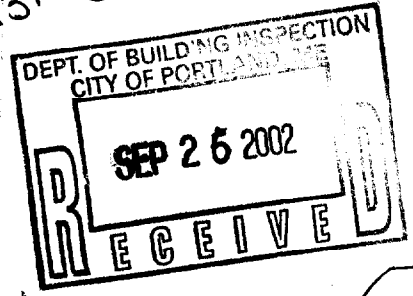
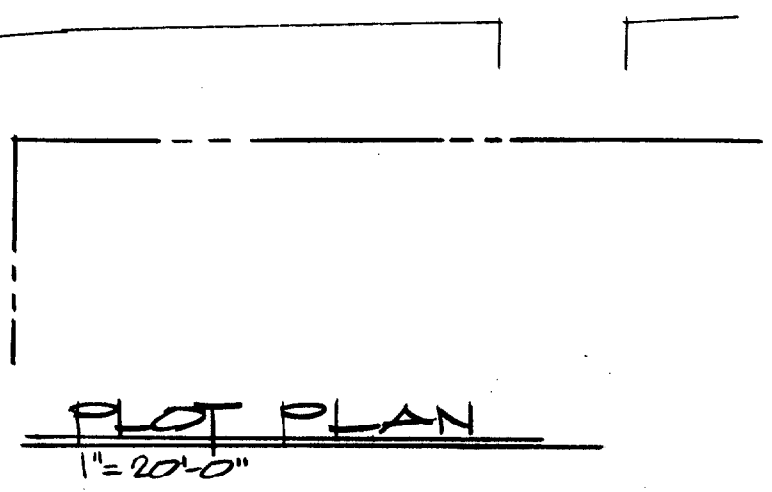


Permit # 020909  
431 C 010



MARY  
Champagne  
831-52142



PLOT PLAN  
1" = 20'-0"

NOTES:

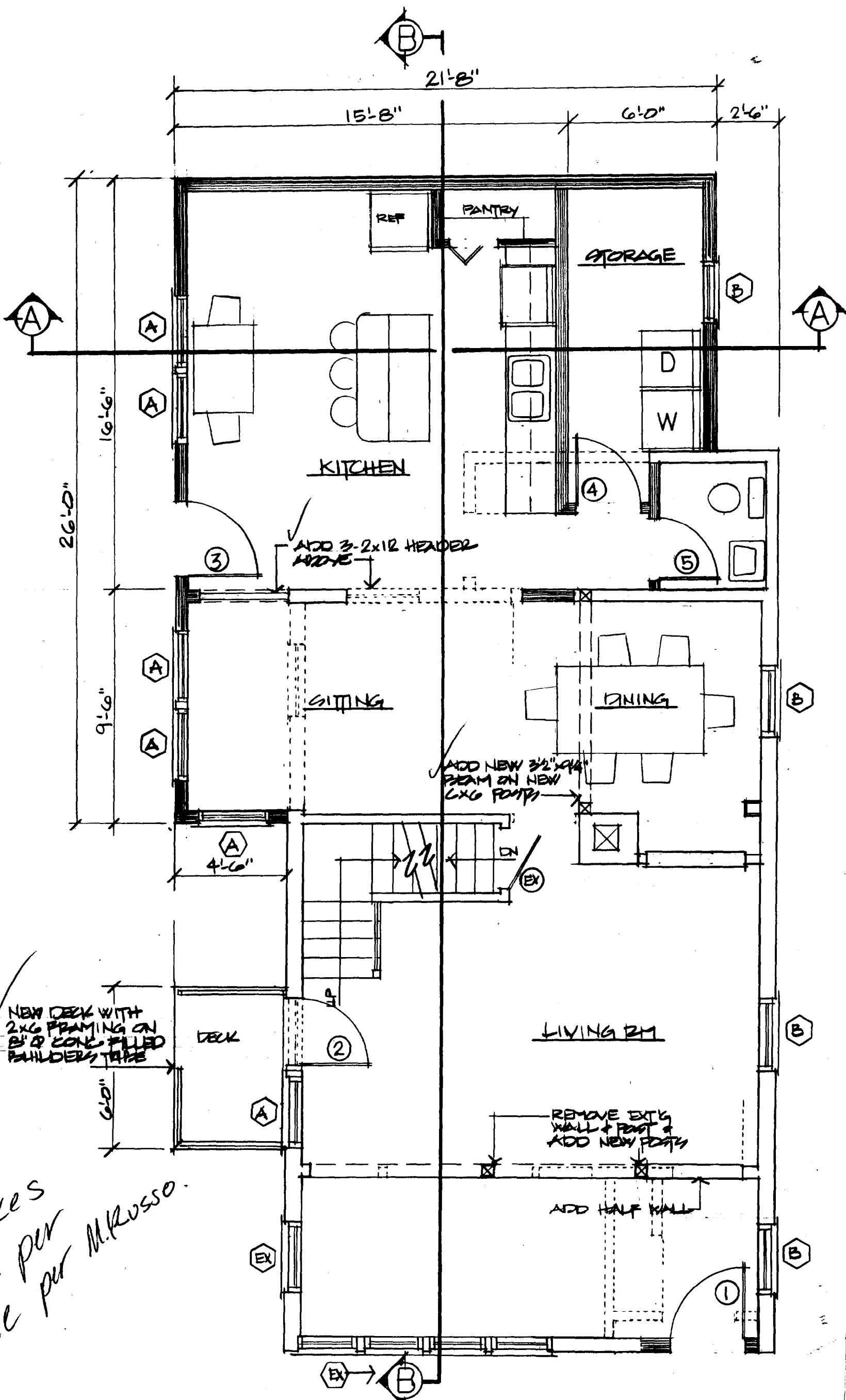
1. PLOT PLAN IS BASED ON "STANDARD BOUNDARY SURVEY" ON WATSON STREET FOR MARY CHAMPAGNE BY OWEN HASKELL, INC. (PROFESSIONAL LAND SURVEYOR) DATED JUNE 17, 2002
2. PROPERTY INFO  
 LOCATION: 57 WATSON ST  
 PORTLAND, ME  
 ZONE: R-3 (RESIDENTIAL)  
 LOT SIZE: 4500 SF.
3. MAXIMUM LOT COVERAGE - 25% OF 4500 SF = 1125 SF  
 EXISTING 714.62 SF (INCLUDES PAVEMENT & FRONT YARD)  
 NEW - HOUSE 355.2 SF  
 DECK 27.0 SF  
 TOTAL (NEW & EXISTING) 1096.82 SF  
 \* LOT COVERAGE COMPLIANCE  
 1096.82 SF (PROPOSED) LESS THAN 1125 SF (MAX AVAILABLE BALANCE 28.18 SF)
4. SEE PLOT PLAN FOR SETBACKS & COMPLIANCE

Lot cov. - OK  
1110 SF - OK  
see zoning sheet

REVISED SEPT 23, 2002  
PER CITY OF PORTLAND  
COMMENTS

CONSTRUCTION NOTES

5. ——— EXISTING WALLS TO REMAIN
6. - - - - - EXISTING WALLS TO BE REMOVED
7. ■■■■■ NEW WALLS TO BE ADDED
8. ALL NEW EXTERIOR WALLS SHALL BE 2x6 STUDS 16" O.C. WITH 1/2" GYP BO INTERIOR, 7/16" OASB, EXTERIOR & 6" R-19 FIBERGLASS INSULATION
9. ALL NEW INTERIOR WALLS SHALL BE 2x4 STUDS 16" O.C. WITH 1/2" GYP BO EACH SIDE UNLESS NOTED OTHERWISE
10. R-38 INSULATION SHALL BE INSTALLED IN ATTIC/CEILING
11. ALL WINDOW & DOOR HEADERS SHALL BE 3-2X10S WITH 1/2" RAYD FILLERS. DOUBLE WINDOWS SHALL HAVE STD FIBER



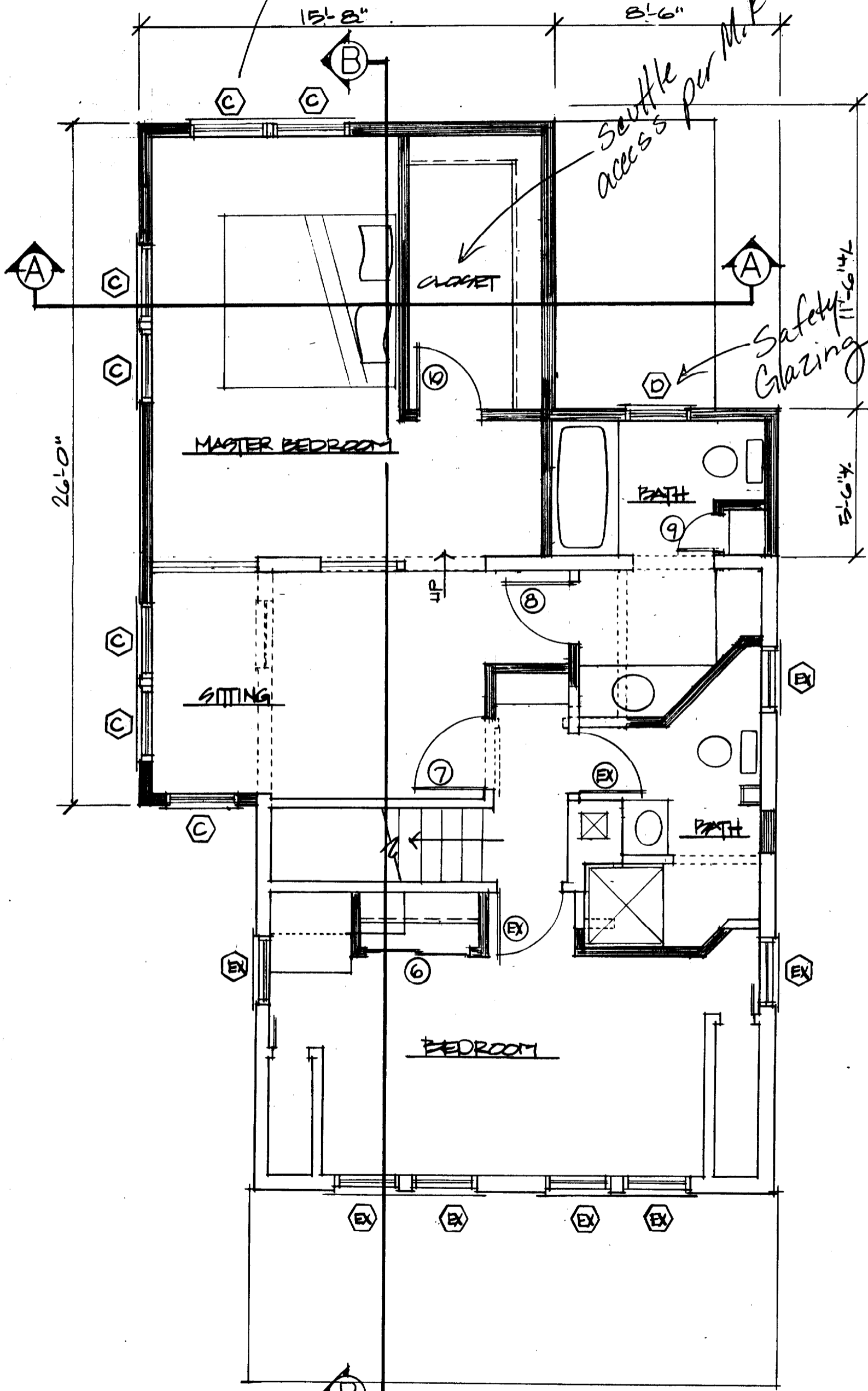
Smokes added per code per M. Russo.

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

Egress window -  
per M. Russo

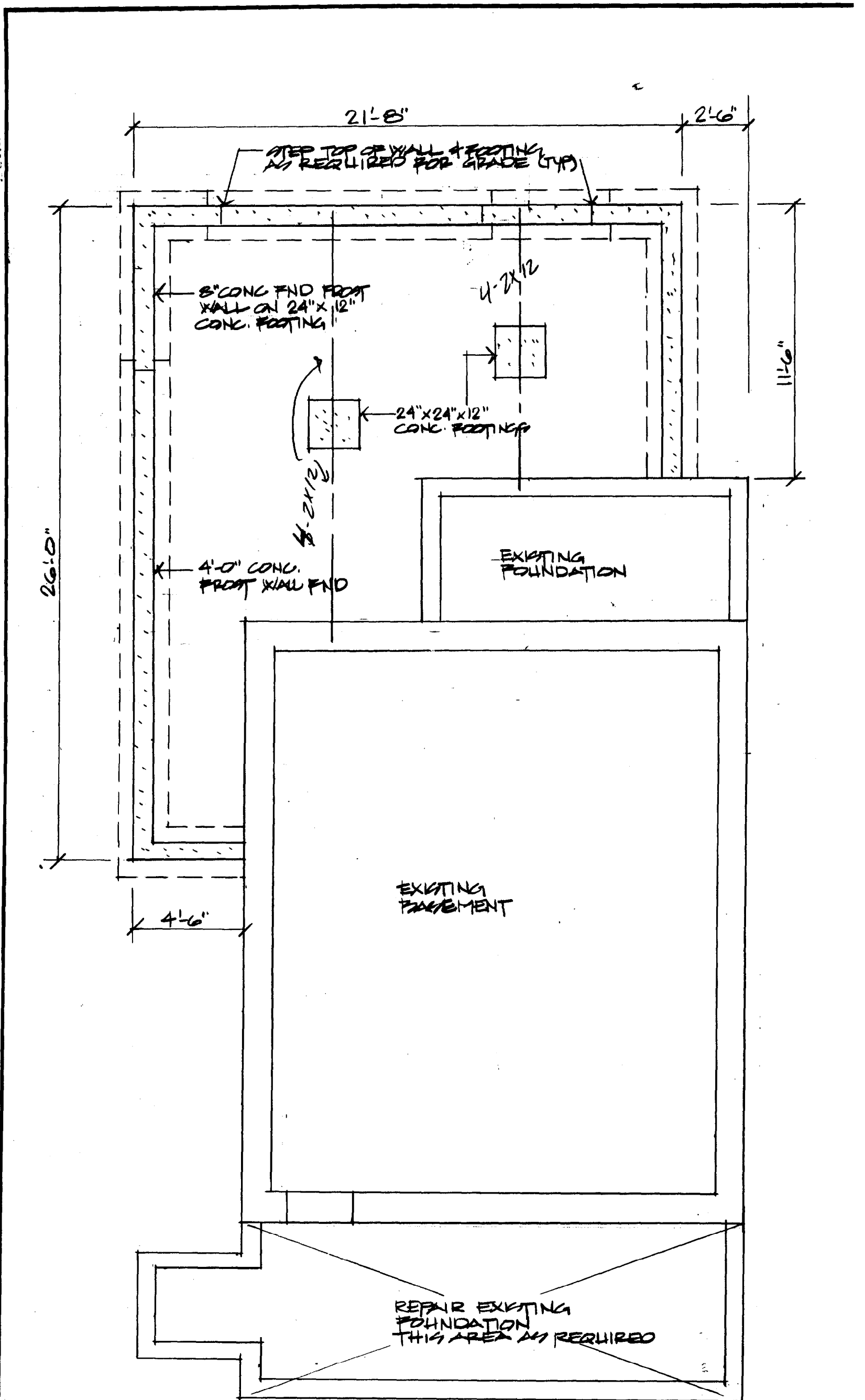
Seattle  
access per M. Russo

Safety  
Glazing

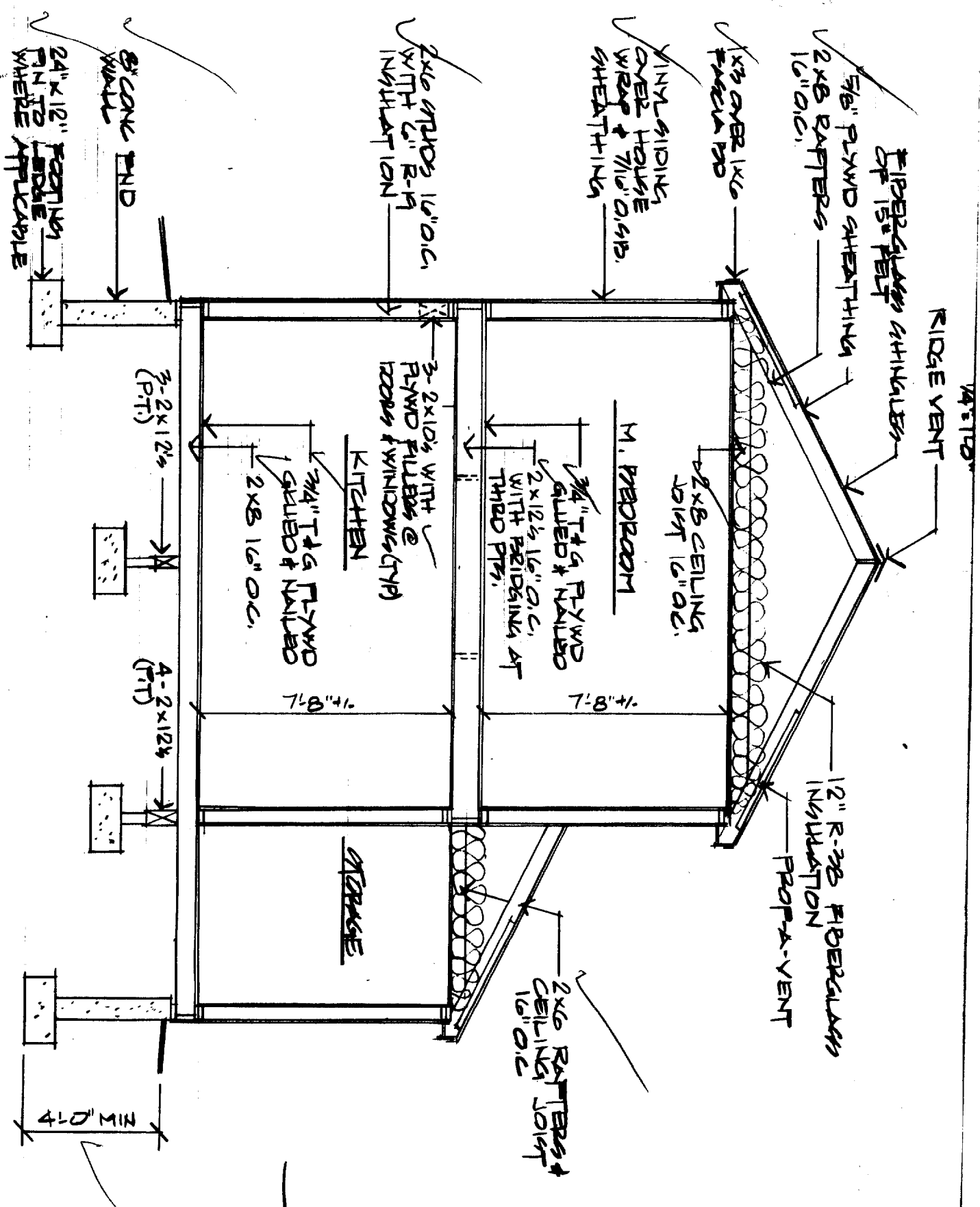


SECOND FLOOR PLAN

1/4" = 1'-0"

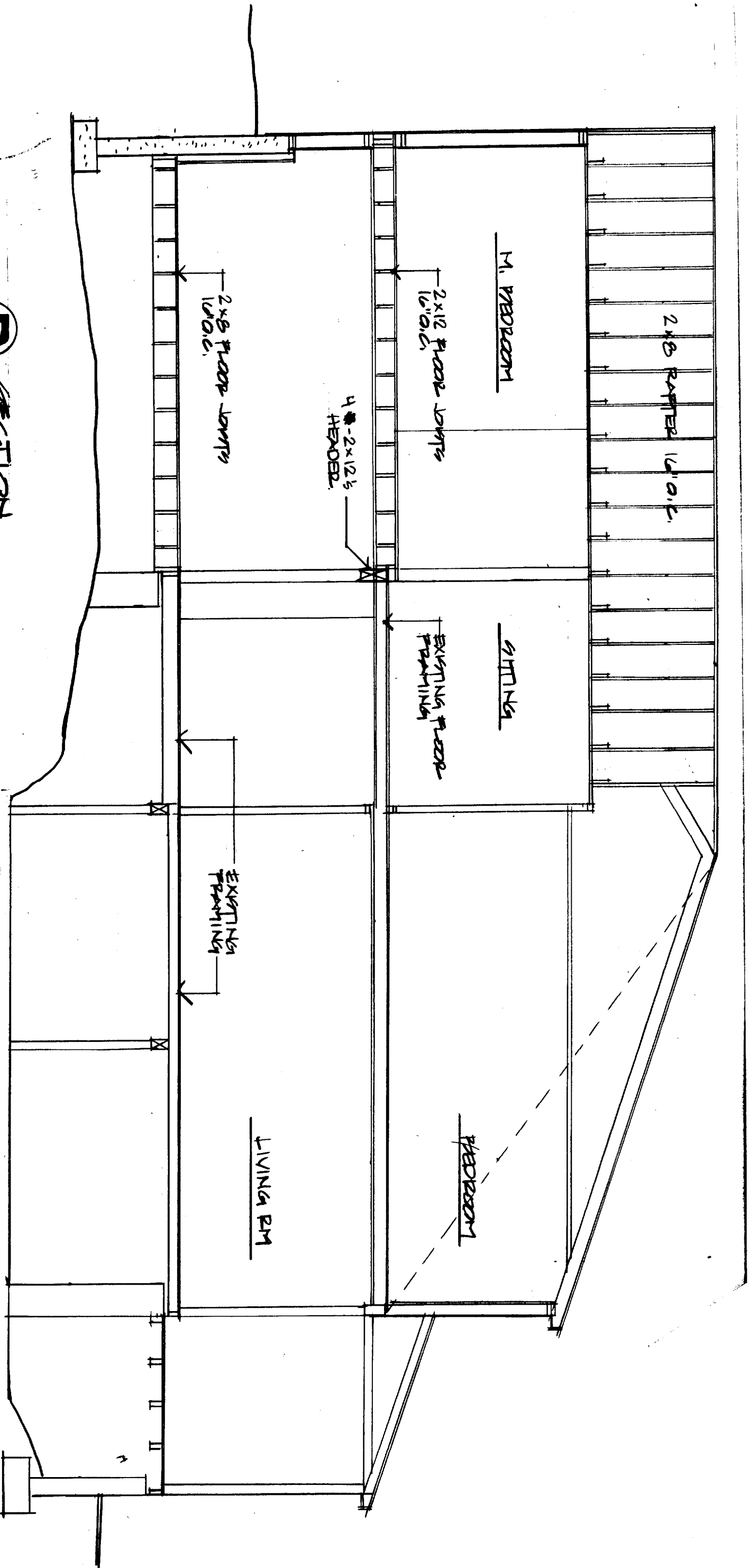


**FOUNDATION PLAN**  
 1/4" = 1'-0"

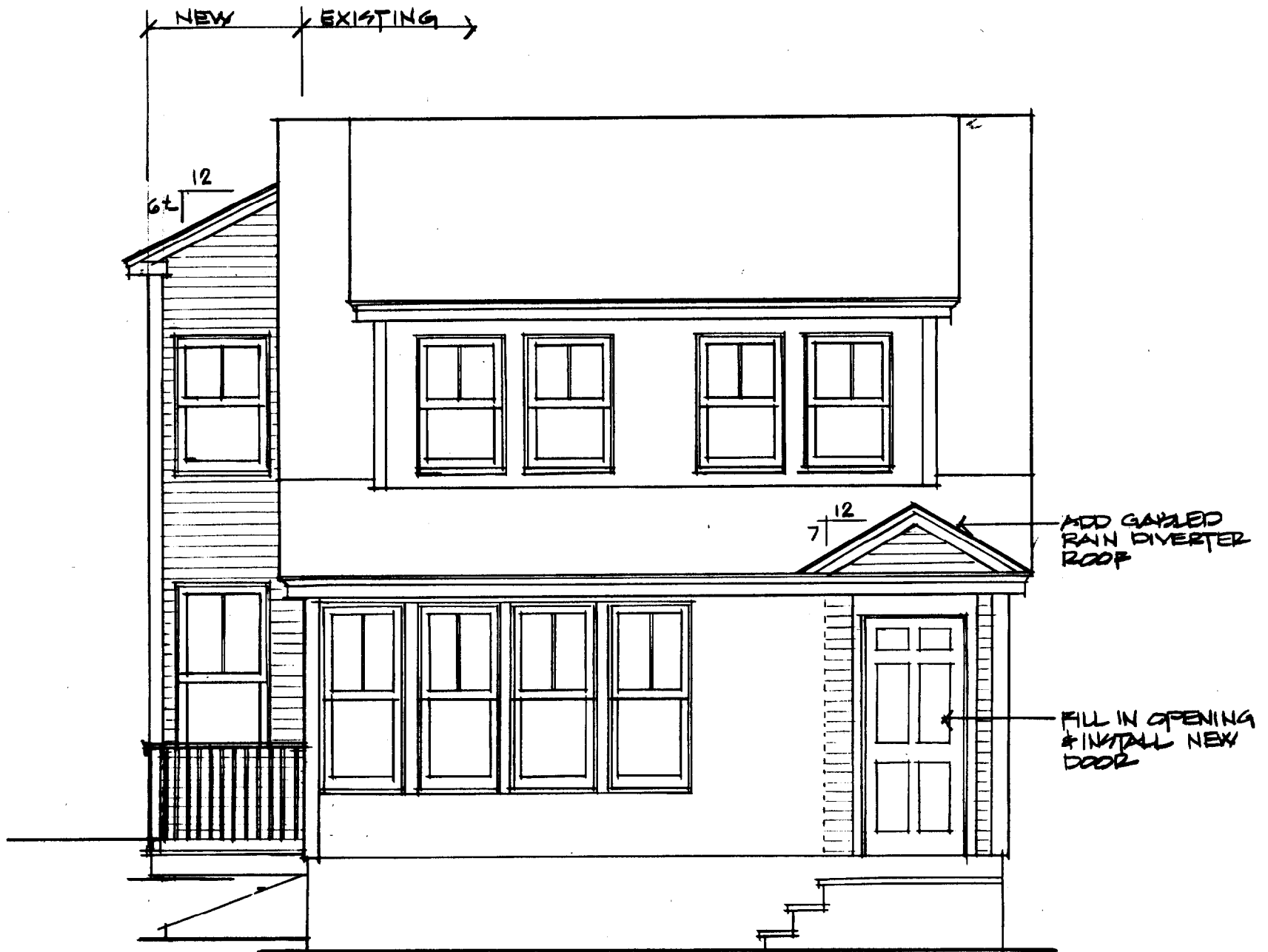


**A** SECTION  
1/4" = 1'-0"

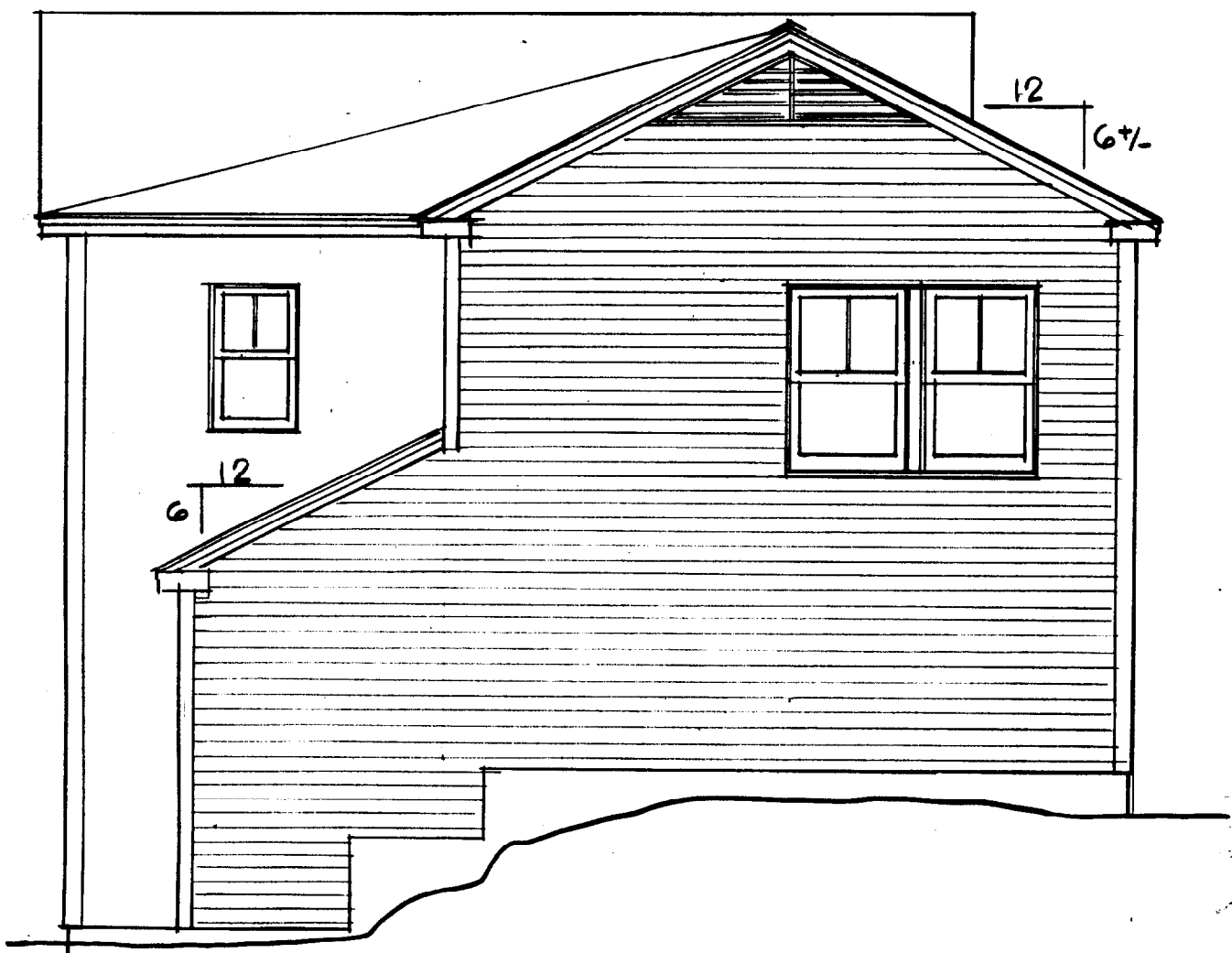
2x8 OVER 1x6 FASCIA BOARD  
 MINYL GIDDING OVER HOUSE WRAP & 7/16" O.S.B. SHEATHING  
 5/8" PLYWOOD SHEATHING  
 2x8 RAFTERS 16" O.C.  
 12" R-38 FIBERGLASS INSULATION  
 PROPA-VENT  
 RIDGE VENT  
 3/4" T&G PLYWOOD GILLED & NAILED OVER 2x12s WITH PERPENDICULAR FRAMING  
 M. PEREGRINE  
 2x8 CEILING JOIST 16" O.C.  
 3-2x10s WITH PLYWOOD FILLERS @ DOORS & WINDOWS (TYP)  
 KITCHEN  
 3/4" T&G PLYWOOD GILLED & NAILED OVER 2x8 16" O.C.  
 STORAGE  
 2x8 RAFTERS & CEILING JOIST 16" O.C.  
 2x4 STUDS 16" O.C. WITH 1/2" CONCRETE FINISH WHERE APPLICABLE  
 3-2x12s (P.F.T.)  
 4-2x12s (P.F.T.)  
 4'-0" MIN



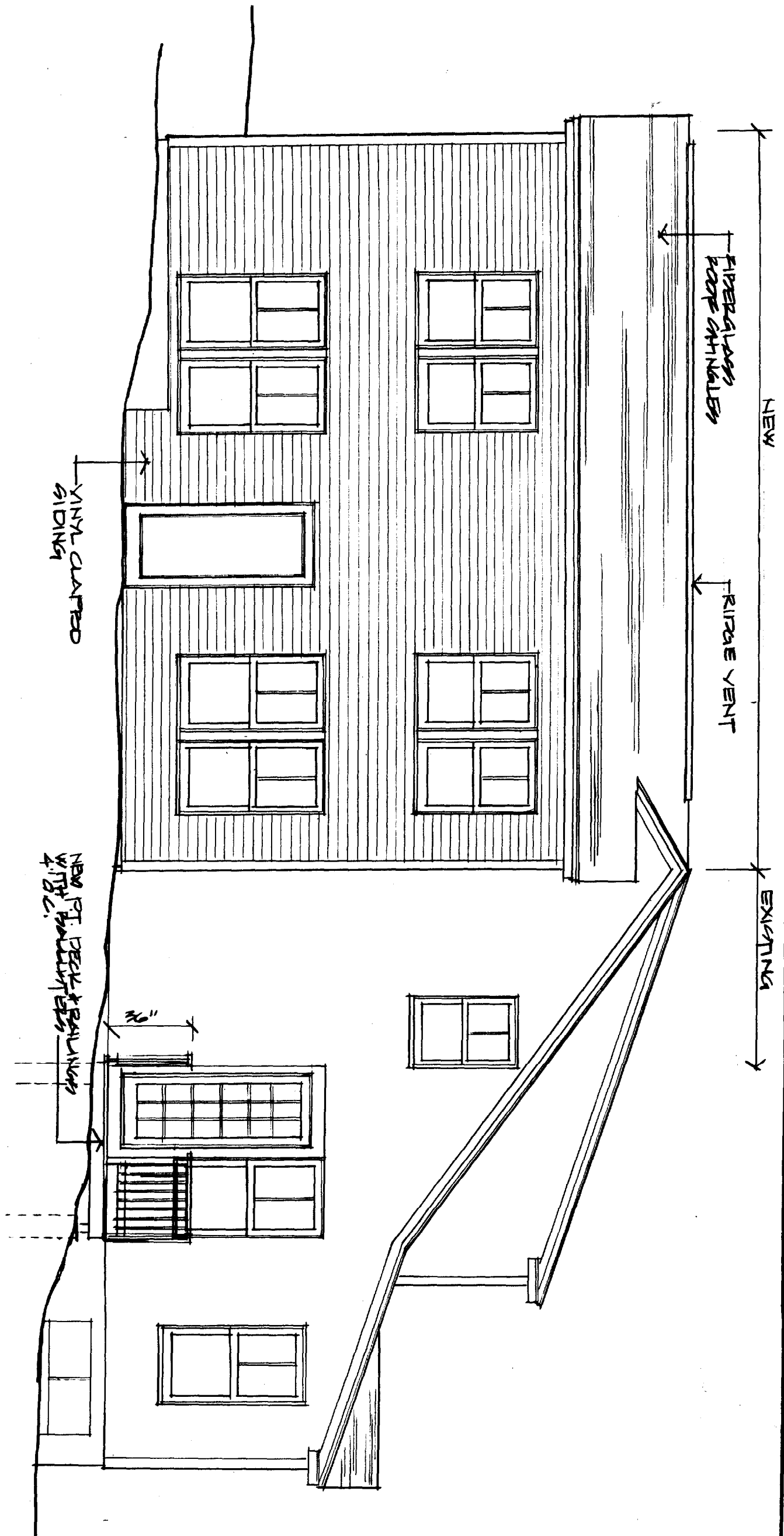
**B** SECTION  
14'-11 1/2"



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

