

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU...TION

**PERMIT**

Permit Number: 090971

**PERMIT ISSUED**

SEP 24 2009

This is to certify that HORN SUSAN & BEATRICE MAILES/  
 has permission to 1st floor additions - bedroom (11'x9'10") sunroom (11'0"x18' porch (10'x13'9") & entry (6'x4'8") & two do  
 AT 16 GREAT POND RD, Peaks Island 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 work is used-in. 24 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 \_\_\_\_\_

*Thomas M. Marley* 9/24/09  
 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: 09-0971	Issue Date:	CBL: 085 0024001
-----------------------	-------------	---------------------

Location of Construction: 16 GREAT POND RD, Peaks Island	Owner Name: HORN SUSAN & BEATRICE HAI	Owner Address: 312 WRIGHT CROSSING RD	Phone:
Business Name:	Contractor Name: Macey Orme	Contractor Address: P O Box 143 Peaks Island	Phone 2074087100
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: JR-2

Past Use: single Family home	Proposed Use: Single Family Home - 1st floor additions - bedroom (5'8"x9'10"), sunroom (6'x13'9"), porch (10'x13'9") & entry (6'x4'8") & two dormers (6'6" & 15'5")	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 1
Proposed Project Description: 1st floor additions - bedroom (5'8"x9'10"), sunroom (6'x13'9"), porch (10'x13'9") & entry (6'x4'8") & two dormers (6'6" & 15'5")		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>JRC 2003</i> Signature: <i>Jm 9/24/09</i>		
		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: Ldobson	Date Applied For: 09/04/2009	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland S.W. corner of lot is shoreland - <input type="checkbox"/> Wetland building outside <input type="checkbox"/> Flood Zone panel 15 - zone C <input type="checkbox"/> Subdivision using section 14-4 <input type="checkbox"/> Site Plan 14-4 36(6) 35/2a Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Ok w/ conditions Date: 9/8/09 <i>ABN</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 <i>ABN</i> 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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

to schedule your inspections as agreed upon

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

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

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

**A Pre-construction Meeting will take place upon receipt of your building permit.**

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- Final inspection required at completion of work.**

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

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

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

\_\_\_\_\_  
Signature of Applicant/Designee

*Thomas M. Markley*

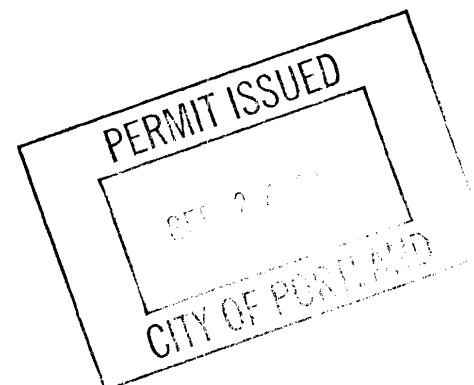
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*9/24/09*

\_\_\_\_\_  
Date

*Mailed  
Spoke  
on  
Phone  
about  
this*





# 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>16 GREAT POND ROAD</u>		
Total Square Footage of Proposed Structure/Area <u>1769 SF</u>		Square Footage of Lot <u>16,663 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>85          0          24-25</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>BEA HAINES / SUSAN HORN</u> Address <u>312 WRIGHT CROSSING RD.</u> City, State & Zip <u>POMFRET CENTER, CT 06259</u>	Telephone:  
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>520</u>
Current legal use (i.e. single family) <u>SP RESIDENCE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SP RESIDENCE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>LIVING ROOM &amp; FORMER ADDITION</u>		
Contractor's name: <u>MACEY ORME</u> Address: <u>PO. BOX 143</u> City, State & Zip <u>PEAKS ISLAND, ME. 04108</u> Telephone: _____ Who should we contact when the permit is ready: <u>RACHEL CONLY</u> Telephone: <u>766-5625</u> Mailing address: <u>26 STERLING ST. PEAKS ISLAND, ME. 04108</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: Paula Kelly Date: 8-26-09

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

Applicant: Ben Harris; Susan Horn

Date: 9/8/09

Address: 16 Great Pond Rd, Peaks Island

C-B-L: 85-0-24125  
perm # 09-0971

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1922

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - 5'8" x 9'10" bedroom addition, 6' x 13.9" sunroom addition,  
Sewage Disposal - 10' x 13'9" porch addition, 6' x 4'8" entry addition & 2 dormers.

Lot Street Frontage -

Front Yard - 25' min - 25.5' scaled.

Rear Yard - 25' min - 92' scaled

Side Yard - 20' min - 60' on left.

Projections -

Width of Lot -

Height - 35' max.

Lot Area - 20,000 sq ft - 15,146 sq ft

Lot Coverage/Impervious Surface - 20% = 3029.2 sq ft

Area per Family -

Off-street Parking -

Loading Bays -

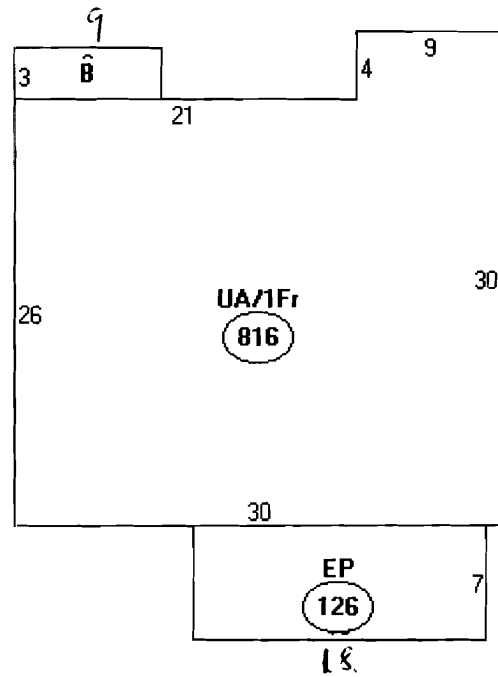
Site Plan -

Shoreland Zoning/Stream Protection - S.W. corner of property in shore land - building is not

Flood Plains - panel 15 - Zone C

\*entry porch encroaches 4'8" into side yard -  
OK under section 14-425  
- can't project over 6' - 4'8" OK  
- 50 sq ft footprint - 28 sq ft ~~proposed~~ OK  
- dormers - section 14-436(a) - adding 167.65 sq ft  
- 35% of allowable 50% increase.

30 x 26 = 780  
8.5 x 4 = 34  
18 x 7 = 126  
9 x 3 = 27  
967 existing  
3346 proposed  
400 garage  
1701.6 sq ft

Descriptor/AreaA: UA/1Fr  
816 sqftB: OFP  
27 sqftC: EP  
126 sqft

= 969

proposed.

$$9.83 \times 5.5 = 54.07$$

$$6 \times 13.75 = 82.5$$

$$10 \times 13.75 = 137.5$$

$$6 \times 4.67 = 28.02$$

stairs

$$6.5 \times 5 = 32.5$$


---


$$334.6$$



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

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

<b>Permit No:</b> 09-0971	<b>Date Applied For:</b> 09/04/2009	<b>CBL:</b> 085 0024001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 16 GREAT POND RD, Peaks Island	<b>Owner Name:</b> HORN SUSAN & BEATRICE HAI	<b>Owner Address:</b> 312 WRIGHT CROSSING RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Macey Orme	<b>Contractor Address:</b> P O Box 143 Peaks Island	<b>Phone</b> (207) 408-7100
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - 1st floor additions - bedroom (5'8"x9'10"), sunroom (6'x13'9"), porch (10'x13'9") & entry (6'x4'8") & two dormers (6'6" & 15'5")	<b>Proposed Project Description:</b> 1st floor additions - bedroom (5'8"x9'10"), sunroom (6'x13'9"), porch (10'x13'9") & entry (6'x4'8") & two dormers (6'6" & 15'5")
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/08/2009

**Note:** Started reviewing proposed changes with Rachel Conley before 5/28/09 and before the superior court decision regarding 38 Torrington.      **Ok to Issue:**

Using section 14-425 for entry porch - 28 sf & projects 4'8"

Using section 14-436(a) - 50% 1st floor footprint = 483.5 sf. Adding 167.5 sf which is 35% of allowable 50% increase.

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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 with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 09/24/2009

**Note:**      **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.





**From:** rachel conly <raconly@yahoo.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 5/28/2009 1:50:10 PM  
**Subject:** 16 Great Pond Road

Hi Ann,

I need to come into City Hall to do some research on a property out here, and I was hoping I might be able to dovetail that visit with asking you a question about a different project I am working on. I have talked with you before about it, regarding setbacks, etc...but now I have a question about a second floor bathroom. The property is:

16 Great Pond Road  
 CBL# 85-0-24-25

Basically, they have an existing toilet and sink on the second floor. It is all rotted and needs repair. It is located within a large open loft space, so they would also like to give it privacy and more head room by adding a small dormer. They would also like to consider a shower if that is feasible. That is where I am looking for your advice.

The existing ridge of the house is barely at 7'-0" (all of the framing is exposed like a typical island cottage.) We are already planning a larger gabled dormer to open up the general space. Chris Hanson told me, a while back, that adding such a dormer to the general space would be o.k., even though the dormer-ed area would not meet ceiling height requirements, because it is essentially improving what is existing, and that would be a good thing. I did not know if the bathroom would receive the same interpretation.

Essentially, it is nearly impossible to meet the required head heights for a proposed bathroom door, for the area over the fixtures, and to meet the code which says, "not more than 50% of the required floor area of a room or space is permitted to have a sloped ceiling less than 7'-0". Are head clearances your jurisdiction, or should I contact someone over in the building code department? Since it was effecting the envelope of the building, I wasn't sure. Feel free to forward this to whomever it is relevant. I would like to come over on Monday morning, June 1st, to speak with someone if possible.

Thank you, hope you are well.

Rachel Conly  
 26 Sterling Street  
 Peaks Island, Me. 04108  
 207-766-5625

IR2 - edge of lot (SW corner touches street)

lot size 15,146

20x20 = 400

front yard 25

rear yard 25

side 20

20<sup>2</sup> = 302.2

**From:** rachel conly <raconly@yahoo.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 8/26/2009 11:29:41 AM  
**Subject:** Re: permit review

Hi Ann,

Hope you are having a nice vacation!

How about a meeting tuesday, late morning, on September 1st. Or Wednesday?

Thanks, Rachel

Rachel Conly  
26 Sterling Street  
Peaks Island, Maine  
04108

8:30 Friday 9/4/09

also 16 Great Pond Rd

Winding Way also.

7 Winding Way

----- Original Message -----

From: Ann Machado <AMACHADO@portlandmaine.gov>  
To: raconly@yahoo.com  
Sent: Wednesday, August 26, 2009 9:34:13 AM  
Subject: Re: permit review

I am out of the office from August 24 - August 28. I will be back in the office August 31.

>>> raconly 08/26/09 09:33 >>>

Hi Ann,

I have a permit set I would like to review with you and one of the building code officers. This is a project we have looked at before, so it should ring a bell. It is on 16 Great Pond Road. We have looked at the addition of a porch and dormer together, and I finally have the entire set ready to submit.

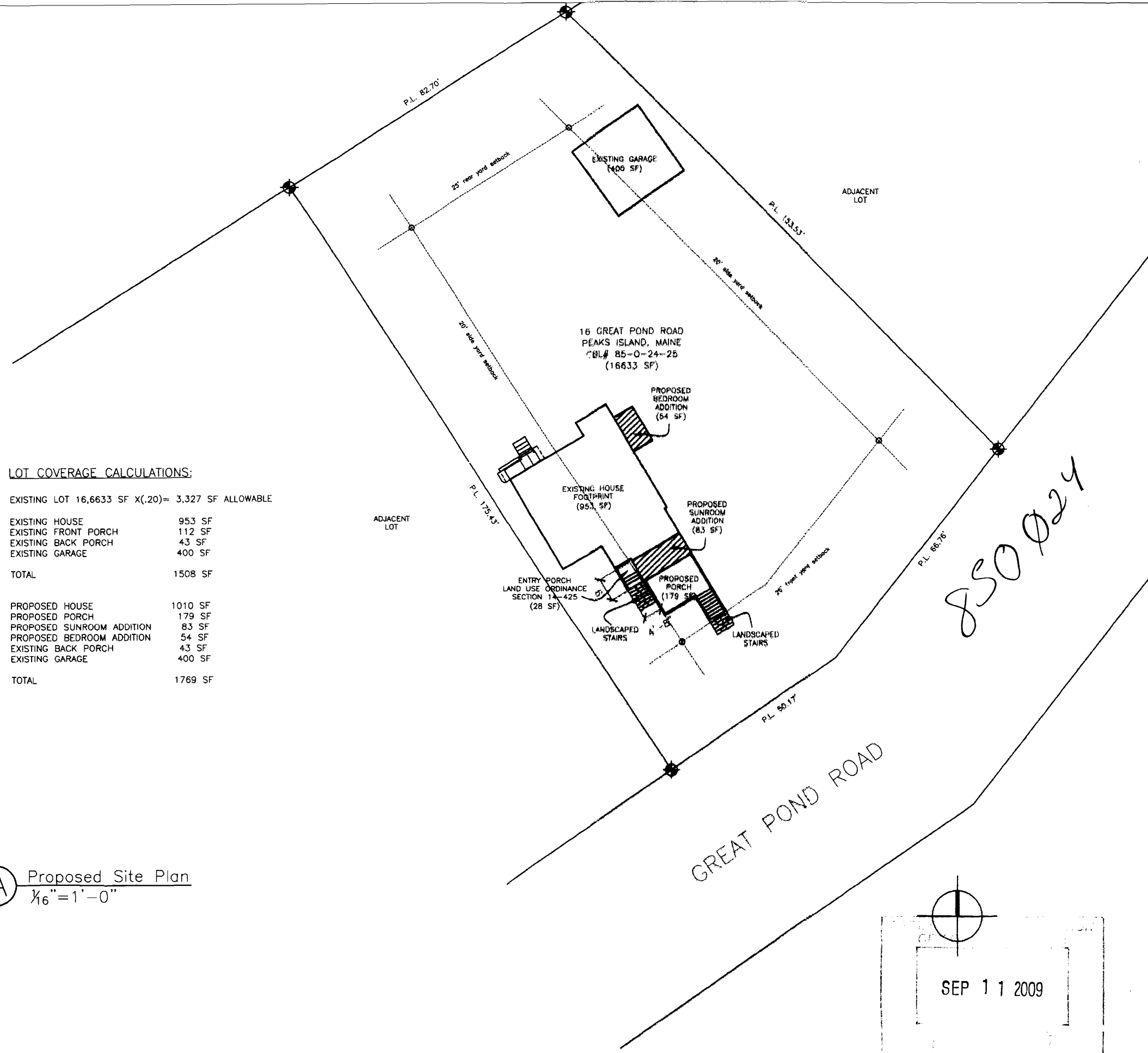
Is there any chance you would have time tomorrow morning to review it with me? I can be there about 9:30. Could you also see if there is a building code officer available?

Thank You, Rachel

Rachel Conly  
26 Sterling Street  
Peaks Island, Maine 04108

Rachel Conly  
Architectural Design

Site Plan



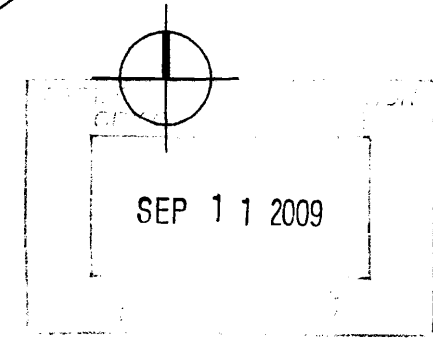
LOT COVERAGE CALCULATIONS:

EXISTING LOT 16,6633 SF X(.20)= 3,327 SF ALLOWABLE

EXISTING HOUSE	953 SF
EXISTING FRONT PORCH	112 SF
EXISTING BACK PORCH	43 SF
EXISTING GARAGE	400 SF
TOTAL	1508 SF

PROPOSED HOUSE	1010 SF
PROPOSED PORCH	179 SF
PROPOSED SUNROOM ADDITION	83 SF
PROPOSED BEDROOM ADDITION	54 SF
EXISTING BACK PORCH	43 SF
EXISTING GARAGE	400 SF
TOTAL	1769 SF

(A) Proposed Site Plan  
1/16" = 1'-0"



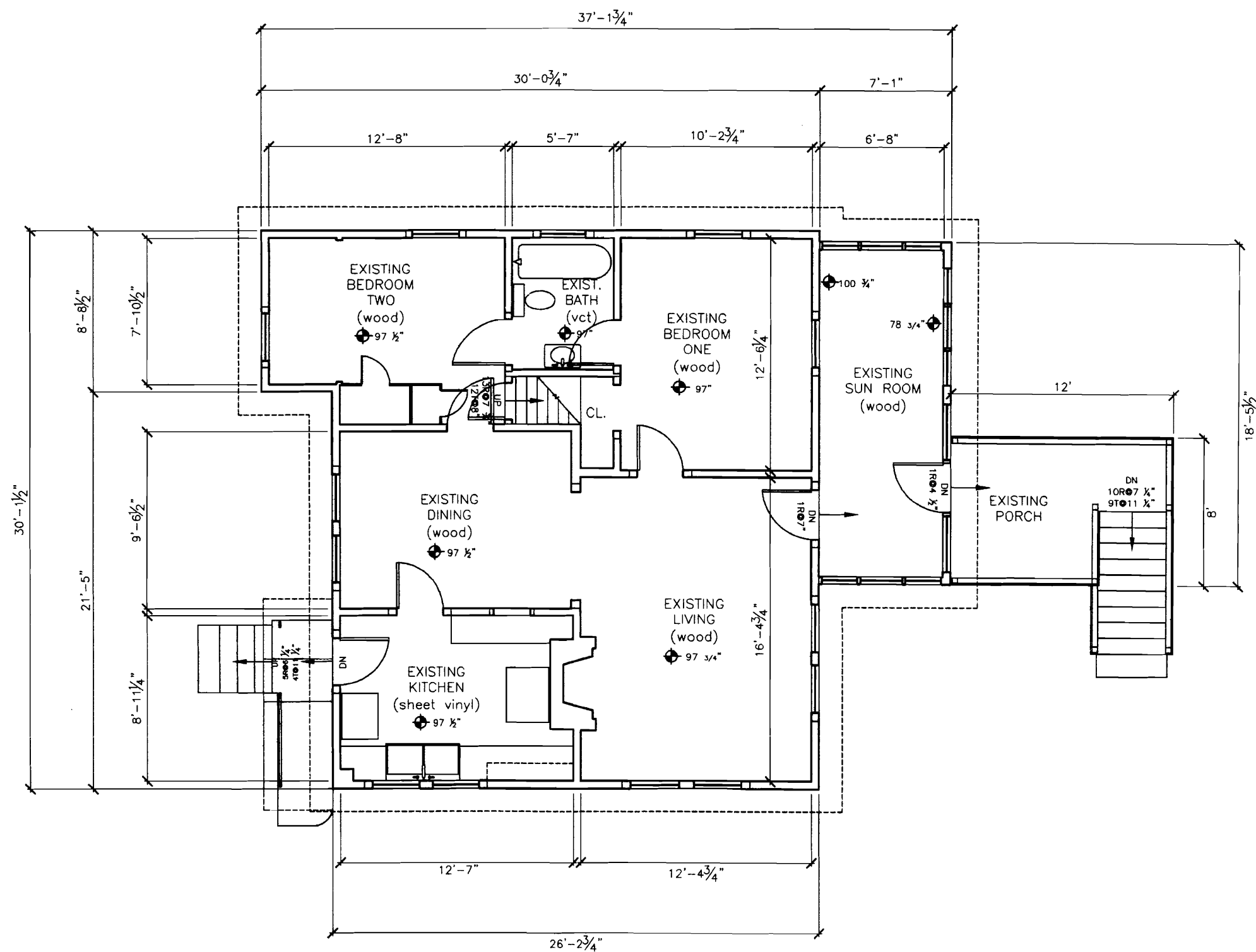
PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

DATE 4.21.09	REVISED 8.26.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES  
  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING, PLUMBING & LIGHTING BE BUILT IN ACCORDANCE WITH CURRENT CODES

**A1**

Existing Conditions/  
Demo :  
First Floor Plan



(A) Existing First Floor Plan  
1/4" = 1'-0"

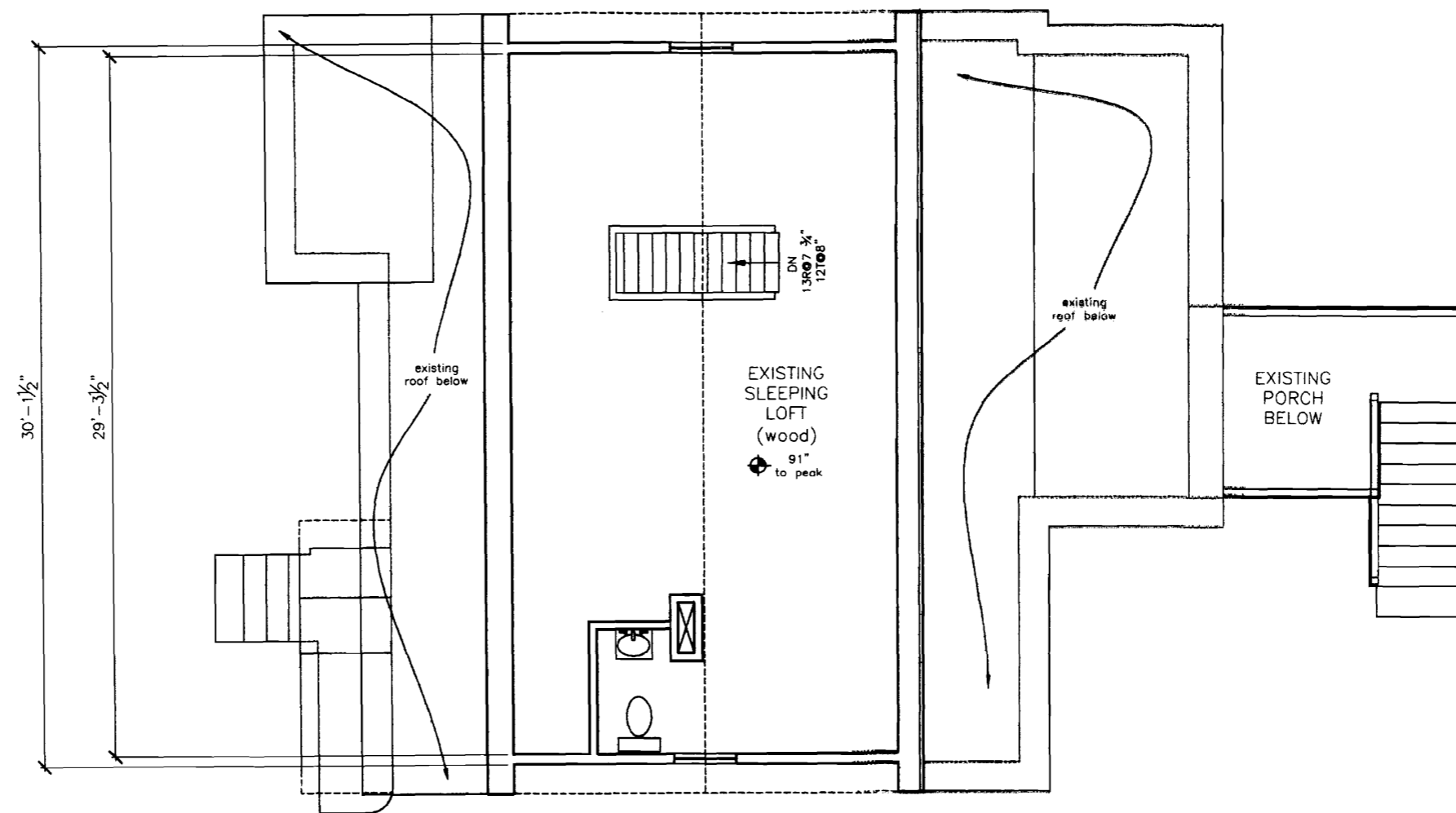
PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

DATE 6.13.08	REVISED 11.24.08 4.21.09 1.12.09 8.26.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES

Rachel Conly  
Architectural Design

Existing Conditions :  
Second Floor Plan



(A) Existing Second Floor Plan  
1/4" = 1'-0"

PROJECT  
Hailes/Horn  
Residence  
16 Great Pond Road  
Peaks Island, Maine  
04108

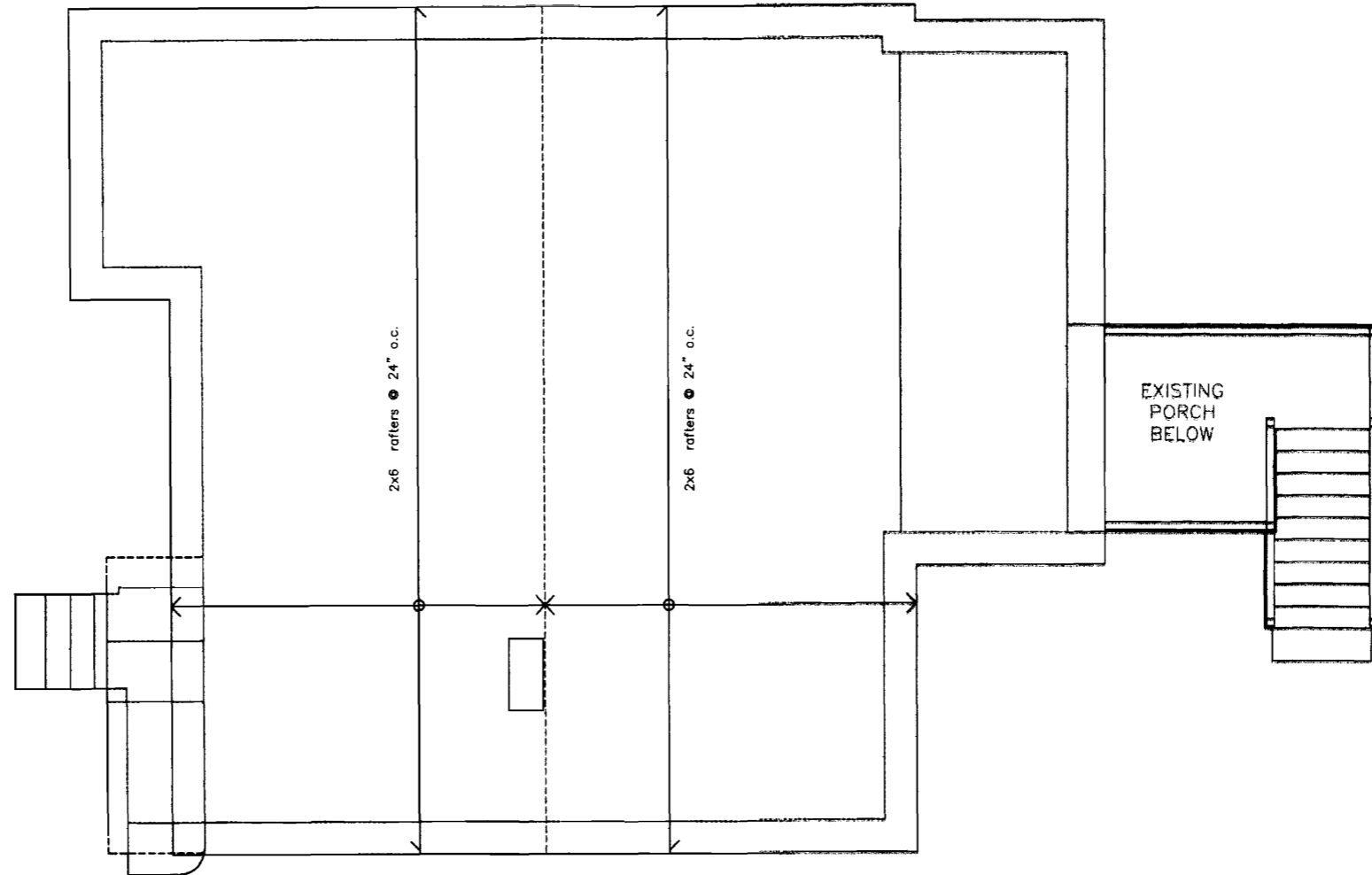
DATE	6.13.08	REVISED	11.24.08 4.21.09 12.09 8.26.09
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

A3

Rachel Conly  
Architectural Design

Existing Conditions:  
Roof Plan



(A) Existing Roof Plan  
1/4" = 1'-0"

PROJECT  
**Hailes/Horn  
Residence**  
**16 Great Pond Road  
Peaks Island, Maine  
04108**

DATE	6.13.08	REVISED	11.24.08 4.21.09 1.12.09 8.26.09
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

**A4**

Rachel Conly  
Architectural Design

Existing Conditions:  
South Elevation



(A) Existing South Elevation  
1/4" = 1'-0"

PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

DATE	6.13.08	REVISED	1.24.08 4.21.09 1.12.09 8.26.09
------	---------	---------	------------------------------------

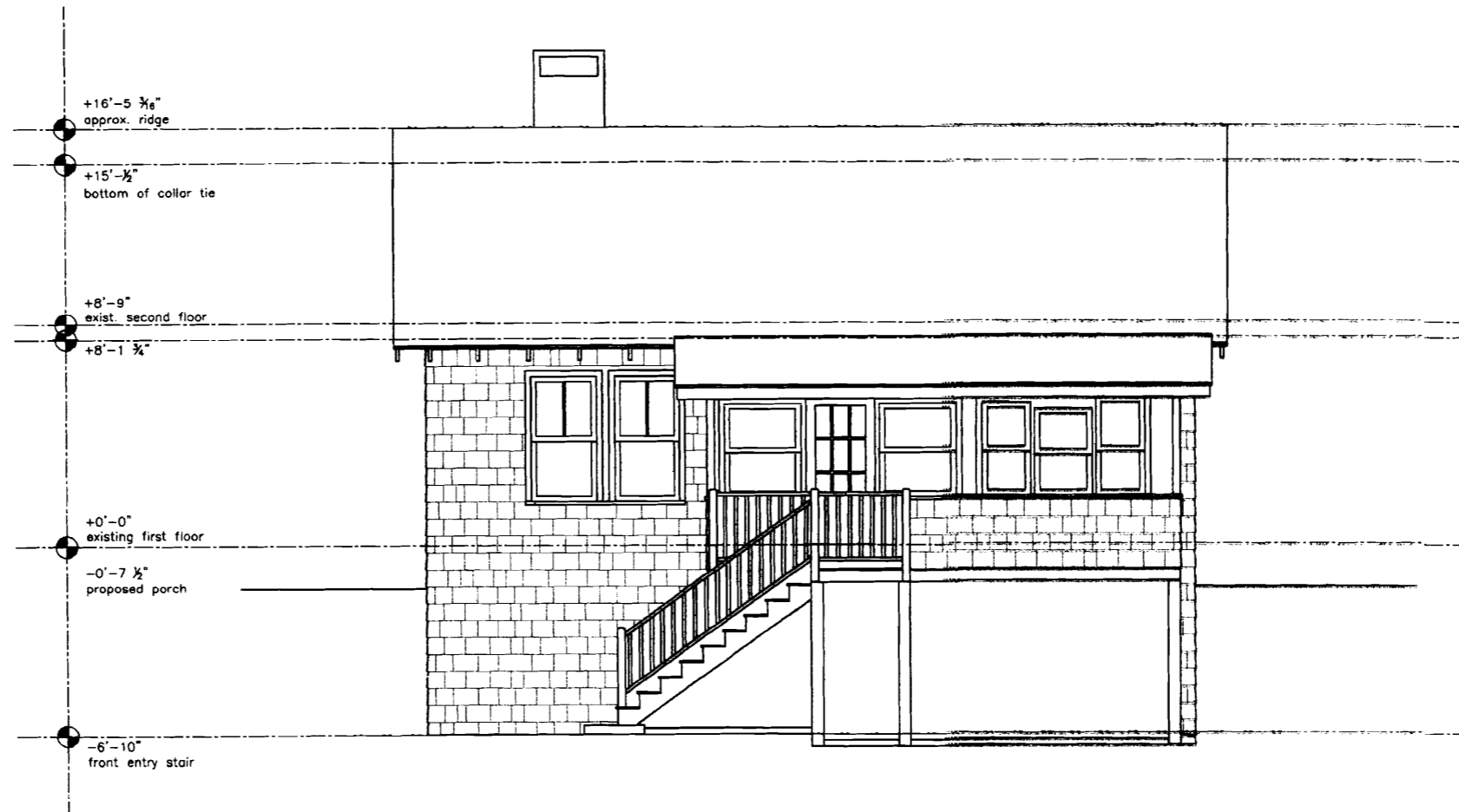
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel
-------	--------------	----------	--------

NOTES

**A5**



Existing Conditions:  
East Elevation



(A) Existing East Elevation  
1/4" = 1'-0"

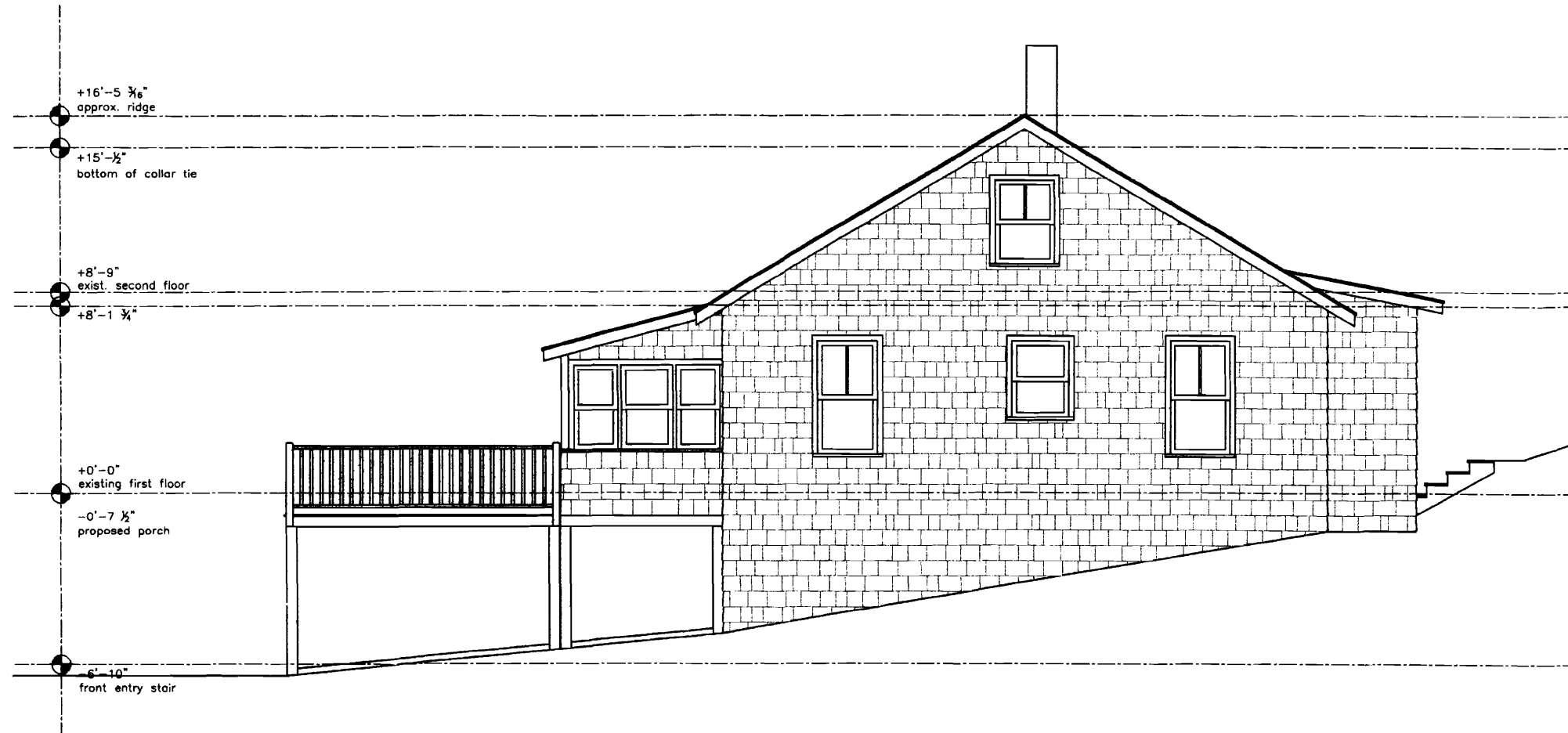
PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

DATE	6.13.08	REVISED	1.24.08 4.21.09
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

Rachel Conly  
Architectural Design

Existing Conditions:  
North Elevation



(A) Existing North Elevation  
1/4" = 1'-0"

PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

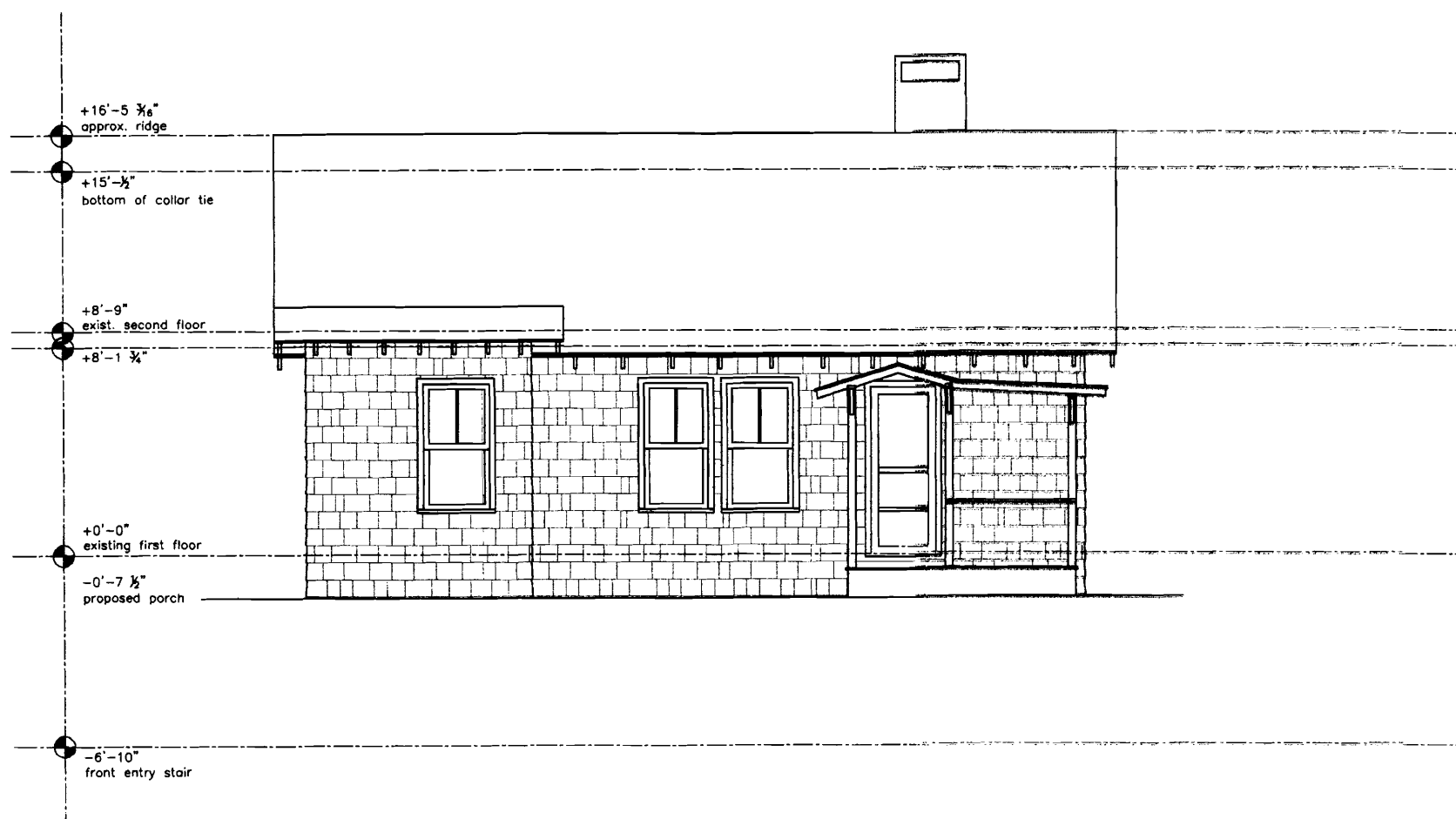
DATE	6.13.08	REVISED	1.24.08 4.21.09
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

**A7**

Rachel Conly  
Architectural Design

Existing Conditions:  
West Elevation



(A) Existing West Elevation  
1/4" = 1'-0"

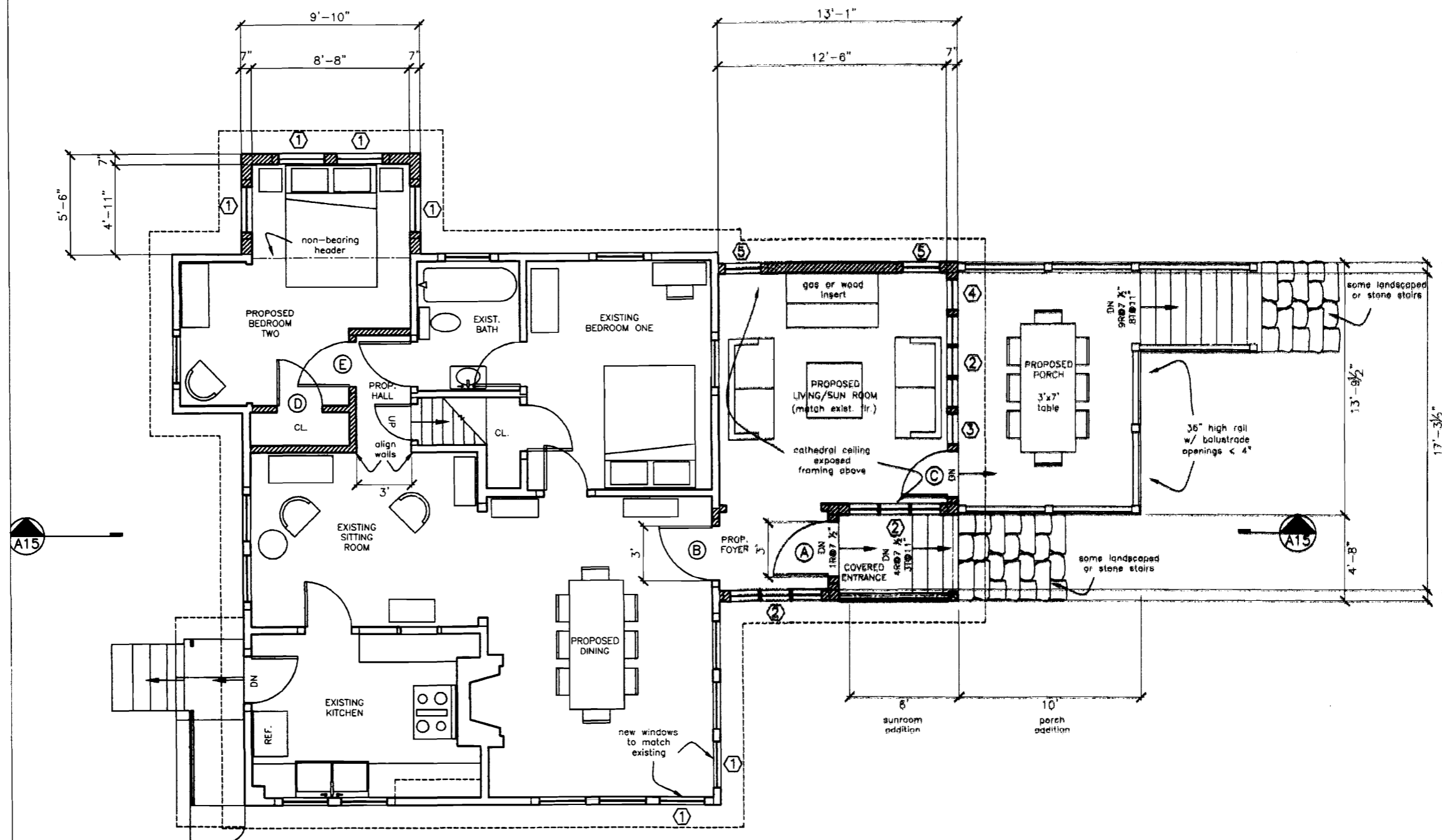
PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

DATE	8.13.08	REVISED	1.24.08 4.21.09 12.09 8.26.09
SCALE	1/4" = 1'-0"	DRAWN BY	Rachel

NOTES

**A8**

Proposed First Floor



(A) Proposed First Floor Plan  
1/4" = 1'-0"

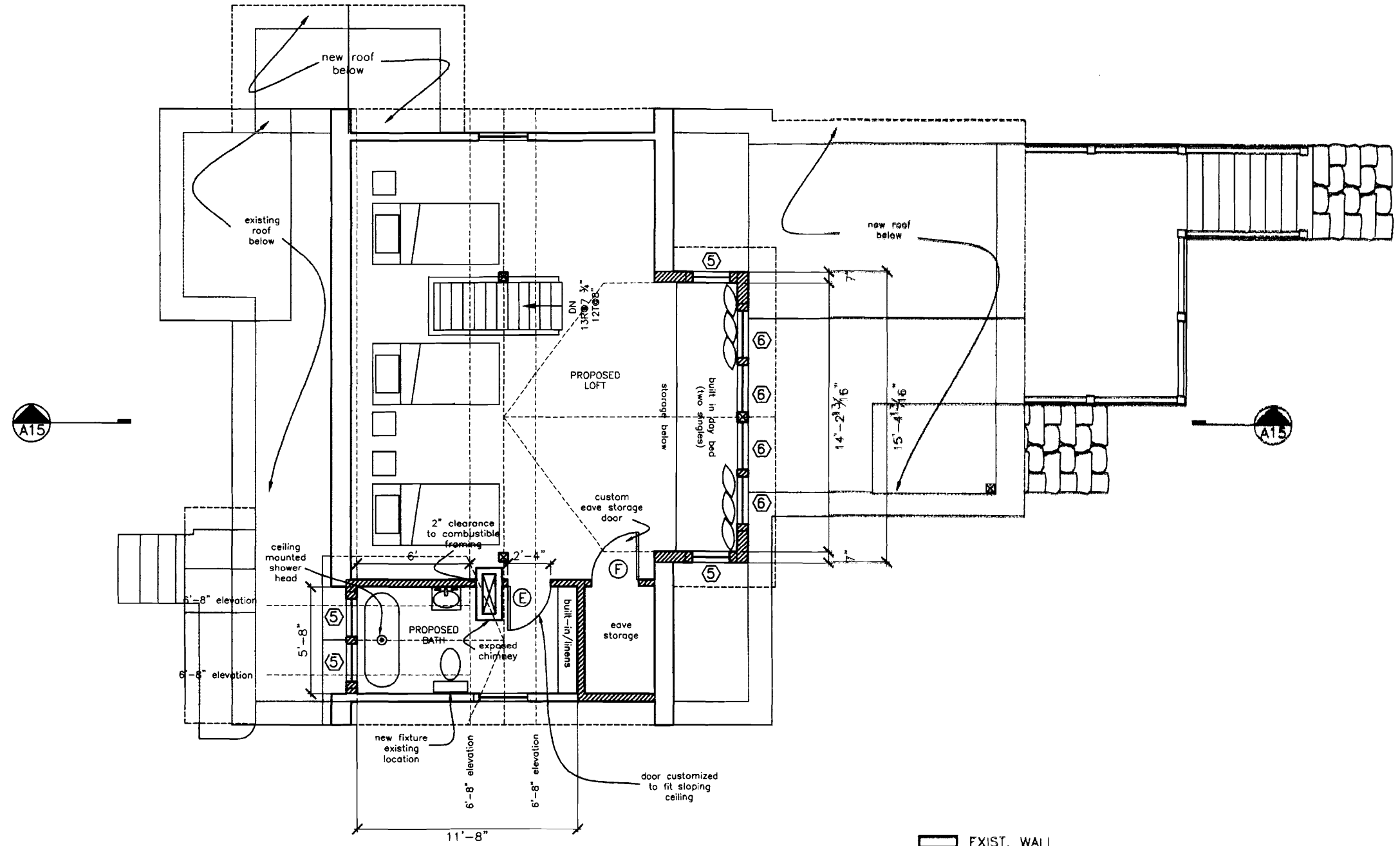
— EXIST. WALL  
 ▨ NEW WALL

PROJECT  
**Hailes/Horn Residence**  
 16 Great Pond Road  
 Peaks Island, Maine  
 04108

DATE 4.21.09	REVISED 8.26.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING, PLUMBING & LIGHTING BE BUILT IN ACCORDANCE WITH CURRENT CODES

Proposed Second Floor



A Proposed Second Floor Plan  
1/4" = 1'-0"

EXIST. WALL  
NEW WALL

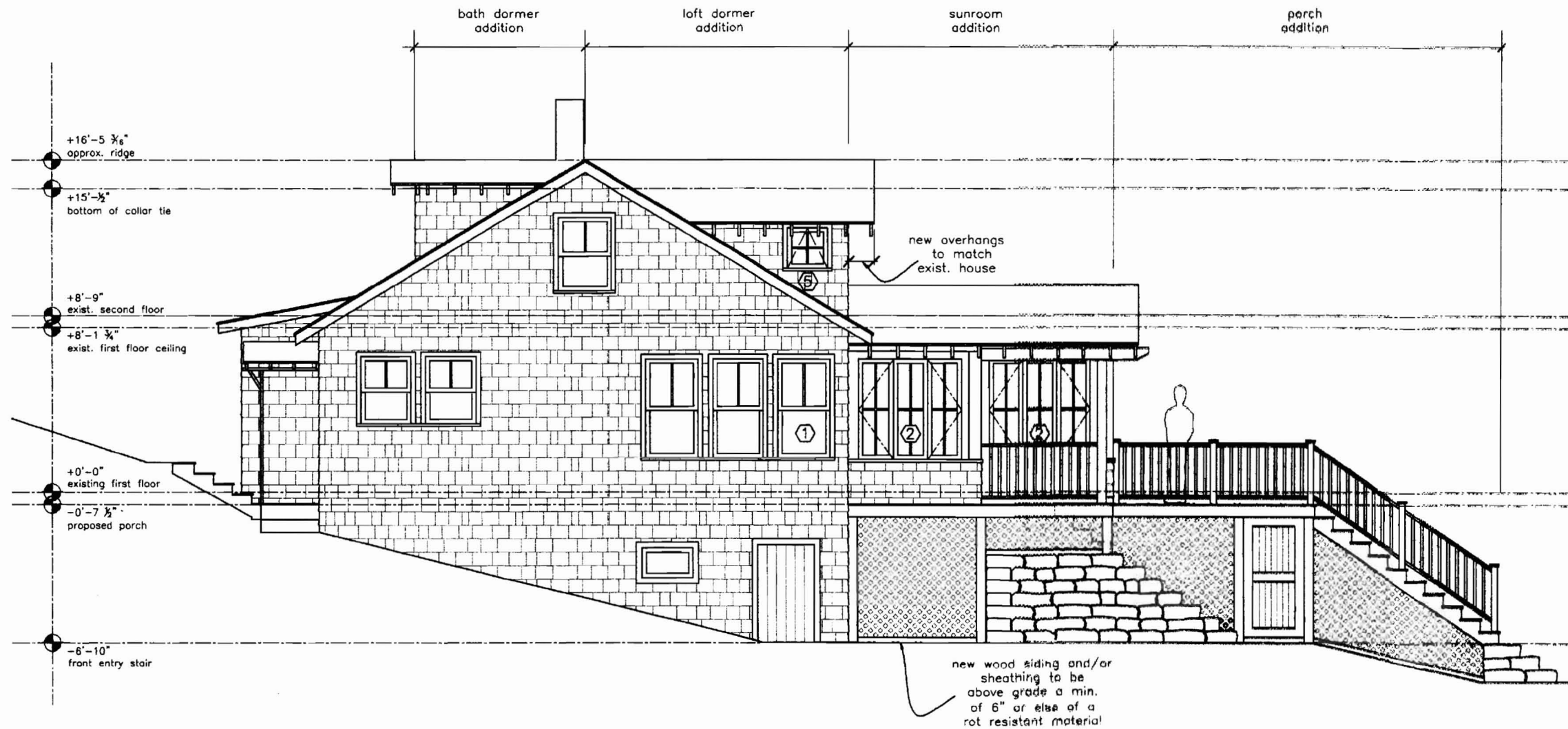
PROJECT  
**Hailes/Horn  
Residence**  
**16 Great Pond Road  
Peaks Island, Maine  
04108**

DATE 4.21.09	REVISED 8.26.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING, PLUMBING & LIGHTING BE BUILT IN ACCORDANCE WITH CURRENT CODES

Rachel Conly  
Architectural Design

Proposed South Elevation



(A) Proposed South Elevation  
1/4" = 1'-0"

PROJECT  
Hailes/Horn  
Residence

16 Great Pond Road  
Peaks Island, Maine  
04108

DATE 4.21.09	REVISED 8.26.09
-----------------	--------------------

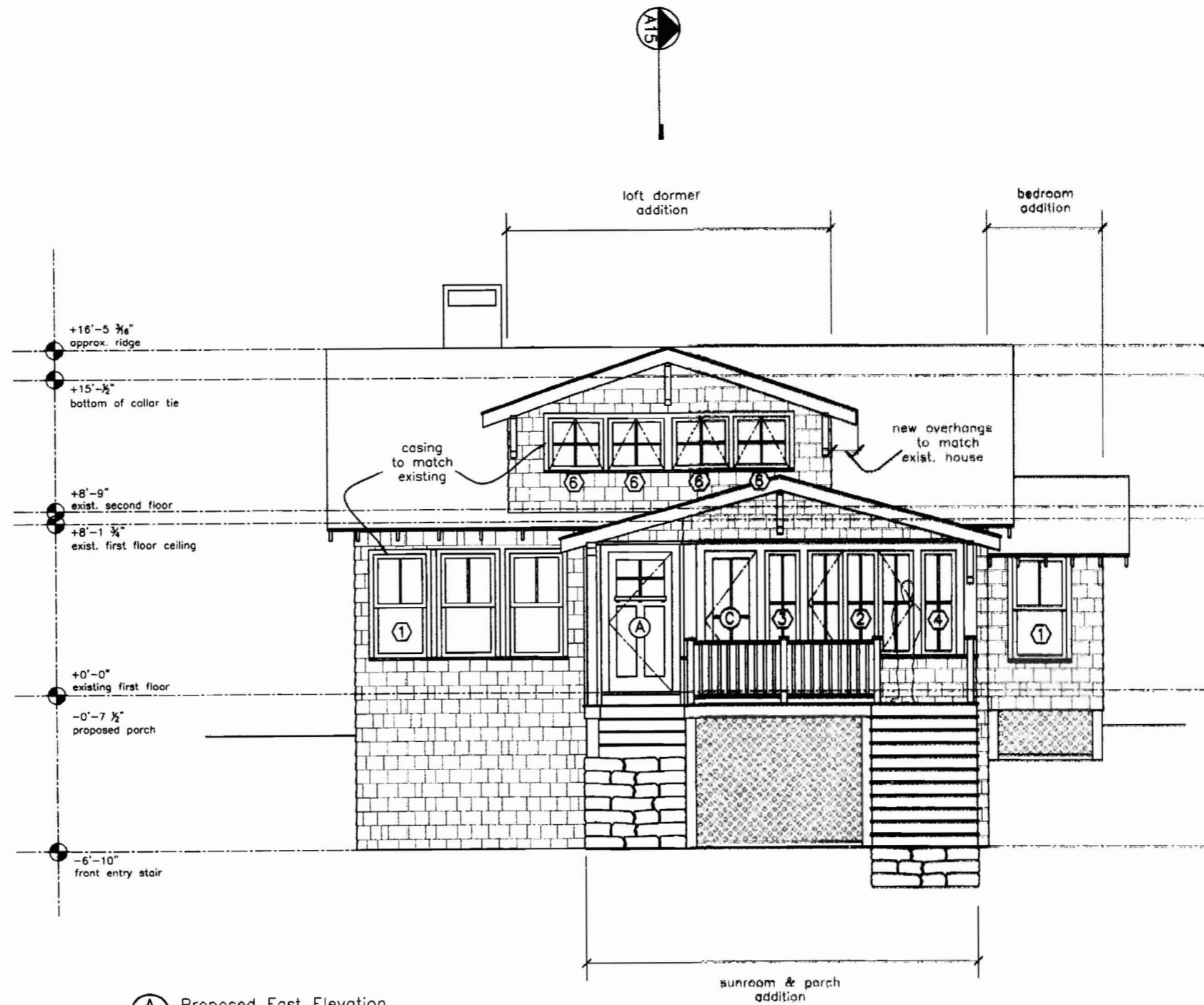
SCALE 1/4" = 1'-0"	DRAWN BY Rachel
-----------------------	--------------------

NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING, PLUMBING & LIGHTING BE BUILT IN ACCORDANCE WITH CURRENT CODES

A11

Proposed East Elevation



(A) Proposed East Elevation  
1/4" = 1'-0"

PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

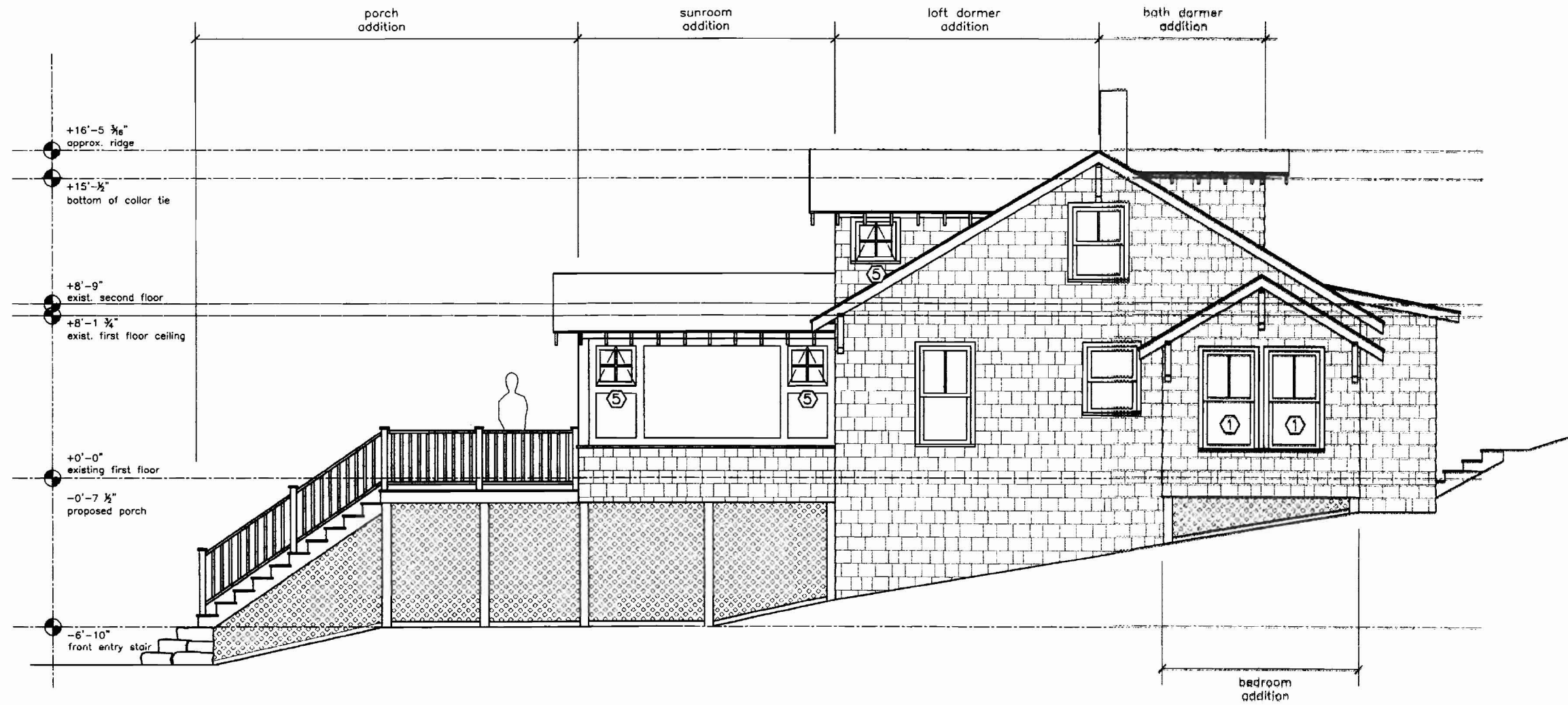
DATE 4.21.09	REVISED 8.28.09
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING, PLUMBING & LIGHTING BE BUILT IN ACCORDANCE WITH CURRENT CODES

**A12**

Rachel Conly  
Architectural Design

Proposed North  
Elevation



(A) Proposed North Elevation  
1/4" = 1'-0"

PROJECT  
Hailes/Horn  
Residence

16 Great Pond Road  
Peaks Island, Maine  
04108

DATE 4.21.09	REVISED 8.26.09
-----------------	--------------------

SCALE 1/4" = 1'-0"	DRAWN BY Rachel
-----------------------	--------------------

NOTES  
IT IS THE RESPONSIBILITY  
OF THE CONTRACTOR  
TO ENSURE THAT ALL  
FRAMING, PLUMBING  
& LIGHTING BE BUILT  
IN ACCORDANCE WITH  
CURRENT CODES

**A13**





(A) Proposed West Elevation  
1/4" = 1'-0"

Proposed West  
Elevation

PROJECT  
Hailes/Horn  
Residence

16 Great Pond Road  
Peaks Island, Maine  
04108

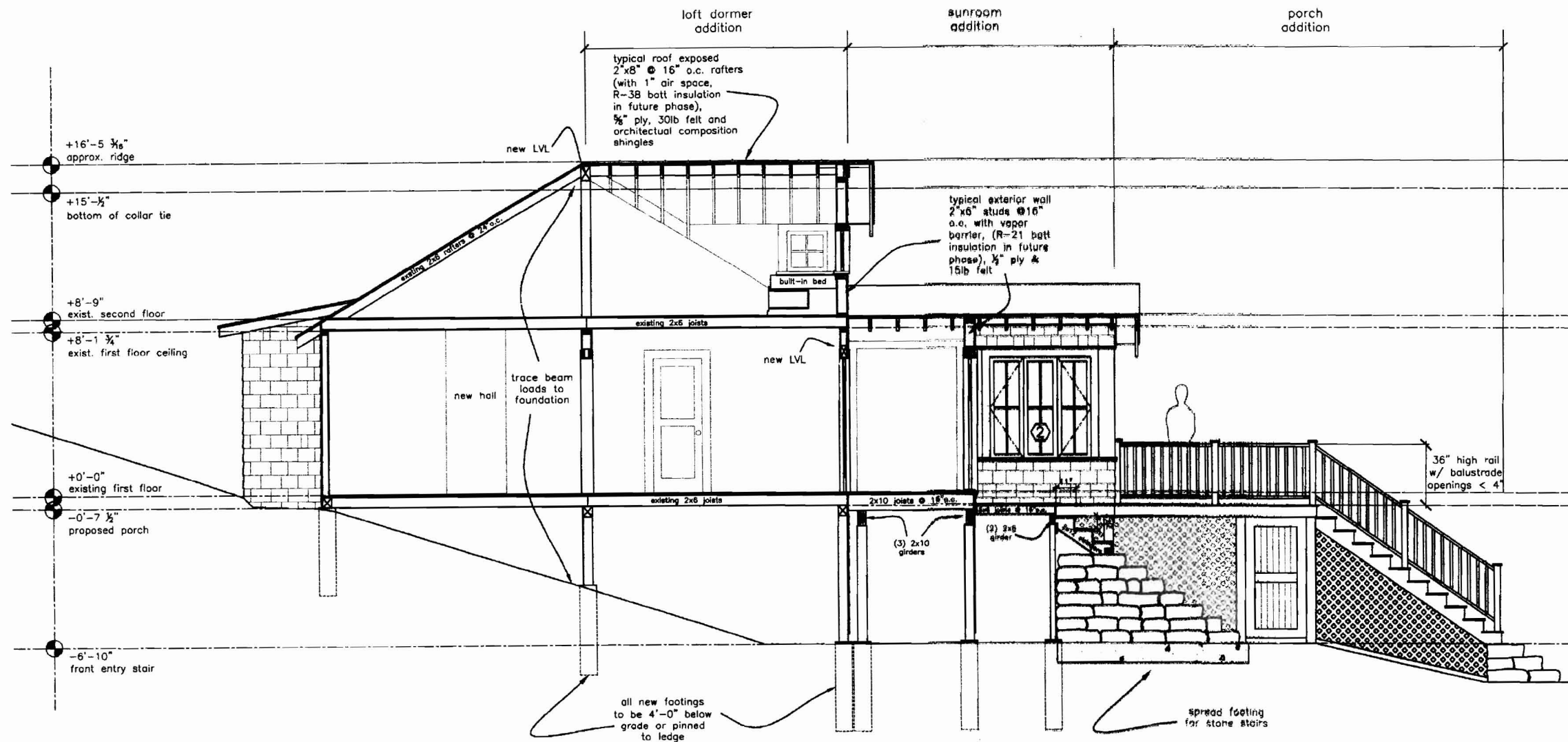
DATE 4.21.09	REVISED 8.26.09
-----------------	--------------------

SCALE 1/4" = 1'-0"	DRAWN BY Rachel
-----------------------	--------------------

NOTES

IT IS THE RESPONSIBILITY  
OF THE CONTRACTOR  
TO ENSURE THAT ALL  
FRAMING, PLUMBING  
& LIGHTING BE BUILT  
IN ACCORDANCE WITH  
CURRENT CODES

Proposed Cross Section



(A) Proposed Cross Section  
1/4" = 1'-0"

NOTE:  
EXISTING BUILDING IS A SEASONAL  
COTTAGE. RAFTERS OF NEW  
CONSTRUCTION TO BE EXPOSED  
AS IS EXISTING.

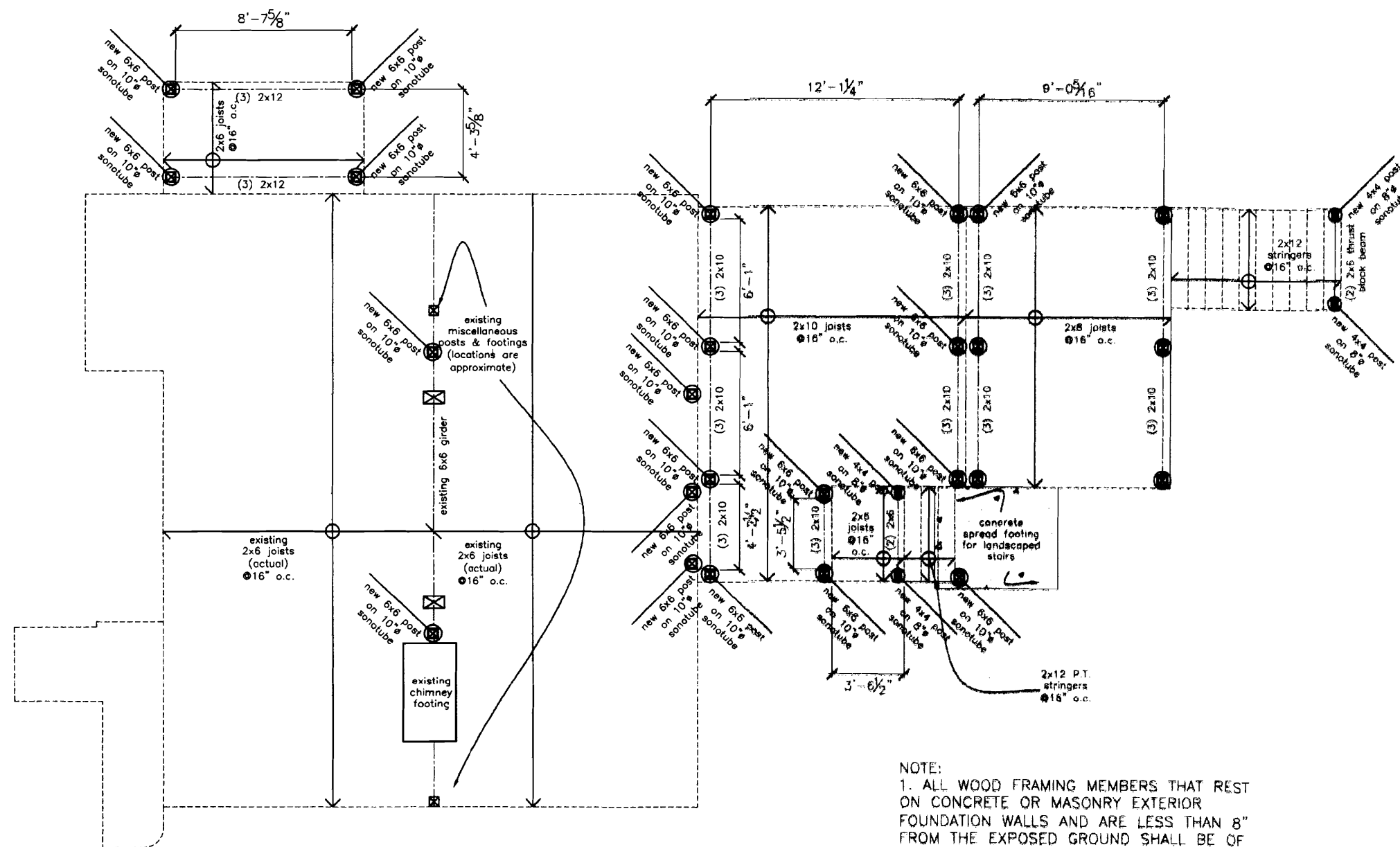
PROJECT  
**Hailes/Horn  
Residence**  
  
**16 Great Pond Road  
Peaks Island, Maine  
04108**

DATE  
REVISED  
8.26.09

SCALE  
1/4" = 1'-0"  
DRAWN BY  
Rachel

NOTES  
  
IT IS THE RESPONSIBILITY  
OF THE CONTRACTOR  
TO ENSURE THAT ALL  
FRAMING, PLUMBING  
& LIGHTING BE BUILT  
IN ACCORDANCE WITH  
CURRENT CODES

Proposed First Floor  
Framing/Foundation  
Plan



NOTE:  
1. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.  
2. ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12", TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.

(A) Proposed First Floor Framing/Foundation Plan  
1/4" = 1'-0"

PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

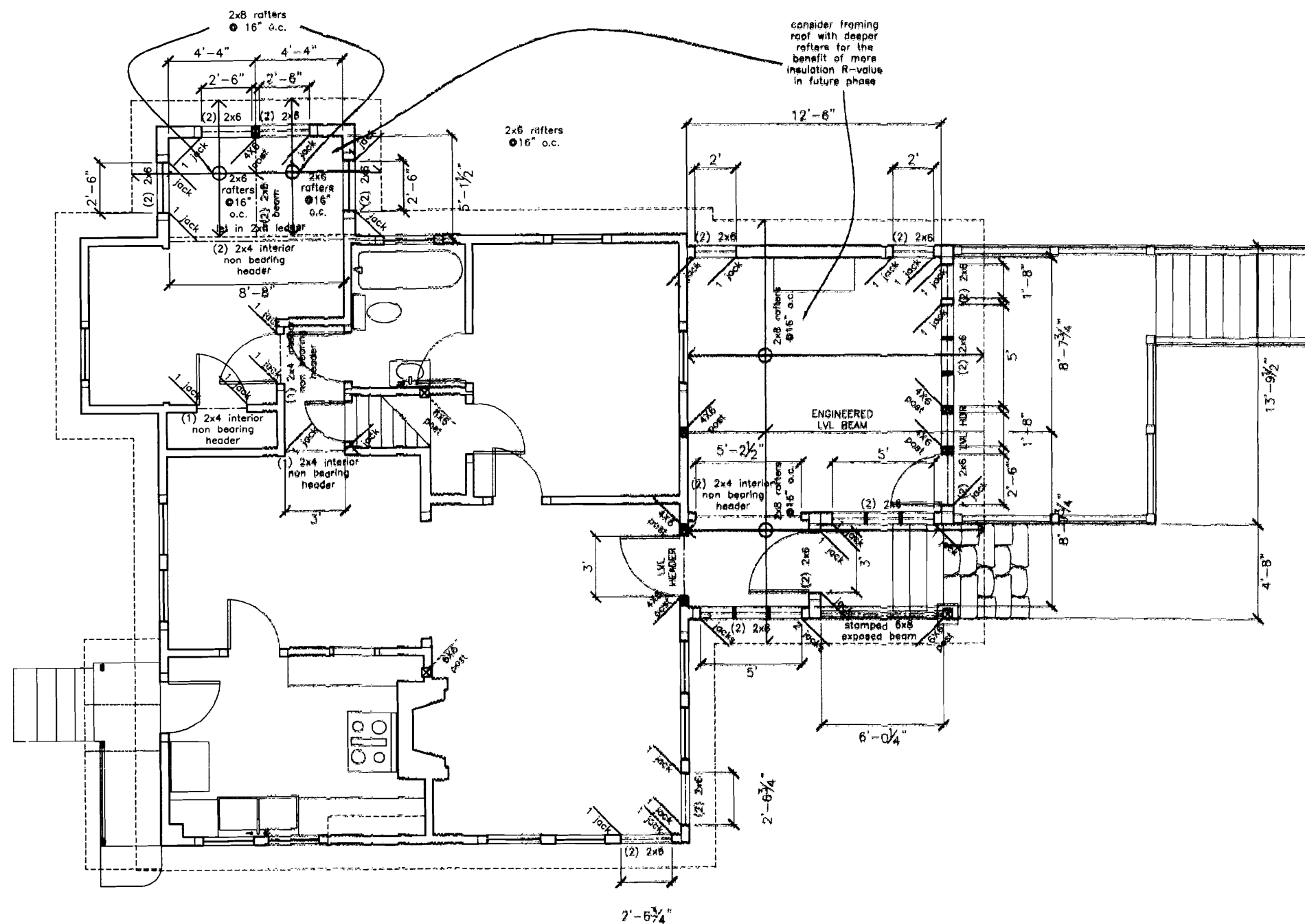
DATE  
REVISED  
8.26.09

SCALE  
1/4" = 1'-0"  
DRAWN BY  
Rachel

NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING, PLUMBING & LIGHTING BE BUILT IN ACCORDANCE WITH CURRENT CODES

Proposed Second  
Floor Framing/Roof  
Framing Plan



(A) Proposed Second Floor Framing/Roof Framing Plan  
1/4" = 1'-0"

PROJECT  
**Hailes/Horn  
Residence**  
  
16 Great Pond Road  
Peaks Island, Maine  
04108

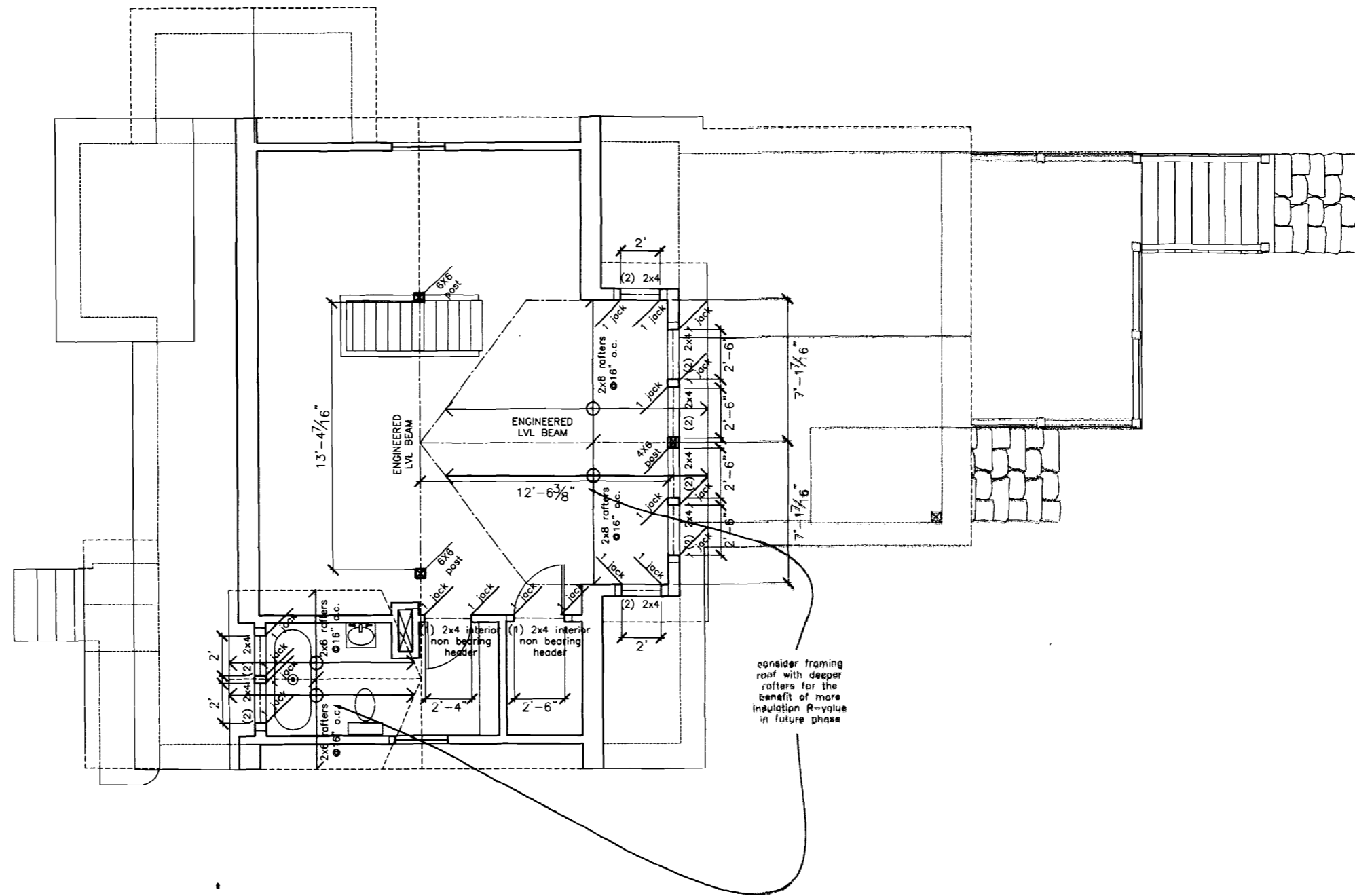
DATE  
REVIS  
6.26.09

SCALE  
1/4" = 1'-0"  
DRAWN BY  
Rachel

NOTES  
  
IT IS THE RESPONSIBILITY  
OF THE CONTRACTOR  
TO ENSURE THAT ALL  
FRAMING, PLUMBING  
& LIGHTING BE BUILT  
IN ACCORDANCE WITH  
CURRENT CODES

**S2**

Proposed Roof Framing Plan



**A** Proposed Roof Framing Plan  
1/4" = 1'-0"

PROJECT  
**Hailes/Horn  
Residence**  
**16 Great Pond Road  
Peaks Island, Maine  
04108**

DATE	REVISED 8.26.09
SCALE 1/4" = 1'-0"	DRAWN BY <b>Rachel</b>

NOTES  
**IT IS THE RESPONSIBILITY  
OF THE CONTRACTOR  
TO ENSURE THAT ALL  
FRAMING, PLUMBING  
& LIGHTING BE BUILT  
IN ACCORDANCE WITH  
CURRENT CODES**









Rachel Conly  
Architectural Design

Proposed:  
Second Floor  
Lighting Plan

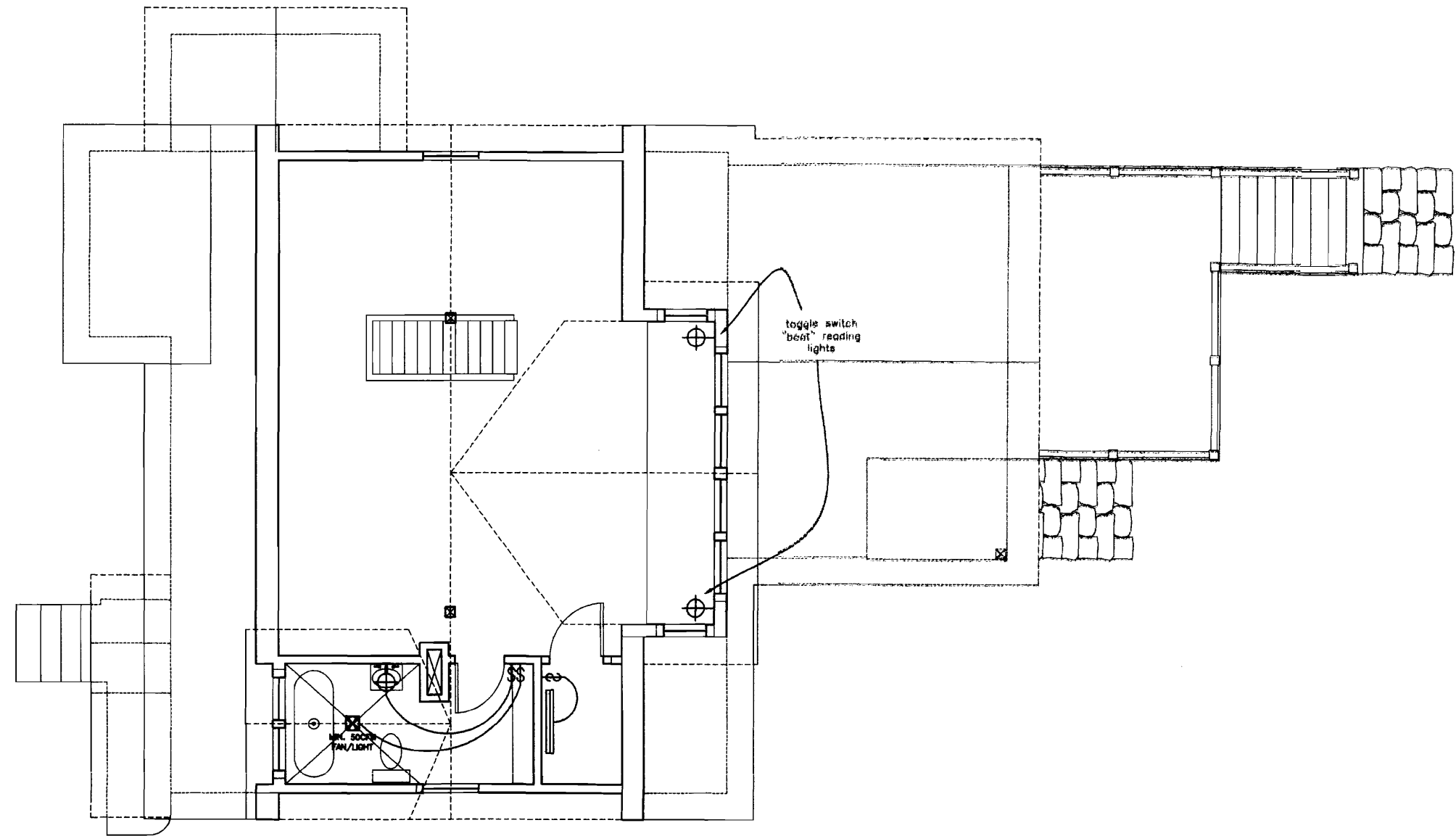
PROJECT  
Hailes/Horn  
Residence  
16 Great Pond Road  
Peaks Island, Maine  
04108

DATE: 8.28.09

SCALE: 1/4" = 1'-0"  
DRAWN BY: Rachel

NOTES  
IT IS THE RESPONSIBILITY  
OF THE CONTRACTOR  
TO ENSURE THAT ALL  
FRAMING, PLUMBING  
& LIGHTING BE BUILT  
IN ACCORDANCE WITH  
CURRENT CODES

KEY	
	120V outlet
	220V outlet
	120V switch
	220V switch
	120V dimmer
	220V dimmer
	120V receptacle
	220V receptacle
	120V panel
	220V panel
	120V breaker
	220V breaker
	120V fuse
	220V fuse
	120V panel cover
	220V panel cover
	120V panel door
	220V panel door
	120V panel lock
	220V panel lock
	120V panel key
	220V panel key



(A) Proposed Second Floor Lighting Plan  
1/4" = 1'-0"