

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 101018

Please Read Application And Notes, If Any, Attached

This is to certify that DEWIS KAREN A TRUSTEE RICHARD LYNEUX

has permission to install a 10' x 16' Tool Shed

AT 51 SPRING COVE LN Great Diamond Island City 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 lath or other closed-in. 2 HO 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

Handwritten signature of the Director

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: 10-1018	Issue Date:	CBL: 083E A024001
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Location of Construction: 51 SPRING COVE LN Great Diamo	Owner Name: DEWIS KAREN A TRUSTEE & RI	Owner Address: 4833 ROCKWOOD PARKWAY NW	Phone:
Business Name:	Contractor Name: Doug Ford	Contractor Address: 34 Sunset Ave GDI	Phone 2077762379
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: IR-1

Past Use: Single Family Home	Proposed Use: Single Family Home - install a 10' x 16' Tool Shed	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 250 Type: 5B IRC, 2003	

Proposed Project Description: install a 10' x 16' Tool Shed	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 08/18/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>with 75' AWAY (105') from N.W.M.</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>8/24/10</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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**PERMIT ISSUED**

AUG 24 2010

City of Portland

**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> 10-1018	<b>Date Applied For:</b> 08/18/2010	<b>CBL:</b> 083E A024001
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<b>Location of Construction:</b> 51 SPRING COVE LN Great Diarno	<b>Owner Name:</b> DEWIS KAREN A TRUSTEE & RI	<b>Owner Address:</b> 4833 ROCKWOOD PARKWAY NW	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Doug Ford	<b>Contractor Address:</b> 34 Sunset Ave GDI	<b>Phone:</b> (207) 776-2379
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Sheds	

<b>Proposed Use:</b> Single Family Home - install a 10' x 16' Tool Shed	<b>Proposed Project Description:</b> install a 10' x 16' Tool Shed
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 08/24/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) The area of the shed shall remain within the original "envelope" area and within the existing cleared space that is limited within shoreland zoning. It is understood that this will not be a newly cleared area as defined within the shoreland zone requirements.</li> <li>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> <li>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 08/31/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Fastener schedule per the IRC 2003</li> <li>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

**PERMIT ISSUED**

AUG 24 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Footing/Setbacks location Inspection.**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

AUG 24 2000

City of Portland



# General 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>51 Spring Cove Ln. Great Diamond Island, ME</u>		
Total Square Footage of Proposed Structure/Area <u>160 sf</u>	Square Footage of Lot <u>73,040 sf</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>83E    A      24</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Richard Molyneux</u> <u>Karen Dewis</u> Address <u>4833 Rockwood Parkway, NW</u> City, State & Zip <u>Washington, DC 20016</u>	Telephone: <u>202-465-6232</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000.</u> C of O Fee: \$ <u>120.</u> Total Fee: \$ <u>120.</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>-</u> Proposed Specific use: <u>Tool shed</u> Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Diamond Cove</u> Project description: <u>10'x16' Garden / Tool Shed to be built within building envelope</u>		
Contractor's name: <u>Doug Ford</u> Address: <u>34 Sunset Ave</u> City, State & Zip <u>Great Diamond Island, ME</u> Telephone: <u>207 766 2379</u> Who should we contact when the permit is ready: <u>Richard Molyneux</u> Telephone: <u>202-465-6232</u> Mailing address: <u>4833 Rockwood Parkway, NW Washington, DC 20016</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature]      Date: 8/18/2010

This is not a permit, you may not commence ANY work until the permit is issued

RECEIVED  
8/18/10  
18 2010  
Dept. of Building Inspections  
City of Portland Maine

**RICHARD A MOLYNEUX  
KAREN A DEWIS  
4833 Rockwood Parkway, NW  
Washington, DC 20016  
202-465-6232**

**8/18/10**

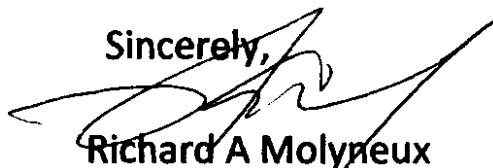
**City Of Portland  
Planning and Development Department  
315 City Hall  
Portland, ME**

**Dear Sir or Madame,**

**Attached please find a completed General Building Permit Application to facilitate the building of a 10' X 16' tool shed on my side yard next to the garage. I own both lot 23 and 24, which is approximately 3 acres; house address is 51 Spring Cove Lane, Diamond Cove, Great Diamond Island, ME. The shed will be on lot 24 as drawn on the attached site plan, and is within the building envelope. The closest it is to any lot line is 75'. It has been reviewed and approved by the Diamond Cove Design Review Board (Note; the original approval was for it to be located next to the driveway. Subsequently I changed the location of it to be next to the garage, which was also approved by the Design Review Board, and is attached). The shed will be built by a local carpenter, Doug Ford. My company, New England Building Materials, Sanford, ME, will supply the materials, which are estimated to cost around \$5,000.**

**While I have taken a lot of time to finalize my plan for this shed, I would appreciate your help in moving it through the permit process. Please call me at 202-465-6232 with any questions.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard A Molyneux', written over the printed name.

Richard A Molyneux

### **Attachments**

- 1. General Building Permit Application**
- 2. Model Home Construction Contract**
- 3. Permit fee \$120 (check #3037)**
- 4. Approval Letters from Diamond Cove Design Review Committee**
- 5. Plot Plan showing placement of shed**
- 6. Better Barns 10X16 Shed plans #2015**
- 7. Materials List**

# MATERIALS LIST FOR 10' X 16' COLONIAL GARDEN SHED

For: Richard Molyneux

51 Spring Cove Lane, Diamond Cove, Maine

DIMENSIONS	QUANTITY/LENGTH	PART OF PROJECT
Solid concrete blocks	30/ TBD	Foundation
6" X 6" PT Timber	2/ 16ft	Foundation Timbers
2" X 6" PT	2/ 16ft	Floor framing - OK
2" X 6" PT	15/ 10ft	Floor framing
¾" T&G Advantech OSB	6/ 4' X 8'	Floor sheathing
½" CDX plywood	10/ 4' X 8'	Roof sheathing & gussets
2" X 4" Doug Fir	70/ 8'	Framing/roof trusses
2" X 4" Doug Fir	10/ 10'	Framing/ roof trusses
2" X 4" Doug Fir	10/ 16'	Framing/ roof trusses
1" X 6" Premium Pine	6/ 16'	Siding/trim
1" X 6" Premium T&G Pine	170/ 8'	Siding/trim
Ice and Water Shield	270+sf	Roof under layment
Architectual Shingles (Owens Corning Oakridge Pro 50 Deep Shadow in Estate Gray)	7 Bundles	Roofing
Pea Stone	TBD	Under building ground cover
10" Aluminum Drip Edge	4/ 10'	Roof edge protection
12" Ridge Vent	1 Roll	Roof ridge air vent
Aluminum Soffit Vent	4/ 10'	Air vent
5/4" X 6' X 8' PT	20/ 8'	Ramp
2" X 4" X 10' PT	4/ 10'	Ramp frame
Transom Glass 59" X 9 3/4"	2	Transom glass
Hardware for Doors	TBD	
Cupola	TBD	
Red Cedar Shingles (#1 grade, rebuttet & resquared, clear, red cedar, left natural)	350 sf	Siding

Anderson Windows 2 Windows  
 (29.625"W x 48.875"H (Operating) TW24310 A Anderson 400 Series, Tiltwash, Double hung  
 Rough Opening: 2' 6 1/8" X 4' 7/8"  
 Interior: Pine  
 Exterior: White  
 Hardware: Classic Series Lock & Keeper, Stone  
 Glass: Low E4  
 Grill: Permanent Exterior and Interior Grills with Spacer. Prefer 6 over 0 (no grill) rather than 6 over 6 .  
 Insect Screen: TruScene Half Insect Screen



Applicant: Rob Whittan - Whittan Assoc 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

single family house  
Approval

Zone Location - IR-1 Zone 100'

Interior or corner lot -

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

Sevage 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

My Reynolds stated that initially no fill is being brought in

- 35' to Ridge  
At lowest grade  
No averaging  
which would less than  
the height

Lot Area - 40,000<sup>#</sup>  
on Island Water max 73,040<sup>#</sup>

Lot Coverage/ Impervious Surface - 20% of 14,600<sup>#</sup> MAX

Area per Family - 40000<sup>#</sup> -

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

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection - #2004-0108

within 250' - shows 111' from Hwy

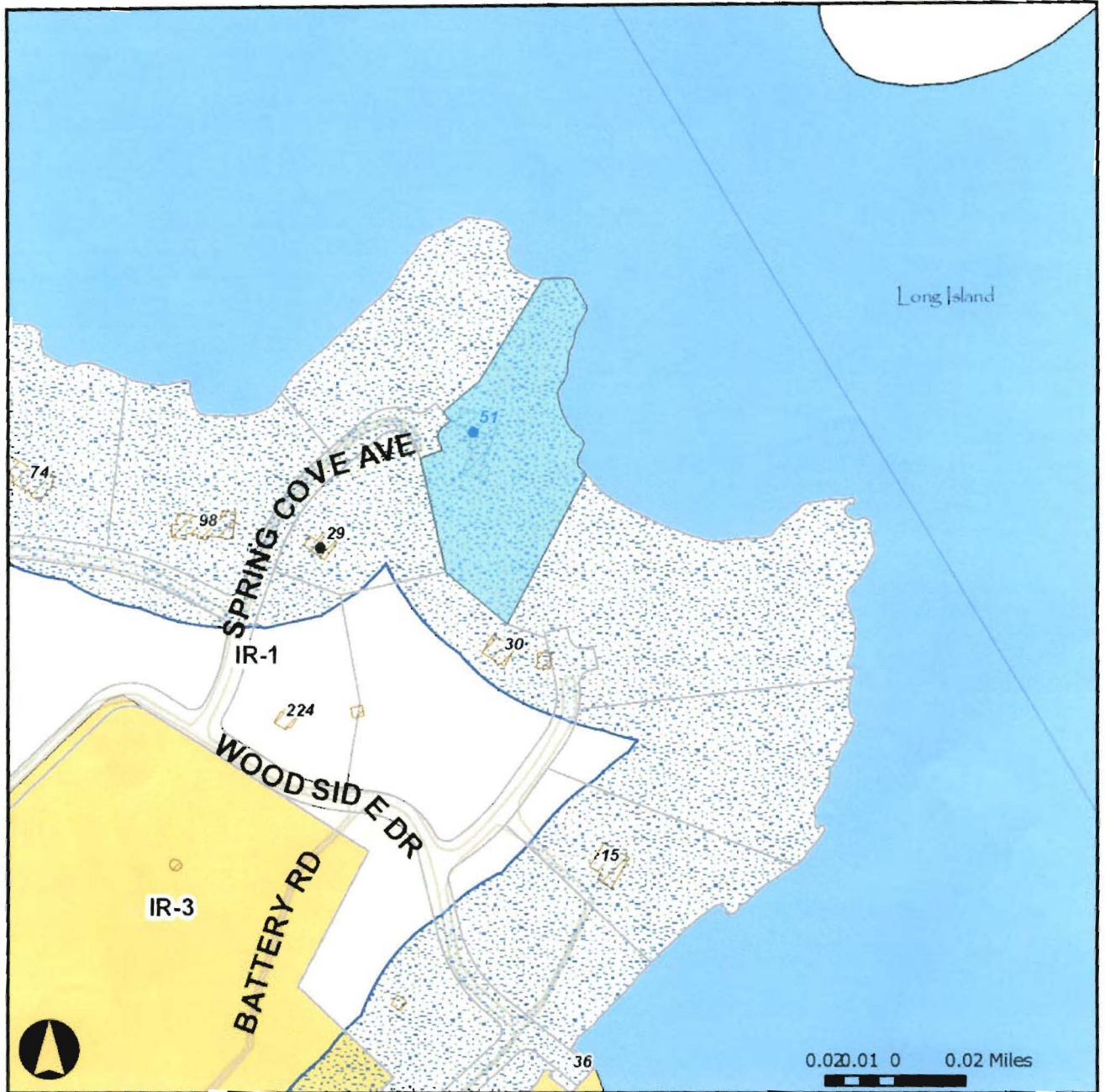
Flood Plains - Panel 9  
Zone C

20' x 40' = 800<sup>#</sup>  
26' x 58.75' = 1527.5<sup>#</sup>  
42' x 43' = 1806

4123.9<sup>#</sup>



# Map



Parcels

- Parcels
- Parcels
- Parcels
- Parcels
- Interstate
- 

Shoreland Overlay Zone

- Shoreland Overlay Zone
- Stream Overlay Zone
- Stream\_protection
- Island Zoning**
- C43
- I-B
- I-TS

Zoning (continued)

- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space
- RP Residential

Zoning (continued)

- C29
- C30
- C31
- none
- B2c
- C32
- C33

Thank-you for purchasing  
this Better Barns product.

For technical assistance  
please visit our web site:

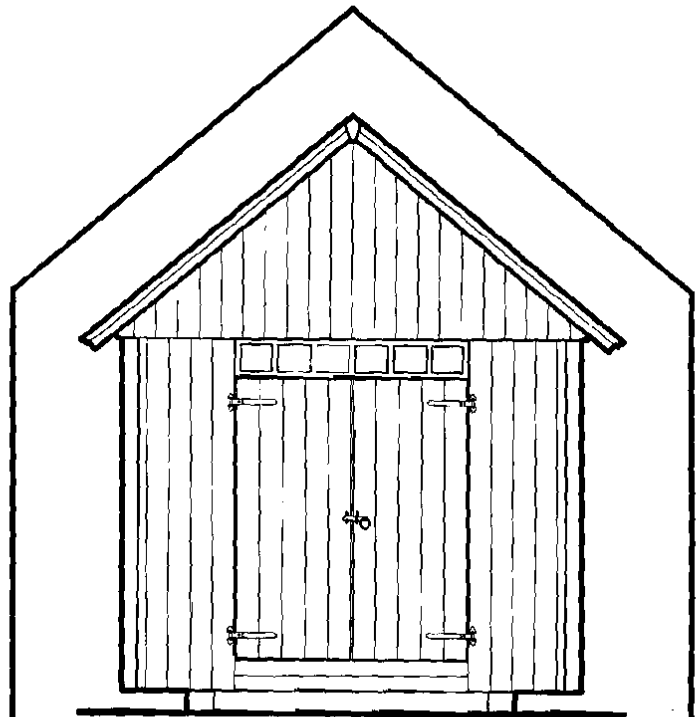
[www.betterbarns.com](http://www.betterbarns.com)



Plans prepared by:  
**James CC Rice, AIA**

04/24/2005

Printed on  recycled paper.



## 10 x 16 Custom Cedar Colonial

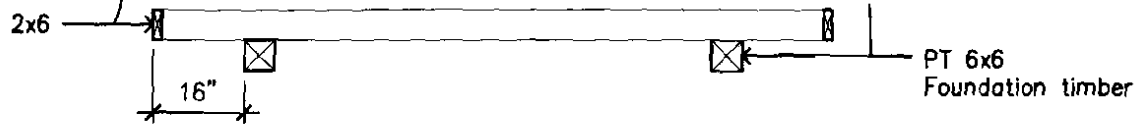
Plan #2015

A variation of our best selling  
10'x16' Cedar Colonial

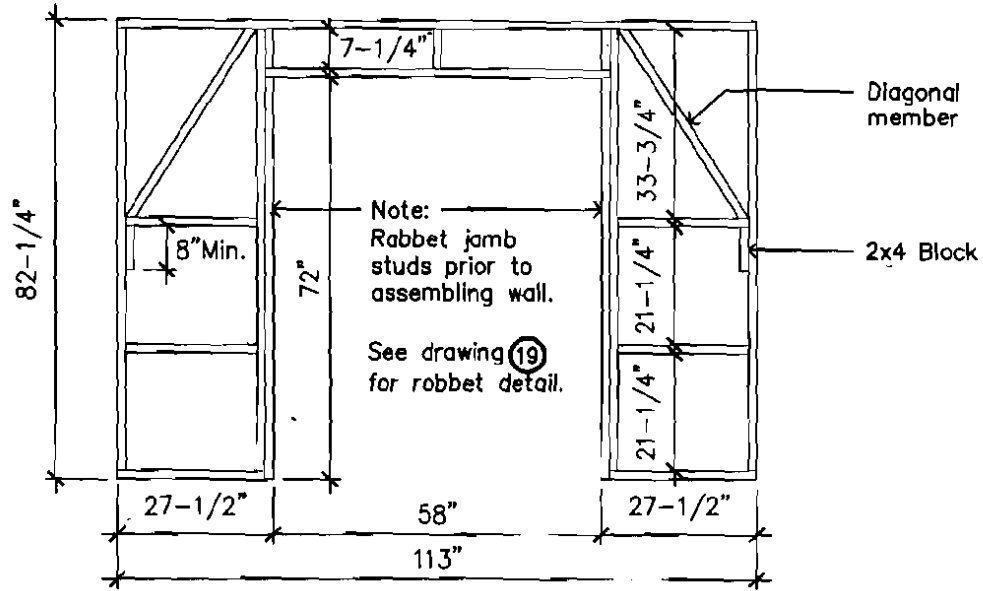
Protective rake overhangs  
and generous four foot  
wide windows make  
this barn unique.

© 2004, 2005 by Better Barns

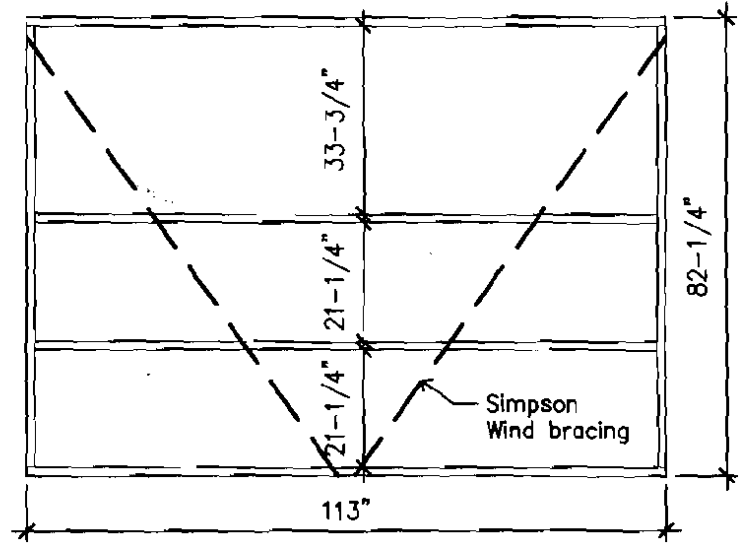




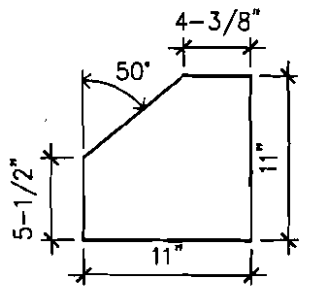
1 Floor Framing



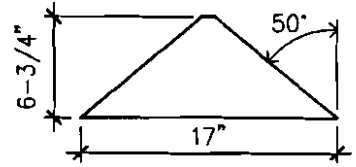
5 Front Wall Framing



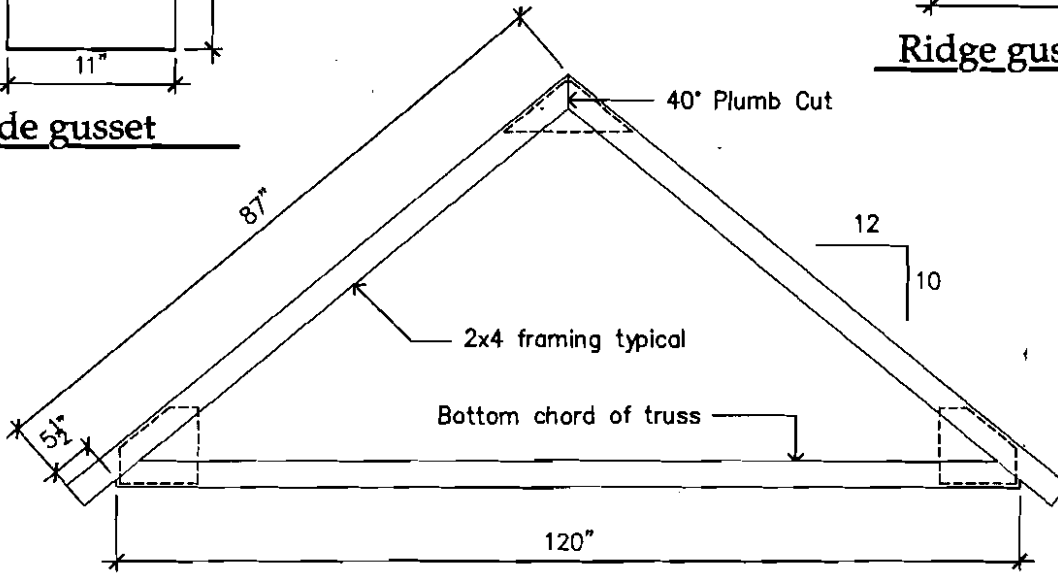
7 Back Wall Framing



**Side gusset**

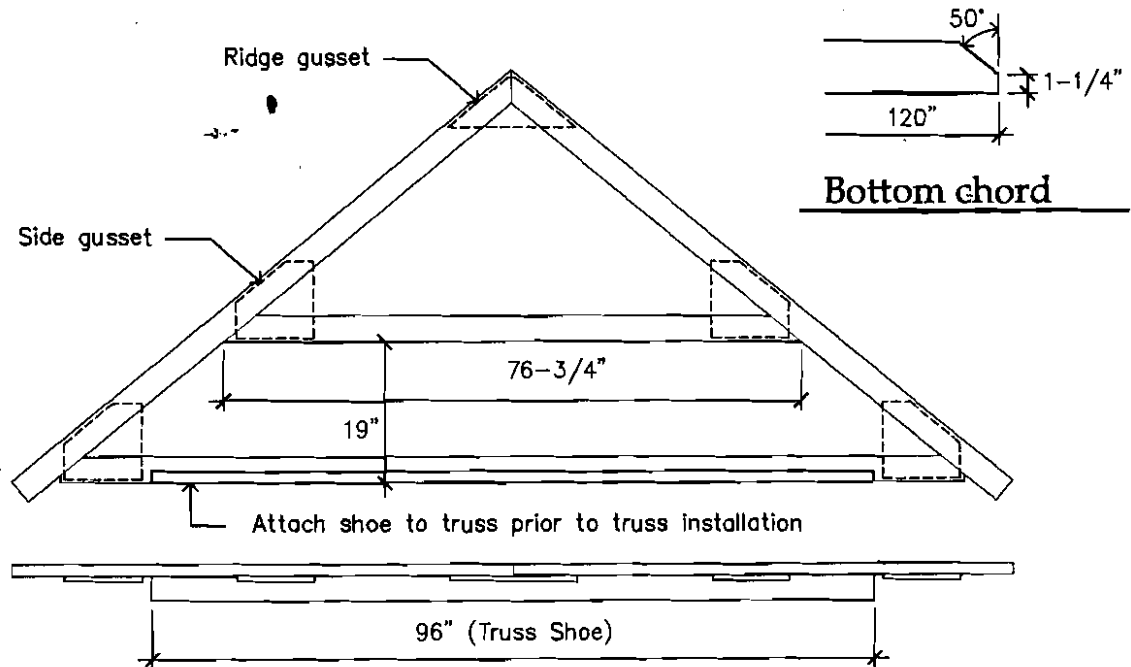


**Ridge gusset**



3

**Standard truss (24" on center)**



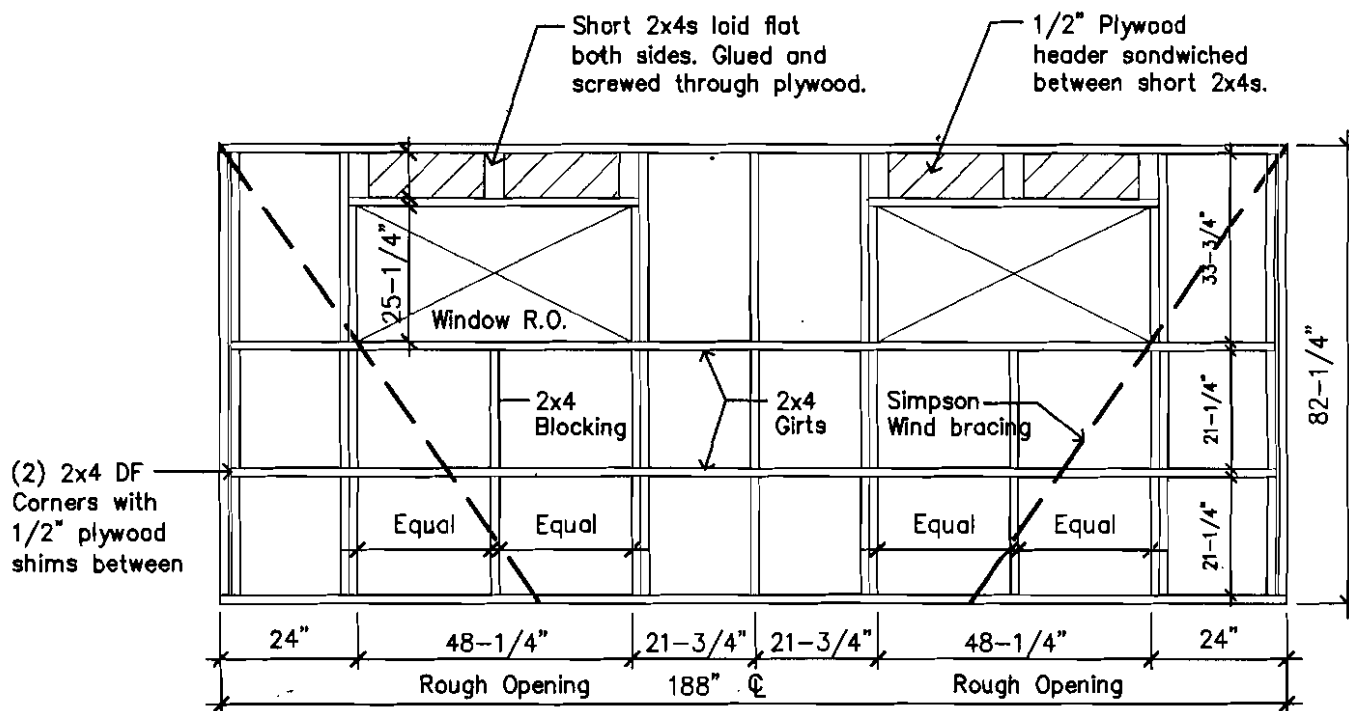
**Bottom chord**

4

**Gable end truss**

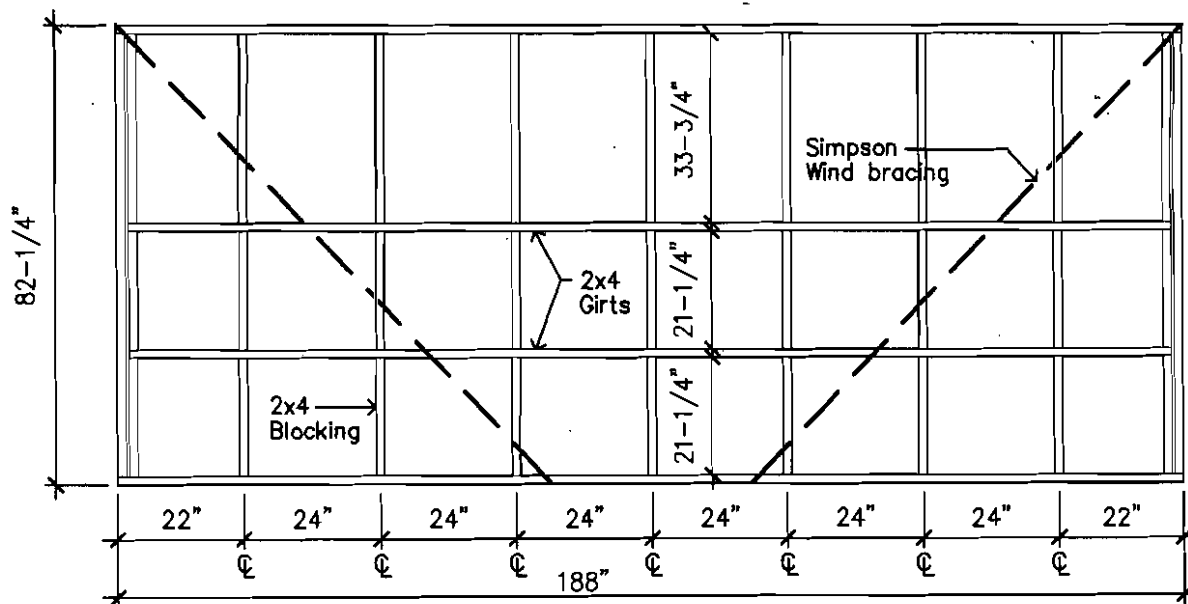
2

## Floor Plywood Layout



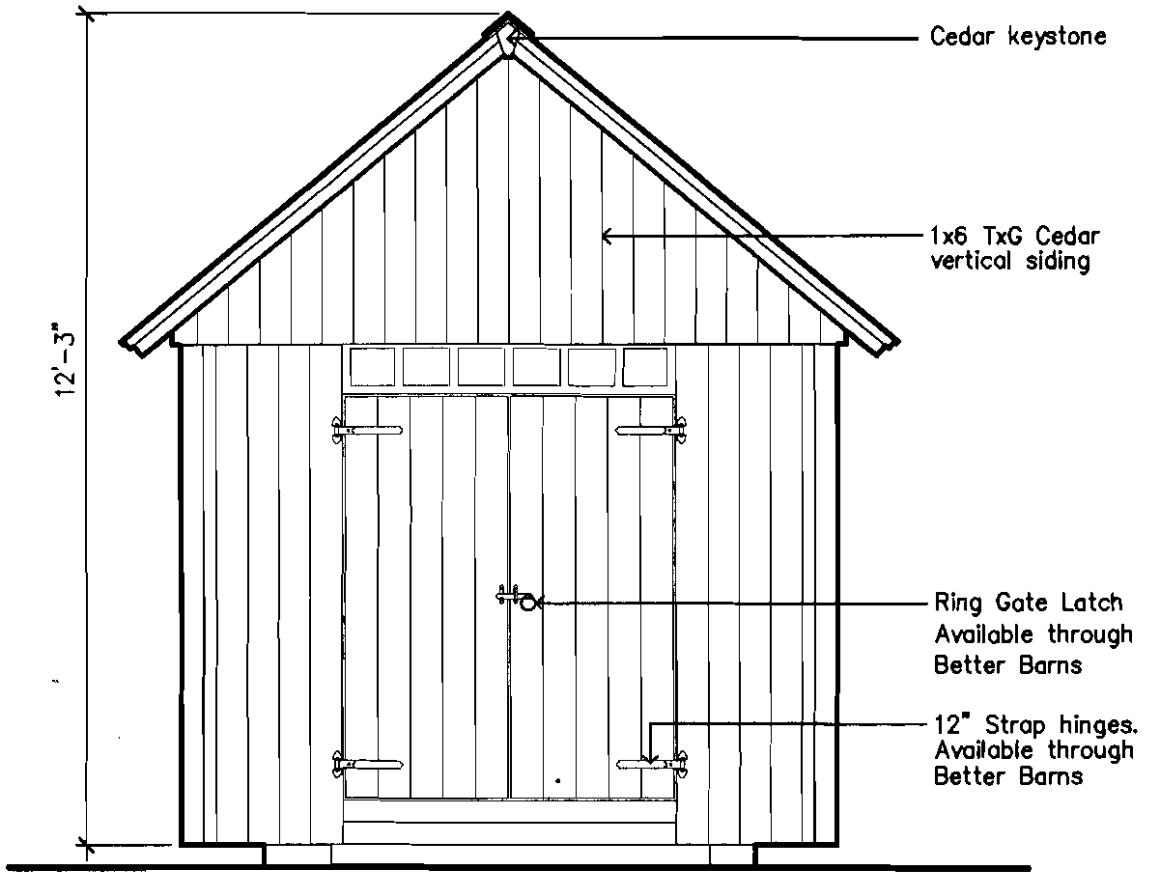
6

## Side Wall Framing (with windows)

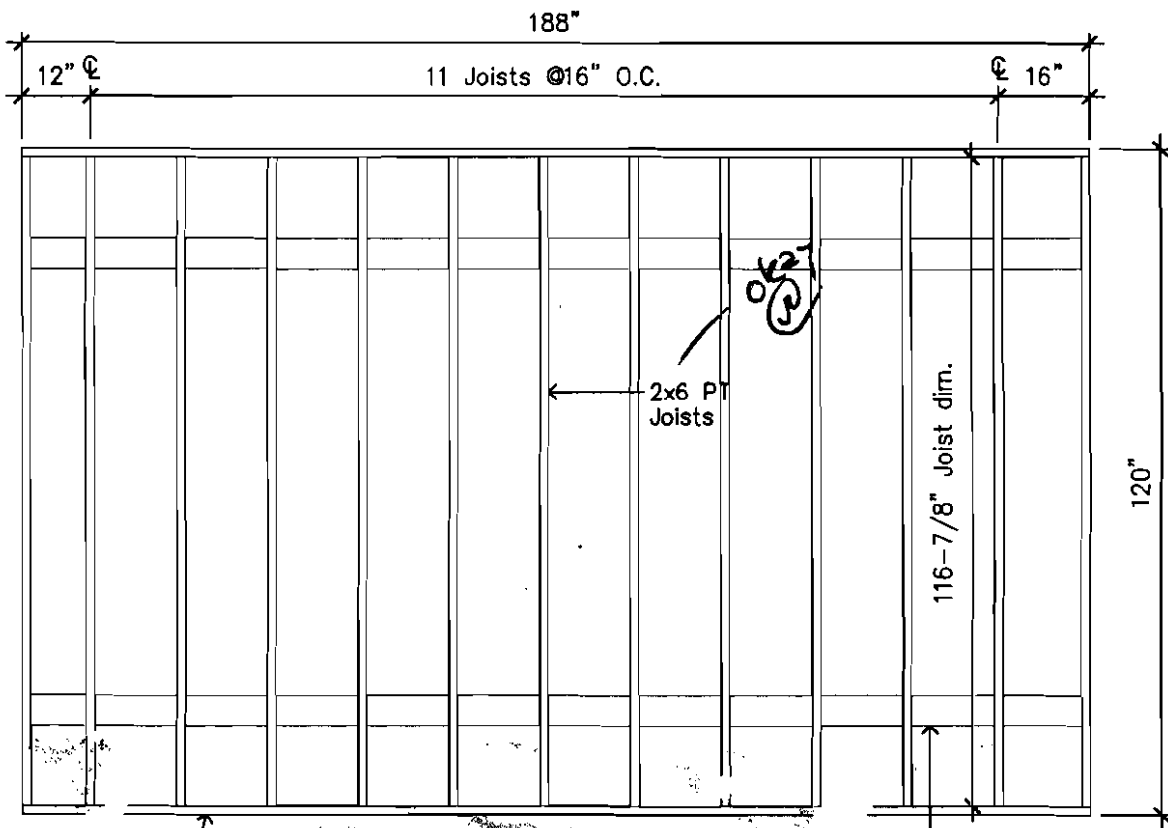


8

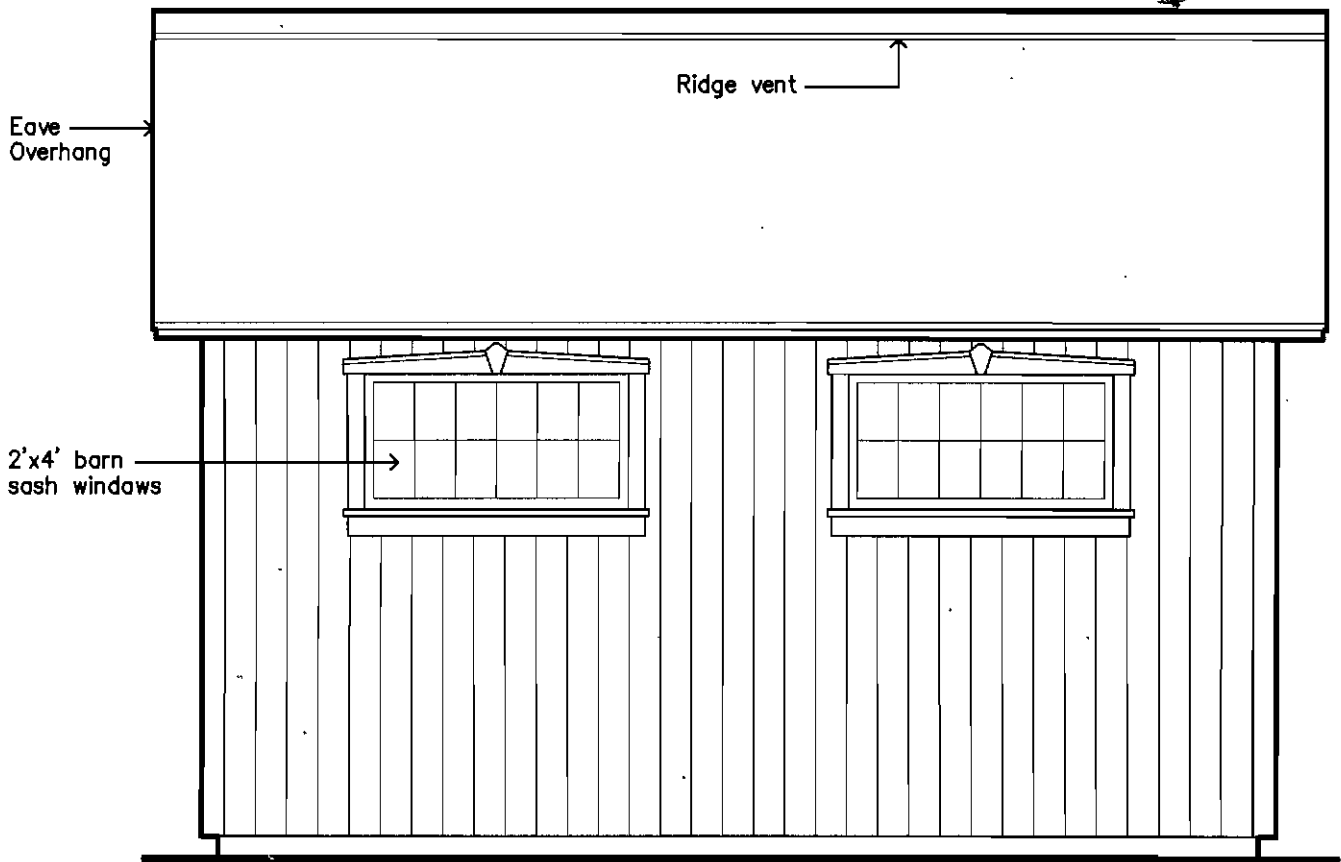
## Side Wall Framing (without windows)



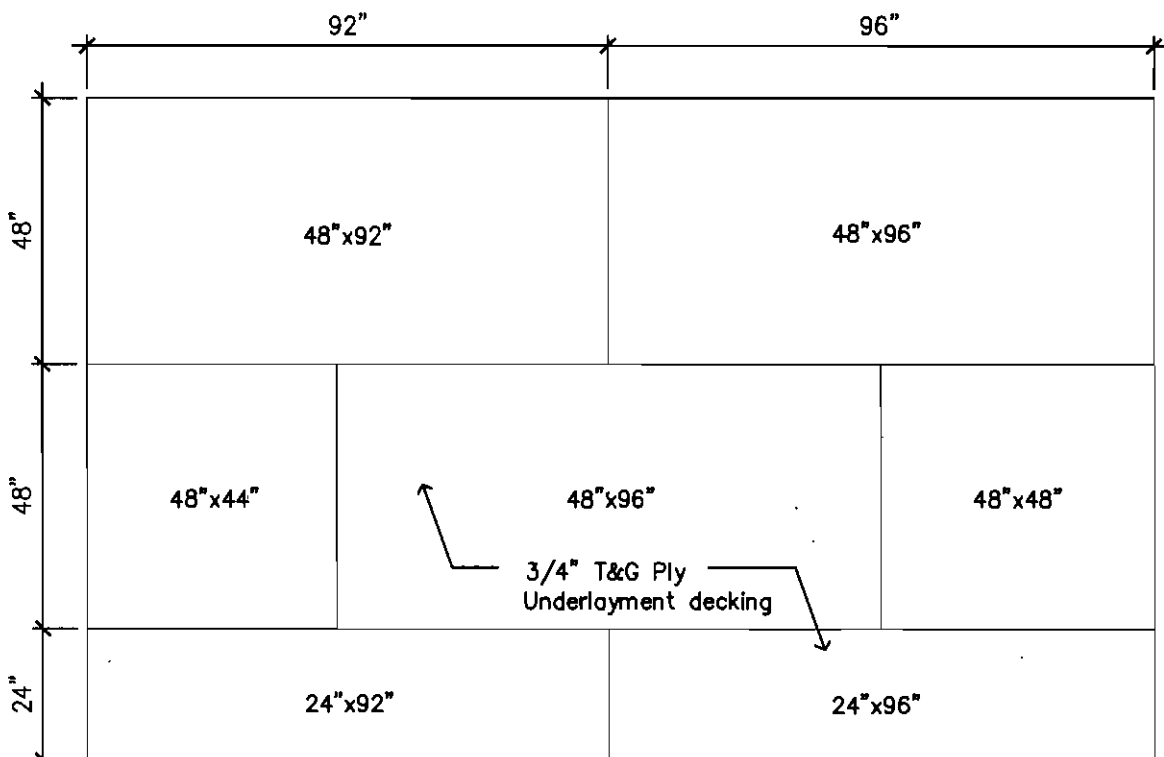
Front Elevation (Door shown is for one side only)

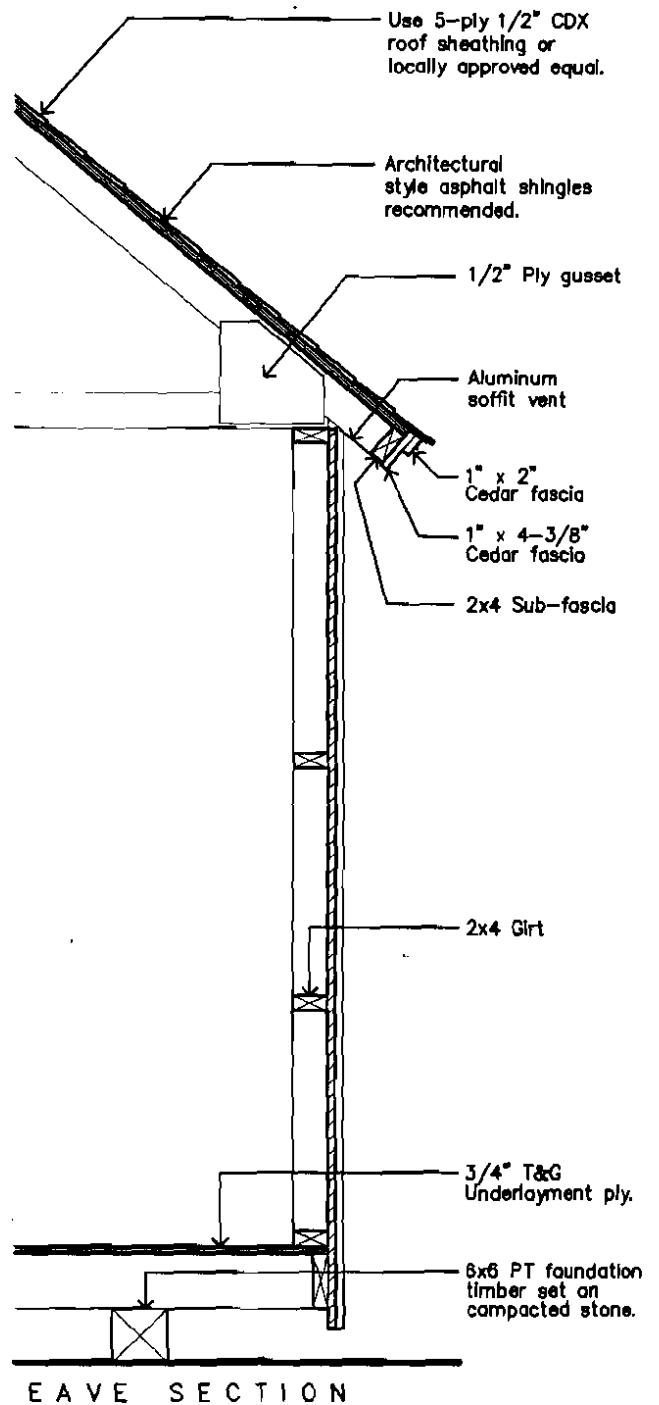
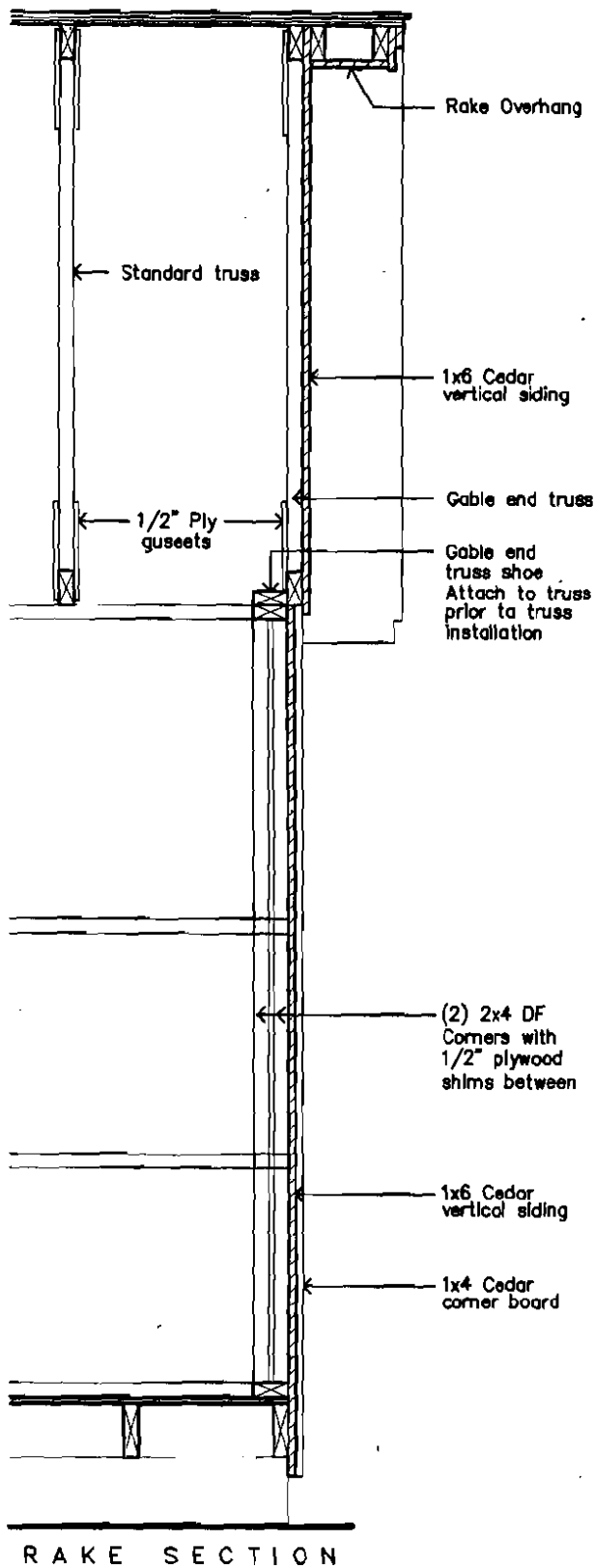




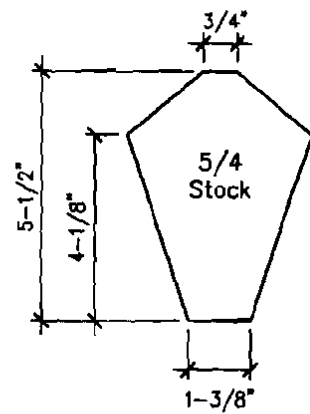
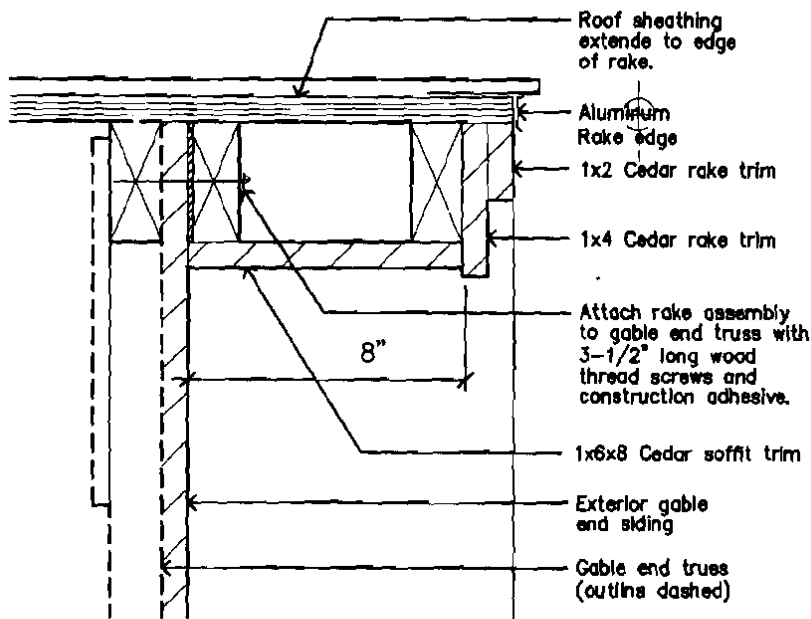


Side Elevation



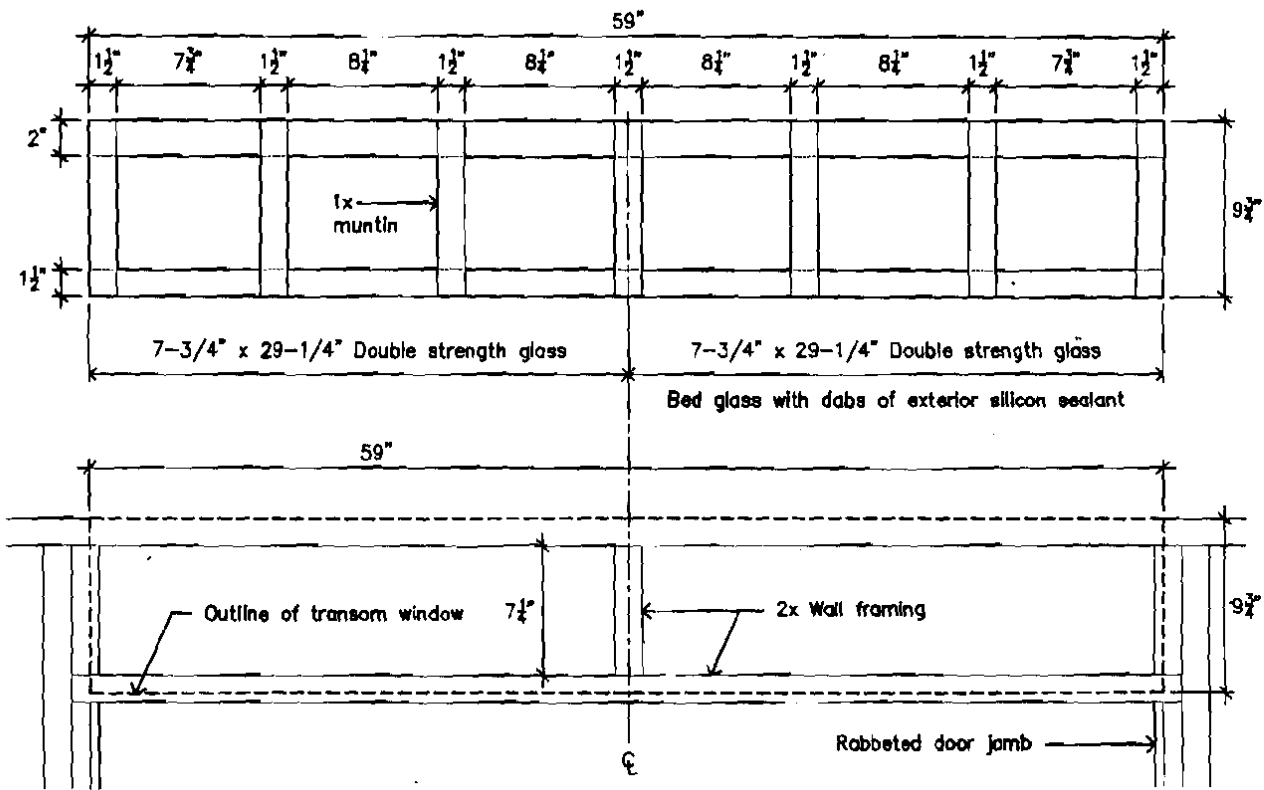


9 Wall Sections

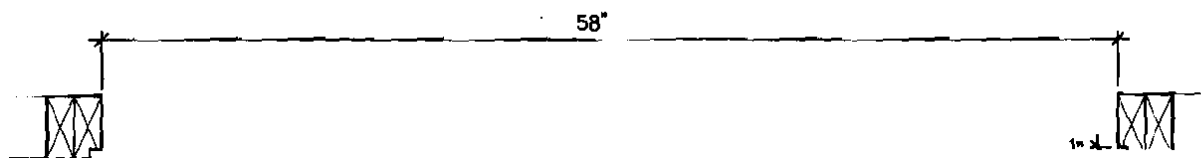


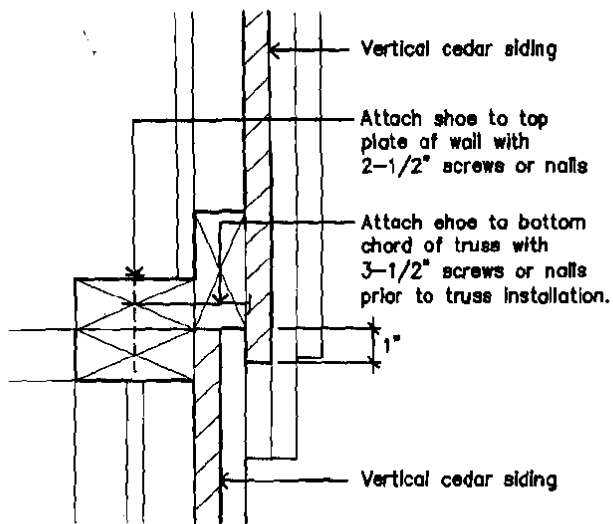
12 Keystone

11 Rake overhang detail

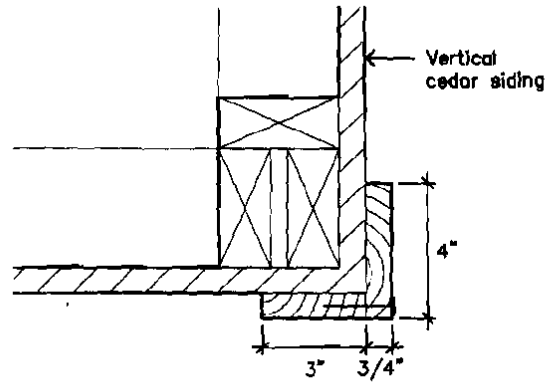


10 Transom Window Detail

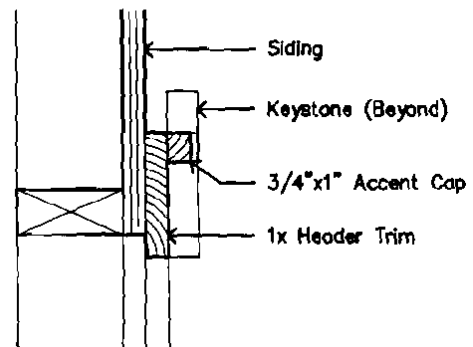




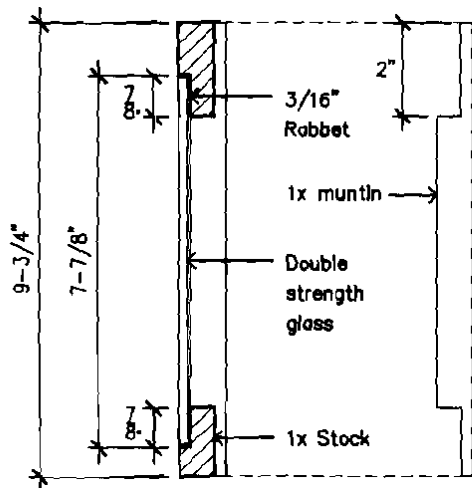
14 Detail at truss shoe



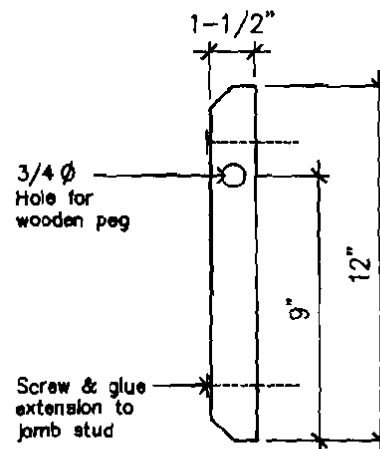
17 Corner trim detail



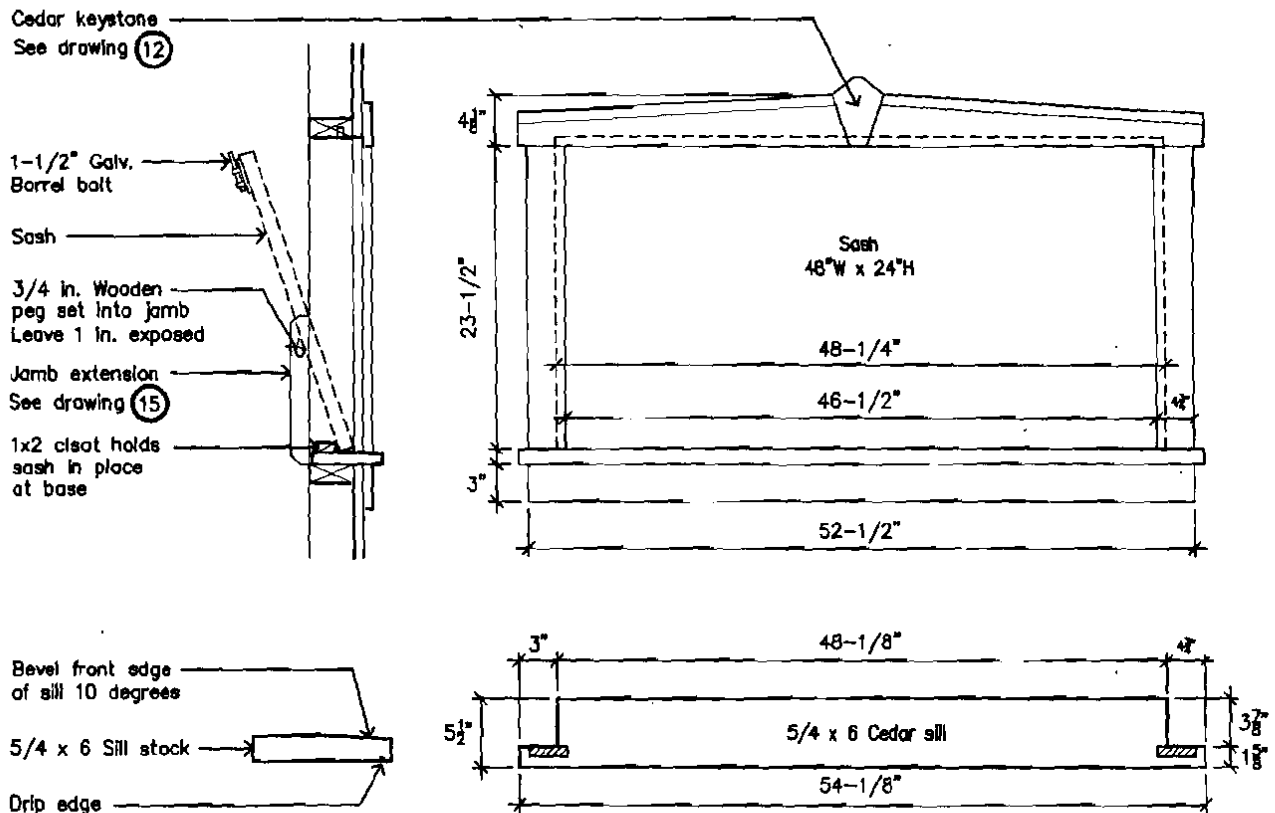
16 Trim Detail at Window Head



13 Transom window detail



15 Jamb extension



## (18) Side wall window details

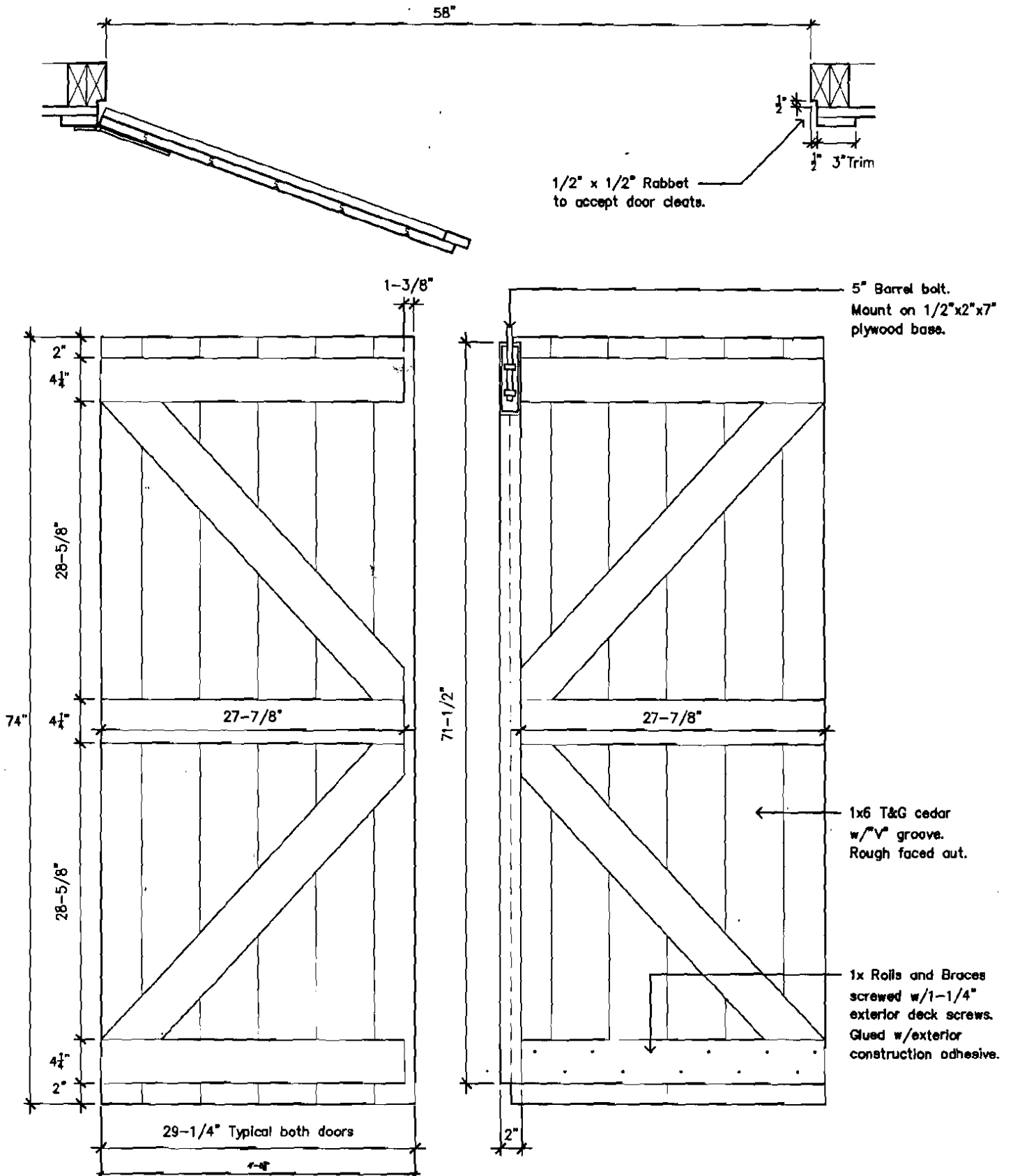
### Purchaser's Responsibilities

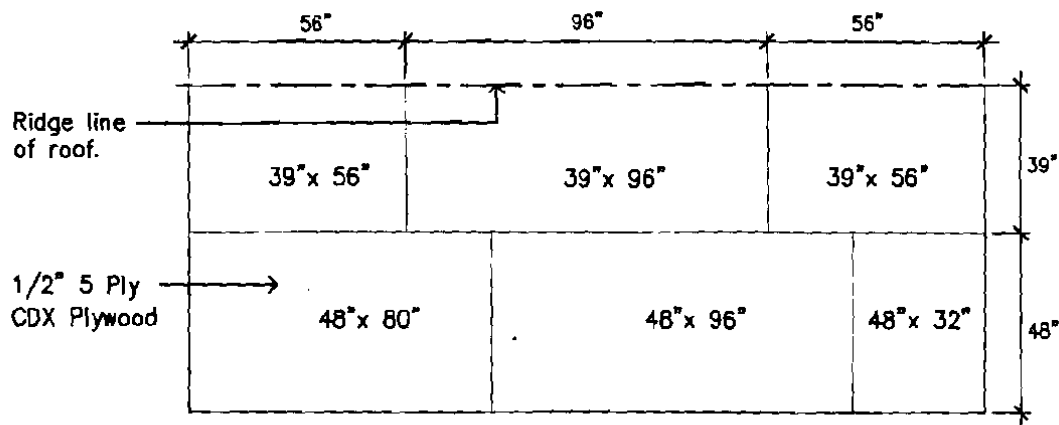
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Note: This diagram shows one side of the roof. Opposite side similar.

## 20 Roof plywood layout

Materials List		
Nominal Dimensions	Quantity/Length	Part of project
Solid concrete block - <del>4x8</del> 6x8	<del>12</del> 25 - Quantity varies	Foundation
Solid concrete patio block - 2x8x16	10 - Quantity varies	Foundation
6x6 Pressure Treated SYP	2 pcs. 16 ft. long	Foundation timbers
2x6 Pressure Treated SYP	2 pcs. 16 ft. long	Floor framing
	13 pcs. 10 ft. long	Floor framing
3/4" T&G ACX Plywood	5 pcs. 4 ft. x 8 ft.	Floor sheathing
1/2" CDX Plywood	8 pcs. 4 ft. x 8 ft.	Truss gussets and roof sheathing
1/2" " "	20 pcs " "	Wall sheathing
2x4 kiln dried Doug Fir	68 pcs. 8 ft. long	Wall framing, trusses
	10 pcs. 10 ft. long	Wall framing, trusses
	10 pcs. 16 ft. long	Wall framing
Simpson wind bracing (or other)	6 pcs.	Let-in wall bracing
<del>Trim</del> Cedar 1x6 T&G	160 pcs. 8 ft. long	<del>Siding and trim</del> Interior walls
	4 pcs. 16 ft. long	Siding and trim
Western Red Cedar	Shingles	Siding to Match House
Asphalt shingles (Architect style)	6 bundles	Roofing
3 tab roofing shingles	2 bundles	Starters and ridge caps
This material list is just a guide - It gives you enough pieces for your project generally larger than what you need.		
Plywoods are shown in minimum full sheet quantities. You may be able to purchase smaller pieces for your project.		
Not included are nail and screw quantities and accessories, such as windows, trim, and hardware.		
Additional hardware such as ground anchors may be required in your area. Check local code.		