

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061542

PERMIT ISSUED

NOV 27 2006

This is to certify that LEE JUDITH K /Island Cottage / Glenn Ruesswick

has permission to Single Family Cottage

AT 42 SEAL COVE LN

083E A019001

provided that the person or persons who obtain this permit shall comply with all of the provisions of the Statutes of the State 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 of inspection must be given and when permission is procured before this building or part thereof is started or closed-in. 24 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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Thomas M. Mackley 11/27/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

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

Permit No: 06-542
 PERMIT ISSUED
 NOV 27 2006
 (33E A019001)

Location of Construction: 42 SEAL COVE LN, <i>Call District</i>	Owner Name: LEE JUDITH K	Owner Address: DIAMOND COVE	Phone: NOV 27 2006
Business Name:	Contractor Name: Island Cottage/ Glenn Russawick	Contractor Address: P.O. Box 250 Kittery	Phone: 207 439 3399
Lender/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: FR-1

Past Use: Vacant Land	Proposed Use: Single Family Cottage	Permit Fee: \$2,145.00	Cost of Work: \$205,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description:
Single Family Cottage

Signature: _____ Date: *11/27/06*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 10/20/2006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Review</p> <p><input checked="" type="checkbox"/> Shoreland <i>house is clear go past the 75' line.</i></p> <p><input type="checkbox"/> Wetland <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone <i>panel 9 - zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2004-0206</i></p> <p>May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>Or w/ conditions ASL</i> Date: <i>11/27/06</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ASL</i> Date: _____</p>
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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

6/27/07 - Decided Foundation For Backfill
all in place w/ Mike Menard - OK to
Backfill - Surveyor will send letter for
Setbacks.
Jon M

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 83EA19

Building Permit #: _____

061542

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1542	Date Applied For: 10/20/2006	CBL: 083E A019001
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Location of Construction: 42 Seal Cove Ln	Owner Name: Lee Judith K	Owner Address: Diamond Cove	Phone:
Business Name:	Contractor Name: Island Cottage/ Glenn Ruesswick	Contractor Address: P.O. Box 250 Kittery	Phone (207) 439-3399
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Cottage	Proposed Project Description: Single Family Cottage
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/22/2006
Note: 11/15/06 Need verification in writing that the pre & post construction grade will be the same. Need confirmation of the size of the cottage including the porch. **Ok to Issue:**
 11/17/06 Passing permit on to Residential Plan Reviewers. I can't sign off until I receive the two items above.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is to build the cottage only. No garage is being built at this time. Separate permits shall be required for future decks, sheds, pools, and/or garages.

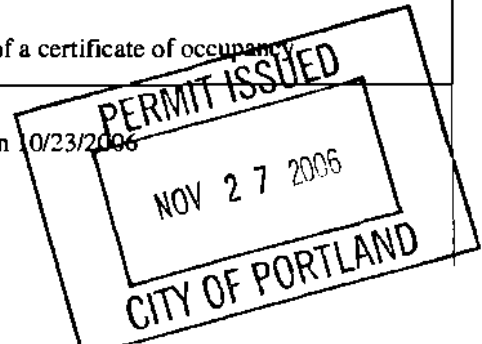
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/22/2006
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Fastener schedule per the IRC 2003
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 5) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) The design load spec sheets for any engineered beam(s) must be submitted to this office.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** drc **Approval Date:** 11/15/2006
Note: **Ok to Issue:**

- 1) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) 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.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:
 10/20/2006-ldobson: Paid for Subsurface DID NOT bring in at time of submission. Will bring in on 10/23/2006
 10/23/2006-ldobson: brought in sub surface routed w/ permit
 11/1/2006-amachado: Spoke to Alex Ross, Engineer. Told him what we needed.



Location of Construction: 42 Seal Cove Ln	Owner Name: Lee Judith K	Owner Address: Diamond Cove	Phone:
Business Name:	Contractor Name: Island Cottage/ Glenn Ruesswick	Contractor Address: P.O. Box 250 Kittery	Phone (207) 439-3399
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

11/15/2006-gg: received revised and approved site plan. /gg

10/26/2006-amachado: Spoke to Glenn Ruesswick from Island Cottage. House and porch does not meet 30' front setback. We need to see both preconstruction grade and post construction grade on the elevation plans. We need to see two parking spaces beyond the front setback (they can be for golf carts). Glenn said that the garage is not being built. It needs to be removed from the siteplan if it is not being constructed. It also does not meet the 30' setback. Glenn said that Alex Ross, the engineer, would call me.

11/15/2006-amachado: Received revised site plan. The front setback is now being met & the two parking spaces are being shown for the golf carts. The footprint of the building and the porch is 43' x 36'. The building plans have it as 45' x 36'. Which is it? Elevation plans still don't show pre & post construction grade. They might not be changing but we need this confirmed in writing.

11/17/2006-amachado: Forwarding permit to Residential Plan Reviewers.

Applicant: Judith Lee

revised site plan 11/15/06
Date: 10/25/06

Address: 42 Seaside Cove Lane, Great Diamond

C-B-L: 83E-A-019
permit # 06-1542

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - build new single family house

Sewage Disposal - private

Lot Street Frontage - 100' min - 100' scaled

Front Yard - 30' min - ~~20'~~ ^{30'} scaled to finish middle of front porch.

Rear Yard - 30' min - ~~20'~~ ^{20'} scaled to garage

Side Yard - 20' min - ~~10'~~ ^{18'} scaled right ~~20'~~ ^{23'} scaled left ~~garage = 24' setback left~~
left ~~4'~~ ^{4'} scaled 39' scaled to hot tub deck

Projections - 11x13 deck

Width of Lot - 100' min - 113' scaled

Height - 35' max - from lowest grade to mid-way - 32' scaled

Lot Area - 60,000 ϕ vlnat public water - ~~54,757~~ 55,537 ϕ on site plan - Section 14-433
approved subdivision - Diamond Cove Phase II lots/91

Lot Coverage Impervious Surface - 25% 11,107.4 ϕ

OK

45x36 = 1620
11x13 = 143
~~8x12 = 96~~

Area per Family -

Off-street Parking - 2 spaces ~~required~~ ^{2 spaces for golf carts OK} - ~~not shown~~

Loading Bays - N/A

~~1879~~
1763

Site Plan - minor/minor 2006-0206

Shoreland Zoning/Stream Protection - property vln 255' but house is @ least 80' past 75' high water line setback

Flood Plains - parcel 9 - zone C

* day light basement



General Building Permit Application

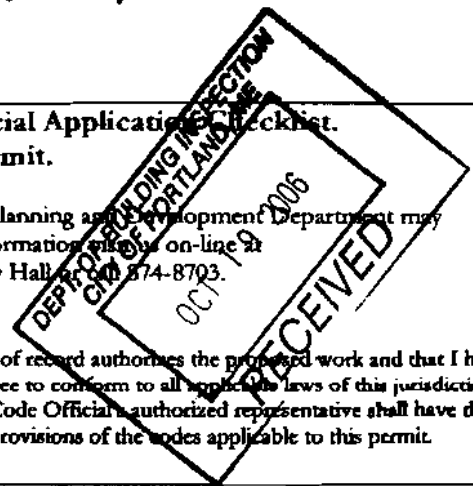
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>42 Seal Cove Lane Great Diamond Is. Map 83E Lot 19</u>		
Total Square Footage of Proposed Structure <u>1600</u>	Square Footage of Lot <u>55,537</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>83</u> Block# <u>EA</u> Lot# <u>19</u>	Owner: <u>Judy Lee</u>	Telephone: <u>207-766-5814</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Judy Lee</u> <u>42 Seal Cove Lane</u> <u>Diamond Cove ME 04109</u>	Cost Of Work: \$ <u>205,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Vacant Lot</u> If vacant, what was the previous use? <u>None</u> Proposed Specific use: <u>Single Family Res.</u> Project description: <u>perimeter foundation + cottage per plan.</u>		
Contractor's name, address & telephone: - <u>Skip Munny 207 799 3279</u> Who should we contact when the permit is ready: <u>Island Cottage - Glenn Ruessowick</u> Mailing address: <u>POB 250</u> <u>Kittery ME</u> <u>03909</u> Phone: <u>207 439 3399</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information, please call on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>[Signature]</u> <u>for: Judy Lee</u>	Date: <u>10/16/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

Zoning Copy

2006-0206

Application I. D. Number

10/19/2006

Application Date

Seal Cove Great Diamond

Project Name/Description

Lee Judith K

Applicant

Diamond Cove, Portland, ME 04109

Applicant's Mailing Address

Skip Murray

Consultant/Agent

Applicant Ph: (207) 766-5814 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

42 - 42 Seal Cove Ln, Portland, Maine

Address of Proposed Site

083E A019001

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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreege of Site

Zoning

Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> Historic Preservation |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/19/2006

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ 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	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted data	amount	expiration data
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

10/16

Portland Copy



Plans Content

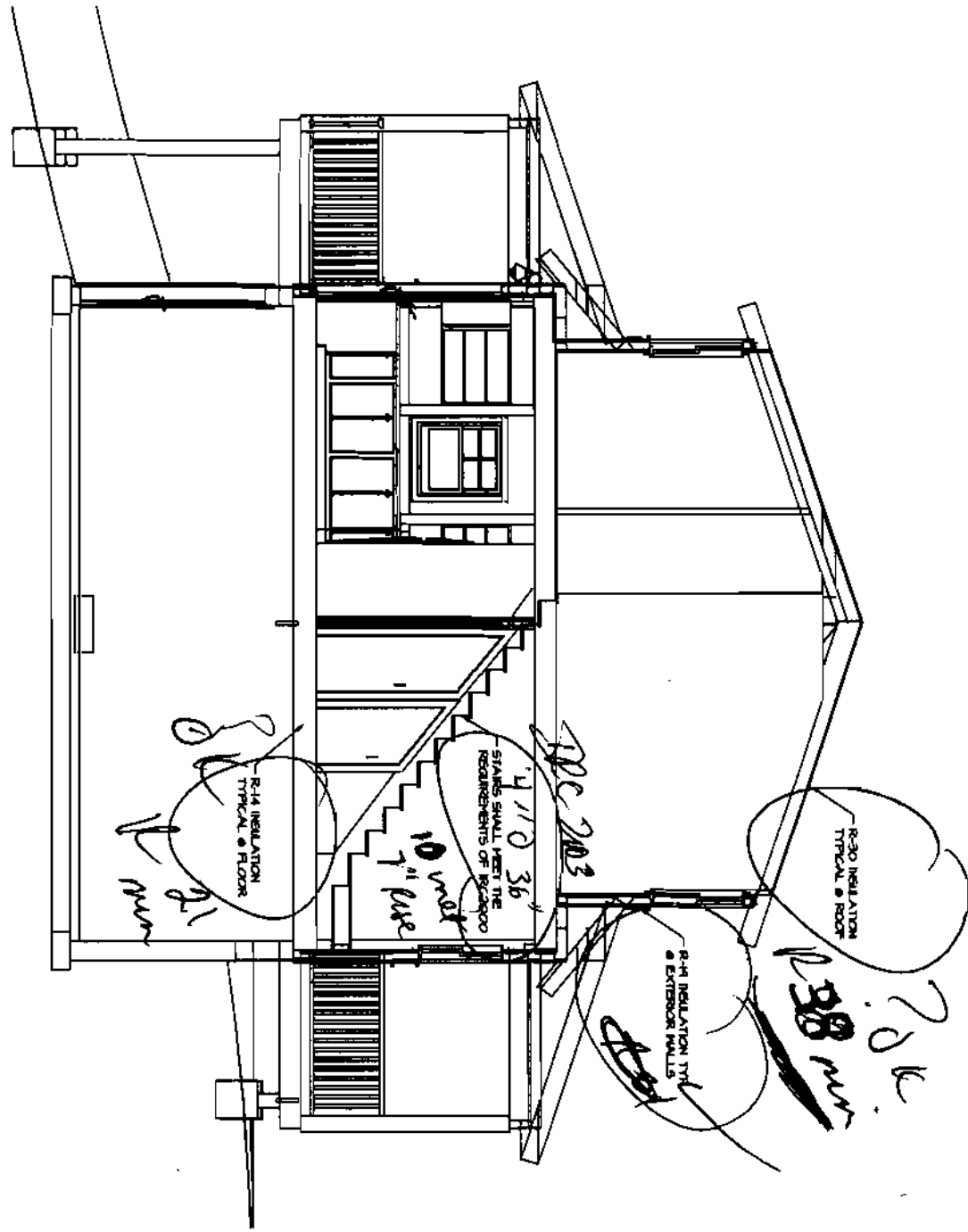
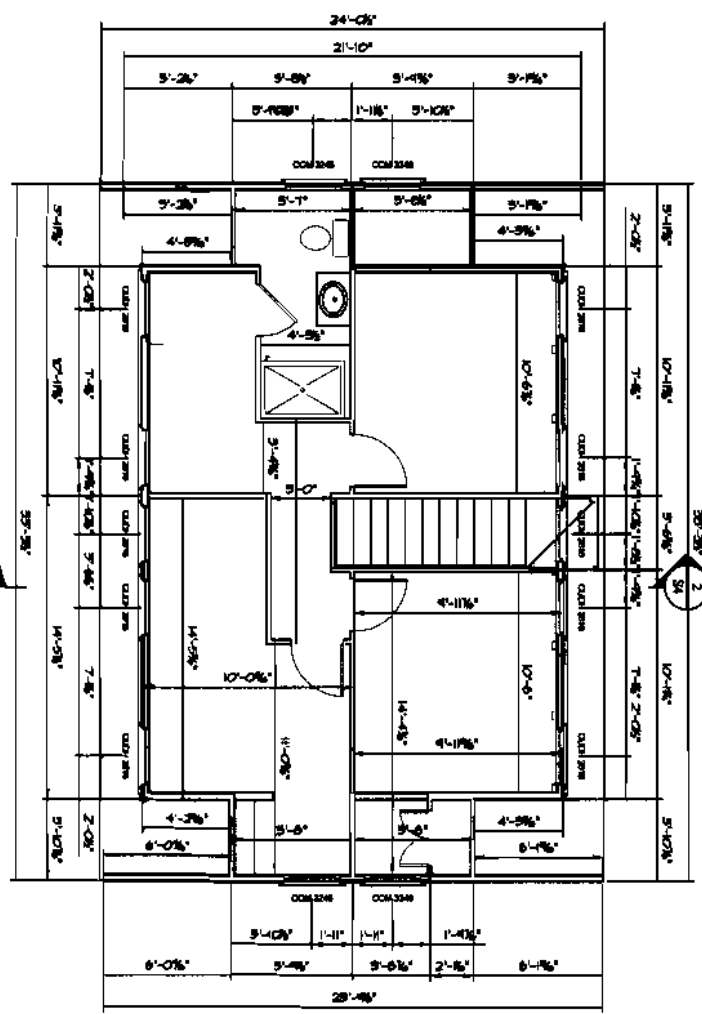
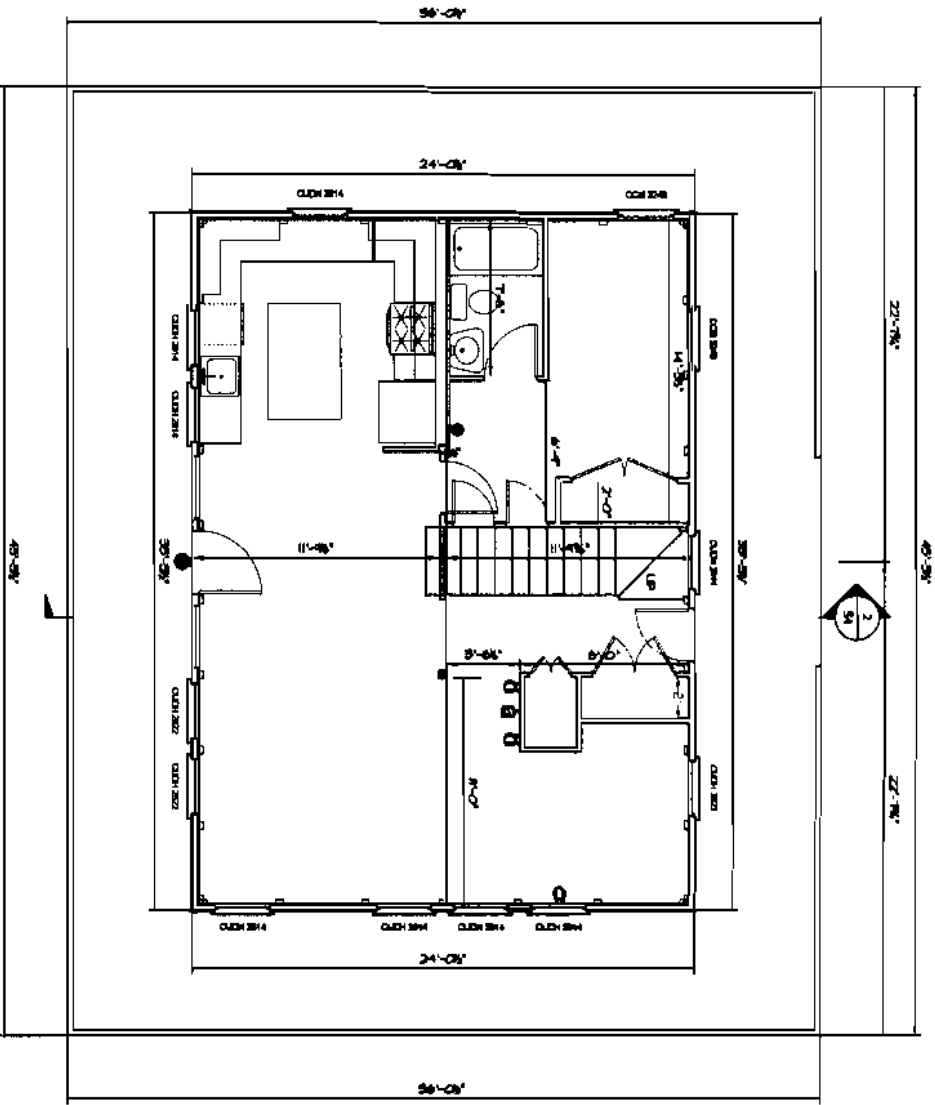
Sheet #	Sheet Description
1	Cover page with views
2	Perspectives
3	Front Elevation
4	Left Elevation
5	Rear Elevation
6	Right Elevation
7	Foundation Floor Plan
8	Details
9	First Floor Plan
10	Second Floor Plan
11	Specification Schedules



General Notes:

- Plans are conceptual. To the best of my knowledge these plans are drawn to comply with the owner's designs and any changes made on them after prints will be the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions on enclosed drawings. Susan Bowles is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.
- Codes. All work shall be performed in accordance with all applicable national, state and local building codes. It is the responsibility of the contractor to comply with these codes.
- Job site. Prior to submitting bid, contractor shall visit job site and notify owner of any conditions not included in these plans which require corrective or additional actions.
- Plan Review. These plans are conceptual in nature and therefore shall be reviewed by structural and mechanical engineers prior to construction. The owner is responsible for all site conditions, including but not limited to: orientation, drainage, soil bearing, wind loads and other subsurface conditions.
- Installation. All material, supplies and equipment shall be installed per manufacturers recommendations and per applicable codes and requirements. The designer shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures in connection with the work, for the acts or omissions of the contractor, sub-contractor, or any other person performing any of the work, or for the failure of any of them to carry out the work in accordance with the plans.
- Permits. Prior to construction, the contractor/owner shall be responsible to obtain all required permits, approvals and final certificate of occupancy. Prior to construction, contractor/owner to verify service with utility agency and schedule on-site inspection to locate utility.
- Framing. Contractor, structural engineer and owner to determine method of framing and materials used.





S4

DATE: 06-04-17
SCALE: AS NOTED
SHEET: 4 OF 5
DRAWING

PREPARED FOR:
LEWIS & CLARK
DIAMOND COVE
GREAT DIAMOND ISLAND
PORTLAND, ME 04101

DESIGNED BY:
L.B. KIM/2008

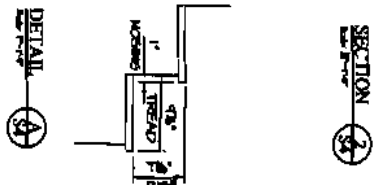
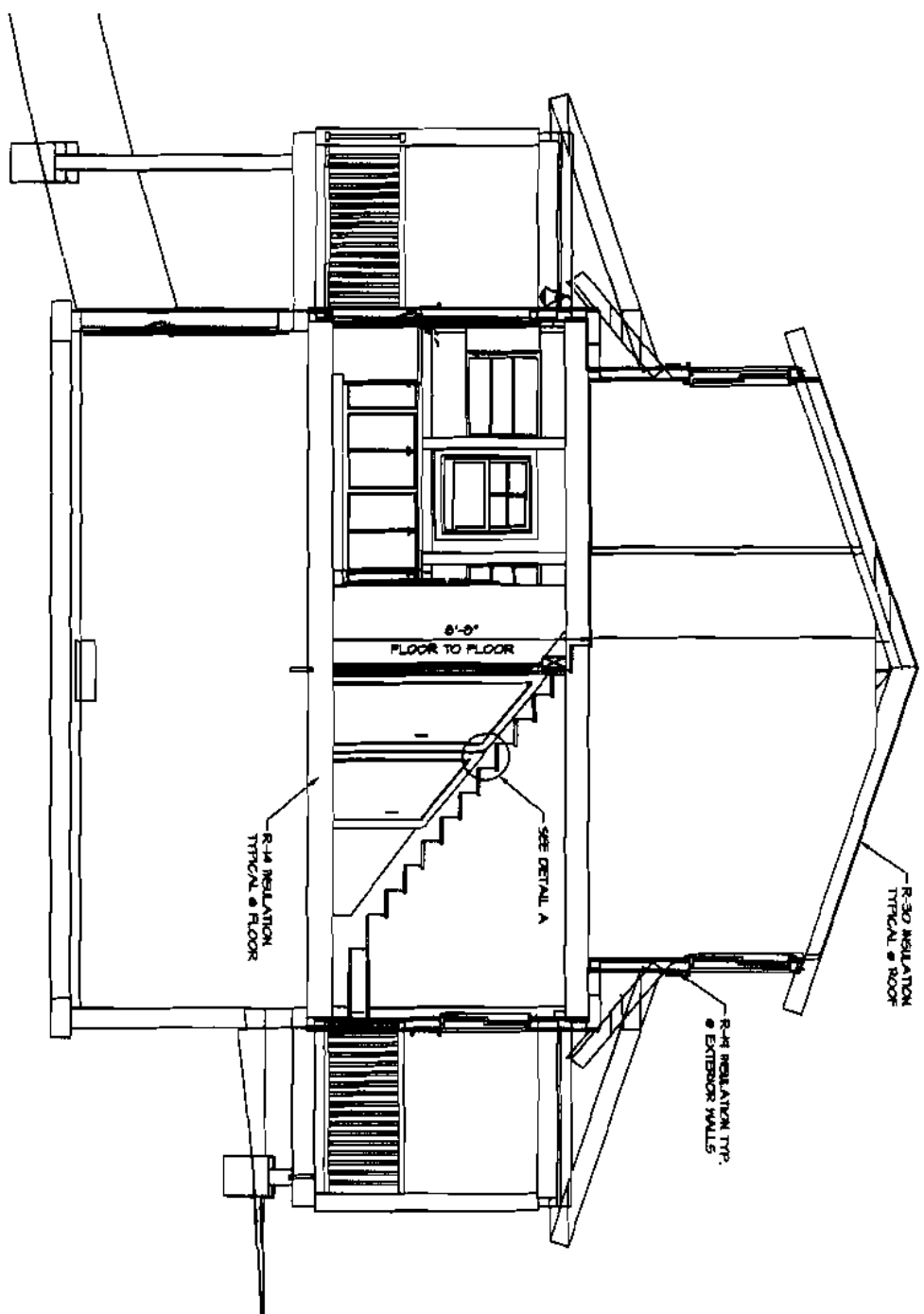
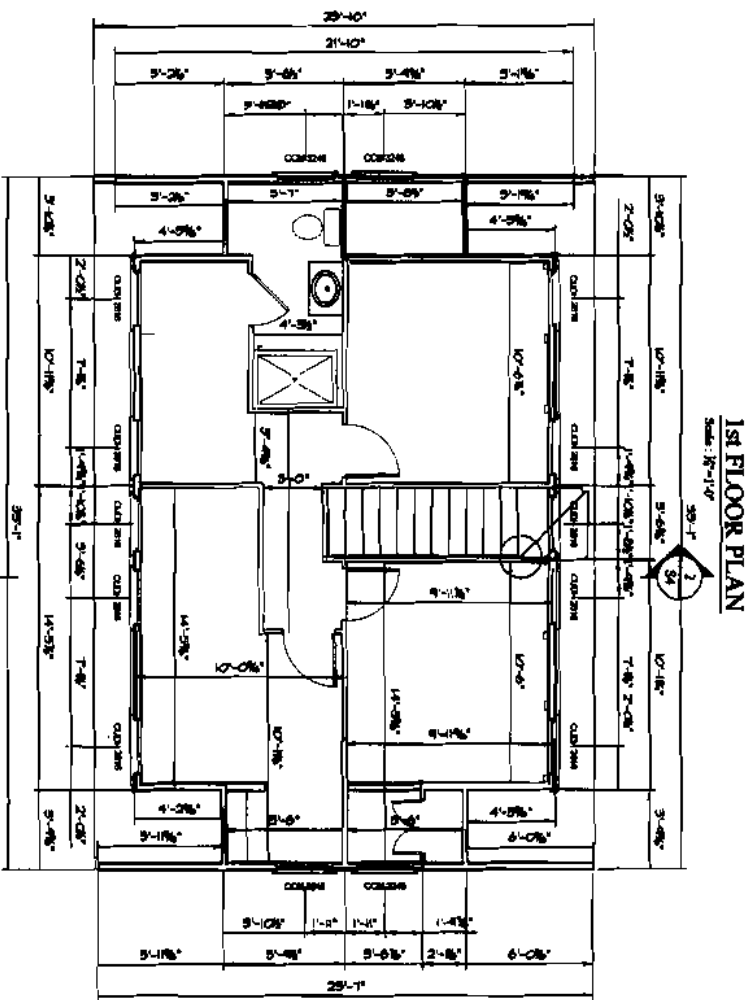
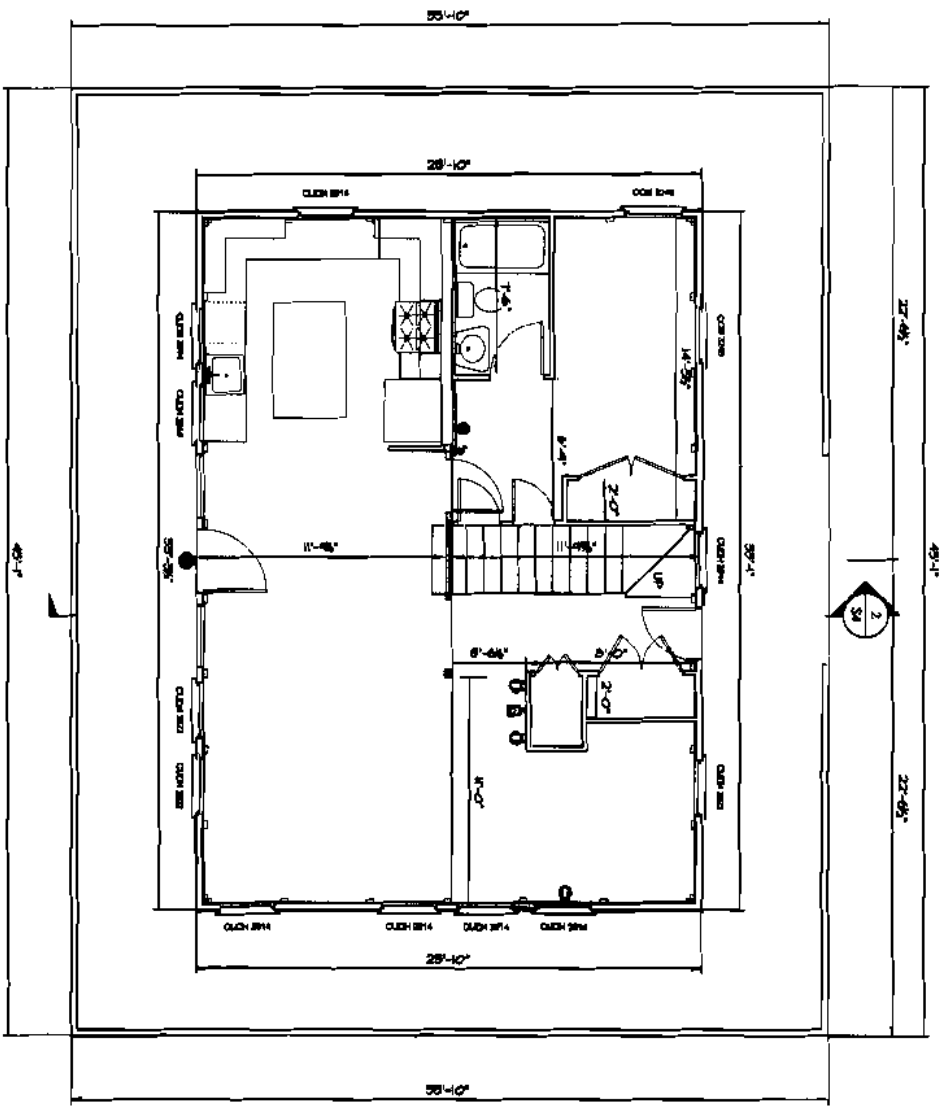
DRAWN BY:
L.B. KIM/2008

CHECKED BY:
M.N. KIM/2008

LEE RESIDENCE
42 SEAL COVE LANE
GREAT DIAMOND ISLAND
PORTLAND MAINE

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Ingleton St.
Portsmouth, NH 03801
(603) 433-7560

REVISION HISTORY			
REV	DATE	DESCRIPTION	CHK



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 22 2006
RECEIVED

REB # 06-001
SCALE AS NOTED
SHEET 4 OF 5
DRAWING

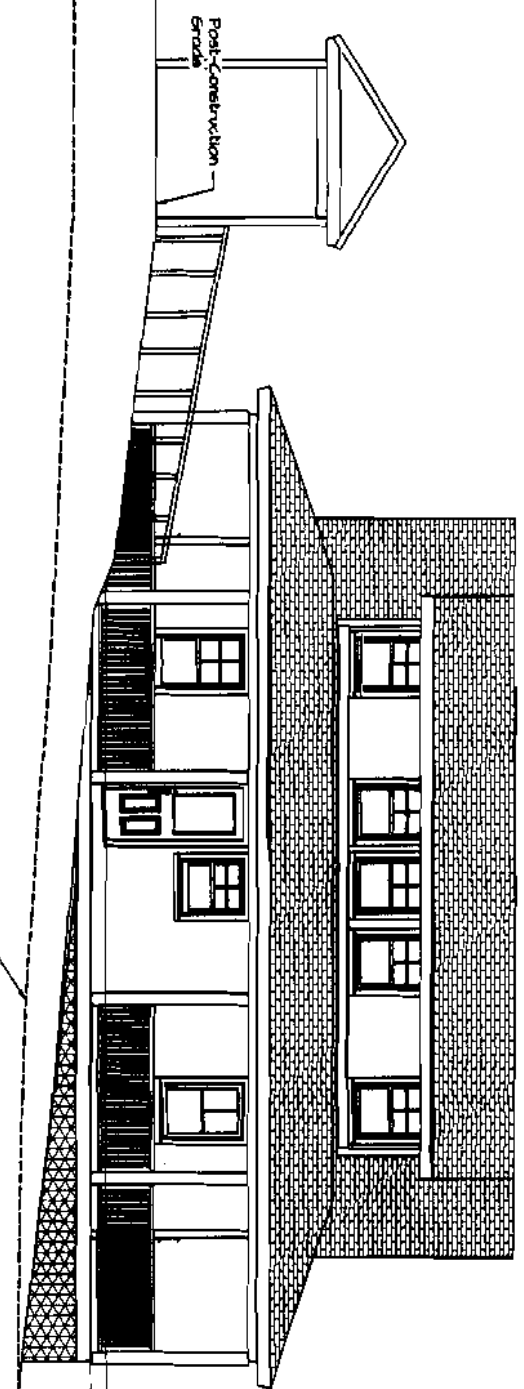
S4

PREPARED FOR:
ADVT. LEE
42 SEAL COVE LANE
PORTLAND, ME 04106
DESIGNED BY:
LIB
DRAWN BY:
LIB
CHECKED BY:
AR

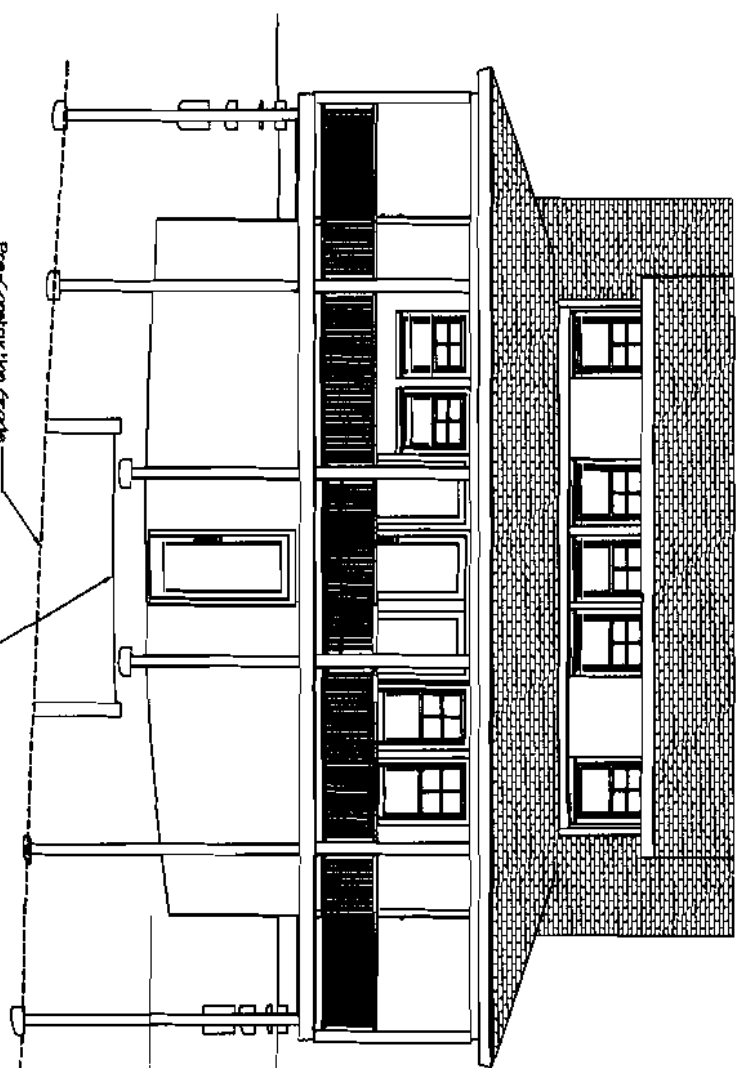
LEE RESIDENCE
42 SEAL COVE LANE
GREAT DIAMOND ISLAND
PORTLAND MAINE

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Juddington St.
Portsmouth, NH 03801
(603) 433-7560

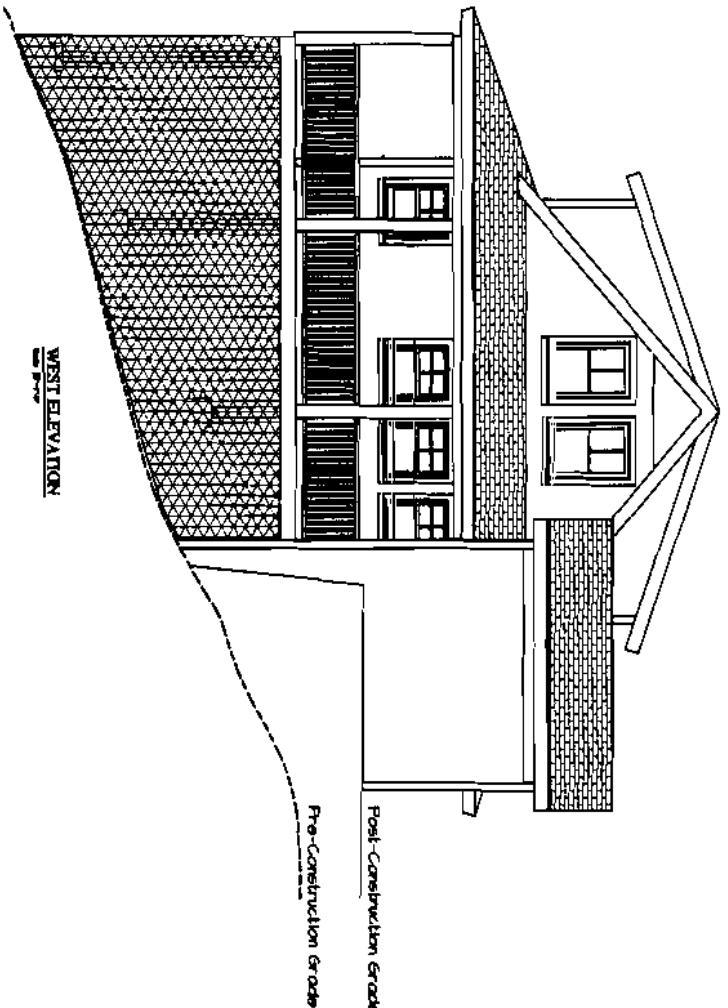
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REV	DATE	DESCRIPTION	CHK
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2	11/20/06	PRE & POST GRADING BUILDING DIMENSIONS	



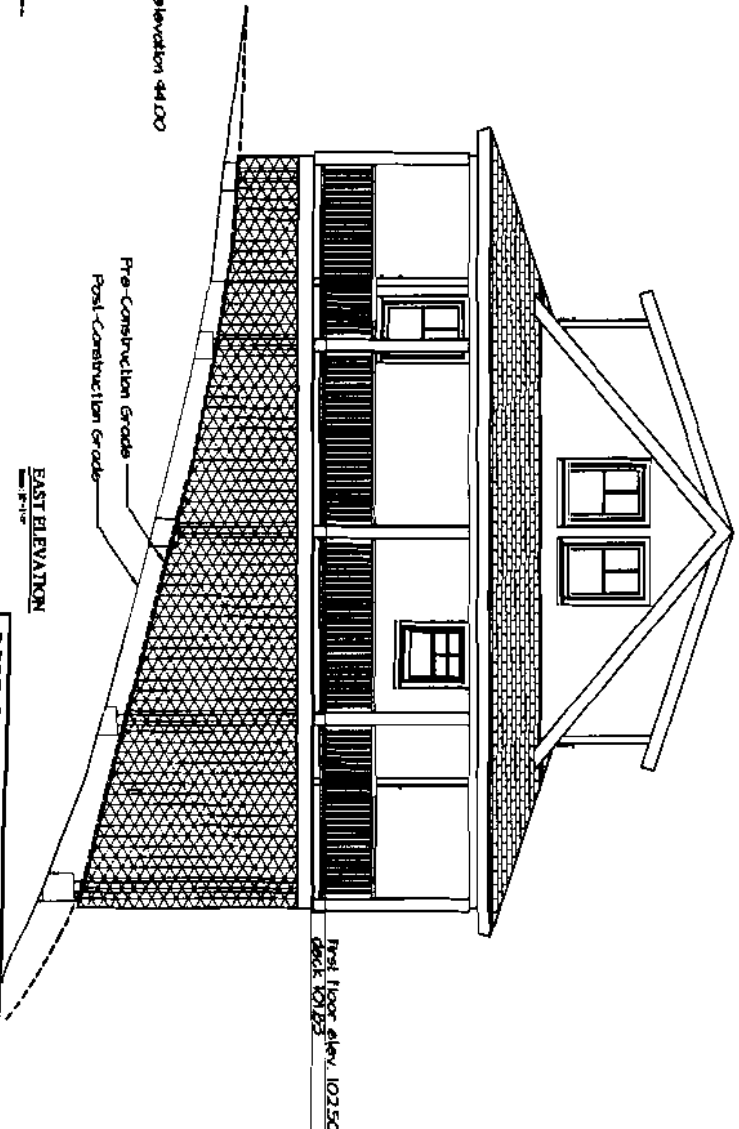
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 22 2006
RECEIVED

REVISION HISTORY			
REV	DATE	DESCRIPTION	CHK
1	1/13/06	EAST-WEST	
2	11/20/06	PRE & POST GRADIE BUILDING DIMENSIONS	

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Innington St.
Portsmouth, NH 03801
(603) 433-7360

LEE RESIDENCE
42 SEAL COVE LANE
GREAT DIAMOND ISLAND
PORTLAND MAINE

PREPARED FOR:
MR. LEE
42 SEAL COVE LANE
GREAT DIAMOND ISLAND
PORTLAND, ME 04107

DESIGNED BY:
LEB

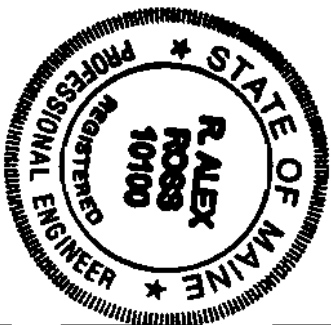
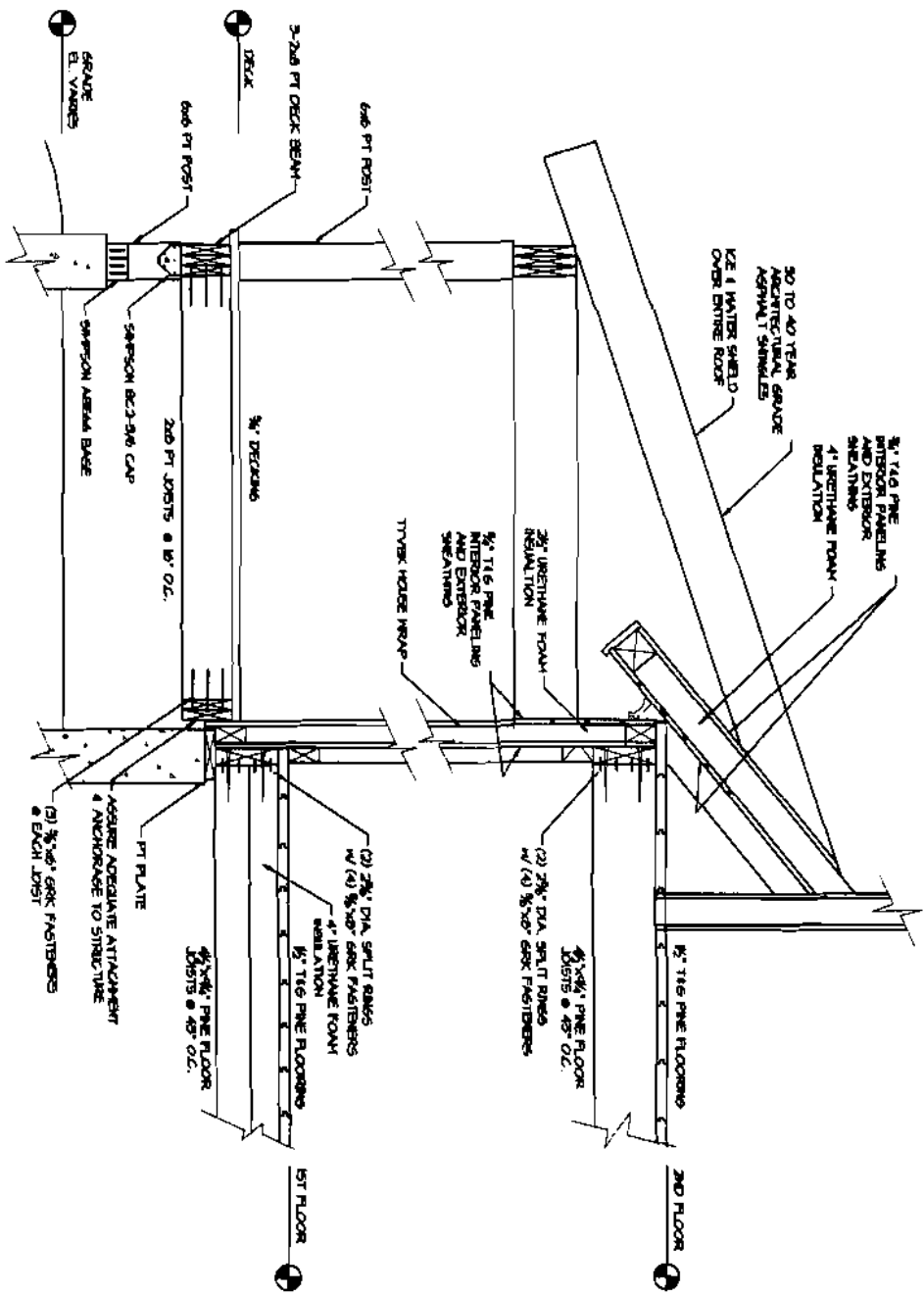
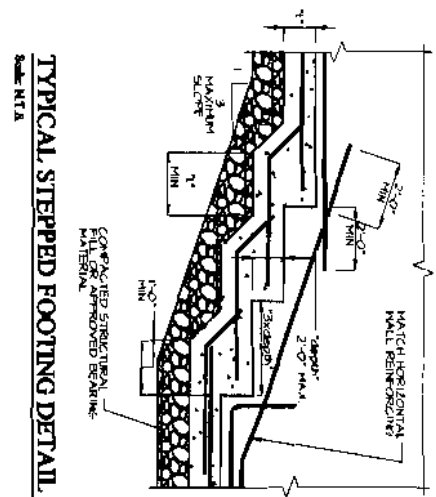
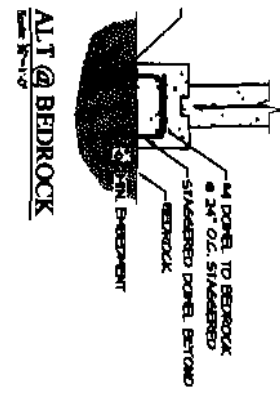
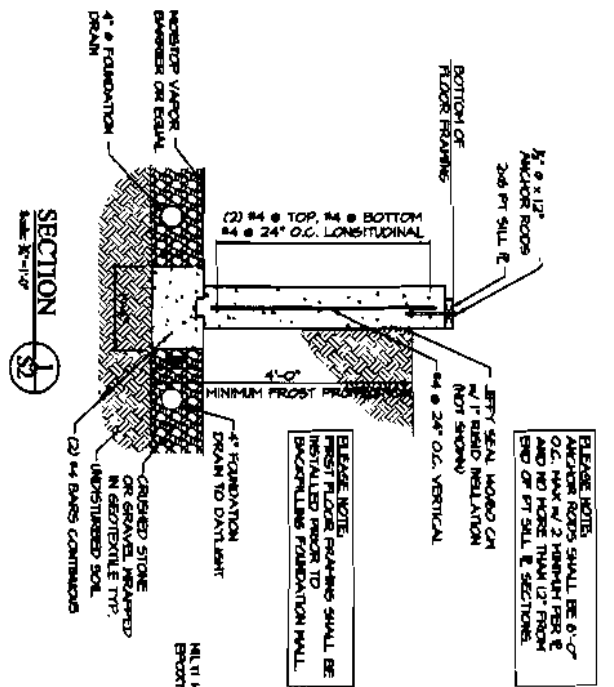
DRAWN BY:
LEB

CHECKED BY:
LEB

DATE:
10/11/2006

JOB #: 06-06-1
SCALE: AS NOTED
SHEET: 5 of 5
DRAWING:

SS



DESIGNED BY: JLT/LEK
DRAWING NO: 04-007
SHEET: 3 OF 5
DATE: 01/11/2006

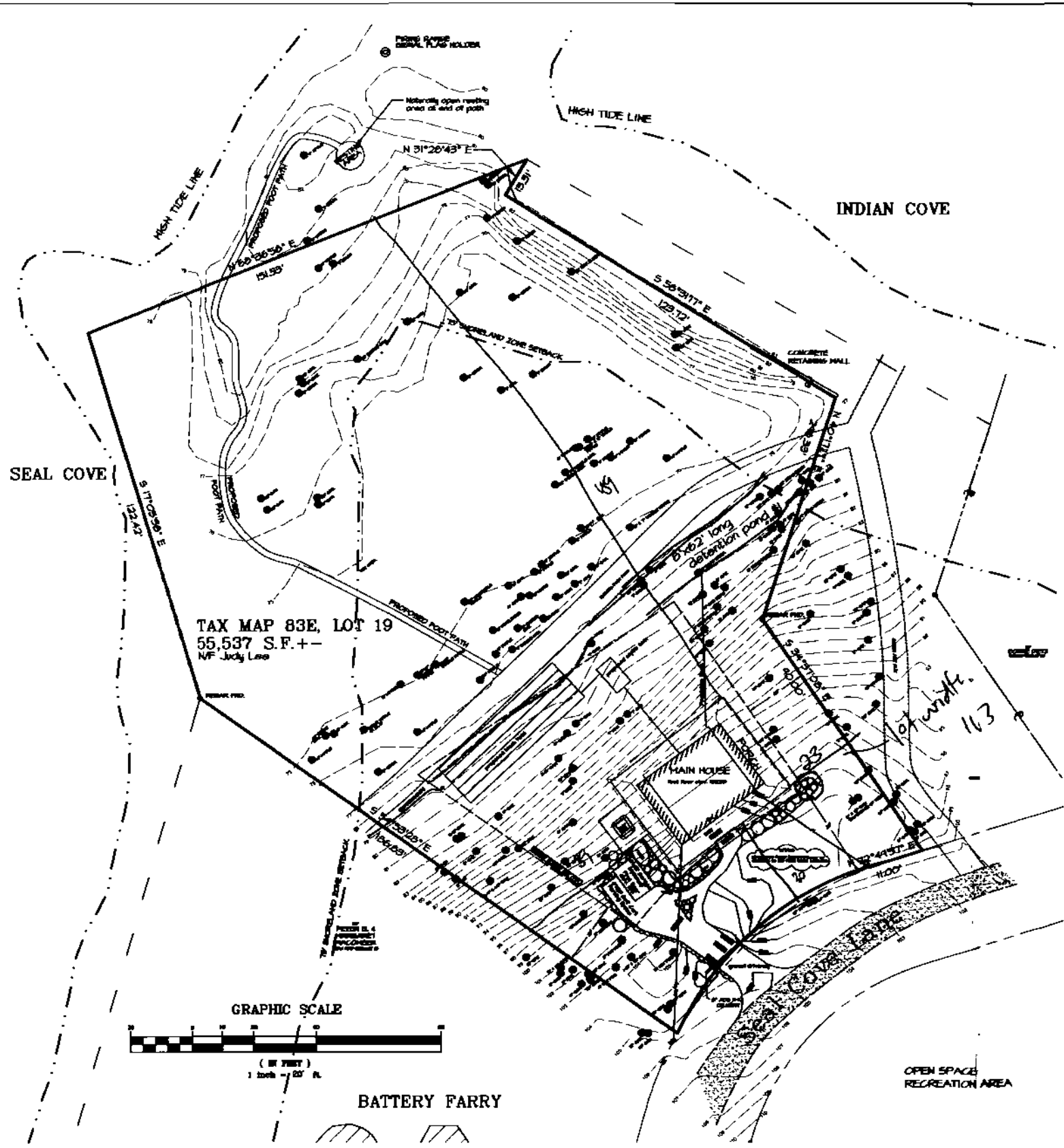
PREPARED FOR:
LEE RESIDENCE
42 SEAL COVE LANE
GREAT DIAMOND ISLAND
PORTLAND, MAINE

LEE RESIDENCE
42 SEAL COVE LANE
GREAT DIAMOND ISLAND
PORTLAND MAINE

ROSS ENGINEERING
Civil/Structural Engineering & Surveying
909 Jaffington St.
Portsmouth, NH 03801
(603) 433-7960

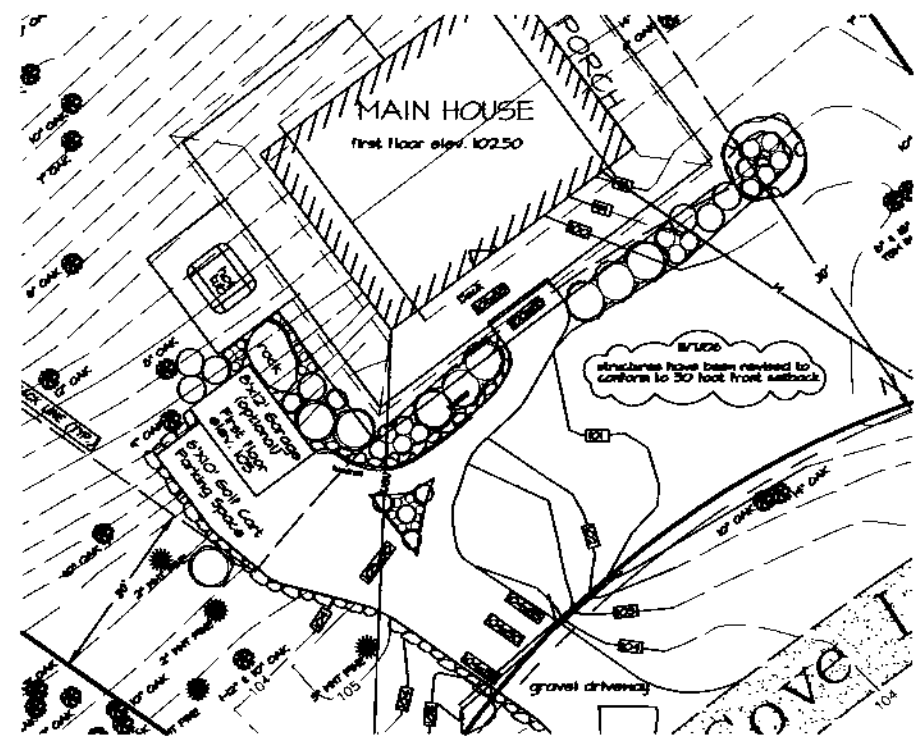
REVISION HISTORY			
REV	DATE	DESCRIPTION	CHK

S3



LEGEND

—M—	PROPOSED WATER LINE	GRAVEL SURFACE	
—UGU—	PROPOSED UNDERGROUND UTILITIES	TRANSFORMER BOX	
—S—	PROPOSED SEWER LINE	WATER VALVE	
	DECIDUOUS TREE	HYDRANT	
	CONIFEROUS TREE		



- GENERAL NOTES:**
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SITE INFORMATION WAS COMPILED FROM THE REFERENCE PLANS LISTED BELOW, FIELD SURVEY & BOUNDARY MONUMENTATION FOUND ON SITE.
 - THE VERTICAL DATUM AS SHOWN HEREON IS BASED ON MAP REFERENCE 1.
 - ALL TREE LOCATIONS AS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED BY SSC ENGINEERING AND ROSS ENGINEERS. ALL TREES OUTSIDE THE BUILDING ENVELOPE SHALL BE PRESERVED.
 - THE CONSTRUCTION OF THE PROPOSED FOOTPATH AND RESTING AREA SHALL NOT INVOLVE TREE CUTTING OR SOIL DISTURBANCE.

- MAP REFERENCES:**
- "TOPOGRAPHIC & LOCATIONS SURVEY FOR JUDY LEE" SSC ENGINEERING LLC 12/28/05.
 - A PLAN ENTITLED "LIMITED TOPOGRAPHIC SURVEY, LOT 19 DIAMOND COVE SUBDIVISION, SEAL COVE LANE, GREAT DIAMOND ISLAND, CITY OF PORTLAND, CAMBERLAND COUNTY, STATE OF MAINE" DATED 1/31/99, PREPARED BY LAND USE CONSULTANTS, AND UNRECORDED.
 - A PLAN ENTITLED "AMENDED RECORDING PLAT, DIAMOND COVE PHASE II, GREAT DIAMOND ISLAND, PORTLAND, MAINE", DATED JULY 6TH, 1991, LAST REVISION: OCTOBER 1, 1991, SHEET 1 OF 3, PREPARED BY LAND USE CONSULTANTS.

CITY OF PORTLAND, ME
BUILDING INSPECTION
NOV 22 2006
RECEIVED

ISSUE	DATE	DESCRIPTION OF ISSUE
3	11/20/06	For Approval
2	11/7/06	For Approval
1	10/11/06	Preliminary

SCALE as noted
OWNER
DRAWN A. ROSS
CHECKED
Ross Engineering
Civil/Structural Engineering Services
909 BILKINGTON STREET
PORTSMOUTH, NH 03801
603-433-7560
CLIENT
Judy Lee
Diamond Cove
Great Diamond Island
Portland, ME 04109
TITLE
Site Plan
for
Judy Lee
42 Seal Cove Lane
Great Diamond Island
Portland, ME
JOB NUMBER 06-067
PAGE NO. 1
ISSUE 3

ZONE V
(EL 24)
ZONE V2
(EL 19)

U.S. Naval Reservation
Fort McKinley

x RM 15

ZONE C

60'
55'
60'

144
west
836-A

2251

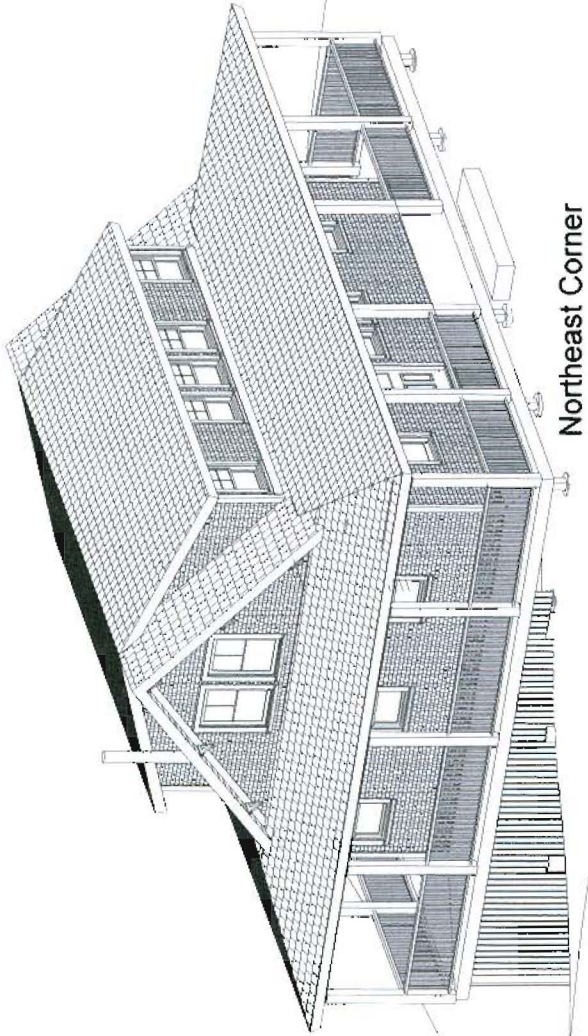
127

1982

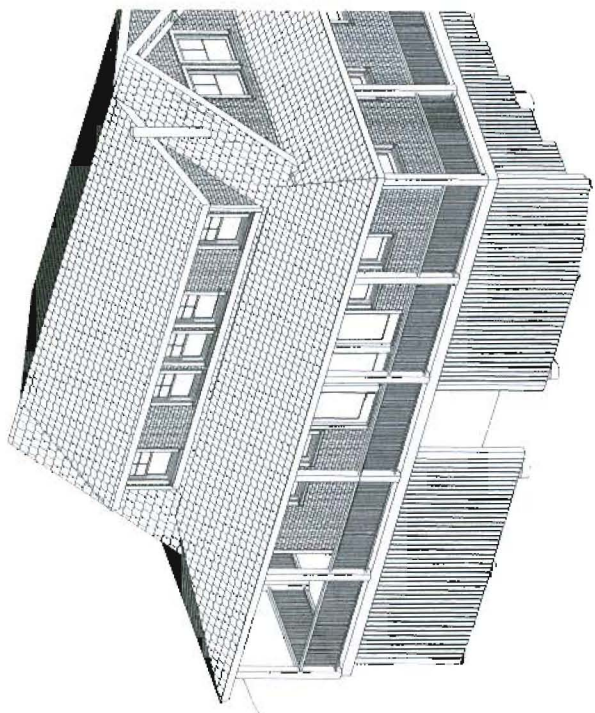
23051 004 B

1" = 40'

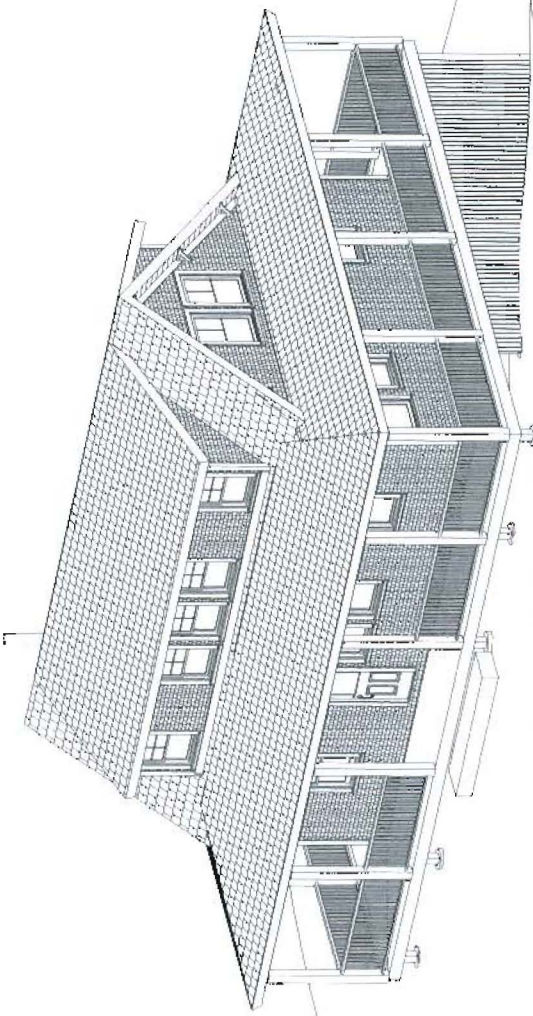
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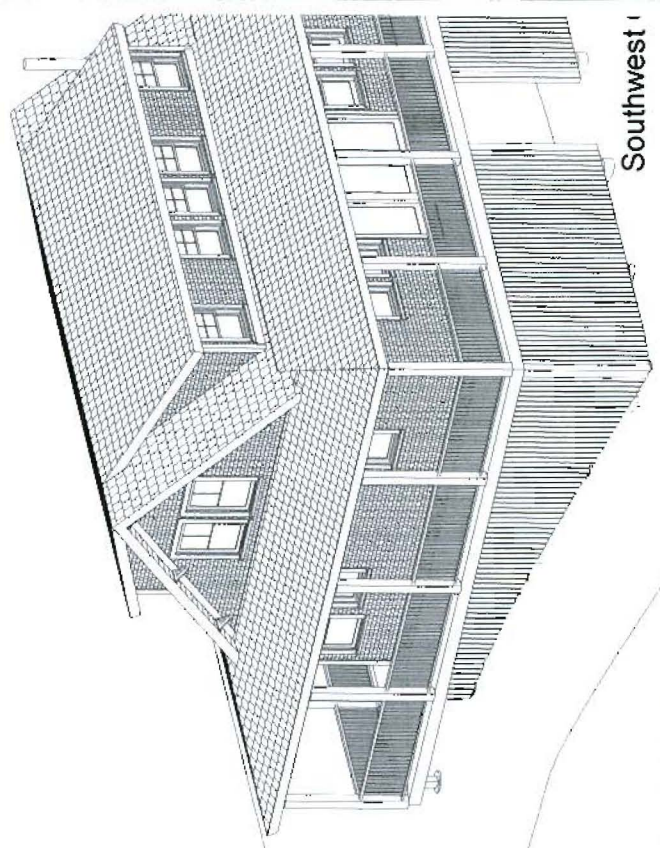
Northeast Corner



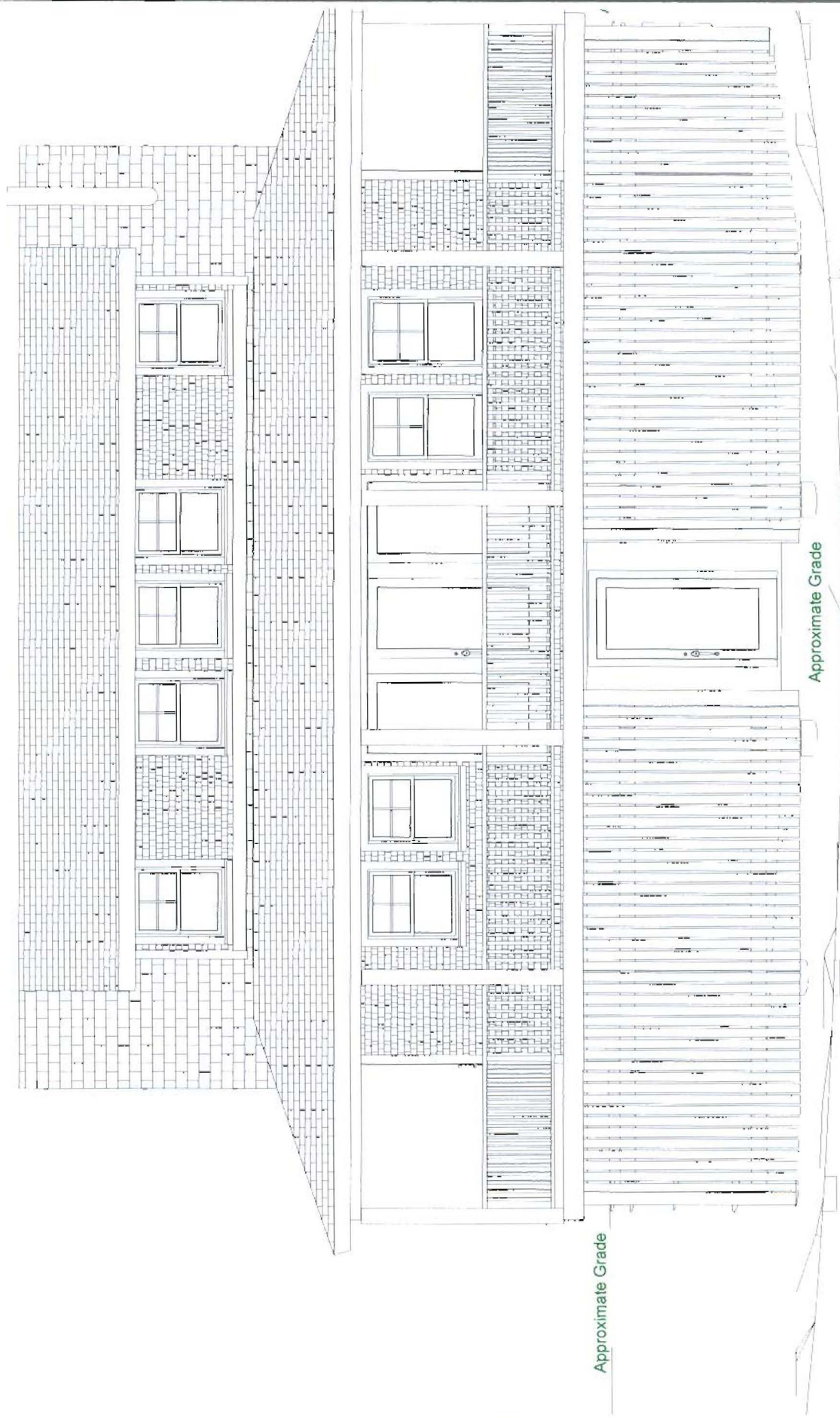
Southeast Corner



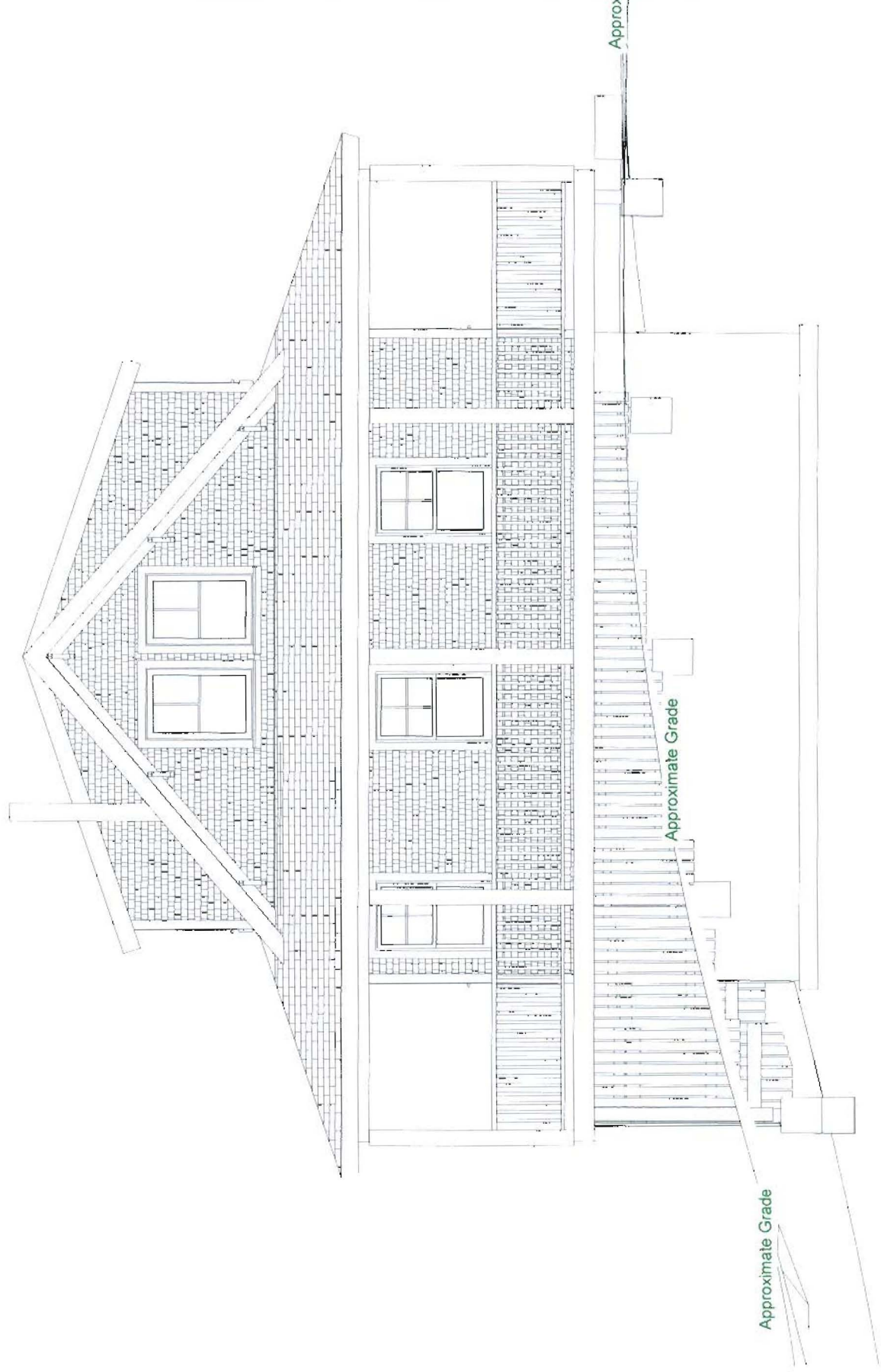
Northwest Corner



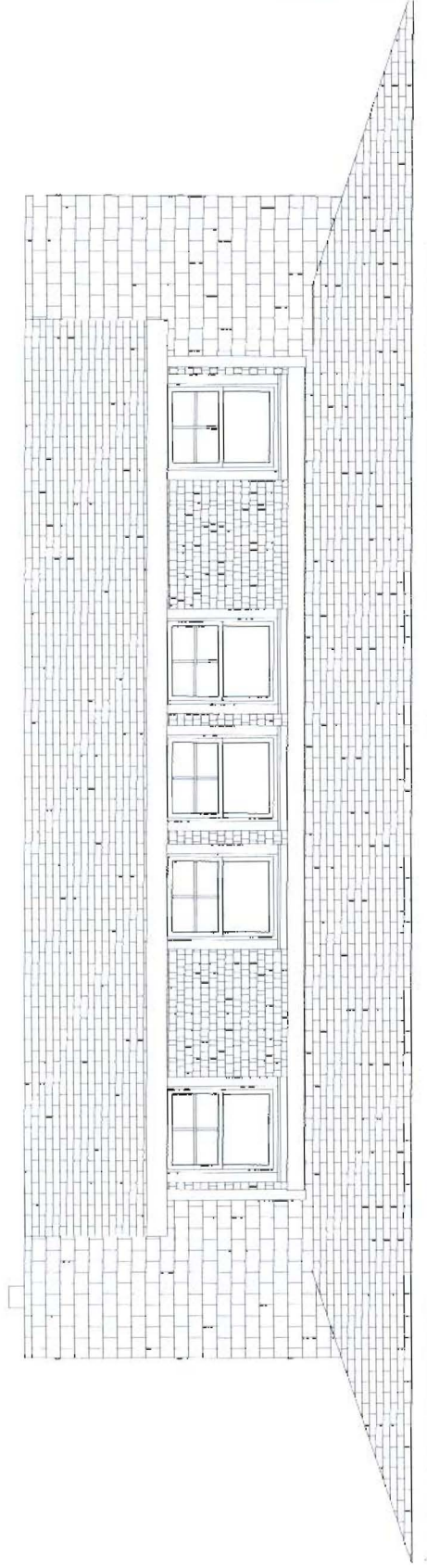
Southwest



SOUTHERN ELEVATION



EASTERN ELEVATION

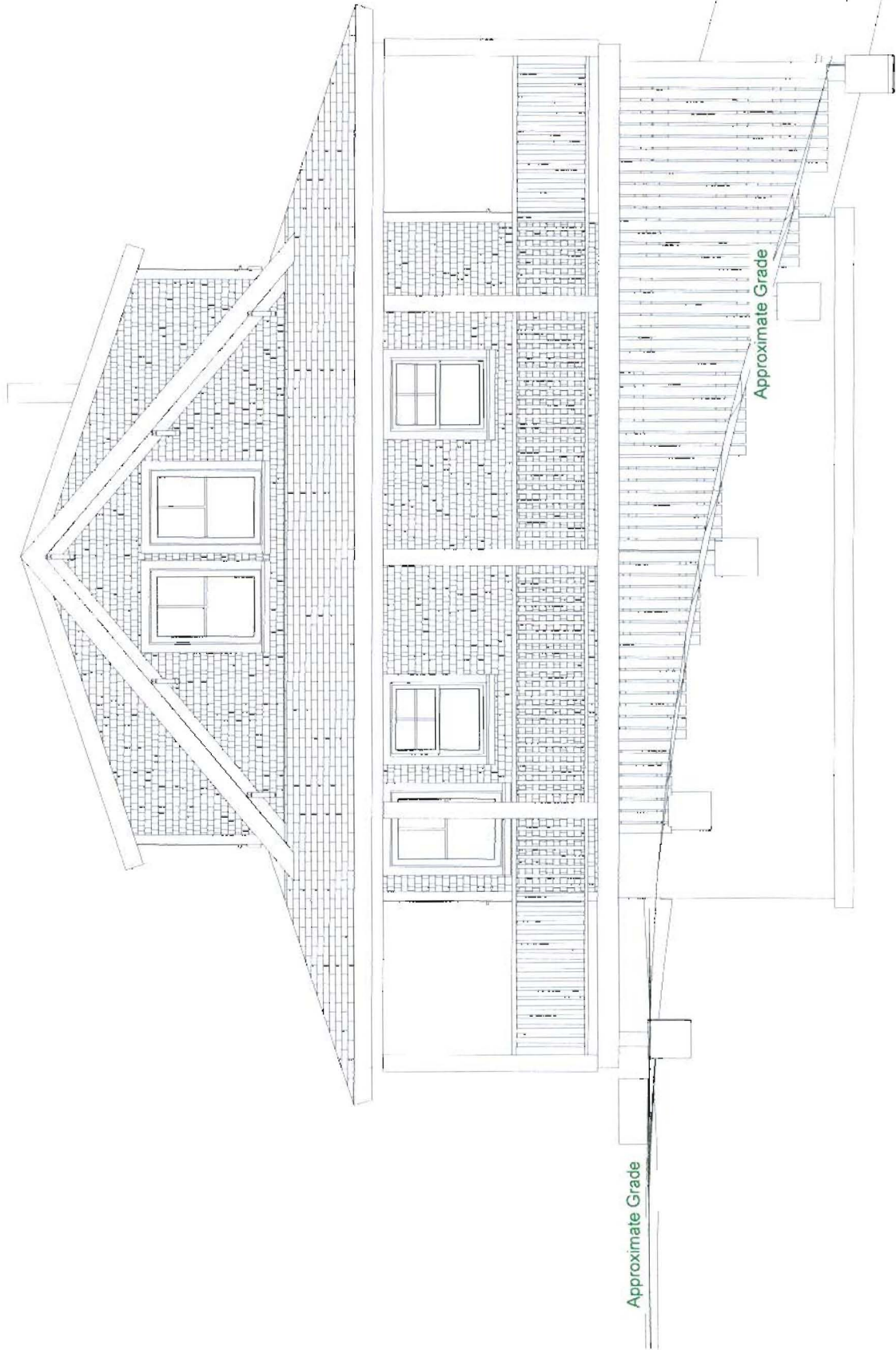


Approximate Grade

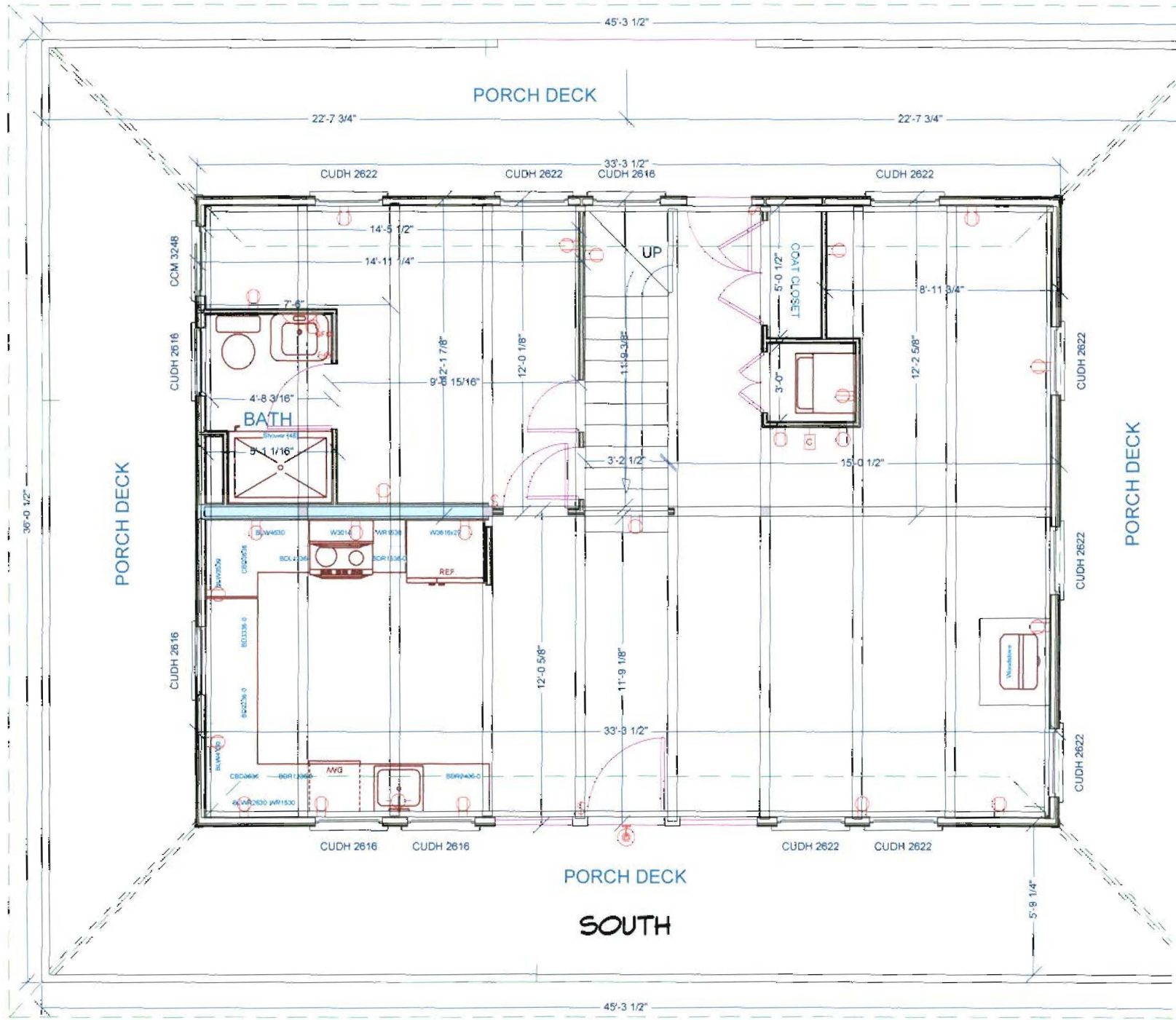
Approximate Grade

A1

NORTHERN ELEVATION



WESTERN ELEVATION



PORCH DECK

22'-7 3/4"

45'-3 1/2"

22'-7 3/4"

CUDH 2622

CUDH 2622

33'-3 1/2"
CUDH 2616

CUDH 2622

OCM 3248

CUDH 2616

CUDH 2616

PORCH DECK

BATH

UP

COAT CLOSET

PORCH DECK

CUDH 2622

CUDH 2622

CUDH 2622

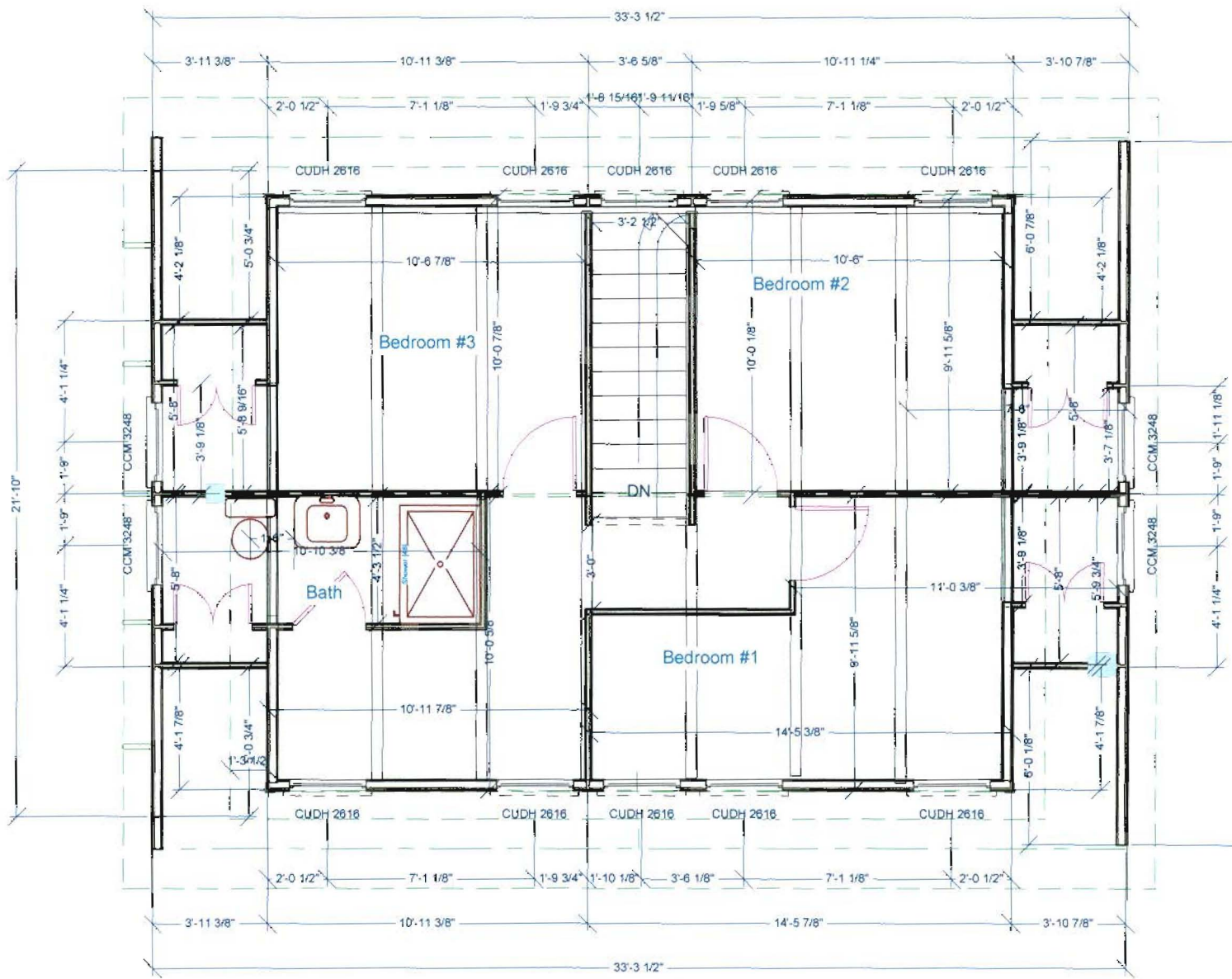
PORCH DECK

SOUTH

45'-3 1/2"

36'-0 1/2"

5'-8 1/4"



SOUTH

FIXTURE SCHEDULE

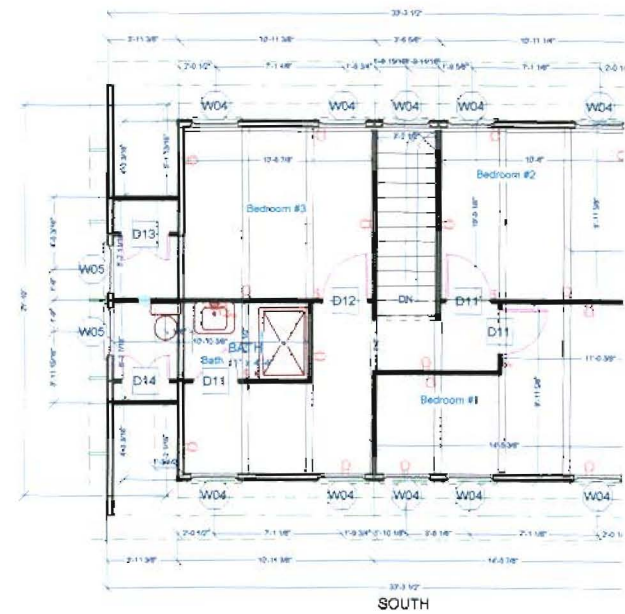
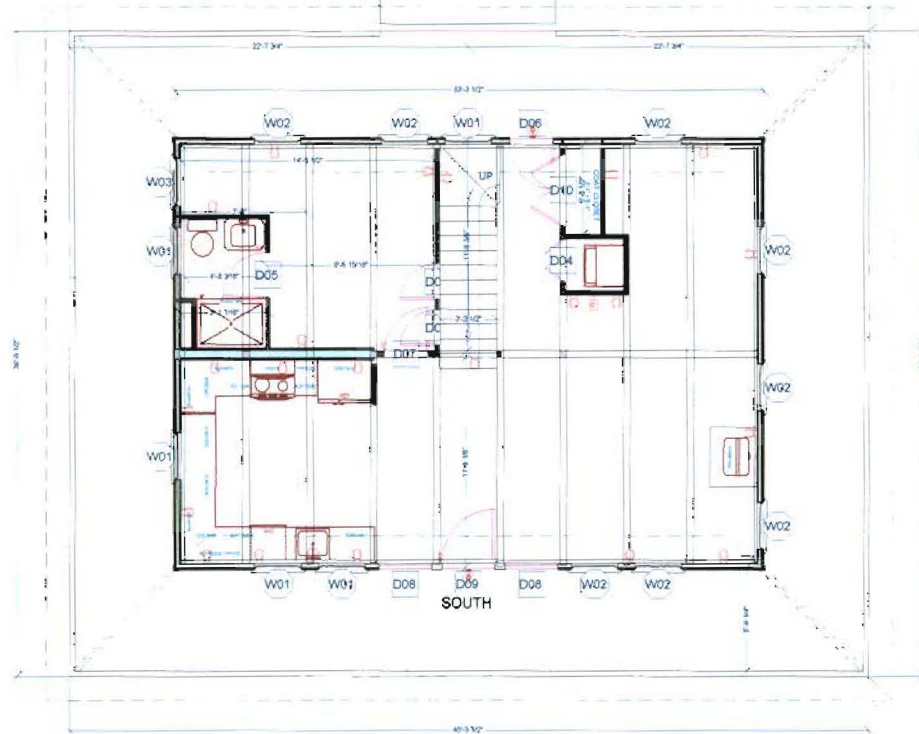
QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	Model #	MANUFACTURER	COMMENTS
1	1	25"	22"	8 3/4"	KITCHEN SINGLE SINK (25")	K-5864	KOHLER	MAYFIELD - SELF-RIMMING - WHITE
1	1	27"	21 1/4"	36"	27" PEDESTAL SINK	31000.02	AMERICAN STANDARD	TOWN SQUARE PEDESTAL SINK LEG, WHITE
1	1	19"	26 1/2"	30 3/4"	COMFORT HEIGHT TOILET	K-3491	KOHLER	GMARRION - WHITE
1	1	48"	55 1/2"	76"	TUB/SHOWER -48"	M83-GST	LASCO	WHITE - SIMMONS MIXING VALVE - WITH DELTA WALL BAR HAND HELD SHOWER HEAD
1	2	27"	21 1/4"	36"	27" PEDESTAL SINK	31000.02	AMERICAN STANDARD	TOWN SQUARE PEDESTAL SINK LEG, WHITE
1	2	19"	26 1/2"	30 3/4"	COMFORT HEIGHT TOILET	K-3491	KOHLER	GMARRION - WHITE
1	2	48"	55 1/2"	76"	TUB/SHOWER -48"	M83-GST	LASCO	WHITE - SIMMONS MIXING VALVE - WITH DELTA WALL BAR HAND HELD SHOWER HEAD
					COUNTERTOPS	4039-38	NLSONART	LAMINATE - CORAL ROCA

APPLIANCE SCHEDULE

QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	Model #	MANUFACTURER	COMMENTS
1	1	23 11/16"	23"	30 1/2"	24" DISHWASHER	MD8750AYYV	MAYTAGS	WHITE 24" BUILT-IN WITH JETCLEAN II WASH SYSTEM
1	1	27 1/2"	27 1/2"	75 1/2"	27" ELECTRIC LAUNDRY CENTER	LS8750BAGE	MAYTAGS	WHITE MAYTAGS 27" FULL SIZE
1	1	30 3/4"	28 3/16"	35 5/4"	JENN-AIR 30" ELECTRIC SELF-CLEAN SLIDE-IN RANGE	JES900BAF	JENN-AIR	WHITE CERAMIC GLASS COOKTOP
1	1	24 1/8"	15 1/8"	16 7/16"	MICROWAVE/HOOD COMBO	MY-1444YYM	GALAXY	WHITE 14 CUFT 950 WATT
1	1	55 5/8"	27 1/2"	60 1/8"	REFRIGERATOR - SIDE-BY-SIDE (ICE MAKER)	44422	KENMORE ELITE	WHITE - 25.1 CUFT.

SECONDARY HEATING

QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	Model #	MANUFACTURER	COMMENTS
1	1	26"	14"	28"	WOODSTOVE	2490	VERMONT CASTINGS	RESOLUTE ACCLAIM X-6



WINDOW SCHEDULE

WINDOW NUMBER	QTY	FLOOR	LABEL	WIDTH	HEIGHT	R/O	DESCRIPTION	MANUFACTURER	INTERIOR FINISH
W01	5	1	GDW 2616	31 3/8"	40 3/8"	32 3/8" X 40 1/8"	GLAD ULTIMATE DOUBLE HUNG - COLOR -WHITE	MARVIN	PRIMED WHITE
W02	8	1	GDW 2622	31 3/8"	52 3/8"	32 3/8" X 52 1/8"	GLAD ULTIMATE DOUBLE HUNG - COLOR -WHITE	MARVIN	PRIMED WHITE
W03	1	1	GDW 3248	52"	47 1/8"	53" X 47 3/8"	GLAD ULTIMATE DOUBLE HUNG - COLOR -WHITE	MARVIN	PRIMED WHITE
W04	10	2	GDW 2616	31 3/8"	40 3/8"	32 3/8" X 40 1/8"	GLAD ULTIMATE DOUBLE HUNG - COLOR -WHITE	MARVIN	PRIMED WHITE
W05	4	2	GDW 3248	52"	47 1/8"	53" X 47 3/8"	GLAD ULTIMATE DOUBLE HUNG - COLOR -WHITE	MARVIN	PRIMED WHITE

DOOR SCHEDULE

DOOR NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	HINGE	HANDLE	EXT. LOCK	MANUFACTURER	COMMENTS
D01	1	0	3066 R EX	36X60X1 3/4"	R EX	36"	60"	31X61 1/2"	EXT. HINGED-DEFAULT	HINGE HIDDEN (3)	HANDLE LEVER (DECORATIVE)	LOCK DEAD BOLT (EXTERIOR)	THERMA-TRU
D02	1	1	2047 L IN	24X65X1 3/8"	L IN	24"	55"	25X66 1/2"	HINGED-AT-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D03	1	1	2066 L IN	24X60X1 3/8"	L IN	24"	60"	25X61 1/2"	HINGED-AT-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D04	1	1	2468 L IN	34X60X1 3/8"	L IN	34"	60"	34X61 1/2"	HINGED-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D05	1	1	2668 L IN	30X60X1 3/8"	L IN	30"	60"	31X61 1/2"	HINGED-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D06	1	1	2668 L EX	30X60X1 3/4"	L EX	30"	60"	31X61 1/2"	EXT. HINGED-DEFAULT	HINGE HIDDEN (3)	LOCK NONE	CUSTOM	
D07	1	1	2668 R IN	30X60X1 3/8"	R IN	30"	60"	31X61 1/2"	HINGED-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D08	2	1	3066 R EX	36X60X1 3/4"	R EX	36"	60"	31X61 1/2"	EXT. HINGED-DEFAULT	HINGE HIDDEN (3)	LOCK DEAD BOLT (EXTERIOR)	THERMA-TRU	
D09	1	1	3066 R EX	36X60X1 3/4"	R EX	36"	60"	31X61 1/2"	EXT. HINGED-DEFAULT	HINGE HIDDEN (3)	LOCK NONE	CUSTOM	
D10	1	1	4066 L/R IN	24X60X1 3/8"	L/R IN	24"	60"	49X61 1/2"	HINGED-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D11	3	2	2668 L IN	30X60X1 3/8"	L IN	30"	60"	31X61 1/2"	HINGED-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D12	1	2	2668 R IN	30X60X1 3/8"	R IN	30"	60"	31X61 1/2"	HINGED-DEFAULT	HINGE STANDARD (2)	LOCK NONE	CUSTOM	
D13	2	2	2668 L IN	16X62X1 3/8"	L IN	16"	62"	33X63 1/2"	HINGED-DEFAULT	HINGE HINGE DECORATIVE (2)	LOCK NONE	CUSTOM	
D14	2	2	2668 R IN	16X62X1 3/8"	R IN	16"	62"	33X63 1/2"	HINGED-DEFAULT	HINGE HINGE DECORATIVE (2)	LOCK NONE	CUSTOM	



CITY OF PORTLAND, MAINE
Department of Building Inspections

10.19 2006

Received from Mrs. Culver Kennedy

Location of Work 42 Seal Cove

Cost of Construction \$ 2205,000

Permit Fee \$ _____

2070
300
75
2445

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 53EA19

Check #: 10446 Total Collected \$ 2445

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



Not Submitted
at time of Payment.

CITY OF PORTLAND, MAINE

Department of Building Inspections

10.19 20 06

Received from

Mrs. Culver Kennedy

Location of Work

42 Seal Cove

Cost of Construction

\$ _____

Permit Fee

\$ 110⁰⁰/₁₀₀

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other

Sub Surface

CBL:

832 A19

Check #:

10446

Total Collected \$

110⁰⁰/₁₀₀

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 6/19/07
 Permit # 07-4452
 CBL# 083EA019

LOCATION: LOT#19-DIAMOND COVE 42 Seal Cove METER MAKE & # _____
 CMP ACCOUNT # 941-1803909-001 OWNER JUDITH LEE
 TENANT JUDITH LEE PHONE # _____

TOTAL EACH FEE

Category	Quantity	Description	Rate	Total
OUTLETS	30	Receptacles	10	300
		Switches	6	60
		Smoke Detector	.20	920
FIXTURES	12	Incandescent		
		Fluorescent		
		Strips	.20	240
SERVICES		Overhead	1	
		Underground		
		TTL AMPS <800	15.00	1500
		TTL AMPS >800	25.00	
Temporary Service		Overhead		
		Underground		
		TTL AMPS	25.00	
METERS		(number of)	1	1.00
MOTORS		(number of)		2.00
RESID/COM		Electric units		1.00
HEATING		oil/gas units		5.00
APPLIANCES	1	Ranges		2.00
		Insta-Hot		2.00
		Dryers	1	2.00
		Compactors		2.00
		Others (denote)		2.00
MISC. (number of)		Air Cond/win		3.00
		Air Cond/cent		10.00
		HVAC	EMS	5.00
		Signs		10.00
		Alarms/res		5.00
		Alarms/com		15.00
		Heavy Duty(CRKT)		2.00
		Circus/Carnv		25.00
		Alterations		5.00
		Fire Repairs		15.00
		E Lights		1.00
		E Generators		20.00
PANELS		Service	1	4.00
		Remote		
		Main		4.00
TRANSFORMER		0-25 Kva		5.00
		25-200 Kva		8.00
		Over 200 Kva		10.00
		TOTAL AMOUNT DUE		
		MINIMUM FEE/COMMERCIAL 55.00		45.00
		MINIMUM FEE	45.00	4500

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUN 19 2007
 RECEIVED

CONTRACTORS NAME SEACOAST ELECTRIC CO MASTER LIC. # MS03088
 ADDRESS 74 GREENWOOD LANE LIMITED LIC. # _____
 TELEPHONE 232-9159 OR 792-4452
 SIGNATURE OF CONTRACTOR H G Paplae Ch# 801