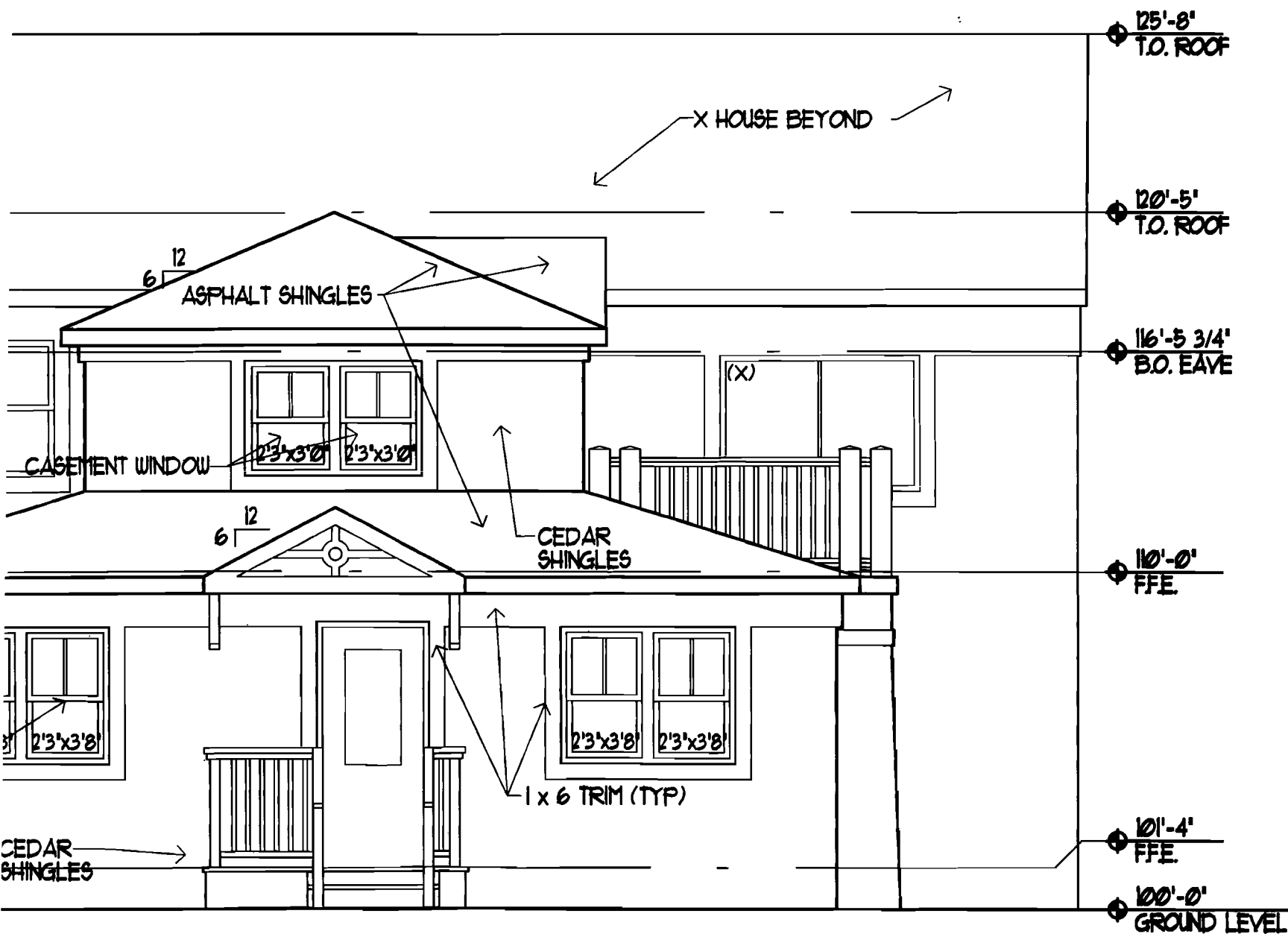
| NO. | DATE | DESCRIPTION |
|-----------------------------|---------------|-------------|
| 1 | Design Review | |
| 2 | DATE | DESCRIPTION |
| REVISIONS | | |
| Date Issued September, 2009 | | |
| Project Number 09009 | | |
| Drawing Scale | | |
| SHEET NAME | | |



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

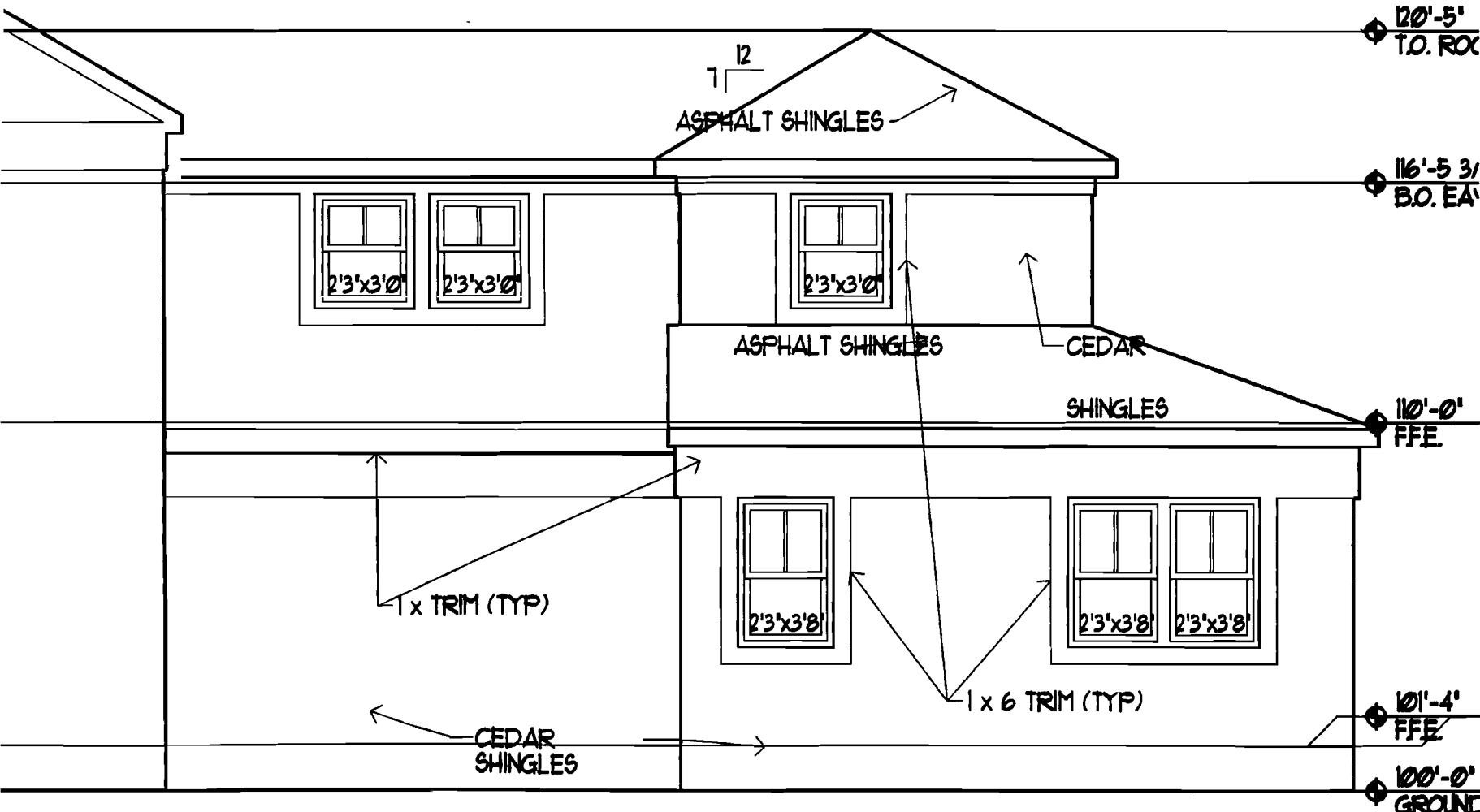
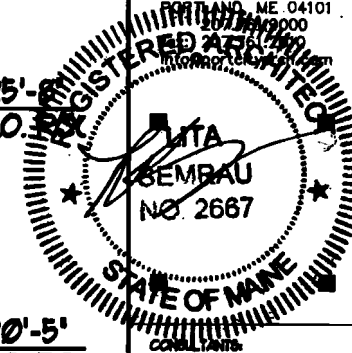


**52 Berwick
Portland, Maine**

[illegible]



65 NEWBURY STREET
PORTLAND, ME. 04101
11/11/77 10:00



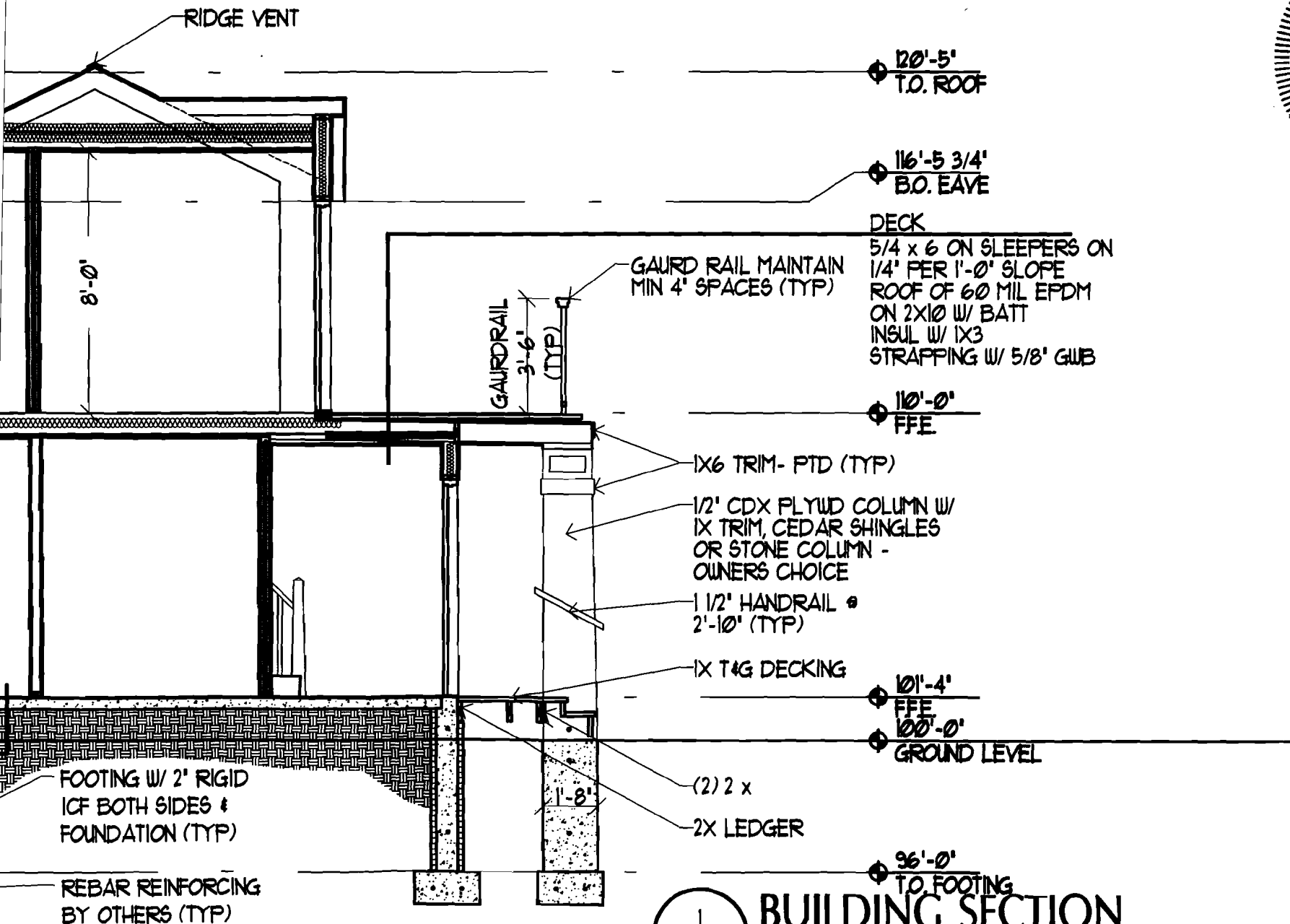
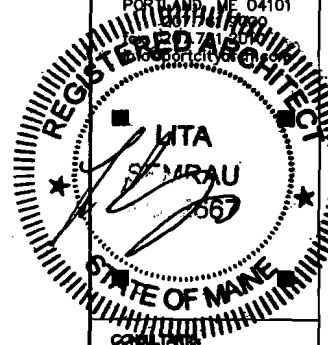
Zukowski & Esposito Residence

**52 Berwick
Portland, Maine**

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| 1 | -- | Design Review |
| • | DNR | SPRINGER-HALL |
| REVISIONS | | |
| Date Issued | September, 1960 | |
| Project Number | 68000 | |
| Drawing Scale | | |

PORT CITY
ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101



BUILDING SECTION

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

**Zukowski & Esposito
Residence**

52 Berwick
Portland, Maine

1 --- Design Review

DATE DESCRIPTION

REVISIONS

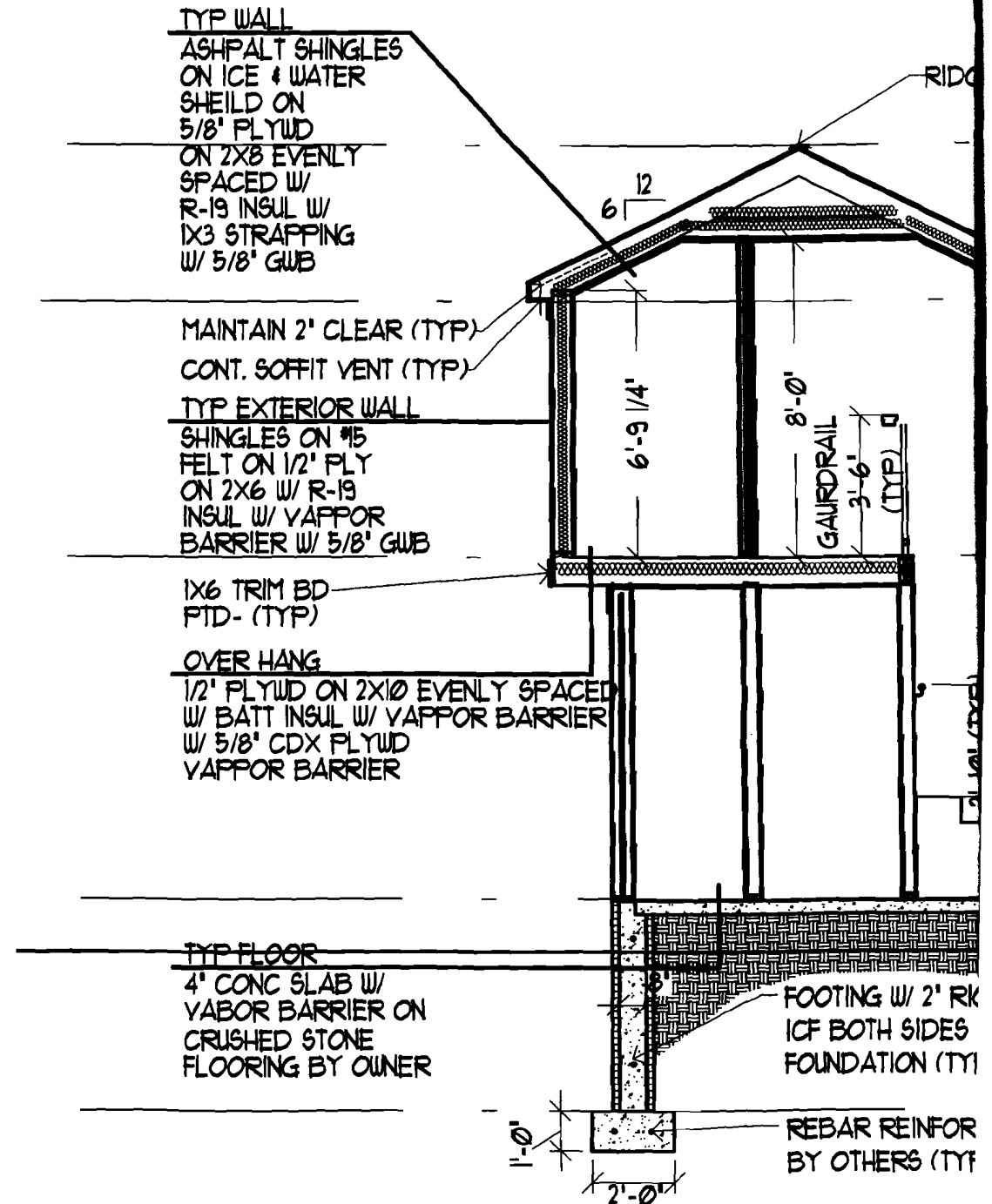
Date Issued September, 2000

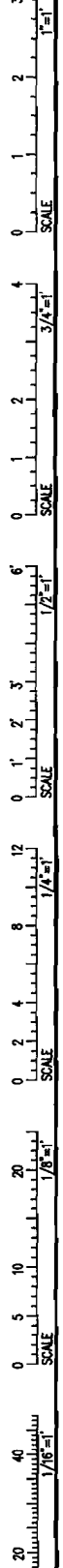
Project Number 0000

Drawing Scale

SHEET NAME

**EXTERIOR
ELEVATION**





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

RBF .5'B.G.
(HELD)

BERWICK STREET
(PAVED PUBLIC WAY)

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

EXISTING GARAGE

EXISTING HOUSE

EXISTING HOUSE
2 STORY
FFE: EL.26.0'

NEW ADDITION

EXISTING
1-1/2 STORY HOUSE
FFE: EL.26.0'

EXISTING SHARED
PAVED DRIVE

EXISTING
PAVED DRIVE

APPARENT ENCROACHMENT

APPARENT ENCROACHMENT

HIGH DISK FOUND

TBM: ELEV 4.70'

LINE OF CLOSEST EXISTING
STRUCTURE TO HIGH WATER

HIGH WATER LINE AS
OBSERVED ON 6/6/2005

TIDAL FLATS

CASCO BAY

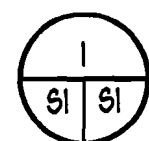
N/F
STATE OF MAINE
2217/255

35

37

36

100 YEAR
FLOOD LEVEL LINE



SITE PLAN

SCALE: 1" = 20'-0"

1"PF .5'B.G.

20 ROWS & 10' C/S TO 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 IMPLEMENTATION OF THIS PROJECT HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SUSPECTED MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY ASBESTOS 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 DISCREPANCIES.

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 ADDITION

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
2879.6 CF
1,966.9 SF
12,418.3 CF
1,538 SF

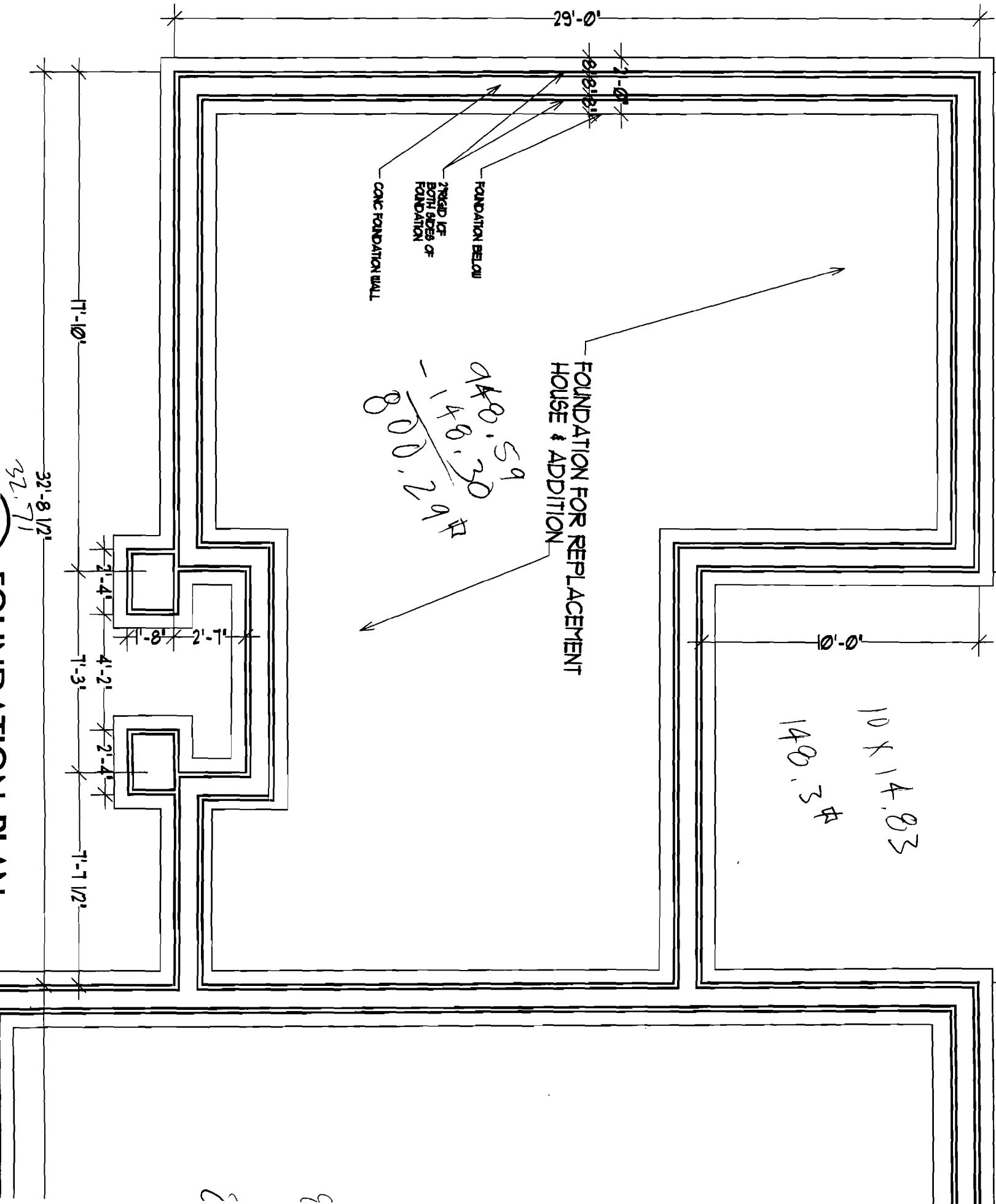
$\times 30\% = 276.21$
 $\times 30\% = 2879.61$
OK
OK
OK

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



29'-0"

2'-0"
8'-8 1/2"

FOUNDATION BELOW
2" READ 1/2"
BOTH SIDES OF
FOUNDATION
CONC FOUNDATION WALL

FOUNDATION FOR REPLACEMENT
HOUSE & ADDITION

148.59
- 148.30

800.29 ft

10 x 14.83
148.3 ft

10'-0"

11'-10"

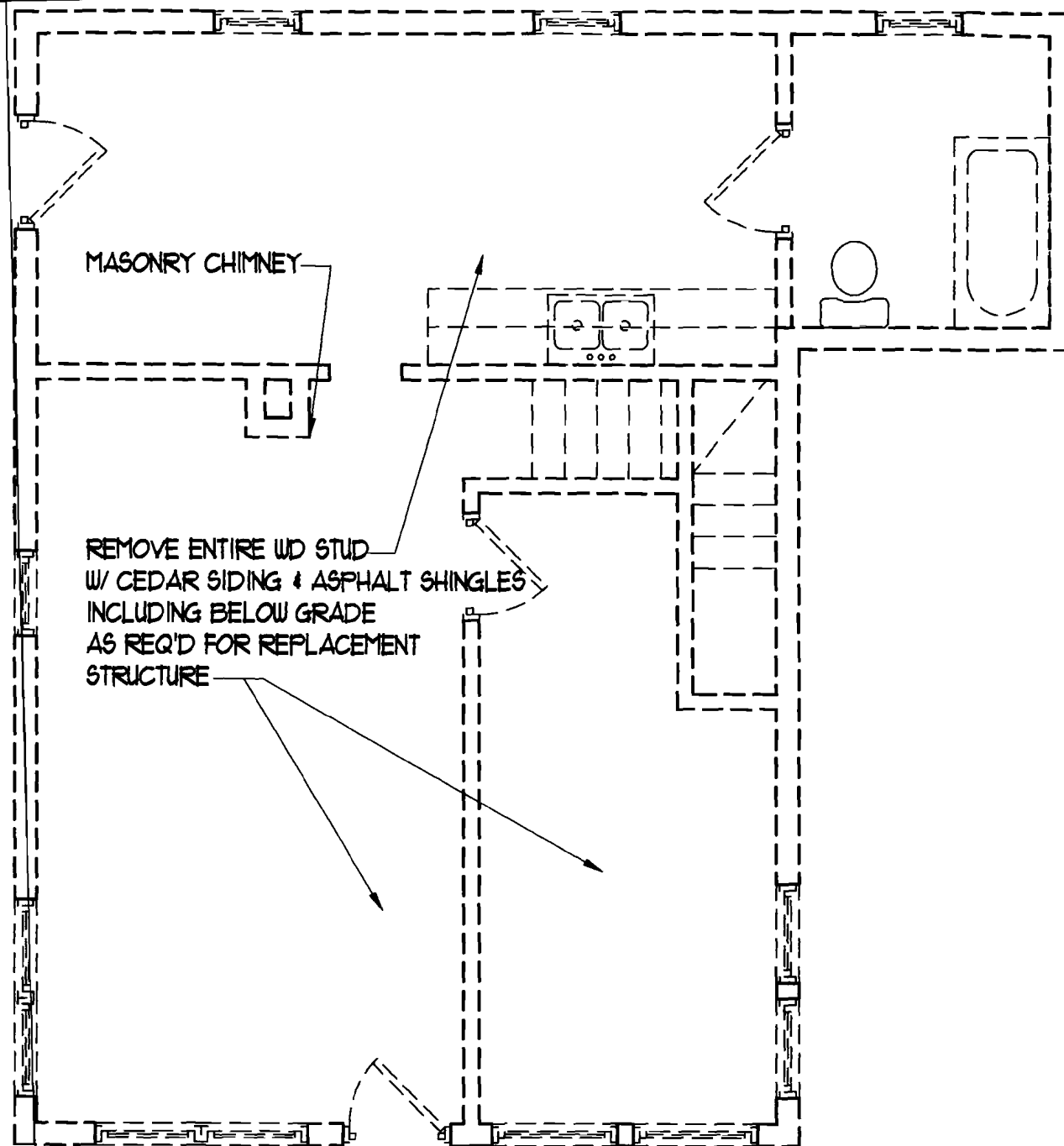
32'-8 1/2"
32.71

2'-4"
1'-8" 2'-1"

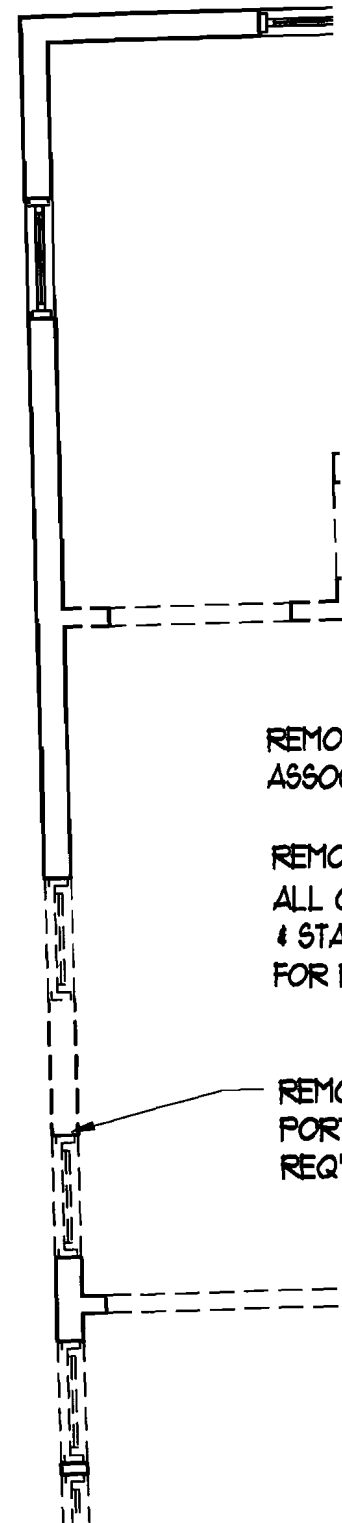
4'-2" 2'-4"

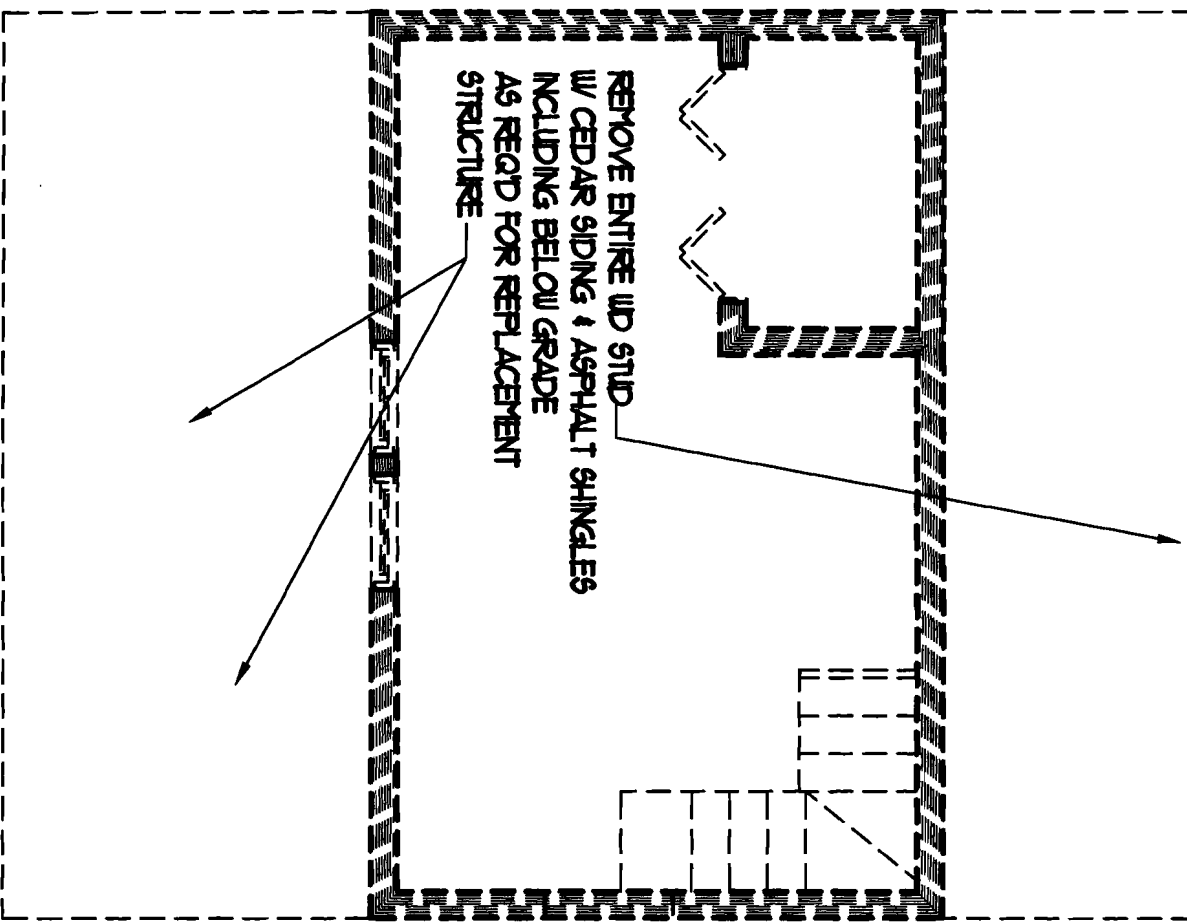
7'-1 1/2"

FOUNDATION PLAN

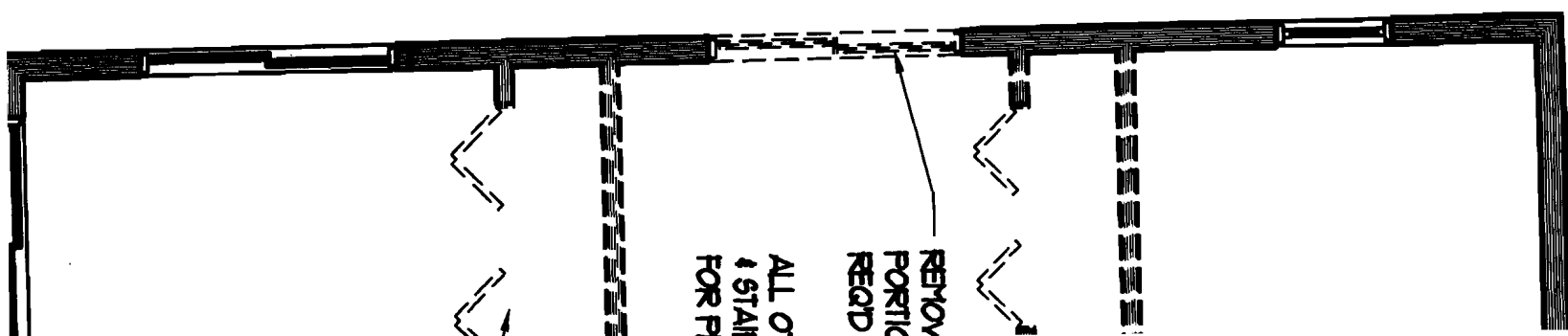


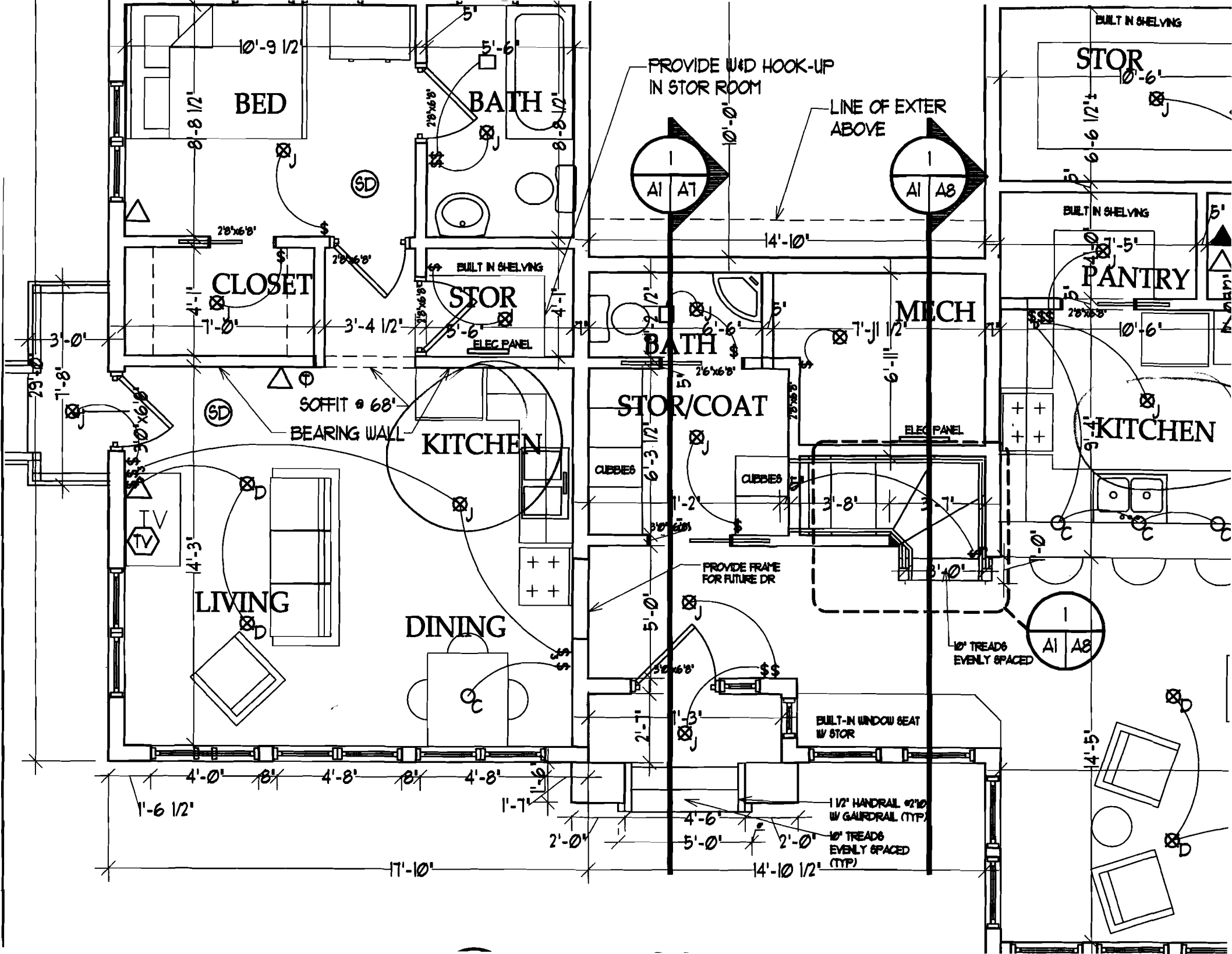
NOTE: WHERE DEMOLITION IS INDICATED, REMOVE ALL
ASSOCIATED ELECTRICAL, MECHANICAL & PLUMBING
FIXTURES





SECOND FLOOR PLAN OF ANI





Zukowski & Esposito Residence

**52 Berwick
Portland, Maine**

| | | |
|----|----|----------------|
| 11 | 22 | Desktop Review |
|----|----|----------------|

| DATE | DESCRIPTION |
|----------|-------------|
| 10/1/78 | 100.00 |
| 10/2/78 | 100.00 |
| 10/3/78 | 100.00 |
| 10/4/78 | 100.00 |
| 10/5/78 | 100.00 |
| 10/6/78 | 100.00 |
| 10/7/78 | 100.00 |
| 10/8/78 | 100.00 |
| 10/9/78 | 100.00 |
| 10/10/78 | 100.00 |
| 10/11/78 | 100.00 |
| 10/12/78 | 100.00 |
| 10/13/78 | 100.00 |
| 10/14/78 | 100.00 |
| 10/15/78 | 100.00 |
| 10/16/78 | 100.00 |
| 10/17/78 | 100.00 |
| 10/18/78 | 100.00 |
| 10/19/78 | 100.00 |
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| 10/21/78 | 100.00 |
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| 10/27/78 | 100.00 |
| 10/28/78 | 100.00 |
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| 10/30/78 | 100.00 |
| 10/31/78 | 100.00 |
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| 1/27/79 | 100.00 |
| 1/28/79 | 100.00 |
| 1/29/79 | 100.00 |
| 1/30/79 | 100.00 |
| 1/31/79 | 100.00 |
| 2/1/79 | 100.00 |
| 2/2/79 | 100.00 |
| | |

REVISIONS

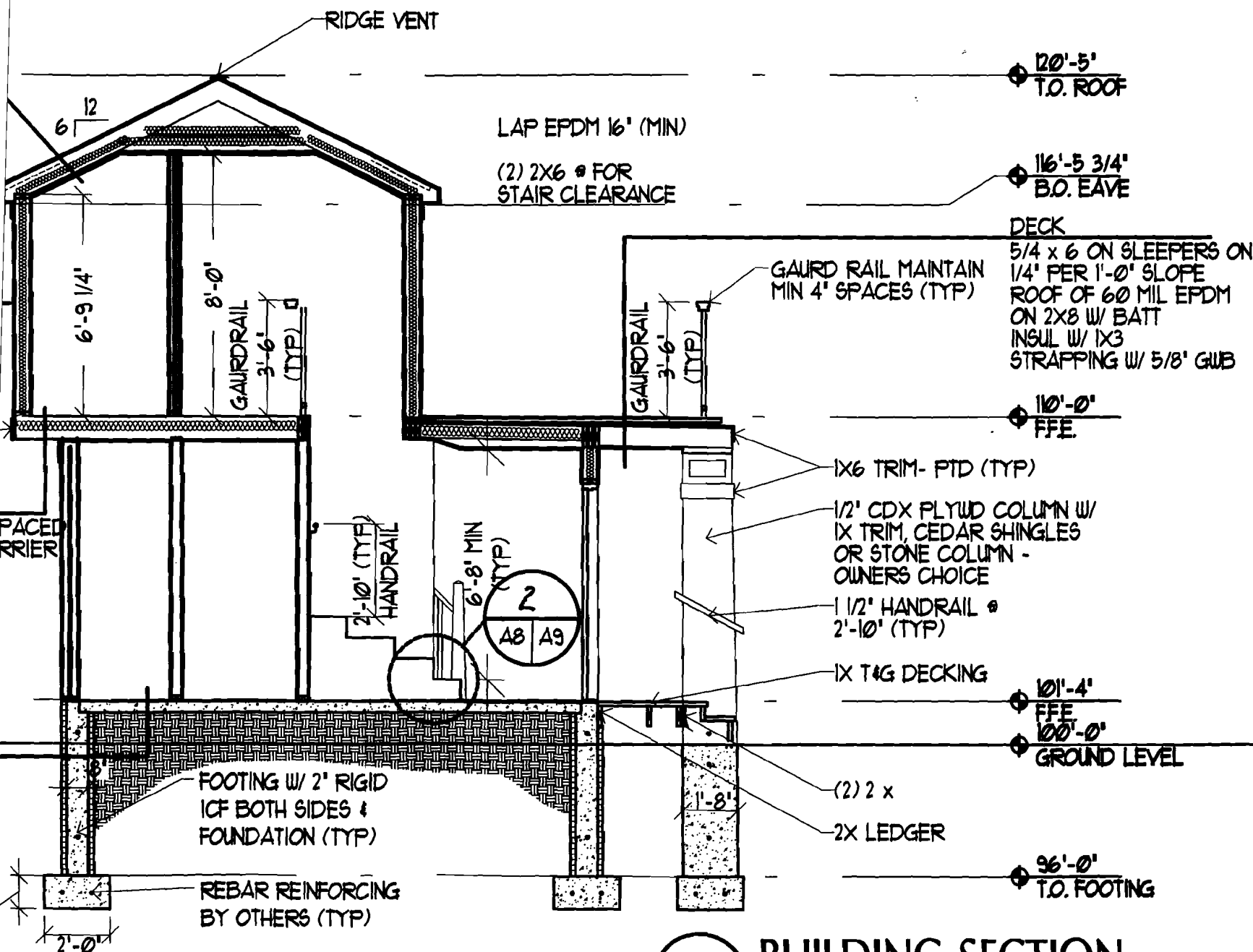
Date issued September, 2008

| | |
|----------------|-------|
| Product Number | 01000 |
|----------------|-------|

Deputy Clerk

NEW YORK

EXTERIOR ELEVATION



BUILDING SECTION

