

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PATRICIA H HAGGE

Located At ROCKLEDGE AVE., (L.D.I.)

Job ID: 2011-03-517-DRG

CBL: 105 - - J - 015 - 001 - - - -

has permission to build a 14' x 20' Single Story Boat House

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

08/03/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-517-DRG

Located At: ROCKLEDGE

CBL: 105 - - J - 015 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of this permit and the certificate of occupancy, the legal use of this property is a boathouse. Any change of use shall require a separate permit application for review and approval.
3. This permit cannot be issued until a Level II – Site Plan has been applied for and approved by the Planning Division.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is for storage use only. Facilities for sanitation shall not be provided and the use shall not be for sleeping purposes.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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 Inspections 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.**

1. Footings/Setbacks
2. Foundation/Backfill
3. Close In: Framing
4. Final Inspection

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



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>Rockledge Ave, Little Diamond Island</u>		
Total Square Footage of Proposed Structure/Area <u>280 SF</u>		Square Footage of Lot <u>3.75 A (163,350 SF)</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>105 J 15</u>	Applicant * <u>must be owner, Lessee or Buyer</u> Name <u>PATRICIA HAGGE</u> Address <u>225 Commercial St.</u> City, State & Zip <u>Portland 04101</u>	Telephone: <u>207</u> <u>775</u> <u>7442</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,250</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>BOATHOUSE</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>Sisters lots, Rockledge Ave</u> Project description: <u>SUBDIVISION 2008-0162</u> <u>Construct a 14' x 20' single story BOATHOUSE (NON-RESIDENTIAL)</u>		
Contractor's name: <u>PROJECT MGMT, INC</u> Address: <u>225 COMMERCIAL ST</u> City, State & Zip <u>Portland, Me 04101</u> Telephone: <u>749-0534</u> Who should we contact when the permit is ready: <u>CYRUS HAGGE</u> Telephone: _____ Mailing address: <u>SAME</u>		

5965 #

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.

RECEIVED

Signature: Cyrus Hagge Date: 3-2-11

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

MAR - 2 2011

Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-517-DRG	Date Applied: 3/2/2011	CBL: 105 - - J - 015 - 001 - - - - -	
Location of Construction: ROCKLEDGE AVENUE, L.D.I.	Owner Name: PATRICIA H HAGGE	Owner Address: 45 TURNER ST PORTLAND, ME - MAINE 04101	Phone: 775-7442
Business Name:	Contractor Name: Hagge, Cyrus	Contractor Address: 225 COMMERCIAL ST PORTLANDMAINE04101	Phone: 749-0534
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-2
Past Use: Vacant - lot 17 of Rockledge subdivision	Proposed Use: Build a 14' x 20' boathouse	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/ conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: <i>U</i> <i>IR-2 2009</i>
		Signature: <i>B. Gaudin</i> (58)	Signature: <i>JR</i>
Proposed Project Description: Rockledge Ave Boat House		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>Structure @ 110' from high water</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone <i>Structure - parcel 14 - zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>Level II</i></p> <p><i>2011-213</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>3/11/11</i></p> <p><i>OK w/ conditions</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 type="checkbox"/> Not in Dist 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>Date:</p>
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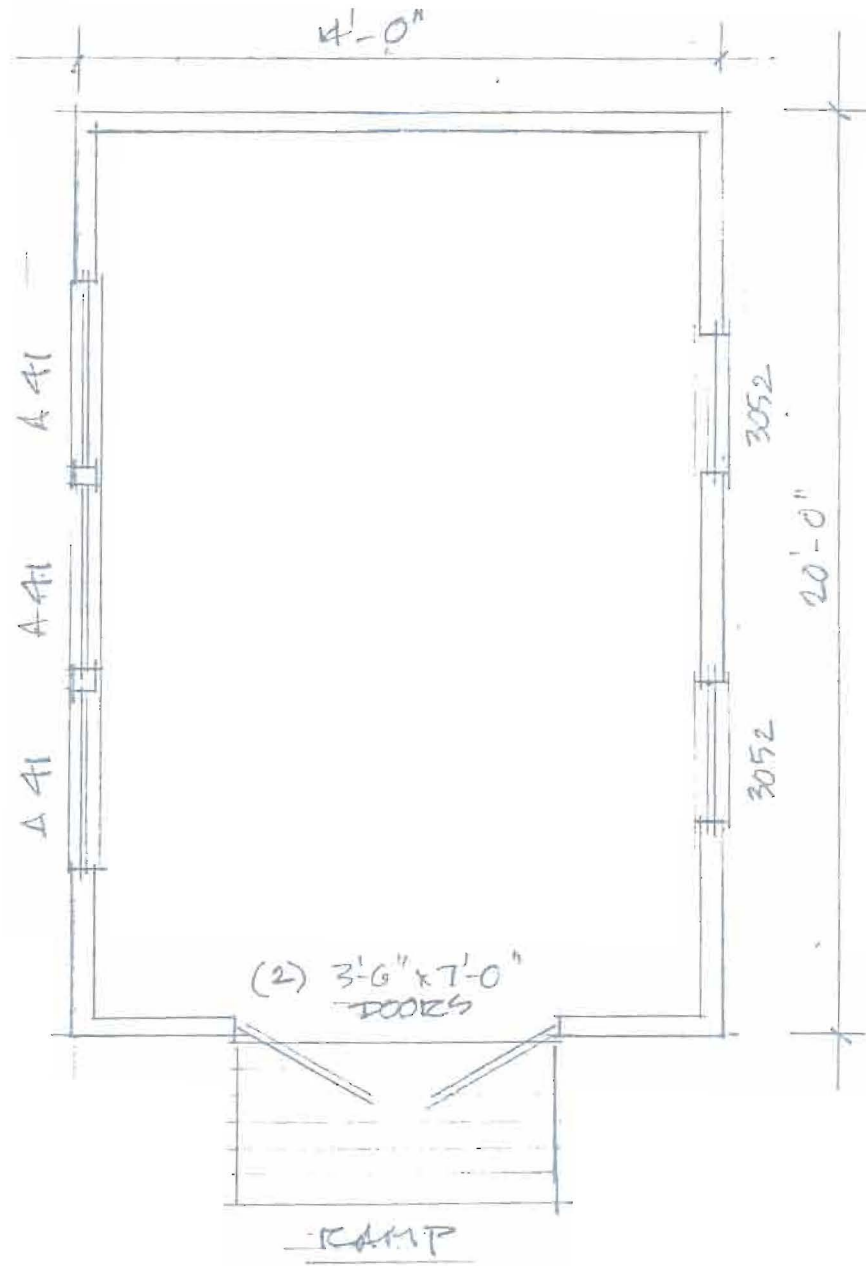
CERTIFICATION

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	PHON
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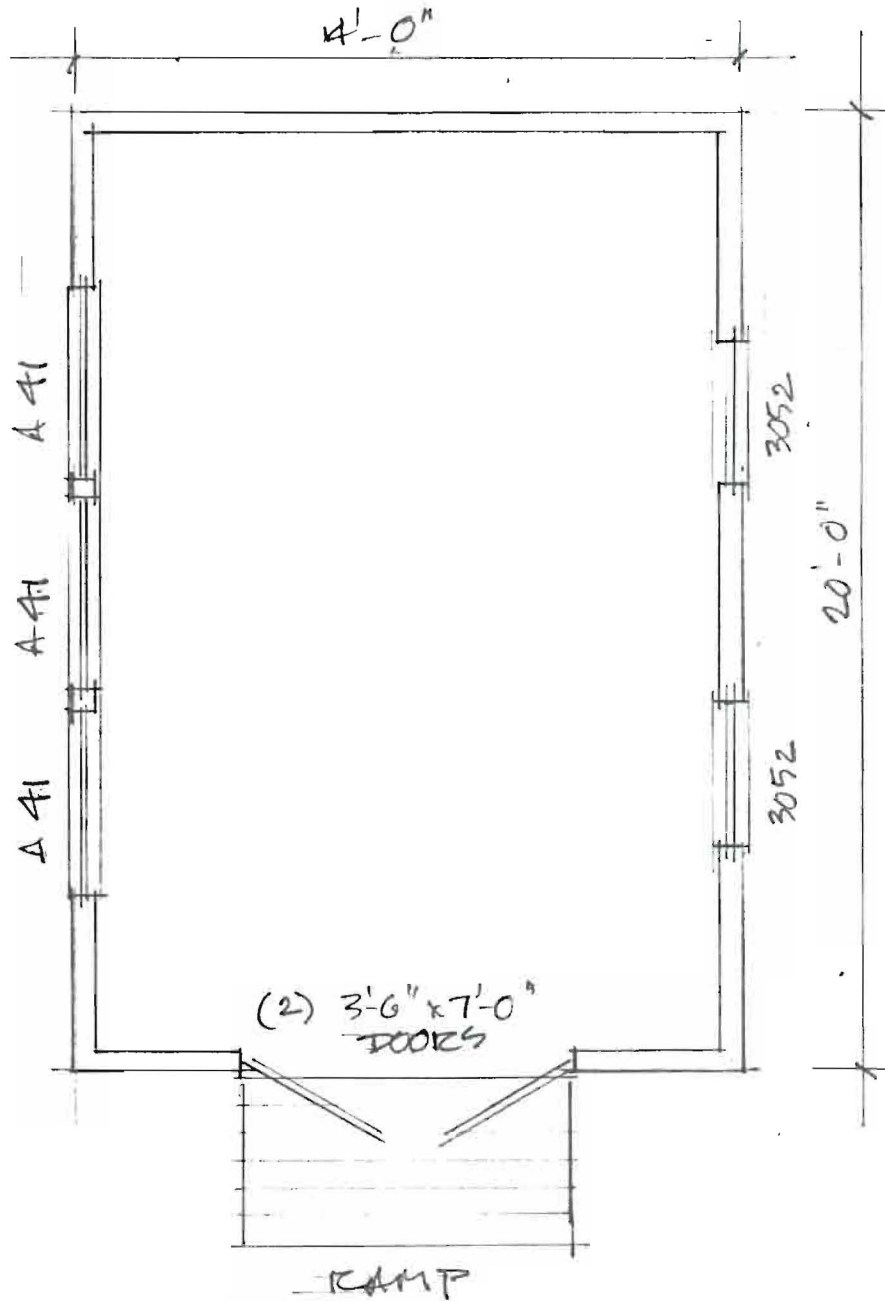
A6



HAGGE BOAT HOUSE
 LITTLE DIAMOND ISLAND
 1/4" = 1'-0" 7/12/10



LELAND HULST
 ARCHITECTURAL SERVICES



HAGGE BOAT HOUSE
 LITTLE DIAMOND ISLAND
 1/4" = 1'-0" 7/12/10



LELAND HULST
 ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843



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Planning and Urban Development Department
Perry St. Louis, Director

MAY 12, 2011

Planning Division
Alexander Jaegerman, Director

CYRUS HAGGE
225 COMMERCIAL ST.
PORTLAND, ME 04101

LELAND HULST
278 SPRING ST.
PORTLAND ME, 04102

Project Name: BOAT HOUSE ROCKLEDGE AVE Project ID: 2011-213
Address: ROCKLEDGE AVE, LITTLE DIAMOND AVE.
CBL: 105-J-15
Applicant: CYRUS HAGGE
Planner: ERICK GILES



Dear Mr. Hagge:

On May 12, 2011, the Portland Planning Authority approved the Level II Site Plan for the Boat House on Rockledge Ave. as shown on the submitted site plan prepared by Owen Haskell, Inc. and dated February 10, 2011.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL.

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the Planning Authority and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

4. An inspection fee payment and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact **Erick Giles** at egiles@portlandmaine.gov or 874-8723.

Sincerely,


Alexander Jaegerman
Planning Division Director

Lannie Dobson - Rockledge Ave., LDI - Boathouse

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 6/27/2011 12:28 PM
Subject: Rockledge Ave., LDI - Boathouse

Hi Jon, this project, site plan #2011-213, the Hagge boathouse at Rockledge Ave., Little Diamond Island, meets minimum site plan requirements for the issuance of the building permit. A performance guarantee is not required for the sand bar. He is transporting all materials via Casco Bay Lines.

Thanks.

Phil



General Building Permit Application

A

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>ROCKLEDGE AVE, Little Diamond Island</u>		
Total Square Footage of Proposed Structure/Area <u>280 SF</u>		Square Footage of Lot <u>3.75 A (163,350 SF)</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>105 J 15</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>PATRICIA HAGGE</u> Address <u>225 Commercial St.</u> City, State & Zip <u>Portland 04101</u>	Telephone: <u>207</u> <u>775</u> <u>7442</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,250</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>BOATHOUSE</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>SISTER'S lots, Rockledge Ave</u> Project description: <u>SUBDIVISION 2008-0162</u> <u>Construct a 14' x 20' single story BOATHOUSE (NON-RESIDENTIAL)</u>		
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Signature: Cyrus Hagge Date: 3-2-11

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

COPY

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 502

Portland, Maine 04101-4613

207-749-0534

FAX 207-761-0922

chagge@mac.com

March 2, 2011

Building Inspections
City of Portland
Portland, Maine 04101

RE: Construction of Boathouse, Rockledge Ave Little Diamond Island

Dear Sir or Madam:

Enclosed please find an application for a building permit for the construction of a Boathouse.

1. Architectural Drawings, Prepared by Leland Hulst AIA
2. Structural Pngineering, Prepared by Mooney Engineering
3. Site Plan. Prepared by Owen Haskell
4. Door and Window Schedule
5. Scope of work

If you have need of additional information, don't hesitate to contact me.

Sincerely,

Cyrus Y. Hagge

Boathouse Door and Window Schedule

Item	Description	Size	Swing	wall thickness	Style	Door knobs
Door						
1	DBL entranc	2-3'-6"X7'-0"	Mr/MRS	2x6 51/2"	#3 Pine matchboard w/ Z brace	Latch with Lock
Windows						
3	A41v	4'-0"X2'0"	Awning	2x6 51/2"	Anderson 400 series window	
2	A3052	3'-15/8"x5'51/4"	DBL Hung	2x6 51/2"	Anderson 400 series window	

Rockledge Avenue, Applicant Patricia Hagge Lot 105-J-15

General Requirements:

Prepare necessary architectural design and structural engineering. Remove all construction debris and waste materials on a regular basis and keep site and structure clean and neat at all times. Secure all necessary building permits and approvals. At completion leave Boat house broom clean and free of all left over building materials and debris. All building materials delivered to LDI via Casco Bay Lines.

Site Work:

Clear away brush lot to open up and provide adequate space to site boat house, and driveway. Hand excavate and backfill precast foundation post. Protect all large trees from damage.

Concrete:

Install precast foundation posts per plan. See Attached Structural Engineering plans prepare by Mooney Engineering.

Carpentry:

Rough Carpentry: All floor, wall, roof and structural member framing to be installed as per engineering plans with blocking. Walls to be 2x6 KD spruce 16 on center" with 1/2" cdx plywood. Floor framing to be 2x10 kd spruce with 3/4" AC fir T&G plywood glued and nailed. Roof framing to be 2x6 KD Spruce with 1x12 T&G pine. All framing will conform with hurricane framing standards as per building codes.

Exterior Carpentry: Walls to be sided with cedar shingles 4" to the weather with woven corners . All exterior trim to #2 pine with 5/4 x 4 window and door trim. Facias to be 1x8 with 1x3 build out. Soffits to be 1x8 and frieze board to be 5/4 x 4 pine.

Thermal/Moisture Protection:

Insulation: None. This is an un heated boathouse.

Moisture: All exterior walls wrapped in Tyvar building wrap. Roofing will include asphalt shngles in dark green

Paint: Paint all exposed trim one coat primer and one coat color on all four sides and one coat after intallation.

Doors and Windows:

Exterior: Anderson vinyl Windows with as specified by Architect. Exterior door made on site of pine matchboard.

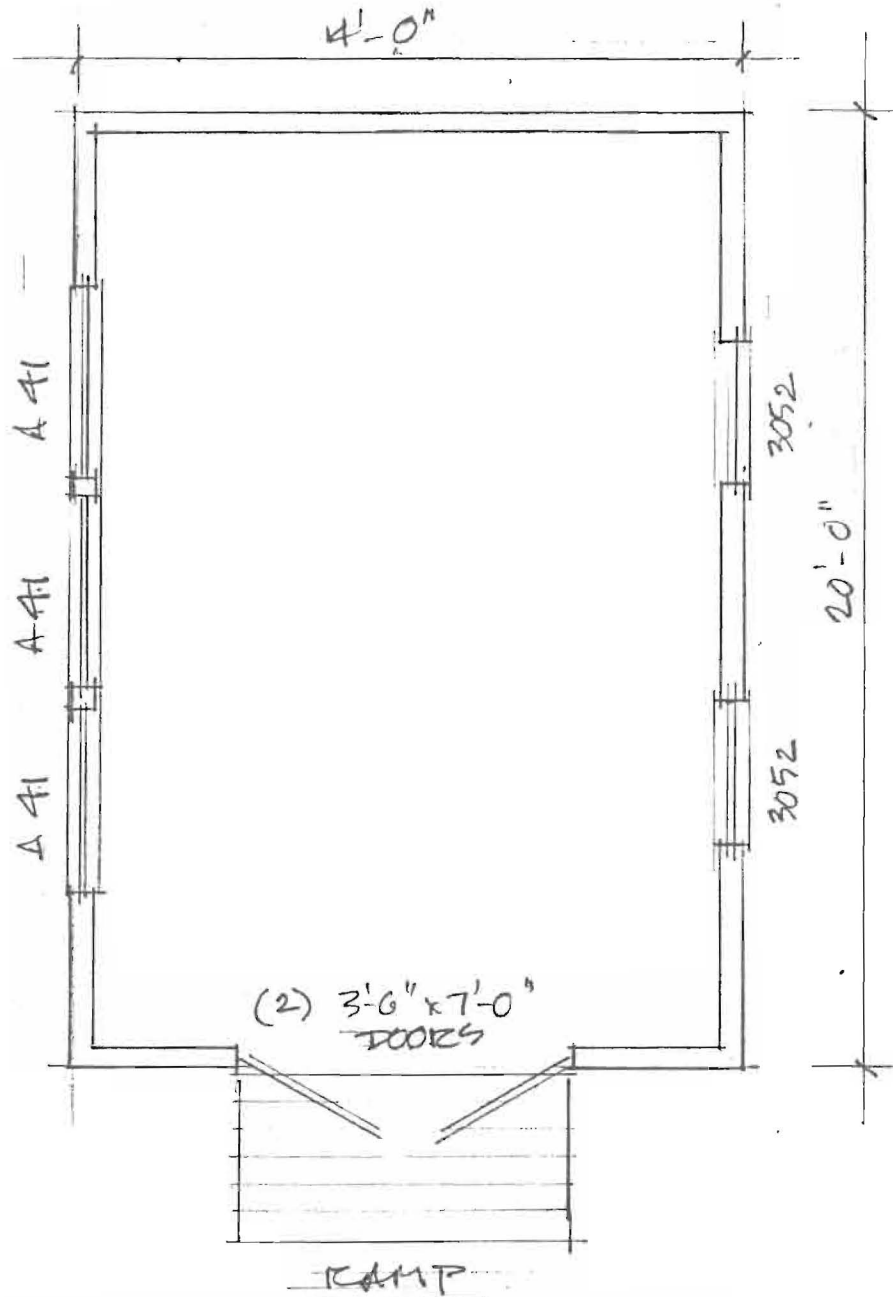
Mechanical:

Heating: None

Plumbing: None

Electrical:

Electrical: None



HAGGE BOAT HOUSE

LITTLE DIAMOND ISLAND

1/4" = 1'-0"

7/12/10



LELAND HULST
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04109 / (207) 773-2843

Job Summary Report
Job ID: 2011-03-517-DRG

Report generated on Mar 3, 2011 3:17:41 PM

Page 1

Job Type:	Detached Residential Garages/Sheds	Job Description:	Rockledge Ave Boat House	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	781	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	15,000	Square Footage:			
Related Parties:		PATRICIA H HAGGE		<i>Property Owner</i>	
		Project Mgmt, Inc - Cyrus Hagge		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 50964

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
	105 J 015 001						-70.207567	43.668429

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				ROCKLEDGE AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
VACANT LAND								DISTRICT 1

Structure Details

Structure: Boat House

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Detached Residential Garages	0			ROCKLEDGE AVENUE NORTH

Longitude Latitude GIS X GIS Y GIS Z GIS Reference

User Defined Property Value

Permit #: 20111633

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
50964	Boat House	Initialized	14' x 20' Single Story Boat House			

Job Summary Report
Job ID: 2011-03-517-DRG

Report generated on Mar 3, 2011 3:17:41 PM

Page 2

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
---------------	-----------------	--------------------------	------------------------	---------------------------	--------------------	-----------------------

Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$170.00							

Applicant: Patricia Hagge

Date: 3/15/11

Address: Rockledge Ave (lot 17)

C-B-L: 105-J-015
permit # 2011-05-517

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - IR-11 shoreland

Interior or corner lot -

Proposed Use/Work - build a 14' x 20' single story boathouse - ok section 14 - 141.2 (d)

Savage Disposal - no

Lot Street Frontage - 100' - 233 70' (OK)

Front Yard - 30' min - 216' scaled

Rear Yard - 30' min - 42' scaled

Side Yard - 20' min - right - 127' scaled
- left - 80' scaled

Projections -

Width of Lot - 100' min - 216' scaled

Height - 35' max - 16' (OK)

Lot Area - 63,000 sq ft w/out water - 163,350 sq ft (OK)

Lot Coverage/Impervious Surface - 20% = 32,670 sq ft

$$\begin{array}{r}
 20 \times 14 = 280 \text{ sq ft} \\
 7 \times 3.5 = 24.5 \text{ sq ft} \\
 \hline
 304.5 \text{ sq ft}
 \end{array}$$

Area per Family - N/A

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - Level II

Shoreland Zoning/Stream Protection - property w/in shoreland - structure w/in 250' setback but beyond 75' setback (110').

Flood Plains - panel 14 - most of property is in zone C - structure in this part.
- edge near water is 4-11 - property structure well beyond this

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

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[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL	105 J015001
Land Use Type	VACANT LAND
Property Location	0 ROCKLEDGE AVE
Owner Information	HAGGE PATRICIA H D 225 COMMERCIAL ST # 502 PORTLAND ME 04101
Book and Page	27115/123
Legal Description	105-J-15 ROCKLEDGE AVE LITTLE DIAMOND ISLAND LOT 17 163350 SF
Acres	16.116

Current Assessed Valuation:

TAX ACCT NO.	50964	OWNER OF RECORD AS OF APRIL 2010
		HAGGE PATRICIA H D
LAND VALUE	\$150,100.00	45 TURNER ST
BUILDING VALUE	\$0.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$150,100.00	
TAX AMOUNT	\$2,689.80	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

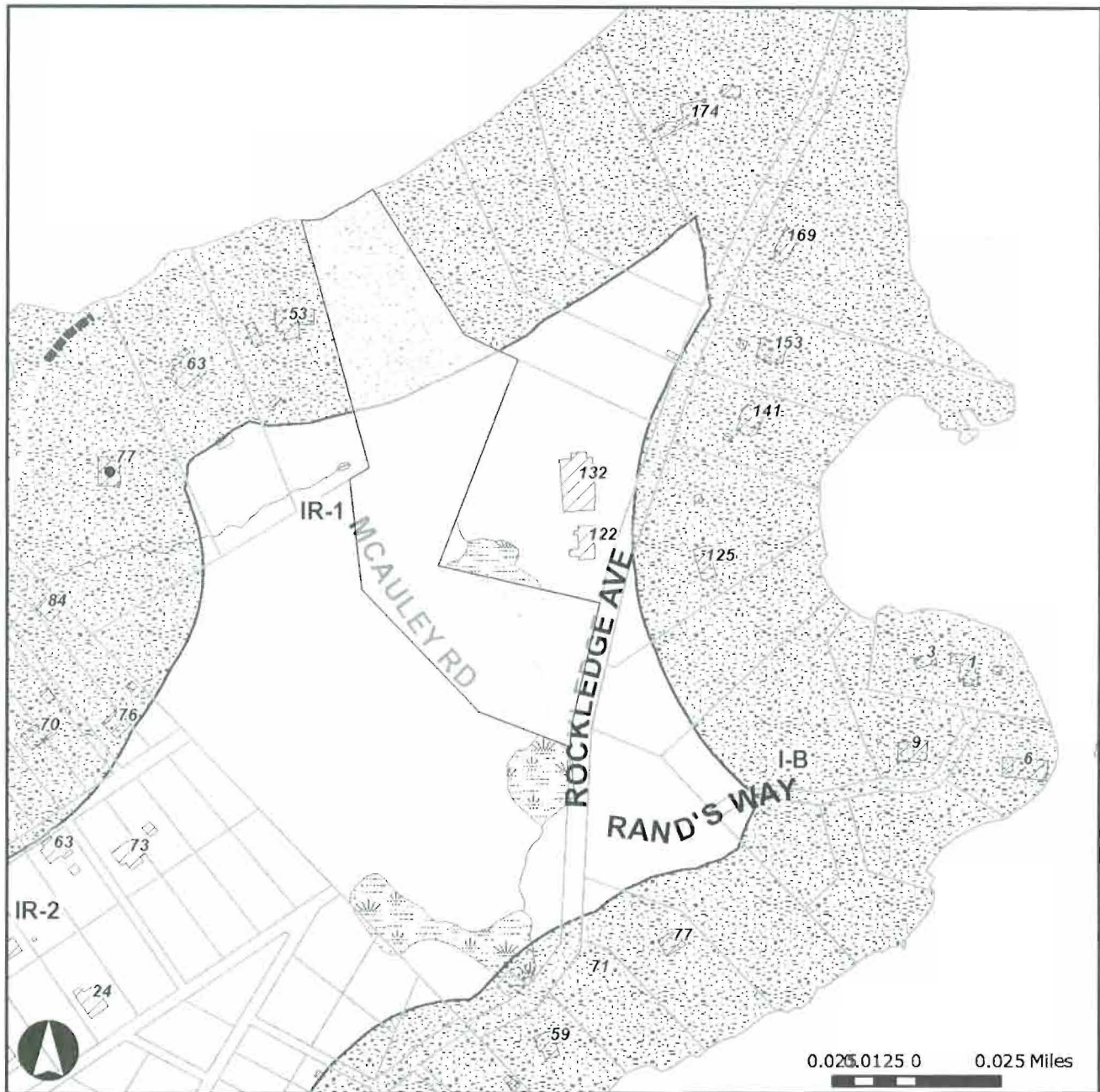


ADODB.Field error '800a0bcd'

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

[/searchdetail.asp, line 471](#)

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
<input type="checkbox"/>	<input type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
Interstate	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
<input type="checkbox"/>	<input type="checkbox"/> C43	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
Streets	<input type="checkbox"/> I-B	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
Buildings	<input type="checkbox"/> I-TS	<input checked="" type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
<input type="checkbox"/> Building	<input type="checkbox"/> I-R1	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C30
<input type="checkbox"/> Out Building	<input type="checkbox"/> I-R2	Space	<input type="checkbox"/> C31

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 502
Portland, Maine 04101-4613
207-749-0534
FAX 207-761-0922
chagge@mac.com

March 2, 2011

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2. Structural Pngineering, Prepared by Mooney Engineering
3. Site Plan. Prepared by Owen Haskell
4. Door and Window Schedule
5. Scope of work

If you have need of additional information, don't hesitate to contact me.

Sincerely,

Cyrus Y. Hagge

Boathouse Door and Window Schedule

Item	Description	Size	Swing	wall thickness	Style	Door knobs
Door	1 DBL entranc	2-3'-6"X7'-0"	Mr/MRS	2x6 51/2"	#3 Pine matchboard w/ Z brace	Latch with Lock
Windows	3 A41v	4'-0"X2'0"	Awning	2x6 51/2"	Anderson 400 series window	
	2 A3052	3'-15/8"x5'51/4"	DBL Hung	2x6 51/2"	Anderson 400 series window	

Rockledge Avenue, Applicant Patricia Hagge Lot 105-J-15

General Requirements:

Prepare necessary architectural design and structural engineering. Remove all construction debris and waste materials on a regular basis and keep site and structure clean and neat at all times. Secure all necessary building permits and approvals. At completion leave Boat house broom clean and free of all left over building materials and debris. All building materials delivered to LDI via Casco Bay Lines.

Site Work:

Clear away brush lot to open up and provide adequate space to site boat house, and driveway. Hand excavate and backfill precast foundation post. Protect all large trees from damage.

Concrete:

Install precast foundation posts per plan. See Attached Structural Engineering plans prepare by Mooney Engineering.

Carpentry:

Rough Carpentry: All floor, wall, roof and structural member framing to be installed as per engineering plans with blocking. Walls to be 2x6 KD spruce 16 on center" with 1/2" cdx plywood. Floor framing to be 2x10 kd spruce with 3/4" AC fir T&G plywood glued and nailed. Roof framing to be 2x6 KD Spruce with 1x12 T&G pine. All framing will conform with hurricane framing standards as per building codes.

Exterior Carpentry: Walls to be sided with cedar shingles 4" to the weather with woven corners . All exterior trim to #2 pine with 5/4 x 4 window and door trim. Facias to be 1x8 with 1x3 build out. Soffits to be 1x8 and frieze board to be 5/4 x 4 pine.

Thermal/Moisture Protection:

Insulation: None. This is an un heated boathouse.

Moisture: All exterior walls wrapped in Tyvar building wrap. Roofing will include asphalt shngles in dark green

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MAR - 2 2011

Dept. of Building Inspections
City of Portland

Paint: Paint all exposed trim one coat primer and one coat color on all four sides and one coat after intallation.

Doors and Windows:

Exterior: Anderson vinyl Windows with as specified by Architect. Exterior door made on site of pine matchboard.

Mechanical:

Heating: None

Plumbing: None

Electrical:

Electrical: None

Comments
Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2011-213 Application Date: 3/30/2011 12:00:00
CBL: 105-J-015 AM
Project Name: Boathouse
Address: Rockledge Avenue (Lot 17), Little Diamond Island
Project Description: Construction of a 280 sq. ft. Boathouse
Zoning: IR1 *yes - 105 - J - 15*
Other Reviews Required: Shoreland
Review Type: Level II

Distribution List:

<input type="checkbox"/> Planner	Erick Giles	<input type="checkbox"/> Parking	John Peverada
<input type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis- Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPierro

Preliminary Comments needed by: April 13, 2011

Final Comments needed by: April 20, 2011

105-J-015 Rockledge Avenue (Lot #17) Little Diamond Island

#2011-213 - IR-1 Zone

This property is located in an IR-1 Island Residential Zone. The IR-1 Zone allows boathouse as a permitted principal use under 14-145.2.d. The proposed boat house is located about 110' from HWM within the Shoreland Zone overlay. It is understood that there will be a minimum area cleared for the access and construction of the boat house as required by the Shoreland Zoning regulations.

The boat house is meeting all the required dimensional requirements of the IR-1 Zone. There is already a building permit on file awaiting full reviews (#2011-03-517). The applicant should show us a Best Management Plan prior to issuing final approvals.

This site plan is approved with conditions to follow-up on the permit application and to submit a Best Management Plan.

Marge Schmuckal

Zoning Administrator

Cyrus Y. Hagge

225 Commercial Street, Suite 502
Portland, Maine 04101-4613
207-775-7442
FAX 207-761-0922
chagge@mac.com

March 29, 2011

Planning Dept.
City of Portland
389 Congress Street
Portland ME 04101

RE: Boat House, map 105-J-15, Little Diamond island

Dear Planning Staff:

We are proposing to build a single story 14' by 20' boathouse. The proposed structure is within the 250' shoreland zone on a new lot that was part of an subdivision approved by the planning board and recorded July 23, 2009.

The proposed structure is 110' from the top of bank at the water side of the lot. With access from McAulrey Road. There are no proposed utility connections. The proposed structure and driveway will not require the removal any of the large oak trees located on the site.

If you have questions or comments, don't hesitate to contact me.

Sincerely,



PROJECT NAME: BOAT HOUSE, LITTLE DIAMOND ISLAND 105-5-15

PROPOSED DEVELOPMENT ADDRESS:

ROCKLEAVE AVE & MATHEWSON WAY LITTLE DIAMOND ISLAND

PROJECT DESCRIPTION:

CONSTRUCTION OF A 14'x20' (280 sq ft) BOAT HOUSE

CHART/BLOCK/LOT: 105-5-15

PRELIMINARY PLAN _____ (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: <u>Patricia Haggie</u> Business Name, if applicable: Address: <u>225 Commercial St</u> City/State: <u>Portland</u> Zip Code: <u>04101</u>	Applicant Contact Information Work # <u>207-775-7442</u> Home# Cell # <u>749-0534</u> Fax# e-mail:
Owner – (if different from Applicant) Name: <u>SAME</u> Address: City/State: Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: <u>Cyrus Haggie</u> Address: <u>225 Commercial St</u> City/State: <u>Portland</u> Zip Code: <u>04101</u>	Agent/Representative Contact information Work # <u>775-7442</u> Cell # e-mail: <u>CHAGGIE@MAC.COM</u>
Billing Information Name: <u>Cyrus Haggie</u> Address: <u>225 Commercial St</u> City/State: <u>Portland</u> Zip Code: <u>04101</u>	Billing Information Work # <u>775-7442</u> Cell # Fax# <u>761-0922</u> e-mail:

Applicant: Patricia Hagge

Date: 3/15/11

Address: Rockledge Ave (lot 17)

C-B-L: 105-J-015
perm # 2011-03-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - IR-11 shoreland

Interior or corner lot -

Proposed Use/Work - build a 14' x 20' single story bathhouse - OK section 14-141.2 (d)

Savage Disposal - no

Lot Street Frontage - 100' - 233 70' (OK)

Front Yard - 35' min - 216' scaled

Rear Yard - 30' min - 42' scaled

Side Yard - 20' min - right - 127' scaled

- left - 80' scaled

Projections -

Width of Lot - 100' min - 216' scaled

Height - 35' max - 76' (OK)

Lot Area - 62,000 sq ft w/out water - 163,350 sq ft (OK)

Lot Coverage Impervious Surface - 20% = 32,670 sq ft

$$\begin{array}{r}
 20 \times 14 = 280 \text{ sq ft} \\
 7 \times 3.5 = 24.5 \text{ sq ft} \\
 \hline
 304.5
 \end{array}$$

Area per Family - N/A

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - Level II

Shoreland Zoning/Stream Protection - property w/in shoreland - structure w/in 250' setback but beyond 75' setback (110').

Flood Plains - parcel 14 - most of property is in zone C - structure in this part.
- edge near water is 4-M - property structure well beyond this.

Mechanical:

Heating: None

Plumbing: None

Electrical:

Electrical: None

See attached building permit application and scope of work. (Attachment A)

Traffic Plan: None required due to ban on motor vehicles. The applicant will clear a 10' wide path to the structure to move small boats in and out.

Storm water management plan: None project too small to be measurable. The proposed project will impact 280sq.ft. of a 3.75 acre lot. There are no proposed changes to the site and the existing drainage. The change in impervious surface area will have no impact upon the site drainage.

Written summary of solid waste generation and proposed management of solid waste: This boat house will generate virtually no waste. City provides seasonal curb side recycling and trash pick up.

Written assessment of conformity with applicable design standards:
None apply

Manufacturer's verification that HVAC equipment meet applicable state and federal emissions requirements: No HVAC equipment proposed.

Site Work:

Clear away brush lot to open up and provide adequate space to site boat house, and driveway. Hand excavate and backfill precast foundation post. Protect all large trees from damage.

Concrete:

Install precast foundation posts per plan. See Attached Structural Engineering plans prepare by Mooney Engineering.

Carpentry:

Rough Carpentry: All floor, wall, roof and structural member framing to be installed as per engineering plans with blocking. Walls to be 2x6 KD spruce 16 on center" with 1/2" cdx plywood. Floor framing to be 2x10 kd spruce with 3/4" AC fir T&G plywood glued and nailed. Roof framing to be 2x6 KD Spruce with 1x12 T&G pine. All framing will conform with hurricane framing standards as per building codes.

Exterior Carpentry: Walls to be sided with cedar shingles 4" to the weather with woven corners. All exterior trim to #2 pine with 5/4 x 4 window and door trim. Facias to be 1x8 with 1x3 build out. Soffits to be 1x8 and frieze board to be 5/4 x 4 pine.

Thermal/Moisture Protection:

Insulation: None. This is an un heated boathouse.

Moisture: All exterior walls wrapped in Typar building wrap. Roofing will include asphalt shngles in dark green

Paint: Paint all exposed trim one coat primer and one coat color on all four sides and one coat after intallation.

Doors and Windows:

Exterior: Anderson vinyl Windows with as specified by Architect.
Exterior door made on site of pine matchboard.

Little Diamond Island Assoc. and Saint Joseph's Convent & Hospital. The easement limits the number residential units that may be constructed, prohibits the use of motor vehicles and requires an oak tree preservation plan. The second easement is reserved for Portland Water District. The third easement is for McAuley Road, electricity, telephone and water to service lots 105-J-10,11&12. (See attachment D)

Written request for waivers: None requested

Traffic analysis: Motor Vehicles are prohibited from Little Diamond Island and the site.

Written Summary of significant natural features located on the site: The site has a number of large Red Oak trees and a steep bank down to the shore. The proposed structure is 110' from the top of the bank and no oak trees with be impacted.

Written summary of the project's consistency with the city master plans: The proposed plan is in conformance of the city land use code. (See attachment C)

Evidence of Financial and Technical capacity: Given the size and scope of the project, the owner will not be needing financing. The owner's agent has over thirty years of development and contracting experience. (Attachment E)

Evidence of utilities' capacity to serve the development: Portland Water District, CMP and Fairpoint Communications have service at the site, no utility connections are proposed for the boathouse.

Written summary of the fire safety: The proposed structure is free standing and non-residential. While Little Diamond Island is in the City of Portland, the island has limited fire protection provided by the city. At the current time, there is a hydrant and hose box next to the lot with in a 125'+-.

Construction Management plan:

Rockledge Avenue, Applicant Patricia Hagge Lot 105-J-15

General Requirements:

Prepare necessary architectural design and structural engineering.
Remove all construction debris and waste materials on a regular basis and keep site and structure clean and neat at all times. Secure all necessary building permits and approvals. At completion leave Boat house broom clean and free of all left over building materials and debris. All building materials delivered to LDI via Casco Bay Lines.

Level II Preliminary Site Plan Development Review

Written description of project: Patricia Hagge proposes to construct a 280 sq.ft. boathouse on tax assessor lot 105-J-15 on Little Diamond Island within the 250' shore land zone. The proposed structure will be a single story wood structure in the classic island shingle style. The ridge line of the 17' tall structure will have a finish floor height of 27' at the 26' grade line. The building will have a wood ramp to access the storage area.

The impact on the site will be minimal with no proposed grade changes. The concrete post foundation will be hand dug and backfilled. While there is water, electricity and telephone service at the site there are no proposed utility connections with this project. The proposed siting of the structure will not require the removal of any significant trees. The goal of the project is to have no measurable impact on the existing natural storm water drainage. Given the size of the project, all building materials will be shipped via Casco Bay Lines to the state pier and there will be no barge service required at the sandbar.
(See Attached A)

There will be no traffic considerations due to the ban on motor vehicles on the island. The proposed driveway will only need to accommodate riding lawn mowers and golf carts. The plan is to trailer the small boats behind a golf cart. The proposed driveway will be a path from McAuley Road to the proposed boat house over the existing ground with out any additional fill. Since the owner of the proposed structure has a residence on the abutting lot 105-J-10 access will also be available from the abutting driveway. There are no proposed grading changes for the driveway.

The City of Portland has virtually no fire protection equipment on the island except for an emergency rescue golf cart and a small trailer with a water pump. There is a fire hydrant and hose box within 125' of the proposed structure. In the event of a fire emergency, the city could bring over equipment across the sand bar from Great Diamond if the tide is right and would be able to service the structure from McAuley Road.

Evidence of right, title and interest: See attached Deed. (Attachment B)

Copies of State and Federal permits: None required.

Written Assessment of Zoning: In the IR1 zone, section 14-145.2.(d), boathouses are a permitted use. (See attachment C)

Written description of existing and proposed easement or other burdens: This lot is subject to a private conservation easement between the

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	3.75 Acres	sq. ft.
Proposed Total Disturbed Area of the Site	280	sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)		
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	0	sq. ft.
• Existing Total Impervious Area	0	sq. ft.
• Proposed Total Impervious Area	280	sq. ft.
• Proposed Total Impervious Area	280	sq. ft.
• Proposed Impervious Net Change	280	sq. ft.
BUILDING AREA		
• Proposed Building Footprint	280	sq. ft.
• Proposed Building Footprint Net change	280	sq. ft.
• Existing Total Building Floor Area	0	sq. ft.
• Proposed Total Building Floor Area	280	sq. ft.
• Proposed Building Floor Area Net Change	280	sq. ft.
• New Building	YES	(yes or no)
ZONING		
• Existing	IR1	
• Proposed, if applicable	NO CHANGE	
LAND USE		
• Existing	Warden Island Res	
• Proposed	" " "	
RESIDENTIAL, IF APPLICABLE		
• Proposed Number of Affordable Housing Units	NONE	C
• Proposed Number of Residential Units to be Demolished	NONE	
• Existing Number of Residential Units	↓	
• Proposed Number of Residential Units	↓	
• Subdivision, Proposed Number of Lots	↓	
PARKING SPACES		
• Existing Number of Parking Spaces	NONE	
• Proposed Number of Parking Spaces	NONE	
• Number of Handicapped Parking Spaces	NONE	
• Proposed Total Parking Spaces	NONE	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces	0	
• Existing Number of Bicycle Parking Spaces	↓	
• Proposed Number of Bicycle Parking Spaces	↓	
• Total Bicycle Parking Spaces	↓	
ESTIMATED COST OF PROJECT		
	\$16,000	

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	3.75 Acres	sq. ft.
Proposed Total Disturbed Area of the Site		sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)		
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	— NONE	0 sq. ft.
• Existing Total Impervious Area	0	300 sq. ft.
• Proposed Total Impervious Area	200	300 sq. ft.
• Proposed Total Impervious Area	200	300 sq. ft.
• Proposed Impervious Net Change	200	300 sq. ft.
BUILDING AREA		
• Proposed Building Footprint	200	sq. ft.
• Proposed Building Footprint Net change	300	sq. ft.
• Existing Total Building Floor Area	0	300 sq. ft.
• Proposed Total Building Floor Area	200	sq. ft.
• Proposed Building Floor Area Net Change	200	sq. ft.
• New Building	YES	(yes or no)
ZONING		
• Existing	IR1	
• Proposed if applicable	NO CHANGE	
LAND USE		
• Existing	Island Res Lot	
• Proposed	" " "	
RESIDENTIAL, IF APPLICABLE		
• Proposed Number of Affordable Housing Units	0	
• Proposed Number of Residential Units to be Demolished	0	
• Existing Number of Residential Units	0	
• Proposed Number of Residential Units	0	
• Subdivision, Proposed Number of Lots	0	
PARKING SPACES		
• Existing Number of Parking Spaces	0	
• Proposed Number of Parking Spaces	0	
• Number of Handicapped Parking Spaces	0	
• Proposed Total Parking Spaces	0	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces	0	
• Existing Number of Bicycle Parking Spaces	0	
• Proposed Number of Bicycle Parking Spaces	0	
• Total Bicycle Parking Spaces	0	
ESTIMATED COST OF PROJECT		\$ 16,000

Engineer Name: Address: City/State: Zip Code:	Engineer Contact Information Work # Cell # Fax# e-mail:
Surveyor CLEW HASKELL Name: DEBORAH SCAN Address: 510 US RT 1 City/State: FALMOUTH Zip Code: 04105	Surveyor Contact Information Work # 774-6424 Cell # Fax# e-mail: 5502410@CLEW-HASKELL.COM
Architect Name: LELAND HADST Address: 275 SPRING ST City/State: PORTLAND Zip Code: 04102	Architect Contact Information Work # 773-2513 Cell # Fax# e-mail: LHADIST@ME.COM
Attorney Name: HILARY NAYE Address: 225 COMMERCIAL ST. #401 City/State: PORTLAND Zip Code: 04101	Attorney Contact Information Work # 828-4400 Cell # Fax# e-mail: naye@clanney.com

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) ___ Less than 10,000 sq. ft. (\$400.00) ___ After-the-fact Review (\$1,000.00 plus applicable application fee)	Fees Paid (office use) ___ ___	Other Reviews (check applicable reviews) ___ Traffic Movement (\$1,000) ___ Stormwater Quality (\$250) ___ Section 14-403 Review (\$400 + \$25/lot) # of Lots ___ x \$25/lot = ___ ___ Other _____ ___ Change of Use ___ Flood Plain <input checked="" type="checkbox"/> Shoreland ___ Design Review ___ Housing Replacement ___ Historic Preservation	Fees Paid (office use) ___ ___ ___
The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately.			
Plan Amendments (check applicable reviews) ___ Planning Staff Review (\$250) ___ Planning Board Review (\$500)	Fees Paid (office use) ___ ___		

CYRUS Y. HAGGE
225 Commercial Street, Suite 502
Portland, Maine 04101-4613
207-775-7442
Fax 207-761-0922
chagge@mac.com

August 2, 2011

John Rioux
Building Inspections
City Of Portland
389 Congress Street
Portland, Maine 04101

RECEIVED

AUG 3 - 2011

Dept. of Building Inspections
City of Portland Maine

Re: Permit application 201105-1022-UI

Dear Mr. Rioux

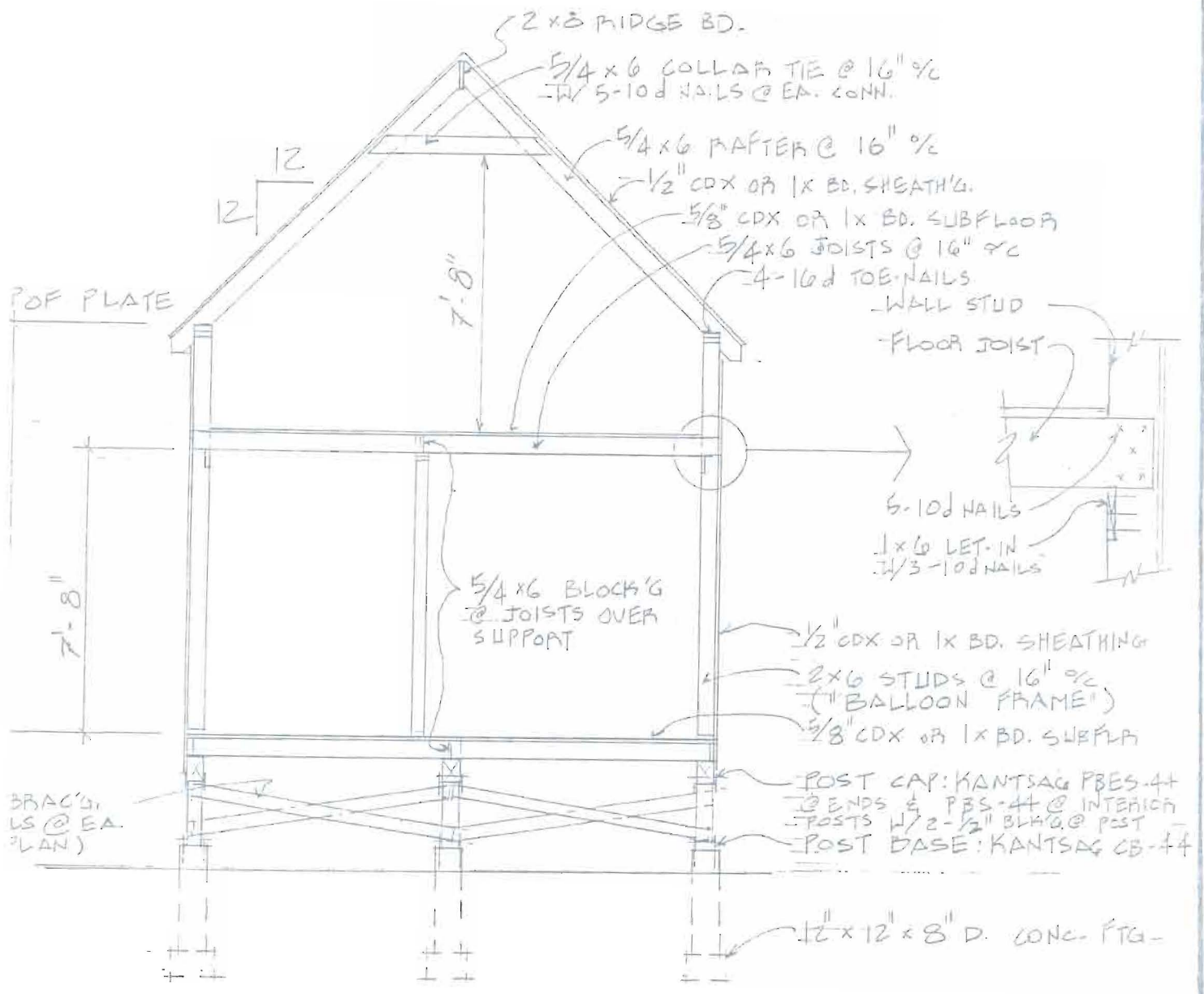
At your request, I am enclosing a stamped framing plan for the boathouse we are building on Rockledge Ave, Little Diamond Island.

If you have any further questions or comments, please don't hesitate to contact me.

Sincerely,



Cyrus Hagge



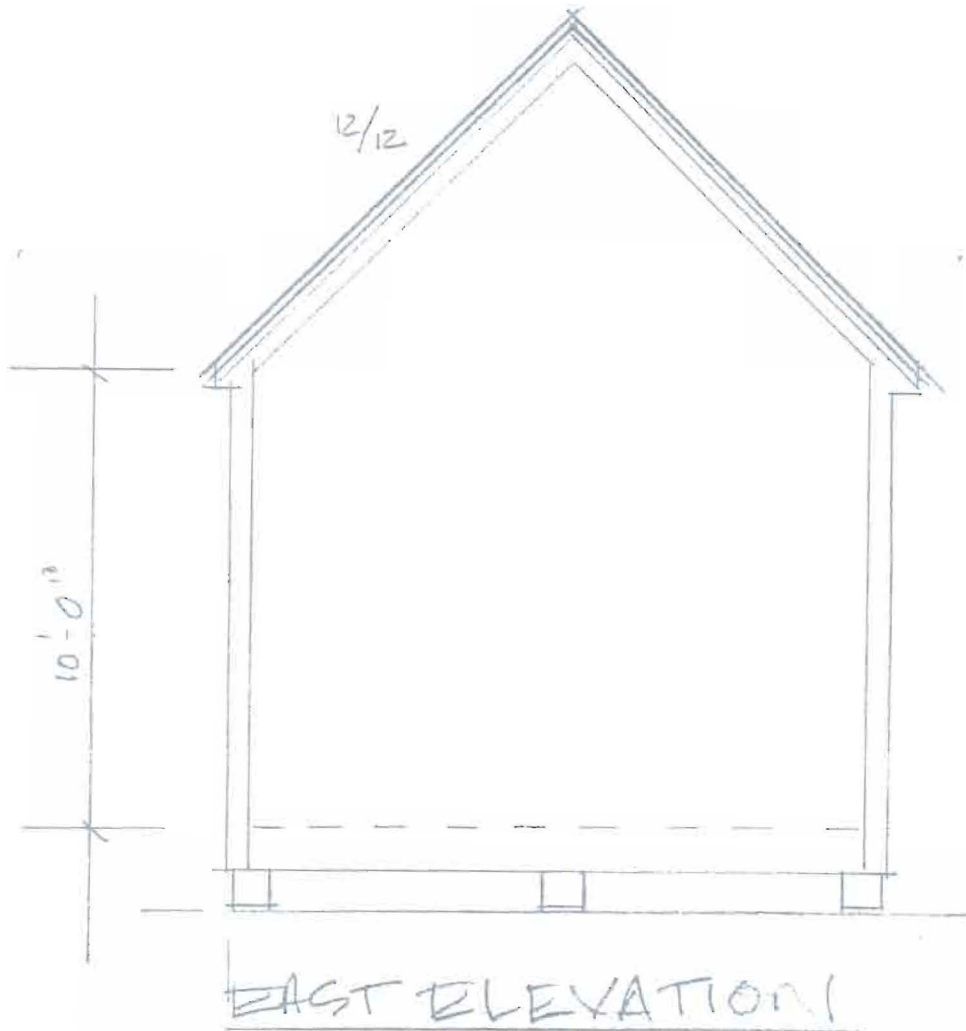
BLDG. SECTION A-A
 1/4" = 1'-0"

N MOONEY & ASSOCIATES
 SSIONAL ENGINEERS & CONSULTANTS
 NO. ME (207) 775-1969

CYRUS HAGGE COTTAGE
 LITTLE DIAMOND ISLAND

JOB NO: 87-417
DATE: 10-12-89
BY: P. A. M.
SHT. NO: 1 of 1

A-10



LELAND HULST
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843

AS



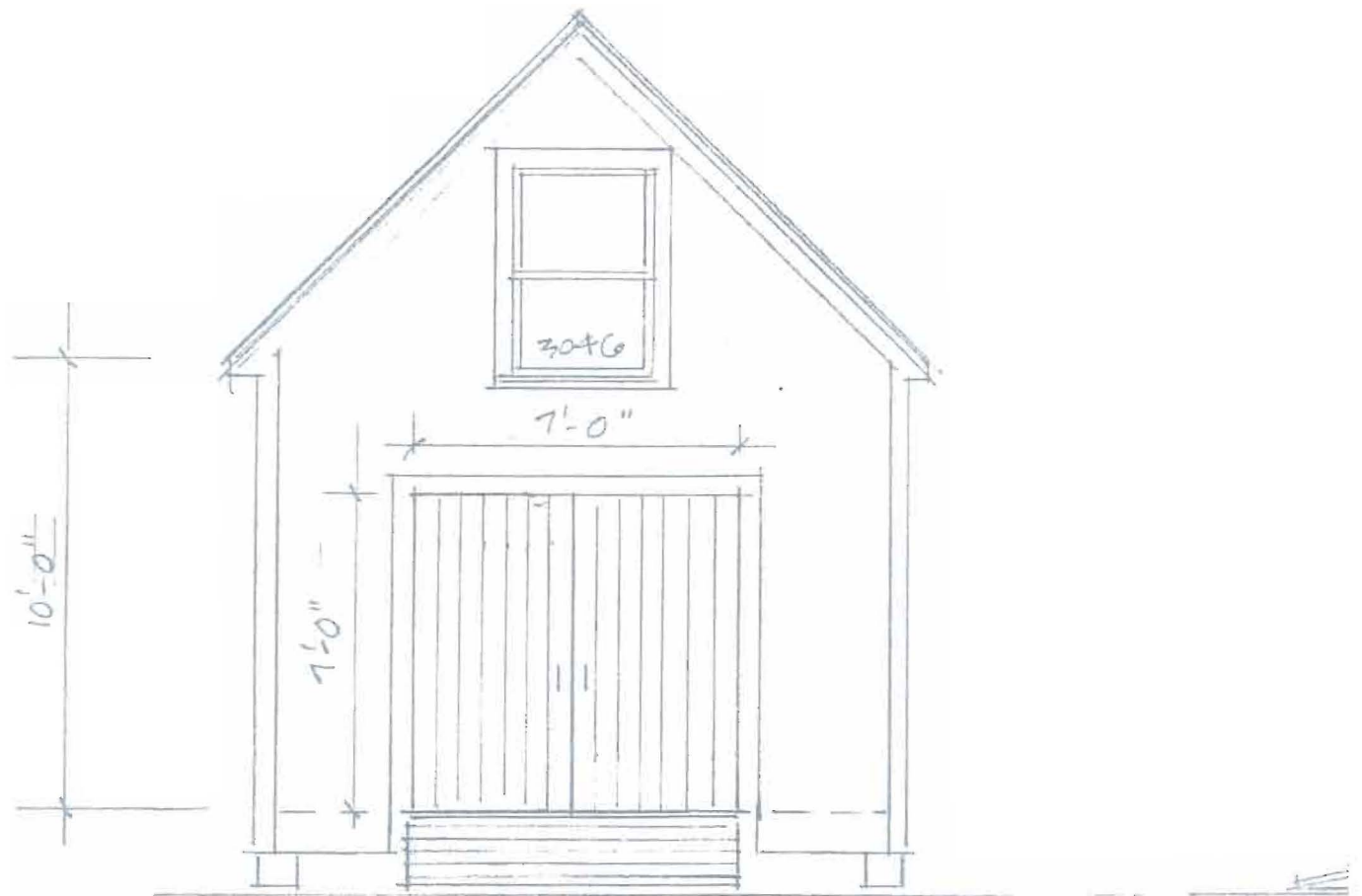
SIDE ELEVATION



LELAND HULST
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843

A7



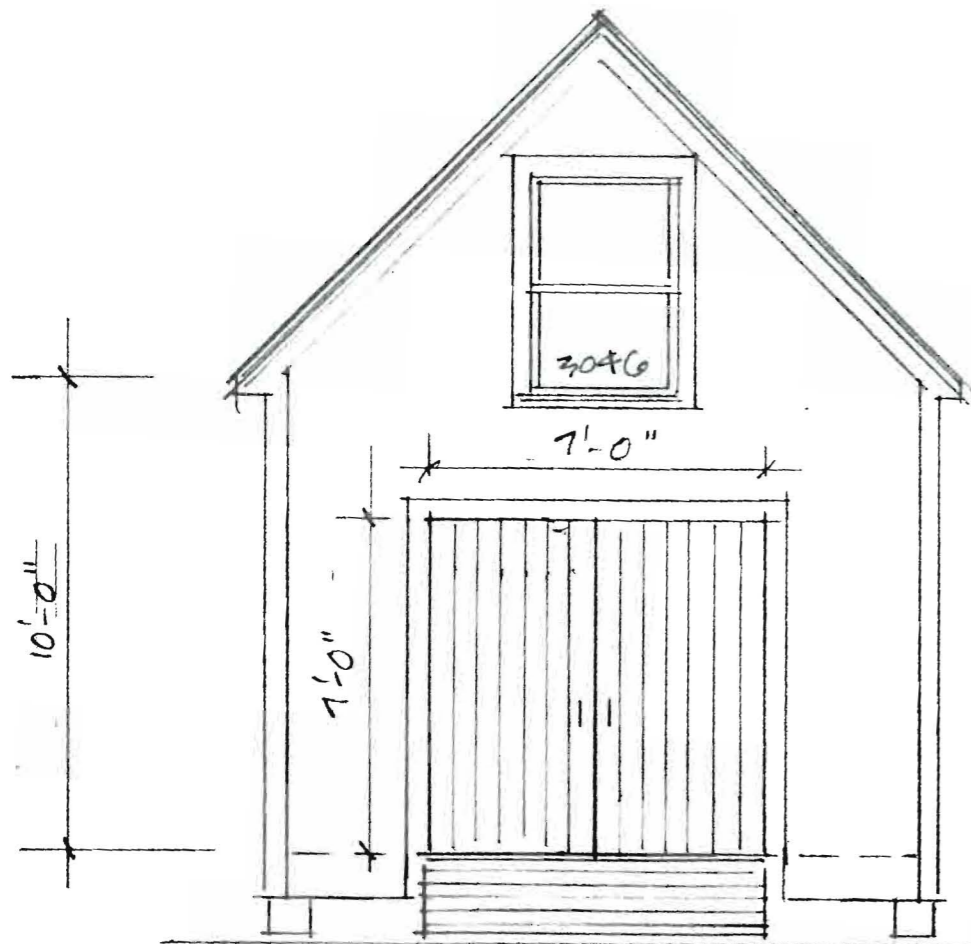
FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$

HAGGE BOAT HOUSE

LITTLE DIAMOND ISLAND

7 | 12 | 10



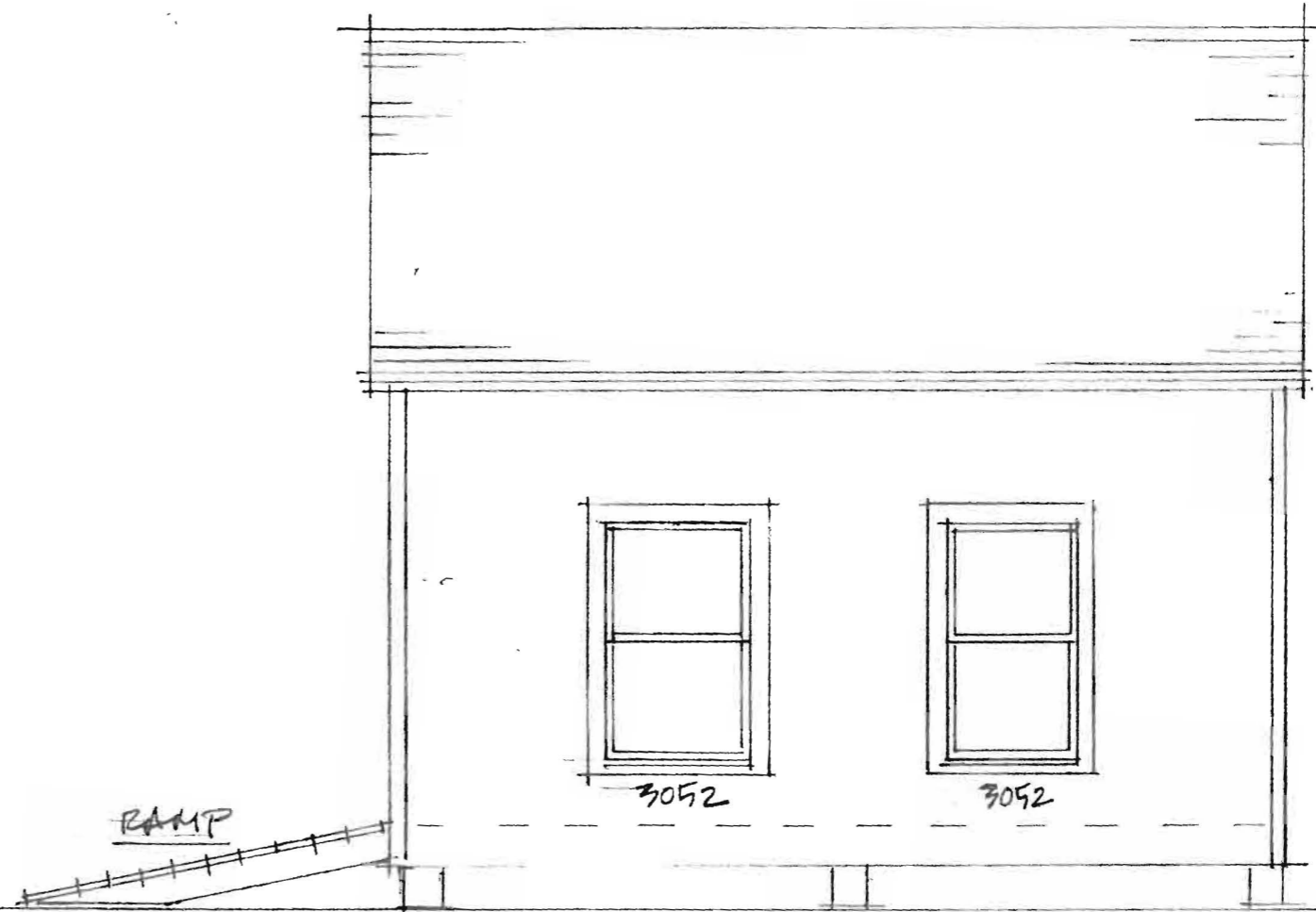
FRONT ELEVATION

1/4" = 1'-0"

HASSE BOAT HOUSE

LITTLE DIAMOND ISLAND

7/12/10



SIDE ELEVATION



RECEIVED

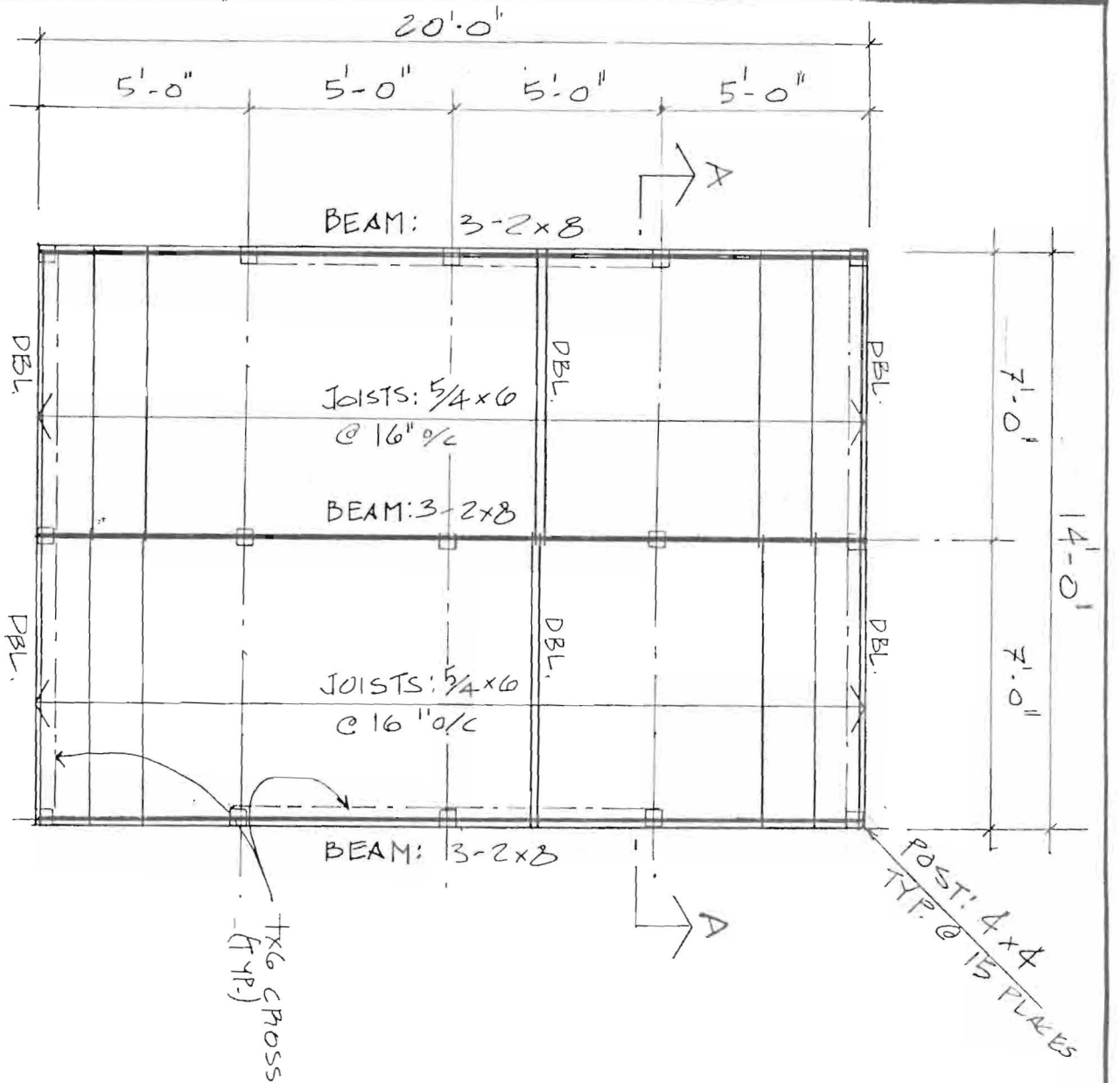
11/17/10
 Dept of Environmental & Planning
 100 State Street
 Portland, ME 04102

L E L A N D H U L S T
 ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843

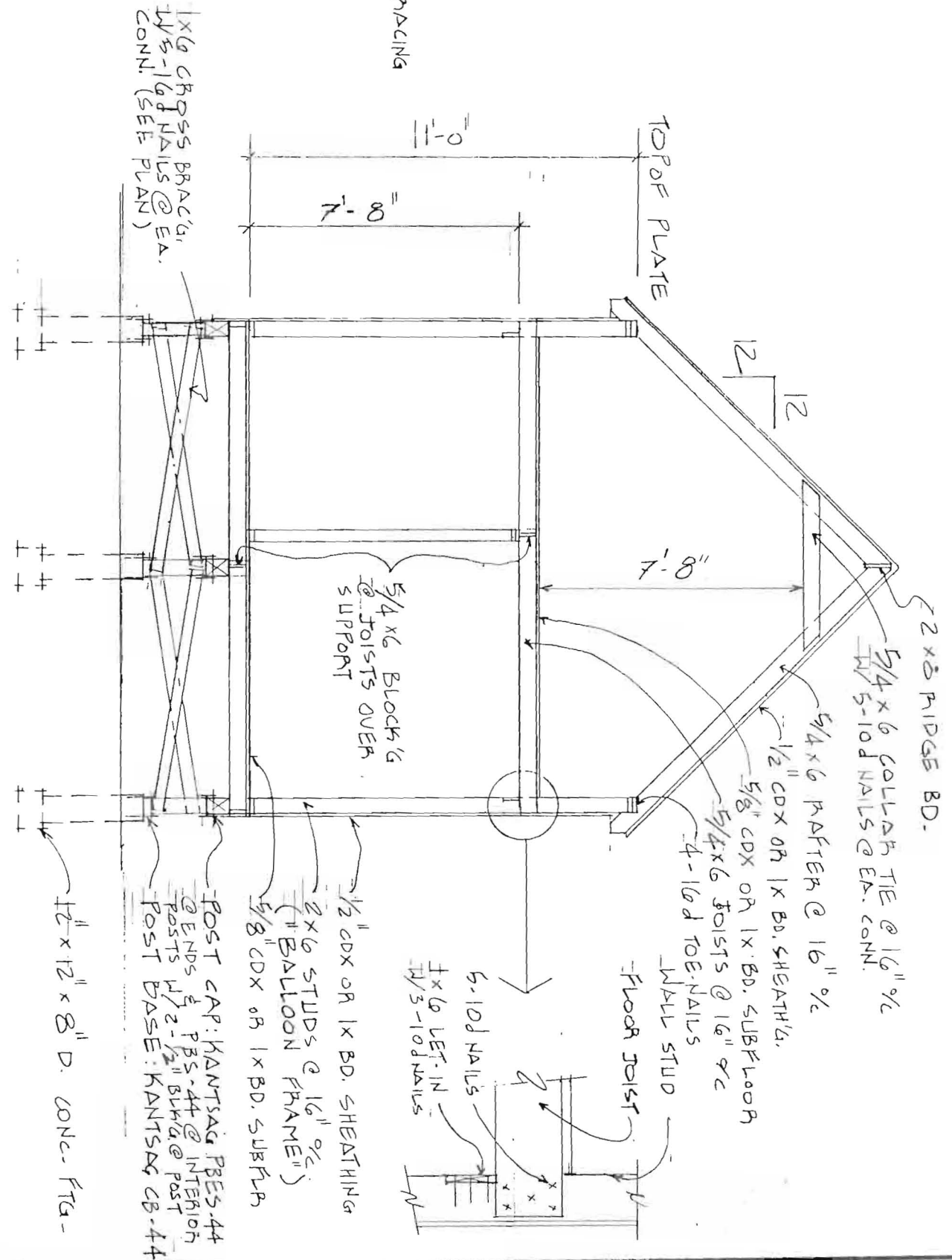
FLOOR FRAMING PLAN

1/4" = 1'-0"



BLDG. SECTION A-A

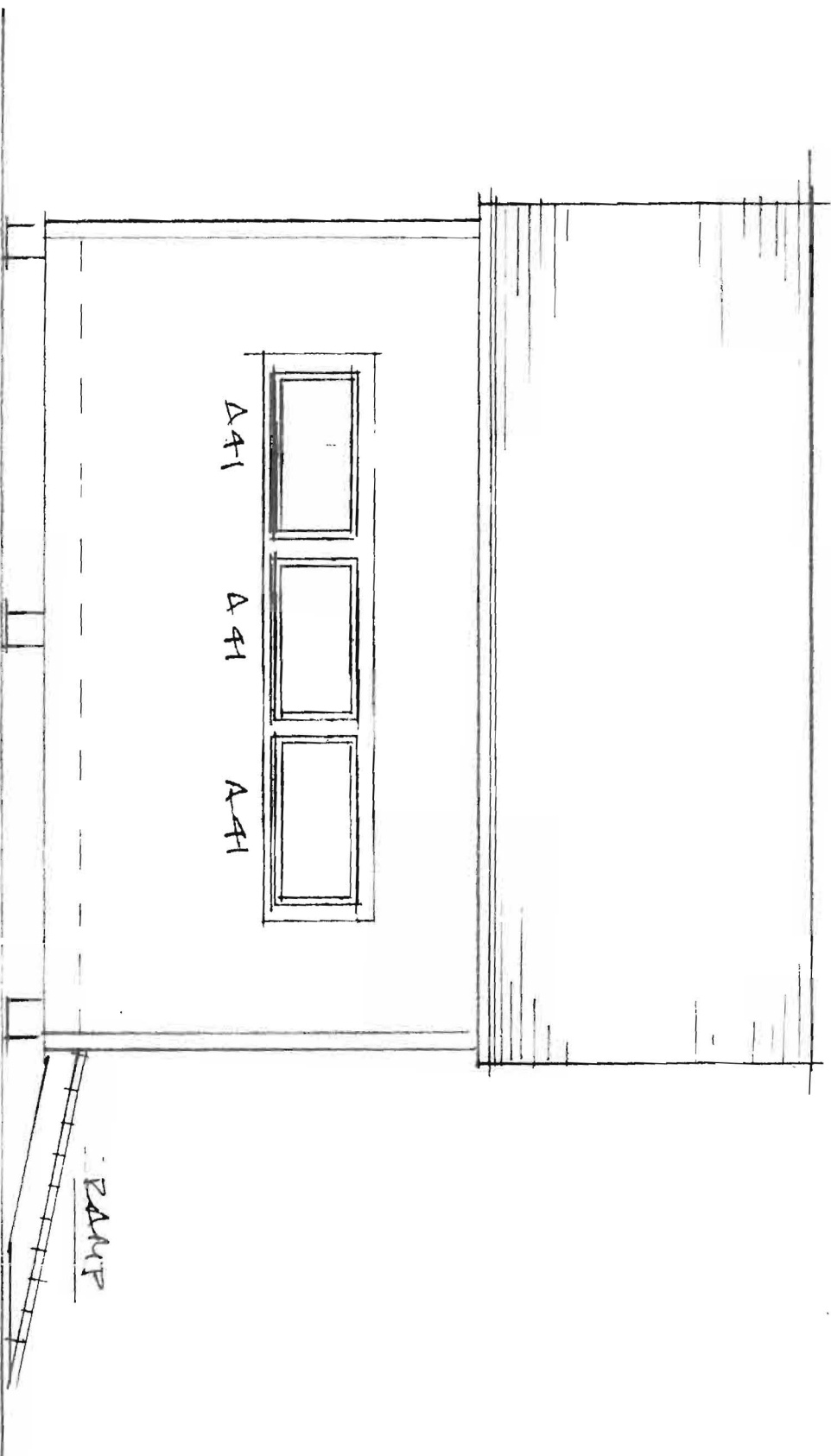
1/4" = 1'-0"



H. ALAN MOONEY & ASSOCIATES
PROFESSIONAL ENGINEERS & CONSULTANTS
PORTLAND, ME (207) 775-1959

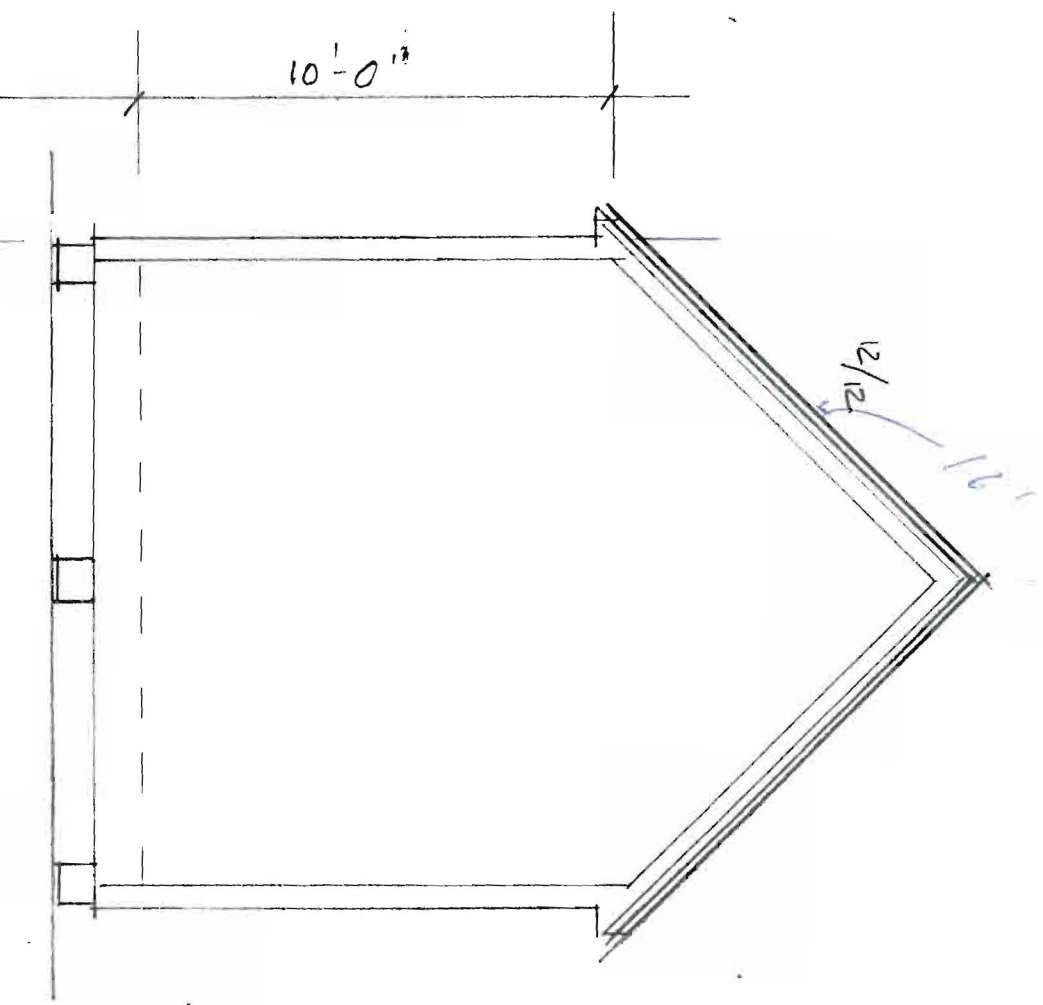
CYRUS HAGGE COTTAGE
LITTLE DIAMOND ISLAND

JOB NO.:	89-417
DATE:	10-12-89
BY:	D. A. M.
SHT. NO.:	1 of 1



NORTH ELEVATION
 1/4" = 1'-0"

LAGGE BOAT HOUSE
 LITTLE HAMMOND ISLAND
 7 | 12 | 10



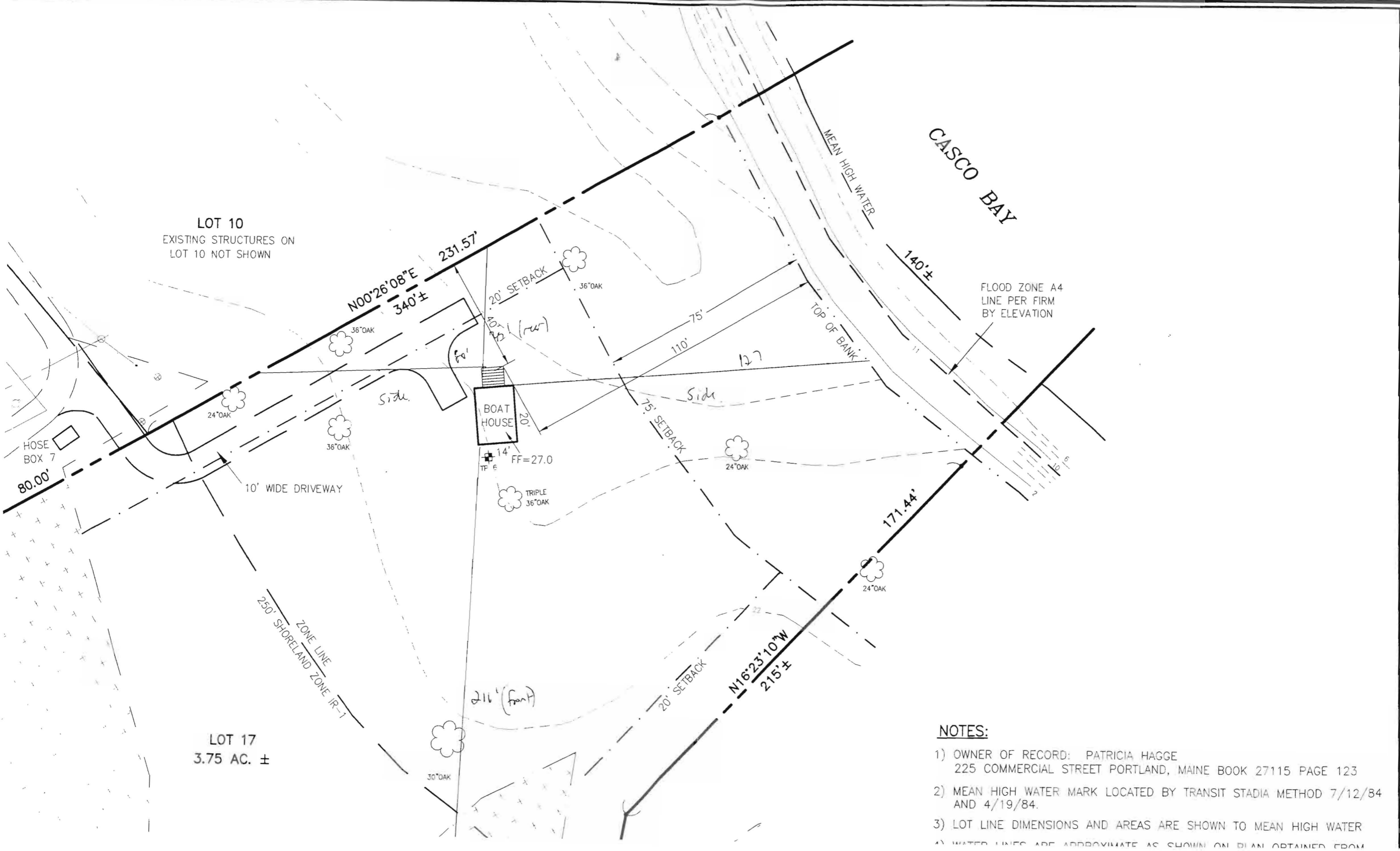
EAST ELEVATION



LELAND HULST
 ARCHITECTURAL SERVICES

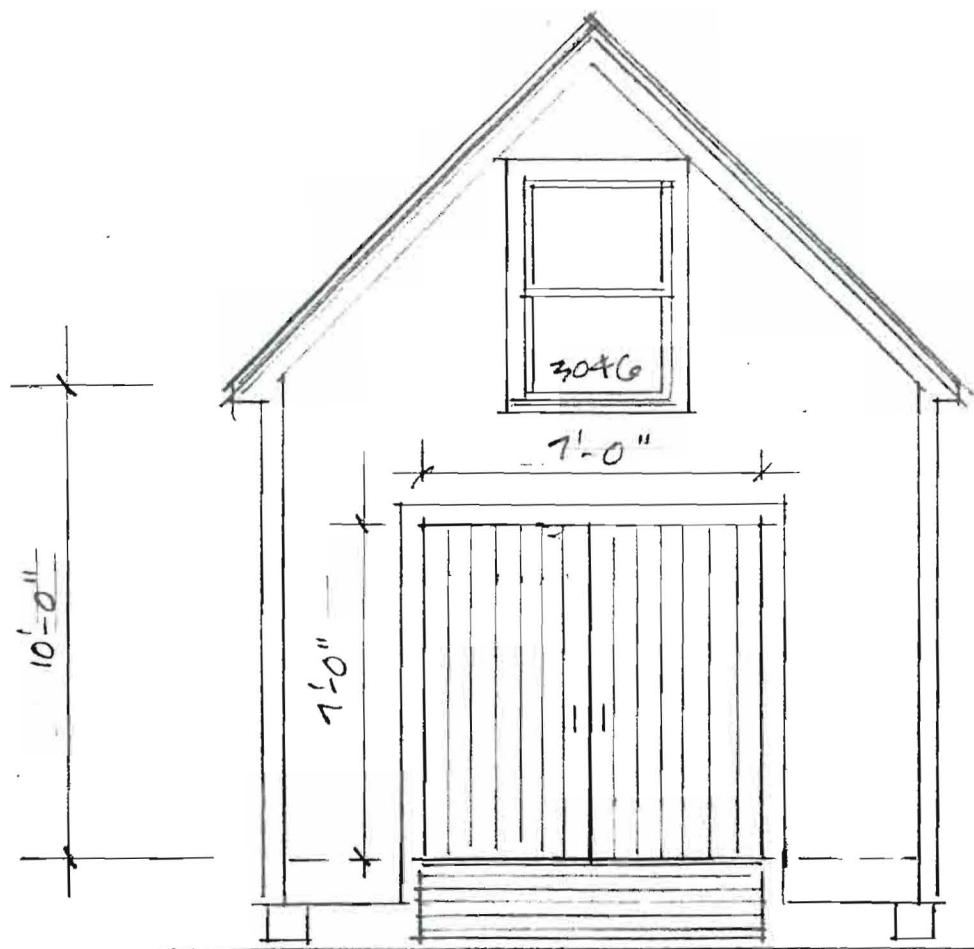
878 Spring Street / Portland, Maine 04102 / (907) 773-9843

LOT 10
EXISTING STRUCTURES ON
LOT 10 NOT SHOWN



LOT 17
3.75 AC. ±

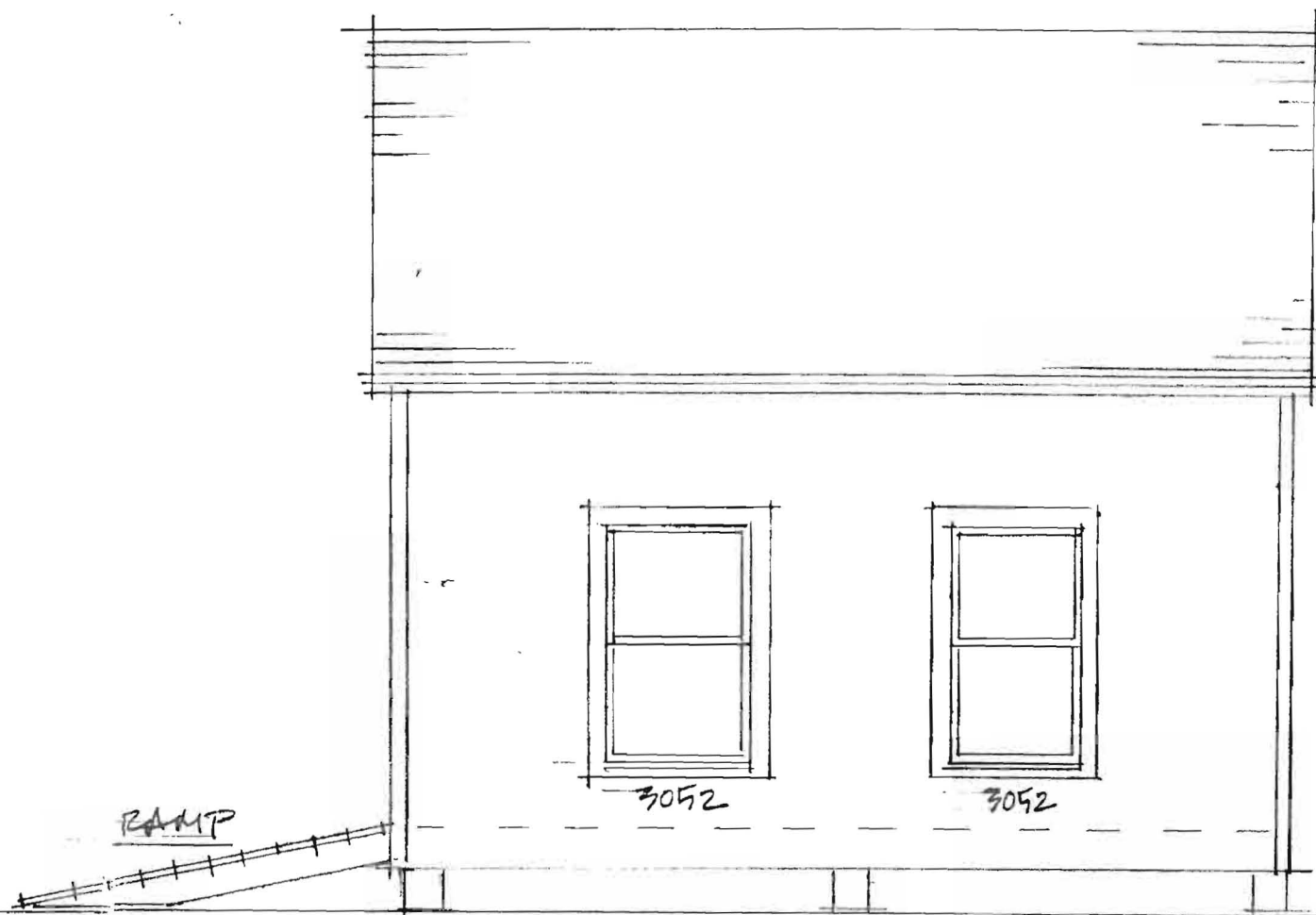
- NOTES:**
- 1) OWNER OF RECORD: PATRICIA HAGGE
225 COMMERCIAL STREET PORTLAND, MAINE BOOK 27115 PAGE 123
 - 2) MEAN HIGH WATER MARK LOCATED BY TRANSIT STADIA METHOD 7/12/84 AND 4/19/84.
 - 3) LOT LINE DIMENSIONS AND AREAS ARE SHOWN TO MEAN HIGH WATER
 - 4) WATER LINES ARE APPROXIMATE AS SHOWN ON PLAN OBTAINED FROM



FRONT ELEVATION

1/4" = 1'-0"

HASSE BOAT HOUSE
LITTLE DIAMOND ISLAND
 7/12/10

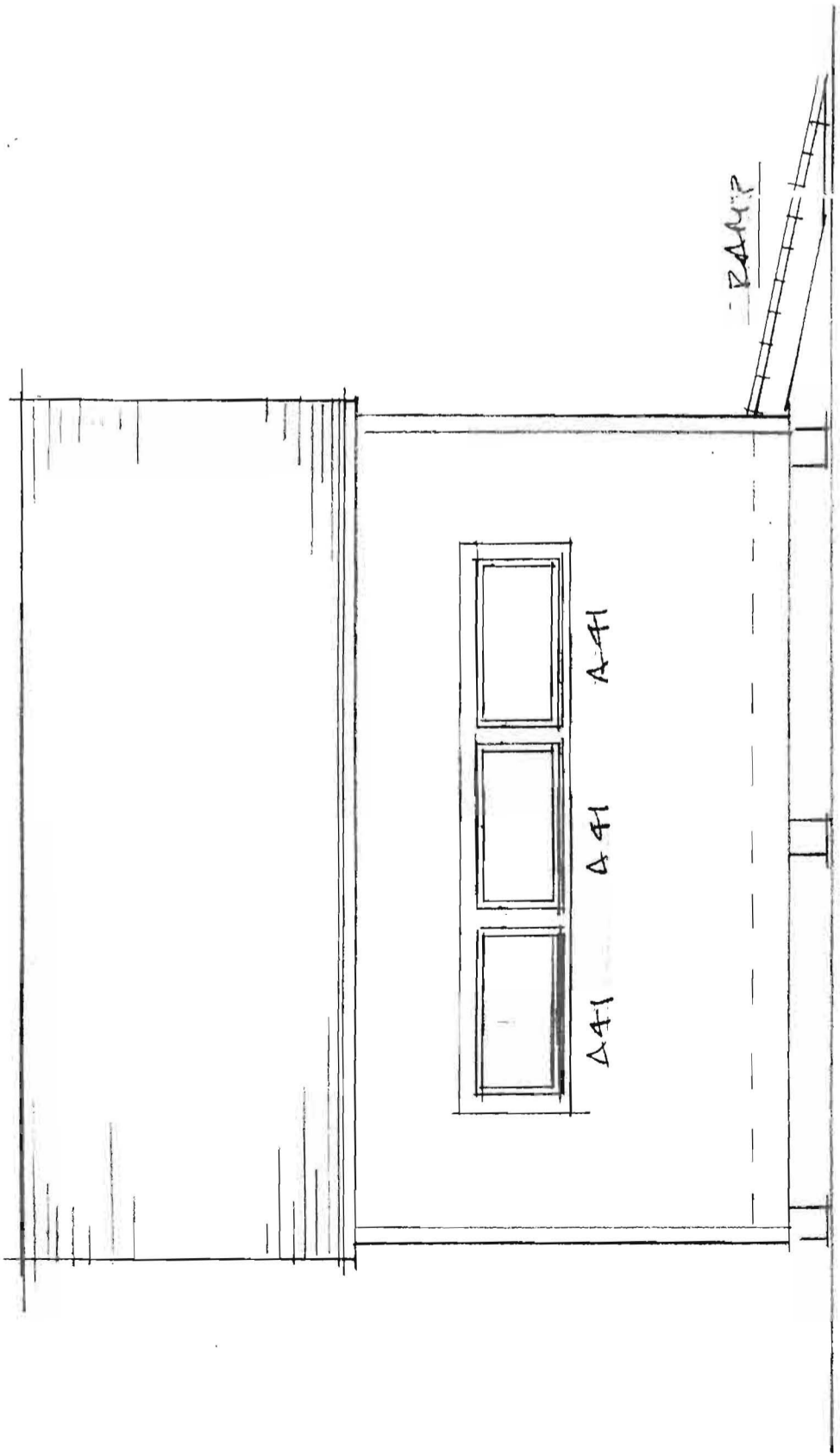


SIDE ELEVATION



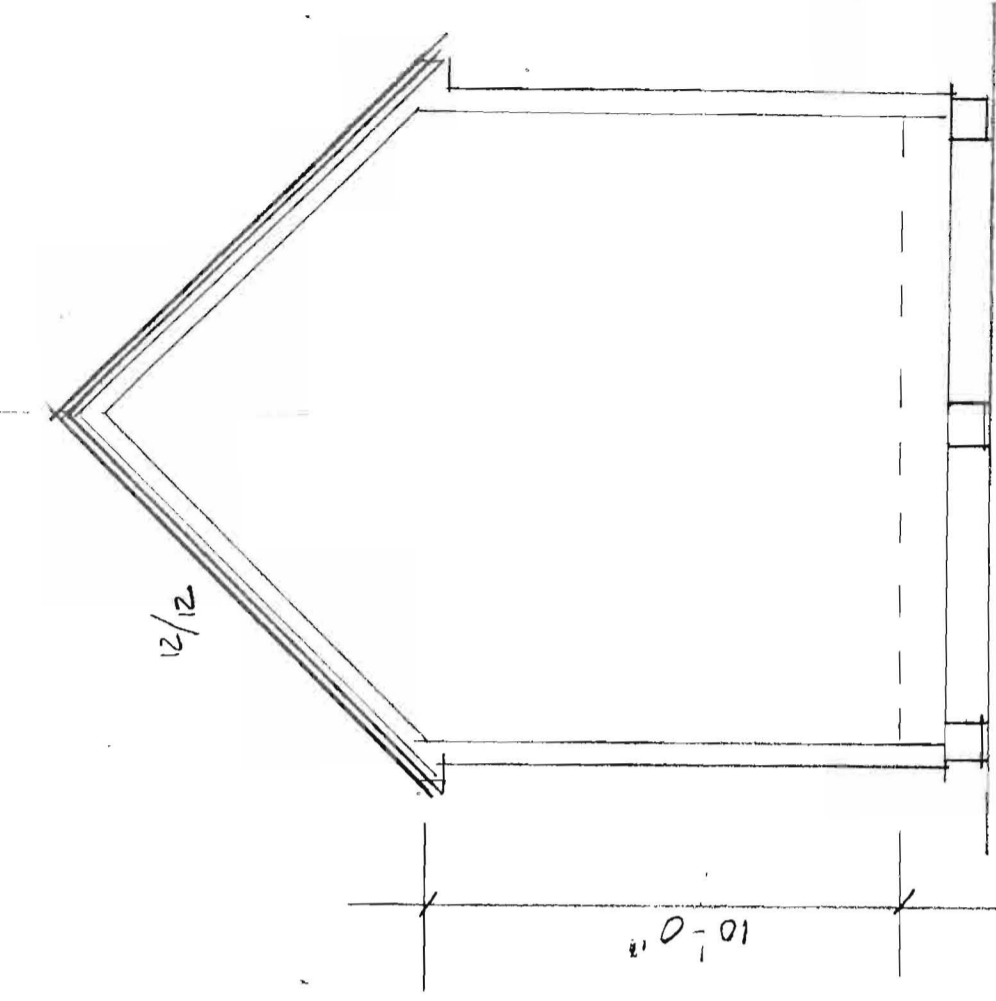
LELAND HULST
 ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (207) 773-2843



NORTH ELEVATION
1/4" = 1'-0"

HAGGE BOAT HOUSE
LITTLE DIAMOND ISLAND
7 | 12 | 10

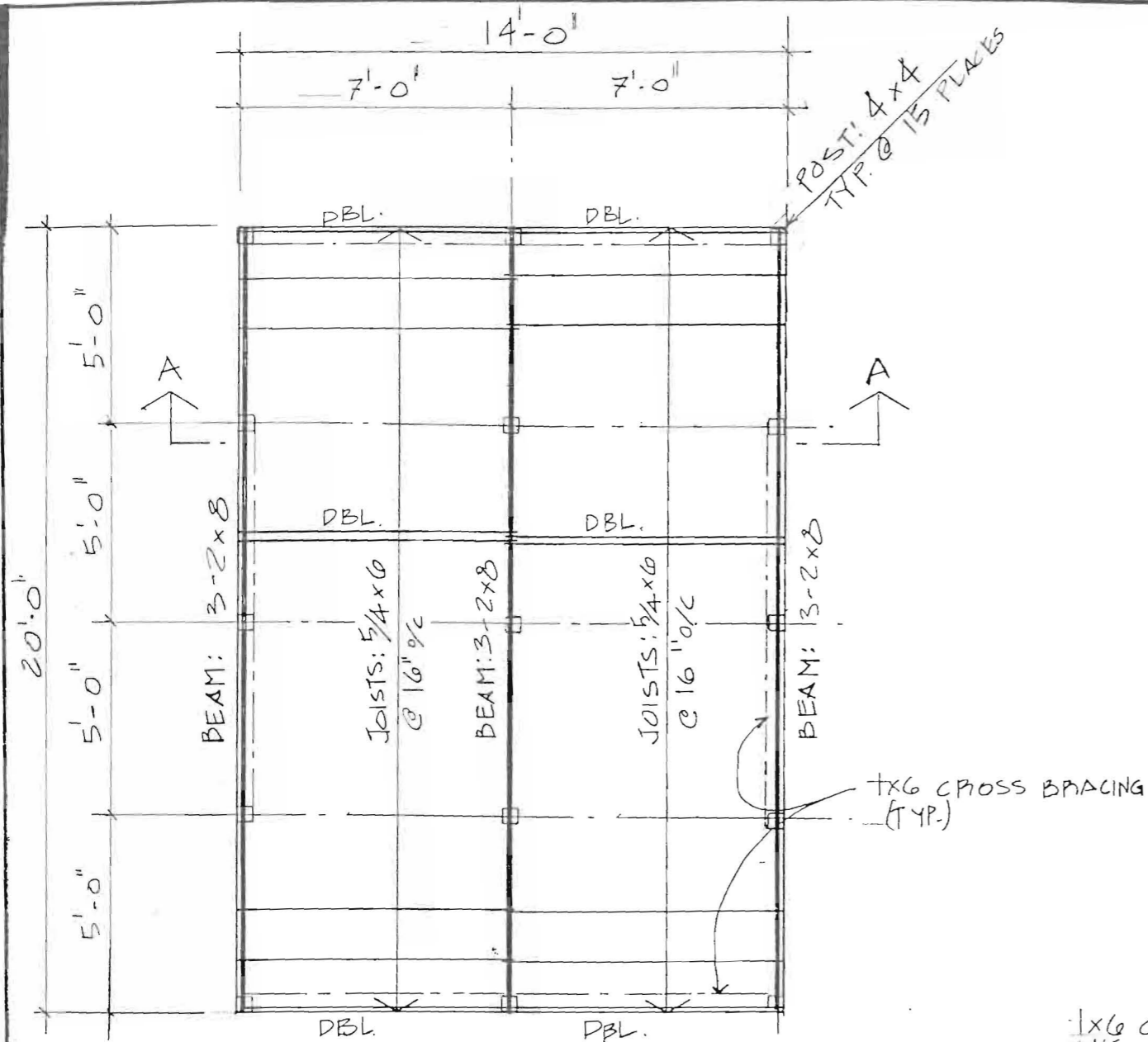


EAST ELEVATION

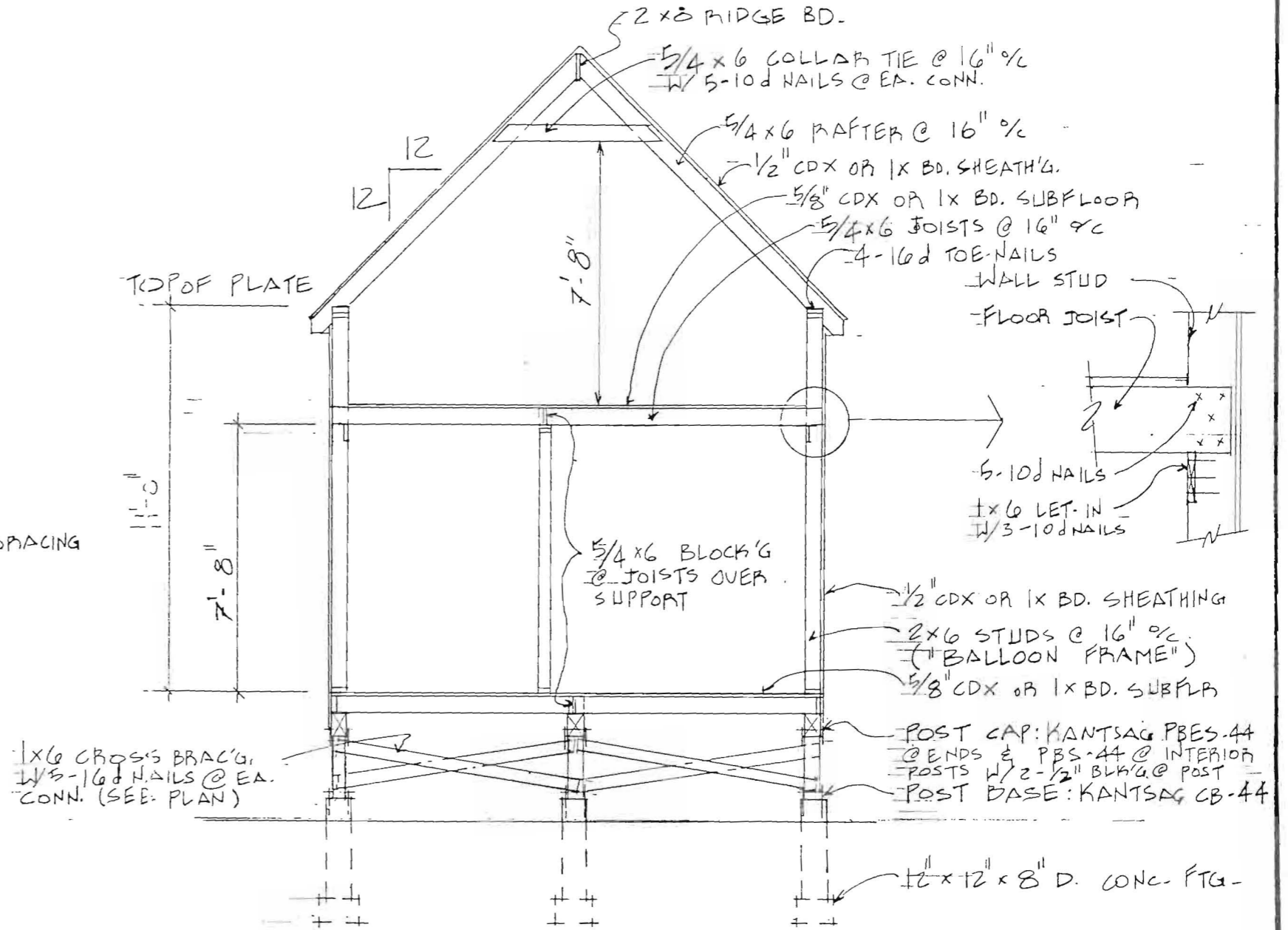


LELAND HULST
ARCHITECTURAL SERVICES

278 Spring Street / Portland, Maine 04102 / (907) 773-2843



FLOOR FRAMING PLAN
 1/4" = 1'-0"



BLDG. SECTION A-A
 1/4" = 1'-0"

H. ALAN MOONEY & ASSOCIATES
 PROFESSIONAL ENGINEERS & CONSULTANTS
 PORTLAND, ME (207) 775-1969

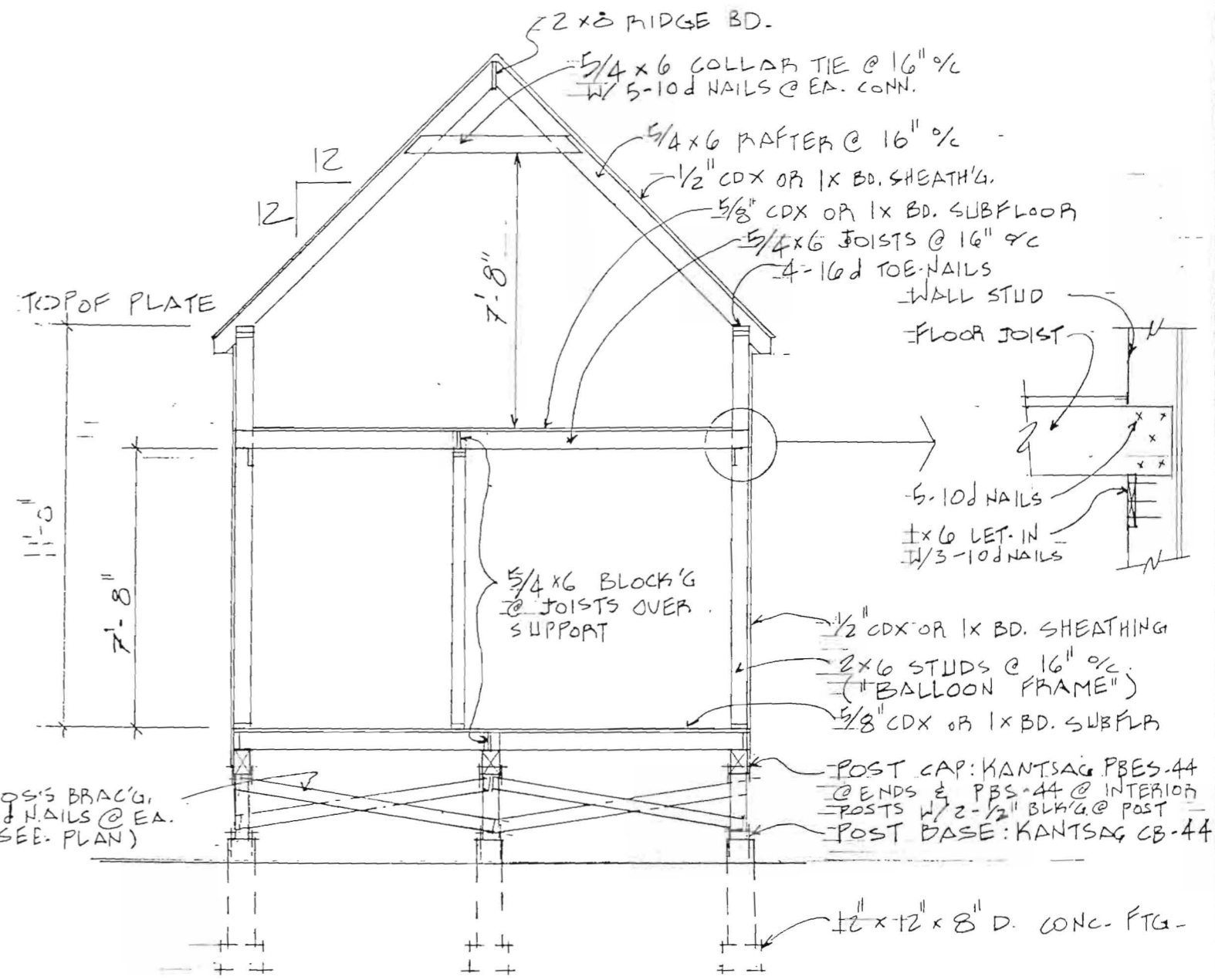
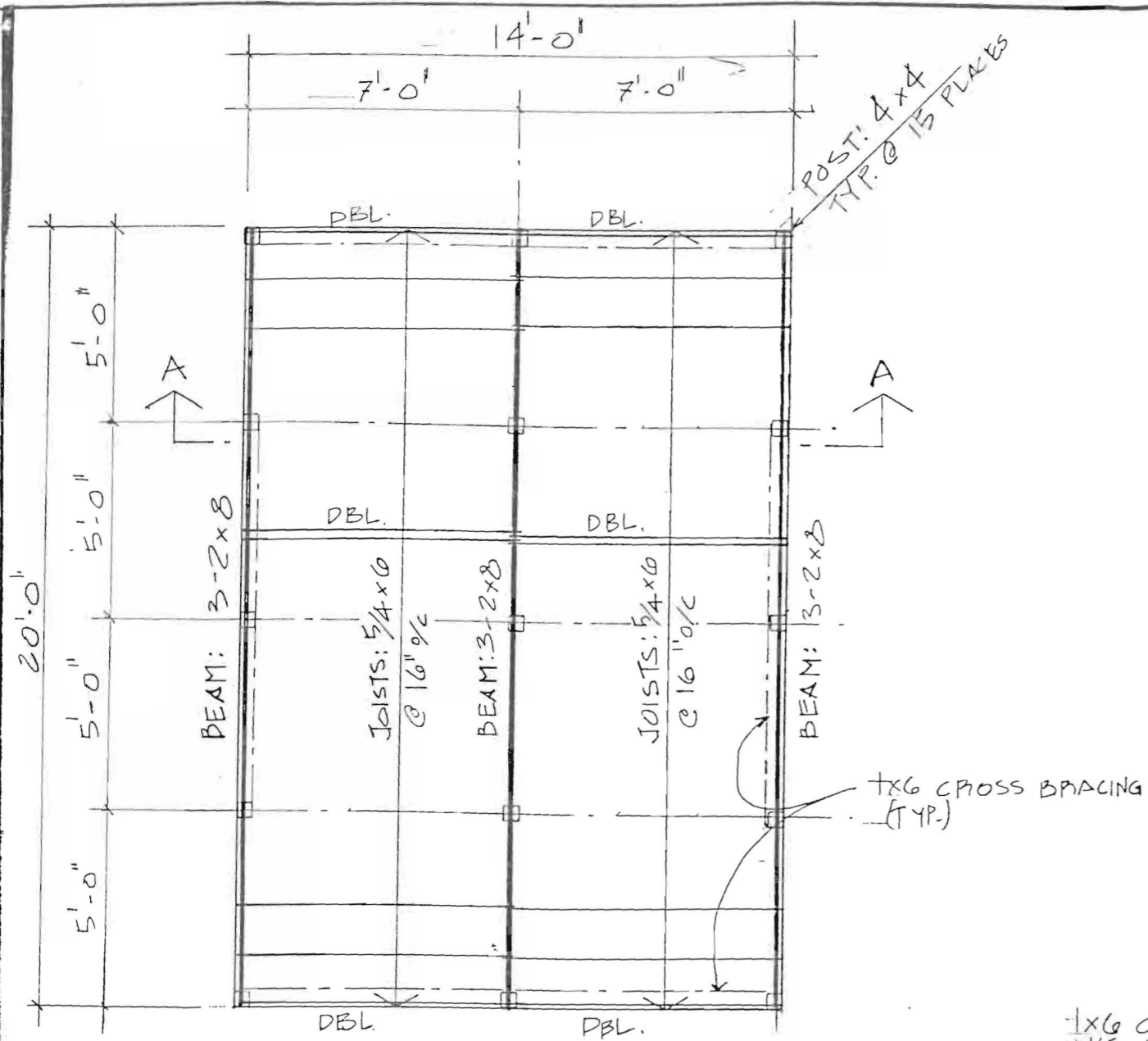
CYRUS HAGGE COTTAGE
 LITTLE DIAMOND ISLAND

JOB NO:
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DATE:
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BY:
 D. A. M.

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