

November 6, 2014

Inspections Division
Department of Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Three Palms Design Build, LLC. Vincent "Cap" & Christina Mona purchased the north side of House Island on September 30, 2014. It is their intent to restore and renovate the 3 structures currently standing on the Island and develop plans for a new additional building to safely house the equipment to handle the needs of the new infrastructure. We have attached a site plan and have labeled each structure 1, 2 and 3. This written project description will refer to the structures in that manner.

The restoration plans include the replacement of windows, siding, roofing, decking & porches. Exterior trim will be restored if in good shape and replaced only where needed. The interiors will be updated with new heating systems, plumbing, electrical, insulation & drywall or other wall products. New kitchens and additional bathrooms will be added to buildings 1 & 2. Under separate upcoming drawings & submissions

The infrastructure needs (sewer, water & power) are being assessed and separate permits will be requested once the desired system is determined and ready to be installed.

The plans included in this package are for building #2 only. Our intent is to restore and renovate this building to be the summer residence for the Mona's. We anticipate completion for their enjoyment early summer of 2015. The interior plans include the addition of one more bathroom, removing one interior wall to open up the living room and then restore the entire interior bringing it to code. New mechanicals will be added, heating, plumbing and electrical. Separate permits for these will follow.

We have had several discussions with the Historic Preservation staff regarding the exterior finishes. Deb Andrews and Rob Wiener made a site visit on Wednesday October 15th to review the finishes with the Architect, project manager and owner and to answer some of our questions and to seek approval of the roofing and siding materials. That approval has been granted.

The next phase of the project will be to build an energy building on the island that will support the solar panels, battery power and generators. This building will provide the electric power to all 3 structures. A separate plan, when complete, will follow.

This is a unique project and will require our team and the Town to keep an open dialogue as work progresses. We encourage this approach. Our lead team members are the following:

Architecture:

Mike Richman

Custom Concepts Inc

207- 883-0083

Project Manager:

Lynn DuBois

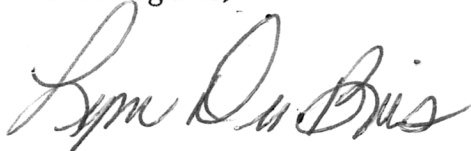
Lifestyle Designs

860-604-1357

Our next submission will be for the "energy" building and quickly following that plans for building 1.

We look forward to your review. We would be glad to come in and meet for discussion and the opportunity to seek answers to any of your questions.

Best Regards,

A handwritten signature in cursive script that reads "Lynn DuBois".

Lynn DuBois

Project Manager

860-604-1357

dubois.lynn@gmail.com

2024 Survey Book
 Book No. 111
 Page No. 111

LEGEND

- Property line (dashed)
- Boundary line
- Easement (100/100)
- Easement (100/100)

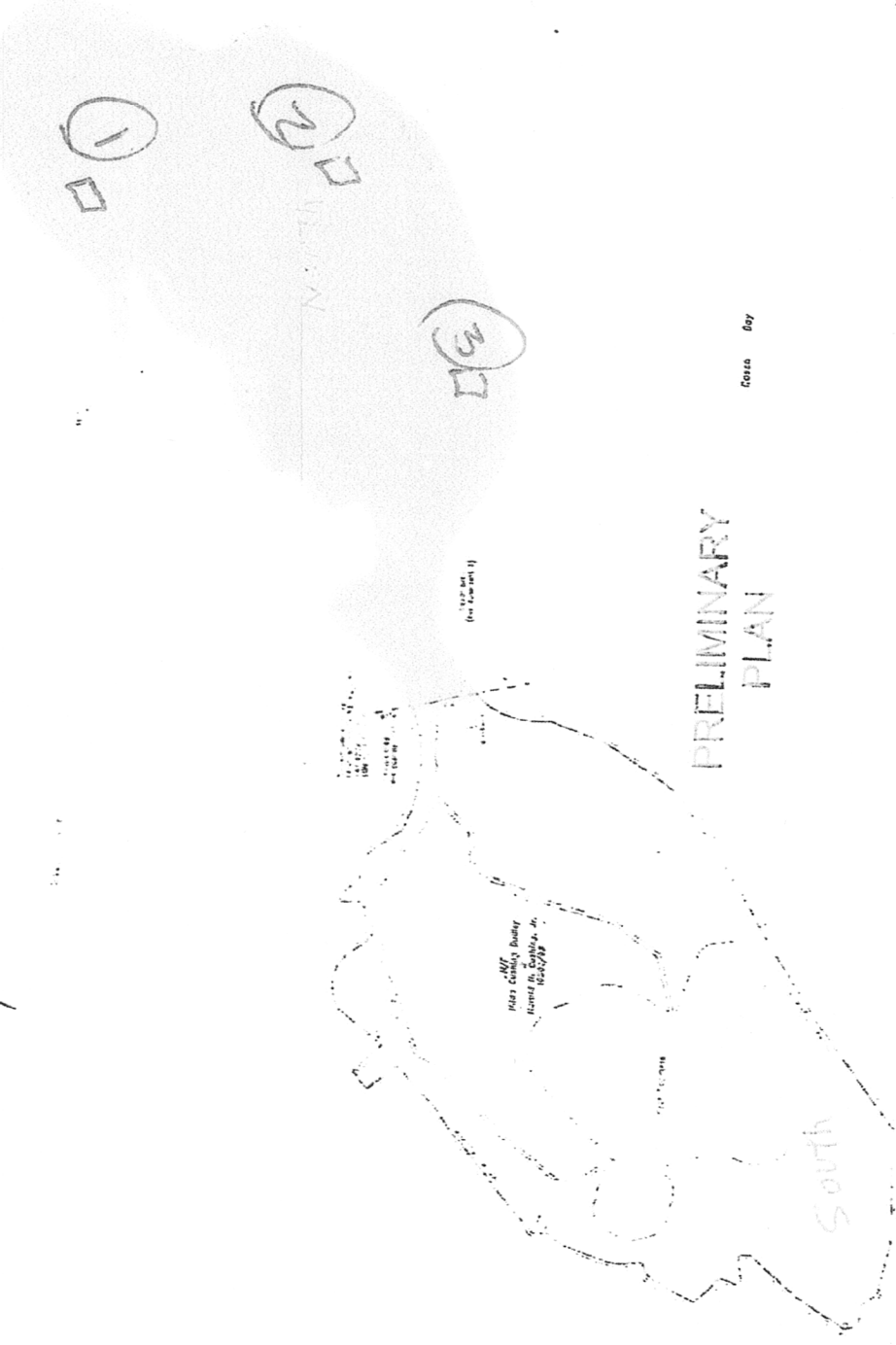
NOTES

1. This and other maps are in the custody of County of Cook, Illinois.

PARTICULARS OF THE SURVEY

1. The survey was made by the undersigned on the 15th day of August, 1924.

PRELIMINARY PLAN



REGISTERED
 SURVEYOR
 STATE OF ILLINOIS

Boundary Survey
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Heizo Island Ventures, LLC

Titmarsh Associates



ORIGINAL SURVEY
 10/20/23