

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-020	Issue Date: APR 17 2002	CBL: 033E A013001
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Location of Construction: 144 West Shore Dr, Great Diamond	Owner Name: Cox Joseph B Jr	Owner Address: 415 East Scotland St CITY OF PORTLAND	Phone: (207) 510-4090
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: IR-1

Past Use: OPEN WOODS/VACANT	Proposed Use: SINGLE FAMILY SITE PLAN #2002-0063	Permit Fee: \$3,619.00	Cost of Work: \$503,000.00	CEO District: 1
Proposed Project Description: L-SHAPED 20'X53', 16'X41' SINGLE FAMILY W/GARAGE		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R3 Type: SB BOCA 99	

Signature:		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved		<input checked="" type="checkbox"/> Approved w/Conditions	
Signature: <i>[Signature]</i>		Date:	

Permit Taken By: gad	Date Applied For: 03/08/2002	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland over 75' from HUM <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 9 zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2002-0063 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK with conditions Date: 3/27/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Left message - plans meeting ...

① Egress in all bedrooms

② Smoke Det.

③ Check on vent for heater

Went over all of the above - OK

4/22/02 Set backs ok. Also 75' shore land set back ok. ⁱⁿ

Applicant: Wright Ryan

Date: 3/12/02

Address: 144 West Shore Dr. GILBERT, AZ 85201
B-L: 083E-A-013

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone/Location - IR-1

Interior or corner lot -

Proposed Use/Work - New Single family home

Sewage Disposal - Private

Lot Street Frontage - 100' min - 182.40' shown

Front Yard - 30' min - 134' shown

check →

Rear Yard - 30' min - 77' scaled → 75' min to HWM
77' scaled

Side Yard - 20' min - 30' & 40' scaled

Projections - 2 rear Patches -

Width of Lot - 100' - 180' shown

Height - 35' MAX - showing 26' 3/4" to the ridge

Lot Area - 40,000 with City (per Water Scott) 19,477 sq ft - original Site Plan Approved 12/98

Lot Coverage/ Impervious Surface - 20% MAX - or 9995 sq ft MAX

Area per Family - 40,000 sq ft

20 x 54 = 1080 sq ft

Off-street Parking - OK

16 x 42 = 672

Loading Bays - N/A

8 x 54 = 432

Site Plan - minor/minor #2002-0063

7.5 x 16 = 120

2304 sq ft

Shoreland Zoning/ Stream Protection - yes - 77' front to HWM.

Flood Plains - Panel 9 - Zone C

- MAY NOT clear any more trees underbrush than shown on your plans
- ATTACH Shoreland regs break down / overboard DISCHARGE to ocean features A separate

less than 10,000 sq ft cleared

OK

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

- Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.
- Footing/Building Location Inspection:** Prior to pouring concrete
- N/A Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

4/10/07
Date

[Signature]
Signature of Inspections Official

4/10/07
Date

CBL: 83E-A-13 Building Permit #: 02 0204

Application ID Number: 2-0204

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 144 West Shore Dr., Great Diamond Island

Approval Date: 03/27/2002

Start Ex. Date: 03/11/2002

OK to Issue Permit Name: Marge Schmuckal Date: 03/27/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

This permit IS NOT approving the "possible overboard discharge" as shown on the submitted plans. This office shall require written approval from DEP concerning that issue prior to its allowance.

You are not allowed to clear any more of the trees or underbrush than shown on your plans. This property is located within the Shoreland Zone and is protected by ordinance. Please read the attached information concerning Shoreland Zone and its requirements.

Issue Date: 03/11/2002 By: gg Update Date: 03/27/2002 By: mes

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

SHORELAND ZONING REQUIREMENTS

Shoreland zoning requirements apply to all designated shoreland zoning areas shown on the Official City of Portland Zoning Maps. Generally speaking it is an area enclosed within 250 feet of the High Water Mark.

WITHIN 75 FEET OF NORMAL HIGH WATER LINE:

- No new building construction allowed.
- There shall be no newly cleared openings.
- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
- Clearing of vegetation for development is **NOT** allowed, except to remove safety hazards.
- No newly cleared opening greater than 250 sq. ft. in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10 feet in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is **NOT** created (to be "meandering" in nature).
- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits, review, and approvals.

BEYOND THE 75 FOOT SETBACK, STILL WITHIN SHORELAND ZONE:

- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.
- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 sq. ft. which ever is greater.

RE: TIMBER HARVESTING:

- There can be no single clear cut openings greater than 10,000 sq. ft. in the forest canopy (measured from the edge of the crown of trees).
- Clear cut openings greater than 5,000 sq. feet must be 100 feet apart.
- Clear cut openings must be included in the calculations of total volume removal.

RE: shorreg.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2002-0063
Application I. D. Number
03/08/2002
Application Date
WEST SHORE DRIVE
Project Name/Description

Cox Joseph B Jr
Applicant
415 East Scenic Dr , Pass Christain , MI 39571
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

144 - 144 West Shore Dr, Portland, Maine
Address of Proposed Site
083E A013001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2400 SQ FT 43,585 SQFT
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 03/08/2002

DRC Approval Status:

- Approved _____ Denied _____

Approval Expiration 04/04/2003 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 04/04/2002
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2002-0063

Application I. D. Number

03/08/2002

Application Date

WEST SHORE DRIVE

Project Name/Description

Cox Joseph B Jr

Applicant

415 East Scenic Dr , Pass Christain , MI 39571

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

144 - 144 West Shore Dr, Portland, Maine

Address of Proposed Site

083E A013001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All site work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 2 Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 3 Your new street address is now 144 West Shore Drive, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2002-0063
Application I. D. Number
03/08/2002
Application Date

Cox Joseph B Jr
Applicant
415 East Scenic Dr , Pass Christain , MI 39571
Applicant's Mailing Address

NEW SINGLE FAMILY
Project Name/Description

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

144 - 144 West Shore Dr, Portland, Maine
Address of Proposed Site
083E A013001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2400 SQ FT **43,585 SQFT**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **03/08/2002**

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2002-0063
Application I. D. Number
03/08/2002
Application Date
NEW SINGLE FAMILY
Project Name/Description

Cox Joseph B Jr
Applicant
415 East Scenic Dr , Pass Christain , MI 39571
Applicant's Mailing Address

144 - 144 West Shore Dr, Portland, Maine
Address of Proposed Site
083E A013001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2400 SQ FT **43,585 SQFT**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **03/08/2002**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| <input type="checkbox"/> Building Permit Issue | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>144 West Shore Dr., Great Diamond Island - Lot #13</u>		
Total Square Footage of Proposed Structure <u>2400 SF</u>	Square Footage of Lot <u>43,585 +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>083</u> Block# <u>EA</u> Lot# <u>013</u>	Owner: <u>Joseph Cox</u>	Telephone: <u>919-510-4090</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Wright-Ryan Cons 10 Danforth Portland 773-3625</u>	Cost Of Work: \$ <u>503,000 -</u> Fee: \$ <u>3844.00</u>
Current use: <u>open woods</u>	Bldg Fee <u>3,544.00</u>	
If the location is currently vacant, what was prior use: <u>open woods</u>	Site <u>300.00</u>	
Approximately how long has it been vacant: <u>Forever</u>	Total <u>3,844.</u>	
Proposed use: <u>New 2400 SF +/- House</u>	Project description: <u>20' x 53' w/ 16' x 41' L-shaped garage 12' x 8'</u>	
Contractor's name, address & telephone: <u>Wright-Ryan Construction Inc. 773-3625</u>		
Who should we contact when the permit is ready: <u>Tom Burrill</u>		
Mailing address: <u>10 Danforth St Portland, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-3625</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u> for <u>WR Construction</u>	Date: <u>3/7/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall **MAR - 7 2002**

083 EA 013

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Plantation	PORTLAND	PORTLAND Date Permit Issued: <u>4/17/02</u> <i>[Signature]</i> Local Plumbing Inspector Signature	8048 TOWN COPY \$ <u>100</u> <input type="checkbox"/> If Double Fee Charged FEE L.P.I. # <u>360</u>
Street or Road	GREAT DIAMOND ISLAND		
Subdivision, Lot #	LOT 13 DIAMOND COVE		
OWNER/APPLICANT INFORMATION		Municipal Tax Map # _____ Lot # _____	
Name (last, first, MI)	COX, Joseph <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant		
Mailing Address of Owner/Applicant	Wright - Ryan Court 10 Dunforth St.		
Daytime Tel. #	773-3625		

OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit. <i>[Signature]</i> Signature of Owner or Applicant	CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved _____ (2nd) date approved Local Plumbing Inspector Signature
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PERMIT INFORMATION		
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Disposal Area <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY <u>0.5</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1000</u> GAL.	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input checked="" type="checkbox"/> c. Linear <input checked="" type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input checked="" type="checkbox"/> 4. Other: <u>PRE-TREATMENT SYSTEM</u> SIZE: <u>750</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS --- for other facilities ---
SOIL DATA & DESIGN CLASS PROFILE <u>B</u> / CONDITION <u>D</u> / DESIGN <u>3</u> at Observation Hole # <u>1</u> Depth <u>13</u> " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Small---2.0 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium---2.6 sq. ft. / gpd <input type="checkbox"/> 3. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 4. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 503.0 (meter readings) ATTACH WATER METER DATA

SITE EVALUATOR STATEMENT			
I certify that on <u>1/16/02</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
<i>[Signature]</i> Site Evaluator Signature	<u>267</u> SE #	<u>1/21/02</u> Date	REV. 1: 3/11/02 <i>[Signature]</i>
<u>ALAN L. BURNELL</u> Site Evaluator Name Printed	<u>781-5242</u> Telephone Number	<u>PGCE@MAINE.RR.COM</u> E-mail Address	
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

PORTLAND

LOT 13 DIAMOND COVE

COX

SITE PLAN

Scale 1" = _____ ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas
 recommended)

SEE ATTACHED

SEE ATTACHED

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole #1 Test Pit Boring
 4 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DK BROWN	
10			LGT OLIVE	COMMON
20	SILT LOAM	FRIABLE	OLIVE GRAY	
30		FIRM		
40				
50				

Soil Classification 8 D Profile Condition	Slope 1 %	Limiting Factor 13 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	--------------	-------------------------	--

Observation Hole #1A Test Pit Boring
 3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DK BROWN	
10			LGT OLIVE GRAY	COMMON
20	SILT LOAM	FRIABLE	OLIVE GRAY	
30		FIRM		
40				
50				

Soil Classification 8 D Profile Condition	Slope 1 %	Limiting Factor 15 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	--------------	-------------------------	--

[Handwritten Signature]
 Site Evaluator Signature

267
 SE #

1/21/02
 Date

REV 1: 3/11/02

Page 2 of 3
 HHE-200 Rev. 8/01

[Handwritten Initials]

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

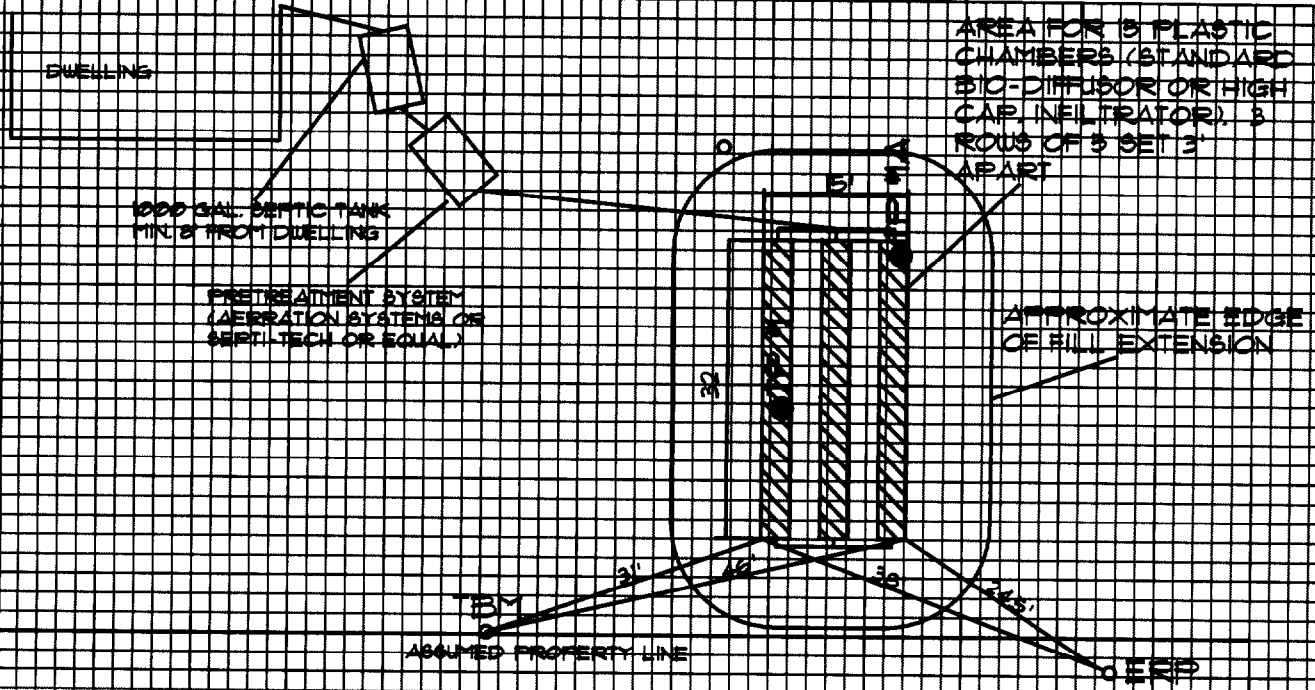
PORTLAND

LOT 13 DIAMOND COVE

COX

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

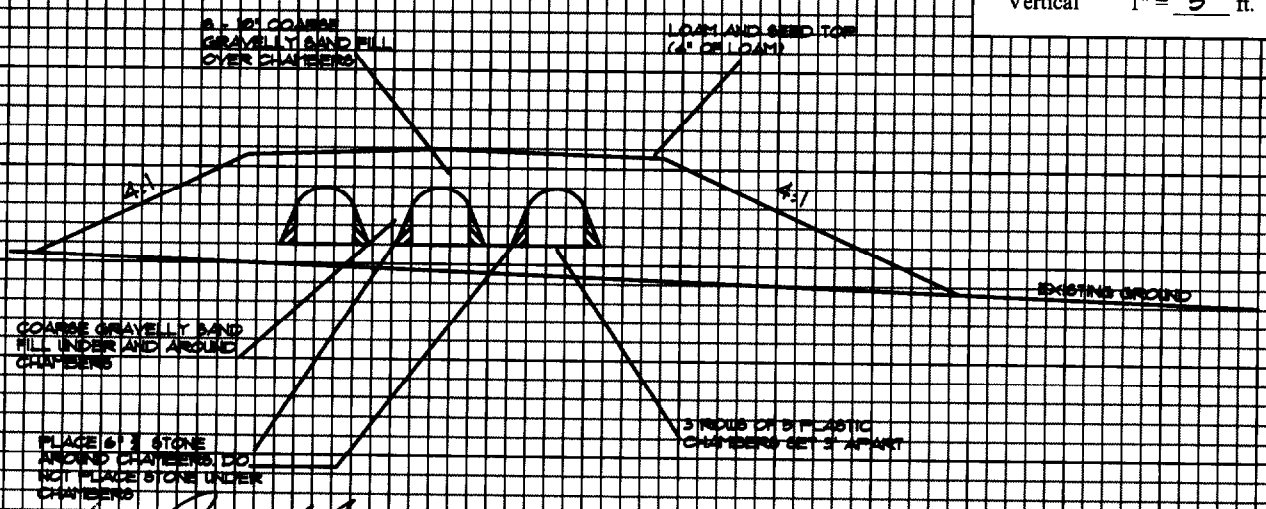
Depth of Fill (Upslope)	<u>35"</u>	Finished Grade Elevation	<u>-26"</u>	Location & Description:	<u>NAIL IN OAK TREE</u>
Depth of Fill (Downslope)	<u>38"</u>	Top of Distribution Pipe or Proprietary Device	<u>-38"</u>	Reference Elevation:	<u>0"</u>
		Bottom of Disposal Area	<u>-54"</u>		

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 10' ft.

Vertical 1" = 5' ft.



[Signature]
 Site Evaluator Signature

267

SE #

01/21/02

Date

(REV. 1.3/11/02)

[Signature]

Page 3 of 3

HHE-200 Rev. 8/01

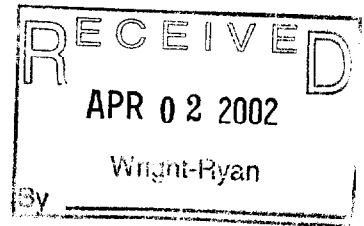




STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04333

DEPARTMENT ORDER

IN THE MATTER OF



JOSEPH B. COX) SITE LOCATION OF DEVELOPMENT
Portland, Cumberland County)
DIAMOND COVE - LOT 13) MODIFICATION
L-13160-L3-X-M (approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. Sections 481 et seq., the Department of Environmental Protection has considered the application of JOSEPH B. COX with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. In Board Order #L-13160-L3-G-N, dated June 25, 1991, the Board approved the development of Diamond Cove Phase II, a 39 lot residential subdivision on 102.6 acres of land. Department Order #L-13160-L3-H-T, dated January 31, 1994, approved the transfer of the permit to McKinley Partners L. P. The development is located on Great Diamond Island in Casco Bay, which is part of the City of Portland.
2. The applicant proposes to modify the approved building window on lot 13 so that it meets shoreland zoning setback requirements. The proposed change is shown on a site plan entitled "Cox Residence - Great Diamond Island, Maine," drawn by Winton Scott Architects and dated February 7, 2002. The applicant also proposes to change the location of the wastewater disposal system.
3. As approved in the original Board Order for Diamond Cove Phase II, the building window would have allowed construction within 75 feet of the normal high water line. The proposed building window will allow the house and associated improvements to be built outside the 75-foot setback. The applicant has submitted a Natural Resources Protection Act (N.R.P.A.) Permit-By-Rule notification form (PBR #29199), which states that any soil disturbance that occurs within 100 feet of the water will be done in accordance with the standards contained in Chapter 305 of the N.R.P.A.
4. The applicant has also submitted an HHE-200 form that contains information on the soils in the area of the proposed relocated wastewater disposal system, and details of the proposed system. This information has been reviewed by the Bureau of Land and Water Quality's Division of Environmental Assessment (DEA). DEA has commented that it is unlikely that the proposed subsurface wastewater disposal system will have an unreasonable adverse impact on groundwater quality at or beyond the project boundary or any downgradient receptors.
5. Based on its review of the application, the Department finds the requested modification to be in accordance with all relevant Departmental standards. All other findings of fact, conclusions and

conditions remain as approved in Board Order #L-13160-L3-G-N, and subsequent orders.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Sections 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities.
- C. The proposed development will be built on soil types, which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- D. The proposed development meets the standards for stormwater management in Section 420-D and the standard for erosion and sedimentation control in Section 420-C.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities, solid waste disposal and roadways required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities and roadways in the municipality or area served by those services.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of JOSEPH B. COX to change the building window and wastewater system location on lot 13 of Diamond Cove, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that his activities or those of his agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.

- 3. All other Findings of Fact, Conclusions and Conditions remain as approved in Board Order #L-13160-L3-G-N, and subsequent orders, and are incorporated herein.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED AT AUGUSTA, MAINE, THIS 26 DAY OF March, 2002.

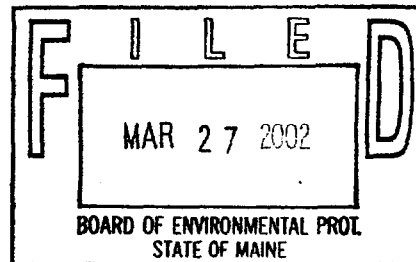
DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: 
MARTHA G. KIRKPATRICK, COMMISSIONER

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

Date of initial receipt of application 2/12/02
Date of application acceptance 2/21/02

Date filed with Board of Environmental Protection
MR/L13160XM



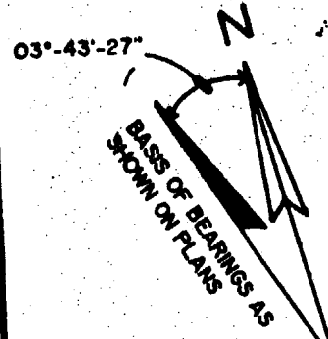
SITE LOCATION OF DEVELOPMENT (SITE)
STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

- 1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.**
- 2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate.**
- 3. The applicant shall submit all reports and information requested by the Board or Department demonstrating that the applicant has complied or will comply with all conditions of this approval. All preconstruction terms and conditions must be met before construction begins.**
- 4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.**
- 5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.**
- 6. If the construction or operation of the activity is not begun within two years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. Reapplications for approval shall state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of a new approval, if granted. Reapplications for approval may include information submitted in the initial application by reference.**
- 7. If the approved development is not completed within five years from the date of the granting of approval, the Board may reexamine its approval and impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred during the five-year period.**
- 8. A copy of this approval must be included in or attached to all contract bid specifications for the development.**
- 9. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.**

(2/81)/Revised November 1, 1979

TRUE NORTH
JANUARY 8, 1990
(LOCAL HOUR ANGLE METHOD)



*From the
Approved
site plan
Subdivision
plan*

OPEN SPACE
RECREATION AREA
19,554 SF +-
30.00' DRAINAGE &
UTILITY EASEMENT

LOT 14
64,595 SF
SEWAGE DISPOSAL
EASEMENT

LOT 13
49,477 SF +-
30.00' DRAINAGE EASEMENT

LOT 12
44,654 SF +-
30.00' UTILITY EASEMENT

LOT 10
92,186 SF
30.00' UTILITY EASEMENT

LOT 7
85,552 SF
30.00' UTILITY EASEMENT

LOT 5
47,881 SF +-
15.00' UTILITY
EASEMENT

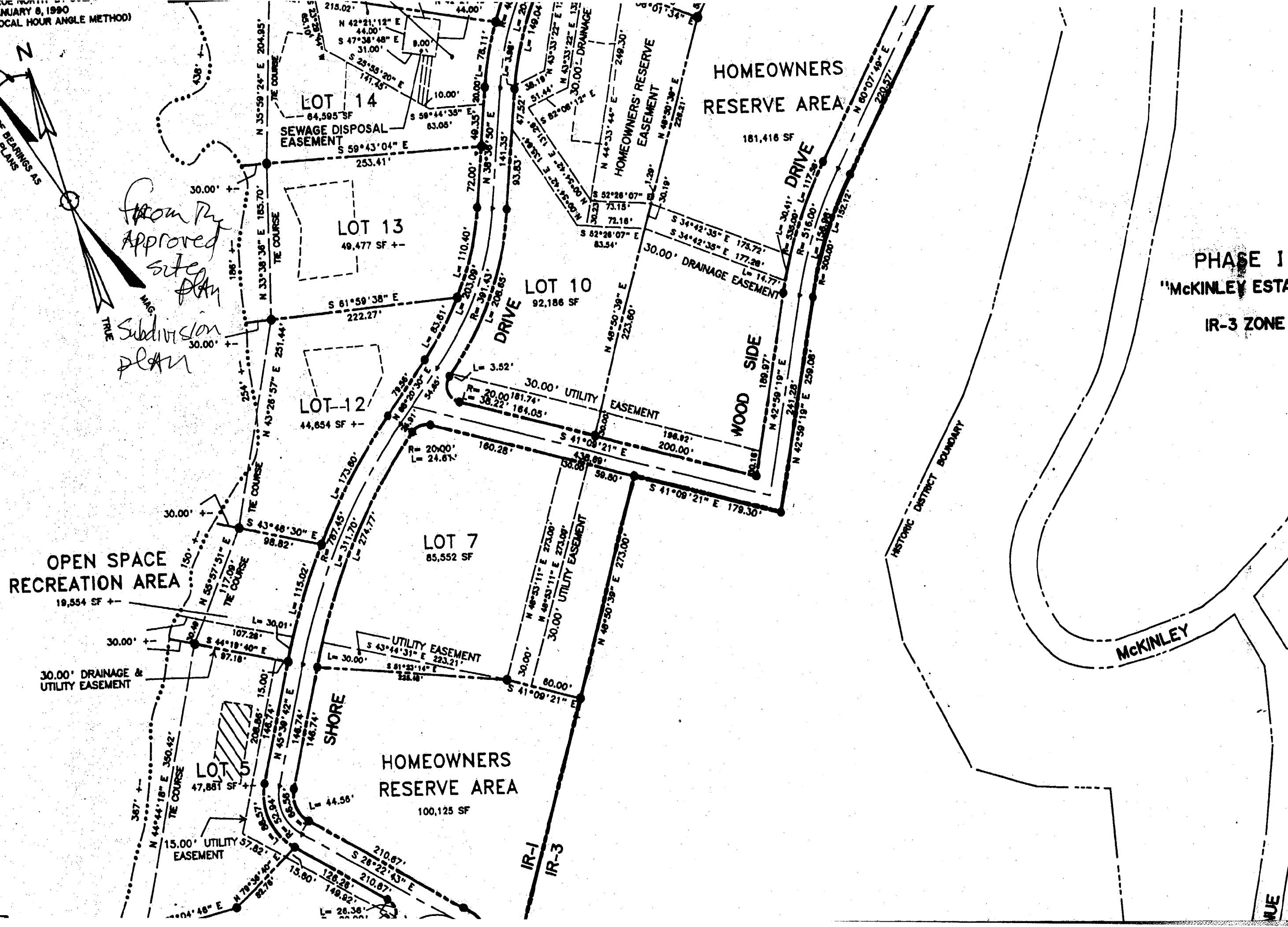
HOMEOWNERS
RESERVE AREA
100,125 SF
IR-1
IR-3

HOMEOWNERS
RESERVE AREA
181,416 SF
WOOD SIDE
DRIVE

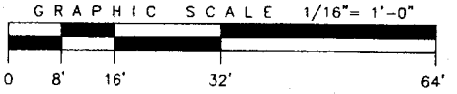
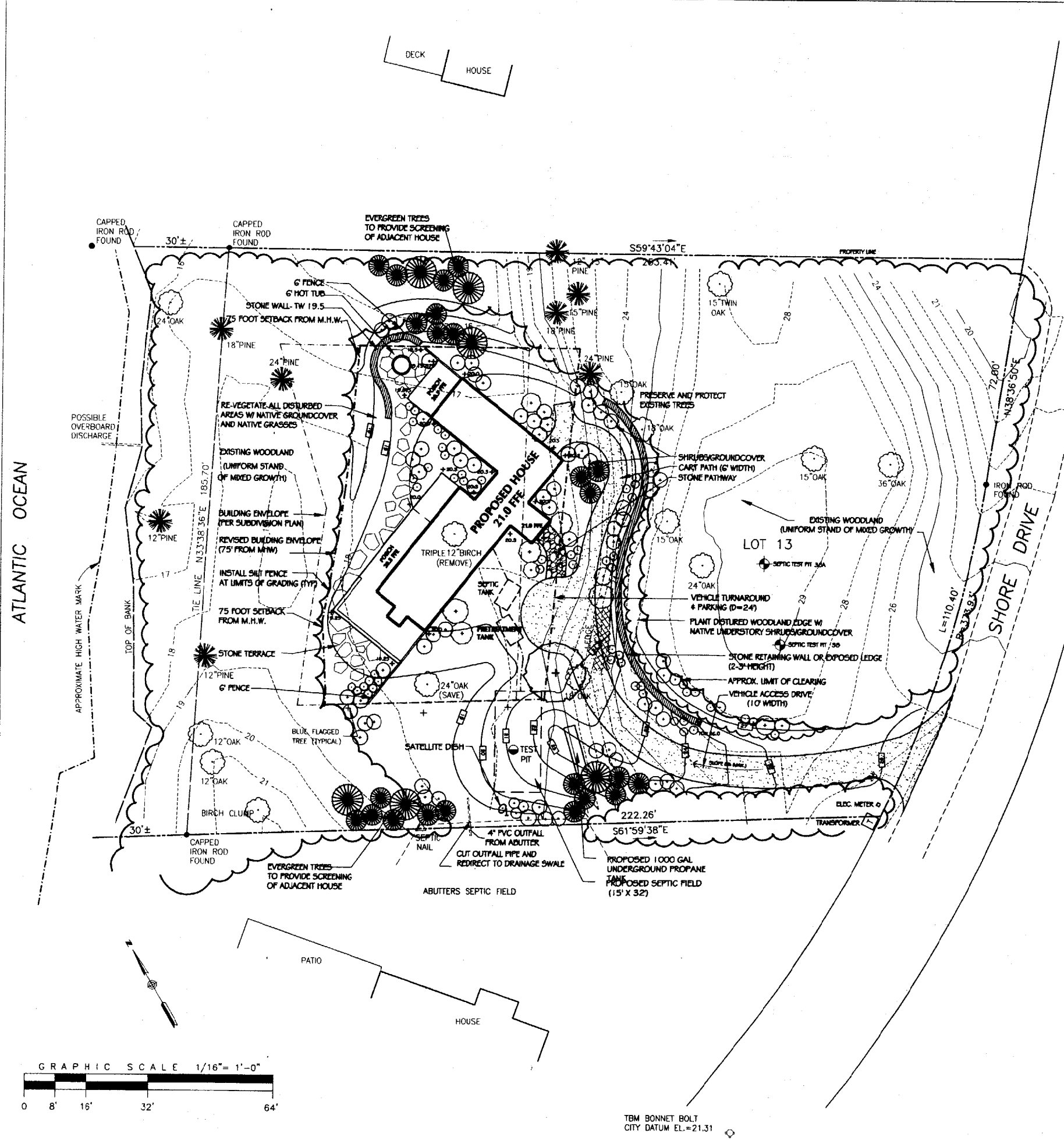
PHASE I
"MCKINLEY ESTA"
IR-3 ZONE

HISTORIC DISTRICT BOUNDARY

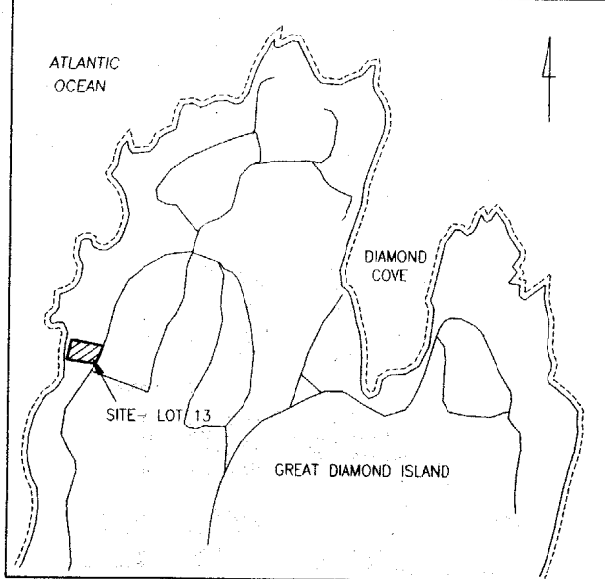
MCKINLEY



ATLANTIC OCEAN



TBM BONNET BOLT
CITY DATUM EL.=21.31








LOCATION MAP N.T.S.

PLAN REFERENCE:

"2nd AMENDED RECORDING PLAT DIAMOND COVE PHASE III GREAT DIAMOND ISLAND PORTLAND MAINE" DATED 12-15-98 BY LAND USE CONSULTANTS RECORDED IN PLAN BOOK 198 PAGE 389.

PROPOSED LANDSCAPING

- 
EVERGREEN TREES
 PINUS STROBUS (EASTERN WHITE PINE)
 TSUGA CANADENSIS (CANADIAN HEMLOCK)
 ABIES BALSAM (BALSAM FIR)
 JUNIPERUS VIRGINIA (EASTERN RED CEDAR)
- 
SHADE TREES
 BETULA SPFY BIRCH
 ACER RUBRUM (RED MAPLE)
 QUERCUS ALBUM (WHITE OAK)
- 
ORNAMENTAL TREES
 AMELANCHIER CANADENSIS (SHADLOW)
- 
SHRUBS
 COMPTONIA PEREGRINA (SWEETGUM)
 RHUS AROMATICA (FRAGRANT SUMAC)
 NYSSA PENNSYLVANICA (BAYBERRY)
 ROSA RUBROSA (RUGOSA ROSE)
 PRUNUS MARITIMA (BEACH PLUM)
 VIBURNUM DENTATUM (ARROWOOD)
- 
GROUNDCOVERS
 CORNUS CANADENSIS (BUNCHBERRY)
 ARCTOSTAPHYLOS UVA-URSIV (BEARBERRY)
 VACCINIUM ANGUSTIFOLIUM (LOWBUSH BLUEBERRY)
 LOW NATIVE GRASSES

NOTES

1. EXISTING CONDITIONS, INCLUDING TOPOGRAPHIC MAPPING, ARE BASED ON A SURVEY BY OMEN HASKELL, INC. ON JANUARY 4, 2002 (BOOK#25/JOB#2001-263P). CONTRACTOR SHOULD NOTE THAT ACTUAL SITE CONDITIONS MAY VARY FROM THAT INDICATED ON THE PLAN AND ADJUST SCOPE OF WORK ACCORDINGLY.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES.
3. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED ON THE PLANS.
4. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER.
5. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLANS AND DETAILS.
6. ALL PROPOSED SLOPES 3:1 OR GREATER SHALL HAVE AN EROSION MAT INSTALLED OVER FINISH GRADES TO PROTECT SEEDDED SLOPES FROM EROSION.
7. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE BEST MANAGEMENT PRACTICES AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION OF BUILDINGS.
9. SEE SEPTIC SYSTEM DESIGN BY PINKHAM & GREER, CONSULTING ENGINEERS (1/2002) FOR SANITARY DISPOSAL REQUIREMENTS.

**COX RESIDENCE
GREAT DIAMOND
ISLAND, MAINE**

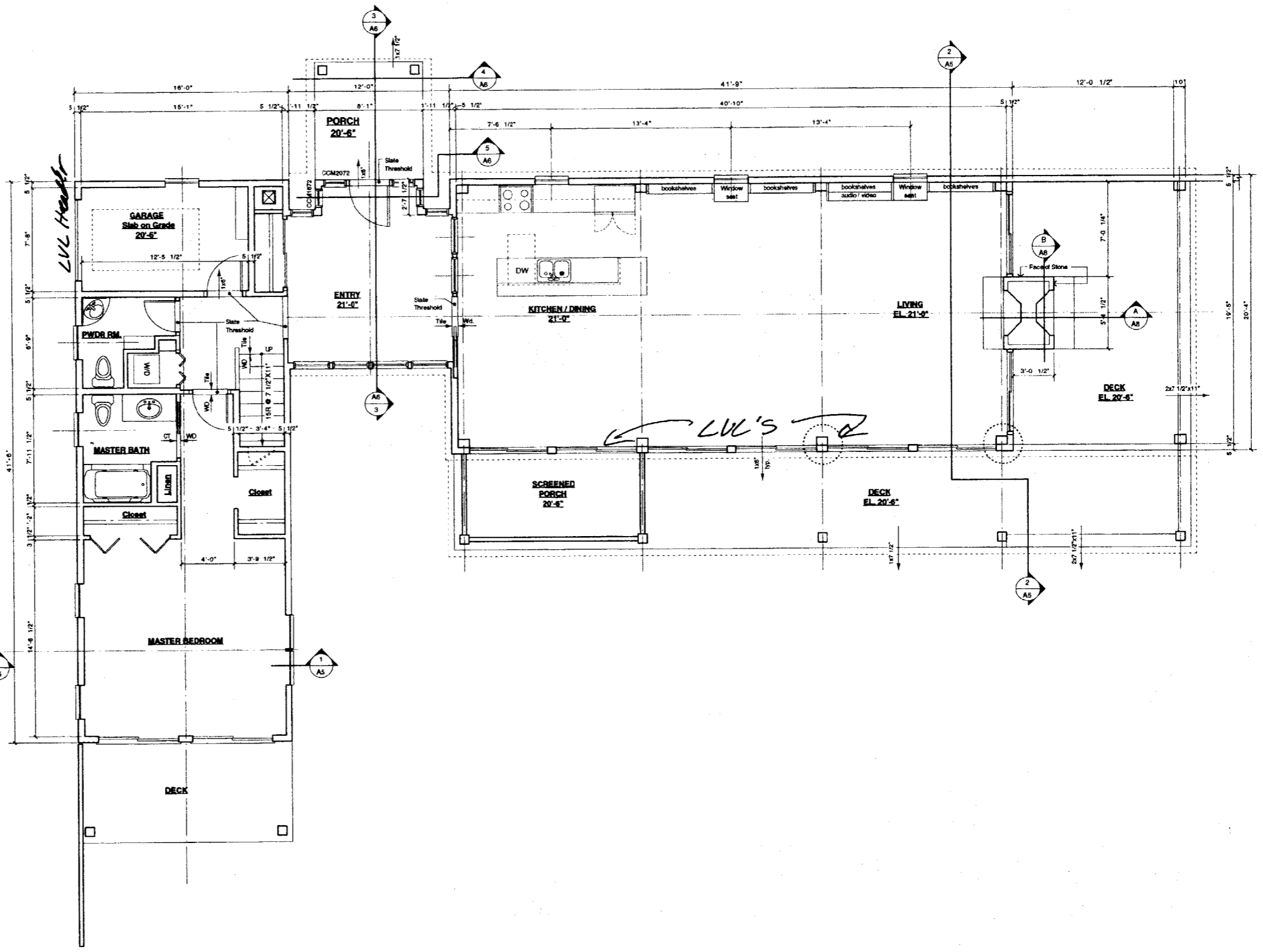
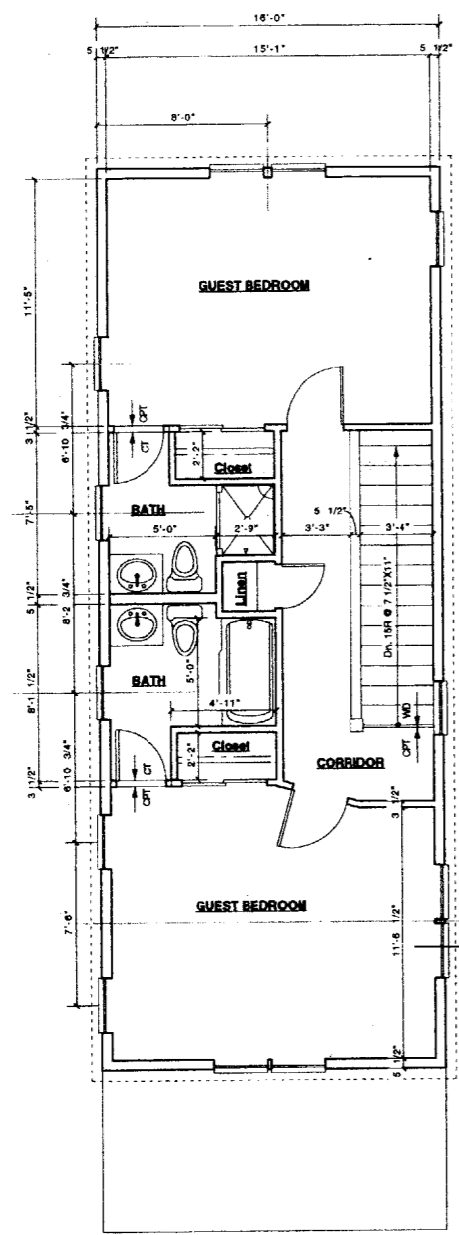
**WINTON SCOTT
ARCHITECTS**
5 Milk Street
Portland, Maine 04101
774-4811 F. 774-3083

Carroll Associates
Landscape Architects
Swift Engineering
Structural Engineers

REVISIONS
2. 13. 02 RELOCATE PROPANE TANKS
2. 25. 02 REVISE GRADES

SITE PLAN

L-1



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GREAT DIAMOND ISLAND, MAINE

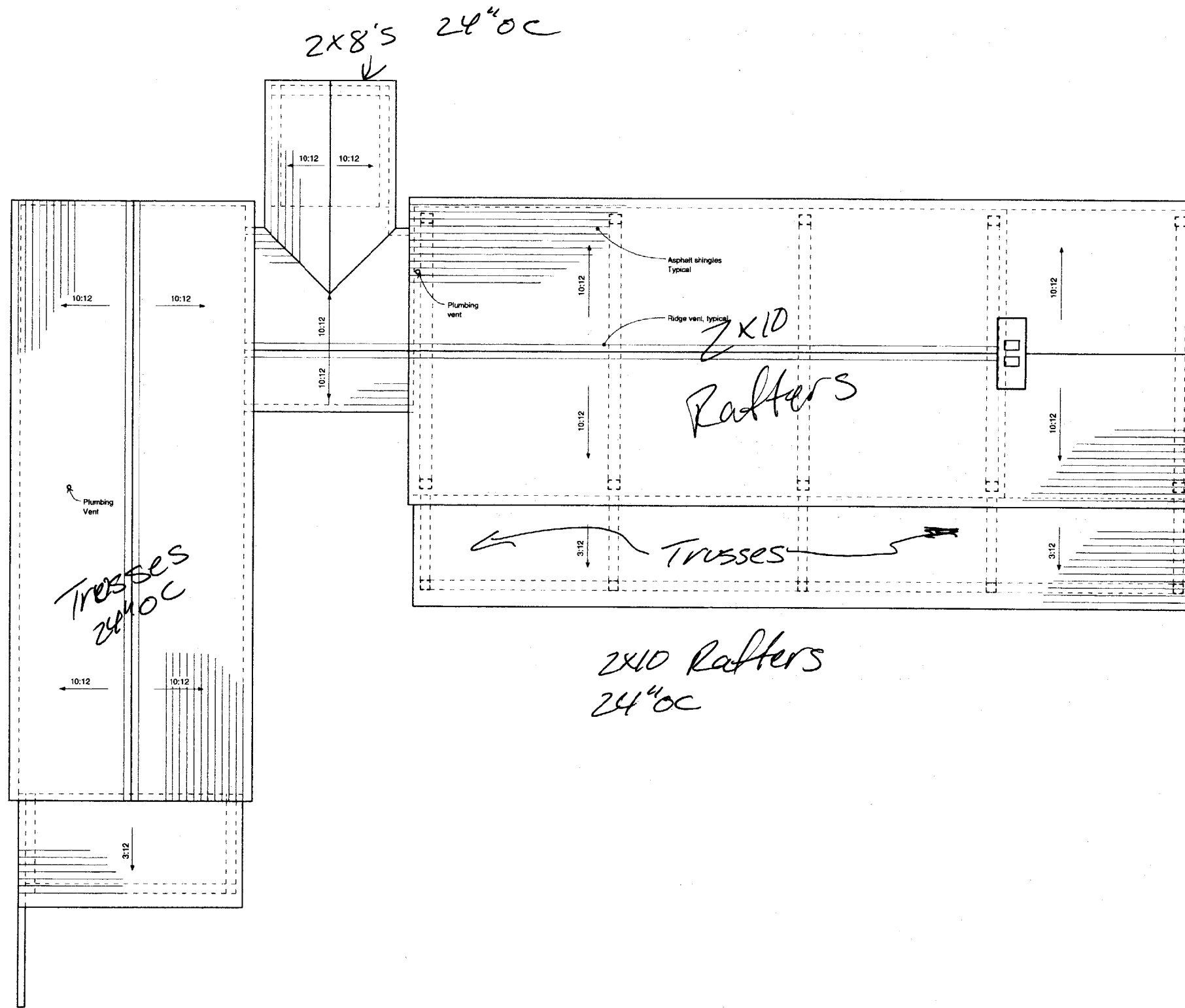
WINTON SCOTT ARCHITECTS
5 Milk Street
Portland, Maine 04101
774-4811 F. 774-3083

Carroll Associates
Landscape Architects

Swift Engineering
Structural Engineers

FLOOR PLANS

A 1



ROOF PLAN

1/4" = 1'-0"

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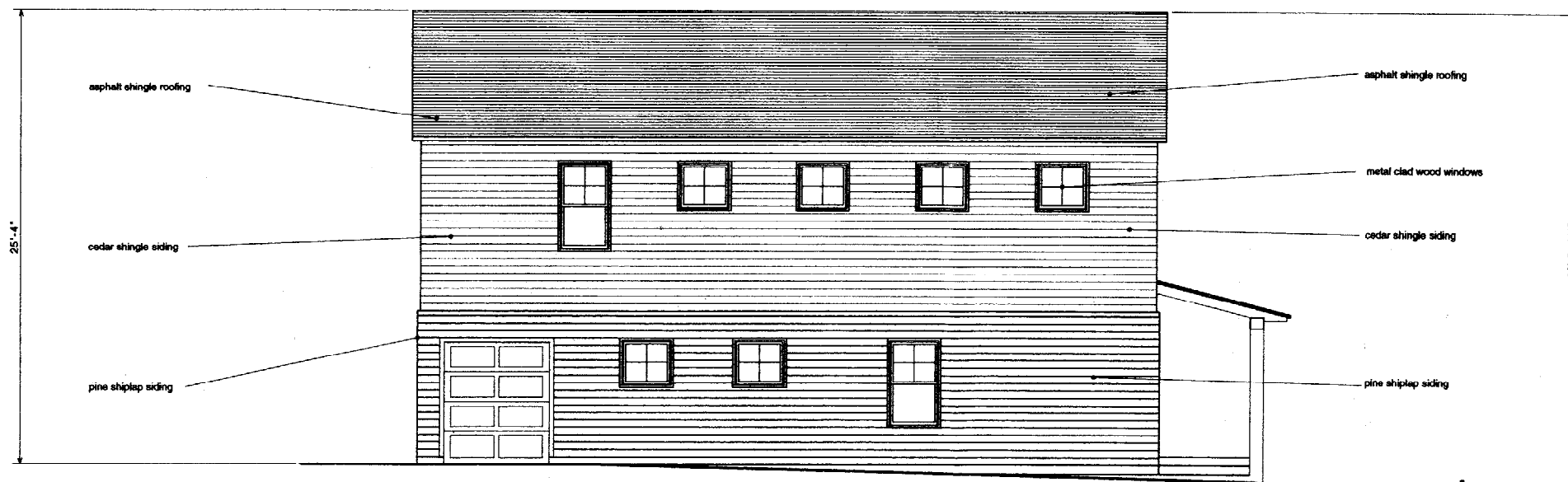
ROOF PLAN

A2



SOUTHWEST ELEVATION

1/4" = 1'-0"



NORTHEAST ELEVATION

1/4" = 1'-0"

COX RESIDENCE

**GREAT DIAMOND
ISLAND, MAINE**

**WINTON SCOTT
ARCHITECTS**

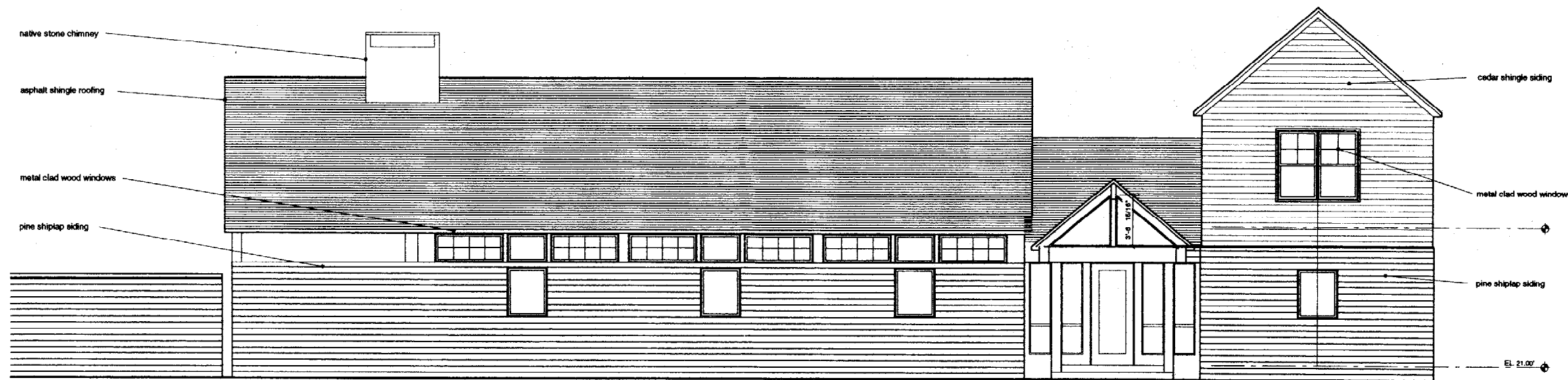
5 Milk Street
Portland, Maine 04101
774-4811 F. 774-3083

**Carroll Associates
Landscape Architects**

**Swift Engineering
Structural Engineers**

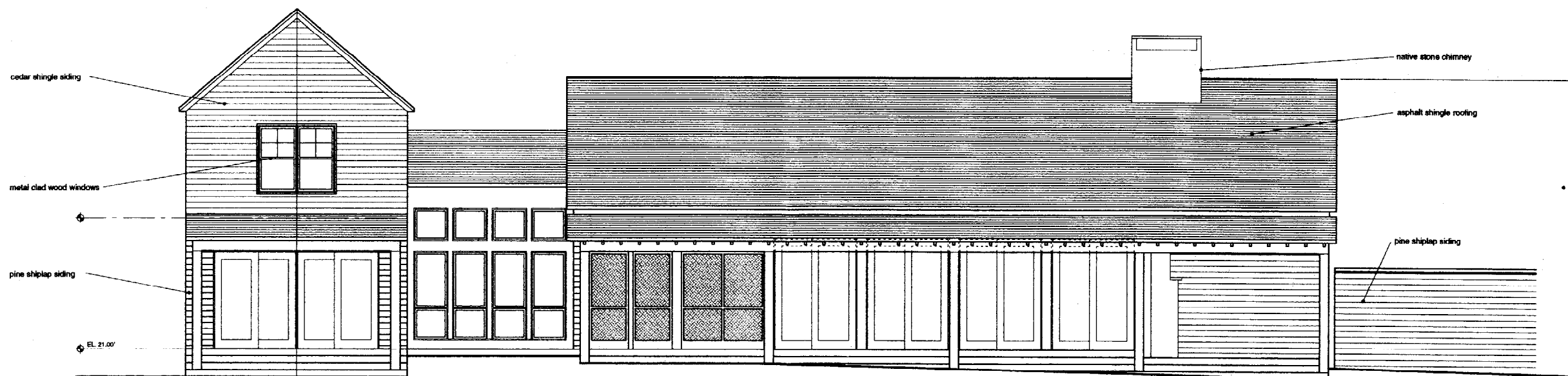
ELEVATIONS

A 3



SOUTHEAST ELEVATION

1/4" = 1'-0"



NORTHWEST ELEVATION

1/4" = 1'-0"

Color Notes:
 Cedar Shingles - Natural Weathered Finish - Light Gray
 Shiplap Siding - Gray Earthstone Stain
 Windows and Trim - White

COX RESIDENCE

GREAT DIAMOND ISLAND, MAINE

WINTON SCOTT ARCHITECTS

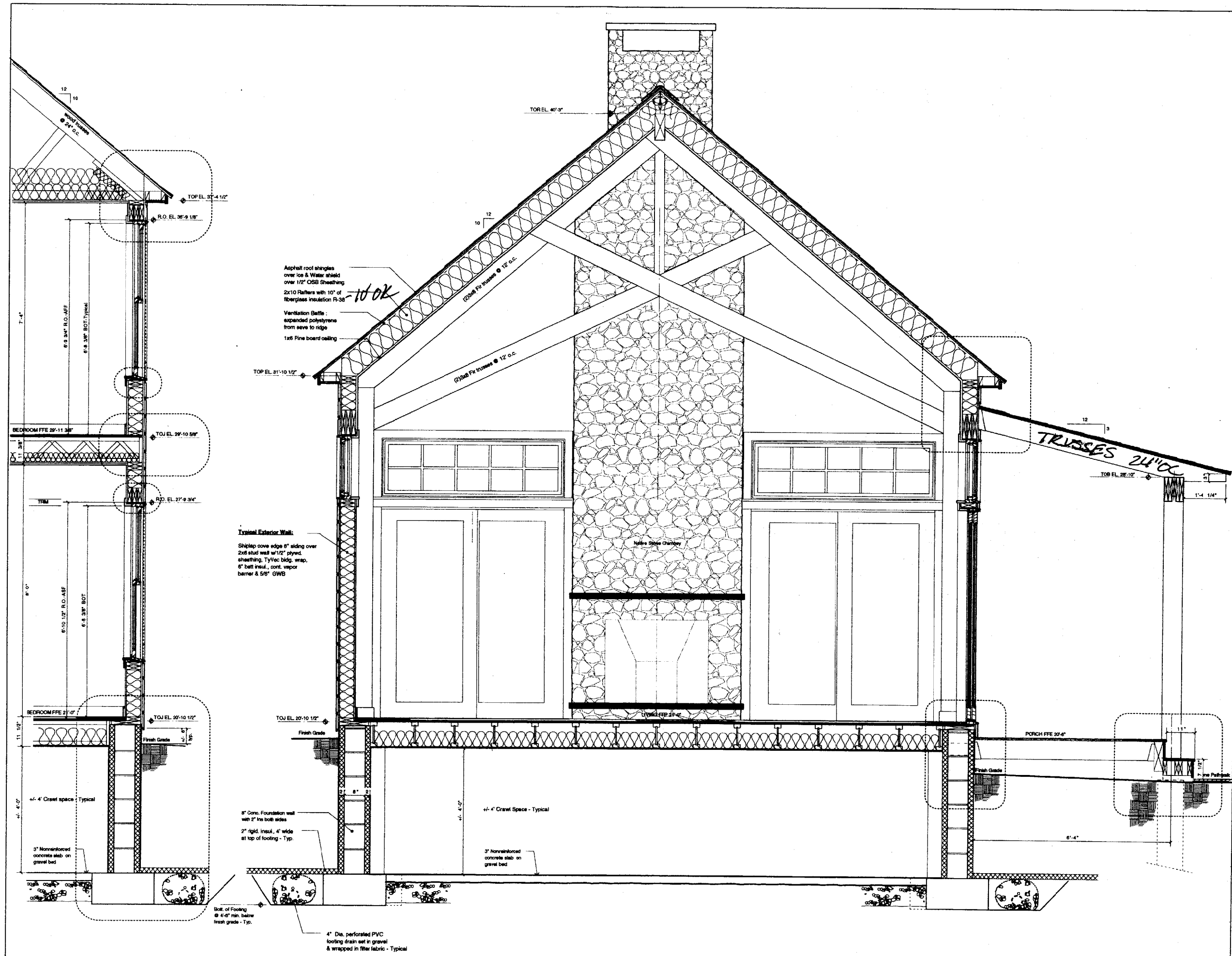
5 Milk Street
 Portland, Maine 04101
 774-4811 F. 774-3083

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 Landscape Architects

Swift Engineering
 Structural Engineers

ELEVATIONS

A 4



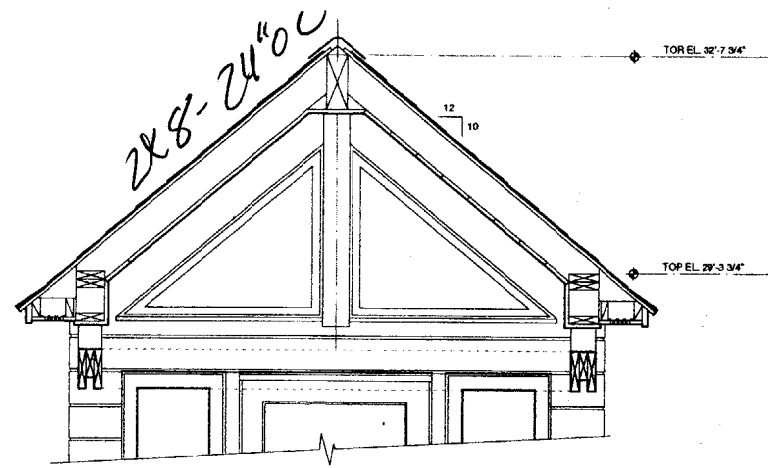
**COX RESIDENCE
GREAT DIAMOND
ISLAND, MAINE**

**WINTON SCOTT
ARCHITECTS**
5 Milk Street
Portland, Maine 04101
774-4811 F. 774-3083

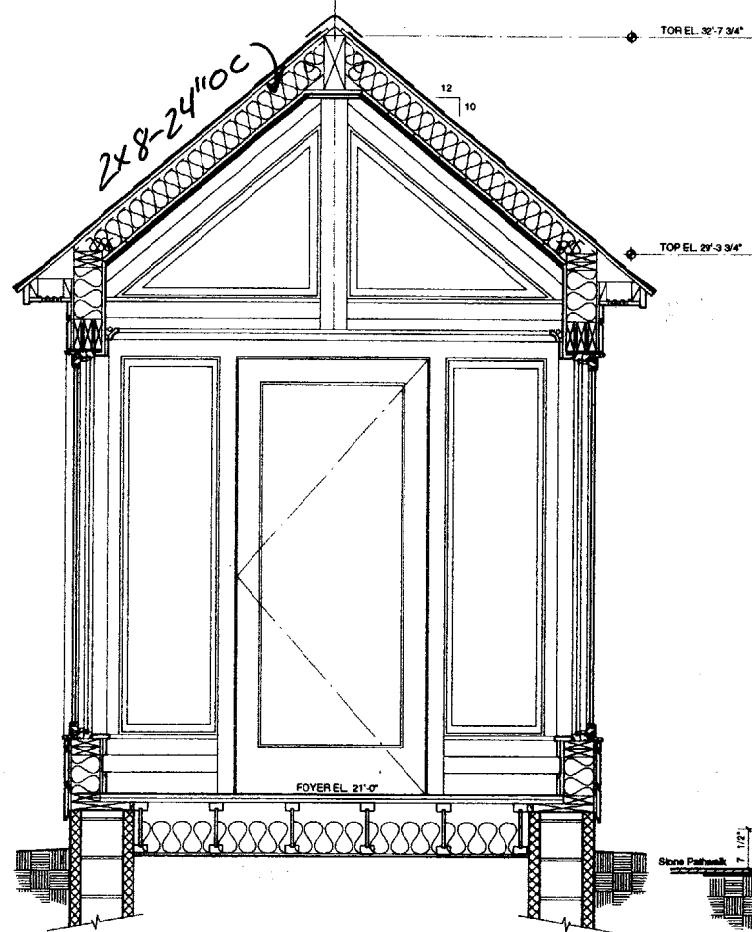
**Carroll Associates
Landscape Architects**
**Swift Engineering
Structural Engineers**

WALL / BUILDING
SECTIONS

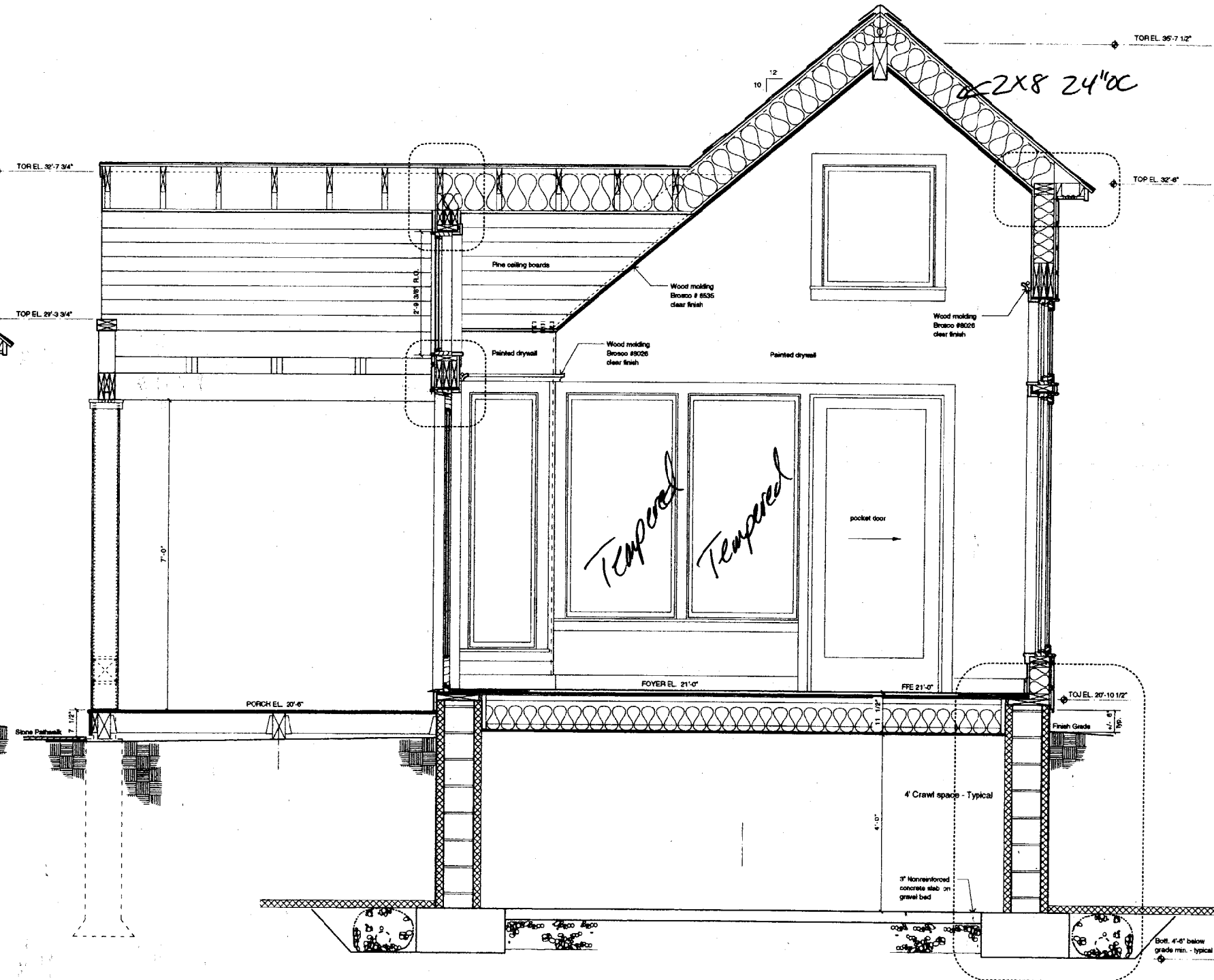
A 5



5 SECTION AT PORCH
3/4" = 1'-0"



4 SECTION AT FOYER
3/4" = 1'-0"



3 SECTION AT FOYER
3/4" = 1'-0"

COX RESIDENCE
GREAT DIAMOND ISLAND, MAINE

WINTON SCOTT ARCHITECTS

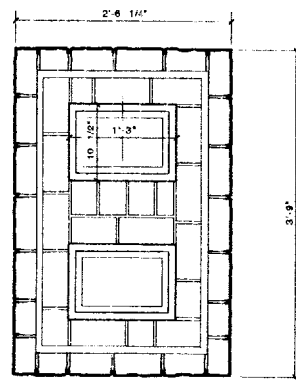
5 Milk Street
Portland, Maine 04101
774-4811 F. 774-3083

Carroll Associates
Landscape Architects

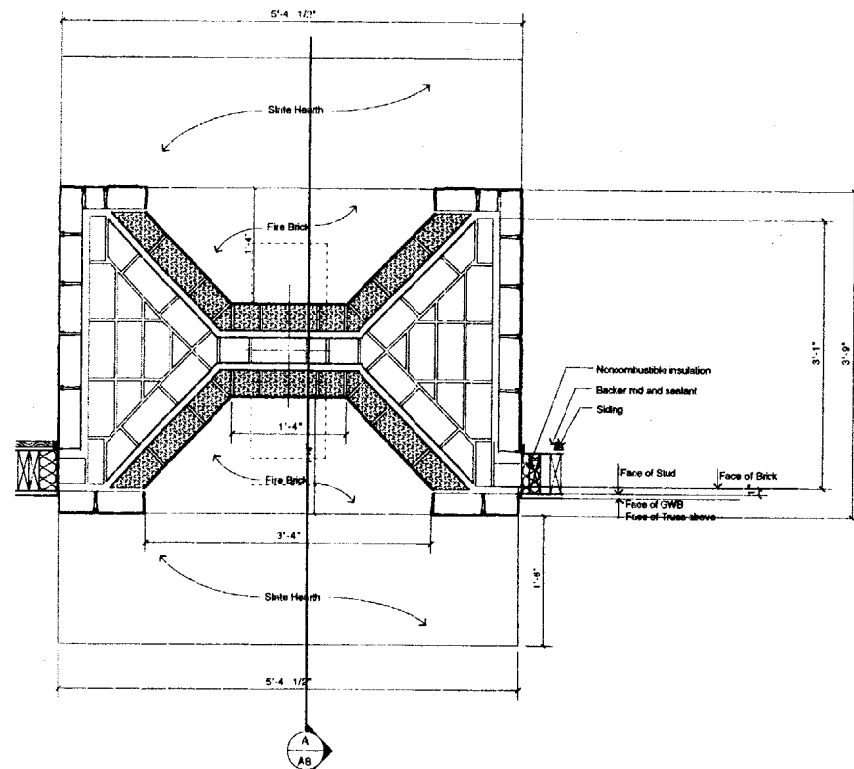
Swift Engineering
Structural Engineers

WALL / BUILDING SECTIONS

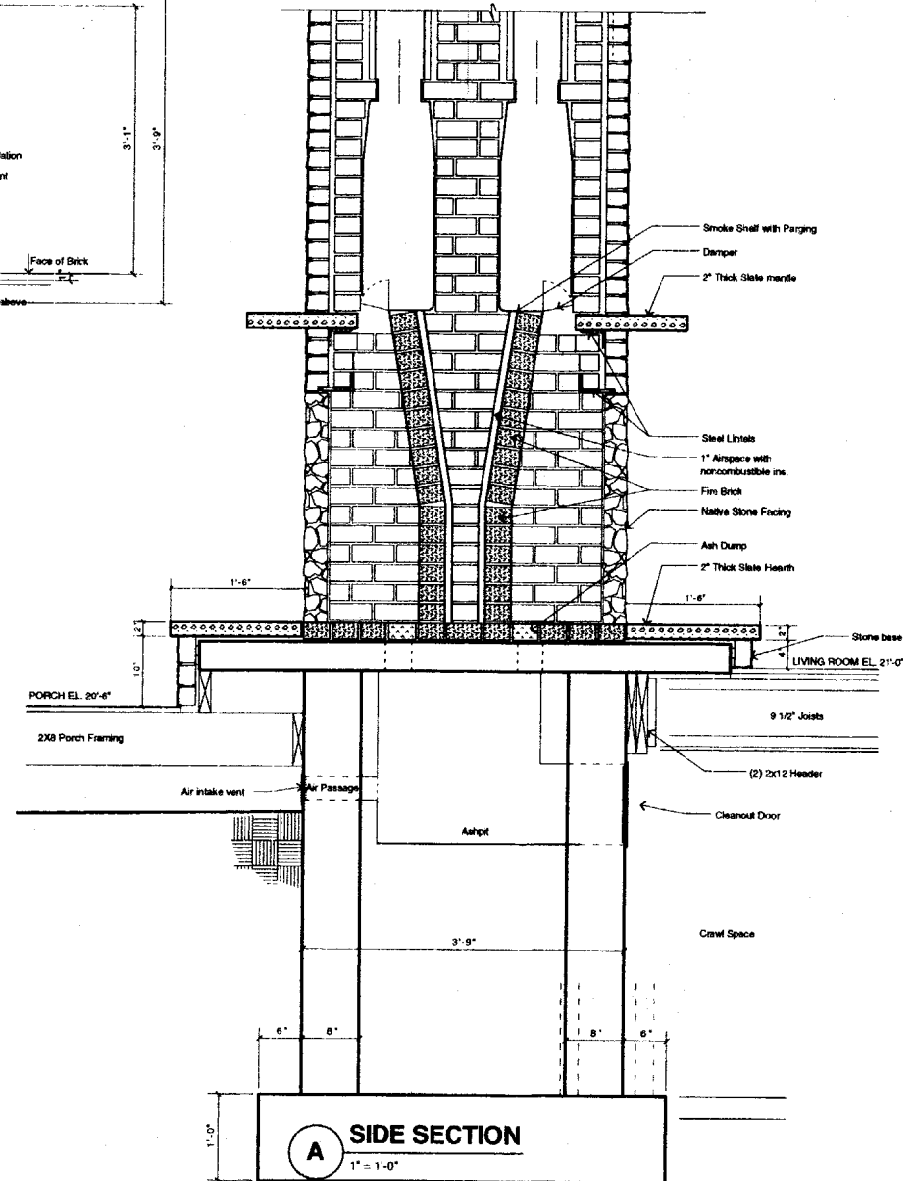
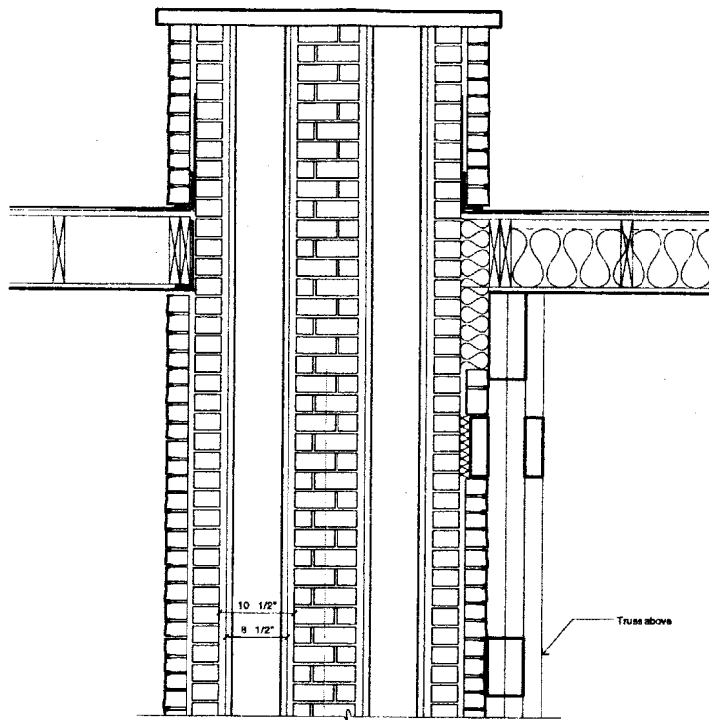
A 6



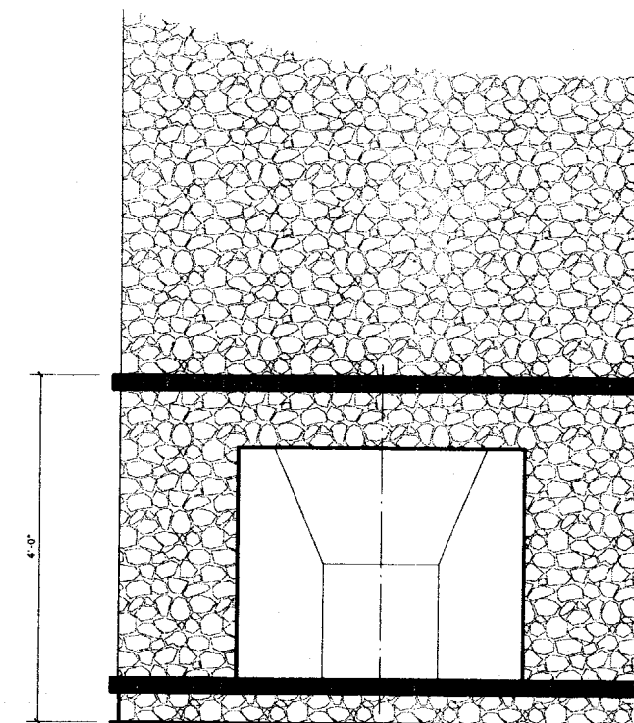
2 PLAN SECTION AT FLUE
1" = 1'-0"



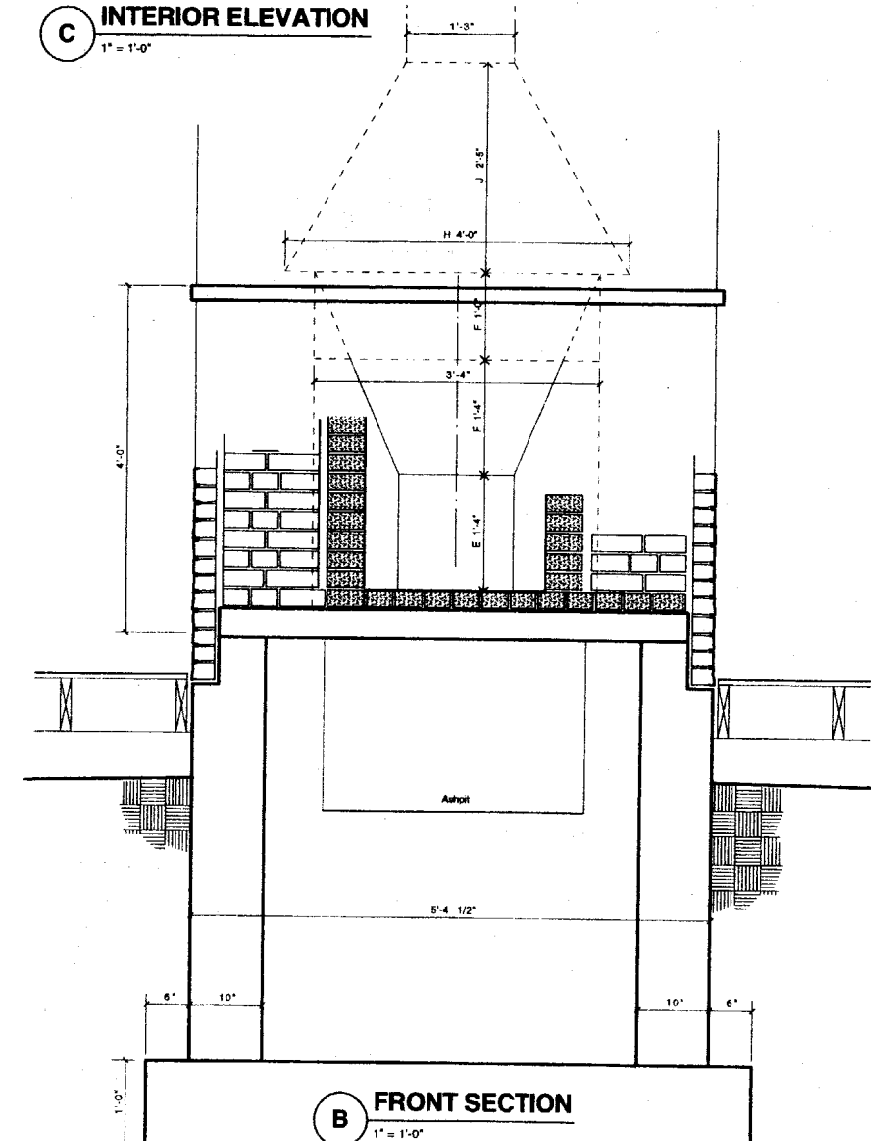
1 PLAN SECTION AT FIRE BOX
1" = 1'-0"



A SIDE SECTION
1" = 1'-0"



C INTERIOR ELEVATION
1" = 1'-0"



B FRONT SECTION
1" = 1'-0"

COX RESIDENCE
GREAT DIAMOND ISLAND, MAINE

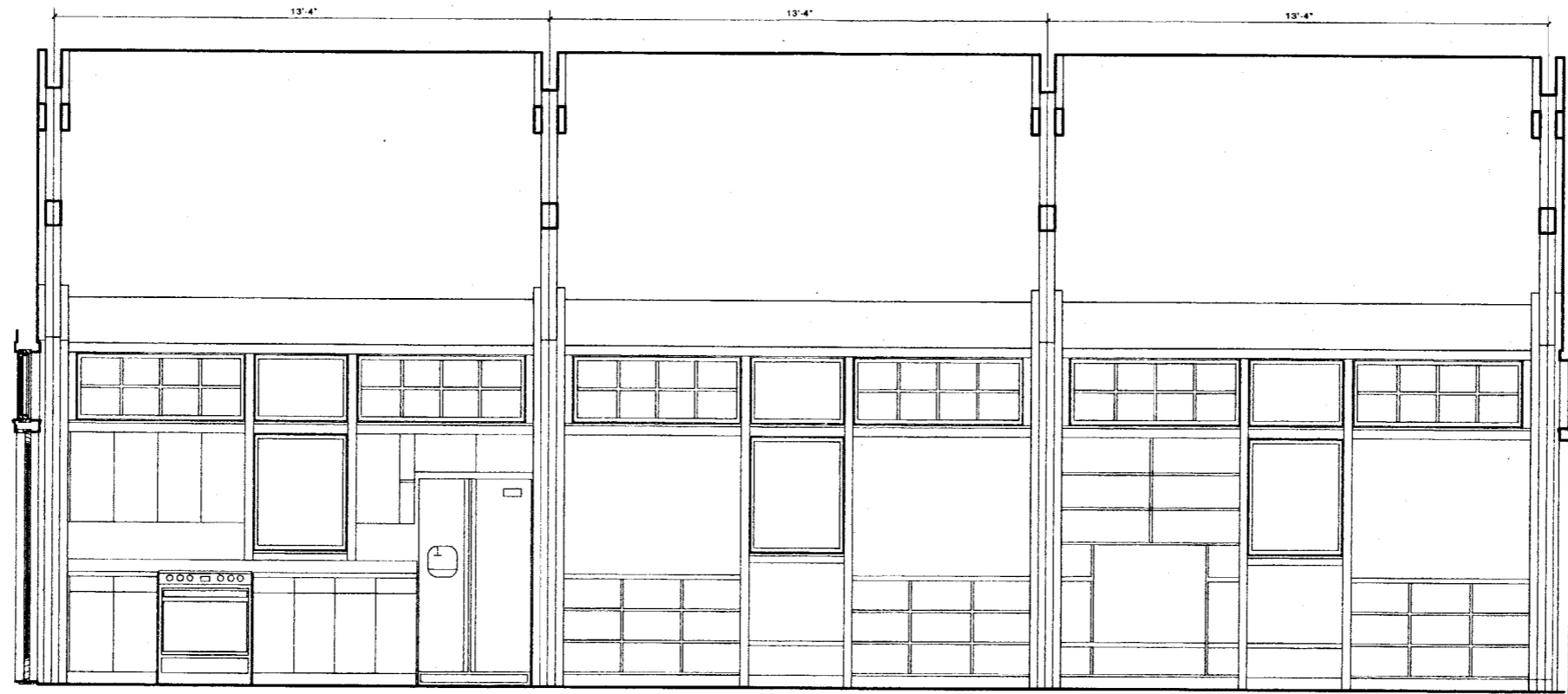
WINTON SCOTT ARCHITECTS
5 Milk Street
Portland, Maine 04101
774-4811 F. 774-3083

Carroll Associates
Landscape Architects

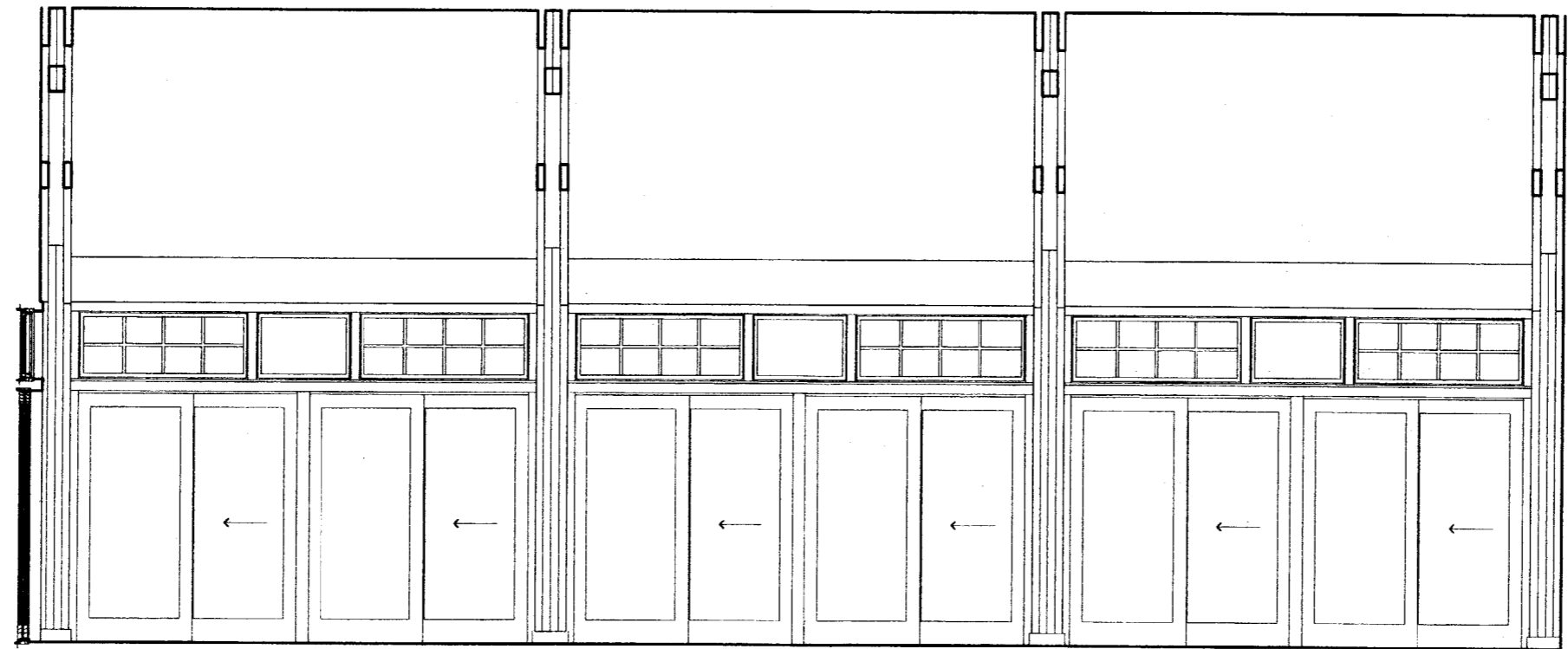
Swift Engineering
Structural Engineers

FIRE PLACE DETAILS

A 8



KITCHEN / LIVING SOUTH ELEVATION



KITCHEN / LIVING NORTH ELEVATION

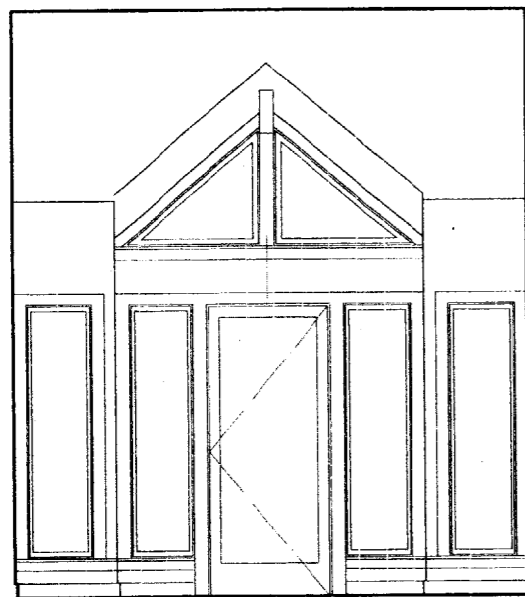
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GREAT DIAMOND ISLAND, MAINE

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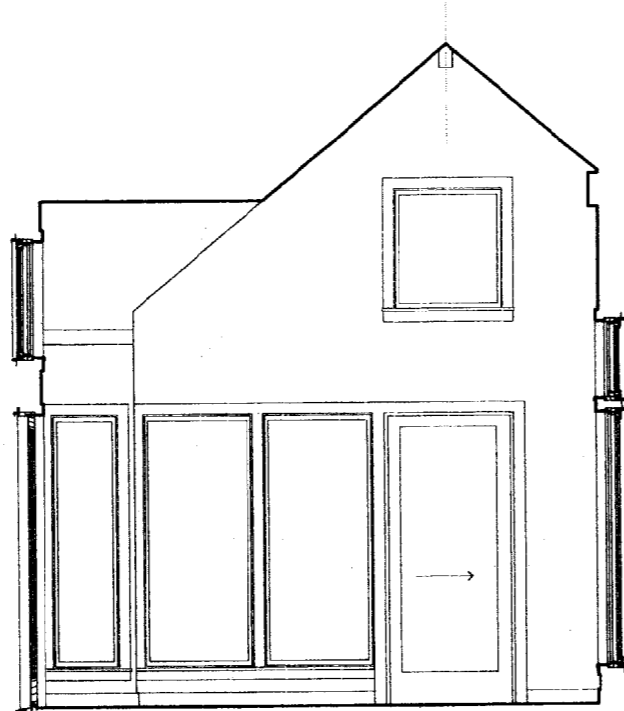
Carroll Associates
 Landscape Architects
Swift Engineering
 Structural Engineers

KITCHEN / LIVING
 INTERIOR ELEVATIONS

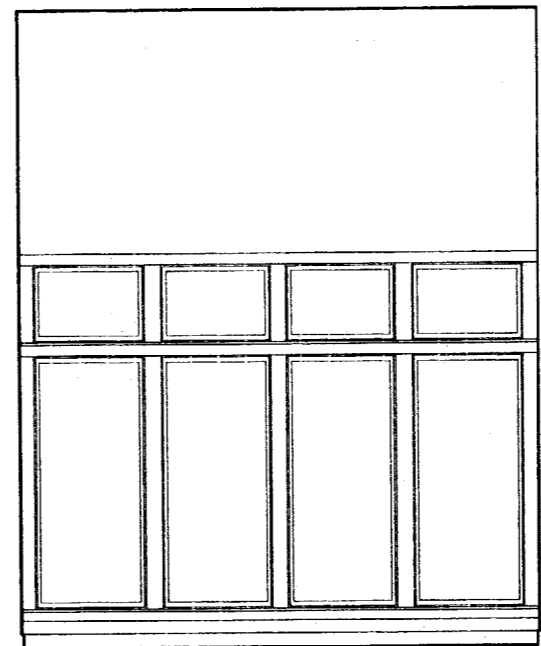
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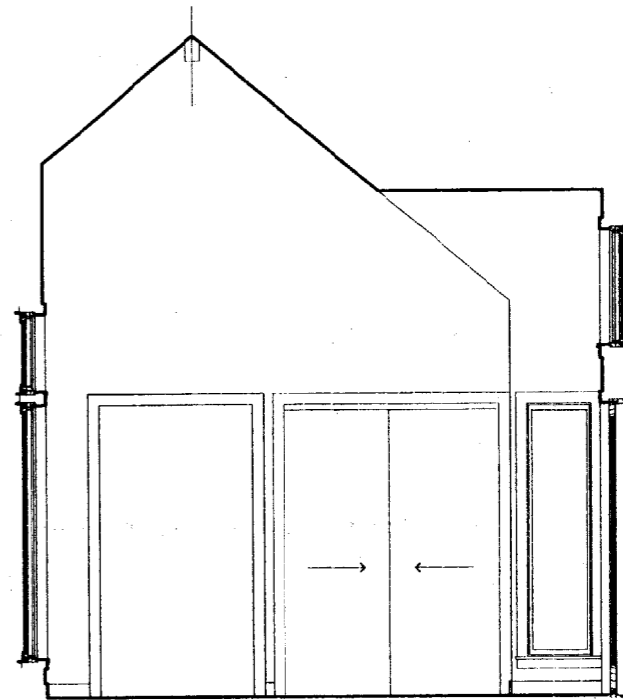
FOYER SOUTH ELEVATION



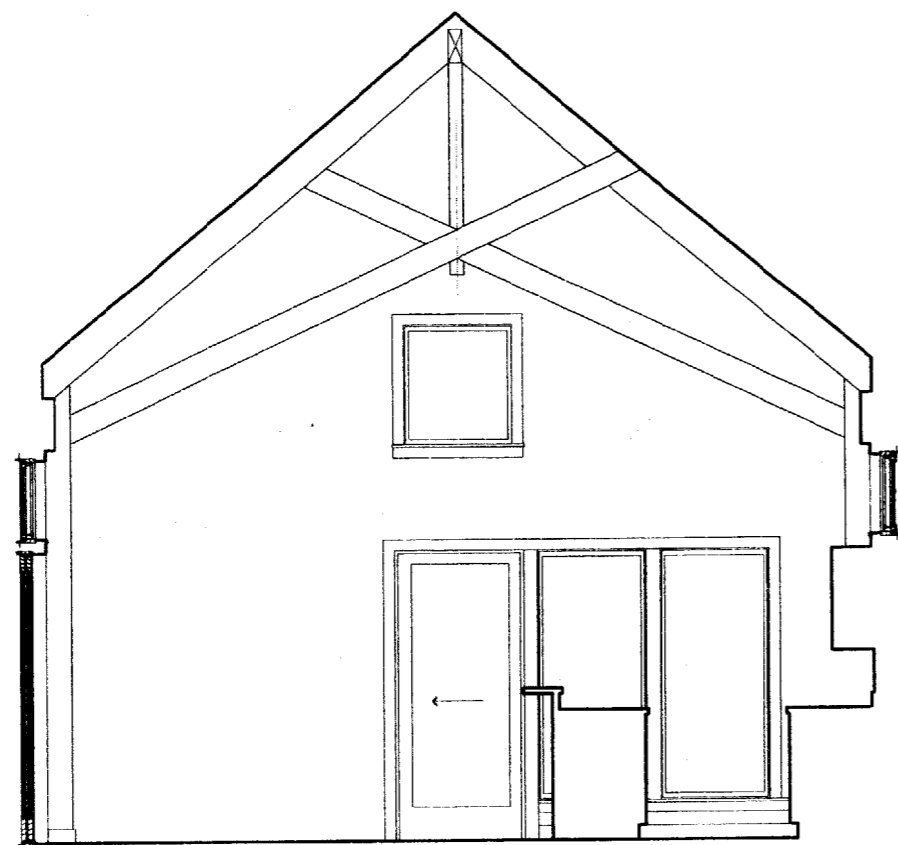
FOYER WEST ELEVATION



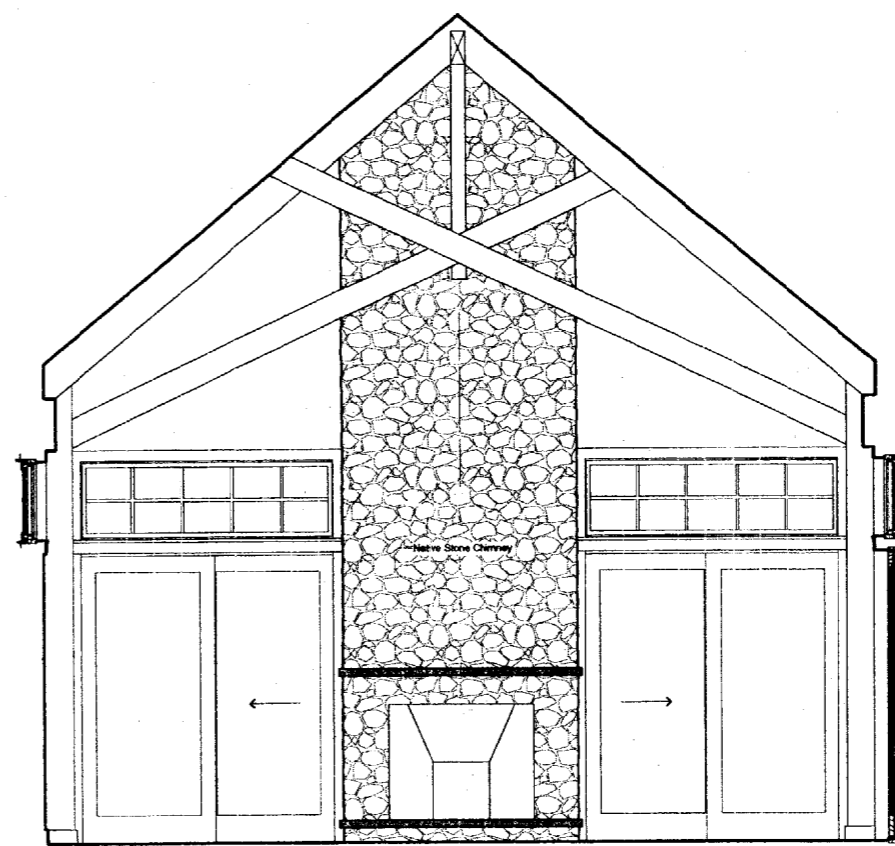
FOYER NORTH ELEVATION



FOYER EAST ELEVATION



KITCHEN / LIVING EAST ELEVATION



KITCHEN / LIVING WEST ELEVATION

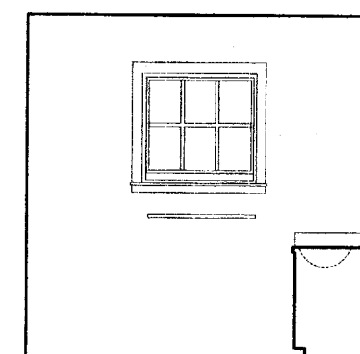
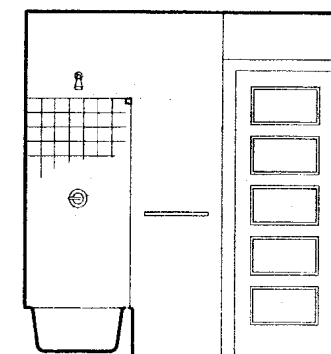
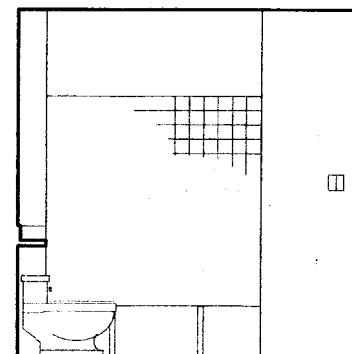
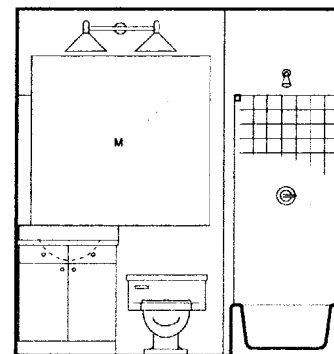
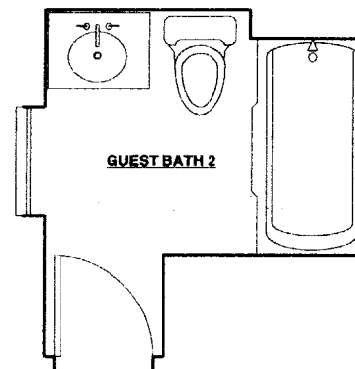
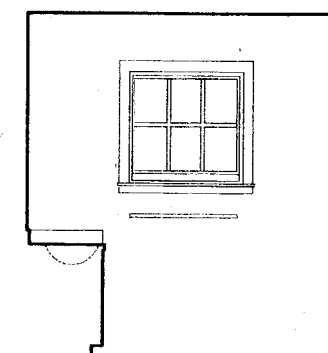
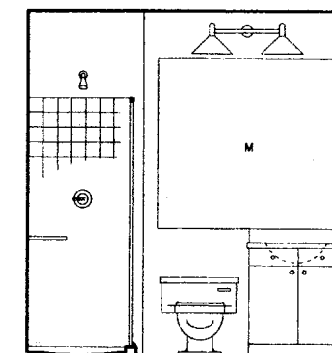
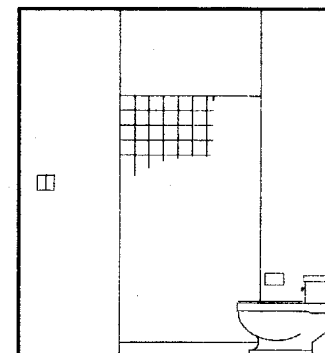
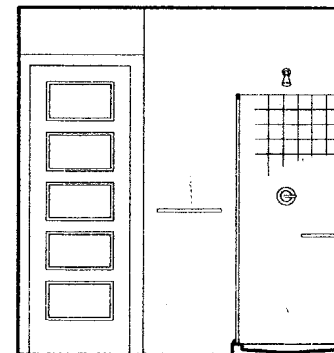
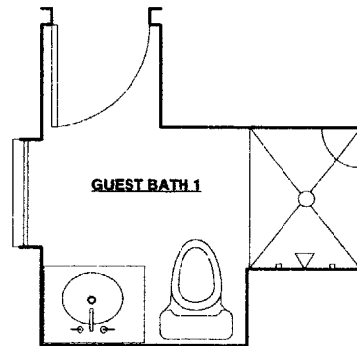
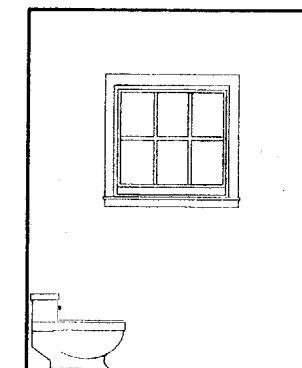
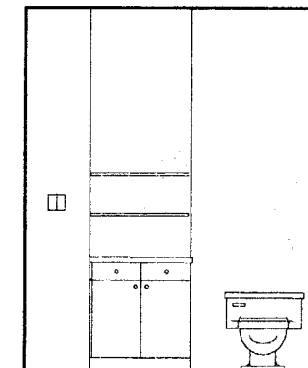
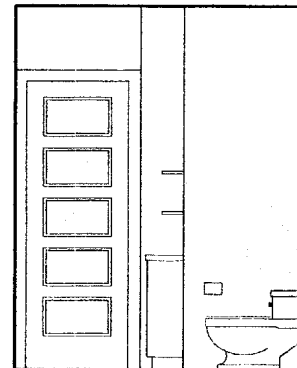
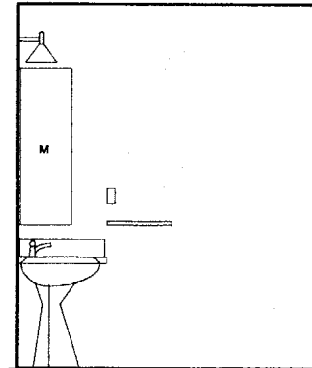
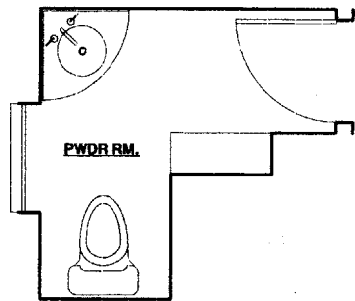
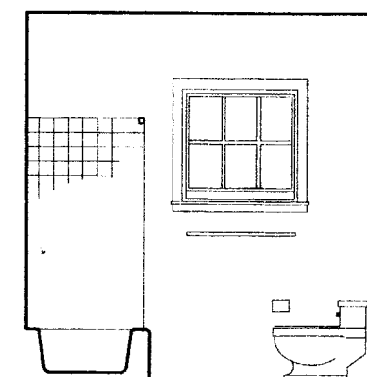
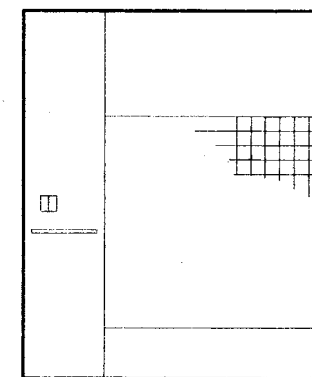
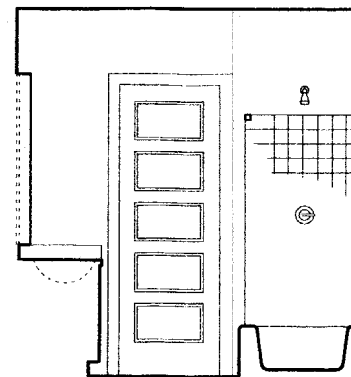
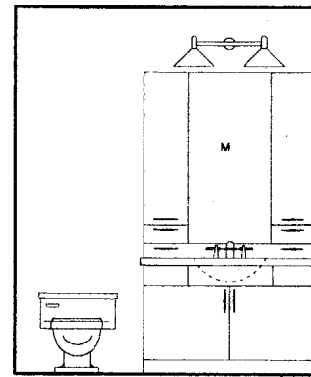
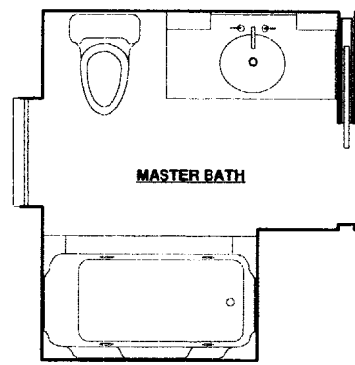
COX RESIDENCE
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FOYER
KITCHEN / LIVING
INTERIOR ELEVATIONS

A 10



COX RESIDENCE
GREAT DIAMOND
ISLAND, MAINE

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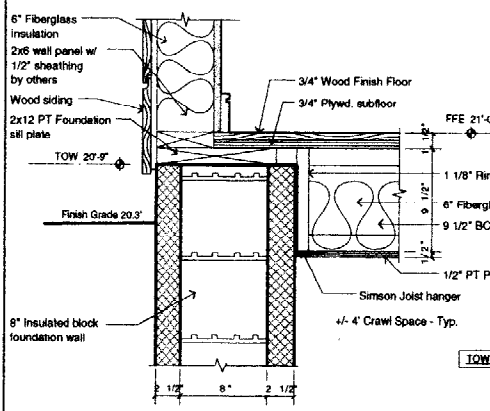
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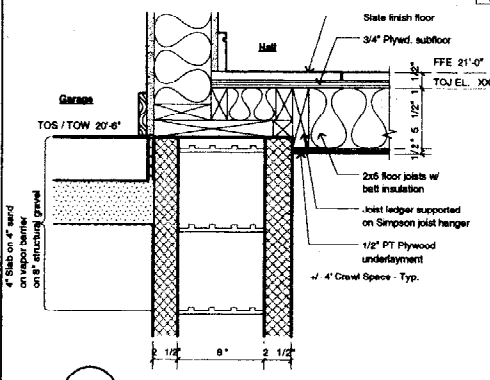
Swift Engineering
 Structural Engineers

BATHROOM
 INTERIOR ELEVATIONS

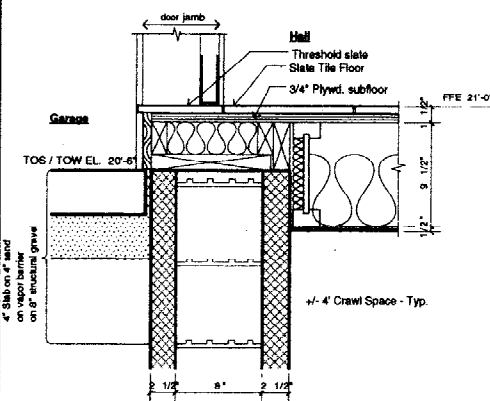
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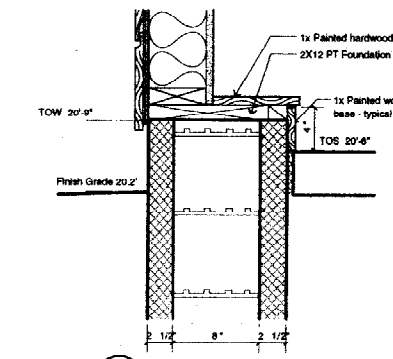
1 1 1/2" = 1'-0"



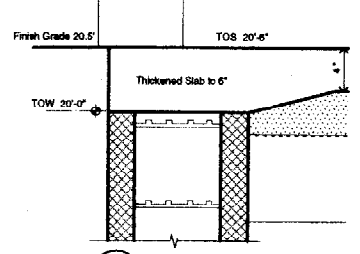
2 1 1/2" = 1'-0"



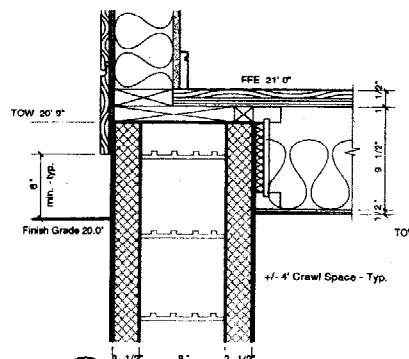
3 1 1/2" = 1'-0"



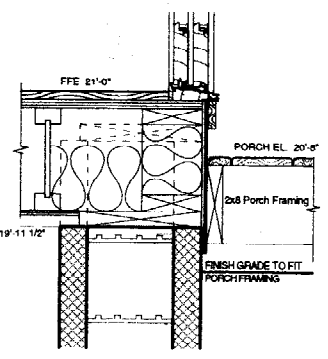
4 1 1/2" = 1'-0"



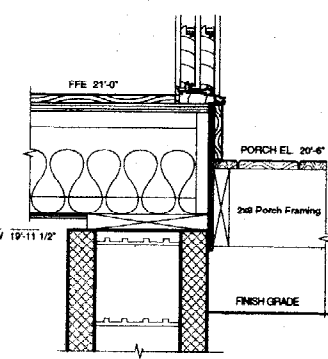
5 1 1/2" = 1'-0"



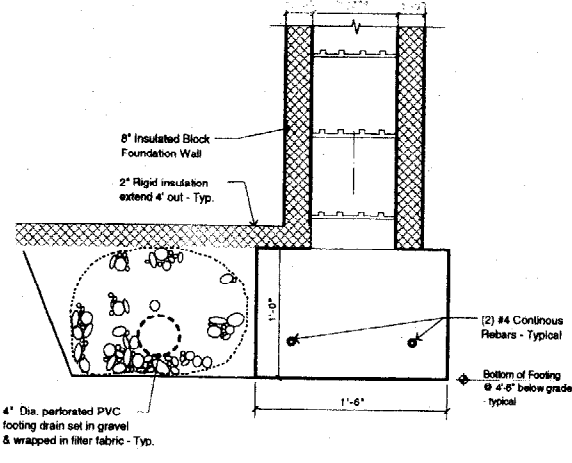
6 1 1/2" = 1'-0"



7 1 1/2" = 1'-0"

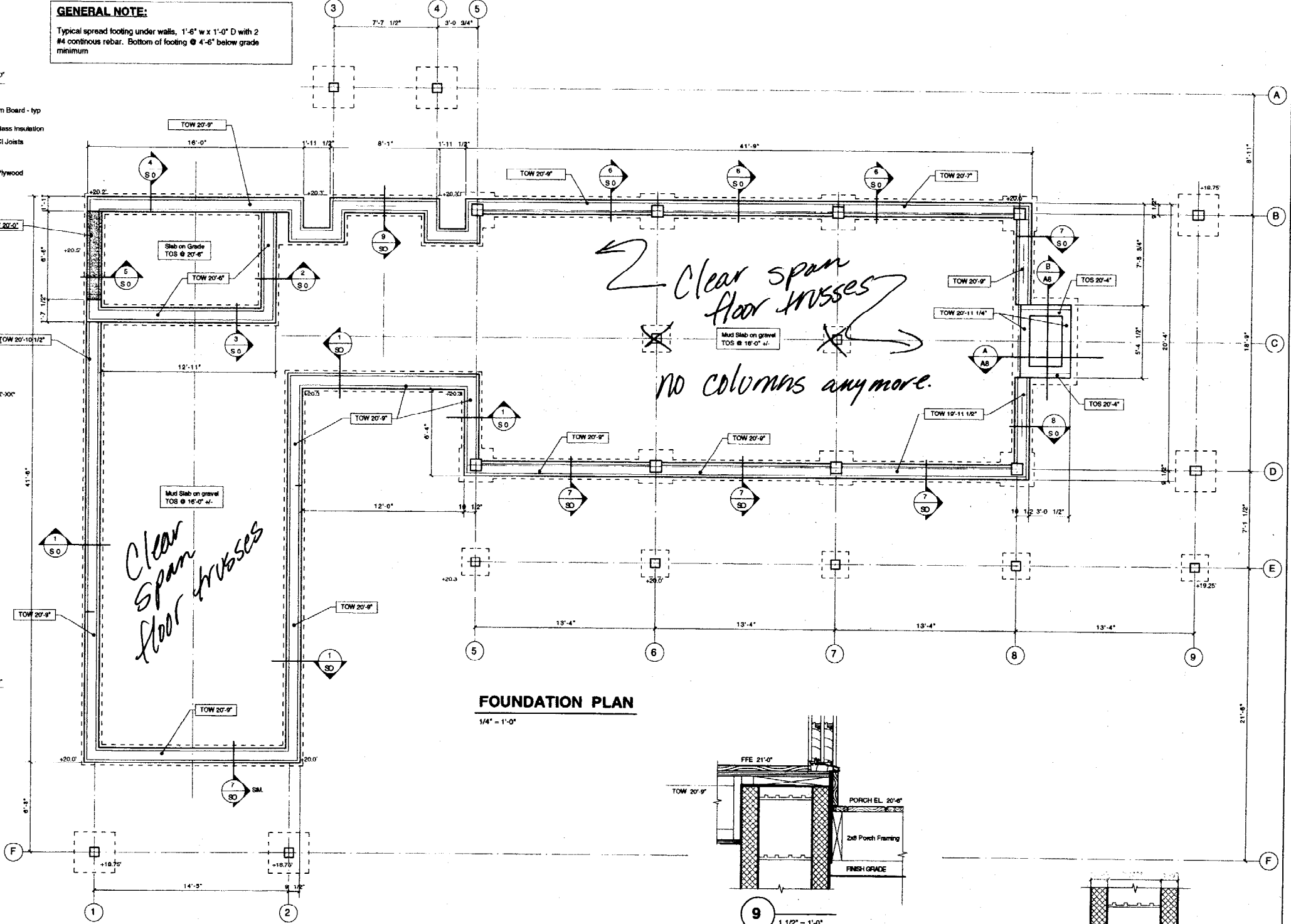


8 1 1/2" = 1'-0"



10 1 1/2" = 1'-0"

GENERAL NOTE:
Typical spread footing under walls, 1'-6" w x 1'-0" D with 2 #4 continuous rebar. Bottom of footing @ 4'-6" below grade minimum



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

Clear span floor trusses
no columns anymore.

Clear span floor trusses

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FOUNDATION PLAN

S 0