

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 090642
SEP 29 2009
CITY OF PORTLAND

This is to certify that COLESWORTHY PETER L / Peter Anders
has permission to new 336 sq ft screened porch, 200 sq ft 1 story addition, enlarge existing bedroom, add bathroom, & 68 sq ft enclosed addition
AT 370 SUNSET RD. Cliff Island CB# 109C-A037001

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 of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise worked-in. 24 HOURS 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

Thomas H. Mally 9/29/09
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: 09-0642	Issue Date:	CBL: 109C A037001
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Location of Construction: 370 SUNSET RD Cliff Island	Owner Name: COLESWORTHY PETER L	Owner Address: 30 BRISTOL LN	Phone:
Business Name:	Contractor Name: Eric Anderson	Contractor Address: P.O. Box 91 Cliff Island	Phone: 2077665744
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-1

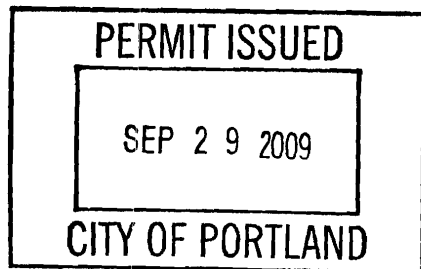
Past Use: Single Family Home	Proposed Use: Single Family Home - new 336 sq ft screened porch, 208 sq ft 1 story addition, enlarge existing bedrooms, add bathroom, & 68 sq ft entry porch addition	Permit Fee: \$620.00	Cost of Work: \$60,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: new 336 sq ft screened porch, 208 sq ft 1 story addition, enlarge existing bedrooms, add bathroom, & 68 sq ft entry porch addition	Signature:	Signature: <i>Jm 9/28/09</i>
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: Ldobson	Date Applied For: 06/18/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>existing & proposed structure beyond 75-foot survey</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>landm parcel 5 - zone AS building is zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/15/09 ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>
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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 _____

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

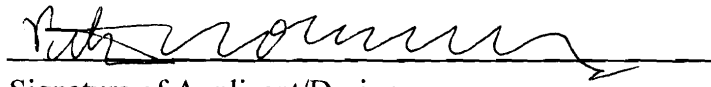
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

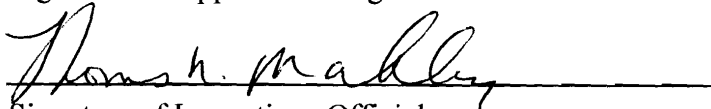
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.


Signature of Applicant/Designee

 9/29/09
Date


Signature of Inspections Official

 9/28/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0642	Date Applied For: 06/18/2009	CBL: 109C A037001
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Location of Construction: 370 SUNSET RD Cliff Island	Owner Name: COLESWORTHY PETER L	Owner Address: 30 BRISTOL LN	Phone:
Business Name:	Contractor Name: Eric Anderson	Contractor Address: P.O. Box 91 Cliff Island	Phone: (207) 766-5744
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - new 336 sq ft screened porch, 208 sq ft 1 story addition, enlarge existing bedrooms, add bathroom, & 68 sq ft entry porch addition	Proposed Project Description: new 336 sq ft screened porch, 208 sq ft 1 story addition, enlarge existing bedrooms, add bathroom, & 68 sq ft entry porch addition
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/15/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The 5' x 12' deck on the right side towards the rear was never permitted. It meets the setbacks and lot coverage requirements. It will be inspected at the first inspection and if it is unsafe, the permit must be amended to rebuild the deck or remove it. 2) 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. 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 with Conditions	Reviewer: Tom Markley	Approval Date: 09/28/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
6/26/2009-amachado: Left message For Steve Blatt. Deck on A1.1 "existing deck to remain is not permitted & within 75' setback. Need updated survey of location of 75' setback from highest tide for 2009.
7/1/2009-amachado: Spoke to Steve Blatt. Told him that the existing deck was not permitted. Told him that the 75' shoreland setback was located in 2006. Upland edge of coastal wetland is based on area that is subject to tidal action during max. spring tide as identified in tide tables published by national Ocean Service. Since the additions are close to the 75' setback, need to know what it would be for 2009 based on the tide tables for 2009. He said that he would pass the information on to the owner.
7/8/2009-amachado: Spoke to Peter Colesworthy. He had no idea that the deck was not permitted. It will be removed and be replaced by steps to grade per code. New plans will be submitted that show this. He is planning to contact Bob Greenlaw to update the 75' setback from the highest annual tide to make sure that the proposed additions are outside the 75' setback.
9/15/2009-amachado: Received revised siteplan on 9/9/09 that showed 75' setback for shoreland and the proposed additions. Went over them with Steve Blatt today.



General Building Permit Application

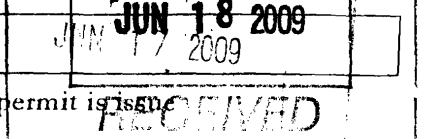
If you or the property owner owes real estate or personal property taxes or fees charged on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>370 Sunset Road, Cliff Island</u>		
Total Square Footage of Proposed Structure/Area <u>612</u>	Square Footage of Lot <u>43,463</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>109C A 37</u>	Applicant *must be owner, Lessee or Buyer' Name <u>Peter L. Colesworthy</u> Address <u>30 Bristol Lane</u> City, State & Zip <u>N. Yarmouth, ME 04097</u>	Telephone: <u>207-831-0735</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>60,000.</u> C of O Fee: \$ _____ Total Fee: \$ <u>620</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>1. New 336^{sq} screened porch addition to southwest corner of house. 2. New 208^{sq} 1-story addition to northeast corner of house to enlarge existing bedrooms and add 1 bathroom. 3. New 68^{sq} entry porch addition to east side of house.</u>		
Contractor's name: <u>Eric C. Anderson</u>		
Address: <u>P.O. Box 91</u>		
City, State & Zip <u>Cliff Island, ME 04019</u>		Telephone: <u>207-766-5744</u>
Who should we contact when the permit is ready: <u>Peter Colesworthy</u>		Telephone: <u>207-831-0735</u>
Mailing address: <u>30 Bristol Lane, North Yarmouth, ME 04097</u>		

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 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 time to enforce the provisions of the codes applicable to this permit.

Signature: <u>Peter L. Colesworthy</u>	Date: <u>6-18-09</u>	
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: Peter Colesworthy

Date: 6/26/09

Address: 370 Sunset Rd, Cliff Island

C-B-L: 109C-A-037

permit # 09-0642

CHECK-LIST AGAINST ZONING ORDINANCE

* Revised plan - 9/9/09

Date - house built 1982

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - add 336 sq screened porch, add 12'x16' sby addition (208 sf) ;
add 68 sq entry porch addition

Savage Disposal -

Lot Street Frontage -

Front Yard - 30' min - ~~15'~~ 16' scaled OK

Rear Yard - 30' min - 57' scaled to helix - further to share OK

Side Yard - 20' min - ^{22'} 22' scaled on right side OK
30' scaled on left side OK

Projections -

Width of Lot -

Height - 35' max

Lot Area - 40,000 sq. w/ public water - 42,000 sq (assessor's)

Lot Coverage Impervious Surface - 20% = 8400 sq - 2425.66

Area per Family -

+ 864 24x36 garage

Off-street Parking -

3289.66 OK

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - lot w/in shoreland - existing structure ; proposed structures
are located beyond the 75' setback.

Flood Plains - ^{edge of} land is in A-5 zone - parcel 5 ; building is zone C, parcel 5
* ~~existing~~ deck on right side (5'x12') was not permitted - OK meets setbacks ! lot coverage

LETTER OF TRANSMITTAL
9/9/2009

TO: Ann Machado
Planning Dept., City of Portland
RE: **Colesworthy Cottage, Cliff Island, Maine**

We are sending you: Enclosed Under separate cover

	Shop drawings		Change Order No.		R.F.P. No(s)
x	Plans		Field Report		R.F.I. No(s)
	Prints		Concrete Testing Report		Copy of Letter
x	Specifications		Other		

COPIES	DESCRIPTION
1	Survey Site Plan

THESE ARE TRANSMITTED as checked below:

	For Signature		Approved as Submitted		Revise & Resubmit for Approval
x	For Your Use		Approved as Noted		Submit ___ copies for Distribution
	As Requested		Furnish as Corrected		Reviewed
	For Review & Comment		For Bids Due		

10 Danforth Street
Post Office Box
583 DTS
Portland, Maine
04112-0583
Voice:
207.761.5911
Fax:
207.761.2105
Email:
sba@sbarchitects.com

REMARKS:

SEP - 9 2009

COPY: *file*

SIGNED: Doug Breer, AIA

LETTER OF TRANSMITTAL

8/21/2009

AUG 31 2009

TO: Ann Machado
Planning Dept./Zoning, City of Portland
RE: **Colesworthy property**
Cliff Island

We are sending you: Enclosed Under separate cover

	Shop drawings		Change Order No.		R.F.P. No(s)
x	Plans		Field Report		R.F.I. No(s)
	Prints		Concrete Testing Report		Copy of Letter
	Specifications		Other		

COPIES	DESCRIPTION
1	Boundary survey/Site plan

THESE ARE TRANSMITTED as checked below:

	For Signature		Approved as Submitted		Revise & Resubmit for Approval
x	For Your Use		Approved as Noted		Submit ___ copies for Distribution
	As Requested		Furnish as Corrected		Reviewed
	For Review & Comment		For Bids Due		

10 Danforth Street

Post Office Box
583 DTS

Portland, Maine
04112-0583

Voice:
207.761.5911

Fax:
207.761.2105

Email:
sba@sbarchitects.com

REMARKS: Anne, please review and call to discuss Monday, August 31, upon your return. Thank you.

COPY: *file*

SIGNED: Stephen J. Blatt, AIA



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, July 15, 1971

865

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location ... Cliff Island ... Within Fire Limits? ... Dist. No. ... Owner's name and address ... Telephone ... Lessee's name and address ... Telephone ... Contractor's name and address ... Telephone ... Architect ... Specifications ... Plans ... No. of sheets ... Proposed use of building ... Cottage ... No. families ... Last use ... No. families ... Material ... No. stories ... Heat ... Style of roof ... Roofing ... Other buildings on same lot ... Estimated cost \$... Fee \$ 6.00

General Description of New Work

to construct 1-story frame cottage 20' x 20' x 10' as per plans

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Thomas Wright

Details of New Work

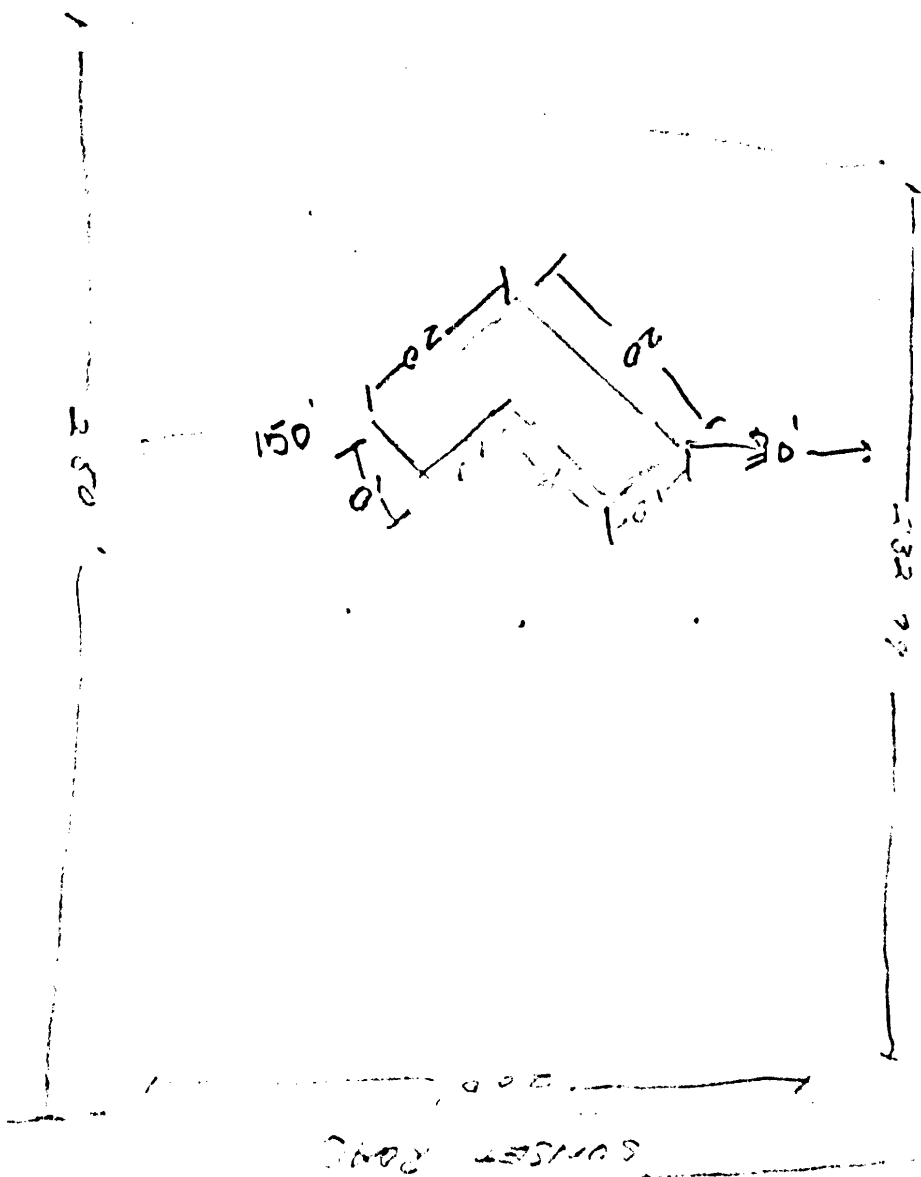
Is any plumbing involved in this work? ... Is any electrical work involved in this work? ... Is connection to be made to public sewer? ... If not, what is proposed for sewage? ... Has septic tank notice been sent? ... Form notice sent? ... Height average grade to top of plate ... Height average grade to highest point of roof ... No. stories ... solid or filled land? ... earth or rock? ... Material of foundation ... Thickness, top ... bottom ... cellar ... Rise per foot ... Roof covering ... Kind of ... Material of chimneys ... Kind of ... Framing Lumber ... Dressed or full size? ... Corner posts ... Sills ... Size Girders ... Columns under girders ... Size ... Max. on centers ... Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. Joists and rafters: 1st floor ... 2nd ... 3rd ... roof ... On centers: 1st floor ... 2nd ... 3rd ... roof ... Maximum span: 1st floor ... 2nd ... 3rd ... roof ... If one story building with no story ... height?

No. cars now accommodated on same lot ... number commercial cars to be accommodated ... Will automobile repairing or some other than minor repairs to cars ... usually done in the proposed building?

APPROVED: [Signature] 7/15/71

Miscellaneous Will work interfere disturbance of any tree or a public street? ...

WATER



RECEIVED
JUL 15 1971
DEPT. OF BLDG INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION R-2 PORTLAND, MAINE, Oct. 4, 1976.

PERMIT ISSUED

NOV 23 1976

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Sunjet Ave. Cliff Island, Maine
1. Owner's name and address Thomas Wright same
2. Lessee's name and address
3. Contractor's name and address self
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families 1
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 10,000 Fee \$ 40.00

FIELD INSPECTOR - Mr. Smith

GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling X Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Additions

Demolitions

Change of Use

Other

Permit to construct addition
16x 24 as per plans
3 sheets of plans

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

ZONING: O.R. M.G.D. 11/18/76

BUILDING CODE: O.K. E.S. 11/19/76

Fire Dept.:

Will work require disturbing of any tree on a public street? ..

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto

Date:

Applicant:

Address:

Assessors #:

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location -
- Interior or corner lot -
- 40 ft. setback area (Section 21) -
- Use -
- Sewage Disposal -
- Rear Yards -
- Side Yards -
- Front Yards -
- Projections -
- Height -
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -
- Site Plan -



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 000874

OCT 3 1979

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-2 PORTLAND, MAINE, Oct. 1, 1979

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 109-C-A-37 Sunset Ave. Cliff Island Fire District #1 #2
1. Owner's name and address Thomas Wright - Cliff Island Telephone 766-2625
2. Lessee's name and address
3. Contractor's name and address Owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building workshop & storage No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 4,000 Fee \$ 19.00

FIELD INSPECTOR—Mr. Hugh GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To construct wooden workshop & storage building, 24 x 26 as per plans. 1 sheet of plans, to set ob sona tubes, 12 in. 4 ft. below grade Stamp of Special Conditions
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Dressed or full size? Corner posts Sills
Columns under girders Size Max. on centers
Side walls and carrying partitions 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Rafters: 1st floor 2nd 3rd roof
Columns: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

DEC 16 1980

ZONING LOCATION PORTLAND, MAINE, Dec. 15, 1980

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 109-C-A-37 Sunset Ave. Cliff Island 04019
1. Owner's name and address Thomas Wright - same
2. Lessee's name and address
3. Contractor's name and address Owner
4. Architect Specifications Plans No. of sheets
Proposed use of building
Last use dwelling, demolish 300 sq ft. section
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 500 Fee \$ 5.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

To demolish section, 300 square feet, from back of dwelling, no utilities, work already done. Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept:

MISCELLANEOUS
Will work require disturbing of any trees on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

185

SEP 21 1981

ZONING LOCATION PORTLAND, MAINE, Sept. 4, 1981

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 109-C-A 37 Sunset Avenue, Bluff Island Fire District #1, #2
1. Owner's name and address Thomas Wright - same Telephone 766-2625
2. Lessee's name and address
3. Contractor's name and address To Owner Telephone same
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 15,000 Fee \$ 85.00

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

To construct addition to already existing dwelling, 48' x 25' to rear of bldg.

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16' O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION-PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

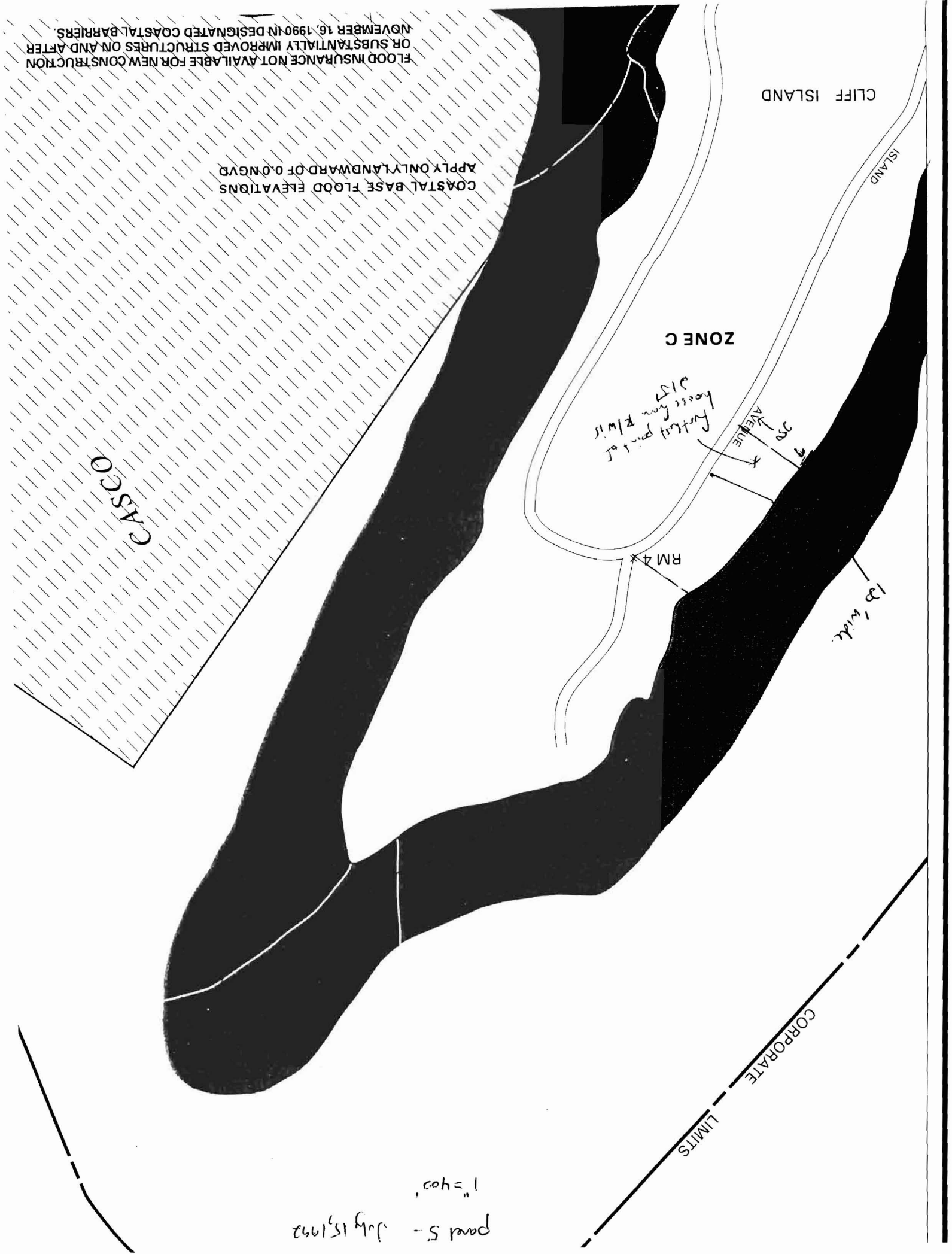
BUILDING CODE:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto

Fire Dept.:

are observed?

Health Dept.:



FLOOD INSURANCE NOT AVAILABLE FOR NEW CONSTRUCTION OR SUBSTANTIALLY IMPROVED STRUCTURES ON AND AFTER NOVEMBER 16, 1990 IN DESIGNATED COASTAL BARRIERS

COASTAL BASE FLOOD ELEVATIONS APPLY ONLY LANDWARD OF 0.0 NGVD

CASCO

ZONE C

CLIFF ISLAND

ISLAND

further points of house from RM 15

AVENUE

RM 4

130' wide

CORPORATE LIMITS

1" = 400'

July 15, 1972 - 5 -

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 109C A037001
Location 370 SUNSET RD
Land Use SEASONAL

Owner Address COLESWORTHY PETER L
 30 BRISTOL LN
 NORTH YARMOUGH ME 04097

Book/Page 24455/223
Legal 109C-A-37
 SUNSET RD 370-372
 CLIFF ISLAND
 42000 SF

Current Assessed Valuation

Land	Building	Total
\$313,800	\$163,800	\$477,600

Property Information

Year Built 1982	Style Contemp	Story Height 1	Sq. Ft. 1549	Total Acres 0.964
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 6	Attic None
				Basement Crawl

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE - WD/CB	1	1982	24X36	C	A
SHED - FRAME	1	1982	12X36	C	A
BOAT DOCK - LT	1	1995	1X464	C	A

Sales Information

Date 10/11/2006	Type LAND + BLDING	Price \$910,000	Book/Page 24455-223
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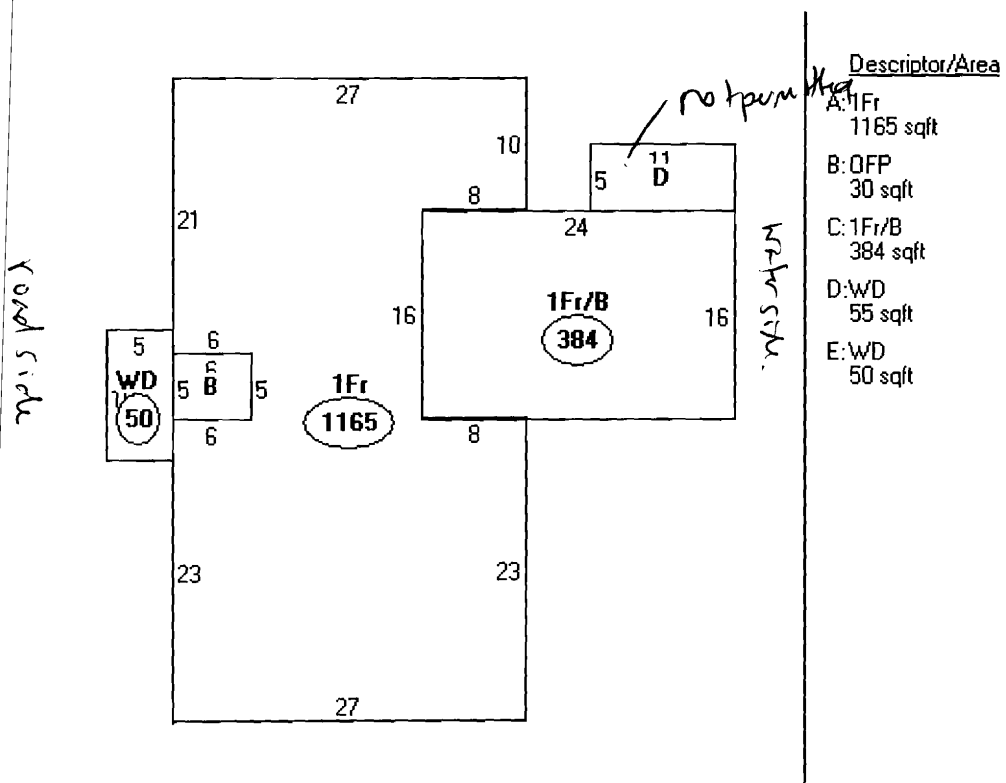
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



COLESWORTHY COTTAGE

Cliff Island, Maine

RENOVATIONS & ADDITIONS

CONSTRUCTION DOCUMENTS
OUTLINE SPECIFICATIONS

Stephen Blatt
Architects

JUNE 17, 2009

- 0 -

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END OF TABLE OF CONTENTS

1.1 DIVISION 1 – GENERAL REQUIREMENTS**A. Summary of Work**

1. Project shall include limited renovations and additions to an existing, two-story residence located on Cliff Island, Maine. The Project shall include new screened porch and master bedroom additions on concrete piers and wood posts. The Project shall include Concrete, Carpentry and Electrical work.

B. Recycling/Environmental Goals

1. Every effort should be taken by the General Contractor to minimize the creation of construction and demolition waste on the job site. Recycle as many of the waste materials as economically feasible and minimize waste sent to landfills. A Diversion Goal of 50% of total project waste should be diverted from the landfill. A list of items to be diverted are as follows:
 - a. Site-clearing debris
 - b. Clean dimensional wood, pallet wood
 - c. Plywood, OSB, particleboard,
 - d. Concrete, bricks, and CMUs
 - e. Cardboard and paper
 - f. Asphalt roofing shingles
 - g. Miscellaneous metals, including roofing
 - h. Unpainted gypsum wall board
 - i. Glass
 - j. Plastics
 - k. Carpets and pads
 - l. Recyclable beverage containers
2. Locations of recycling centers
 - a. Riverside Recycling Facility 910 Riverside St., Portland, Maine (207.797.6200) accepts both separated and commingled C&D debris.
 - b. Commercial Paving & Recycling Services, 8 Runway Rd., Scarborough, Maine (207.883.3325) accepts only source separated C&D debris. Portable roll-off containers are available for transporting waste and debris to the Scarborough site.
 - c. Plan-It Recycling & Transfer, Inc. 18 Gorham Industrial Parkway, Gorham Maine (207.854.5353) handles the recycling and disposal of C&D debris.
 - d. Biddeford Public Works 371 Hill Street, Biddeford, Maine (207.282.1579). The transfer station can accept large items and demo debris.
 - e. Portland ReStore, 83A Bell Street, Portland ME 04103, (207.221.0047) accepts good condition cabinets, doors w/hardware, lighting, plumbing fixtures, and appliances(7 yearsold or less), trim and molding, windows in good condition that can be reused. All donations must be pre-approved.

C. Project Coordination

1. Coordinate activities included in various Sections to assure efficient and orderly installation of each component. Coordinate operations included under different Sections that are dependent on each other for proper installation and operation.
2. Schedule activities in the sequence required to achieve the best results.

3. Coordinate the installation of components to assure the maximum accessibility for maintenance, service and repair.
4. Make provisions to accommodate items scheduled for later installation.
5. Coordinate scheduling and timing of administrative procedures with other activities to avoid conflicts and ensure orderly progress.
6. The installer of each component shall inspect the substrate and conditions under which the Work is performed. Do not proceed until unsatisfactory conditions have been corrected.
7. Provide attachment and connection devices and methods necessary for securing each construction element.
8. Visual effects: Provide uniform joint widths in exposed work. Arrange joints to obtain the best effect.
9. Install each component during weather conditions and project status that will ensure the best results. Protect construction from harmful exposures.
10. Clean and protect construction in progress. Apply protective coverings where required to prevent damage or deterioration of materials in place.
11. General Contractor to provide building permit and any additional permits required.
12. General Contractor shall be responsible for all temporary utilities. The fees associated with the setup of the permanent utilities, such as electrical, phone, and propane on the exterior of the building shall be provided by the Owner.

2.1 DIVISION 2 – SITEWORK (NOT USED)

3.1 DIVISION 3 – CONCRETE

A. Concrete

1. Concrete for footings to be 3000 psi at 28 days.
2. Size of footings, and reinforcing required per plan.
3. ACI recommendations on “Cold Weather Installation” shall be followed.
4. See Structural Drawings for additional notes relating to foundations and concrete, including Specification Division 6.
5. Cast-in-place concrete piers shall be formed with Bigfoot System Footing Forms (or equal) and Sonotube (or equal) fiber forms in sizes and reinforcing as noted per drawings.

4.1 DIVISION 4 – MASONRY (NOT USED)

5.1 DIVISION 5 – METALS

- A. Structural Steel Shapes, Plates, and Bars: ASTM A36 (ASM A36M), carbon steel.
- B. Refer to Structural Drawings for additional steel requirements.

6.1 DIVISION 6 – CARPENTRY**A. Rough Carpentry**

1. Lumber, General: Provide dry lumber with 19% maximum moisture content for 2-inch nominal thickness.
 - a. Seal the sill and rim joist area to eliminate air/moisture penetration at all exterior walls and wall/floor connections.
 - b. When structural sizing allows, provide rigid insulation within built-up window and door headers in exterior walls to minimize thermal bridging through framing members.
2. Engineered Lumber, General
 - a. Provide Versa-RIM, or equal, as rim joist when Engineered Lumber is specified for floor framing members.
 - b. Provide laminated-veneer lumber for beams, pressure-treated where indicated,
 - c. Provide laminated-strand lumber for beams and posts, pressure-treated where indicated.
 - d. Refer to structural drawings for additional Engineered Lumber and structural specifications.
3. Pressure treated materials: Comply with requirements of AWPA C2 (lumber) and AWPA C9 (plywood) and AWPA C28 (glue-laminated framing members).
 - a. Provide Grace Vycor Deck Protector Self-Adhered Flashing at rim joists adjacent to exterior decks, deck joist hangers, and top of deck joists for rot and corrosion resistance.
 1. Do not use Stainless Steel fasteners with Deck Protector flashing when attaching to galvanized connectors. Refer to Finish Carpentry paragraph, this Section, for fasteners required for attaching the surface decking boards to supporting joists.
 2. Surface, air, and flashing membrane must be a minimum of 25F for proper adhesion. Materials must be warmed if temperatures are less than 25F.
 2. Some caulks and sealants may be incompatible with Deck Protector Flashing if high concentrations of resin and pitch, any hydrocarbon solvents, EPDM, flexible PVC, polysulfides, creosote, or uncured neoprene are present. Verify compatibility with manufacturers prior to construction.
 3. Grace Vycor Deck Protector Self-Adhered Flashing must be completely protected from UV exposure with a maximum of 60 days after installation (protection within 30 days is recommended).
 - b. Refer to Metal Framing Anchors subparagraph, this Section, for additional notes.
4. Plywood panels:
 - a. Subflooring: 3/4" Tongue and groove AdvanTech. Glue and fasten with ring-shank nails or screws.
 - b. Underlayment for resilient and tile flooring: 3/8" APA B-C Underlayment Exterior plywood panels with fully sanded face or AdvanTech.
 - c. Wall sheathing: 5/8" AdvanTech OSB or thickness to match existing wall.

- d. Roof sheathing: 5/8" Tongue and groove AdvanTech OSB.
5. Air Infiltration Barrier: "Tyvek HomeWrap"
- a. Overlap air barrier at corners of building by a minimum of 12".
 - b. Overlap air barrier at vertical and horizontal seams by a minimum of 6".
 - c. Tape all seams, tears, and cuts with manufacturer's recommended tape to provide a continuously sealed drainage plane.
 - d. Provide manufacturer's recommended caulk and/or sealant.
 - e. Coordinate air barrier and self-adhered flashings at wall penetrations for a fully sealed wall system.
 - f. Attach air barrier to wood sheathing with plastic cap nails at 12" to 18" on vertical stud line (fasten with screws and washers at steel stud framing). When attaching to wood sheathing, a min. 1" crown staple may be used.
 - g. All air barriers must be protected from UV exposure within 120 days of installation.
6. Metal framing anchors: Simpson Strong Tie Connectors or equal.
- a. Provide Simpson Strong-Tie connectors with standard paint or G90 galvanized connectors at interior locations when in contact with kiln-dried lumber.
 - b. Provide ZMAX or HDG galvanized connectors at locations of pressure treated lumber and Grace Vycor Deck Protector Self-Adhered Flashing. Hot-dipped galvanized fasteners (ASTM A153) must be used; electroplated galvanized fasteners are not acceptable.
 - c. Provide Grace Vycor Deck Protector Self-Adhered Flashing for corrosion resistance of galvanized connectors. Do not use stainless fasteners in conjunction with Grace Vycor Deck Protector Self-Adhered Flashing when fastening to galvanized connectors.

B. Finish Carpentry

1. Interior standing and running trim
- a. Pine, No. 1 grade (D & Better Select), smooth texture, neatly fit, caulked and painted. Cover any visible knots with B-I-N Primer Sealer prior to priming with standard primer.
 - b. Poplar, No. 1 grade (D & Better Select), smooth texture, neatly fit, caulked and painted.
 - c. Alternative to painted wood trim: WindsorONE primed boards, with edge details per drawings, provided by WindsorONE (888.229.7900).
2. Interior Wood Ceilings
- a. Douglas Fir, Clear Vertical Grain, 1x4, tongue and groove, single edge v-groove, clear finish.
 - b. Pine, No. 1 grade (D & Better Select), 1x4 tongue and groove with tight joints, texture smooth, backprimed and painted.
 - c. Alternative to painted wood trim: WindsorONE primed boards, with edge details per drawings, provided by WindsorONE (888.229.7900).

3. Exterior Siding
 - a. Kennebunk Series by Maibec, Eastern White Cedar Shingles, Clear shingles, rough sawn, exposure to match existing, factory finished in Cabot Semi-Solid Stain. Provide 2 nails per shingle, regardless of width. Weave exterior corners. Avoid aligning joints vertically. Provide sample for approval.
 - b. 1x6 Cedar Boards, vertical, finish to be determined.
4. Exterior Window, Door, Standing and Running trim
 - a. Pine 5/4X widths as shown, smooth-sawn finish with eased edges, backprimed, painted, and caulked. Fasten with stainless steel fasteners.
5. Porch Decking and Exterior Stair Treads
 - a. 5/4x4 Red Meranti Mahogany decking with radiused edges. Install "cupped" down with nickel-width joints, fastened with stainless steel ring-shank nails. Natural finish to weather.
6. Wood flooring: see Division 9, Finishes
7. Closet Shelving
 - a. Paint-grade 3/4" Birch plywood with solid nosing, wherever a single shelf is specified.
8. Closet rods: Brosco 8912 fir, natural finish.

7.1 DIVISION 7 – THERMAL AND MOISTURE PROTECTION

- A. Air Infiltration Barrier – Refer to Outline Specification Section 6 – Rough Carpentry
- B. Building Insulation – Corbond or Equal (closed cell spray insulation)
 1. Provide Corbond into first floor assemblies after all mechanical, plumbing, electrical, and any other utility installations have been completed.
 2. Provide fiberglass batt insulation at existing openings to be infilled
 3. Provide a minimum of R-49 in floors over unheated spaces and at cathedral ceilings.
 4. Provide a minimum of R-21 in exterior walls.
- C. Roof and Roofing Accessories – Asphalt Shingles
 1. Roof shingles: IKO 25-year Traditional Series standard 3-tab organic/asphalt shingle. Color to be determined.
 2. Accessories: 30# felt, 8" wide aluminum flashing, rain diverters per drawings, aluminum drip-edge at eave.
 3. Grace Ice and Water Shield underlayment over entire roof, unless noted otherwise where a minimum 36 inches each side of valley is required and all eaves and rakes to have minimum of two 36" courses, with 12" overlap, of Grace Ice and Water Shield, in place of felt paper.
- D. Roof and Roofing Accessories - Membrane Roof (EPDM)

1. Membrane roofing to be fully adhered .060" EPDM sheet roofing furnished in ten foot (10') wide rolls by Firestone, Carlisle or Versico. Roof membrane to be fully adhered to the plywood deck.
2. Accessories: Red rosin paper underlayment (slip sheet) and 8" wide flashing to match roof.
3. Metal downspout: in sizes and details as indicated on drawings.

8.1 DIVISION 8 – WINDOWS AND DOORS

- E. Provide Wood Ultrex windows by Marvin, in sizes and operations as indicated on the drawings. Window manufacturer must provide DP ratings for the largest unit and all mullied units of significant size. Notify Architect of and provide performance enhancing accessories as required to meet specified DP ratings. Submit 3 copies of Window Shop Drawings for review by Architect prior to purchasing windows, including structural mull details.
- F. Window Performance
1. All windows must meet a minimum DP Rating of _____, in accordance with AAMA/WDMA 101/I.S.2/NAFS-02 and must be certified in compliance with the WDMA hallmark program.
 2. All windows must be rated, certified, and labeled according to the NFRC for Energy Star.
- G. Window Products
1. Exterior Cladding Color: To be determined from manufacturer's full range.
 - a. Cladding shall be Ultrex, pultruded fiberglass
 - b. Cladding finish shall be Manufacturer's standard baked on acrylic urethane.
 2. Interior Frame: Pine wood interior
 - a. Clear / White Factory Finish
 3. Glazing shall be Low EII insulating glass with Argon. Provide tempered glass as indicated per drawings and wherever glass is located within 18" of finish floor.
 4. Weatherstripping shall be Manufacturer's standard in standard, black, color.
 5. Jamb extensions shall be coordinated with General Contractor. Sizes may vary.
 6. Simulated Divided Lights
 - a. SDL's shall be 7/8" wide with internal spacer bars. Exterior muntins shall be Extruded Ultrex in color to match sash. Interior muntins shall match interior window finish.
 - b. SDL patterns as indicated on the drawings.
 7. Insect Screens shall be provided for all operable units, unless noted otherwise.
 - a. Screen material shall be Manufacturer's standard, charcoal fiberglass

- b. Screen frames shall be Aluminum in Almond Frost OR White finish for all operable casement and awning windows. Provide full screens at all double hung windows in Almond Frost.

8. Window Hardware

- a. Casements and Awnings
 - 1. Manual lever locks
 - 2. Hardware finish shall be Almond Frost OR White
 - 3. Handle shall be detachable Folding
 - 4. Provide sash limiting devices as indicated on the drawings.
- b. Double Hung – Ultimate Double Hung and Ultimate Double Hung Magnum
 - 1. Manual lever locks
 - 2. Hardware finish shall be Almond Frost OR White
 - 3. Provide tilt-sash hardware as required.

9. Window Accessories

- a. Provide nailing fins, unless noted otherwise on the drawings
- b. Provide one pole crank operator per floor for high, operable casement or awning windows
- c. No casings by Window Manufacturer
- d. Option: Provide field-applied DP50 Upgrade Kit for double hung windows
- e. Option: Provide Marvin SillGuard sill flashing. Coordinate window flashing details with Architect and General Contractor prior to installation.

H. Warranty

- 1. All windows must have a minimum 10 year warranty to be free from defects in manufacturing, materials, and workmanship from purchase date.
- 2. All insulated glazing must have a minimum 20 year warranty against failure of the air seal from purchase date.
- 3. Provide Owner with written warranty and contact information for future window service.

I. Exterior Doors

- 1. Provide exterior doors by Marvin in sizes and styles as shown on the Drawings.
- 2. Provide combination storm screen doors in sizes and styles as shown on the Drawings.

J. Interior Doors

- 1. Provide interior wood doors as indicated in door schedule.

9.1 DIVISION 9 - FINISHES**A. Gypsum Board Systems**

1. Gypsum Board: Gypsum panels with heavy moisture/mold/mildew-resistant, 100% recycled purple paper on the face and back sides of a fire-resistant, moisture-resistant gypsum core, type "Gold Bond Brand XP Wallboard" as manufactured by National Gypsum Company. 5/8" Thickness board with tapered edges. Install perpendicular to framing, in longest lengths possible to avoid butt joints.
 - a. Screws only for fastening
 - b. Tape and finish all drywall surfaces
 - c. Level 4 finish all areas.
 - d. Refer to Wall Tile specifications for tile underlayment requirements.

B. Ceramic Wall

1. See finish schedule for specifications and patterns, trim, and accessories.
2. Provide "DensShield Tile Backer" OR 1/2" Cementitious Backer Board under all ceramic wall tile.
3. Grout Color shall be selected by Architect.
4. Submit tile and grout samples for approval.
5. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project.

C. Ceramic/Slate Floor Tile

1. See finish schedule for specifications and patterns, trim, and accessories.
2. According to Manufacturer's instructions, install tile in thin set latex Portland cement mortar applied with a notched trowel, laid directly over plywood sub-floor. At Advantech subfloor, install underlayment grade plywood over Advantech subfloor for a minimum of 1 1/8" of plywood.
3. Grout shall be Standard Unsanded Cement Grout for joints 1/8" wide or less. Grout shall be Standard Sanded Cement Grout for joints larger than 1/8" wide. Grout color to be selected by Architect.
4. Provide Schluter-DITRA waterproofing and crack isolation membrane. Install per Manufacturer's instructions.
5. Provide expansion and control joints, perimeter and corner joints by Schluter, or tile Manufacturer's recommended accessories.
6. Provide prefabricated edge protection and transition profiles from one manufacturer to ensure compatibility. Provide samples for approval of stone thresholds, including color, shape, material, and finish.

7. Protect finished tile floor from traffic for 72 hours, minimum after installation. Where temporary use of new floors is unavoidable, supply large, flat boards or plywood panels for walkways over kraft paper.
8. Submit tile and grout samples for approval.
9. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project.

D. Wood Floors – to be determined

1. Maple Flooring

- a. Provide Maple boards, No.2 grade, nominal 3” width, tongue and groove solid wood flooring, 4’-0” minimum length and averaging 6’-0” long, double channeled base.
- b. Install according to manufacturer’s instructions and recommendations for preparation of substrates to receive wood flooring. Install with tight and even joints, plumb and level. Sloppy work and hammer blossoms will be rejected.
- c. Deliver wood flooring at least 14 days in advance of installation and store in space to be installed in order to permit natural adjustment of moisture content.
- d. Apply one coat of stain or finish to establish color, followed by three coats of waterbase satin sheen urethane finish in accordance with manufacturer’s instructions. Sand lightly between coats. Prepare color sample for review and approval by Owner.

2. Pine Floors

- a. Provide Premium Grade, Heart Pine, nominal 5” width, tongue-and-groove solid wood flooring, 4’-0” minimum length and averaging 6’-0” long, double channeled base.
- b. Install according to manufacturer’s instructions and recommendations for preparation of substrates to receive wood flooring. Install with tight and even joints, plumb and level. Sloppy work and hammer blossoms will be rejected.
- c. Deliver wood flooring at least 14 days in advance of installation and store in space to be installed in order to permit natural adjustment of moisture content.
- d. Apply one coat of stain or finish to establish color, followed by three coats of waterbase satin sheen urethane finish in accordance with manufacturer’s instructions. Sand lightly between coats. Prepare color sample for review and approval by Owner.

E. Painting

1. This section includes surface preparation, priming, and field painting finish coats of exposed exterior and interior items and surfaces. Do not paint prefinished items, concealed spaces, operating parts, or labels.
2. Submit samples for verification of each color and material to be applied.
3. Single source limitations: Obtain fillers, primers, and undercoat materials from the same manufacturer as finish coats.

4. Provide color selections made by the Architect. Colors to be determined.

10.1 DIVISION 10 – SPECIALTIES (NOT USED)

11.1 DIVISION 11 – EQUIPMENT (NOT USED)

12.1 DIVISION 12 - FURNISHINGS (NOT USED)

13.1 DIVISION 13 – SPECIAL CONSTRUCTION (NOT USED)

14.1 DIVISION 14 – CONVEYING SYSTEMS (NOT USED)

15.1 DIVISION 15 – MECHANICAL (NOT USED)

16.1 DIVISION 16 – ELECTRICAL

A. General Requirements

1. All work shall comply with national Electrical Code and all State and Local Codes.
2. Electrical Contractor shall obtain and pay for all necessary electrical permits

B. Electrical

1. Furnish and install branch circuit wiring, wall switches, receptacles, outlet boxes, plates, conduits and wire, and all necessary accessories, complete and connected to existing service.
2. Wiring and connection of light fixtures: Electrical contractor shall consult all architectural and electrical drawings as to the type of ceiling construction and location of fixtures. All fixtures shall be clean and supplied with proper lamps upon completion of the project.
3. Wiring of exhaust fans: Bathroom and exhaust fans shall be Panasonic or equal (unless specified otherwise) with a noise level of less than three sones. Bathroom exhaust fans shall be vented directly through wall or roof with rigid Galvanized Metal or PVC duct. Coordinate location of rough-in and devices with appliances to be installed.
4. Provide weatherproof outdoor ground fault outlets and ground fault outlet as required in bathrooms, kitchens, and where noted on the Drawings.

C. Testing

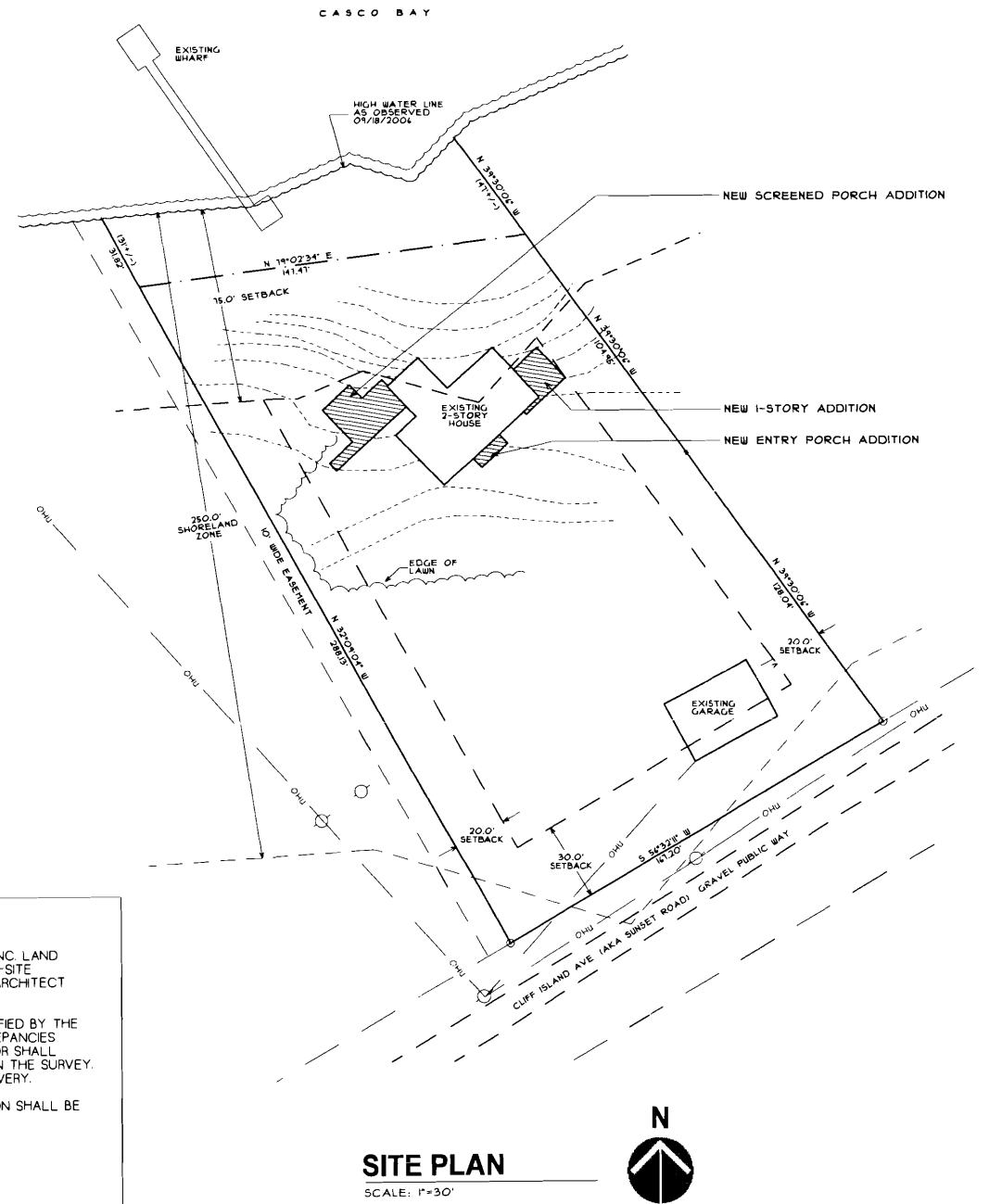
1. Contractor shall be responsible for testing, inspections, and approval of wiring, installation of fixtures and equipment for final acceptance of the complete electrical installation by the Electrical Inspector.

END OF OUTLINE SPECIFICATIONS

COLESWORTHY COTTAGE

CLIFF ISLAND, MAINE

June 17, 2009



SITE NOTES:

- EXISTING CONDITIONS BASED ON SURVEY BY BACK BAY BOUNDARY, INC. LAND SURVEYING, DATED 09/18/2006. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. CONTRACTOR SHALL NOTE THAT UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT ON THE SURVEY. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND SITE PREPARATION SHALL BE REPAIRED BY LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- SUBJECT PARCEL IS ZONED IR-1 ISLAND RESIDENTIAL 1.
- AREA OF SUBJECT PARCEL: 43,462.7 SQ. FT.

SITE PLAN
SCALE: 1"=30'

DRAWING LIST	
CVR	COVER SHEET, DRAWING LIST, GENERAL NOTES, SITE PLAN
A11	MID & LOWER LEVEL FLOOR PLAN
A12	UPPER LEVEL FLOOR PLAN
A13	ROOF PLAN
A21	EXTERIOR ELEVATIONS
A22	EXTERIOR ELEVATIONS
A31	BUILDING SECTIONS
A32	BUILDING SECTIONS
A33	BUILDING SECTIONS
A34	BUILDING SECTIONS
A41	SCHEDULES & DETAILS
A51	INTERIOR ELEVATIONS
S11	FOUNDATION / FLOOR FRAMING PLAN
S12	ROOF FRAMING PLAN
E11	ELECTRICAL PLANS, NOTES AND LEGEND

- GENERAL NOTES**
- DIMENSIONS ARE TO THE FACE OF FRAMING/FOUNDATION UNLESS NOTED OTHERWISE.
 - DO NOT SCALE DRAWINGS. WORK FROM DIMENSIONS ONLY.
 - GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, & LOCAL CODES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS.
 - CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
 - CONTRACTOR SHALL INSTALL BLOCKING IN WALLS FOR CABINETRY, SHELVING, HANDRAILS, MIRRORS, AND ACCESSORIES.
 - INSTALL SOUND ATTENUATION BATTS AT ALL BATHROOM & LAUNDRY ROOM PARTITIONS.
 - SEE OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - DOORS SHALL BE LOCATED A MINIMUM OF 5' FROM ADJOINING WALLS EXCEPT WHERE NOTED OR DIMENSIONED OTHERWISE.
 - WOOD BLOCKING IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS AND WHERE NOTED "P.T." SEAL CUTS IN PRESERVATIVE TREATED WOOD WITH FIELD APPLIED PRESERVATIVE.

Handwritten: PDC 105033

COLESWORTHY COTTAGE
ADDITIONS & RENOVATIONS
CLIFF ISLAND MAINE

Persons

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Architects

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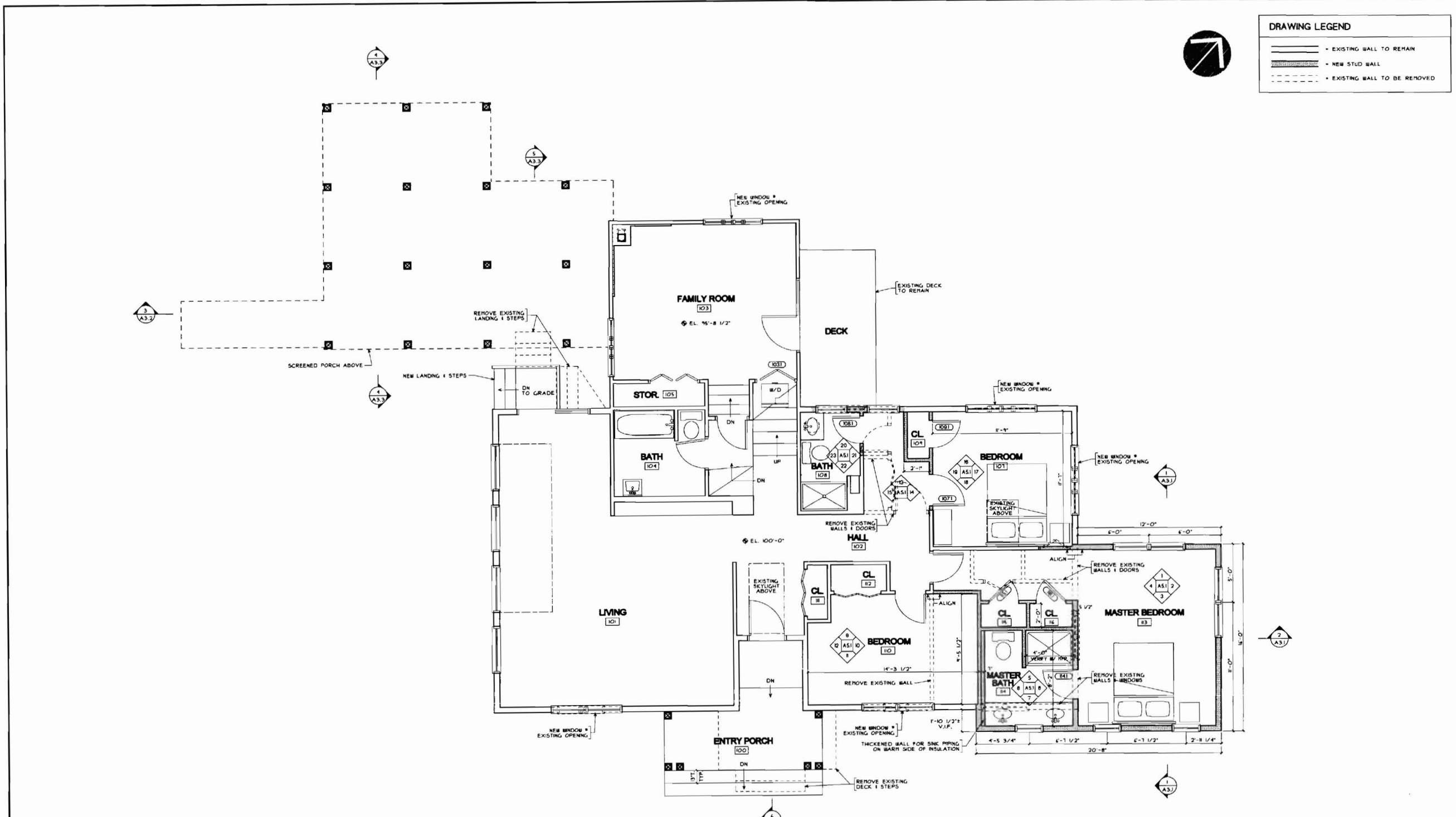
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Consultants
Structural Engineer
Pinkham & Greer

Job No.: 0813
Date: June 17, 2009
Scale: 1/4" = 1'-0"
Drawn by: CR
Checked by: OWB

Drawing Title:
COVER SHEET,
DRAWING LIST,
GENERAL NOTES,
SITE PLAN

CVR
PERMIT SET



DRAWING LEGEND

- EXISTING WALL TO REMAIN
- NEW STUD WALL
- EXISTING WALL TO BE REMOVED

COLESWORTHY COTTAGE
 ADDITIONS & RENOVATIONS
 CLIFF ISLAND
 MAINE

Revisions

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 Structural Engineer
 Pinkham & Greer

Job No.: 08.13
 Date: June 17, 2009
 Scale: 1/4" = 1'-0"
 Drawn by: MS, DMB
 Checked by: DMB

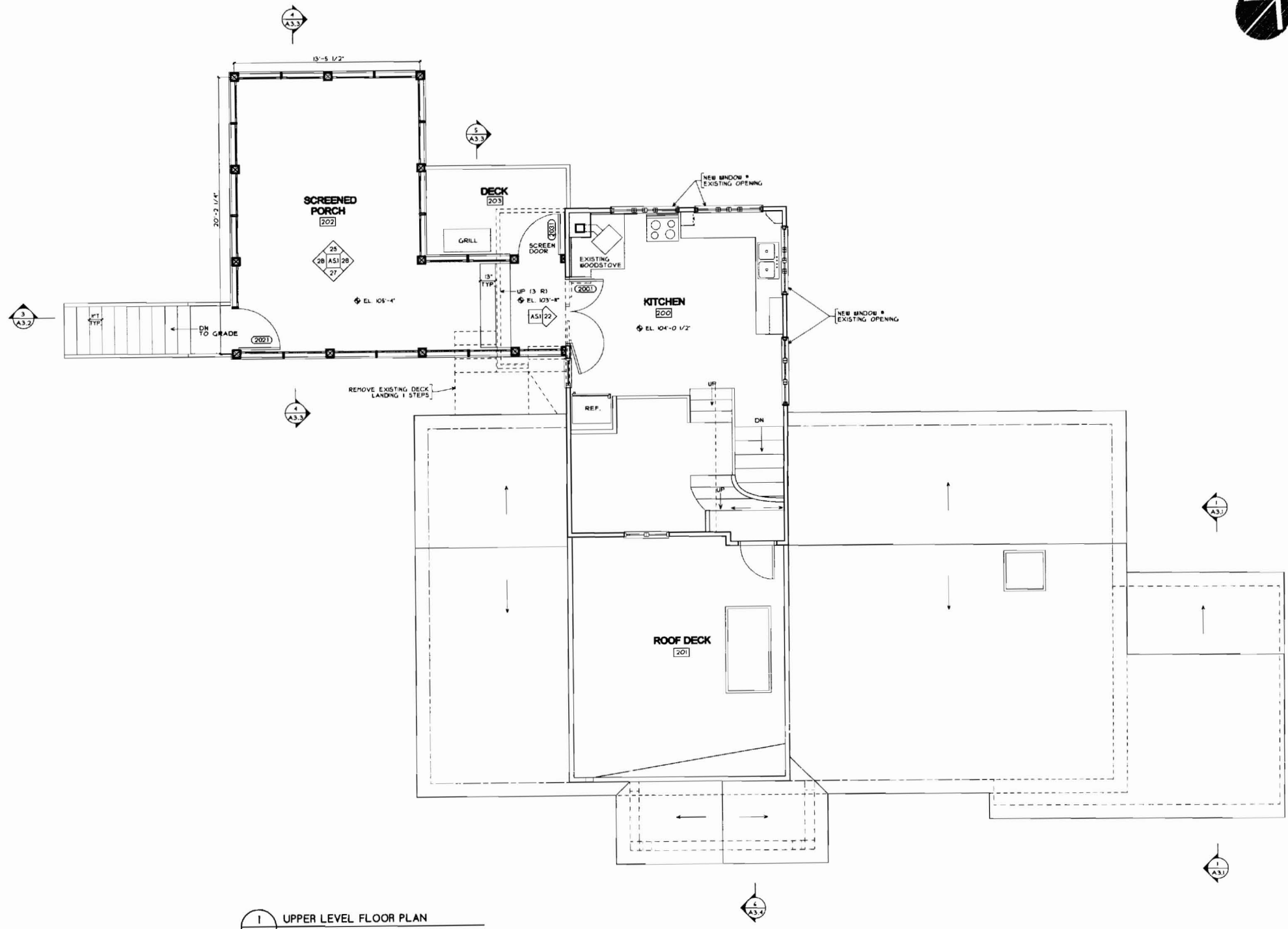
Drawing Title:
 Mid & Lower Level
 Floor Plan

1 MID & LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A1.1
 PERMIT SET



DRAWING LEGEND	
	EXISTING WALL TO REMAIN
	NEW STUD WALL
	EXISTING WALL TO BE REMOVED



1 UPPER LEVEL FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

COLESWORTHY COTTAGE
ADDITIONS & RENOVATIONS
CLIFF ISLAND MAINE

Revisions

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Job No.: 08.13
Date: June 17, 2009
Scale: 1/4" = 1'-0"
Drawn by: MS, DMB
Checked by: DMB

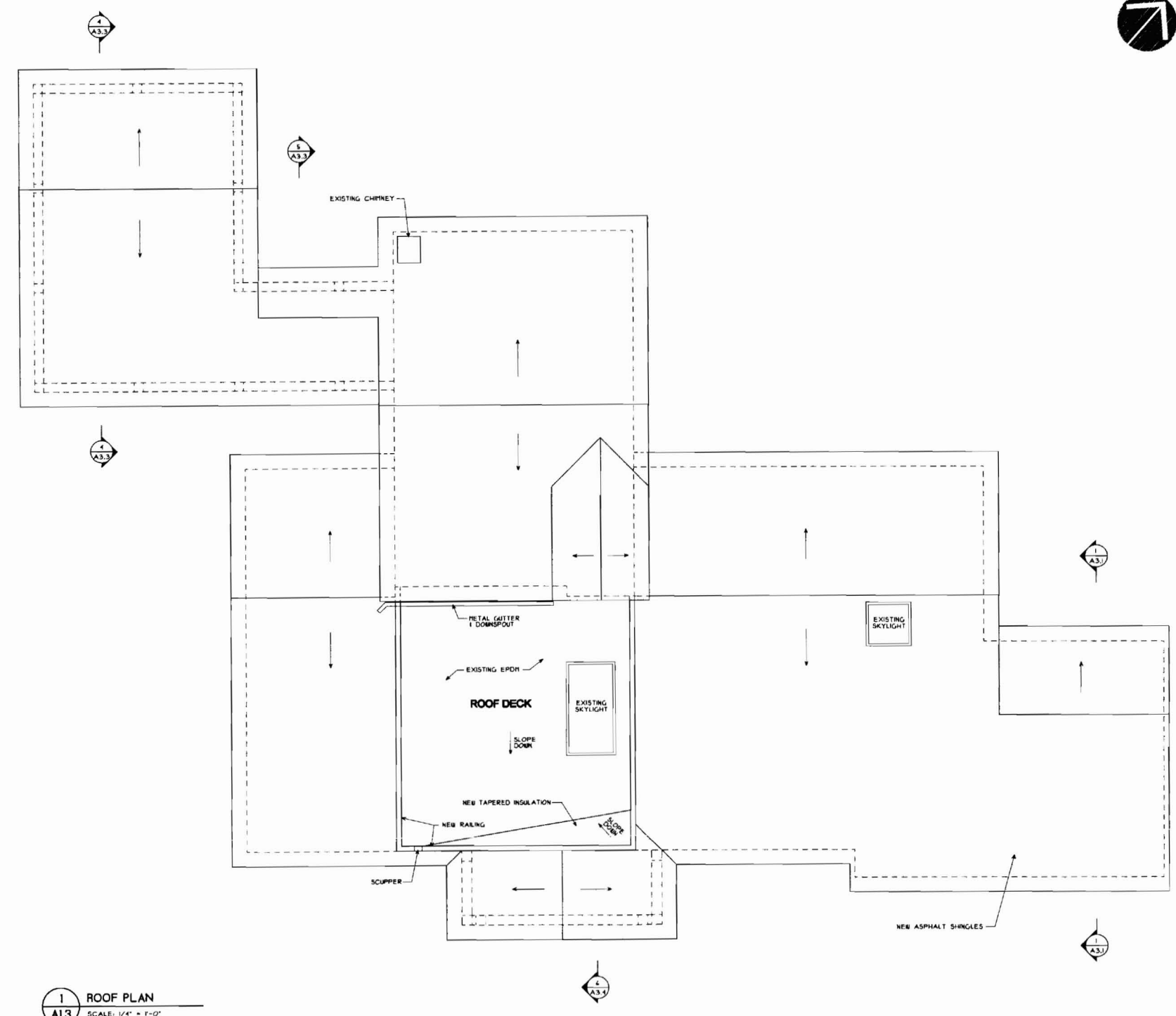
Drawing Title:
Upper Level Floor Plan

A1.2

PERMIT SET



DRAWING LEGEND	
	- EXISTING WALL TO REMAIN
	- NEW STUD WALL
	- EXISTING WALL TO BE REMOVED



1 ROOF PLAN
A1.3 SCALE: 1/4" = 1'-0"

COLESWORTHY COTTAGE
ADDITIONS & RENOVATIONS
CLIFF ISLAND
MAINE

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Job No.: 06.13
Date: June 17, 2009
Scale: 1/4" = 1'-0"
Drawn by: MS, DWB
Checked by: DWB

Drawing Title:
Roof Plan

A1.3
PERMIT SET

**COLESWORTHY
COTTAGE**
ADDITIONS & RENOVATIONS
CLIFF ISLAND
MAINE

Revisions

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Job No: 08.13
Date: June 17, 2009
Scale: 1/4" = 1'-0"
Drawn by: MS, DWB, CR
Checked by: DWB

Drawing Title:
Exterior Elevations

A2.1
PERMIT SET

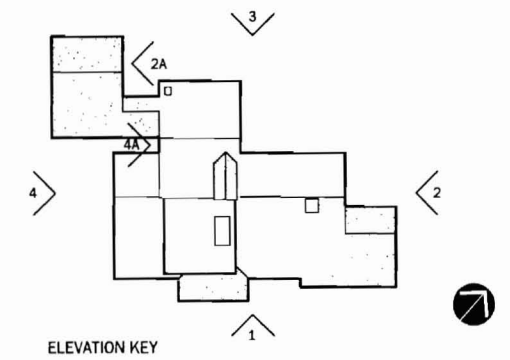


1 EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

2A NORTH ELEVATION @ SCREENED PORCH
A2.1 SCALE: 1/4" = 1'-0"



ELEVATION KEY

**COLESWORTHY
COTTAGE**
ADDITIONS & RENOVATIONS
CLIFF ISLAND
MAINE

Revisions

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Carroll Associates
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Pinkham & Greer

Job No.: 08.13
Date: June 17, 2009
Scale: 1/4" = 1'-0"
Drawn by: MS, DWR, CR
Checked by: DWR

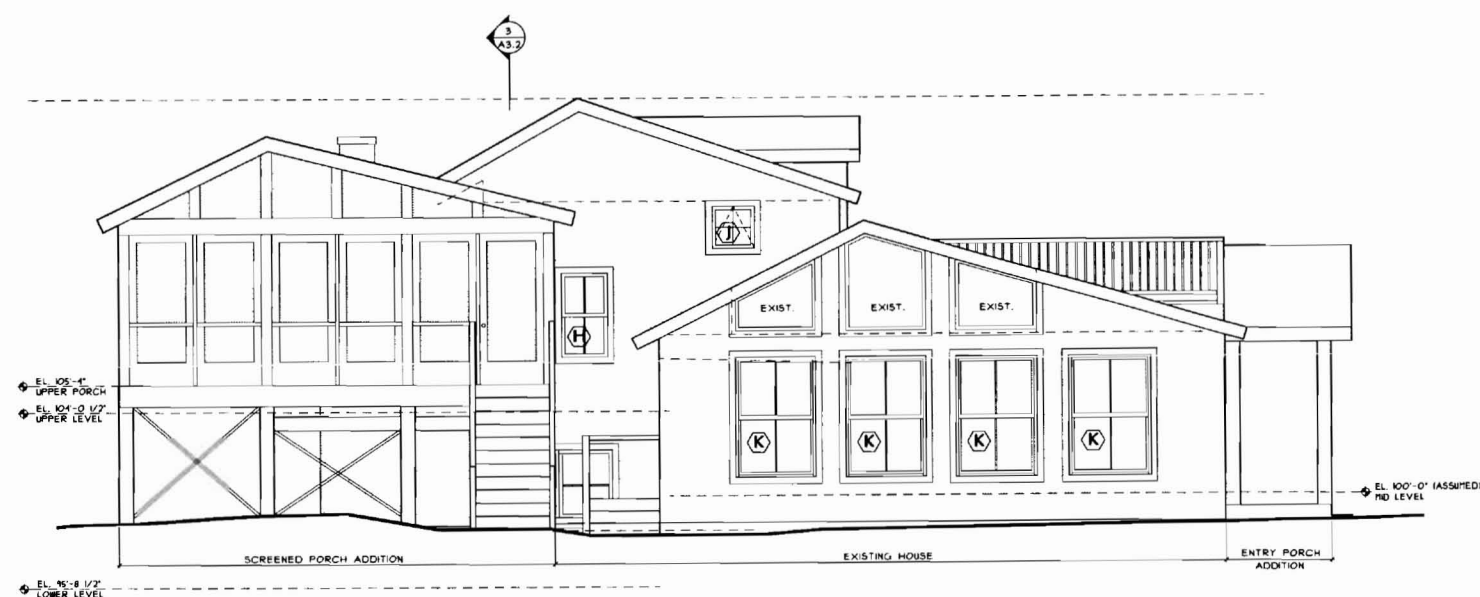
Drawing Title:
Exterior Elevations

A2.2

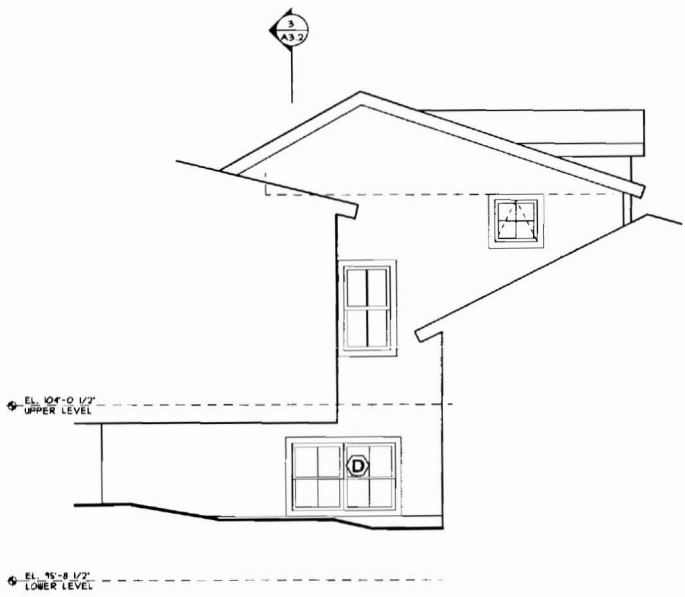
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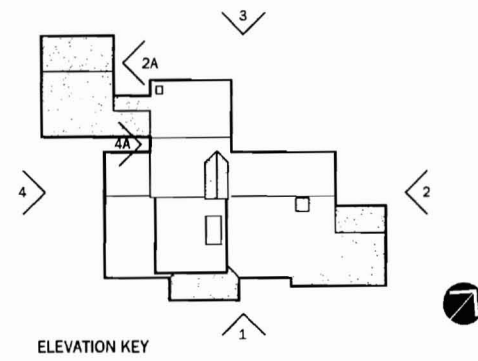
3 WEST ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



4A SOUTH ELEVATION @ EXISTING HOUSE
A2.2 SCALE: 1/4" = 1'-0"



ELEVATION KEY

COLESWORTHY COTTAGE
 ADDITIONS & RENOVATIONS
 CLIFF ISLAND MAINE

Revisions

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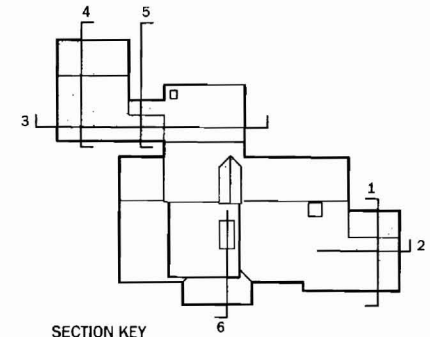
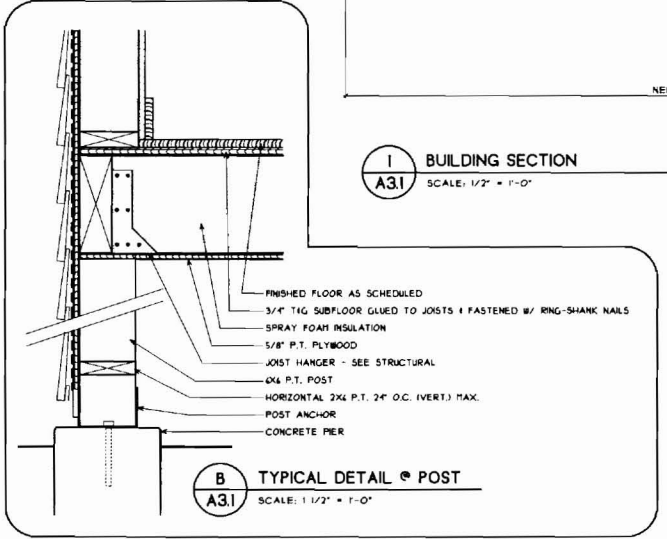
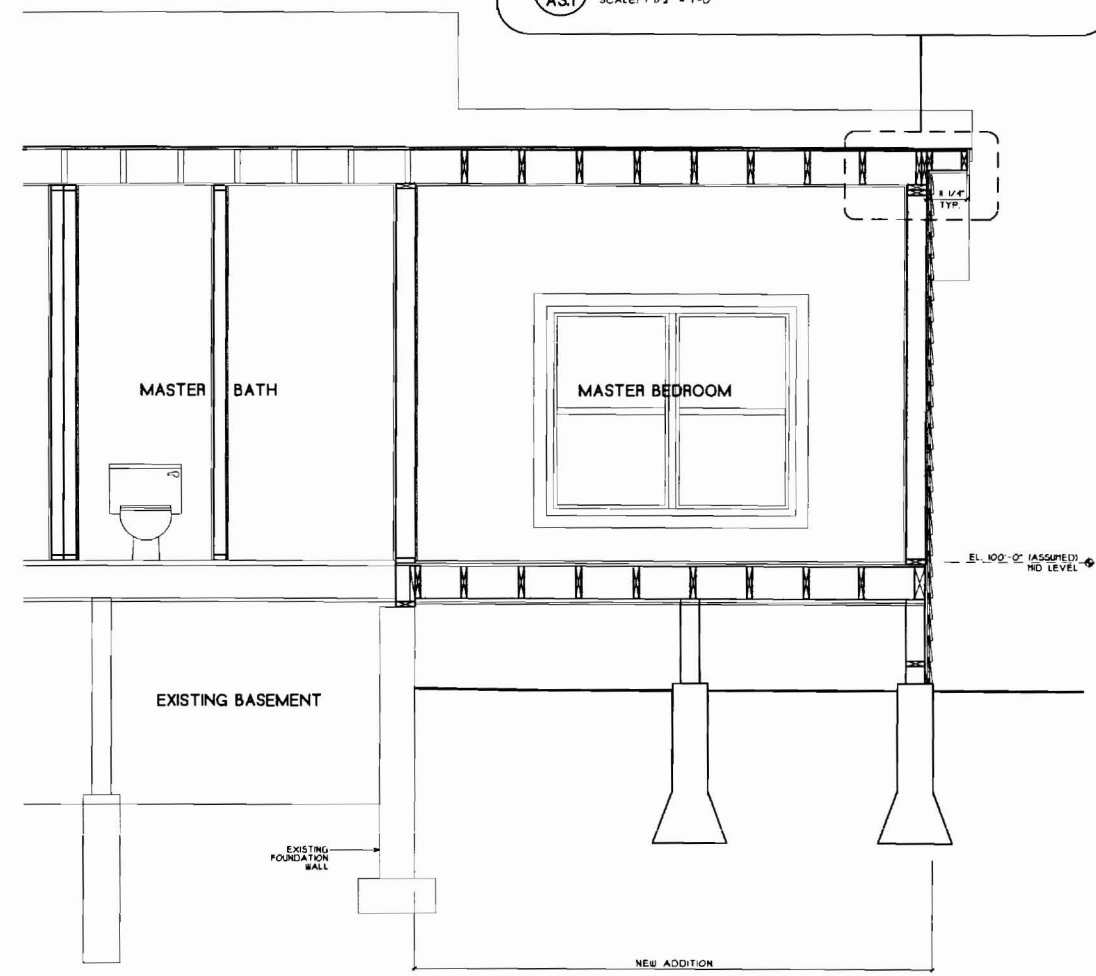
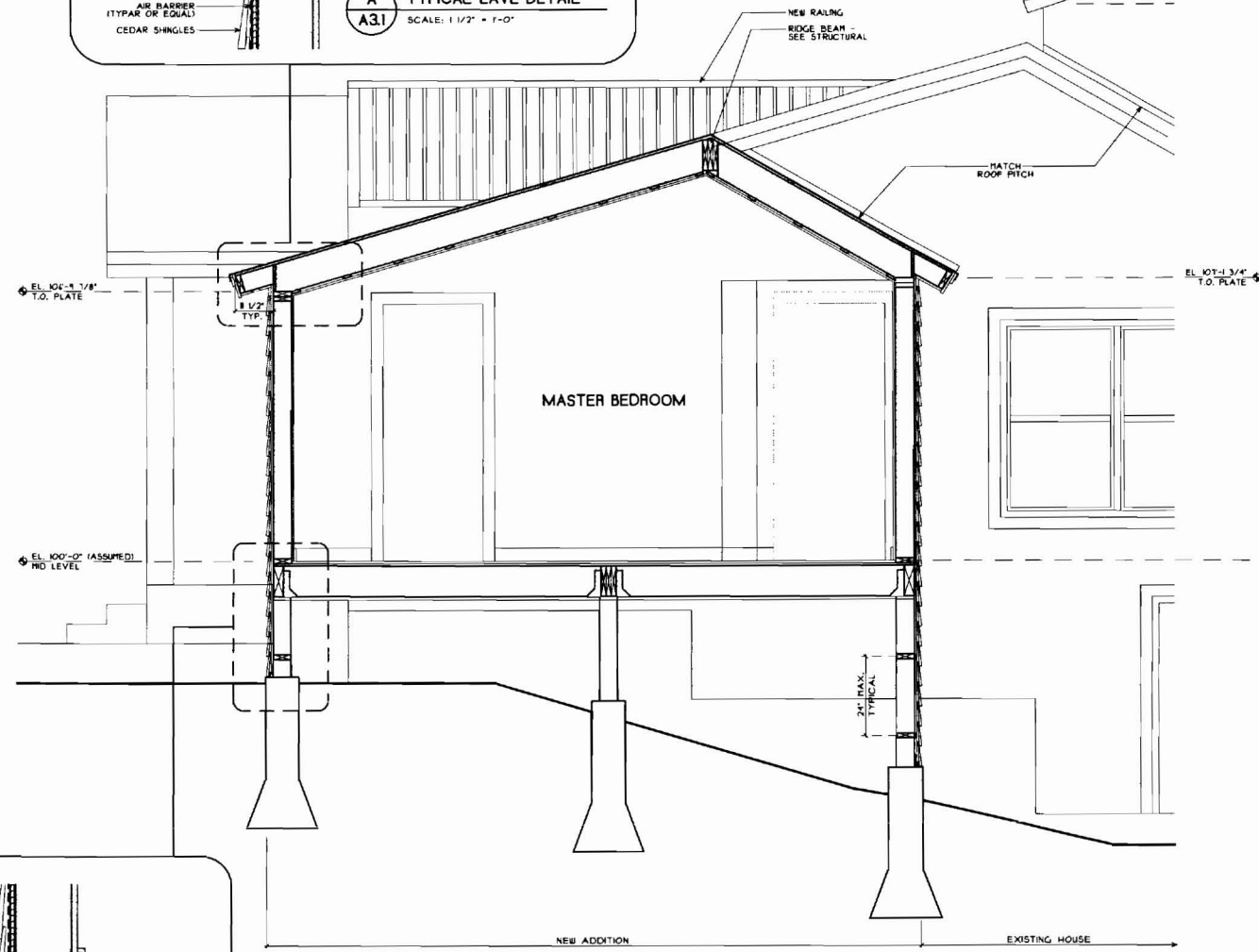
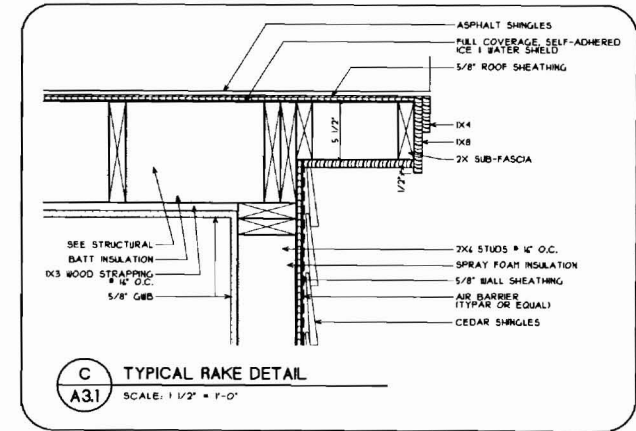
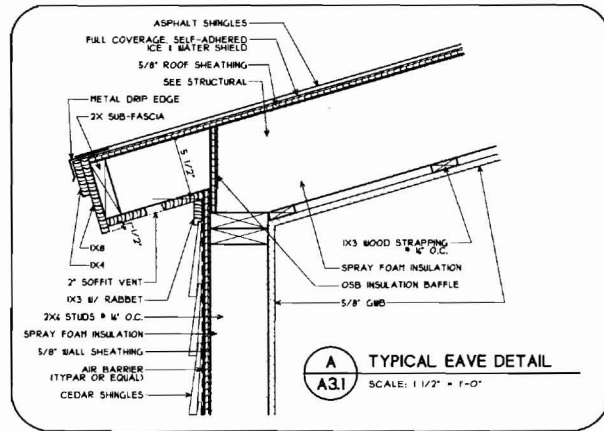
Consultants
 Structural Engineer
 Pinkham & Greer

Job No.: 08.L3
 Date: June 17, 2009
 Scale: AS NOTED
 Drawn by: DR
 Checked by: DWB

Drawing Title:
 Building Sections

A3.1

PERMIT SET



11/2/2009