

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040152

This is to certify that Culver Stephen F & /Maine Island Cottage
has permission to Build new 33' x 24' modular home.
AT 95 Cove Side Dr 36 Weymouth Rd Green Island 083F A047001

APR 16 2004
CITY OF PORTLAND

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.

Notification of inspection must
given and when permission procured
before this building or part thereof
leased or occupied. 24 HOUR NOTICE IS REQUIRED.

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

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
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: 04-0152	Issue Date:	CBL: 083F A047001
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Location of Construction: <i>36 Weymouth Road 95 Love Side Dr CRT</i>	Owner Name: Culver Stephen F &	Owner Address: 12 Arbor Ln	Phone: 207-767-9072
Business Name: n/a	Contractor Name: Maine Island Cottage	Contractor Address: 245 Warren Ave Eliot	Phone: 2074393399
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: <i>IR-1</i>

Past Use: Vacant	Proposed Use: Build new 33' x 24' modular home.	Permit Fee: \$1,707.00	Cost of Work: \$179.00	CEO District: 1
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FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOLA 1999</i>
Signature:		Signature: <i>[Signature]</i>

Proposed Project Description:
Build new 33' x 24' modular home.

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

Permit Taken By: gg	Date Applied For: 02/24/2004	Zoning Approval	
------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>within but a 180' from HWM</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># 2004-0022</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>3/5/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	Signature: _____ Date: _____		

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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2004-0022

Application I. D. Number

2/20/2004

Application Date

95 Cove Side Dr.

Project Name/Description

Culver Stephen F &

Applicant

12 Arbor Ln , Cape Elizabeth , ME 04107

Applicant's Mailing Address

95 - 95 Cove Side Dr, Portland, Maine

Address of Proposed Site

083F A047001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

1456 sq. Ft.

91690 sq. Ft.

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **2/20/2004**

Planning Approval Status:

Reviewer **Jay Reynolds**

- Approved Approved w/Conditions
See Attached Denied

Approval Date **3/2/2004** Approval Expiration **3/2/2005** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jay Reynolds** **3/2/2004**
signature date

Performance Guarantee Required* Not Required

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

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

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

2004-0022

Application I. D. Number

2/20/2004

Application Date

95 Cove Side Dr.

Project Name/Description

Culver Stephen F &

Applicant

12 Arbor Ln , Cape Elizabeth , ME 04107

Applicant's Mailing Address

95 - 95 Cove Side Dr, Portland, Maine

Address of Proposed Site

083F A047001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1456 sq. Ft.

91690 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **2/20/2004**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
See Attached

Approval Date **3/2/2004** Approval Expiration **3/2/2005** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **3/2/2004**
signature date

Performance Guarantee Required* Not Required

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

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

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

2004-0022

Application I. D. Number

2/20/2004

Application Date

95 Cove Side Dr.

Project Name/Description

Culver Stephen F &

Applicant

12 Arbor Ln , Cape Elizabeth , ME 04107

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

95 - 95 Cove Side Dr, Portland, Maine

Address of Proposed Site

083F A047001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 Silt Fence installation shall remain outside of the restrictive clearing area.
- 2 Your new street address is now #36 Weymouth Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5 All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0152	Date Applied For: 02/24/2004	CBL: 083F A047001
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Location of Construction: 36 Weymouth Rd. Grt. Diamond Isl	Owner Name: Culver Stephen F &	Owner Address: 12 Arbor Ln	Phone: 207-767-9072
Business Name: n/a	Contractor Name: Maine Island Cottage	Contractor Address: 245 Warren Ave Eliot	Phone: (207) 439-3399
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: Build new 33' x 24' modular home.	Proposed Project Description: Build new 33' x 24' modular home.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/05/2004
Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently one large deck 11'x24' is being approved along with a side entrance and bulkhead.
- 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:** Tammy Munson **Approval Date:** 04/15/2004
Note: **Ok to Issue:**

Comments:

- 3/12/2004-tmm: Went over items w/builder - need stamped plans, framing of deck, ventilation of crawl spaces and foundation drainage. Put in hold bin.
- 4/15/2004-tmm: rec'd new plans - all items addressed except compliant stairs on bulkhead. Spoke w/designer and he will address and send info.
- 2/25/2004-kwd: Waiting for better site plan and subsurface application. Customer contacted. Kwd
- 2/25/2004-gg: left message with Stephen Culver for site plan and subsurface. /gg
- 2/27/2004-gg: Received new site plans & subsurface application. /gg forward permit to Karen. Gg
- 3/2/2004-kwd: subsurface permit not paid for. GG to contact customer. Kwd
- 3/9/2004-tmm: Spoke w/builder and notified him we would need stamped drawings on the panelized construction and the post and beam aspect of it.
- 3/10/2004-kwd: Subsurface paid for 3/10/2004; given to MJN for review. Kwd

Alex Ross – Civil/Structural Engineering

39 Brewster Street
Portsmouth, NH 03801
(603) 433-7560

Date: 3-18-03
Job No.: 03-055

DOCUMENT TRANSMITTAL

VIA:

Tammy Munson
City of Portland- Building Department
389 Congress Street- Room 315
Portland, ME 04101

DEAR SIR:

ATTACHED: SENT SEPARATELY:

COPIES PRINTS REPRODUCIBLES MICROFILM
APERTURE CARDS
EACH OF:
 DRAWINGS SPECIFICATIONS
 DOCUMENTS NOTES OF CONFERENCE

STATUS	PLEASE NOTE	SENT FOR YOUR		
<input type="checkbox"/> FINAL <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> NO COMMENT <input type="checkbox"/> SUGGESTIONS AS NOTED	<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS REVISED <input type="checkbox"/> UNACCEPTABLE	<input type="checkbox"/> REVISIONS <input type="checkbox"/> ADDITIONS <input type="checkbox"/> COMMENTS	<input type="checkbox"/> OMISSIONS <input type="checkbox"/> CORRECTIONS <input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> APPROVAL <input type="checkbox"/> USE <input type="checkbox"/> FILES <input type="checkbox"/> COMMENT <input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> CONCURRENCE
<p>RE: Culver Cottage – lot 47 Weymouth Way Great Diamond Island, Portland, ME Chart,Block,Lot: #083FA047</p> <p>Attached: Drawings: S1 & S2, dated 3/18/04 1 set- paper copy 11" x 17" 1 file disk- AutoCad 2004 file</p> <p>cc: Glenn Ruesswick – Island Cottage</p> <p>Thank you,</p> <p><i>Alex Ross</i></p> <p>Alex Ross</p>				

From: "Alex Ross" <alexross@comcast.net>
To: "Tammy Munson" <TMM@portlandmaine.gov>
Date: Thu, Apr 15, 2004 11:08 AM
Subject: Re: weymouth

Tammy,
Glenn has stated that the bulkhead unit will be 66-1/2" long by 55-1/4" wide, this of course will have 4' frost protection.
thanks
Alex

----- Original Message -----
From: "Tammy Munson" <TMM@portlandmaine.gov>
To: <alexross@comcast.net>
Sent: Thursday, April 15, 2004 9:05 AM
Subject: Re: weymouth

Can you give me the dimensions of the bulkhead unit they will be putting in so I can note it on the plans?

>>> "Alex Ross" <alexross@comcast.net> 04/15 8:45 AM >>>
Tammy/City of Portland Inspections
I just spoke with Glenn Ruesswick of Island Cottage, he is aware of the need of bulkhead stair compliance, and will assure that stairs will be built w/minimum 10" tread & max. 7-3/4" rise, with no more than a 4" opening on the risers.
Please let me know if any additional information is required.
thanks
Alex Ross, P.E.

----- Original Message -----
From: "Tammy Munson" <TMM@portlandmaine.gov>
To: <AlexROSS@comcast.net>
Sent: Thursday, April 15, 2004 8:33 AM
Subject: weymouth

Please reply w/bulkhead specs showing compliance w/ minimum 10" tread and max. 7 3/4" rise. Also, the risers are not allowed to have more than a 4" opening. Typically builders will leave the risers open on the bulkhead stairs and then have to add a strip of wood across each riser in order to reduce the opening. Thanks for all your work. Tammy

Alex Ross
Civil Engineer
39 Brewster Street
Portsmouth, NH 03801

603-433-7560
ALEXROSS@comcast.NET

April 12, 2004

Tammy Munson
City of Portland
Inspection Services – Room 315
389 Congress Street
Portland, ME 04101

Re: Culver Cottage – Lot 47 Weymouth Way
Great Diamond Island, Portland, ME
Chart, Block, Lot: #083FA047

Dear Tammy,

In response to your items of concern for the above referenced structure.

1. A filter fabric has been added to the foundation drain.
2. Diameter and spacing of anchor bolts has been added to the plan.
3. Lally columns size and spacing are shown and beam size and cross-section has been shown.
4. Structural roof ridge, 2nd floor support beam, and 1st floor support beam has been shown.
5. Roof rafter spacing and size has been shown.
6. Note 9 has been revised to state that all sleeping rooms must have egress windows.
7. A roof materials note has been added.
8. You have stated that safety glazing may be required in the window in the wall on the stair platform. I have reviewed BOCA 1999 section 2406.2, and I do not believe that safety glazing is required in this case. Section 2406.2 – 8 refers to guards and railing systems and does not apply. I have conferred with a Professional Architect licensed in Maine, Chairman of the BOCA National Building Code Board of Appeals for the City of Portsmouth, who has been practicing for 30 years, his interpretation of the code in this specific case agree with mine. Please review this issue to confirm the necessity of safety glazing in this area.
9. A heating system note has been added to the plan.
10. A guardrail detail has been added showing a 36" high rail.

Alex Ross
Civil Engineer
39 Brewster Street
Portsmouth, NH 03801

603-433-7560
ALEXROSS@comcast.NET

11. Smoke detector locations have been shown on earlier submitted plans, please let me know if you need an additional copy.
12. A Vermont Castings 35,000 BTU stove specification sheet has been attached to list vent clearances.
13. Bulkhead stairs are the only access to a non-occupiable crawl space. Due to the fact that this is a non-occupiable space, BOCA section 1014.6 tread and riser requirements need not apply.

If you have any questions, or require any additional information please contact me.

Sincerely,



Alex Ross, P.E.

① Structural Ridge - Same @ 1st flr level OK Stamped 4/15/04

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK stamped	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK Not shown	stamped
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))	OK	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)	Not shown	OK see note #9 5.7 SF in <u>ALL</u> bedrooms OK
Roof Covering (Chapter 9)	Not shown	— OK
Safety Glazing (Section 308)	— Need in stairs, bathroom?	
Attic Access (BOCA 1211.1)	N/A	
Draft Stopping around chimney	N/A	

②

③

④

⑤

Header Schedule	OK	
Type of Heating System	Not shown	
Stairs Number of Stairways 2 Interior 2 Exterior 0 Treads and Risers (Section 314) OK Width Not shown 3' Headroom shows 81"		
Guardrails and Handrails (Section 315)	Not shown - Height? Balluster Spacing?	
Smoke Detectors Location and type/Interconnected	Not shown	
Plan Reviewer Signature		

See Chimney Summary Checklist

Propane stove vent - Clearances to openings. - too close

Bulkhead stairs? dimensions? - need code compliant

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

36 Weymouth



Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716

FACSIMILE TRANSMISSION COVER SHEET

874-8706

TO: <u><i>Alan Russwick</i></u>	FROM: <u><i>Tommy Munson</i></u>
FAX NUMBER: <u><i>439 6635</i></u>	NUMBER OF PAGES, WITH COVER: <u><i>4</i></u>
TELEPHONE: _____	RE: _____
DATE: <u><i>3/24/04</i></u>	_____

Comments:

207-439-
6635
Fax #



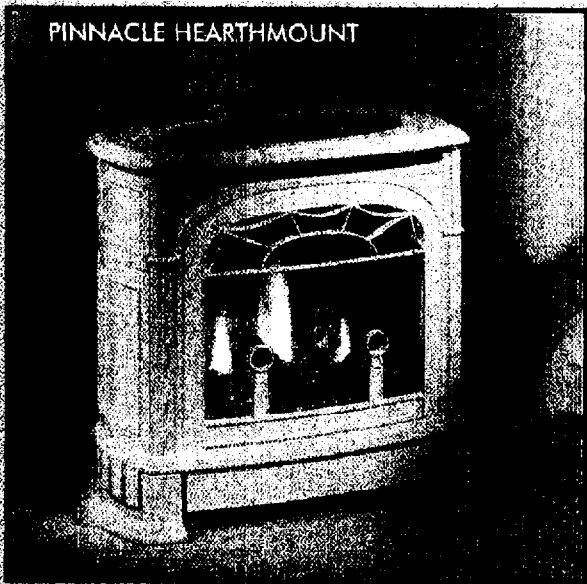
83F-A-47

36 Weymouth Rd

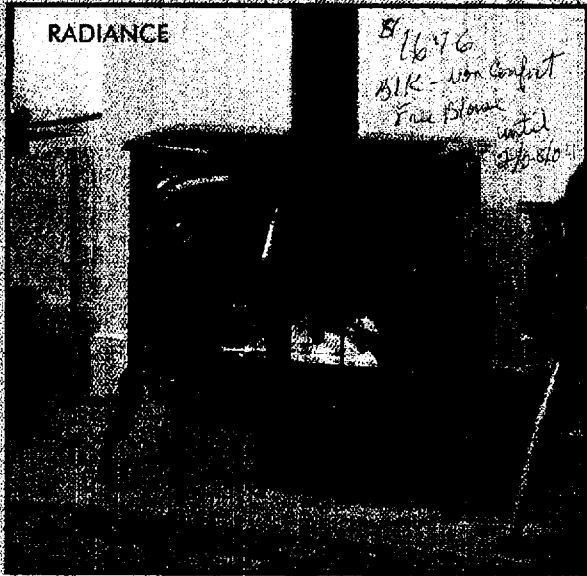
Permit # 04-0152

439-3399
Glen Ruesswick
or
Stephen Colver

Soil type/Presumptive Load Value (Table 401.4.1) <u>OK</u>		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL		
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
① Foundation Drainage Dampproofing (Section 406)	Need filter fabric over pipe	OK 4/15/04
② Ventilation (Section 409.1) Crawls Space ONLY	N/A	
③ Anchor Bolts/Straps (Section 403.1.4)	size? 1/2" diam. min.	OK 4/15/04
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3- 2x10's - Max span 8'-5" w/ 20"x20" footing 4- 2x12's - will span 11'-10" w/ 23"x23" footing	OK 4/15/04
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))		
Sill/Band Joist Type & Dimensions	shows - 2x6 d	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	OK stamped	
Second Floor Joist Species Dimensions and Spacing Table (503.3.1(1) & Table 503.3.2(1))	OK stamped	



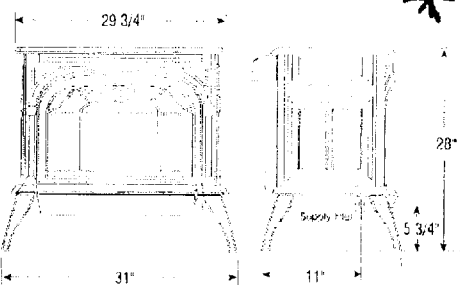
PINNACLE HEARTHMOUNT STANDARD FEATURES	PINNACLE HEARTHMOUNT OPTIONAL FEATURES
<ul style="list-style-type: none"> All cast iron construction, ceramic gloss front Direct vent model available BTU's: up to 21,000 LP & NG Insta-Flame Ceramic Burner Utilizes propane or natural gas Removable glass frame design for easy cleaning Standing pilot ignition, requires no electricity Can be installed in front of an existing fireplace and vented up the chimney, or directly back through an exterior wall 	<ul style="list-style-type: none"> Vermont Castings Comfort Control System on RFN/RFP direct vent models (complete with hand held remote and fan system) Variable speed, heat activated fan for RN/RP models Thermostat or remote control for RN/RP models Warming Shelves Available in: Classic Black, Porcelain enamel colors of sand and midnight black



RADIANCE STANDARD FEATURES	RADIANCE OPTIONAL FEATURES
<ul style="list-style-type: none"> All cast iron construction, ceramic front doors Operable front doors Direct vent and natural vent models available BTU's: up to 38,000 LP & NG Insta-Flame Ceramic Burner Utilizes propane or natural gas Standing pilot ignition, requires no electricity Can be vented through the wall or through the roof on direct vent models 	<ul style="list-style-type: none"> Vermont Castings Comfort Control System on RFN/RFP direct vent models (complete with hand held remote and fan system) Thermostat or remote control on RN/RP models Warming Shelves Variable speed, heat activated fan for RN/RP models Matching 6" enamel chimney connector for natural vent models Natural vent flue adaptor Available in: Classic Black, Porcelain enamel colors of red, green, moonlight blue and sand Screen front

SPECIFICATIONS

Radiance RDY40 / RNV40 Gas Stoves



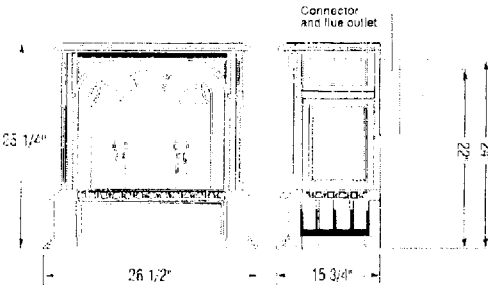
Specifications:
 BTU Input High: 35,000 LP/NG
 BTU Input Low: 27,000 LP/25,000 NG
 Efficiency Rating: 81.5% LP/ 82.7% NG
 Weight: 350lbs / Shp. 375 lbs.

Dimensions:
 Height: 28"
 Width: 31"
 Depth: 18 1/2"

Clearances:
 Back: 4"
 Sides: 6"

Classic Black and Porcelain enamel color choices: Red, Green, Sand and Moonlight Blue

Pinnacle PDY20 Gas Stove



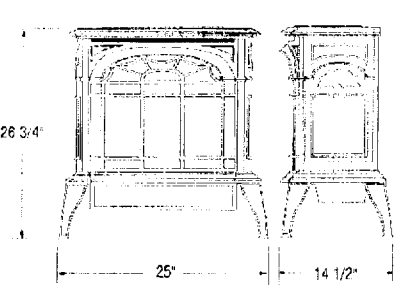
Specifications:
 BTU Input High: 21,000 LP & NG
 BTU Input Low: 16,500 LP/15,500 NG
 Efficiency Rating: 78% LP & 80% NG
 Weight: 200 lbs.

Dimensions:
 Height: 25 1/4"
 Width: 26 1/2"
 Depth: 15 3/4"

Clearances:
 Back: 2 1/2"
 Sides: 6"
 Corner: 2"

Classic Black and Porcelain enamel color choices: Sand and Midnight Black

Stardance SDV30 / SNV30 Gas Stoves



Specifications:
 BTU Input High: 28,000 LP & NG
 BTU Input Low: 21,500 LP/ 19,000 NG
 Efficiency Rating: 81% LP & NG
 Weight: 200 lbs.

Dimensions:
 Height: 26 3/4"
 Width: 25"
 Depth: 14 1/2"

Clearances:
 Back: 4"
 Sides: 6"

Classic Black and Porcelain enamel color choices: Red, Green, Sand, Moonlight Blue and Midnight Black

*Efficiency Rates based on steadystate testing, with fan on. Fans are optional on certain stoves.

Vermont Castings Radiance Direct Vent/Natural Vent Gas Heater

General Venting Information - Termination Location		
<p> V VENT TERMINATION X AIR SUPPLY INLET [Hatched Box] AREA WHERE TERMINAL IS NOT PERMITTED </p>		
CFM145a		
	Canadian Installations ¹	US Installations ²
A = Clearance above grade, veranda, porch, deck, or balcony	12" (30cm)	12" (30cm)
B = Clearance to window or door that may be opened	6" (15cm) for appliances < 10,000 Btuh (3kW), 12" (30cm) for appliances > 10,000 Btuh (3kW) and < 100,000 Btuh (30kW), 36" (91cm) for appliances > 100,000 Btuh (30kW)	6" (15cm) for appliances < 10,000 Btuh (3kW), 9" (23cm) for appliances > 10,000 Btuh (3kW) and < 50,000 Btuh (15kW), 12" (30cm) for appliances > 50,000 Btuh (15kW)
C = Clearance to permanently closed window	12" (305mm) recommended to prevent window condensation	12" (305mm) recommended to prevent window condensation
D = Vertical clearance to ventilated soffit located above the terminal within a horizontal distance of 2 feet (610mm) from the center line of the terminal	18" (458mm)	18" (458mm)
E = Clearance to unventilated soffit	12" (305mm)	12" (305mm)
F = Clearance to outside corner	see next page	see next page
G = Clearance to inside corner (see next page)	see next page	see next page
H = Clearance to each inside of center line extended above meter/regulator assembly	3' (91cm) within a height of 15' above the meter/regulator assembly	3' (91cm) within a height of 15' above the meter/regulator assy
I = Clearance to service regulator vent outlet	3' (91cm)	3' (91cm)
J = Clearance to nonmechanical air supply inlet to building or the combustion air inlet to any other appliances	6" (15cm) for appliances < 10,000 Btuh (3kW), 12" (30cm) for appliances > 10,000 Btuh (3kW) and < 100,000 Btuh (30kW), 36" (91cm) for appliances > 100,000 Btuh (30kW)	6" (15cm) for appliances < 10,000 Btuh (3kW), 9" (23cm) for appliances > 10,000 Btuh (3kW) and < 50,000 Btuh (15kW), 12" (30cm) for appliances > 50,000 Btuh (15kW)
K = Clearance to a mechanical air supply inlet	6" (1.83m)	3' (91cm) above if within 10' (3m) horizontally
L = Clearance above paved sidewalk or paved driveway located on public property	7' (2.13m)†	7' (2.13m)†
M = Clearance under veranda, porch, deck or balcony	12" (30cm)c	12" (30cm)†
N = Clearance above a roof shall extend a minimum of 24" (610mm) above the highest point when it passes through the roof surface, and any other obstruction within a horizontal distance of 18" (450mm).		
<p> ¹ In accordance with the current CSA-B149 Installation Codes ² In accordance with the current ANSI Z223.1/NFPA 54 National Fuel Gas Codes † A vent shall not terminate directly above a sidewalk or paved driveway which is located between two single family dwellings and serves both dwellings ‡ only permitted if veranda, porch, deck or balcony is fully open on a minimum 2 sides beneath the floor. NOTE: 1. Local codes or regulations may require different clearances. 2. The special venting system used on Vermont Castings Direct Vent Stoves are certified as part of the appliance, with clearances tested and approved by the listing agency. </p>		

Vermont Castings Radiance Direct Vent /Natural Vent Gas Heater

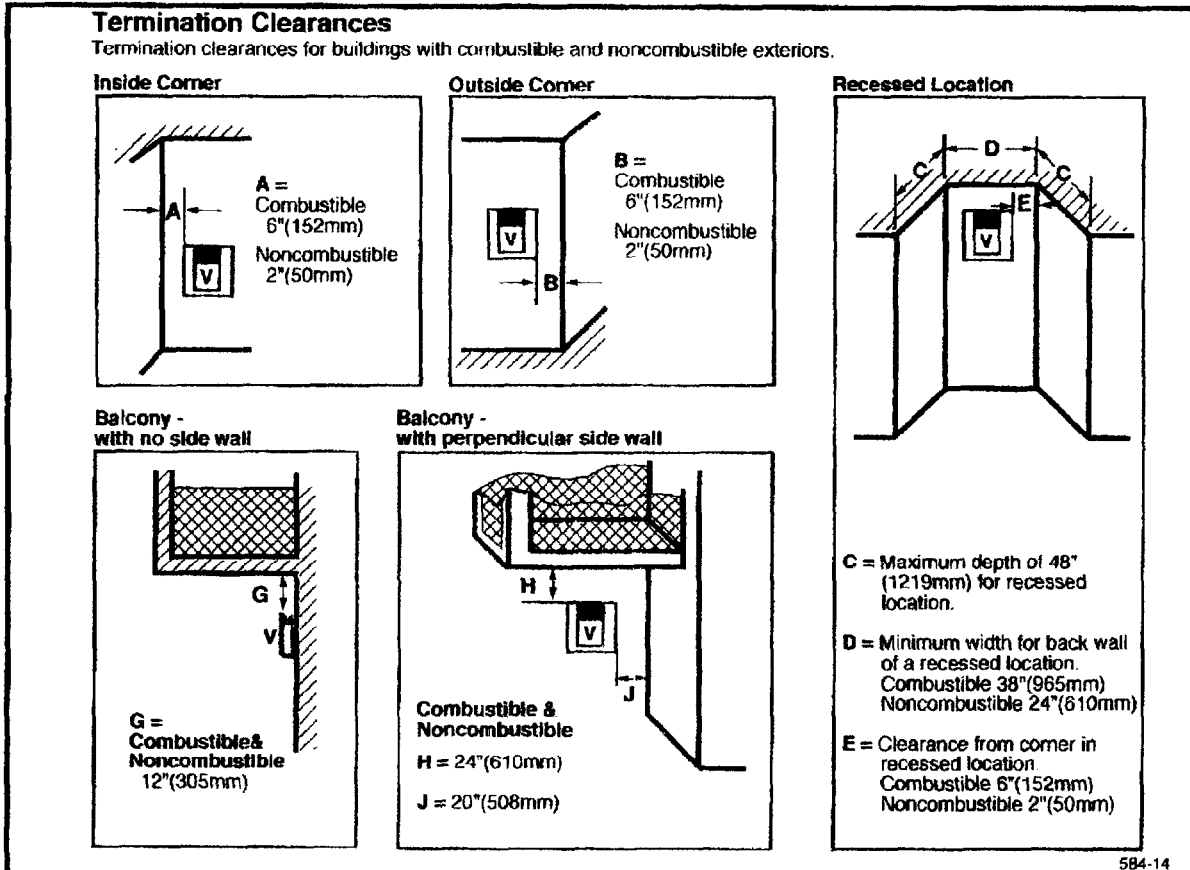


Fig. 10 Termination clearances.

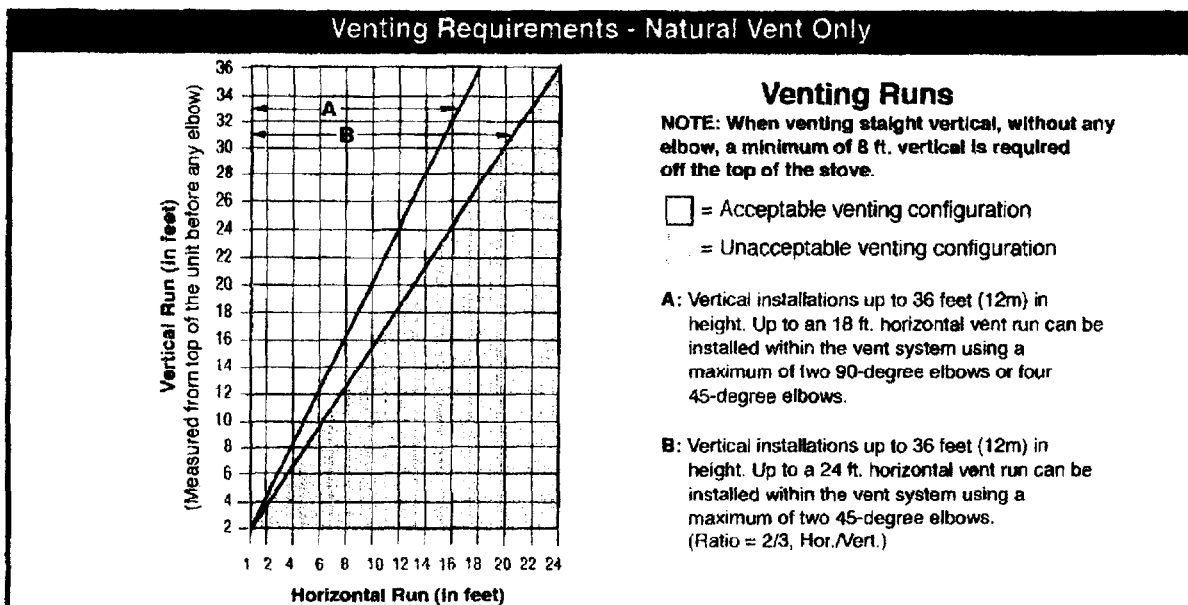


Fig. 11 Vent termination window - Natural Vent ONLY.

NOTE: When using the FSDHAG, the restrictor

Alex Ross

Civil & Structural Engineering Services

39 Brewster Street
Portsmouth, New Hampshire 03801
(603) 433-7560
alexross@comcast.net

FACSIMILE SHEET

Date: 4/12/04 Please deliver the following pages to:

Company name: City of Portland, Inspection Servies

Attention: Tammy Munson

Fax number called: 1-207-874-8716

From: ALEX ROSS

Re:
Culver Cottage – Lot 47 Weymouth Way
Great Diamond Island, Portland, ME
Chart, Block, Lot: #083FA047

Please review attached letter, revised drawings have been sent in the mail.

Thanks
Alex

There is/are 3 page(s) included in this fax, counting this page. If any of the pages are not received please contact us as soon as possible at (603) 433-7560.

Alex Ross
Civil Engineer
39 Brewster Street
Portsmouth, NH 03801

603-433-7560
ALEXROSS@comcast.NET

April 12, 2004

Tammy Munson
City of Portland
Inspection Services – Room 315
389 Congress Street
Portland, ME 04101

Re: Culver Cottage – Lot 47 Weymouth Way
Great Diamond Island, Portland, ME
Chart, Block, Lot: #083FA047

Dear Tammy,

In response to your items of concern for the above referenced structure.

1. A filter fabric has been added to the foundation drain.
2. Diameter and spacing of anchor bolts has been added to the plan.
3. Lally columns size and spacing are shown and beam size and cross-section has been shown.
4. Structural roof ridge, 2nd floor support beam, and 1st floor support beam has been shown.
5. Roof rafter spacing and size has been shown.
6. Note 9 has been revised to state that all sleeping rooms must have egress windows.
7. A roof materials note has been added.
8. You have stated that safety glazing may be required in the window in the wall on the stair platform. I have reviewed BOCA 1999 section 2406.2, and I do not believe that safety glazing is required in this case. Section 2406.2 – 8 refers to guards and railing systems and does not apply. I have conferred with a Professional Architect licensed in Maine, Chairman of the BOCA National Building Code Board of Appeals for the City of Portsmouth, who has been practicing for 30 years, his interpretation of the code in this specific case agree with mine. Please review this issue to confirm the necessity of safety glazing in this area.
9. A heating system note has been added to the plan.
10. A guardrail detail has been added showing a 36" high rail.

Alex Ross
Civil Engineer
39 Brewster Street
Portsmouth, NH 03801

603-433-7560
ALEXROSS@comcast.NET

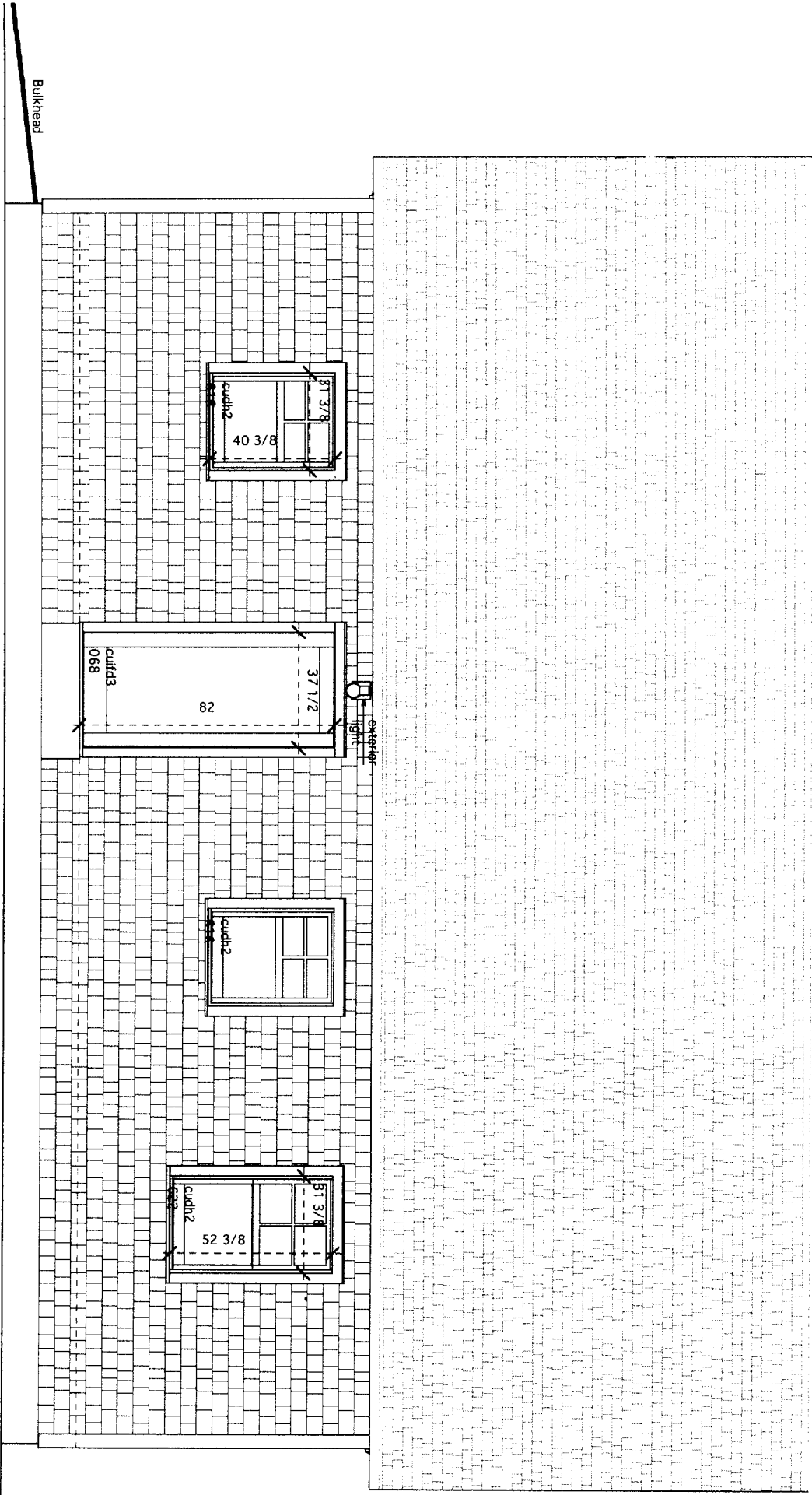
11. Smoke detector locations have been shown on earlier submitted plans, please let me know if you need an additional copy.
12. A Vermont Castings 35,000 BTU stove specification sheet has been attached to list vent clearances.
13. Bulkhead stairs are the only access to a non-occupiable crawl space. Due to the fact that this is a non-occupiable space, BOCA section 1014.6 tread and riser requirements need not apply.

If you have any questions, or require any additional information please contact me.

Sincerely,

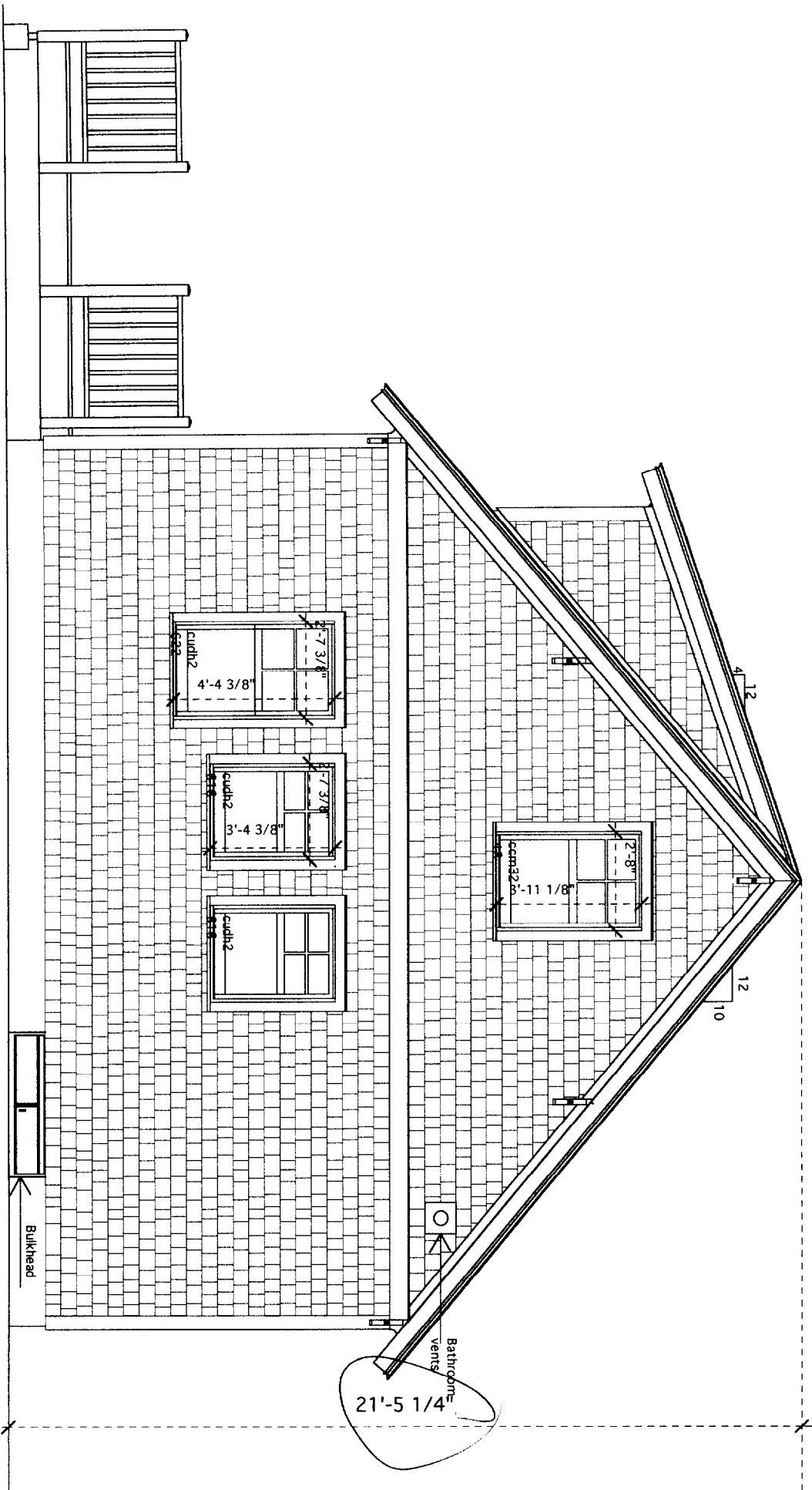


Alex Ross, P.E.



South Elevation
 1/4" = 1'-0"

Culver Cottage/Lot 47/Weymouth Way
 Great Diamond Island/Portland Maine
 2/13/04/Island Cottage Inc.



West Elevation
 1/4" = 1'-0"

Culver Cottage/Lot 47/Weymouth Way
 Great Diamond Island/Portland Maine
 2/13/04/Island Cottage Inc.

21'-5 1/4"

Bathroom
 Vents

Bulkhead

2'-7 3/8"
 4'-4 3/8"
 Curbh2

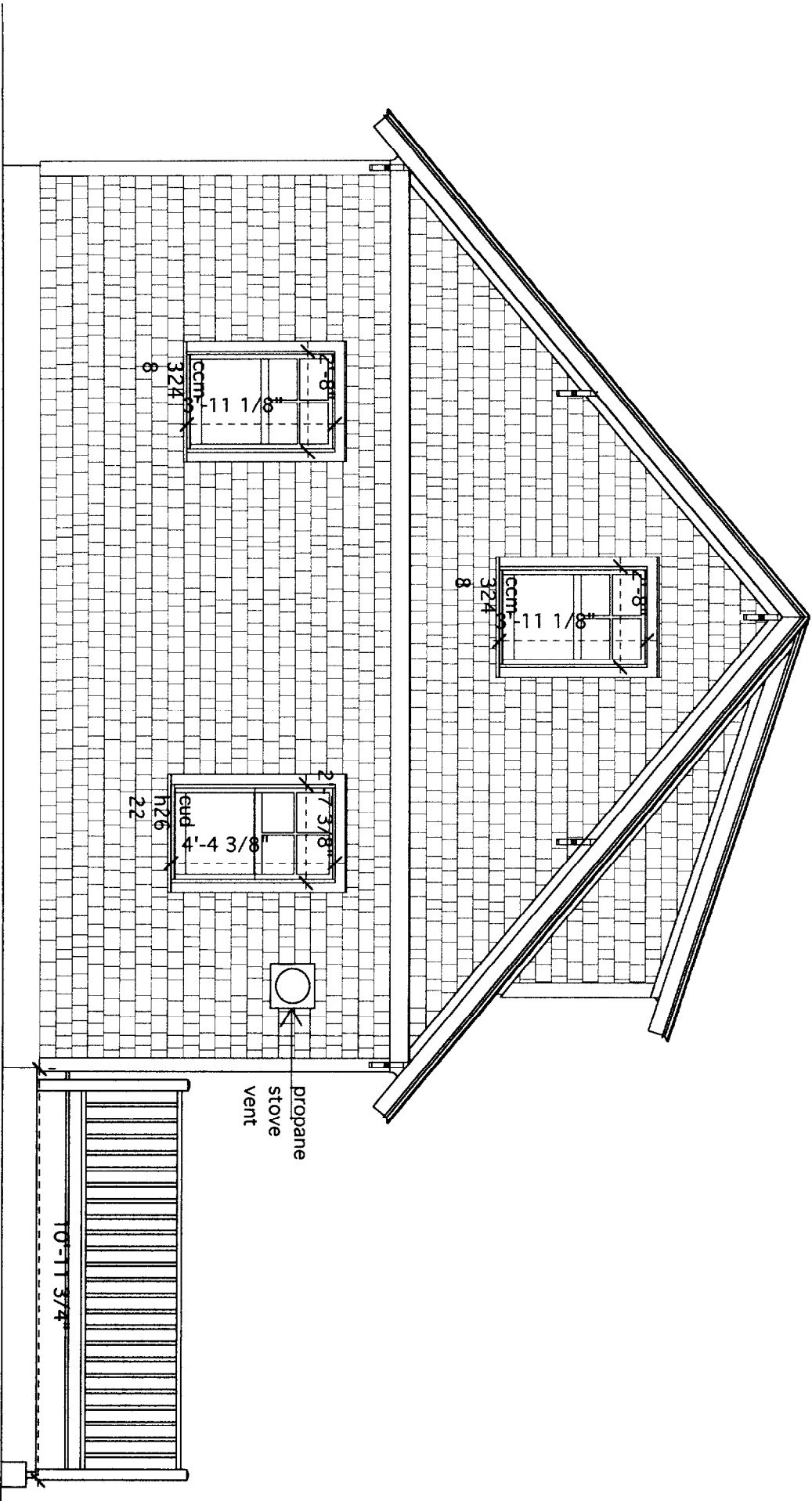
2'-7 3/8"
 3'-4 3/8"
 Curbh2

2'-7 3/8"
 Curbh2

2'-8"
 8'-11 1/8"
 Curbh2

4'-12"

12"
 10"



East Elevation
 1/4" = 1'-0"

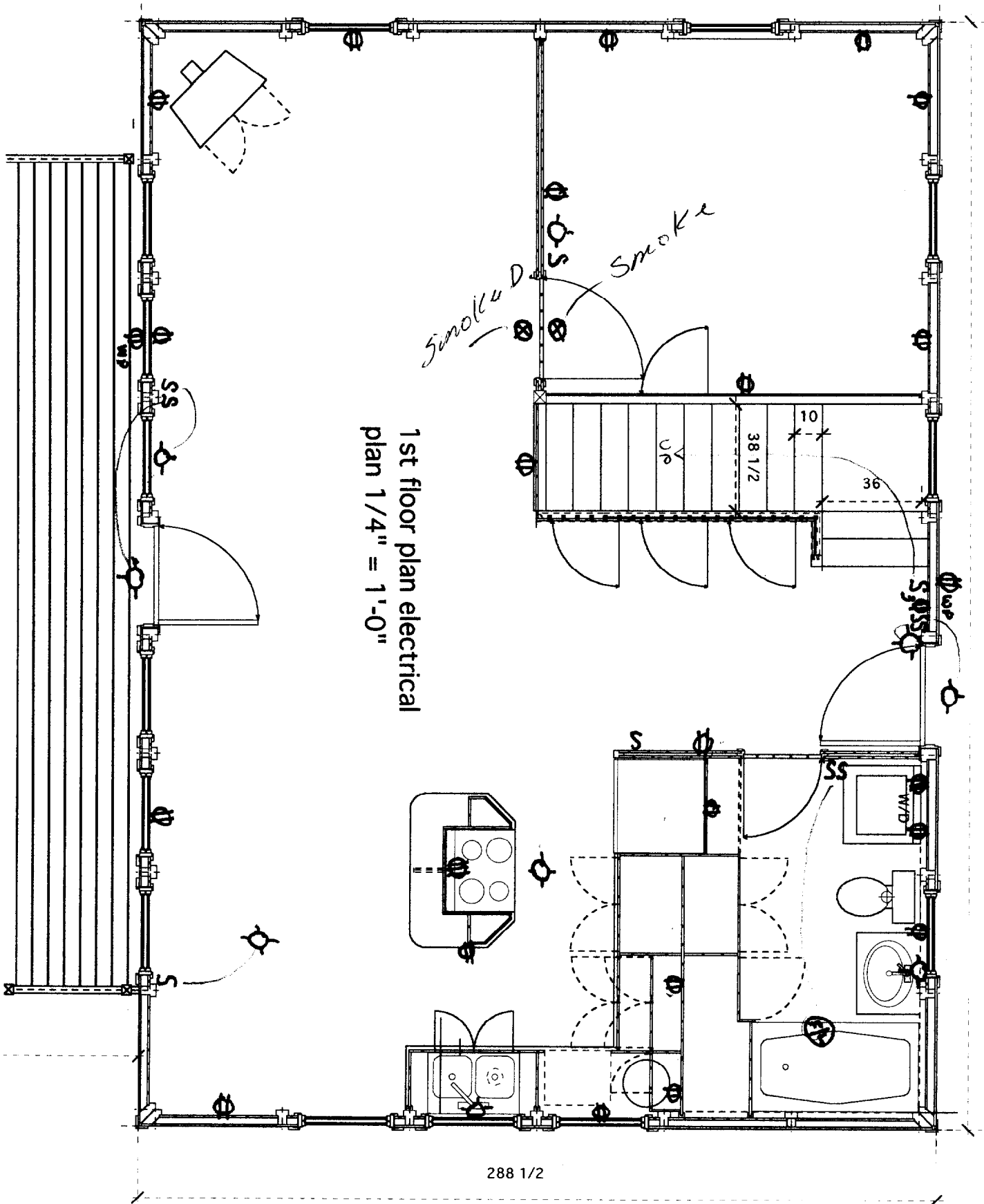
Culver Cottage/Lot 47/Weymouth Way
 Great Diamond Island/Portland Maine
 2/13/04/Island Cottage Inc.



North Elevation
 1/4" = 1'-0"

Culver Cottage/Lot 47/Weymouth Way
 Great Diamond Island/Portland Maine
 2/13/04/Island Cottage Inc.

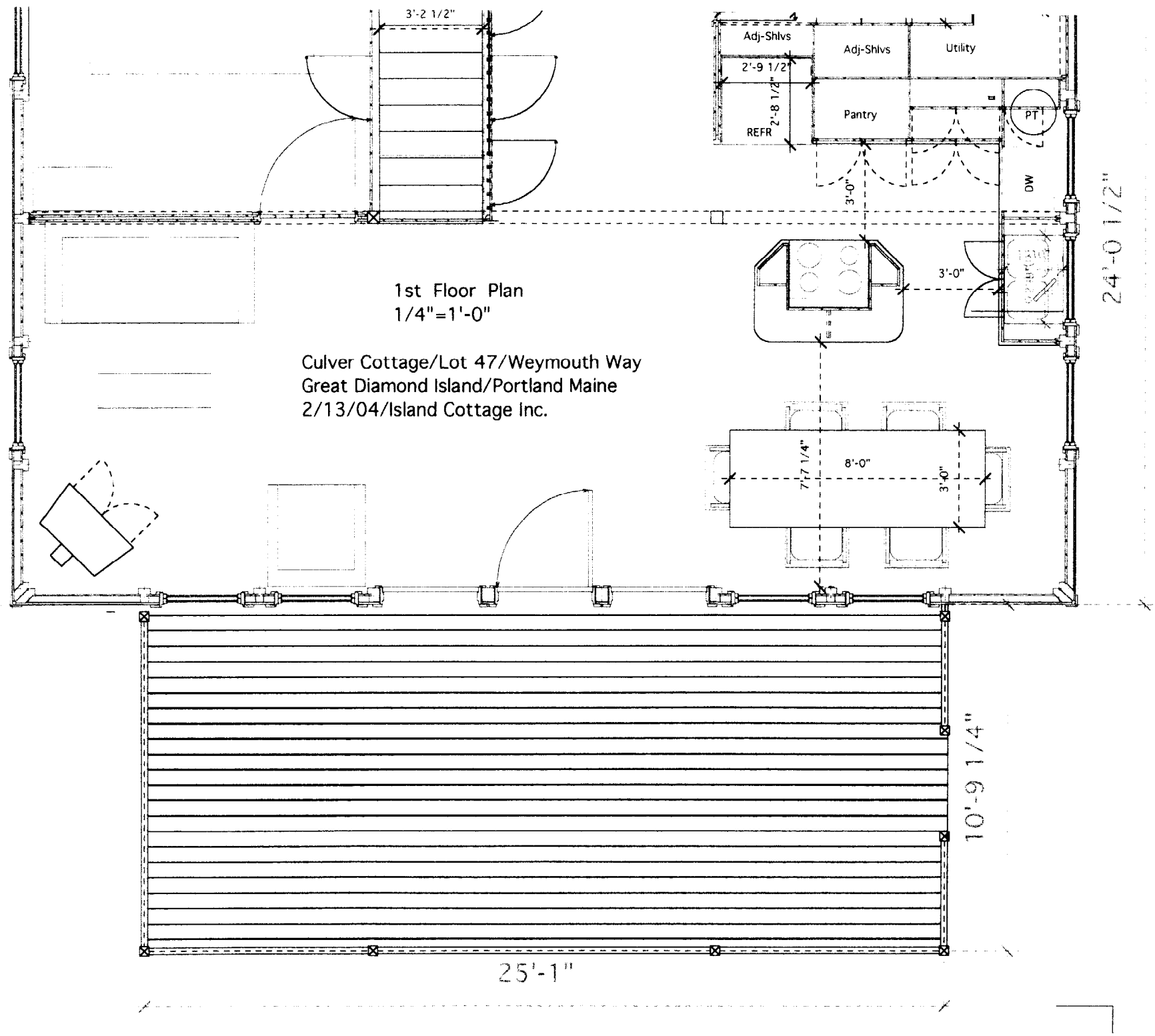
Bulkhead

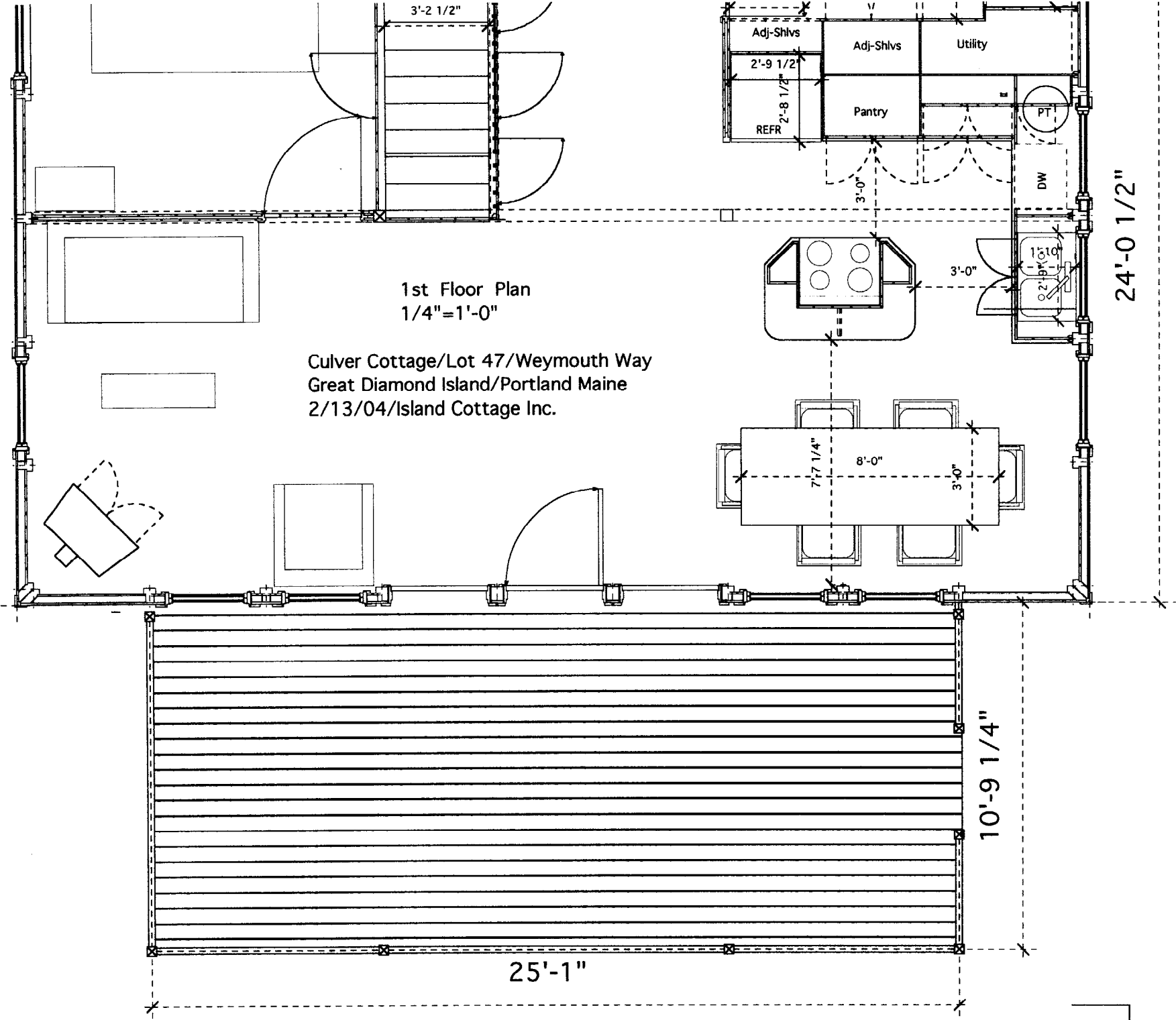


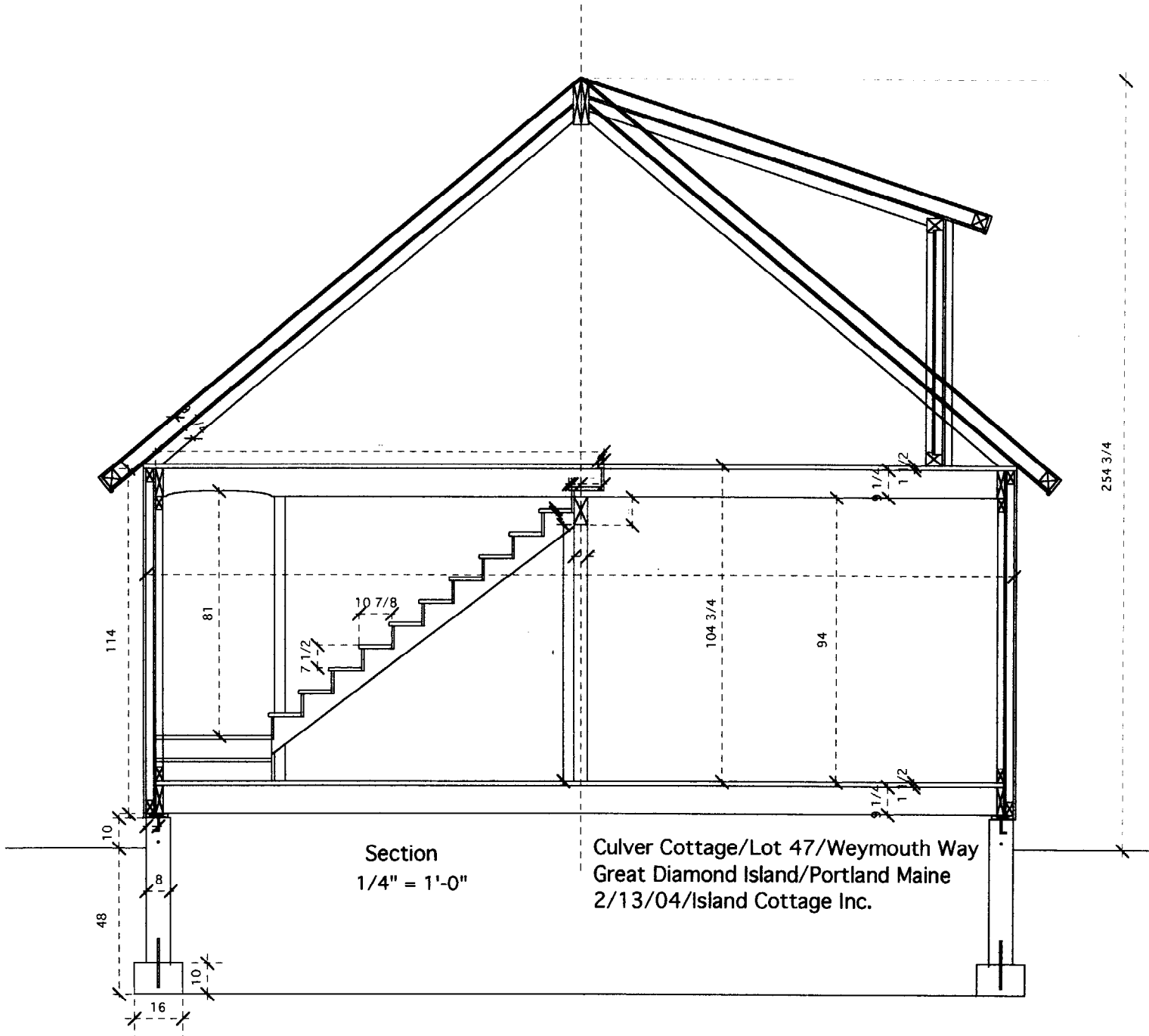
1st floor plan electrical
 plan 1/4" = 1'-0"

288 1/2

399 1/2

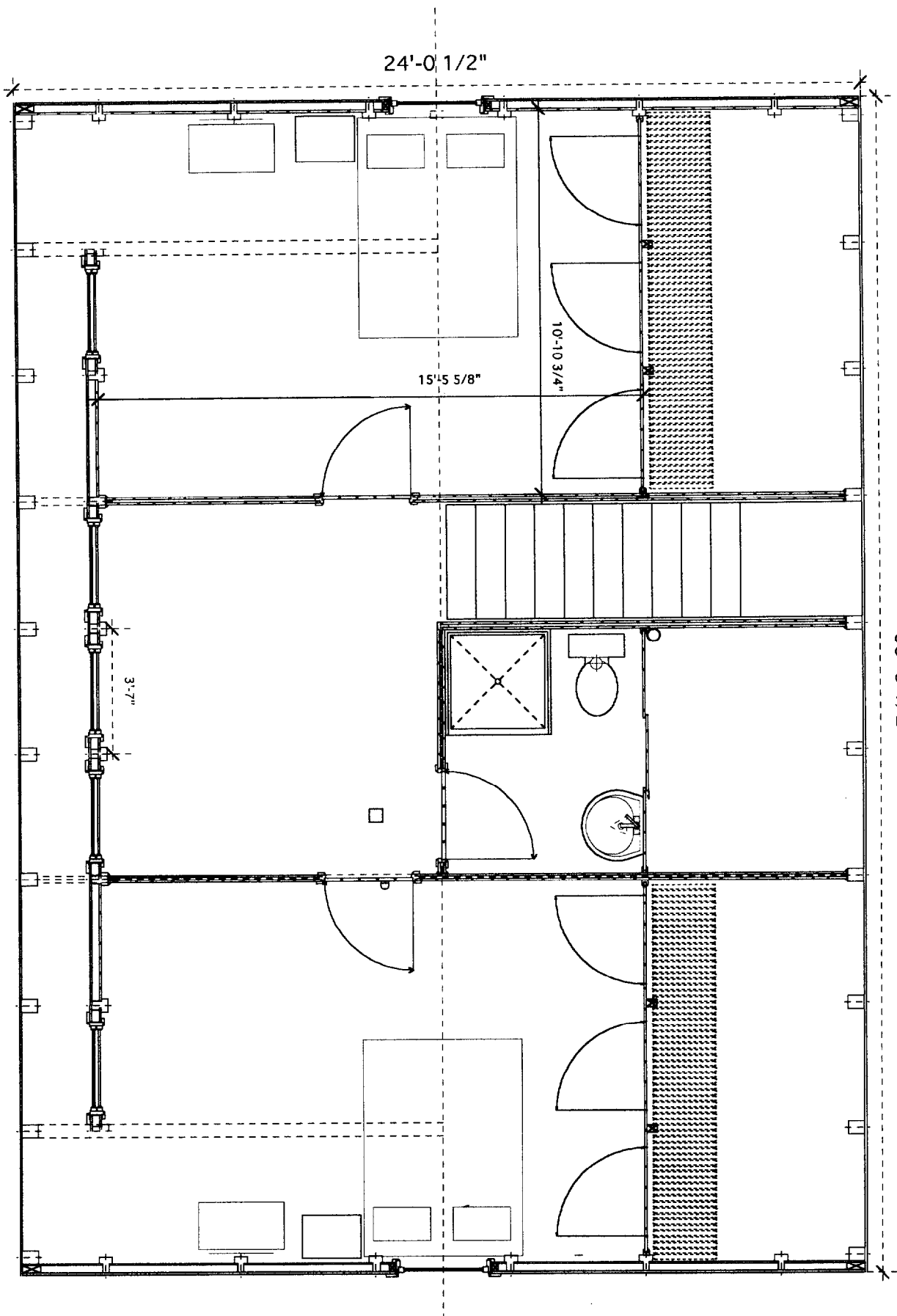




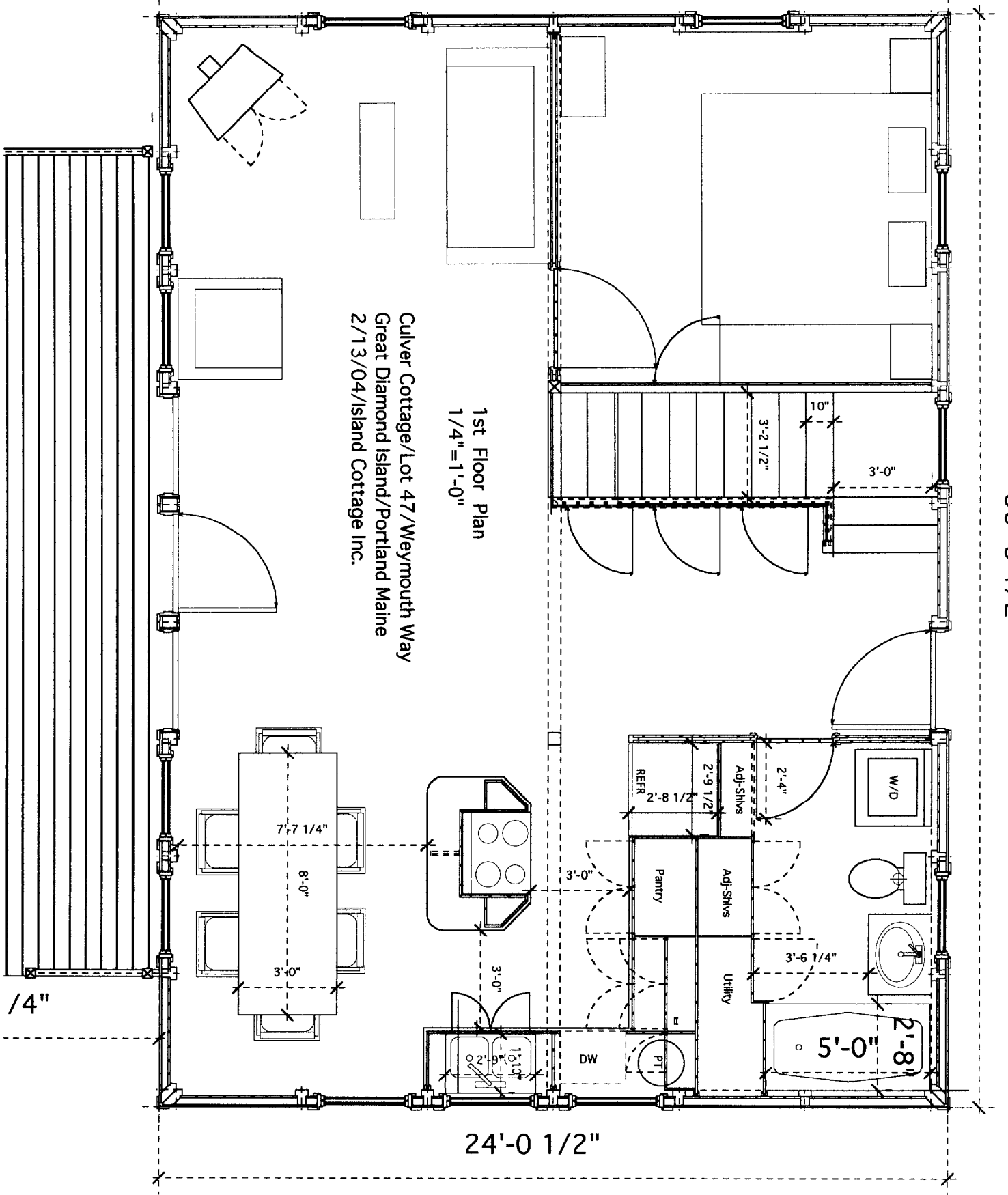


Section
1/4" = 1'-0"

Culver Cottage/Lot 47/Weymouth Way
Great Diamond Island/Portland Maine
2/13/04/Island Cottage Inc.



Culver Cottage/Lot 47/Weymouth Way
Great Diamond Island/Portland Maine
2/13/04/Island Cottage Inc.



Culver Cottage/Lot 47/Weymouth Way
 Great Diamond Island/Portland Maine
 2/13/04/Island Cottage Inc.

1st Floor Plan
 1/4" = 1'-0"

33'-3 1/2"

24'-0 1/2"

1/4"

7'-7 1/4"

8'-0"

3'-0"

3'-0"

15'-0"

2'-9"

DW

PT

Utility

Adj-Shivs

Pantry

REFR

2'-8 1/2"

2'-9 1/2"

Adj-Shivs

2'-4"

W/D

5'-0"

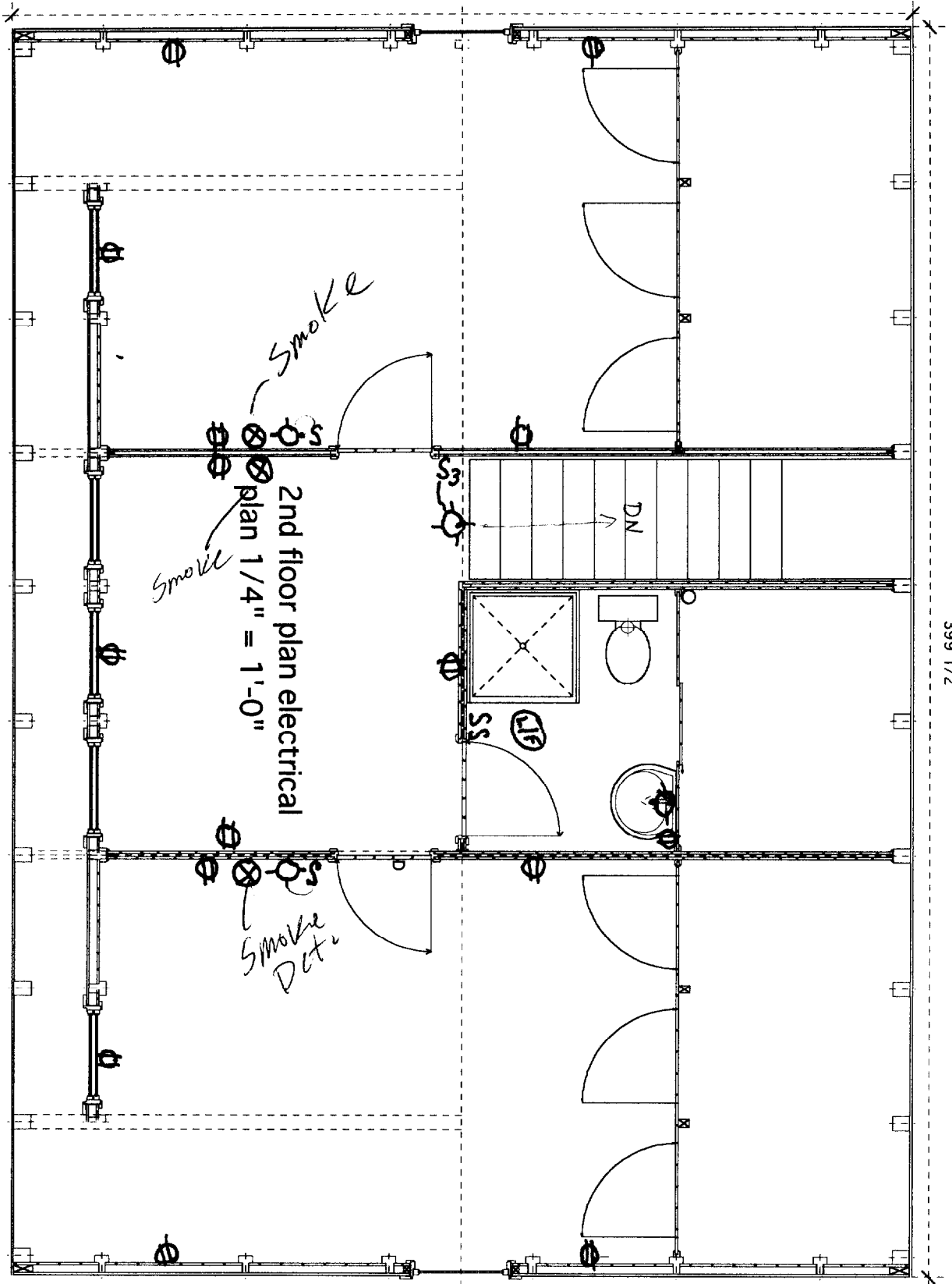
2'-8"

10"

3'-2 1/2"

3'-0"

288 1/2



399 1/2

Smoke
Smoke
Smoke Det.
2nd floor plan electrical
plan 1/4" = 1'-0"

To: The City of Portland Building Inspector

From: Stephen Culver

Subject: Building permit

Attached please find my application for a building permit for a cottage in Diamond Cove on Great Diamond Island. In addition to all the required material, I have enclosed a copy of the letter from the Design review Board giving us final approval. We obtained final approval quickly because of the relatively small scope of the project and our willingness to address their concerns.

The house is a post and beam structure that will be built in panels in Eliot Maine and then transported to the site where it will be erected.

I have enclosed a check for \$ 1932.00 which includes \$300 site plan review fee, and the fee for the building broken down as follows:

Building and foundation + 179,000

First \$ 1000	\$ 30
Next \$ 178,000	\$ 1602
Site plan fee	\$ 300

Total \$ 1932
 2007

If you have any questions, my work number is 885-3159 and home number is 767-9072.

Sincerely,



Stephen Culver

Prmt Text93 12498 Constr Type New Num1 4

Permit Nbr 04-0152 Location of Construction 36 Weymouth Rd. Grt. Diamond I Appl. Date
 Status Hold Permit Type Single Family Issue Date
 CBL 083F A047001 District Nbr 1 Estimated Cost \$179.00 Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
<input type="text"/> 03/12/2004 <input type="text"/>	Went over items w/builder - need stamped plans, framing of deck, ventilation of crawl spaces foundation drainage. Put in hold bin.	<input type="text"/> tmm <input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/> 03/10/2004 <input type="text"/>	Subsurface paid for 3/10/2004; given to MJN for review. Kwd	<input type="text"/> kwd <input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/> 03/09/2004 <input type="text"/>	Spoke w/builder and notified him we would need stamped drawings on the panelized construction the post and beam aspect of it.	<input type="text"/> tmm <input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/> 03/02/2004 <input type="text"/>	subsurface permit not paid for. GG to contact customer. Kwd	<input type="text"/> kwd <input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/> 02/27/2004 <input type="text"/>	Received new site plans & subsurface application. /gg forward permit to Karen. Gg	<input type="text"/> gg <input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/> 02/25/2004 <input type="text"/>	left message with Stephen Culver for site plan and subsurface. /gg	<input type="text"/> gg <input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/> 02/25/2004 <input type="text"/>	Waiting for better site plan and subsurface application. Customer contacted. Kwd	<input type="text"/> kwd <input type="text"/>	<input type="text"/>	<input type="text"/>

CreatedBy gg CreateDate 02/24/2004 ModBy tmm ModDate 03/12/2004

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0152	Date Applied For: 02/24/2004	CBL: 083F A047001
-----------------------	---------------------------------	----------------------

Location of Construction: 36 Weymouth Rd - Grt Diamond	Owner Name: Culver Stephen F &	Owner Address: 12 Arbor Ln	Phone: 207-767-9072
Business Name: n/a	Contractor Name: Maine Island Cottage	Contractor Address: 245 Warren Ave Eliot	Phone: (207) 439-3399
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: Build new 33' x 24' modular home.	Proposed Project #: Build ar home.
---	--

Dept: Zoning	Status: Approved	Approval Date: 03/05/2004
Note:		Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Separate permits shall be required for future construction approved along with a side entrance and bulkhead approval.</p> <p>2) This property shall remain a single family dwelling approval.</p> <p>3) This permit is being approved on the basis of plans that work.</p>		

Dept: Building	Status: Pending	Approval Date:
Note:		Ok to Issue: <input type="checkbox"/>

Panelized?
083F-A-047
④ Girder
③ Filter fabric
No Framing plans for deck
① Slab in basement?

Comments:
 2/25/04-kwd: Waiting for better site plan and subsurface application. Customer contacted. Kwd
 2/25/04-gg: left message with Stephen Culver for site plan and subsurface. /gg
 2/27/04-gg: Received new site plans & subsurface application. /gg forward permit to Karen. Gg
 3/2/04-kwd: subsurface permit not paid for. GG to contact customer. Kwd

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

2004-0022
Application I. D. Number
2/20/2004
Application Date
95 Cove Side Dr.
Project Name/Description

Culver Stephen F &
Applicant
12 Arbor Ln , Cape Elizabeth , ME 04107
Applicant's Mailing Address

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

95 - 95 Cove Side Dr, Portland, Maine
Address of Proposed Site
083F A047001
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) _____

1456 sq. Ft. **91690 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **2/20/2004**

Insp Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

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

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

WARRANTY DEED

THE LYME TIMBER COMPANY, a New Hampshire limited partnership with a place of business in Lyme, New Hampshire and a mailing address of P.O. Box 266, Lyme, New Hampshire 03768 (the "Grantor"), for consideration paid, grants to **STEPHEN F. CULVER** and **HOLLY J. CULVER**, with a mailing address of **12 Arbor Lane, Cape Elizabeth, ME 04107**(the "Grantee") with Warranty Covenants, as joint tenants with right of survivorship, certain real estate situated on Great Diamond Island in Portland, Cumberland County, Maine, more particularly described as follows:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine and being **Lot No. 47** as shown on **Sheet 3** of a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 9, 1991, and recorded in the Cumberland County registry of Deeds in Plan Book 191, Pages 143 through 145, as amended by plan dated December 15, 1998 and recorded in said registry of deeds at Plan Book 198, Pages 389 and 390 (the "Plan"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

The above described premises are conveyed together with and subject to the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 17, 1993, and recorded in said Registry of Deeds in Book 11277, Page 322, including Exhibit A thereto, as amended by First Supplement to Amended and Restated General Declaration of Covenants and Restrictions by McKinley Partners Limited Partnership, dated February 25, 1994 and recorded in said Registry of Deeds in Book 11307, Page 200, and as amended by the Amended and Corrected Second Supplement to Amended and Restated General Declaration of Covenants and Restrictions dated August 27, 1999 and recorded in the Cumberland County Registry of Deeds at Book 15011, Page 87 (the "Second Supplement"); and as amended by the Third Supplement To Amended And Restated General Declaration Of Covenants And Restrictions, dated February 5, 2001, and recorded in the Cumberland County Registry of Deeds in Book 16009, Page 317 (the "Third Supplement"); and as amended by the Fourth Supplement To Amended and Restated General Declaration Of Covenants and Restrictions dated July 26, 2002 and recorded in said Registry in Book 17985, Page 251; and as amended by Amendment to Amended and Restated General Declaration of Covenants and Restrictions (regarding a change of Lot 44, Phase II, from a residential to a commercial lot) dated July 26, 2002 and recorded in said Registry in Book 17897, Page 347 (all of the foregoing, the "Declaration").

Subject to the following restrictive covenant: all residences erected on the conveyed premises shall contain at least 1,400 square feet of living area as defined in the Declaration.

The above described premises are further conveyed subject to all other matters of record, including easements depicted on the Plan.

MAINE REAL ESTATE TAX PAID

Particular reference is made to the terms and conditions of State of Maine Department of Environmental Protection Orders dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112; dated December 9, 1987 and recorded in said Registry of Deeds in Book 8848, Page 314; dated May 10, 1989 and recorded in said Registry of Deeds in Book 8772, Page 161, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book 8902, Page 118; dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155; dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292; dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287; dated January 31, 1994 and recorded in said Registry of Deeds in Book 11280, Page 312; dated March 28, 1994 and recorded in said Registry of Deeds in Book 11385, Page 5; dated June 4, 1997, and recorded in said Registry of Deeds in Book 13131, Page 332; dated March 26, 1999, and recorded in said Registry of Deeds at Book 14686, Page 280; dated September 3, 1999 and recorded in said Registry of Deeds at Book 15044, Page 282; dated May 17, 2001 and recorded in said Registry of Deeds at Book 16401, Page 256; dated May 17, 2001 and recorded in said Registry of Deeds at Book 16401, Page 270; dated June 11, 2001 and recorded in said Registry of Deeds at Book 16459, Page 343; dated June 11, 2001 and recorded in said Registry of Deeds at Book 16470, Page 341; dated June 4, 2001 and recorded in said Registry of Deeds at Book 16459, Page 349; and dated June 15, 2001 and recorded in said Registry of Deeds at Book 16536, Page 258.

Being a portion of the premises conveyed to McKinley Partners Limited Partnership by deed of Diamond Cove Associates dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 237.

Further reference is made to an Assignment of Declarant Rights from Diamond Cove Associates to McKinley Partners Limited Partnership, dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 247.

IN WITNESS WHEREOF, Woodland Management Associates, LLC, general partner of The Lyme Timber Company has caused this instrument to be executed by Roy Van Vleck, its member.

THE LYME TIMBER COMPANY,
By Woodland Management Associates, LLC,
Its General Partner

S. J. ...
Witness

By: Roy Van Vleck
Roy Van Vleck,
Its Member

STATE OF NEW HAMPSHIRE
GRAFTON, ss.

June 18, 2003

Then personally appeared before me the above-named, Roy Van Vleck, Member of Woodland Associates, LLC, general partner of The Lyme Timber Company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said The Lyme Timber Company.

Before me,

Faith K. Pushee

Notary Public

Print name:

FAITH K. PUSHEE
Notary Public - New Hampshire
My Commission Expires December 20, 2005

SEAL

Received
Recorded Register of Deeds
Jun 26/2003 12:33:22P
Cumberland County
John B. O'Brien

Design Review Committee
Diamond Cove
Great Diamond Island, Maine 04109

January 30, 2004

Steve and Holly Culver
12 Arbor Lane
Cape Elizabeth, Maine

Dear Steve and Holly,

The Final Application for your new home on Lot 47 was reviewed last evening with great interest and enthusiasm. The committee unanimously approved the application pending clarification of a few details.

The four items of concern were addressed in a phone conversation this morning between Bonnie and Steve. The committee now understands that the propane tank will be buried in the location noted on the site plan and that the exterior shingles will not have any stain or preservative. Steve will make sure that the rake, eave trim and brackets shown on the elevations but not on the wall cross section will be included.

The last item of concern was tree removal. Sandy Fitch and Bonnie walked the property this morning and noted several tagged pines that should not be removed. Steve agreed that the healthy pines on the northwest side of the house and on the slope down the hill to the lower road will remain but may be trimmed. The large pine off the northeast corner of the deck would remain but may be trimmed. It was agreed that any dead trees could be removed but that on the down slope of the hill that the stumps should remain to help prevent erosion. The large trees near the septic field and the end of the driveway could be removed if needed since they will be in an area where the equipment needs to be able to maneuver.

We wish you well with the next phase of your project and hope to see you enjoying the view from your porch this summer. We also want to thank you for being so open and cooperative during the process and making this application one of the quickest for us to review.

Please remember that the Design Review approval does not preclude you from having to obtain all other necessary permits and approvals for building in the city of Portland. Let us know when you receive your building permit and are ready to begin construction. Your contractor will need to receive a copy of the Contractor Guidelines and the Contractor Agreement will need to be signed. Sterling Davis, the Diamond Cove site manager or our committee can help you with the documents.

Please feel free to contact the committee if you have any questions or need any assistance.

Sincerely,
Design Review Committee

Bonnie Dietz, chairperson
Sandy Fitch, Scott Teas, Ed Stein, Tim Burris, Sandy Millay, committee members
Margaret Holbrook, Jim Millay, alternate members
Jennifer Burns, non-voting Audubon member

GENERAL NOTES:

- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND ALL UTILITY COMPANIES' STANDARDS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, OR AS OTHERWISE REQUIRED BY MAINE STATE LAW.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- NO BLASTING WILL BE ALLOWED WITHIN 500 FT. OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNLESS WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
- CONDUIT SHALL BE USED FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANY REQUIREMENTS.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, MARCH 1991" AND AS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

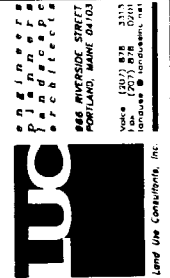
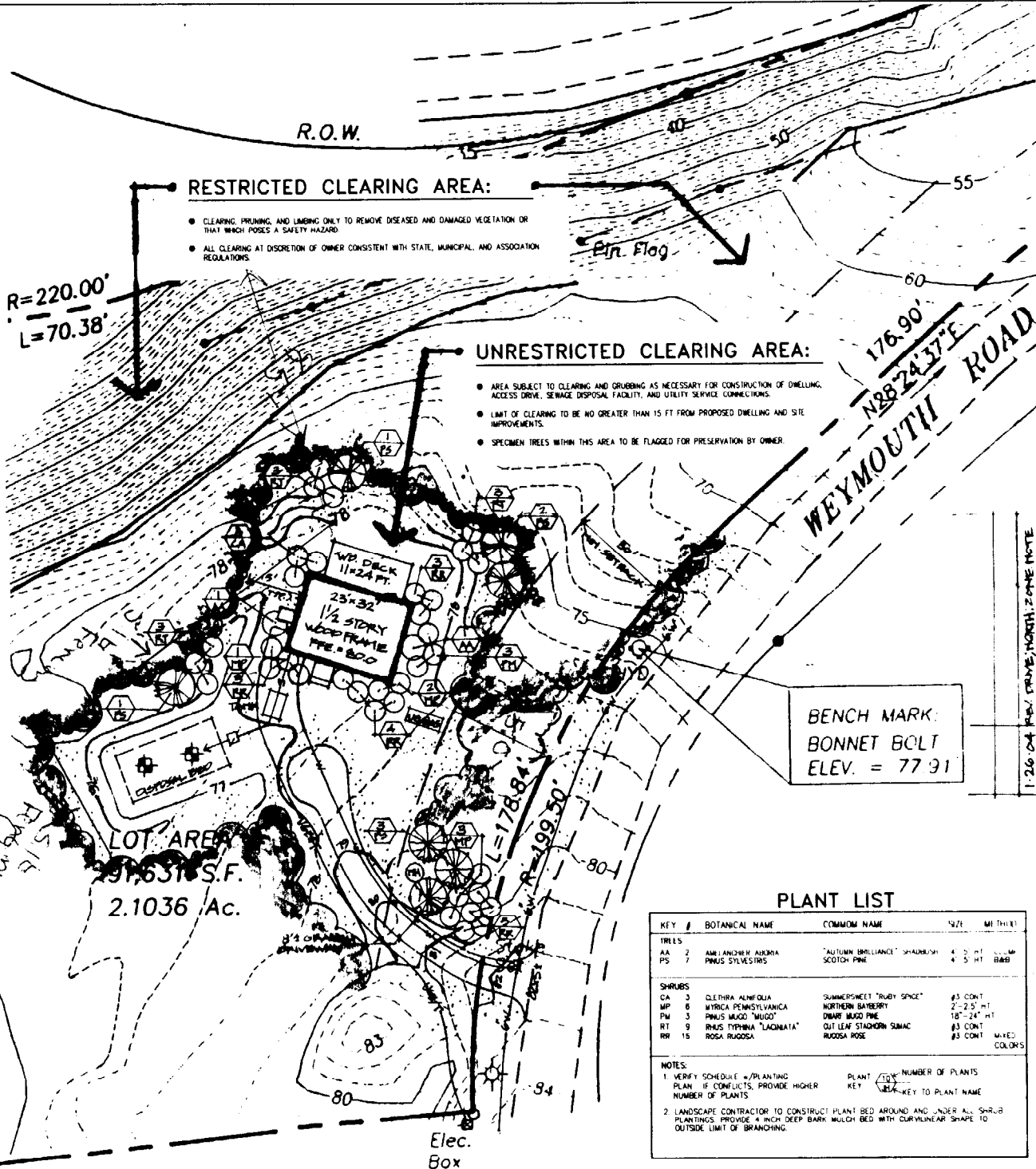
STORMWATER MANAGEMENT:

- IMPERVIOUS AREAS ARE MINIMAL WITH NO SIGNIFICANT INCREASE IN STORMWATER RUNOFF OR ANTICIPATED ADVERSE IMPACTS.
- GRADING IS DESIGNED TO AVOID CONCENTRATION OF RUNOFF AND TO MAINTAIN EXISTING "SHEET" FLOW DRAINAGE CHARACTERISTICS.
- ALL DISTURBED SOIL AREAS ARE TO BE RE-VEGETATED OR MULCHED FOR EROSION AND SEDIMENTATION CONTROL.

LANDSCAPE DESIGN CRITERIA:

- NATURALISTIC SETTING
- SELECTIVE CLEARING ONLY AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES AND TO CREATE "FILTERED" VIEW SHEDS.
- LOW MAINTENANCE LANDSCAPE
- LANDSCAPE IMPROVEMENTS:
 - MAINTAIN SPECIMEN TREES WITHIN "UNRESTRICTED CLEARING AREA".
 - TREE PLANTINGS TO AUGMENT EXISTING NATIVE BUFFERS AND "EDGES".
 - SHRUB PLANTINGS AROUND DWELLING AND IN UNDERSTORY "EDGES" FOR VISUAL IDENTIFY AND EROSION CONTROL.
 - ALL DISTURBED AREAS TO BE COVERED WITH 2-3 INCH OF BARK MULCH.

PROJECT AREA IS LOCATED IN THE IR-1 ZONING DISTRICT.



STEVE CULVER
L.C.: 47, Weymouth Way
Diamond Cove Great Diamond Island
Portland Maine

Designed by: JT
Drawn by: JT
Checked by: JT
Scale: 1" = 20'
Date: Dec. 29, 2009

SITE DEVELOPMENT
LANDSCAPE PLAN

Job No. 410-47
Drawing 1 of 1

PLANT LIST

KEY #	BOTANICAL NAME	COMMON NAME	SIZE	METHOD
TREES				
AA	AMELANCHIER ALABICA	"AUTUMN BRILLIANCE"	4-5 FT	SHRUB
PS	PINUS SYLVESTRIS	SCOTCH PINE	4-5 FT	B&B
SHRUBS				
CA	CLETHRA ALNIFOLIA	"SUMMERPECKET 'TRUBY SPACE'"	#3 CONT.	
MP	MIRICA PENNSYLVANICA	NORTHERN BARBERRY	2'-2.5' HT.	
PM	PRUNUS MUGO 'MUGO'	DRIVE MUGO PINE	18"-24" HT.	
RT	RHUS TYPHINA 'LACINATA'	OUT LEAF STAGHORN SUMAC	#3 CONT.	
RR	ROSA RUGOSA	RUGOSA ROSE	#3 CONT.	MIXED COLORS

NOTES:

- VERIFY SCHEDULE #/PLANTING PLAN. IF CONFLICTS, PROVIDE HIGHER NUMBER OF PLANTS.
- LANDSCAPE CONTRACTOR TO CONSTRUCT PLANT BED AROUND AND UNDER ALL SHRUB PLANTINGS. PROVIDE 4 INCH DEEP BARK MULCH BED WITH CURVILINEAR SHAPE TO OUTSIDE LIMIT OF BRANCHING.

Applicant: Stephen Culver

Date: 3/5/04

Address: 36 Weymouth Rd (Great \diamond IR) (lot # 47) C-B-L: 083F-A-047

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-R-1

Interior or corner lot -

Proposed Use/Work - to Construct New dwelling 23x32 with attached Deck

Sewage Disposal - private

Lot Street Frontage - 100' min + 100' + shown

Front Yard - 30' min ~~100'~~ ^{55'} shown

Weymouth considered front
Rear Yard - 30' min - 111' shown

Side Yard - 20' min 100' / 130' shown

Projections - Deck shown 11x24 - entry porch & stairs side Buld

Width of Lot - 100' min - 200' + shown

Height - 35' MAX - 21' 5/4" ^{shown} to Ridge

Lot Area - 60,000[#] min 91,631[#] given -

Lot Coverage/Impervious Surface - 20% MAX

Area per Family - 60,000

Off-street Parking - 2 req - 2 shown include

Loading Bays - N/A

Site Plan - #200A - 0022 ^{min/min} lot

Shoreland Zoning/Stream Protection - within Shore Land but structures is over well over '75' from HWM (~180')

Flood Plains - Panel 9 - Zone C


All Purpose Building Permit Application

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

Location/Address of Construction: <u>Diamond Cove 95 Cove Side Dr.</u>		
Total Square Footage of Proposed Structure <u>1456</u>	Square Footage of Lot <u>91,690 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>83F</u> Block# <u>A</u> Lot# <u>47</u>	Owner: <u>Stephen + Holly Culver</u>	Telephone: <u>207-767-9072</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stephen Culver</u> <u>12 Arbor Lane 767-9072</u> <u>Cape Elizabeth, Me</u>	Cost Of Work: \$ <u>179.00</u> Fee: \$ <u>Bldg Fee 1,632.</u>
Current use: <u>Undeveloped</u>	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> <u>Total 2007.00</u> </div>	<u>Site Fee 300.</u>
If the location is currently vacant, what was prior use:		<u>COPY 25</u>
Approximately how long has it been vacant:	<u>25' x 11'</u>	
Proposed use: <u>SIF</u>	<u>33' x 24'</u>	<u>deck</u>
Project description: <u>new modular</u>		
Contractor's name, address & telephone: <u>Maine Island Cottage, Eliot, Me 207-439-3399</u>		
Who should we contact when the permit is ready: <u>Stephen Culver</u>		
Mailing address: <u>12 Arbor Lane</u> <u>Cape Elizabeth, Me 04107</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 885-3159 <u>to call</u>		

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

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

Signature of applicant: 	Date: <u>2/18/2004</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall