

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0219	CBL: 083B A002001
Issue Date: MAY 22 2003	Phone: 749-3703 766-4499
Owner Name: Neal Alexandra K	1515 Pydra St Ste 1360
Contractor Name: Goduti Building Co.	CITY OF PORTLAND
Leases/Buyer's Name:	9 Decring Street Portland 2077742753
Proposed Use: Single Family	Zone: IR-3
Permit Fee: \$4,598.00	Cost of Work: \$600,000.00
CE0 District: 1	IR-3
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: R-3 Type: SB Signature: BOCA 1999 PEDESTRIAN ACTIVITIES DISTRICT (PAB) Signature: BMB-572403	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Proposed Project Description:
 Construct "New" Single Family Home, 4,300 SF

Permit Taken By: gad Date Applied For: 03/21/2003

- 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.

Zoning Approval

Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone Phub's Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan revised on water table Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 5/9/03	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: _____
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PERMIT ISSUED
 MAY 22 2003
 CITY OF PORTLAND

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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0219	Date Applied For: 03/21/2003	CEB#: 083B A002001
Location of Construction: 30 West Shore Dr		Owner Name: Neal Alexandra K
Business Name: Goduti Building Co.		Contractor Name: Goduti Building Co.
Lessee/Buyer's Name:	Phone:	Contractor Address: 9 Deering Street, Portland
		Permit Type: Single Family

Owner Address: 1515 Pydra St Ste 1360	Phone: () 766-4499
Contractor Address: 9 Deering Street, Portland	Phone: (207) 774-2753

Proposed Use: Single Family	Proposed Project Description: Construct "New" Single Family Home, 4,300 SF
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/08/2003

Note: 5/7/03 Spoke with contractor, Gaduti about the revised site plan for the expanded envelope. **Ok to Issue:**
 5/8/03 Izy confirmed that Lee U. just signed the new plat. Zoning ok except for conditions - limiting kitchen facilities per code definitions and requirements

- 1) The second floor office would need a separate home occupation permit if it is more that a residential office area for your home finances.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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. NO KITCHEN FACILITIES ARE ALLOWED IN THE GUEST SUITE OR THE COVERED PORCH AREA. Only a small bar sink (i.e. 9" x 9") shall be permitted by a bar-b-que area in the covered porch.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/22/2003

Note: 5/14/03 left vm w/Will Pogar to call concerning additional info ie. Clearance to combustibles @ chimney, **Ok to Issue:**
 stair specs, rise/run, head clearance, guard ht., baluster spacing. Verify egress sizing, tempered windows "M" & "R", spiral stair manufacturer specs, and BOCA 1999 not '96.

- 1) Submittal from W. Pogar stating the requested information, ok to issue permit
- 2) Design load specifications for all engineered products ie. Microlams/LV's/Trusses, spiral staircase, must be submitted to this office prior to issuing a certificate of occupancy
- 3) Separate permits are required for any electrical or plumbing work.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Applicant: Goduti Bldg Co. G#2 Date: 3/26/03
Address: 30 West Shore Drive C-B-L: 0888-A-002
GET ISSUED

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - ~~IR-1~~ IR-1

Interior or corner lot -

Proposed Use/Work - Construct New Single Family home

Sevage Disposal - Private

Lot Street Frontage - 100' min 228' shown

Front Yard - 30' min - 30' to front property line

Rear Yard - 30' min - 100' to Stairs shown

Side Yard - 20' min - 39' on left - 20' on right for detached shed

Projections - Detached shed 12' x 12' - Eight side chimney - front corner porch

Width of Lot - 100' min 218' shown rear family room with fireplace

Height - 35' max - 30.5' to ridge

Lot Area - 40,000 sq ft 42,728 sq ft

Lot Coverage/Impervious Surface - 20% max of 8545.6 sq ft max 12' x 12' = 144

Area per Family -

16' x 24' = 384

Off-street Parking - 2 Reg. - 1 garage plus 1 other 903 x 17 = 12,780

Loading Bays - NA

13.5' x 28' = 378

16' x 50' = 800

Site Plan - ~~Amurkumov~~ #2003-0054

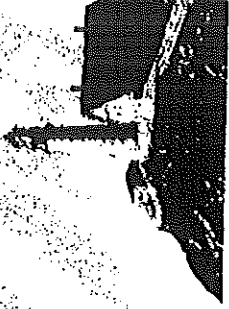
35' x 39' = 1365

Shoreland Zoning/Stream Protection - 75' min. - 100' to stairs the stone 3198.80 sq ft

Flood Plains - Panel B - Zone C

No kitchen facilities are allowed in the Guest Suite or covered 2nd floor office. Need a Home occupation if more than a residential office.

Calendar Island Architects, Inc.



MEMO:

Date: May 15, 2003
 TO: Jennie Bourke
 Inspections Office
 City of Portland, Maine
 FROM: William Pogar, A.I.A., N.C.A.R.R.
 Calendar Island Architects

RE: Neal Residence
 30 West Shore Drive
 Great Diamond Island
 Responses to May 15, 2003
 Building Permit Review items

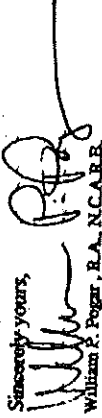
Dear Jennie,

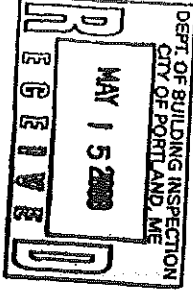
The following responses are information requested by you during our phone call today so a permit may be issued for the above noted project. The items you requested are as follows:

- #1. Window Schedule revisions: Windows labelled "R" at Alex Neal's tub area will be noted as tempered glass units due the fact that the tub can be located within 36" of the window. Currently, windows in the optional sleeping area of the Guest House have at least 5.7 sq ft in the bottom sash, as required by code, for egress.
- #2. Stair rise and run will be no more than a 7.71" rise, nor less than a 10.5" tread. Spacing between balusters will have less than a 4" net opening. Handrail/guardrail height will be 36", per our discussion. Minimum 6'8" head clearance will be maintained.
- #3. Calendar Island Architects notes that the City Of Portland currently operates under the 1999 BOC-A code, not 1996.

Thank you for your assistance. Please call if you have any additional concerns or comments.

Sincerely yours,


 William S. Pogar, R.A., N.C.A.R.R.



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

2003-0054
Application I. D. Number

Neal Alexandrina K
Applicant 03/21/2003
Application Date

1515 Pydris St Ste 1350, New Orleans, LA 70112
Applicant's Mailing Address
Godard Builders, Inc.
Consultant/Agent

3698 sq. Ft. 42728 sq. Ft.
Proposed Building square Feet or # of Units
Acreage of Site

30 - 30 West Shore Dr, Portland, Maine
Address of Proposed Site
083B A002001
Assessor's Reference: Chert-Block-Lot

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

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

Fees Paid: Site Plan \$50.00 Subdivision \$250.00 Engineer Review \$250.00 Date: 03/25/2003

Approval Status:
 Approved
 Denied

Approval Expiration 05/07/2004 Extension to _____
 Jay Reynolds signature 05/07/2003 date
 Jay Reynolds Reviewer Jay Reynolds
 Additional Sheets Attached

Condition Compliance	Signature	Date	Amount	Expiration Date
<input type="checkbox"/> Performance Guarantee	<input type="checkbox"/> Required			
* No building permit may be issued until a performance guarantee has been submitted as indicated below				
<input type="checkbox"/> Performance Guarantee Accepted			amount	expiration date
<input type="checkbox"/> Inspection Fee Paid			amount	
<input type="checkbox"/> Building Permit Issued				
<input type="checkbox"/> Performance Guarantee Reduced			remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy			Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection			signature	
<input type="checkbox"/> Certificate Of Occupancy			signature	
<input type="checkbox"/> Performance Guarantee Released			signature	
<input type="checkbox"/> Defect Guarantee Submitted		submitted date	amount	expiration date

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

2003-0054
Application I. D. Number

Neal Alexandra K.

Applicant

1815 Pydra St Ste 1360, New Orleans , LA 70112

Applicant's Mailing Address

Godard Builders, Inc.

Consultant/Agent

Applicant Ph: (207) 748-3703

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

03/21/2003

Application Date

Diamond Cove, Lot #2

Project Name/Description

30 - 30 West Shore Dr, Portland, Maine

Address of Proposed Site

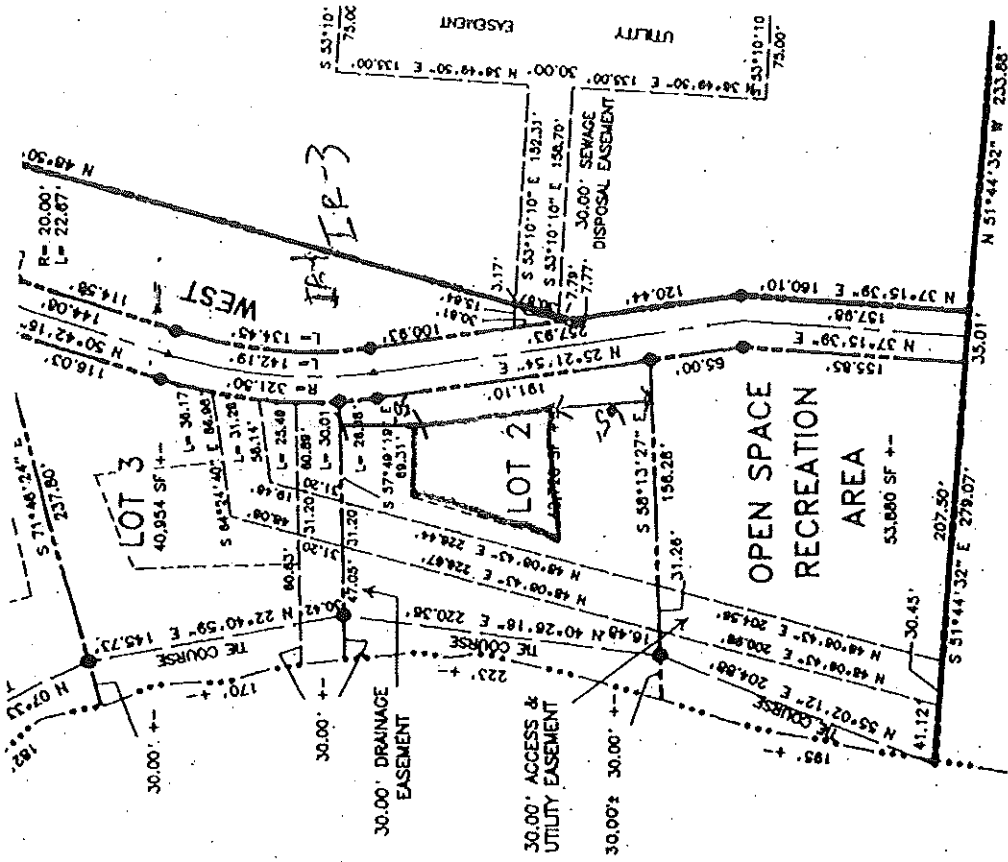
0639.A002001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRG

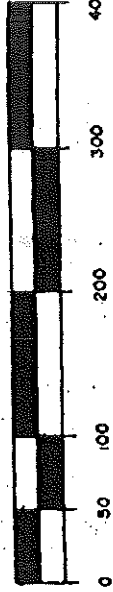
- 1 PRIOR TO SOIL DISTURBANCE, THE APPLICANT SHALL INSTALL THE APPROPRIATE EROSION CONTROL MEASURES.
- 2 The landscaping as shown on the approved site plan must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #30 WEST SHORE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 7 All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).

ATLANTIC



5/6/03 - envelope changed; Approved by Lee Y. - new my LAR being recorded

GRAPHIC SCALE



1"=100'

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

2003-0054
Application I. D. Number
3/21/2003
Application Date

Neal Alexandra K
Applicant

1515 Pydra St Ste 1360, New Orleans, LA 70112
Applicant's Mailing Address
Godulf Builders, Inc.

Diamond Cove, Lot #2
Project Name/Description

30 - 30 West Shore Dr, Portland, Maine
Address of Proposed Site
083B A002001

Assessor's Reference: Chart-Block-Lot
Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot

3698 sq. FL
Proposed Building square Feet or # of Units
42728 sq. FL
Acreage of Site
Zoning

Check Review Required:

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

Fees Paid: Site Pla \$50.00 Subdivision \$250.00 Engineer Review \$250.00 Date 3/25/2003

Building Approval Status:

Approved Approved w/Conditions See Attached Denied Reviewer _____

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____	_____	_____
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____	_____	_____
<input type="checkbox"/> Building Permit Issue	_____	_____	_____	_____	_____
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____	_____	_____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Final Inspection	_____	_____	_____	_____	_____
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____	_____	_____
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____	_____	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____	_____	_____
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____	_____	_____



CITY OF PORTLAND, MAINE
 Department of Building Inspections

3/21 2003

Received from Alexandra Neal
 Location of Work 30 West Shore Dr
Diamond Cove, Gr. & Island
 Cost of Construction \$ 600,000
 Permit Fee \$ 4,223 Siteplan Bldg. permit
 Building (11) Plumbing (15) Electrical (12) Site Plan (12)
 Other Cof 0.75.00

CBL: 083-BA-002
1002-674.00
 Check #: 118-3926.00 Total Collected \$ 4598.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

03-0219

All Purpose Building Permit Application

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>30 West Shore Dr., Diamond Lake, Sec Diamond Island</u>		Square Footage of Lot
Total Square Footage of Proposed Structure <u>43007-</u>		<u>42,748</u>
Tax Assessor's Chart, Block & Lot Chart# <u>0B3</u> Block# <u>BA</u> Lot# <u>002</u>	Owner: <u>Alex and Byron Neal</u>	Telephone: <u>766-4499</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Godwhi Building Co. 9 Dearing St Portland, ME 04101</u>	Cost Of Work: \$ <u>600,000</u> <u>4223.00 Blks</u> Fee: \$ <u>300.00</u> <u>75.00 C&D</u>
Current use: <u>vacant land</u>	If the location is currently vacant, what was prior use: <u>Neval hospital - demolished</u>	
Approximately how long has it been vacant: <u>1 1/2 years</u>		
Proposed use: <u>New Residence</u>		
Project description: <u>build 4300 ft single family residence</u>		
Contractor's name, address & telephone: <u>Godwhi Building Co. Inc</u>		
Who should we contact when the permit is ready: <u>James Godwhi 776-3768</u>		
Mailing address: <u>9 Dearing St. Portland ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>776-3768</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 City of Portland, Maine shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the permit or to make any modifications to this permit.

Signature of applicant: [Signature] Date: MAR 21 2003

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

MAINE REAL ESTATE TAX PAID

SHORT FORM WARRANTY DEED

Robert Levine and Vilean Taggersell of 2 Hemlock Lane, Falmouth, ME 04105, FOR CONSIDERATION PAID, grant to Alexandra K. Neal of 1515 Pydra Street, Suite 1360, New Orleans, LA 70112, with WARRANTY COVENANTS, the following described real property located on Great Diamond Island, in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with any improvements thereon, situated on Great Diamond Island, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 2 as shown on a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine" dated July 9, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145 (the "Plan") to which Plan and the record thereof, reference can be made for a more particular description of the within conveyed premises.

The above-described premises are conveyed together with and subject to the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 23, 1993 and recorded in said Registry of Deeds in Book 11277, Page 322, including Exhibit A thereto (the "Declaration"). The above-described premises are further conveyed subject to all other matters of record.

The following restrictive covenant shall apply to, and be binding upon the within described Lot 2, and shall further be a covenant imposed upon all subsequent conveyances of single-family house lots on said plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine" dated July 9, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145 (the "Plan"):

All residences erected on said lot shall contain at least 1,400 square feet of living area as defined in said Amended and Restated General Declaration of Covenants and Restrictions.

The within covenant is imposed for the mutual benefit of McKinley Partners Limited Partnership and the Grantees herein and shall be a continuing covenant running with the land, enforceable by either McKinley Partners Limited Partnership and the Grantees herein, their heirs, successors and assigns, or by other owners of lots subject to the same covenant and located on the Plan.

Also hereby conveying to the within Grantees, all of Grantor's right, title and interest in and to the adjacent intertidal zone, defined as that area lying between the sidelines of the above-described premises extending seaward to mean low water mark; said inter-tidal area being subject, however, to the use Restrictions appearing in Articles 4 and 5 of the Declaration.

The above-described premises are further conveyed subject to all other matters of record.

Particular reference is also made to the terms and conditions of State of Maine Department of Environmental Protection Orders dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112, dated December 9, 1987 and recorded in said Registry of Deeds in book

8848, Page 314, dated May 10, 1989 and recorded in said Registry of Deeds in Book 8722, Page 151, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book 8902, Page 118, dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155, dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292 and dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Michael J. Strong, dated September 12, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13318, Page 202.

WITNESS our hands and seals this 3rd day of October, 2002.

WITNESS

Robert Levine

Vilean Taggersell
Vilean Taggersell

STATE OF MAINE
Cumberland, ss.

October 3, 2002

Personally appeared the above named Robert Levine and Vilean Taggersell and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Christine E. Tanguay
Christine E. Tanguay, Notary Public
My Commission Expires: 04/2005

S:\JCurrier\realclient\N\Neal105252\SFW\WD.indiv.wpd

Received
Recorded Register of Deeds
Oct 04/2002 01:24:31P
Cumberland County

John B. O'Brien

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

20030054

Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE: If you or the property owner owns 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: Lot 2, Diamond Cove, Great Diamond Island, Portland, ME	
Total Square Footage of Proposed Structure: 3698 S.F.	Square Footage of Lot: 42728
Tax Assessor's Chart, Block & Lot Number	
Chart: 83B Block: A Lot: 2	Owner: Byron & Alex Noel Telephone: 207-749-3703
Owner/Buyer's Name (If Applicable): N/A	Owner's/Proprietor's/Leasee's Address: C/O 30 West Shore Drive, Great Diamond Island, Portland, ME 04110 Cost of Work: \$ 600,000
Proposed Project Description: (Please be as specific as possible)	
Construction of a single-family house on a residential house lot within an approved subdivision.	
Contractor's Name, Address & Telephone: Janelle Gohuti, Gohuti Building Co., 2 Park Circle, Cape Elizabeth, ME 04107 Record By:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III
- HVAC (Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
 - 2) A Copy of Your Construction Contract, if available
 - a) A Plot Plan (Sample Attached)
- A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks, porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
 - Seals and North arrow; Zoning District & Setbacks
 - First Floor sill elevations (based on mean sea level datum);
 - Location and dimensions of parking areas and driveways;
 - Location and size of both existing utilities in the street and the proposed utilities serving the building;
 - Location of areas on the site that will be used to dispose of surface water.
 - Existing and proposed grade contours
- a) Building Plans (Sample Attached)
 - b) Cross Sections w/trimming details (including porches, decks w/ railings, and accessory structures)
 - c) Floor Plans & Elevations
 - d) Window and door schedules
 - e) Foundation plans with required drainage and dampproofing
 - f) Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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 holder/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 hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>John S. ...</i>	Date: 5/12/03
Site Review Fee: \$300/00 (Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.	



Northeast Civil Solutions

INCORPORATED

March 12, 2003

153 U.S. Route 1
Scarborough
Maine 04074

Jay Reynolds, Planner
City of Portland
389 Congress Street
Portland, ME 04101

RE: Minor/Minor Site Plan Review: Alex and Byron Neal, Great Diamond Island

Dear Jay:

tel 207.883.1000
800.882.2227

fax 207.883.1001

On behalf of Alex and Byron Neal, we are pleased to submit the attached information for your review. Lot 2 on West Shore Drive (Great Diamond Island) is currently vacant, with the structure as depicted on the Sketch Plan prepared for construction as soon as possible. Will Pogar of Calendar Islands Architects will be presenting a full set of building plans to you shortly. As indicated on the application, the builder (Goduti Building Company) estimates a cost of \$600,000 for construction completion.

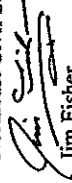
Attached please find an application for Minor/Minor Site Plan Review; a Sketch Plan showing survey data, existing and proposed grading, zoning district and setback lines, and existing and proposed utility locations; and elevations data. Given the nature of the house on Great Diamond Island, no driveway is proposed as no vehicle will be used.

NCS has contacted the Maine Department of Environmental Protection and no permit is required based on the design and location as submitted. Stormwater will sheet flow across the site for maximum absorption on site, then into the Atlantic Ocean (Casco Bay). Sewerage will be private in the area as indicated, and an HHE-200 Report is also attached. Water is public as shown.

Also attached is a landscaping plan for your review which is intended to depict site buffering. The site is now mostly cleared, having previously been the site of an old military building. The impervious surface area created by this proposed house is considerably less than the area occupied by the old (now demolished) building, which in turn enhances the lot both aesthetically and from the perspective of creating a greater area for stormwater mitigation on site.

If you have any questions, please contact Isaiah Plante (Project Manager) or me at any time. Thank you.

Sincerely,
Northeast Civil Solutions, Inc.



Jim Fisher
President

Enclosure

030460-02

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf 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: Lot 2, Diamond Cove, Great Diamond Island, Portland, ME		Square Footage of Lot	42728
Total Square Footage of Proposed Structure		3698 S.F.	
Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone:
Chart	83B Block# A Lot# 2	Byron & Alex Neal	207-749-3703
Lease/Buyer's Name (If Applicable)	N/A	Owner's/Purchaser's/Lease Address: c/o 30 West Shore Drive Great Diamond Island, Portland, ME 04119	Cost of Work: \$ 600,000 Fee: \$
Proposed Project Description (Please be as specific as possible)			
Construction of a single-family house on a residential house lot within an approved subdivision.			
Contractor's Name, Address & Telephone		Exec'd By:	
James Godtuli, Godtuli Building Co., 2 Park Circle, Cape Elizabeth, ME 04107			

Separate permits are required for Internal & External Plumbing, HVAC and Electrical Installation.

•All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II

•All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

•All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III

•HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract. If available

3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land

surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Seals and North arrow, Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building.
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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 hereby 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 hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>John S. Neal</i>	Date: <i>3/12/03</i>
Site Review Fee: \$300/900 Building Permit Fee: \$50.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.	

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Minimum Deposit: \$1000.00
 (207) 877-5872 Fax (207) 877-4172

PROPERTY LOCATION: **PORTLAND (GREAT DIAMOND ISLAND)**
 City/Town or Foundation: **PORTLAND**
 Street or Road: **WEST SHORE DRIVE**
 Subdivision, Lot - **LOT 2, DIAMOND COVE**
 Date Permit Issued: **5.12.2003**
 Fee Charged: **\$110.00**
 TOWN COPY
 L.P.L.# **017.32**
2003-6005

OWNER/APPLICANT INFORMATION:
 Name (last, first, MI): **NEAL**
 Address: **BYRON & ALEX**
123 D.S. ROAD
SCARBOROUGH ME 04074
 Daytime Tel.: **883-4000**

Signature of Owner/Applicant: _____ Date: _____
 Signature of Local Plumbing Inspector: _____ Date: _____

Caution: Inspections Required
 I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal System Application.

(120) Date approved: _____
 (1200) Date Approved: _____

PERMIT INFORMATION

THIS APPLICATION REQUIRES

1. No Risk Variance
 2. First Time System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 3. Replacement System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 4. Minimum Lot Size Variance
 5. Seasonal Conversion Approval

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling (Unit, Pk. or Bed Rooms): **4**
 2. Multiple Family Dwelling, Etc. or Trailer
 3. Other: _____

DISPOSAL SYSTEM COMPONENTS

1. Complete In-situ Treatment System
 2. Primitive System (groundwater) 3. All (table)
 3. Alternative Treatment, priority: _____
 4. In-situ Treatment In treatment tank only
 5. Holding Tank
 6. In-situ Treatment (In-situ field tank)
 7. Supersaturated Tank System (table)
 8. Complete In-situ Treatment System (table)
 9. In-situ Treatment In treatment tank only
 10. In-situ Treatment In-situ field tank only
 11. In-situ Treatment, priority: _____
 12. Other, alternative: _____

TYPE OF WATER SUPPLY

1. Drilled Well 2. Dug Well 3. Private
 4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete
 a. Regular
 b. Low Profile
 2. Plastic
 3. Other: _____
 CAPACITY: **1000** gallons

SOIL DATA & DESIGN CLASS

PROFILE CONDITION: **DESIGN**
 AT observation depth: **1 & 2**
 Depth: **24"**
 NO. TESTS: **1000** (one for one)

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench
 3. Proprietary Device
 a. Cluster array c. Linear
 b. Regular d. 11-20 Inverted
 4. Other: _____
 SIZE: **125%**
27 ELZEN IN-DRAIN UNITS

DISPOSAL FIELD SIZING

1. Small - 2.0 sq. ft./unit
 2. Medium - 2.5 sq. ft./unit
 3. Medium Large - 3.3 sq. ft./unit
 4. Large - 4.1 sq. ft./unit
 5. Very Large - 5.0 sq. ft./unit

GARBAGE DISPOSAL UNIT

1. No 2. Yes
 3. May be Specify one below
 a. Multi compartment tank
 b. Increase in tank capacity
 c. Error on tank outlet

PUMPING

1. Not required
 2. May be required
 3. Required specify only for requirement of experimental systems
 POWER: **75-100** watts

DESIGN FLOW

360 gallons per day
 (1200 gal)
 1. Table (20) standing unit (table)
 2. Table (50) 2' follow for table
 3. Table (40) 18' follow for table
 for other facilities

4 BEDROOMS AT 90 GALLONS PER DAY EACH= 360 GPD

1. Location (20) 50' follow for table
 2. ATTACHED WATER SUPPLY (table)

SITE EVALUATOR STATEMENT

I certify that on **1/21/2003** I have completed a site evaluation on this property and state that the data reported in this report is true and that the proposed system complies with the Subsurface Wastewater Disposal Rules (19) MAA MRB 240

Site Evaluator Name: **Albert Frick**
 Telephone Number: **(207) 877-5545**
 E-mail Address: **ALBERTFRICK@GMAIL.COM**

Site Evaluator Signature: _____ Date: **1/21/2003**

ALBERT FRICK
 Site Evaluator Name, Printed
 ALBERT FRICK ASSOCIATES - 804 COUNTY ROAD ROAD GORHAM, MAINE 04003 - (207) 877-5545
 Note: Changes to or deviations from the design should be confirmed with the Site Evaluator

ALBERT FRICK
 Telephone Number: (207) 877-5545
 E-mail Address: ALBERTFRICK@GMAIL.COM

11ME-300 Rev. 8/01

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation
PORTLAND (GREAT DIAMOND ISLAND)

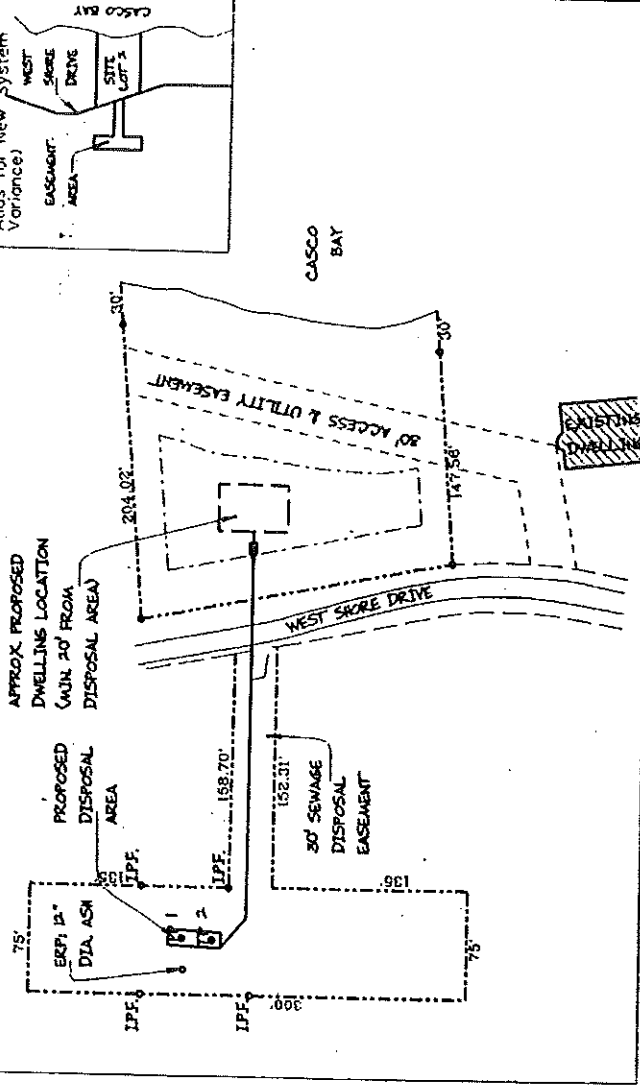
Street, Road Subdivision
WEST SHORE DRIVE

SITE PLAN

Scale 1" = 100 Ft.
 of as shown

Owner's Name
BYRON & ALEX NEAL (NCS)

SITE LOCATION PLAN
 (Attach Map from Maine
 Atlas for New System
 Variance)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP 1** Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (feet)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DARK BROWN	
10	COBBLY SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	
20	COBBLY SANDY SAND	FIRM	LIGHT BROWN	FEW FAINT
30	LIMIT OF EXCAVATION			

Soil Classification: **C**
 Limiting Factor: **24**
 Slope Condition: **C**
 Soil Profile: **3**
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Albert Frox
 Site Evaluation Signature

K-3
 SE

Date

1/21/2003

Page 2 of 3
 HME-200 Rev. 1/99

Observation Hole **TP 2** Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (feet)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DARK BROWN	
10	SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	
20	GRAVELLY SANDY LOAM	FIRM	LIGHT BROWN	FEW FAINT
30	LIMIT OF EXCAVATION			

Soil Classification: **C**
 Limiting Factor: **24**
 Slope Condition: **C**
 Soil Profile: **3**
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

Street, Road, Subdivision

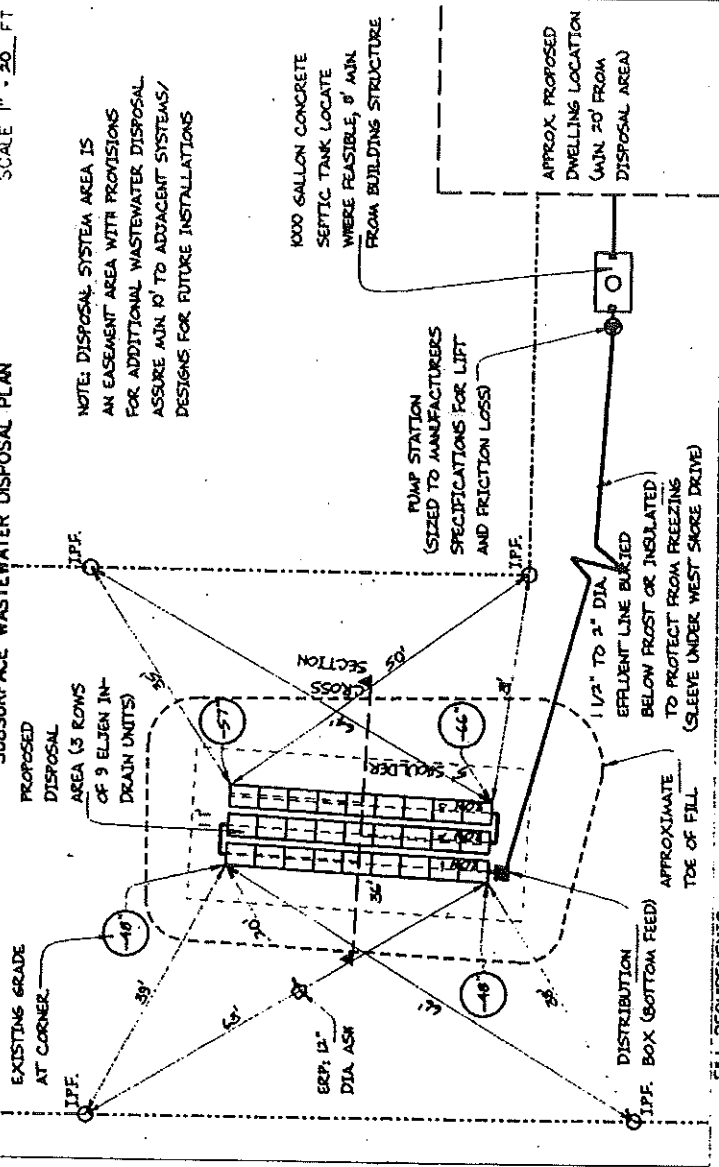
PORTLAND (GREAT DIAMOND ISLAND) WEST SHORE DRIVE

Owner's Name
BYRON & ALEX NEAL

State, Department of, Agency, Services
Maine, Department of Human Services
(207) 387-5672 FAX (207) 387-4172

SCALE 1" = 20' FT

SUBSURFACE WASTEWATER DISPOSAL PLAN



FILL REQUIREMENTS

Depth of Fill (Upslope) : 17"

Depth of Fill (Downslope) : 20"

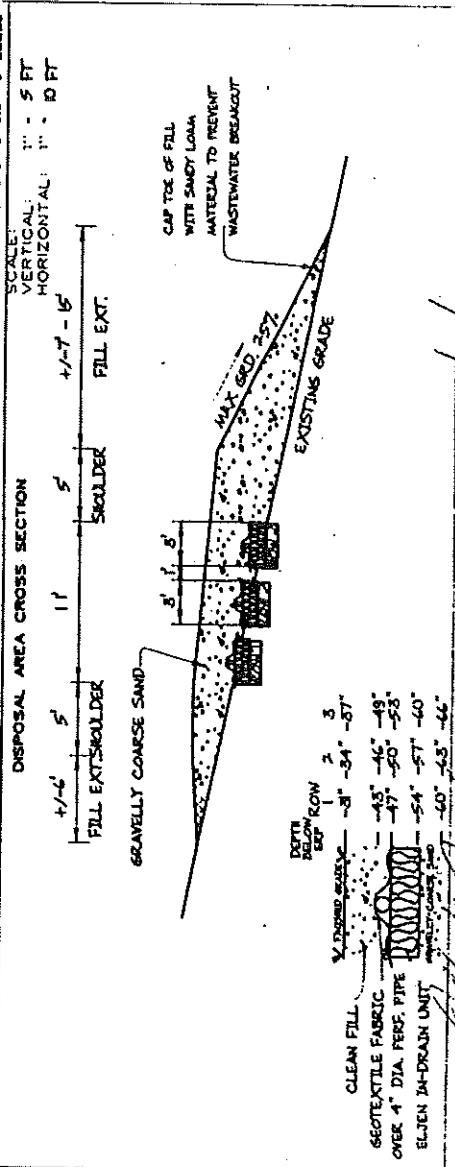
DEPTH AT CROSS-SECTION (shown below)

Finished Grade Elevation

Top of Disposal Area

Bottom of Disposal Area

Proprietary Device





Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators
95A County Road, Gorham, Maine 04038

TEL: 603-556-1100

PORTLAND

Lot #2

GREAT DIAMOND ISLAND

DIAMOND COVE

NEAL (FRICKS/GODDITT)

LOCATION

APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or Federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a package (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND
GREAT DIAMOND ISLAND LOT #2
TOWN LOCATION DIAMOND COVE NEAL (for NCS/60DUT)
APPLICANT'S NAME

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu. ft.) x 7.48 cu. ft. (gallons per cu. ft.) ÷ # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "1" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by rero-filling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Direct the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 3% fines (silt and clay).
- 12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



Alfred Trinch Associates, Inc.
Soil Scientists & Site Evaluators
111 South Road, Jackson, Tennessee
100148000