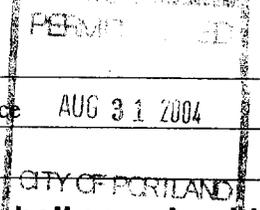


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING CONSTRUCTION PERMIT

Permit Number: 040696

Please Read Application And Notes, If Any, Attached



This is to certify that Dewis Karen / Monaghan Construction, Inc.  
has permission to 3300" sq ft finished single family home with a separate 1165" sq ft detached seasonal storage space  
AT 51 Spring Cove Ln 083E A024001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or occupied closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Jeanie Bourke* 8/31/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-0696	Issue Date: APR 21 2004	CBL: 083E A024001
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Location of Construction: 51 Spring Cove Ln <i>GRT</i>	Owner Name: Dewis Karen	Owner Address: 1528 Harbor Rd	Phone:
Business Name:	Contractor Name: Monaghan Construction, Inc.	Contractor Address: PO Box 1235 Scarborough	Phone: 8833755
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>IR-1</i>

Past Use: Vacant Land	Proposed Use: Single Family Home/w/ 3300" sq ft finished space and a speparte 1165" sq foot seasonal storage space	Permit Fee: \$7,914.00	Cost of Work: \$877,000.00	CEO District: 1
Proposed Project Description: 3300" sq ft finished single family home and a speparte 1165" sq foot seasonal storage space		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>BOCA 1999</i>	
		Signature:	Signature: <i>JMB 8/31/04</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 05/28/2004	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>w/Thin 250' shows 111' boundary</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 9 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>6/29/04</i>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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>
---	--	--	---

**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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0696	<b>Date Applied For:</b> 05/28/2004	<b>CBL:</b> 083E A024001
------------------------------	--	-----------------------------

<b>Location of Construction:</b> 51 Spring Cove Ln	<b>Owner Name:</b> Dewis Karen	<b>Owner Address:</b> 1528 Harbor Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Construction, Inc.	<b>Contractor Address:</b> PO Box 1235 Scarborough	<b>Phone</b> ( ) 883-3755
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home/w/ 3300" sq ft finished space and a separte 1165" sq foot seasonal storage space	<b>Proposed Project Description:</b> 3300" sq ft finished single family home and a separte 1165" sq foot seasonal storage space
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/29/2004  
**Note:** 6/25/04 requested site plan with the 75' from the HWM from Rob Whitten - That is not denoted on the submitted plans      **Ok to Issue:**   
6/28/04 - received plans showing the 75' setback from HWM

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/31/2004  
**Note:** 7/13/04 left vm w/Rob W. For further details needed for approval.      **Ok to Issue:**   
7/19 Spoke w/Rob W., he will make revisions based on review checklist and submit.  
7/28 Rob W. Called, he will not get this in before my vacation, I told him Tammy could continue review based on my notes.  
8/6 revised plans submitted while on vacation, TMM too busy.  
8/25 left vm w/Rob W. To clarify some changes.  
8/26 Rob W. Returned call late in the day.  
8/30 left vm w/Rob W. To call. Returned call & reviewed all revisions, ok to issue

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Application approval based upon information provided by applicant, including revised plans. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 06/09/2004  
**Note:**      **Ok to Issue:**

- 1) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) Your new street address is now 5 Spring Cove Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW &lt;&lt;</b>	
City, Town, or Plantation	PORTLAND	PORTLAND Date Permit Issued: <u>7.13.04</u> \$ <u>1190.00</u> TOWN COPY # Double Fee Charged L.P.I. # <u>0732</u>	8998 #
Street or Road	SPRING COVE LANE		
Subdivision, Lot #	DIAMOND COVE - LOT 24		
<b>OWNER/APPLICANT INFORMATION</b>			
Name (last, first, MI)	MOLYNEUX, RICHARD A.	Signature: <u>Jeanne Burke</u> Local Plumbing Inspector Signature	
Mailing Address of Owner/Applicant	255 RIVER STREET TROY, N.Y. 12180	Municipal Tax Map # <u>83-EA-24</u> Lot # _____	
Daytime Tel. #	1-518-880-0380		

<b>OWNER OR APPLICANT STATEMENT</b>	<b>CAUTION: INSPECTION REQUIRED</b>
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 have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.
Signature of Owner or Applicant: <u>[Signature]</u>	(1st) date approved: _____
Date: <u>6/14/04</u>	Local Plumbing Inspector Signature: _____ (2nd) date approved: _____

PERMIT INFORMATION		
<b>TYPE OF APPLICATION</b>	<b>THIS APPLICATION REQUIRES</b>	<b>DISPOSAL SYSTEM COMPONENTS</b>
<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	<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	<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
<b>SIZE OF PROPERTY</b>	<b>DISPOSAL SYSTEM TO SERVE</b>	<b>TYPE OF WATER SUPPLY</b>
73,040 <input checked="" type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES	<input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>6</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	<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
<b>SHORELAND ZONING</b>		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b>	<b>DISPOSAL FIELD TYPE &amp; SIZE</b>	<b>GARBAGE DISPOSAL UNIT</b>	<b>DESIGN FLOW</b>
<input type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1500</u> GAL.	<input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input checked="" type="checkbox"/> 4. Other: <u>INFILTRATES, Hand Cap</u> SIZE: <u>1300</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<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	<u>540</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 ---
<b>OIL DATA &amp; DESIGN CLASS</b>	<b>DISPOSAL FIELD SIZING</b>	<b>EFFLUENT/EJECTOR PUMP</b>	
OIL FILE CONDITION DESIGN <u>2, B, 1</u> Observation Hole # <u>1</u> Depth <u>24"</u> Most Limiting Soil Factor	<input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd <input checked="" 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	<input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" 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>6-4-04</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).		
Signature: <u>David A. Kamila</u> Site Evaluator Signature	SE #: <u>185</u>	Date: <u>6/10/04</u>
Name: <u>DAVID A. KAMILA</u> Site Evaluator Name Printed		
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

**PORTLAND**

Street, Road, Subdivision

**SPRING COVE LANE-LOT 24**

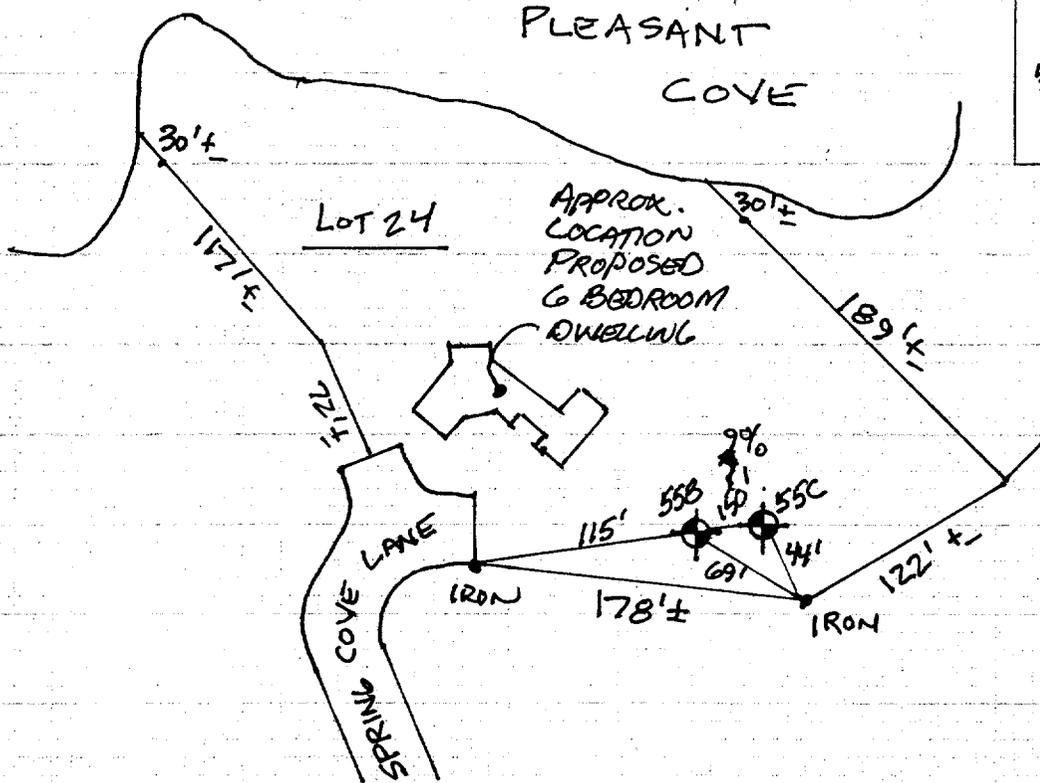
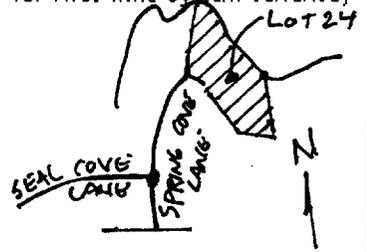
Owner or Applicant Name

**RICHARD A. MOLYNEUX**

## SITE PLAN

Scale: 1" = 100 ft.

SITE LOCATION MAP  
(Attach map from Maine Atlas for First Time System Variance)



## SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # 55B  Test Pit  Boring

2 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	COARSE	FRIABLE	MED.	NONE
12	SAND	+ LOOSE	BROWN	EVIDENT
18	w/		↓	
24	10-20%			
30	COARSE			
36	FRAGS.			
42	(OLD FILL)			
48				
Soil Profile <u>2</u>		Classification <u>B</u>	Slope <u>9</u> Percent	Limiting Factor <u>748"</u> Depth
				<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock

Observation Hole # 55C  Test Pit  Boring

2 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	COARSE	FRIABLE	MED.	NONE
12	SAND	+ LOOSE	BROWN	EVIDENT
18	w/		↓	
24	10-20%			
30	COARSE			
36	FRAGS.			
42	(OLD FILL)			
48				
Soil Profile <u>2</u>		Classification <u>B</u>	Slope <u>9</u> Percent	Limiting Factor <u>748"</u> Depth
				<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock

David A. Kirl  
Site Evaluator Signature

185  
SE #

6-11-04  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
 Division of Health Engineering, Station 10  
 (207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

**PORTLAND**

Street, Road, Subdivision

**SPRING COVE LANE - LOT 24**

Owner or Applicant Name

**RICHARD A. MOLYNEUX**

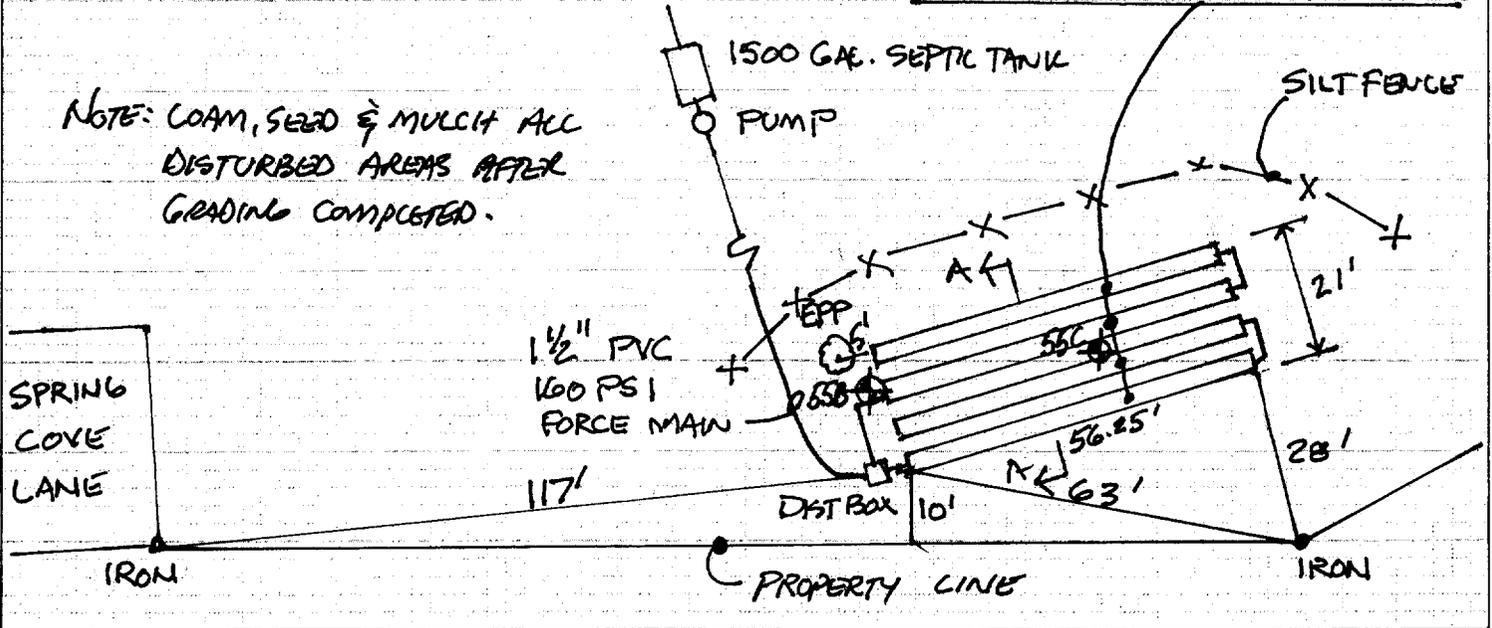
## SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 30 ft.



**4 ROWS HIGH CAPACITY INFILTRATORS  
 9 PER ROW, 36 TOTAL, SERIAL  
 DISTRIBUTION EVERY OTHER ROW**

**NOTE: LOAM, SEED & MULCH ALL  
 DISTURBED AREAS AFTER  
 GRADING COMPLETED.**



### BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 0 "  
 Depth of Backfill (downslope) 0 "  
 DEPTHS AT CROSS-SECTION (shown below)

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation SEE X-SECT "  
 Top of Distribution Pipe or Proprietary Device " "  
 Bottom of Disposal Field " "" "

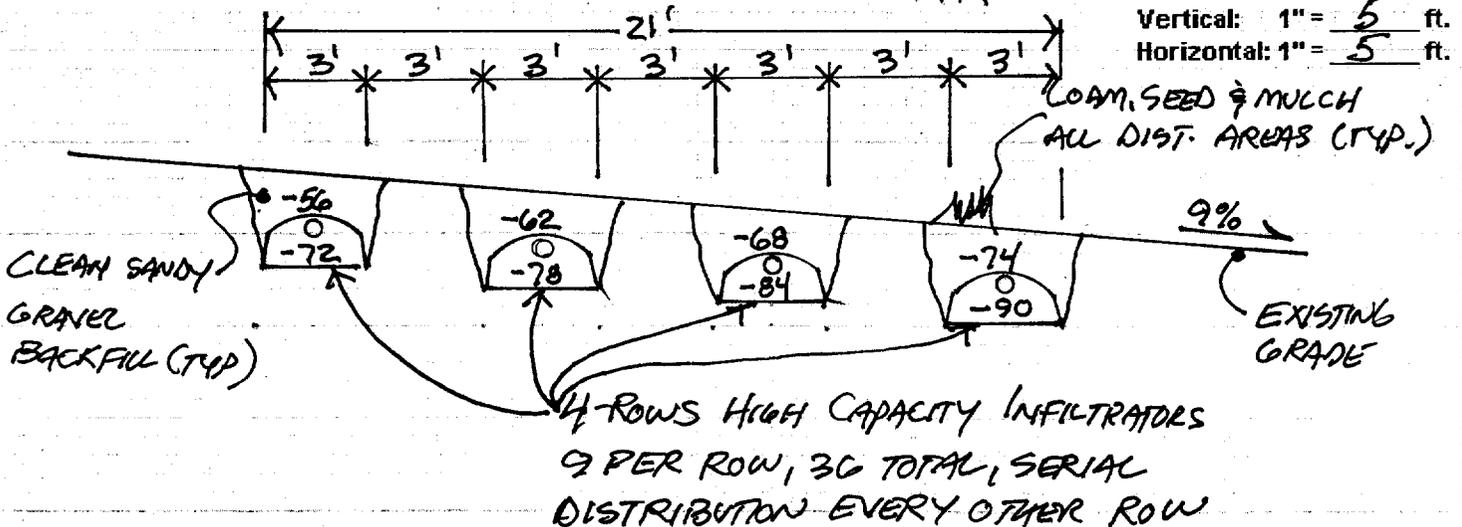
### ELEVATION REFERENCE POINT

Location & Description: NAIL IN 12" BIRCH, 60" ABOVE GRADE  
 Reference Elevation is: 0.0 or:

### DISPOSAL FIELD CROSS-SECTION A-A

Scales:

Vertical: 1" = 5 ft.  
 Horizontal: 1" = 5 ft.



*David A. Keil*

Site Evaluator Signature

185

SE #

6-11-04

Date

**OWNER/APPLICANT/INSTALLER RESPONSIBILITIES**

(revised March 17, 2000)

1. The owner/applicant named on this sub-surface wastewater disposal system application shall be responsible for the accuracy of the property line, well, underground utility, easement, dwelling size, bedroom count and other information depicted on this application which is not readily apparent and shall verify this information prior to signing this application. Land Use Consultants, Inc.(LUC) has relied on the representations by the owner/applicant for this information, and, if it is determined to be incorrect, the application shall be considered null and void. The owner/applicant shall indemnify and hold harmless LUC from any liability for any subsequent damages resulting therefrom. All costs associated with revisions, amendments and re-designs necessary to correct any owner/applicant misinformation will be billed to the owner/applicant.
2. The Maine Subsurface Waste Water Disposal Rules adopted by the State of Maine Department of Human Services pursuant to Title 22 MRSA §42 ( State Plumbing Code ) are incorporated in this application by reference and it is the responsibility of the owner/applicant and the installer to comply with all the requirements therein. The owner/applicant and the installer shall contact LUC with any questions related to this application. Any changes made to this application without the written consent of LUC shall render this application null and void and shall relieve LUC from any liability for any damages resulting therefrom.
3. The owner/applicant and the installer shall be responsible for compliance with all other applicable rules under local, state and federal jurisdiction including but not limited to; local zoning including Shoreland Zoning and flood plain ordinances, Natural Resources Protection Act, wetland regulations, subdivision regulations, Site Location of Development Law, Minimum Lot Size Law, Occupational Safety and Health Administration, and Dig Safe.
4. The owner/applicant or installer shall inform LUC if any local rules are more restrictive than the State Plumbing Code prior to construction and LUC will make any necessary revisions at no additional cost to the owner/applicant.
5. Garbage Disposals should not be installed without notifying LUC and will require increasing the septic tank size by 50% or installing a second tank in series.
6. You should have your septic tank pumped out and inspected every 3 years or sooner if signs of a malfunction occur such as slow draining, soft spots over the disposal bed or surfacing effluent.
7. Do not pour grease, oils, paint, chemicals or any commercial cleaners or additives to the system as they can cause premature failure.
8. Do not connect roof drains, foundation drains or water softeners to your system as they will

LAND USE CONSULTANTS INC

Cause hydraulic overload and failure of your system.

9. Keep a record of the location of your septic tank and the pumping schedule for future Reference.
10. Do not allow any vehicles or heavy loads over your septic tank or system unless they are Designed to handle them.
11. This application was prepared based on information provided by the owner/applicant at the Time of the site evaluation and any subsequent changes which may materially affect this design such as but not limited to installation of wells by an abutter within the required set-back distance should be reported to LUC or this application shall be null and void.

S1 Spring Cove Ln. #04-0696

MSL: 083E-A-024

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspector/Date/Findings
<b>STRUCTURAL</b>			
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	Ledge on house side		OK
Foundation Drainage Dampproofing (Section 406)	2 coats dampproof 4" Drains	? 5/8" tabs	OK Revised
Ventilation (Section 409.1) Crawls Space ONLY	ATL Sides where grade allows		OK
Anchor Bolts/Straps (Section 403.1.4)	4/2" x 12" 4'o.c.		OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3" concrete sch 40 column		OK
Built-Up Wood Center Girder Dimension/Type	2- 3/4" x 11 1/4" 2- 1 3/4" x 9 1/4"		
(Table 502.3.4(2))	2- 2x10 @ screen porch/Deck 2- 2x8 Guest Room 5'9" max	7'8" 5' max	3- 2x8 revised
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	9 1/2" ASS 16 O.C.		OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	ASS 11 7/8" 16 O.C.		OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	Live Ridges / Valleys / hips 2x12 16 O.C. 2x8 16 O.C. 4x10 30" O.C.	OK	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))		OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 Advantec, 1/2" Adv, 5/8 Advant.	OK	
Fastener Schedule (Table 602.3(1) & (2))	?	wood notes revised	OK
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA)	eg 70 705.2		
Living Space? (Above or beside)	?		OK revised
Fire separation	?		
Fire rating of doors to living space	D7 20 min Fire	? Mech Room 1M Rated	OK
Door Sill elevation (407.5 BOCA)			OK
Egress Windows (Section 310)	U-14 U-18		OK
Roof Covering (Chapter 9)	EKO 2545 Arch.		OK
Safety Glazing (Section 308)	M7 M13 M34 U8 M12 M32 wft M36	? U1 stairway	OK revised OK
Attic Access (BOCA 1211.1)	?	see revised	OK
Draft Stopping around chimney	2" FD Framing - no draft	<del>see revised</del>	OK revised.

LVL's by Versa Lamin Boise

Header Schedule	rough	4x16 6x12		OK
Type of Heating System		Oil FHD Furnace	radiant	OK
Stairs		9		
Number of Stairways				
Interior		<del>5</del> 7 1/2' - 7 23/16"		OK
Exterior		4 6"		
Treads and Risers (Section 314)				
Width		1' + 6 1/8" min		
Headroom				
Guardrails and Handrails (Section 315)		? Detail @ balcony (interior)	3' x 4" splice	revised OK
Smoke Detectors Location and type/Interconnected		?	Electrical Plan revised	OK
Plan Reviewer Signature				

See Chimney Summary Checklist

\* Required only in Seismic Zones 3 and 4.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 degree = 0.01745 rad.

ITEM	LETTER	REQUIREMENTS
		Summary
		See Section
1003.9.1	A	4-inch minimum thickness for hearth
1003.9.2	A	2-inch minimum thickness for hearth extension
1003.10	B	8 inches for fireplace opening less than 6 square feet. 12 inches for fireplace opening greater than or equal to 6 square feet.
1003.10	C	16 inches for fireplace opening less than 6 square feet. 20 inches for fireplace opening greater than or equal to 6 square feet.
1003.9	D	Reinforced to carry its own weight and all imposed loads.
1003.11	E	20-inch minimum firebox depth. 12-inch minimum firebox depth for Rumford fireplaces.
1003.5	F	10 inches solid masonry or 8 inches where firebrick lining is used.
1003.7	G	8 inches minimum.
1003.8	H	6 inches lined; 8 inches unlined. Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbelled masonry.
1003.3.1	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.
1003.3.2	J	1/2-inch ties at each 18 inches, and two ties at each bend in vertical steel.
1003.7	K	Noncombustible material with 4-inch load-bearing length of each side of opening.
1001.7;	L	4-inch-thick solid masonry with liner. 1/2-inch grout or airspace between liner and wall.
1001.12	M	See Section 1001.12.
1001.15	N	2 inches interior, 1 inch exterior. 2 inches front, back or sides. 6 inches from opening.
1003.13		3 feet above roof penetration, 2 feet above part of structure within 10 feet.
1001.6		Above roof
		Clearances
		From chimney
		From fireplace
		Combustible trim or materials
		Anchorages*
		Strap
		Number
		Embedment into chimney
		Fasten to
		Bolts
		Footings
		Thickness
		Width

TABLE 1003.1 SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.



# Residential 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: 51 SPRING COVE LANE, GREAT DIAMOND ISLAND		
Total Square Footage of Proposed Structure 3,300 FIN. + 1,165 SEASONAL	Square Footage of Lot 73,040 S.F.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 83E A 24	Owner: KAREN DENNIS	Telephone: 202-483-3429
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: WHITTEN ARCHITECTS 37 SILVER ST. PORTLAND, ME 04101 207-774-0111	Cost Of Work: \$ 877,000 Fee: \$ 7,914 + 300 minor minor
Current Specific use: NONE		
Proposed Specific use: RESIDENCE		
Project description: NEW HOME		
Contractor's name, address & telephone: MORGAN WOODWORKS, INC. 100 COMMERCIAL ST., PORTLAND 04101 715-2683 michael x 30		
Who should we contact when the permit is ready: <del>Whitten Architects</del>		
Mailing address: P.O. Box 404 D.T.S. PORTLAND, ME 04112		
Phone: <del>207-774-0111</del>		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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:	Date: 5-27-04
-------------------------	---------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

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

2004-0108  
Application I. D. Number  
  
5/28/04  
Application Date  
  
Single Family Home  
Project Name/Description

Dewis Karen  
Applicant  
1528 Harbor Rd , Williamsburg , VA 23185  
Applicant's Mailing Address

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

5 - 5 Spring Cove Ln, Portland, Maine  
Address of Proposed Site  
083E A024001  
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) \_\_\_\_\_

3300 Sf Proposed Building square Feet or # of Units      73040 sf Acreage of Site      \_\_\_\_\_ Zoning

**Check Review Required:**

- Site Plan (major/minor)       Subdivision # of lots \_\_\_\_\_       PAD Review       14-403 Streets Review
- Flood Hazard       Shoreland       Historic Preservation       DEP Local Certification
- Zoning Conditional Use (ZBA/PB)       Zoning Variance       Other \_\_\_\_\_

Fees Paid:    Site Plan \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: \_\_\_\_\_

**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 Issued	_____ 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 _____



Land Use Consultants, Inc.

David A. Kamila PE  
Frederic J. Licht PE  
Thomas N. Emery RLA  
J. David Haynes RLA

PHOTOCOPY

February 12, 2004

1420-24

planners  
engineers  
landscape  
architects

Michael Nugent, LPI  
City Hall  
289 Congress Street  
Portland, ME 04101-3503

**Diamond Cove-Lot 24**

Dear Mike,

I am writing on behalf of Karen Molyneux who is planning to build a six (6) bedroom dwelling on lot 24 at Diamond Cove. I previously prepared a Plumbing Permit Application (form HHE-200) for a four (4) bedroom dwelling on the same lot in 1997, however it was never built. I am working with her architect Rob Whitten who is designing the house and handling the permitting.

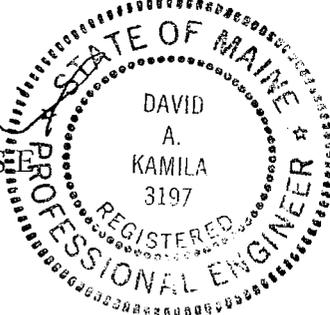
I am planning to re-visit the site and re-stake the bed for a six-bedroom design and revise the HHE-200 accordingly. Due to winter conditions and deep frost, I will probably be performing my fieldwork in late March or April, when the ground thaws. Based on my previous work and the very well drained soils on this lot (2B) I expect the larger disposal bed will be able to fit without any issues.

I trust this letter will be sufficient documentation to permit her application for a building permit to proceed with the understanding that my revised HHE-200 will be submitted when weather permits.

Please give me a call if you have questions or require additional documentation.

Sincerely,

David A. Kamila, P.E., L.S.E.  
President



Cc: Rob Whitten

966 RIVERSIDE STREET  
PORTLAND, MAINE 04103

voice (207) 878 3313  
fax (207) 878 0201  
www.landuse@gwi.net

to: Mike Nugent  
Code Enforcement Officer  
City of Portland

date: 27 May 2004

via: Hand

from: Phil Kaplan / Rob Whitten @ **Whitten Architects** ph:(207) 774-0111 fax:(207) 774-1668  
P.O. Box 404 D.T.S. Portland, Maine 04112 or 37 Silver St. Portland, Maine 04101

project: **Dewis Molyneux Cottage**, Great Diamond Island, Maine

re: Permit Application

cc: Richard Molyneux

---

no:	date:	description:
1	02 February 2004	Architectural Drawings – 24x36
1	02 February 2004	Architectural Drawings – 11x17
4	02 February 2004	Site Plans
1	12 February 2004	Septic Letter

Mike,

Enclosed please find a full application for a building permit, Lot 24 Great Diamond Island. The project is in much the same configuration as we discussed at our previous meeting together.

Jay Reynolds is familiar with the project and has already approved Shoreline Arboriculture for the lot in conjunction with Jeff Tarling.

We are currently working on the electrical drawings and will submit those as an addendum next week. The client would like to begin the process, so we are submitting the set as it now stands, fully complete except for that one piece.

Attached is a check for \$8,239. This includes \$7,914 for the building permit, \$250 for the Site Plan Review, and \$75 for the occupancy permit.

Sincerely,

  
Phil Kaplan, NCARB  
Whitten Architects

Applicant: Rob Whittan - Whittan And Date: 6/25/04

Address: 51 Spring Cove LN GREAT ISL C-B-L: 083E-A-024

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

Zone Location - IR-1 Zone 100'

Interior or corner lot -

Proposed Use/Work - to construct new single family dwelling with attached garage

Sewage Disposal - Common Private system

Lot Street Frontage - normally 100' - 105, 15' shown

Front Yard - 30' req - 30' shown

Rear Yard - 30' req - 110' scaled

Side Yard - 20' req - 30' & 170' shown

Projections - no east deck - North Deck - Southwest Deck -

Width of Lot - 100' min req - 100' shown

pre Dev. grade? Height - 35' MAX to predev. grade <sup>My Reynolds stated that virtually no fill is being brought in</sup> - 35' to Ridge At lowest grade No averaging which would lessen the height

Lot Area - 40,000 sq ft on island water me 73,040 sq ft

Lot Coverage/Impervious Surface - 20% of 14,608 sq ft MAX

Area per Family - 40000 sq ft -

Off-street Parking - 2 req. - 2 shown in enclosure

Loading Bays - N/A

Site Plan -

Shoreland Zoning/Stream Protection - ~~map number~~ #2004-0108 within 250' - shows 111' from Hwy

Flood Plains - Panel 9 Zone C

20' x 40' = 800 sq ft  
26' x 58.75' = 1527.5 sq ft  
42' x 43' = 1806 sq ft

4123.9 sq ft



Whitten Architects  
37 Silver Street Portland, ME 04112

Transmittal

Date 06.28.04

Job # DEWIS/M

To MARGIE SCHMUCKEL HEAD CODE ENFORCEMENT  
CITY OF PORTLAND, CITY HALL

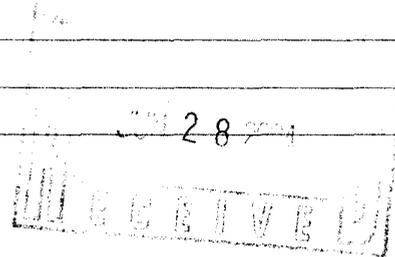
From ROB WHITTEN, WHITTEN ARCHITECTS

Re LOT # 24, PHASE II DIAMOND COVE, GR. DIAMOND ISL.

No. Date Description

2 COPIES 06.28.04 PLOT PLAN LOT # 24 SHOWING 75' SHORELAND SETBACK

Remarks



GOOD AFTERNOON MARGIE,

- THANKS FOR YOUR CALL. THE ENCLOSED SITE PLAN HAS ADDED INFORMATION SHOWING THE 75' SHORELAND SETBACK FROM HIGH TIDE LINE AS DETERMINED BY S.G.C.

- PLEASE NOTE THAT THE CLOSEST PORTION OF THE PROPOSED STRUCTURE IS AN ADDITIONAL 37' SETBACK FROM THE 75' LIMIT.

CC

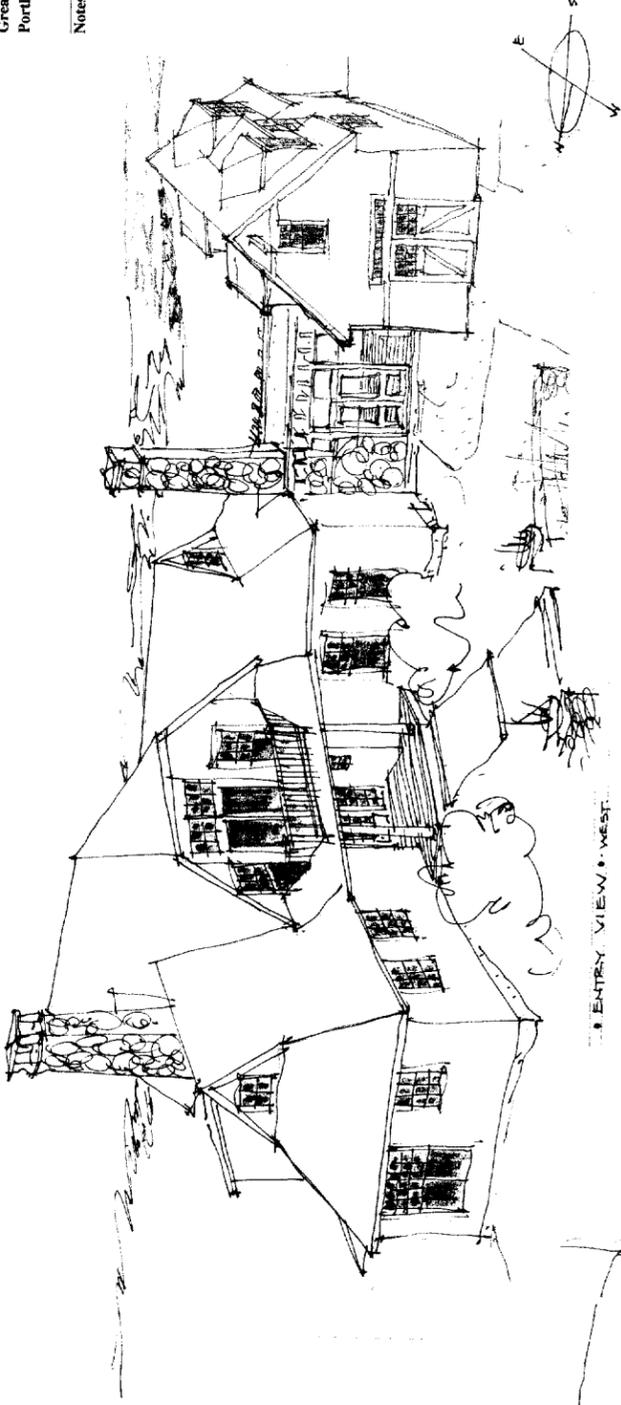
R. MOLYNEUX  
K. DEWIS

*Rob Whitten*

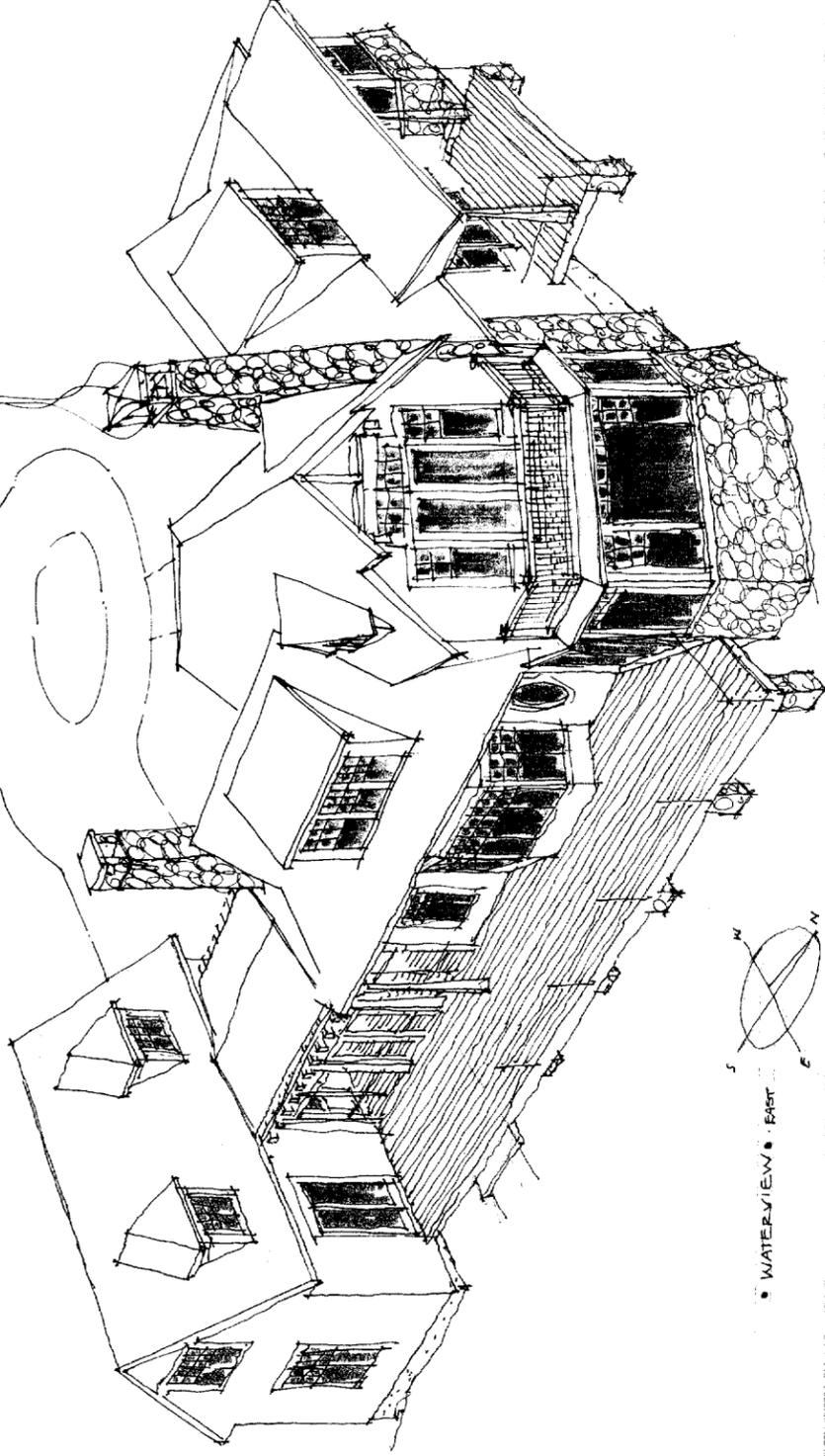
Signed

Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



• ENTRY VIEW - WEST



• WATERVIEW - EAST

APR 9 2004  
 10:00 AM  
 RECEIVED

CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 AUG 13 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS

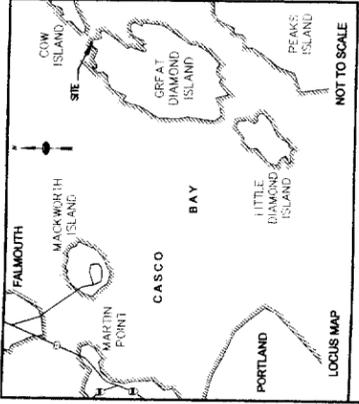
Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 SKETCH - 3-D IMAGES

Scale:

Date:  
 THURSDAY, AUGUST 5, 2004

Revisions:



# CASCO BAY

SEE GENERAL NOTE 2



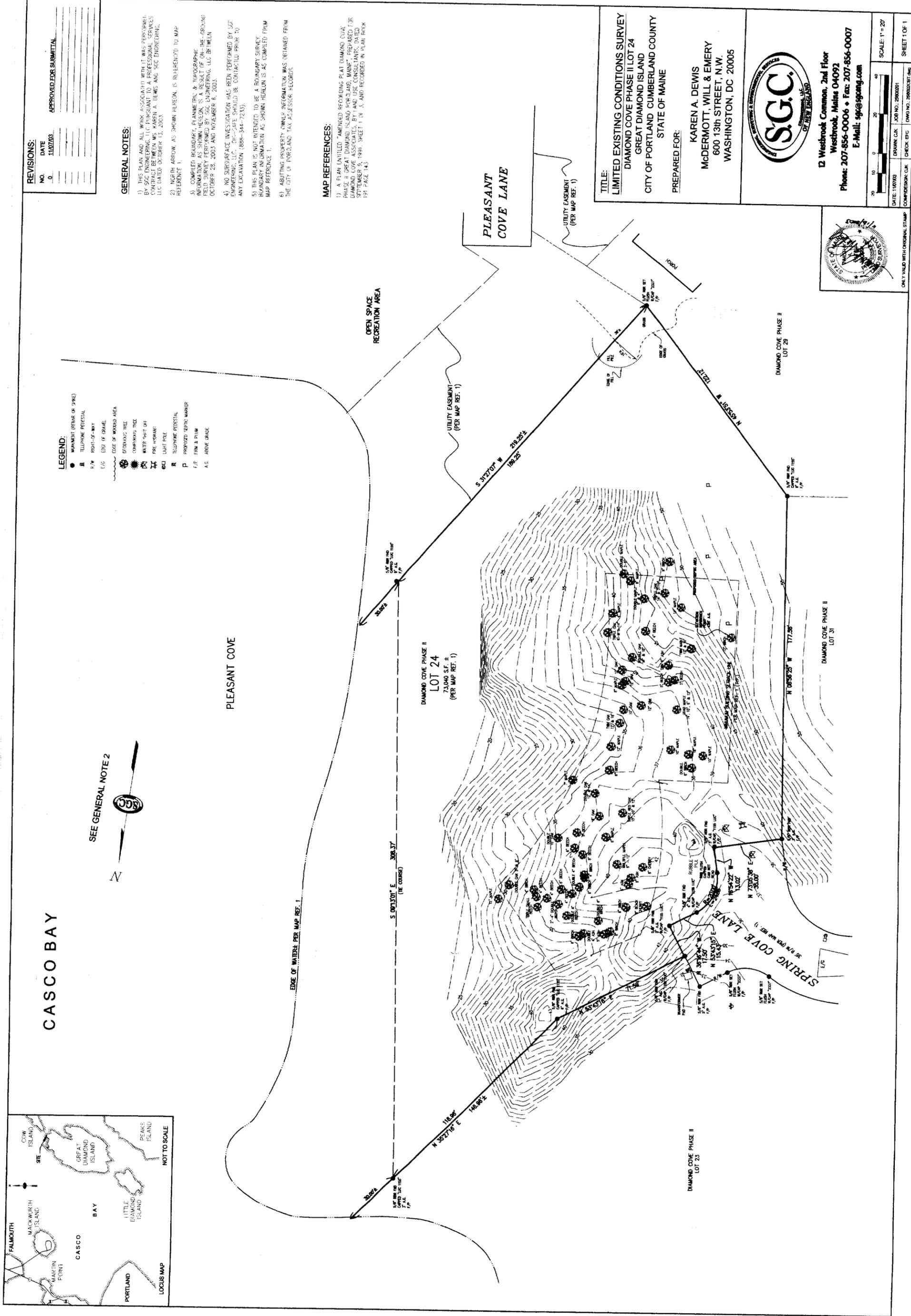
- LEGEND:**
- MOUND (REAR OF PILE)
  - TELEPHONE POSTAL
  - R/W RIGHT-OF-WAY
  - E/C EDGE OF GRAVE
  - EDGE OF WOODED AREA
  - DECKING TREE
  - COMPANION TREE
  - WATER SHUT OFF
  - FIRE HYDRANT
  - LIGHT POLE
  - TELEPHONE PEDestal
  - P PROPOSED SEPTIC MARKER
  - F/P FIRE & PUMP
  - A.G. ABOVE GRADE

**GENERAL NOTES:**

- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN MS. KAREN A. DEWIS AND SGC ENGINEERING, LLC DATED OCTOBER 13, 2003.
- 2) NORTH AS SHOWN HEREON, IS REFERENCED TO MAP REFERENCE 1.
- 3) COMPLETED BOUNDARY, PLANNING & TOPOGRAPHIC INFORMATION, AS SHOWN HEREON, IS A RESULT OF ON-THE-GROUND FIELD SURVEY PERFORMED BY SGC ENGINEERING, LLC BETWEEN OCTOBER 23, 2003 AND NOVEMBER 6, 2003.
- 4) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-GATE SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION (888-344-7233).
- 5) THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY. BOUNDARY INFORMATION AS SHOWN HEREON IS AS COMPLETED FROM MAP REFERENCE 1.
- 6) ADJUTING PROPERTY OWNER INFORMATION WAS OBTAINED FROM THE CITY OF PORTLAND TAX ASSESSOR RECORDS.

**MAP REFERENCES:**

- 1) A PLAN ENTITLED "AMENDED RECORDING PLAT DIAMOND COVE PHASE II GREAT DIAMOND ISLAND MAINE" REFERRED FOR DIAMOND COVE ASSOCIATES, BY I AND USE CONSULTANTS, INC. DATED SEPTEMBER 9, 1991, SHEET 1 OF 3, AND RECORDED IN PLAIN ROCK 191 PAGE 143.

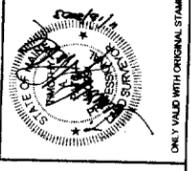


**TITLE:**  
 LIMITED EXISTING CONDITIONS SURVEY  
 DIAMOND COVE PHASE II LOT 24  
 GREAT DIAMOND ISLAND  
 CITY OF PORTLAND CUMBERLAND COUNTY  
 STATE OF MAINE

**PREPARED FOR:**  
 KAREN A. DEWIS  
 McDERMOTT, WILL & EMERY  
 600 13th STREET, N.W.  
 WASHINGTON, DC 20005



12 Westbrook Common, 2nd Floor  
 Westbrook, Maine 04092  
 Phone: 207-856-0006 • Fax: 207-856-0007  
 E-Mail: sgc@sgceng.com



DATE: 11/07/03	DRAWN: CAK	JOB NO.: 2560001	SCALE: 1" = 20'
CHECKED: EPK	DWG NO.: 2600001.DWG		
COMPILED BY: CAK			SHEET 1 OF 1

ONLY VALID WITH ORIGINAL STAMP





Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:

Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

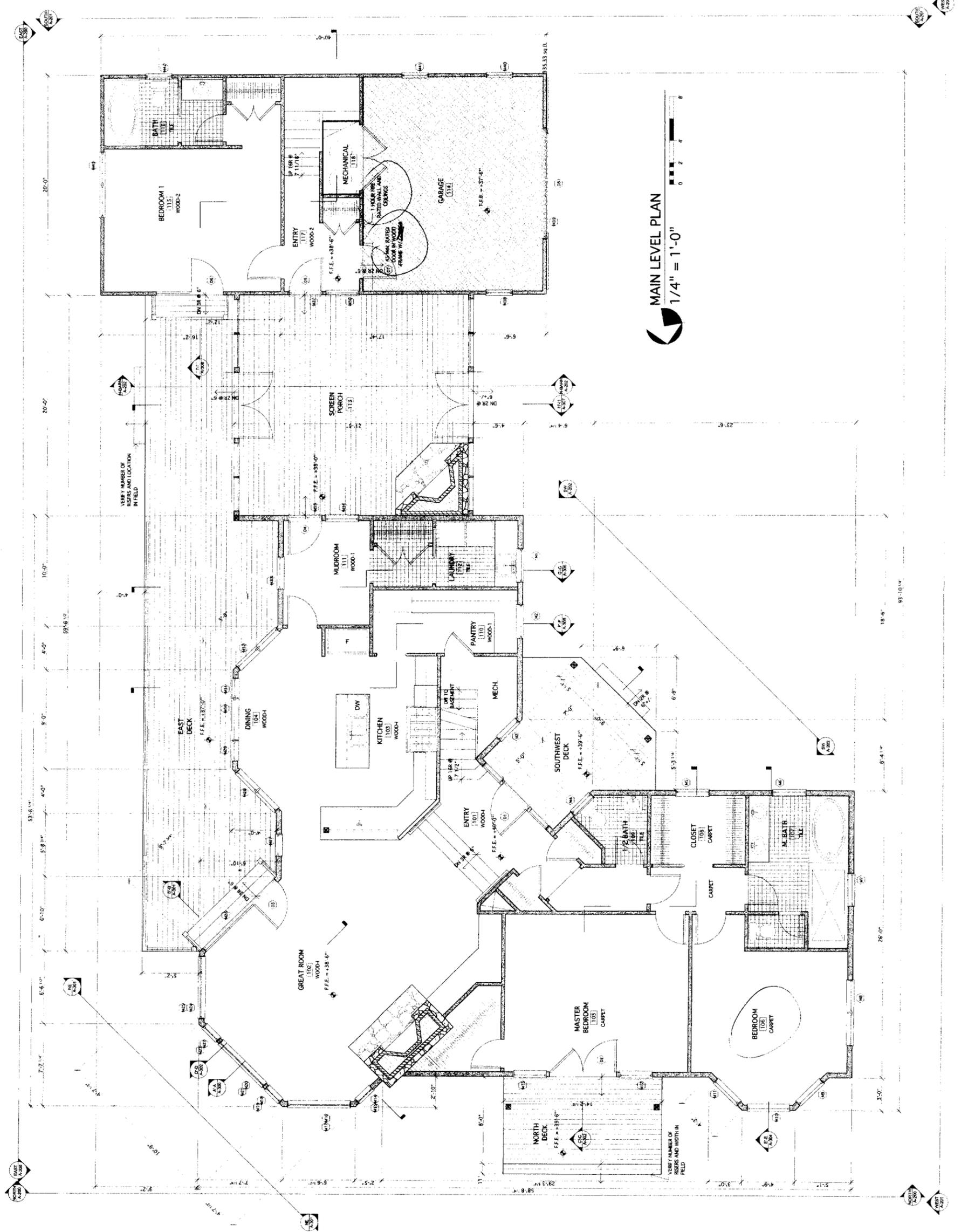
Drawing:  
 FIRST FLOOR PLAN

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

Date:  
 Thursday, August 5, 2004

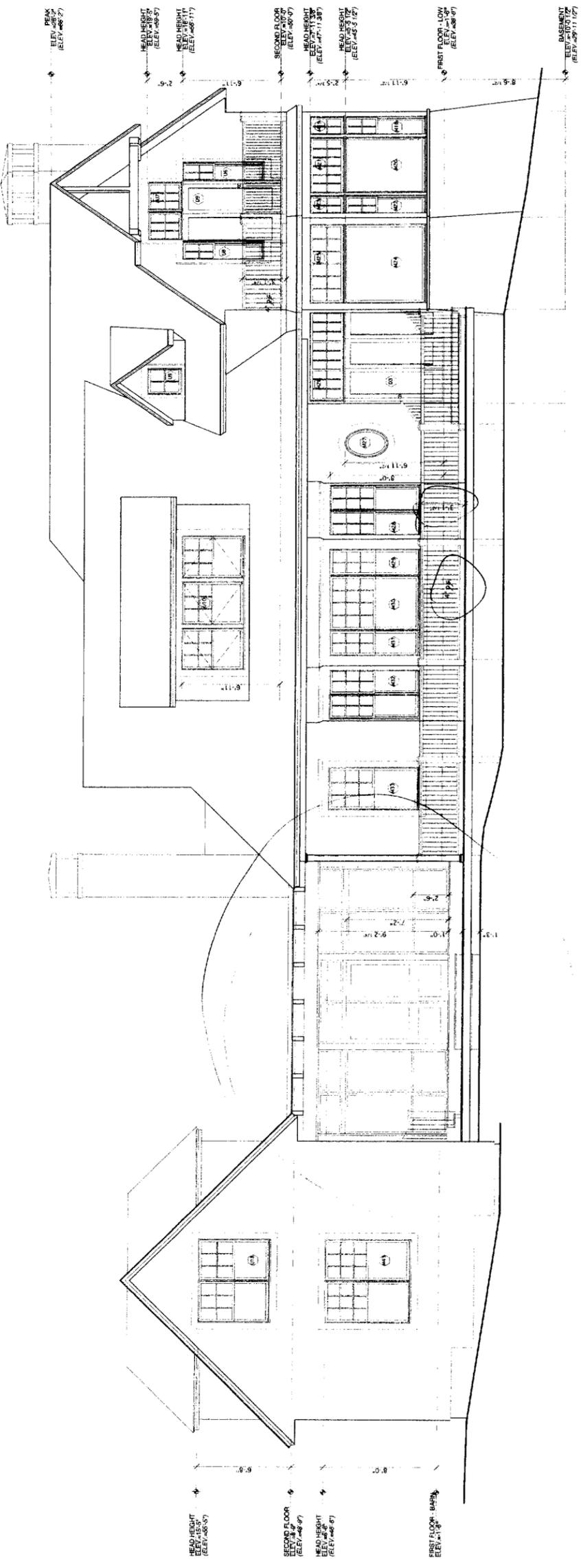
Revisions:

A-101

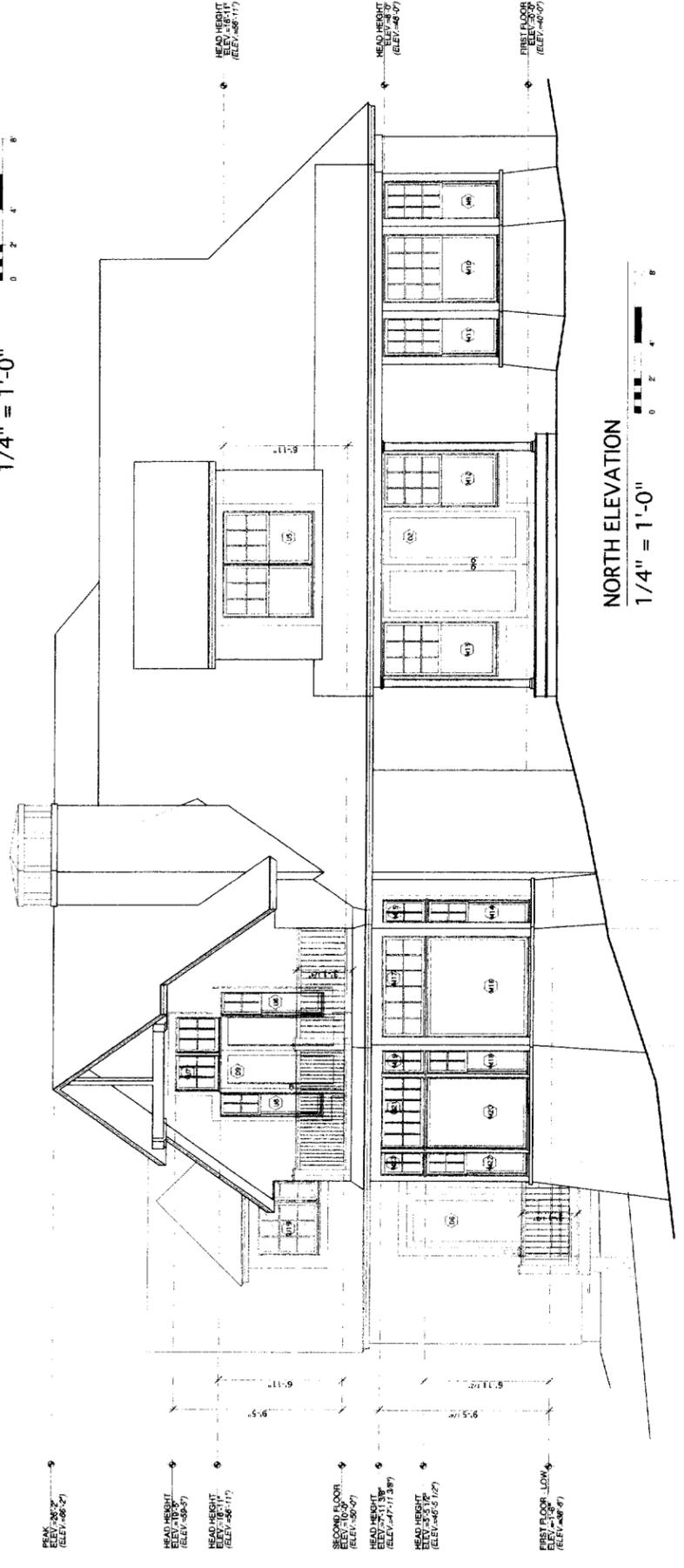


Project:  
 Cottage For  
 Karen Lewis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



EAST ELEVATION  
 1/4" = 1'-0"



NORTH ELEVATION  
 1/4" = 1'-0"

Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 EAST AND NORTH ELEVATIONS

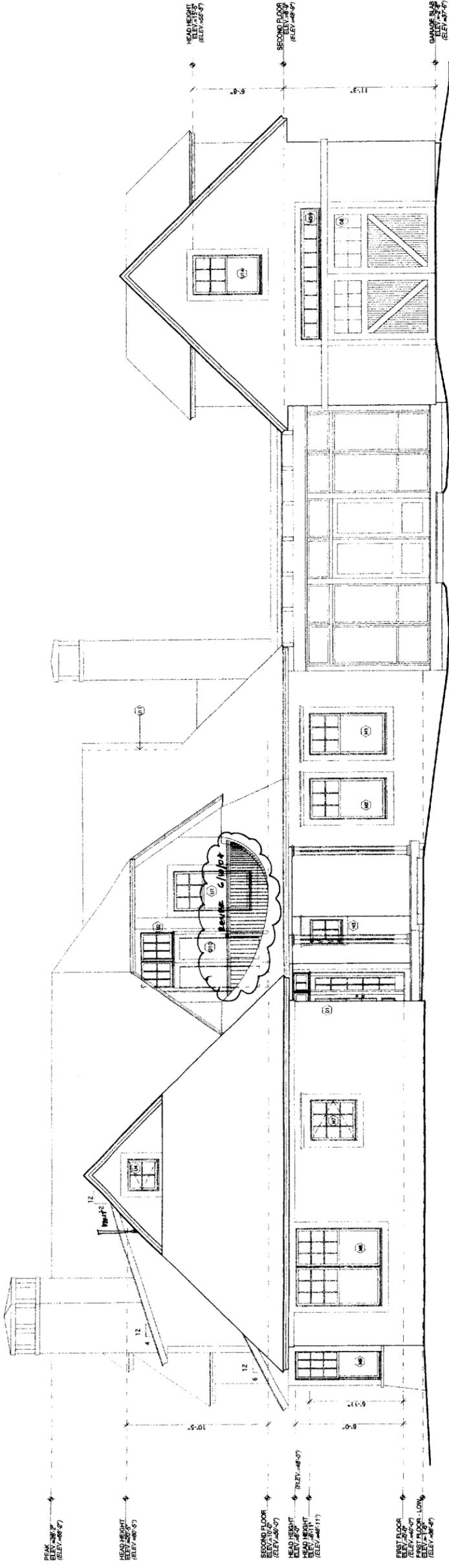
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 1/4" = 1'-0"

Date:  
 Thursday, August 5, 2004

Revisions:

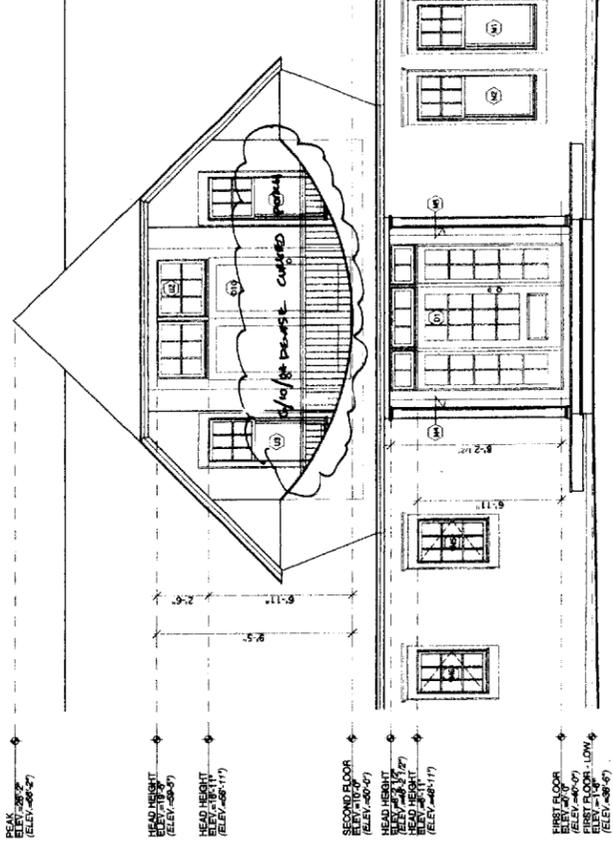
Project:  
 Cottage For  
 Karen Lewis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



WEST ELEVATION

1/4" = 1'-0"



SOUTHWEST ELEVATION

1/4" = 1'-0"



Architect:

Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

Drawing:

WEST & SOUTHWEST ELEVATIONS

Scale:

1/4" = 1'-0"

Date:

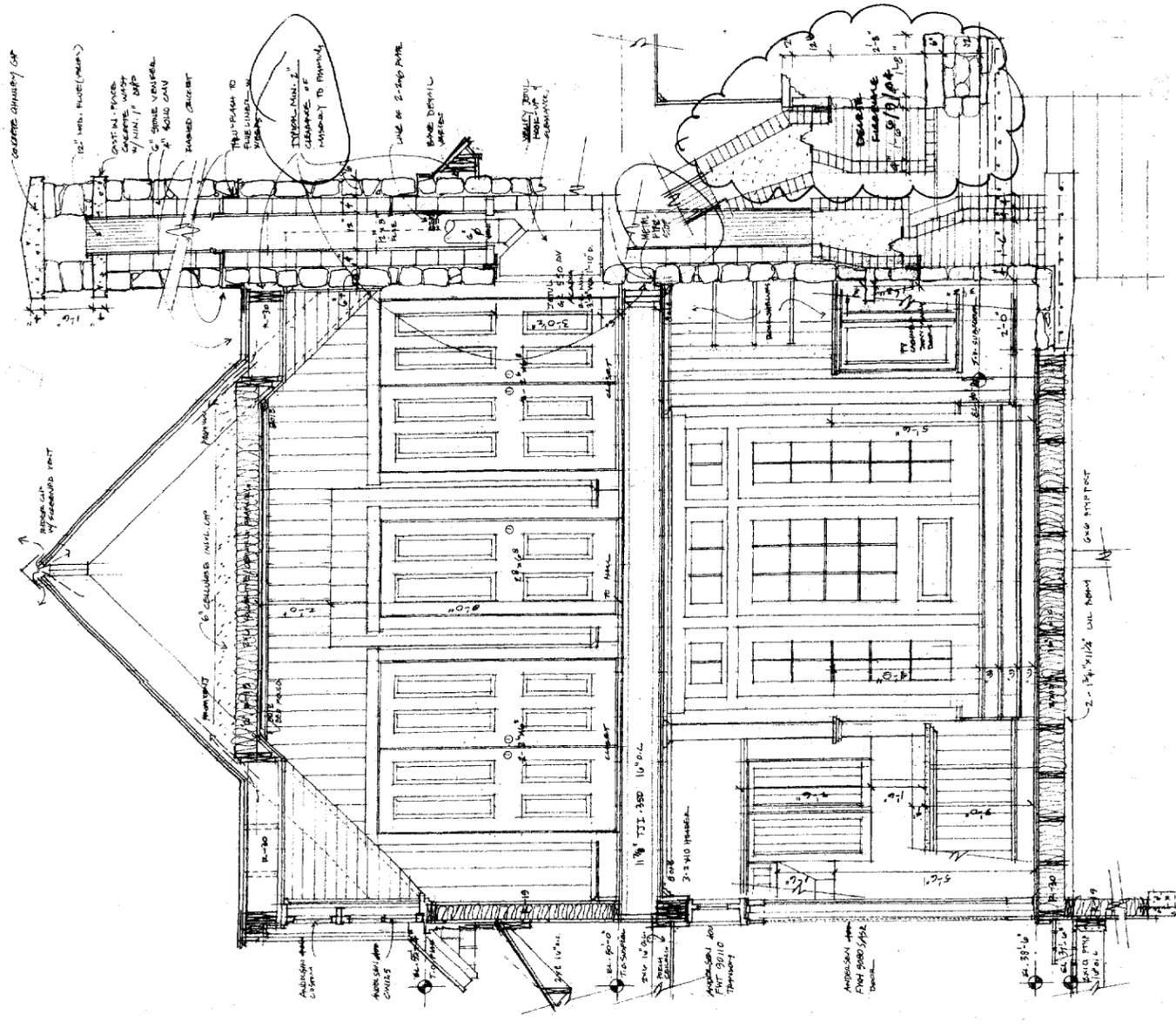
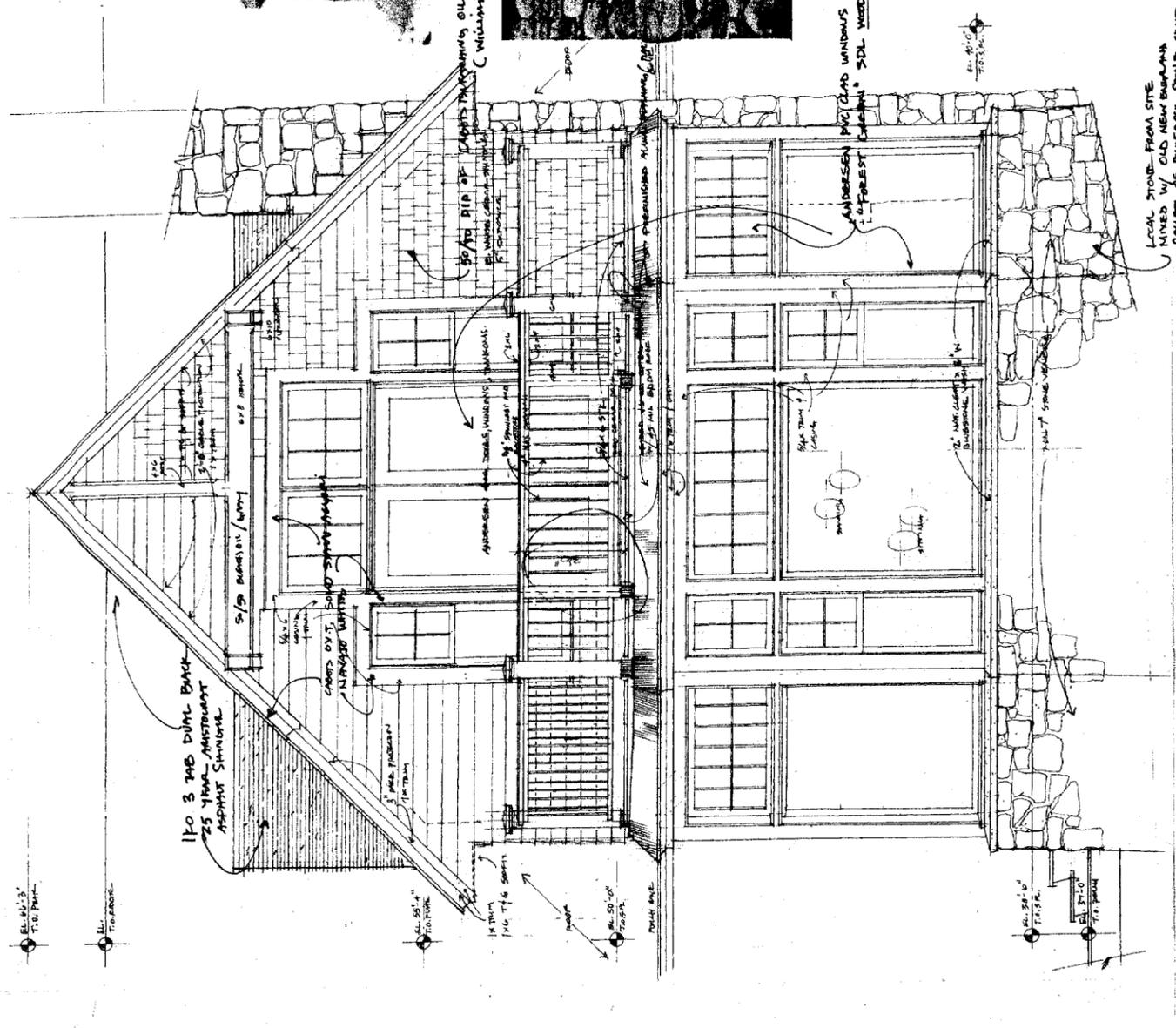
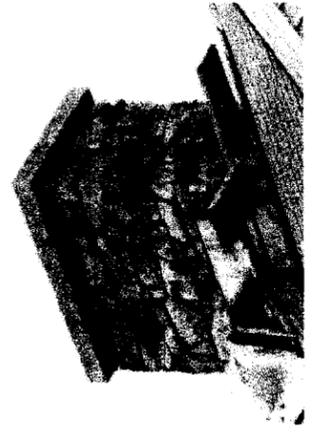
THURSDAY, AUGUST 5, 2004

Revisions:

A-201

Project:  
 Cottage For  
 Karen Lewis and Richard Malyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:  
 HAND DRAWINGS ARE FOR  
 MATERIALS, CHARACTER AND  
 GENERAL REFERENCE ONLY.  
 COMPUTER GENERATED SECTIONS  
 & ELEVATIONS TAKE PRECEDENCE.



Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 SECT B'-B / NORTHEAST ELEVATION

Scale:  
 1/2" = 1'-0"  
 Date:  
 THURSDAY, AUGUST 5, 2004  
 Revisions:

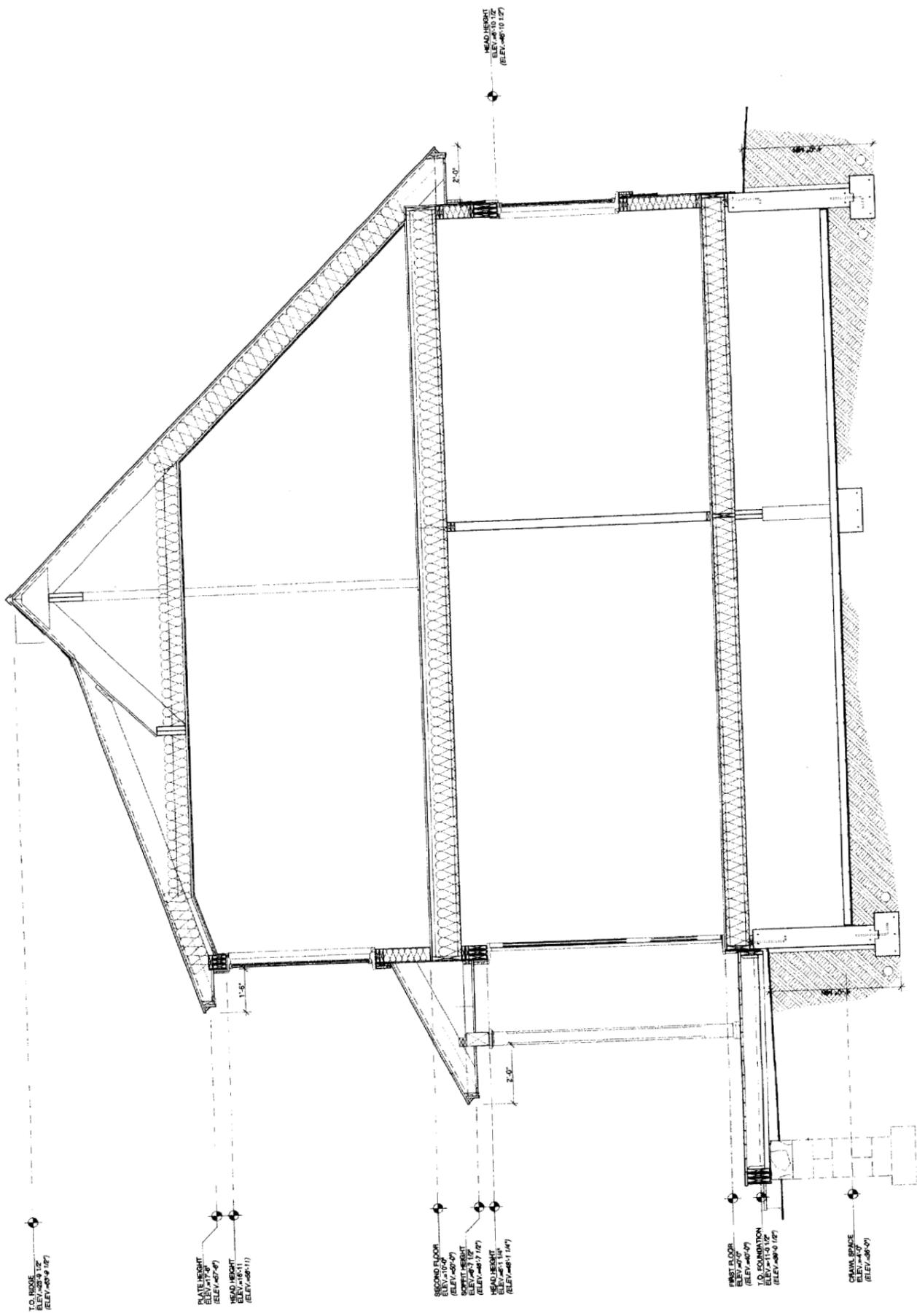
A-301

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

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

Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



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



Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

Drawing:  
 SECTION C-C

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

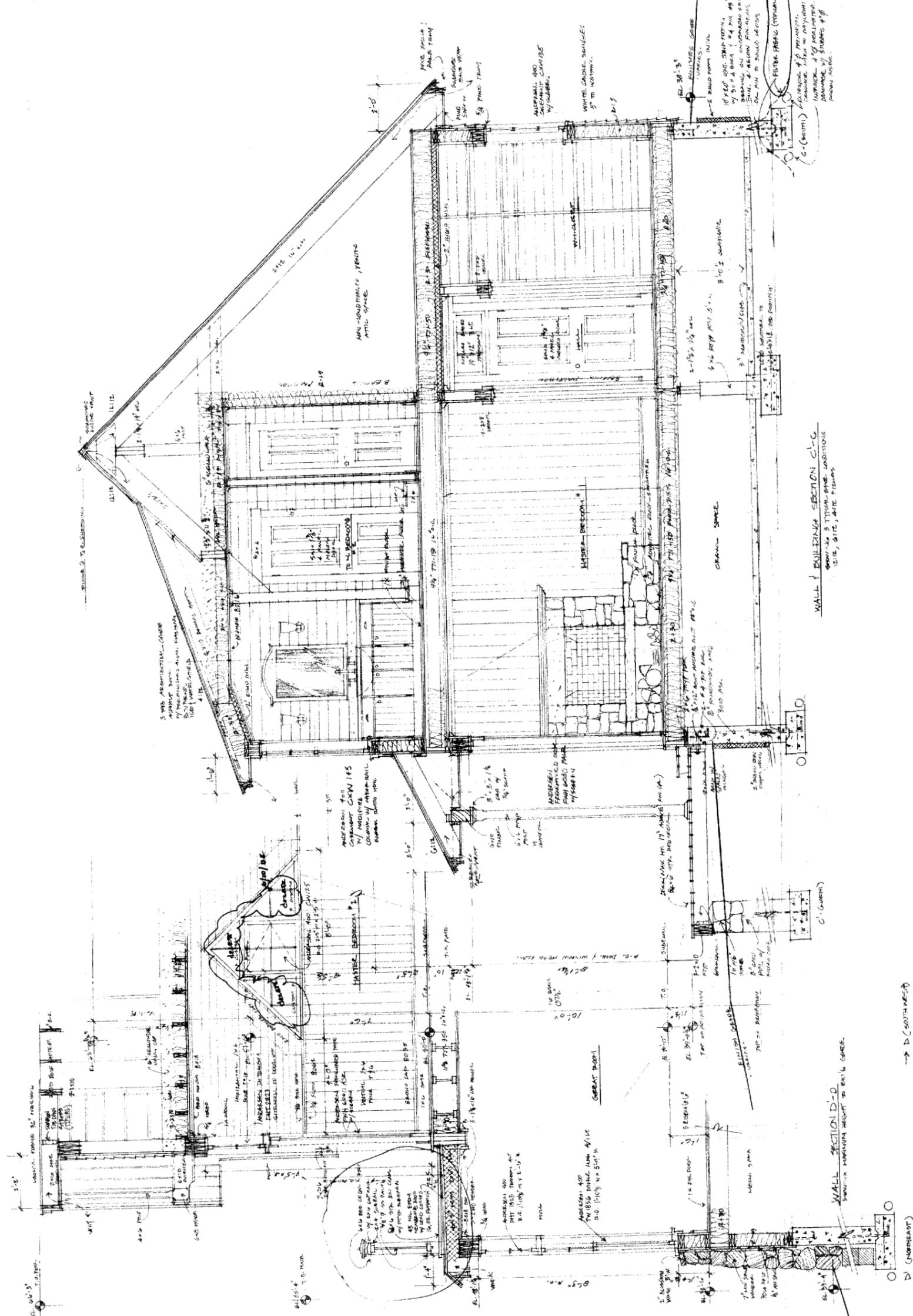
Date:  
 THURSDAY, AUGUST 5, 2004

Revisions:

A-302

Project:  
 Cottage For  
 Karen Dewis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:  
 HAND DRAWINGS ARE FOR  
 MATERIALS CHARACTER AND  
 GENERAL REFERENCE ONLY.  
 COMPUTER-GENERATED SECTIONS  
 & ELEVATIONS TAKE PRECEDENCE.



Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 SECTION C-C  
 SECTION D-D

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

Date:  
 THURSDAY, AUGUST 5, 2004

Revisions:  
 A-303

WALL SECTION C-C  
 SHOWING MAXIMUM HEIGHT TO EAVE CORNER  
 10'-0" TO 10'-6"

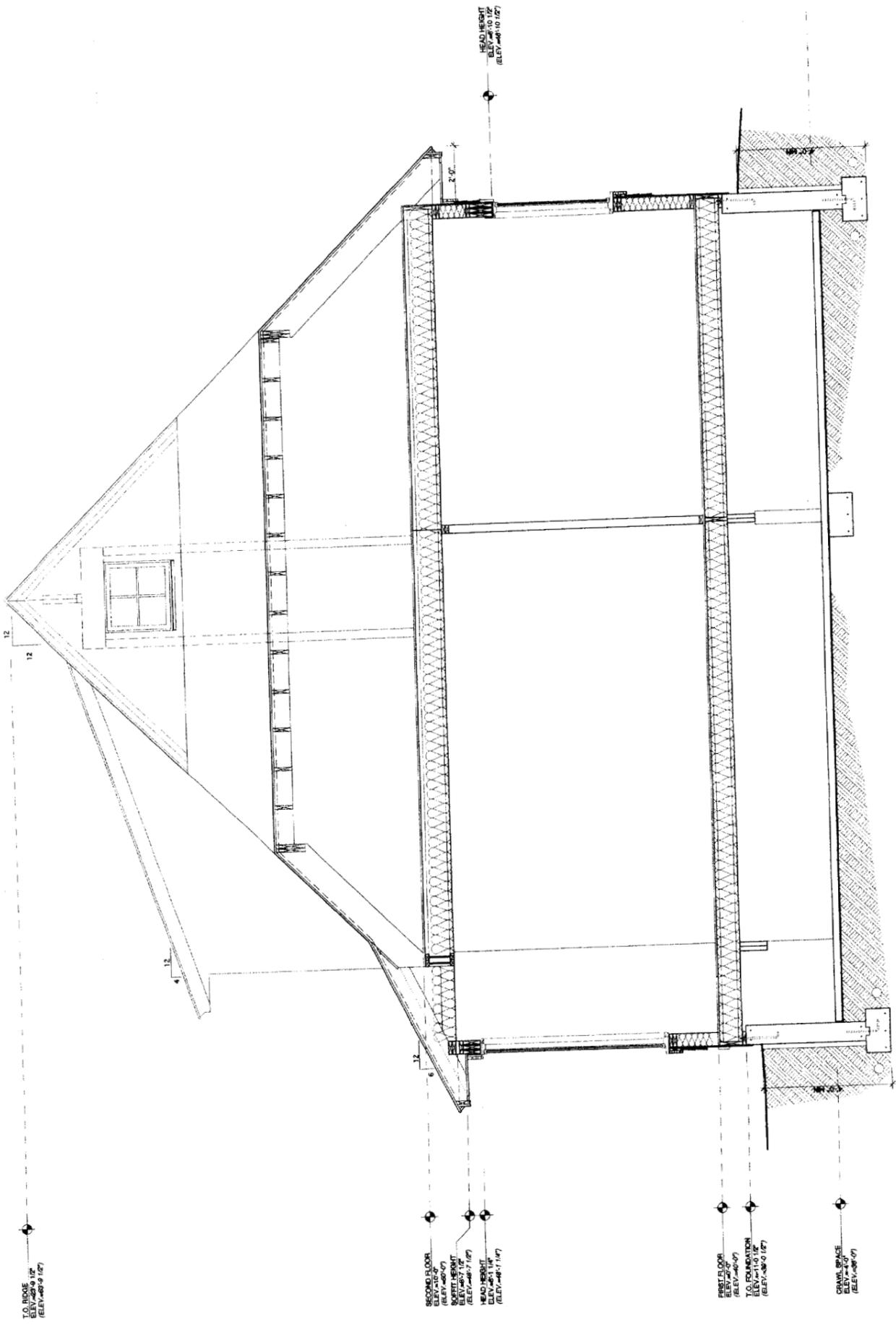
WALL SECTION D-D  
 SHOWING MAXIMUM HEIGHT TO EAVE CORNER  
 10'-0" TO 10'-6"

→ D (SOUTH WEST)

D (NORTHEAST)

Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



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



Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 SECTION E-E

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

Date:  
 THURSDAY, AUGUST 5, 2004

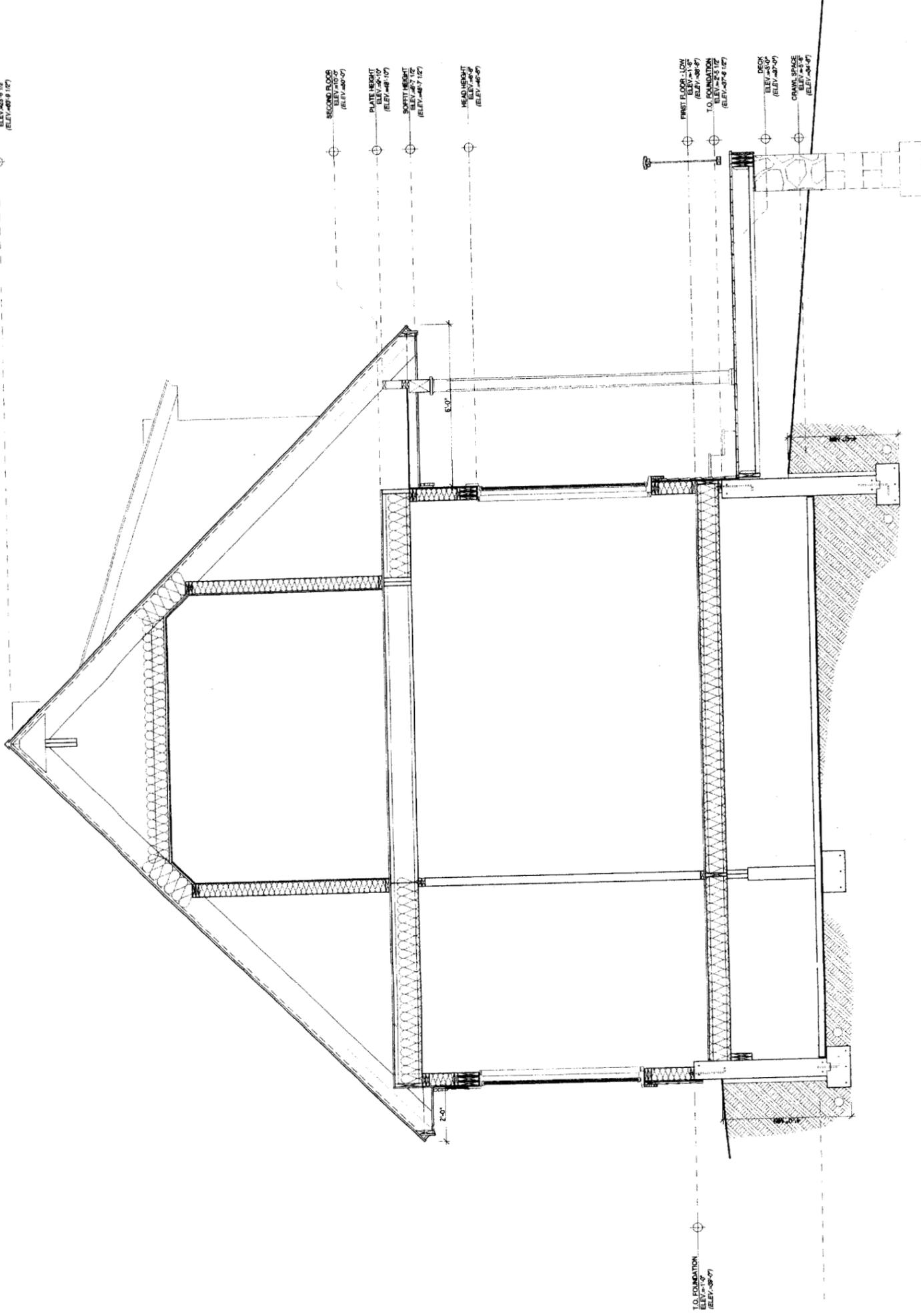
Revisions:

A-304

Project:  
 Cottage For  
 Karen Dewis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:

TO ROOF  
 ELEV. 48' 11/2"  
 (ELEV. 48' 11/2")



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



Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 SECTION G'-G

Scale:

Date:  
 THURSDAY, AUGUST 5, 2004

Revisions:

A-306



Project:  
 Cottage For  
 Karen Lewis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:

Architect:

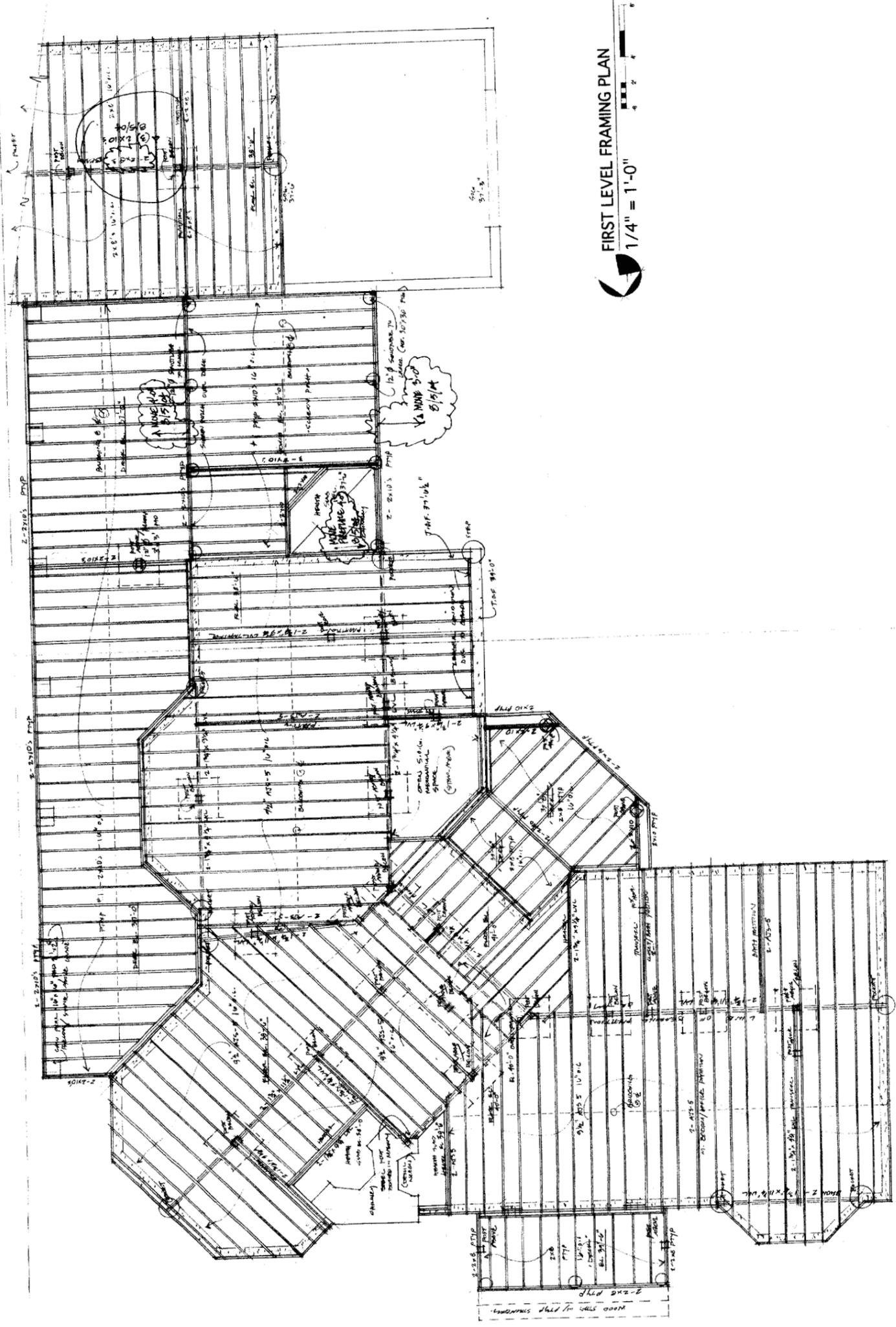
Whitton Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

Drawing:  
 FIRST LEVEL FRAMING

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

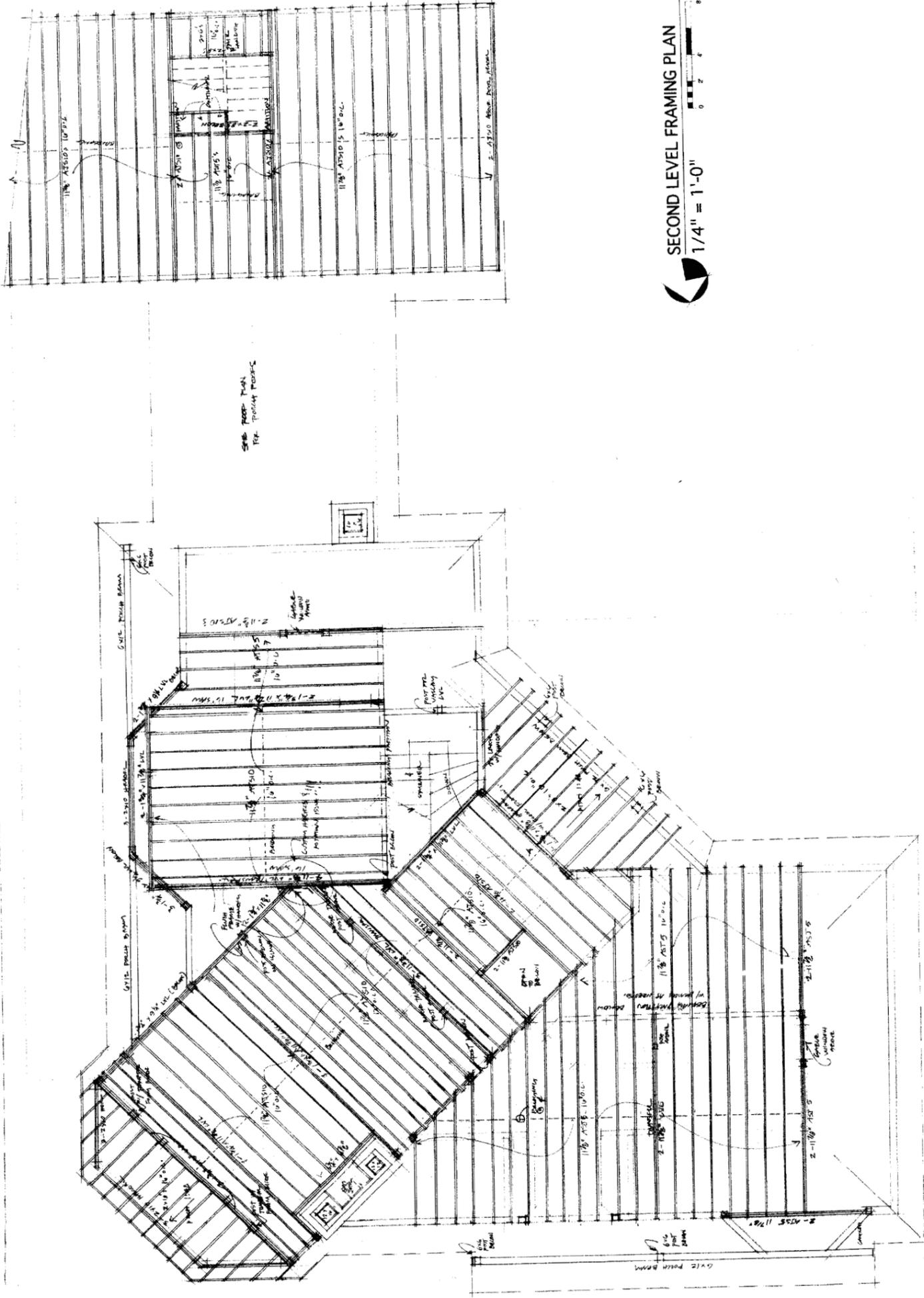
Date:  
 THURSDAY, AUGUST 5, 2004  
 Revisions:

S-101



Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



SECOND LEVEL FRAMING PLAN  
 1/4" = 1'-0"

Architect:

Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

Drawing:  
 SECOND LEVEL FRAMING

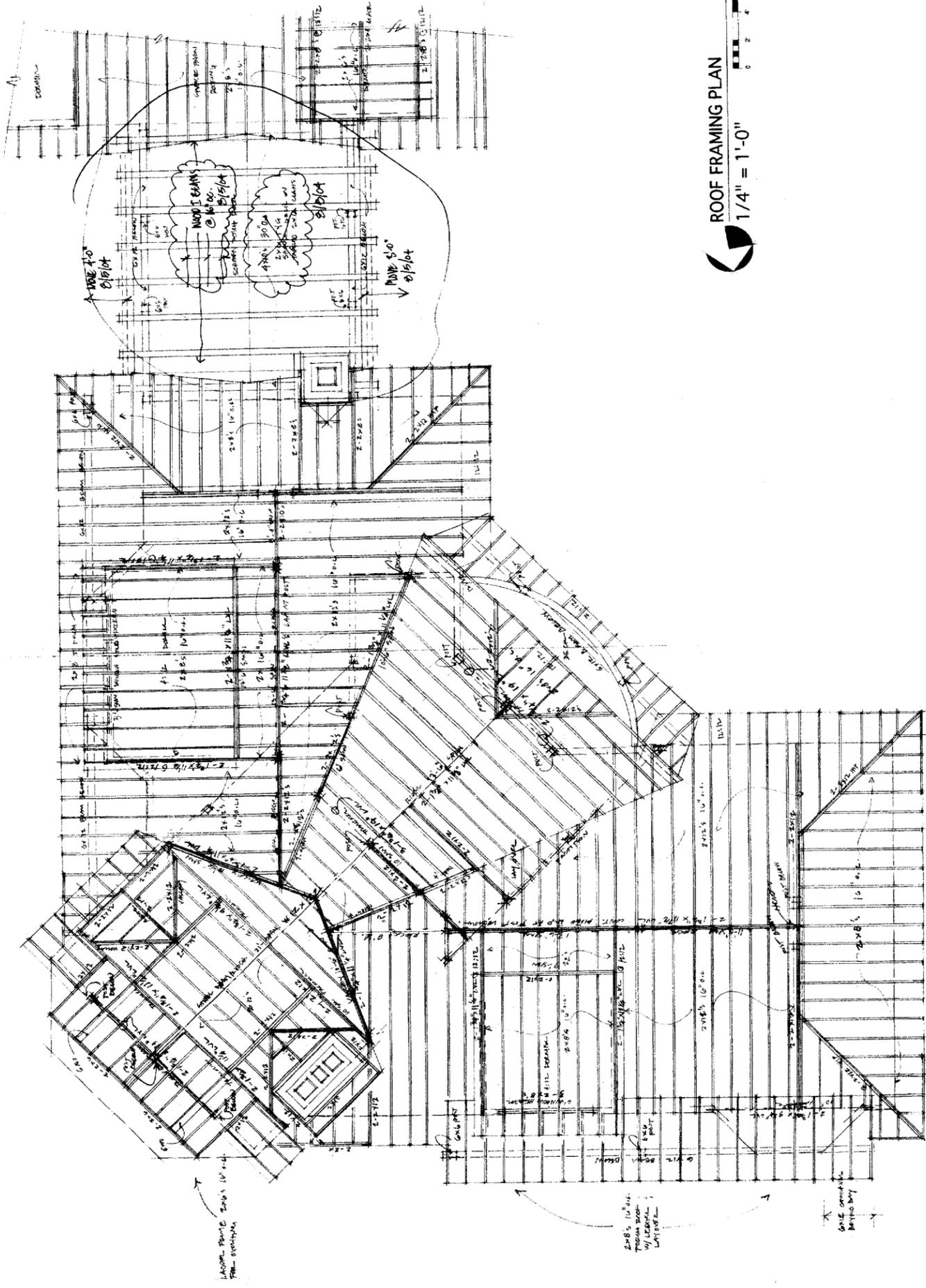
Scale:  
 1/4" = 1'-0"

Date:  
 THURSDAY, AUGUST 5, 2004  
 Revisions:

S-102

Project:  
 Cottage For  
 Karen Lewis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



ROOF FRAMING PLAN  
 1/4" = 1'-0"



Architect:

Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 Fax: 774-6668

Drawing:

ROOF FRAMING

Scale:

1/4" = 1'-0"

Date:

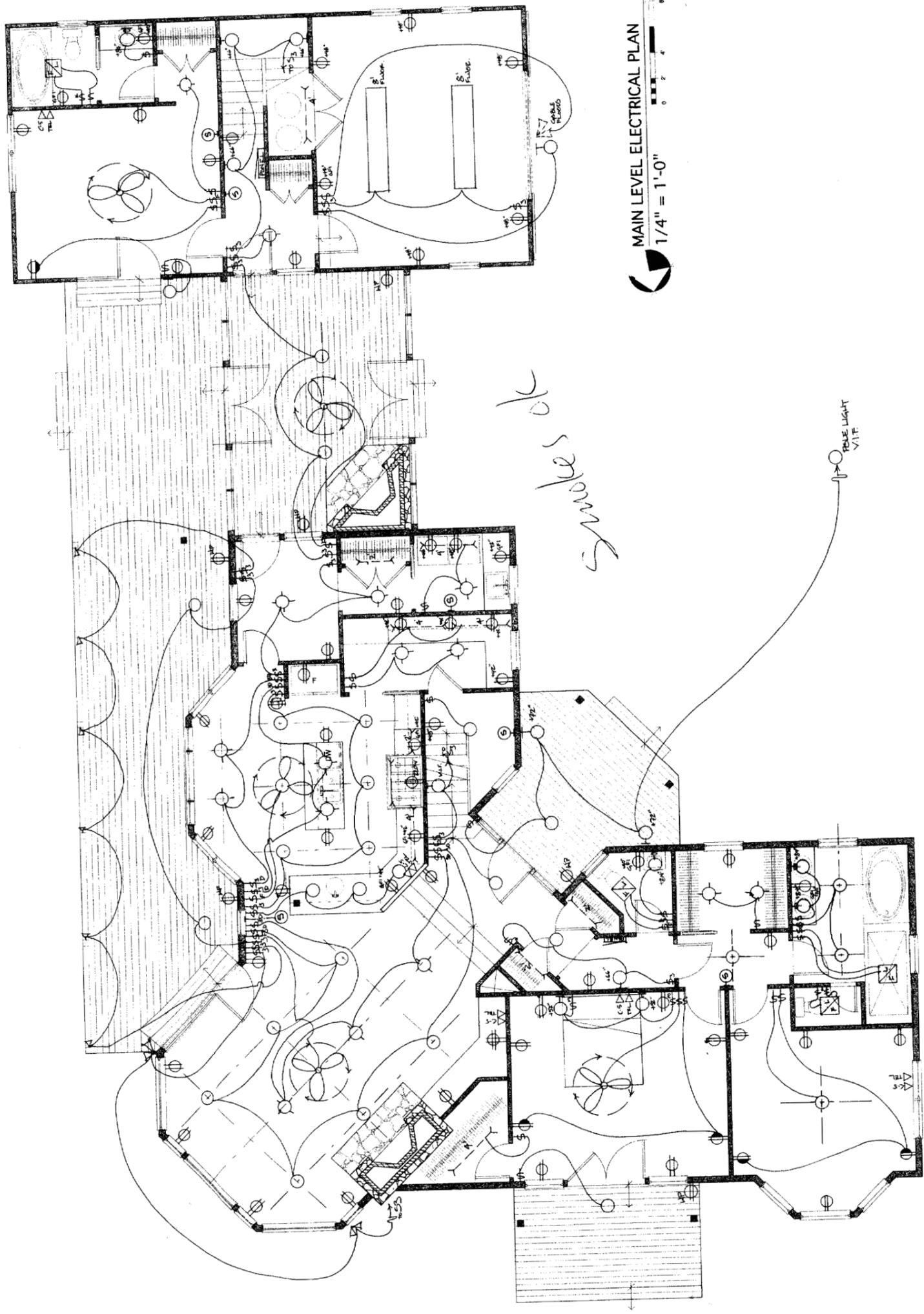
THURSDAY, AUGUST 5, 2004

Revisions:

S-103

Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



MAIN LEVEL ELECTRICAL PLAN  
 1/4" = 1'-0"

Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 ELECTRICAL - FIRST FLOOR

Scale:

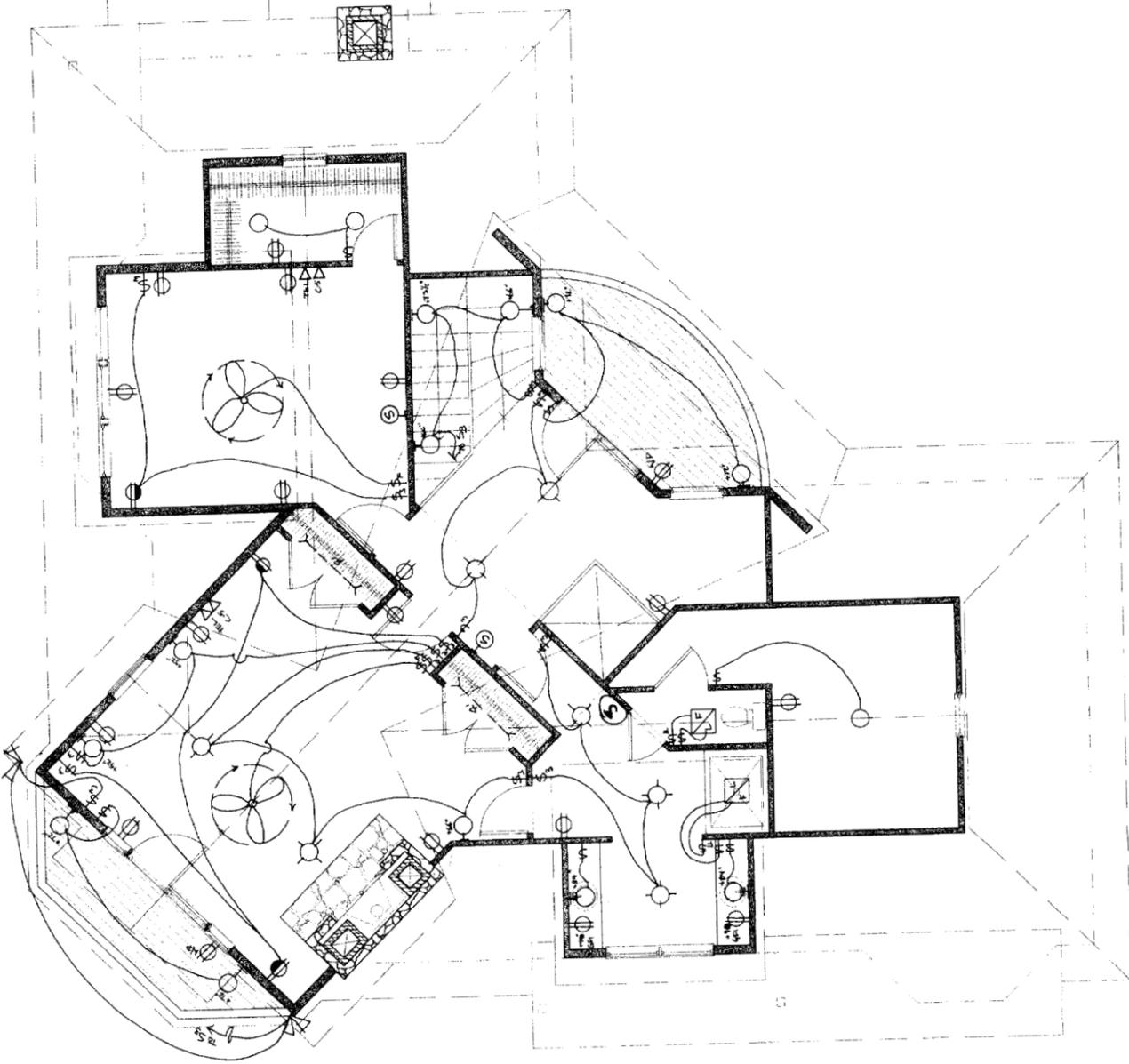
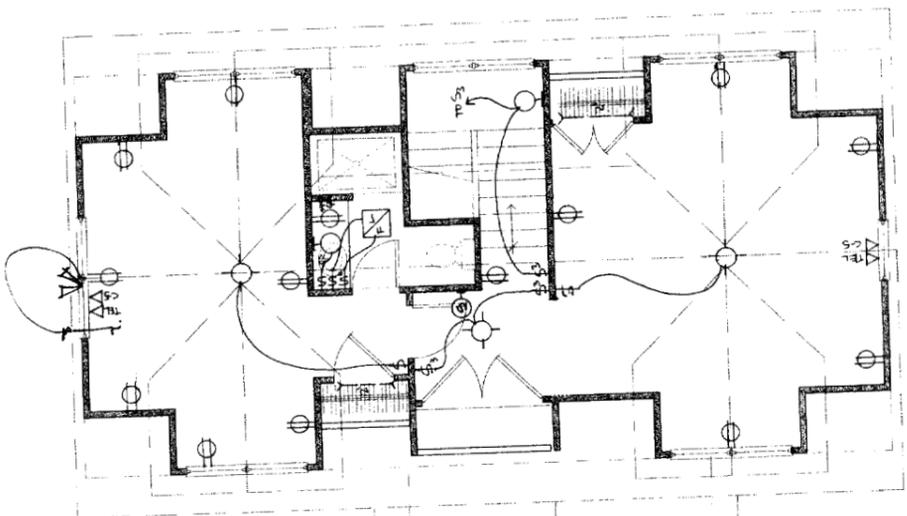
Date:  
 THURSDAY, AUGUST 5, 2004

Revisions:

**E-101**

Project:  
Cottage For  
Karen Devis and Richard Molyneux  
Lot 24, Diamond Cove  
Great Diamond Island  
Portland, ME

Notes:



UPPER LEVEL ELECTRICAL PLAN  
1/4" = 1'-0"

Architect:

Whitten Architects  
37 Silver Street  
Portland, Maine 04101  
207-774-0111 fax:774-1668

Drawing:

ELECTRICAL - SECOND FLOOR

Scale:

Date:

THURSDAY, AUGUST 5, 2004

Revisions:

E-102







Project:  
 Cottage For  
 Karen Lewis and Richard Moynaux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:

Architect:

Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

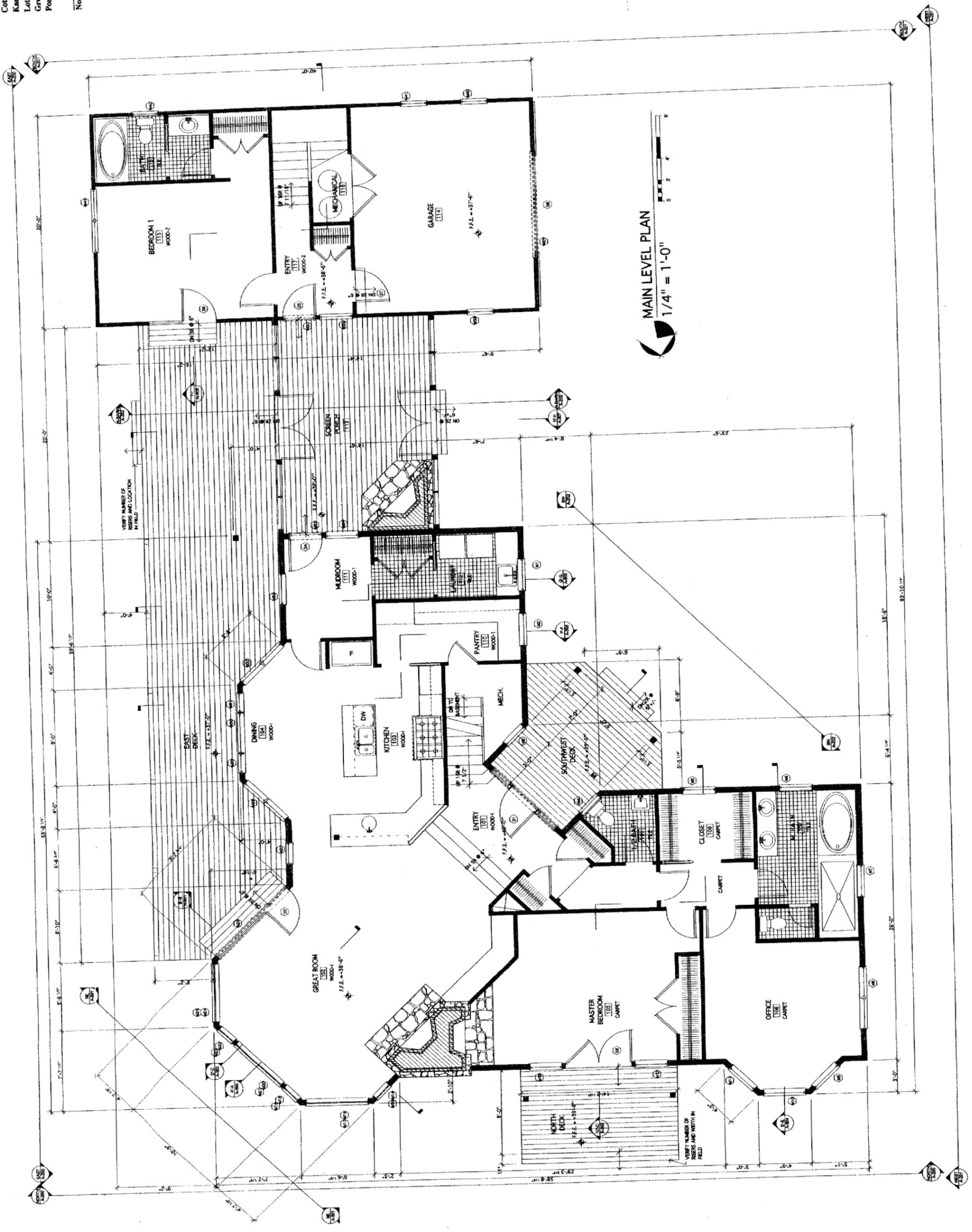
Drawing:  
 FIRST FLOOR PLAN

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

Date:  
 Monday, February 2, 2004

Revisions:

A-101



MAIN LEVEL PLAN  
 1/4" = 1'-0"

Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:

Architect:

Whitman Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

Drawing:

SECOND FLOOR PLAN

Scale:

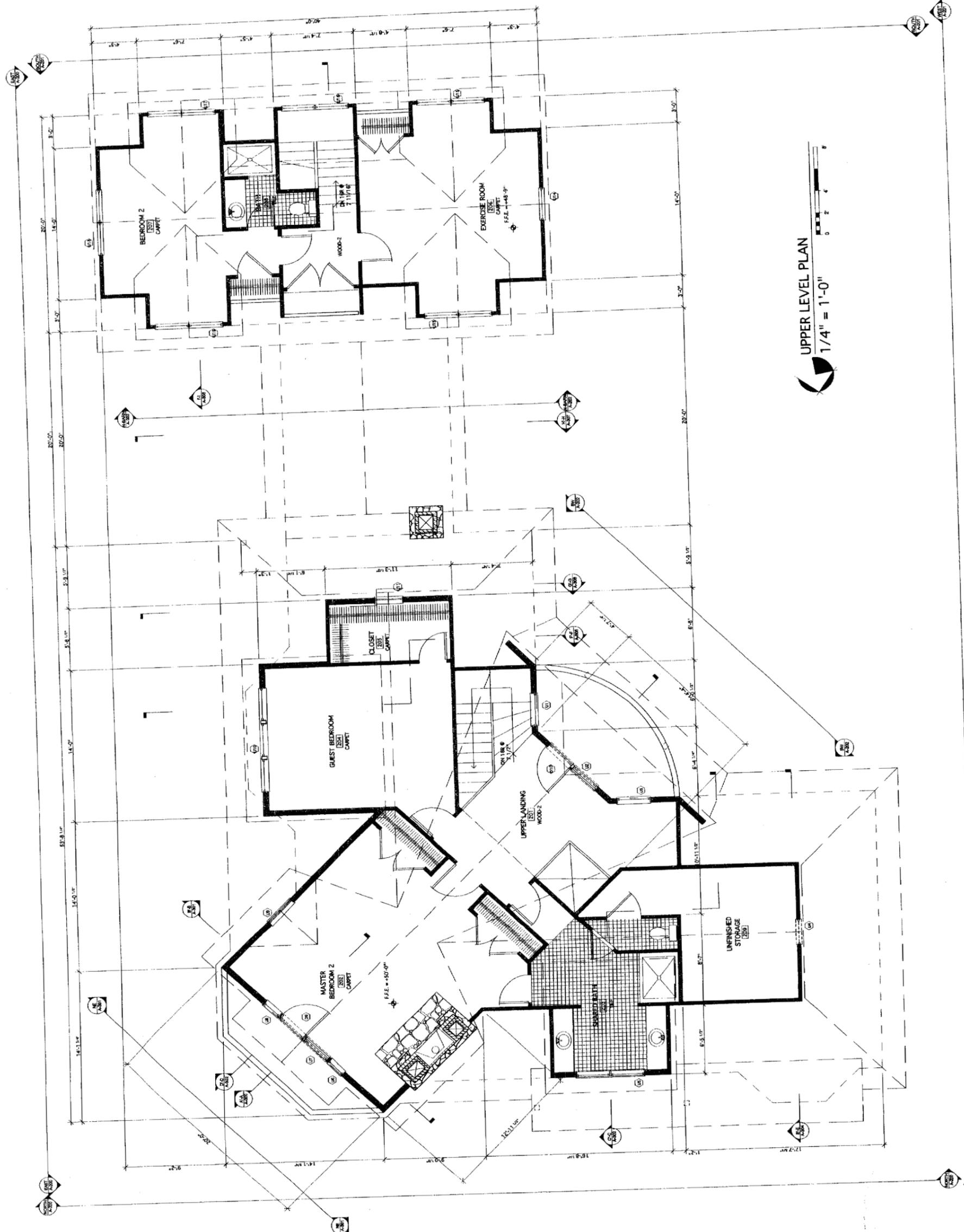
1/4" = 1'-0"

Date:

Monday, February 2, 2004

Revisions:

A-102



UPPER LEVEL PLAN  
 1/4" = 1'-0"



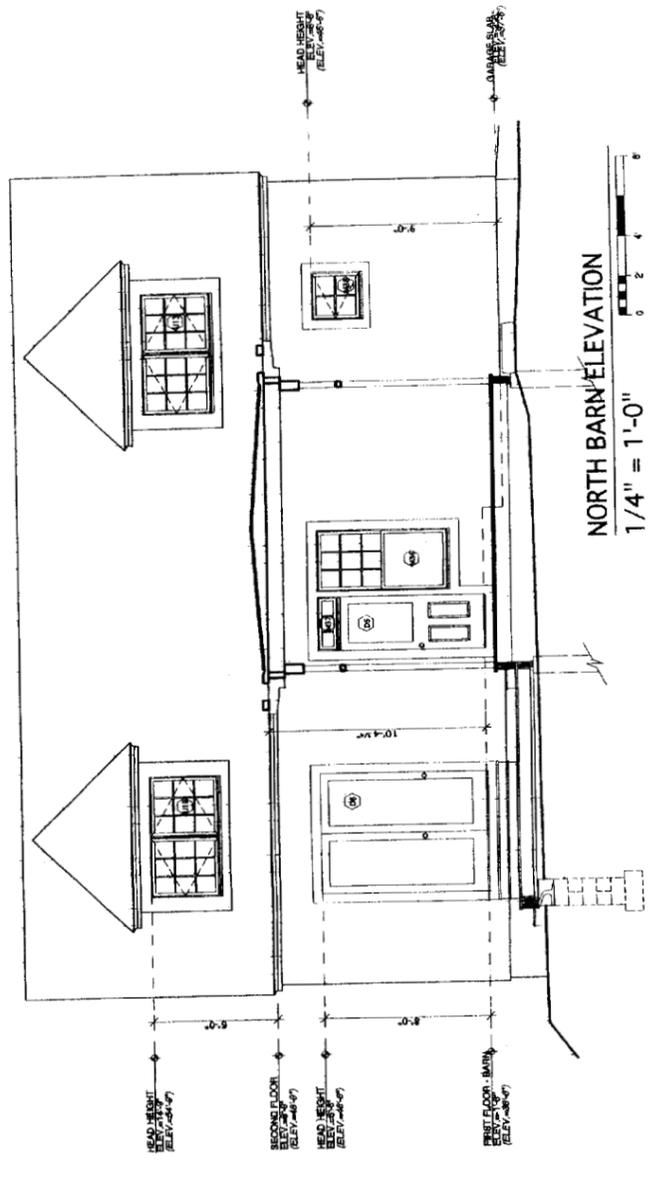


Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



SOUTH ELEVATION  
 1/4" = 1'-0"



NORTH BARN ELEVATION  
 1/4" = 1'-0"



Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Drawing:  
 SOUTH & NORTH BARN ELEVATIONS

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

Date:  
 Monday, February 2, 2004

Revisions:

Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:  
 HAND DRAWINGS ARE FOR  
 MATERIALS, CHARACTER AND  
 GENERAL REFERENCE ONLY.  
 COMPUTER GENERATED SECTIONS  
 & ELEVATIONS TAKE PRECEDENCE.

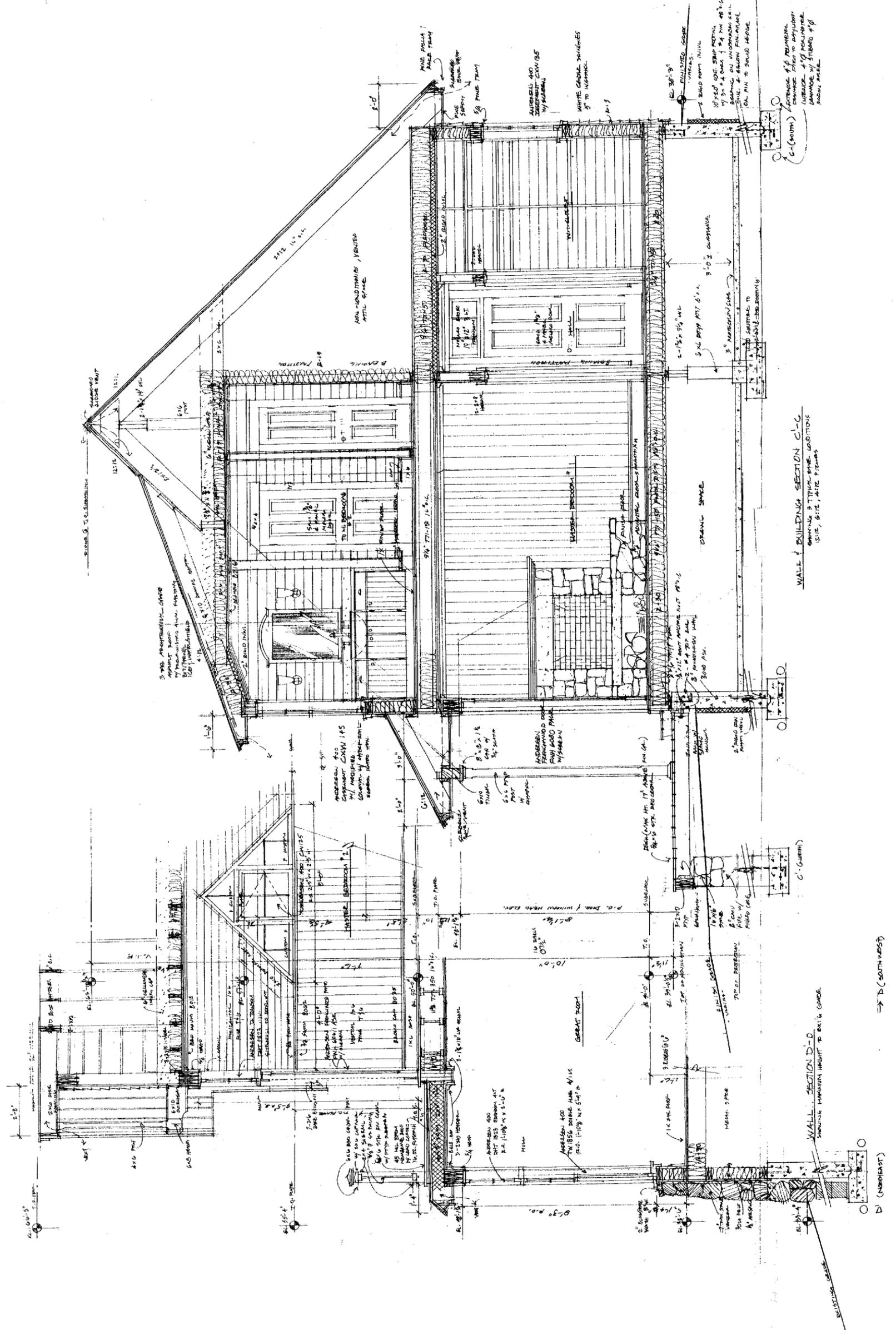
Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

Drawing:  
 SECTION C-C  
 SECTION D-D

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

Date:  
 Monday, February 2, 2004

Revisions:



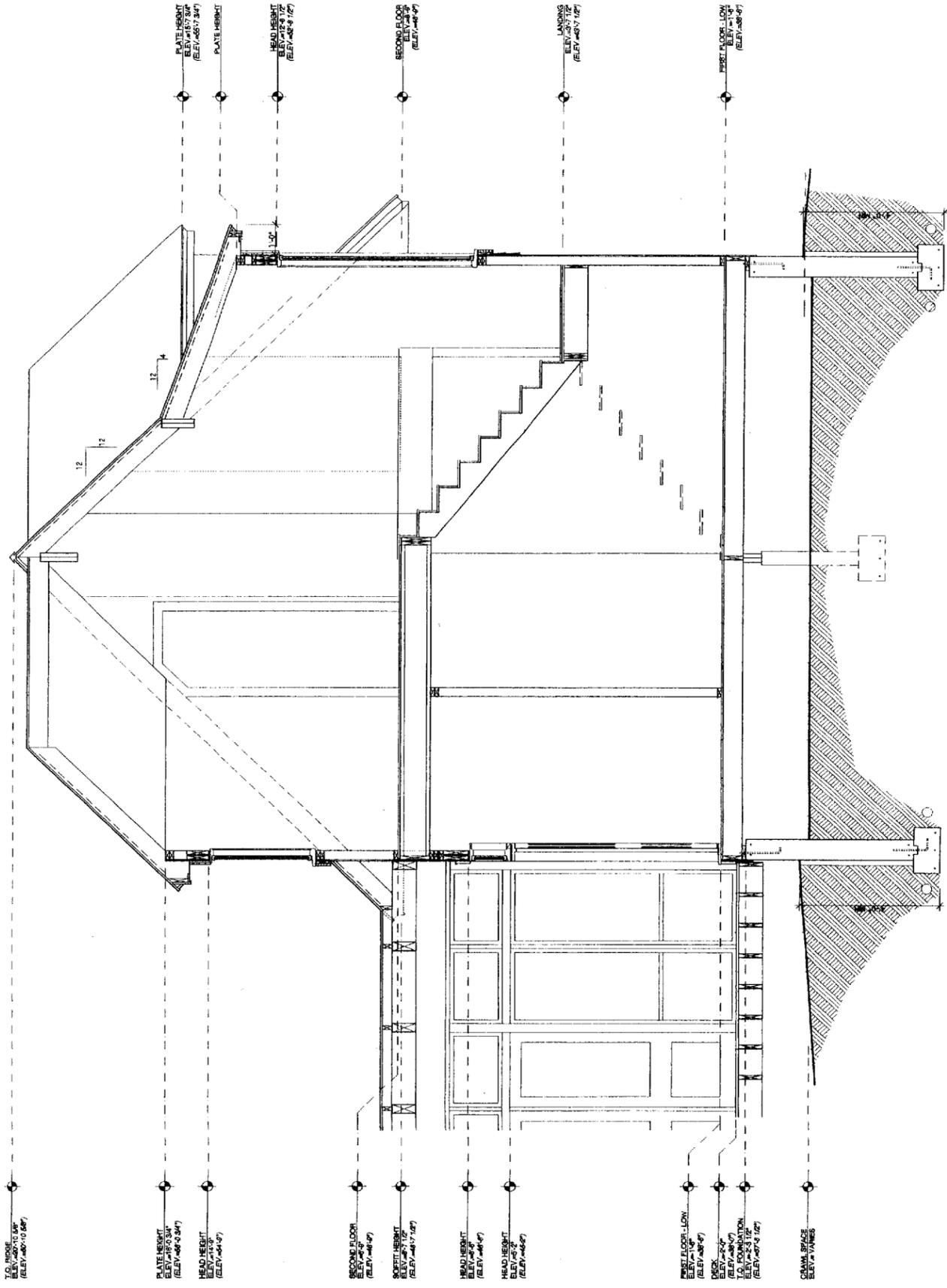
WALL & BUILDING SECTION C-C  
 SHOWING TYPICAL BONE CASINGS  
 15/16", 5/16", 1/4" FLEETS

→ D (SOUTHWEST)

D (NORTHEAST)

Project:  
 Cottage For  
 Karen Dervis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



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

Architect:  
 Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

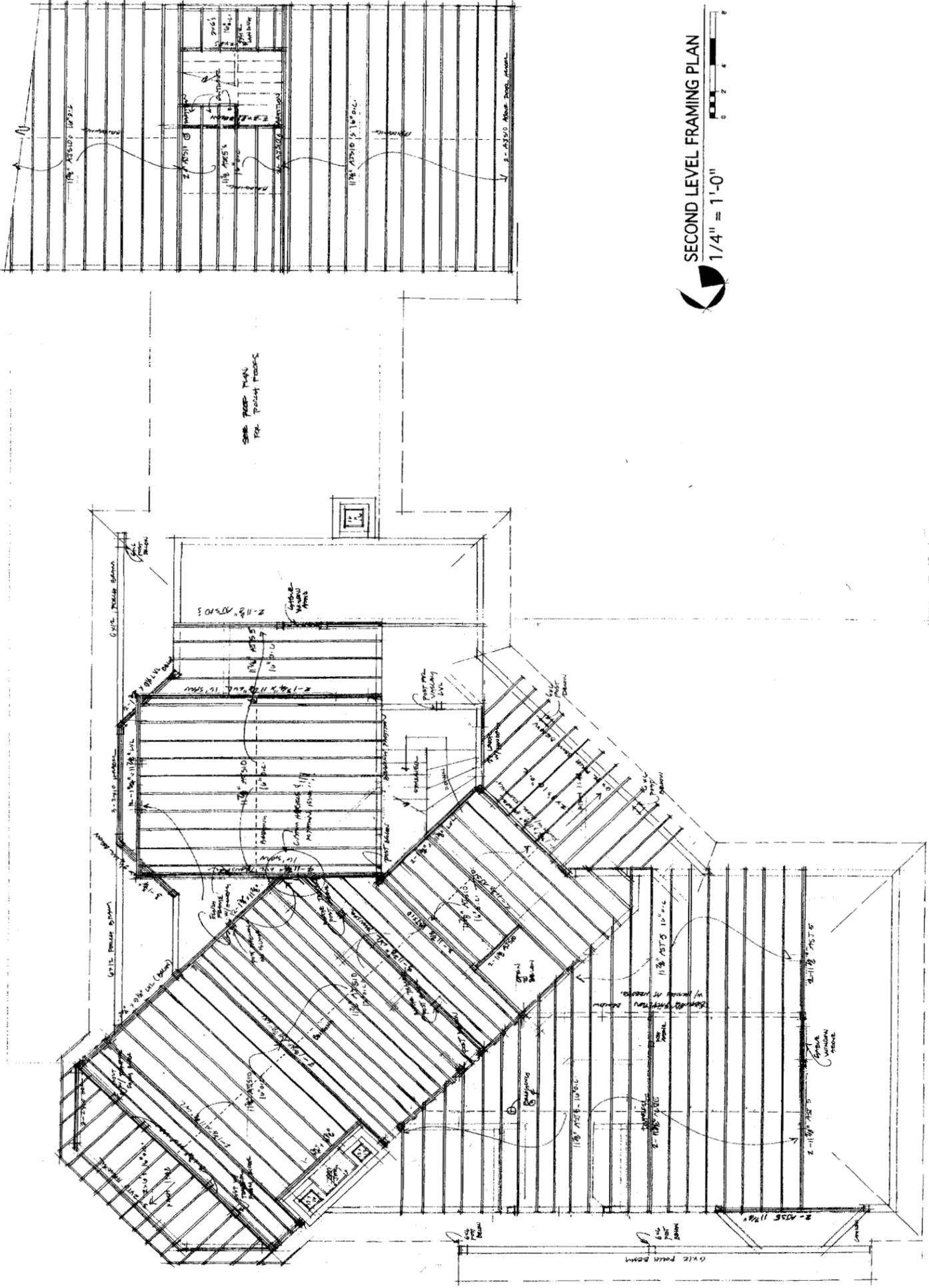
Drawing:  
 SECTION 1'-1'

Scale:

Date:  
 Monday, February 4, 2004  
 Revisions:

Project:  
 Cottage For  
 Karen Davis and Richard Molyneux  
 Lot 24, Diamond Cove  
 Great Diamond Island  
 Portland, ME

Notes:



SECOND LEVEL FRAMING PLAN  
 1/4" = 1'-0"

Architect:

Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax:774-1668

Drawing:

SECOND LEVEL FRAMING

Scale:

1/4" = 1'-0"

Date:

Monday, February 2, 2004

Revisions: