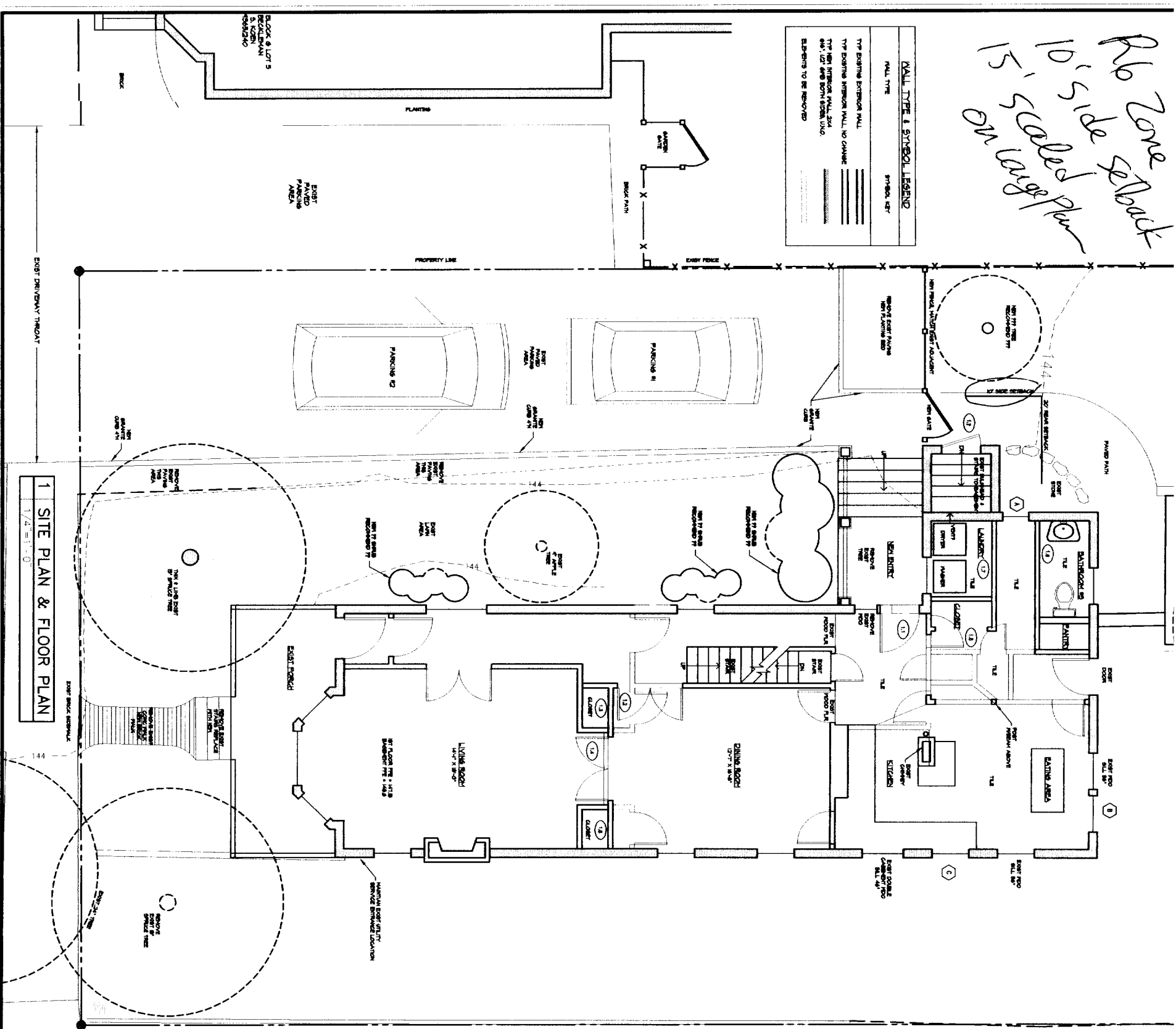


*Big Zone Street
10'5" side
15'5" on large part*

WALL TYPE & SYMBOL LEGEND	
WALL TYPE	SYMBOL KEY
TYP. EXISTING EXTERIOR WALL	---
TYP. EXISTING INTERIOR WALL, NO CHANGE	---
TYP. NEW EXTERIOR WALL, 4" @ 16" O.C. WITH 2" MIN. INSULATION	---
TYP. NEW INTERIOR WALL, 4" @ 16" O.C.	---
EXISTING TO BE REMOVED	---



ALTERATIONS TO 64 WEST STREET PORTLAND, MAINE

OWNER	JERRY N. COHEN SERCO LLC 477 CONGRESS ST. PORTLAND, MAINE 04101 773-3477	PROJECT MANAGER	CATHERINE CORNAN SERCO LLC 477 CONGRESS ST. PORTLAND, MAINE 04101 773-3477	CONTRACTOR	ED KEE SERCO LLC 477 CONGRESS ST. PORTLAND, MAINE 04101 838-8992	CONTRACT DOCUMENTS INDEX	A.1 SITE PLAN & FLOOR PLAN A.2 GENERAL NOTES A.3 SECTION & DETAIL PLANS A.3 ELEVATIONS AND DETAILS
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ZONING
 PARCEL - LOT 5, BLOCK 8, MAP 85
 CURRENT ZONING - R-4 RESIDENTIAL
 EXISTING USE - SINGLE FAMILY RESIDENTIAL
 PROPOSED USE - SINGLE FAMILY RESIDENTIAL
 ZONING STANDARDS
 1. MINIMUM LOT AREA - 4,500 SF
 2. LOT AREA - 1,946 SF
 3. EXISTING IMPROVEMENTS - 50%
 4. LOT COVERAGE - 50% (1,973 SF INCLUDES BUILDING, OVERHANGS AND COVERED PORCHES)
 5. LOT COVERAGE EXISTING IMPROVEMENTS (TOTAL) - 50%
 6. PROPOSED IMPROVEMENTS - 57 SF + 1,514 SF = 1,601 SF
 7. PROPOSED LOT COVERAGE - 81%
 8. SETBACKS - FRONT 10' SIDE 10' REAR 20'

SCOPE OF WORK

- EXTERIOR**
- SITE WORK**
 - GRAVITE CURBS & REMOVE PAVING - WHERE INDICATED
 - LANDSCAPING**
 - REMOVE EXISTING HEMLOCK @ LOCATION OF NEW SIDE ENTRY
 - TRIM (1) EXISTING SPRUCE TREE REMOVE (1) SPRUCE TREE AS INDICATED AT FRONT
 - PROTECT MAINTAIN EXISTING 4" APPLE TREE
 - EXISTING PORCH**
 - PAVING - REPAIR EXIST 1/2"3 RAILING DETAIL
 - STEPS - REBUILD FRONT STEPS & HAND RAIL TO MATCH 1/2"3 DETAIL
 - SCREEN - NEW SCREEN
 - NEW SIDE ENTRY**
 - 6'4" X 13' COVERED
 - EXTERIOR DOORS**
 - NEW SIDE ENTRY DOOR 1. SPOGLIGHT
 - NEW SCREENED DOOR
 - EXISTING WINDOWS**
 - CHANGE TO EXISTING 1/2"3 WINDOWS WITH EXTERIOR STORM PANELS
 - (1) WINDOW REMOVED FOR NEW SIDE ENTRY
 - REPLACE EXISTING SKYLIGHT WITH NEW
 - NEW WINDOWS**
 - (2) NEW WINDOWS @ REAR OF GROUND FLOOR
 - MASONRY**
 - REPOINT EXTERNAL CHIMNEY
- INTERIOR**
- MISCELLANEOUS INTERIOR REMODELING**
 - PARTITIONS, INTERIOR DOORS, REFINISH FLOORS
 - BATHROOMS**
 - NEW FIXTURES, TILE FLOOR, EXHAUST FANS
 - KITCHEN**
 - NEW APPLIANCES, TILE FLOOR, NEW CABINETS
 - ATTIC**
 - INSULATION - SPRAY APPLIED RIGID POLYURETHANE FOAM (R4) PER INCH
 - ROOF - 4" UP BETWEEN TRUS RIPS - R-31.5
 - WALLS - 5" BETWEEN STUDS - R-21
 - PLUMBING**
 - NEW PLUMBING TO CODE
 - ELECTRICAL**

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NOV 23 2004

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 ARCHITECTURE
 COMMUNITY DESIGN
 PRESERVATION
 165 EIGHT STREET
 PORTLAND, MAINE 04101
 TEL: 773-3477 FAX: 838-8992

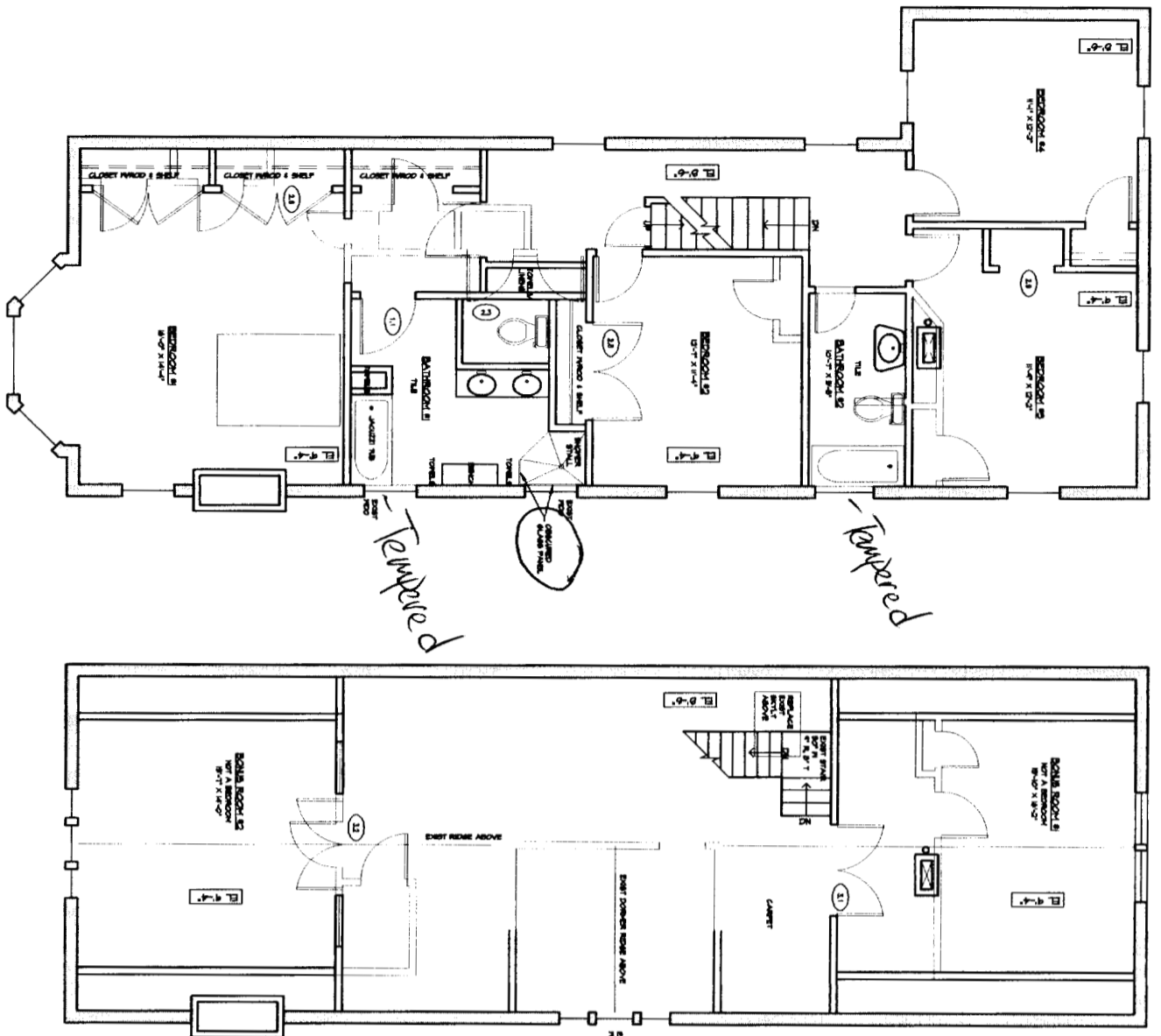
ALTERATIONS TO 64 WEST STREET PORTLAND, MAINE

NOT FOR CONSTRUCTION

TITLE:
 SITE PLAN
 GENERAL NOTES

ISSUED FOR:
 PERMITTING
 NOT FOR
 CONSTRUCTION
 DATE:
 NOV 23, 2004
 DRAWING NO.:

A.1



1 2ND FLOOR PLAN
1/4"=1'-0"

2 ATTIC FLOOR PLAN
1/4"=1'-0"

SPECIFICATIONS

EXTERIOR

- ROOF WORK**
1. GRANITE CURBS - WHERE INDICATED TO PROTECT & RAISE GRADE IN PLAINING AREA APPROX 3" FINISH GRADE - REMOVE FINISH WHERE INDICATED
- LANDSCAPING**
1. REMOVE EXISTING BARK ON AT INSIDE CORNER OF ELL NEW SLOPE @ BASE OF NEW ENTRY
 2. TRIM (I) EXISTING SPRUCE TREE REMOVE (I) SPRUCE TREE AS INDICATED
 3. PROTECT MAIN TRUNK EXISTING PEARLE TREE
- EXISTING PORCH**
1. RAILING - REPAIR EXIST 180 RAILING DETAIL
 2. STEPS - REBUILD FRONT STEPS & HAND RAIL TO MATCH 180 DETAIL. SEE DETAILS
 3. SHORT - NEW SEE DETAILS
- NEW ENTRY**
1. MATERIALS - SEE DETAILS
- EXTERIOR DOORS** - NO CHANGE TO EXISTING DOORS UNLESS NOTED OTHERWISE
- NEW ENTRY DOOR** - NEW DOOR WITH RICO ENERGY SAVING PANE. H: 1/160 @ PANE
- A. SIZE - 1" THICK, 36 X 68 WITH 77 SIDE LIGHT 77
 - B. TRIM - PINE SMOOTH FINISH
 - C. HARDWARE - 7777
 - D. HEADERS - (2) 2x4 @ 3, (2) 2x8 3 TO 5
 - E. NEW BASEMENT DOOR #1
 - F. HEADERS - (2) 2x4 @ 3, (2) 2x8 3 TO 5
 - G. MATERIALS - 77
 - H. SIZE - 1" THICK, 36 X 68
 - I. HARDWARE - 7777
 - J. WEATHER SEAL - 6" WIDE BUTYLINE ICE AND WATER SHIELD AT ALL EDGES
 - K. WINDOW LINTS - REMOVE (I) TO ACCOMMODATE NEW SIDE ENTRY DOOR
- EXISTING WINDOWS** - NO CHANGE TO EXISTING WINDOWS UNLESS NOTED OTHERWISE
1. WINDOW LINTS - REMOVE (I) TO ACCOMMODATE NEW SIDE ENTRY DOOR
- NEW WINDOWS 7777** - NO CHANGE TO EXISTING WINDOWS UNLESS NOTED OTHERWISE
1. WINDOW LINTS - 2777 COMPARTITE HIGH DENSITY PVC WITH 1/4" INSULATION
 2. GLAZING - CLEAR OR UNGLAZED GLASS WITH MANUFACTURERS STANDARD LOW E COATING AND TECHNOLOGY FOR GLAZING SPACER
 3. HARDWARE - MANUFACTURERS STANDARD CALL TYPE LOCKS DESIGNED TO SMOOTHLY OPERATE
 4. TRIM - 1" THICK, 36 X 68 WITH 77 SIDE LIGHT 77
 5. HEADERS - (2) 2x4 @ 3, (2) 2x8 3 TO 5
 6. NEW BASEMENT DOOR #1
 7. HEADERS - (2) 2x4 @ 3, (2) 2x8 3 TO 5
 8. MATERIALS - 77
 9. SIZE - 1" THICK, 36 X 68
 10. HARDWARE - 7777
 11. WEATHER SEAL - 6" WIDE BUTYLINE ICE AND WATER SHIELD AT ALL EDGES
 12. WINDOW LINTS - REMOVE (I) TO ACCOMMODATE NEW SIDE ENTRY DOOR
- NEW WINDOWS 7777** - NO CHANGE TO EXISTING WINDOWS UNLESS NOTED OTHERWISE
1. WINDOW LINTS - 2777 COMPARTITE HIGH DENSITY PVC WITH 1/4" INSULATION
 2. GLAZING - CLEAR OR UNGLAZED GLASS WITH MANUFACTURERS STANDARD LOW E COATING AND TECHNOLOGY FOR GLAZING SPACER
 3. HARDWARE - MANUFACTURERS STANDARD CALL TYPE LOCKS DESIGNED TO SMOOTHLY OPERATE
 4. TRIM - 1" THICK, 36 X 68 WITH 77 SIDE LIGHT 77
 5. HEADERS - (2) 2x4 @ 3, (2) 2x8 3 TO 5
 6. NEW BASEMENT DOOR #1
 7. HEADERS - (2) 2x4 @ 3, (2) 2x8 3 TO 5
 8. MATERIALS - 77
 9. SIZE - 1" THICK, 36 X 68
 10. HARDWARE - 7777
 11. WEATHER SEAL - 6" WIDE BUTYLINE ICE AND WATER SHIELD AT ALL EDGES
 12. WINDOW LINTS - REMOVE (I) TO ACCOMMODATE NEW SIDE ENTRY DOOR
- 1ST FLOOR**
- A. WINDOW A - 7777 7777 NOTES
 - B. WINDOW B - 7777 7777 NOTES
 - C. WINDOW C - 7777 7777 NOTES
- MASONRY**
1. EXTERNAL CORNER - REPOINT

INTERIOR

- INTERIOR PARTITIONS**
1. STUDS - 2x4 @ 16" OC UNLESS WHERE REQUIRED FOR PLUMBING
 2. WALL - 5/8" GYM EXIST
- INTERIOR DOORS** - NO CHANGE TO EXISTING DOORS UNLESS NOTED OTHERWISE. REMOVE DOORS MAY BE REUSED (INSTEAD OF NEW)
- 1ST FLOOR**
1. DOOR #1 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 2. DOOR #2 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 3. DOOR #3 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 4. DOOR #4 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 5. DOOR #5 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 6. DOOR #6 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 7. DOOR #7 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 8. DOOR #8 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 9. DOOR #9 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 10. DOOR #10 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 11. DOOR #11 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 12. DOOR #12 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 13. DOOR #13 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 14. DOOR #14 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 15. DOOR #15 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 16. DOOR #16 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 17. DOOR #17 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 18. DOOR #18 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 19. DOOR #19 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 20. DOOR #20 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 21. DOOR #21 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 22. DOOR #22 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 23. DOOR #23 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 24. DOOR #24 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 25. DOOR #25 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 26. DOOR #26 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 27. DOOR #27 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 28. DOOR #28 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 29. DOOR #29 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
 30. DOOR #30 - 7777 FROM 77 TO 77 WOOD TYPE 3/4" X 8 1/2" X 1 3/8" SILL? HARDWARE? TRIM?
- BATHROOMS** - (NOTE: THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
1. PARTITION - 1/2" GYP
 2. FLOOR - 1/2" GYP
 3. EQUIPT FLOOR IN ALL BATHROOMS
 4. NOTE - OBSOLETE GLASS PANELS IN BATHROOMS #1 & 10 TO MAINTAIN EXISTING WINDOW IMPACT AND PROTECT FROM MOISTURE
- KITCHEN** - (NOTE: THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
1. APPL. LAMBER - 1/2" GYP
 2. FLOOR - 1/2" GYP
 3. CABINETS - 1/2" GYP
- ATTIC**
1. INSULATION - SPRAY APPLIED RIGID POLYURETHANE FOAM 4" PER INCH
 2. ROOF - 4" GYP BETWEEN 2x4 SPACERS @ R 31.5
 3. WALLS - 5" BETWEEN 2x4 STUDS @ R 21
 4. TRIM - WOOD
 5. FLOOR - WOOD
 6. FLOOR - CARPET
- INTERIOR PARTS**
1. FLOOR
 2. WALLS
 3. TRIM - WOOD
 4. FLOOR - CARPET
- WOOD** - MENISH EXISTING WOOD FLOORS THROUGHOUT
- A. TILE - WHERE INDICATED @ BATHROOM SIDE ENTRY, KITCHEN, EATING AREA
 - B. WALLS
 - C. PARTITION PLASTER WHERE REQUIRED
 - D. PAINT
 - E. COLORS - TBD BY OWNER/CONTRACTOR
- PLUMBING** - (NOTE: THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
- HEATING** - (NOTE: THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
- ELECTRICAL** - (NOTE: THIS SCOPE IS DESIGNED BY OWNER/CONTRACTOR)
1. NEW SERVICE ENTRANCE
 2. PROTECT EXISTING SERVICE ENTRANCE
 3. LIFE SAFETY - SMOKE DETECTORS TO CODE BY ELECTRICAL CONTRACTOR PERMIT

63 G 004

NOV 2 2004

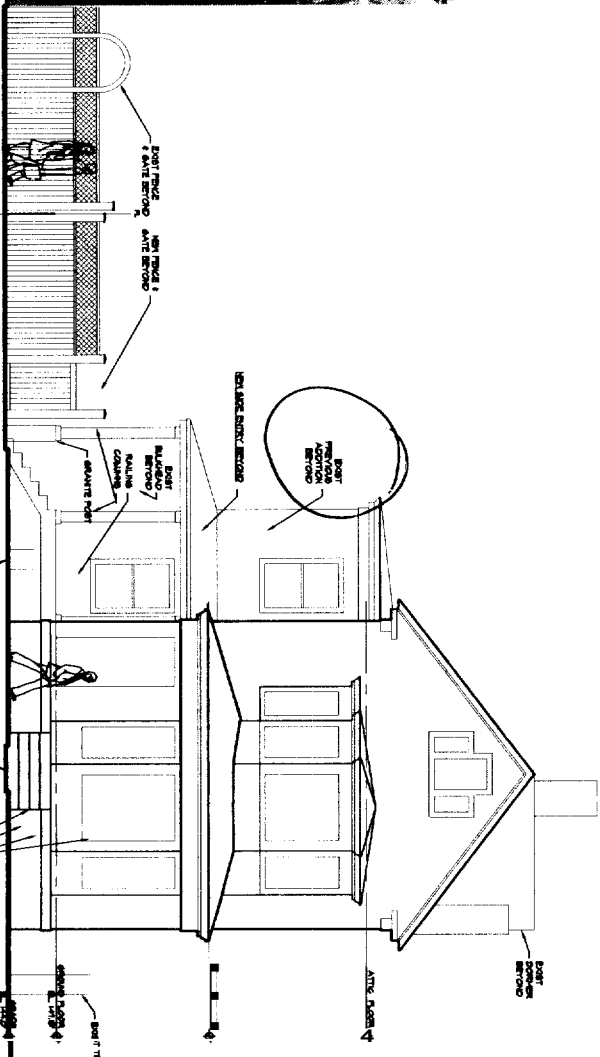
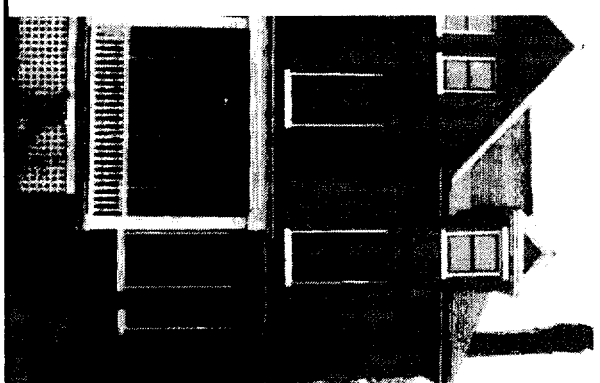
HOLT & LACHMAN
ARCHITECTS - PLANNERS
ARCHITECTURE
COMMUNITY DESIGN
PRESERVATION
111 FIVE FINGER
PORTLAND, MAINE
NOV 23, 2004

ALTERATIONS TO 64 WEST STREET
PORTLAND, MAINE

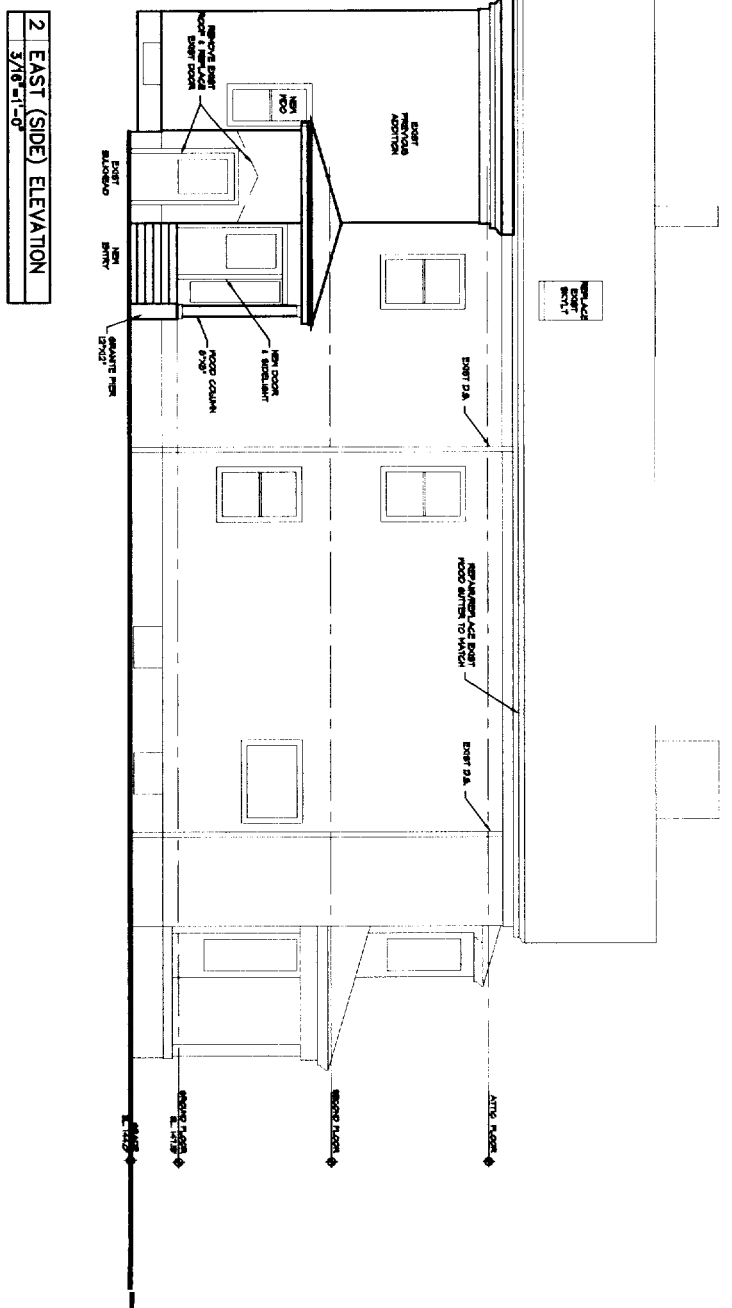
NOT FOR
CONSTRUCTION

TITLE:
2ND FLOOR PLAN
ATTIC PLAN
SPECIFICATIONS

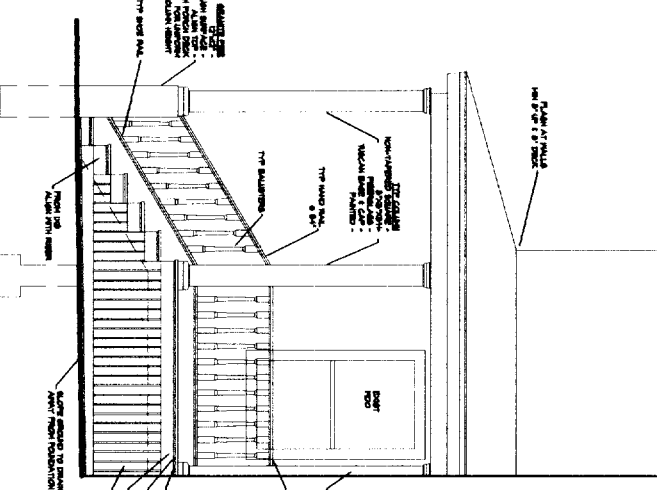
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CONSTRUCTION
DATE:
NOV 23, 2004
DRAWING NO:
A.2



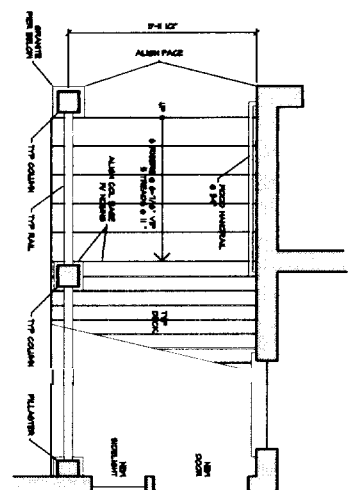
1 NORTH (FRONT) ELEVATION
3/8"=1'-0"



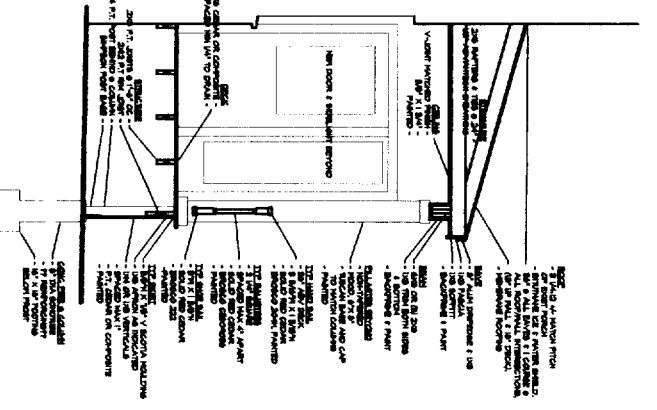
2 EAST (SIDE) ELEVATION
3/8"=1'-0"



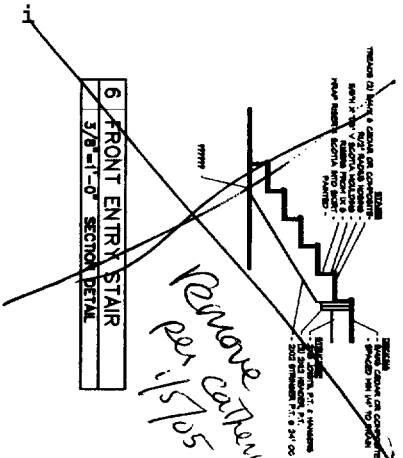
3 ENLARGED SIDE ENTRY
3/8"=1'-0" ELEVATION



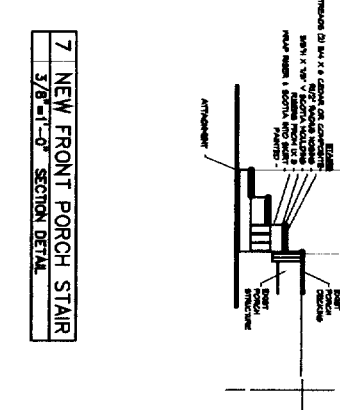
5 ENLARGED SIDE ENTRY
3/8"=1'-0" PLAN



4 SIDE ENTRY SECTION
3/8"=1'-0"



6 FRONT ENTRY STAIR
3/8"=1'-0" SECTION DETAIL



7 NEW FRONT PORCH STAIR
3/8"=1'-0" SECTION DETAIL

63 G 004

MMV

*Remove
per 11/7/05*

ALTERATIONS TO 64 WEST STREET

PORTLAND, MAINE

NOT FOR
CONSTRUCTION

TITLE
ELEVATIONS
DETAILS

ISSUED FOR:
PERMITTING
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CONSTRUCTION

DATE:
NOV 23, 2004

DRAWING NO:

A.3