

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

Location of Construction: Willis and Park, Great Diamond Island		Owner: Samuel Tucker		Phone:		Permit No: 951262	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Project Management, Inc		Address: 225 Commercial Street		Phone: 775-7442		Permit Issued: NOV 30 1995	
Past Use: vacant lot		Proposed Use: build a single fam dwelling		COST OF WORK: \$ 45,000.00		PERMIT FEE: \$ 245.00	
Proposed Project Description: Build a single family dwelling		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type 5B BOCAG3 Signature: <i>[Signature]</i>	
Date Applied For: November 21, 1995		Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
Permit Taken By: Victoria A. Dover		Date:		Signature:		Zoning Approval: OK 11/24/95 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

PERMIT ISSUED
NOV 30 1995
CITY OF PORTLAND

- This permit application doesn't 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.

83 B 0003

EXPIRED

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proponent has been authorized by the owner to make this application as his authorized agent and I agree that if a permit for work described in the application is issued, I certify that the code official will have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code.

SIGNATURE OF APPLICANT
Cyrus Hagge

ADDRESS:
225 Com

*Great Diamond
Little Diamond
Diamond Court
Cushing
Cliff Islands*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

White—Permit Desk Green—Assessor's Canary—D.P.W. Pink—Public File Inspector

CEO DISTRICT **6**

COMMENTS

3/22/96 External plumbing OK AR

9/27/96 Some odds & ends left. Found nails & wires for stairs
Temporary light to be changed. Use 2 1/2" x 1/2" CFL

3/20/09 No final inspection requested/reduced. Good
with out the benefit of final inspection. GF

Inspection Record

Foundation: Type OK AR None

Framing: OK AR None

Plumbing: Syst system OK None

Final: _____

Other: _____

Date 12/13/95

12/13/95

12/13/95



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

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Acting Development Review Coordinator

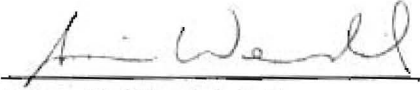
DATE: October 8, 1996

RE: Request for Certificate of Occupancy
Willis Street and Park Avenue(83B-D-3-8)
Great Diamond Island

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

1. Apply loam and seed to disturbed areas around the well and behind the house.
2. Remove some minor construction debris.

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

083B-E-003

LOCATION Willis St/Park Ave, Great Diamond Island

Issued to Samuel Tucker

Date of Issue 17 October 1996

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. 951262, 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: TEMPORARY!

See attached memor from Jim Wendel dated 08 Oct 96 listing two conditions of approval.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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.



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

I. D. Number _____

Project Management, Inc.

November 21, 1995

Applicant 225 Commercial St., Portland, ME

Application Date

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent _____

Willis & Park, GDI
Address of Proposed Site
83B-D-3-8

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) _____

GFC 744 sq ft total 1,056 sq ft
Proposed Building Square Feet or # of Units

Acreage of Site _____

Zoning IR-2

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50.00 subdivision _____

Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 11/29/95 Approval Expiration _____ date Extension to _____ date 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 | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: G.D.I. Willis & Park Sts.



**CITY OF PORTLAND, MAINE
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Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review * |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50.00 subdivision _____

Approval Status:

Reviewer JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied

1. EROSION CONTROL MEASURES SHALL BE INSTALLED DOWN GRADIENT FROM DISTURBED AREAS OF LOT DEVELOPMENT

3. PLEASE SEE ATTACHED STANDARD CONDITIONS SHEET.

Approval Date 11/28/95 Approval Expiration 12/96 Extension to _____ date
 Additional Sheets Attached

Condition Compliance James Seymour 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 | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Applicant: Cyrus Hagge
Address: Willis & PARK & Summit
 ↳ 40' wide ↳ 50' wide ↳ 50' wide
Assessors No.: 83B-D-3-78

Date: 11/29/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-2

Interior or corner lot -

Use - family dwelling

24' x 31'
24' x 31' with ~~contents~~ ^A

Sewage Disposal - leach field - see Attached HHE-200

Rear Yards - 25' req - 100' shown

Side Yards - 20' req - 75' i, +150' shown

Front Yards - 25' req - 50' shown

Projections -

Height - 2 story

Lot Area - 20,000[#] req - 61,000[#] shown

Building Area - max 20% of lot area -

Area per Family -

Width of Lot - 80' req - 200' + shown

Lot Frontage - 70' req - 200' + shown

Off-street Parking - ok

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - Zone C, Panel 9.1.17 - ok

PROPERTY TAXES - REVENUE

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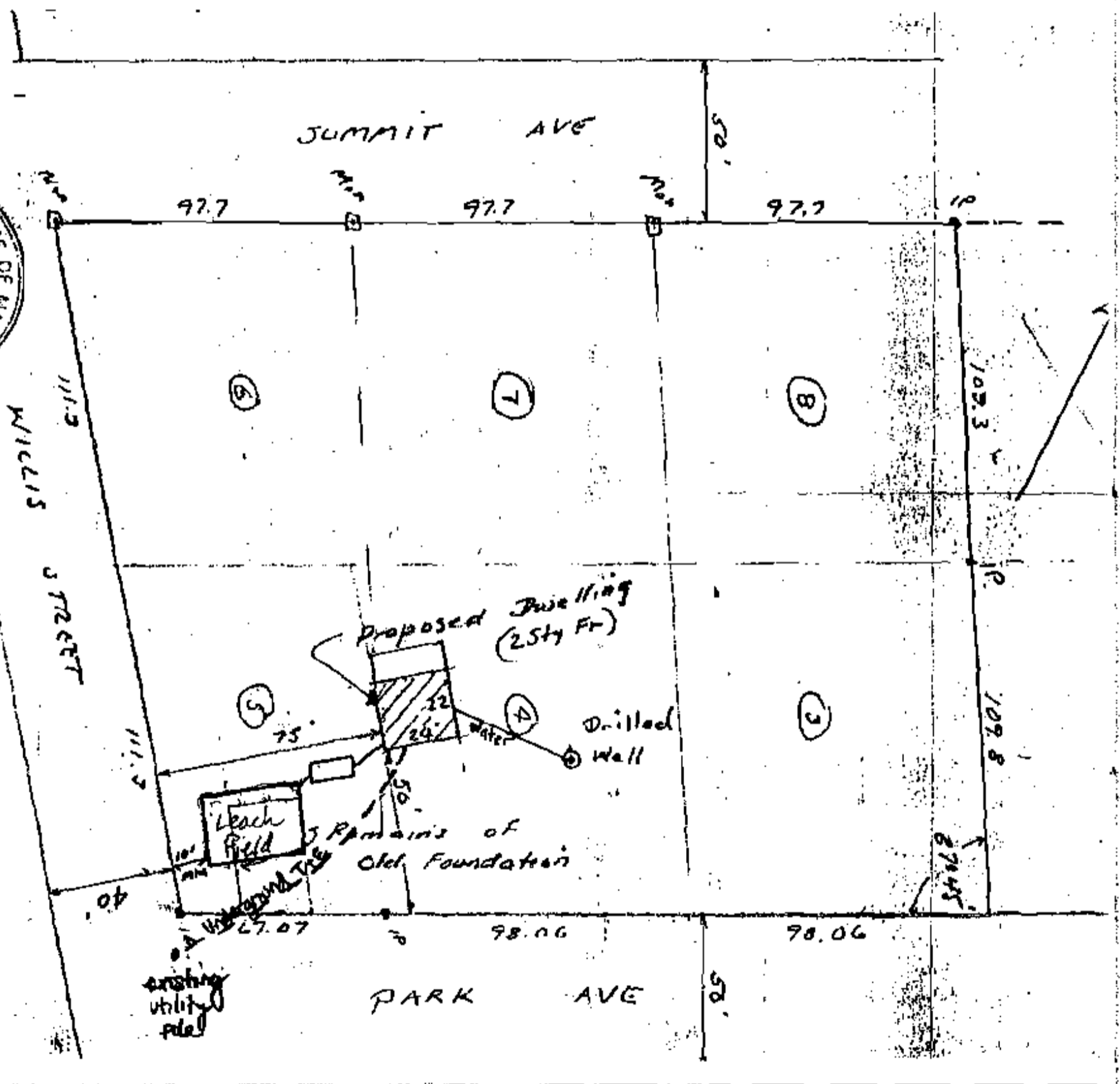
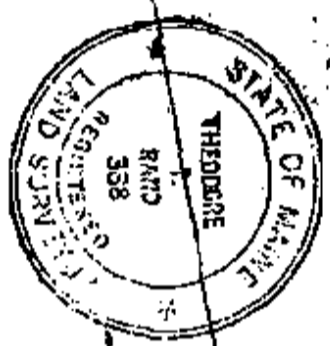
PROPERTY TAXES - REVENUE

PROPERTY TAXES - REVENUE

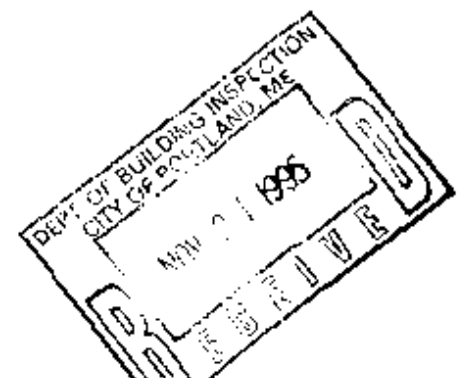
Total Lot Area 60,904 sq. ft.
 Ground Floor Coverage 744 sq. ft.
 Total S.F. of House 1066 sq. ft.

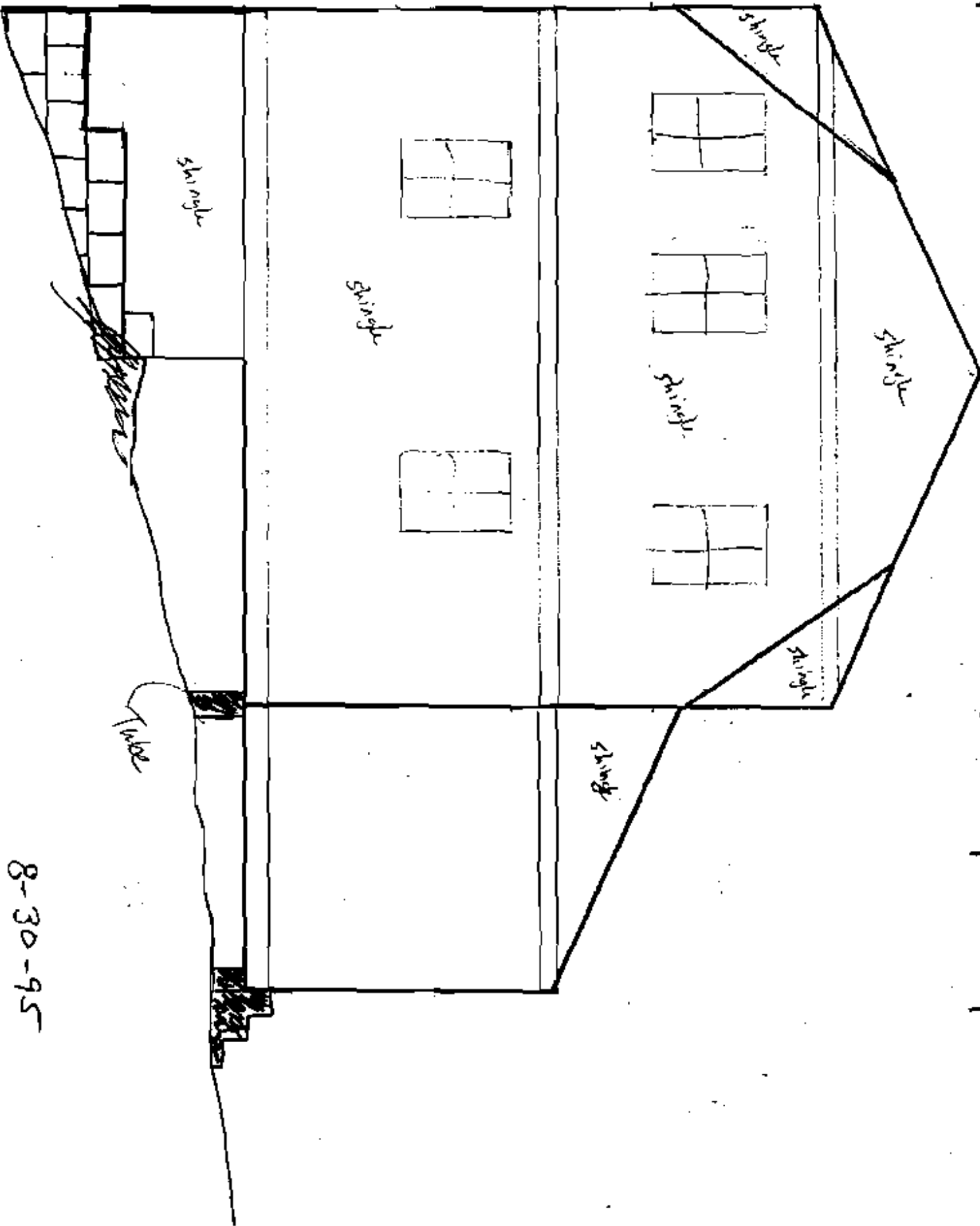
All disturbed areas to be loamed and seeded

- Legend**
- Iron Pipe
 - Monuments Found
 - proposed water line
 - proposed underground electric + telephone



PLOT PLAN for Sam Tucker
 Address: 530-D 1st St, 5, 7, 8
 Willis Street
 Coast District Island
 Drawn by: Sela 10-4-95
 Date: 10-4-95





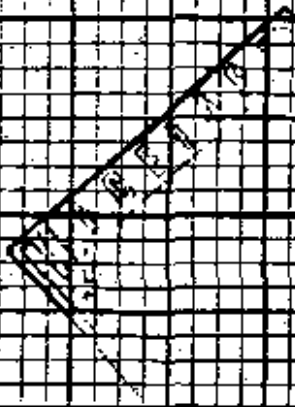
22'

North Face

9'

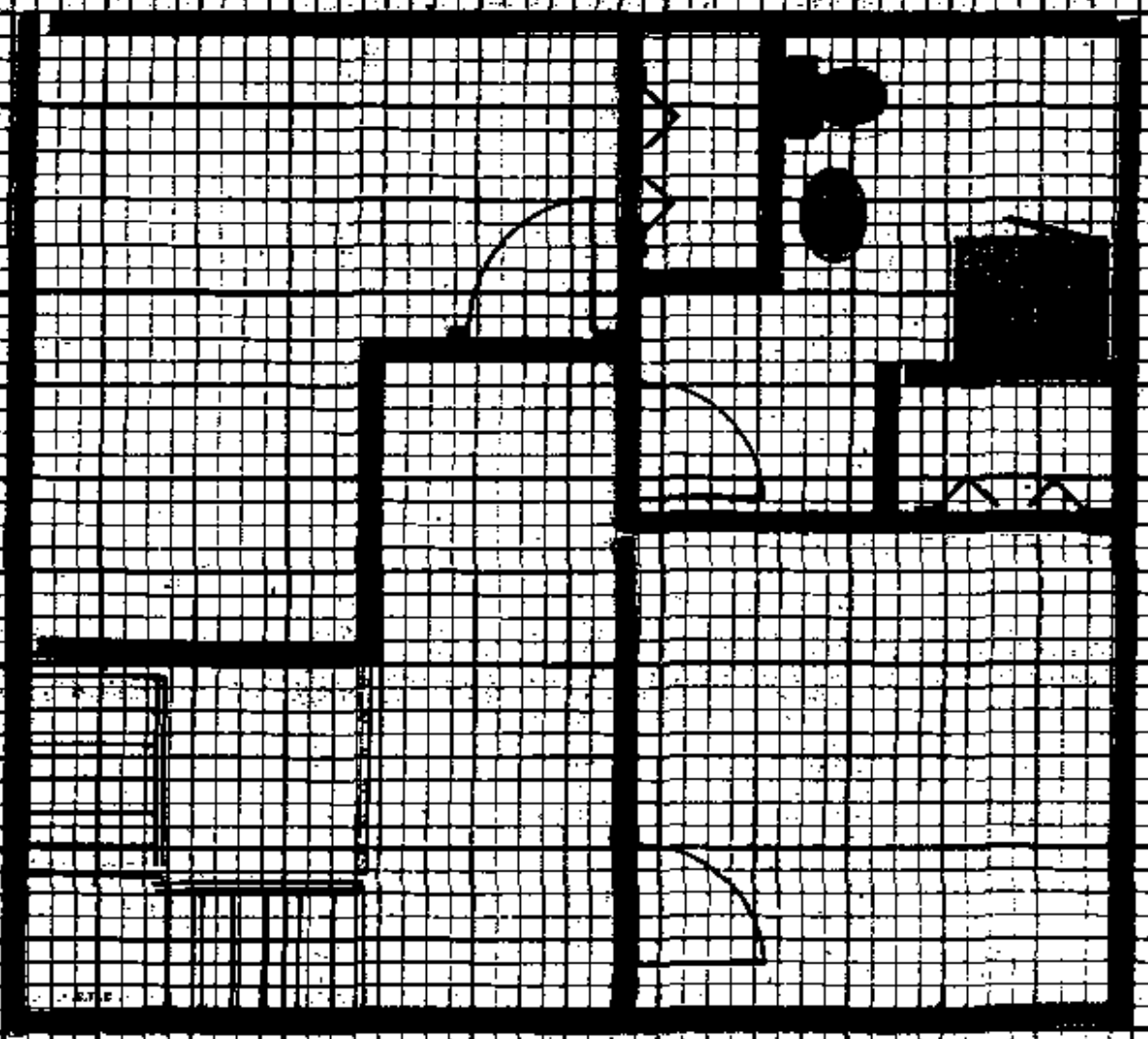
8-30-95

door

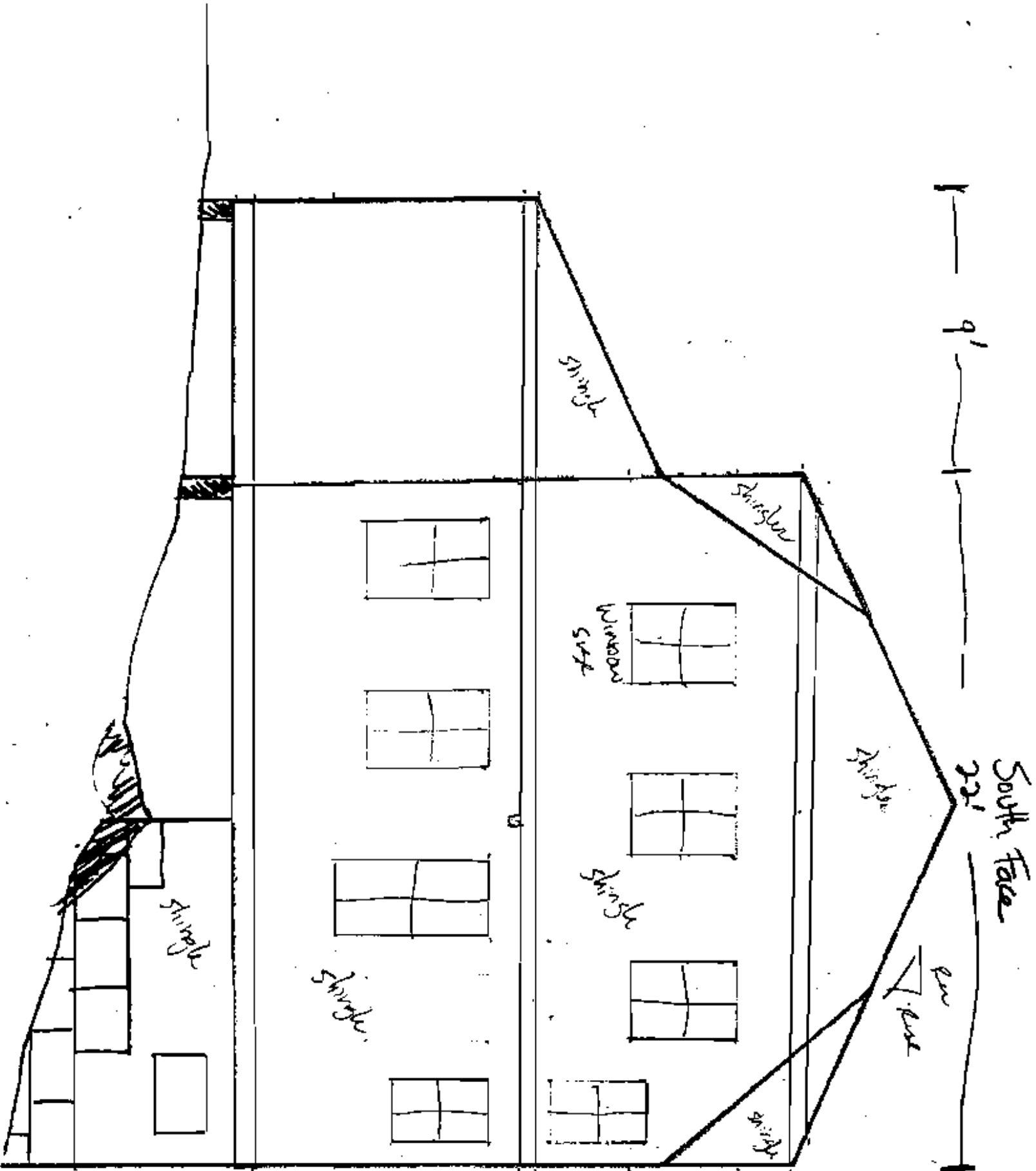


A big square equals 17

A small square equals 8



2005 11/28



9'

South Face

22'

D.P. 1st

Shingle

Shingle

Shingle

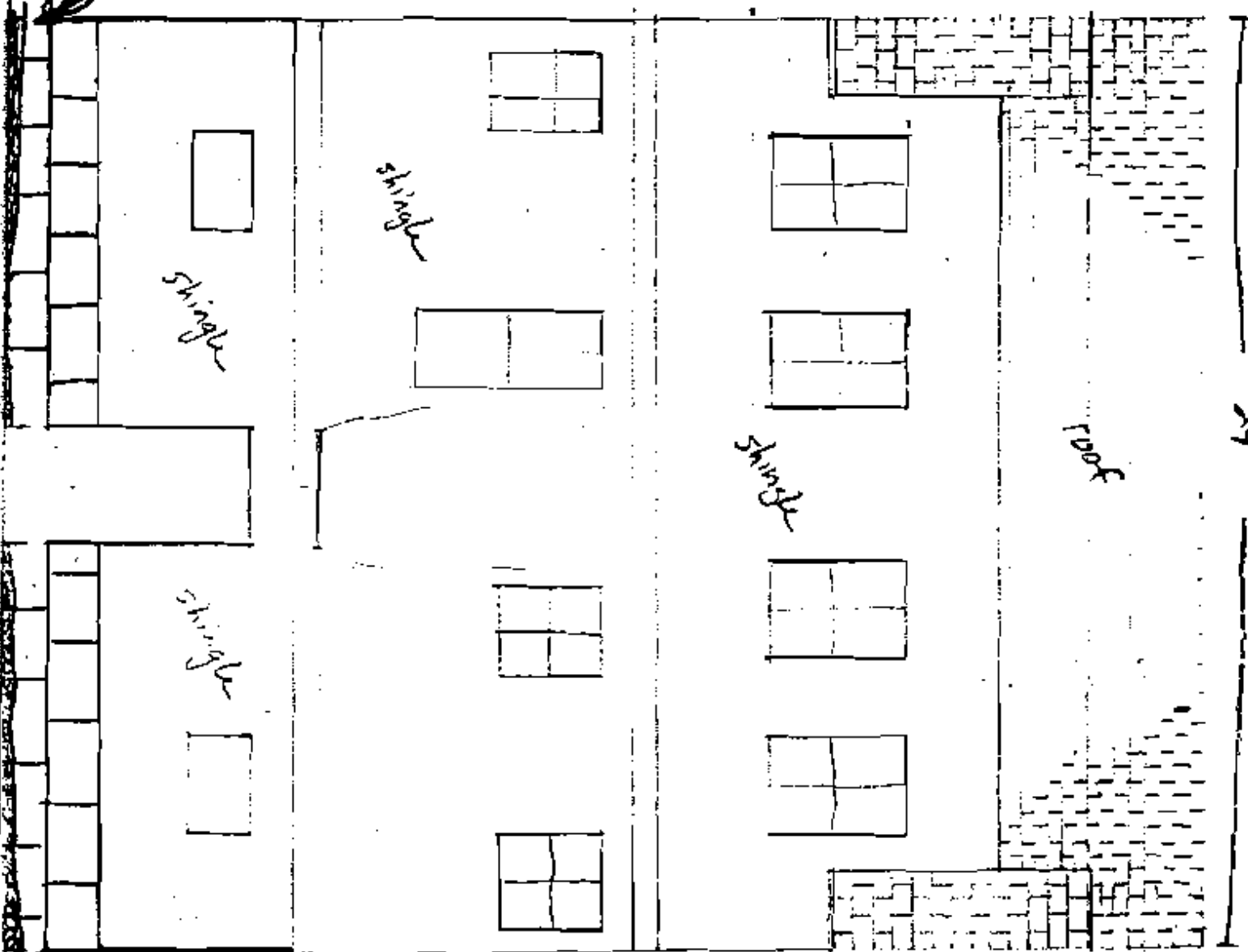
Window
Sill

Shingle

Shingle

Shingle

Shingle

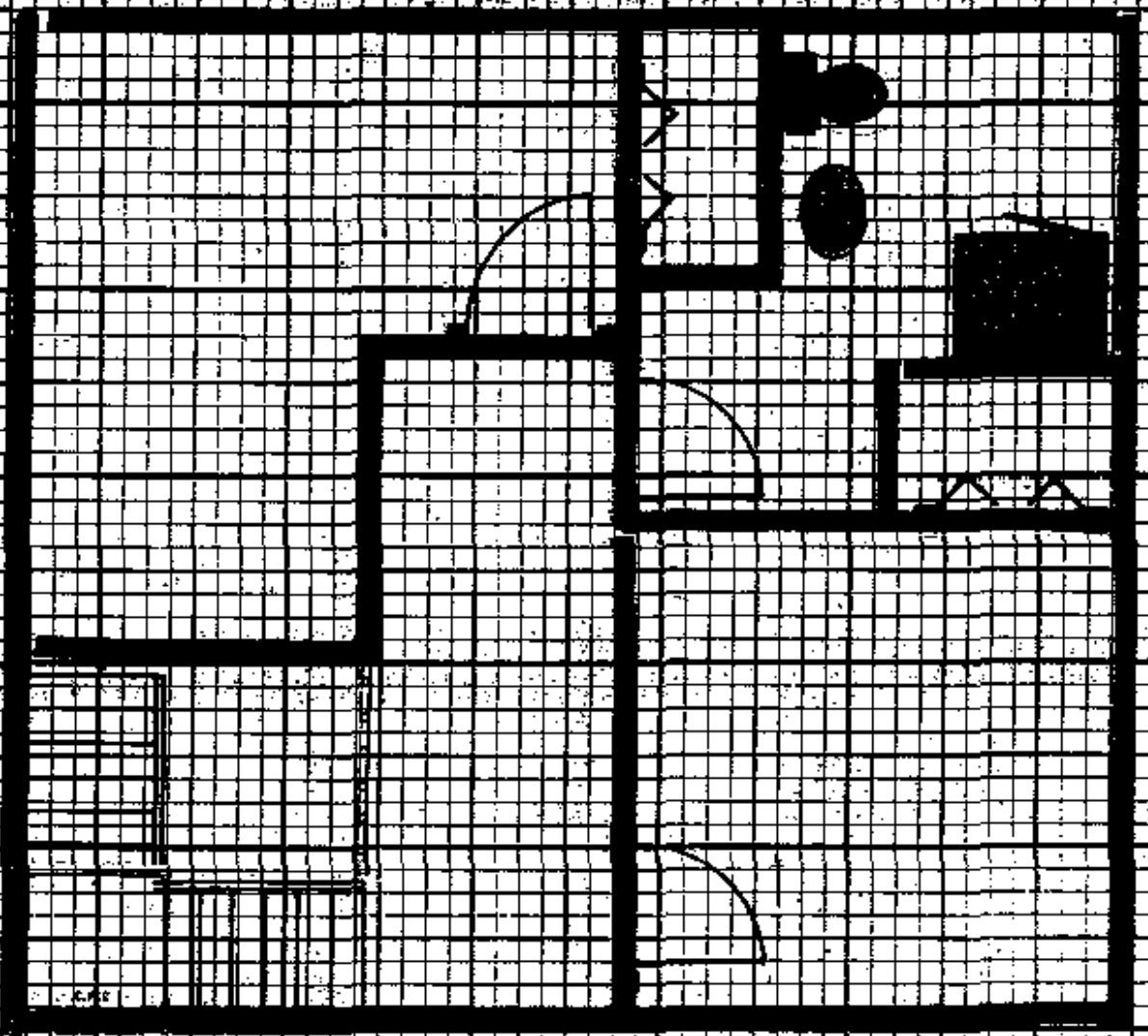
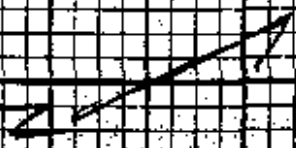


East Face
24'

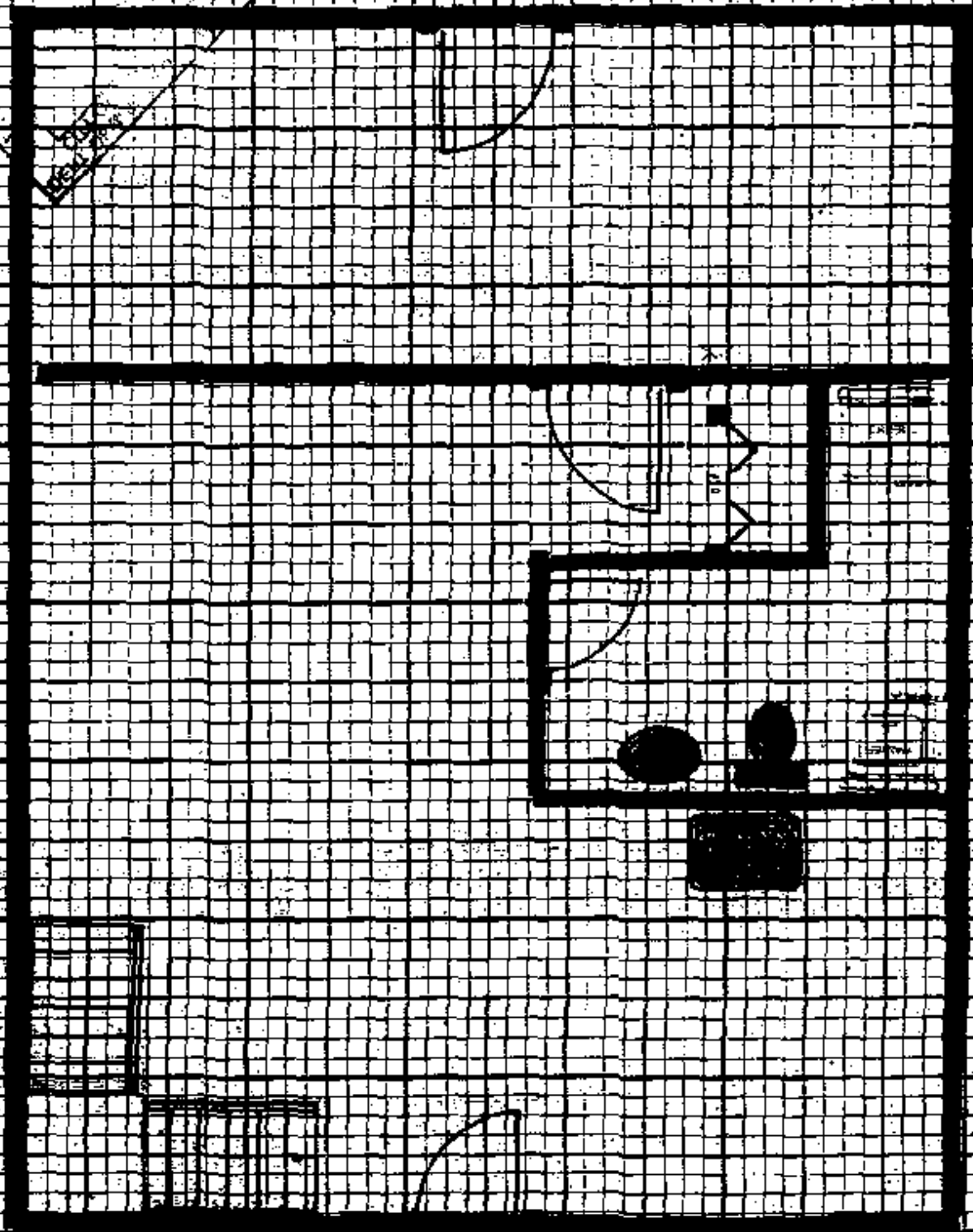
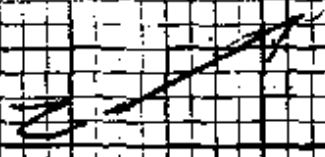




1 big square, 4 grids 21
 2 small square, 4 grids 611



2nd Floor



"11" Spentta - mads (10) 11
"11" Spentta - mads (10) 11

11/10/11

11/10/11

CONSTRUCTION AND MATERIAL NOTES

GENERAL:

1. Bear footings on firm, undisturbed native soil or stone ledge at 4'-0" minimum below lowest adjacent finish or natural grade, whichever is lower. Notify the Engineer of any questionable soils (marine clay, peat etc...) prior to pouring any concrete.
2. It is the subcontractors responsibility to provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction. Contact Engineer with any concerns or questionable conditions.
3. Provide pressure treated material whenever located within 9" of soils and finish grade.

WOOD:

1. Connections:
 - a. Make conventional framed connections with approved framing anchors on each side of member or approved galv. joint hangers by Simpson, Teco or K.C.
 - b. Nail roof and wall plywood with 10d common nails at 6" at all edges and boundary members and at 12" at intermediate supports.
2. Structural Sawn Lumber:
 - a. 2 x 6 thru 2 x 14 joists: Spruce Pine Fir No. 2 with F_c (repetitive) = 1200 p.s.i.
 - b. 4 x 4 thru 4 x 6 posts: Doug Fir No. 2 with F_c = 1450 p.s.i.
 - c. 6x & 8 x wood beams: Doug Fir No. 1 with F_c = 1250 p.s.i.
 - d. Ledgers, plates, blocking and other sawn lumber: Spruce Pine Fir No. 2.
 - e. Studs: Spruce Pine Fir construction grade.
 - f. LVL Beams: (laminated veneer lumber) F_b = 2800 psi, F_v = 285 psi, E = 1,000 ksi
3. Exterior Plywood Walls:
 - a. Provide wood blocking at all plywood edges.
 - b. Use 5/8" plywood sheathing with 10d common nails at 6" at all edges and 18" at intermediate supports.

TITLE:

24' x 31' RESIDENCE

PORTLAND, MAINE

JOB #

06695

DATE:

11-17-95

NAME:

LAW

SHEET:

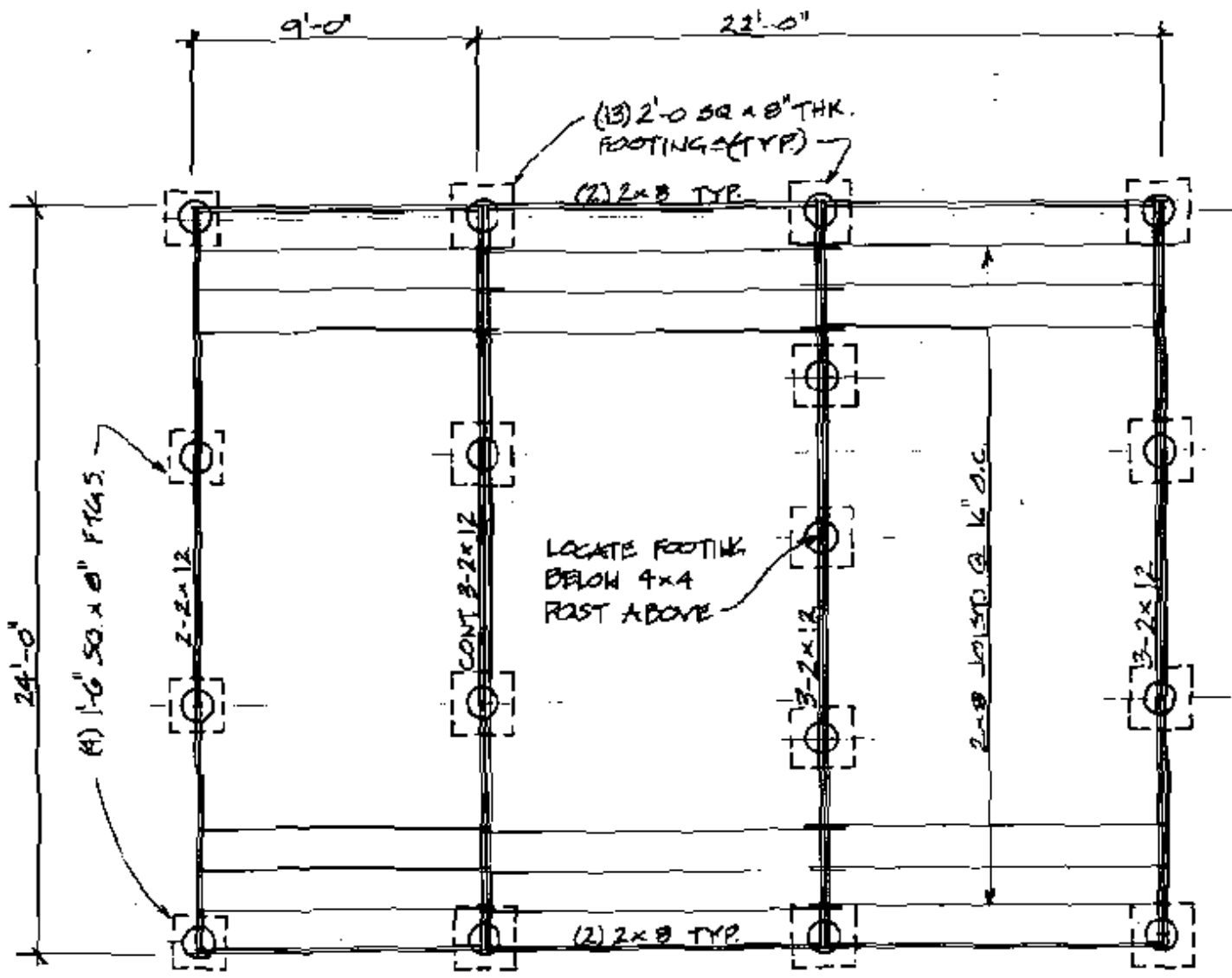
SK-1



ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers

P.O. BOX 573, FREEPORT, MAINE 04032 - (207) 863-9305





FOUNDATION & FIRST FLOOR FRAMING PLAN

3/16" = 1'-0"

NOTE:

- USE 10" DIA. CONC. SONDUBES OR 4x4 PT. WOOD
- POSTS & 3x4 PT. DIAG. BRACES ALL DIRECTIONS.

TITLE:

24' x 31' RESIDENCE
 PORTLAND, MAINE



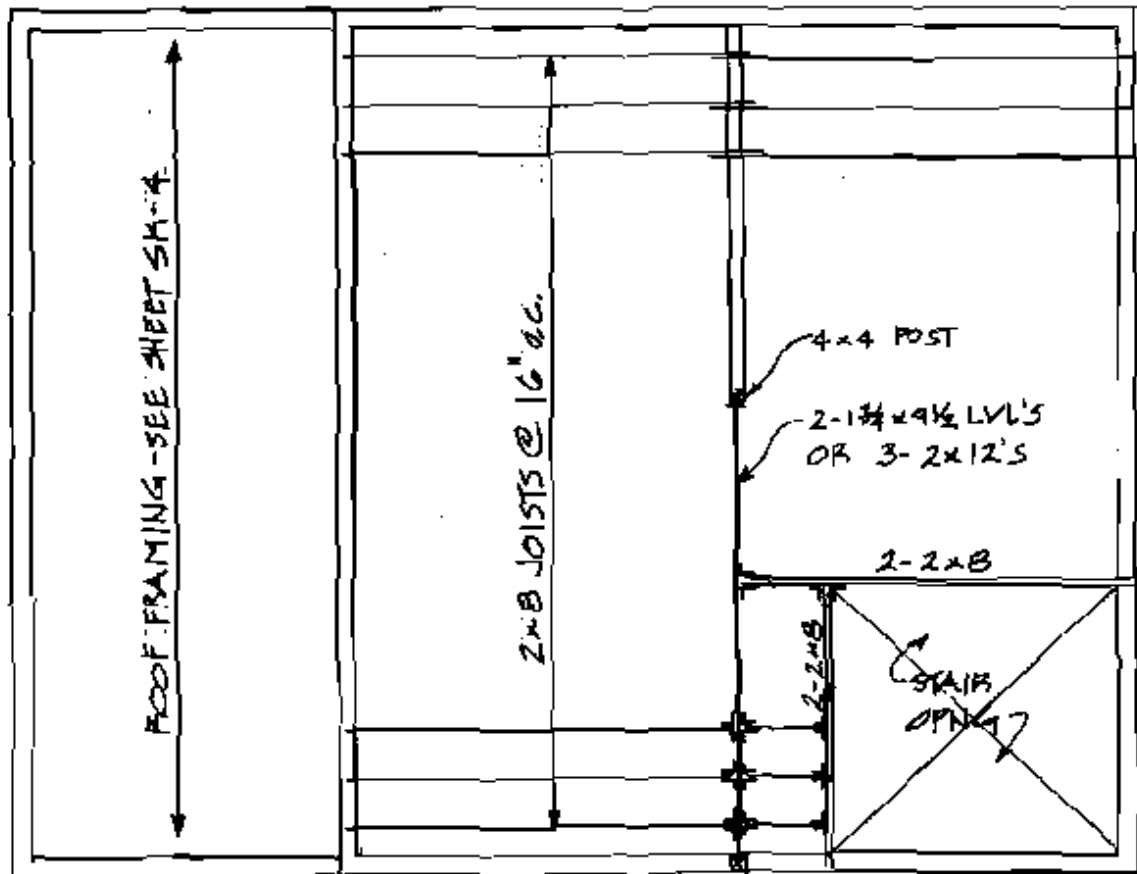
JOB # 0669B
 DATE: 11-17-95
 NAME: LAW
 SHEET:

SK-2



ENGINEERING DESIGN PROFESSIONALS
 Consulting Engineers

P.O. BOX 573, FREEPORT, MAINE 04032 • (207) 863-9305



SECOND FLOOR FRAMING PLAN

3/16" = 1'-0"

TITLE:

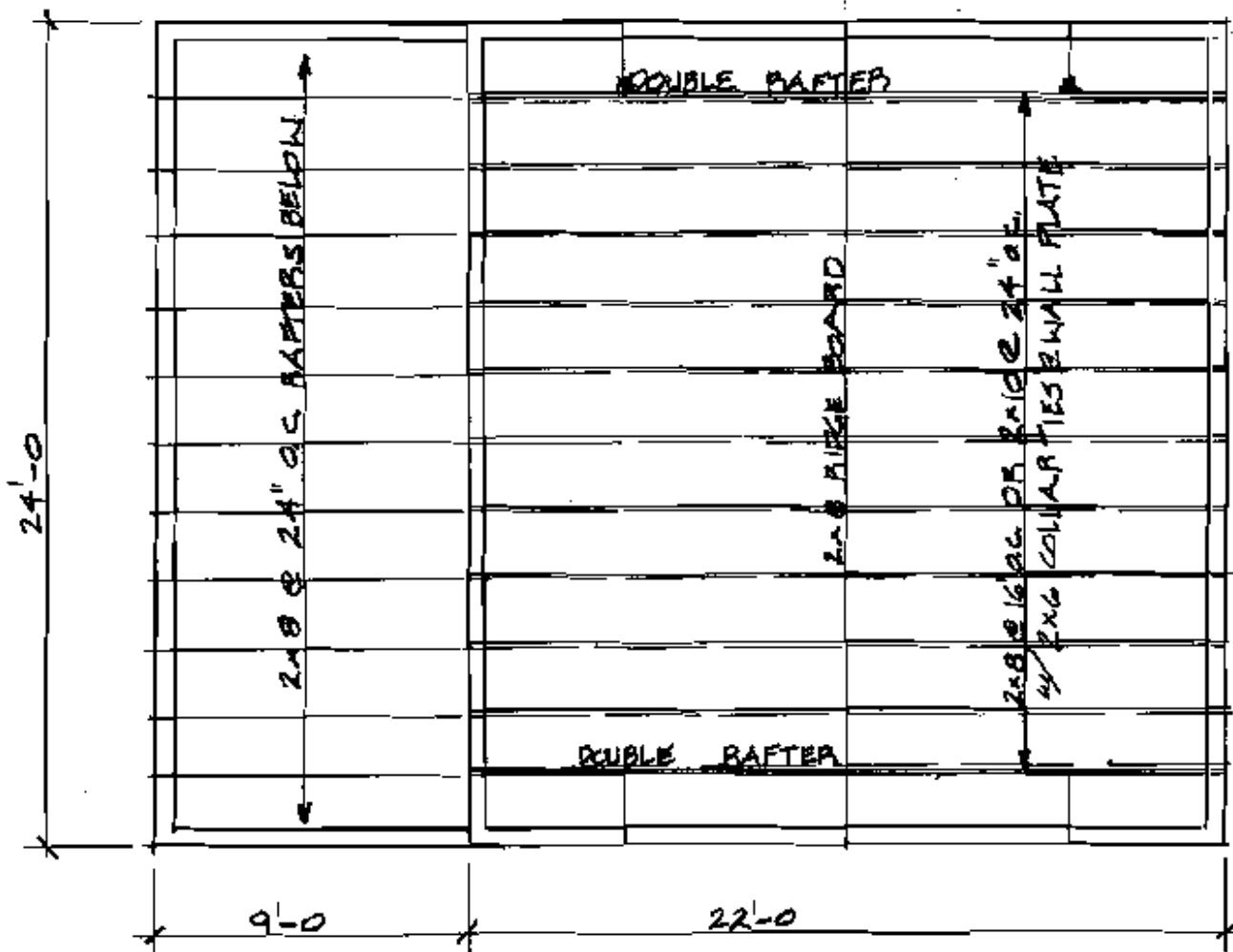
24' x 31' RESIDENCE
 PORTLAND, MAINE

JOB # 06695
 DATE: 11-17-95
 NAME: LAW
 SHEET: SK-3



ENGINEERING DESIGN PROFESSIONALS
 Consulting Engineers

P.O. BOX 373, FREEPORT, MAINE 04032 - (207) 863-6803



ROOF FRAMING PLAN

3/8" = 1'-0"

TITLE:

24' x 31' RESIDENCE

PORTLAND, MAINE



ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers

P.O. BOX 378, FREEPORT, MAINE 04032 • (207) 865-9505



JOB # 06675

DATE: 11-17-95

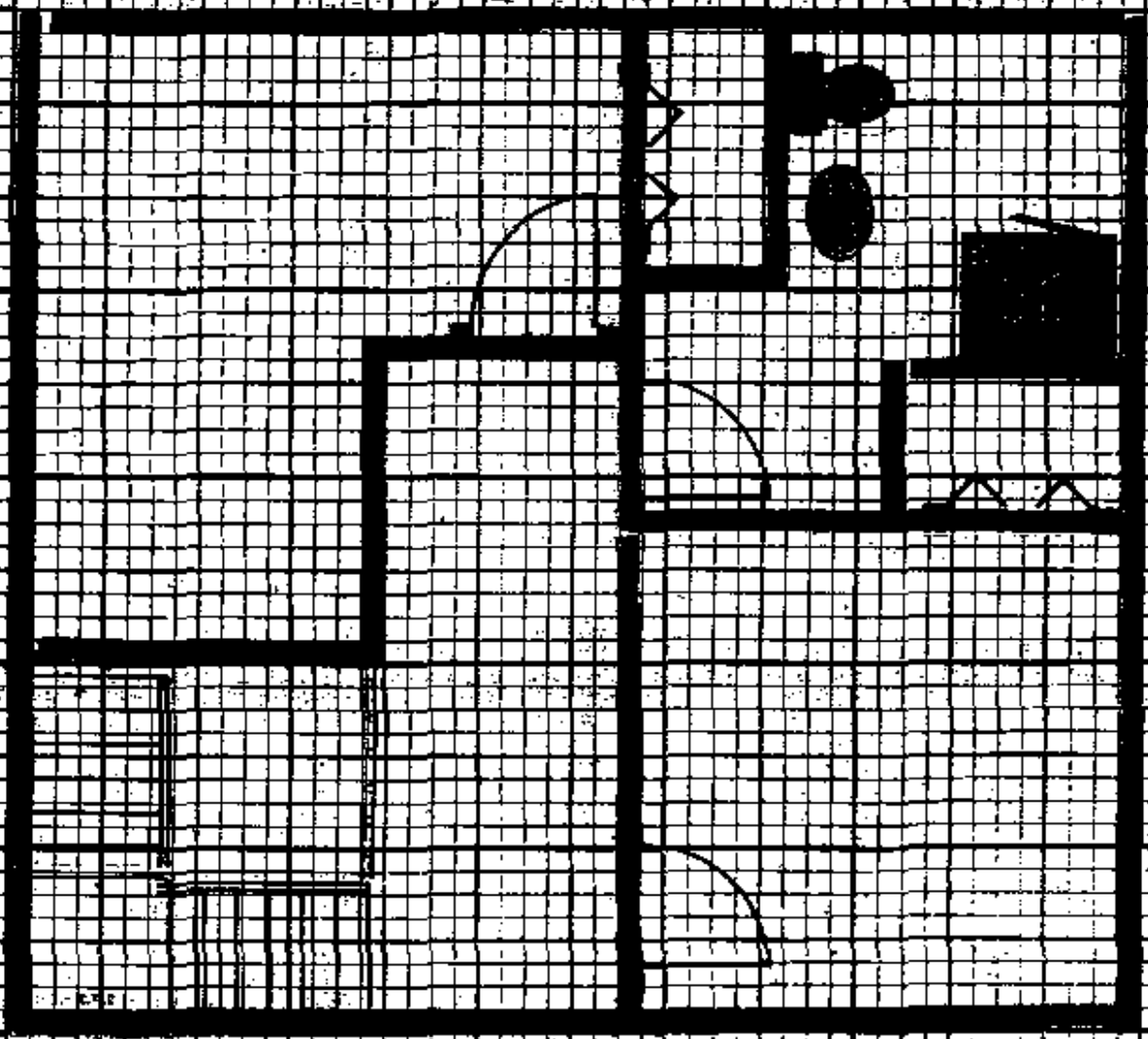
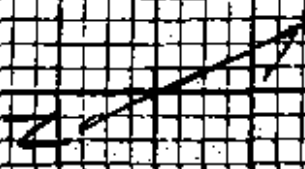
NAME: LAW

SHEET:

SK-4

1 big square 2' x 2'

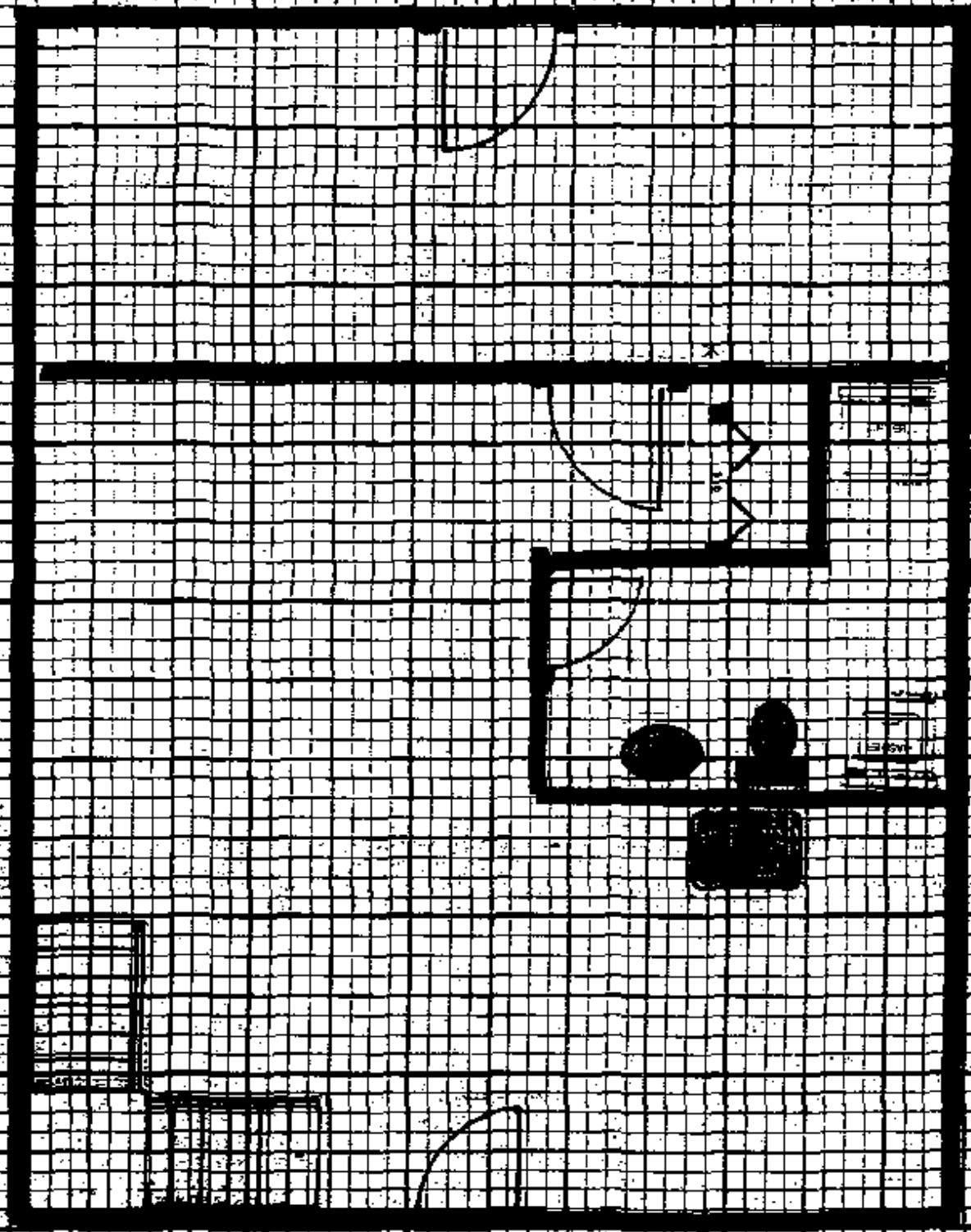
1 small square 6" x 6"



2nd Floor

Small room
with
chairs
24" x 11"

27"



11' x 12' Cross

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS
Town Or Plantation: Portland Me
Street: Willis Street
Subdivision Lot #: 33K-D, 3, 4, 5, 6, 7, 8

PROPERTY OWNERS NAME
Last: Tucker First: Samuel

Applicant Name:
Mailing Address of Owner/Applicant (if Different): Great Diamond Island Portland Me 04109

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant _____ Date _____

extra copy

Caution: Permit Required
The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

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

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. NEW SYSTEM
2. REPLACEMENT SYSTEM
3. EXPANDED SYSTEM
4. SEASONAL CONVERSION
5. EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:
1. NO RULE VARIANCE REQUIRED
2. NEW SYSTEM VARIANCE Attach New System Variance Form
3. REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
4. Requires only Local Plumbing Inspector Approval
5. Requires both State and Local Plumbing Inspector Approval

INSTALLATION IS COMPLETE SYSTEM
1. NON-ENGINEERED SYSTEM
2. PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ENGINEERED (+2000 gpd)
INDIVIDUALLY INSTALLED COMPONENTS:
4. TREATMENT TANK (ONLY)
5. HOLDING TANK
6. ALTERNATIVE TOILET (ONLY)
7. NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ENGINEERED DISPOSAL AREA (ONLY)
9. SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. BED 3. TRENCH
2. CHAMBER 4. OTHER: _____

DISPOSAL SYSTEM TO SERVE:
1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER _____ SPECIFY _____

SIZE OF PROPERTY: 60,904 **ZONING:** Residence

TYPE OF WATER SUPPLY: Drilled Well

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. SEPTIC: Regular Low Profile
2. AEROBIC
SIZE: 1000 GALS.

WATER CONSERVATION
1. NONE
2. LOW VOLUME TOILET
3. SEPARATED LAUNDRY SYSTEM
4. ALTERNATIVE TOILET
SPECIFY: _____

PUMPING
1. NOT REQUIRED
2. MAY BE REQUIRED (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION)
3. REQUIRED
DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
2 Bedrooms

SOIL CONDITIONS USED FOR DESIGN PURPOSES
PROFILE: 3 CONDITION: C
DEPTH TO LIQUEFIED FACTOR: 30

SIZE RATINGS USED FOR DESIGN PURPOSES
1. SMALL
2. MEDIUM
3. MEDIUM-LARGE
4. LARGE
5. EXTRALARGE

DISPOSAL AREA TYPE/SIZE
1. USED _____ Sq Ft
2. CHAMBER 594 Sq Ft
REGULAR PRECAST
3. TRENCH _____ Linear Ft
4. OTHER: _____

DESIGN FLOW: 180 GPD (GALLONS/DAY)

SITE EVALUATOR STATEMENT (SITE EVALUATION WAIVED BY LOCAL OPTION)

On 5-27-95 (date) I conducted a site evaluation for this project and certify that the date reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Samuel Tucker 143/1513 10-6-95
Site Evaluator or Professional Engineer's Signature SE#: PE# Date

Local Plumbing Inspector Signature & Local Site Evaluator Waiver (only a Local Option)

Page 1 of 3
MHE-200 Rev. 4/89

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City or Parish: Rothwell

Street, Road or Subdivision: Willie St. Grand Junction Tg

Name of Owner: Samuel Tucker

Rothwell

Willie St. Grand Junction Tg

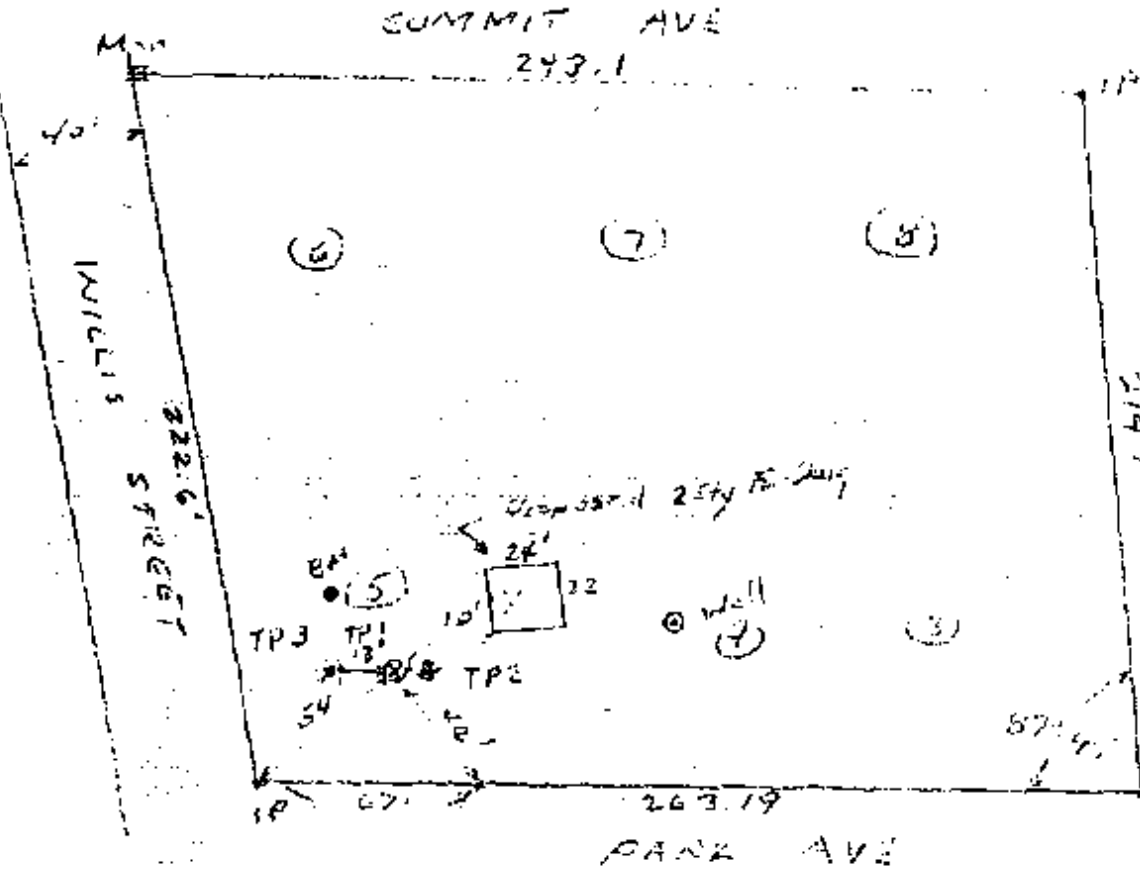
Samuel Tucker

SITE PLAN

Scale: 1" = 60'
or as shown

FL

SITE LOCATION PLAN
(Map from The Maine Atlas
recommended)



Elev. Top Ground
 TP1 73.25
 TP2 73.33
 TP3 70.42

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

Observation Hole TP1 Test Pit Boring

* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
6	FS loam	firm	10YR 5/6	
10				
15				
20	FS loam	firm	10YR 5/6	
25			Roots to 27"	
30				
46	B loam	firm	10YR 5/6	
50				

Soil Profile: <u>3</u>	Class: <u>C</u>	Slope: <u>2%</u>	Limiting Factor: <u>35-</u>	<input checked="" type="checkbox"/> Ground Water
				<input type="checkbox"/> Restrictive Layer
				<input type="checkbox"/> Bedrock

Observation Hole TP2 Test Pit Boring

* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
6	FS loam	firm	10YR 5/6	
10				
15				
20	FS loam	firm	10YR 5/6	
25				
30				
40	FS loam	firm	10YR 5/6	
50				

Soil Profile: <u>3</u>	Class: <u>C</u>	Slope: <u>2%</u>	Limiting Factor: <u>35-</u>	<input checked="" type="checkbox"/> Ground Water
				<input type="checkbox"/> Restrictive Layer
				<input type="checkbox"/> Bedrock

Richard D. [Signature]
Soil Evaluator Signature

147
SE #

10-6-95
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owner Name

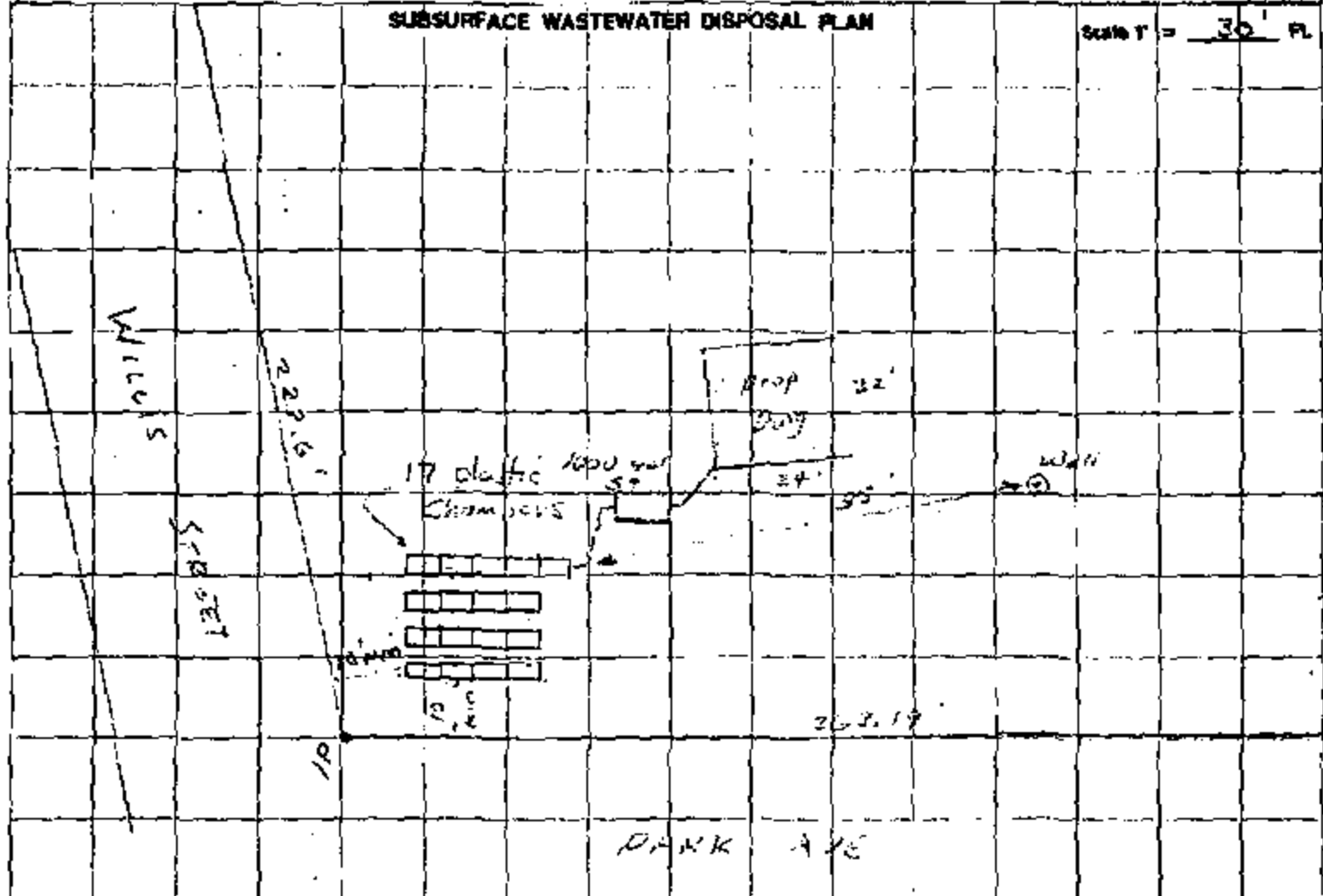
Rantoul

Willie St, Great Diamond Tr 235-D 3-1079

Sumner Trench

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 30' PL



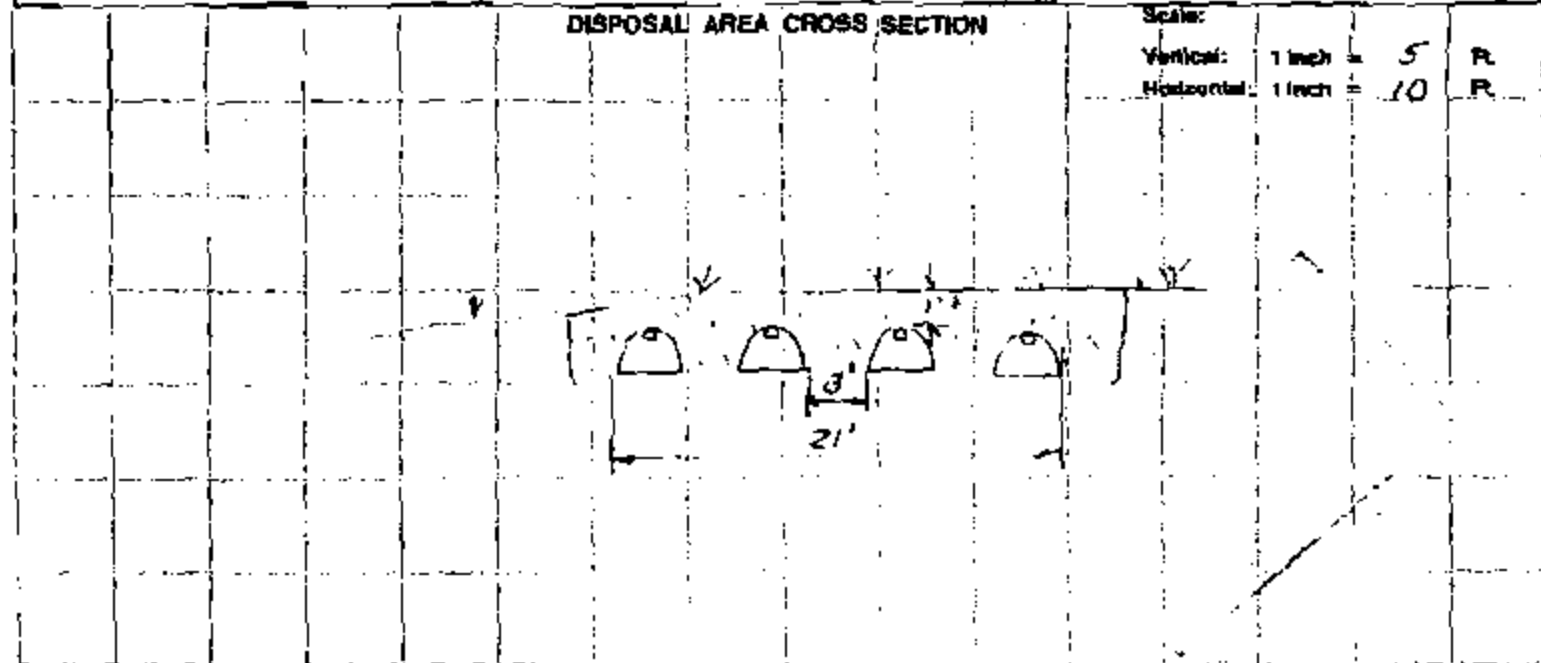
FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Up slope)	—	Reference Elevation is	30.00	Flagged Nail in 10" Birch Elev 80'	
Depth of Fill (Down slope)	—	Bottom of Disposal Area	71.25		
		Top of Distribution Lines or Chambers	75.50		

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 5' R

Horizontal: 1 inch = 10' R



Paul D. [Signature]
Site Evaluator or Professional Engineer's Signature

143/157
SE & PE #

11-3-95
Date

44
Page 4 of 3
HHE-200 Rev. 4/82

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 30, 1995

Project Management, Incorporated
225 Commercial Street
Portland, Maine 04101

RE: Willie and Park
Great Diamond Island
83B-D-3 through 8

Dear Sir,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable state and Federal laws.

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

Site Plan Review Requirements


Code Enforcement - Approved - M. Schmuckal
Development Review - Erosion control measure shall be installed down gradient from disturbed areas of lot development. Please read and implement attached standard condition sheet. - J. Seymour

Building Code Requirements

Please read and implement items 1, 2, 7, 9, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

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

Sincerely,



P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst. Ch, Code Enf
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: November 30, 1995 **ADDRESS:** Willis and Park, Gread Diamond Island

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Samuel Tucker


CONTRACTOR: Project Management, Inc.

APPROVED: See Items 1, 2, 7, 9, 11, 13, 14, 15, and 16

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. 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.
6. 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 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.
7. 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 without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 7201, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, R-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-1 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed 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 for demolition permit is granted.
17. 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".
18. The builder of a facility to which section 4594-C of the Maine State Human Rights Act, Title 5 MRS 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.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.


Samuel Hoffsee
Chief, Inspection Services

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: PROJECT MANAGEMENT, INC
 ADDRESS: 225 Commercial St., PORTLAND, ME
 SITE ADDRESS/LOCATION: PARK AVE, GREAT DIAMOND ISLAND
 DATE: 11/28/95

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. 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.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy. MAY KEEP AT LEAST 2 EXISTING TREES
3. Your new street address is now PARK AVENUE, GREAT DIAMOND ISLAND the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) 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. show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site. HHE - 200 FORM

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at #74-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (53 Portland Street) and approved prior to issuance of a Certificate of occupancy.
9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. The Development Review coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ALONG THE DOWNSTREAM AREAS ~~FOR~~ FROM SOIL DISTURBANCE DUE TO LOT DEVELOPMENT.