

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

CONSTRUCTION

PERMIT

Permit Number: 041129

This is to certify that Somers Frederick P &/Ledy user Ass

has permission to Single Family Home w/ kitchen garage

AT 110 Ledgewood St P.I 087 E002001

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 when permit is procured before this building or part thereof is started or closed-in.
48 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jamie Bourke 10/14/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1129	Issue Date:	CBL: 087 E002001
-----------------------	-------------	---------------------

Location of Construction: 110 Ledgewood St <i>P.I.</i>	Owner Name: Somers Frederick P &	Owner Address: 13904 Waverly Creek Ct	Phone:
---	-------------------------------------	--	--------

Business Name:	Contractor Name: Leddy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone: 2077670903
----------------	---	---	----------------------

Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: <i>IR-1</i>
----------------------	--------	-------------------------------	----------------------

Past Use: vacant - foundation	Proposed Use: Single Family Home w/ 1 1/2 car garage <i>No Garage</i>	Permit Fee: \$1,896.00	Cost of Work: \$200,000.00	CEO District: 2	Zone: <i>IR-2</i>
----------------------------------	---	---------------------------	-------------------------------	--------------------	----------------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>BOCA 1999/EXC 2003</i> Signature: <i>JMB 10/14/04</i>	Signature:
---	------------

Proposed Project Description: Single Family Home w/ 1 1/2 car garage	Signature: _____ Date: _____ 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: 08/09/2004	Zoning Approval
-----------------------------	---------------------------------	------------------------

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 type="checkbox"/> Shoreland <i>HA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 15 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0099</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>wes 8/17/04</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	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: <i>S</i>
--	---	---	--

CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

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

Setbacks Foundation by Jodine (9/23/04)

11/3/04 - subsurface - OK to backfill.

5/4/05, checked framing / plumbing / electrical
saw no problems test on plumbing OK -
Framing, electrical good - OK to close-in.
JMK

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0647	Issue Date:	CBL: 087 E0020014 48:49
-----------------------	-------------	----------------------------

Location of Construction: 110 Ledgewood St <i>PI</i>	Owner Name: Somers Frederick P &	Owner Address: 13904 Waverly Creek Ct	Phone: 301-6-2-4053
Business Name: n/a	Contractor Name: Ledy Houser Associates	Contractor Address: 4 16 Preble Street Portland	Phone: 2077670903
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Demolitions	Zone: <i>IR-12</i>
Past Use: Residential	Proposed Use: Demolition of old building.	Permit Fee: \$57.00	Cost of Work: \$3,500.00
		CEO District: 1	<i>IR-2</i>
Proposed Project Description: Demolition of building		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>RESIDENTIAL</i>
		Signature:	Signature: <i>JMB 6/21/04</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: <i>gg</i>	Date Applied For: 05/21/2004	Zoning Approval		
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 type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with condition</i> Date: <i>5/21/04</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: <i>S</i>	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: _____	

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

9/23/04: footing setbacks okay - had them
remove loose shale out of footing - was pinned
into clay - go

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1129	Date Applied For: 08/09/2004	CBL: 087 E002001
------------------------------	--	----------------------------

Location of Construction: 110 Ledgewood St	Owner Name: Somers Frederick P &	Owner Address: 13904 Waverly Creek Ct	Phone:
Business Name:	Contractor Name: Ledy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone: (207) 767-0903
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home on existing foundation approval # 04-0648	Proposed Project Description: Single Family Home on existing foundation approval # 04-0648
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/17/2004**Note:** see approved foundation permit #04-0468**Ok to Issue:**

- 1) Any and all previous conditions are still in force.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Jeanine Bourke **Approval Date:** 11/01/2004**Note:** 9/1/04 left vm w/Will W. To for additional info for review.

9/8 Pete H. Called to say Will was on vacation and will get in touch.

9/10 Will W. Left vm to call, I returned call on 9/15.

9/16 Will W. Called and we reviewed additional items needed, he will submit.

10/14 received update of plans, ok to issue.

Ok to Issue:

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 3) Application approval based upon information provided by applicant including updates on 10/14/04. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 06/21/2004**Note:****Ok to Issue:**

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

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 06/21/2004**Note:****Ok to Issue:**



110 Cedgewood # 04-1129

87-E-2

Foundation # 04-0648

	NA	
Soil type/Presumptive Load Value (Table 401.4.1)	NA	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)		
Foundation Drainage Dampproofing (Section 406)		
Ventilation (Section 409.1) Crawls Space ONLY		
Anchor Bolts/Straps (Section 403.1.4)		
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2)) Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	NA	
Sill/Band Joist Type & Dimesions		
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	11 7/8" TJI 16 O.C.	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	11 7/8" TJI 16 O.C.	OK



Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 collar tie 16 o.c.	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10 16 o.c. cathedral $\frac{1}{2}$ " w/ collar ties LVL Ridge	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 Adv., 1/2 OSB, 5/8 @ 24" oc. 1/2" 16" oc.	
Fastener Schedule (Table 602.3(1) & (2))	?	OK per Add submittal
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	N/A	
Fire separation	N/A	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)		
Egress Windows (Section 310)	not called out	OK ?
Roof Covering (Chapter 9)	?	OK per add. submittal
Safety Glazing (Section 308)	BB @ tub	
Attic Access (BOCA 1211.1)	?	OK per Add submitted
Draft Stopping around chimney	2" clearance Flashing	all levels ? OK \uparrow



Header Schedule	LVL's	
Type of Heating System	oil Fired FHW	OK
Stairs Number of Stairways	1	OK see new submittal
Interior	1	
Exterior		
Treads and Risers (Section 314)	7 1/2"	
Width	3' Rough?	
Headroom	?	
Guardrails and Handrails (Section 315)	Details needed	
Smoke Detectors Location and type/Interconnected	?	OK for add. submittal
Plan Reviewer Signature		

See Chimney Summary Checklist

~~disclosure~~ disclosure enclosed

porch 2x8 16 o.c. Joists

2-2x10 Beams - 9'6" max span ? 11" — ok added ~~#~~ - 3-2x10's along front ^{see new submittal}

* per will w. The exterior porches are designed at elevations that would not require guardrails.



**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

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

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		12 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10
		20 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		12-inch minimum firebox depth for Rumford fireplaces.	
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber	H	6 inches lined; 8 inches unlined.	1003.8
Wall thickness			1003.8.1
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances	N	2 inches interior, 1 inch exterior.	1001.15
From chimney			1003.12
From fireplace			1003.13
Combustible trim or materials			1001.6
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	
Anchorage ^a	O	3/16 inch by 1 inch.	1003.4
Strap			
Number			
Embedment into chimney			
Fasten to			
Bolts		Four joints.	
		Two 1/2-inch diameter.	
Footings	P	12-inch minimum.	1003.2
Thickness			
Width		6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.



From: Eric <eric@whittenarchitects.com>
To: <jmb@portlandmaine.gov>
Date: 10/14/2004 1:22:50 PM
Subject: Somers Residence-Peaks Island (Permit Add)

Good Morning Jeanie,

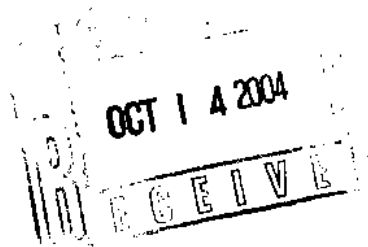
I spoke with Will Winkelman today in regards to the issues you had with the drawings for the Somers residence. I was hoping to address each to your satisfaction so that we can obtain a building permit. Attached you will find a pdf drawing which illustrates each of the points in question.

1. Stair balustrade: this will be a fairly typical rail assembly, with a standard handrail at 34" above the tread nosing, and three square balusters per tread (approx. 2 1/2" clear opening between each). The balustrade will be located on both sides of the stair, so that we should not have any issues with the windows on the exterior wall (these will be tempered per code). The stair will conform to the 2003 IRC specifications. Please refer to sheet 1 in the pdf.
2. Chimney: the chimney will not pass through the interior spaces of the upper level. It emerges through the roof of the Living Room and runs alongside the exterior wall of the master bedroom. We are maintaining the 2" required airspace throughout. Please refer to sheets 2 and 2A in the pdf.
3. Porch Framing: I have added an additional 2x10 framing member in the locations you pointed out. Please refer to sheet 3 in the pdf.
4. Windows: windows will be tempered on the wall adjacent to the stair, as well as in other required locations (upper level bath, above the tub). I have included our window purchasing quote for reference. Please refer to sheets 4, 4A, 4B in the pdf.
5. Fasteners: all fasteners will meet IRC requirements as described in tables R602.3(1) through R602.3(4) of the 2003 International Residential Code.
6. Roof: roofing will be standard 25 year 3-tab asphalt shingles.
7. Egress windows: each sleeping room will be provided with at least one egress window per section R310 of the 2003 International Residential Code.
8. Attic access: a 22"x30" access door will be provided for attic access, most likely located in the Hallway adjacent to the Master Bedroom.
9. Smoke Detectors: smoke detectors will be provided per 2003 IRC section R313. Each sleeping room, in the immediate vicinity (within 10') outside each sleeping room, and on the first level. All smoke detectors will be hardwired, interconnected, with battery backup per section R313.2.

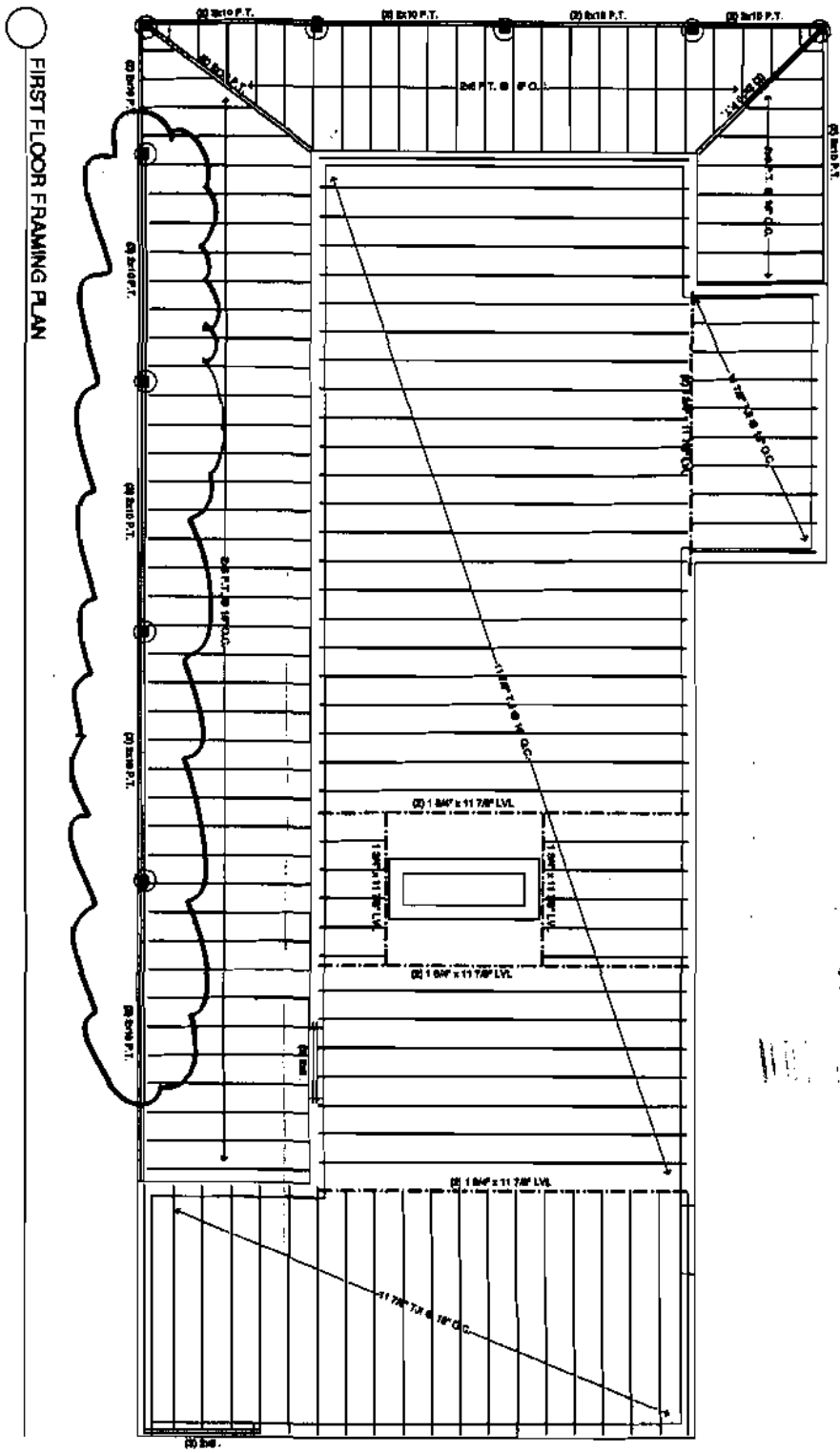
I hope you find this information helpful. Please let me know if you have any questions or concerns. I would be happy to provide more information as needed.

Thank you,
Eric

CC: William Winkelman <will@whittenarchitects.com>, Paul Leddy & Peter Houser <ledhouse@maine.rr.com>





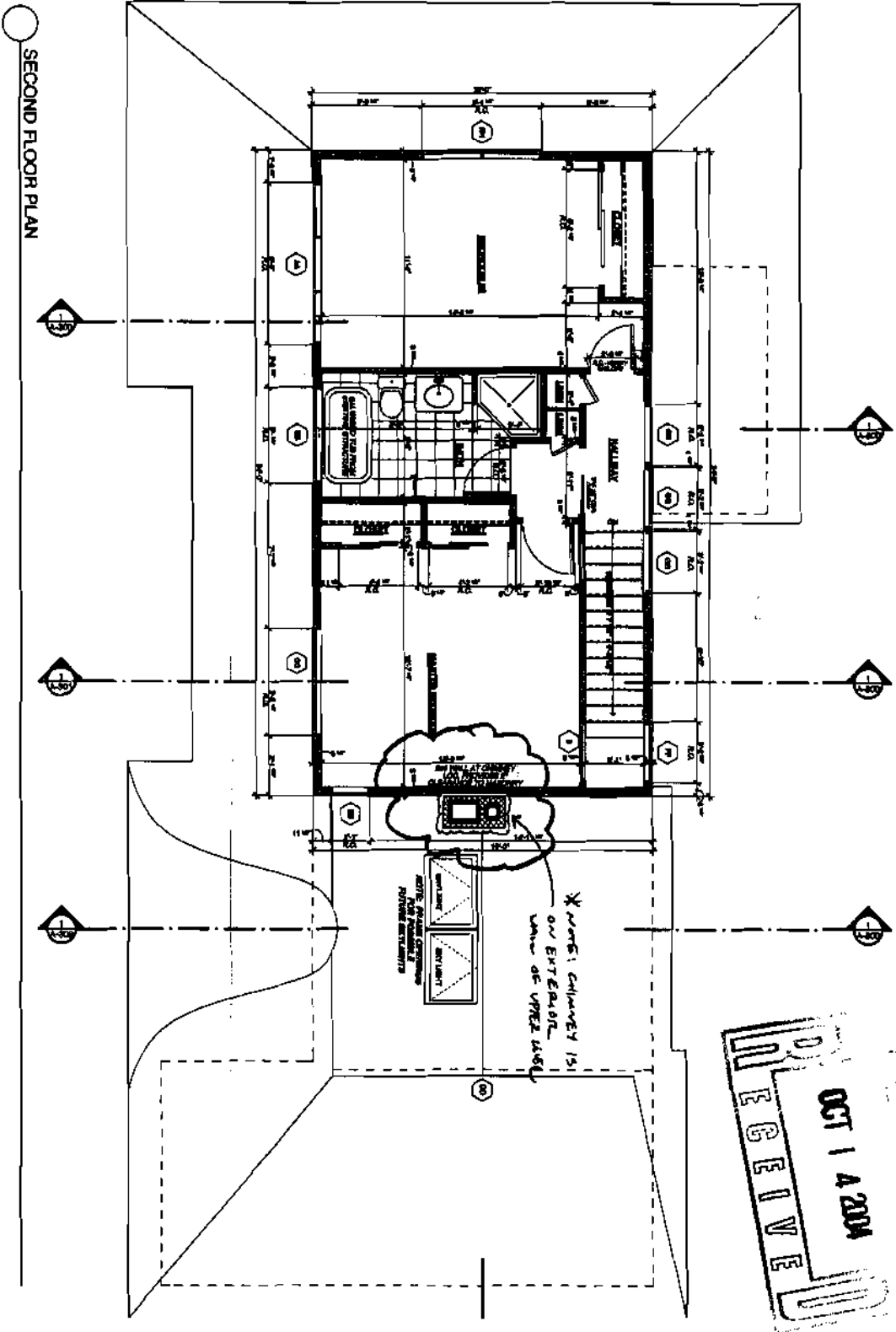


OCT 14 2004

RECEIVED

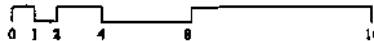
[REDACTED]



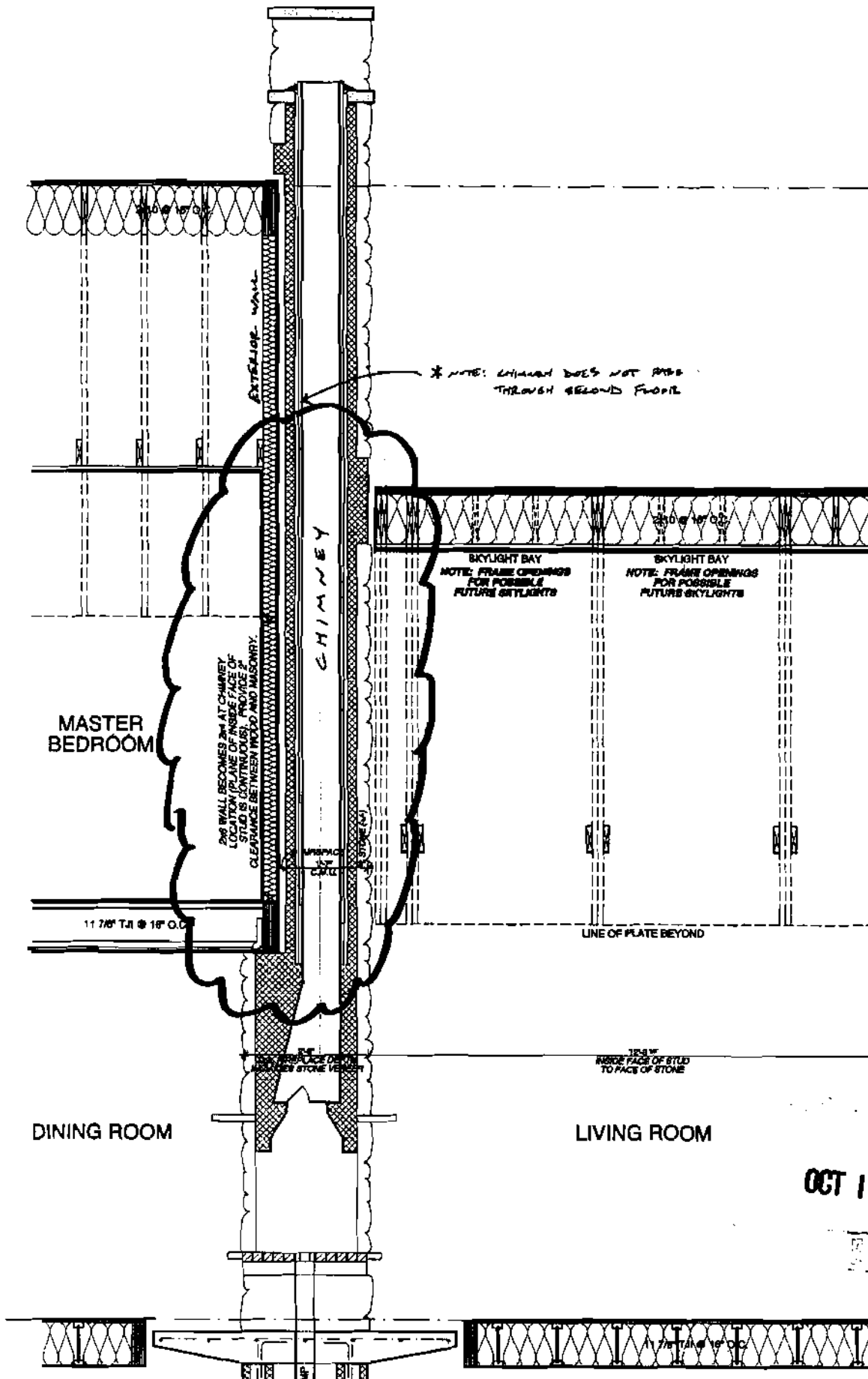


SECOND FLOOR PLAN

RECEIVED
OCT 14 2004







* NOTE: CHIMNEY DOES NOT PASS THROUGH SECOND FLOOR

2x6 WALL BECOMES 2x4 AT CHIMNEY LOCATION (PLANE OF INSIDE FACE OF STUDS IS CONTINUOUS) AND MAINTAINS CLEARANCE BETWEEN TRUSS AND MASONRY.

SKYLIGHT BAY
NOTE: FRAME OPENINGS FOR POSSIBLE FUTURE SKYLIGHTS

SKYLIGHT BAY
NOTE: FRAME OPENINGS FOR POSSIBLE FUTURE SKYLIGHTS

MASTER BEDROOM

11' 7 1/2" T.F. @ 18" O.C.

LINE OF PLATE BEYOND

DINING ROOM

LIVING ROOM

2x6 WALL BECOMES 2x4 AT CHIMNEY LOCATION (PLANE OF INSIDE FACE OF STUDS IS CONTINUOUS) AND MAINTAINS CLEARANCE BETWEEN TRUSS AND MASONRY.

1 1/2" W. INSIDE FACE OF STUD TO FACE OF STONE

OCT 14 2004

FLW





Gove Lumber Company, Inc.

4A

Quote# 4-21-04

80 Colon Street P.O. Box 12
Beverly, MA 01915

508-867-9196
508-867-9157 fax

CUSTOMER WHITTEN ARCHITECTS	REVISION DATE 06/28/04
ADDRESS ERIC BOKOL	PROJECT NAME SOMERS RESIDENCE
CITY, STATE, ZP	ADDRESS
PHONE 207-774-0111	CITY, STATE, ZP
SALESPERSON Gary Girard odf	PHONE

LABEL	QUANTITY	DESCRIPTION	PRICE	TOTAL
		FIELD VERIFY UNIT RO.s FOR ORDER***		
		BONNEVILLE WINDOWS AND DOORS		
		INSULATED LOW E GLASS WITH ARGON		
		1/8" SDL NO SPACER AS PER PLANS DATED 5/17/04		
		WHITE ALUMINUM CLAD EXTERIOR		
		PRIMED WOOD INTERIOR		
		6 9/16" JAMBS		
		NO CASING WITH NAIL PIN APPLIED		
		WHITE SCREENS AND HARDWARE		
A	1	WHB2928-2W RO 68 3/8 X 65 3/8 2/2v	777.84	777.84
B	1	WGG7395 OX RO 74 X 96 2w2h ?handing?	1,686.91	1,686.91
C	1	WGG14495 OXXO RO 145 5/8 X 96 2w2h ?handing?	3,192.20	3,192.20
D	2	WP-1/4 SEGMENT ROUNDTOP RO 62 X 37 VIP 4w1h field verify opening for order field mull by others over door see dwgs	769.60	1,539.20
E	1	WGG12095 OXXO RO 121 5/8 X 96 2w2h ?handing?	2,924.72	2,924.72
F	1	WFG3692 INSWING RO 38 1/2 X 96 2w2h ?swing?	1,146.61	1,146.61
G	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
H	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
I	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
J	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
K	1	WCG1925-1W RO 25 X 31 2w2h ?swing?	298.51	298.51
L	1	WCG1925-1W RO 25 X 31 2w2h ?swing?	298.51	298.51
M	1	WGG12095 OXXO RO 121 5/8 X 96 2w2h ?handing?	2,924.72	2,924.72
N	1	WHB2924-2W RO 70 1/4 X 57 3/8 TEMPERED ADD FOR 2" STUD POCKET VERIFY DIMENSION 2/2v	931.14	931.14
O/P-Q/R	2	WHBT2924 OVER 2924-1W RO 34 5/8 X 87 1/8 TEMPERED IN STAIRS verify horizontal spacemull dimension	787.21	1,574.42

PAGE 1 SUBTOTAL **\$18,720.58**

PAGE 1

OCT 1 4 2004





80 Colon Street P.O. Box 12
 Beverly, MA 01915

42

508-867-9196
 508-867-9157 fax

CUSTOMER **WHITTEN ARCHITECTS** REVISION DATE **05/25/04**

LABEL	QUANTITY	DESCRIPTION	PRICE	TOTAL
		THE ABOVE QUOTE IS FOR MATERIALS ONLY SIZES AND QUANTITIES AS LISTED QUOTE INCLUDES SHOP DRAWINGS AND DELIVERY TO CASCO BAY LINES ONLY. FERRY CHARGES ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR. HELP WITH UNLOADING WILL BE REQUIRED AT TIME OF DELIVERY BY OWNER OR CONTRACTOR.		
	1	1/2 round top door pre hung mahogany to 42" x 87" 6 9/16" jambs, IG true divided lites, 1 3/4" thick african mahogany, mahogany sill, mahogany jambs 5/4 x 4 1/2" mahogany exterior casing, no interior casing 3 - 4 x 4 solid brass ball bearing hinges us10-b finish no lock no bore allow 7 to 8 weeks for delivery	8,833.33	8,833.33

TERMS DEPOSIT OF \$20,180.34
 REQUIRED PRIOR TO PLACING ORDER

PAGE ONE	16,720.58
PAGE TWO	12,756.76
PAGE THREE	8,833.33
SUB TOTAL	40,320.67
DELV CHARGE	100.00
8% MA TAX	2,016.03
TOTAL	\$42,436.70

ORDER ACCEPTED
 AS WRITTEN

X

NO RETURNS ARE ALLOWED ON WINDOWS, DOORS, AND SPECIAL ORDER MILLWORK.

PAGE 3

08T 1 4 2004

NEW



Owner → Somer Frederick & Jennette Date: 6/14/04
Applicant: → Ledy Housewedges
Address: 110 Ledge Wood St, PI C-B-L: 07-E-2, 3, 4

CHECK-LIST AGAINST ZONING ORDINANCE § 48 & 49

Date - Developed lot #004:48:19 permit #04-0648
Zone Location - IR-2 (IR-1) Zone splits the lot using for zoning.

Interior or corner lot -

Proposed Use/Work - to Demolish existing Building & rebuild New & Larger Single Family Dwelling 26' x 66'

Sewage Disposal - private

Lot Street Frontage - 100' min - 141' scaled

Front Yard - 30' min req - 92.5' scaled

Rear Yard - 30' min req - 93' scaled

Side Yard - 20' min req 34' & 36' scaled

Projections -

Width of Lot - - 100' min - 141' scaled

Height - 35' max from predevelopment grade - 29.5' from pre-development average grade to ridge per W.W

Lot Area - existing lot of record - 28,745 sq ft given

Lot Coverage/ Impervious Surface - 20% MAX 15,749 sq ft

Area per Family -

Off-street Parking - 2 spaces req - 2 spaces shown

Loading Bays - N/A

Site Plan - minor/minor 2004-0099

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 15 Zone C

26 x 66 = 1716
10 x 19 = 190
5 x 7 = 35
1941 sq ft

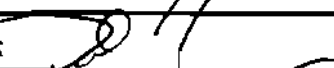
All Purpose Building Permit Application

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>110 Hedgewood St. Peaks Island ME</u>		
Total Square Footage of Proposed Structure <u>1066[±]</u>	Square Footage of Lot <u>28,745⁻</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 87-E-98-99 87E-1-4	Owner: <u>Fredrick + Jeanette Summers</u>	Telephone: <u>207-767-0903</u>
Lessee/Buyer's Name (If Applicable) <u>87 E 2</u>	Applicant name, address & telephone: <u>Leddy Houser Assoc. 429 Field St. So. Portland ME 04106</u>	Cost Of Work: \$ <u>200,000</u> Fee: \$ <u>1821</u>
Current use: <u>Residential</u>		<u>+ 15080</u>
If the location is currently vacant, what was prior use: <u>Residential</u>		<u>1,896</u>
Approximately how long has it been vacant: <u>5 years ±</u>		
Proposed use: <u>Build new house on new Foundation</u>		
Project description:		
Contractor's name, address & telephone: <u>LEDDY HOUSER ASSOC. 429 Field St So. Port. ME. 04106 767-0903</u>		
Who should we contact when the permit is ready: <u>Leddy Houser Assoc.</u>		
Mailing address: <u>Same</u> <u>Paul</u> <u>cell # 415-9698</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: <u>207 767-0203</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>8/6/04</u>
---	---------------------

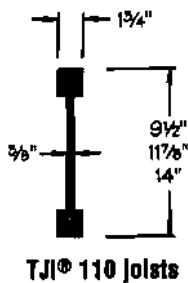
**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees w
Planning Department on the 4th floor of City Hall**



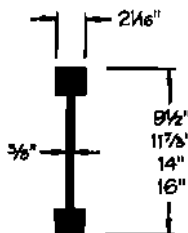
Floor Span Tables

Trus Joist • TJI® Joist Specifier's Guide 2025 • September 2003

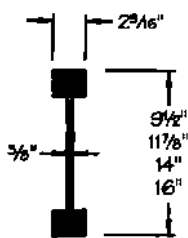
Not all products are available in all markets. Contact your Trus Joist representative for information.



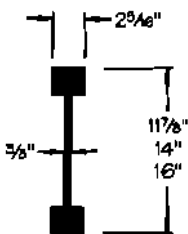
TJI® 110 joists



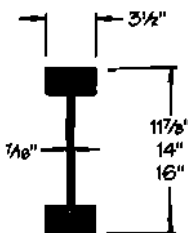
TJI® 210 joists



TJI® 230 joists



TJI® 360 joists



TJI® 560 joists

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12' o.c.	16' o.c.	19.2' o.c.	24' o.c.	12' o.c.	16' o.c.	19.2' o.c.	24' o.c.
9 1/2"	110	16'-5"	15'-0"	14'-2"	13'-2"	16'-5"	15'-0"	13'-11"	12'-5"
	210	17'-3"	15'-9"	14'-10"	13'-10"	17'-3"	15'-9"	14'-10"	13'-8"
	230	17'-8"	16'-2"	15'-3"	14'-2"	17'-8"	16'-2"	15'-3"	14'-2"
11 7/8"	110	19'-8"	17'-10"	16'-10"	15'-5" ⁽¹⁾	19'-8"	17'-3"	15'-8"	14'-0" ⁽¹⁾
	210	20'-8"	18'-8"	17'-8"	16'-5"	20'-8"	18'-8"	17'-3"	15'-5" ⁽¹⁾
	230	21'-0"	19'-2"	18'-1"	16'-10"	21'-0"	19'-2"	18'-1"	16'-3" ⁽¹⁾
14"	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10" ⁽¹⁾
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9" ⁽¹⁾
	110	22'-2"	20'-3"	18'-8"	16'-9" ⁽¹⁾	21'-8"	18'-9"	17'-1" ⁽¹⁾	14'-7" ⁽¹⁾
16"	210	23'-3"	21'-3"	20'-0"	18'-4" ⁽¹⁾	23'-3"	20'-7"	18'-9" ⁽¹⁾	16'-2" ⁽¹⁾
	230	23'-10"	21'-8"	20'-8"	19'-1"	23'-10"	21'-8"	19'-9"	17'-1" ⁽¹⁾
	360	26'-0"	23'-8"	22'-4"	20'-9" ⁽¹⁾	26'-0"	23'-8"	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	560	29'-8"	26'-10"	25'-4"	23'-6"	29'-8"	26'-10"	25'-4" ⁽¹⁾	20'-11" ⁽¹⁾
	210	25'-9"	23'-8"	22'-8" ⁽¹⁾	20'-5" ⁽¹⁾	25'-5"	22'-0" ⁽¹⁾	20'-1" ⁽¹⁾	16'-2" ⁽¹⁾
	230	26'-5"	24'-1"	22'-5"	20'-7" ⁽¹⁾	26'-5"	23'-2"	21'-2" ⁽¹⁾	17'-1" ⁽¹⁾
16"	360	28'-9"	26'-3"	24'-8" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
	560	32'-8"	29'-8"	28'-0"	25'-2" ⁽¹⁾	32'-8"	29'-8"	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12' o.c.	16' o.c.	19.2' o.c.	24' o.c.	12' o.c.	16' o.c.	19.2' o.c.	24' o.c.
9 1/2"	110	18'-2"	16'-7"	15'-3"	13'-8"	17'-8"	15'-3"	13'-11"	12'-5"
	210	19'-1"	17'-5"	16'-0"	13'-0"	19'-1"	16'-9"	15'-4"	13'-8"
	230	19'-7"	17'-11"	16'-11"	15'-9"	19'-7"	17'-8"	16'-1"	14'-5"
11 7/8"	110	21'-7"	18'-11"	17'-8"	15'-5" ⁽¹⁾	19'-11"	17'-3"	15'-8"	14'-0" ⁽¹⁾
	210	22'-8"	20'-8"	19'-11"	18'-10"	21'-10"	18'-11"	17'-3"	15'-5" ⁽¹⁾
	230	23'-3"	21'-3"	19'-11"	17'-9"	23'-0"	19'-11"	18'-2"	16'-3" ⁽¹⁾
14"	360	25'-4"	23'-2"	21'-10"	20'-4" ⁽¹⁾	25'-4"	23'-2"	21'-10" ⁽¹⁾	17'-10" ⁽¹⁾
	560	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"	20'-11" ⁽¹⁾
	110	23'-9"	20'-6"	18'-8"	16'-9" ⁽¹⁾	21'-8"	18'-9"	17'-1" ⁽¹⁾	14'-7" ⁽¹⁾
16"	210	25'-8"	22'-6"	20'-7"	18'-4" ⁽¹⁾	23'-8"	20'-7"	18'-9" ⁽¹⁾	16'-2" ⁽¹⁾
	230	26'-4"	23'-9"	21'-8"	19'-4" ⁽¹⁾	25'-8"	21'-8"	19'-9"	17'-1" ⁽¹⁾
	360	28'-9"	26'-3"	24'-9" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	560	32'-8"	28'-9"	26'-0"	25'-2" ⁽¹⁾	32'-8"	28'-9"	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾
	210	27'-10"	24'-1"	22'-9" ⁽¹⁾	19'-5" ⁽¹⁾	25'-5"	22'-0" ⁽¹⁾	20'-1" ⁽¹⁾	16'-2" ⁽¹⁾
	230	29'-2"	25'-5"	23'-2"	20'-7" ⁽¹⁾	26'-9"	23'-2"	21'-2" ⁽¹⁾	17'-1" ⁽¹⁾
16"	360	31'-10"	29'-0"	26'-10" ⁽¹⁾	21'-5" ⁽¹⁾	31'-10"	26'-10" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
	560	36'-1"	32'-11"	31'-0" ⁽¹⁾	28'-2" ⁽¹⁾	36'-1"	31'-9" ⁽¹⁾	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾

Long term deflection under dead load, which includes the effect of creep, has not been considered. Bold table spans reflect initial dead load deflection exceeding 0.33".

(1) Web stiffeners are required at intermediate supports of continuous span joists when the intermediate bearing length is less than 5 1/4" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12' o.c.	16' o.c.	19.2' o.c.	24' o.c.	12' o.c.	16' o.c.	19.2' o.c.	24' o.c.
110	N.A.	N.A.	N.A.	13'-4"	N.A.	N.A.	16'-0"	12'-9"
210	N.A.	N.A.	21'-4"	17'-0"	N.A.	21'-4"	17'-9"	14'-2"
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"
560	N.A.	N.A.	29'-10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"

How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

General Notes

- Tables are based on:
 - Uniform loads.
 - More restrictive of simple or continuous span.
 - Clear distance between supports (1/4" minimum end bearing).
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. Spans shall be reduced 6" when floor panels are nailed only.
- Spans generated from Trus Joist software may exceed the spans shown in these tables because software reflects actual design conditions.
- For loading conditions not shown, refer to software or to load tables on page 15.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TJ-Pro™ Rating system.











How to Use These Tables

1. Calculate total and live load (neglect beam weight) on the beam or header in pounds per linear foot (plf).
2. Select appropriate SPAN (center-to-center of bearing).
3. Scan horizontally to find the proper width and a depth that exceeds actual total and live loads.
4. Review bearing lengths to ensure adequacy.

Floor—100% (PLF)

432	762	1,027	1,062	1,324	1,424	1,794	864	1,525	2,055	2,125	2,648	2,848
290	626	*	*	*	*	*	580	1,253	*	*	*	*
1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3.0/7.6	3.3/8.2	4.1/10.3	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3.0/7.6	3.3/8.2
146	326	695	731	915	978	1,207	292	652	1,391	1,462	1,830	1,956
126	280	555	597	*	*	*	233	561	1,110	1,195	*	*
1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5	3.7/9.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5
73	166	491	517	709	784	968	146	332	983	1,034	1,418	1,570
*	*	344	370	592	687	*	*	*	688	741	1,185	1,374
1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2	3.5/8.8	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2
59	135	441	466	639	707	908	118	270	883	932	1,279	1,415
*	*	297	321	514	597	*	*	*	595	642	1,029	1,195
1.5/3.5	1.5/3.5	1.7/4.3	1.8/4.5	2.5/6.1	2.7/6.8	3.5/8.7	1.5/3.5	1.5/3.5	1.7/4.3	1.8/4.5	2.5/6.1	2.7/6.8
*	64	260	281	442	489	666	54	128	521	563	885	979
*	*	176	190	309	360	569	*	*	353	381	618	720
	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.3/5.7	3.1/7.7	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.3/5.7
		164	178	293	342	487		66	329	357	586	685
		113	122	199	232	370		*	226	244	398	465
		1.5/3.5	1.5/3.5	1.6/4.0	1.9/4.7	2.6/6.6		1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.0	1.9/4.7
		100	108	180	211	342			200	217	360	422
		69	75	123	145	232			139	151	247	290
		1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.2/5.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
		70	76	127	149	244			140	152	254	299
		49	54	88	103	167			99	108	177	207
		1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.8/4.4			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
		54	59	100	118	193			109	119	200	236
		39	42	70	82	133			79	85	141	165
		1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.8			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
				56	66	110			60	65	112	133
				41	48	78			46	50	82	96
				1.5/3.5	1.5/3.5	1.5/3.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5
						67					67	80
						49					52	61
						1.5/3.5					1.5/3.5	1.5/3.5

*Indicates TOTAL LOAD value controls.



SOMERS RESIDENCE DOOR AND WINDOW SCHEDULE

WINDOWS AND EXTERIOR DOORS						
NO.	Type	Manf. No.	R.O. Width	R.O. Height	R.O. From Subfloor	Remarks
V-A	Venting (at crawlspace).	Andersen 2817	2'-8 3/4"	1'-7 1/4"		
V-B	Access Door					Site built door
V-C	Venting (at crawlspace).	Andersen 2817	2'-8 3/4"	1'-7 1/4"		
A	Double-Hung	(2) WHB 2928	5'-8 1/2"	5'-5 1/4"	6'-11"	Two units mullled
B	Gliding Patio Door	WGG 7395	6'-2"	8'-0"	8'-0"	
C	Gliding Patio Door	WGG 14495	12'-1 3/4"	8'-0"	8'-0"	
D	Curved Transom	Custom	10'-1 3/4"	2'-0 1/2" (verify)	10'-2"	Custom reverse curve transom. See header detail for rough opening dimensions.
E	Gliding Patio Door	WGG12095	10'-1 3/4"	8'-0"	8'-0"	
F	Double-Hung	WHB 2922	2'-10 3/4"	4'-5 1/2"	6'-11"	
G	Double-Hung	WHB 2922	2'-10 3/4"	4'-5 1/2"	6'-11"	
H	Double-Hung	WHB 2922	2'-10 3/4"	4'-5 1/2"	6'-11"	
I	Double-Hung	WHB 2922	2'-10 3/4"	4'-5 1/2"	6'-11"	
J	Double-Hung	WHB 2922	2'-10 3/4"	4'-5 1/2"	6'-11"	
K	Casement	WCG 1925	2'-1"	2'-7"	6'-11"	
L	Casement	WCG 1925	2'-1"	2'-7"	6'-11"	
M	Gliding Patio Door	WGG12095	10'-1 3/4"	8'-0"	8'-0"	
N	Double-Hung	(2) WHB 3324 (not mullled)	3'-2 3/4"	4'-9 1/2"	8'-0"	NOTE: units not mullled.
Q/P	Double-Hung with Transom	WHB 3324 Double-Hung with WHBT 3324 Transom	3'-2 3/4"	7'-3 1/4"	10'-5 3/4"	Transom mullled to unit. Verify R.O. from subfloor so that head of unit "P" aligns with head of unit "N"
Q/R	Double-Hung with Transom	WHB 3324 Double-Hung with WHBT 3324 Transom	3'-2 3/4"	7'-3 1/4"	10'-5 3/4"	Transom mullled to unit. Verify R.O. from subfloor so that head of unit "R" aligns with head of unit "N"
S	Casement	(2) WCG 2749 Custom Height	5'-3 3/4"	4'-0 1/4"	6'-11"	Custom R.O. height to align sill with countertop. Two units mullled.
T	Casement	(2) WCG 2749 Custom Height	5'-3 3/4"	4'-0 1/4"	6'-11"	Custom R.O. height to align sill with countertop. Two units mullled.
U	Entry Door	Simpson Exterior Wood Door F-6044	2'-8 1/2"	6'-11"	6'-11"	1 3/4" Thick Fir door with insulated glass. Natural finish.
V	Casement	WCG 1925	2'-1"	2'-7"	6'-11"	
W	Casement	WCG 1925	2'-1"	2'-7"	6'-11"	
X	Double-Hung	WHB 4128	3'-10 3/4"	4'-7 1/2"	6'-11"	
Y	French Door	WFG 3680	3'-2 1/2"	6'-11"	6'-11"	
AA	Double-Hung	(3) WHB 2922	8'-6"	4'-5 1/2"	5'-7 1/4"	Three units mullled
BB	Double-Hung	(2) WHB 2516	5'-0 1/4"	3'-5 1/2"	5'-7 1/4"	Two units mullled
CC	Double-Hung/Transom	(2) WHB 2928 with (2) WHBT 2928 Transom	5'-8 1/2"	8'-3"	9'-6"	Two units (with transoms) mullled.
DD	Custom Transom	Custom triangular transom	12'-2 1/4" (verify)	6'-1 1/4" (verify)	17'-2 1/2" from first floor sub. (verify)	Direct glaze
EE	Casement	WCG 1925	2'-1"	2'-7"	6'-7"	
FF	Double-Hung	WHB 3322	3'-2 3/4"	4'-5 1/2"	5'-7 1/4"	
GG	Double-Hung	(3) WHB 3322 (not mullled)	3'-2 3/4"	4'-5 1/2"	5'-7 1/4"	NOTE: units not mullled.
HH	Double-Hung	(2) WHB 3332	6'-4 1/4"	6'-1 1/2"	7'-2 1/2"	Two units mullled
II	Double-Hung (interior)	WHB 3322 (wood window)	3'-2 3/4"	4'-5 1/2"	5'-7 1/4"	Interior unit. Wood with typ. Casing. Primed.
NOTES:						
1. All Windows Bonneville clad except "II". Optional clad color green A-26. Double-Hung units to be bronze series.						
2. Primed interior.						
3. Insulated, Low E glass, 7/8" SDL.						
4. Provide half screens at all double hung units. Full screens at casements.						

OUTLINE SPECIFICATION
SOMERS RESIDENCE, PEAKS ISLAND, ME Page 1 of 5
7/27/04

Project Architects: Will Winkleman & Eric Sokol, Whitten Architects
Ph. 207.774.0111
Fax 207.774.1668
will@whittenarchitects.com
eric@whittenarchitects.com

Scope: For budget purposes - exterior envelope including exterior door and windows, roofing, cladding; interiors including frame partitions, floor framing (with sub-flooring), masonry, and site work within 10' of structure. Also interior trim, carpentry & millwork, flooring, wall and ceiling finishes, plumbing, mechanical and electrical.
Finish grading, materials, driveway finish, walks, landscape planting, and stone walls to be a separate estimate.

Note: All subs should be familiar with the existing site conditions before quoting budget prices.

1. General Requirements:

- A) Required Shop Drawings: steel fabrications, all custom windows, custom doors, custom moldings, architectural millwork.
- B) Similar or equivalent materials shall be submitted to architect and owner for review and approval prior to ordering or use in construction.
- C) General Contractor shall furnish and pay for a job site phone and fax for the duration of the project.
- D) General Contractor to maintain and plow driveway as required through duration of work.

2. Site Work:

- A) Clearing and grubbing of building site.
- B) Excavation (does not include blasting) for footings/foundation.
- C) Excavation and trenching for perimeter drainage system and its out-fall, or sump.
- D) Foundation perimeter drainage system (includes separate 4" interior drainage system.)
- E) Excavation, (does not include blasting), and trenching for water, sewer and electrical/telephone/communications service.
- F) Back filling of foundation walls to be with existing excavated fill. Extra fill to be provided as required (\$35/yard per Lionel Plante Associates quote.)
- G) Trenching shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.
- H) Rough grading, see Site Plan for scope of work.
- I) Erosion control: silt fencing, hay bales & vegetative buffers. Refer to Maine Erosion Control and Sediment Control Handbook for construction: Best Management Practices, Section 14 - Sediment Barriers. Also Zoning and Building Code Ordinance of the City of Portland, Maine.
- J) Loam and seed areas disturbed by building and site work as required.

3. Concrete:

- A) 2800 PSI @ 28 days: concrete footings, pads, foundation walls, & slab on grade.
- B) Concrete foundation walls: reinforce w/bars as noted on drawings.
- C) Footings: reinforce w/ bars as noted on drawings.
- D) 10" x 5/8" dia. anchor bolts at 4'-0" o.c., or as otherwise shown on drawings.
- E) General Contractor to coordinate with plumber and electrician for proper location of bond-outs.



4. Masonry:

- A) Mason to review and verify code compliance and optimal performance standards of fireplace and chimney as specified. Masonry fireplaces, chimneys and solid fuel-burning appliances shall conform to current NFPA 211.
- B) Concrete masonry unit foundation under fireplace and chimney as required.
- C) Cast-in-place steel reinforced concrete hearth.
- D) Fire brick lined firebox, design per drawings.
- E) Masonry fireplace will be as drawn and detailed.
- F) 1 3/4" thick Bluestone chimney cap.
- G) Flashing at chimney: per drawings and details. 16 oz. lead coated copper thru-flashing to flue liners (full pan), lead coated copper step flashing.

5. Metals:

- A) Structural steel: Beams and columns shall be ASTM A36 strength, size to be shown on plan. Provide all necessary attachment plates and connecting hardware as required or as noted on structural drawings and in structural notes.

6. Wood:

A) Rough Framing:

- 1) Wood frame construction shall be in accordance with the City of Portland adopted B.O.C.A. code and /or local code officer requirements.
- 2) Structural framing shall be #2 grade spruce or equal strength wood, kiln dried in nominal dimensions shown.
- 3) Pressure treated southern yellow pine shall be used in all conditions where wood is within 6" of the ground, in direct contact with concrete, for building sills and as shown on the drawings.
- 4) Laminated veneer lumber (LVL) shall be Micro Lam by Trus Joist Mac Millan, Versa-Lam by Boise Cascade or approved equal in lengths and sizes as shown on drawings. At locations where more than one member is used side by side, 1/2" through-bolt at minimum intervals of 2'-0" o.c.
- 5) Manufactured joists shall be TJI by Trus Joist Mac Millan, BCI by Boise Cascade or approved equivalent. Lengths and sizes as shown on drawings.
- 6) Sheathing:
 - a) Floors: 3/4" Huber Advantech structural panels.
 - b) Walls: 1/2" OSB.
 - c) Roof: 5/8" CDX plywood (if 24" o.c. framing,) 1/2" CDX plywood (if 16" o.c. framing.), or Huber Advantech structural panels.
 - d) Note: Any other products require submittals for review by architect.

- B) Fasteners: joist hangers, connectors, and tie-downs by Simpson or equivalent.

C) Siding & Exterior carpentry:

- 1) Wall shingles: Frazier, pre-finished with bleaching oil, non-rebuted or rcsquared, clear Eastern White Cedar shingles. Stainless steel fasteners. Refer to Section 9 Finishes for more informatiou. Weave shingles at outside corners. Inside corners: 5/4x5/4 white cedar ground.
- 2) Exterior walls below first floor level (east side: see drawings) to be 1x8 vertical boarding, shiplap #2 pine with smooth face.
- 3) Window and door trim for solid stain finish shall be back-primed 5/4 x 4", #2 or better pine.
- 4) Soffits and ceilings of covered porches to be Eastern White Pine 1x6 tongue and groove.
- 5) Decks to be STK cedar with clear Western Red Cedar 2x4 handrails with 2x2 balusters (where applicable.)
- 6) All exterior fasteners to be stainless steel.

D) Interior Trim & Carpentry

- a) Poplar (or suitable paint grade equivalent) casing and trim for door and windows: 5/4x5" head casing, 1x4 jambs w/ 3/8" bead to interior, 5/4 sill 1x3 apron.
- b) Poplar (or suitable paint grade equivalent) 1x6 base w/ 5/8" scotia.



OUTLINE SPECIFICATION

SOMERS RESIDENCE, PEAKS ISLAND, ME Page 3 of 5

7/27/04

- E) Kitchen and Bathroom cabinets
 - 1) Kitchen: allow \$8000 for cabinetwork, counter tops and installation.
 - 2) Master bathroom: allow \$ 2000 for vanity, top and installation.
- F) Wood flooring, walls and ceilings:
 - 1) Floors: 1x3 red birch.
 - 2) Walls: 1/2" drywall.
 - 3) Ceilings: 1/2" drywall.

7. Thermal & moisture protection:

- A) General: all doors, windows, siding, and trim to be installed mindful of proper flashings and splines. Housewrap functions as a secondary water barrier and is to be installed with seams properly lapped for proper drainage, and all tears taped. Felt splines are to be installed behind all trim/siding intersections and lapped below for proper drainage out through siding or other flashings. At sill lap felt spline over sill rough opening, install window, lap bottom of strip out into siding, typ. head cap flash.
- B) Damp proofing - 2 coats bituminous damp proofing on concrete foundation walls below grade.
- C) Exterior air infiltration barrier: 15 lb. lapped black felt.
- D) Vapor barrier: 6 mil. clear poly vapor barrier, lapped and taped.
- E) Electrical/mechanical, by others to precede insulation.
- F) Insulation values:
 - 1) Exterior frame walls: fiberglass batt insulation (R-19).
 - 2) First floors (over crawlspace): fiberglass batt insulation (R-19).
 - 3) Roof: fiberglass batt insulation (R-38).
 - 4) Acoustic insulation: 3 1/2" fiberglass batt insulation. Provide in walls surrounding all baths and between adjoining bedrooms.
- G) Shingle Roof: (refer to drawings for pitches.)
 - 1) All roofs 3-tab asphalt shingles. IKO "Aristocrat" 25 year.
 - 2) Lapped 15lb felt underlayment.
 - 3) Ice and water shield self-seal membrane (36" w.) along all eaves, up valleys, crickets, and all roof pitches less than 4:12.
- H) Ventilation:
 - 1) Slot for screened eave vents.
 - 2) Prop-a-vent as required.
 - 3) Roll-a-vent at all ridges.
 - 4) Drill rafters at hips and valleys for through venting.
- I) Provide new hot-dipped galvanized half round gutters (allow 60 l.f.) and round galvanized downspouts. Locations per drawings.
- J) Masonry flashing shall be 16 oz. lead coated copper.
- K) Sealants: 25 yr. Siliconized acrylic or better sealants for interior and exterior joints.

8. Doors and windows: (refer to door and window schedule)

- A) Exterior door hardware: Key all exterior doors alike. See door schedule for more info.
- B) Bonneville Doors and Windows: Clad, insulated glazing, 7/8" SDL. Wood half screens at all double hung units. Full aluminum screens at casements & awnings. Swinging screen doors at French doors. Sliding screens at Gliding Patio doors. Primed interior. Provide jamb extensions as required.
 - 1) Bonneville Bronze Series Double Hung: sizes, patterns as shown on window schedule and drawings.
 - 2) Bonneville Casement: sizes, patterns as shown on drawings and window schedule.
 - 3) Bonneville French Doors: sizes, patterns as shown on drawings and window schedule.
 - 4) Bonneville Gliding Patio Doors: sizes, patterns as shown on drawings and window schedule.
- C) Interior Doors: Brocco four panel pine door, available through Brockway-Smith Co., Portland, ME 800.442.6734. Sizes per door schedule.
- D) Interior door hardware: Allow \$30 per door. Passage or privacy per door schedule.

[REDACTED]

OUTLINE SPECIFICATION

SOMERS RESIDENCE, PEAKS ISLAND, ME Page 4 of 5

7/27/04

9. Finishes:

- A) Tile & Stone: provide bullnose cap, round outside corners, round inside corners, etc., as required for all tiles. Provide 1/2" Durock backing substrate at all walls, 1/2" plywood underlayment all floors.
- B) Bathroom floors/Laundry/Pantry: allow \$6/square foot.
- C) Vanity top: 3cm thick with arris edge. Stone to be determined. Allow \$100/square foot.
- D) Wood floor and walls: see Section 6 for details
- E) Interior painting: three coat finish, paint products by Benjamin Moore
 - 1) Painted wood and trim: 1 coat Alkyd Enamel Underbody primer, 2 coats Satin Impervo.
 - 2) Walls: 1 coat primer, two coats finish. Benjamin Moore, color to be selected by owner.
- F) Exterior painting and finishing (trim only): All paint by Benjamin Moore.
 - 1) Wall Shingles: Frazier, pre-finished with bleaching oil.
 - 2) Trim: Benjamin Moore, color to be selected. 1 coat of oil based primer, 2 coats Moore Glo enamel. Back prime all trim boards. Paint over knots with stain hiding primer.
 - 3) Doors (if painted): 1 coat of oil base primer, 2 coats of finish oil base paint, Moore Glo enamel (exterior side only), color to be selected. If stained: stain and seal door with alkyd resin based stain/sealer. Finish with 3 coats min. water-borne finish (per door specifications). Stain interior sides of all doors.
 - 4) Wood decking, porches: STK cedar, unfinished.

10. Specialties:

- A) Bath and Closet Accessories.
 - 1) Owner to supply all mirrors, towel bars and bath accessories, General Contractor to provide blocking and installation.
 - 2) Closets: shelf and rod.

11. Equipment: All appliances to be supplied by owner, installed by contractor.

12. Furnishing:

13. Special Construction:

14. Conveying Systems:

15. Mechanical:

- A) Plumbing (see floor plans for plumbing layout.)
 - 1) All plumbing shall meet the requirements of the Maine State Plumbing Code.
 - 2) Include gas piping where required.
 - 3) When possible locate and pitch supply and drain lines to provide seasonal drainback.
 - 4) Provide fiberglass acoustical insulation on all interior living space waste lines 2" and greater.
 - 5) Hot water supply: Superstor tank, separate boiler zone.
 - 6) Provide three exterior frost-free hose bibs.
 - 7) Faucets, fills and drains: see plumbing schedule (verify with client)
 - 8) General Contractor to coordinate rough framing and fixture alignment.
 - 9) Venting in PVC. Locate stacks on north side of roof slopes.
 - 10) All principle waste lines in PVC piping. Piping shall be greater than 2" dia.
 - 11) Provide venting for all bathroom exhaust fans.
 - 12) Plumbing fixtures: allow \$2865 for all fixtures
- B) Heating
 - 1) Provide oil fired (provide two tanks), hot water heating system, H. B. Smith boiler or equivalent w/ engineered heat loss calculations and system layout.
 - 2) Superstor tank with separate zone for domestic hot water supply. Three zones, to be hydronic hot water (fin tube). Zones as follows:
 - a) Kitchen/Dining Room/Entry/Living Room
 - b) Den/Guest
 - c) Master Bedroom/Bath/ Bedroom #2



OUTLINE SPECIFICATION

SOMERS RESIDENCE, PEAKS ISLAND, ME Page 5 of 5

7/27/04

16. Electrical:

- A) Provide 200 amp buried service, 40 breaker panel; all electrical to comply with National Electrical Code.
- B) Provide buried telephone and allow (2) 2" conduits for future computer/communications lines.
- C) Fixtures: owner to supply interior and exterior electrical fixtures including exhaust fans. There will be a detailed lighting design for the entire house.
- D) Provide networked cat. 5 wiring with common hub to Kitchen, Living Room, Master Bedroom, Bedroom #2, Guest Bedroom.
- E) Provide cable TV wiring with common hub and splitter.
- F) Provide networked telephone wiring to Kitchen, Living Room, Master Bedroom, Bedroom #2, Guest Bedroom.

End of specifications

[REDACTED]

INTERIOR FINISH SCHEDULE:

Fred and Jeanette Somers Residence, 110 Ledgewood Avenue, Peaks Island ME.
By: Will Winkelman @ Whitten Architects: ph 207-774-0111 fax 207-774-1668

Date: 20 April 2004

GENERAL NOTES:

See notes in general conditions in the outline specification.
Refer to outline specification for fixtures, allowances, finishes.

FIRST FLOOR:**ENTRY/MUDROOM:**

FLOOR - tile. See outline specification for allowance.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall.
TRIM- painted baseboard and casing. See outline specification.
CLOSET- large closet to have shelf and rod. Small closet to have adjustable shelves.

LAUNDRY/HALF BATH:

FLOOR - tile. See outline specification for allowance.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall.
TRIM- painted baseboard and casing. See outline specification.

PANTRY:

CABINETS- red birch cabinets (open shelves). Full overlay doors. Shaker style (flat panel).
COUNTERS- stone TBD. See outline specification for allowance.
FLOOR - tile. See outline specification.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall.
TRIM- painted baseboard and casing. See outline specification.

KITCHEN:

CABINETS- red birch cabinets. Full overlay doors.
COUNTERS- stone TBD. See outline specification for allowance.
FLOOR - 1x3 red birch, oil base urethane finish.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall.
TRIM- painted baseboard and casing. See outline specification.

DINING AREA:

FLOOR - 1x3 red birch, oil base urethane finish.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall.
FIREPLACE- double face fireplace with uncoursed fieldstone veneer. Bluestone mantel and hearth.
Built-in firewood storage. See outline specification.
STAIR- 5/4 red birch treads, red birch handrail, painted risers, stringers and balusters.
TRIM- painted baseboard and casing. See outline specification.

LIVING ROOM:

FLOOR - 1x3 red birch, oil base urethane finish.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall. Vaulted ceiling (frame for future skylights) with ties.
FIREPLACE- double face fireplace with uncoursed fieldstone veneer. Bluestone mantel and hearth.
Built-in firewood storage. See outline specification.
TRIM- painted baseboard and casing. See outline specification.

GUEST BATH:

FLOOR - tile. See outline specification for allowance.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall.
TRIM- painted baseboard and casing. See outline specification.



SCREENED PORCH:

FLOOR - STK red cedar 5/4x6 decking over P. T framing.
WALLS - screened panels and door to porch. Provide 3'-0" ht. guard rail as req'd. By code.
CEILING - Beadboard: follows curve of roof. See outline specification.

COVERED PORCHES:

FLOOR - STK red cedar 5/4x6 decking over P. T framing.
WALLS - (open)
CEILING - Beadboard. See outline specification.

SECOND FLOOR:**HALLWAY:**

FLOOR - 1x3 red birch, oil base urethane finish.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall. Sloped with flat tray at 8'-0" height.
TRIM- painted baseboard and casing. See outline specification.
CLOSET- adjustable shelves.

MASTER BEDROOM:

FLOOR - 1x3 red birch, oil base urethane finish.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall. Sloped with flat tray at 8'-0" height.
TRIM- painted baseboard and casing. See outline specification.
CLOSET- shelf and rod.

MASTER BATHROOM:

CABINETS- painted vanity.
COUNTERS- stone TBD. See outline specification for allowance.
FLOOR - tile. See outline specification for allowance.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall.
TRIM- painted baseboard and casing. See outline specification.

BEDROOM #2:

FLOOR - 1x3 red birch, oil base urethane finish.
WALLS - 1/2" drywall.
CEILING - 1/2" drywall. Sloped with flat tray at 8'-0" height.
TRIM- painted baseboard and casing. See outline specification.
CLOSET- shelf and rod.

STATE OF MAINE CHIMNEY OR FIREPLACE DISCLOSURE

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, requires chimney or fireplace installers, as of January 1, 1992, to provide you with this Disclosure prior to the installation work being done on your chimney or fireplace. The purpose of this Disclosure is to help you, as a consumer, make an informed decision as to the abilities of the installer and under what requirements the installation must comply. It is important to note that the State of Maine does not require registration or licensure of chimney or fireplace installers; however, it is just as important to realize that many fires are caused each year by improperly constructed fireplaces and chimneys. For further information about this law, call the Division of Licensing & Registration at 624-8629 or write to the Division at #35 State House Station, Augusta, Maine 04333.

INSTALLER INFORMATION

Name of Installer _____

D.B.A. _____

Name of Installer (if incorporated) _____

D.B.A. _____

Legal Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone _____ / _____ / _____ Business Telephone _____ / _____ / _____

Years of experience doing fireplace or chimney installations _____

CONSUMER IDENTIFICATION

Consumer's Name _____

Mailing Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone _____ / _____ / _____ Business Telephone _____ / _____ / _____

Installer, please give a brief description of installation being offered.

I, _____, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA 211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, Oil and Solid Fuel Board.

[REDACTED]

INSTALLATION STANDARDS

Please check the type of unit(s) that will be installed:

Factory-Built Chimney and Chimney Units.

Factory-built chimney and chimney units shall be listed and shall be installed in accordance with the temperature conditions of the listing and the manufacturer's instructions and all requirements of NFPA 221 for chimneys, fireplaces, vents and solid fuel appliances.

Masonry Chimney.

Masonry chimneys shall be designed, anchored, supported and re-enforced as required by NFPA 211 for chimneys, fireplaces, vents and solid fuel appliances.

Metal Chimney.

Metal chimneys shall be constructed in accordance with NFPA 211, and shall apply good engineering practices as necessary for:

- 1. Strength to resist stress
- 2. Adequate anchoring and bracing
- 3. Durability
- 4. Security against leakage
- 5. Allowances for thermal expansion

Factory Built Fireplace.

Factory built fireplaces shall be listed and shall be installed in accordance with the terms of its listing and all applicable sections of NFPA 211.

Masonry Fireplace.

Masonry fireplaces shall meet the requirements of NFPA 211, Chapter 7 and all other pertinent sections.

Other

Please list on separate sheet of paper if making repairs of pre-existing chimneys, such as repair or replacement of chimney liners, etc.

CONSUMER CHECKLIST

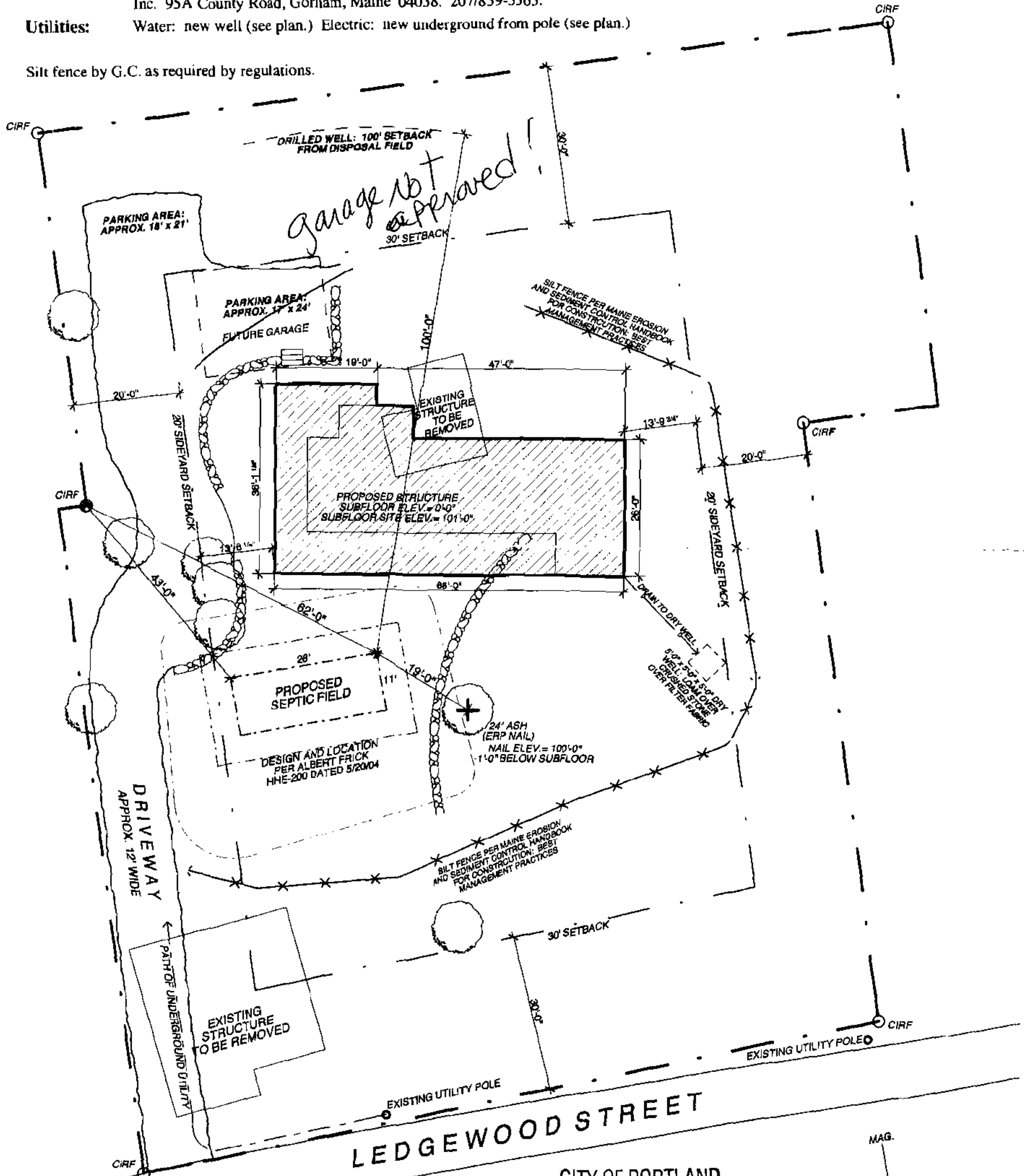
- 1. Have you asked for references to be provided by the installer?
- 2. Is the installer familiar with the NFPA 211 codes and does the installer carry a code book?
- 3. If the installation is a pre-fabricated or fireplace, is its manufacturer registered with the Maine Oil & Solid Fuel Bd.
- 4. Does the installer provide any type of written guarantee for the product installation being proposed?
- 5. Has the installer provided you with a written contract? 10 M.R.S.A. Chapter 219-A requires written contracts for any home remodeling or construction with an estimated cost in excess of \$1,400.
- 6. Have you asked the local fire department or code enforcement officials to inspect the installation during and after completion?



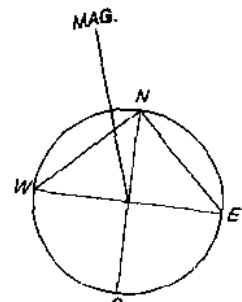
Address: ~~110~~ Ledgewood Road, Peaks Island, Maine.
 Lot: ~~87-E-3-48-49~~ (11,212 sq. ft.) and Lot# 87-E-3-48-49 (17,533 sq. ft.) Total 28,745 sq. ft.
 Zone: Splits zones: use IR-1.
 Owner: Fred and Jeanette Somers. 13904 Waverly Creek Court, Chantilly, VA 20151.
 Builder: Leddy Houser Associates, 429 Preble Street, South Portland, Maine 04106. 207/767-0903.
 Proposed: New two-story structure. Approx. 1950 sq. ft. footprint. Approx. 1866 sq. ft. conditioned space.
 Parking: New driveway per site plan.
 Grading: See site/grading plan.
 Septic: New system (see plan for location) per 5/20/04 design by Albert Frick Associates, Inc. 95A County Road, Gorham, Maine 04038. 207/839-5563.
 Utilities: Water: new well (see plan.) Electric: new underground from pole (see plan.)



Silt fence by G.C. as required by regulations.



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-21-04



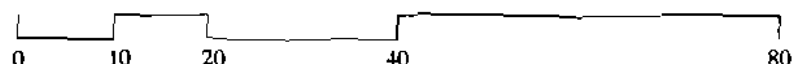
SITE PLAN

Project: Somers Residence-Peaks Island
 110 Ledgewood Road
 Peaks Island, Portland, Maine

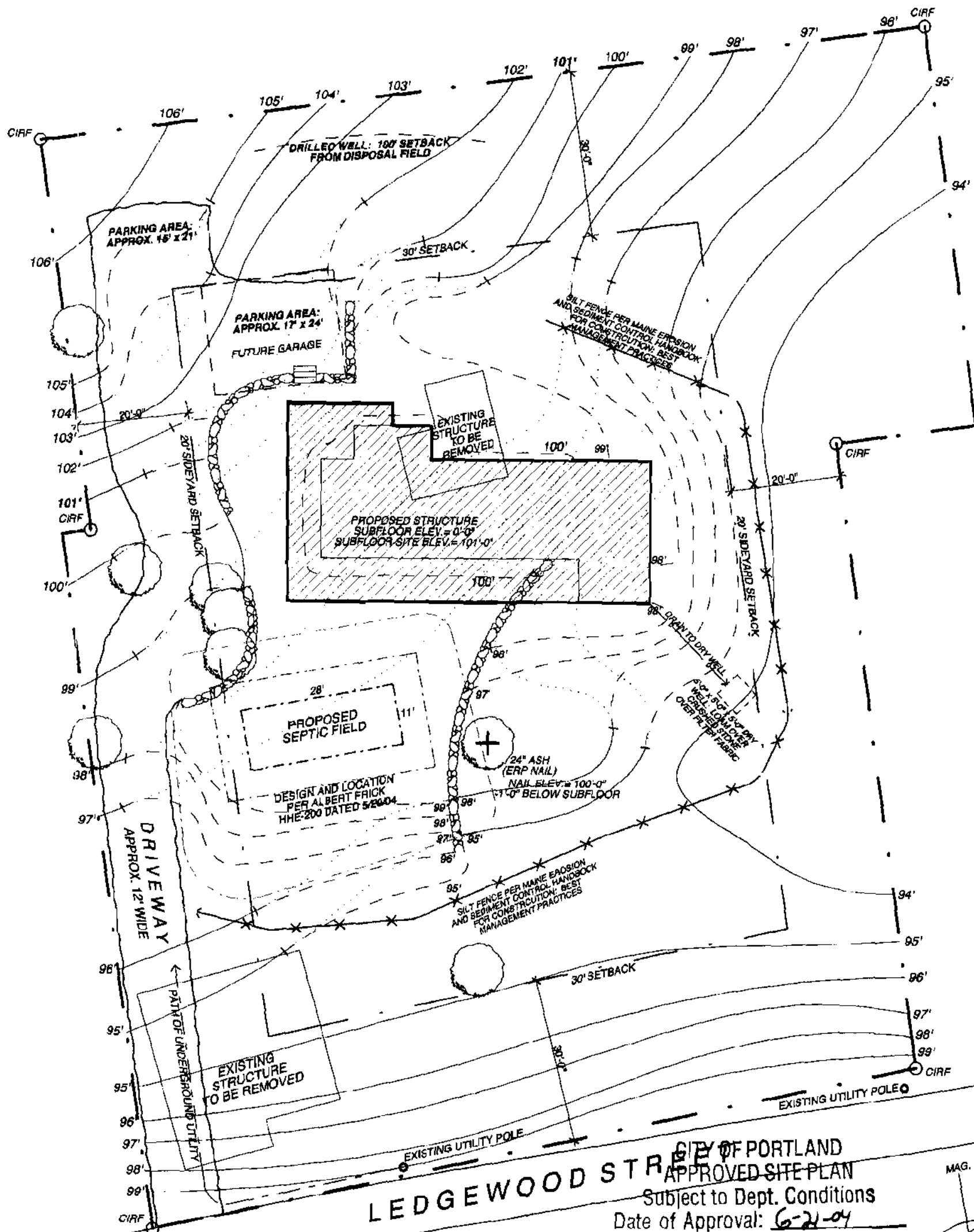
Architect: Whitten Architects
 37 Silver Street
 Portland, Maine 04101
 207-774-0111 fax: 774-1668

Scale: 1" = 20'-0"

Date: Wednesday, June 2, 2004

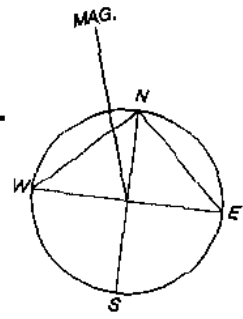


1 OF 2
 SITE
 1



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-21-04

- NEW CONTOUR
- EXISTING CONTOUR (CHANGED)
- _____ EXISTING CONTOUR (UNCHANGED)



SITE/GRADING PLAN

Project: Somers Residence-Peaks Island
 110 Ledgewood Road
 Peaks Island, Portland, Maine

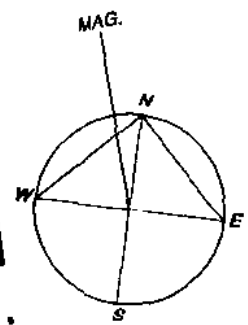
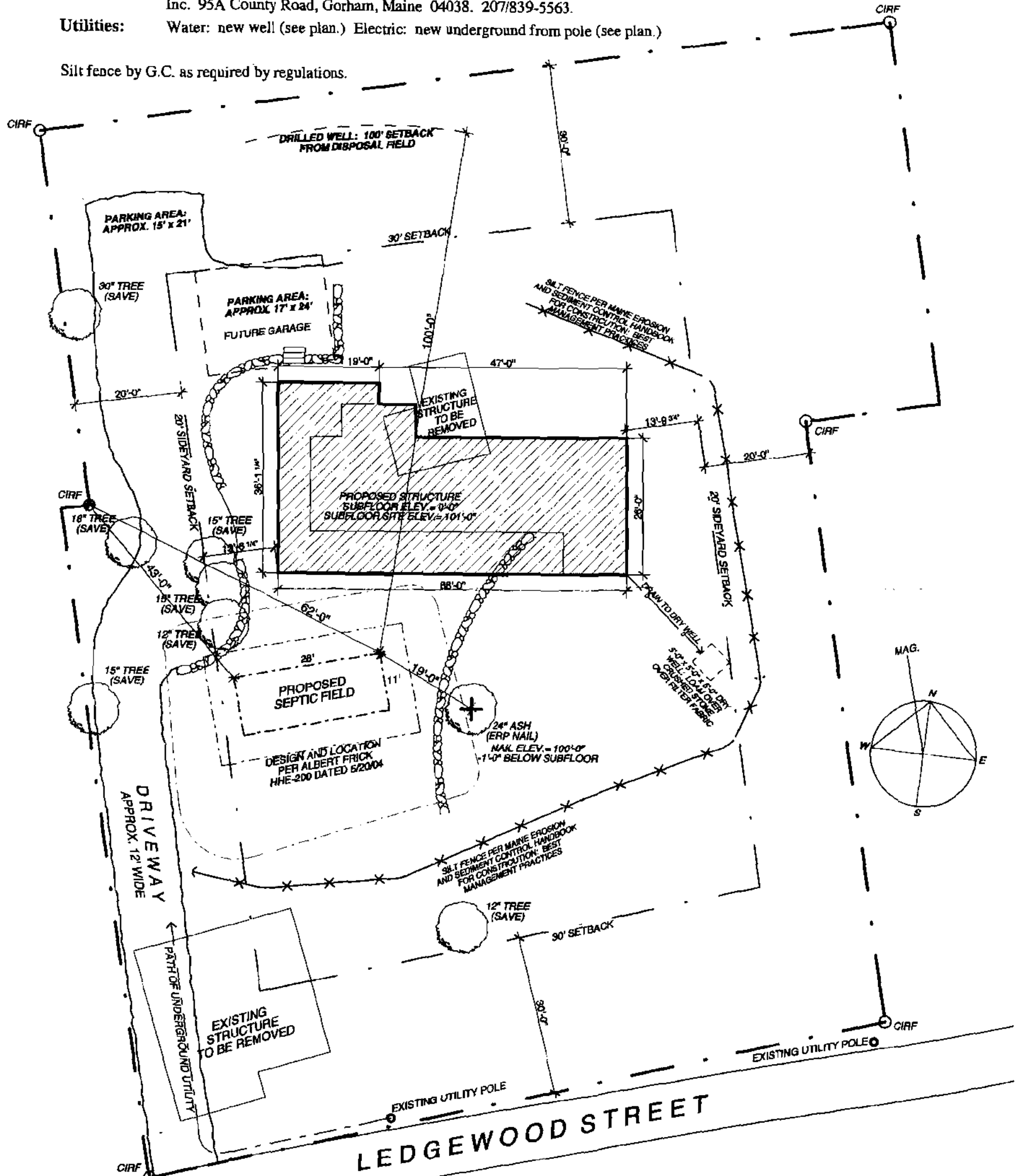
Architect: Whitten Architects
 37 Silver Street
 Portland, Maine 04101
 207-774-0111 fax: 774-1668

Scale: 1" = 20'-0"
 0 10 20 40 80

Date: Wednesday, June 2, 2004

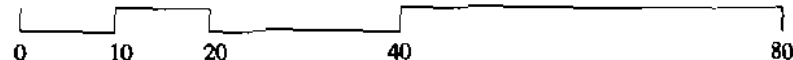
Address: 110 Ledgewood Road, Peaks Island, Maine.
Lot: Lot# 87-E-2-4 (11,212 sq. ft.) and Lot# 87-E-3-48-49 (17,533 sq. ft.) Total 28,745 sq. ft.
Zone: Splits zones: use IR-1.
Owner: Fred and Jeanette Somers. 13904 Waverly Creek Court, Chantilly, VA 20151.
Builder: Leddy Houser Associates, 429 Preble Street, South Portland, Maine 04106. 207/767-0903.
Proposed: New two-story structure. Approx. 1950 sq. ft. footprint. Approx. 1866 sq. ft. conditioned space.
Parking: New driveway per site plan.
Grading: See site/grading plan.
Septic: New system (see plan for location) per 5/20/04 design by Albert Frick Associates, Inc. 95A County Road, Gorham, Maine 04038. 207/839-5563.
Utilities: Water: new well (see plan.) Electric: new underground from pole (see plan.)

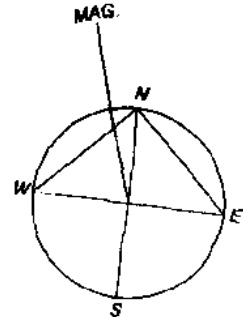
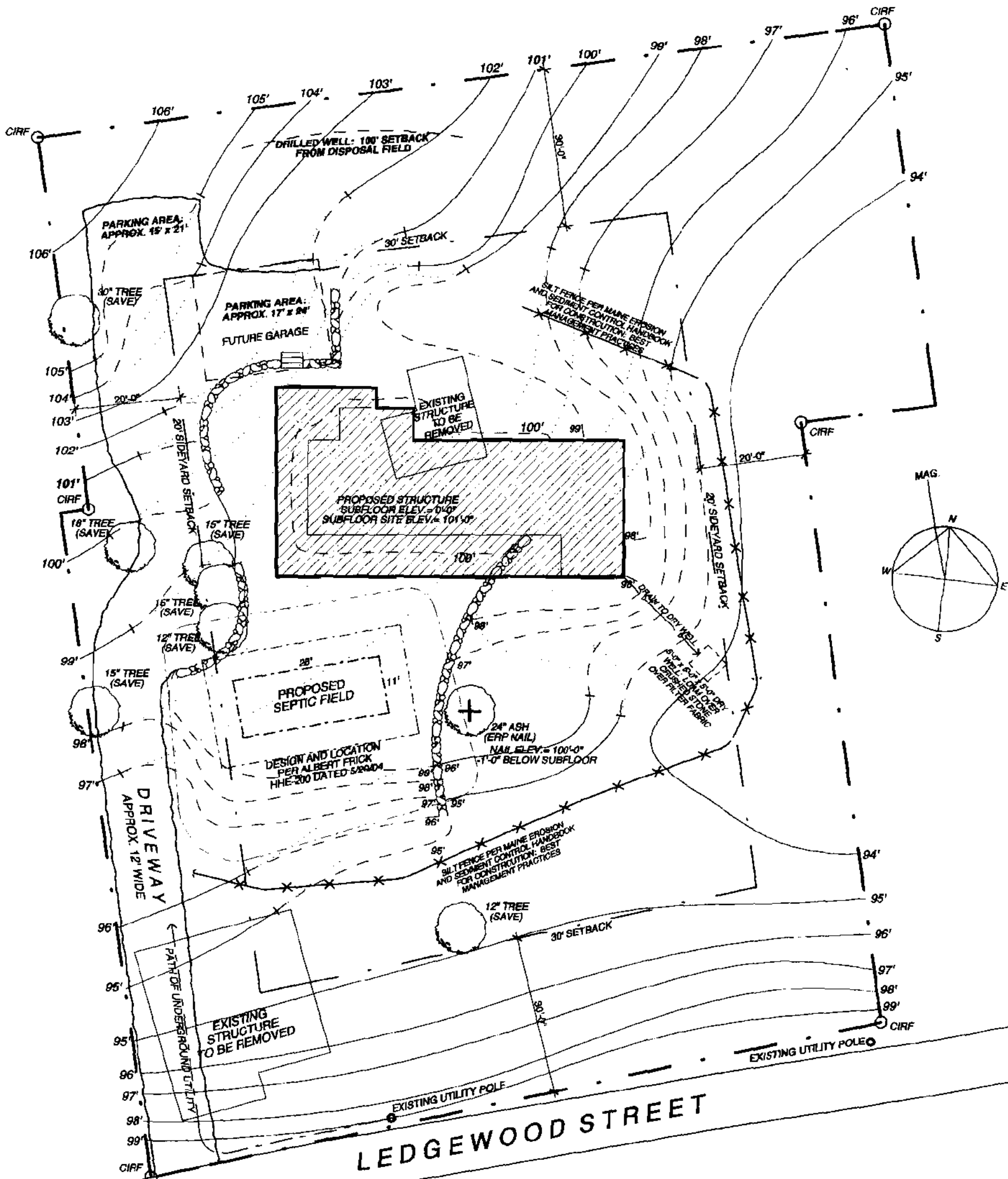
Silt fence by G.C. as required by regulations.



- - - - - NEW CONTOUR
 EXISTING CONTOUR (CHANGED)
 _____ EXISTING CONTOUR (UNCHANGED)

SITE PLAN





--- NEW CONTOUR
 - - - EXISTING CONTOUR (CHANGED)
 _____ EXISTING CONTOUR (UNCHANGED)

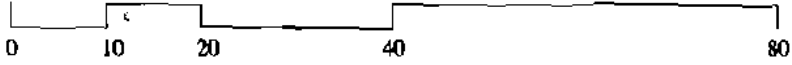
SITE/GRADING PLAN

Project: Somers Residence-Peaks Island
 110 Ledgewood Road
 Peaks Island, Portland, Maine

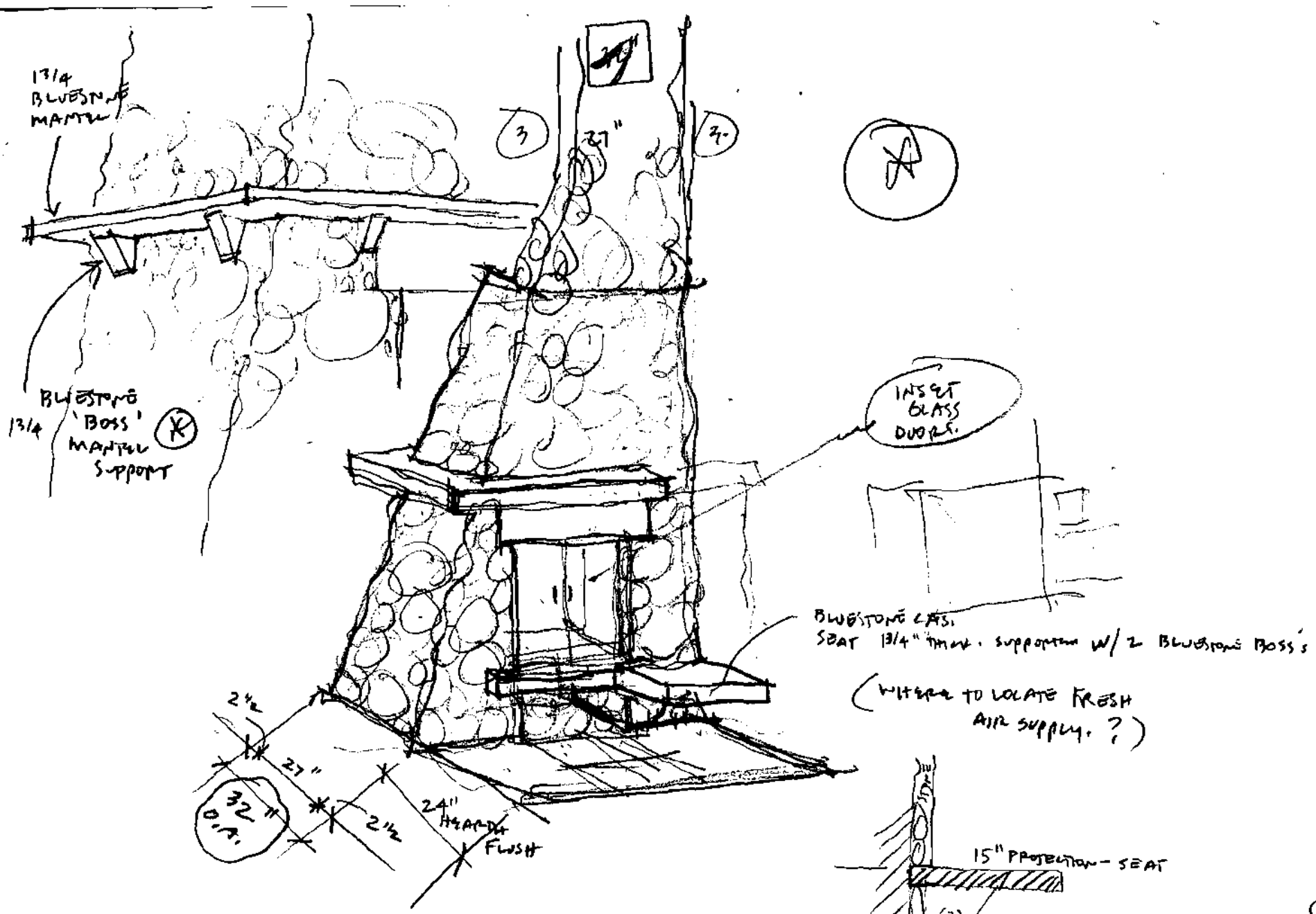
Architect: Whitten Architects
 37 Silver Street
 Portland, Maine 04101
 207-774-0111 fax: 774-1668

Scale: 1" = 20'-0"

Date: Tuesday, July 27, 2004



GRADING
2
 2 OF 2

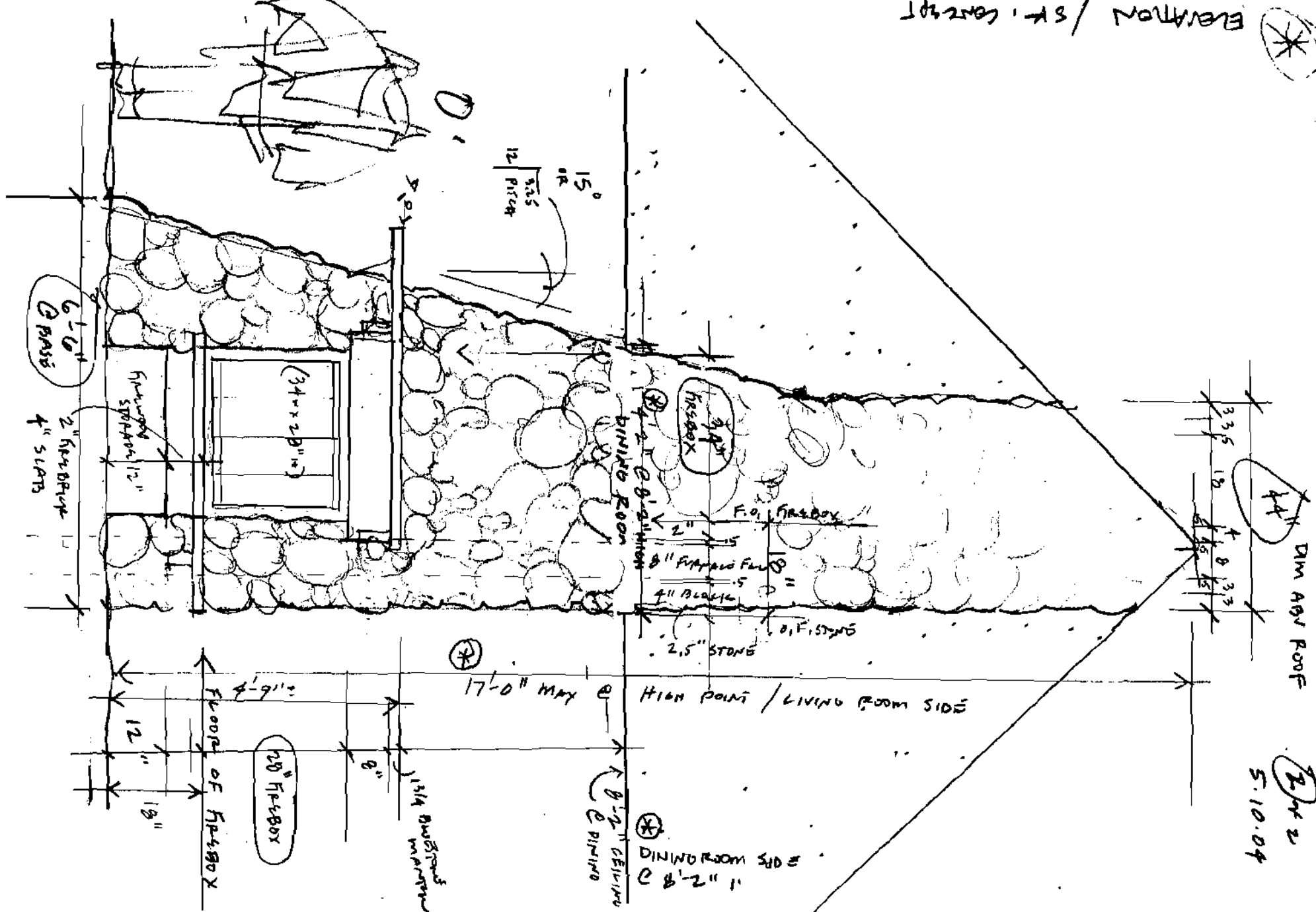


3D CONCEPT SKETCH

SOMER'S RES. MASONRY - PERKS IS. WHITTEN ARCHITECTS. 774.0111 x 102

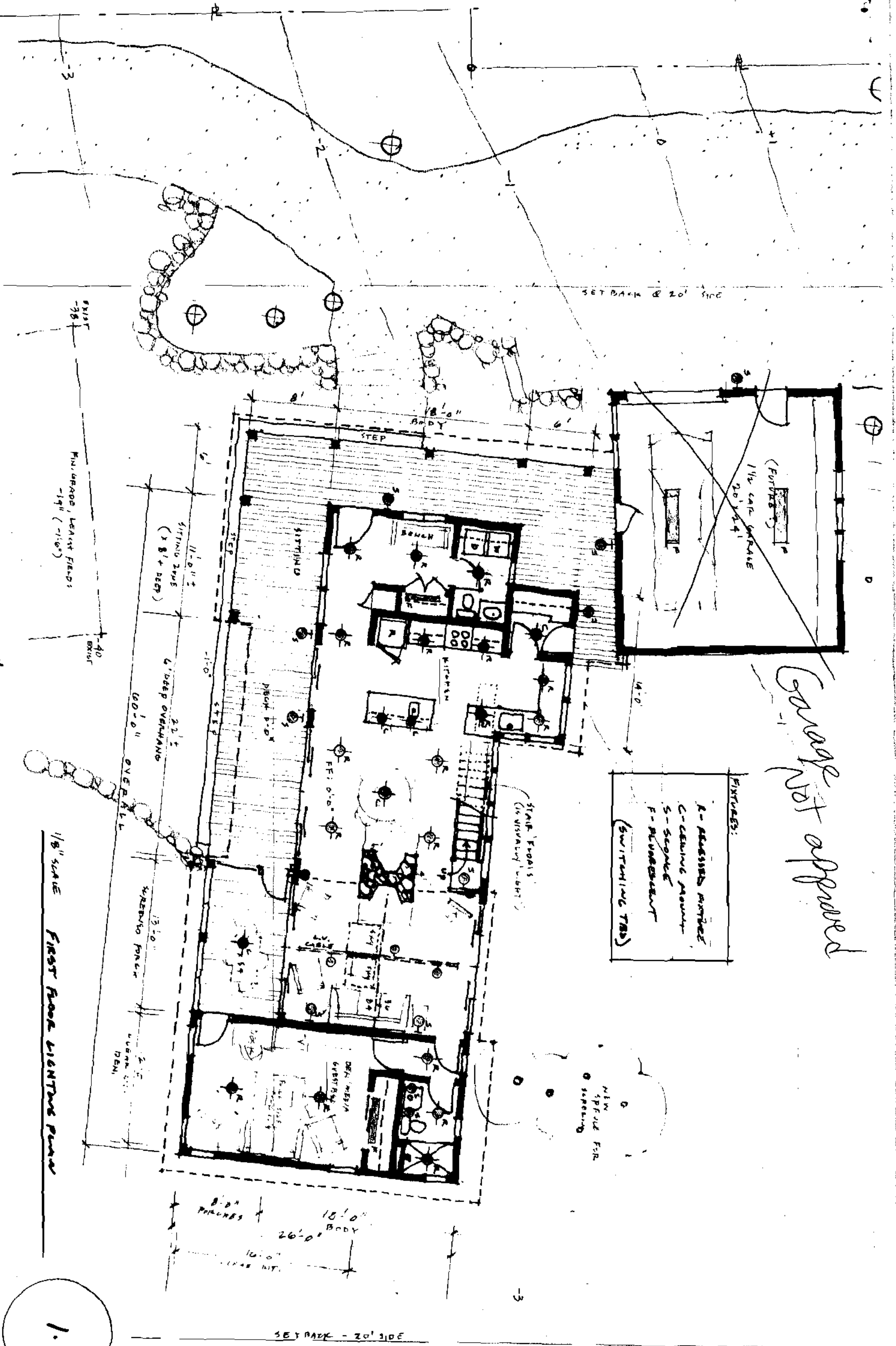
Page 2
5.10.04

ELEVATION / SK. CONCEPT - WHITTEN ARCHITECTS 774.0111 x 102
SOMER'S RES. PERKS ISLAND



Page 2
5.10.04

SOMERS 110 LSGOEWOOD ST - PEARLS ISLAND, N.H.
 DATE: 2.11.04



Garage not approved

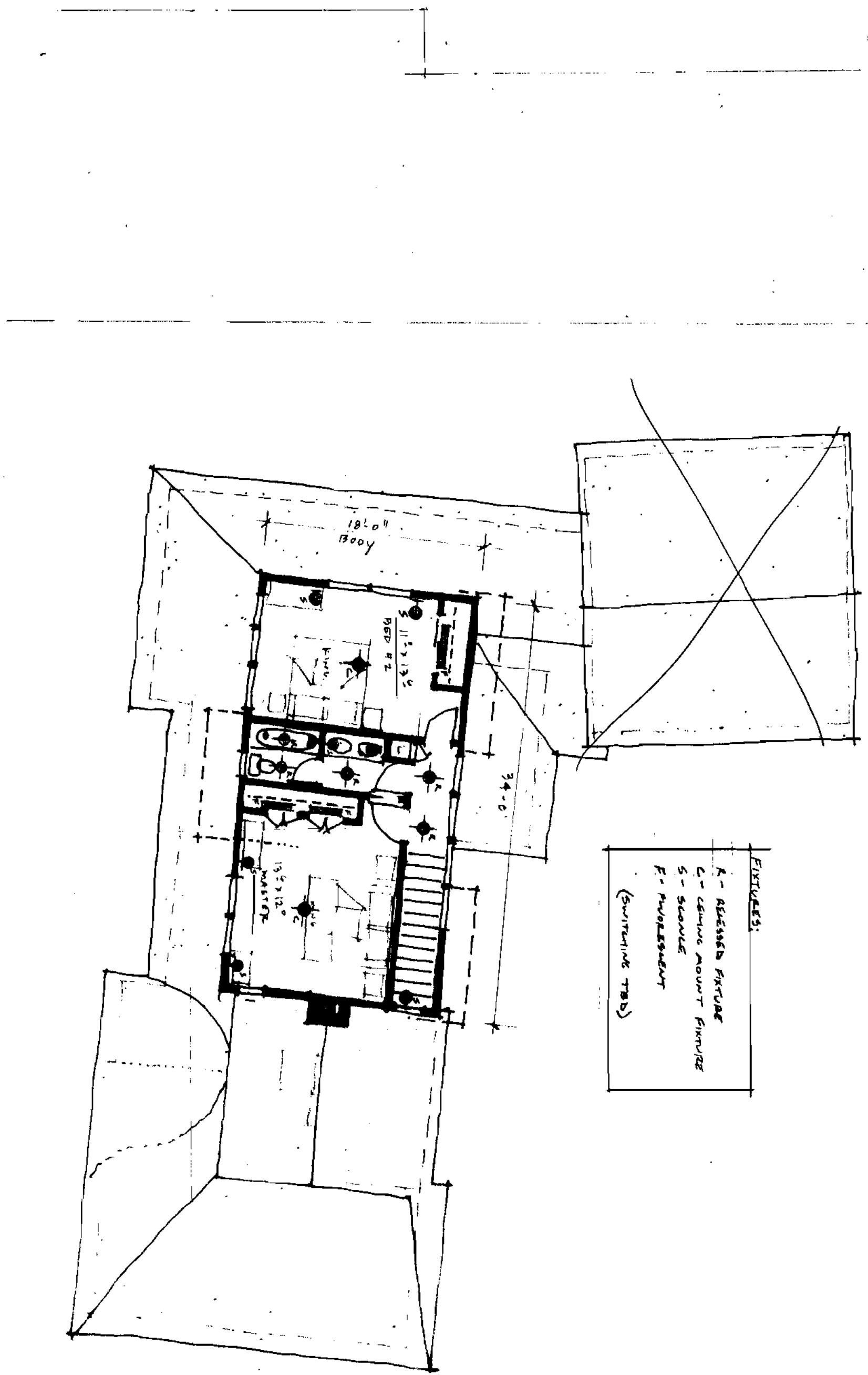
- FIXTURES:
- A - ACCESSIBLE SWITCHES
 - C - CEILING MOUNT
 - S - SCENE
 - F - FLOOR MOUNT
 - (SWITCHING TAB)

1/8" SCALE FIRST FLOOR LAYOUT PLAN

WHITTEN ARCHITECTS, 207-774-0111 x102

1.

SET BACK - 20' SIDE



FIGURES:
 A - RECESSED FIXTURE
 C - CEILING MOUNT FIXTURE
 S - SCENE
 F - FURNITURE
 (SWITCHING TABS)

SOMERS 110 LOGGWOOD ST - PEAPL'S ISLAND, ME. DATE: 2.11.04
 0 8 16 32 48

1/8" SCALE SECOND FLOOR LIGHTING PLAN

WHITTEN ARCHITECTS : 207-774-0111 x 102