

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS AND ALTERATIONS VILLAGE REVIEW BOARD

PROJECT NAME: 167 Park Row Side Entry Deck

CASE NUMBER: VRB 25-006

LOCATION: Map U13, Lot 188; 167 Park Row

APPLICANT: Christopher Byrne
167 Park Row
Brunswick, ME 04011

OWNER: CBCG Realty
56 Depot Road
Falmouth, ME 04105

REVIEW DATE: February 27, 2025

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness for Alterations to add a 40 sq ft deck and southeast side entry door towards the rear of the building. The applicant proposes utilizing pressure treated lumber for the framing and will wrap the treated lumber with wood trim and skirting to match what already exists on the building. Railings will be made of solid wood, and the decking material shall be PVC or wood depending on the Board's preference. The entry door will be a solid wood core door with two upper lites, that will be painted to match the front entry. The contributing building, currently utilized as office space, is a late Federal-style structure constructed circa 1839.

REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE

(1) General Standard

- a. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance.**

The proposed modifications to the property require a building permit in addition to a Certificate of Appropriateness due to the structural changes to the building.

- b. **In meeting the standards of this Ordinance, the applicant may obtain additional guidance from the *U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings* and the *Village Review Zone Design Guidelines*.**

In reference to porches and entries, the Village Review Overlay District Design Guidelines state that “ the majority of Federal and Greek Revival style houses in Brunswick did not originally have entry porches; however, porches were often added to these houses.” In addition, the guidelines read that “new decks, glass enclosed rooms, or sun porches should be treated as additions where visible from a public way”.

(2) New Construction and Additions and Alterations to Existing Structures

a. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:

i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.

The applicant proposes adding a southeast side entry door and deck toward the rear of the structure. The entry will only be slightly visible from Park Row due to the configuration of the building and street trees. The addition will have a minimal impact on the building’s overall appearance.

ii. Alterations shall remain visually compatible with the existing streetscape.

The proposed design and materials utilized for the addition are compatible with those used for other entries along the existing streetscape.

iii. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.

The applicant does not propose to conceal any character-defining features.

iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.

The addition is a small 40 sq ft one-story entry deck and shall have little effect on the mass of the building. The materials shall be wood, with the possible exception of PVC decking, which is in keeping with neighboring contributing structures.

v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.

The construction of the addition shall not impact the structural integrity of the existing structure in any way.

b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.

i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases

where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.

Not applicable.

- ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.**

Not applicable.

- iii. All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

Not applicable.

- iv. Roof-top mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.**

Not applicable.

- v. The use of cinder block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.**

Not applicable.

- vi. The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

Not applicable.

- vii. Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

- viii. No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Not applicable.

- ix. No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Not applicable.

- x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.**

Not applicable.

- xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

Not applicable.

- xii. **The first-floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.**

Not applicable.

- c. **Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.**

The building is a contributing structure and therefore this standard is not applicable.

(3) Signs

Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.

No new signage is proposed as part of this project; not applicable

(4) Demolition and Relocation

- a. **Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria.**

- i. **The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

There is no demolition proposed and therefore this standard is not applicable.

- ii. **The condition of the structure is such that it cannot be adapted for any other**

permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.

Not applicable.

- b. Demo, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition.**

Not applicable.

DRAFT MOTIONS
MAP U13, LOT 188 (167 PARK ROW)
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS
VILLAGE REVIEW BOARD
REVIEW DATE: FEBRUARY 27, 2025

Draft Motion 1: That the Certificate of Appropriateness application is deemed complete.

Motion: Second: Vote:

Draft Motion 2: That the Board approves the **Certificate of Appropriateness for Alterations** to add a deck and side entry located at Map U13, Lot 188; 167 Park Row, as outlined in the application and as satisfied by Subsection 5.2.8.C with the following condition:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.

Motion: Second: Vote:

Received: 1/30/25
By: K5

VRB Case #: 25-006

**VILLAGE REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

1. Project Applicant:

Name: Christopher Byrne
Address: 167 Park Row, Brunswick, ME 04011
Phone Number: (207) 653-9521
Email Address: byrnechris2012@gmail.com

2. Project Property Owner:

Name: CBCG Realty LLC
Address: 56 Depot Rd, Falmouth, ME 04105
Phone Number: (207) 653-9521
Email Address: _____

3. Authorized Representative: (If different than applicant)

Name: _____
Address: _____
Phone Number: _____
Email Address: _____

4. Physical Location of Property Being Affected:

Address: 167 Park Row, Brunswick, ME 04011

5. Tax Assessor's Map # U13 Lot # 188 of subject property.


6. Underlying Zoning District 6 w/VRO

7. Type of Activity (check all that apply):

- ☒ Additions and New Construction
- ☐ Structural Alteration
- ☐ Demolition/Moving of Structure
- ☐ Sign Permit

8. Describe the location and nature of the proposed change(s), including a brief description of the proposed construction, reconstruction, alteration, demolition, proposed re-use, or other change (use separate sheet if necessary): _____

- Add accessory door to bck of building
 - Build 8 ft x 5 ft deck access with 3 steps to pavement
 - Build wood railing system for stairs and deck (example provided).
 - Wrap all "treated" lumber with wood trim boards and skirting to match existing building features
 - Decking material to be wood or PVC per VRB recommendation
- _____

Applicant's Signature 

**VILLAGE REVIEW BOARD
APPLICATION FOR CERTIFICATE OF COMPLIANCE
APPLICATION CHECK-LIST**

This checklist will be completed by the Department of Planning and Development. The Department requires that all application materials be submitted in BOTH hard copy and digital format. In addition, for Major Review applications, EIGHT (8) HARD COPIES are required after your application is considered complete by Department staff. Your project will not be placed on the Village Review Board's agenda until this determination is made. For assistance, please contact the Department of Planning and Development at (207)725-6660.

- ☒ Completed application form
- ☒ A copy of the building survey prepared by the Pejepscot Historical Society pertaining to the structure under review (*provided by Department Staff*).
- ☒ A drawing showing the design, texture, and location of any construction, alteration, demolition for which a certificate is required. The drawing shall include plans and exterior elevations drawn to scale, with sufficient detail to show their relations to exterior appearances and the architectural design of the building. Drawings need not be prepared by an architect or engineer, but shall be clear, complete, and specific.
- ☒ A site plan or photographs showing the relationship of the changes to the surroundings.
- N/A ☐ If architectural features are to be removed or replaced (including but not limited to original windows, siding, roofing material and other design elements), provide photographic documentation or a written assessment from a preservation professional or contractor explaining the condition of the material and reason for removal/replacement.
- ☒ Photographs of the building(s) involved, its context, and detailed photos of immediate area.
- ☒ List all proposed materials and products, and clearly identify their location on the drawings. Indicate texture of material, if applicable.
- N/A ☒ Provide manufacturer's product information and, if possible, bring material samples to the meeting.
- N/A ☐ Provide information such as dimensions, photographs or source for salvaged or reused materials.
- N/A ☐ For demolition applications, provide detailed information addressing standards contained in Subsections 5.2.8.C (4) of the Brunswick Zoning Ordinance.

This application was certified as being complete on 2/13/25 (date) by JULIE ERDMAN of the Department of Planning and Development.

THIS APPLICATION WAS:

- ☐ Granted
- ☐ Granted With Conditions
- ☐ Denied
- ☐ Forwarded to Village Review Board
- ☒ Building Permit Required
- ☐ Building Permit NOT Required

Applicable Comments: _____

Signature of Department Staff Reviewing Application

COMPLIANCE WITH ZONING STANDARDS

**Notice: This form is to be completed by the Codes Enforcement Officer
and filed with the application.**

This is to certify that the application for Certificate of Appropriateness submitted by

Christopher R. Rouse, relating to property designated on Assessors Tax Map # 1113 and

Lot # 100 has been reviewed by the Codes Enforcement Officer and has been found to be in
compliance with all applicable zoning standards:

Comments: _____

Signed: 
Date: 8-20-25

HISTORIC PRESERVATION SURVEY

013-188

Cumberland Brunswick 167 Park Row
County City/Town Street Address and Number

historic: bet. 1839-1844 residence of William H. Morse
Name of Building/site: Common and/or Historic

Approximate Date: bet. 1839-1844 Style: late Federal

Type of Structure:

☒ Residential ☐ Commercial ☐ Industrial ☐ Other:

Condition: ☒ Good ☐ Fair ☐ Poor

Endangered: ☐ No ☐ Yes

Surveyor: J. Goff Organization: Pejepscot Regional Survey

Rating:

Historic Significance to the Community: William H. Morse was

a merchant with Alfred J. Stone in firm Stone&Morse.

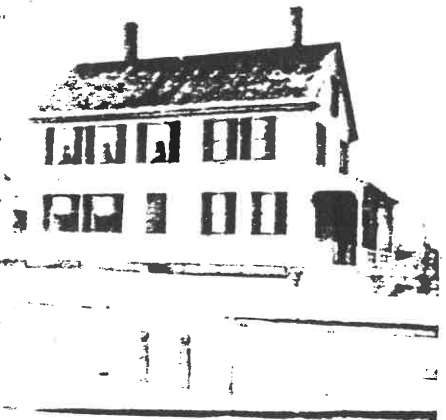
Original central hall (and Park Row front?) removed during Rev. Adams occupancy. --see reverse.

(For Additional Information - Use Reverse Side)

Brunswick Telegraph editor A.G. Tenney resided here in 1879 (over.)



1980 photo by J. Goff
1898 photo by J. Furbish



167 PARK ROW

Maps: 1846=G.E. Adams
1871= Mrs. Lothrop
1910 #167= E.A. & M.F. Chase

Deeds: 164:413 Fred W. Dearborn to William H. Morse \$2000 2 lots so. of J. Pollard Est. ...6/14/1839 cites Jonathan Pollard Est.
187:84 WHM to George E. Adams + Deborah G. Folsom \$1300 w/ all bldgs now standing 5r front x 10r no. of C.J. Noyes. 7/13/1844 cites Pike Plan.
255:64 GEA+DGF to Eliza L. Crosby \$1800 2/1/1854 cites WHM 1844. no.=land of Robert Bowker...
307:300 EIC to George E. Adams \$1 w/ bldgs. 5/24/1861 cites 255:64. Also cites plan attached to 255:64. no.=R. Bowker; so.= C.J. Noyes.

Newspaper: Brunswick Telegraph 9/26/1879 p.2: "A.G. Tenney now occupies house now owned by Mrs. Lothrop, east side of the Mall, Main street..."
..."the house built by Mr. William H. Morse long of the firm of Stone (Alfred J.) & Morse; the house for many years owned and occupied by the late Rev. Dr. Adams...Adams took out the hall-way which occupied the centre of the main house..."

1910 Directory: Miss Elizabeth A. Chase, 167 Park Row
M. Frances Chase, 167 Park Row



- New access deck to be "fucked" into corner where existing yew exists
- View to new door/deck from street blocked by wall to middle section of building



- View from PARK Row. AREA OF New door is hidden from view from Street.



NOTES:

- APPROXIMATE LOOK, EXCEPT WITH WOOD-WRAPPED COLUMNS AND SKIRT BOARDS + RAILINGS IN SOLID WOOD VS. PVC.
- DOOR TBD, BUT SIMILAR W/ WOOD CORE AND UPPER LIGHTS, PAINTED TO MATCH FRONT DOOR ON BUILDING

SP

RENOVATIONS & ADDITIONS
167 PARK ROW
BRUNSWICK, MAINE 04011

TOWN OF BRUNSWICK, ME
BUILDING PERMIT APPLICATION
OR CONSTRUCTION

7/14/25	THIRD OF THE QUARTER, 2025 PERMIT REVIEW
10/02/25	PROGRESS SET
W Date	Description
REVISIONS	

COVER SHEET

G-001

Sheet Number

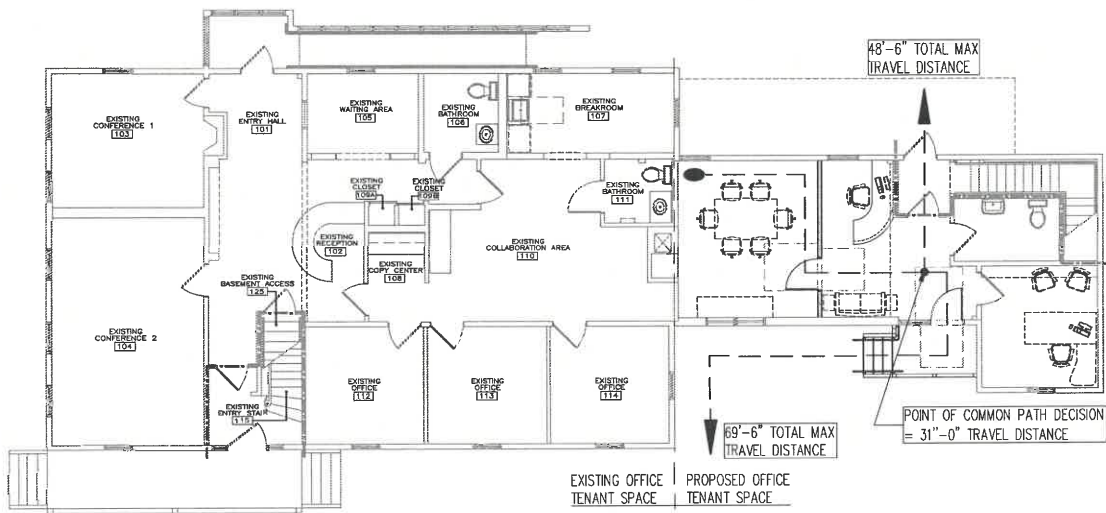
Issued: 1/1/2024

Printed By: [redacted]
 Submitted By: [redacted]

100



DWG	DRAWING TITLE	SHEET NO.
C-001	COVER SHEET	1 OF X
LS-001	CODE ASSESSMENT, OCCUPANCY, AND PLUMBING CALC	2 OF X
LS-002	LIFE SAFETY PLANS	3 OF X
AD-101	FIRST FLOOR DEMO PLAN	4 OF X
A-101	FIRST FLOOR PLAN	5 OF X
A-102	FIRST FLOOR REFLECTED CEILING PLAN	6 OF X
A-201	EXTERIOR ELEVATIONS	7 OF X
A-601	FINISH AND DOOR SCHEDULES, AND DETAILS	8 OF X



LEGEND:

	NEW WALL PARTITIONS
	EXISTING CONSTRUCTION TO REMAIN
	TRAVEL PATH TO EXIT
	EXISTING 1-HOUR FIRE RATED SEPARATION

**FIRST FLOOR
LIFE SAFETY PLAN**
1/2022 / SCALE: 1/8" = 1'-0"



**STEVENS POND
ARCHITECTS LLC**
BRUNSWICK, MAINE

**RENOVATIONS & ADDITIONS
167 PARK ROW
167 PARK ROW
BRUNSWICK, MAINE 04011**

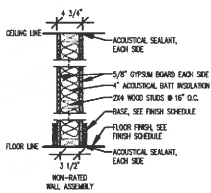
**TOWN OF BRUNSWICK
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION**

DATE SUBMITTED	10/20/2021
DATE REVIEWED	11/02/2021
DATE APPROVED	11/02/2021
DATE REVISION	11/02/2021

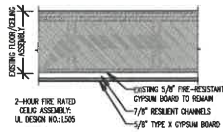
**LIFE SAFETY
PLANS**

LS-002
Sheet Number

Project: 2021-000000-000000
Drawn by: JLB
Scale: 1/8" = 1'-0"



WALL TYPE DETAIL
SCALE: 1/2" = 1'-0"



**SECTION DETAIL
FLOOR / CEILING ASSEMBLY**
SCALE: 1/2" = 1'-0"

DEMO LEGEND:

- NEW WALL PARTITIONS
- EXISTING CONSTRUCTION TO REMAIN
- BASE LINE FLOOR ELEVATION
- EXISTING 1-HOUR FIRE RATED SEPARATION

GENERAL NOTES:

1. THE FURNITURE IS SHOWN FOR SPATIAL REFERENCE ONLY AND IS NOT PART OF THE WORK SCOPE, UNLESS NOTED OTHERWISE.
2. ALL NEW WALL PARTITIONS TO BE FACED WITH 5/8" GYPSUM WALL BOARD, PRIME AND PAINTED UNLESS OTHERWISE NOTED.
3. ALL EXISTING WOOD FLOORS TO BE REPAIRED, SANDED, AND STAINED UNLESS OTHERWISE NOTED.
4. INSTALL NEW BASE TRIM AT NEW WALLS TO MATCH EXISTING.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



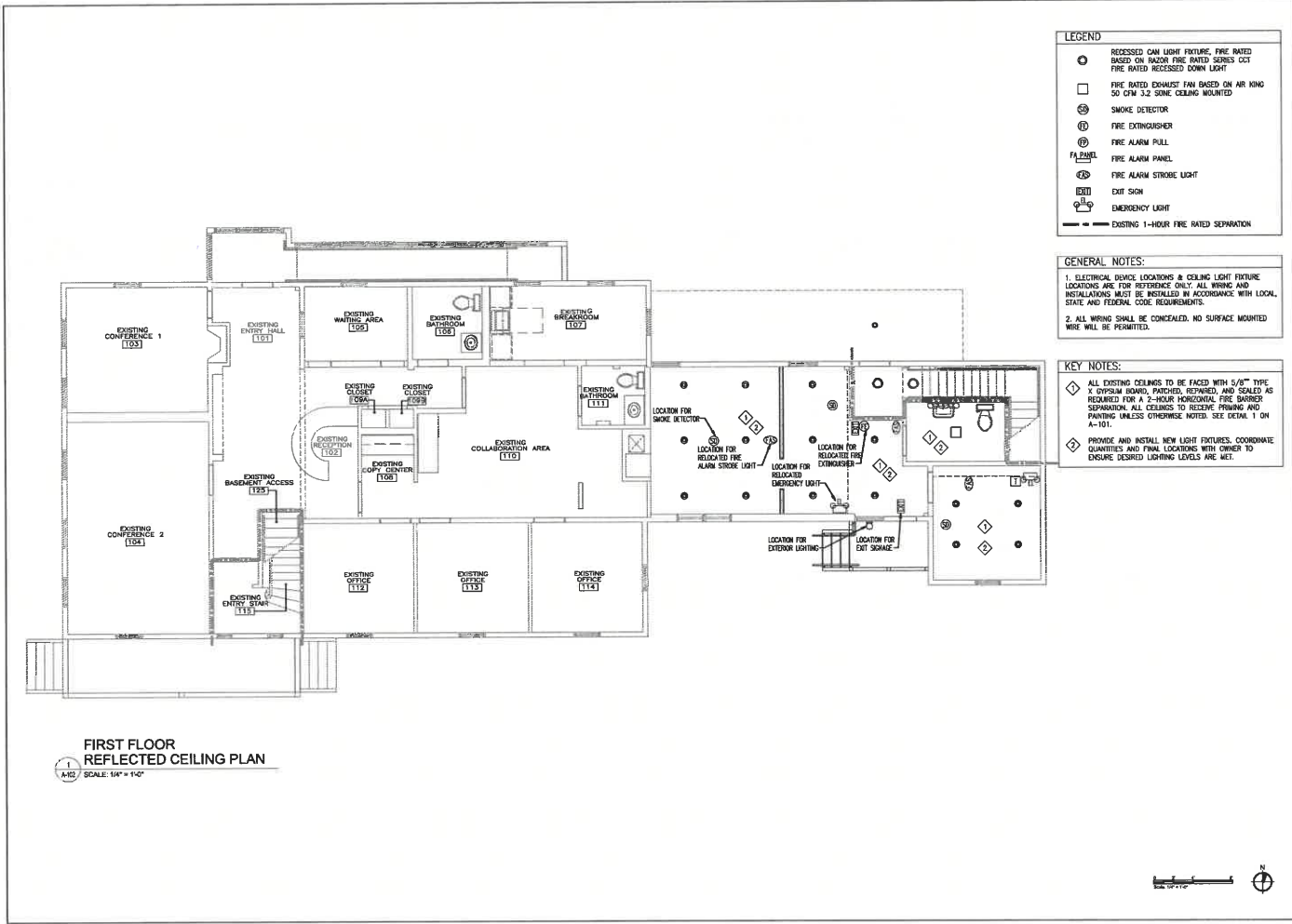
**STEVENS POND
ARCHITECTS LLC**
PORTLAND, MAINE



**RENOVATIONS & ADDITIONS
167 PARK ROW
167 PARK ROW
BRUNSWICK, MAINE 04011**

**TOWN OF BRUNSWICK
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION**

1/14/25	PROGRESS SET
1/10/25	PROGRESS SET
1/20/24	PROGRESS SET
Date	Description
REVISIONS	



- LEGEND**
- RECESSED CAN LIGHT FIXTURE, FIRE RATED BASED ON FACTOR FIRE RATED SERIES CCT FIRE RATED RECESSED DOWN LIGHT
 - FIRE RATED EXHAUST FAN BASED ON AIR KING 50 CFM 3.2 SOME CEILING MOUNTED
 - ⊕ SMOKE DETECTOR
 - ⊖ FIRE EXTINGUISHER
 - ⊙ FIRE ALARM PULL
 - ⊕ FIRE ALARM PANEL
 - ⊕ FIRE ALARM STROBE LIGHT
 - ⊕ EXIT SIGN
 - ⊕ EMERGENCY LIGHT
 - EXISTING 1-HOUR FIRE RATED SEPARATION

GENERAL NOTES:

1. ELECTRICAL DEVICE LOCATIONS & CEILING LIGHT FIXTURE LOCATIONS ARE FOR REFERENCE ONLY. ALL WIRING AND INSTALLATIONS MUST BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.

2. ALL WIRING SHALL BE CONCEALED. NO SURFACE MOUNTED WIRE WILL BE PERMITTED.

KEY NOTES:

1. ALL EXISTING CEILINGS TO BE FACED WITH 5/8" TYPE X GYPSUM BOARD, PATCHED, REPAIRED, AND SEALED AS REQUIRED FOR A 2-HOUR HORIZONTAL FIRE BARRIER SEPARATION. ALL CEILINGS TO RECEIVE PRIME AND PAINTING UNLESS OTHERWISE NOTED. SEE DETAIL 1 ON A-101.

2. PROVIDE AND INSTALL NEW LIGHT FIXTURES. COORDINATE QUANTITIES AND FINAL LOCATIONS WITH OWNER TO ENSURE DESIRED LIGHTING LEVELS ARE MET.

STEVENS POND
ARCHITECTS LLC
FARMINGTON, MAINE

SP

RENOVATIONS & ADDITIONS
167 PARK ROW
BRUNSWICK, MAINE 04011

TOWN OF BRUNSWICK
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	1/14/25	ISSUED FOR PERMIT
2	1/14/25	ISSUED FOR PERMIT
3	1/14/25	ISSUED FOR PERMIT
4	1/14/25	ISSUED FOR PERMIT
5	1/14/25	ISSUED FOR PERMIT
6	1/14/25	ISSUED FOR PERMIT
7	1/14/25	ISSUED FOR PERMIT
8	1/14/25	ISSUED FOR PERMIT
9	1/14/25	ISSUED FOR PERMIT
10	1/14/25	ISSUED FOR PERMIT
11	1/14/25	ISSUED FOR PERMIT
12	1/14/25	ISSUED FOR PERMIT
13	1/14/25	ISSUED FOR PERMIT
14	1/14/25	ISSUED FOR PERMIT
15	1/14/25	ISSUED FOR PERMIT
16	1/14/25	ISSUED FOR PERMIT
17	1/14/25	ISSUED FOR PERMIT
18	1/14/25	ISSUED FOR PERMIT
19	1/14/25	ISSUED FOR PERMIT
20	1/14/25	ISSUED FOR PERMIT
21	1/14/25	ISSUED FOR PERMIT
22	1/14/25	ISSUED FOR PERMIT
23	1/14/25	ISSUED FOR PERMIT
24	1/14/25	ISSUED FOR PERMIT
25	1/14/25	ISSUED FOR PERMIT
26	1/14/25	ISSUED FOR PERMIT
27	1/14/25	ISSUED FOR PERMIT
28	1/14/25	ISSUED FOR PERMIT
29	1/14/25	ISSUED FOR PERMIT
30	1/14/25	ISSUED FOR PERMIT
31	1/14/25	ISSUED FOR PERMIT
32	1/14/25	ISSUED FOR PERMIT
33	1/14/25	ISSUED FOR PERMIT
34	1/14/25	ISSUED FOR PERMIT
35	1/14/25	ISSUED FOR PERMIT
36	1/14/25	ISSUED FOR PERMIT
37	1/14/25	ISSUED FOR PERMIT
38	1/14/25	ISSUED FOR PERMIT
39	1/14/25	ISSUED FOR PERMIT
40	1/14/25	ISSUED FOR PERMIT
41	1/14/25	ISSUED FOR PERMIT
42	1/14/25	ISSUED FOR PERMIT
43	1/14/25	ISSUED FOR PERMIT
44	1/14/25	ISSUED FOR PERMIT
45	1/14/25	ISSUED FOR PERMIT
46	1/14/25	ISSUED FOR PERMIT
47	1/14/25	ISSUED FOR PERMIT
48	1/14/25	ISSUED FOR PERMIT
49	1/14/25	ISSUED FOR PERMIT
50	1/14/25	ISSUED FOR PERMIT
51	1/14/25	ISSUED FOR PERMIT
52	1/14/25	ISSUED FOR PERMIT
53	1/14/25	ISSUED FOR PERMIT
54	1/14/25	ISSUED FOR PERMIT
55	1/14/25	ISSUED FOR PERMIT
56	1/14/25	ISSUED FOR PERMIT
57	1/14/25	ISSUED FOR PERMIT
58	1/14/25	ISSUED FOR PERMIT
59	1/14/25	ISSUED FOR PERMIT
60	1/14/25	ISSUED FOR PERMIT
61	1/14/25	ISSUED FOR PERMIT
62	1/14/25	ISSUED FOR PERMIT
63	1/14/25	ISSUED FOR PERMIT
64	1/14/25	ISSUED FOR PERMIT
65	1/14/25	ISSUED FOR PERMIT
66	1/14/25	ISSUED FOR PERMIT
67	1/14/25	ISSUED FOR PERMIT
68	1/14/25	ISSUED FOR PERMIT
69	1/14/25	ISSUED FOR PERMIT
70	1/14/25	ISSUED FOR PERMIT
71	1/14/25	ISSUED FOR PERMIT
72	1/14/25	ISSUED FOR PERMIT
73	1/14/25	ISSUED FOR PERMIT
74	1/14/25	ISSUED FOR PERMIT
75	1/14/25	ISSUED FOR PERMIT
76	1/14/25	ISSUED FOR PERMIT
77	1/14/25	ISSUED FOR PERMIT
78	1/14/25	ISSUED FOR PERMIT
79	1/14/25	ISSUED FOR PERMIT
80	1/14/25	ISSUED FOR PERMIT
81	1/14/25	ISSUED FOR PERMIT
82	1/14/25	ISSUED FOR PERMIT
83	1/14/25	ISSUED FOR PERMIT
84	1/14/25	ISSUED FOR PERMIT
85	1/14/25	ISSUED FOR PERMIT
86	1/14/25	ISSUED FOR PERMIT
87	1/14/25	ISSUED FOR PERMIT
88	1/14/25	ISSUED FOR PERMIT
89	1/14/25	ISSUED FOR PERMIT
90	1/14/25	ISSUED FOR PERMIT
91	1/14/25	ISSUED FOR PERMIT
92	1/14/25	ISSUED FOR PERMIT
93	1/14/25	ISSUED FOR PERMIT
94	1/14/25	ISSUED FOR PERMIT
95	1/14/25	ISSUED FOR PERMIT
96	1/14/25	ISSUED FOR PERMIT
97	1/14/25	ISSUED FOR PERMIT
98	1/14/25	ISSUED FOR PERMIT
99	1/14/25	ISSUED FOR PERMIT
100	1/14/25	ISSUED FOR PERMIT

A-102

Sheet Number

Project: 2024-001

Drawn By: J. Smith

Checked By: J. Smith

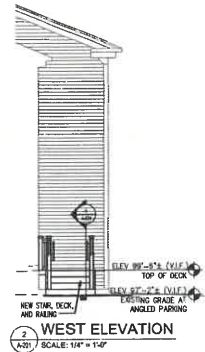
Date: 1/14/25



3 WEST ELEVATION
ANSI / SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
ANSI / SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
ANSI / SCALE: 1/4" = 1'-0"



STEVENS POND
ARCHITECTS LLC
PORTLAND, MAINE



RENOVATIONS & ADDITIONS
167 PARK ROW
167 PARK ROW
BRUNSWICK, MAINE 04011

TOWN OF BRUNSWICK, ME
BUILDING PERMIT APPLICATION
FOR CONSTRUCTION

#	Date	Description
1	1/1/20	PROCESSED SET
2	1/1/20	PROCESSED SET
3	1/1/20	PROCESSED SET
4	1/1/20	PROCESSED SET
5	1/1/20	PROCESSED SET
6	1/1/20	PROCESSED SET
7	1/1/20	PROCESSED SET
8	1/1/20	PROCESSED SET
9	1/1/20	PROCESSED SET
10	1/1/20	PROCESSED SET

EXTERIOR
ELEVATIONS

A-201

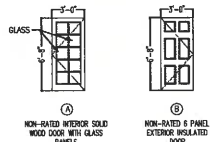
Sheet Number
Name: 100101
Project: 87424-0000-00
Drawn by: ELP
Reviewed by: TLP

ROOM FINISH SCHEDULE												
MARK	ROOM	FLOOR	BASE	HEIGHT	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	TRIM	WANSKOT	HEIGHT	CEILING
116	RECEPTION	TBD	EXISTING	---	EXISTING	EXISTING	EXISTING	NEW GYP	EXISTING	---	---	GYP/PLUM & PAINT
117	CONF RM/OPEN OFFICE	TBD	EXISTING	---	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	GYP/PLUM & PAINT
118	OFFICE (10)	TBD	EXISTING	---	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	GYP/PLUM & PAINT
119	EXISTING BATHROOM	---	---	---	---	---	---	---	---	---	---	---
120	EXISTING ENTRY STAIR	---	---	---	---	---	---	---	---	---	---	---

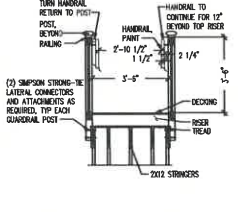
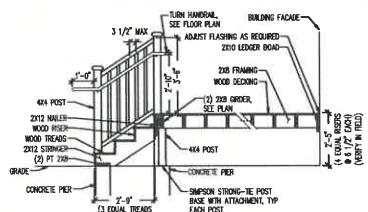
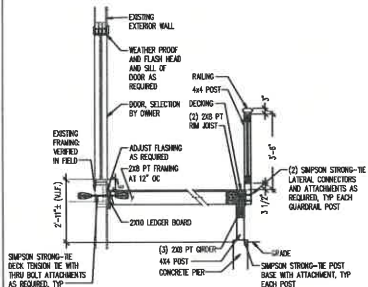
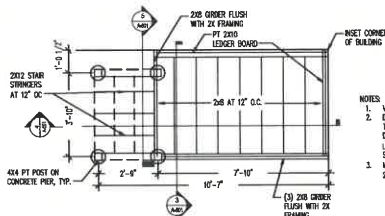
NOTE:
 1. PROVIDE 2-HOUR FIRE RATED FLOOR/CEILING ASSEMBLY AT FIRST FLOOR CEILING AS A HORIZONTAL FIRE SEPARATION BETWEEN THE FIRST AND SECOND FLOOR.
 2. PREPARE, PRIME, AND PAINT SURFACES PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.

DOOR AND FRAME SCHEDULE														
MARK	LOCATION		DOORS						FRAMES		FIRE RATING	REMARKS		
			NOMINAL SIZE	TYPE	MAT'L	LOUVER		GLASS	HSG. GROUP					
	FROM	TO				WIDTH	HEIGHT			THK			WIDTH	HEIGHT
116	EXTERIOR	RECEPTION	3'-0"	6'-8"	1 3/4"	B	TBD	----	----	TBD	SET 1	----	NO	----
117	RECEPTION	CONF/OFFICE	3'-0"	6'-8"	1 3/4"	A	WD	----	----	YES	SET 2	----	NO	----
NOTE: PROVIDE ALL ACCESSIBLE LEVER HARDWARE AND INSTALL AT HEIGHT PERMITTED BY CODE AND ACCESSIBILITY STANDARDS AS REQUIRED.														

HARDWARE SCHEDULE:	
HARDWARE SET 1	HARDWARE SET 2
LOCKSET (ENTRY/EXIT)	LOCKSET (PASSAGE)
LEVER HANDLE	LEVER HANDLE
WALL STOP	WALL STOP
CLOSERS	CLOSERS
HINGES	HINGES
SILENCERS	SILENCERS



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



STEVENS POND
ARCHITECTS LLC
PORTLAND, MAINE

RENOVATIONS & ADDITIONS
 167 PARK ROW
 167 PARK ROW
 BRUNSWICK, MAINE 04011

TOWN OF BRUNSWICK
 BUILDING PERMIT APPLICATION
 FOR CONSTRUCTION

FINISH AND DOOR
 SCHEDULES, AND
 DETAILS

A-601
 Sheet Number



