

City of Portland, Maine – Building or Use Permit Application

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

Location of Construction: McKinley Estates Bldg 30 & Bldg 56 Great Diamond Isl		Owner: McKinley Partners	Phone: 766-5804	Permit No: 980684
Owner Address: Diamond Cove GDI 04109		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Sienna Construction Corporation		Address: 17 Tudor St Cambridge, MA 02139		Phone: 617-547-4546
Past Use:	Proposed Use:	COST OF WORK: \$ 1,366,000.00	PERMIT FEE: \$ 6,850.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN 26 1998 CITY OF PORTLAND </div>
Vacant (Old Commercial) Buildings	Residential	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 2 Type: 2B <i>CC + 10</i>	
Proposed Project Description: Renovation of two existing two story brick & wood framed buildings into multiple single family units Building 30 - 3 Units Building 56 - 4 Units		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Permit Taken By: Mary Gresik		Date Applied For: 02 June 1998		

Zone: **R-3** CBL: **083B-N-001**

Zoning Approval: *See map*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

EXPIRED

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

04 June 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 6

10/17/99 Framing - discuss the partitions, brick pointing & repairs
deck redesign for setback OK DC

1/8/99 Final - Request handrails to be installed providing
full coverage of interior stairways and all exterior decks
& porches - OK for temp EOP building 56

3/20/02 No final inspection requested (scheduled, Good with out
benefit of final inspection, G-6

Tim Steady Rg 508 722 4906

	Type	Inspection Record	Date
Foundation:			
Framing:			OK DC 10/17
Plumbing:			Rough OK DC 10/17
Final:			OK DC 1/8/99
Other:			

BUILDING PERMIT REPORT

master CBL - 0838-7-04

DATE: 6/4/98 ADDRESS: Bldgs 30 + 56 C.D.I.
 REASON FOR PERMIT: Change of use
 BUILDING OWNER: M. Kinley Partners
 CONTRACTOR: Sirri's Construction
 PERMIT APPLICANT: Shawn Seaman
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *6, *7, *8, *12, *16, *24, *26, *27, *28, *29, *30, *31, *32,


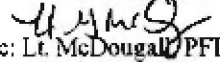
- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. Precaution must be taken to protect concrete from freezing.
- 4. 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.
- 5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- *6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
- *7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrails & 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", except Use Group R which is 36". In occupancies in Use Group A, B, H-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" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
- 9. Headroom in habitable space is a minimum of 7'6".
- 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
- 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- 12. 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 sq. ft.
- 13. 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.
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 16. 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. 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In 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. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued,
- *26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- *27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. Eire Partitions between dwelling units shall done in accordance with section 711.9 of The building Code.
- *30. windows shall be constructed in accordance with section 10146.3 of The bldg Code
- *31. Glass & Glazing shall be installed as per chapter 24 of The bldg code.
432. Plumbing shall be as per The States PLBG. Code
- *32. _____


P. Samuel Hoffset, Code Enforcement

cc: Lt. McDougall/PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: Bldg # 30 & 56 McKinley Estates DATE: 6/23/90

REASON FOR PERMIT: Renovate existing Bldging

BUILDING OWNER: McKinley Partners C-B-L:

PERMIT APPLICANT: _____

APPROVED: with conditions DENIED: _____

#8, #9, #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage, sheds, pools
9. Other requirements of condition based on revised plans showing

The deck for bldg # 56 being reduced so that it does meet the Shoreland setback.

10. The use for bldg # 30 = 3 units
- The use for bldg # 56 = 4 units

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement



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

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): BLDG 30 & BLDG 56 AT GREAT DIAMOND ISLAND		
Total Square Footage of Proposed Structure 8890 SF & 7440 SF	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Number Chart# 083 B Block# m Lot# 001	Owner: MCKINLEY PARTNERS DBA DIAMOND COVE	Telephone#: 207-766-5804
Owner's Address: DIAMOND COVE GREAT DIAMOND ISLAND PORTLAND, MAINE 04109	Lessee/Buyer's Name (If Applicable): N/A	Cost Of Work: \$1,366,000 Fee: \$6850.00
Proposed Project Description: (Please be as specific as possible) RENOVATION OF TWO EXISTING TWO STORY BRICK & WOOD FRAMED BUILDINGS INTO MULTIPLE SINGLE FAMILY UNITS BUILDING 30 - 3 UNITS (3 fam) BUILDING 56 - 4 UNITS (4 fam)		
Contractor's Name, Address & Telephone: SIENA CONSTRUCTION CORPORATION 617 547 4546 17 TUDOR ST. CAMDEN, MA 02139		Rec'd By: [Signature]
Current Use: -COMMERCIAL VACANT	Proposed Use: RESIDENTIAL	

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
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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 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 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: [Signature]	MANAGING GENERAL PARTNER	Date: June 1, 1998
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Shawn Seaman - Siena - mail to MASS





CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling

083B-M-001
Old #30-83F-A-300
BLD #56-083F-A-560

Valuation: \$1,366,000.00
Fee: 6,850.00
Plan Review #
Date: 24 June 94

Building Location: McKinley Estates Bldg #30
CBL: 083B-M-001
Bldg. 30-83F-A-300
Bldg 56 - Bldg 56 - 4 units.

Building Description: 2 Building & dwelling UNITS - Bldg 30-3 units

Reviewed by: S. Hoffer

Use or Occupancy: B-3 Type of Construction: 3B

Correction List		
NO:	Description	Code Section
1.	All Site Plan Requirements must be met before any Certificate of Occupancy can or will be issued.	111.4
2.	Cutting, Notching and Boring shall be done in accordance with Chapter 23	2305.5.1 2305.3
3.	Fastening of materials shall be done in accordance with Table 2305.2	2305.2
4.	Guardrails & Handrails	1021.0 1022.0
5.	Smoke detectors detectors	9203.2
6.	All Chimneys & vents shall be done in accordance with Chapter 12 of The City's Mechanical Code The BOCA National Mechanical Code	Chapter 12
7.	Sound control	1214.0
8.	Fire Partitions	711.0
9.	Winders	1014.6.3
10.	Glazing & glass as per section 2405.2	2405.2



Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

EXISTING BUILDING

NA Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
Insulated footing provided
Soil bearing value (table 1804.3)
Footing width
Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

EXISTING BUILDING

NA Design (1812.1)
Minimum thickness Tables 1812.3.2(1) & 1812.3.2(2)
Water proofing and damp proofing Section 1813
Sill plate (2305.17)
Anchorage bolting in concrete (2305.17)
Columns (1912)
Crawl space (1210.2) Ventilation
Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

EXISTING
2x12 Joists - Non sleeping area LL40PSF (Table - 1606)
Joists - Sleeping area LL30PSF (Table - 1606)
Grade
Spacing
Span
Girder 4" bearing 2305



Floors (contd.)

EXISTING

- NA Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- NA Bridging (2305.16)
- Boring and notching (2305.5 1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- NA Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
-
-
-
-
-

Wall Construction (Chapter 2300)

EXISTING Bldg.

- Design (1609) wind loads
- Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- Metal construction
- Masonry construction (Chapter 21)
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- Veneers (1405)
- Interior finishes (Chapter 8)
-
-
-



Roof-Ceiling Construction (Chapter 23)

HISTORICAL Bldg,

EXISTING

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- NA* Roof trusses (2313.3.1)



Roof Coverings (Chapter 15)

- Approved materials (1404.1)
- Performance requirement (1505)
- OK* Fire classification (1506)
- Material and installation requirements (1507)
- Detail* Roof structures (1510.0) *EXISTING,*
- slate* Type of covering (1507)

Chimneys and Fireplaces

BOCA Mechanical/1993

Chapter 12

- Masonry (1206.0)
- Factory - built (1205.0)
- Masonry fireplaces (1404)
- Factory - built fireplace (1403)

Mechanical
1993 BOCA Mechanical Code

See report

-
-
-
-
-
-



State Plumbing Code

All Plumbing
As per State PLBG. Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	_____
Floor live load non sleeping	<u>40 PSF</u>	_____
Roof live load	<u>42 PSF</u>	_____
Roof snow load	<u>46 PSF</u>	_____
Seismic Zone	<u>2</u>	_____
Weathering area	<u>S</u>	_____
Frost line depth	<u>4' MIN</u>	_____

OK

Glazing (Chapter 24)

- _____ Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- _____ Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- N/A General (407)
- _____ Beneath rooms (407.3)
- _____ Attached to rooms (407.4)
- _____ Door sills (407.5)
- _____ Means of egress (407.8)
- _____ Floor surface (407.9)



Egress (Chapter 10)

- OK One exit from dwelling unit (1010.2)
- S.P Sleeping room window (1010.4)
- _____ EXIT DOOR (1017.3) 32" W 80" H
- _____ Landings (1014.3.2) stairway
- _____ Ramp slope (1016.0)
- _____ Stairways (1014.3) 36" W
- _____ Treads (1014.6) 10" min.
- _____ Riser (1014.6) 7 3/4" max.
- _____ Solid riser (1014.6.1)
- ✓ Winders (1014.6.3)
- _____ Spiral and Circular (1014.6.4)
- _____ Handrails (1022.2.2.) H1.
- _____ Handrail grip size (1022.2.4) 1 1/4" to 2"
- _____ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- See Report Location and interconnection
- _____ Power source

Dwelling Unit Separation Table 602

✓
see report.



Applicant: Shaun Seaman from Sierra Date: 6/10/98

Address: McKinley Estates C-B-L: 083F-A-300
083F-A-560

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IR3

Interior or corner lot -

Proposed Use/Work - Alternative to existing Bldg # 30 & # 56 → 4 units

Sevage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

HAS NOT INCREASE
Square footage OR
Volume more
30%

Decks reduced
to meet Shoreland

Joining Reg.
CAN NOT go
closer to the WF

margin
FE - Decks
Dormers
Shaun Seaman
6/11
8:56

617-547-4546

Re: returning your call
Sierra Cove

Thanks The Architect
HAS this already
Nicki

within 250' of high water mark
Need to know where 75' line
is from the High Water
mark

panel 9 - Zone C



No 83-F
GREAT DIAMOND

83E-C

POND

44
114,889

DIAMOND

COVE
SIDE
DRIVE

AVENUE

340 320 310 600 290

360
APP
FOR
WA
A

300
APPROVED
FOR
6-WANT
3

670

660

CASCO BAY

DIAMOND COVE

OPEN SPACE
RECREATION
AREA

OPEN SPACE
RECREATION AREA
I

47
91,690

COVE
SIDE
DRIVE

PHASE I
AREA

110

700

57
41,230

690

OPEN
SPACE
RECREATION
I

BATTERY HONEYCUTT

OPEN SPACE
RECREATION AREA
I

56
193,330

WEYMOUTH
WAY

(C)

61
217,314

(A)

EAST
SIDE
DRIVE

63
90,808

ELM COVE

BATTERY
HAMSET



From: ALEX JAEGERMAN
To: MES, RWK
Date: Tue, May 26, 1998 4:58 PM
Subject: Diamond Cove Assoc. - Great Diamond Island -Reply

I think administrative., but let me refer the question to Rick, who is the GDI expert.

Alex.

>>> Marge Schmuckal 05/26 4:23 pm >>>

Alex,

It is my understanding thru some information given to me that bldg #30 was approved for 6 units and bldg #56 was approved for 5 units. They are now ready to do the work, but instead would lessen the number of units to 3 and 4 . What type of review does that kick in if they propose a reduction? Is that an amendment to the site plan, or is it just an administrative activity? Please let me know so that I can get back to the developer. Thanks, Marge



From: Marge Schmuckal
To: ALEX JAEGERMAN
Date: Tue, May 26, 1998 4:23 PM
Subject: Diamond Cove Assoc. - Great Diamond Island

Alex,

It is my understanding thru some information given to me that bldg #30 was approved for 6 units and bldg #56 was approved for 5 units. They are now ready to do the work, but instead would lessen the number of units to 3 and 4 . What type of review does that kick in if they propose a reduction? Is that an amendment to the site plan, or is it just an administrative activity? Please let me know so that I can get back to the developer. Thanks, Marge



Bldg 30

$$36 \times 23 \div 2 = 414 \#$$

$$20 \times 36 = 720$$

$$1134 \# \text{ on one floor}$$

$$\times 3 \text{ floors}$$

$$3402 \# \text{ total sq. footage}$$

1 New dormer
 New porch/deck
 basement 8' height
 1st floor 9' height
 2nd floor - mixed height

$$3402 \times 30\% = 1020.6 \#$$

Square Footage Additional only

$$1134 \times 8' (\text{basement height}) = 9072 \text{ CF}$$

$$1134 \times 9' (\text{1st floor height}) = 10,206 \text{ CF}$$

$$(1134 \times 11.5) - (2304) = 10,737 \text{ CF}$$

$$30,015 \text{ CF}$$

$$30,015 \times 30\% = 9004.5 \#$$

Additional Volume

Bldg 56

$$36 \times 24 \div 2 = 432 \#$$

$$11 \times 36 = 396$$

$$828 \# \text{ on}$$

$$\times 3 \text{ floors}$$

$$2484 \# \text{ total sq. footage}$$

(within 75' setback)

2 new dormers
 1 new close st deck

$$2484 \times 30\% = 745.2 \#$$

Additional only

$$828 \times 8' (\text{basement height}) = 6624 \text{ CF}$$

$$828 \times 12' (\text{1st floor height}) = 9936 \text{ CF}$$

$$(828 \times 14) - (1863) = 9729 \text{ CF}$$

$$26,289 \text{ CF}$$

within 75' setback

$$\text{basement } 8' \text{ height}$$

$$\text{1st floor } 12' \text{ height}$$

$$\text{2nd floor mixed height}$$

$$26,289 \times 30\% = 7886.7 \text{ CF}$$

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



June 11, 1998

Brenda Axelson
66 Deering Run Road
Portland, Maine 04103

RE: 66 Deering Run Road
353-E-007
R-2 Zone

Dear Brenda,

Your Conditional Use Appeal is scheduled to be heard by the Board of Appeals on Thursday, June 18, 1998 at 7:00 p.m., Room 209, City Hall, Portland, Maine. You must be present to answer any questions that the Board may have concerning this appeal.

A copy of the agenda is enclosed for your information.

Sincerely,

A handwritten signature in cursive script that reads 'Marge Schmuckal' followed by a red checkmark.

Marge Schmuckal
Zoning Administrator

Bldg 30

Proposed New Deck = \approx Additional $306 \#$
 $1020.6 \#$ Allowed

Proposed New dormer completely within the 75' set back

526.5 CF Additional
 $9004.5 \#$ Allowed to be Added



Bldg 56 →

proposed deck ^{new}
not enclosed

$10' \times 37' = 370 \text{ sq ft}$ of New floor area

can have up to 745.2 sq ft

ok

However, The deck needs to be reduced so no closer to high water mark

proposed ^{new} dormer

551.25 sq ft Additional for a full dormer / only a portion of the dormer is in the 75' setback

7986.7 sq ft increase allowed



Diamond Cove
Great Diamond Island, ME 04109
Telephone: 207-766-5804
Fax: 207-766-2973

Diamond Cove

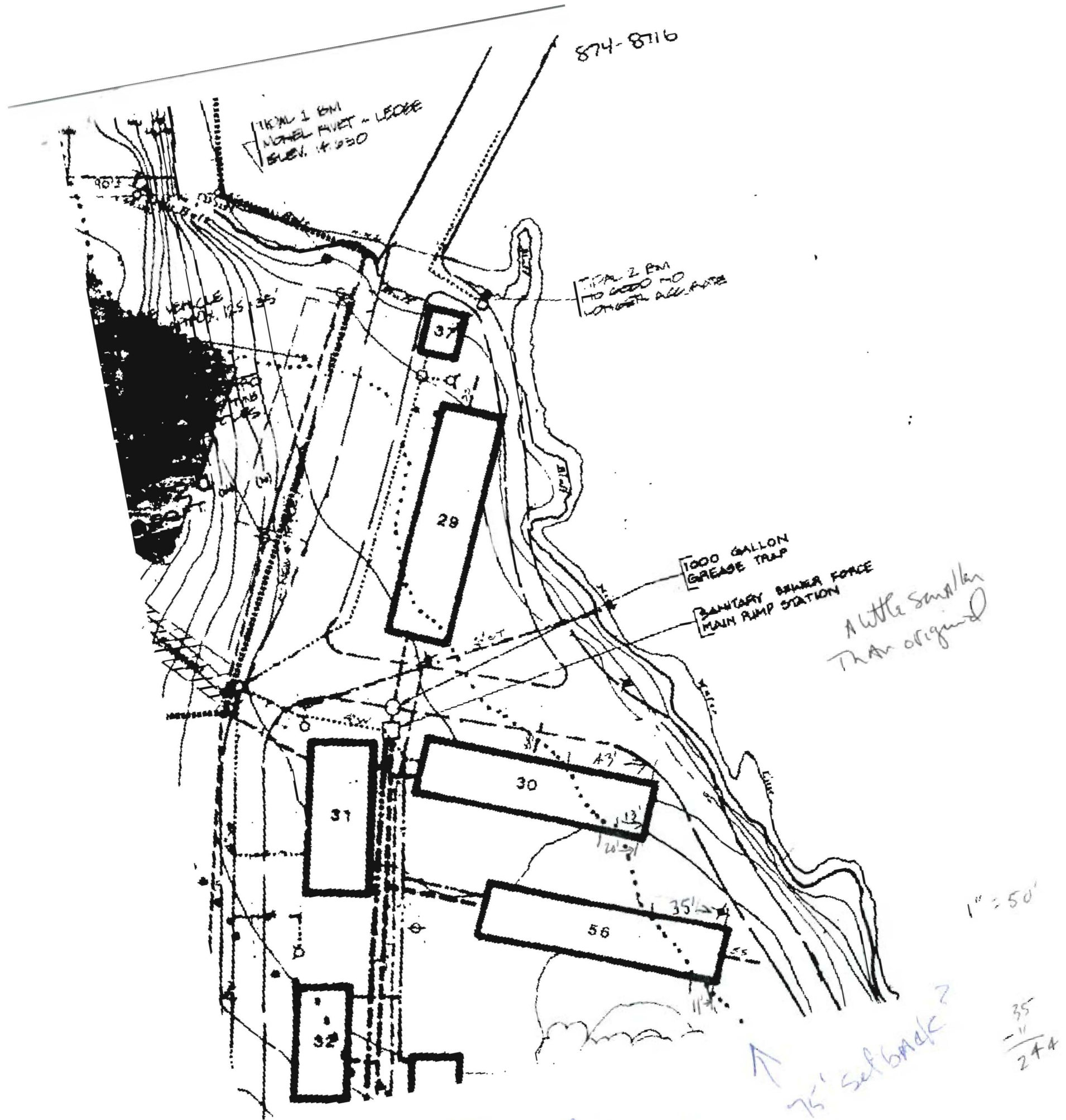
Fax

To: MARLENE SCHMUCKAL From: BOB MIBVETZ
Fax: 874-8716 Pages: 2
Phone: ext. 8695 Date: 6/16/98
Ref: _____ CC: _____

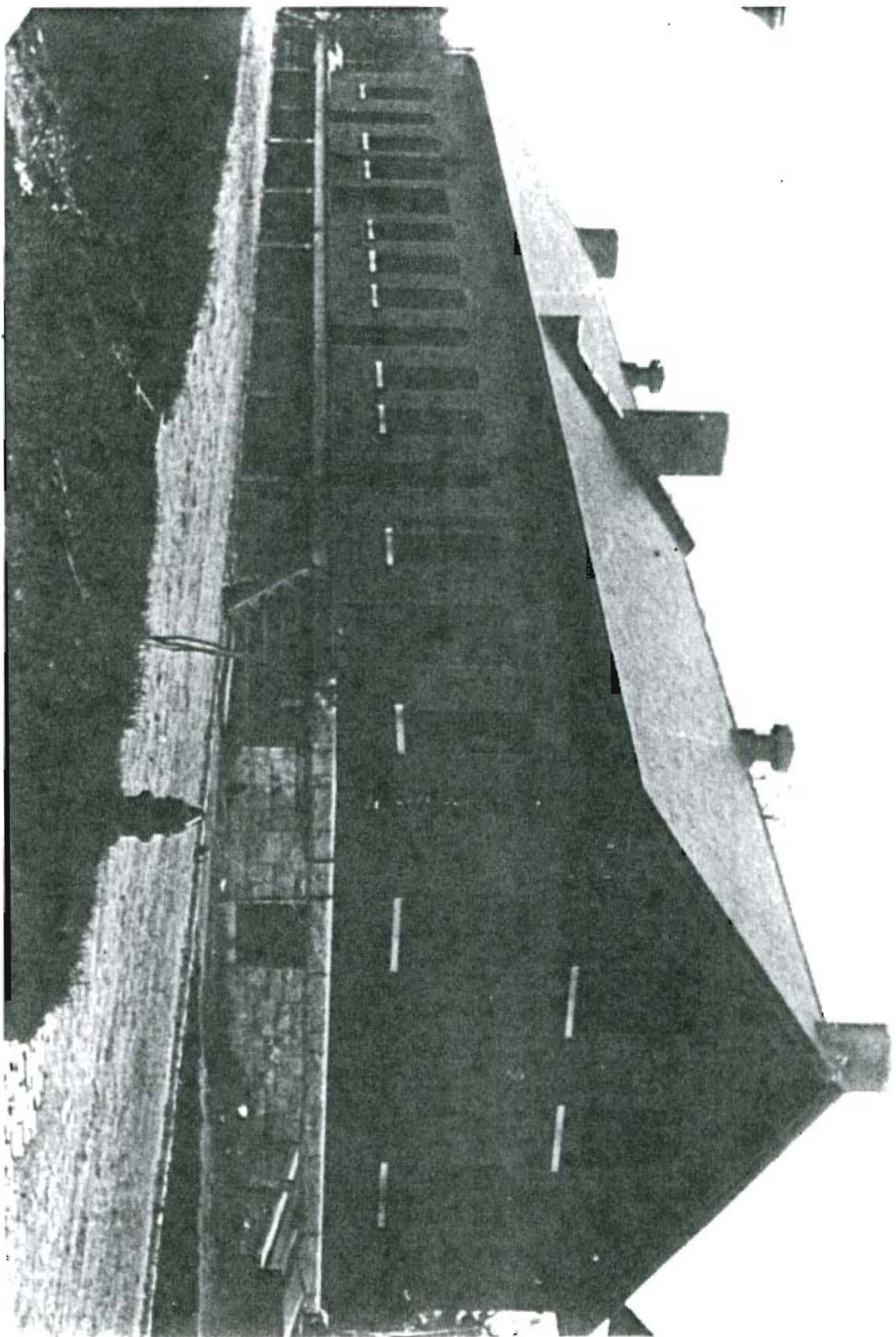
Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

PLEASE CALL WITH COMMENTS.



MARK Boyswitsa
(617)-441-0141
on volume
or get a copy



*Boyes-Watson & Winny, Architects
17 Tudor Street
Cambridge MA 02139-4514
Tel 617.441.0141
Fax 617.441.0142*

TRANSMITTAL

Date: June 22,1998
Re: Diamond Cove
To: Marge Schmuckal
From: Mark Boyes-Watson

Contents

Enclosed, please find two sets of the latest drawings for use. Please call with any questions or comments.

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

20028150

PROPERTY ADDRESS

Town or Plantation: _____
 Street Subdivision Lot #: 1478 McKinley

PROPERTY OWNERS NAME

Last: McKinley First: Partners Limited

Applicant Name: Morrison Plumbing
 Mailing Address of Owner/Applicant (If Different): 9 Fern AVE

PORTLAND
 Date Permit Issued: 4/13/02
 Local Plumbing Inspector Signature: Jon Boal
 8060 TOWN COPY
 \$ 241.00 FEE Double Fee Charged
 L.P.I. # 01736
 083 B M 001

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 Inspectors to deny a Permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>Cold</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>M.57.0006808</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. OR TRANSFER FEE [\$6.00]		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

EXPIRED

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

34
13
34

04