

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

Location of Construction: Pleasant Cove Ln (15) G.D.I.		Owner: Pleasant Cove Beach, LLC		Phone:		Permit No: 970562	
Owner Address: 23 Cushing Briggs Rd, Freeport, ME 04032		Lessee/Buyer's Name: 04032		Phone: 865-0037		BusinessName:	
Contractor Name: Richard Russell/781-2517		Address:		Phone:		Permit Issued: PERMIT ISSUED JAN - 9 1997 CITY OF PORTLAND	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 200,000.00		PERMIT FEE: \$ 1,020.00	
Proposed Project Description: Construct Single Family Dwelling w/wrap around decks		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type: 50		Zone: CBL: 083E-A-027	
		Signature:		Signature: <i>[Signature]</i>		Zoning Approval: <i>OK 6/6/97</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland within but 100' to highway <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone → Panel 9 of 17 <input type="checkbox"/> Subdivision Zone C <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 29 May 1997		Signature:		Date:	

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..

Mail To: Barbara Leiter
23 Cushing Briggs Rd
Freeport, ME 04032



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

Barbara G. Leiter 23 Cushing Briggs Rd 02 June 1997 - Permit Routed
 SIGNATURE OF APPLICANT Barbara Leiter ADDRESS: Freeport, ME 04032 DATE: 29 May 1997 PHONE: 865-0037

Richard Russell, Builder 781-2517
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *6/2/97*

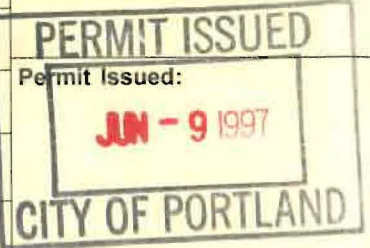
D.A.

CEO DISTRICT 6

M. LEITER

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Contractor Name: <i>Richard Russell/781-2517</i>		Address:		Phone:		Permit Issued: JUN - 9 1997	
Past Use: <i>Vacant land</i> <i>83E-A-27</i>		Proposed Use: <i>1-fam</i>		COST OF WORK: \$ 200,000.00		PERMIT FEE: \$ 1,020.00	
Proposed Project Description: <i>Construct Single Family Dwelling w/wrap around decks</i>				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>A3 Type B</i>	
				Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: <i>Mary Grenik</i>				Date Applied For: <i>29 May 1997</i>			



Zone: *1E* CBL: *083E-A-027*

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
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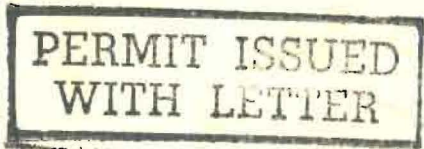
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02 June 1997 - Permit Routed
29 May 1997

SIGNATURE OF APPLICANT *Barbara Leiter* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 6

COMMENTS

6-19-97 No work started yet
7-20-97 Foundation is completed
8-14-97 Framing part of started
4-27-98 Job is all completed Ok for City D.

Inspection Record

Type

Date

Foundation: Ok M7

Framing: Ok M7

Plumbing: Ok M7

Final: Ok M7

Other:

2-20-97

4-29-97


BUILDING PERMIT REPORT

DATE: 6/6/97 ^{pm} ADDRESS: Pleasant Cove Ln. (15) G.D.I
REASON FOR PERMIT: To Construct a single Family dwelling w/wrap around deck
BUILDING OWNER: Pleasant Cove Beach, LLC
CONTRACTOR: Richard Russell
PERMIT APPLICANT: Barbara de Tiev APPROVAL: *1, *2 *6 *7 *8 *9 *10 *11 *15 *20 *24 ~~DELETED~~
*25 *26

CONDITION(S) OF APPROVAL

- *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) U.L. 103.
 - *7. Guardrail & 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-1, 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.
 - *8. Headroom in habitable space is a minimum of 7'6".
 - *9. 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.
 - *10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 - *11. 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.
 12. 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.
 13. 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.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 - *15. 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)

- 16. 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.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. 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)
- 20. 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 or demolition permit is granted.
- 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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. This permit is being issued with the understanding that this proposed dwelling is on a public sewer - IF this is not the case a sub surface disposal HHE 2000 Application must be filed and a permit issued before work begins.
- 28.

 P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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

APPLICANT: PLEASANT COVE BEACH, LLC
 ADDRESS: 23 CUSHING BRIGGS RD, FREEPORT, ME 04032
 SITE ADDRESS/LOCATION: PLEASANT COVE LANE, GDI (LOT 27)
 DATE: 5/30/97

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.
3. Your new street address is now PLEASANT COVE LANE, 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 Merritt 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.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, 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 (55 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 (FEE), 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. ✓ _____ ERODED SOIL SHALL BE CONTAINED ON SITE.
SILT FENCE SHALL BE INSTALLED ON THE
DOWNSIDE OF THE HOUSE CLOSE TO THE NEW
HOUSE.

cc: Katherine Staples, P.E., City Engineer



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Pleasant Cove Ln (15) Great Diamond Island

Issued to Pleasant Cove Beach LLC

Date of Issue 27 May 1998

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. 970562, 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:

Final Electrical Inspection has not occurred.
The property owner must arrange for final inspection.
This C/O does not certify compliance with the National Electrical CODE
This certificate supersedes certificate issued

Approved:

5/29/98 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement Officer

FROM: Jim Wendel, Development Review Coordinator

DATE: May 27, 1998

SUBJECT: Request for Certificate of Occupancy
15 Pleasant Cove Lane, GDI (083E-A-027, lot 27)

On May 27, 1998, I reviewed the site for compliance with the conditions of approval dated 5/30/97, including the special visual and disturbance conditions of the Diamond Cove subdivision; my comments are:

It is my opinion that all the conditions of the site plan have been satisfactorily completed, and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

Applicant: BARBARA LEITEN

Date: 6/6/97

Address: 15 PLEASANT COVE LANE
Great Diamond Island

C-B-L: 83E-A-27

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

→ HAS public WATER

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - New single family dwelling

Dowe 200?
Have H/E Sewage Disposal -

Lot Street Frontage - 100' req - 108.4' shown

Front Yard - 30' req - 138' shown

Rear Yard - 30' req - 100' shown

Side Yard - 20' req - 40' & 67' shown

Projections -

Width of Lot - 100' min req - ≈ 150' shown

Height - 2 stories - 29' to the ridge without messengers 1/2 way up

Lot Area - 40,000[#] req 52,713[#] shown

Lot Coverage/ Impervious Surface - 20% of 10,542.6[#] shown

Area per Family - 40,000[#]

Off-street Parking - ok

OK $43 \times 53 = 2279$ [#]

Loading Bays - N/A

Site Plan - minor / minor

Shoreland Zoning/ Stream Protection - yes within - shows 100' to high water mark

Flood Plains - panel 9 of 17
zone C

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 7, 1997

Barbara Leiter
23 Cushing Briggs Rd.
Freeport, Me. 04032

RE: Pleasant Cove (15) G.D.I. 083-E-A-027

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. 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

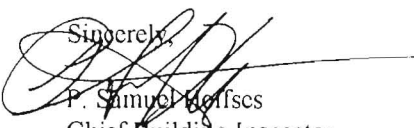
Building Inspection: Conditions Approved see attached conditions. M Schmuckal

Development Review Coordinator: Approved with conditions: See attached. J. Wendal

Building and Fire Code Requirements

1. Please read and implement items 1, 2, 6,7,8,9,10,11,15, 20, 24,25 & 26 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief, Building Inspector

c: M. Schmuckal
J Wendal

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

19970013

I. D. Number

Pleasant Cove Beach, LLC
Applicant
23 Cushing Briggs Rd, Freeport, ME 04032
Applicant's Mailing Address
Barbara Leiter
Consultant/Agent
865-0037 **865-9458**
Applicant or Agent Daytime Telephone, Fax

5/29/97
Application Date
McKinley Properties
Project Name/Description

Pleasant Cove Ln, Great Diamond Island
Address of Proposed Site
083E-A-027 (lot #27)
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)

52713 Sq Ft **IR-1**
Proposed Building square Feet or # of Units 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 **\$50.00** Subdivision _____ Engineer Review **\$155.00** Date: **5/29/97**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved **Approved w/Conditions** (see attached) Denied

Approval Date **6/6/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance *Marge Schmuckal* **6/6/97**
 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 Issued	_____		
	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		
<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 date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19970013

I. D. Number

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Applicant

23 Cushing Briggs Rd, Freeport, ME 04032

Applicant's Mailing Address

Barbara Leiter

Consultant/Agent

865-0037

865-9458

Applicant or Agent Daytime Telephone, Fax

5/29/97

Application Date

McKinley Properties

Project Name/Description

Pleasant Cove Ln, Great Diamond Island

Address of Proposed Site

083E-A-027 (lot #27)

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Separate permits are required for any future decks and/or pool

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

I. D. Number _____

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23 Cushing Briggs Rd, Freeport, ME 04032
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Barbara Leiter
Consultant/Agent
865-0037 865-9458
Applicant or Agent Daytime Telephone, Fax

5/29/97
Application Date
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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

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DRC Approval Status:

Approved Approved w/Conditions see attached Denied
Approval Date 5/30/97 Approval Expiration 5/98 Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____













Reviewer JIM WENDEL

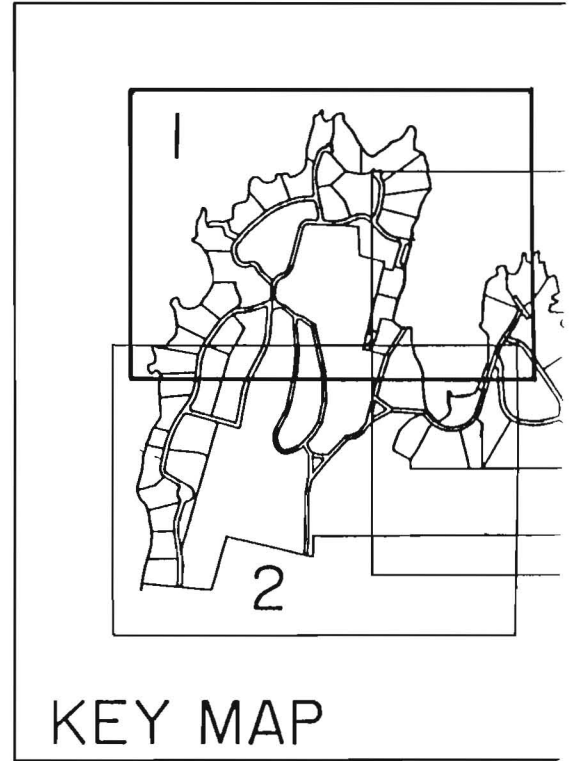
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	date	amount	
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	date		
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	submitted date	amount	expiration date
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	date	signature	

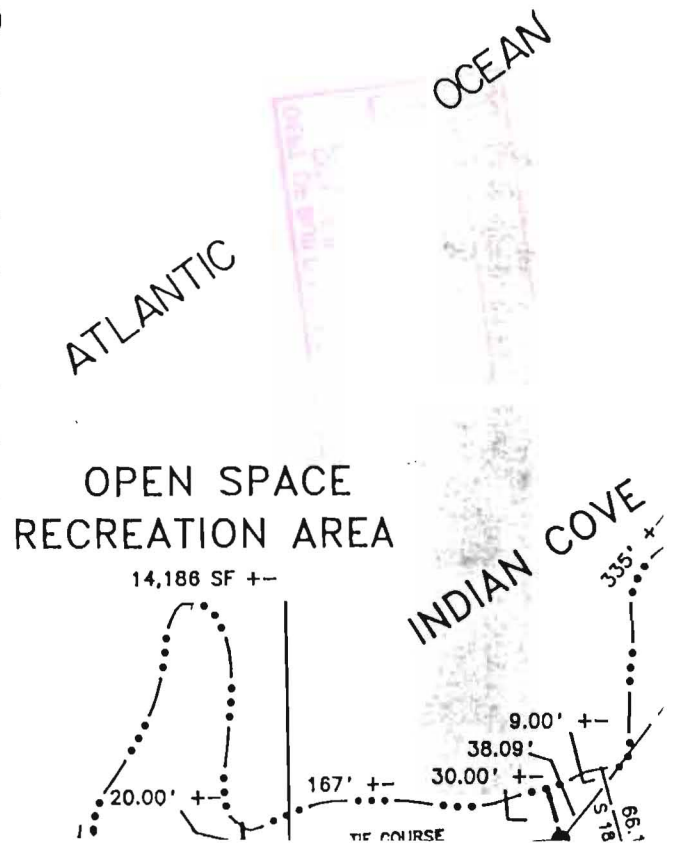
LEGEND

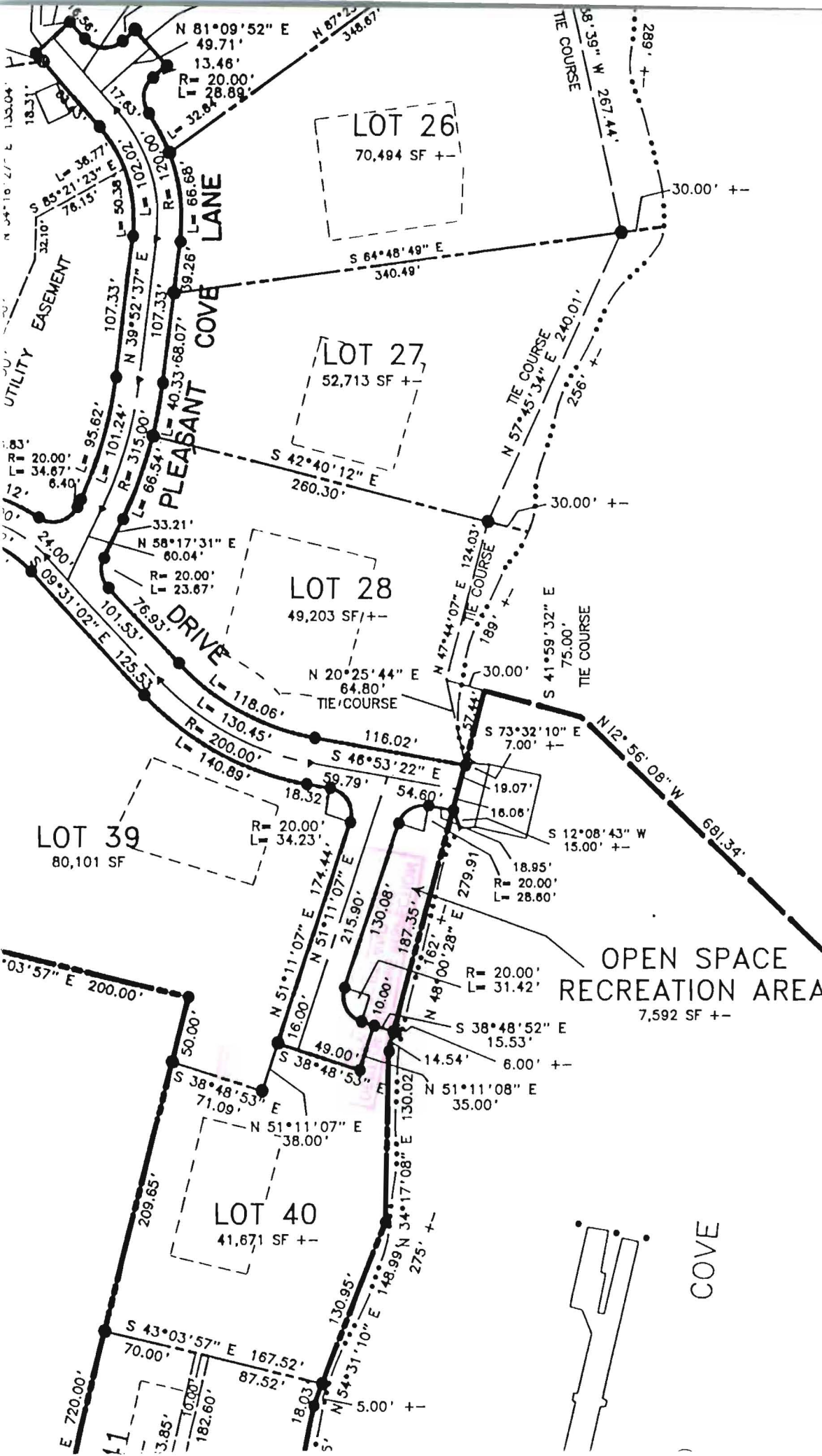
	PROPERTY LINE
	TIE COURSE
	EDGE OF WATER
	LIMIT OF BUILDING WINDOW
	EASEMENT LINE
	EXISTING BUILDING / FOUNDATION
	HISTORIC DISTRICT BOUNDARY
	MATCHLINE
	STEEL REBAR FOUND
	STEEL REBAR TO BE SET
	PHASE LINE
	SOIL TEST PIT



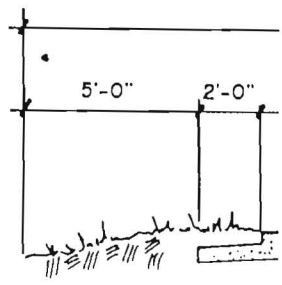
APPROVED BY THE CITY OF PORTLAND
 PLANNING BOARD DATE 9-10-91

[Handwritten signature]
Judith R. O'Brien
[Handwritten signature]
[Handwritten signature]





MATCHLINE



EXISTING ROAD SURFACE TO COMPACTED GRAVEL

PROPOSED 6" COMPACTED SUBBASE

COMPACTED SUBBASE

GRASSED SWALE ON CUT

CONSTRUCTION TO FOLLOW THAT TRAVELED WAY HAS

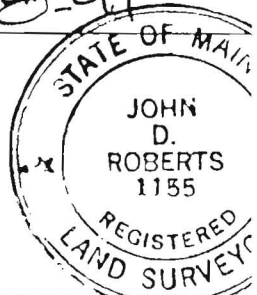
TYPICAL

NO SCALE

SURVEYOR'S STATEMENT

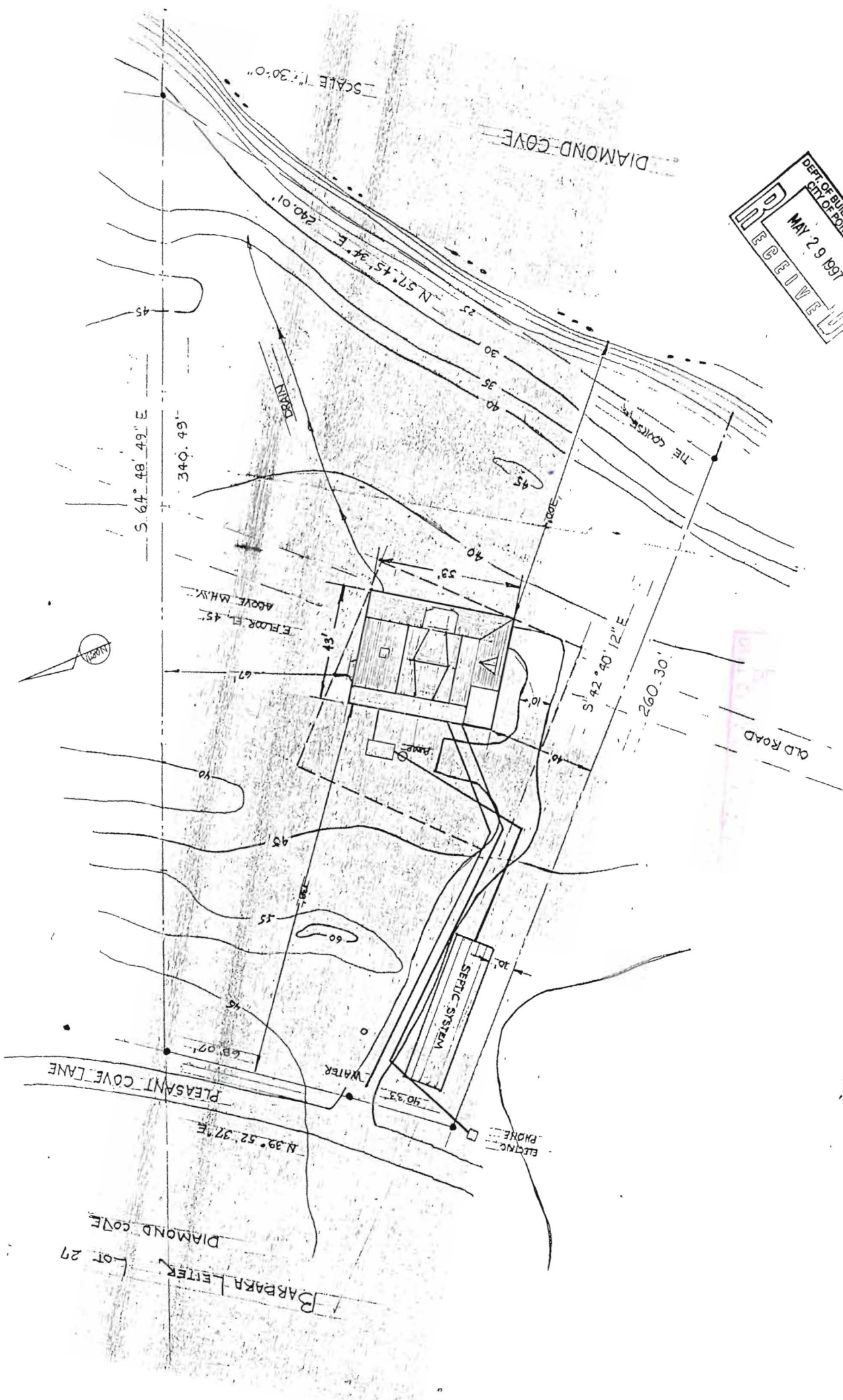
I HEREBY STATE TO DIAMOND THE RESULTS OF A FIELD BY LAND USE CONSULTANT KNOWLEDGE, INFORMATION A CATEGORY I, CONDITION BOARD OF REGISTRATION F

7-18-91
DATE



ALTERATIONS TO THE ORIGINAL BY THE CITY OF PORTLAND IN COMPLIANCE WITH SECT

11-1-91



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME.
RECEIVED
 MAY 29 1997

SCALE 1" = 30'-0"

1 BARBARA LETER, LOT 29
 DIAMOND COVE
 N 39° 52' 37" E
 68' 07"
 PLEASANT COVE LANE
 WATER
 SEPTIC SYSTEM
 40' 33"
 ELECTR. PHONE

E FLOOR FL. 45'
 ABOVE M.H.V.
 45'
 10'
 10'
 S 42° 40' 12" E
 260' 30"
 OLD ROAD

DIAMOND COVE
 240' 01"
 N 57° 45' 34" E
 25'
 30'
 35'
 40'
 45'
 340' 49"
 S 64° 48' 49" E
 SCALE 1" = 30'-0"