

**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

Kfde 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

Address of Proposed Site

083F A069001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph: _____ **Agent Fax:** _____

Applicant or Agent Daytime Telephone, Fax

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:

Reviewer _____

- Approved** **Approved w/Conditions** See Attached **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

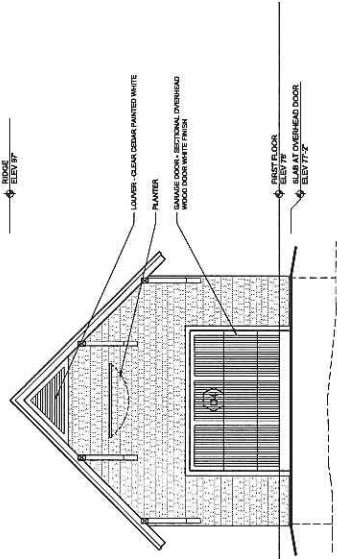
Performance Guarantee **Required*** **Not Required**

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

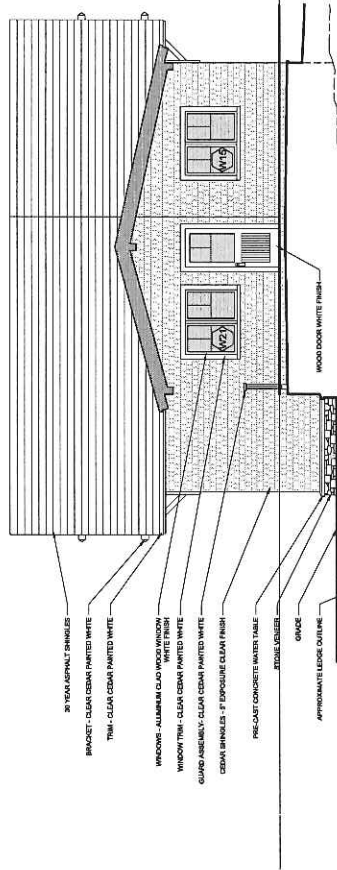
- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____



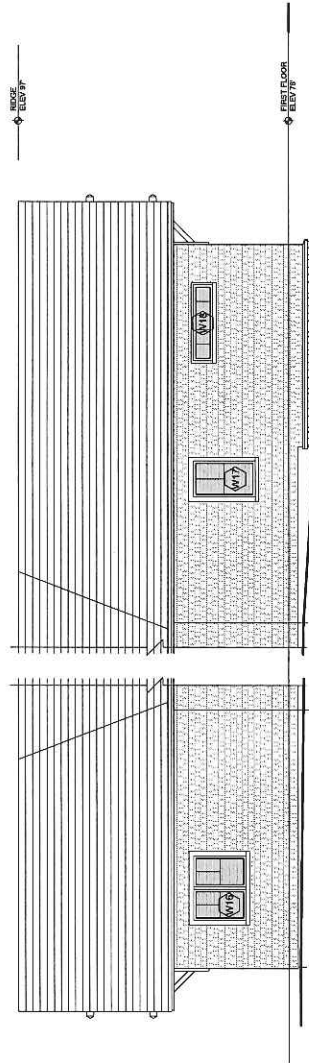
PROCESS PRINT ONLY
MAY BE CANNONIZED



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

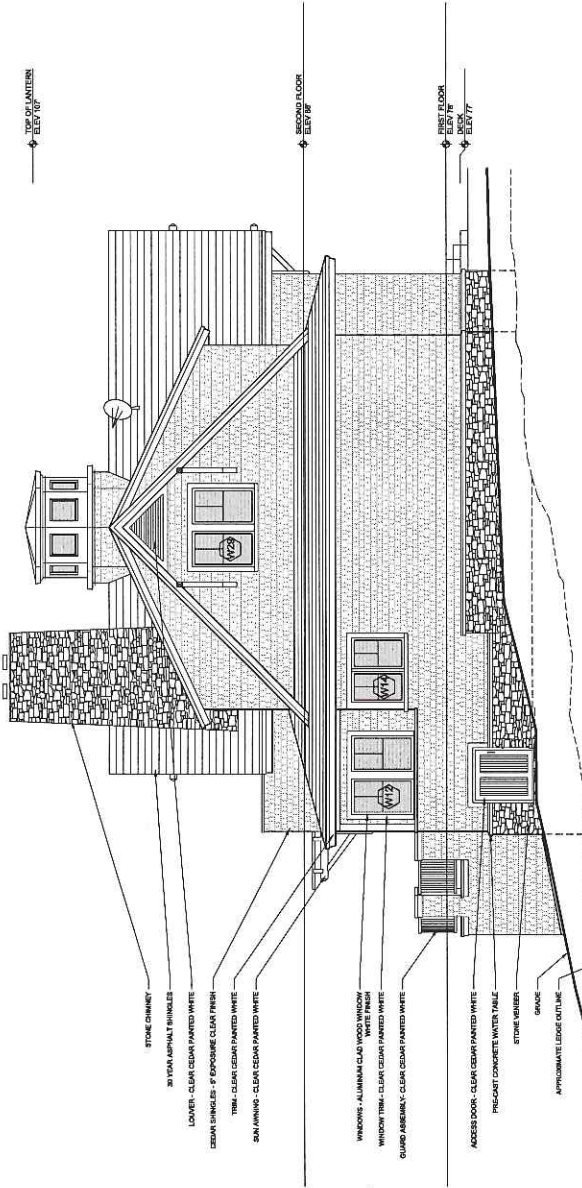


1 GARAGE/ BUNKHOUSE ELEVATION
1/4" = 1'-0"

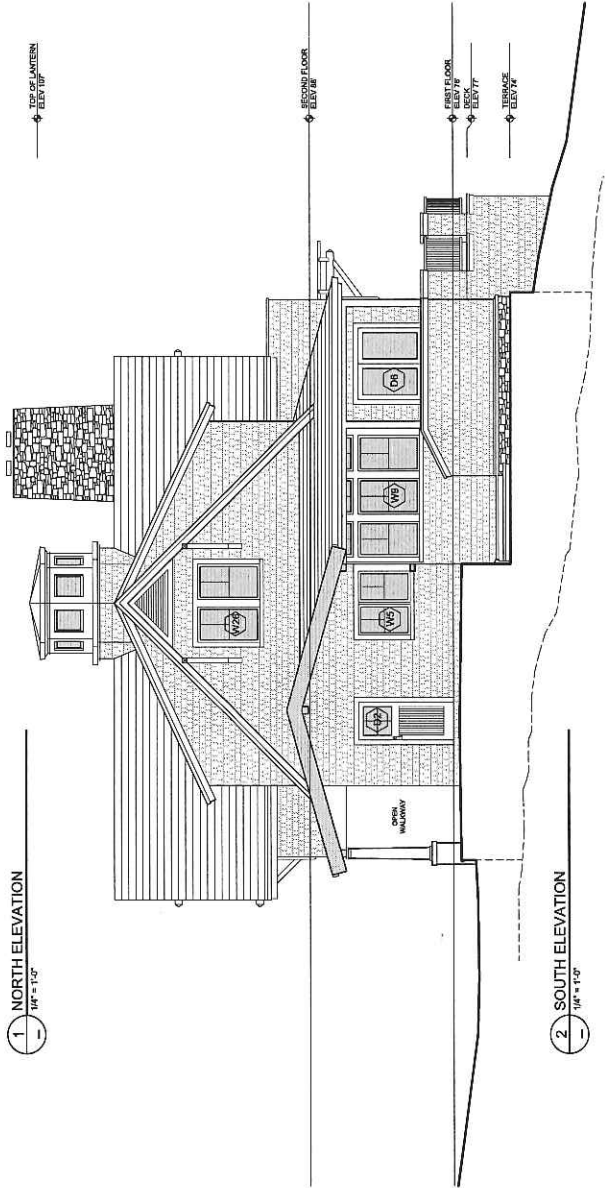


3 GARAGE/ BUNKHOUSE ELEVATION - SOUTH
1/4" = 1'-0"

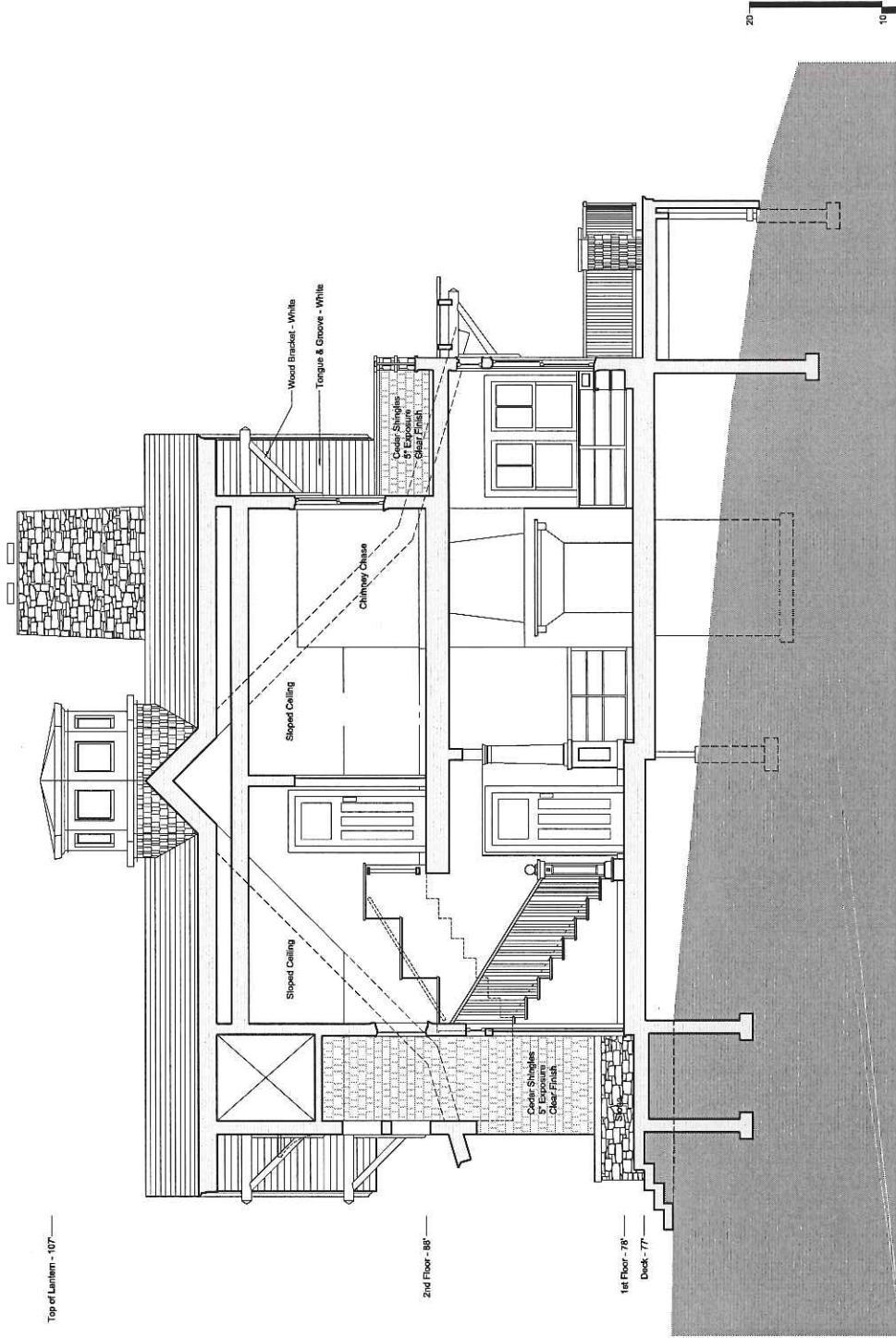
PROGRESS PLOT ONLY
 NOT FOR CONSTRUCTION



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



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



Top of Luncheon - 107'

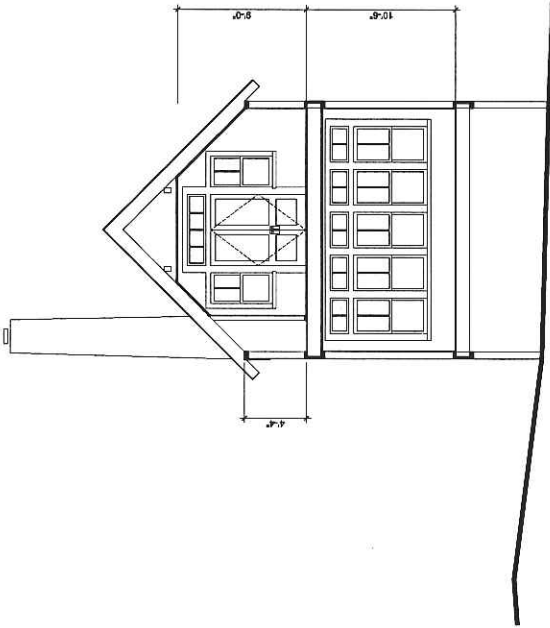
2nd Floor - 88'

1st Floor - 78'
Deck - 77'

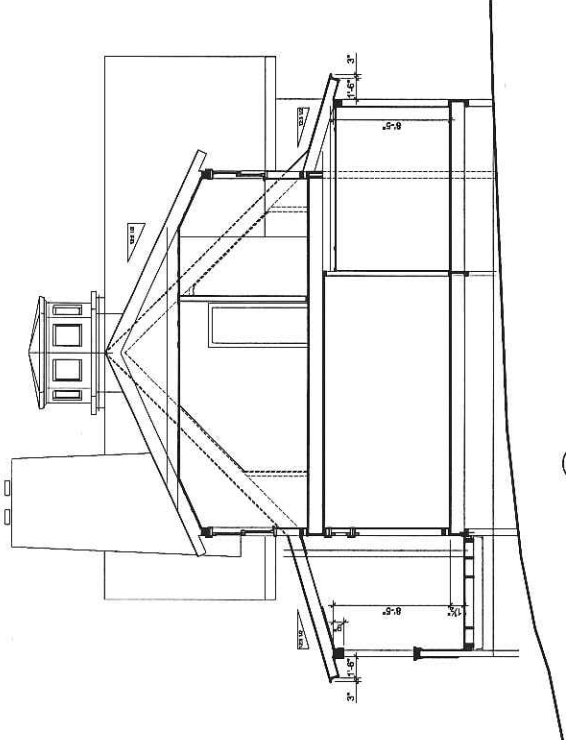


PROCESS FROM ONLY
DRAWING

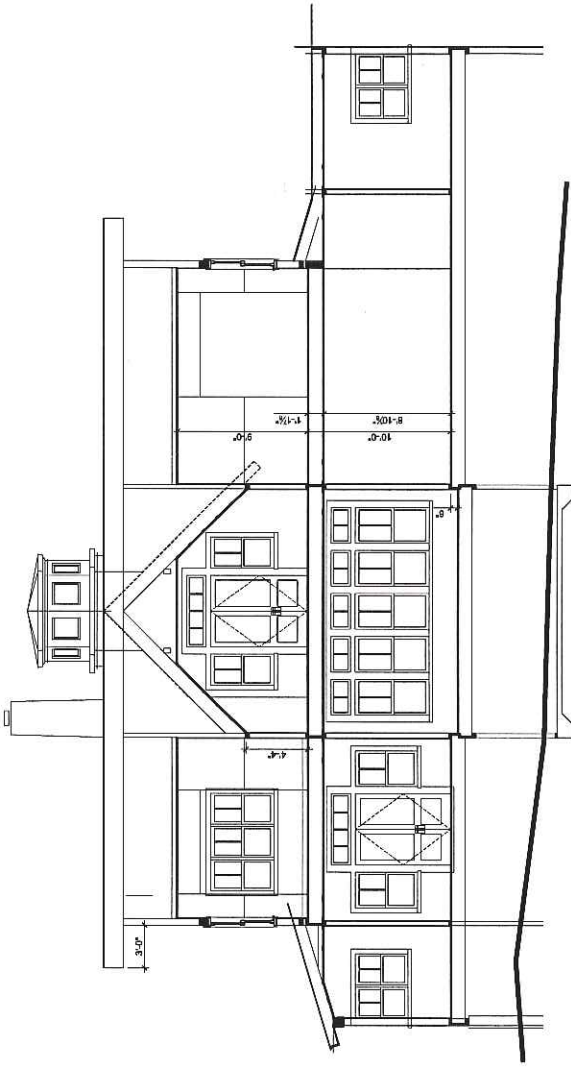
1 SECTION B - THROUGH ENTRY HALL & LIVING ROOM
1/8" = 1'-0"



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



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



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



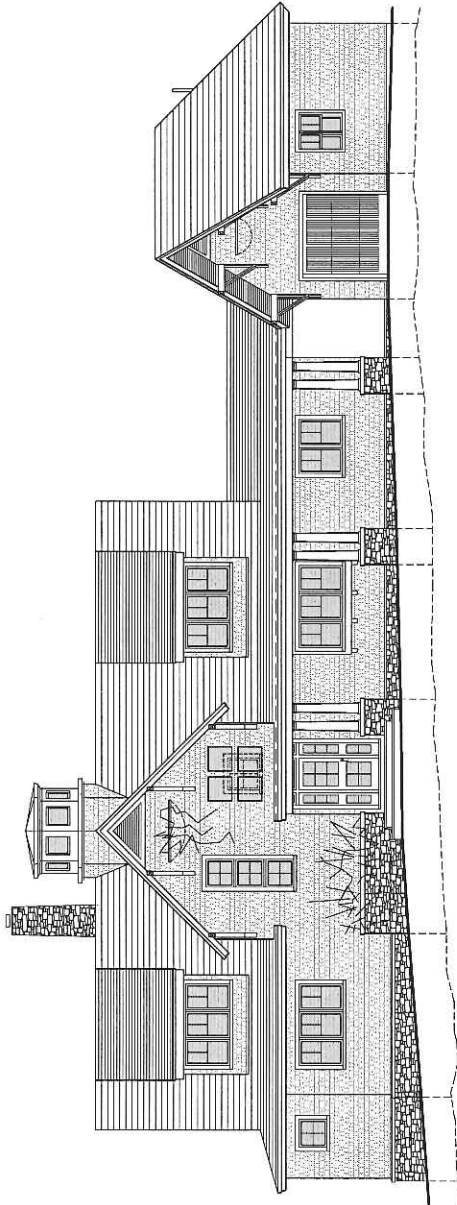
FOR SET COMPARE ONLY

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

TJH ARCHITECTS
100 VANDERBILT AVENUE
PORTLAND, MAINE 04101
TELEPHONE 207 775 4144
ARCHITECTURE PLANNING

REVISIONS:
DATE: September 3, 2004
PROJECT No.: 0221
DRAWN BY: JTL
CHECKED BY: JST
SCALE: AS NOTED
SUBMITTER:
BUILDING SECTIONS

A 3.1



GENERAL NOTES

- 1: DRAWING NOTES: THIS INCLUDES EXHIBITS, REFER TO EXHIBITS FOR MORE INFORMATION.
- 2: CODE COMPLIANCE: LOCAL AND STATE CODES WHICH APPLY TO THE PROJECT WILL HAVE PRECEDENCE OVER ANY OTHER CODES WHICH MAY APPLY.
- 3: COORDINATION: THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL OTHER TRADES AND CONTRACTORS IS THE CONTRACTOR'S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- 4: MATERIALS: ALL MATERIALS TO BE USED IN THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- 5: FINISHES: ALL FINISHES TO BE USED IN THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- 6: CENTERING: ALL CENTERING TO BE USED IN THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- 7: SYMMETRY: ALL SYMMETRY TO BE USED IN THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
- 8: DRAWING SCALES: ALL DRAWING SCALES TO BE USED IN THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

STRUCTURAL DESIGN CRITERIA

BUILDING CODE: BOCA NATIONAL BUILDING CODE (1998)

LIVE LOAD: 40 PSF

SNOW LOAD: 42 PSF

WIND LOAD: 85 MPH
BASIC WIND SPEED
16.6 PSF
EXPOSURE CATEGORY: D

EARTHQUAKE LOADS: EXEMPT PER BOCA 1998, SECTION 1810.1

CODE SUMMARY

OCCUPANCY: RESIDENTIAL R-3, ONE-FAMILY DWELLING UNIT
CONSTRUCTION TYPE: TYPE 5B, UNPROTECTED WOOD FRAME
BUILDING SIZE: 2,373 GROSS SF (Excludes Porches & Garage)
SECOND FLOOR: 1,207 GROSS SF
TOTAL: 3,576 GROSS SF

OCCUPANT LOAD: 18
FLOOR AREA PER OCCUPANT: 198 GROSS SF
SPRINKLER SYSTEM: YES
ACCESSIBILITY: N/A

ABBREVIATIONS

AS: AS NOTED
C: CENTERING
D: DAMAGED WORK
E: EXISTING
F: FINISHES
G: GROUND
H: HATCHES
I: INTERIOR FINISHES
L: LAYOUT
M: MATERIALS
N: NOTES
P: PERMITS
R: ROOFING
S: STRUCTURE
T: TYPICAL
V: VENTILATION
W: WALLS
X: EXTERIOR FINISHES
Y: YARD
Z: ZONING

INDEX OF DRAWINGS

- G 1.0 COVER SHEET
- C 1.1 EXISTING SITE PLAN
- C 1.2 LANDSCAPE PLAN
- S 1.0 FOUNDATION PLAN
- S 1.1 1ST. FLOOR FRAMING
- S 1.2 2ND. FLOOR FRAMING
- S 1.3 UPPER ROOF FRAMING
- A 1.0 1ST. FLOOR LAYOUT
- A 1.1 2ND. FLOOR LAYOUT
- A 2.0 EXTERIOR ELEVATIONS
- A 2.1 1ST. FLOOR ELEVATIONS
- A 2.2 2ND. FLOOR ELEVATIONS
- A 2.3 EXTERIOR WINDOWS
- A 3.0 BUILDING SECTION
- A 3.1 INTERIOR SECTIONS
- A 3.2 WALL SECTIONS

REVISIONS BY TPA
 1/10/07

© 2002 TTH ARCHITECTS

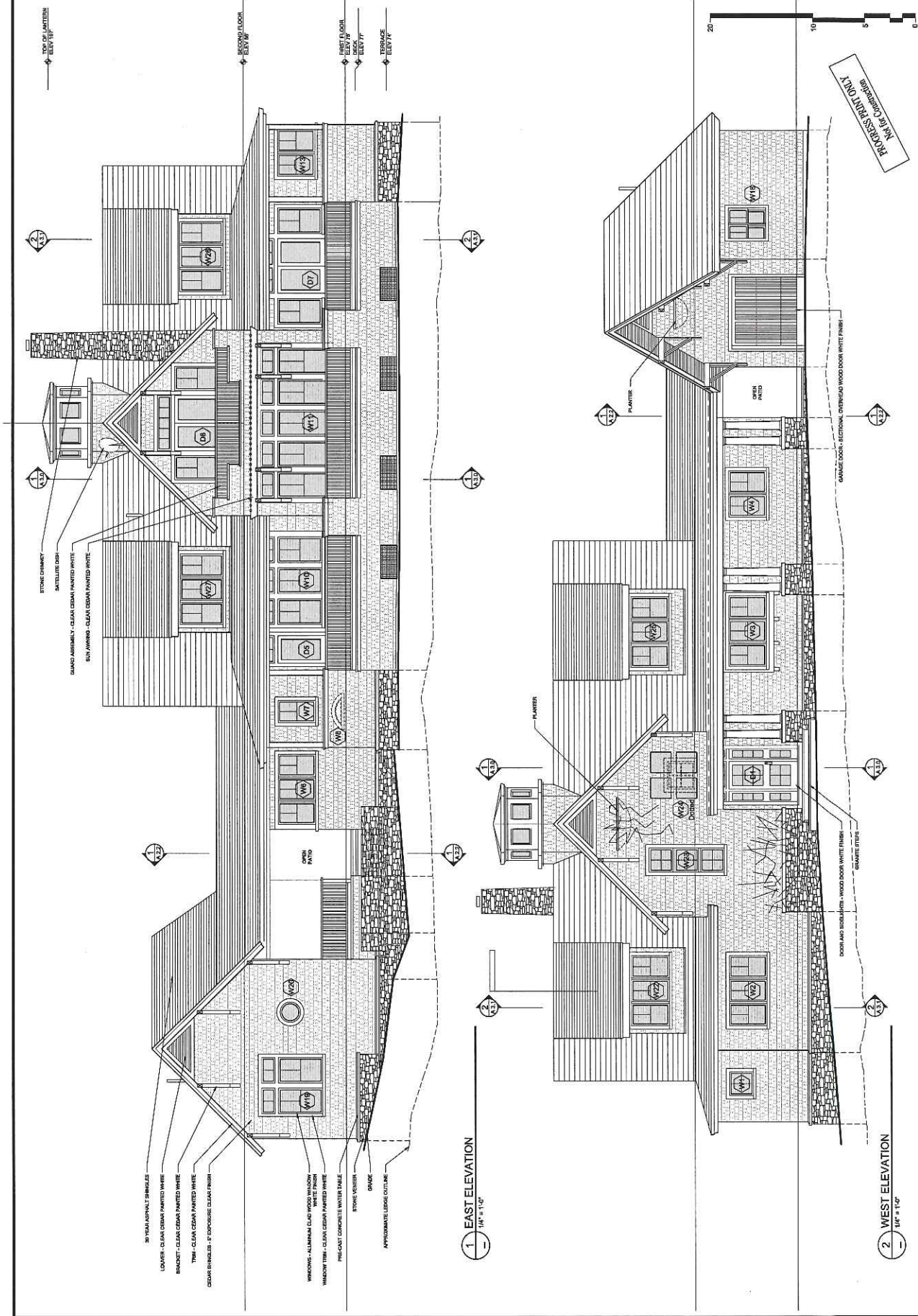
PROPOSED HOUSE
FOR SUSAN & JOHN KINSEY
LOT 69, GREAT DIAMOND ISLAND, MAINE

TTH ARCHITECTS
17TH ARCHITECTS
PORTLAND, MAINE 04101
TELEPHONE: 207.775.8101
ARCHITECTURE PLANNING

REVISIONS:

DATE: September 3, 2004
PROJECT NO.: E501
DRAWN BY: RET.
CHECKED BY: TST
SCALE: AS NOTED
SHEET TITLE:
E & W
ELEVATIONS

A 2.0



TOP OF LANTERN
ELEV 11'0"

SECOND FLOOR
ELEV 8'0"

1ST FLOOR
ELEV 7'0"
BACK
ELEV 7'0"

TERACE
ELEV 7'0"

STONE CHIMNEY
SATELLITE DISH
GARAGE ASSEMBLY - CLEAN CEDAR PAINTED WHITE
SUN AWNINGS - CLEAN CEDAR PAINTED WHITE

30 YEAR ASPHALT SHINGLES
LOWER - CLEAN CEDAR PAINTED WHITE
BRACKET - CLEAN CEDAR PAINTED WHITE
TRIM - CLEAN CEDAR PAINTED WHITE
CLEAN SHINGLES - 2" EXPOSURE CLEAN FINISH

WINDING - ALUMINUM CLAD WOOD WINDOW
WINDOW TRIM - CLEAN CEDAR PAINTED WHITE
PRE-CAST CONCRETE W/ WATER TABLE
STONE FINISH
DRAINAGE
APPROXIMATE LEDGE OUTLINE

1 EAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"

FORGERS ONLY
NOT FOR CONSTRUCTION

20
10
5
0

FLAUNTER
ELEV 14'2"

FLAUNTER
ELEV 14'2"

NEW PATIO
ELEV 14'2"

DOOR AND WINDOW - WOOD DOOR WHITE FINISH
GARAGE TRIM

GARAGE DOOR - SECTIONAL OVERHEAD WOOD DOOR WHITE FINISH



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 Reproduces Product Literature
 Change Order Other:

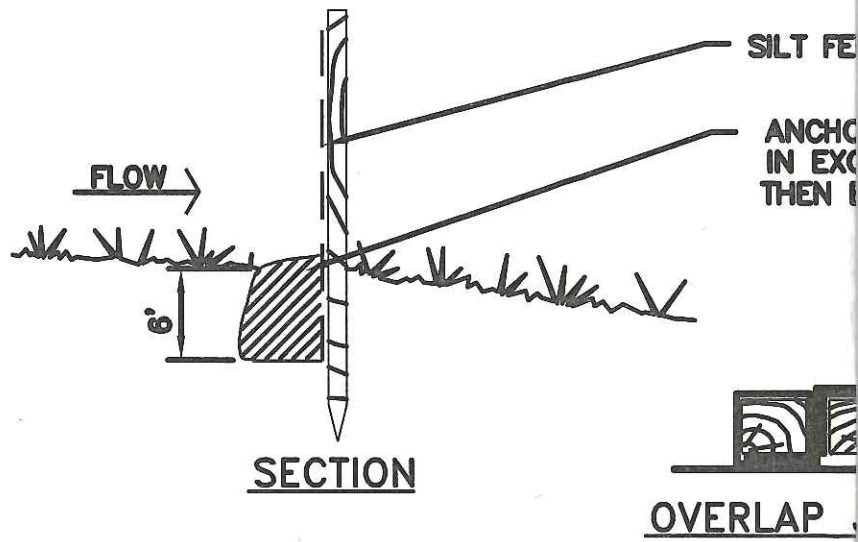
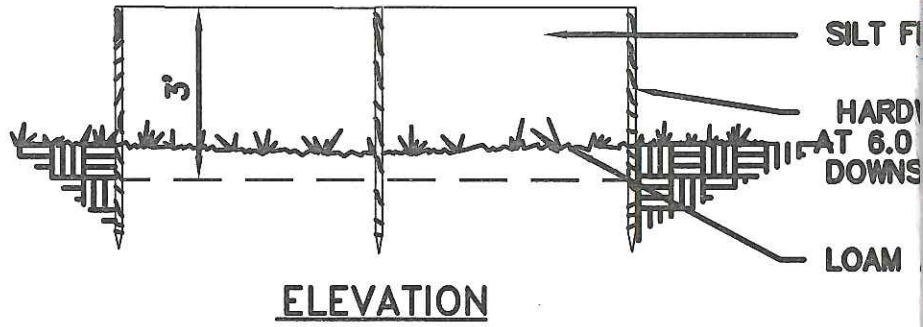
Copies	Date	Rev. No.	Description	Action
1	09.03.04	A	C1.2 - Proposed Site Plan	
1	10.12.04		ASK1 - Silt Fence Detail	

Action Code:

- | | |
|--|--|
| A. Action indicated on item transmitted | 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	<input type="radio"/> TFH Architects, P. A. <input checked="" type="radio"/> 100 Commercial Street <input type="radio"/> Portland Maine 04101 <input type="radio"/> Telephone 207-775-6141 <input type="radio"/> Fax No.: 207-773-0194 <input type="radio"/> By: Richard Lo
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1 SILT FENCE DETAIL

