

**Scope of Work:**

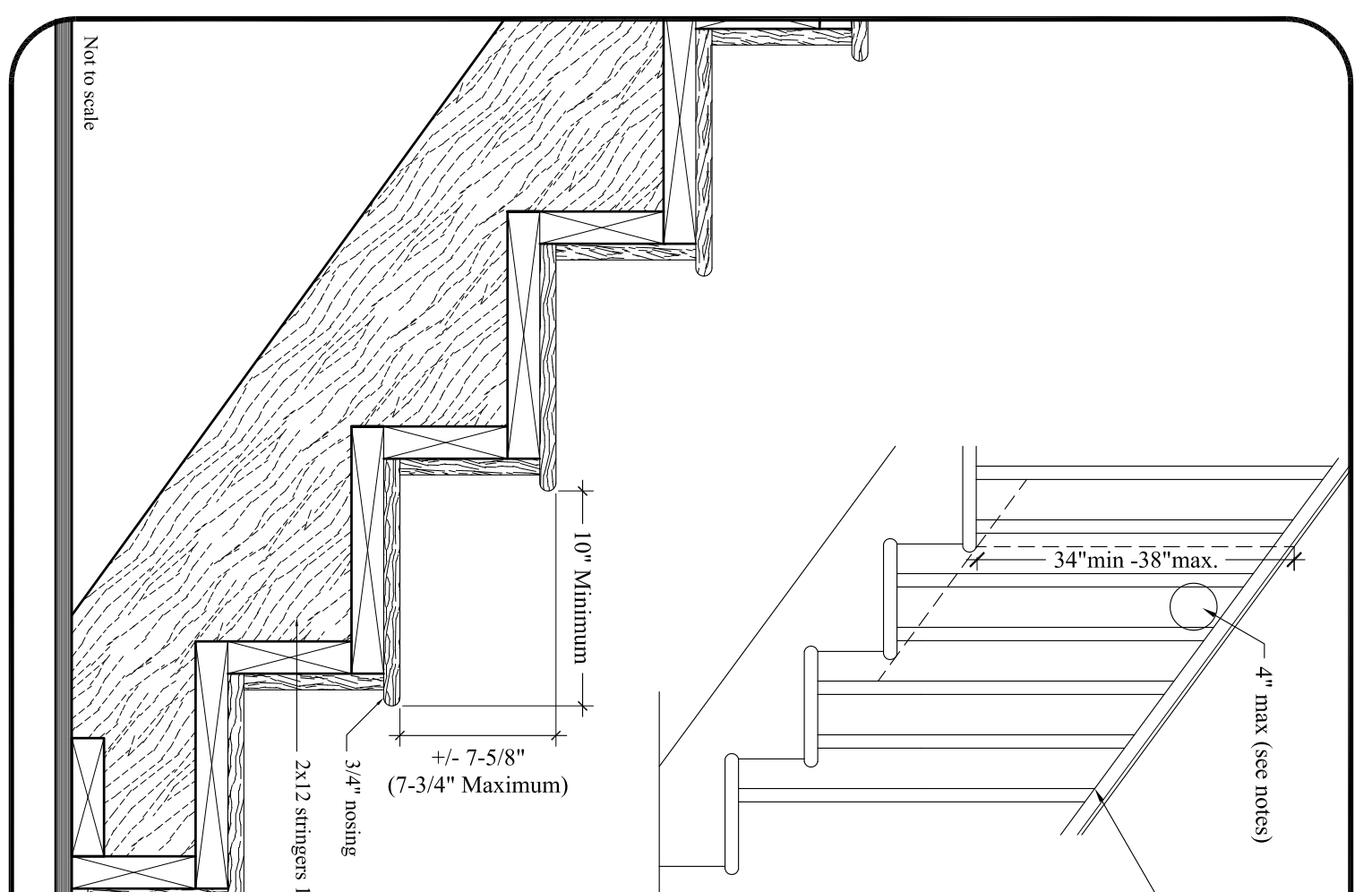
**Exterior:**

- New roofing throughout
- Remove two existing brick chimneys on Western roof as shown:
- Northern chimney that does not penetrate the roof
- Southern chimney that does not appear original and does not have an adequate footing
- All new insulated exterior doors to code
- New siding and exterior trim to match existing conditions.
- Fill any openings in the existing foundation
- All new windows.
- All new windows and exterior doors to fit into existing rough openings.
- Andersen 400 series
- Typical Double Hung u-value = 30
- Egress units in bedrooms (see plan) to comply with R310.1
- Sill height no more than 44" above the floor
- Net clear opening of 5.7 sq.ft. or greater
- Minimum opening height of 24"
- Minimum opening width of 20"
- Opening shall be operational from the inside of the room without the use of keys, tools or special knowledge.

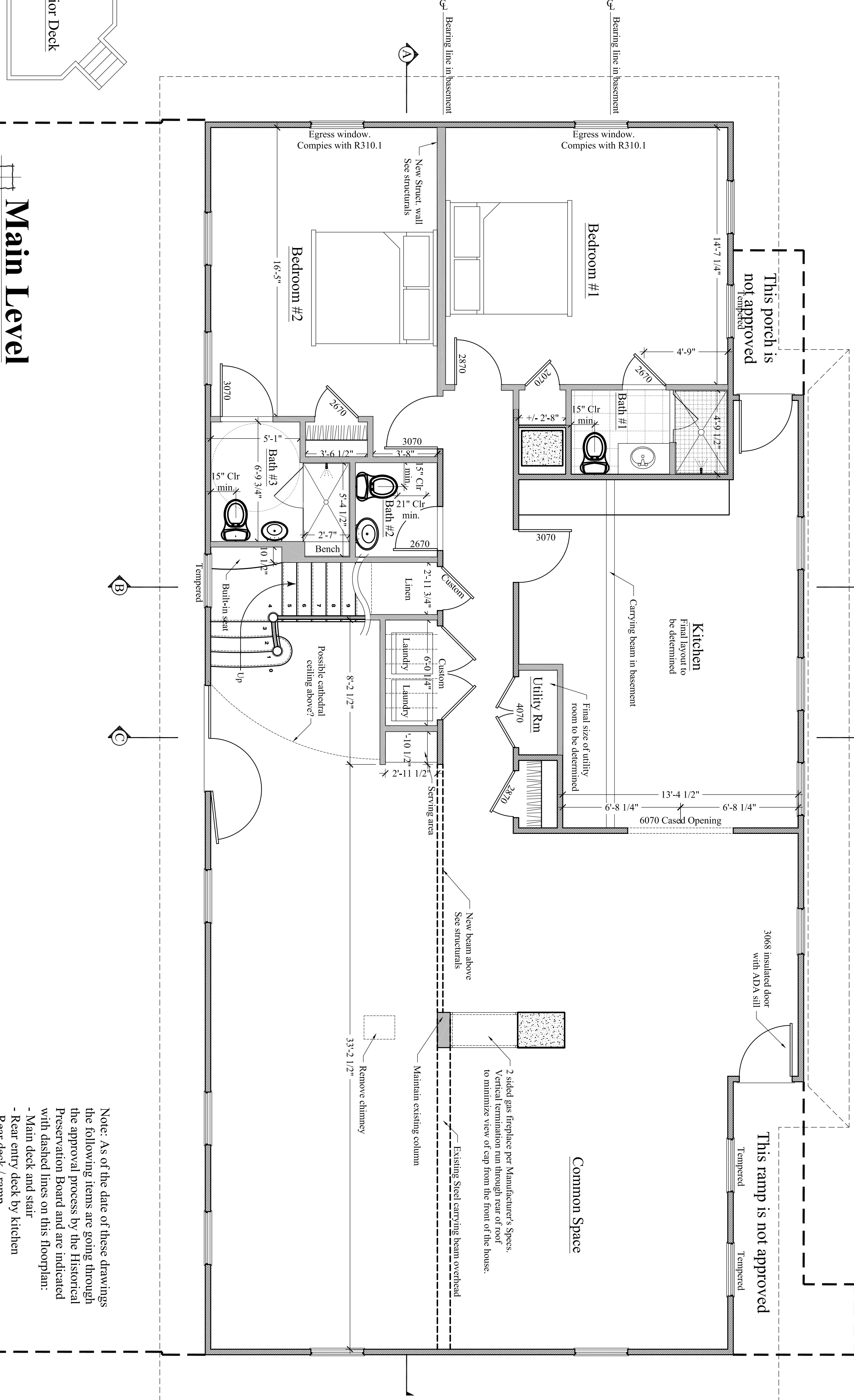
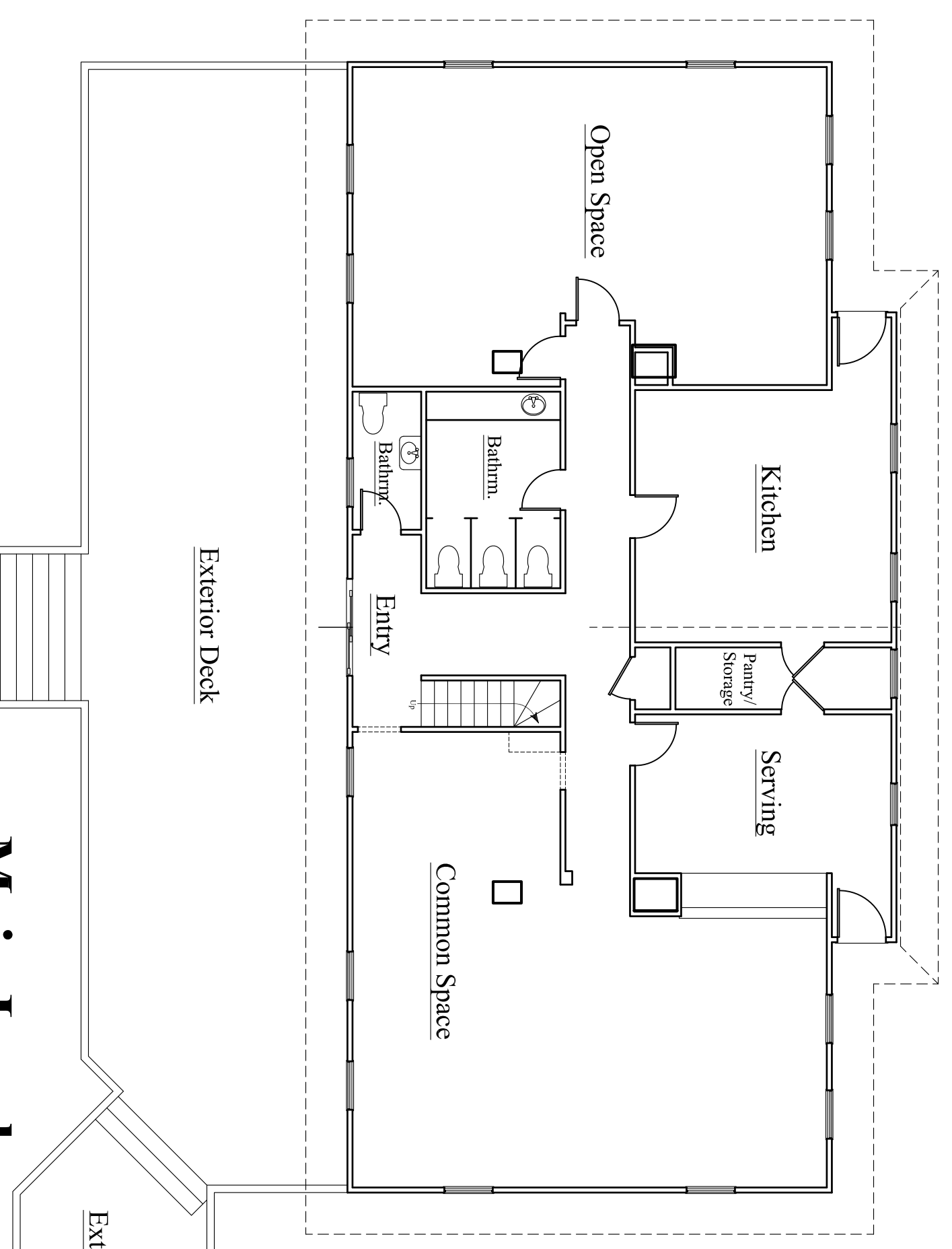
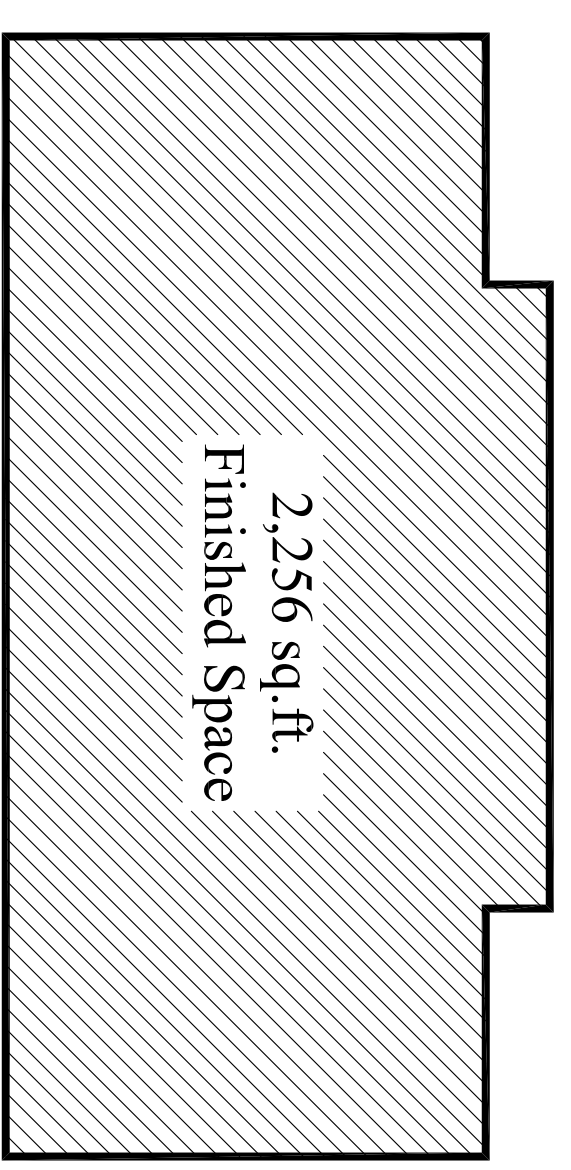
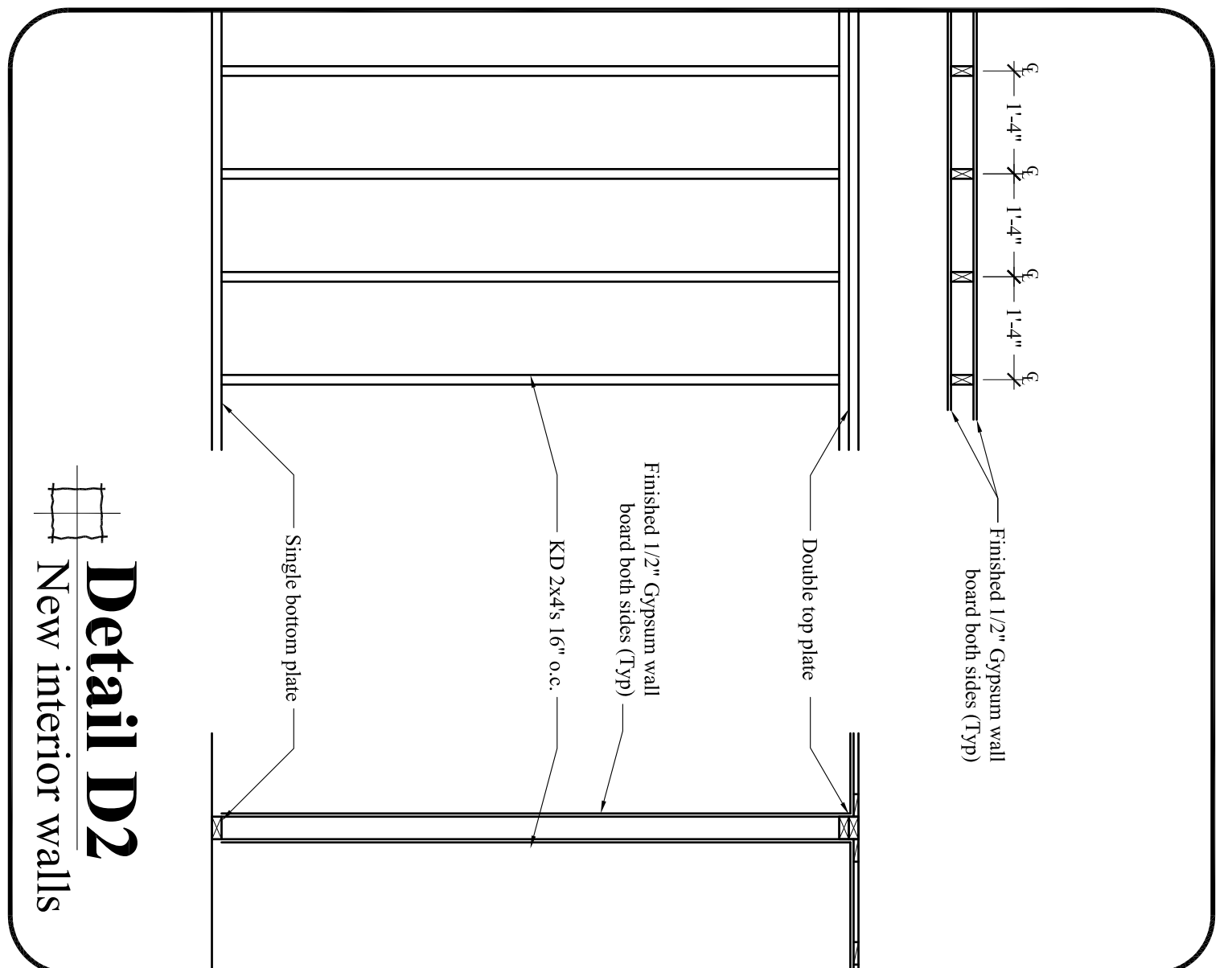
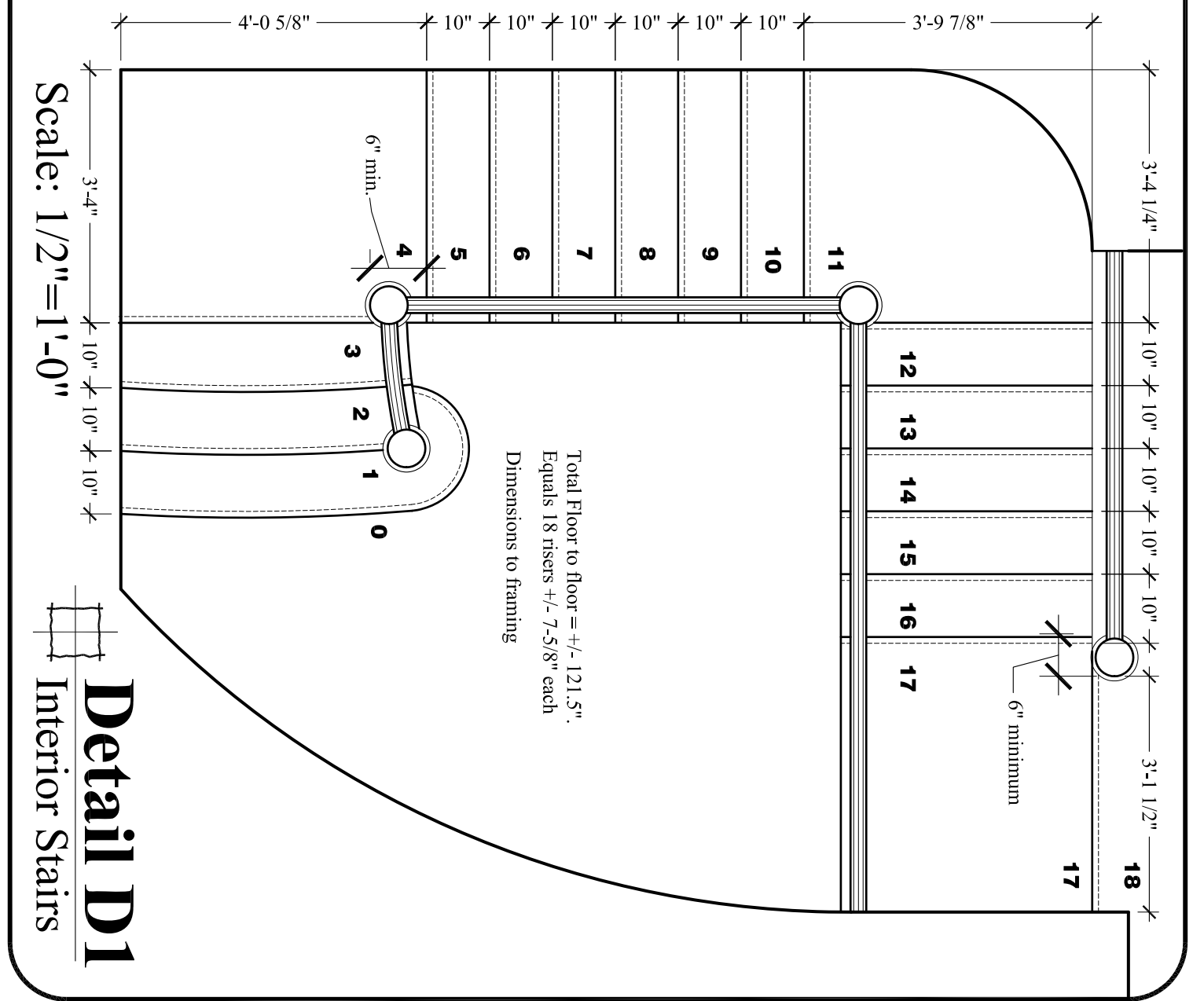
**Interior:**

- Removal of all plaster, electrical and plumbing systems
- New layout and structural modifications as shown
- New walls constructed as per Detail D2 this sheet
- New electrical system throughout
- New plumbing system throughout
- New heating / cooling system throughout
- Insulation to code:
- Ceilings = R-49 minimum
- Exterior Walls = R-20 minimum
- New drywall and finish trim throughout.

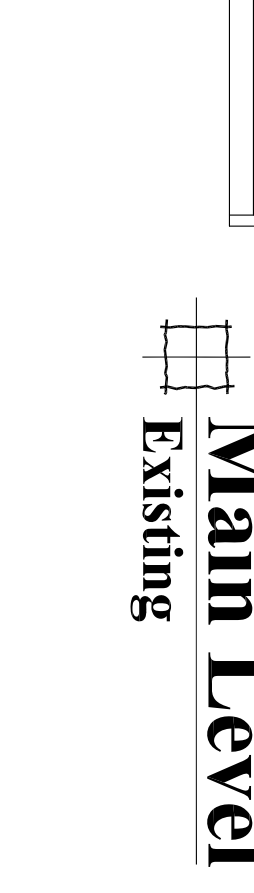
Note: The exterior decks, entry porches, stairs and ramp are in the process of review by the Historical Preservation Board and are not included within this Scope of Work.



**Railing Notes:**  
Handrail provided on at least one side of each continuous run of treads. Rail shall be continuous for the full length of the flight, from a point directly above the nosing of the first tread to a point directly above the nosing of the last tread. All rail ends shall be returned or terminated in newel posts or safety terminals. 1. Handrails are permitted to be interrupted by a newel post at the turn. 2. The use of a volute, unnoted, starting edge or starting reveal shall be allowed over the lowest tread. The railing on the walking surface of the second floor shall not have openings which allow passage of sphere 4 inches in diameter.



NOTE: SCALES SHOWN ON ALL DRAWINGS ARE APPLICABLE TO FULL SIZE PRINTS (24x36 ONLY). DIMENSIONS SHOWN ON DRAWINGS CONSIDERED NOT TO SCALE. PLEASE DO NOT SCALE DRAWINGS - CONTACT ARCHITECT IF REQUIRED.



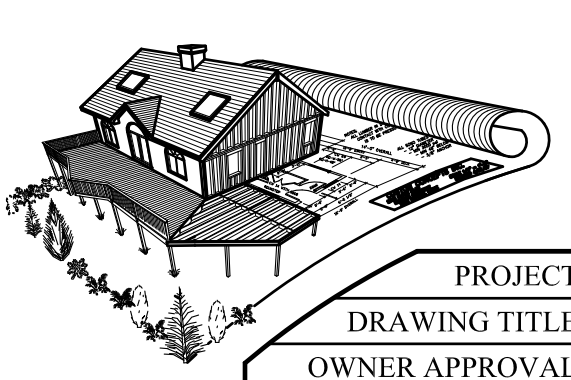
**Main Level**  
Existing

**Main Level**  
Proposed  
- Existing Wall  
- New Wall

Note: As of the date of these drawings the following items are going through the approval process by the Historical Preservation Board and are indicated with dashed lines on this floorplan:  
- Main deck and stairs  
- Rear entry deck by kitchen  
- Rear deck / ramp

**CUSTOM CONCEPTS, INC.**

ARCHITECTURE  
383 U.S. ROUTE 1, SUITE 1A - SCARBOROUGH, MAINE 04074  
Phone: (207) 883-0083 WWW.CUSTOMCONCEPTSINC.COM



DATE: March 16, 2015  
**A1**

PROJECT: House Island - Building #1  
DRAWING TITLE: Main Floorplan, Detail D1  
JOB NUMBER: 9269-14  
DRAWN BY: MER  
SCALE: As noted

CLIENT REVIEW ONLY - NOT CONSTRUCTION  
Preliminary Design  
Design Development  
Contract Documents  
CLIENT REVIEW AND COST ESTIMATING  
FOR PERMITS, BIDS, AND CONSTRUCTION

NO.	DATE	DESCRIPTION
1	3-16-15	Additional information requested by Portland CEO