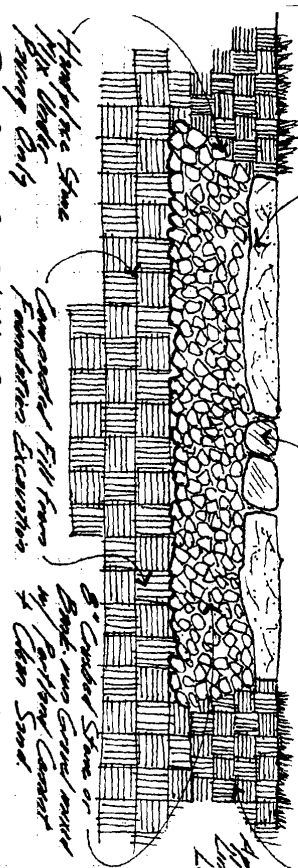
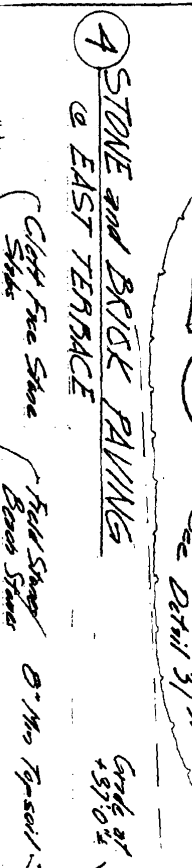


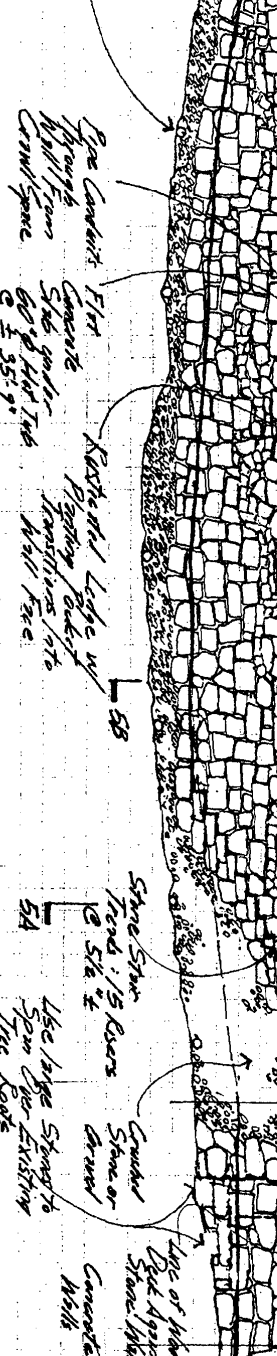
2 STONE PAVING
Scale 1/2" = 1'-0"



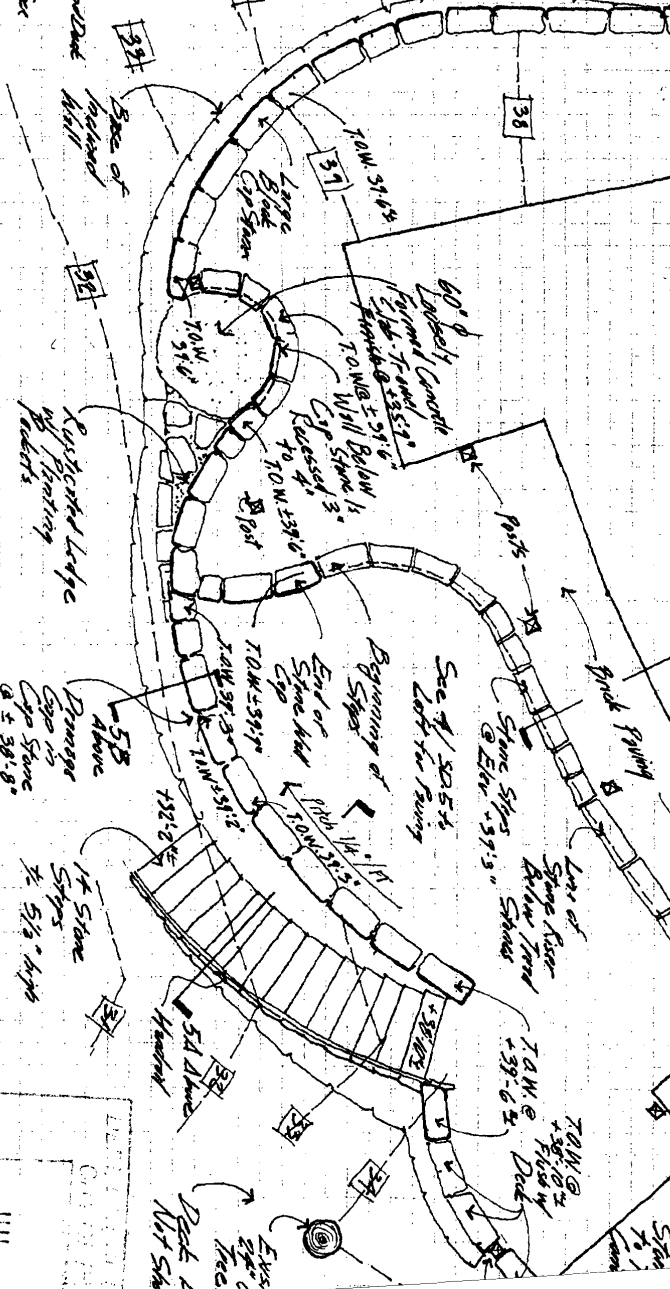
4 STONE and BRICK PAVING
& EAST TERRACE
Scale 1/2" = 1'-0"



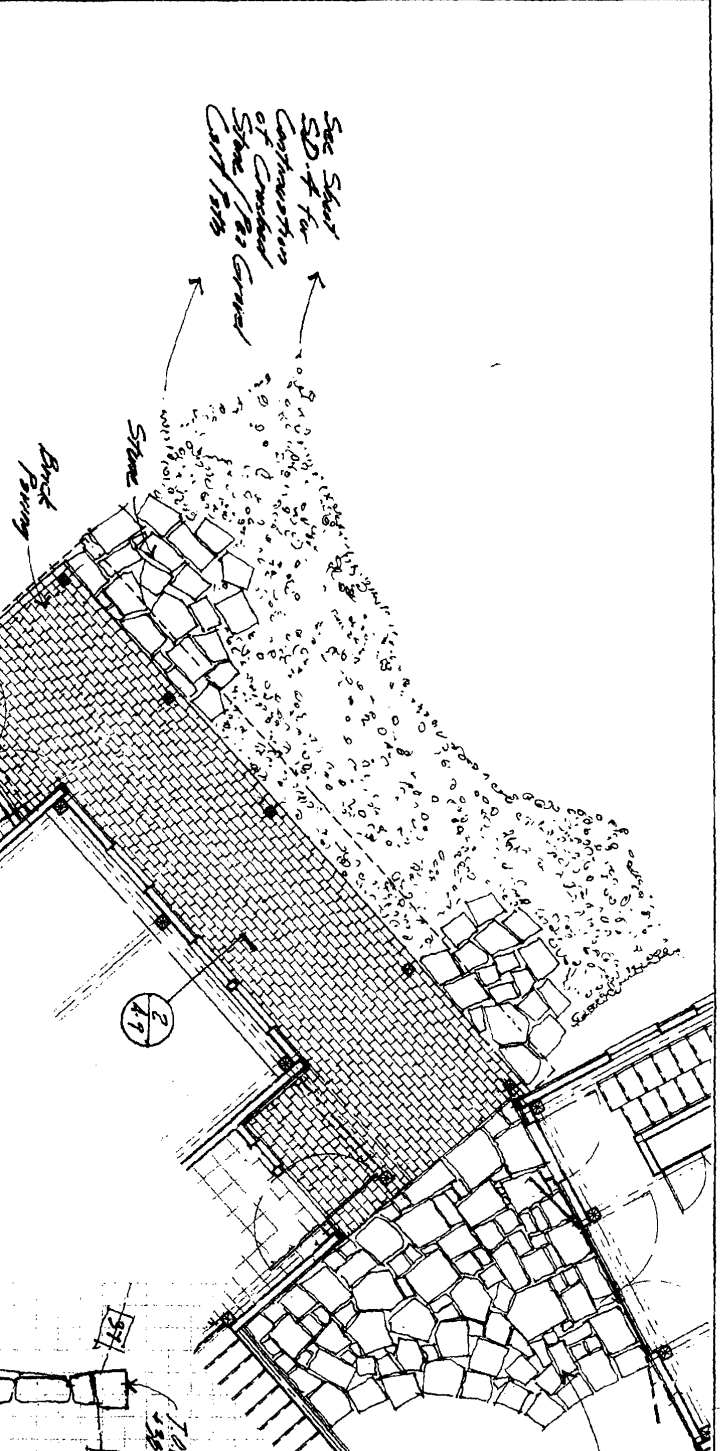
1 STONE RETAINING WALL
Scale 1/2" = 1'-0"



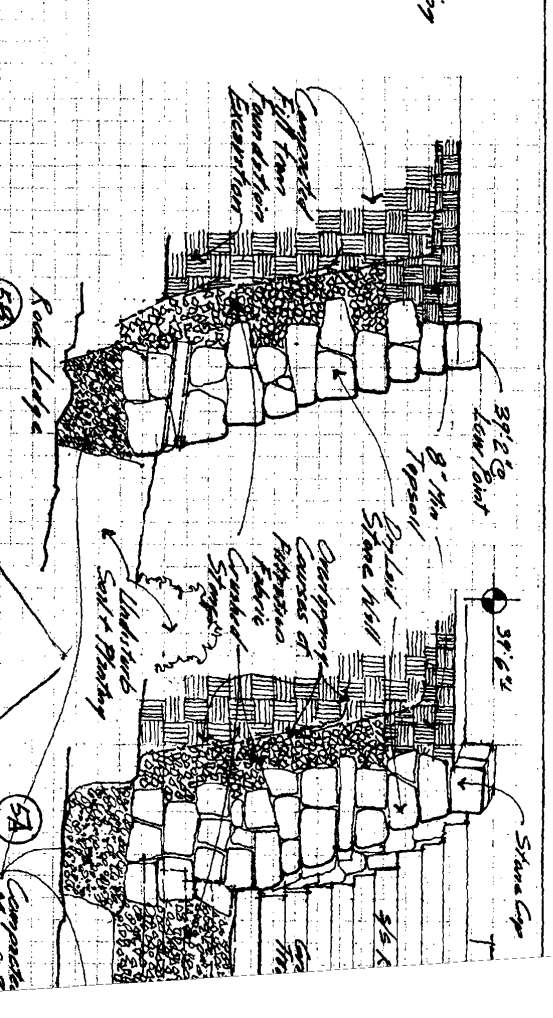
3 STONE RETAINING WALL PLAN
Scale 1/4" = 1'-0"



6 STONE and BRICK PAVING
& WEST PORCH
Scale 1/4" = 1'-0"



5 STONE WALL SECTIONS
Scale 1/2" = 1'-0"



DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a,b}	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	—
1" x 6" subfloor or less to each joist, face nail	2-8d 2 staples, 1 1/2"	—
2" subfloor to joist or girder, blind and face nail	2-16d	—
Sole plate to joist or blocking, blind nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	—
Stud to sole plate, toe nail	3-8d or 2-16d	—
Double ends, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d	—
Blocking between joists or rafters to top plate, toe nail	3-8d	—
Rim joist to top plate, toe nail	8d	8" o.c.
Top plates, laps at corners and intersections, face nail	2-10d	—
Built-up header, two pieces with 1/2" spacer	16d	16" o.c. along each edge
Continued header, two pieces	16d	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	—
Continuous header to stud, toe nail	4-8d	—
Ceiling joist, laps over partitions, face nail	3-10d	—
Ceiling joist to parallel rafters, face nail	3-10d	—
Rafter to plate, toe nail	2-16d	—
1" brace to each stud and plate, face nail	2-8d 2 staples, 1 1/2"	—
1" x 6" sheathing to each bearing, face nail	2-8d 2 staples, 1 1/2"	—
1" x 8" sheathing to each bearing, face nail	3-8d 3 staples, 1 1/2"	—
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d 4 staples, 1 1/2"	—
Built-up corner studs	10d	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d	—
(face nail)	3-16d	—
Rafter ties to rafters, face	3-8d	—

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS ^{a,b}	EDGE (INCHES) ^c	INTERMEDIATE SUPPORTS ^d (INCHES)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing	6d common nail (subfloor, wall) 8d common nail (roof)	6	12
1/2" x 1/2"	8d common nail	6	12
1/2" x 1"	10d common nail or 8d deformed nail	6	12
Other wall sheathing ^e	1 1/2" galvanized roofing nail 6d common nail staple 16 ga., 1 1/2" long	3	6
1/2" regular cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 8d common nail staple 16 ga., 1 1/2" long	3	6
1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 8d common nail staple 16 ga., 1 1/2" long	3	6
3/8" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 8d common nail staple 16 ga., 1 1/2" long	3	6
1/2" gypsum sheathing	1 1/2" galvanized roofing nail; 6d common nail; staples galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	4	8
1/4" gypsum sheathing	1 1/2" galvanized roofing nail; 8d common nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	4	8
Wood structural panels, combination subfloor underlayment to framing	6d deformed nail or 8d common nail	6	12
1/2" and less	8d common nail or 8d deformed nail	6	12
1/2" - 1"	10d common nail or 8d deformed nail	6	12
1 1/2" - 1 1/4"	10d common nail or 8d deformed nail	6	12

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameters of 0.192 inch (5.00 mm) and larger, 90 ksi (620 MPa) for shank diameters larger than 0.192 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameters of 0.142 inch or less.

b. Staples are 16 gauge wire and have a minimum 1/4-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners on this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within columns 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. Where basic wind speed is greater than 100 mph, nails for attaching wood structural panel roof sheathing to intermediate supports shall be spaced 6 inches on center for columns 48-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 223. Fiberboard sheathing shall conform to either AIA 194.1 or ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plate perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof plates. Floor and roof perimeter shall be supported by framing members or solid blocking.

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION ^a OF FASTENER AND LENGTH (inches)	SPACING ^b OF FASTENERS	
		Edges (inches)	Intermediate supports (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing ^c			
1/2"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
1/2" and 3/4"	0.097 - 0.099 Nail 1 1/2" Staple 15 ga. 1 1/2" Staple 16 ga. 1 1/2"	6	12
Floor underlayment: plywood-hardboard-particleboard ^d			
Plywood			
1/4" and 3/8"	1 1/2" ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter Staple 18 ga. 3/4" crown width	3	6
1/2", 3/4", 1 1/2" and 1 3/4"	1 1/2" ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter Staple 18 ga. 3/4" crown width	6	8
1/2", 3/4", 1 1/2" and 1 3/4"	1 1/2" ring or screw shank nail—minimum 12 1/2 ga. (0.099") shank diameter Staple 16 ga. 1 1/2"	6	12
Hardboard ^e			
0.200	1 1/2" long ring grooved underlayment nail 4d common-coated stake nail Staple 18 ga. 3/4" long (plastic coated)	6 6 3	6 6 6
Particleboard ^f			
1/4"	4d ring grooved underlayment nail Staple 18 ga. 3/4" long, 3/4" crown	3 3	6 6
1/2"	4d ring grooved underlayment nail Staple 18 ga. 3/4" long, 3/4" crown	6 3	10 6
3/4"	4d ring grooved underlayment nail Staple 18 ga. 3/4" long, 3/4" crown	6 3	10 6

For S1: 1 inch = 25.4 mm.

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 1/4-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed to a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

f. Hardboard underlayment shall conform to ANSI/AIA A135.4.

2003 INTERNATIONAL RESIDENTIAL CODE

SUMMARY OF ZONING COMPLIANCE

City of Portland Maine
Code of Ordinances
Chapter 14 LAND USE
Article III Zoning

LOT OF RECORD
Lot No. 2 as shown on Recording Plat of Land on Little Diamond Island, Portland, Maine for St. Joseph's Convent & Hospital prepared by Owen Haskell, Inc. dated June 1984, recorded in Cumberland County Registry of Deeds in Plan Book 147, Page 61

SECTION 14-145.2 PERMITTED USES
PROPOSED USE IS SINGLE FAMILY RESIDENTIAL WITH DETACHED ACCESSORY USE STRUCTURE (RECREATIONAL BOAT WOODWORKING SHOP)

SECTION 14-145.5 CONDITIONAL USE
REQUESTED CONDITIONAL USE INCLUDES PRIVATE BOAT DOCK (Pier and Float). SEE PAGE 14-157

SECTION 14-145.5 DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE: 40,000 SQUARE FEET FOR LOTS ON PUBLIC WATER (See Drawing SD-1)

LOT OF RECORD SIZE IS 25,325 SQ FEET
SECTION 14-433 APPLIES- REFERENCE PAGE 14-521
ANY LOT OF RECORD AS OF JULY 15, 1985 AND HELD UNDER SEPARATE AND DISTINCT OWNERSHIP FROM ADJACENT LOTS.....IN IR-1.....MINIMUM LOT AREA OF 10,000 SQ FEET

LOT OF RECORD CHAIN OF OWNERSHIP IS AS FOLLOWS:
St Joseph's Convent to (1994)
Charles F. Adams to (2007)
Scott C. Wilson and Celeste M. Wilson
Abutting Lot No 1 to Southwest
St Joseph's Convent to (1988)
The Casco Northern Bank to (1989)
John J. O'Leary and Zoila Patricia Cepada

Abutting Lot No 3 to Northeast
St Joseph's Convent to (2000)
Arien W. Davis
SEE CERTIFIED CHAIN OF OWNERSHIP SEARCH BY SURVEYOR, DAVID BOUTCHARD, PLS, LSE- BOUNDARY POINTS- FOR FURTHER DETAIL.

MINIMUM STREET FRONTAGE IS 100 FEET
LOT OF RECORD HAS STREET FRONTAGE OF 100 FEET (82.99 + 17.01 = 100.00 FEET)

MINIMUM YARD DIMENSIONS
FRONT YARD: 30 FEET
SEE DRAWINGS SD-3 AND SD-4- PROPOSED FRONT YARD IS 30 FEET

REAR YARD: 30 FEET
SECTION 14-449-a-1 APPLIES-PROPOSED REAR YARD IS 75 FEET

SIDE YARD: 20 FEET
SEE DRAWINGS SD-3 AND SD-4- PROPOSED SIDE YARD TO NORTHEAST IS 20 FEET AND TO SOUTHWEST IS 23 FEET

MAXIMUM LOT COVERAGE: 20% OF LOT AREA
House: 1852 square feet
Boat Shop: 576 square feet
Covered Porches: 432 square feet
Screen Porch: 256 square feet
Structure Deck: 334 square feet
Total Lot Coverage: 3219 square feet
3219 SF / 25,325 SF = 12.7% LOT COVERAGE

MINIMUM LOT WIDTH: 100 FEET
SEE DRAWING SD-1- LOT OF RECORD WIDTH IS 115.00 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
REFERENCE DRAWINGS A-51 AND A-52.
HIGHEST VERTICAL MEASUREMENT IS 27'-6" BUILDING HEIGHT MEASURED AT LOWEST POINT OF GRADE TO MIDWAY OF PITCHED ROOF

ACCESSORY STRUCTURE: ALLOWABLE HEIGHT IS 18 FEET
REFERENCE DRAWING A-50 AND A-51
HIGHEST VERTICAL MEASUREMENT IS 18'-0" BUILDING HEIGHT MEASURED AT AVERAGE OF GRADE TO MIDWAY OF PITCHED ROOF

SECTION 14-145.6 OTHER REQUIREMENTS
OFF STREET PARKING
DEED RESTRICTION ON LITTLE DIAMOND ISLAND RESTRICT THE USE OF VEHICLES TO GOLF CARTS AND RIDING LAWN MOWERS OF 8 HP OR LESS

SECTION 14-449 LAND USE STANDARDS (DIVISION 26)

REQUIRED 75' SHORELAND PROTECTION SETBACK
PROPOSED BUILDING IS SETBACK 83' TO 89' FROM TIDAL LINE.
DECKS AND TERRACES ARE SETBACK 75'.FROM TIDAL LINE

NO SETBACKS ARE REQUIRED FOR PIERS,DOCKS, RETAINING WALLS AND OTHER STRUCTURES WHICH REQUIRE DIRECT ACCESS TO THE WATER AS AN OPERATIONAL NECESSITY. (REFERENCE 14-530)

CLEARING OF VEGETATION (REFERENCE 14-532)
SEE DRAWINGS SD-2 FOR SITE CLEARING AND RESOURCE PROTECTION MEASURES.

3 OF 33 MATURE (4" And Greater) TREES (22 OAKS) ON SITE ARE BEING REMOVED. NONE OF THOSE BEING REMOVED, ARE WITHIN THE 75' SHORELINE PROTECTION SETBACK. NO FOREST CANOPY CHANGES OCCUR WITHIN THE 75 FOOT SHORELINE PROTECTION SETBACK.

EROSION AND SEDIMENTATION CONTROL (REFERENCE 14-534)
SEE DRAWING SD-2 FOR SOIL EROSION MEASURES IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES

Wilson Family Cottage: Little Diamond Island, Portland,
DRAWING LIST

Cover Sheet	Cover Sheet
SD-1	Site Survey
SD-2	Site Preparation and Erosion Control
SD-3	Site Layout Plan
SD-4	Site Development Plan
SD-5	Site Details: Stone Walls and Paving

SITE DEVELOPMENT

A-1	Not Used
A-2	Foundation Plan
A-3	Foundation Details / Wall Elevations: Boat Shed
A-4	Foundation and Frame Elevations: Main House
A-5	Foundation and Frame Elevations: Main House
A-6	Foundation and Frame Elevations: Bedroom Wi
A-7	Foundation and Frame Elevations: Bedroom Wi
A-8	Foundation / First Floor Framing Details
A-9	Foundation / First Floor Framing Details
A-10	Foundation / First Floor Framing Details
A-11	Partial Basement / Crawl Space Plan
A-12	First Floor Dimensional Layout
A-13	First Floor Plan
A-14	Second Floor Plan
A-15	Roof Plan
A-16	First Floor Framing Plan
A-17	Second Floor Framing Plan
A-18	Roof Framing Plan
A-19	Not Used
A-20	Sections / Framing Details
A-21	Sections / Framing Details
A-22	Sections / Framing Details
A-23	Not Used
A-24	Plan / Framing Details: Living Room
A-25	Not Used
A-26	Not Used
A-27	Plan / Framing Details: Guest Rooms
A-28	Plan / Framing Details: Deck and Screen Room

PLANS AND FRAMING

A-1	Not Used
A-2	Foundation Plan
A-3	Foundation Details / Wall Elevations: Boat Shed
A-4	Foundation and Frame Elevations: Main House
A-5	Foundation and Frame Elevations: Main House
A-6	Foundation and Frame Elevations: Bedroom Wi
A-7	Foundation and Frame Elevations: Bedroom Wi
A-8	Foundation / First Floor Framing Details
A-9	Foundation / First Floor Framing Details
A-10	Foundation / First Floor Framing Details
A-11	Partial Basement / Crawl Space Plan
A-12	First Floor Dimensional Layout
A-13	First Floor Plan
A-14	Second Floor Plan
A-15	Roof Plan
A-16	First Floor Framing Plan
A-17	Second Floor Framing Plan
A-18	Roof Framing Plan
A-19	Not Used
A-20	Sections / Framing Details
A-21	Sections / Framing Details
A-22	Sections / Framing Details
A-23	Not Used
A-24	Plan / Framing Details: Living Room
A-25	Not Used
A-26	Not Used
A-27	Plan / Framing Details: Guest Rooms
A-28	Plan / Framing Details: Deck and Screen Room

SECTIONS AND DETAILS

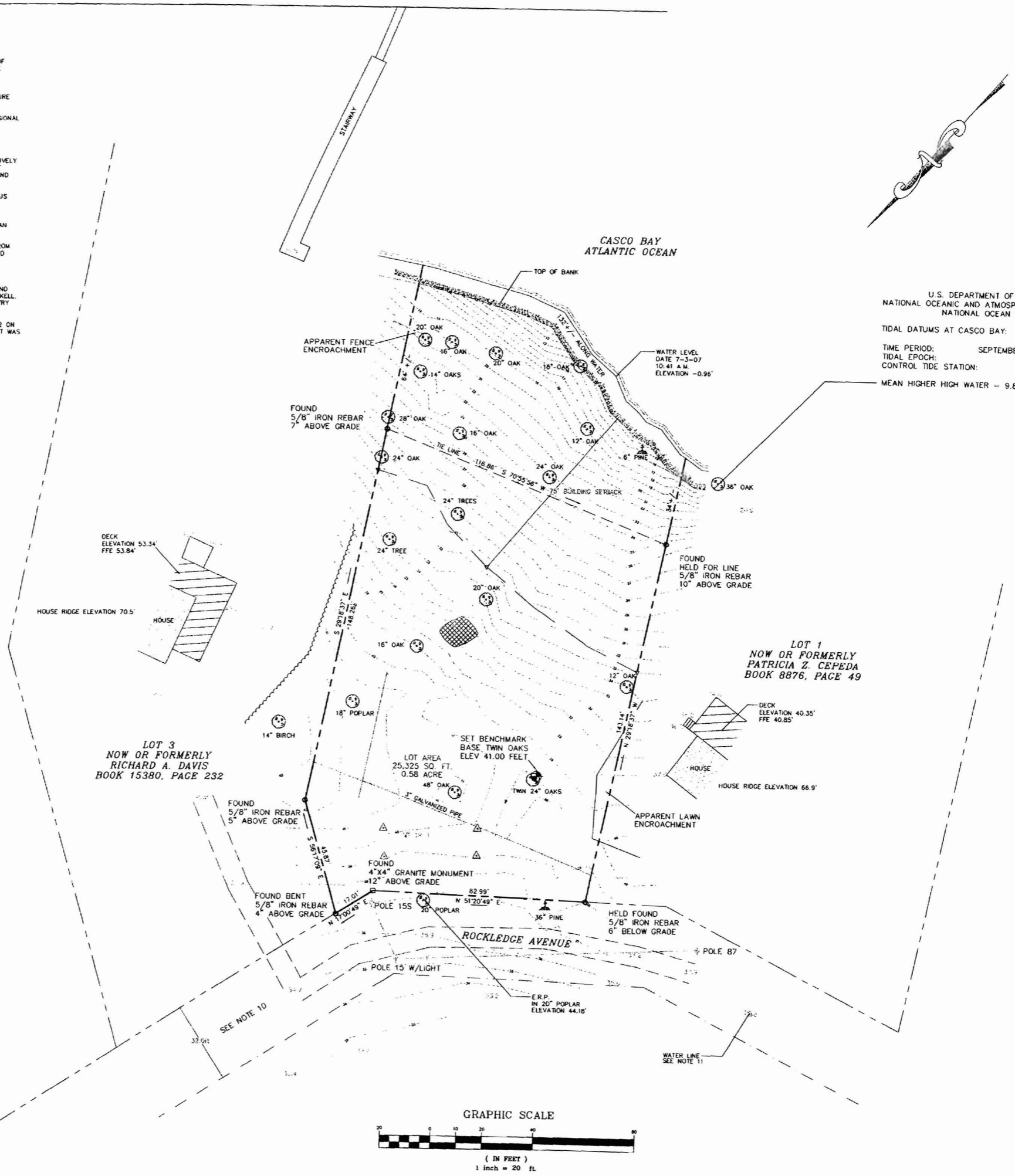
A-40	Not Used
A-41	Section B-B through Master Bedroom looking N
A-42	Not Used
A-43	Not Used
A-44	Not Used
A-45	Section F-F through Living Room looking East
A-46	Section G-G through Screen Room looking We
A-47	Roof and Eave Details

EXTERIOR ELEVATIONS

A-50	Composite and Partial Elevations: West
A-51	Composite and Partial Elevations: South
A-52	Composite and Partial Elevations: East
A-53	Composite and Partial Elevations: North

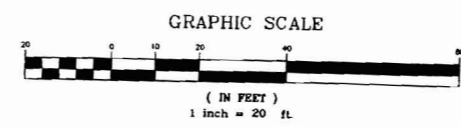
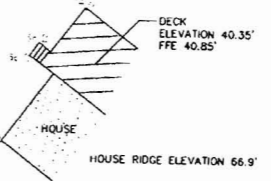
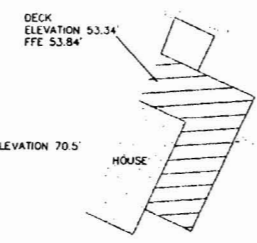
SURVEYOR'S NOTES

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- 2 THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- 4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- 6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, ZONING REGULATIONS OR REAL ESTATE TITLE.
- 7 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.
- 8 THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO MARJORIE A. ADAMS FROM CHARLES F. ADAMS III DATED 8-1-1994 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11576, PAGE 333.
- 9 THE PROPERTY IS DEPICTED ON THE CITY ASSESSOR'S MAP 105 AS LOT 2.
- 10 REFERENCE IS MADE TO A RECORDING PLAT OF LAND ON LITTLE DIAMOND ISLAND PORTLAND, MAINE FOR SAINT JOSEPH'S CONVENT AND HOSPITAL BY OWEN HASKELL, INC. DATED JUNE 1984 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN PLAN BOOK 147, PAGE 61.
- 11 REFERENCE IS MADE TO A PLAN OF LITTLE DIAMOND ISLAND SHEETS 11 AND 12 ON FILE AT PORTLAND WATER DISTRICT, SAID PLANS DEPICT A 12" WATERLINE THAT WAS INSTALLED IN THE YEAR OF 2000 IN ROCKLEDGE AVENUE.

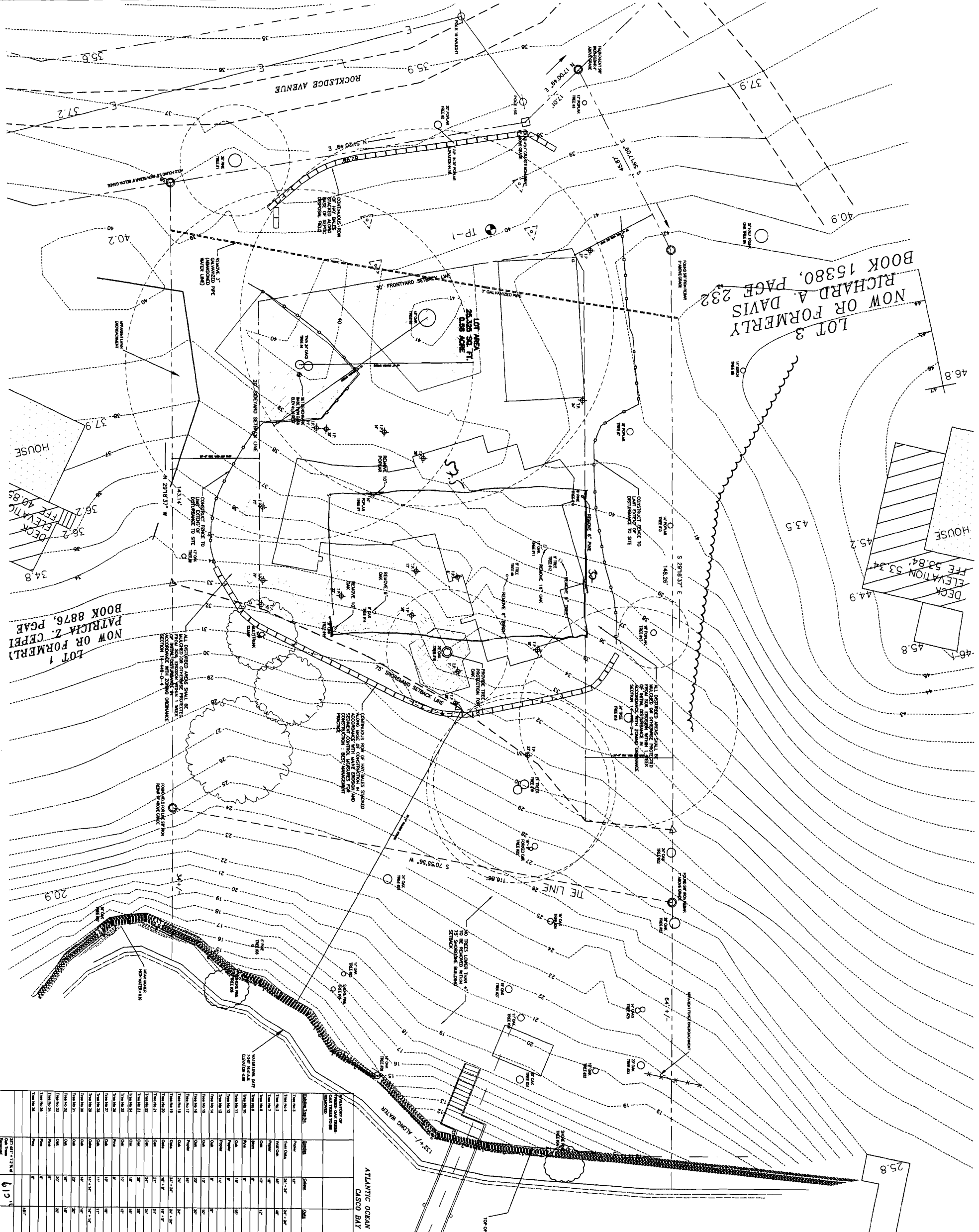


U.S. DEPARTMENT OF COMMERCE
 NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
 NATIONAL OCEAN SERVICE

TIDAL DATUMS AT CASCO BAY:
 TIME PERIOD: SEPTEMBER 11-NOVEMBER 9, 1979
 TIDAL EPOCH: 1960-1978
 CONTROL TIDE STATION: 8418150 PORTLAND
 MEAN HIGHER HIGH WATER = 9.89



1	SET STAKES 75
No.	
THIS PLAN IS PROVIDED EXCEPT BY OTHERS SHALL BE AT THE	
EXIST	
LOT 2 LITTLE DIAMOND	
Bour	
PROFE	

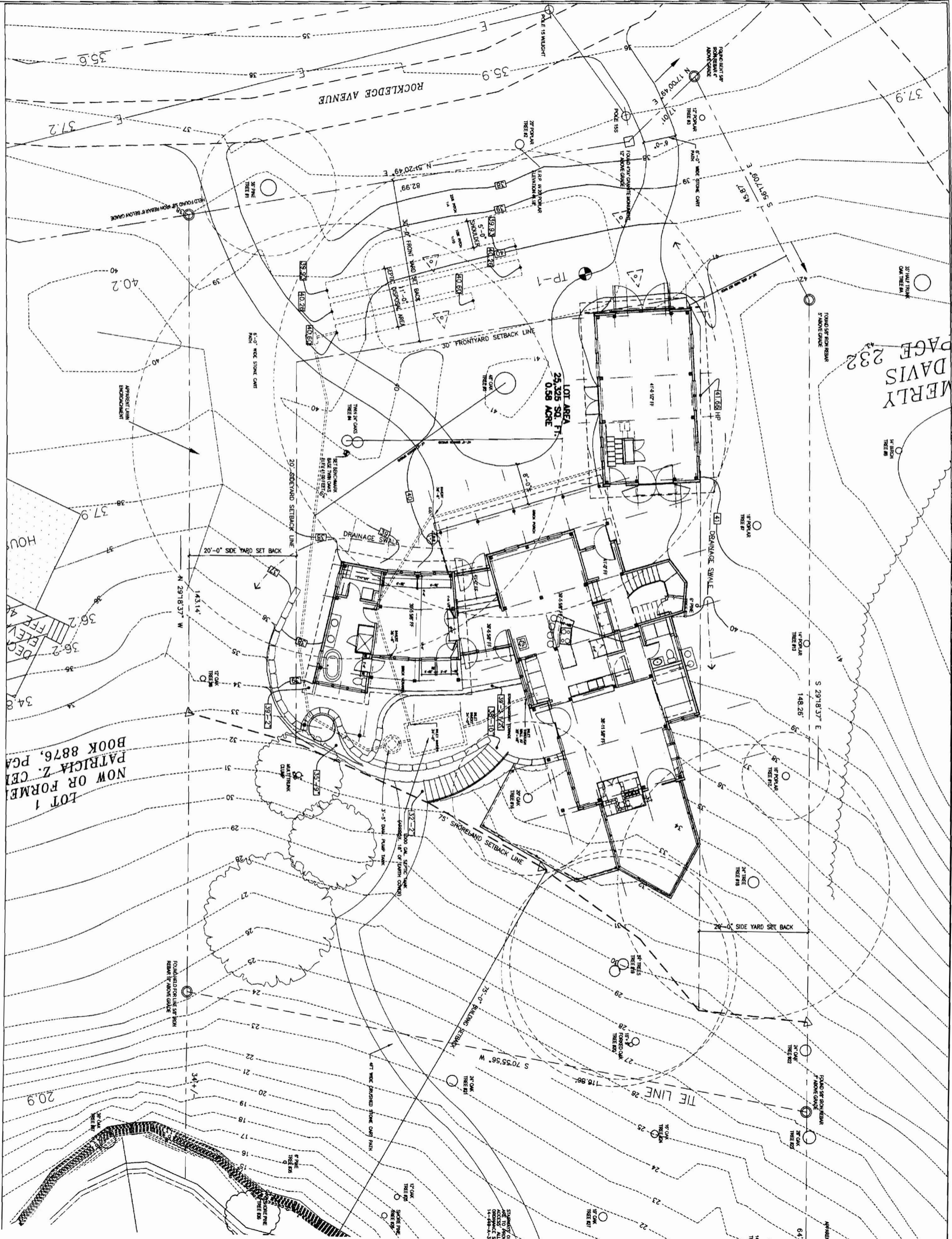


LOT 1
 NOW OR FORMERLY
 PATRICIA Z. CEPET
 BOOK 8876, PAGE

LOT 3
 NOW OR FORMERLY
 RICHARD A. DAVIS
 BOOK 15380, PAGE 232

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	05/23/08	gms	gms
2	REVISED	05/23/08	gms	gms
3	REVISED	05/23/08	gms	gms
4	REVISED	05/23/08	gms	gms
5	REVISED	05/23/08	gms	gms
6	REVISED	05/23/08	gms	gms
7	REVISED	05/23/08	gms	gms
8	REVISED	05/23/08	gms	gms
9	REVISED	05/23/08	gms	gms
10	REVISED	05/23/08	gms	gms
11	REVISED	05/23/08	gms	gms
12	REVISED	05/23/08	gms	gms
13	REVISED	05/23/08	gms	gms
14	REVISED	05/23/08	gms	gms
15	REVISED	05/23/08	gms	gms
16	REVISED	05/23/08	gms	gms
17	REVISED	05/23/08	gms	gms
18	REVISED	05/23/08	gms	gms
19	REVISED	05/23/08	gms	gms
20	REVISED	05/23/08	gms	gms
21	REVISED	05/23/08	gms	gms
22	REVISED	05/23/08	gms	gms
23	REVISED	05/23/08	gms	gms
24	REVISED	05/23/08	gms	gms
25	REVISED	05/23/08	gms	gms
26	REVISED	05/23/08	gms	gms
27	REVISED	05/23/08	gms	gms
28	REVISED	05/23/08	gms	gms
29	REVISED	05/23/08	gms	gms
30	REVISED	05/23/08	gms	gms
31	REVISED	05/23/08	gms	gms
32	REVISED	05/23/08	gms	gms
33	REVISED	05/23/08	gms	gms
34	REVISED	05/23/08	gms	gms
35	REVISED	05/23/08	gms	gms
36	REVISED	05/23/08	gms	gms
37	REVISED	05/23/08	gms	gms
38	REVISED	05/23/08	gms	gms
39	REVISED	05/23/08	gms	gms
40	REVISED	05/23/08	gms	gms
41	REVISED	05/23/08	gms	gms
42	REVISED	05/23/08	gms	gms
43	REVISED	05/23/08	gms	gms
44	REVISED	05/23/08	gms	gms
45	REVISED	05/23/08	gms	gms
46	REVISED	05/23/08	gms	gms
47	REVISED	05/23/08	gms	gms
48	REVISED	05/23/08	gms	gms
49	REVISED	05/23/08	gms	gms
50	REVISED	05/23/08	gms	gms
51	REVISED	05/23/08	gms	gms
52	REVISED	05/23/08	gms	gms
53	REVISED	05/23/08	gms	gms
54	REVISED	05/23/08	gms	gms
55	REVISED	05/23/08	gms	gms
56	REVISED	05/23/08	gms	gms
57	REVISED	05/23/08	gms	gms
58	REVISED	05/23/08	gms	gms
59	REVISED	05/23/08	gms	gms
60	REVISED	05/23/08	gms	gms
61	REVISED	05/23/08	gms	gms
62	REVISED	05/23/08	gms	gms
63	REVISED	05/23/08	gms	gms
64	REVISED	05/23/08	gms	gms
65	REVISED	05/23/08	gms	gms
66	REVISED	05/23/08	gms	gms
67	REVISED	05/23/08	gms	gms
68	REVISED	05/23/08	gms	gms
69	REVISED	05/23/08	gms	gms
70	REVISED	05/23/08	gms	gms
71	REVISED	05/23/08	gms	gms
72	REVISED	05/23/08	gms	gms
73	REVISED	05/23/08	gms	gms
74	REVISED	05/23/08	gms	gms
75	REVISED	05/23/08	gms	gms
76	REVISED	05/23/08	gms	gms
77	REVISED	05/23/08	gms	gms
78	REVISED	05/23/08	gms	gms
79	REVISED	05/23/08	gms	gms
80	REVISED	05/23/08	gms	gms
81	REVISED	05/23/08	gms	gms
82	REVISED	05/23/08	gms	gms
83	REVISED	05/23/08	gms	gms
84	REVISED	05/23/08	gms	gms
85	REVISED	05/23/08	gms	gms
86	REVISED	05/23/08	gms	gms
87	REVISED	05/23/08	gms	gms
88	REVISED	05/23/08	gms	gms
89	REVISED	05/23/08	gms	gms
90	REVISED	05/23/08	gms	gms
91	REVISED	05/23/08	gms	gms
92	REVISED	05/23/08	gms	gms
93	REVISED	05/23/08	gms	gms
94	REVISED	05/23/08	gms	gms
95	REVISED	05/23/08	gms	gms
96	REVISED	05/23/08	gms	gms
97	REVISED	05/23/08	gms	gms
98	REVISED	05/23/08	gms	gms
99	REVISED	05/23/08	gms	gms
100	REVISED	05/23/08	gms	gms

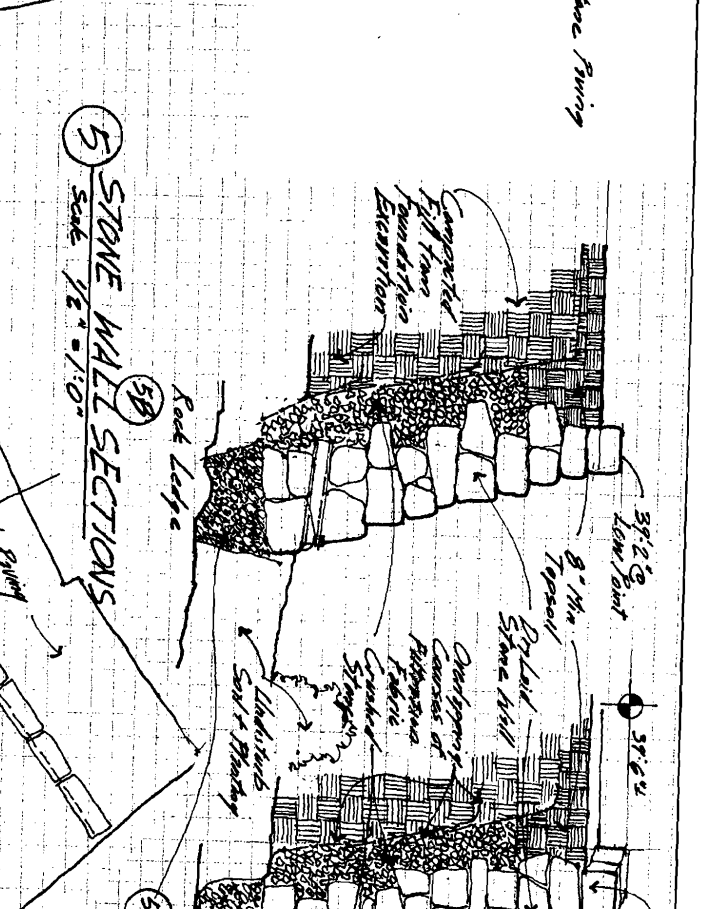
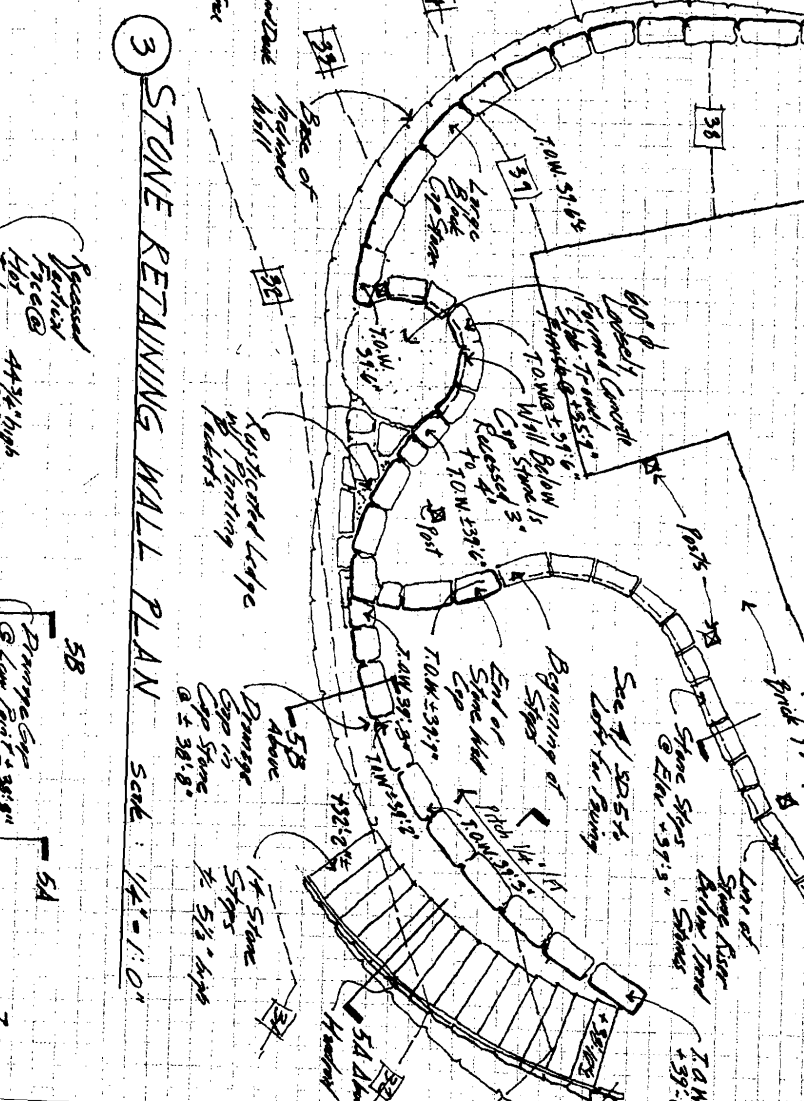
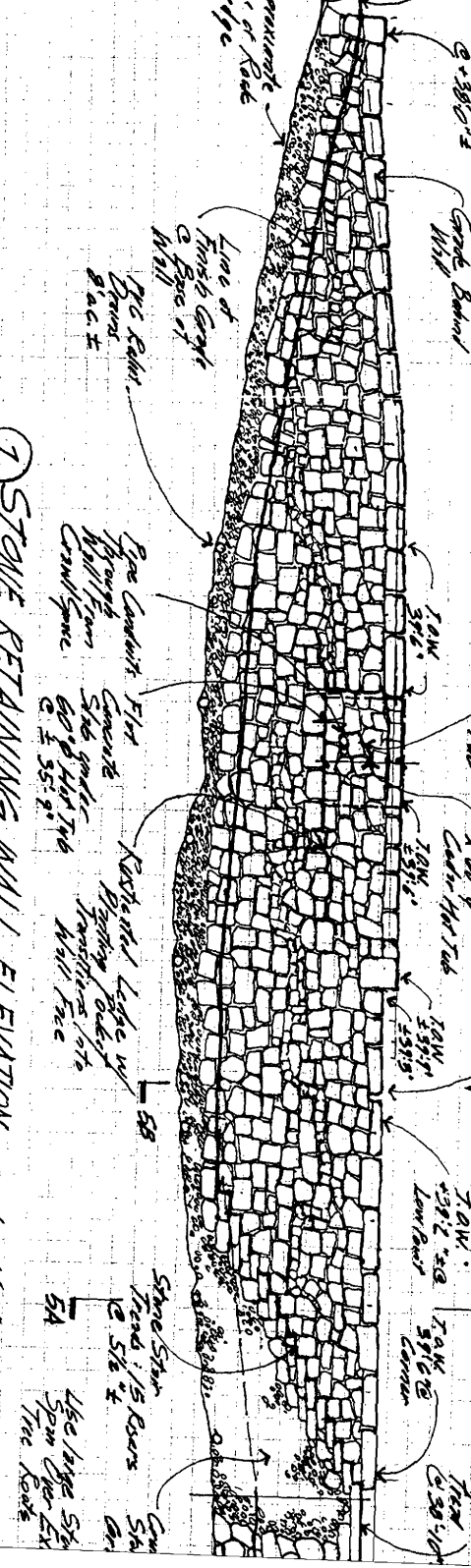
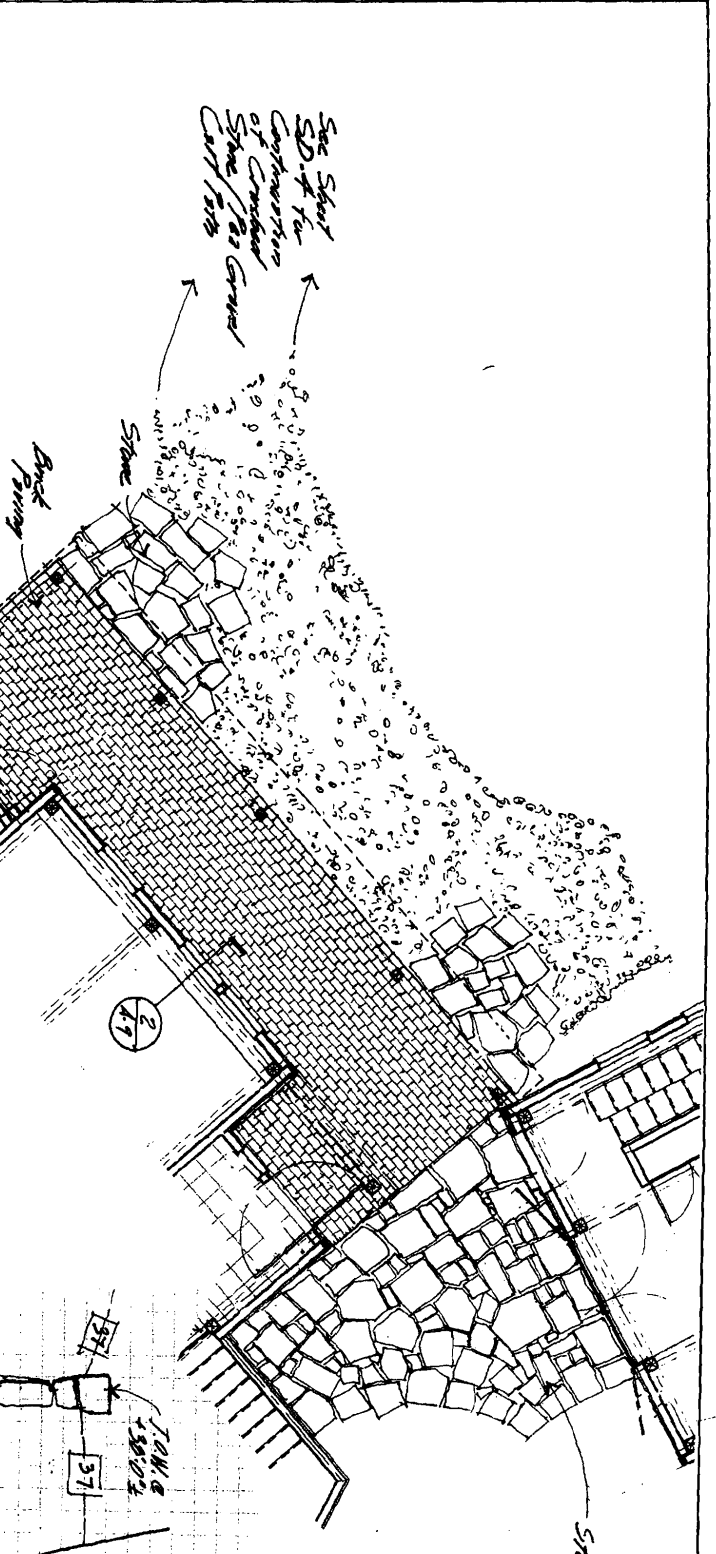
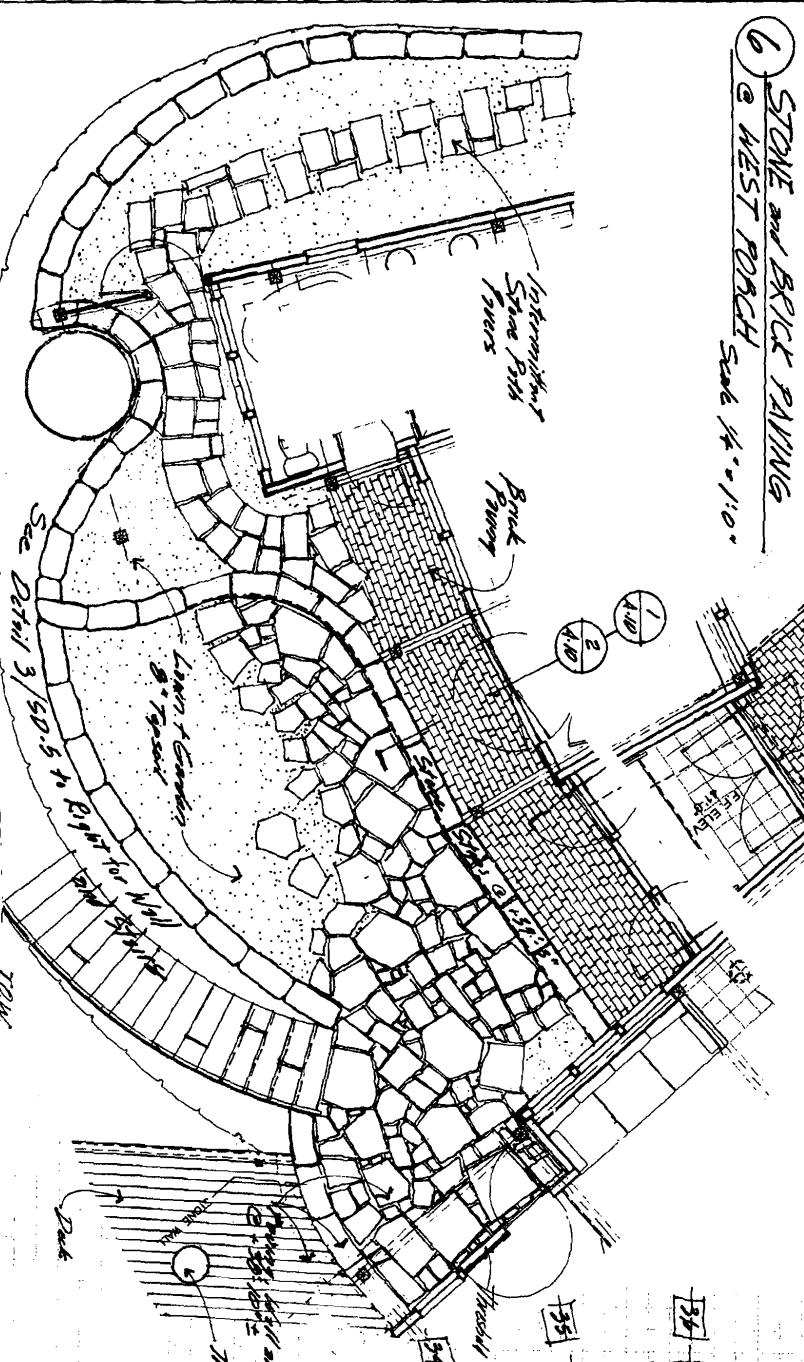
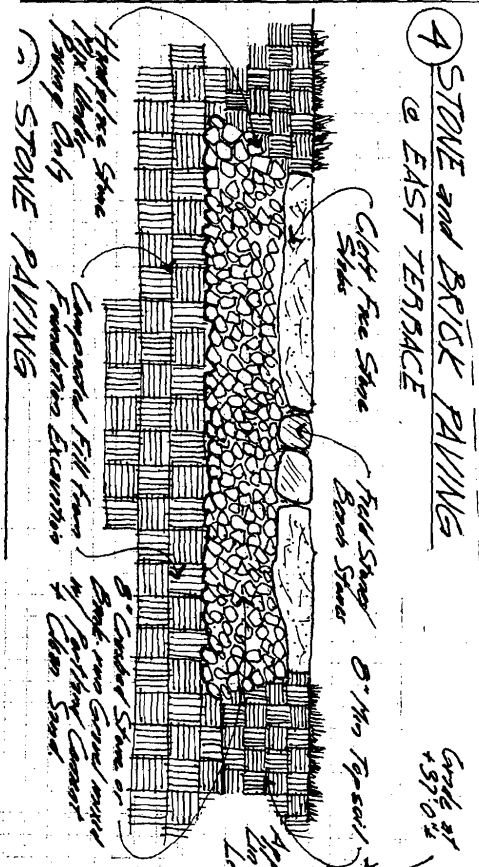
ATLANTIC OCEAN
 CASCO BAY

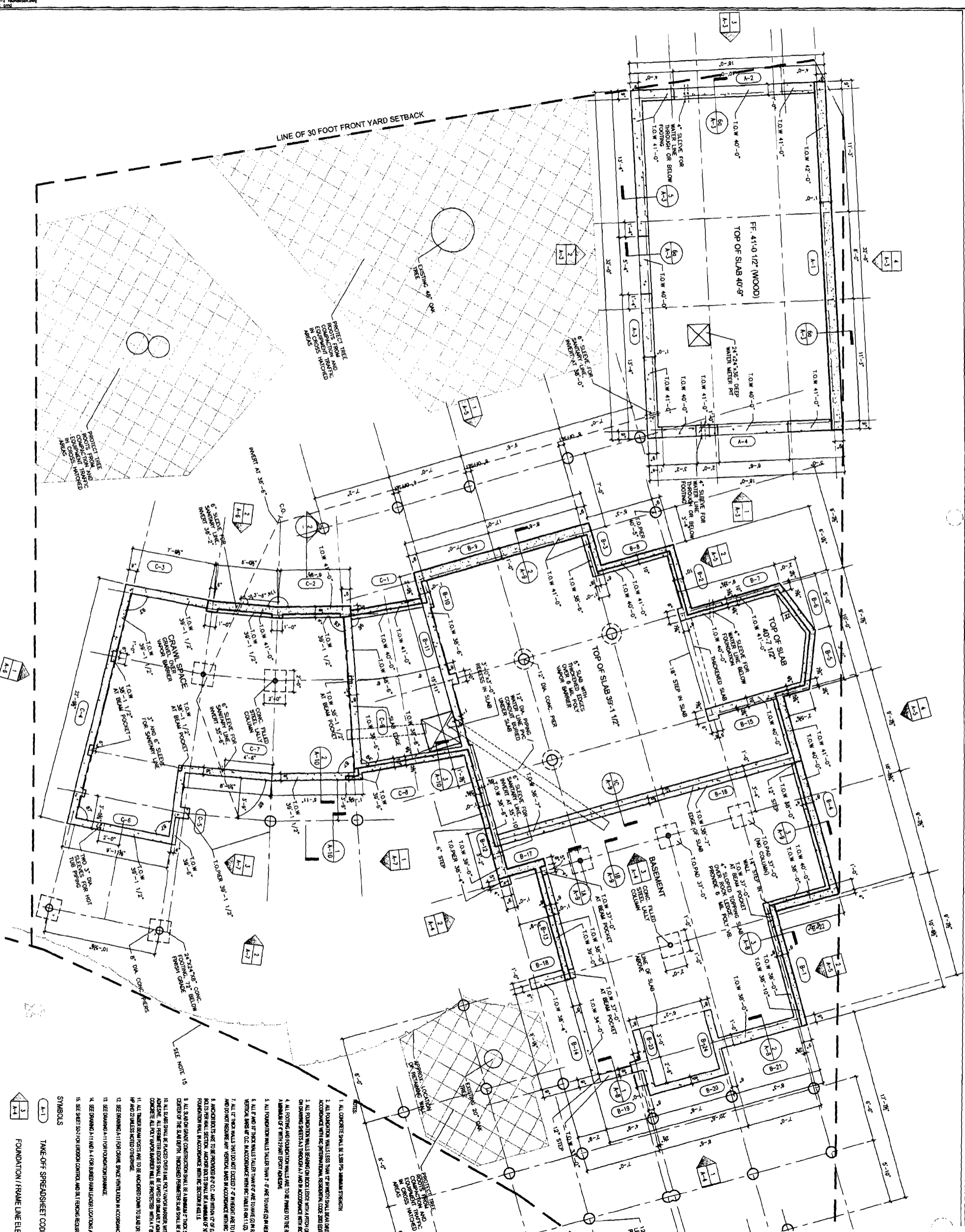


MERTLY DAVIS
PAGE 232

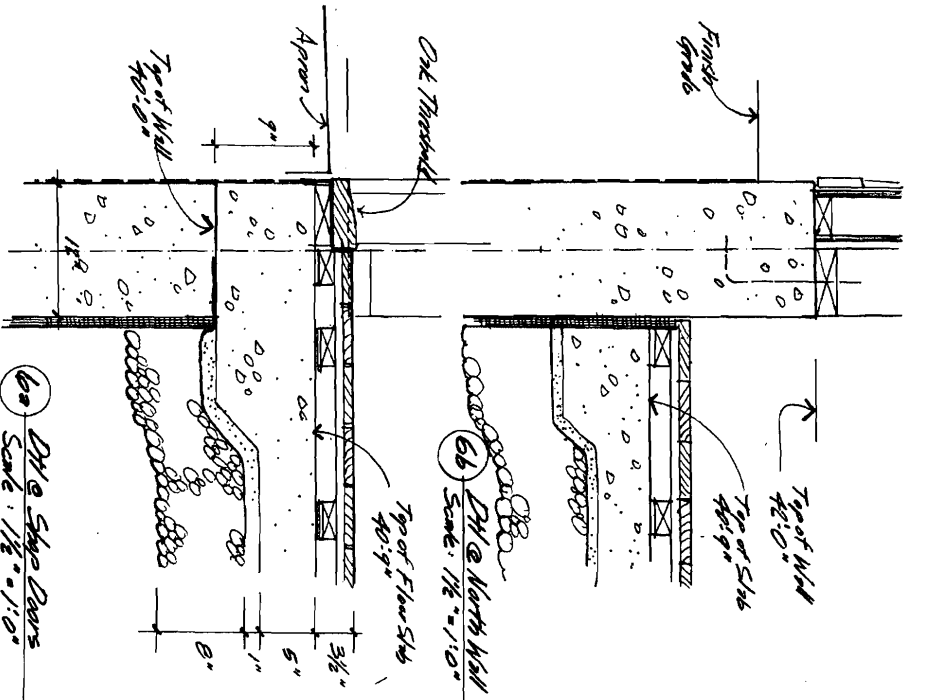
LOT 1
NOW OR FORMER
PATRICIA Z. CEI
BOOK 8876, PCA

STORMWATER
MANAGEMENT
ACCESS TO
STORMWATER
MANAGEMENT
AREA

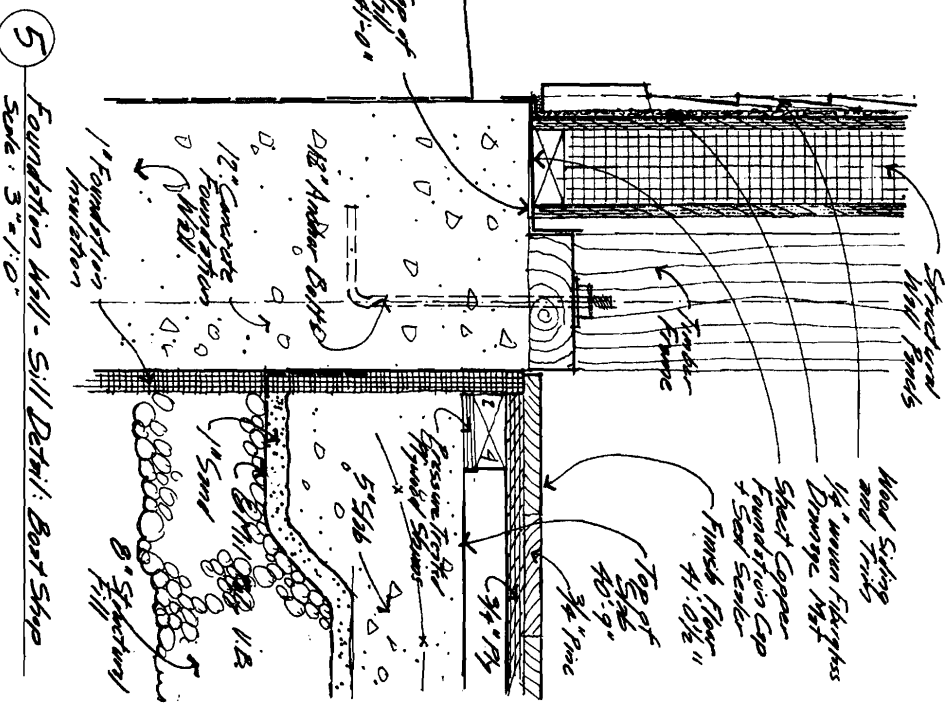




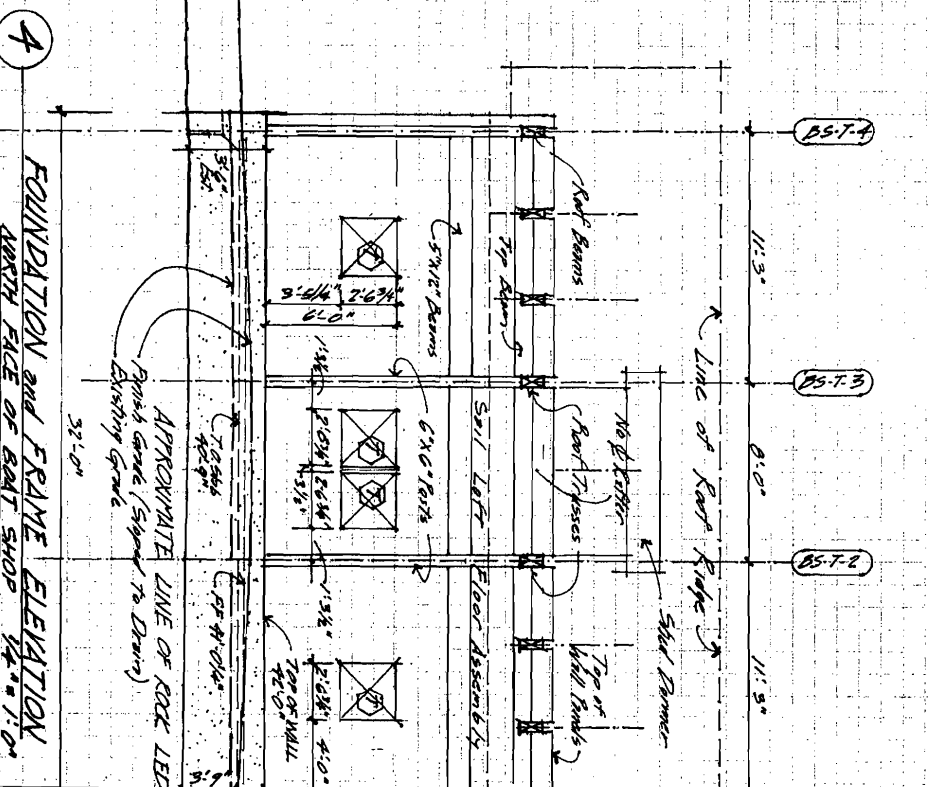
- NOTES**
1. ALL CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 2. ALL FOUNDATION WALLS SHALL BE 12" MINIMUM THICKNESS UNLESS OTHERWISE NOTED. INTERFERING WITH RESIDENTIAL CODE 2008 SECTION 11.1.
 3. ALL FOUNDATION WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER. ALL FOUNDATION WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER. ALL FOUNDATION WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
 4. ALL FOOTING AND FOUNDATION WALLS ARE TO BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
 5. ALL FOUNDATION WALLS SHALL BE 12" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
 6. ALL 8" AND 12" THICK WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER. ALL 12" THICK WALLS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
 7. ALL 12" THICK WALLS THAT DO NOT EXCEED 7' IN HEIGHT ARE TO HAVE 12" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
 8. ALL FOUNDATION WALLS ARE TO BE REINFORCED WITH #4 BARS AT 16" ON CENTER. ALL FOUNDATION WALLS ARE TO BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
 9. ALL SLAB ON GRADE CONSTRUCTION SHALL BE A MINIMUM 4" THICK SLAB REINFORCED WITH #4 BARS AT 16" ON CENTER. ALL SLAB ON GRADE CONSTRUCTION SHALL BE A MINIMUM 4" THICK SLAB REINFORCED WITH #4 BARS AT 16" ON CENTER.
 10. ALL SLABS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER. ALL SLABS SHALL BE REINFORCED WITH #4 BARS AT 16" ON CENTER.
 11. ALL THICKNESS NOTED OTHERWISE.
 12. SEE DRAWING A-1 FOR CHAIR, SPACE, VENTILATION IN ACCORDANCE WITH 18.15.
 13. SEE DRAWING A-1 FOR FOUNDATION DRAINAGE.
 14. SEE DRAWING A-1 AND A-4 FOR BARRIERS OVER DOORS AND WINDOWS.
 15. SEE SHEET S-1 FOR EROSION CONTROL AND SLOPE REQUIREMENTS.
- SYMBOLS**
- TAKE-OFF SPREADSHEET CODE
- FOUNDATION / FRAME LINE ELEVATION



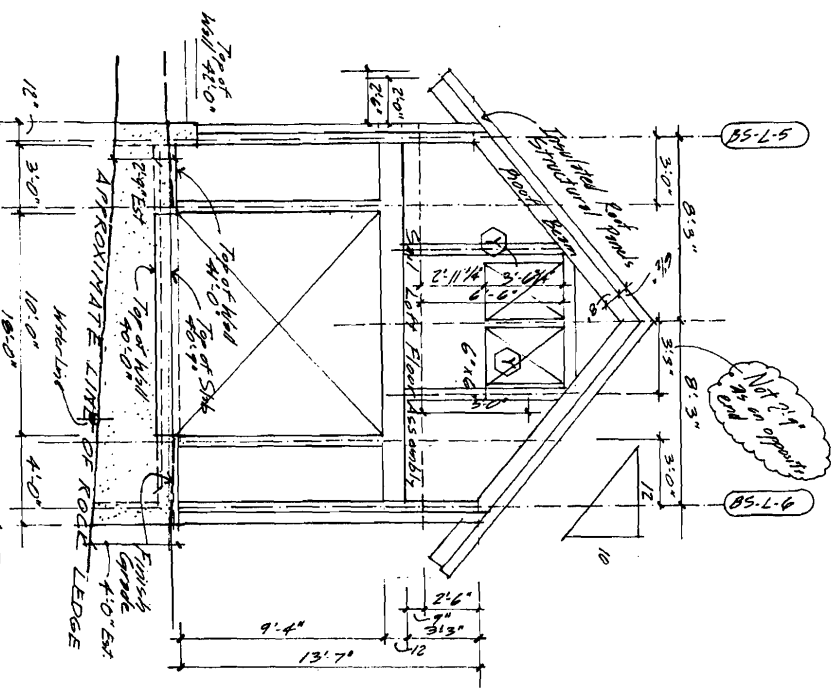
60 DH @ Shop Doors
Scale: 1/2" = 1'-0"



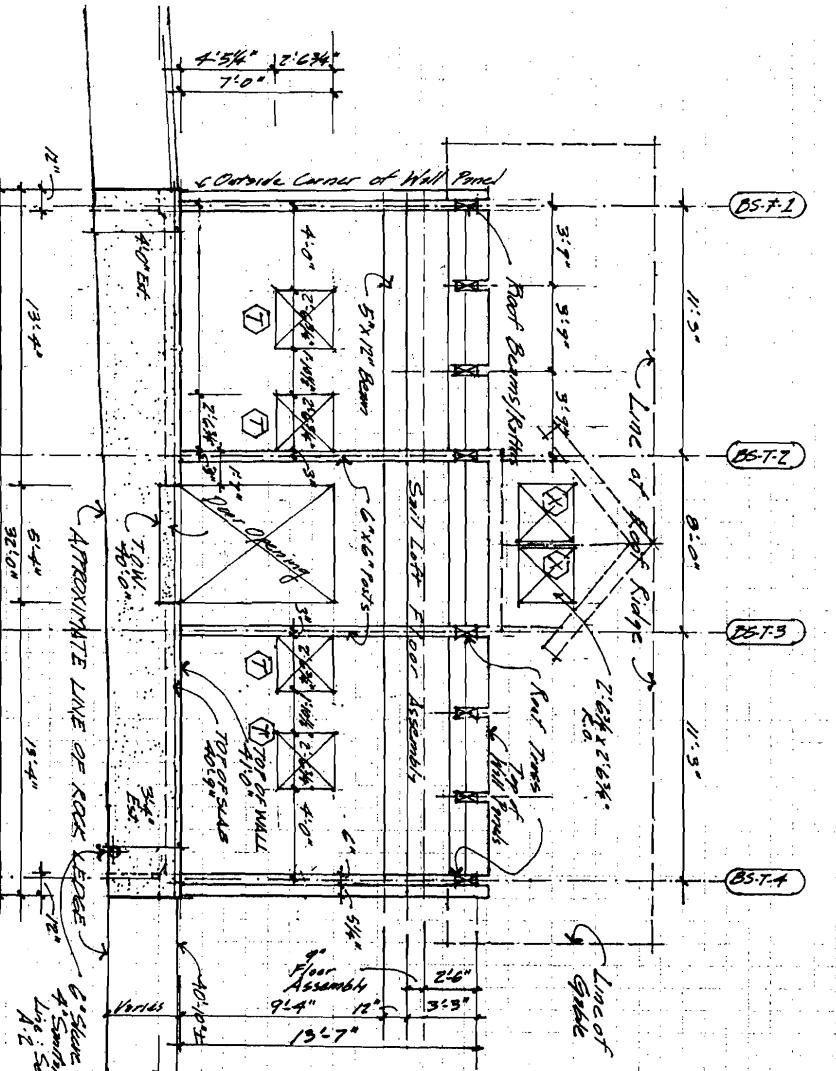
5 Foundation Wall - Sill Detail: Boat Shop
Scale: 3/4" = 1'-0"



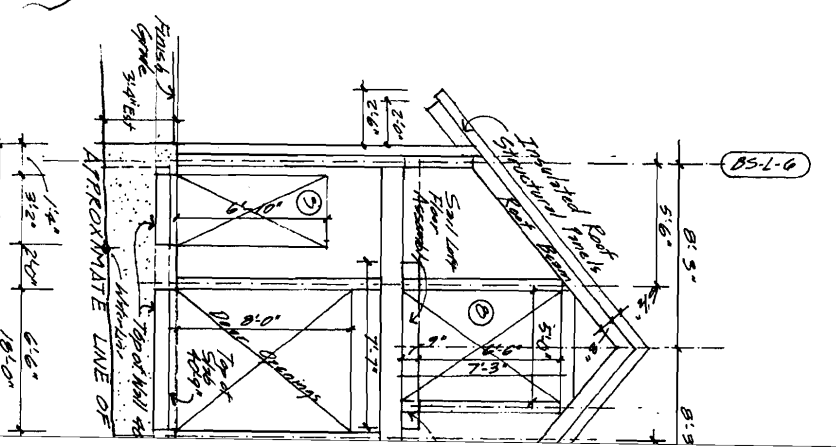
4 FOUNDATION and FRAME ELEVATION
NORTH FACE OF BOAT SHOP 1/4" = 1'-0"



3 FOUNDATION and FRAME ELEVATION
WEST FACE OF BOAT SHOP 1/4" = 1'-0"

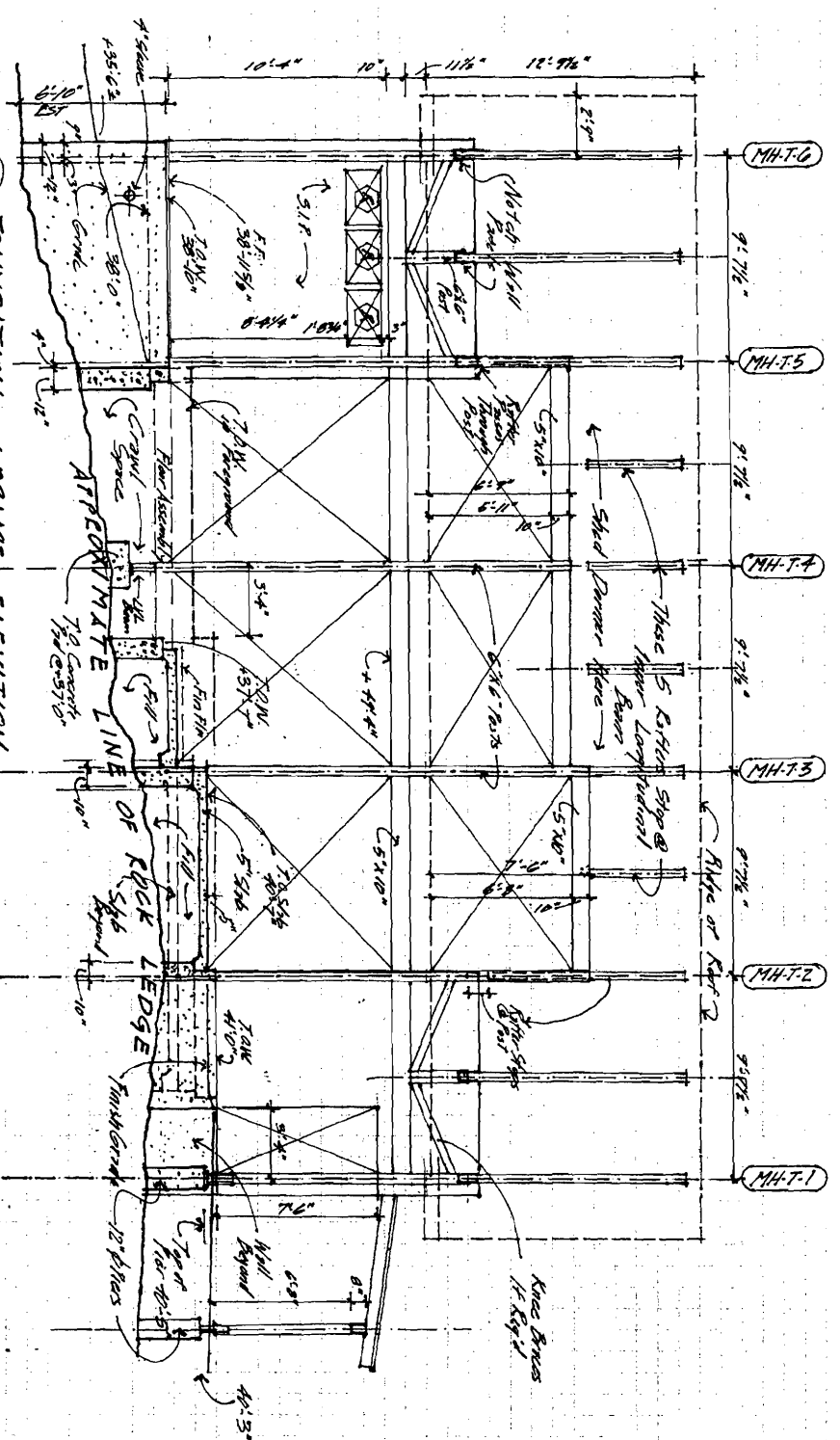


2 FOUNDATION and FRAME ELEVATION
SOUTH FACE OF BOAT SHOP 1/4" = 1'-0"

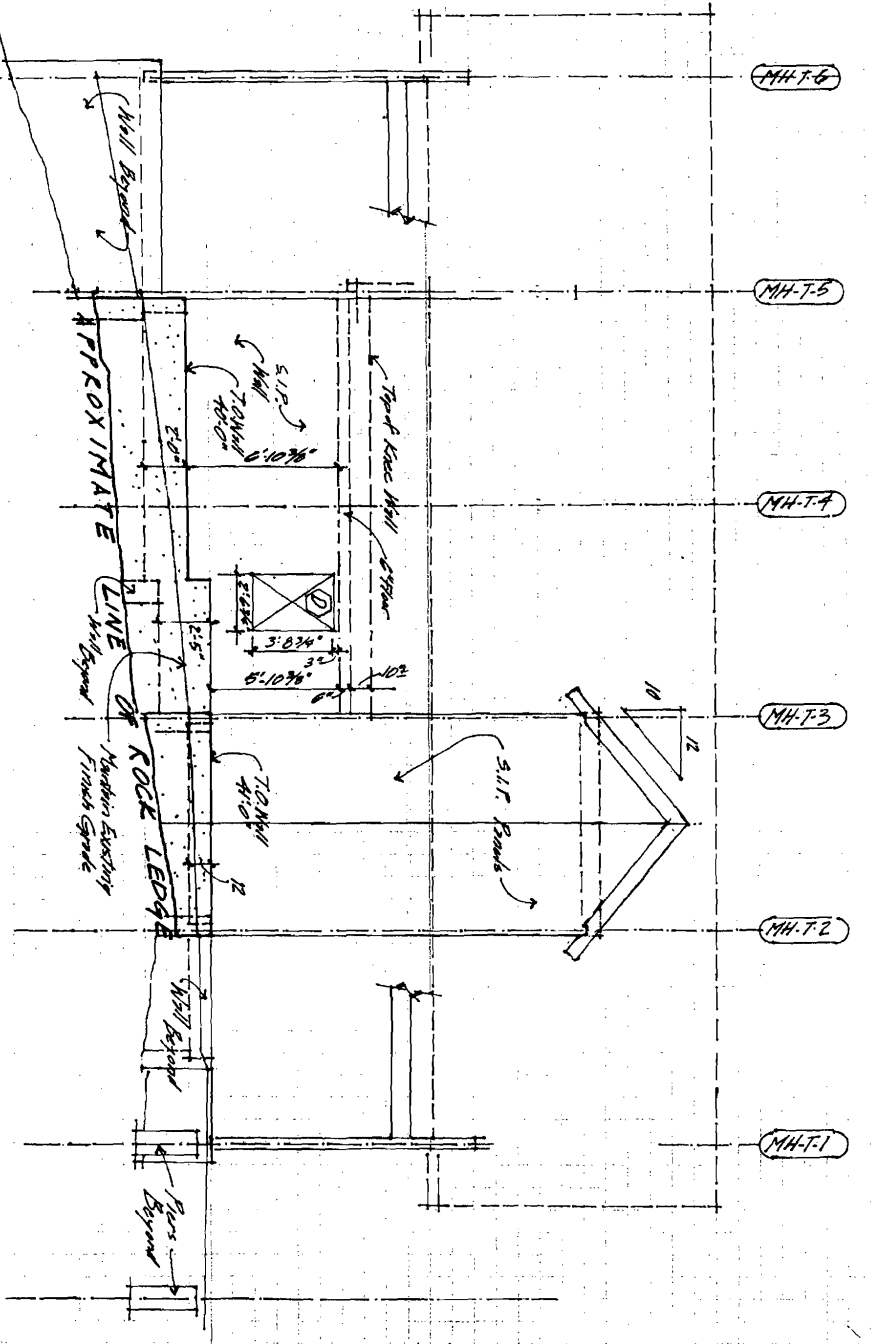


1 FOUNDATION and FRAME ELEVATION
EAST FACE OF BOAT SHOP 1/4" = 1'-0"

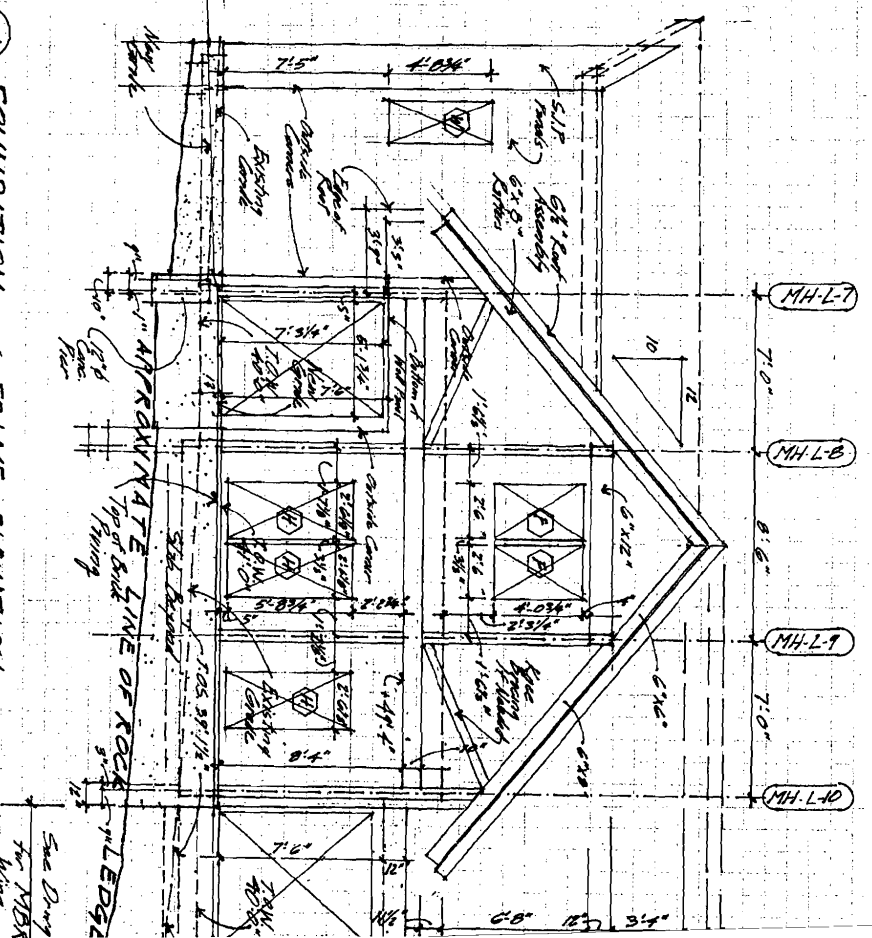
2 FOUNDATION and FRAME ELEVATION
NORTH FACE (INNER WALL) OF MAIN HOUSE 14'-0" x 10'-0"



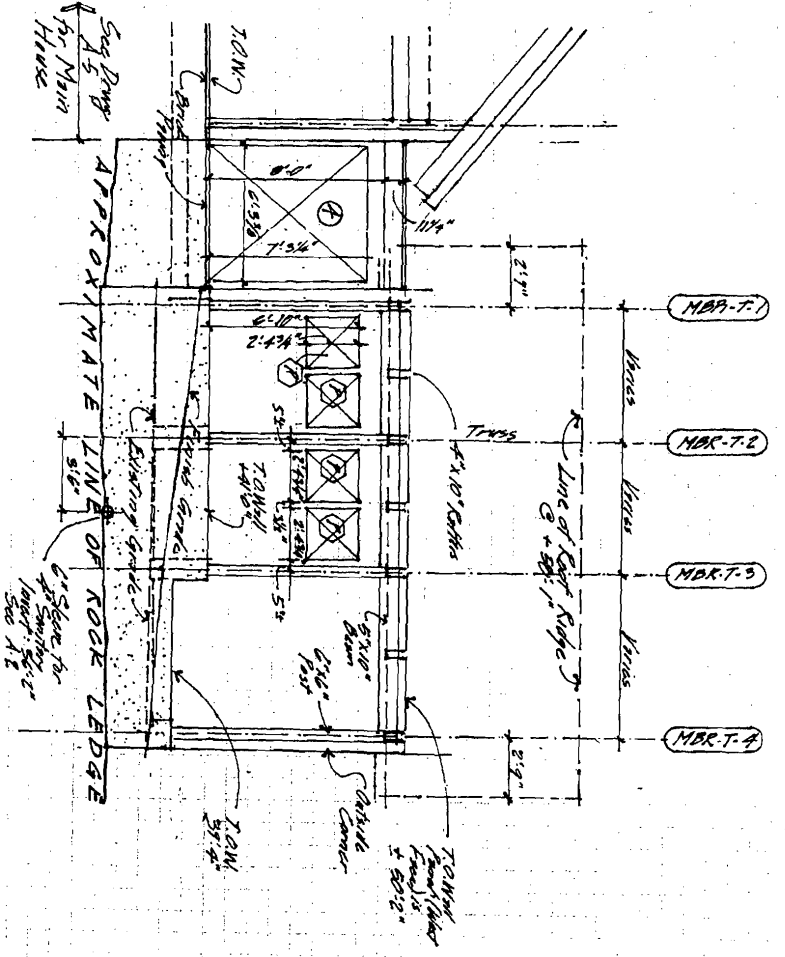
A FOUNDATION and FRAME ELEVATION
NORTH FACE (OUTER WALL) OF MAIN HOUSE 14'-0" x 10'-0"



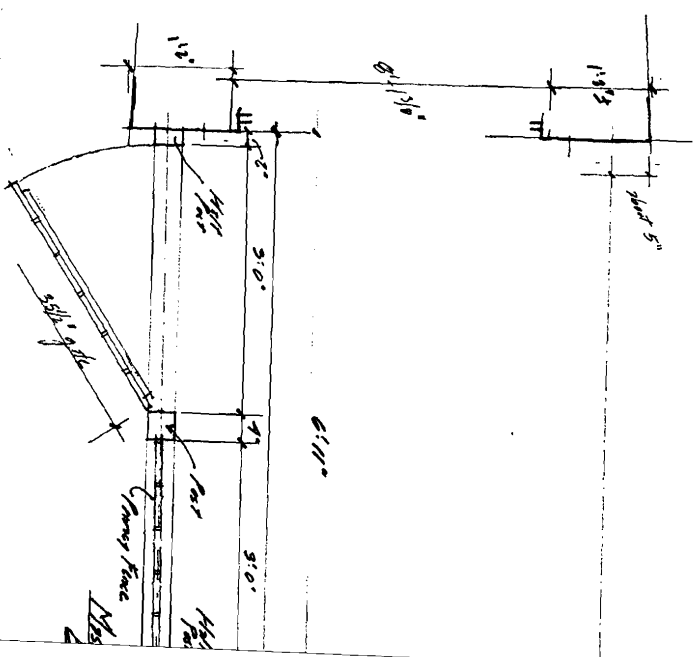
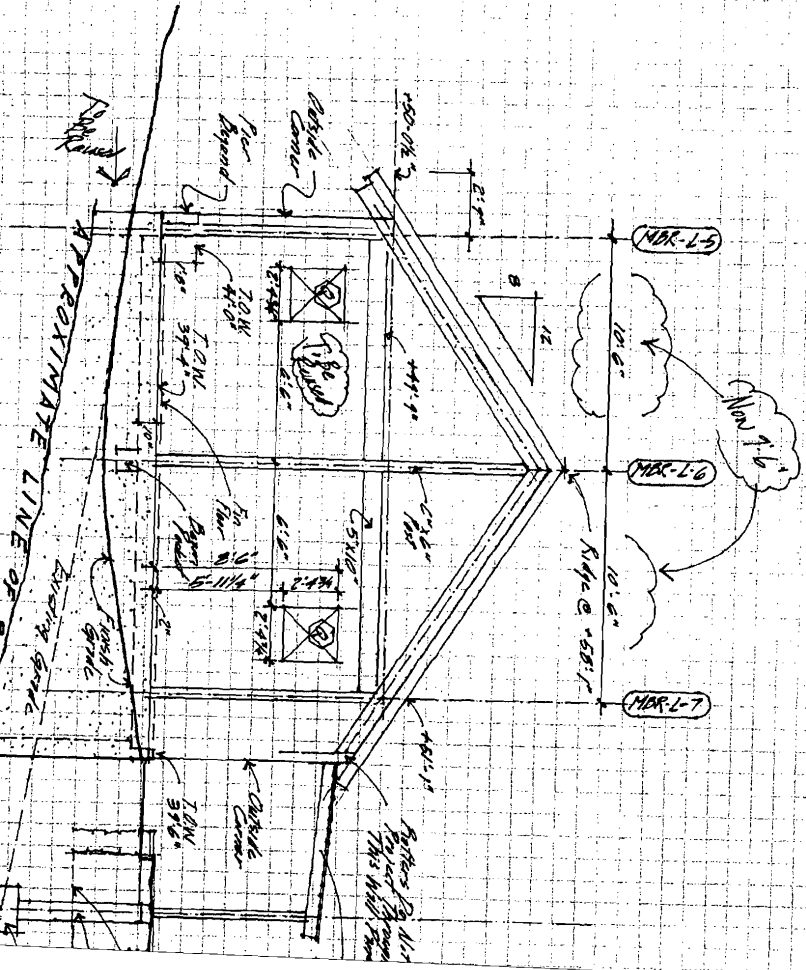
1 FOUNDATION and FRAME ELEVATION
WEST FACE (INNER WALL) OF MAIN HOUSE 14'-0" x 10'-0"

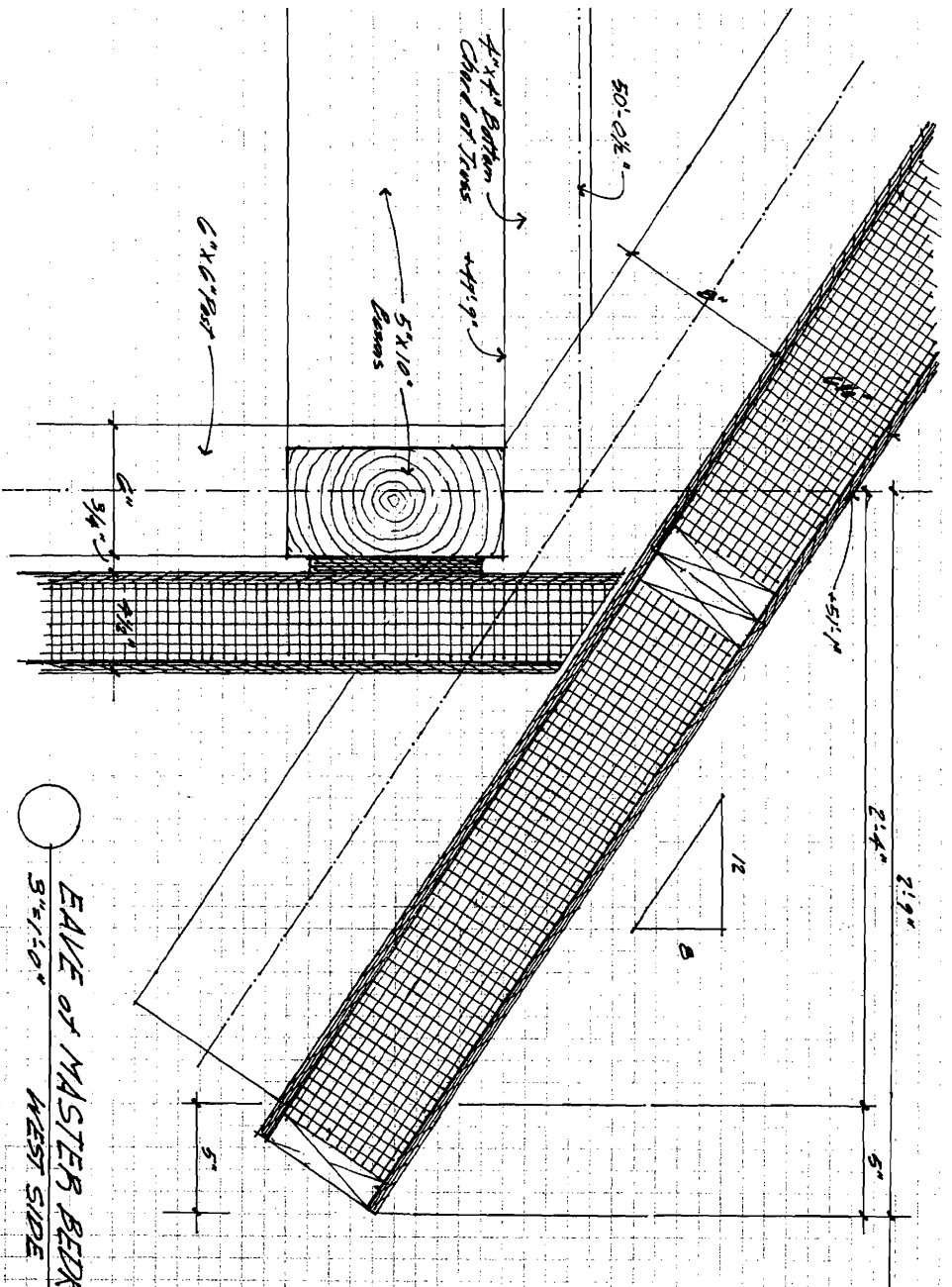


2 FOUNDATION and FRAME ELEVATION WEST FACE of MASTER BEDROOM WING 1/4"=1'-0"



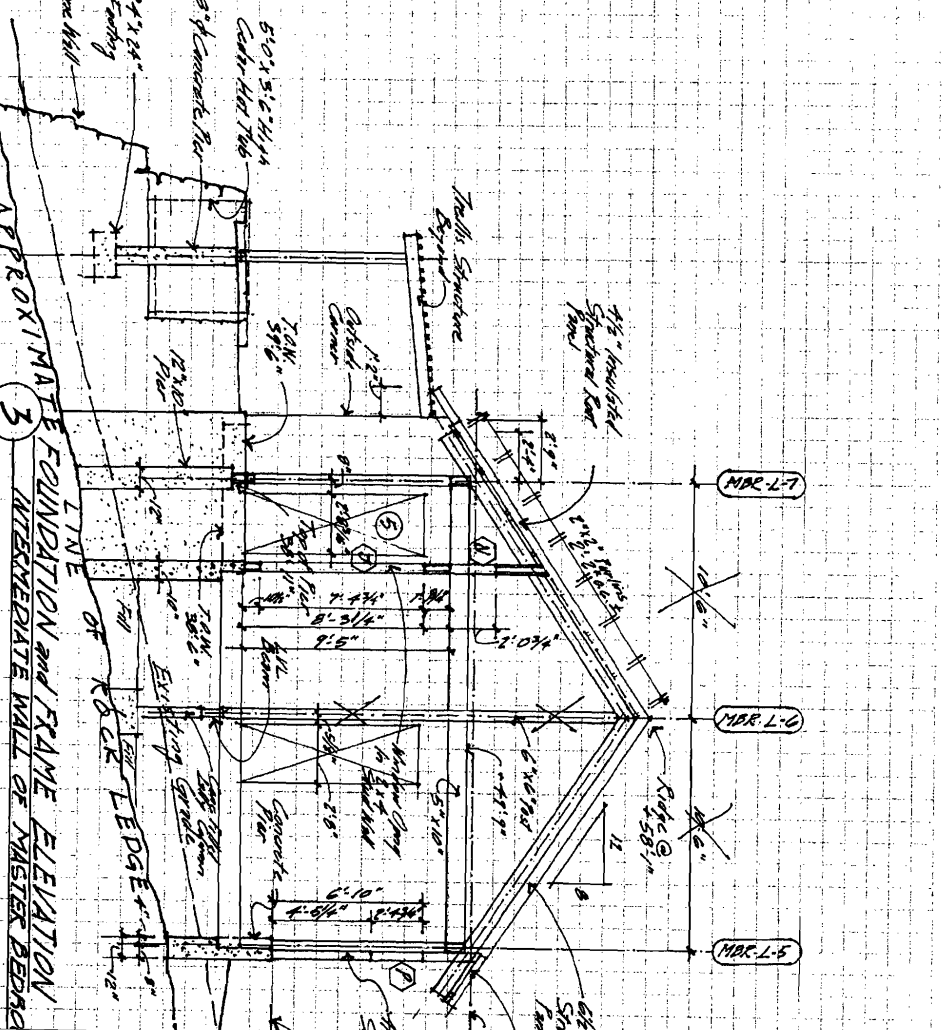
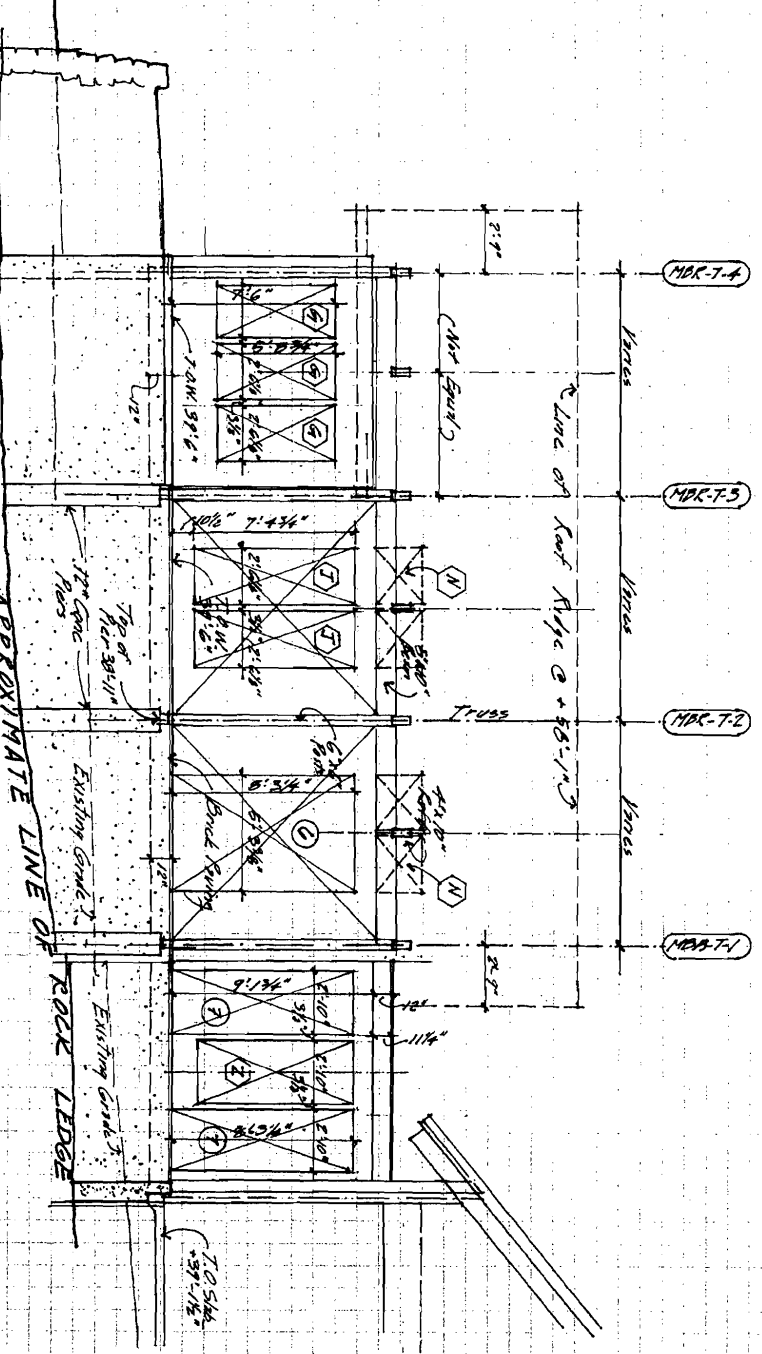
1 FOUNDATION and FRAME ELEVATION EAST FACE of MASTER BEDROOM WING 1/4"=1'-0"





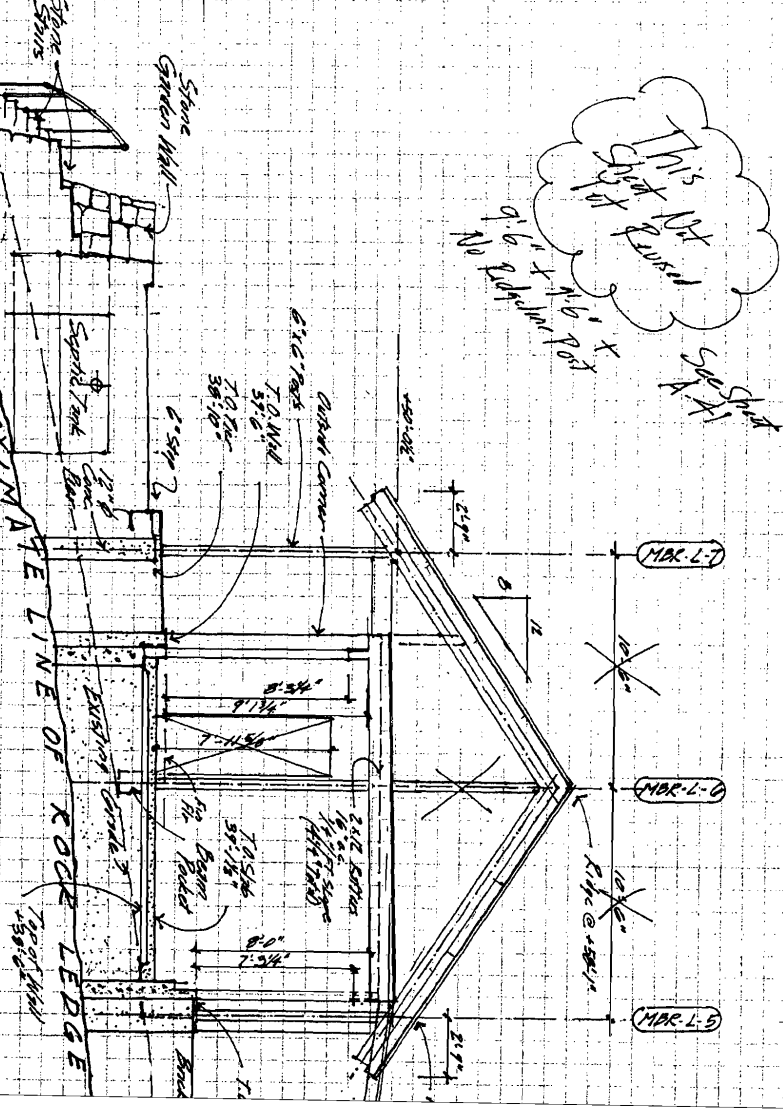
3 EAVE OF MASTER BEDROOM WEST SIDE
5°:10°

2 FOUNDATION and FRAME ELEVATION EAST FACE OF MASTER BEDROOM WING 14°:10°

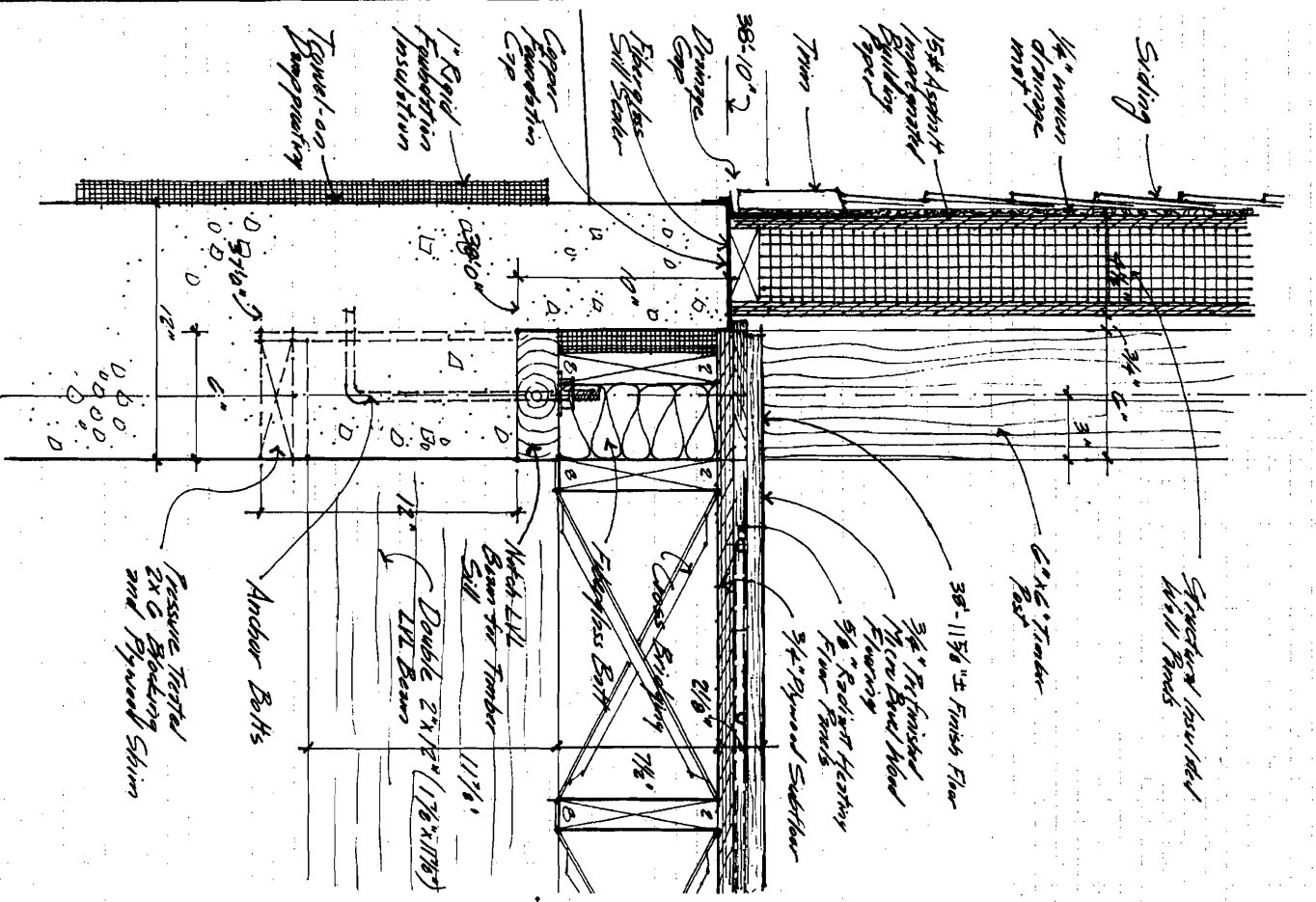


3 FOUNDATION and FRAME ELEVATION INTERIOR FACE OF MASTER BEDROOM WING 14°:10°

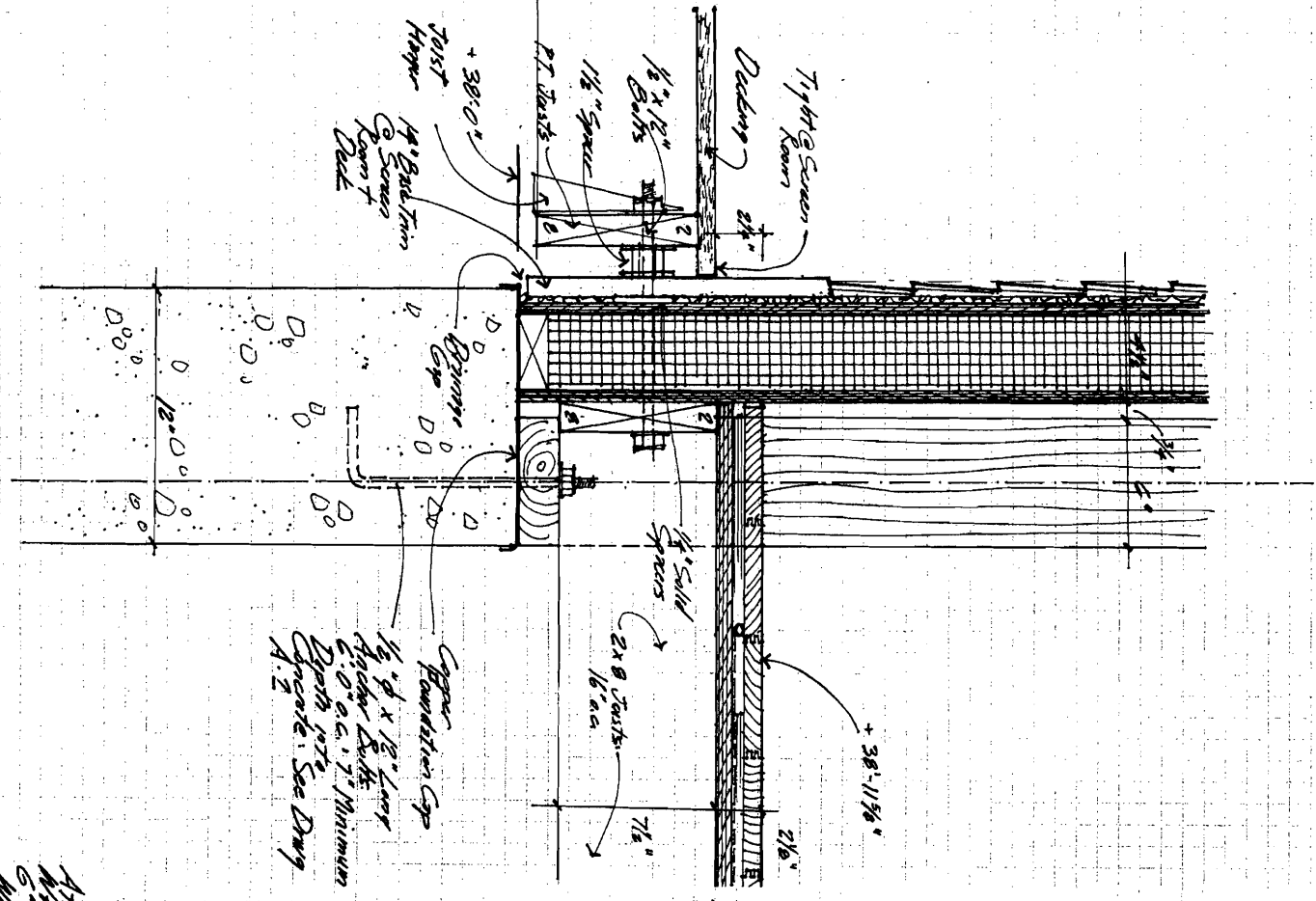
1 FOUNDATION and FRAME ELEVATION NORTH FACE OF MASTER BEDROOM WING 14°:10°



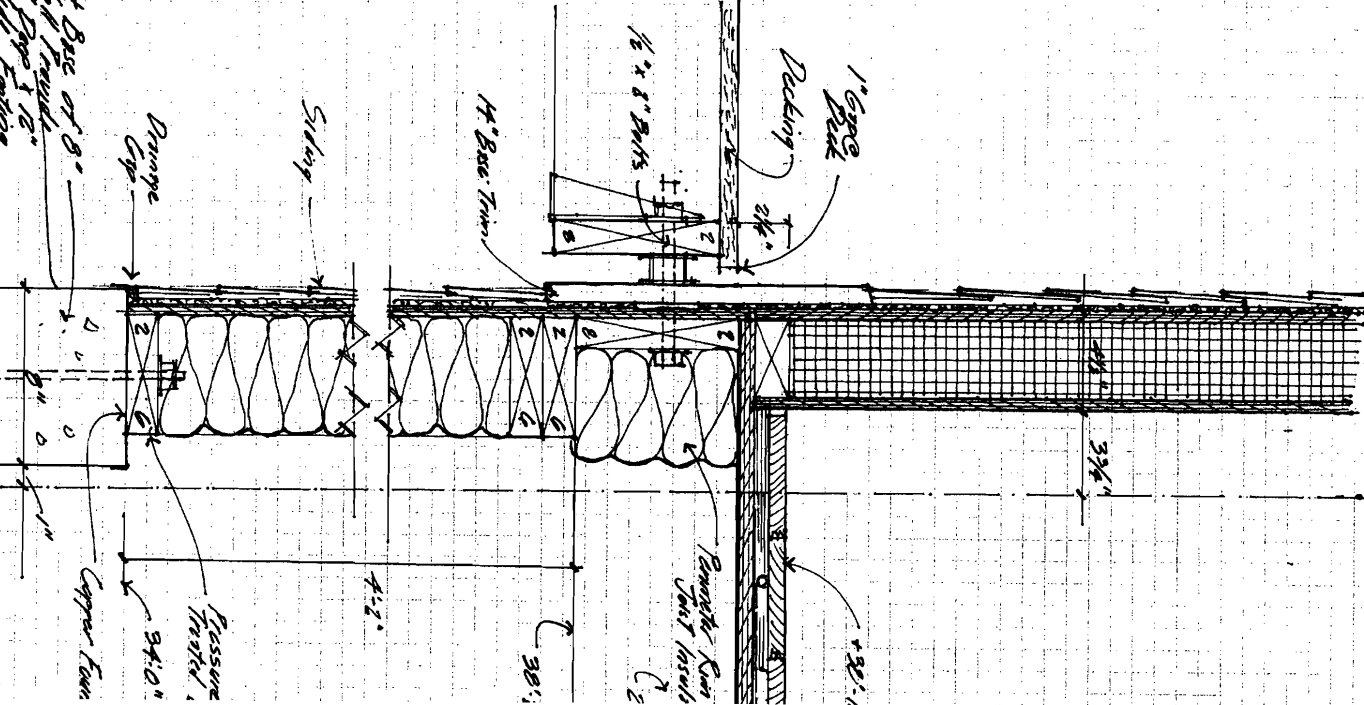
3 Foundation/Floor @ Living Room
5'-0" x 1'-0"



2 Foundation/Floor @ Living Room and Screen Room
5'-0" x 1'-0"



1 Foundation/Floor
Room and Exterior Deck



Wilson Family Island Cottage
 Lot 2 Plan Book 147, Page 61
 Little Diamond Island
 Portland, Maine

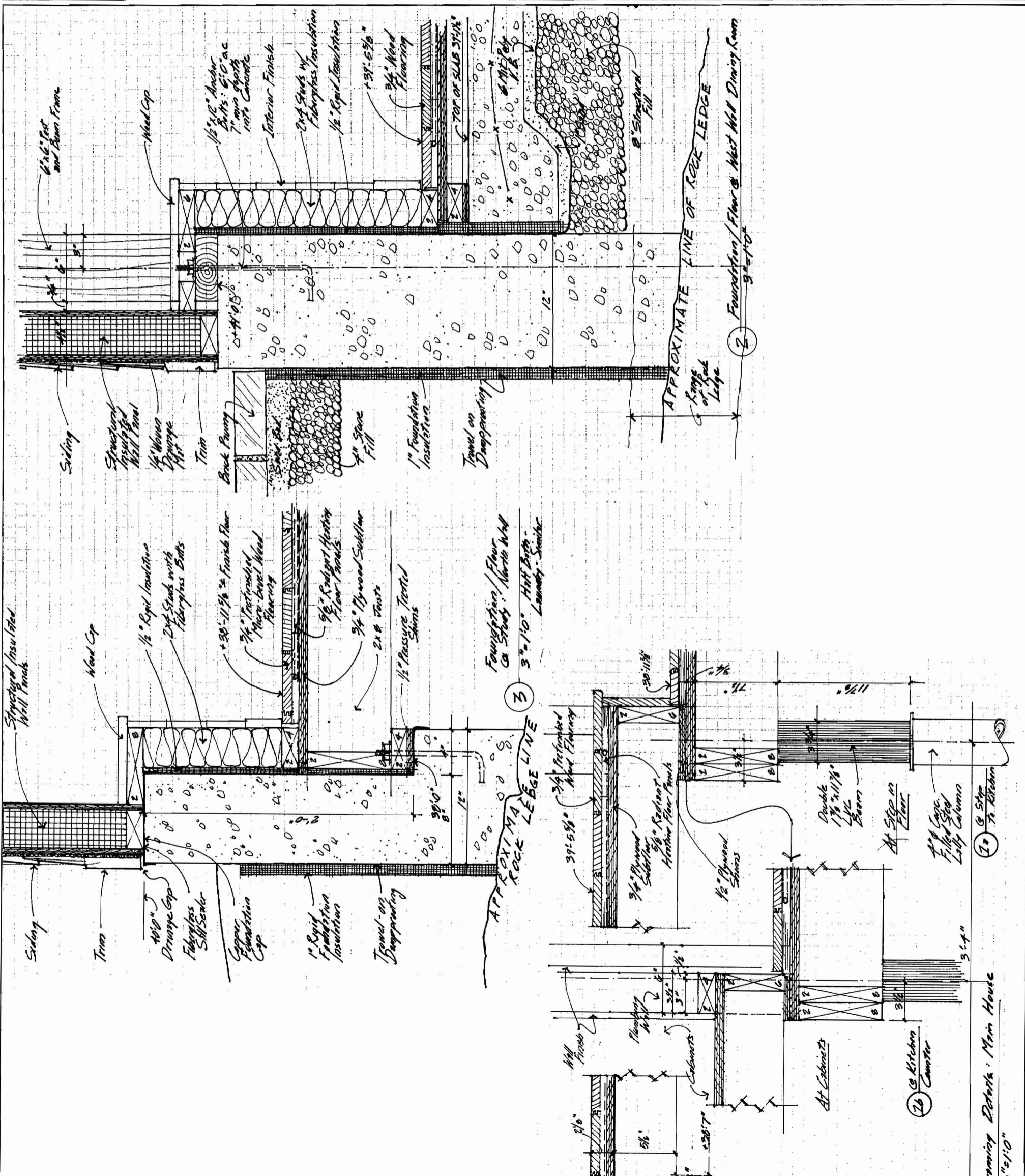


NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

PROJECT NO. 02313.00

Foundation / First Floor
 Framing Details

A-9

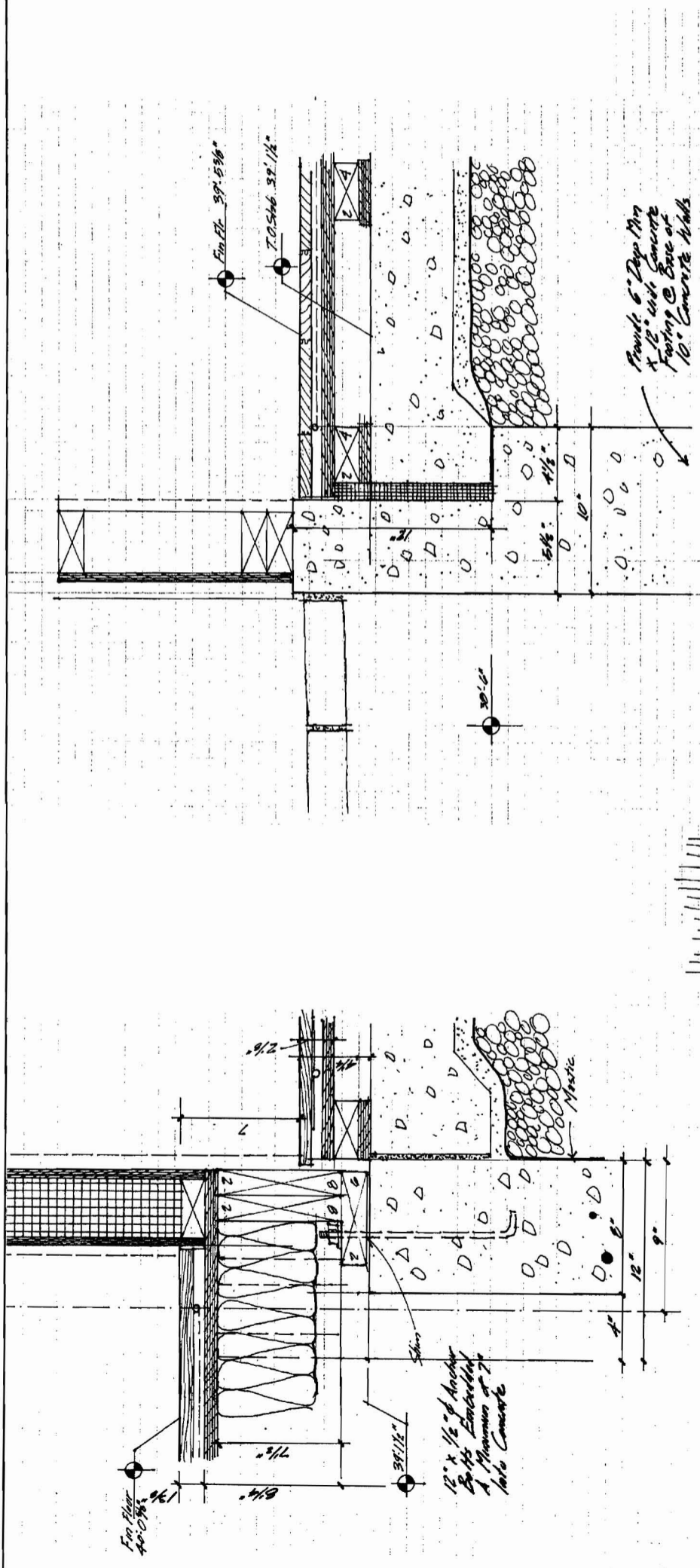


NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

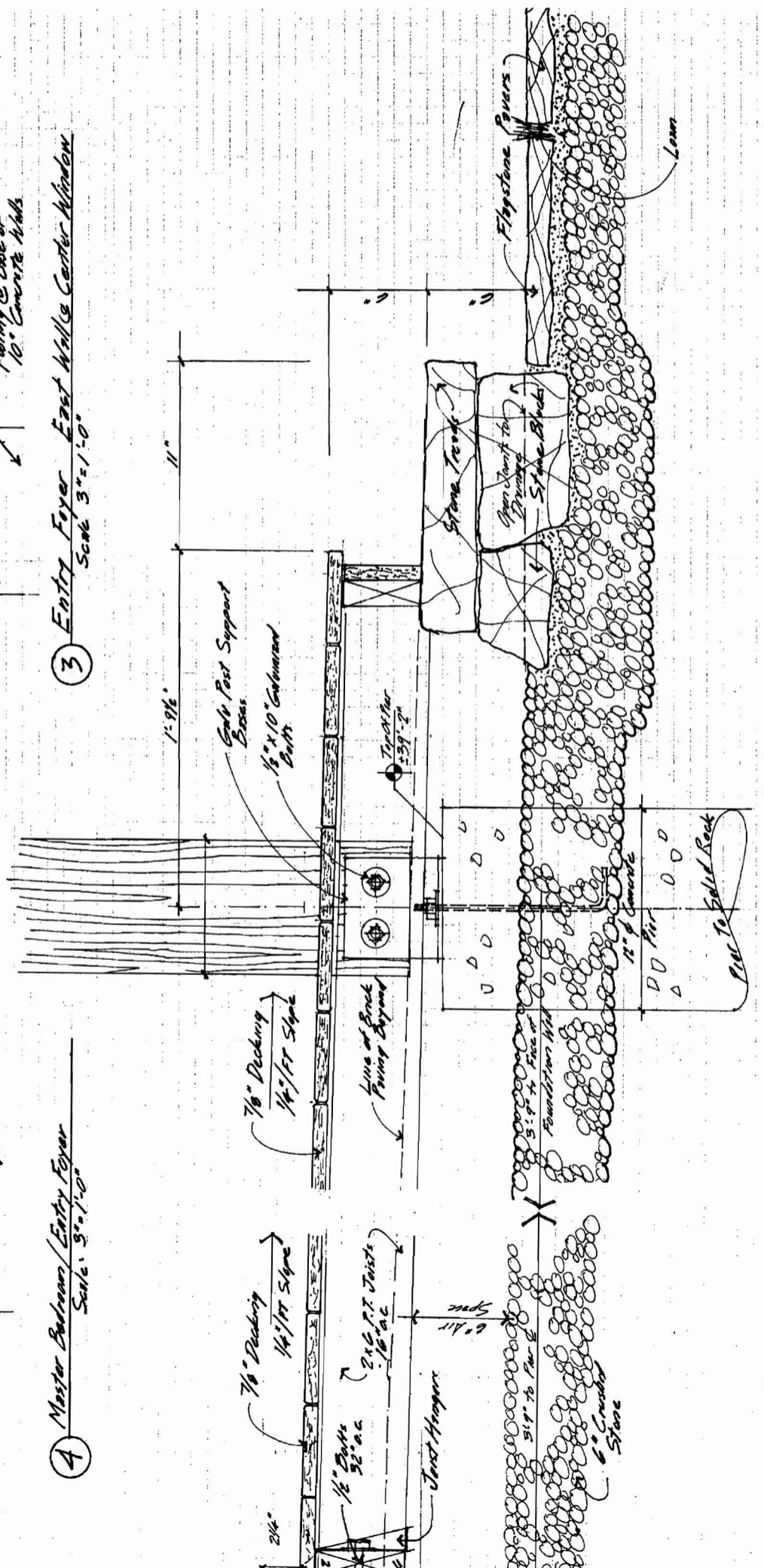
PROJECT NO. 02213.00
 DATE
 NO. DATE



Wilson Family Island Cottage
 Lot 2 Plan Book 147, Page 61
 Little Diamond Island
 Portland, Maine



4 Master Bedroom/Entry Foyer
 Scale: 3/8"=1'-0"



End Deck Section Detail
 Scale: 3/8"=1'-0"

1 Master Bedroom Veranda/Terrace Section Detail
 Scale: 3/8"=1'-0"

3 Entry Foyer East Wall Center Window
 Scale: 3/8"=1'-0"

Provide 6" Deep Min
 x 12" wide Concrete
 Footing @ Base of
 10" Concrete Walls

12" x 1/2" of Anchor
 Be 1/2 Embedded
 A Minimum of 7/8
 into Concrete

Just Hoop

Line of Brick
 Facing Beyond

Galv. Post Support
 Braces
 1/2" x 10" Galvanized
 Bolts

Stone Treads

Open Joint for
 Expansion
 (Stone Block)

Flystone Covers

Lean

12" x 8" Concrete
 12" x 12" Pier
 Put To Solid Rock

Foundation Wall
 3:1 to Face of
 5:1 to Face of
 6" Concrete
 Stone

7 1/2" Decking
 1/4" FT Slope

7 1/2" Decking
 1/4" FT Slope

1'-9 1/2"

11"

Finish 39' 1/2"

7'-0 5/8" 39' 1/2"

30'-0"

10"

4 1/2"

5 1/2"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

10"

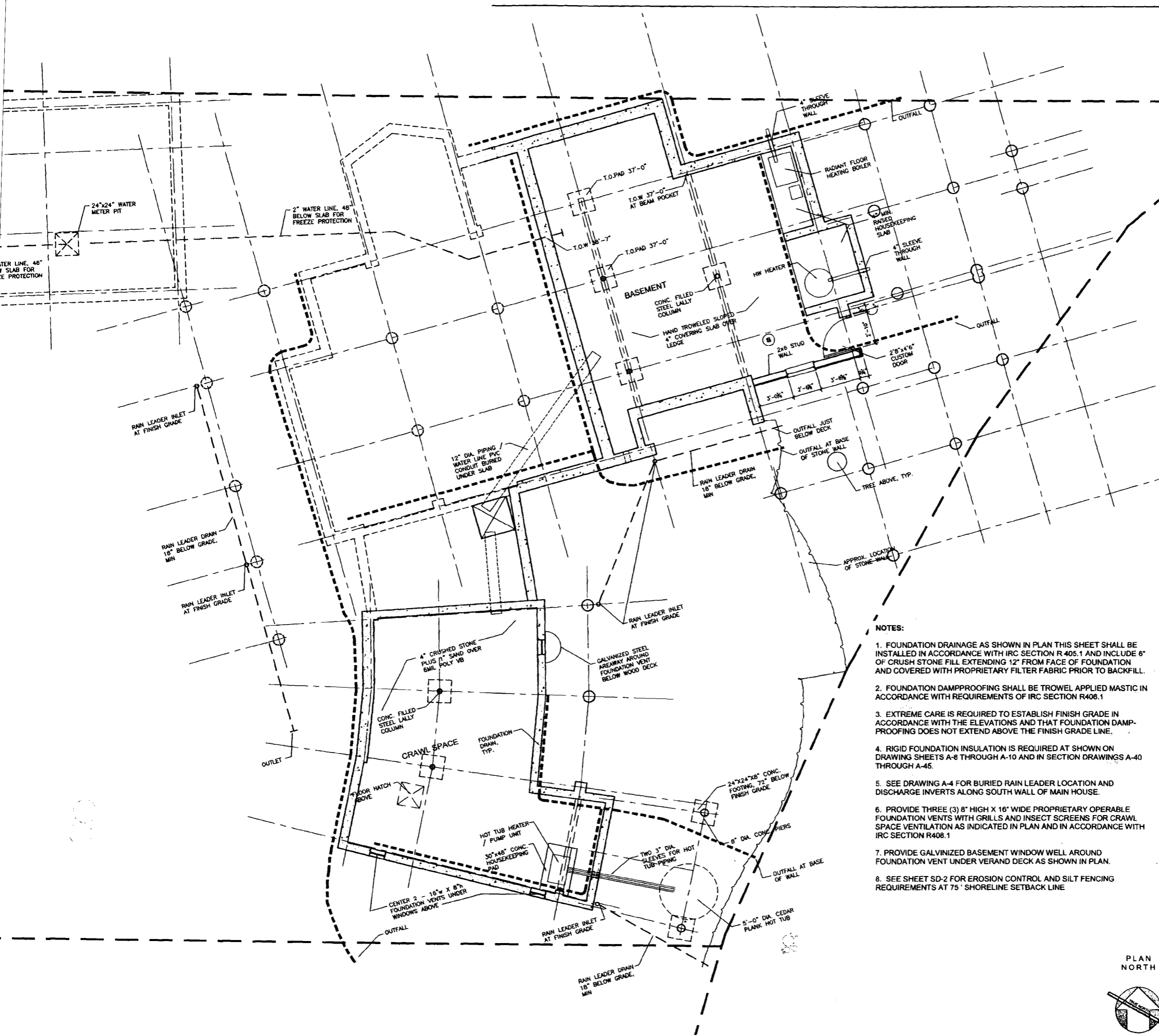
10"

Wilson Family Island Cottage
 Lot 2 Plan Book 147, Page 61
 Little Diamond Island
 Portland, Maine



NO.	DATE
1	
2	
3	
4	
5	
6	

PARTIAL BASEMENT / CRAWL SPACE PLAN
A-11
 1/8"=1'-0"
 MAY 15, 2008
 PROJECT NO. 02213.00



- NOTES:**
1. FOUNDATION DRAINAGE AS SHOWN IN PLAN THIS SHEET SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R 405.1 AND INCLUDE 6" OF CRUSH STONE FILL EXTENDING 12" FROM FACE OF FOUNDATION AND COVERED WITH PROPRIETARY FILTER FABRIC PRIOR TO BACKFILL.
 2. FOUNDATION DAMPPROOFING SHALL BE TROWEL APPLIED MASTIC IN ACCORDANCE WITH REQUIREMENTS OF IRC SECTION R408.1
 3. EXTREME CARE IS REQUIRED TO ESTABLISH FINISH GRADE IN ACCORDANCE WITH THE ELEVATIONS AND THAT FOUNDATION DAMPPROOFING DOES NOT EXTEND ABOVE THE FINISH GRADE LINE.
 4. RIGID FOUNDATION INSULATION IS REQUIRED AT SHOWN ON DRAWING SHEETS A-8 THROUGH A-10 AND IN SECTION DRAWINGS A-40 THROUGH A-45.
 5. SEE DRAWING A-4 FOR BURIED RAIN LEADER LOCATION AND DISCHARGE INVERTS ALONG SOUTH WALL OF MAIN HOUSE.
 6. PROVIDE THREE (3) 8" HIGH X 16" WIDE PROPRIETARY OPERABLE FOUNDATION VENTS WITH GRILLS AND INSECT SCREENS FOR CRAWL SPACE VENTILATION AS INDICATED IN PLAN AND IN ACCORDANCE WITH IRC SECTION R408.1
 7. PROVIDE GALVANIZED BASEMENT WINDOW WELL AROUND FOUNDATION VENT UNDER VERAND DECK AS SHOWN IN PLAN.
 8. SEE SHEET SD-2 FOR EROSION CONTROL AND SILT FENCING REQUIREMENTS AT 75' SHORELINE SETBACK LINE



NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		




PROJECT NO. 02215.00

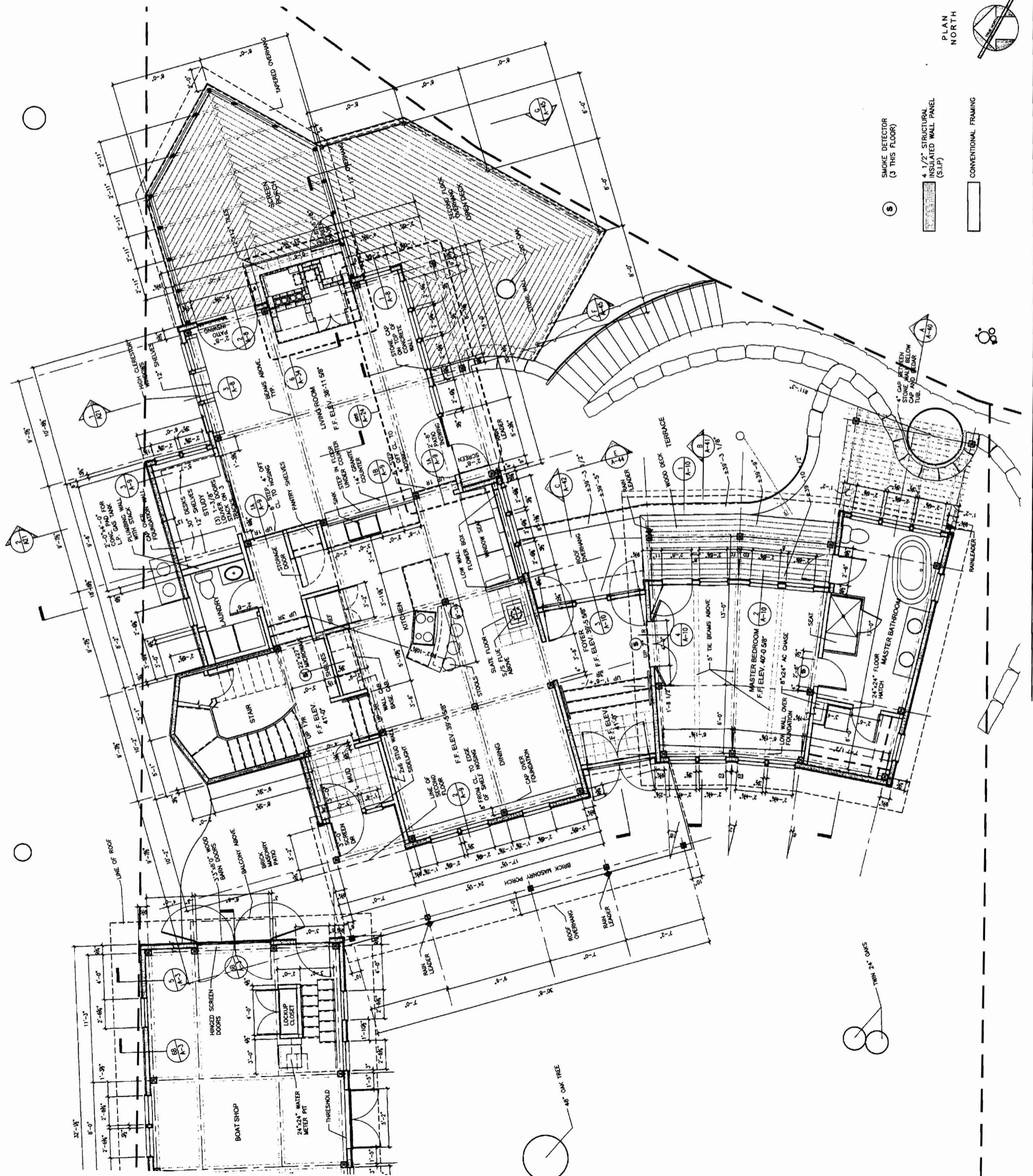


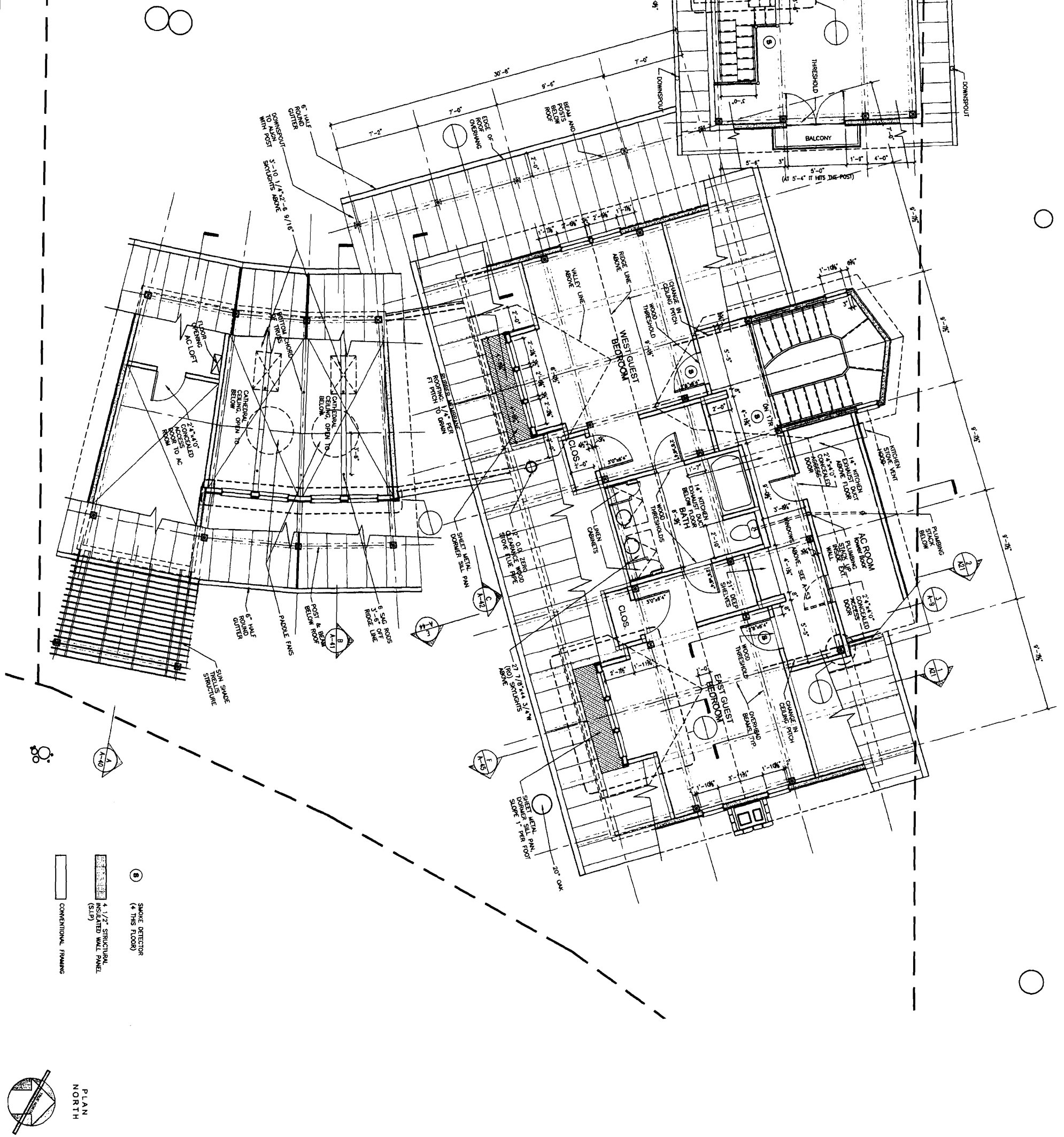
Wilson Family Island Cottage
 Lot 2 Plan Book 147, Page 61
 Little Diamond Island
 Portland, Maine

PLAN NORTH



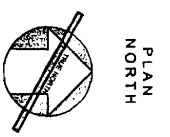
- 
 SMOKE DETECTOR
 (3 THIS FLOOR)
- 
 4 1/2" STRUCTURAL
 INSULATED WALL PANEL
 (S.I.P)
- 
 CONVENTIONAL FRAMING





8

- ⊙ SMOKE DETECTOR (4 THIS FLOOR)
- ▨ 4 1/2" STRUCTURAL INSULATED WALL PANEL (SIP)
- ▭ CONVENTIONAL FRAMING



SECOND FLOOR PLAN

A-14

MAY 15, 2008

REVISIONS

NO.	DATE	NO.	DATE
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

PROJECT NO. 02213.00



Wilson Family Island Cottage
 Lot 2 Plan Book 147, Page 61
 Little Diamond Island
 Portland, Maine

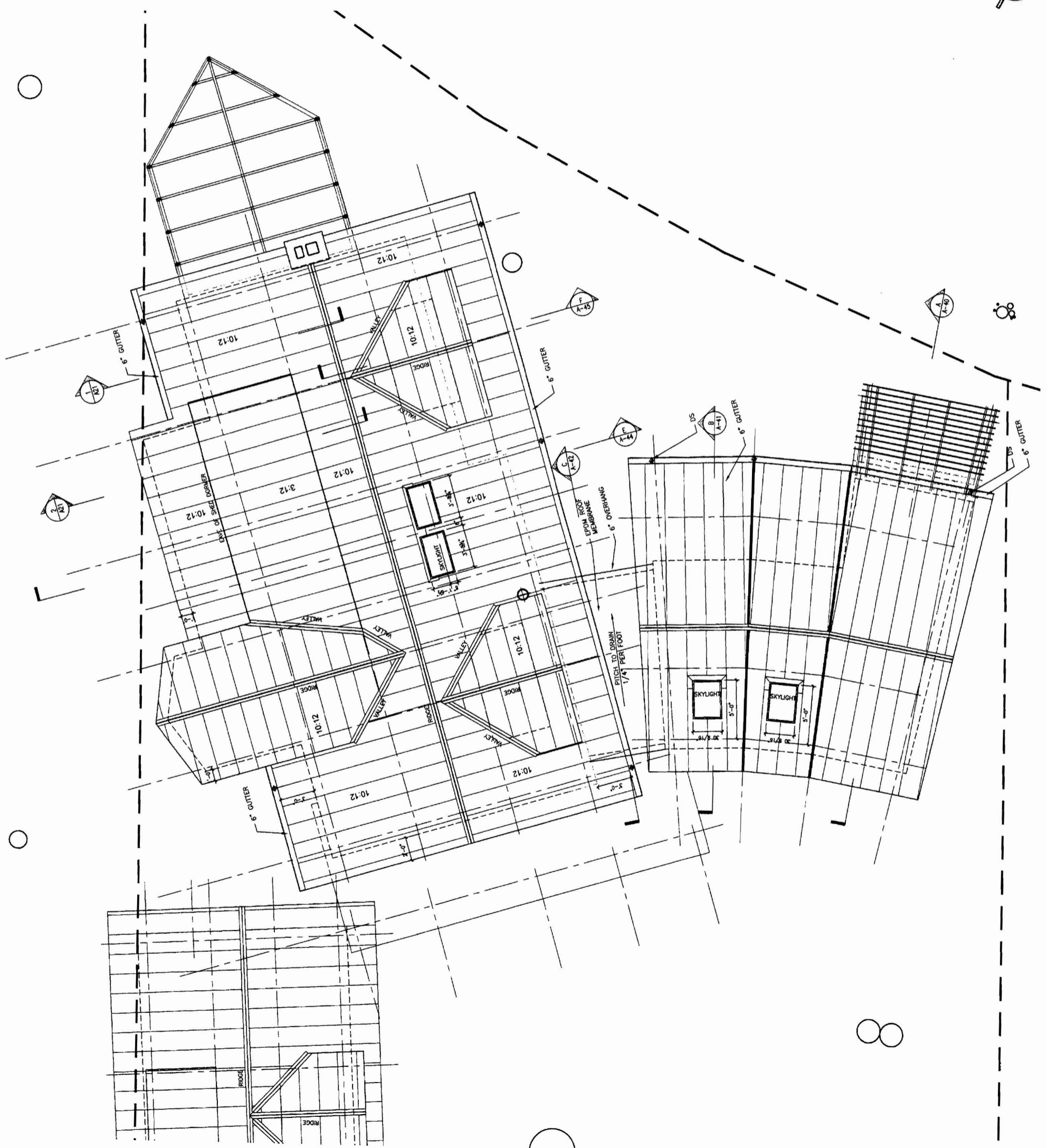
REVISIONS

NO.	DATE	NO.	DATE
1		7	
2		8	
3		8	
4		10	
5		11	
6		12	

PROJECT NO. 02213.00



Wilson Family Island Cottage
 Little Diamond Island
 Lot 2 Plan Book 147, Page 61
 Portland, Maine



Wilson Family Island Cottage
 Lot 2 Plan Book 147, Page 61
 Little Diamond Island
 Portland, Maine

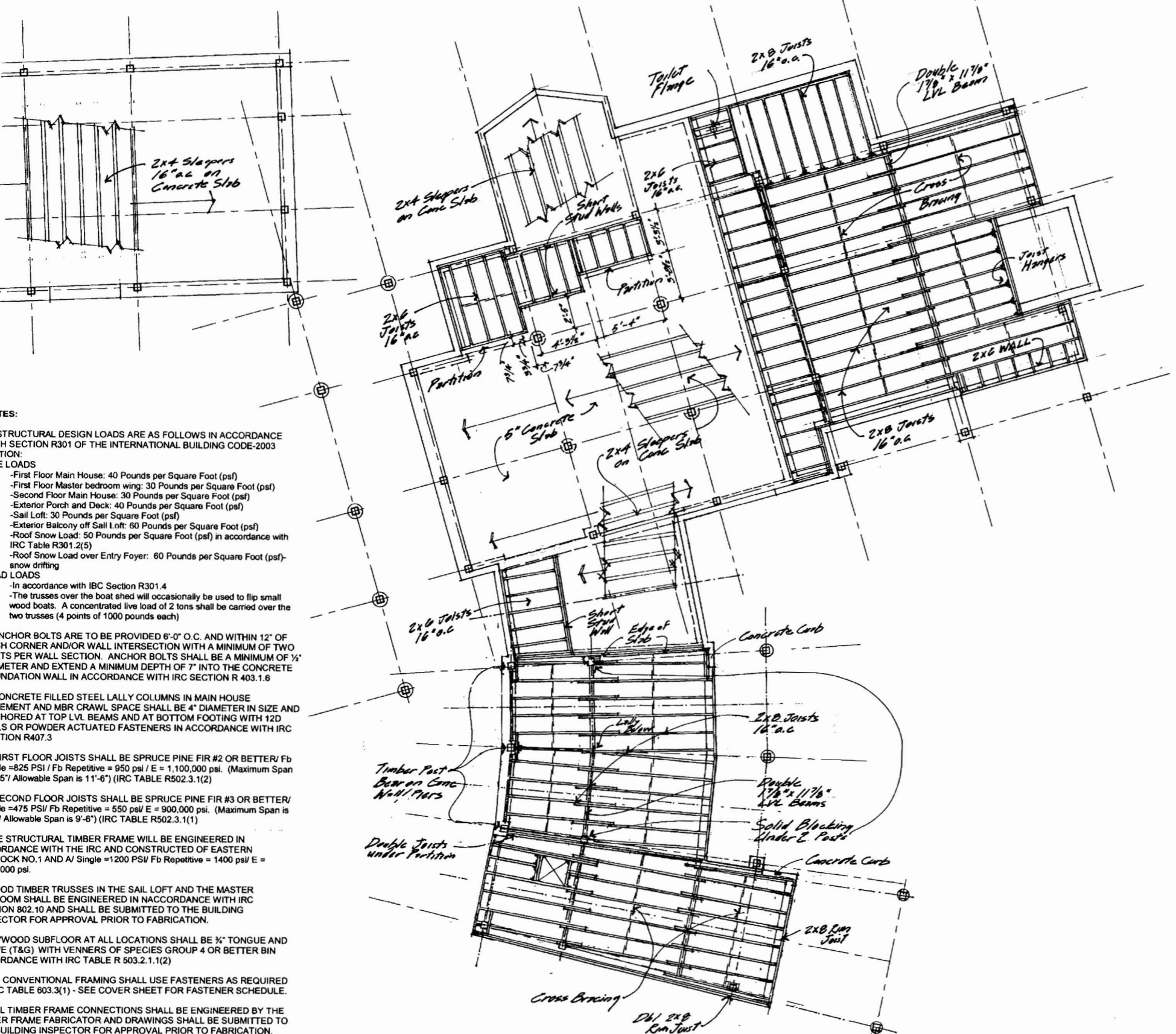


NO.	DATE	NO.	DATE
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

PROJECT NO. 02213.00

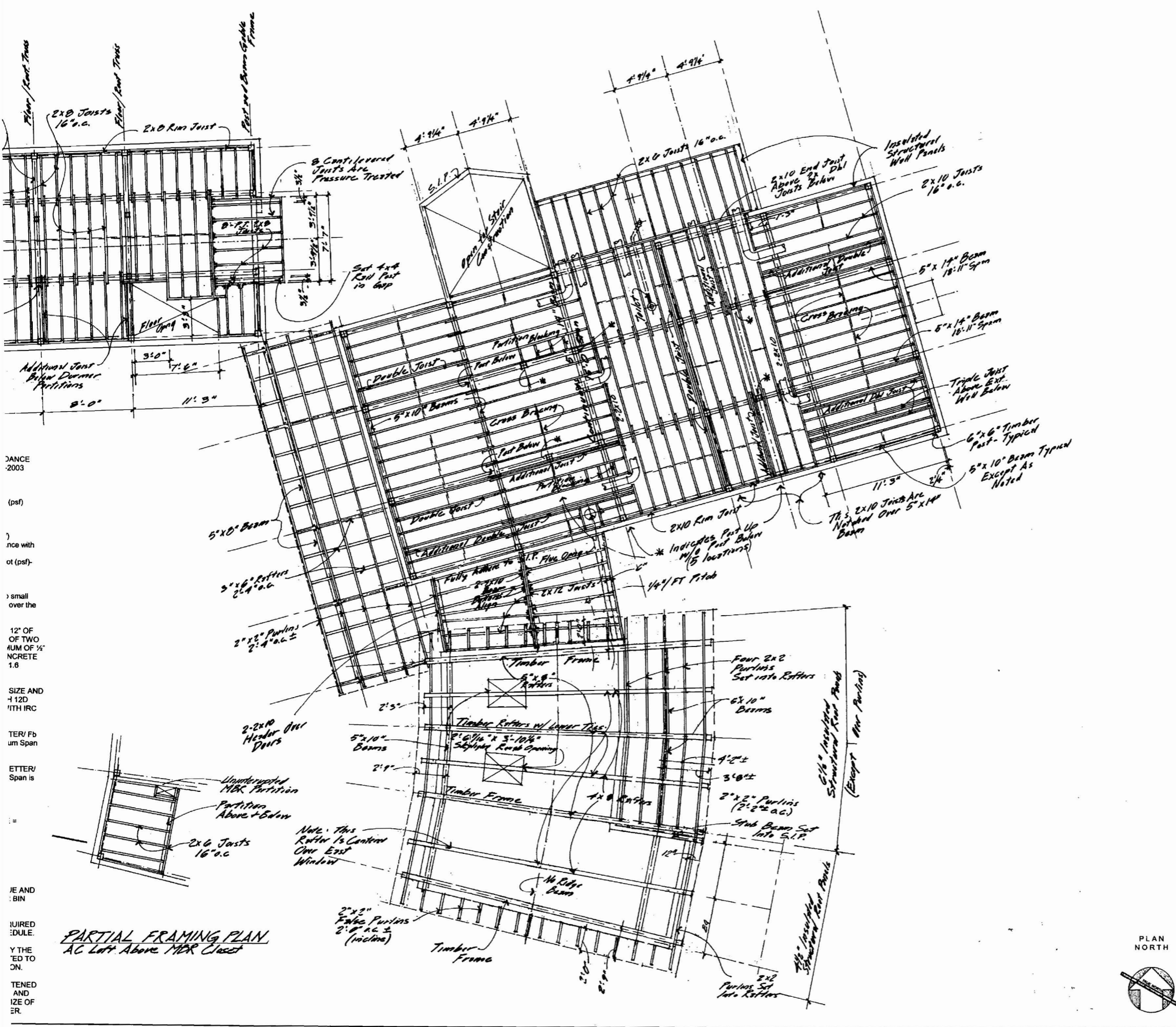
First Floor Framing Plan

A-16
 1/4"=1'-0"



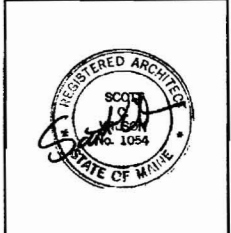
NOTES:

- STRUCTURAL DESIGN LOADS ARE AS FOLLOWS IN ACCORDANCE WITH SECTION R301 OF THE INTERNATIONAL BUILDING CODE-2003 EDITION:
- DEAD LOADS**
 - First Floor Main House: 40 Pounds per Square Foot (psf)
 - First Floor Master bedroom wing: 30 Pounds per Square Foot (psf)
 - Second Floor Main House: 30 Pounds per Square Foot (psf)
 - Exterior Porch and Deck: 40 Pounds per Square Foot (psf)
 - Sail Loft: 30 Pounds per Square Foot (psf)
 - Exterior Balcony off Sail Loft: 60 Pounds per Square Foot (psf)
 - Roof Snow Load: 50 Pounds per Square Foot (psf) in accordance with IRC Table R301.2(5)
 - Roof Snow Load over Entry Foyer: 60 Pounds per Square Foot (psf)- snow drifting
- WIND LOADS**
 - In accordance with IBC Section R301.4
 - The trusses over the boat shed will occasionally be used to flip small wood boats. A concentrated live load of 2 tons shall be carried over the two trusses (4 points of 1000 pounds each)
- ANCHOR BOLTS ARE TO BE PROVIDED 6'-0" O.C. AND WITHIN 12" OF EACH CORNER AND/OR WALL INTERSECTION WITH A MINIMUM OF TWO BOLTS PER WALL SECTION. ANCHOR BOLTS SHALL BE A MINIMUM OF 1/2" DIAMETER AND EXTEND A MINIMUM DEPTH OF 7" INTO THE CONCRETE FOUNDATION WALL IN ACCORDANCE WITH IRC SECTION R 403.1.6
- CONCRETE FILLED STEEL LALLY COLUMNS IN MAIN HOUSE BASEMENT AND MBR CRAWL SPACE SHALL BE 4" DIAMETER IN SIZE AND ANCHORED AT TOP LVL BEAMS AND AT BOTTOM FOOTING WITH 12D BARS OR POWDER ACTUATED FASTENERS IN ACCORDANCE WITH IRC SECTION R407.3
- FIRST FLOOR JOISTS SHALL BE SPRUCE PINE FIR #2 OR BETTER/ Fb Single = 825 PSI / Fb Repetitive = 950 psi / E = 1,100,000 psi. (Maximum Span 9'-5 7/8" Allowable Span is 11'-6") (IRC TABLE R502.3.1(2))
- SECOND FLOOR JOISTS SHALL BE SPRUCE PINE FIR #3 OR BETTER/ Fb Single = 475 PSI/ Fb Repetitive = 550 psi/ E = 900,000 psi. (Maximum Span is 9'-5 7/8" Allowable Span is 9'-6") (IRC TABLE R502.3.1(1))
- THE STRUCTURAL TIMBER FRAME WILL BE ENGINEERED IN ACCORDANCE WITH THE IRC AND CONSTRUCTED OF EASTERN WHITE PINE BLOCK NO.1 AND A/ Single =1200 PSI/ Fb Repetitive = 1400 psi/ E = 900,000 psi.
- WOOD TIMBER TRUSSES IN THE SAIL LOFT AND THE MASTER BEDROOM SHALL BE ENGINEERED IN ACCORDANCE WITH IRC SECTION 802.10 AND SHALL BE SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO FABRICATION.
- PLYWOOD SUBFLOOR AT ALL LOCATIONS SHALL BE 3/4" TONGUE AND GROOVE (T&G) WITH VENNERS OF SPECIES GROUP 4 OR BETTER BIN IN ACCORDANCE WITH IRC TABLE R 503.2.1.1(2)
- ALL CONVENTIONAL FRAMING SHALL USE FASTENERS AS REQUIRED BY IRC TABLE 603.3(1) - SEE COVER SHEET FOR FASTENER SCHEDULE.
- ALL TIMBER FRAME CONNECTIONS SHALL BE ENGINEERED BY THE TIMBER FRAME FABRICATOR AND DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO FABRICATION.
- ALL STRUCTURAL INSULATED PANELS (S.I.P.s) SHALL BE FASTENED TO THE TIMBER FRAME USING POLE BARN NAILS SPACED 8" O.C. AND PLACED IN CENTER OF TIMBER POSTS, BEAMS AND RAFTERS. SIZE OF NAILS SHALL BE AS RECOMMENDED BY THE S.I.P. MANUFACTURER.



PARTIAL FRAMING PLAN
AC Left Above MBR Closet

Wilson Family Island Cottage
Lot 2 Plan Book 147, Page 61
Little Diamond Island
Portland, Maine



NO.	DATE	NO.	DATE
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

PROJECT NO. 02213.00

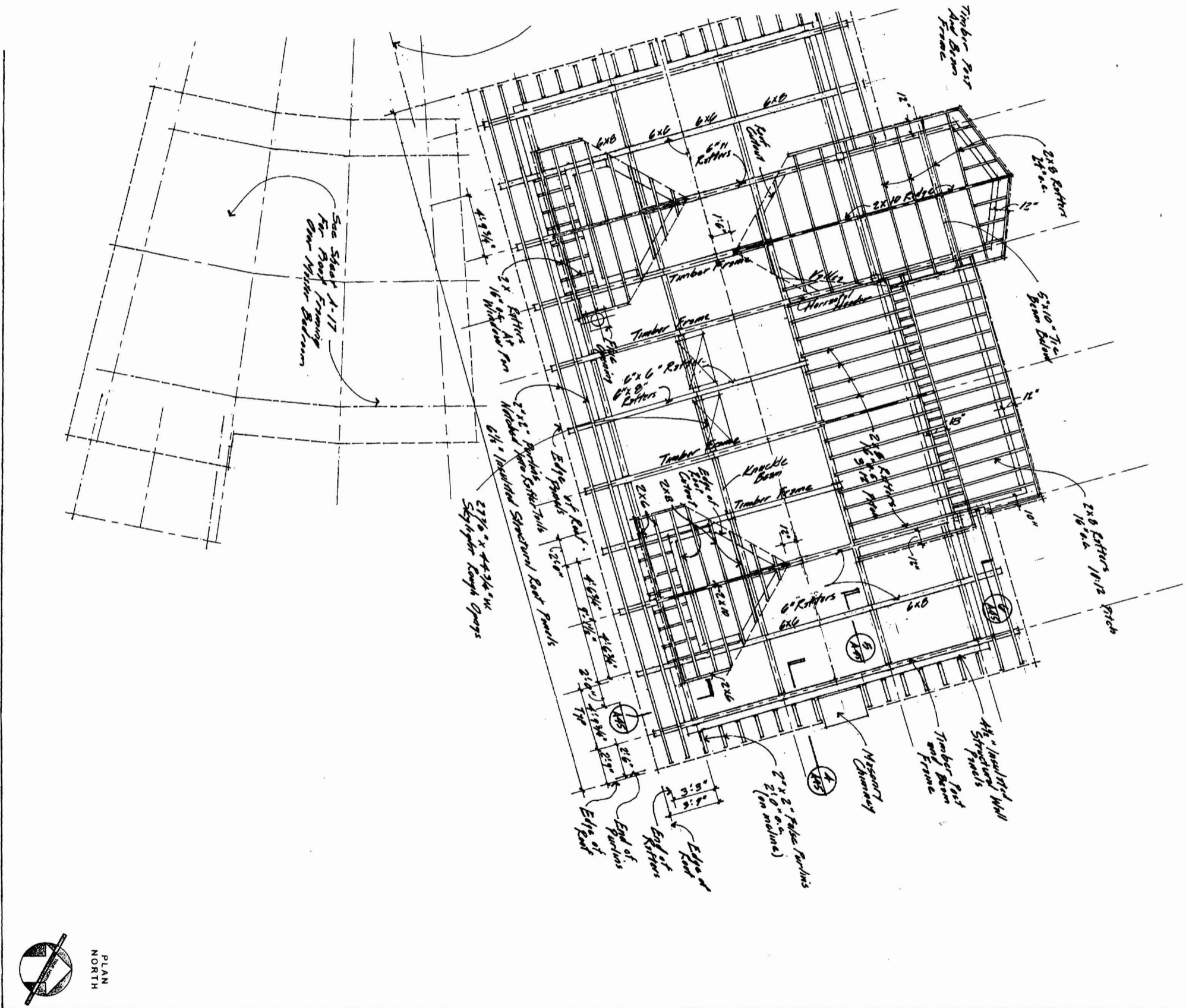
Second Floor Framing Plan

A-17
1/8"=1'-0"

DANCE -2003
(psf)
nce with
ot (psf)-
small
over the
12" OF
OF TWO
UM OF 1/2
NCRETE
1.8
SIZE AND
+ 12D
ITH IRC
TER/ Fb
um Span
ETTER/
Span is
E AND
BIN
UIRED
DULE.
Y THE
ED TO
DN.
TENED
AND
IZE OF
ER.

PLAN NORTH





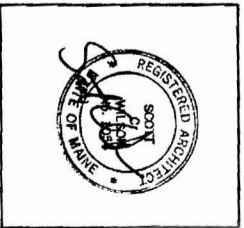
Roof Framing Plan

A-18

1/4" = 1'-0"

REVISIONS			
NO.	DATE	NO.	DATE
1		7	
2		8	
3		9	
4		10	
5		11	
6		12	

PROJECT NO. 02213.00



Wilson Family Island Cottage

Lot 2 Plan Book 147, Page 61

Little Diamond Island

Portland, Maine