

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that KATHLEEN & JONATHAN MCCORMICK

Located At 47 WILLOW ST

CBL: 087-KK-002-001

Job ID: 2011-08-2025-ALTR

has permission to Demo rear bath/porch & add 2 story additon with new kitchen, laundry, bathroom & bedroom & ext stairs provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 10/5/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-2025-ALTR	Date Applied: 8/17/2011	CBL: 087 - - KK - 002 - 001 - - - - -	
Location of Construction: 47 WILLOW ST, PEAKS ISLAND	Owner Name: KATHLEEN JONATHAN MCCORMICK	Owner Address: 89 SAILFISH DR EAST FALMOUTH, MA - MASSACHUSETTS 02536	Phone:
Business Name:	Contractor Name: TBD - Arch. is Winkelman Arch - Michael Chestnut	Contractor Address: 41 Union Wharf, suite 4, Portland, ME 04101	Phone: 756-4153
Lessee/Buyer's Name:	Phone:	Permit Type: single family addition and alterations	Zone: IR-2
Past Use: Single family dwelling	Proposed Use: Same: Single family dwelling - to add an addition and make alterations as per plans	Cost of Work: \$125,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/condition <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB TRC-2009 Signature: JMB
		Signature: Capt. Lorne 9/22/11	10/5/11
Proposed Project Description: Demo rear bath ,porch & Stair add 2 story addition		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with conditions</i> <i>S</i> 8/26/11</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</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>S</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</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>
	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	PHON

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
 1. Footing/Setback prior to pouring concrete
 2. Close In Framing/Plumbing/Electrical
 3. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUOPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-2025-ALTR

Located At: 47 WILLOW ST

CBL: 087-KK-002-001

Conditions of Approval:

Zoning:

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
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 is NOT an approval for an additional dwelling unit. 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.

Fire:

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Building:

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Those renovating a single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level in the addition. The same is required for the existing building, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required.

Hello Jeanie,

Thank you for the update.

Michael Chestnutt
Caleb Johnson Architects
michael@calebjohnsonarchitects.com
W.207.283.8777
C.207.756.4153
F.207.283.8778

087 = K-K-002

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, November 09, 2011 9:30 AM
To: michael@calebjohnsonarchitects.com; Gayle Guertin
Subject: Re: Fwd:

Hi Michael,
You will not need to amend the permit.

Gayle: Can you please find the permit so I can put some notes regarding no sprinklers, thanks

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> Gayle Guertin 11/8/2011 3:51 PM >>>

for you,
thank you

gayle

>>> Michael Chesnut <michael@calebjohnsonarchitects.com> 11/8/2011 12:35 PM >>>

Dear Jeanie Bourke,

I am trying to find out if it is necessary for the city to reissue the building permit for 47 Willow Street on Peaks island. After I left w/ the permit several weeks ago I noticed that the fire department put on their comments that a sprinkler system was required, which it does not need by code. I met with the fire inspector and they changed this on their computer system and was going to check with you about the need to reissue the permit. Any idea?

Sincerely,

Michael Chestnutt
Caleb Johnson Architects
michael@calebjohnsonarchitects.com
W.207.283.8777
C.207.756.4153
F.207.283.8778



General Building Permit Application

12-2

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

Location/Address of Construction: <u>47 Willow - PI</u>		
Total Square Footage of Proposed Structure/Area <u>306 S.F.</u>	Square Footage of Lot <u>6,649 S.F.</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>087</u> Block# <u>KK-2</u> Lot# <u>002</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Michael Chestnut</u> Address <u>WINKELMAN ARCHITECTURE 41 UNION WARE SUITE 4 PORTLAND, ME 04101</u>	Telephone: <u>207-756-4153</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>JONATHAN & KATHLEEN McCormick</u> Address <u>47 WILLOW ST. PEAKS ISLAND, ME</u>	Cost Of Work <u>(\$125,000) Cont.</u> <u>\$1,270 - FEE</u> C of O Fee: <u>\$ N/A</u> Total Fee: <u>\$ 1,270</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use?		
Proposed Specific use: <u>SINGLE FAMILY</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name		
Project description: <u>REMOVAL OF EXISTING REAR BATH, PORCH & STAIR. 2-STORY ADDITION @ S.W CORNER, RENOVATION OF KITCHEN INTO BATH & LAUNDRY</u>		
Contractor's name: <u>N/A - CURRENTLY IN THE BIDDING PROCESS</u> Michael 756-4153 Address: _____ Telephone: <u>414</u>		
City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>RALPH ASHMORE</u> Telephone: <u>706-2981</u>		
Mailing address: <u>ASHMORE REALTY 20 WELCH ST, PEAKS ISLAND, ME (207) 24108</u>		

8-18-11

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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 comply 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: Michael Chestnut Date: 8/16/11

This is not a permit; you may not commence ANY work until the permit is issued

From: <mike138@maine.rr.com>
To: <cpp@portlandmaine.gov>
Date: 9/22/2011 8:58 AM
Subject: Willow Street Addition/ Renovation- Building Permit Application

Dear Captain Pirone;

Thank you for calling about 47 Willow Street and discussing the sprinkler system requirements for additions that are over 50% of the existing house square footage. As requested, I have calculated the square footage (heated spaces only) of the existing home and new addition and the following are the totals with the percentage of new to old.

Existing House (1st & 2nd Floors)= 1,287 s.f.
New Addition (1st & 2nd Floors) = 467 s.f.

Percentage of new to existing = 36%

Thank you for your attention to this building permit application.

Sincerely,

Michael Chestnutt, Project Architect
Winkelman Architecture



41 UNION WHARF, SUITE 4
PORTLAND, ME 04101

PH: 207.699.2998 FAX: 207.699.2991 WWW.WINKARCH.COM

Willow Street Addition
47 Willow Street, Peaks Island, Maine
INTERIOR FINISH SCHEDULE

Revision #1- 8/09/11

NOTES:

- Trim to match existing profiles. Stain/ Paint to match existing
- Closets (for pricing purposes): shelf and rod.
- Doors to be stained/ painted. Match existing material, style (raised 4- panel) and finish. Stained to match existing in Kitchen, Hall & Bedroom #1. Painted in Bath and Laundry.

FIRST FLOOR:

KITCHEN

- FLOORS: 12x12 slate tile.
- WALLS: 1 x vertical beadboard to match exist. Stain to match existing. Extend to underside of joists.
- CEILING: 1x T & G wood ceiling to match existing. Paint ceiling boards, exposed D.F. joists, quarter round trim at clg. and 1x wd. trim between joists.
- TRIM: Match existing profile, material and finish for windows, door, cased openings and baseboard.
- CABINETS: Maple doors and drawer faces. Shaker style frame with square edge and flat panel, drawers are solid. Clear finish. Provide 8- shelves for pantry and 1- upper shelf for broom closet.
- COUNTERTOPS: mid range honed granite TBD. No backsplash at windows.

EXISTING DINING ROOM:

- FLOORS: Patch/ repair as required by new opening. Match existing material and finish.
- WALLS: Existing to remain. New 1 x vertical beadboard to match existing as required by new opening. Stain to match existing
- CEILING: 1x wood joist wrap and trim to match existing (as required by new opening). Paint.
- TRIM: Match existing profiles, material and finish.

LAUNDRY:

- FLOORS: Patch/ repair as required by renovations. Match existing material and finish.
- WALLS: New 1 x vertical beadboard to match existing on all new and existing walls. Paint.
- CEILING: Existing to remain. Paint.
- TRIM: Match existing profiles, material and finish. Paint.
- COUNTERTOPS / SPLASH: marmoleum or laminate with solid wood nosing.
- BUILT-INS / MILLWORK: Linen closet with (5) adjustable shelves. (2) full width shelves above countertop.

BATH:

- FLOORS: Patch/ repair as required by renovations. Match existing material and finish.
- WALLS: New 1 x vertical beadboard to match existing on all new and existing walls. Paint.

- CEILING: Existing to remain. Paint.
- TRIM: Match existing profiles, material and finish. Paint.
- VANITY: Maple doors and drawer faces. Shaker style frame with square edge and flat panel, doors are solid. Clear finish.
- COUNTERTOPS / SPLASH: mid range honed granite TBD.
- BUILT-INS / MILLWORK: Closet with (1) upper shelf.
- SHOWER: Base: Provide metal pan sloped to drain w/ slip resistant ceramic tile floor and raised threshold. Walls: Provide white subway tiles to match tiles in second floor bath. Extend to ceiling.

HALL:

- FLOORS: Patch/ repair as required by renovations. Match existing material and finish.
- WALLS: New 1 x vertical beadboard to match existing on all new and existing walls. Stain to match existing.
- CEILING: Existing to remain. Paint.
- TRIM: Match existing profiles, material and finish. Stain to match existing.

SECOND FLOOR:

BEDROOM #1:

- FLOORS: 1x T & G wood flooring to match existing material and finish.
- WALLS: New 1 x vertical beadboard to match existing on all new and existing walls. Stain to match existing.
- CEILING: 1x beadboard to match existing material. Stain to match existing.
- TRIM: Match existing profiles, material and finish.
- BUILT-INS / MILLWORK: Closet with shelf and rod. Built-in bench w/ shelves below at window.



41 UNION WHARF, SUITE 4
PORTLAND, ME 04101

PH: 207.699.2998 FAX: 207.699.2991 WWW.WINKARCH.COM

Revision #1- 8/09/11

OUTLINE SPECIFICATION: Willow Street Addition: 47 Willow Street, Peaks Island, Maine

Winkelman Architecture: Phone 207-699-2998, Will at x 100. Fax 207-699-2991

Scope (for pricing purposes): Exterior envelope including exterior door and windows, roofing, cladding and site work within 10' of structure and terrace. Interiors including frame partitions, interior trim, carpentry and millwork, flooring, wall and ceiling finishes, plumbing, mechanical and electrical.

NOT INCLUDED in this scope: Finish grading, landscape planting, window treatments, decorative light fixtures (see lighting schedule), and furnishings.

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

1. General Requirements:

- A) Required Shop Drawings: all windows, doors, moldings and architectural millwork.
- B) Similar or equivalent materials shall be submitted to architect and owner for review and approval prior to ordering or use in construction.

2. Site Work:

- A) Clearing and grubbing of building site.
- B) Demolition / removal of existing rear bath, covered porch and stair
- C) Excavation (does not include blasting) for footings/foundation (to frost).
- D) Excavation and trenching for perimeter drainage system and its out-fall, or sump.
- E) Foundation perimeter drainage system (includes separate 4" interior drainage system.)
- F) Back filling of foundation walls to be with existing excavated fill. Extra fill to be provided as required.
- G) Trenching shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.
- H) Rough grading, see Site Plan for scope of work.
- I) Erosion control: silt fencing, hay bales & vegetative buffers. Refer to Maine Erosion Control and Sediment Control Handbook for construction: Best Management Practices, Section 14 - Sediment Barriers. Also Zoning and Building Code Ordinance of the City of Portland, Maine.
- J) Loam and seed areas disturbed by building and site work as required.
- K) Terrace construction: See Site Plan for layout- Includes fill as required to achieve appropriate elevation of crushed stone, geotextile fabric (turn-up inside face of stone retaining wall and extend to top of pavers), 6" crushed stone base below stone (mid-range granite- thermal finish) steps (7" th. X 13" deep) and stone (irregular blue stone) pavers, stone dust at joints. Steps and pavers by Blue Rock or equal. Provide samples for approval.
- L) Stone Retaining Wall: See Site Plan for Layout- 2'-0" thick x 3'-6" high x 18'-0" long Stone shall be Old New England by Blue Rock or equal. Set wall on 2'-0" wide x 2'-0" deep crushed stone base. Provide samples for approval.
- M) Relocate existing propane tank and pads. See Site Plan.

3. Concrete:

- A) 2800 PSI @ 28 days: concrete footings, pads and foundation walls.

July 6, 2010

- B) Concrete foundation walls: reinforce w/bars as noted on drawings.
C) Footings: reinforce w/ bars as noted on drawings.
D) General Contractor to coordinate with plumber and electrician for proper location of bond-outs.

4. Masonry: N/A

5. Metals:

A) Framing Hardware: Provide all necessary attachment plates and connecting hardware as required or as noted on structural drawings and in structural notes. Column to exposed beam connections at porch shall not be visible.

6. Wood:

A) Rough Framing:

- 1) Wood frame construction shall be in accordance with the City of Portland adopted IRC 2009 Building Code requirements.
- 2) Structural framing shall be #2 grade spruce or equal strength wood, kiln dried in nominal dimensions shown.
- 3) Pressure treated southern yellow pine shall be used in all conditions where wood is within 6" of the ground, deck framing, in direct contact with concrete, for building sills and as shown on the drawings.
- 4) Laminated veneer lumber (LVL) shall be Micro Lam by Trus Joist Mac Millan, Versa-Lam by Boise Cascade or approved equal in lengths and sizes as shown on drawings. At locations where more than one member is used side by side, 1/2" through-bolt at minimum intervals of 2'-0" o.c.
- 5) Manufactured joists shall be TJI by Trus Joist MacMillan, BCI by Boise Cascade or approved equivalent. Lengths and sizes as shown on drawings.

6) Sheathing:

- a) Floors: 3/4" Huber Advantech structural panels.
 - b) Walls: 1/2" CDX plywood or Huber Advantech structural panels.
 - c) Roof: 5/8" CDX plywood, or Huber Advantech structural panels.
 - d) Note: Any other products require submittals for review by architect.
- B) Fasteners: joist hangers, connectors, and tie-downs by Simpson or equivalent.

C) Siding & Exterior carpentry:

- 1) Wall shingles to be Eastern White Cedar, factory pre-dipped with Cabot solid stain (color to match existing). Exposure to weather shall match existing. Stainless steel fasteners. Refer to Section 9 Finishes for more information. Weave shingles at outside corners. Inside corners: 5/4x5/4 white cedar ground.
- 2) Water table and fascia at first floor line to be western red cedar. Paint, including back priming. Match deck nosing and fascia at existing house. See building section for new watertable requirements at addition.
- 3) Clapboards below water table to be western red cedar and match existing exposure. Paint, including back priming.
- 4) Rake and eave trim to be #2 or better Eastern White Pine, painted.
- 5) Door and window trim, including sills to be #2 5/4 x or better Eastern White Pine, painted
- 5) Decks and exterior stairs to be 5/4 x 4 STK Western Red Cedar. 2x4 Western Red Cedar handrails, 4x4 Western Red Cedar corner posts and 2x2 Western Red Cedar balusters. Paint
- 6) Fascia on deck to be western red cedar 1 x 8. Paint
- 7) All exterior fasteners to be stainless steel.

D) Interior Trim & Carpentry:

- a) Match existing wood species and profile of (or suitable stain/paint grade equivalent) casing and trim for doors, windows and cased openings:
- b) Match existing wood species (or suitable stain/ paint grade equivalent) 1/2" quarter round baseboard and ceiling trim.

E) Kitchen and Bathroom cabinets:

- 1) OPTION 1 by Indisco.

2) OPTION 2 shop built:

- a) All 3/4" birch plywood boxes, 1/2" birch plywood backs.
- b) Solid wood edge banding to match door and drawer species.
- c) Full overlay doors, maple, flat panel in square edge frame. 2 1/4" stiles and top rail, 2 3/4" bottom rail. Clear finish TBD.
- d) Solid wood drawers. Clear finish TBD.
- e) Operating hardware to be European hinges, full extension, soft close drawer slides. Pulls selected by owner, installed by G.C. or cabinetmaker.
- F) Wood flooring, walls and ceilings:
 - 1) Floors:
 - a) Hall, Bath, Laundry: Existing floor to remain. Touch-up finish as required by renovations. Kitchen tile floor, see section 9.
 - b) Master Bedroom: T & G to match existing material and finish.
 - c) Existing rooms / Dining: Patch/ Repair as required by new opening.
 - 2) Walls: Vertical beadboard. Match existing material and stained/ painted finish
 - 3) Ceilings: 1x T & G to match existing material and stained/ painted finish.

7. Thermal & moisture protection:

A) General: all doors, windows, siding, and trim to be installed with proper, mechanically draining flashings and splines. Housewrap functions as a secondary water barrier and is to be installed with seams properly lapped for proper drainage, and all tears taped. Felt splines are to be installed behind all trim/siding intersections and lapped below for proper drainage out through siding or other flashings. At sill lap felt spline over sill rough opening, install window, lap bottom of strip out into siding. SEE ATTACHED DETAIL.

B) Damp proofing - 2 coats bituminous damp proofing on exterior of concrete foundation walls below grade.

C) Exterior air infiltration barrier: 15 lb. lapped black felt.

D) Vapor barrier: 6 mil. clear poly vapor barrier, lapped and taped. Install only at walls with batt insulation

E) Electrical/mechanical, by others to precede insulation.

F) Insulation values:

1) Exterior frame walls: 6" High Density fiberglass batts (R-21) in wall cavity.

2) Floor over porch: Spary-in polyurethane open cell insulation. R-30 min

3) Rim joists below first floor: 6" High Density fiberglass batts (R-21)

4) Roof: Spary-in polyurethane open cell insulation. 7"= R-31 min.

5) Acoustic insulation: 3 1/2" fiberglass batt insulation. Provide in walls surrounding bathroom and laundry.

G) Asphalt Roof (addition): Match existing

1) Ice and water shield self-seal membrane (36" w.) on all roofs and up valleys

H) Ventilation: N/A if spray foam is used per manufacturer's specs.

I) Provide gutters and downspouts at all three sides of addition.

Page 3 of 5

7/22/11

K) Sealants: 25 yr. Siliconized acrylic or better sealants for interior and exterior joints.

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

A) Exterior door hardware: Key all exterior doors alike.

B) Marvin Ultimate Clad Doors and Windows: Clad / wood, double glazed, insulated, 7/8" SDL. Full screens at casements & awnings. 1/2 screens at double hungs. Primed interior. Provide jamb extensions as required.

Page 3 of 5

8/03/11, Rev. #1 8/09/11

C) Interior Doors: Lemieux or Simpson doors to match existing material, finish and style. Stain to match existing.

D) Interior door hardware: Allow \$50 per door. Passage or privacy.

9. Finishes:

A) Tile Floor: Provide 1/2" plywood underlayment at floors.

1) Kitchen floor: 12x12 slate tile (available from Sheldon Slate). This tile is for pricing purposes. Tile selection TBD.

2) Kitchen countertops and backsplash as labeled on floor plan: mid-range granite, honed, approx. 70 square feet. NOTE: no back splash at windows; countertop will be cut to extend into window frame as sill. Wood countertops as labeled on plan shall match existing Dining room countertop material and finish, approx. 30 square feet.

3) Vanity countertops and backsplash: mid-range granite, honed, approx. 7 square feet.

4) Laundry countertops and backsplash: marmoleum or laminate with solid wood nosing, approx. 12 square feet.

B) Wood floor and walls: see Section 6 for details.

C) Interior painting: three coat finish, paint products by Benjamin Moore

1) Painted wood and trim (includes door and windows): 1 coat Benjamin Moore Fresh Start Acrylic primer, 2 coats Acrylic finish.

2) Painted Walls: 1 coat Benjamin Moore Fresh Start Acrylic primer, two coats Acrylic finish. Benjamin Moore, color to be selected by owner.

3) Stained wood and trim: Match existing Stain. Provide samples for Architect's approval

4) Stained Wood Walls: Match existing Stain. Provide samples for Architect's approval

D) Exterior painting and finishing:

1) Wall Shingles: factory pre-dipped with Cabot solid stain (match existing color). Touch up and reapply as needed at woven corners, etc.

2) Trim: Benjamin Moore, color to be selected. 1 coat of Moorcraft Super Spec Latex Exterior primer, 2 coats Moorcraft Super Spec Latex House and Trim paint. Back prime all trim boards. Paint over knots with stain hiding primer.

10. Specialties:

A) Bath and Closet Accessories.

1) Owner to supply all mirrors, towel bars and bath accessories, General Contractor to provide blocking and installation.

2) Closets: shelf and rod.

11. Equipment: Existing appliances (Range, Refrigerator, dishwasher, clothes washer and dryer) shall be reused and installed by contractor.

12. Furnishing: N/A

13. Special Construction: N/A

14. Conveying Systems: N/A

15. Mechanical:

A) Plumbing (see floor plans for plumbing layout.)

1) All plumbing shall meet the requirements of the Maine State Plumbing Code.

2) Include gas piping for kitchen range.

3) When possible locate and pitch supply and drain lines to provide seasonal drainback.

4) Provide fiberglass acoustical insulation on all interior living space waste lines 2" and greater.

5) Hot water supply: existing to remain. Relocation of existing hot water system in basement is required by removal of existing bath.

6) Faucets, fills and drains: client to select, plumber to purchase.

7) General Contractor to coordinate rough framing and fixture alignment.

8) Venting in PVC.

9) All principle waste lines in PVC piping. Piping shall be greater than 2" dia.

10) Provide venting for all bathroom exhaust fans.

11) Plumbing fixtures: allow \$3000 for all fixtures.

B) Heating

1) Existing gas fired hot water baseboard system to remain. Extend existing system into new first and second floor spaces. OPTION for Kitchen: mat of electric radiant under tile.

2) Hot water baseboard (existing to remain) in remainder of house.

16. Electrical:

A) Run new wiring from existing panel (verify size); all electrical to comply with National Electrical Code.

B) Fixtures: owner to supply interior and exterior electrical fixtures. There will be a detailed lighting design for the entire renovation.

C) Recessed light fixtures, exhaust fans, and undercabinet lighting to be selected by architect, purchased and installed by electrician.

D) Provide networked cat. 5 wiring with common hub to Kitchen and new Bedroom #1.

E) Provide cable TV wiring with common hub and splitter to Bedroom #1.

F) Provide networked telephone wiring to Kitchen and Bedroom #1.

G) Provide allowance for electrical work (see detail 1 sheet A-501 for requirements of recessed wiring and junction boxes in exposed fir beams @ kitchen. For pricing purposes include an allowance of \$3,600 for all fixtures described in 16., B & C above

End of specifications.

From: <mike138@maine.rr.com>
To: <jmb@portlandmaine.gov>
Date: 10/3/2011 1:07 PM
Subject: Building Permit Application- 47 Willow Street Addition/ Renovation- Peaks Island
Attachments: Open cell Insul produc lit.pdf; Thermafiber SAFB.pdf

Dear Ms. Bourke,

Thank you for meeting with me earlier about the Building permit application for 47 Willow Street. As requested, I have attached the product information for the exposed rigid insulation in the crawl space to show it meets the smoke spread and fire developed ratings as per code. We will use 4" of thickness (4 LB density- R-4.2 per inch) to meet the energy code (R-15 min- Our r-value will be 16.8). Also, I attached a product info. sheet for the cathedral ceiling open-cell insulation system. This product has a perm rating of 0.01, which is far less than batt insulation (perm=70) and high density cellulose (perm=20). Our consultant for the insulation system said that it would be difficult to calculate the air loss/ infiltration due to the addition being open to the existing house, but he did say the open-cell foam typically is 25% better than other insulation system for air loss/infiltration.

I hope this satisfies all the requirements we discussed earlier. Please call with any questions or e-mail me to let me know when I can pick-up the Approved building permit package.

Thank you very much for your time and effort.

Sincerely,

Michael Chestnutt
207-756-4153

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OCT 3 2011

Dept. of Building Inspections
City of Portland Maine

PRODUCT DATA - Gaco Western GacoGreen 052

GacoGreen is a water blown spray-applied system that cures to a semi-rigid very low-density foam. In-place density ranges from 0.45 - 0.55 lb/ft³. The cured product is dimensionally stable in all weather conditions and its insulating properties do not significantly diminish over time. GacoGreen is safe for the environment, containing no CFC's, HCFC's, HFC's, formaldehyde or ozone depleting chemicals. GacoGreen 052 is a Class I fire rated foam and meets the requirements of ICC-ES E-1222 Acceptance Criteria for Foam Plastic Insulation.

TECHNICAL INFORMATION: GacoGreen forms a completely sealed air barrier in wall cavities and can be used to fill 2" x 6" stud wall construction in a single application. Its performance is superior to commonly used fiberglass batting or loose fill insulation. It adheres well to most building materials and will provide a continuous barrier against air infiltration for the life of the building. GacoGreen is semi-rigid in nature but is flexible enough to withstand normal expansion and contraction of building components. Yields up to 15,000 board feet per kit (1,020 Lbs.) are possible under optimum conditions.

Physical Properties

PROPERTY	TEST TEMPERATURE	ASTM TEST	UNIT	VALUE
* Density				0.45 - 0.55 lb/ft ³
* Thermal Conductivity				0.025
* Vapor Permeability				0.001
* Water Absorption				0.05
* Dimensional Change				0.1%
* Adhesion				1.0
* Tensile Strength				1.0
* Elongation				100%
* Compressive Strength				1.0
* Modulus of Elasticity				1.0
* Impact Resistance				1.0
* Fire Resistance				Class I

Fire Performance

SYSTEM	THICKNESS	FLAME SPREAD INDEX	SMOKE DEVELOPED INDEX
GacoGreen 052	2"	0	0

Environmental Performance

PROPERTY	TEST TEMPERATURE	ASTM TEST	UNIT	VALUE
Water Vapor Transmission Coefficient				0.001
Water Vapor Diffusion Equivalent Thickness				0.001
Water Vapor Diffusion Coefficient				0.001
Water Vapor Diffusion Resistance Factor				0.001
Water Vapor Diffusion Rate				0.001
Water Vapor Diffusion Rate Coefficient				0.001
Water Vapor Diffusion Rate Coefficient				0.001
Water Vapor Diffusion Rate Coefficient				0.001
Water Vapor Diffusion Rate Coefficient				0.001
Water Vapor Diffusion Rate Coefficient				0.001
Water Vapor Diffusion Rate Coefficient				0.001

Application Performance

SETTING	VALUE	CHARACTERISTIC	VALUE
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min
Setting Time	15 min	Setting Time	15 min

The information herein is believed to be reliable but unknown risks may be present. ALL WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND THAT GOODS ARE OF MERCHANTABILITY QUALITY, ARE SPECIFICALLY DISCLAIMED. See Gaco Western for information concerning its limited warranty and its availability.



Toll-Free: 877-699-4226

www.gaco.com

REV 9/09

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3/3/2011
Building Inspections
Maine

Thermafiber® SAFB™ (Sound Attenuation Fire Blankets)

Description:

Thermafiber Sound Attenuation Fire Blankets (SAFB) are mineral wool batts designed to stop sound, save energy, and provide life saving fire protection. These products are noncombustible, moisture-resistant, noncorrosive, nondeteriorating, mildew-proof and vermin-proof. Thermafiber SAFBs provide acoustical control, thermal insulation, and fire protection in many different UL fire rated wall and floor-ceiling assemblies. SAFBs resist temperatures over 2000°F as compared to fiberglass insulation that melts around 1000°F. SAFBs add STCs to wall and floor-ceiling assemblies. SAFBs can be installed in both steel stud and wood stud construction. See Thermafiber's SAFB Brochure (TF066) for more detail on STC and fire ratings for multiple wall and floor-ceiling assemblies.

Product Options:

Recycled Content Options:

- Special "Green" Fiber 90%
- EPA Choice Fiber (US Government Buildings)..... 75%
- Standard Fiber 70%

*Recycled content options other than Standard must be specified at time of order.

- Standard SAFB
- Crossed SAFB - Made 1" wider than standard stud spacing to bow in the stud cavity for increased sound absorption.
- Interior Stud Cavity - Friction fit SAFBs securely between studs. Butt ends of blankets closely together and fill all voids.
- Crossed SAFB - Bow the blankets slightly to fit into stud cavity. Sit the blankets vertically 1" deep with a utility knife.
- Floor-Ceiling - Friction fit SAFBs securely between floor joists.
- Ceiling Overlayment - Lay SAFBs over ceiling panels extending 48" beyond all partitions. Tightly fit around all hangers, obstructions, and penetrations.

Installation:

Standard Sizes:

	Thickness*	Widths**	Lengths
SAFB 2.5 pcf	1½" - 6"	15¼", 16", 17", 23", 24", 25"	48"
SAFB 4.0 pcf**	1"	15¼", 16", 17", 23", 24", 25"	48"
Tolerances	+1/4" - 1/8"	±1/8"	±1/2"
*Thicknesses are available in ½" increments. Custom sizes are available upon request			
**Non-Standard 4.0 pcf is available in thicknesses of 1 ½", 6" upon special request			
***15 ¼" and 23" are recommended widths for wood stud construction			

Technical Data:

Product Designation	Nominal Density	Tested to ASTM C 518		Tested to ASTM E 84	
		"K" @ 75° [24°C] BTU.in/hr.sq. ft. °F	"R" value per inch of thickness**	Flame Spread	Smoke Developed
SAFB	2.5 pcf	0.27	3.7	0	0
SAFB	4.0 pcf	0.24	4.2	0	0

*R = thickness divided by 'k'

Acoustical Performance:

SAFB 2.5 pcf Density	Thickness	Coefficients at Frequencies Per ASTM 423						NRC
		125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	
	2"	0.34	0.61	1.07	1.09	1.07	1.10	0.95
	3"	0.51	0.99	1.18	1.03	0.99	0.96	1.05
	4"	0.83	1.19	1.27	1.12	1.12	1.13	1.20
	6"	1.37	1.32	1.23	1.16	1.12	1.12	1.20

Standards Compliance:

SAFB Insulation meets the following:

- NFPA 101 Class A rated interior finish
- ASTM C 665 Type I, per Federal Specification HH-1-521F
- ASTM E 136 Rated Non-combustible per NFPA Standard 220
- ASTM C 1104 Absorbs less than 1% by volume

SAFB products are approved by: New York City Board of Standards & Appeals - (under BSA 24-25-SM, 173-77-M, 240-74-SM, 34-88-SM, & accepted by MEA 207-82-M, Vol. 2)

Thermafiber Insolutions™:

Thermafiber offers industry leading technical and engineering assistance to architects, specifiers, and contractors. These services include CAD drawings, engineering judgments, LEED Credit information, and product recommendations. Contact our technical services department at 1-888-834-2371 or email technicalservices@thermafiber.com.

For Further Information:

For additional information about these or other Thermafiber products contact us at 1-888-834-2371 or visit our website www.thermafiber.com.

Notice:

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Submittal Approvals:

Job Name	
Contractor	Date



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 Dept. of Building Inspection
 City of Portland, ME

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City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-2025-ALTR	Date Applied: 8/17/2011	CBL: 087 - - KK - 002 - 001 - - - - -	
Location of Construction: 47 WILLOW ST, PEAKS ISLAND	Owner Name: KATHLEEN JONATHAN MCCORMICK	Owner Address: 89 SAILFISH DR EAST FALMOUTH, MA - MASSACHUSETTS 02536	Phone:
Business Name:	Contractor Name: TBD - Arch. is Winkelman Arch - Michael Chestnut	Contractor Address: 41 Union Wharf, suite 4, Portland, ME 04101	Phone: 756-4153
Lessee/Buyer's Name:	Phone:	Permit Type: single family addition and alterations	Zone: IR-2
Past Use: Single family dwelling	Proposed Use: Same: Single family dwelling - to add an addition and make alterations as per plans	Cost of Work: \$125,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <i>w/condition</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>R-3</i> Type: <i>OB</i> <i>IRC-2009</i> Signature: <i>JMB</i>
Proposed Project Description: Demo rear bath ,porch & Stair add 2 story addition		Pedestrian Activities District (P.A.D.) <i>10/5/11</i>	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with conditions</i> <i>S 8/26/11</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</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>S</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</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>
	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	PHON