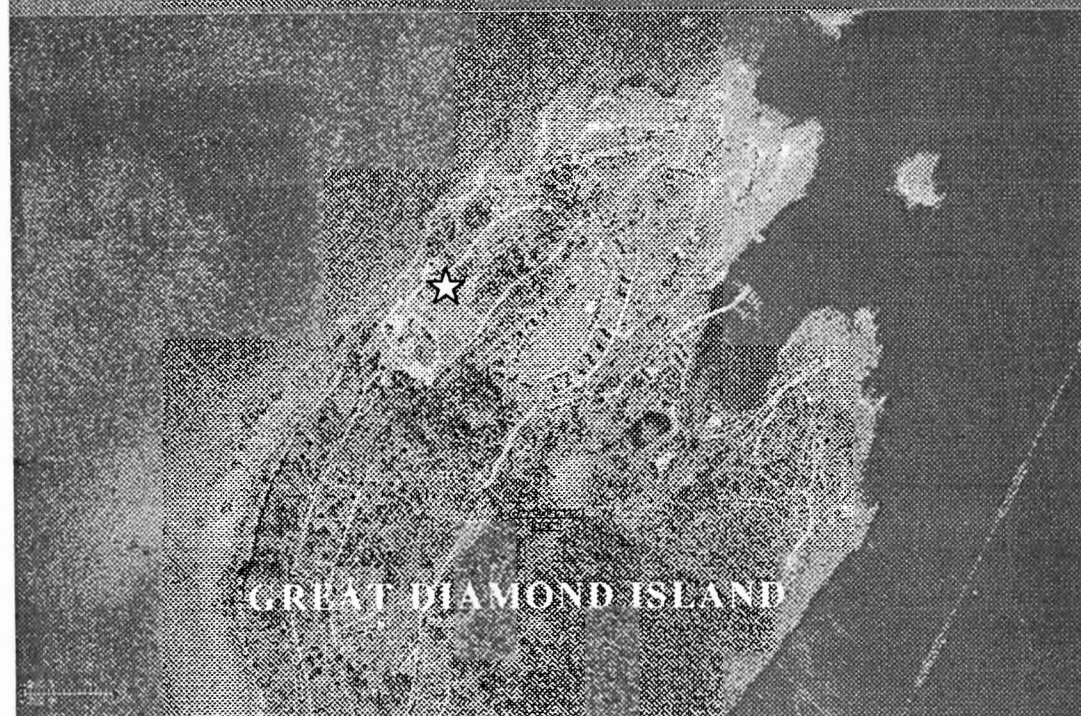
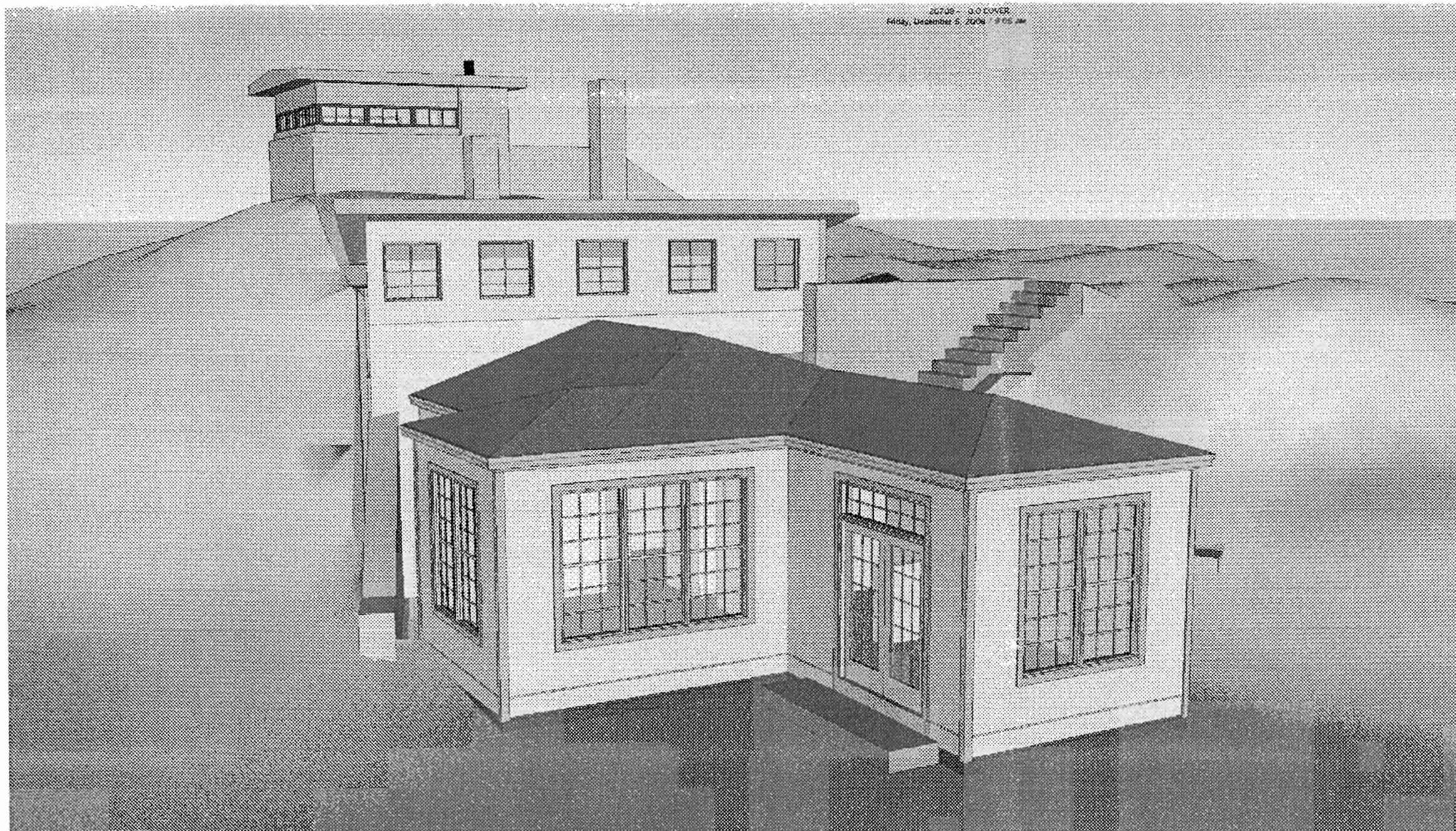




VICINITY MAP

**ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
218 WEST SHORE DRIVE
GR. DIAMOND ISLAND, MAINE 04109**

DRAWING LIST

- 0.1 NOTES & SYMBOLS
- L1.0 SITE PLAN AMMENDMENT
- L1.1 SITE PLAN
- A1.1 FIRST FLOOR & ATRIUM PLAN
- A2.1 SOUTH, WEST, & EAST ELEVATIONS
- A3.1 ADDITION SECTION
- A4.1 EXTERIOR DETAILS
- A4.2 EXTERIOR DETAILS

**1 DECEMBER 2008
ISSUED
FOR PERMIT**

DAVID HEMBRE-ARCHITECT, Inc.
45 CASCO STREET
PORTLAND, ME 04101
(207) 699-2688

ABBREVIATIONS

	Anchor Bolt	DBL	Double	F.T.G.	Footing	MT.G	Mounting	S.D.	Smoke Detector	W/D	Washer / Dryer
ACOUS.	Acoustical	DH	Magnetic Door Holder	FUR.	Furnishing	MTL	Metal	SECT.	Section	WD.	Wood
ADJ.	Adjustable	DTL	Detail	FUT.	Future	MUL	Mullion	SH	Shelf	WP.	Waterproof
ACT	Acoustic Ceiling Tile	DEPT.	Department	F.V.	Field Verify	M.O.	Masonry Opening	SHR.	Shower	W / R	Water Resistant
A.I.B.	Air Infiltration Barrier	DIA.	Diameter	GA	Gauge	M.R.	Moisture Resistant	SHT.	Sheet	WSCT.	Wainscot
AFF.	Above Finished Floor	DIAG.	Diagonal	GALV.	Galvanize	NA	Not Applicable	SIM.	Similar	WT.	Weight
AGGR.	Aggregate	DIM.	Dimension	G.B.	Grab Bar	N.I.C.	Not In Contract	SP.	Space / Sprinkler		
ALT.	Alternative	DISP.	Dispenser	GC	General Contractor	NO	Number	SPEC.	Specification		
APPRX.	Approximate	D.F.	Drinking Fountain	GL	Glass / Glazing	NOM.	Nominal	SQ.	Square		
ALUM.	Aluminum	D.N	Down	GND.	Ground	N	North	STA	Station		
ARCH.	Architectural	DR	Door	GR	Grade	N.T.S.	Not To Scale	STD.	Standard		
ASPH.	Asphalt	DUPLX	Duplex Recepticle	GSB	Gypsum Wallboard	OA	Overall	STOR.	Storage		
BD.	Board	DW	Dishwasher	H	High	O.C.	On Center	STRL.	Structural		
B.F.	Barrier Free	DWG.	Drawing	H.B.	Hose Bibb	O.D.	Outside Diameter	STL.	Steel		
BIT.	Bituminous	DWR.	Drawer	H.C.	Hollow Core	O.F.C.I.	Owner Furnished Contractor Installed	S.S.T.	Stainless Steel		
BITUM.	Bituminous	E	East	HDWD.	Hardwood	OP.H.	Opposite Hand	SUSP.	Suspended		
BLDG.	Building	EA.	Each	HDWE.	Hardware	OPNG.	Opening	SYM.	Symmetrical		
BLK.	Block	E.J.	Expansion Joint	H.M.	Hollow Metal	OPP	Opposite	T & G	Tongue And Groove		
BLKG.	Blocking	EL	Elevation	HOR.	Horizontal	OPT.	Optional	T.C	Top Of Curb		
BM	Beam	ELEC.	Electrical	HR	Hour	PART.	Partition	TEL	Telephone		
B.O.	Bottom Of	ELEV.	Elevator	I.D.	Inside Diameter	PL	Plate	TER.	Terrazzo		
B.S.	Both Sides	EMER.	Emergency	INCL.	Included	PLAM	Plastic Laminate	THK.	Thick, Thickness		
BSMT.	Basement	ENCL.	Enclosure	IND.	Indicated	PLAS.	Plaster	TK. BD.	Tack Board		
C.	Channel	E.P.	Electrical Panel	INSUL.	Insulation	PLMB.	Plumbing	T.O.	Top Of		
CAB.	Cabinet	EQ.	Equal	INT.	Interior	PLWD.	Plywood	T.O.P.	Top of Pavement		
C.B.	Catch Basin	EQUIP.	Equipment	INV.	Invert	PAIR	Pair	T.O.S.	Top of Steel		
CEM.	Cement	EXH.	Exhaust	JAN.	Janitor	PT.	Point	TRD. / T.	Trend		
C.J.	Control Joint	EXTG.	Existing	JT.	Joint	PT. D	Painted	T.P.	Toilet Paper		
C.L.	Center Line	EXP.	Exposed	KIT.	Kitchen	P.	Paint	T.S.	Tube Section		
CLG.	Caulking	EXP. JT.	Expansion Joint	K.S.	Knee Space	P.C.	Pre-cast	T. STAT.	Thermostat		
CLKG.	Caulking	EXT.	Exterior	LAM	Laminate	P.T.	Pressure Treated	TYP.	Typical		
CLOS.	Closet	FA.	Face	L.F.	Linear Feet	Q.T.	Quarry Tile	T.W.	Top of Wall		
CLR.	Clear	F.A.	Fire Alarm	L.P.	Low Point	RAD.	Radius	U.L.	Underwriters Laboratories		
CMU	Concrete Masonry Unit	F.A.C.P.	Face Of Control Panel	L.S.	Light Switch	REC.	Recessed	UNDIST.	Undisturbed		
CNTR.	Counter	F.D.	Floor Drain	LCC	Lead Coated Copper	REINF.	Reinforced	UNFIN.	Unfinished		
COL.	Column	F.E.	Fire Extinguisher	LOC.	Location	REF.	Reference	U.O.N.	Unless Otherwise Noted		
CONC.	Concrete	FIN.	Finish	LT. WT.	Light Weight	REFR.	Refrigerator	UR.	Urinal		
COND.	Condition	FLASH.	Flashing	MAINT.	Maintenance	REQ.	Required	VAC.	Vacuum		
CONN.	Connection	FLOUR.	Fluorescent	MAX.	Maximum	RESIL.	Resilient	V.B.	Vinyl Base		
CONST.	Construction	FND.	Foundation	MECH.	Mechanical	R.L.	Rain Leader	VCT.	Vinyl Composite Tile		
CONT.	Continuous	F.O.C.	Face of Concrete	MEMB.	Membrane	RM.	Room	VEST.	Vestibule		
CONTR.	Contractor	F.O.F.	Face of Finish	MDF	Medium Density Fiber Board	R.	Riser	VERT.	Vertical		
CORR.	Corridor	F.O.S.	Face Of Stud	MDO	Medium Density Overlay	R.D.	Root Drain	V.I.F.	Verify In Field		
CPT.	Carpet	F.P.	Fire Proof	MFR.	Manufacturer	R.O.	Rough Opening	V.P.	Veneer Plaster		
CT	Ceramic Tile	F.R.	Fire Resistant	MIR.	Mirror	S.	South	V.R.	Vapor Retarder		
C. to C.	Center to Center	F.R.T.	Fire Resistant Treated	MISC.	Miscellaneous	S.A.F.B.	Sound Attending Fire Batls (Acoustic control insulation)	W.	West		
CTR.	Center	F.S.	Full Size	MOV.	Movable	SCHED.	Schedule	W.	Wide		
CTSK.	Countersink	FT.	Foot / Feet	MT.D	Mounted	S.C.	Solid Core	W/	With		
CW	Cold Water							WC	Water Closet		

DAVID HENBRE - ARCHITECT
45 CASCO STREET
PORTLAND, MAINE 04105
(207) 699-2688

ISSUED FOR:	DATE
DESIGN APPROVAL	7/28/08
PERMITTING	12/1/08

ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
218 WEST SHORE DRIVE
GREAT DIAMOND ISLAND
CASCO BAY - PORTLAND, ME

NOTES, SYMBOLS AND ABBREVIATIONS

0.1

DRAWING NO.

SYMBOLS KEY

2

DETAIL

Drawing / Detail Title

SCALE: 3" = 1'-0"

1

Column Line

5

A3.3

Detail Number

Drawing Reference Number

5

A3.3

Detail Symbol

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A3.3

Section Symbol

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A3.1

Interior Section Symbol

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A3.2

Building Section Symbol

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A3.3

Exterior Elevation Symbol

Elevation Number

DWG. A4.1

1

INT. ELEV.

Interior Elevation Title

SCALE: 1/4" = 1'-0"

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A3.3

Exterior Elevation Symbol

Elevation Number

DWG. A4.1

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Detail Symbol

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Section Symbol

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Land Use Consultants, Inc.
Land Planners • Engineers • Surveyors
966 Riverside Street
Portland, Me 04103 207-878-3313 Fax: 207-878-0201
landuse@gwi.net

Mortgage Loan Inspection Report

Property Address: Lot # 18 Diamond Cove
Portland, Maine
Date of Inspection: FEB. 26, 1998
Client: Ed Drinan
Lender: Unknown

#97-0561
* original permit to build (adaptive rebuild of abandoned building)
- ~ 125' from high water so outside 75' setback.
THIS IS NOT A BOUNDARY SURVEY

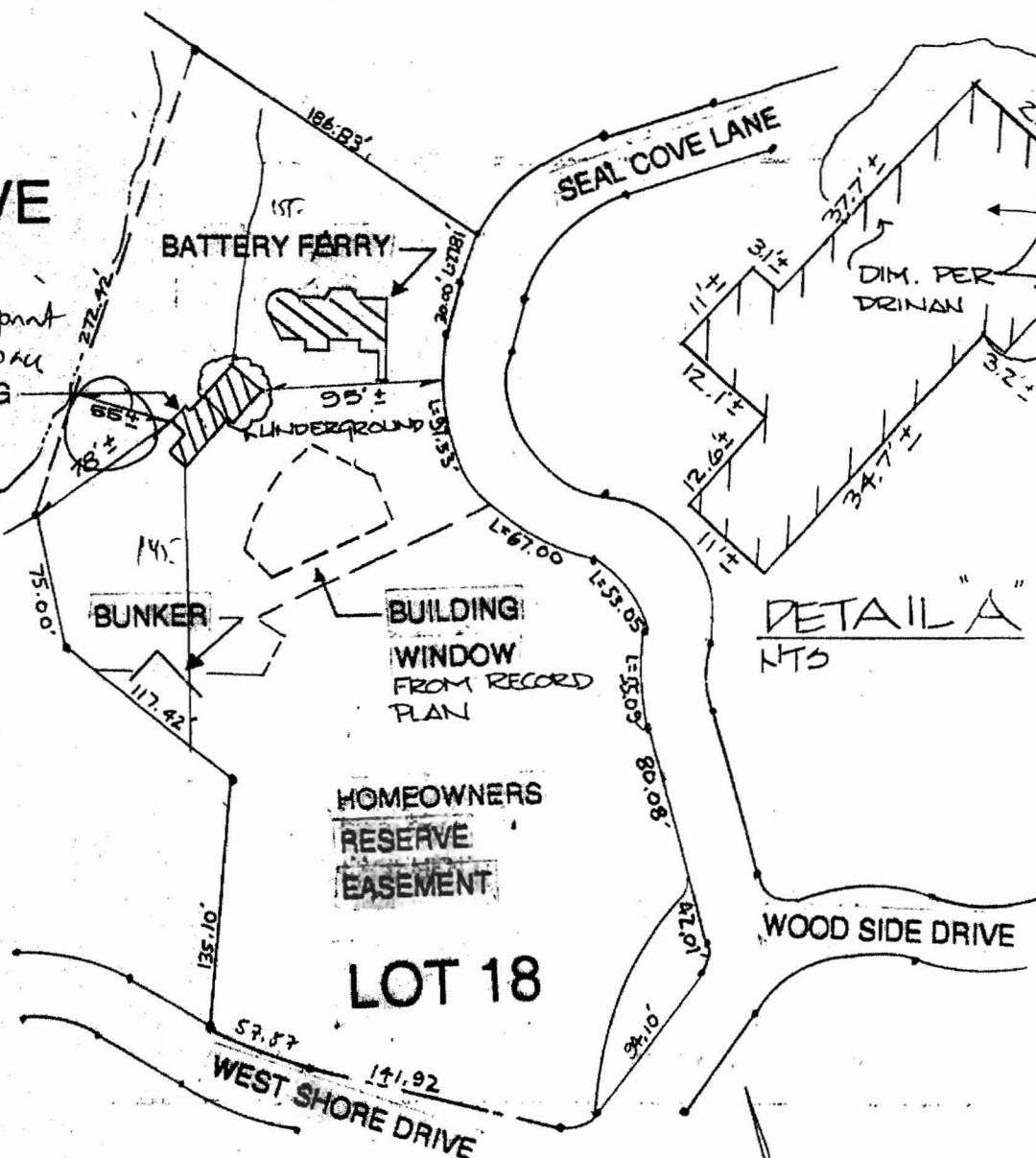
LOT 19

- front 30' min - 145' schd
- rear 30' min - 155' schd
- side 20' min - 55' on left
- 95' on right

SEAL COVE

- all work w/in existing footprint
not adding floor space
EXISTING DWELLING
SEE DETAIL "A"
(PARTIALLY UNDERGROUND)

LOT 17



Scale: 1" = 100'

North

12 / 1 / 2008
THIS PROJECT IS CONTAINED
WITHIN THE EXISTING FOOTPRINT

Record Owner: Ed Drinan
Registry: Cumberland County Maine
Plan: "Amended Recording Plat, Diamond Cove Phase II"

Deed Book/Page: 12851/229
Plan Book/Page: 191/143

To the Lending Institution and its Title Insurer, exclusively:
I hereby state that an onsite inspection of this property was made. The municipal ordinance relative to zoning setbacks from boundary lines was examined, (exclusive of state and federal environmental regulations), and the community FEMA maps were reviewed. It is my professional opinion based on that inspection and on the information made available to me that the dwelling on this property:

Does not meet existing municipal zoning setbacks: (See note 1)
This report is not based on an instrument location

Does not predate existing zoning ordinance
Is not affected by a special flood hazard area

1. See building permit issued to Edward Drinan by the City of Portland dated June 9, 1997.

Edward Drinan

Date: 6-11-98

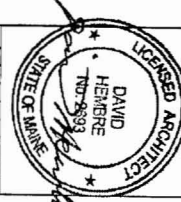
Maine Professional Land Surveyor #2189
Land Use Consultants, Inc.

This instrument is a mortgage loan inspection prepared in accordance with Rule 12, Section 12.12 of the Rules and Regulations of the Maine State Board of Licensure for Professional Land Surveyors. This is not a Standard Boundary survey

SITE PLAN AMMENDMENT
SCALE: 1 IN = 100 FT

ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
218 WEST SHORE DRIVE
GREAT DIAMOND ISLAND
CASCO BAY - PORTLAND, ME

ISSUED FOR:	DATE
DESIGN APPROVAL	7 / 28 / 08
PERMITTING	12 / 1 / 08

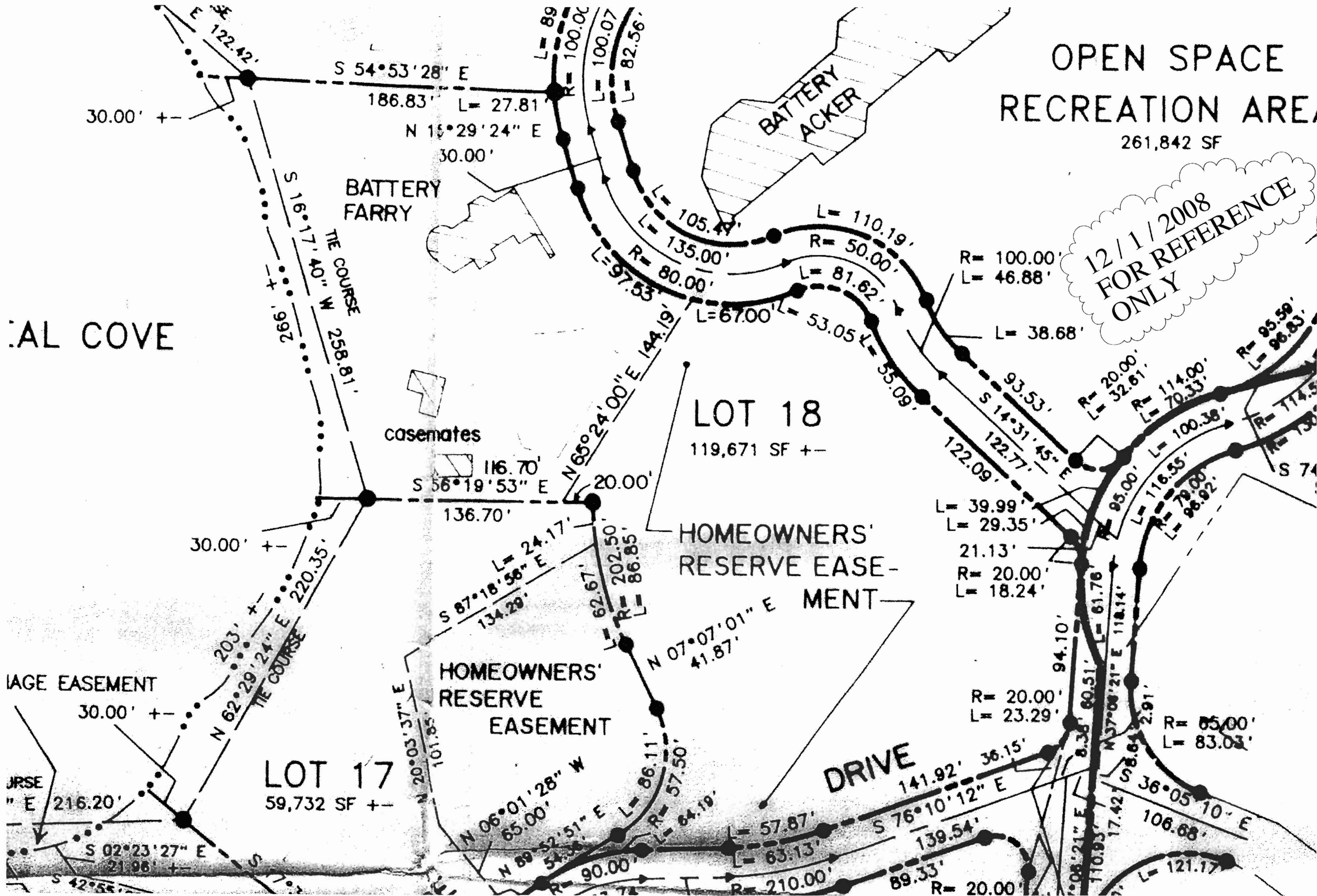


DAVID HEMBRE - ARCHITECT
45 CASCO STREET
PORTLAND, MAINE 04105
(207) 699-2688

DHA PROJ. # 20708

DRAWING NO.

L1.0



OPEN SPACE
RECREATION AREA
261,842 SF

12/1/2008
FOR REFERENCE
ONLY

DAVID HEMBRE - ARCHITECT
45 CASCO STREET
PORTLAND, MAINE 04105
(207) 695-2688

LICENSED ARCHITECT

DAVID HEMBRE
No. 9533

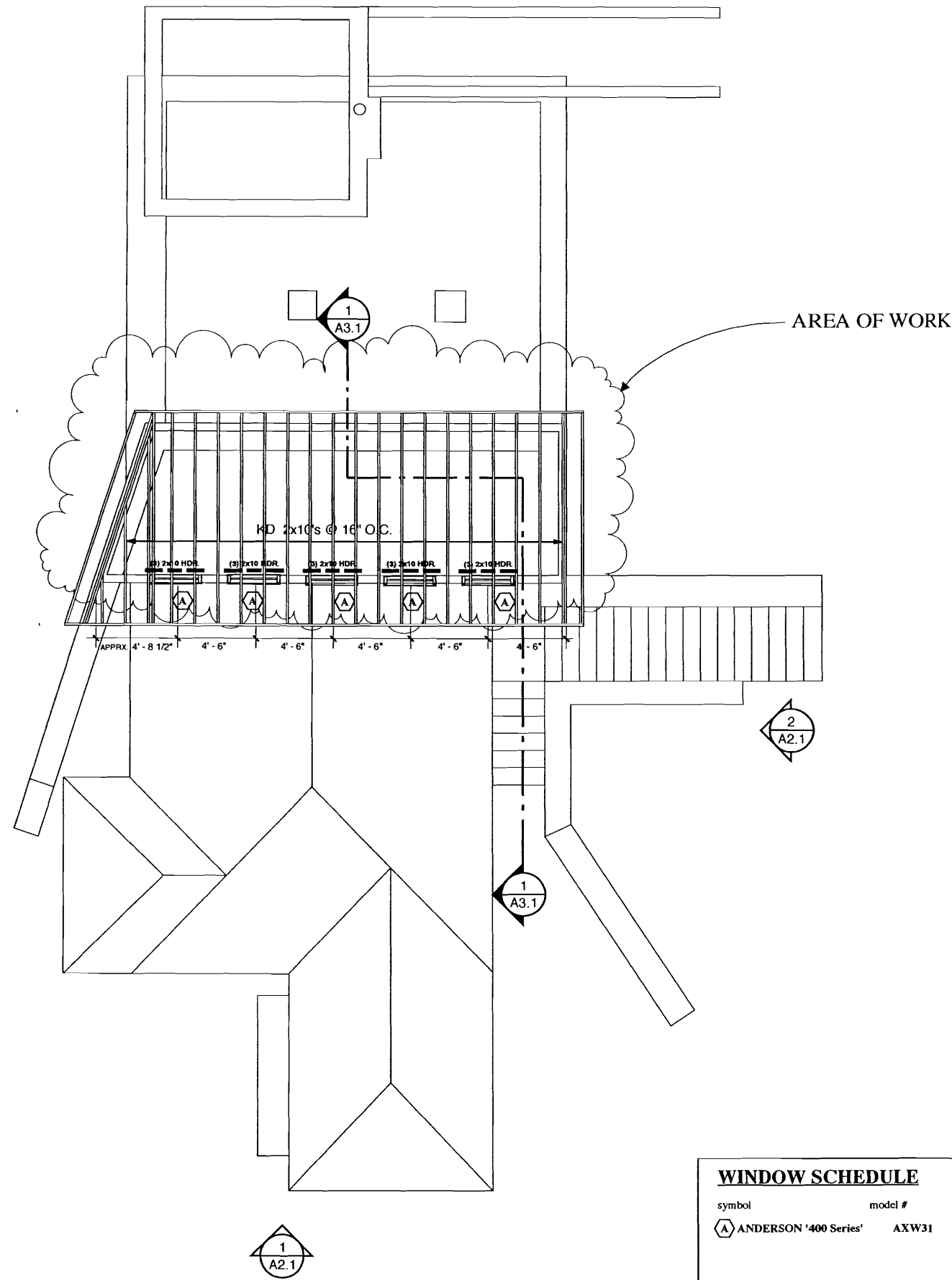
STATE OF MAINE

ISSUED FOR:	DATE
DESIGN APPROVAL	7/28/08
PERMITTING	12/1/08

ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
218 WEST SHORE DRIVE
GREAT DIAMOND ISLAND
CASCO BAY - PORTLAND, ME

SITE PLAN
SCALE: NTS

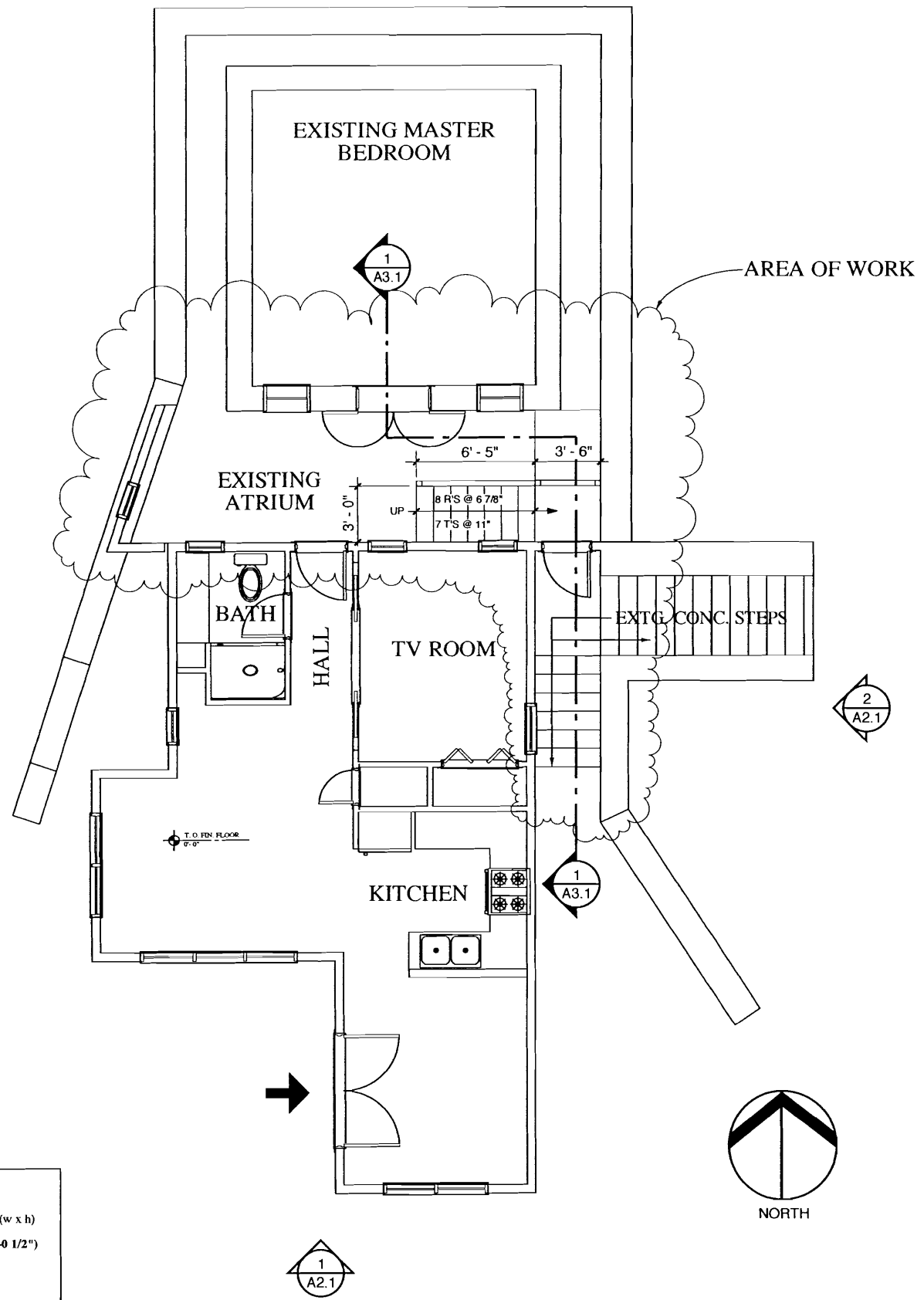
L1.1
DRAWING NO.



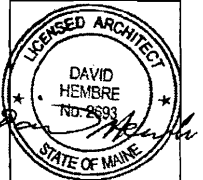
2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

symbol	model #	rough openings (w x h)
A	ANDERSON '400 Series' AXW31	(3'-0 1/2" x 3'-0 1/2")



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



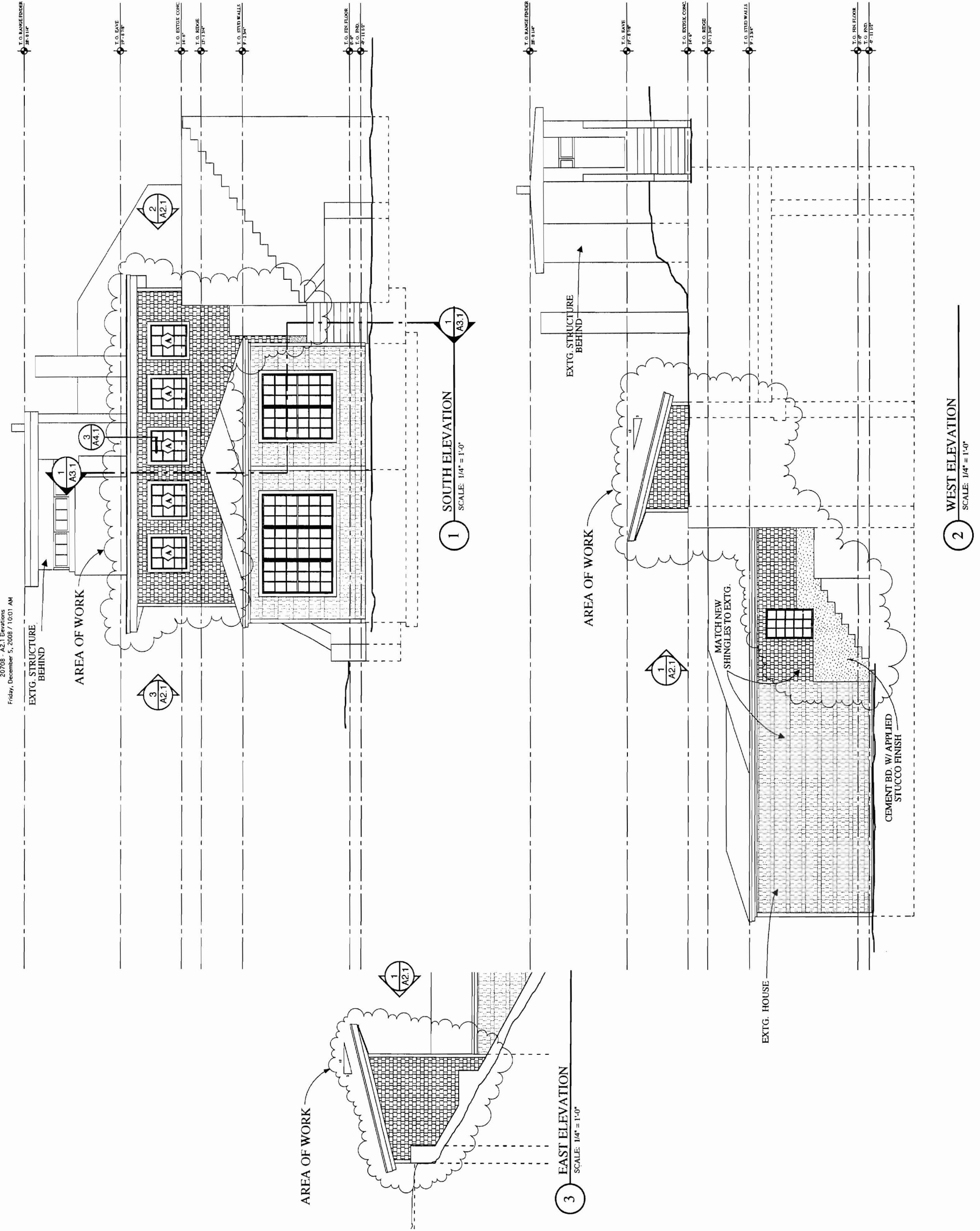
DATE	ISSUED FOR:
7/28/08	DESIGN APPROVAL
12/1/08	PERMITTING

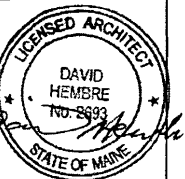
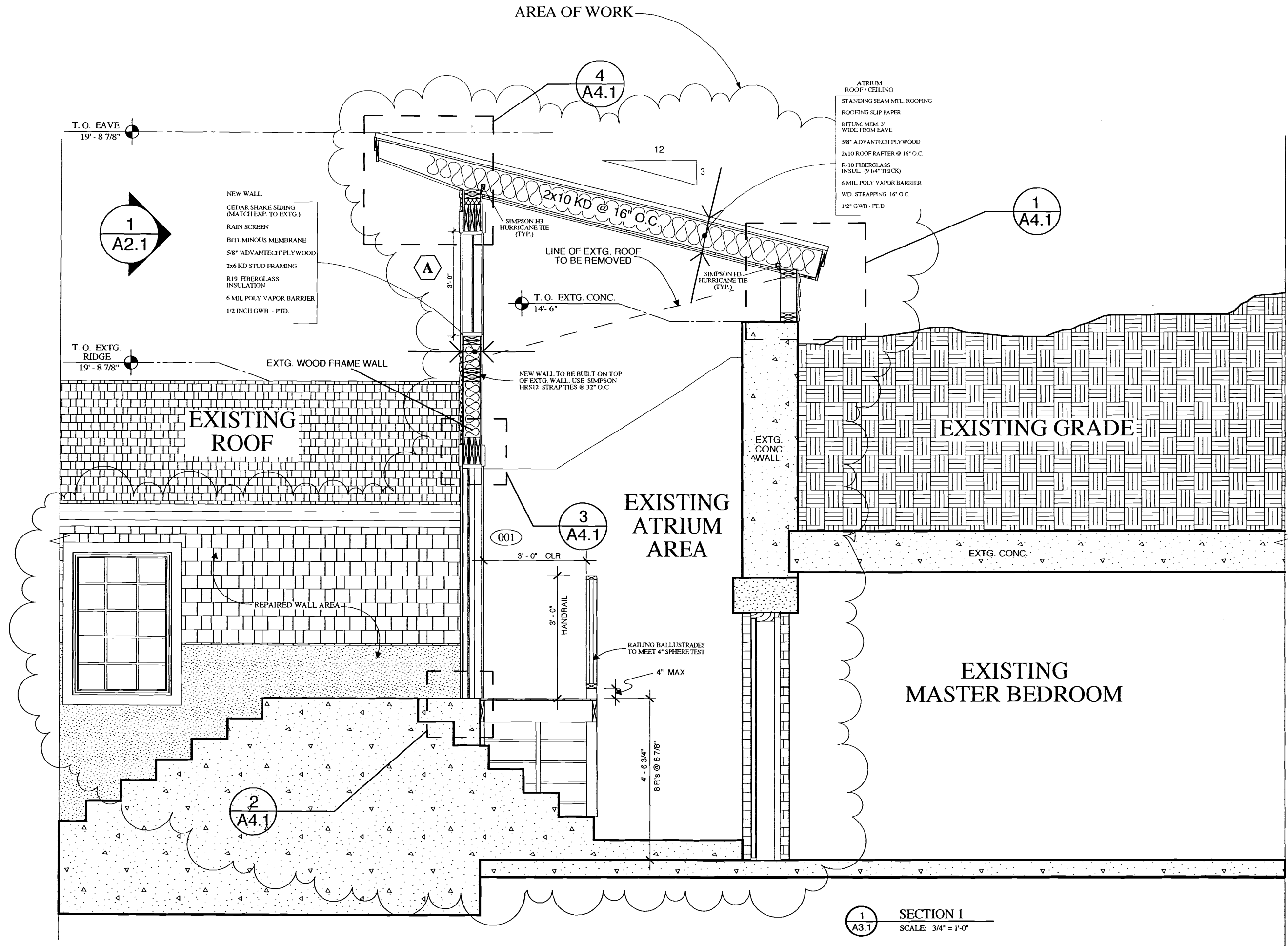
ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
218 WEST SHORE DRIVE
GREAT DIAMOND ISLAND
CASCO BAY - PORTLAND, ME

**FIRST FLOOR AND
ROOF FRAMING PLAN**
SCALE: 1/4"=1'-0"

A1.1

DRAWING NO.





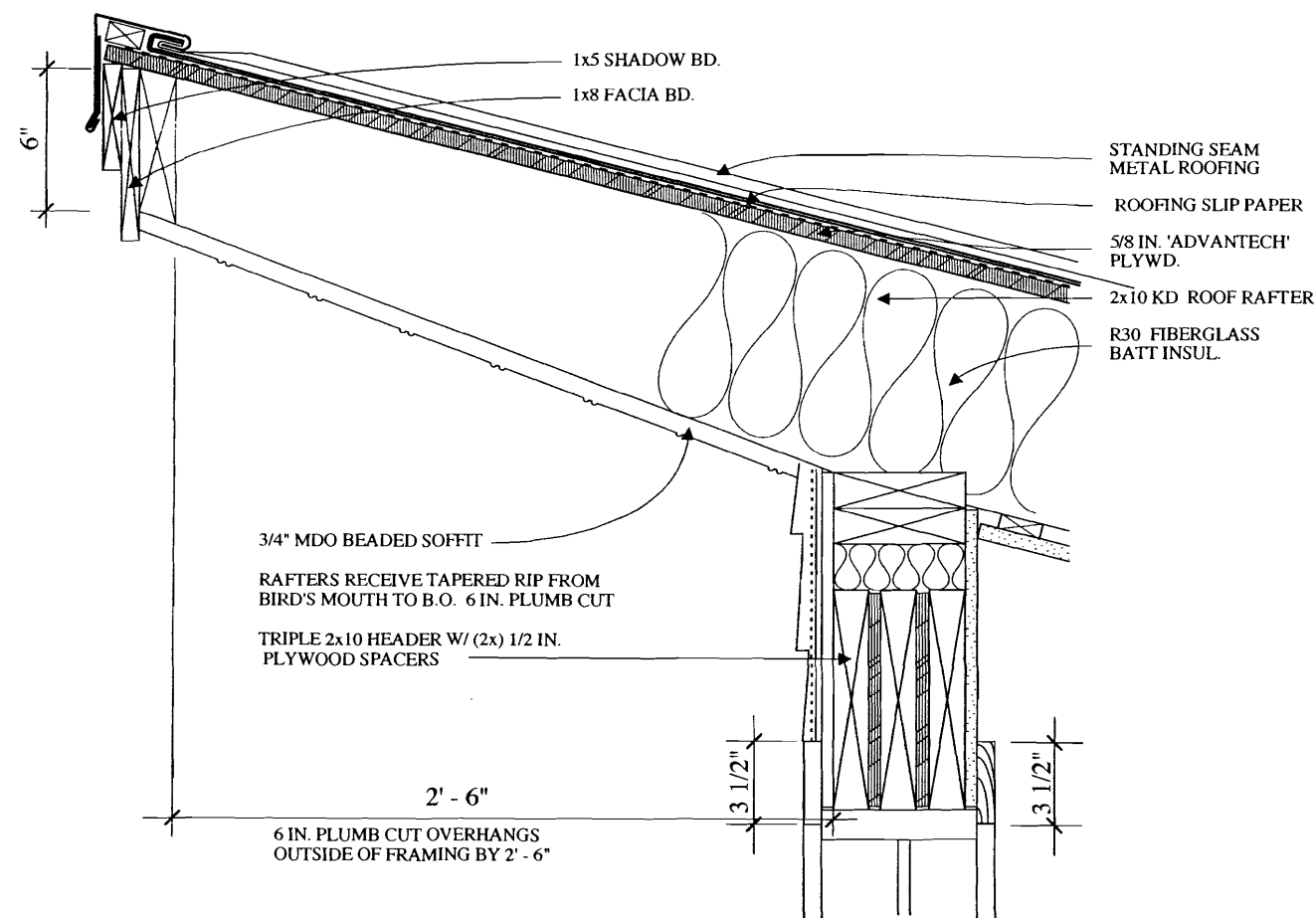
ISSUED FOR:	DATE
DESIGN APPROVAL	7/28/08
PERMITTING	12/1/08

ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
 218 WEST SHORE DRIVE
 GREAT DIAMOND ISLAND
 CASCO BAY - PORTLAND, ME

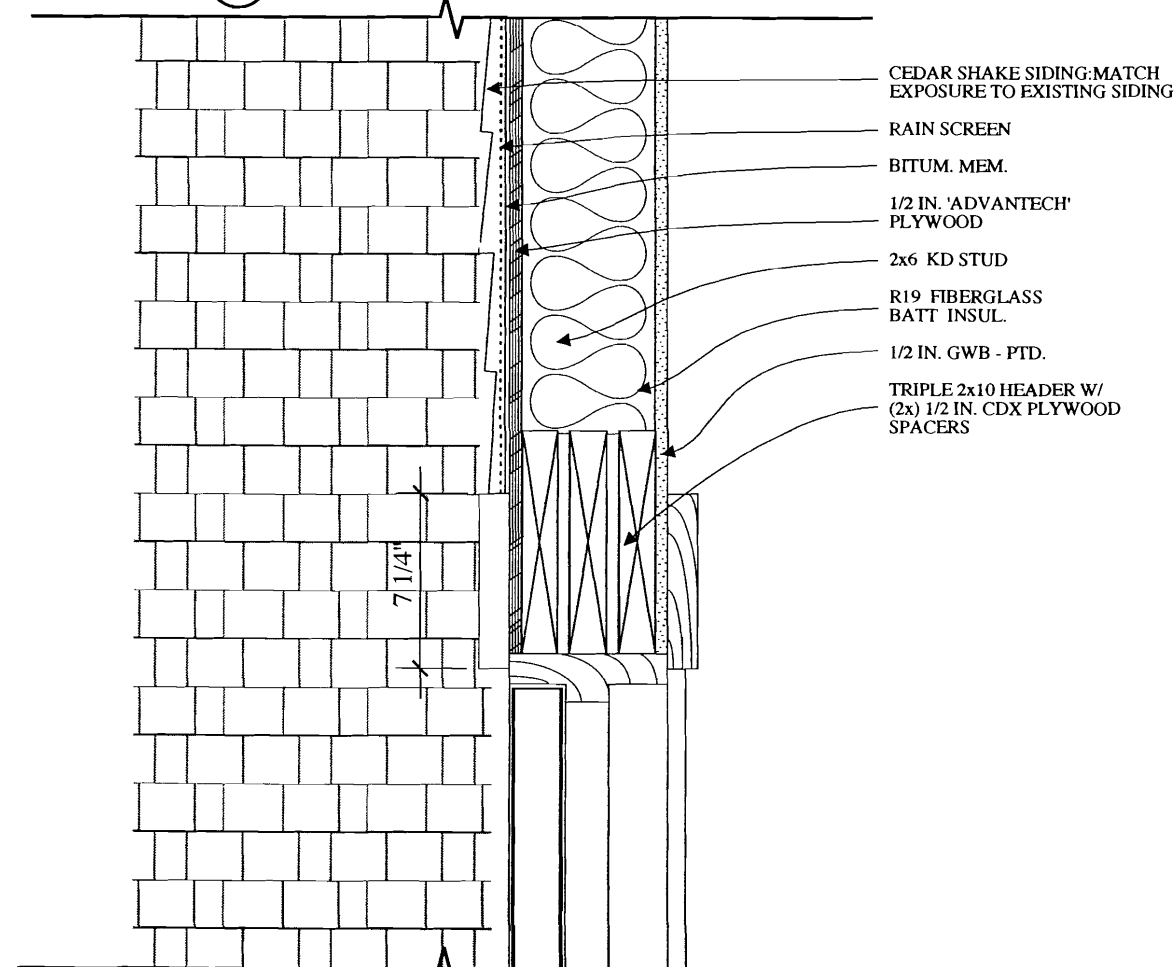
ADDITION SECTION
 SCALE: 3/4" = 1'-0"

A3.1
 DRAWING NO.

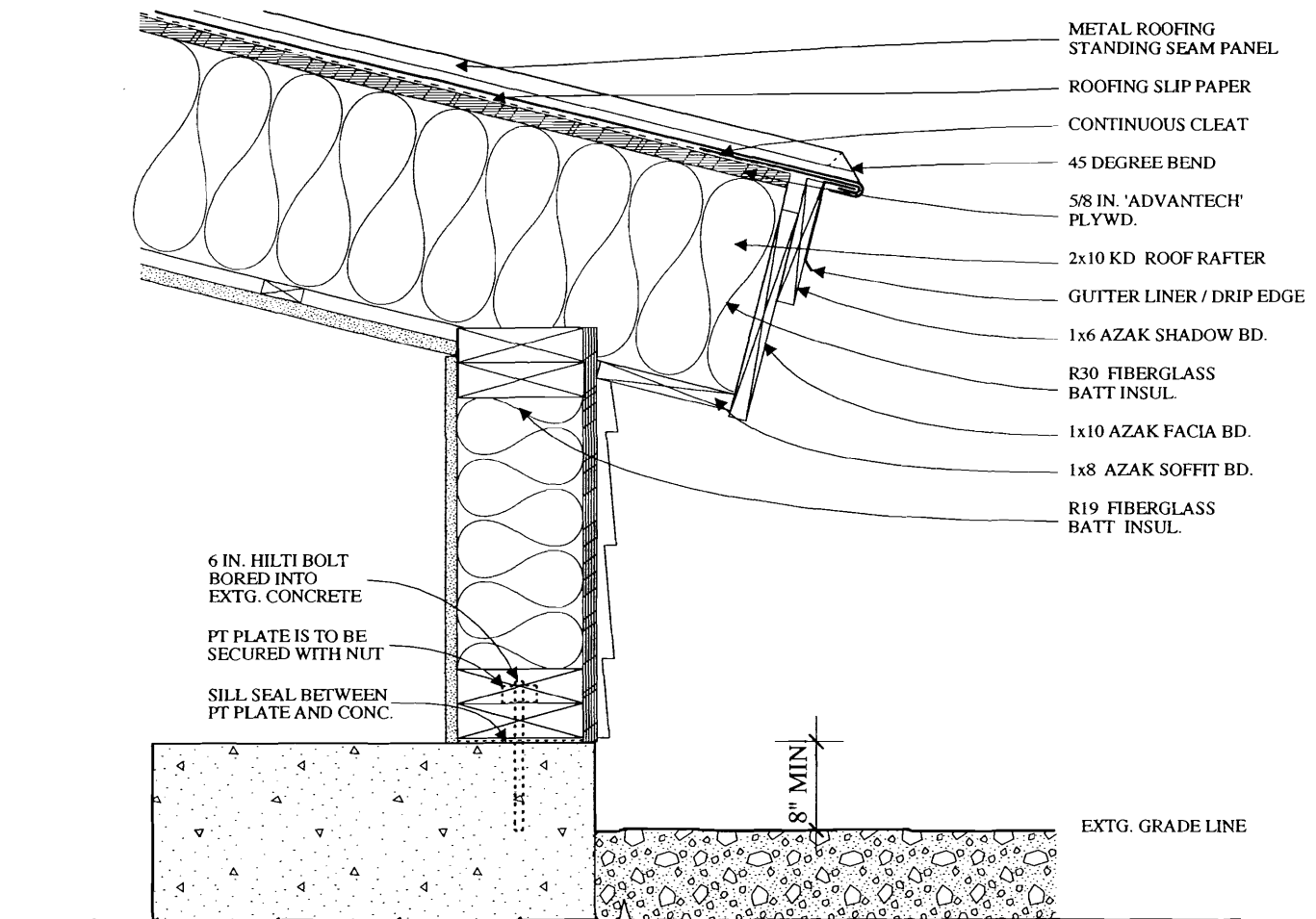
DHA PROJ. # 20708



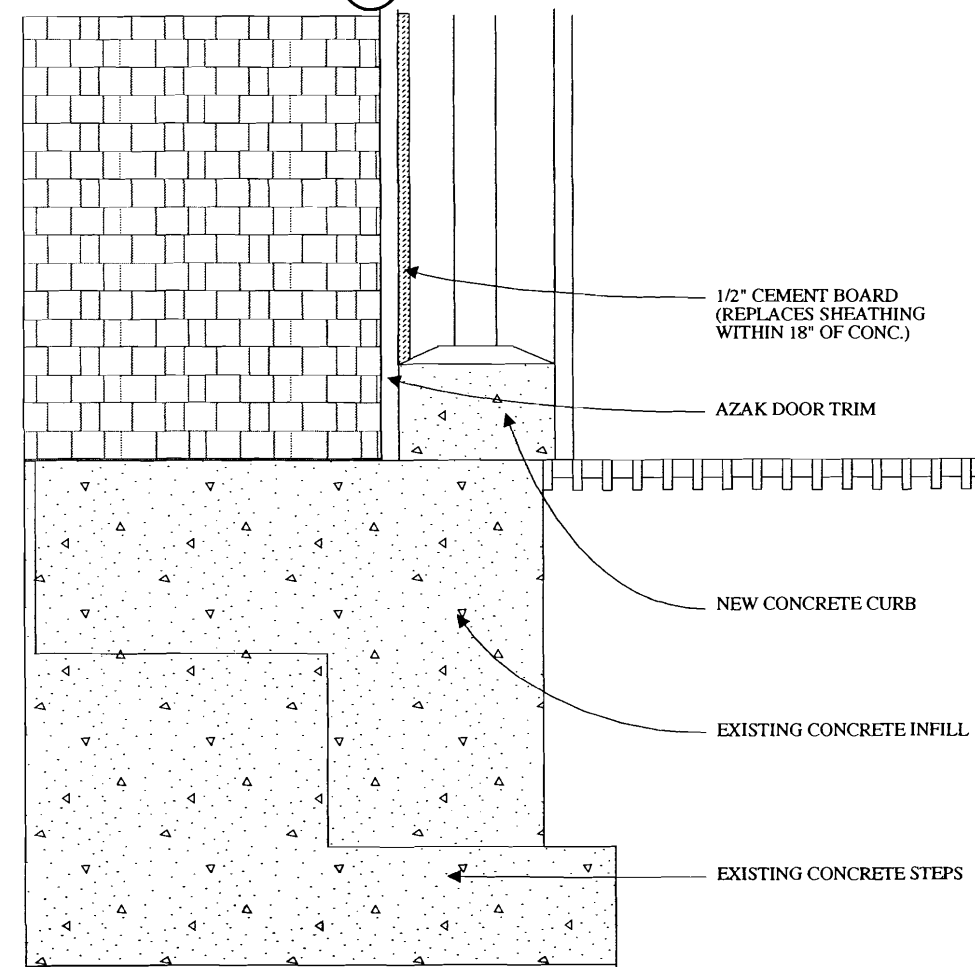
3 FRONT EAVE & WINDOW HEADER DETAIL
SCALE: 3" = 1'-0"



4 ADDITION WALL / DOOR HEADER DETAIL
SCALE: 3" = 1'-0"

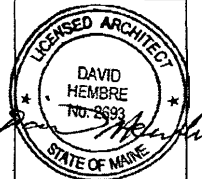


1 REAR EAVE DETAIL
SCALE: 3" = 1'-0"



2 THRESHOLD DETAIL
SCALE: 3" = 1'-0"

DAVID HEMBRE - ARCHITECT
45 CASCO STREET
PORTLAND, MAINE 04105
(207) 699-2688



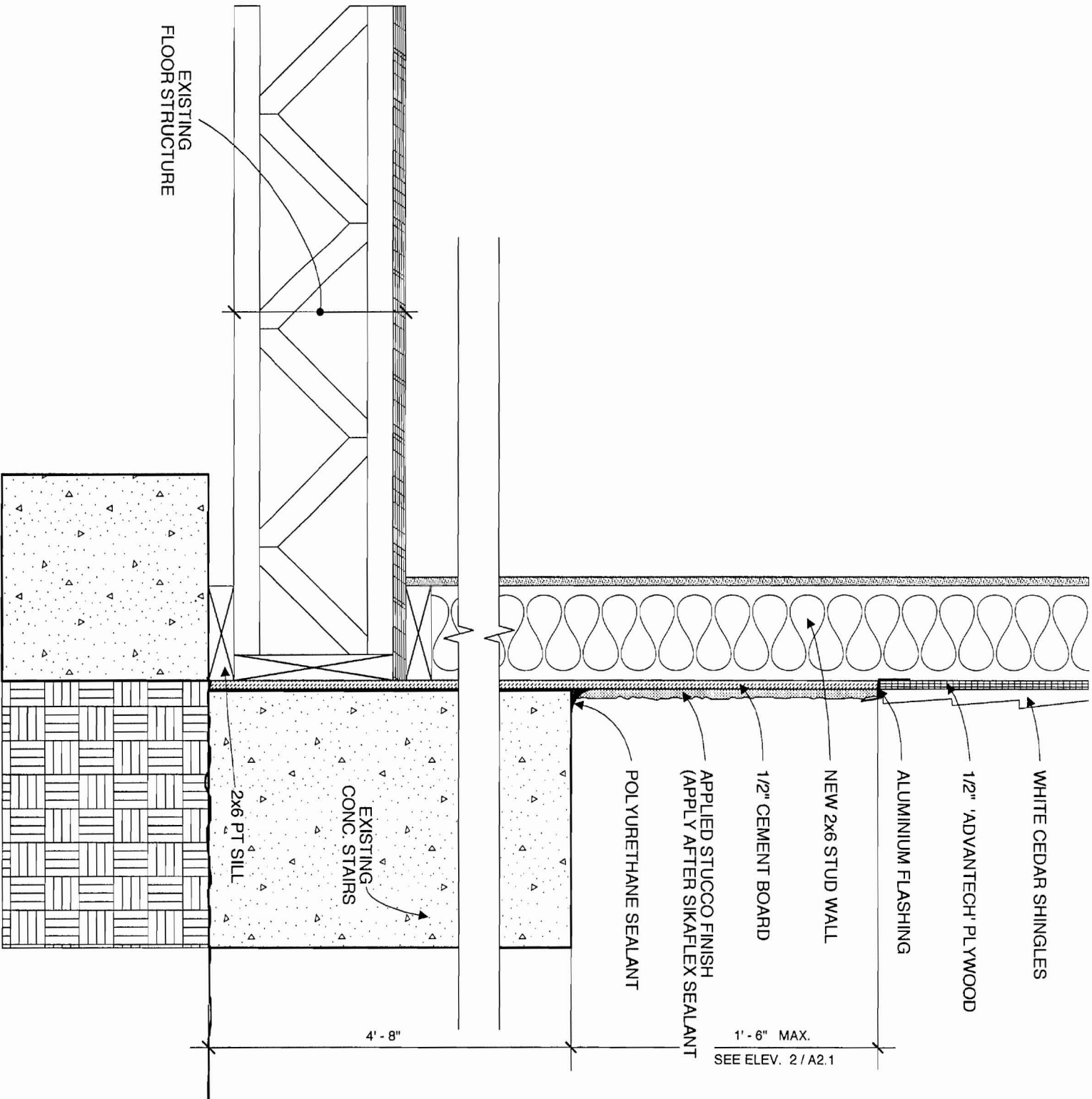
DATE	ISSUED FOR:
7 / 28 / 08	DESIGN APPROVAL
12 / 1 / 08	PERMITTING

ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
218 WEST SHORE DRIVE
GREAT DIAMOND ISLAND
CASCO BAY - PORTLAND, ME
DIA PROJ. # 3078

EXTERIOR DETAILS
SCALE: 3" = 1'-0"

A4.1

DRAWING NO.



1 WALL REPAIR DETAIL
SCALE 3"=1'-0"

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45 CASCO STREET
PORTLAND, MAINE 04105
(207) 699-2688



ISSUED FOR:	DATE
DESIGN APPROVAL	7 / 28 / 08
PERMITTING	12 / 1 / 08

ADDITION / REPAIRS TO:
MACOMBER RESIDENCE
218 WEST SHORE DRIVE
GREAT DIAMOND ISLAND
CASCO BAY - PORTLAND, ME

DHA PROJ. # 20708

EXTERIOR DETAILS

SCALE: 3"=1'-0"

A4.2
DRAWING NO.