

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

**BUILDING INSPECTION
 PERMIT**

Permit Number: 100734

PERMIT ISSUED

This is to certify that ~~DEVINE DIVERSIFIED LLC~~ Leddy Houser
 has permission to ~~General restoration of existing building, stabilize & preserve the exterior facade, provide a usable interior space~~
 AT ~~148 COVE SIDE DR GREAT DIAMOND ISLAND~~ CBL 083F A690001 JUL 27 2010

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~~ 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 written permission procured before this building or part thereof is lathed or otherwise 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0734	Issue Date:	CBL: -700 083F A690001
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Location of Construction: 148 COVE SIDE DR GREAT DIA	Owner Name: DEVINE DIVERSIFIED LLC	Owner Address: 400 SOUTH POINTE DR # 2307	Phone:
Business Name: <i>use of 690: 700</i>	Contractor Name: Ledy Houser	Contractor Address: 429 Preble St Portland	Phone: 2077670903
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>I-R3</i>

Past Use: Mining Casemate Building	Proposed Use: Mining Casemate Building - General restoration of existing building, stabilize & preserve the exterior facade, provide a usable interior space <i>future use not being determined at this time</i>	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CFO District: 1
Proposed Project Description: General restoration of existing building, stabilize & preserve the exterior facade, provide a usable interior space <i>trying to preserve the Building</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type.	
		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:	

Permit Taken By: Idobson	Date Applied For: 06/24/2010	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <i>see print out</i> <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: <i>7/9/10</i>	Date: <i>7/9/10</i>	Date: <i>[Signature]</i>

PERMIT ISSUED

JUL 27 2010

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Foundation / rebar / concrete inspection required.

A final inspection by the structural engineer is required.

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

JUL 27 2020

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0734	Date Applied For: 06/24/2010	CBL: 083F A690001
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Location of Construction: 148 COVE SIDE DR GREAT DIA	Owner Name: DEVINE DIVERSIFIED LLC	Owner Address: 400 SOUTH POINTE DR # 2307	Phone:
Business Name:	Contractor Name: Leddy Houser	Contractor Address: 429 Preble St Portland	Phone (207) 767-0903
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Mining Casemate Building - General restoration of existing building, stabilize & preserve the exterior facade, provide a usable interior space	Proposed Project Description: General restoration of existing building, stabilize & preserve the exterior facade, provide a usable interior space
------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/08/2010

Note: **Ok to Issue:** ✓

- 1) It is understood that at this time a use is not being declared for the property. The concern is to preserve the building and to stabilize it. Before any type of occupancy, a separate permit SHALL BE REQUIRED to establish the use of the building.
- 2) 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:** 07/27/2010

Note: **Ok to Issue:** ✓

- 1) As discussed, the stair replacement is not approved under this permit. Future permits are required for the fit up and stair replacement.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

6/24/2010-mes: Called Leddy Houser concerning what the actual use will be - just to fix up the bldg, or assign an actual use. - on hold

7/8/2010-mes: Paul Leddy finally got back to me to discuss the use. At this time a use is not being established. The goal is to stabilize the building and to preserve it. They are working with Ken Thompson and Earl Shuttleworth of the State in their preservation efforts. Paul is going to e-mail me the DEP application - DEP is also in the loop. This building currently is not in the Historic area of the overall IR-3 zone, but it is historically eligible. Later in the day he e-mailed me more information for the file.

7/19/2010-mes: I received a scan of DEP approval from Bill Lane - DEP signed off on a permit by rule. -CAN ISSUE PERMIT

PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner) Derek Devine		Name of Agent: Gartley & Dorsky Engineering & Surveying	
Applicant Mailing Address: 400 South Pointe Drive Unit 2307		Agent Phone # (include area code): (207) 236-4365	
Town/City: Miami Beach		PROJECT Information Name of Town/City: 148 Coveseide Drive Great Diamond Island, Portland	
State and Zip code: FL 33139		Name of Wetland or Waterbody: Diamond Cove, Casco Bay	
Daytime Phone # (include area code): (305) 781-6634		Map #: 083F	Lot #: Phase 1 Area
Detailed Directions to Site: From Portland, take ferry or water taxi to Diamond Cove. From the landing, take Diamond Avenue to Cove Side Drive. Follow Cove Side Drive south and east around the cove. The site is on the left.			
		UTM Northing: (if known) 4837420	UTM Easting: (if known) 404080
Description of Project: Restoration and adaptive re-use of a historic structure. Please see detailed project narrative.			
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).			

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities In/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities In existing dev. areas located In/on/over high or moderate value Inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach** a check for \$65 made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name.** If applicant is not an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nej-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	6-14-10
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Keep a copy as a record of permit: Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-3901

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

OFFICE USE ONLY	Ck # 31206	Date 6/17/10	Staff JML	Del. Date 6/21/10	After Photos
PBR # 50426	FB# 65.00				



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>LOT # 69+70 LOVESIDE DRIVE, GREAT DIAMOND ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1,370 -</u>		Square Footage of Lot <u>1,57</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>83 - F 69+70</u>	Applicant ^{must} be owner, Lessee or Buyer Name <u>DEREK DEVINE</u> Address <u>400 SOUTH POINTE DRIVE</u> <u>UNIT 2307</u> City, State & Zip <u>MIAMI BEACH, FL</u>	Telephone: <u>305-781-6634</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>75,000 -</u> Co of O Fee: \$ _____ Total Fee: \$ <u>400.00</u>
Current legal use (i.e. single family) <u>ER 3 VACANT / Old Bunker</u> If vacant, what was the previous use? <u>WWI + WWII MINE CASE MATE + CABLE HUTS</u> Proposed Specific use: <u>ACCESSORY BUILDING'S for shop Boat Building</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>PLEASE SEE ATTACHED SCOPE OF WORK DESCRIPTION</u>		
Contractor's name: <u>LEDDY HOWER ASSOCIATES</u>		
Address: <u>72 OCEAN ST</u>		
City State & Zip <u>SOUTH PORTLAND ME 04106</u>		Telephone: <u>767-0903</u>
Who should we contact when the permit is ready: <u>PAUL - 415-9679</u>		Telephone: _____
Mailing address: <u>PETE - 332-6862</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov or stop by the Inspections Division 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: [Signature] Date: 6-16-10

This is not a permit; you may not commence ANY work until the permit is issued.

RECEIVED

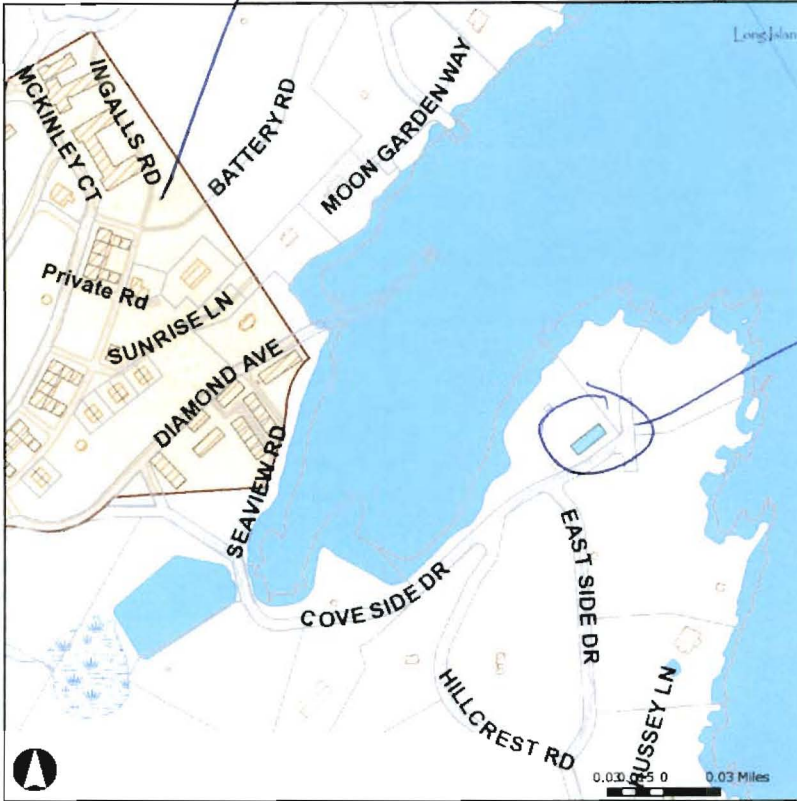
JUN 24 2010

Dept. of Building Inspections
City of Portland Maine

Map

Historic Area

Location



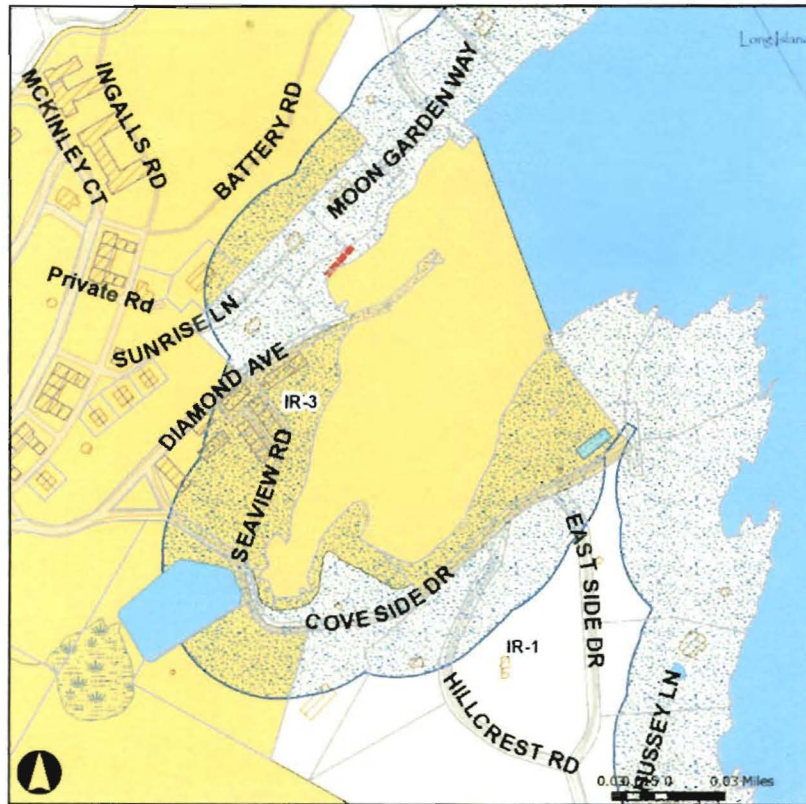
- Parcels**
- Interstate
- Streets
- Buildings
- Parcels
- Traveled Ways**
- Stream
- Wetland
- Lake/Pond
- Jetport
- Historic Landmarks**
- Historic Cemeteries
- Historic Landscapes
- Historic Districts
- County Streets
- A15
- A21
- A33
- ME Towns**
- Land
- Water Body
- Ocean

083f a690 (1)

Parcels (1)

OBJECTID_1	OBJECTID	Id	CBL	LEAD_CBL	no_cbl	Shape_Leng	dissolve	Shape_Le_1	sde	PORTGIS.parcels.Shape	PropData.OBJECTID	ACCOUNT_NO	OWNER_NAME_1	OWNER_NAME_2	MAJ
1840	1336	0	083F	083F	A690	cbl	271.373882	0	271.373882	Polygon	22271	083F A690001	DEVINE DEREK	null	410 ST

Map

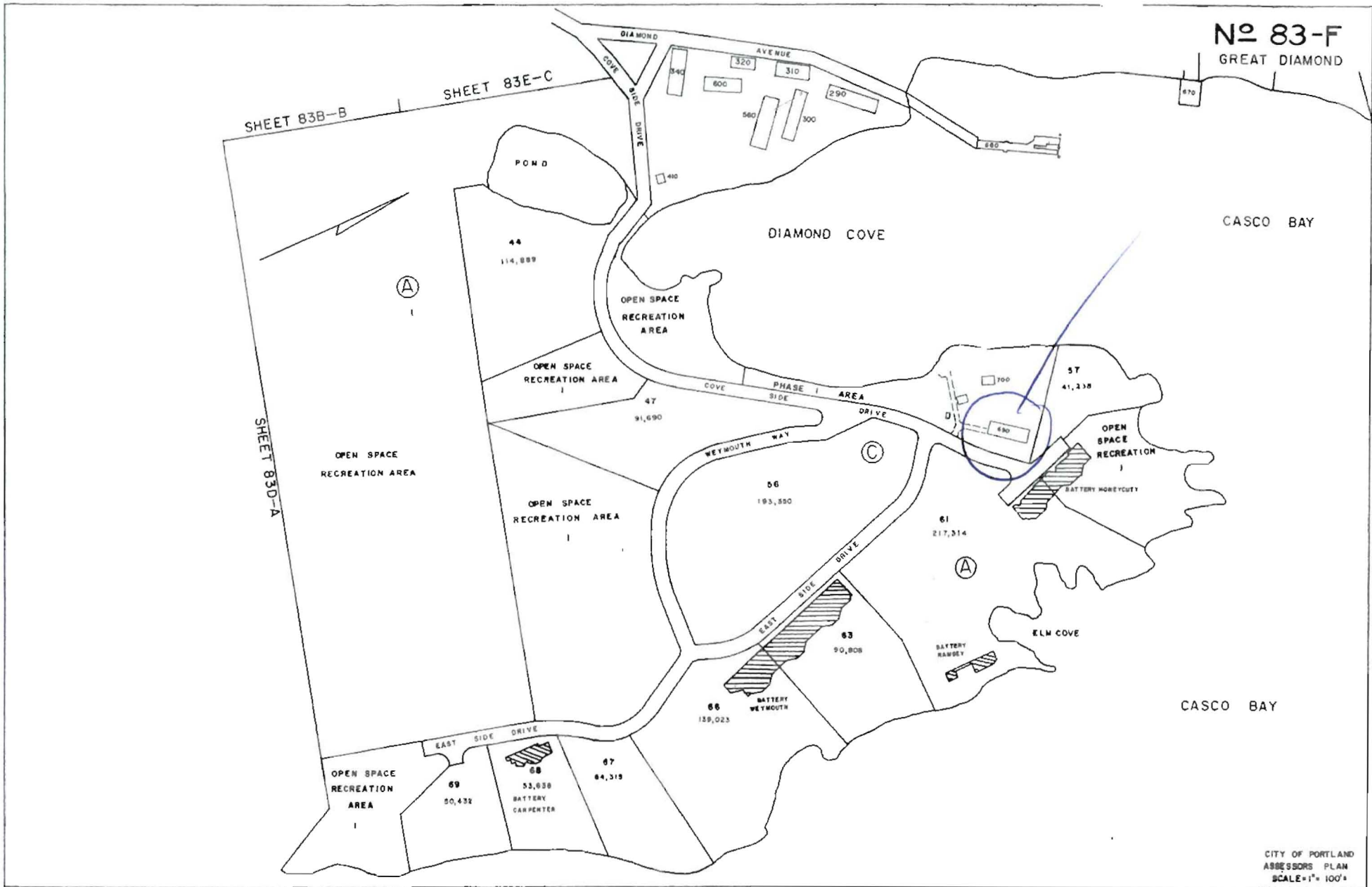


Parcels	Island Zoning	Zoning (continued)	Zoning (continued)
Interstate	C43	R6 Residential	C31
Streets	I-B	ROS Recreation Open Space	none
Buildings	I-TS	RP Residential Professional	B2c
Out Building	I-R1	RPZ Resource Protection	C32
Parcels	I-R2	WCZ* Waterfront	C33
	I-R3	WPDZ Waterfront	C34
	ROS	WSUZ Waterfront	C35
	RPZ		C36
Traveled Ways	Zoning		B6
	AB Airport Business	C1	C37
Stream	EWPZ	C2	C38
Wetland	C44	C3	C39
swamp	C45	C5	C40
Lake/Pond	B7	C7	C41
under_road	B1 Neighborhood Business	C8	C42
waterbody	B1b Neighborhood Business	C9	
Jetport	B2 Business Community	C10	Historic Landmarks
Coastal Bluff	B2b Business Community	C11	Historic Cemeteries
H - Highly Unstable	B3* Downtown Business	C13	Historic Landscapes
U - Unstable	B3c Downtown Business	C14	Historic Districts
Overlay Zones	B4 Commercial Business	C15	County Streets
DEOZ	B5 Urban Commercial	C16	
FH	B5b Urban Commercial	C17	A15
Helistop Overia	IH Industrial - High Impact	C18	A21
R-7	IL Industrial - Low Impact	C19	A31
USM	ILb Industrial - Low Impact	C20	ME Towns
Shoreland Overlay Zone	IM Industrial - Moderate Impact	C21	Land
Stream Overlay Zone		C22	Water Body
		C23	Ocean
		C24	
		C25	
		C26	

No 83-F
GREAT DIAMOND

SHEET 83B-B
SHEET 83E-C

SHEET 83D-A



Scope of Work

Mining Casemate Building - Great Diamond Island

The scope of work indicated herein describes the general restoration process for the existing Mining Casemate Building (approximately 2,300 sf), which is part of the Fort McKinley complex, located on south westerly side of Diamond Cove, Great Diamond Island. The current condition of the existing structure is one of considerable deterioration and neglect. Existing damage includes large amounts of efflorescence staining, deterioration, and honeycombing of concrete finishes, and significant cracking along a portion of the southwest retaining wall. Doors and windows are missing, existing exterior brick and mortar joints are brittle and damaged, interior finishes have deteriorated over time, and significant flooding and water damage is evident in portions of the interior. The site has become overgrown with invasive vegetation, loose soils, and the front concrete apron has cracks and missing slabs. By working closely with Ken Thompson, a regional authority on historical restoration of Maine military facilities, the proposed work recognizes the value of the historic fabric of the existing building and will carefully work to stabilize and preserve the exterior façade.

Civil and structural engineers, landscape designer, architect, and concrete restoration professionals have also reviewed the project. Work associated with the existing structure will include stabilization of damaged concrete, repair and re-tooling of existing brickwork, and overall resurfacing exterior surfaces. Missing doors and windows will be replaced with historically appropriate units, interior surfaces to be cleaned and prepared for new work, and a new code compliant electrical service installed. There will be work to mitigate existing drainage issues, as well as landscape improvements to stabilize and improve the existing site.

The overall intent is to preserve the structure, and prevent any further deterioration, in addition to returning the exterior façade to a more aesthetic and appropriate appearance and provide a usable interior space for the existing owner.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
 (For use with DEP Regulation, Chapter 305)

John McClain
 DEP

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)	Derek Devine	Name of Agent:	Gartley & Dorsky Engineering & Surveying		
Applicant Mailing Address:	400 South Pointe Drive Unit 2307	Agent Phone # (include area code):	(207) 236-4365		
Town/City:	Miami Beach	PROJECT Information	148 Coveside Drive Great Diamond Island, Portland		
State and Zip code:	FL 33139	Name of Wetland or Waterbody:	Diamond Cove, Casco Bay		
Daytime Phone # (include area code):	(305) 781-6634	Map #:	083F	Lot #:	Phase 1 Area
Detailed Directions to Site:	From Portland, take ferry or water taxi to Diamond Cove. From the landing, take Diamond Avenue to Cove Side Drive. Follow Cove Side Drive south and east around the cove. The site is on the left.				
	UTM Northing: (if known)	4837420	UTM Easting: (if known)	404080	
Description of Project:	Restoration and adaptive re-use of a historic structure. Please see detailed project narrative.				
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).	

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- | | | |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities In/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities In existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
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| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

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- Attach Proof of Legal Name.** If applicant is **not** an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach all other required submissions as outlined in the PBR Sections checked above.**

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	
-----------------------------------------	--	--------------	--

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207)287-3901

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)764-0477

OFFICE USE ONLY	Ck.#		Staff	Staff	
PBR #	FP	Date	Acc. Date	Def. Date	After Photos

Marge Schmuckal - FW: Great Diamond

From: "William T. Lane" <wlane@gartleydorsky.com>
To: "mes@portlandmaine.gov" <mes@portlandmaine.gov>
Date: 7/8/2010 4:08 PM
Subject: FW: Great Diamond
Attachments: LS-1_6-16-10.pdf; C-1_Rev 1_6-21-10.pdf

Hi Marge,

Per our conversation, I am forwarding two plans, which were included with the PBR application. They are the 'Mine Case Mate Building and Stabilization Plan' (C-1) prepared by us and the 'Restoration and Landscape Plan' (LS-1) prepared by Maine Stone & Landscaping.

I will forward a copy of the signed PBR when I am able to extract it from John MacLaine.

Thanks,
Bill

William T. Lane, P.E.
Gartley & Dorsky Engineering & Surveying, Inc.
PO Box 1031
Camden, ME 04843
Tel: (207) 236-4365
Fax: (207) 236-3055
blane@gartleydorsky.com
www.gartleydorsky.com

ATTACHMENT 1

ACTIVITY DESCRIPTION

The applicant, Derek Devine, owns a waterfront property on Great Diamond Island in Casco Bay in Portland. The property is part of the Fort McKinley grounds, which was built from 1891 to 1907 and was active until 1945. Several buildings with historical significance exist on the subject property, all in varying states of disrepair. The applicant is beginning a restoration process with the guidance of historical experts, including military specialists familiar with the facility and its defensive systems.

The structure that is the subject of this application is an old mine case mate. This structure is an underground bunker situated within the 75' setback from the Highest Annual Tide (HAT) line of Diamond Cove. The structure is entirely buried with the exception of the façade facing Diamond Cove. The concrete, has over the years, been adversely affected by groundwater, and in many places the concrete is spalling, cracking, and efflorescing. Retaining walls are associated with the structure, as well as a concrete slab below the façade. The structure was modified and expanded over the duration of its active service. Due to the historical significance of these unique structures, it is imperative to stabilize and restore them. The applicant proposes to undertake that stabilization, restoration, and adaptively re-use the mine case mate structure.

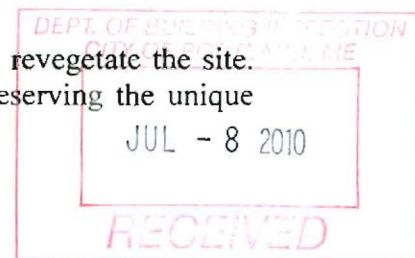
During preliminary investigation, observations were made at numerous cracked concrete locations both in the building and retaining wall systems. In each instance, no reinforcing steel was observed in the structure. Extensive cracks, including those in structural components, will require repair.

In order to stabilize the structure, the fill placed above the structure will be removed. This will necessitate the removal of a number of trees that have invaded the original lawn area over the structure. The soil will be excavated around the walls to the base of the foundation. The concrete roof and walls will be exposed, and any structural problems such as cracks will be repaired. The entire structure will be waterproofed. A footing drain and area drains behind the building façade will be installed and routed to an outlet in stone above the elevation of the HAT line.

Cracked retaining walls and façade walls will be reset to plumb to the extent possible. They will be repaired with new concealed reinforcing steel and/or concrete reinforced steel work, as may be required, and with pressure grouting.

The excavation around the mine case mate will then be backfilled and stabilized. The backfill on top of the mine case mate will be selected to be lightweight, and less backfill will be replaced on the roof of the mine case mate.

In order to restore the site, a landscaping plan has been designed to revegetate the site. The plan is compatible with the use of the property, as well as preserving the unique



historical features of the structure in its setting. During the army's use of the site, the top of the bunker was kept clear of vegetation other than grass. Subsequent to the active use of the site, volunteer trees have grown in that develop deep roots that further endanger the structure beneath. The landscape design provides several trees that have spreading roots that are less likely to cause future problems.

A fieldstone retaining wall will be built behind the parapet of the bunker, in order to provide an area for a stone patio and lawn area behind. This will allow less fill to be replaced on top of the bunker, lessening the load on the (ostensibly unreinforced) concrete roof. The wall will also allow the original grade above the parapet to be restored and planted, preserving the look of the façade and the historically appropriate visual appearance. Stone steps will lead to a fieldstone patio above the south retaining walls, and will lead around them to provide pedestrian access to the lower level and the shore. Mass plantings of native shrubbery and groundcovers will be provided in all other areas.

The concrete slab between the façade and the water has cracked and partly broken up over time. Part of this project will be to remove the broken concrete. The slab will be restored to its historic layout by pouring new concrete to fill in the broken corner.

An existing concrete ramp, formerly the site of a rail system which served the mining operation is presently in disrepair and will be repaired to the limits of the HAT line, where Riprap stabilization will be placed.

Impact to the resource will be minimized by following erosion and sedimentation control practices during construction as outlined in the Maine Erosion and Sediment Control Best Management Practices (BMP's). Silt barrier will be provided and maintained between the work area and the HAT. Material stockpiles will be placed greater than 75' from the resource. No work will take place below the HAT. In order to avoid impact below the HAT when restoring the concrete slab corner, a thickened slab edge will be poured, and riprap placed adjacent to the slab corner to stabilize the restoration and maintain the integrity of the structure without extension into the resource.

There is no practical alternative to the project other than to allow the existing structure to continue to deteriorate. As a unique and historically significant structure that is visible from the water, it is necessary to stabilize and restore it, maintaining it in its context.

ATTACHMENT 2

SITE LOCATION MAP

Attached is a site location map created by Gartley & Dorsky Engineering & Surveying.

- 1.) Site Location Map (scale: 1' = 1000')

ATTACHMENT 3

PHOTOGRAPHS

Attached are color photographs showing the existing condition of the area of work.

ATTACHMENT 4

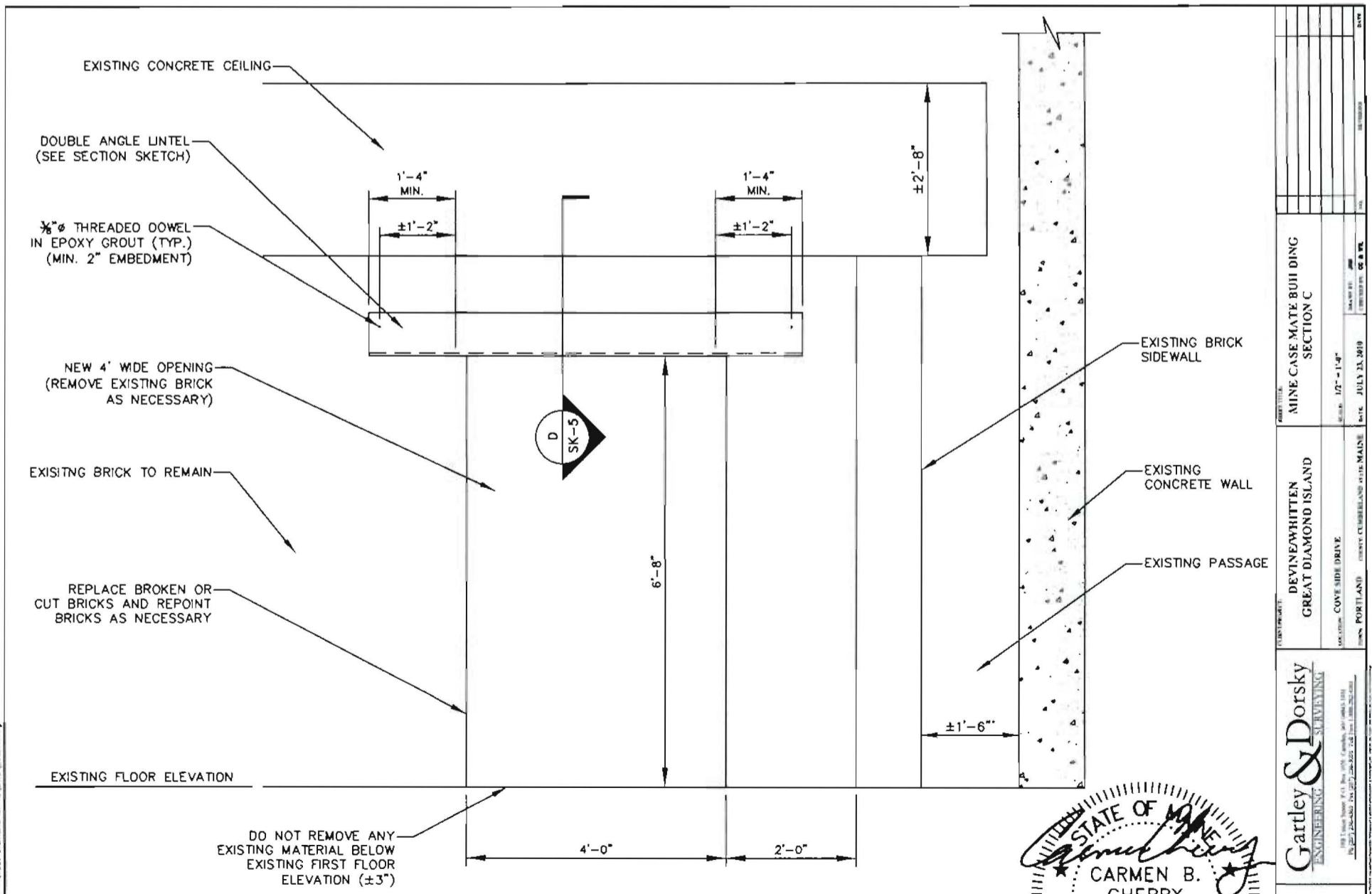
PLANS & SECTIONS

C-1 Mine Casemate Building Stabilization Plan (scale 1" = 20')

The information on this plan is based on a topographic survey conducted May 18, 2010 by Gartley & Dorsky Engineering & Surveying.

LS-1 Restoration and Landscape Plan (scale 1" = 20')

This plan shows the proposed landscape restoration of the work area after building stabilization measures have been completed.



EXISTING CONCRETE CEILING

DOUBLE ANGLE LINTEL
(SEE SECTION SKETCH)

1/2" Ø THREADED DOWEL
IN EPOXY GROUT (TYP.)
(MIN. 2" EMBEDMENT)

NEW 4' WIDE OPENING
(REMOVE EXISTING BRICK
AS NECESSARY)

EXISTING BRICK TO REMAIN

REPLACE BROKEN OR
CUT BRICKS AND REPOINT
BRICKS AS NECESSARY

EXISTING FLOOR ELEVATION

DO NOT REMOVE ANY
EXISTING MATERIAL BELOW
EXISTING FIRST FLOOR
ELEVATION (±3")

EXISTING BRICK
SIDEWALL

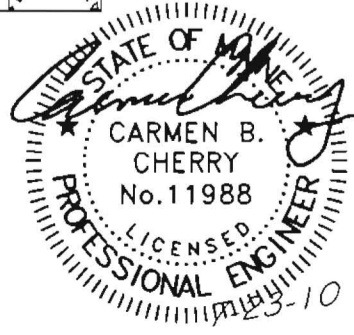
EXISTING
CONCRETE WALL

EXISTING PASSAGE

C
SK-1

PROPOSED OPENING TO REAR ROOM

SCALE: 1/2" = 1'-0"



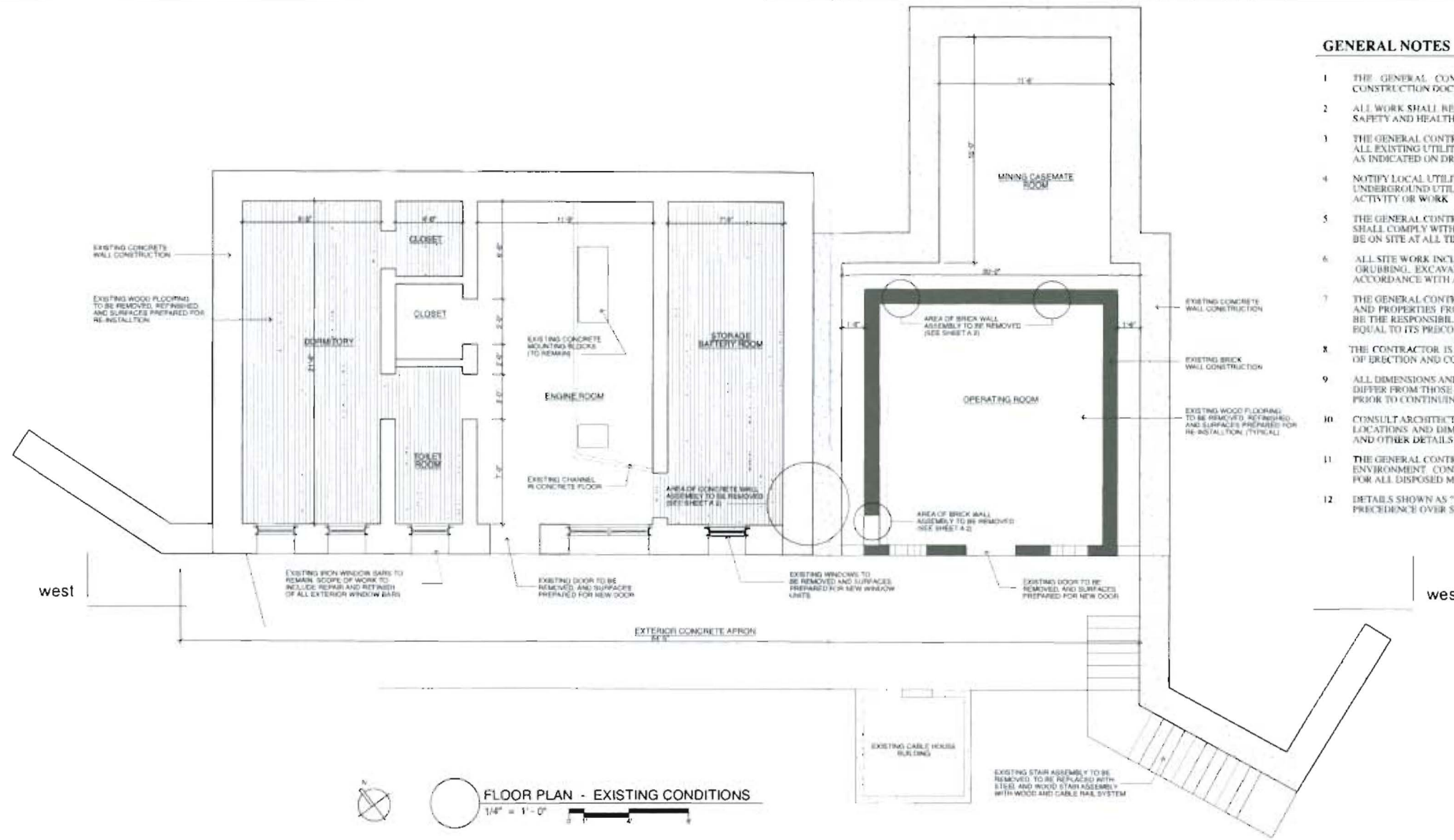
PROJECT TITLE	MINE CASE MATE BUII DINI SECTION C
CLIENT	DEVINE/WHITTEN GREAT DIAMOND ISLAND
LOCATION	COVE SIDE DRIVE PORTLAND, MAINE
DATE	JULY 23, 2010
SCALE	1/2" = 1'-0"
PROJECT NO.	2010-124
DATE	2010-124

Gartley & Dorsky
ENGINEERING & SURVEYING

SK-4

GENERAL NOTES

- 1 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES
- 2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS, AS WELL AS THE STANDARDS OF GOOD PRACTICE
- 3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTIONS OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES AS INDICATED ON DRAWINGS AND SPECIFICATIONS.
- 4 NOTIFY LOCAL UTILITY COMPANIES AND GOVERNING AGENCIES, TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY OR WORK
- 5 THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS MUST BE ON SITE AT ALL TIMES
- 6 ALL SITE WORK INCLUDING, BUT NOT NECESSARILY LIMITED TO: DEMOLITION, CLEARING, GRUBBING, EXCAVATION, NEW WORK, AND ROUGH AND FINAL GRADING, SHALL BE IN ACCORDANCE WITH ANY AND ALL ADDITIONAL GOVERNING AGENCIES
- 7 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS AND PROPERTIES FROM DAMAGE AND EROSION. ANY DAMAGES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND AT MINIMUM SHALL BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE
- 8 THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- 9 ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK
- 10 CONSULT ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASIS, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON DRAWINGS.
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FLOOR PLAN - EXISTING CONDITIONS
1/4" = 1'-0"

NOTE: DRAWINGS, NOTES, AND ANY SPECIFICATIONS HEREIN REPRESENT A LIMITED SCOPE OF ARCHITECTURAL SERVICES AND INFORMATION. THESE DOCUMENTS ARE MEANT TO GRAPHICALLY CONVEY THE PROJECT DESIGN'S GENERAL SCOPE AND CONCEPT ONLY, AND DO NOT DEFINE OR ADDRESS ALL CONDITIONS, EITHER KNOWN OR UNKNOWN THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PHASE OF WORK. CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL APPLICABLE CODES AND REGULATIONS AND COMPLETING ALL WORK IN ACCORDANCE THEREOF. THE CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES, EXISTING CONDITIONS, OR OTHER SPECIAL CONDITIONS, THAT REQUIRE CLARIFICATION OR INSTRUCTION, ONCE DISCOVERED AND PRIOR TO CONTINUING WITH WORK



WEST ELEVATION - EXISTING CONDITIONS
1/4" = 1'-0"

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Fax: 1-207-774-1668

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Drawing Set:

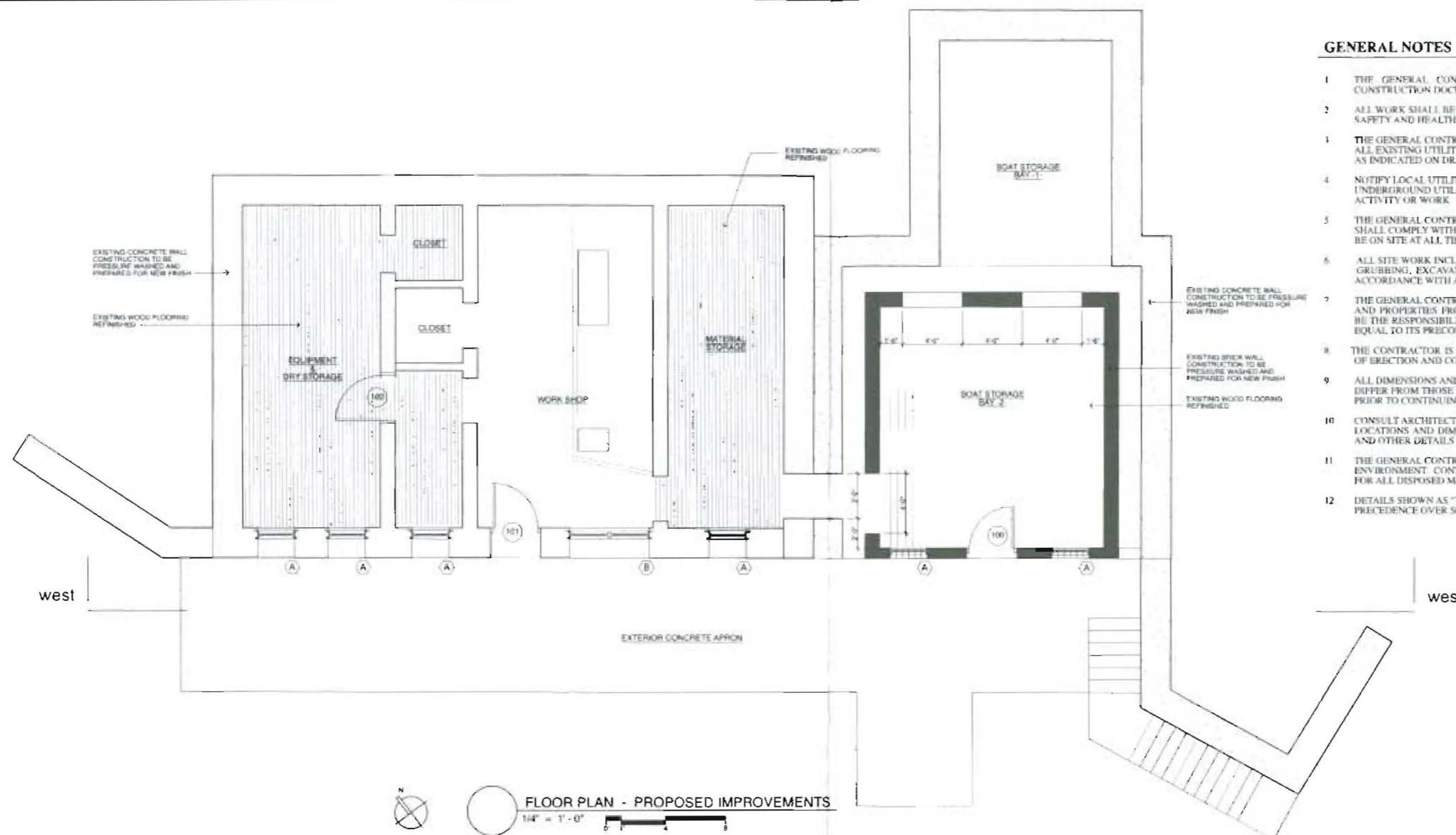
PERMITTING DRAWING
ISSUED FOR
REVIEW

Date: 05.27.10

Revisions:

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Drawing Set:

**PERMITTING DRAWING
ISSUED FOR
REVIEW**

Date: 05-27-16

Revisions:



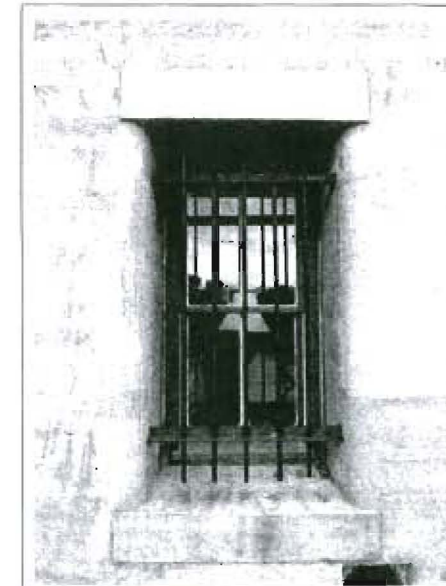
EXTERIOR - WEST ELEVATION



EXTERIOR - EXISTING STAIR ASSEMBLY



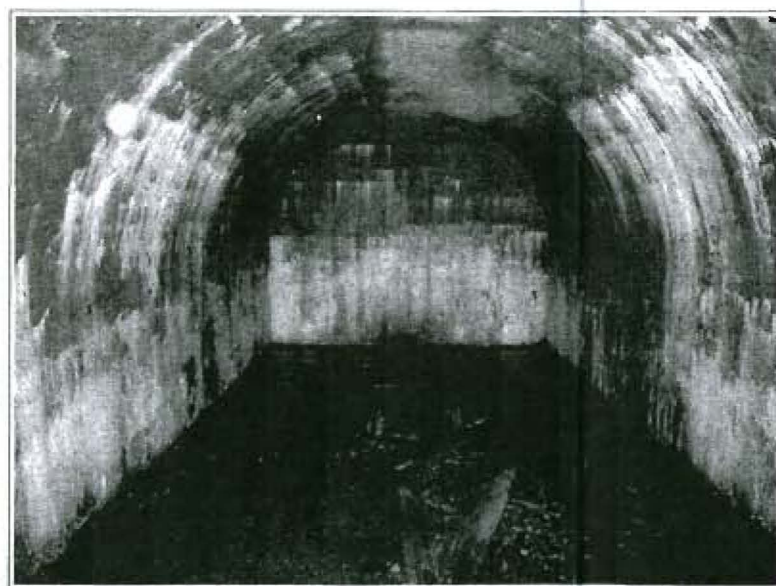
EXTERIOR - EXISTING BRICK AND DOOR



EXTERIOR - EXISTING WINDOW AND BARS



INTERIOR - MINING CASEMATE ROOM



INTERIOR - MINING CASEMATE ROOM



INTERIOR - OPERATING ROOM



INTERIOR - HALL TO ENGINE ROOM



INTERIOR - OPERATING ROOM



INTERIOR - OPERATING ROOM



INTERIOR - WINDOW AT TOILET ROOM



INTERIOR - STORAGE BATTERY ROOM

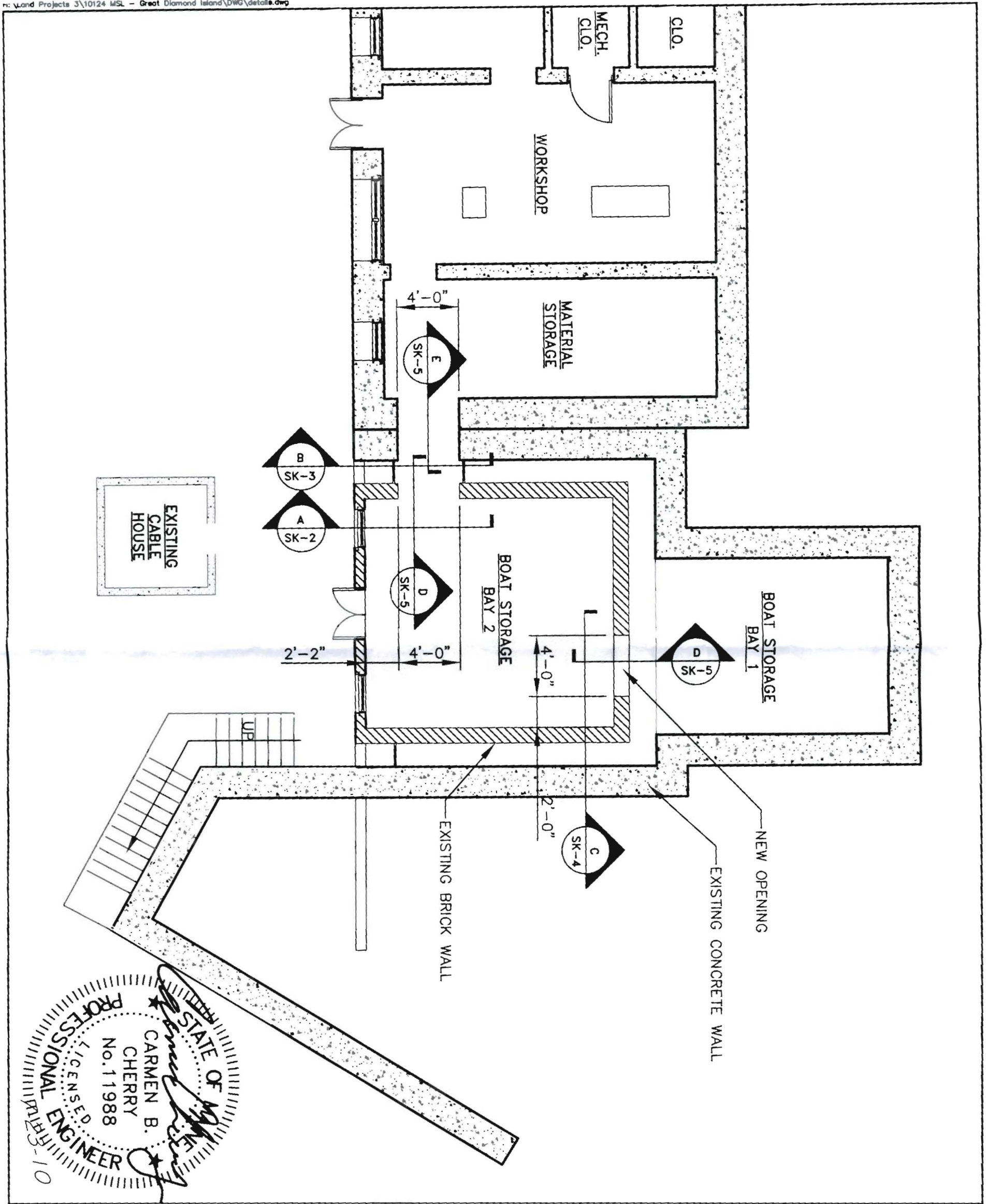
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PERMITTING DRAWING
ISSUED FOR
REVIEW

Date: 08 07 16

Revisions:



STATE OF MAINE
 CARMEN B. CHERRY
 No. 11988
 LICENSED PROFESSIONAL ENGINEER
 10

SK-1 <small>Scale: 1/8" = 1'-0"</small>	Gartley & Dorsky ENGINEERING SURVEYING <small>59B Union Street P.O. Box 1031 Camden, ME 04843-1031 Ph: (207) 236-4365 Fax: (207) 236-3055 Toll Free: 1-888-282-4365</small>	CLIENT/PROJECT: DEVINE/WHITTEN GREAT DIAMOND ISLAND	SHEET TITLE: MINE CASE MATE BUILDING SECTION KEY
		LOCATION: COVE SIDE DRIVE	SCALE: 1/8" = 1'-0"
	TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE	DATE: JULY 23, 2010	DRAWN BY: JAM CHECKED BY: CC & WL

