

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

2004-0191

Application I. D. Number

9/9/2004

Application Date

Great Diamond Island (lot#69)

Project Name/Description

Kfdc Inc
Applicant
5600 Nw 23rd Terrace , Boca Raton , FL 33496
Applicant's Mailing Address

DRC Copy
Jay Reynolds
Rec'd 9-16
#116
116 - 116 East Side Dr, Portland, Maine

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax
Address of Proposed Site
083F A069001
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 9/15/2004

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

2004 UNREGISTERED

PROPOSED HOUSE
FOR SUSAN & JOHN KINSEY
AT LOT 69, GREAT DIAMOND ISLAND, MAINE

TFR ARCHITECTS
1000 WASHINGTON ST
PORTLAND, MAINE 04101
TELEPHONE: 207 755 5840
ARCHITECTURAL FLOORING

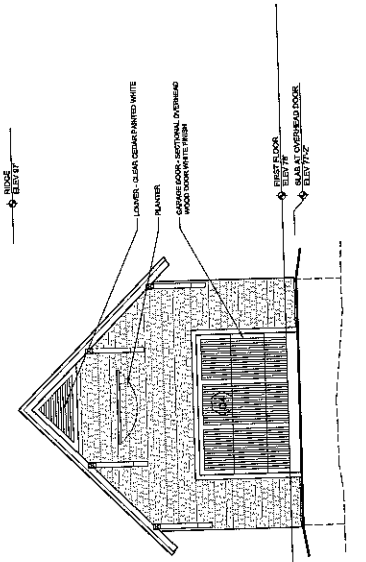
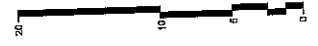
REVISIONS:

DATE:	September 8, 2004
PROJECT No.:	0401
DRAWN BY:	TFR
CHECKED BY:	TFR
SCALE:	AS SHOWN

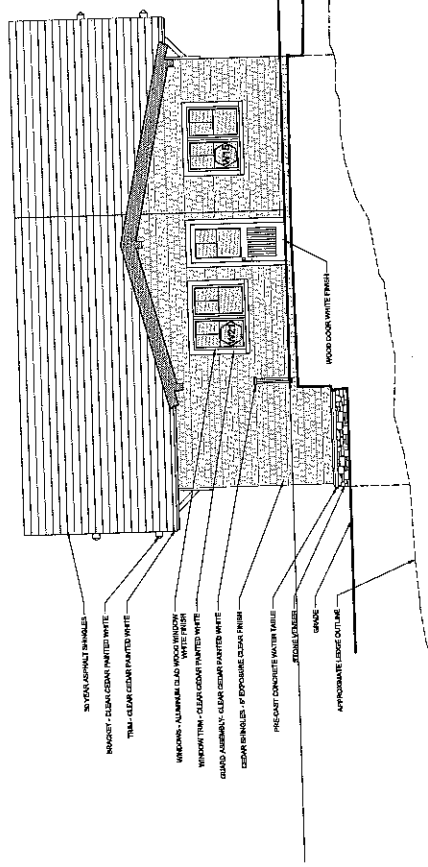
SHEET TITLE:
BUNKHOUSE
ELEVATIONS

A 2.2

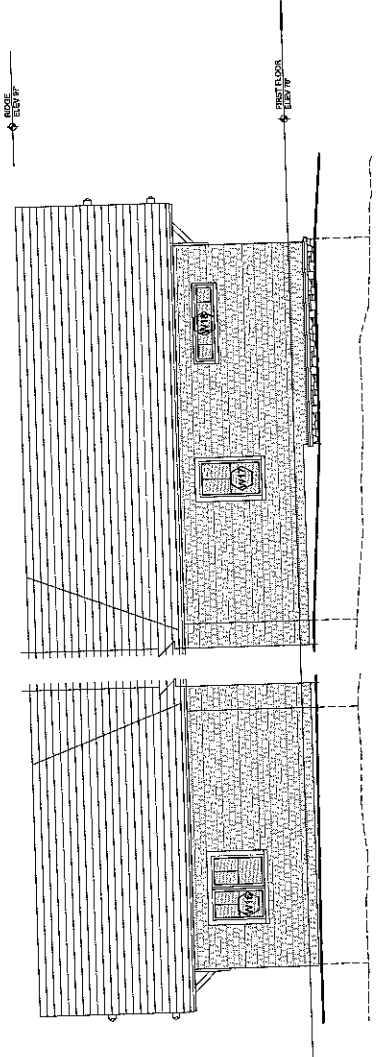
PROCESSED ONLY
NO TO BE REPRODUCED



2 GARAGE/BUNKHOUSE ELEVATION - WEST
1/4" = 1'-0"



1 GARAGE/BUNKHOUSE ELEVATION
1/4" = 1'-0"



3 GARAGE/BUNKHOUSE ELEVATION - SOUTH
1/4" = 1'-0"

© 2008 TERA ARCHITECTS

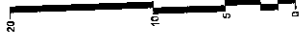
PROPOSED HOUSE
 for SUSAN & JOHN KINSEY
 at LOT 69, GREAT DIAMOND ISLAND, MAINE

THIS SET OF ARCHITECTURAL ELEVATIONS IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE ARCHITECTURE SHALL BE MADE BY THE ARCHITECTURE FIRM.

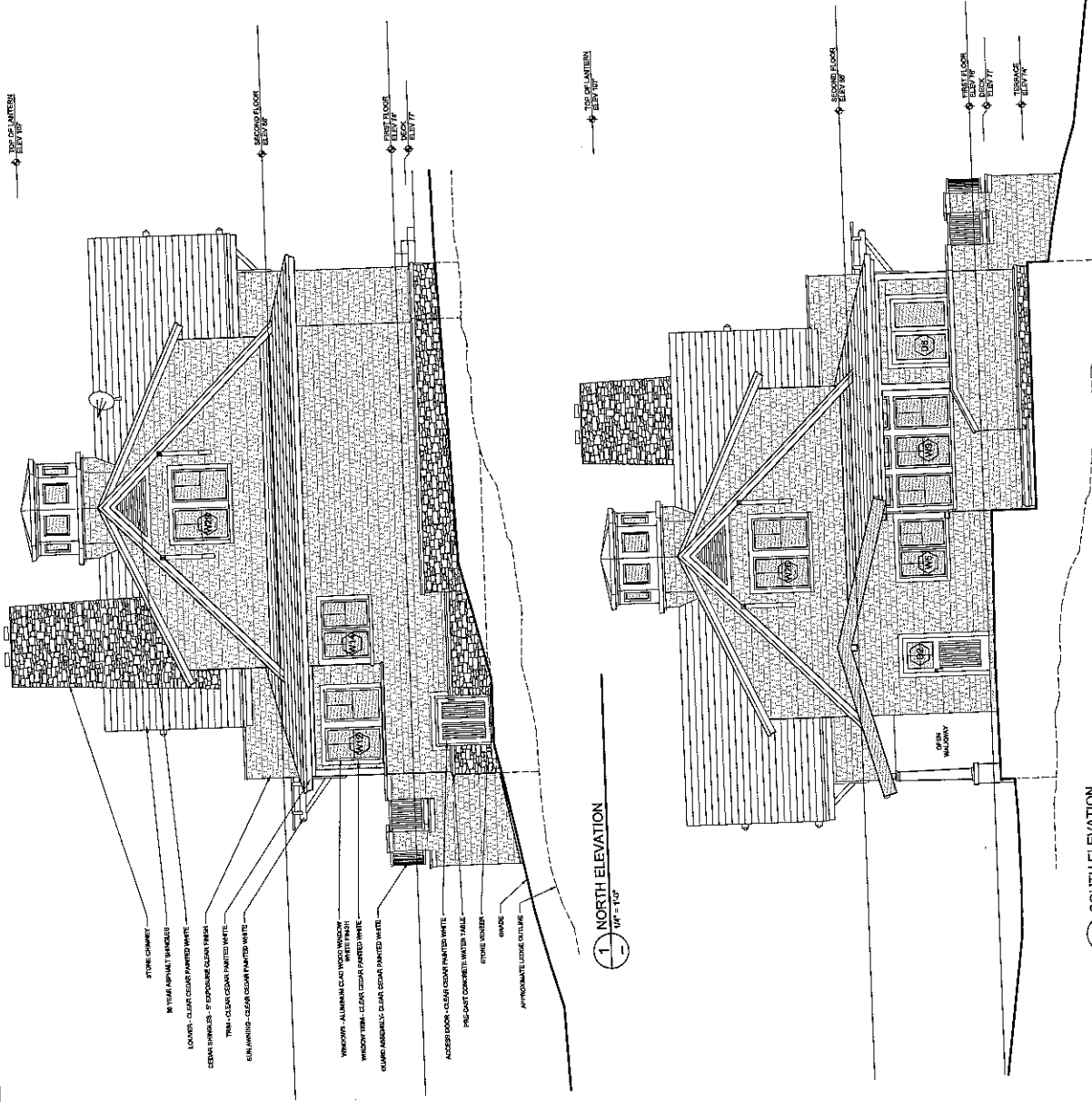
DATE:	September 3, 2008
PROJECT NO.:	0202
DRAWN BY:	TRF
CHECKED BY:	TRF
SCALE:	AS NOTED

PROJECT TITLE:
 N & S
 ELEVATIONS

A 2.1



FOR OFFICE USE ONLY
 No. 14-00000000



- STONE CHIMNEY
- 1/2" THICK ASPHALT SHINGLES
- LOWERS - CLEAR CEDAR PAINTED WHITE
- CEDAR SHINGLES - 1/2" EXPOSURE CLEAR FINISH
- TRIM - CLEAR CEDAR PAINTED WHITE
- SLAT WINDOWS - CLEAR CEDAR PAINTED WHITE
- WINDOWS - ALUMINUM CLAD WOOD WINDOW WHITE PAINT
- WINDOW TRIM - CLEAR CEDAR PAINTED WHITE
- DOORS - CLEAR CEDAR PAINTED WHITE
- ACCEDED DOOR - CLEAR CEDAR PAINTED WHITE
- PRE-CAST CONCRETE WATER TABLE
- STONE WALKWAY
- SHADE
- APPROXIMATE LIGHT OUTLINE

1 NORTH ELEVATION
 1/4" = 1'-0"

2 SOUTH ELEVATION
 1/4" = 1'-0"

© 2006 TPN ARCHITECTS

PROPOSED HOUSE
for SUSAN & JOHN KINSEY
at LOT 69, GREAT DIAMOND ISLAND, MAINE

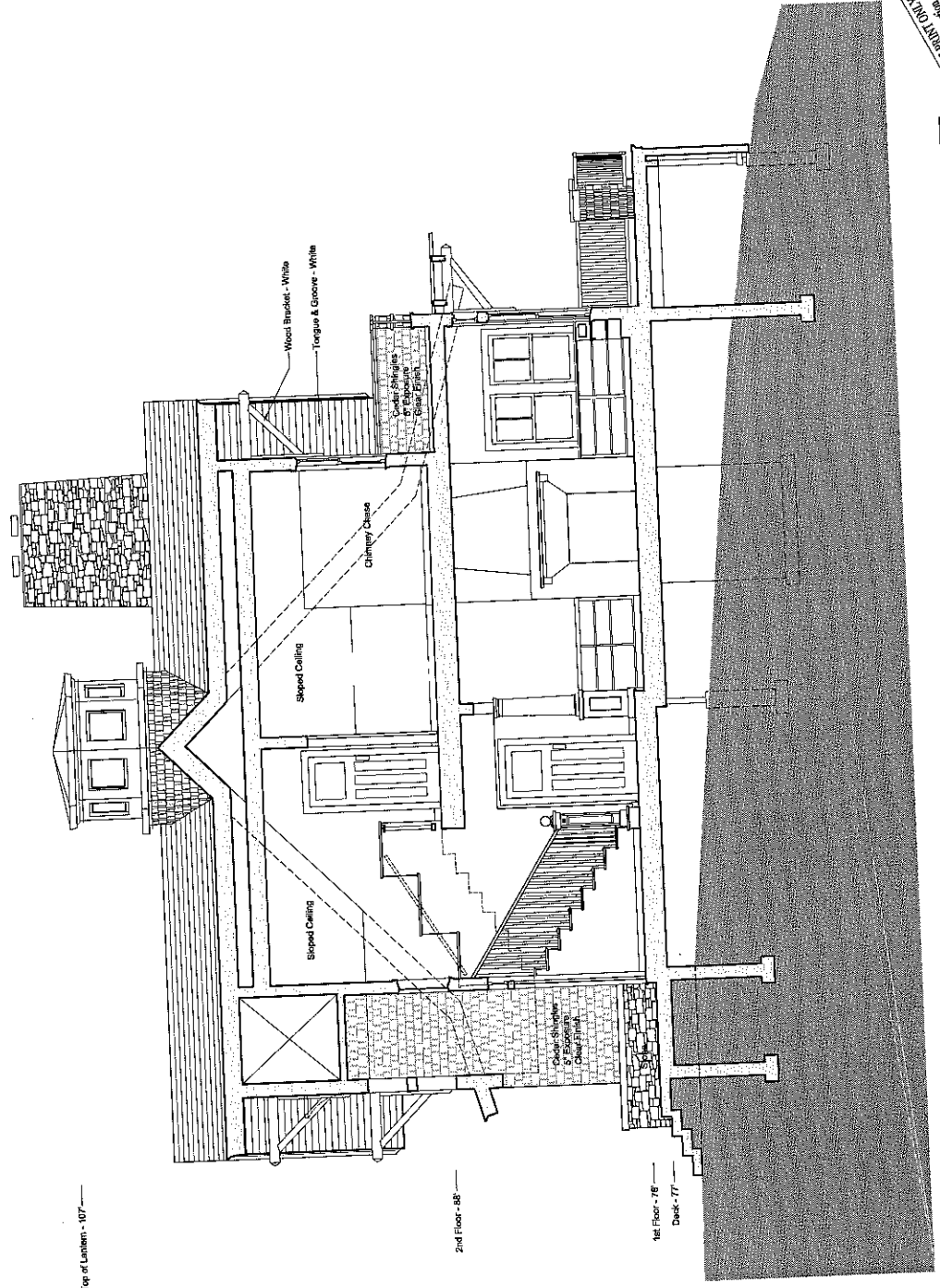
TPN ARCHITECTS
100 COMMERCIAL STREET
PORTLAND, ME 04101
ARCHITECTURE PLANNING

REVISED

DATE: September 8, 2004
PROJECT No.: 0201
DRAWN BY: JKL
CHECKED BY: JKL
SCALE: AS SHOWN

SHEET TITLE:
BUILDING SECTION

A 3.0



PROCESSED ONLY
Mr. J. Kinsey

SECTION B - THROUGH ENTRY HALL & LIVING ROOM
1/8" = 1'-0"

Top of Lintel - 107

2nd Floor - 88

1st Floor - 76
Deck - 77

300 WEST ARCHBOLD ST.

PROPOSED HOUSE
FOR SUSAN & JOHN KINSEY
AT LOT 69, GREAT DIAMOND ISLAND, MAINE



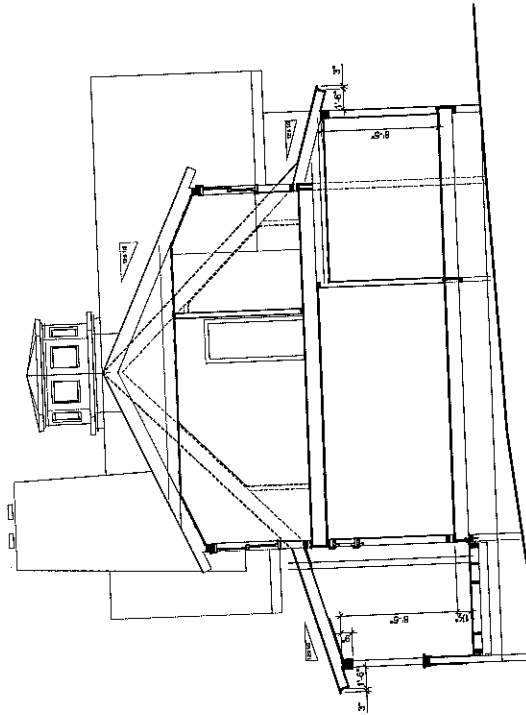
JTK ARCHITECTS, INC.
100 WASHINGTON ST., SUITE 200
WOLLASTON, MAINE 04092
TEL: 603-883-1111
WWW.JTKARCHITECTS.COM
ARCHITECTURAL PLANNING

REVISIONS:

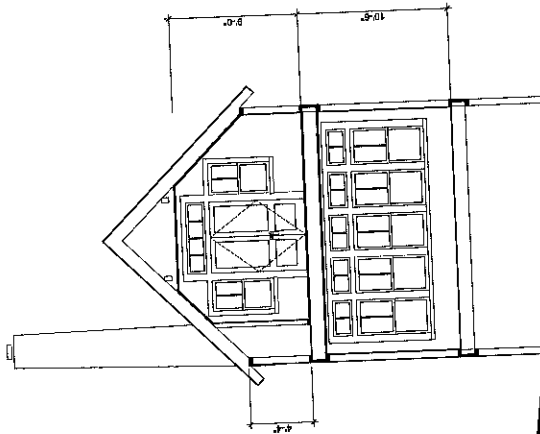
DATE: September 2, 2004
PROJECT NO.: 0021
DRAWN BY: RFL
CHECKED BY: RBT
SCALE: AS NOTED

SHEET TITLE:
BUILDING
SECTIONS

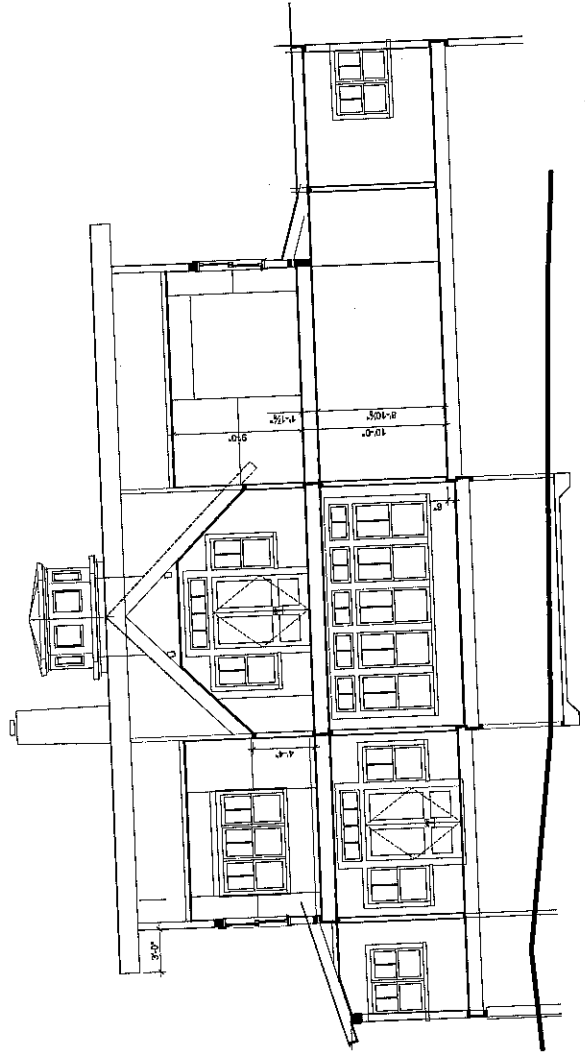
A 3.1



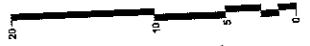
2 SECTION A - THROUGH BEDROOM 1
1/4" = 1'-0"



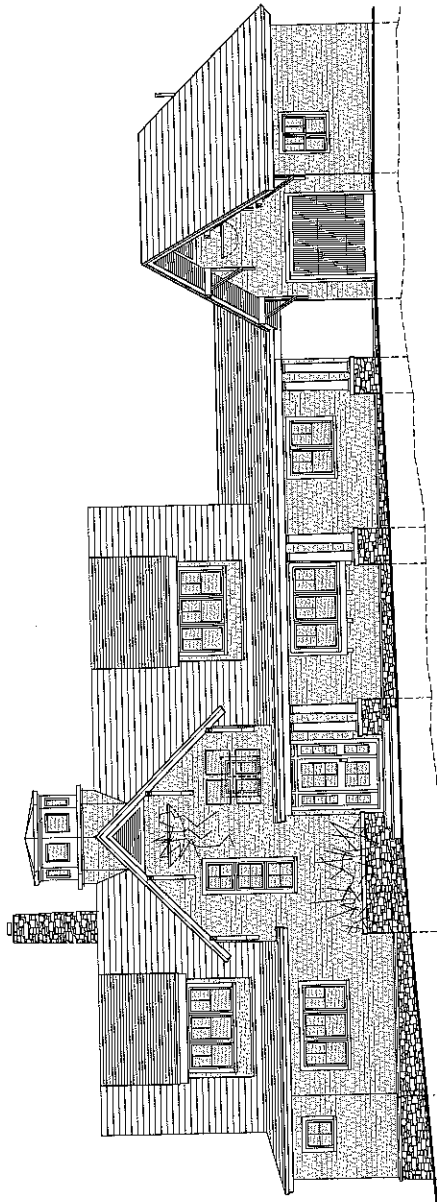
1 SECTION C - THROUGH LIVING ROOM
1/4" = 1'-0"



3 SECTION C - THROUGH LONG GABLE
1/4" = 1'-0"



PROPOSED HOUSE FOR SUSAN & JOHN KINSEY
JTK ARCHITECTS, INC.



COMPANY: RESIDENTIAL R.S. ONE-FAMILY ONE-LEVEL UNIT
 CONSTRUCTION TYPE: TYPE 5B, UNPROTECTED WOOD FRAME
 BUILDING SIZE:
 TOTAL GROSS SF: 1,307 GROSS SF
 SECOND FLOOR: 576 GROSS SF
 TOTAL: 1,307 GROSS SF
 OCCUPANT LOAD: 18
 1 OCCUPANT PER 300 GROSS SF
 SPRINKLER SYSTEM: YES
 ACCESSIBILITY: NA

STRUCTURAL DESIGN CRITERIA

ROCKAWAY BUILDING CODE/1999
 41 PSF
 42 PSF
 64 MPH
 16.8 PSF
 1:10
 D

EXEMPT PER ROCKAWAY SECTION 1601.1

CODE SUMMARY

ABBREVIATIONS

AG: ASBESTOS
 AL: ALUMINUM
 BR: BRICK
 CL: CLAY
 CMU: CONCRETE MASONRY UNIT
 CR: CEMENT RENDER
 CS: CEMENT STUCCO
 G: Gypsum
 GR: GRANITE
 I: IRON
 L: LEAD
 M: MASONRY
 ML: METAL
 N: NICKEL
 O: OIL
 P: PLYWOOD
 PR: PLYWOOD SHEATHING
 R: ROOF
 S: STEEL
 T: TILE
 TR: TRUSS
 V: VINYL
 W: WOOD

GENERAL NOTES

- DRAWING NOTES: UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- CODE COMPLIANCE: ALL DIMENSIONS SHALL COMPLY WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- COORDINATION: ALL TRADES SHALL BE COORDINATED TO AVOID CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- DISCREPANCIES & CLARIFICATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING ANY DISCREPANCIES OR CLARIFICATIONS THAT MAY ARISE DURING CONSTRUCTION.
- CENTERS: ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
- SYMMETRY: ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
- LAYOUT: ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
- INTERIOR FINISHES: ALL INTERIOR FINISHES SHALL BE AS NOTED ON THE DRAWINGS.
- CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

STRUCTURAL DESIGN CRITERIA

ROCKAWAY BUILDING CODE/1999
 41 PSF
 42 PSF
 64 MPH
 16.8 PSF
 1:10
 D

EXEMPT PER ROCKAWAY SECTION 1601.1

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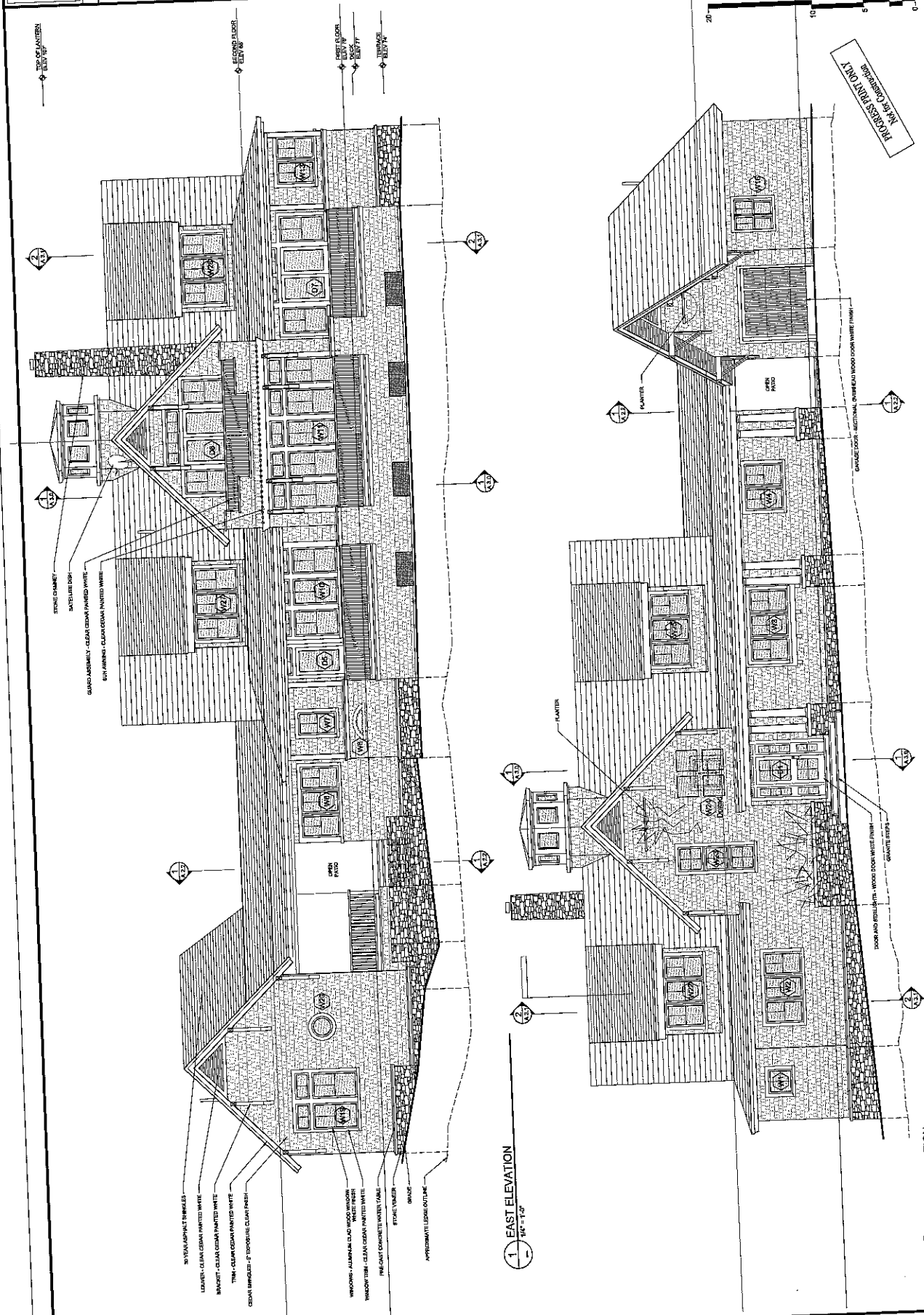
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INDEX OF DRAWINGS

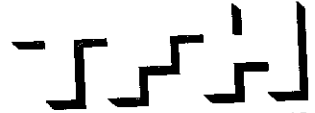
C1.0	COVER SHEET
C1.1	PARTING SITE PLAN
C1.2	SITE PLAN
C1.3	LANDSCAPE PLAN
S1.0	FOUNDATION PLAN
S1.1	1ST FLOOR FRAMING
S1.2	2ND FLOOR FRAMING
S1.3	UPPER ROOF FRAMING
A1.0	1ST FLOOR LAYOUT
A1.1	2ND FLOOR LAYOUT
A1.2	ROOF LAYOUT
A2.0	RAW ELEVATIONS
A2.1	EXTERIOR WALL ELEVATIONS
A2.2	EXTERIOR WINDOWS
A2.3	EXTERIOR DOORS
A3.0	BUILDING SECTIONS
A3.1	SECTION 1
A3.2	SECTION 2

NO. 145 COVER SHEET
 KINSEY ERIK J. JONK



1 EAST ELEVATION
 1/4" = 1'-0"

2 WEST ELEVATION
 1/4" = 1'-0"



MEMO

To: Jay Reynolds
From: Richard Lo
Date: October 12, 2004

Dear Jay

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.

I understand that you have a number of concerns regarding the proposed development:

1. The location of the house relative to the Spring High Tide Line, and
2. Measures to control silt run-off from the site during the construction period.

Please find attached the drawings listed below, which I trust will address your concerns.

The revised site plan includes a 75' Setback line from the Spring High Tide Line (+/-5') and, as you'll note, the surveyed Building Setback Line is a minimum of some 30' beyond this line. As the proposed house is located significantly inside the Building Setback line it is expected that the nearest portion of the house will be at least 115' from the shore.

The site plan also notes the location & extent of a Silt Fence, to control run-off from the site during construction. A detail of the proposed fence is also included here for your consideration.

Please contact either myself, or my director, Scott Teas, if you have other questions or require further information regarding this permit application.

Regards,
Richard

Encl: C1.2 - Proposed Site Plan (revision A)
ASK1 - Silt Fence Detail

Transmittal Letter

Project: House for Susan & John Kinsey
Great Diamond Island

Project No.: 0321

Date: October 12, 2004

To: Jay Reynolds
Development Review Co-ordinator
City Hall
389 Congress Street
Portland, Maine 04101

Phone No.: 207-874-8632
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

Change Order

Other: _____

Copies	Date	Rev. No.	Description	Action
1	09.03.04	A	C1.2 - Proposed Site Plan	
1	10.12.04		ASK1 - Silt Fence Detail	

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: To accompany Building Permit Application, delivered 9 September 2004

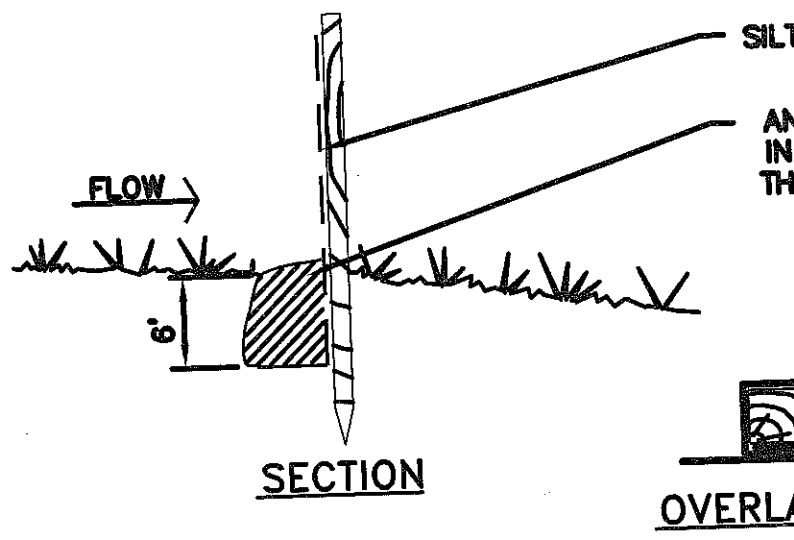
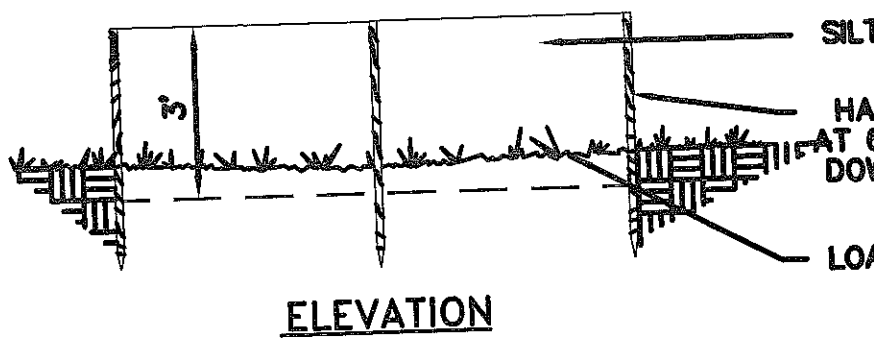
Copies to:

File

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

T:\100_TFH Projects\0321_Kinsey\Drawings\Archive\10.12.04 - Portland City\ASK 1- Silt Fence.dwg, 10/12/2004 04:55:01 PM



1 SILT FENCE DETAIL

