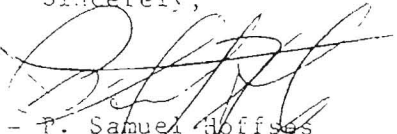


- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely 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".
- U 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- U 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

930718

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 145 Zone _____ Map # 83B Lot # C 697

Please fill out any part which applies to job. Proper plans must accompany form.

50

Owner: James & Colleen Grout Phone # _____

Address: Box 331 W 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 R Condominium _____ Conversion _____

Explain Conversion const 1-fam dwlg 28'x20'

w porch

83 - B-C- 6,7

Foundation:

- 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: _____
- 4. Joists Size: _____ Spacing 16" O.C.
- 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

Subdivision: _____

Inside Fire Limits: _____

Bldg Code: _____

Time Limit: _____

Estimated Cost: 25,000

Name: AUG 17 1993

Lot: _____

Ownership: _____

PERMIT ISSUED

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 _____ Span _____
- 2. Sheathing Type _____ Size _____
- 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 Yes _____ No _____
- 2. No. of Tubs or Showers _____
- 3. No. of Flushes _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools:

- 1. Pool Size: _____ Square Footage _____
- 2. Pool Size: _____
- 3. 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 _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

HISTORIC PRESERVATION

~~Not in District or Landmark~~

~~Does not require review.~~

~~Requires Review.~~

Span: ~~*****~~

Action: ~~Approved.~~

~~Approved with conditions.~~

Signature: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION *Willis St/Great Diamond Island (083-B-C-006/007)*

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

Entire

APPROVED OCCUPANCY

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued *11 OCT 96*

Approved:

[Signature]

(Date)

[Signature]

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.

[Handwritten mark]

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 0890

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

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Acting Development Review Coordinator

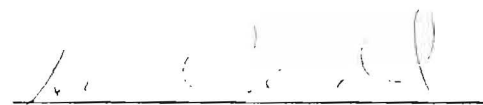
DATE: October 8, 1996

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

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

3-54-1111

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Alex Jaegerman
Planning
7/26/93

James M. & Colleen M. Grout

Applicant
Box 331- Westminsterg VT 05158

Date

Mailing Address
1-fam dwlg w porch

Willis St. - Great Diamond Island
Address of Proposed Site

Proposed Use of Site
1,757 sq ft / 28'x20'

33-8-C-6,7
Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

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 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																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: _____

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

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																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: WDF 8-16-93

SIGNATURE OF REVIEWING STAFF/DATE

93-54-MM

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Alex Jaegerman
Planning
7/26/93

Applicant James M. & Colleen M. Grout

Date _____

Mailing Address Box 331- Westminsterg 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-5,7

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 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																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																REASONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Melodie A. Ettinger
SIGNATURE OF REVIEWING STAFF DATE

PUBLIC WORKS DEPARTMENT COPY

*we'd
make
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~~ 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

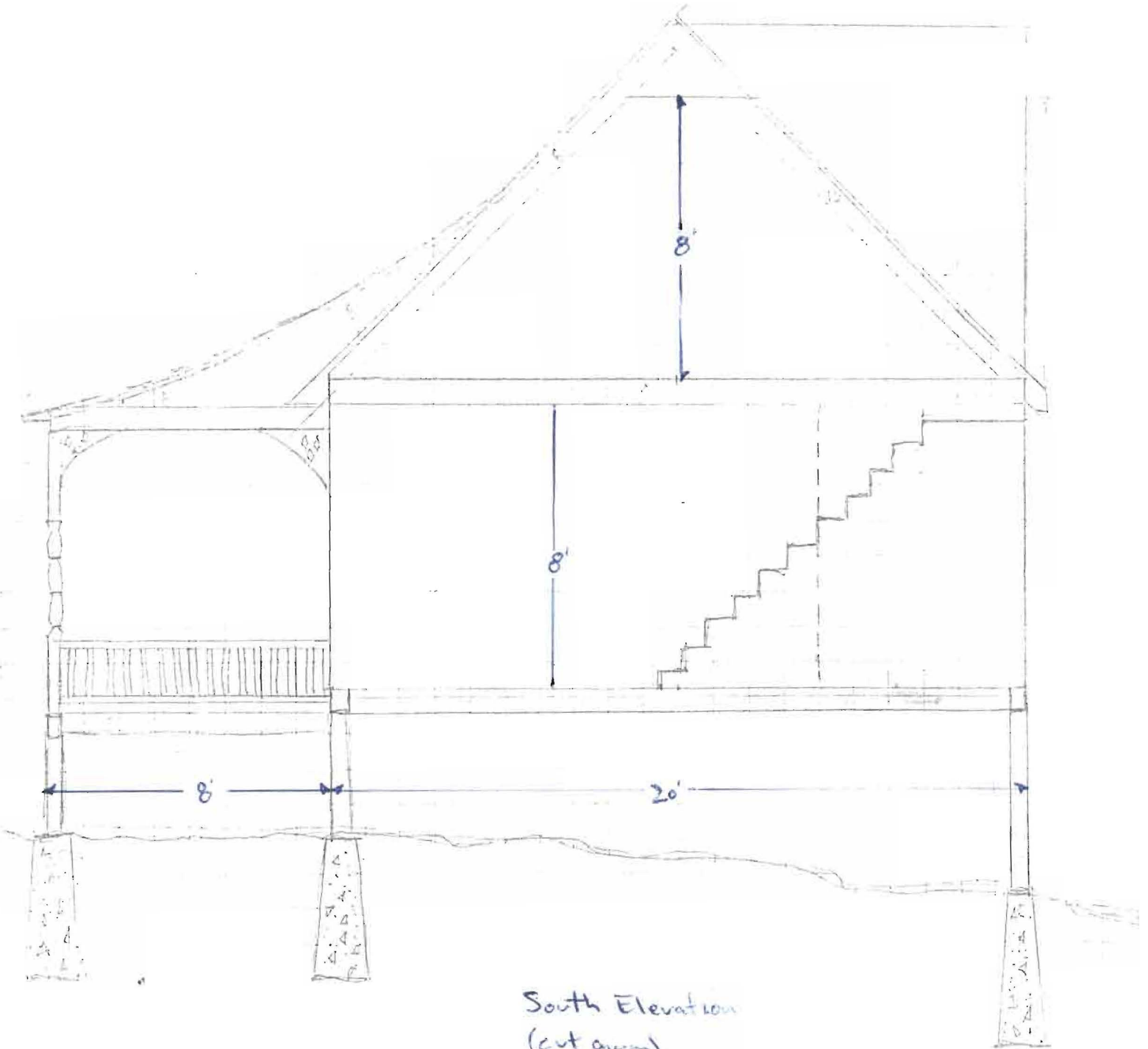
Site Plan -

Shoreland Zoning -

Flood Plains -

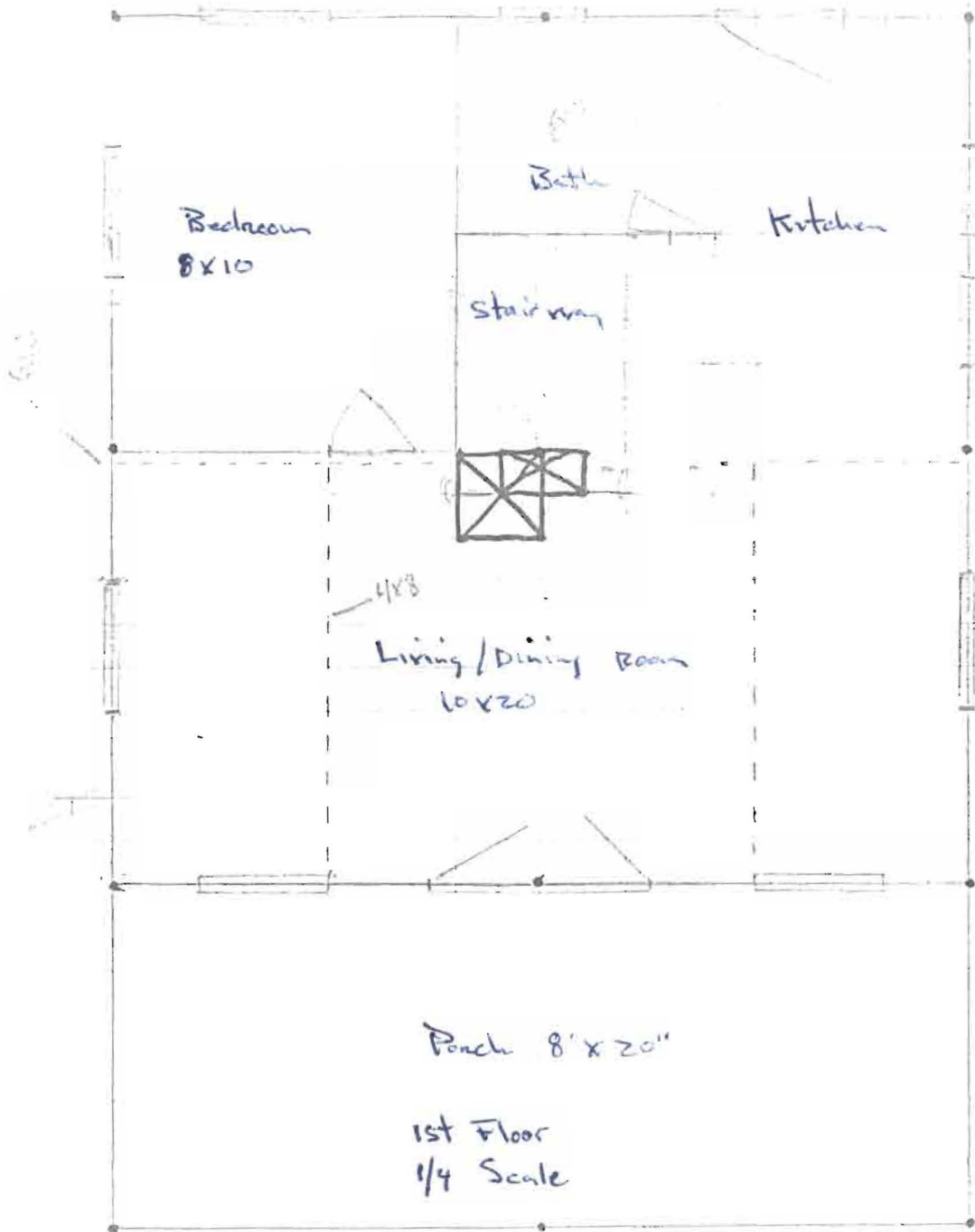
LEDDY BUILDERS
64 EASTERN PROMENADE
PORTLAND ME 04101

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

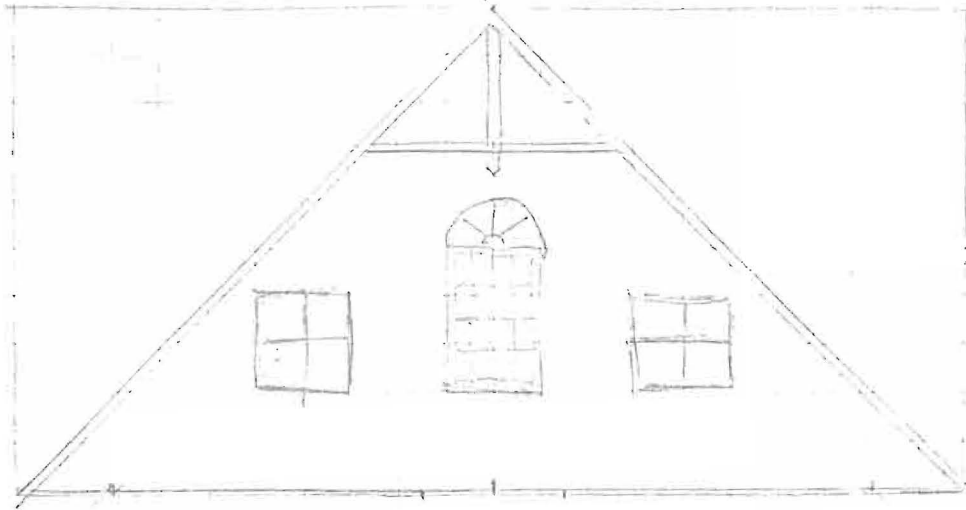


South Elevation
(cut away)
1/4" scale

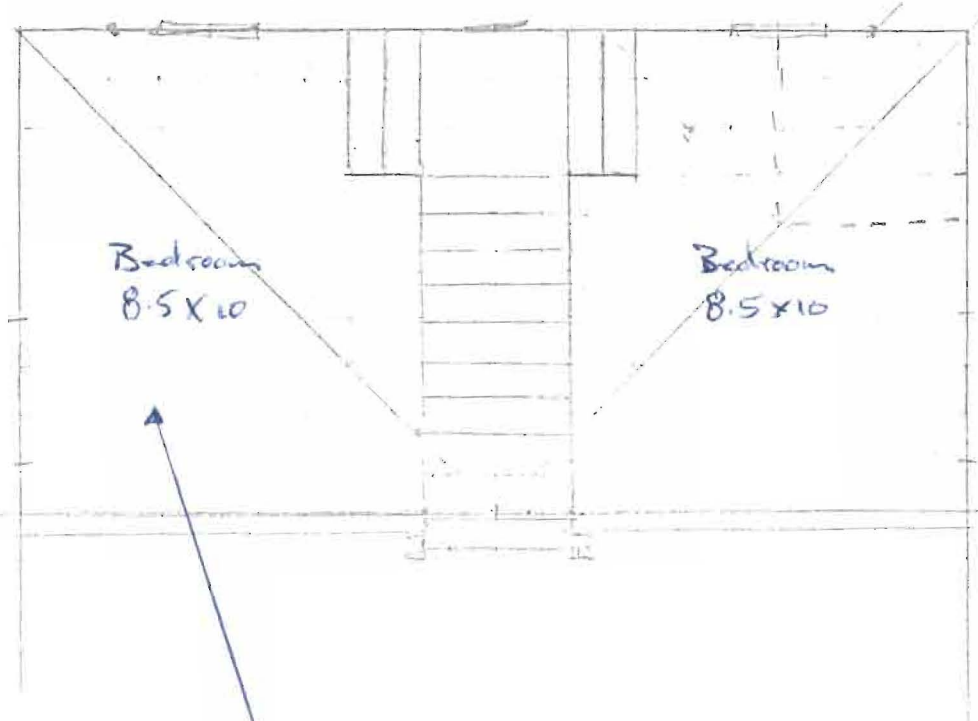
LEDDY BUILDERS
64 EASTERN PROMENADE
PORTLAND, ME 04101



LEDDY BUILDERS
64 EASTERN PROMENADE
PORTLAND, ME 04101



Rear Elevation



2nd Floor Loft Area
1/4" Scale

BUILDING PERMIT REPORT

83- B-C-6,7

ADDRESS: 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 Groat.

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 (0.53m²). 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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION *Willis St/Great Diamond Island (083-B-C-006/007)*

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.

