

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

SECTION

PERMIT

Permit Number: 041374

This is to certify that Kfdc Inc / Taggart Construction
has permission to Single Family Home / 3 bed / guest quarters & garage
AT 116 East Side Dr. Great Island 0855F A069001

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

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

OTHER REQUIRED APPROVALS

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

Jeannie Bourke 10/26/04
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: 04-1374	Issue Date:	CBL: 083F A069001
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Owner Name: Kfde Inc	Owner Address: 5600 Nw 23rd Terrace	Phone:
Contractor Name: Taggart Construction	Contractor Address: PO Box 255 Freeport	Phone: 2078652281
Phone:	Permit Type: Single Family	Zone: IR3

Past Use: Vacant Land	Proposed Use: Single Family Home / 3 bedroom/ guest quarters & Garage	Permit Fee: \$6,756.00	Cost of Work: \$740,000.00	CEO District: 1	IR3
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Proposed Project Description: Single Family Home / 3 bedroom/ guest quarters & Garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003
	Signature	Signature: JMB 10/26/04
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: 09/15/2004	Zoning Approval
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<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>within 65' but over 75' from</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Amel 4 zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2004-0191</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>all with completion</i></p> <p>Date: <i>9/10/04</i></p>	<p>Zoning Appeal</p> <p><input checked="" type="checkbox"/> Variance <i>WIM</i></p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>3</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmar</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1374	Date Applied For: 09/15/2004	CBL: 083F A069001
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Location of Construction: 116 East Side Dr -lot #69	Owner Name: Kfdc Inc	Owner Address: 5600 Nw 23rd Terrace	Phone:
Business Name:	Contractor Name: Taggart Construction	Contractor Address: PO Box 255 Freeport	Phone (207) 865-2281
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Single Family Home / 3 bedroom/ guest quarters & Garage

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/06/2004

Note: 09/28/04 left a message for Marcus Golding - No scaled, stamped, site plan is included in this submittal - property is in shoreland zoning & I also need to see the 75' from the high water mark - I also requested to know where predevelopment grade is so I can accurately measure the height.
10/05/04 received a survey - but no indication of HWM or where the 75' setback line would be - talked to Richard Lowe and he will get that info - previously he stated that if there was any fill, it was very minimal.
10/4/04 received a full site plan - talked with Richard Lowe who stated very little fill is being brought in and will not change the grades shown on the new plans

Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit in the attached garage/ guest house . You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 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 **Reviewer:** Jeanine Bourke **Approval Date:** 10/26/2004

Note: 10/18/04 Spoke w/Alan Burnell about HHE 200 design, he will submit an amendment.
Spoke w/Richard L. @TFH about review items needed, he will submit an addendum & structural design.
10/26 All required items submitted for construction and subsurface, **ok** to issue

Ok to Issue:

- 1) 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.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 10/13/2004

Note: **Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 2) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 3) Your new street address is now # 116 EAST SIDE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4) **All** Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 10/13/2004

Note: **Ok to Issue:**

Location of Construction: 116 East Side Dr -lot #69	Owner Name: Kfdc Inc	Owner Address: 5600 Nw 23rd Terrace	Phone:
Business Name:	Contractor Name: Taggart Construction	Contractor Address: PO Box 255 Freeport	Phone (207) 865-2281
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

**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 _____ 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.

Signature _____ Date _____

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. If the installer is familiar with the NFPA 211 codes and does the installer carry a code book?
3. Is the installation 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?

116 East Side Dr. Lot #69 GDI 04-1374

083F A869

Soil type/Presumptive Load Value (Table 401.4.1)

Amphib

Plan Review

Inspection/Date/Findings

STRUCTURAL

Footing Dimensions/Depth
(Table 403.1.1 & 403.1.1(1),
Section 403.1.2)

12" x 16" 4'6" or ledge
8" wall

OK

Foundation Drainage Dampproofing
(Section 406)

Crawl space
Fabric/DRAIN

OK

Ventilation (Section 409.1)
Crawls Space ONLY

more?

OK

AnchorBolts/Straps (Section 403.1.4)

1/2" x 10" 32" O.C.

OK

Lally Column Type,
Spacing and footing sizes (Table 502.3.4(2))

3 1/2" lally
24" x 24" pads

OK

Built-Up Wood Center Girder
Dimension/Type
(Table 502.3.4(2))

LVL'S / Versa Lams

Design loads see structural

Sill/Band Joist Type & Dimensions

2-2X6 PT 2X8 Run

First Floor Joist Species
Dimensions and Spacing
(Table 503.3.1(1) & Table 503.3.2(1))

8" structural panels insulated

Design? OK changed
on stamped
plans

Second Floor Joist Species
Dimensions and Spacing Table(503.3.1(1) &
Table 503.3.2(1))

2X12 16 O.C.
? 2X4 5/12

OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	<i>N/A Cathedral</i>	<i>? detail</i>	<i>Stamped Plans</i>
Roof Rafter: Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	<i>12:12, 5 1/2:12, 3 1/2:12 2x12 @ 16 o.c. 2x8 gage + low raft</i>		<i>OK</i>
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	<i>3/4 Adv, 1/2" CDX, 5/8 CDX</i>		<i>OK</i>
Fastener Schedule (Table 602.3(1) & (2))	<i>?</i>		<i>OK</i>
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above of beside)	<i>?</i>		<i>OK</i>
Fire separation	<i>?</i>		<i>OK</i>
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	<i>?</i>		<i>OK</i>
Egress Windows (Section 310)	<i>?</i>		<i>OK</i>
Roof Covering (Chapter 9)	<i>30 Yr Asphalt</i>		<i>OK</i>
Safety Glazing (Section 308)	<i>Stair landing?</i>		<i>OK</i>
Attic Access (BOCA 1211.1)	<i>N/A Cathedral</i>		<i>OK</i>
Draft Stopping around chimney	<i>?</i>		<i>OK</i>

Header Schedule	LULS/Venacams	design specs	Stamped
Type of Heating System	? Radiant/ETHW-011		OK
Stairs	B		
Number of Stairways	1 - 7'6" x 11		OK
Interior	2		
Exterior	?		?
Treads and Risers (Section 314)	4' + w/14 Cathedral		?
Width	?		
Headroom			
Guardrails and Handrails (Section 315)	?		
Smoke Detectors Location and type/Interconnected	?		OK
Plan Reviewer Signature	OK		

See Chimney Summary Checklist

disclosure enclosed

**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. 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.	1003.8 1003.8.1
Wall thickness			
Dimensions			
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. 2 inches front, back or sides. 6 inches from opening. 3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.15 1003.12 1003.13 1001.6
From chimney			
From fireplace			
Combustible trim or materials			
Above roof			
Anchorage ^a	O	3/16 inch by 1 inch. Two. 12 inches hooked around outer bar with 6-inch extension Four joists. Two 1/2-inch diameter.	1003.4
Strap			
Number			
Embedment into chimney			
Fasten to			
Bolts			
Footings	P	12-inch minimum. 6 inches each side of fireplace wall.	1003.2
Thickness			
Width			

^a Required only in Seismic Zones 3 and 4.

Applicant: Taggart Construction Date: 9/28/04

Address: 116 East Side Drive (lot #69) C-B-L: 083F-A-069
GREAT ISLAND
CHECK-LIST AGAINST ZONING ORDINANCE

permit # 04-1374

Date - New Dev.

Zone Location - IR-3 (Part of ATRU)

Interior or corner lot -

Proposed Use/Work - to construct new single family home w/ 1/2

Sewage Disposal - private guest quarters & GARAGE

Lot Street Frontage - 70' min - $\frac{35.00 + 37.50 + 31.42}{3}$ 103.92 shown

Front Yard - 25' ft min - 30' 5" max

Rear Yard - 25' ft min \approx 103' shown

Side Yard - 20' ft min - 40' & 59' shown

Projections - windows walk on top

Width of Lot - 80' ft min \approx 210' shown

Height - 35' ft max - 32' from ridge to lowest grade, very little fill being brought in and will not change the grades" Richard Lowe CTFH

Lot Area - 42,500^{sq} min - 50,432^{sq} given

Lot Coverage/ Impervious Surface - 20% (10,086.4^{sq} max)

Area per Family - 42,500^{sq}

39 x 60 = 2340
26.5 x 38 = 1007
17.5 x 18 = 315
3662^{sq}

Off-street Parking - 14-145.1' (63) golf cart parking - not req by 14-145.18(b) shown \rightarrow

Loading Bays - N/A

Site Plan - minor/minor # 2004-0191

Shoreland Zoning/ Stream Protection - within 25'

plans 10/4/04 show 5' 92' from 11' W.M. shoreland clearing beyond 75' permit on plans & info from Richard Lowe CTFH

Flood Plains - panel 9 zone C

no kitchen facilities to be installed in the Guest quarters
bill 90x80 \approx 7200^{sq} cleared area
allowed up to 25' lot 12,600



Residential Building Permit Application

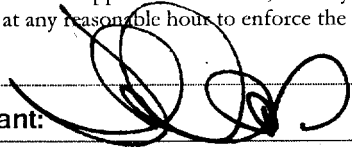
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: Lot #69, Great Diamond Island, Maine		
Total Square Footage of Proposed Structure 3,579 sq. ft.	Square Footage of Lot 47,155 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# 083 Block# F A Lot# 069	Owner: John and Susan Kinsey 5600 N.W. 23rd Terrace Boca Raton, FL 33496	Telephone: 561-394-7446 (w)
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: same as Owner	cost Of Work: \$ 740,000 Fee: \$ 6,681.00
Current Specific use: <u>vacant lot</u>		
Proposed Specific use: <u>new residence</u>		
Project description: <u>three bedroom residence with guest quarters</u>		
Contractor's name, address & telephone: Taggart Construction, 10 South St., Freeport, ME (207) 865-2281		
Who should we contact when the permit is ready: Marcus Golding <i>X105</i>		
Mailing address: Taggart Construction 10 South Street Freeport, ME 04032 Phone: 207-865-2281 <i>xx call</i>		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: 	Date: 9 September 2004
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, 59.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Transmittal Letter

Project: House for Susan & John Kinsey
Great Diamond Island

Project No.: 0321

Date: October 14, 2004

To: Jeanie Bourke
Plan Reviewer
Room 315 City Hall
389 Congress Street
Portland, Maine 04101

Phone No.: (207) 874-8715

Fax No.:

If enclosures are not as noted, please inform us immediately.

We transmit:

- Herewith Under separate cover via _____
 In accordance with your request _____

For your:

- Approval Distribution to Parties Information
 Record Review and Comment
 Use _____

The following:

- Drawings Shop Drawing Prints Samples
 Specifications Shop Drawing Reproducibles Product Literature
 Changeorder Other:

Copies	Date	Rev. No.	Description	Action
3	10.14.04		Application for proposed new Subsurface Wastewater Disposal System For Kinsey House, Lot 69, Great Diamond Island (7 pages)	
1	10.14.04		\$110 Check (fee for processing the above application)	
1	10.14.04		CD with PDF's of drawings submitted 09.10.04 (note: although a CD with PDF's of these drawings was noted on the TFH transmittal dated 09.10.04, they were not actually included with the submission of that date)	

Action Code:

- A. Action indicated on item transmitted D. For signature and forwarding as noted below under Remarks
 B. No action required E. See Remarks below
 C. For signature and return to this office

Remarks: *To accompany Building Permit Application, delivered 9 September 2004*

Copies to:

File

- TFH Architects, P. A.**
- 100 Commercial Street
- Portland Maine 04101
- Telephone 207-775-6141
- Fax No.: 207-773-0194
- By: Richard Lo

Transmittal Letter

Project: House for Susan & John Kinsey
Great Diamond Island

Project No.: 0321

Date: October 21, 2004

To: Jeanie Bourke
Plan Reviewer
Room 315 City Hall
389 Congress Street
Portland, Maine 04101

Phone No.: (207) 874-8715

Fax No.:

If enclosures are not as noted, please inform us immediately.

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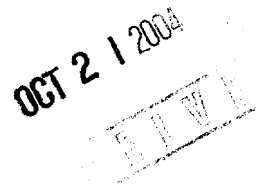
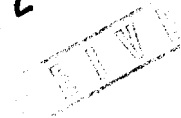
Copies	Date	Rev. No.	Description	Action
1	10.21.04		ASK 2, ASK 3	

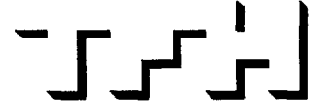
Action Code:

- A. Action indicated on item transmitted D. For signature and forwarding as noted below under Remarks
 B. No action required
 C. For signature and return to this office E. See Remarks below

Remarks: *To accompany Building Permit Application, delivered 9 September 2004*
CBL # 83FA69

<p>Copies to:</p> <p>File</p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>TFH Architects, P. A. 100 Commercial Street Portland Maine 04101 Telephone 207-775-6141 Fax No.: 207-773-0194 By: Richard Lo</p>
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MEMO

To: Jeanie Bourke, Pian Reviewer, City of Portland
From: Richard Lo
Date: October 21, 2004

Encl: Document Transmittal

CC: Taggart Construction
I & L Structural Engineering

Dear Jeanie

We are working towards obtaining a building permit for a proposed house on Great Diamond Island (lot 69), for Susan and John Kinsey of Boca Raton, Florida. Permit application documents were filed with the City of Portland on September 9, 2004. CBL# 83FA69

I understand that you have a number of concerns regarding the proposed construction. I trust that the details & notes attached here will address your concerns regarding the following items:

1. Structural design:

The structural engineer confirms the following criteria were included in the structural design:

- 80MPH Wind Speed from IRC Table R301.2.1.3 & that this is equivalent to
- 100MPH Wind Speed from IRC Table R301.2 (4).
- Snow Load of 42PSF is based on a Ground Snow Load of 60PSF.

2. Structural design:

- All fastenings to be in accordance with the IRC (2003), Table 602.3

3. Structural Drawings:

- Stamped engineer's drawings to follow

4. Garage/Guest wing:

- Interior wall & ceiling linings to the Garage, Store Room & Cupboard off the Garage, to be minimum ½" Gypsum Wall Board.
- Interior door between Garage & Guest Lobby to be solid timber 5-panel style door with 1-3/4" styles & minimum ½" flat panels.

5. Stairs/Balustrades:

- Balustrade detail to exterior decks - see drawing attached
- Balustrade detail to interior stair & balcony - see drawing attached
- Handrail to exterior & interior stairs - see drawing attached

6. Sub floor ventilation:

- See drawing attached

OCT 21 2004

7. Chimney separation:
 - Separation to be provided between Chimney CMU construction & all framing or combustible material -with 2" minimum gap.
 - Draft-stopping to be provided between chimney & Framing at 1st & 2nd floors.
8. W23 safety glazing:
 - Tempered safety glass safety to be provided to the lower two sashes.
9. Smoke detectors:
 - To be provided in accordance with the International Residential Code, Section 313 and as noted here:
 - 1 each to Bedrooms 1, 2, 3, Guest & Bunkroom
 - 1 each to Hall outside WC2, 2nd Floor Landing, Guest Lobby
 - All to be interconnected units with back-up battery

Regards,
Richard

OCT 2 1 00

Transmittal Letter

Project: House for Susan & John Kinsey
Great Diamond Island

Project No.: 0321

Date: October 22, 2004

To: Jeanie Bourke
Plan Reviewer
Room 315 City Hall
389 Congress Street
Portland, Maine 04101

Phone No.: (207) 874-8715
Fax No.:

If enclosures are not as noted, please inform us immediately.

We transmit:

Herewith Under separate cover via _____

In accordance with your request _____

For your:

Approval Distribution to Parties Information

Record Review and Comment

Use _____

The following:

Drawings Shop Drawing Prints Samples

Specifications Shop Drawing Reproducibles Product Literature

Changeorder Other:

Copies	Date	Rev. No.	Description	Action
1	10.23.04	1	S 1.0 - Foundation Plan	
1	10.23.04	1	S1.1 - 1st. Floor Framing	
1	10.01.04	1	S1.2 - 2nd. Floor Framing	
1	10.01.04	1	S 1.3 - Roof Framing	

Action Code:

- A. Action indicated on item transmitted
- B. No action required
- C. For signature and return to this office
- D. For signature and forwarding as noted below under Remarks
- E. See Remarks below

Remarks: *Structural drawings including Engineer's stamp
To accompany Building Permit Application, delivered 9 September 2004
CBL # 83FA69*

<p>Copies to:</p> <p>File <input type="checkbox"/></p> <p>Taggart Construction <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>TFH Architects, P. A. 100 Commercial Street Portland Maine 04101 Telephone 207-775-6141 Fax No.: 207-773-0194 By: Richard Lo</p>
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Transmittal Letter

Project: House for Susan & John Kinsey
Great Diamond Island

Project No.: 0321

Date: October 26, 2004

To: Jeanie Bourke
Plan Reviewer
Room 315 City Hall
389 Congress Street
Portland, Maine 04101

Phone No.: (207) 874-8715

Fax No.:

OCT 26 2004

If enclosures *are* not as noted, please inform **us** immediately.

We transmit:

- Herewith Under separate cover via _____
 In accordance with your request _____

For your:

- Approval Distribution to Parties Information
 Record Review and Comment
 Use _____

The following:

- Drawings Shop Drawing Prints Samples
 Specifications Shop Drawing Reproducibles Product Literature
 Change Order Other:

Copies	Date	Rev. No.	Description	Action
			11 x 17 Reduced copies of the following drawings	
1	10.23.04	1	S1.0 - Foundation Plan	
1	10.23.04	1	S1.1 - 1st. Floor Framing	
1	10.01.04	1	S1.2 - 2nd. Floor Framing	
1	10.01.04	1	S1.3 - Roof Framing	

Action Code:

- A. Action indicated on item transmitted D. For signature and forwarding as
 B. No action required noted below under Remarks
 C. For signature and return to this office E. See Remarks below

Remarks: *Structural drawings including Engineer's stamp*
To accompany Building Permit Application, delivered 9 September 2004
CBL # 83FA69

Copies to: **TFH Architects, P. A.**
 File 100 Commercial Street
 Portland Maine 04101
 Telephone 207-775-6141
 Fax No.: 207-773-0194
 By: Richard Lo