

930718

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 145 Zone \_\_\_\_\_ Map # 83B Lot# C 647  
Please fill out any part which applies to job. Proper plans must accompany form. 50

Owner: James & Colleen Grout Phone # \_\_\_\_\_

Address: Box 331 Wx Westminster, VT 05158

LOCATION OF CONSTRUCTION Willis St- Great Diamond Island

Contractor: RMY Leddy Bldrs Sub: 871-8083

Address: 64 Eastern Prom- Ptld Phone # ME 04101

Est. Construction Cost: 25,000 Proposed Use: vacant lot

Past Use: 1-fam dwlg

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal M M S B Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion const 1-fam dwlg 28'x20'

Foundation: 83 - B-C- 6,7

- 1. Type of Soil: \_\_\_\_\_
- 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- 3. Footings Size: \_\_\_\_\_
- 4. Foundation Size: \_\_\_\_\_
- 5. Other \_\_\_\_\_

Floor:

- 1. Sills Size: \_\_\_\_\_ Sills must be anchored
- 2. Girder Size: \_\_\_\_\_
- 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.
- 4. Joists Size: \_\_\_\_\_
- 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
- 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
- 7. Other Material: \_\_\_\_\_

Exterior Walls:

- 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. No. windows \_\_\_\_\_
- 3. No. Doors \_\_\_\_\_
- 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
- 6. Corner Posts Size \_\_\_\_\_
- 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
- 10. Masonry Materials \_\_\_\_\_
- 11. Metal Materials \_\_\_\_\_

Interior Walls:

- 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 3. Wall Covering Type \_\_\_\_\_
- 4. Fire Wall if required \_\_\_\_\_
- 5. Other Materials \_\_\_\_\_

**For Official Use Only**

Date: 7/26/93

Inside Fire Limits \_\_\_\_\_

Bldg Code \_\_\_\_\_

Time Limit \_\_\_\_\_

Estimated Cost: 25,000

Subdivision \_\_\_\_\_

Name: AUG 17 1993

Lot \_\_\_\_\_

Ownership: \_\_\_\_\_

CITY OF PORTLAND

Zoning:

Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_

Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_

Special Exception \_\_\_\_\_

Other (Explain) \_\_\_\_\_

Ceiling:

- 1. Ceiling Joists Size: \_\_\_\_\_
- 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 3. Type Ceilings: \_\_\_\_\_
- 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- 5. Ceiling Height: \_\_\_\_\_

Roof:

- 1. Truss or Rafter Size \_\_\_\_\_
- 2. Sheathing Type \_\_\_\_\_
- 3. Roof Covering Type \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_

Heating:

Type of Heat: \_\_\_\_\_

Electrical:

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

- 1. Approval of soil test if required \_\_\_\_\_
- 2. No. of Tubs or Showers \_\_\_\_\_
- 3. No. of Flushes \_\_\_\_\_
- 4. No. of Lavatories \_\_\_\_\_
- 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:

Type \_\_\_\_\_

Pool size \_\_\_\_\_

Must conform to National Electrical Code and State Law.

Permit Received By \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date 7/26/93

Signature of CEO Prul Leddy \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

SCANNED

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

HISTORIC PRESERVATION

Not in District or Landmark  
Does not require review.  
Requires Review.

Span \_\_\_\_\_  
Size \_\_\_\_\_  
Action: Approved.  
Approved with Conditions.  
Denial.  
Signature: \_\_\_\_\_

Renue



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION Willis St/Great Diamond Island (083-B-C-006/00)

Issued to James & Colleen Grout

Date of Issue 30 June 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 930718, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued 11 OCT 96

Approved:

*[Signature]*  
.....  
(Date) Inspector

*[Signature]*  
.....  
Inspector of Buildings



Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

ADDRESS: <sup>83- B-C-6,7</sup> WILLIS ST, Great Diamond Is. DATE: 17 Aug 1993

REASON FOR PERMIT: TO CONSTRUCT a single family dwelling 20' x 28'

BUILDING OWNER: James and Colleen Grant.

CONTRACTOR: Leddy Bldrs

PERMIT APPLICANT: '' ''

APPROVED: \*1 \*6 \*7 \*9 \*12 \*13 \*14 \*15

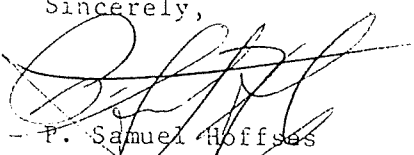
CONDITION OF APPROVAL:

- \*1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- \*6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- ✓ 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

over

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- X 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- X 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- X 13.) Headroom in habitable spaces is a minimum of 7'6".
- C 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- Y 15.) All construction and demolition debris must be disposed at the ~~site~~ by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 17, 1993

RE: 83B-C-6,7 - Willis St.  
Great Diamond Island

Leddy Builders  
64 Eastern Promenade  
Portland, ME 04101

Dear Sir:

Your application to construct a single family dwelling (two bedrooms, as per HHE-200 Form) has been reviewed and a permit is herewith issued subject to the following requirements:

**No Certificate of Occupancy can be issued until all requirements of this letter are met.**

### SITE PLAN REQUIREMENTS

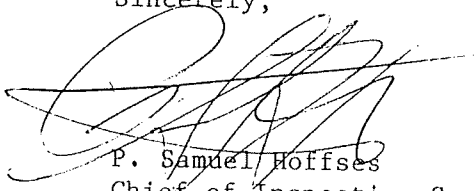
Inspection Services Div.    Approved    William Giroux, Zoning Administrator  
Public Works    Approved    Ms. Melodie Esterberg

### BUILDING CODE REQUIREMENTS

1. Your plan shows three(3) bedrooms but your subsurface wastewater disposal system application limits you to two(2) bedrooms.
2. Please read and implement items 1, 6, 7, 9, 12, 13, 14, and 15 of the attached building permit report.
3. Before any construction work begins, a complete framing detail must be submitted and approved. (Show dimensions of all material)

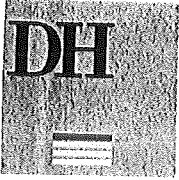
If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

cc: Ms. Melodie Esterberg, Planning Coordinator, Public Works  
Mr. William Giroux, Zoning Administrator



DeLUCA HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

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## MEMORANDUM

**TO:** Code Enforcement

**FROM:** Jim Wendel, Acting Development Review Coordinator

**DATE:** October 8, 1996

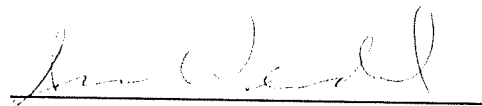
**RE:** Request for Certificate of Occupancy  
Willis Street(83B-C-6,7)  
Great Diamond Island

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On October 8, 1996 I reviewed the site for compliance of the conditions of approval. Some additional work is needed; It is;

1. Loam and seed disturbed areas.

It is my opinion that a temporary certificate of occupancy could be issued assuming code enforcement has no outstanding issues.

  
James T. Wendel, P.E.

c: Kandi Talbot, Planning Department

JN1350.10Gd83bc67

93-54-MM

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

*Alex Jaegerman*  
Planning  
7/25/93

Applicant James M. & Colleen M. Grout

Mailing Address Box 331- Westminsters VT 05158

Proposed Use of Site 1-fam dwTg w porch

Acreeage of Site / Ground Floor Coverage 21,757 sq ft / XXXXX 28'x20'

Date 7/25/93

Address of Proposed Site Hillis St. - Great Diamond Island

Site Identifier(s) from Assessors Maps 33- B-C-5,7

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: contact person : Paul Leddy 871-8083

Date Dept. Review Due: \_\_\_\_\_

Minor Minor Site Plan

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
APPROVED															
APPROVED CONDITIONALLY															
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach Separate Sheet if Necessary)

*Melodie A. Feltner*

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

10 id  
wale  
maly

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant James M. & Colleen M. Grout

Date 7/26/93

Mailing Address Box 331- Westminster VT 05158

Address of Proposed Site Willis St. - Great Diamond Island

Proposed Use of Site 1-fam dwlg w porch

Site Identifier(s) from Assessors Maps 83- B-C-6,7

Acreage of Site / Ground Floor Coverage 21,757 sq ft / 28'x20'

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: contact person : Paul Leddy 871-8083

Date Dept. Review Due: \_\_\_\_\_

Minor Minor Site Plan

**BUILDING DEPARTMENT SITE PLAN REVIEW**

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 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
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: WDA 8-16-93

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL



93-54-1111

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

*Alex Jaegerman*  
Planning  
7/26/93

Applicant James M. & Colleen V. Grout

Mailing Address Box 331- Westminster VT 05158

Proposed Use of Site 21,757 sq ft / 28'x20'

Acreage of Site / Ground Floor Coverage 20'x20'x20'

Date 7/26/93  
Address of Proposed Site Willis St. - Great Diamond Island

Site Identifier(s) from Assessors Maps 83- B-C-6.7

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: contact person : Paul Leddy 871-8083

Date Dept. Review Due: \_\_\_\_\_

Minor Minor Site Plan

**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach Separate Sheet if Necessary)

*Melodie A. Ettinger*  
SIGNATURE OF REVIEWING STAFF DATE

PUBLIC WORKS DEPARTMENT COPY

*red  
mac  
7/28/93*

Applicant: Leddy Builders

Date: 8-16-93

Address: Willis street Great Diamond Island

Assessors No.: 83-B-C-6,7

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - FR2

Interior or corner lot -

Use - single

Sewage Disposal - septic

Rear Yards - 25' + 25' req

Side Yards - 20' side yard on side street (20' other

Front Yards - 26' 25' req

Projections - front steps

Height - 1 1/2 story

Lot Area - ~~30~~ 21,757.6 #

Building Area - OK

Area per Family - entire

Width of Lot - 110'

Lot Frontage - 110'

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

RPPLST6 CAMA Real Property System - Residential Display 8/21/95  
 RPP092 Parcel Id: 083-E- G-220-001 01/01 Acct: C4162096 12:39

Property Address 118 DIAMOND AVE  
 Owner Name1 CLEM DAVID E TRUSTEE (1, 4, 1)  
 Name2  
 Address PO BOX 1252  
 City/State/Zip NORWICH VT 05055

Entrance Code 6 Land Use 11 # of Units 1

Route 1 Zone IR3 Nbhd 100 District 16 Traffic 1  
 Total Sq Ft  
 Utilities 5 6 Desc 83E-G-220 UNIT#22 Living Area 2,883  
 PLAN OF DIAMOND COVE  
 GREAT DIAMOND ISLAND

House Style 16 Year Built 1850 Total Rms 07 Total Bedrms 04  
 Baths Full 1 Half 0 Kitchen Remodeled 1 Bath Remodeled 1 Basement 4  
 Attic 1 Phy Cond 7 CDU VP Heating Type 2 3 3 Wood/Coal Burn 0  
 Next Screen E

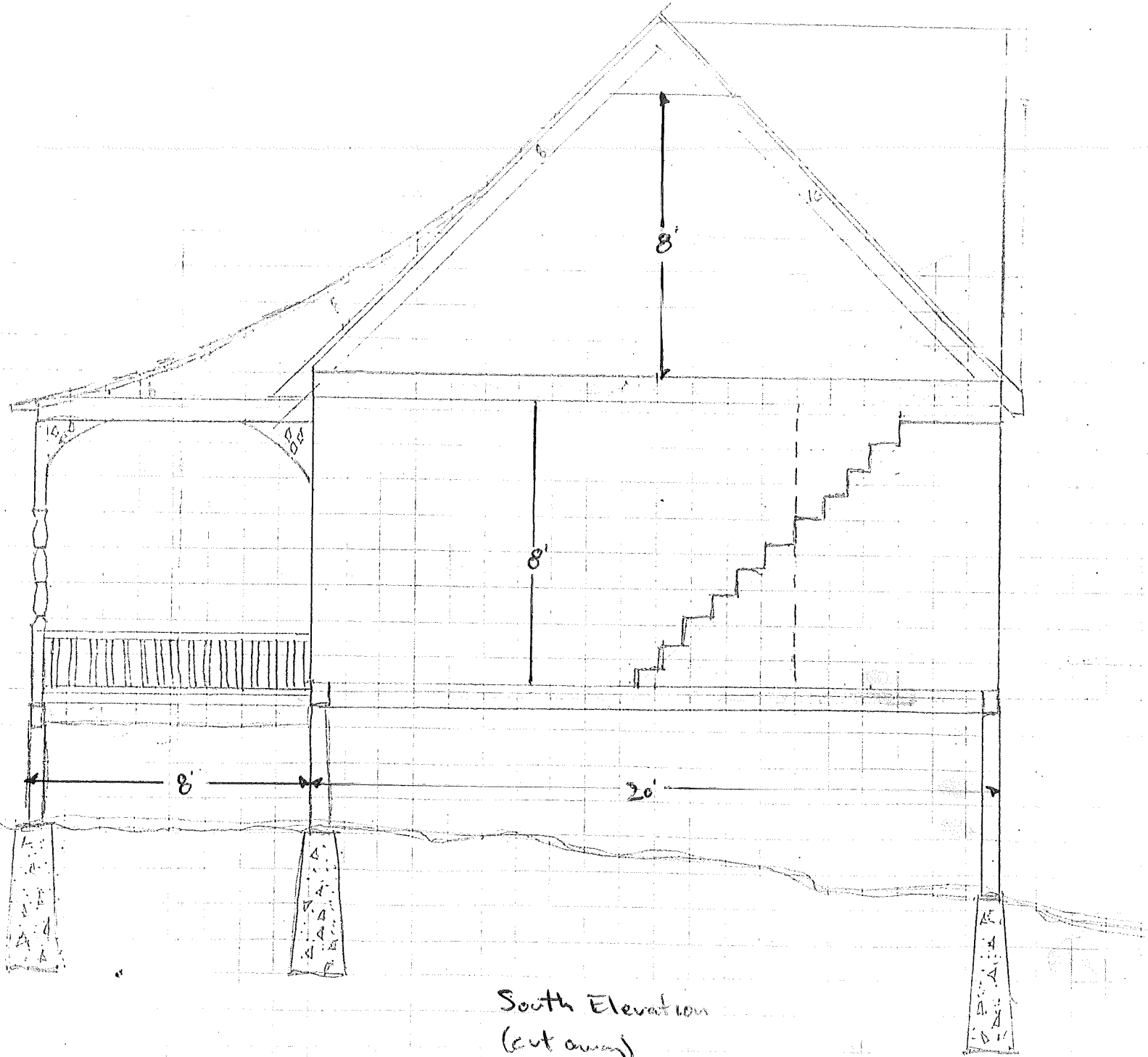
RPPLST7 CAMA Real Property System - Residential Display 8/21/95  
 RPP095 Parcel Id: 083-E- G-220-001 01/01 Acct: C4162096 12:42

LWR	1ST	2ND	3RD	AREA
A	MAIN STR			2158
B	20			0275
C	20			0450
D				
E				
F				39
G				
H				
I				
TOTAL AREA:				2883

Return E

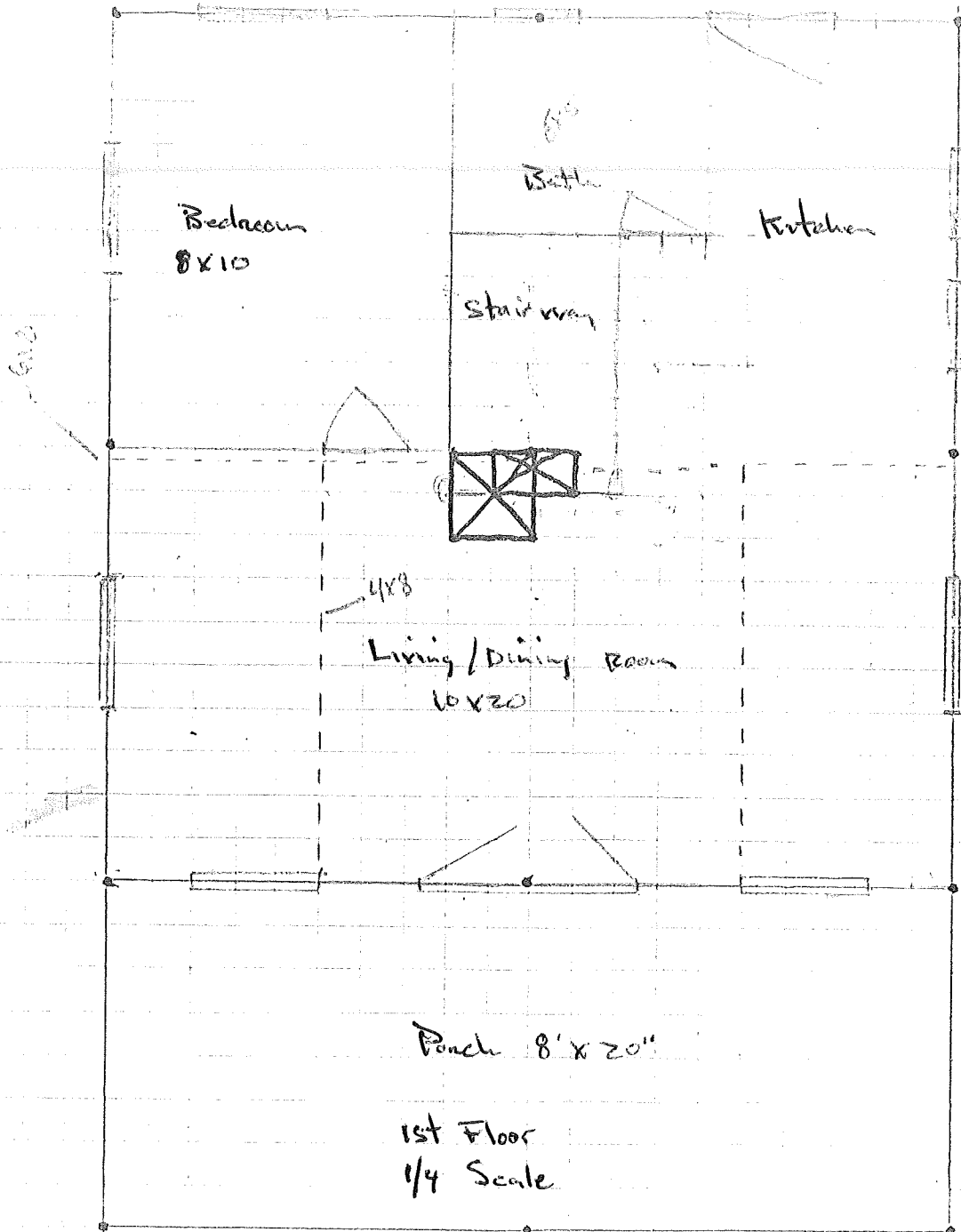
LEDDY BUILDERS  
64 EASTERN PROMENADE  
PORTLAND, ME 04101

Jim + Colleen Crost  
Willis St. Great Diamond Island  
Portland, Me.  
Summer Res.

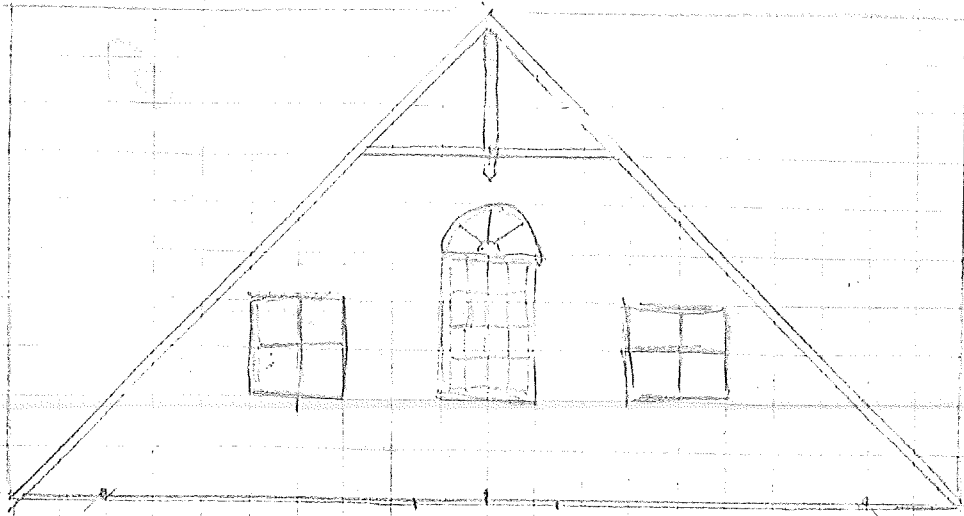


South Elevation  
(cut away)  
1/4" scale

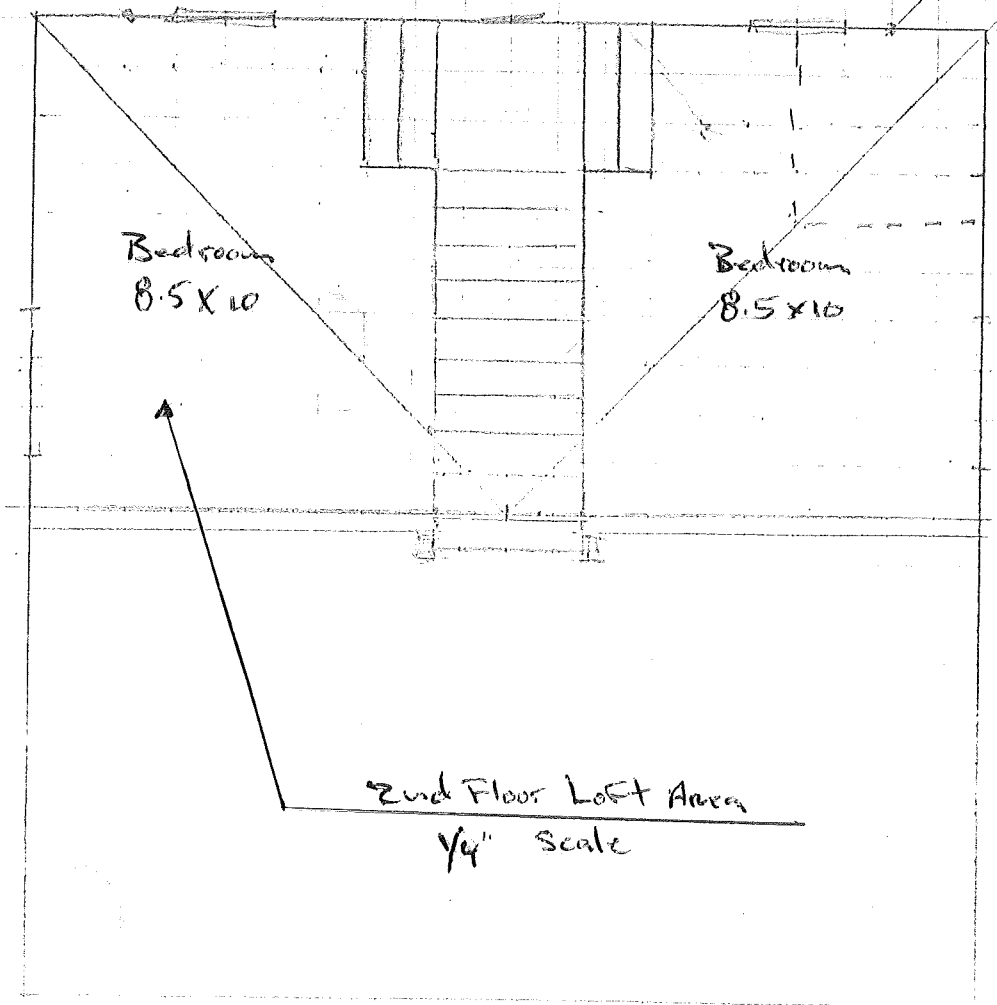
LEDDY BUILDERS  
64 EASTERN PROMENADE  
PORTLAND, ME 04101



LEDDY BUILDERS  
64 EASTERN PROMENADE  
PORTLAND, ME 04101



Rear Elevation



2nd Floor Loft Area  
1/4" Scale