

**NOTES:**

1. PLOT PLAN IS BASED ON "STANDARD BOUNDARY SURVEY ON WATSON STREET FOR MARY CHARITABLE TRUST DATED JUNE 17, 1992"
2. PROPERTY LINED BY WATSON ST. (REQUIREMENT)
3. MAXIMUM LOT COVERAGE - 25% OF 4500 SF = 1125 SF EXISTING 714.62 SF (INCLUDES WALL HEAD & NEW DECK 377.5 SF
4. SEE PLOT PLAN FOR SETBACKS & CORNER CONSTRUCTION NOTES.
5. EXISTING WALLS TO REMAIN
6. EXISTING WALLS TO BE DEMOLISHED
7. NEW WALLS TO BE ADDED
8. ALL NEW EXTERIOR WALLS SHALL BE 8" MIN. CMU, 1/2" MIN. FIBERGLASS INSULATION
9. ALL NEW INTERIOR WALLS SHALL BE 2" MIN. GYPSUM 1/2" MIN. WITH 1/2" GAF EACH SIDE UNLESS NOTED OTHERWISE
10. F-30 INSULATION SHALL BE IMPROVED IN ALL EXISTING
11. ALL WINDOWS & DOOR HEADS SHALL BE 3" MIN. WITH 1/2" FIBERGLASS INSULATION. DOUBLE WINDOWS SHALL HAVE TWO PAGES.

NO.	REVISIONS	ON	ISSUE	DATE
1	REVISED FOUNDATION PLAN & SECTIONS	DATE	11/25/02	

**PLANS AND SECTIONS**

PROPOSED ADDITIONS & ADDITION FOR  
 MARY CHARITABLE  
 RESIDENCE  
 WATSON ST.  
 SCALE: 1/4" = 1'-0"  
 DRAWING NO. 2  
 DATE: JULY 21, 2002

DATE: JULY 29, 2002		DRAWN: M.G.W.		SCALE: 1/4" = 1'-0"	
JOB NO.		DRAWING NO.		2	
57 WATSON ST PORTLAND MAINE					
PROPOSED RENOVATIONS & ADDITION FOR MARY CHAMPAGNE RESIDENCE					
PLANS AND SECTIONS					
NO.		REVISIONS		OR	
DATE		ISSUE		DATE	
1		REVISED FOUNDATION PLAN & SECTIONS DUE TO EXISTING LARGE ON SITE		11/25/02	

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 BOARD INTERIOR, 7/16" O.A.B. EXTERIOR & 6" R-19 FIBERGLASS INSULATION
9. ALL NEW INTERIOR WALLS SHALL BE 2x4 STUDS @ 16" O.C. WITH 1/2" GYP BOARD EACH SIDE UNLESS NOTED OTHERWISE
10. R-38 INSULATION SHALL BE INSTALLED IN ATTIC/CELLARS
11. ALL WINDOW & DOOR HEADERS SHALL BE 3-2X10S WITH 1/2" RAYNO FILLS. DOUBLE WINDOWS SHALL HAVE SHD SOCKETS

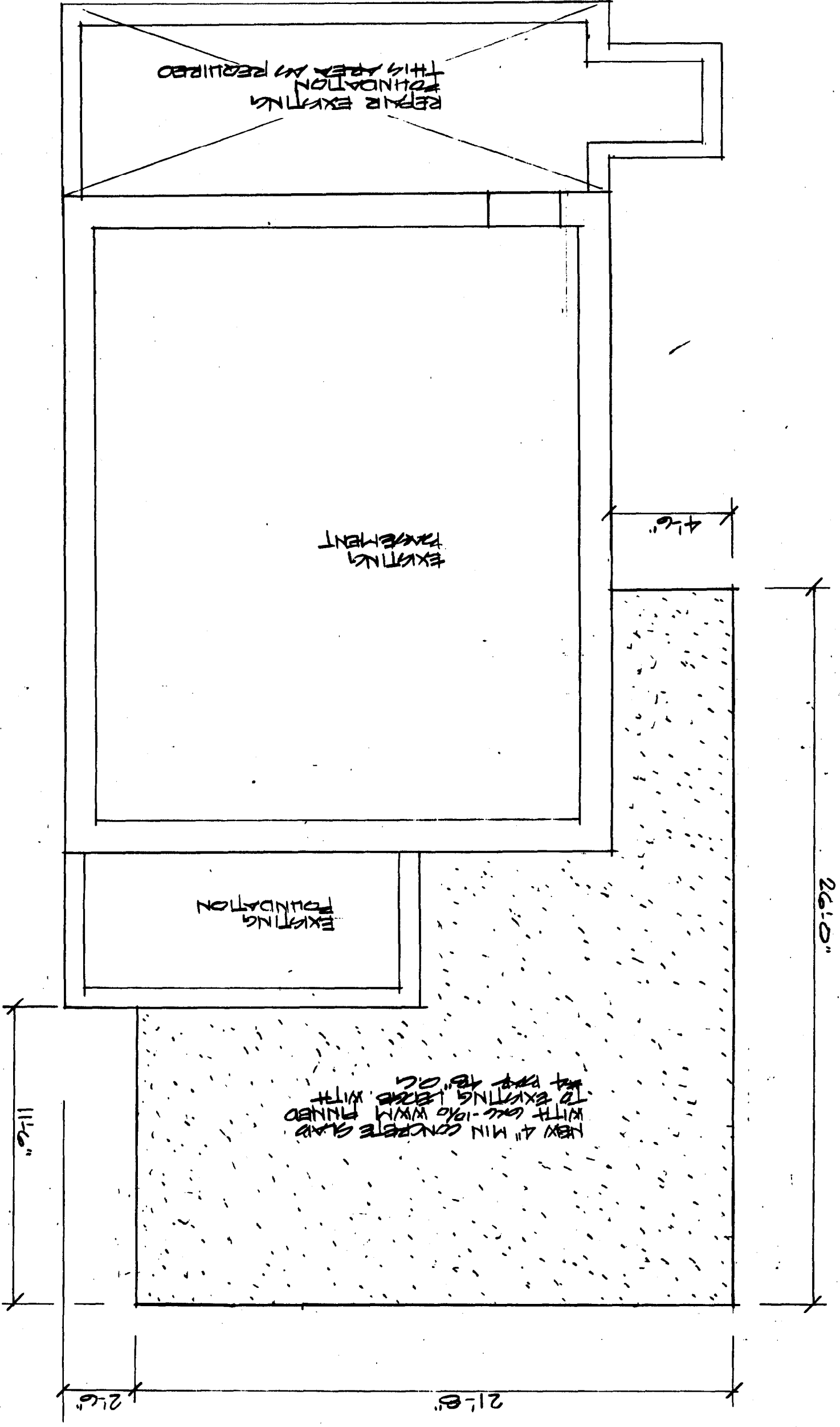
CONSTRUCTION NOTES

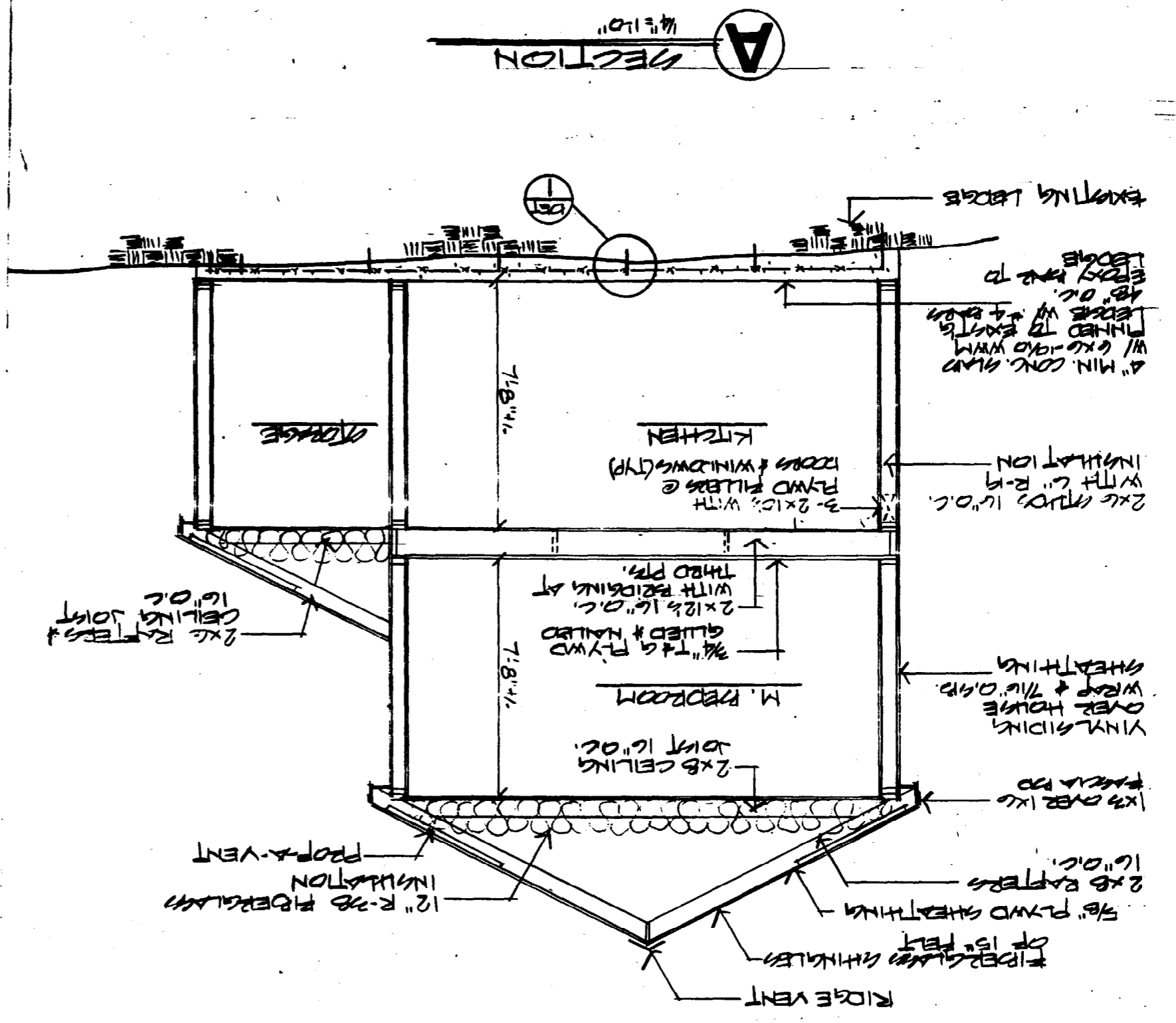
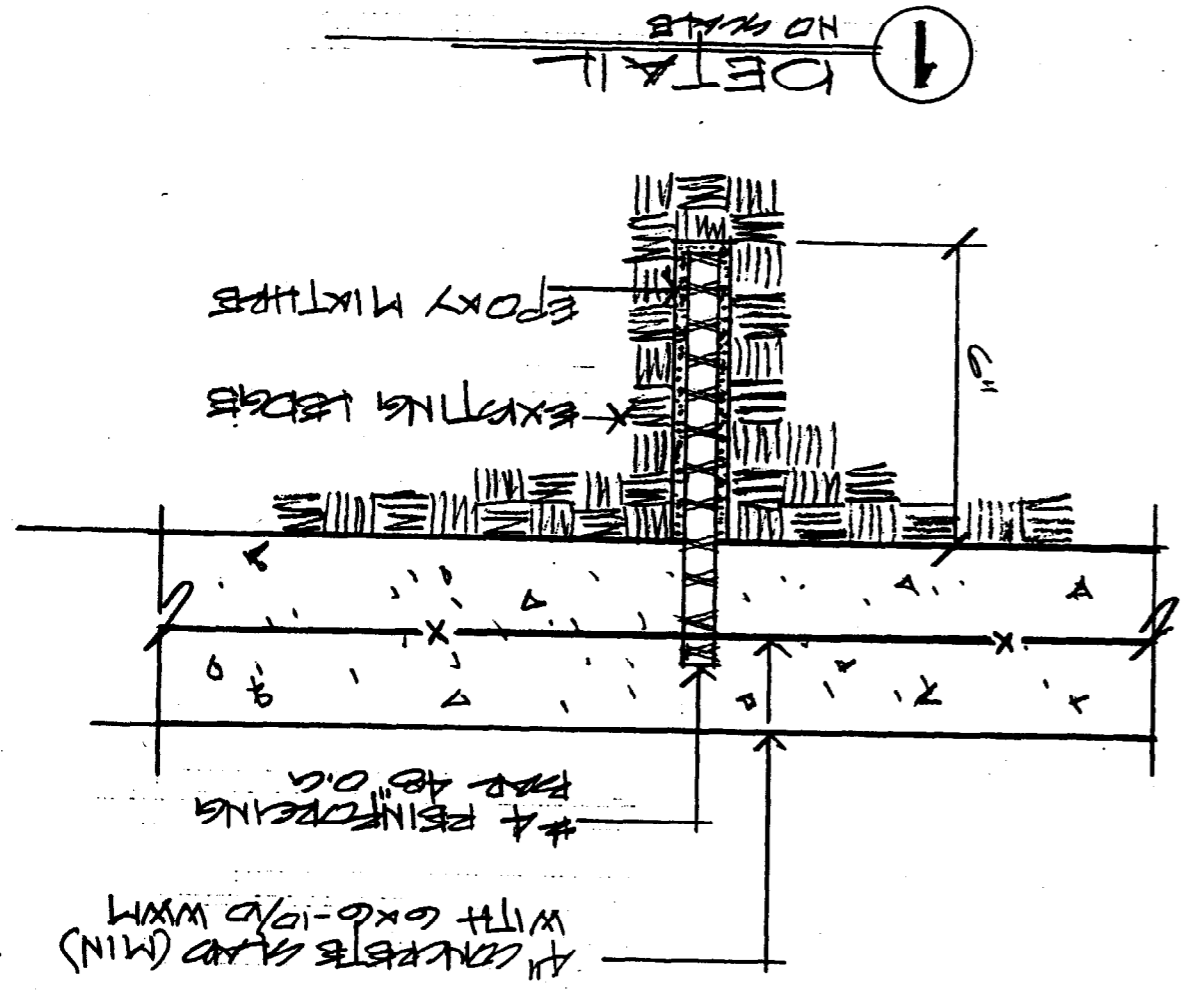
4. SEE PLOT PLAN FOR SETBACKS & COMPLIANCE
3. MAXIMUM LOT COVERAGE - 25% OF 4500 SF = 1125 SF  
 EXISTING 714.62 SF (INCLUDES PALK HEAD & FRONT STAIRS)  
 NEW - HOUSE 356.2 SF  
 DECK 27.0 SF  
 TOTAL (NEW & EXIST) 1096.82 SF  
 \* LOT COVERAGE COMPLIANCE 1096.82 SF (PROPOSED) LESS THAN 1125 SF (MAX) AVAILABLE BALANCE 28.18 SF
2. PROPERTY INFO  
 LOCATION: 57 WATSON ST  
 PORTLAND, ME  
 ZONE: R-3 (RESIDENTIAL)  
 LOT SIZE: 4500 SF

1. PLOT PLAN IS BASED ON "STANDARD BOUNDARY SURVEY" ON WATSON STREET FOR MARY CHAMPAGNE BY OWEN HASKELL INC. (PROFESSIONAL LAND SURVEYORS) DATED JUNE 17, 2002

NOTES:

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





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

RIDGE VENT  
FIBERGLASS (THINKERS)  
OF 15' FELT  
5/8" PLYWOOD SHEATHING  
2x6 RAFTERS  
16" O.C.  
1x3 OVER LK  
PARTIAL PD  
VINYL SIDING  
OVER HOUSE  
WRAP & 7/16" O.A.P.  
SHEATHING

EXISTING LEDGE  
48" O.C.  
EPOXY MIXTURE  
LEDGE  
MIN. CONC. SAND  
W/ G.O.-10/10 W/M  
NAIL TO EXISTG  
LEDGE W/ 4x4  
48" O.C.  
2x6 STUDS 16" O.C.  
WITH G. R-9  
INSULATION

M. BEDROOM  
2x8 CEILING  
JOIST 16" O.C.  
3/4" T&G PLYWOOD  
GLUED & NAIL TO  
2x12 16" O.C.  
WITH BEARING AT  
THIRD PT.  
7'-8" x 11'

2x6 RAFTERS  
16" O.C.  
CEILING JOIST

KITCHEN  
3-2x12 WITH  
PLYWOOD FILLS @  
DOORS & WINDOWS (TYP)

STORAGE

7'-8" x 11'

7'-8" x 11'

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

