

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 030120

This is to certify that Fitch, Ronald & Sandra/Ow
has permission to Build 6,129 sq. Ft. Home with with ing sh
AT 92 West Shore Dr - Get O Island 083E A00S001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification inspection must be given and work in permit in progress before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. **PERMIT ISSUED**
Health Dept.
Appeal Board **MAR 25 2003**
Other _____
Department Name _____

[Signature]
Chief, Building & Inspection Services

CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD

All Permits closed

Scanned!

PERMIT ISSUED

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

Permit No: 03-0120	Issue Date: MAR 25 2003	CBL: 083E A005001
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Location of Construction: 92 West Shore Dr - <i>GET Island</i>	Source Name: Fitch, Ronald & Sandra	Owner Address: Diamond Avenue, CITY OF PORTLAND	Phone: 207-766-5886
Business Name:	Contractor Name: Owner	Contractor Address: Diamond Ave, GDI Portland	Phone: 2077665886
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: IR1

Past Use: WW II Power Plant	Proposed Use: Single Family (Build 6,529 sq Ft. Home on existing shell. (Prior permit #020650 06/13/02))	Permit Fee: \$1,248.00	Cost of Work: \$175,000.00	CED District: 1
Proposed Project Description: Build 6,529 sq. Ft. Home <i>within</i> on existing shell. PERMIT ISSUED		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type 5 BOCA 1999 Signature: <i>[Signature]</i>
Signature: _____		Signature: _____		

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
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Permit Taken By: BE	Date Applied For: 02/19/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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.	Special Zone or Review <input checked="" type="checkbox"/> Flood Zone <i>Panel 9 Zone C</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # <i>Zu 2-0168</i> Maj <input type="checkbox"/> Misc <input type="checkbox"/> MM <input type="checkbox"/> <i>d with conditions</i> Date: <i>3/11/03</i>	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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0120	Date Applied For: 02/19/2003	CBL: 083E A005001
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Location of Construction: 92 West Shore Dr	Owner Name: Fitch, Ronald & Sandra	Owner Address: Diamond Avenue, GDI	Phone: 207-766-5886
Business Name:	Contractor Name: Owner	Contractor Address: Diamond Ave, GDI Portland	Phone: (207) 766-5886
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Build 6,529 sq. Ft. Home on existing shell. (Prior permit #020650 06/13/02)	Proposed Project Description: Build 6,529 sq. Ft. Home on existing shell.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 03/11/2003
 Note: Ok to Issue:

- 1) It is understood that all work will be performed WITHIN the existing building shell. Any exterior expansions SHALL require a separate permit and SHALL meet all zoning and shoreland zoning requirements. There shall be no changes to the recently approved site plan/subdivision plan especially in relation to trees and undergrowth.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 03/25/2003
 Note: rec'd new plans - 03/25/2003 - discussed the following conditions w/ Scott Teas. Ok to Issue:

- 1) The lowest point of opening on egress windows must be 44" or less above the finished walking surface.
- 2) Guardrails MUST be 36" minimum measured from the leading edge of the tread protecting all stairways.

Comments:

3/11/03-tm: minimal structural details submitted - called designer Scott Teas @ 775-6141 AND LEFT MESSAGE

3/18/03-tm: rec'd additional plans - need stamped plans based on the design - precast concrete being use, post and beam construction, partially hanging balcony from roof. Called Scott Teas and spoke whim.

3/21/03-tm: Spoke w/ Scott - need to stamp plans and address catwalk width(3'), guard heights and egress windows.

3/25/03-tm: rec'd new plans - ok to issue.

Permit Nbr	03-0120	Location of Construction	West Shore Dr	Constr Type	New	Num1	30120
Status	Hold	Permit Type	Additions - Dwelling	Abpt. Date		Issue Date	02/19/2003
Call	003E A006001	Territory Nbr	1	Estimated Cost	\$175,000.00	Date Closed	
Arrit	12328						

Comment Date	Comment	Name	Follow Up Date	Completed
03/11/2003	Final structural details submitted - called Designer Scott Teal @ 775-9141 and left message	fm		<input type="checkbox"/>
03/19/2003	Per additional plans - need stamped plans per the design - please contact the architect and beam calculation, partially hanging roof structure. Called Scott Teal and spoke with him	fm		<input type="checkbox"/>
03/21/2003	Scotty w/ Scott's crew to storm plane and install actual width of garage height and width	fm		<input type="checkbox"/>
03/26/2003	Need new plans to be submitted	fm		<input type="checkbox"/>

Created By	fm	Create Date	02/19/2003	Modify	fm	Mod Date	03/11/2003
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Site Plan 2002-0168

All Purpose Building Permit Application

If you or the property owner owns real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: Lot 5, Great Diamond Island, Maine 04109		
Total Square Footage of Proposed Structure 6,529	Square Footage of Lot 47,881	
Tax Assessor's Chart, Block & Lot Chart 08 Block 100 Lot #005 Diamond Cove, GDI EA 5	Owner: Ronald & Sandra Fitch	Telephone: 207-766-5886
Lessee/Buyer's Name (if Applicable) N/A	Applicant name, address & telephone: same as Owner Diamond Avenue Great Diamond Isl. ME	Cost Of Work: \$175,000 Fee: \$ 1,248
Current use: Vacant <u>EXISTING Shell for</u>		
If the location is currently vacant, what was prior use: <u>Power Generation</u>		
Approximately how long has it been vacant: <u>50 years</u>		
Proposed use: <u>Residential</u>		
Project description: <u>New residential construction renovating interior shell for SIF home (already an application had been processed)</u>		
Contractor's name, address & telephone: <u>Ronald Fitch, Diamond Avenue, GDI, ME 04109 207-766-5886</u>		
Who should we contact when the permit is ready: <u>Ronald Fitch</u>		
Mailing address: <u>Diamond Cove, Great Diamond Island, ME 04109</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-766-5886		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the 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] Date: 1-30-03

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

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
FEB 19 2003



TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-8141 ARCHITECTURE AND PLANNING

TRANSMITTAL

Attached are drawings that TFH Architects is submitting on behalf of Mr. & Mrs. Fitch. We are assisting Mr. & Mrs. Fitch with the application, so please call us if you have any questions and or concerns.

Sincerely,

Kirk R. Henriksen 2/10/03

Kirk R. Henriksen

TFH Architects

Applicant:

Date:

3/7/03

Address: 9

C-BL: 003E-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing with Power Plant

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - to convert

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Site plan recently revised to meet the existing building

Projections -

Width of Lot -

Height - Existing

Lot Area - 40,000^{sq} 47881

Lot Coverage/ Impervious Surface - Existing NO additions or changes

Area per Family - 40,000^{sq}

Off-street Parking - 2 Req - Drive way showing 2 spaces

Loading Bays - N/A

7 CAN TO JAY 2/7/03 Site Plan - ?

Shoreland Zoning/ Stream Protection -

within 250^{ft}

- within 7 1/2' from top of bank

- Existing bldg - All work is within the existing shell

Flood Plains - Panel 9 - Zone C

NO

→ Note About Shoreland Zone & its requirements



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

2802-0168
Application I. D. Number

*This was prior to the
change of use*

08/01/2002
Application Date

West Shore Drive Great Diamond Island
Project Name/Description

Androscoquin Savings Bank
Applicant
39 Lisbon St, Lewiston, ME 04243
Applicant's Mailing Address

92 - 02 West Shore Dr, Portland, Maine

Consultant/Agent

Address of Proposed Site

Agent PH:

Agent FAX:

063E AC08001

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 Parking Lot Other (specify) site plan in first

Proposed Building square Feet or # of Units 47,881 sq. ft. Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees Paid: Site Plan \$80.00 Subdivision _____ Engineer Review \$256.00 Date 08/01/2002

DRC Approval Status:

Approved Denied Additional Sheets Attached
(Handwritten note: See Attached)

Approval Expiration 10/10/2003 Extension to 10/10/2007
Signature: Jay Reynolds date

Performance Guarantee Required Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 92 West Shore Dr. CHL 083E A005001

Property Owner: [Name] & Owner Date of Issue: 05/12/2009

I am hereby certifying that the building, premises, or part thereof, at the above location, built — altered — changed as shown on Building Permit No. 03-0120, 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
R-3, Type 5
BOCA 1999

Limiting Conditions:

SCANNED

This certificate expires on the _____
certificate issued _____

Approved: [Signature]
(Date) 5/12/09

[Signature]
Inspector

Notice: This certificate supplies partial proof of building or premises, and may be required for other purposes. This certificate is subject to review by the Department of Building Inspection.