Date: 03/19/15

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.
- Infill 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
    - Minimim 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.

Detail D1
Interior Stairs
Scale: 1/2"=1'-0"

Detail D2
New interior walls

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

REVISIONS

Main Level
Existing

Main Level
Proposed
- Existing Wall
- New Wall

This deck is not approved

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 stair
- Rear entry deck by kitchen
- Rear deck / ramp

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

Project North

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Contract Documents ☑ FOR PERMITS, BIDDING & CONSTRUCTION
Design Development ☐ CLIENT REVIEW & ESTIMATING
Preliminary Design ☐ CLIENT REVIEW & CONSTRUCTION

JOB NUMBER: 9269-14
DRAWN BY: MER
SCALE: As noted

PROJECT: House Island - Building #1
DRAWING TITLE: Main Floorplan, Detail D1
OWNER APPROVAL:

DATE: March 16, 2015

A1