

**City of Portland One and Two
Family Staff Review Checklist**

<i>Component</i>	<i>Code Section</i>	<i>Submitted Plan</i>	<i>Findings</i>
Structural			
Footing Dimensions/Depth	(Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	See Drawing No A-2- Notes 2, 3 and 7 and see Foundation Drawing Sheets A-3 through A-7	Then entire foundations bears directly on undisturbed rock ledge at depths that vary from 16" to 72" below finish grade. Walls that are 12" in width bear directly on ledge. Walls at 10" and 8" in width will bear on 12' min width concrete footing- 6' minimum depth.
Foundation Drainage, Fabric, Damp-proofing	(Sections R405 & R406)	See Drawing No A-11- Notes 1 and 2, and see Foundation Detail Drawing Sheets A-8 through A-10	
Ventilation/Access	(Sections R408.1 & R408.3) Crawl Space Only	See Drawing Nos A-3 and A-11	The crawl space under the master bedroom wing of the house is approximately 420 gsf in area requiring 3 sq feet of ventilation. Grade does not permit ventilation in all 4 corners, but three vents have been provided at 1 sq foot each. The crawl space has a poly vapor barrier with gravel protection and has internal foundation drainage
Anchor Bolts/Straps, Spacing	(Section R403.1.6)	See Notes on Drawing Nos A-3 and A-16 and Details on Drawings A-8 through A-10	Anchor Bolts are indicated at 1/2" diameter, 7" depth in foundation and 6'-0" o.c.
Lally Column Types Girder & Header Spans Built-up Wood Center Girder Dimension/Type Sill/Band Joist Type & Dimensions	(Section R407) (Table R502.5(2))	See Drawing A-11 and A-16	4" Concrete Filled Lally Columns are secured to concrete footings with powder actuated fasteners.
First Floor Joist Species Dimensions and Spacing	(Table R502.3.1(1) & Table R502.3.1(2))	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing	2 x 8- Pressure Treated where adjacent to concrete foundations First Floor Joists Shall Be Spruce Pine Fir #2 or Better/ Fb Single = 825 PSI / Fb Repetitive = 950 psi / E = 1,100,000 psi. (Maximum Span is 9'-5" / Allowable Span is 11'-6") (IRC TABLE R502.3.1(2))
Second Floor Joist Species Dimensions and Spacing	(Table R502.3.1(1) & Table R502.3.1(2))	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing	Second Floor Joists Shall be Spruce Pine Fir #3 or Better/ Single = 475 PSI / Fb Repetitive = 550 psi / E = 900,000 psi. (Maximum Span is 9'-5" / Allowable Span is 9'-6") (IRC TABLE R502.3.1(1))
Attic or Additional Floor Joist Species Dimensions and Spacing	(Table R802.4(1) & R802.4(2))		The house has no independent ceiling joists.
Pitch, Span, Spacing & Dimensions	(Table R802.5.1(1) - R 802.5.1(8))	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing	The Table of Roof Rafter sizes is not applicable. The roof framing utilizes a timber frame with 6" x 8" and 6" x 6" rafters supported by 6" by 12" knuckle beams and foot beams. These beams in turn support 6-1/2" deep Structural Insulated Panels (S.I.P.).
Roof Rafter: Framing & Connections	(Section R802.3 & R802.3.1)	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing See Details on Drawings A-8, A-9, A-10, and A-47 And Note 8 on Drawings A-16, through A-18.	The primary structural timber frame will be engineered in accordance with IRC and constructed of Eastern Hemlock No 1 and A/ Single = 1200 PSI / Fb Repetitive = 1400 psi / E = 1,300,000 psi. Dormer Roof and incidental shed roofs are framed using conventional rafters and 2x 8 ridge boards
Sheathing: Floor, Wall and Roof	(Table R 503.2.1.1 (1))		All details call for 3/4" T & G plywood subfloor on floor joists spaced at 16" o.c. to meet or in excess of Table R503.2.1.1 (1) requirements.
Fastener Schedule	(Table R602.3(1) & (2))	See Note 9 on Drawings A-16, through A-18.	
Private Garage	(Section R309)	Not Applicable	The project has a free standing Boat Shop (Woodworking Shop). Little Diamond Island is a vehicle restricted island- golf carts and 8 HP lawn motors only.
Living Space?	(Above or beside)	Not Applicable	
Fire Separation	(Section R309.2)	Not Applicable	
Opening Protection	(Section R309.1)	Not Applicable	

Emergency Escape and Rescue Openings	(Section R310)	See Cover Sheet for Window Schedule (Window B-2) and Drawing No A-44	Window Types B-2 (Second Floor Guest Rooms) meet the requirements of Section R310. All other sleeping rooms have second doors leading directly to the exterior. Roofing is 26 Gauge H-F 20.25 metal roofing in "Galvalume Plus" finish as manufactured by Ideal Roofing. Roof is fully ventilated between the metal roof panels and the Structural Insulated Roof Panels (Roof SIPs) All Doors and Ground Level Windows will Comply with R 308 All Attic Spaces comply
Roof Covering Safety Glazing Attic Access	Chapter 9 (Section R308) (Section R807)	See Drawing A-47 See Window Schedule See Sheet A-14	All details comply
Chimney Clearances/ Fire Blocking Header Schedule	(Chapter 10) (Section 502.5(1) & (2))	See Sheet A-34 See Various Framing Elevations for Headers	The house design utilizes Structural Insulated Panels fabricated from Extruded Polystyrene Insulation (XPS) R value for 4-1/2 " wall panels alone is 19.60. R value for 6-1/2 " roof panels alone is 30.40. Other energy conservation measures include passive solar gain on southern exposure, with large summer overhangs, and the minimal use of northwest and northeast facing windows and doors. The exterior wall assembly utilizes a rain screen design with woven fiberglass ventilation mesh (Rain Slicker) installed between the wall moisture barrier (2 layers of 15 lb asphalt impregnated felts and the exterior siding. Similarly the roof utilizes a ventilation space between galvanized steel (acting as a radiant solar barrier) and the roof SIP panels.
Energy Efficiency	(N1101.2.1)		See Above. Windows are all aluminum clad wood frames with insulated glass manufactured by Weather Shield Doors and Windows. Total Average Glass Area (Boat Shop Excluded) is 14.2 % of the overall exterior wall area. No heating system is anticipated at this time, though design accommodations have been made for the installation of electric fuel boiler to feed glycol radiant flooring. Similarly no Air Conditioning is anticipated at this time, though design accommodations (floor ducts, vertical chases and floor space) have been incorporated into the plans.
R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		See Drawings A-14, A-45 and A-8 through A-10	
Type of Heating System Means of Egress Basement	(Sec R311 & R312)	See Drawing A-11 and A-45	Direct Access to/from exterior plus full size double hung window
Number of Stairways Interior Exterior Treads and Risers Width Headroom Guardrails and Handrails Smoke Detectors Location and Type/Interconnected	(Section R311.5.3) (Section R311.5.1) (Section R311.5.2) (Section R312 & R311.5.6.3) (Section R313) (Section R317) and IBC-2003	See Drawing A-21 See Drawing A-21 See Drawing A-21 See Drawing A-21 See Sheets A-11, A-13 and A-14	One. All Dimensions and Details Comply with IRC Section R311.5 One. All Dimensions and Details Comply with IRC Section R311.5 None All Dimensions and Details Comply with IRC Section R311.5 All Dimensions and Details Comply with IRC Section R311.5 6' - 8" All Dimensions and Details Comply with IRC Section R311.5 Provided per Code Yes
Dwelling Unit Separation Deck Construction	(Section 1207) (Section R502.2.1)	Not Applicable See Drawings A-28 and A-46	All details comply

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

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

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

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

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

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

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

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Jeff Beaman
Signature of Applicant/Designee

7/25/08
Date

Rob Meeter
Signature of Inspections Official

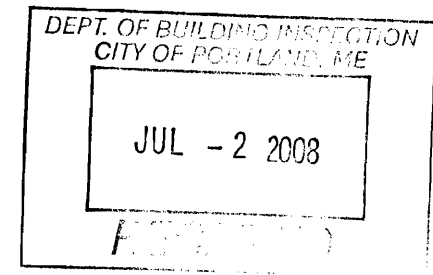
7/25/08
Date



PROFESSIONAL LAND SURVEYING, LLC
P.O. BOX 1023
WESTBROOK, MAINE 04098-1023
207-854-1015
Website: www.boundarypoints.com
E-mail: info@boundarypoints.com

Surveyor's Memorandum

Date: May 20, 2008
Project Number: 07017
Project Name: Scott C. Wilson
Location: Rockledge Avenue
Little Diamond Island
Portland, Maine
Deed: Deed Book 25284, Page 83
Plan Book 147, Page 61, Lot 2



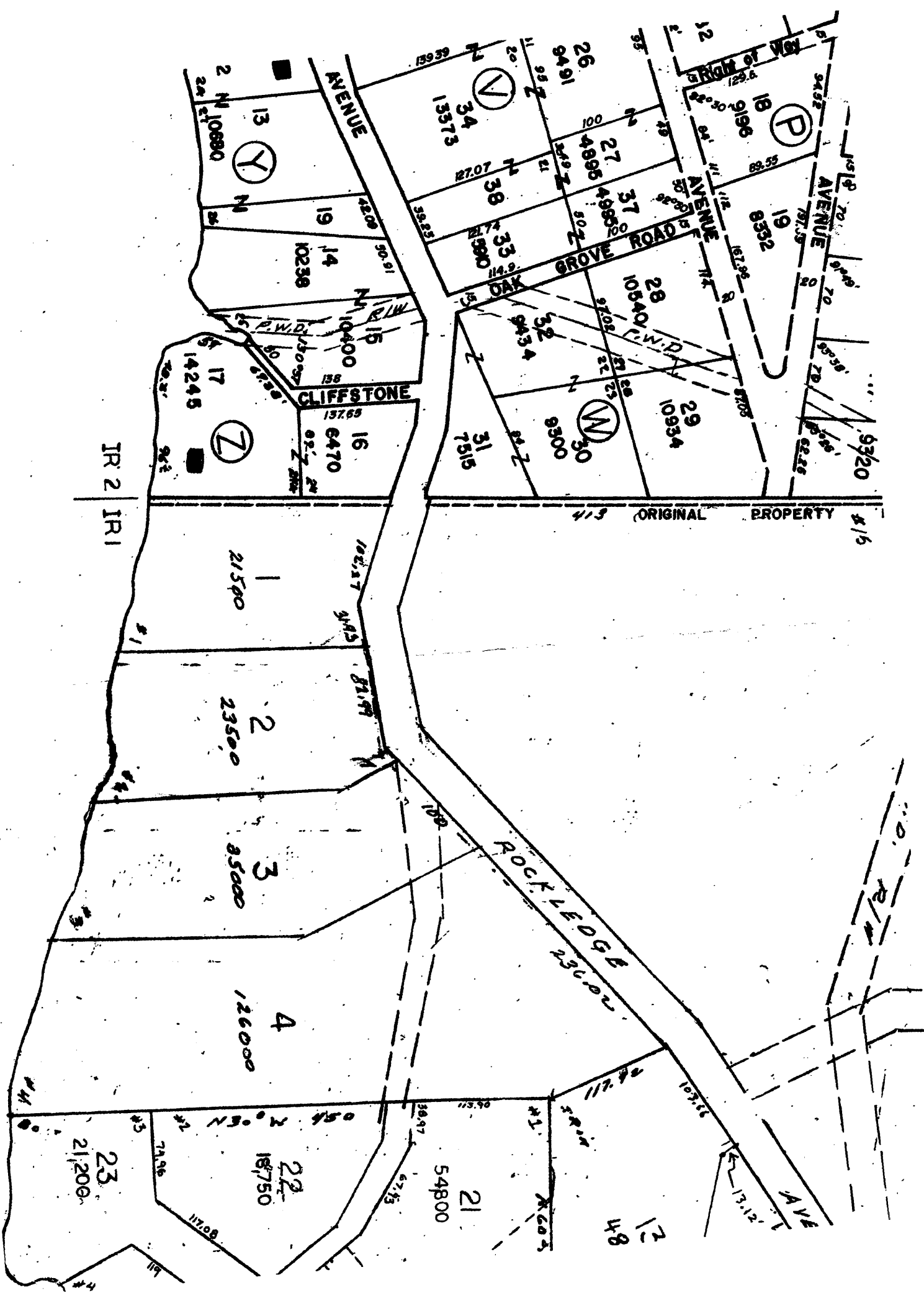
On July 3, 2007 Boundary Points Professional Land Surveying, LLC conducted a Standard Boundary Survey of Lot 2 located on Rockledge Avenue located on Little Diamond Island in Portland, Maine for Scott C. Wilson.

Scott C. Wilson's Lot was created September 11, 1984 per recorded plan in the Cumberland County Registry of Deeds in Plan Book 147, Page 61. Wilson's Lot and the immediate adjoining lots have been three distinct and separate owners since their creation in 1984.

Sincerely:

David Bouffard, PLS, LSE
Boundary Points
www.boundarypoints.com

MAP 105



SCOTT C. WILSON
CELESTE M. WILSON
7-6-07 | 25284/83
7-12-07 | W QC CY
MARJORIE A. ADAMS

Lot 2 PB 147 PG 61

8-1-94 | 11576/333
8-11-94 | W QC CY
CHARLES F. ADAMS III

SEE 7026/248 FOR DESCRIPTION

12-17-85 | 7026/248
12-31-85 | W QC CY

PLAN BOOK 147, PAGE 61 LOT 2

ST. JOSEPH'S CONVENT
AND HOSPITAL

WITH 6 RESTRICTIONS

_____ | 6764/184
_____ | W QC CY

_____ | _____
_____ | W QC CY

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1. ONLY SINGLE FAMILY RESIDENCE
2. NO FURTHER SUBDIVISION
3. MOTOR VEHICLE RESTRICTED
4. PROTECT OAK TREES REASONABLY
5. ROCKLEDGE AVE. MAINTENANCE
6. BINDING EFFECT
 - A) CONSERVATION EASEMENT
6764/184
7-26-84 33 ACRES

JOHN T. O'LEARY JR.

ZOLA PATRICIA CEPEDA

8-17-89

8-22-89

8876/49
W QC CY

PLAN BOOK 147, PAGE 61, LOT 1

THE CASCO NORTHERN

BANK, N.A.

7-12-88

7-18-88

8384/303
W QC CY

MORTGAGE LOT 1 PB 147, PG 61

ZOLA PATRICIA CEPEDA

12-17-85

12-24-85

7016/281
W QC CY

ST. JOSEPH'S CONVENT

AND HOSPITAL

6764/182
W QC CY

ARLEN W. DAVIS

PB 147, PG 61 LOT 3

3-22-2000

1/2 INTEREST LOT 3

3-22-2000

15894/308
W QC CY

CORRECTS 15380/232 PLAN REFERENCE

15380/232

RICHARD A. DAVIS

12-17-85

7010/65
W QC CY

12-18-85

ST. JOSEPH'S CONVENT
AND HOSPITAL

6764/182
W QC CY

LITTLE DIAMOND

ISLAND ASSOCIATION

W QC CY

W QC CY

W QC CY

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W QC CY

BOOK 7026 PAGE 248

56383

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, ST. JOSEPH'S CONVENT & HOSPITAL, a non-profit corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration, paid by CHARLES F. ADAMS, III and MARJORIE A. ADAMS and whose mailing address is 400 Range Road, Cumberland, Maine 04021 the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said Charles F. Adams, III and Marjorie A. Adams, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located at Little Diamond Island, in Portland, County of Cumberland and State of Maine, more particularly described as follows:

Lot No. 2 as shown on Recording Plat of Land on Little Diamond Island, Portland, Maine for St. Joseph's Convent & Hospital prepared by Owen Haskell, Inc. dated June, 1984, recorded in Cumberland County Registry of Deeds in Plan Book 147, Page 61 (hereinafter the "Plat").

This conveyance of the premises herein described is subject to the following restrictions, which shall run with the land, and Grantees by their acceptance of this Deed agree for themselves, their heirs and assigns forever to be bound by such restrictions:

1. Land Use.

Lot No. 2 shall be used solely for a single family residence, which shall not be a mobile home.

2. Limitation on Further Subdivision.

Lot No. 2 shall not be further divided.

3. Prohibition on Use of Motor Vehicles.

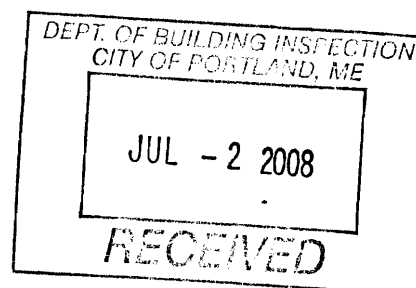
Use of motor vehicles on the land shown on said Plat (the "Protected Property") by Grantees and their heirs, assigns, and invitees shall be limited to (a) vehicles necessary for construction, repair and rebuilding of permitted structures (which vehicles shall be restricted to the Protected Property) and (b) service vehicles for trash collection and the like. Notwithstanding the foregoing, garden tractors (of not more than eight horsepower) and golf carts may be maintained and used on the Protected Property.

4. Oak Tree Protection.

Oak trees shall be preserved to the extent reasonably possible consistent with single family development on Lot No. 2.

5. Maintenance of Rights-of-Way.

The right-of-way known as Rockledge Avenue and the right-of-way to lots 10, 11 and 12 as shown on said Plat shall be maintained by Grantor, Grantees and its and their successors, heirs and assigns as provided hereinbelow. The rights-of-way shall be kept passable at all times for emergency



BOOK 7026 PAGE 249

vehicles and service vehicles. All expenses relating to the maintenance of the rights-of-way shall be assessed to and paid by the owner of each lot in equal pro-rata shares. Initially, Grantor as owner of all the lots on said Plat shall bear all the cost of said maintenance. As each lot is sold, the lot owner shall be obligated to pay his pro-rata share, or one-fourteenth, of such expenses with Grantor paying the balance until such time as all of the lots shall have been sold. The obligation to pay such assessment shall be an obligation running with the land of each lot owner and each lot owner agrees for himself, his successors and assigns, to pay to Grantor, its successors and assigns such assessment within thirty (30) days of receipt of a statement therefor. Grantor, its successors and assigns shall have the authority to collect and enforce the collection of all such charges and assessments and each lot shall be subject to a lien to secure the payment of any such charges and assessments.

6. Binding Effect.

The covenants agreed to under the terms, conditions, restrictions and purposes imposed by this Deed shall be binding upon Grantees and Grantees' heirs and assigns and all other successors to Grantees' interests and shall continue as a servitude running in perpetuity with the Protected Property.

This conveyance is subject to the restrictions contained in a certain Conservation Easement from Grantor herein to Little Diamond Island Association dated July 26, 1984 and recorded in said Registry of Deeds in Book 6764, Page 184, and the terms, conditions and restrictions contained on said Plat.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Charles F. Adams, III and Marjorie A. Adams, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND the said Grantor Corporation does hereby COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except those of record and except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said ST. JOSEPH'S CONVENT & HOSPITAL has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Sister Mary George O'Toole, its President, thereunto duly authorized, this 17th day of December in the year one thousand nine hundred and eighty-five.

SIGNED, SEALED and DELIVERED
In presence of

ST. JOSEPH'S CONVENT &
HOSPITAL

Sister Mary Denis Schwartz
Print: Sister Mary Denis Schwartz

By *Sister Mary George O'Toole*
Sister Mary George O'Toole
its President

(corporate seal)

SEAL

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STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 17, 1985

Then personally appeared the above named Sister Mary George O'Toole, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Corporation.

Before me,

Richard A. Collins
Notary Public

Print:

Notary Public

MY COMMISSION EXPIRES:
NOVEMBER 27, 1988

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS

1985 DEC 31 PM 3:17

CUMBERLAND COUNTY

James J. Walsh

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 17, 1985

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Before me,

Richard A. Collins

Richard A. Collins

Print:

Notary Public

MY COMMISSION EXPIRES:
NOVEMBER 27, 1988

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS

1985 DEC 31 PM 3:17

CUMBERLAND COUNTY

James J. Walsh

006764-154

CONSERVATION EASEMENT

17256

THIS INSTRUMENT made this 26 day of July, 1984, by and between ST. JOSEPH'S CONVENT & HOSPITAL, a non-profit corporation incorporated under the laws of the State of Maine and located at Portland, County of Cumberland and State of Maine, hereinafter referred to as "Grantor", and LITTLE DIAMOND ISLAND ASSOCIATION, a non-profit corporation incorporated under the laws of the State of Maine and located at Little Diamond Island, Portland, County of Cumberland and State of Maine, hereinafter referred to as the "Grantee".

W I T N E S S E T H :

WHEREAS, the Grantor holds title to certain real property, hereinafter called the "Protected Property", under a certain deed from St. Elizabeth's Roman Catholic Asylum dated April 23, 1970, and recorded in Cumberland County Registry of Deeds, Book 3132, Page 808, and which is described as follows:

A certain lot or parcel of land with the buildings thereon, constituting the northwesterly half of Little Hog Island (now known as Little Diamond Island), situated in Portland Harbor, in the State of Maine, containing about thirty-three (33) acres of land, and excepting that part of said Island which was conveyed to the United States by deed recorded in Cumberland County Registry of Deeds, Book 415, Page 287. Being the same part of said Island that was set off to James D. Fessenden and Francis Fessenden on parti-

100-6764-135

tion recorded in Cumberland County Registry of Deeds, Book 488, Page 485, and is marked No. 2 on a plan recorded in said Registry of Deeds, Plan Book 4, Page 24. Being the same premises conveyed to James A. Healy by warranty deed bearing a date of August 23 A.D. 1882 and recorded in said Cumberland County Registry of Deeds, Book 492, Page 24, by said James D. Fessenden and Francis Fessenden. Being the same premises conveyed to the St. Elizabeth Orphan Asylum by James A. Healy by deed dated October 5, 1882, and recorded in said Registry of Deeds in Book 482, Page 230.

WHEREAS, the Grantee is the owner of certain real property adjacent to the Protected Property (hereinafter called the "Benefited Property") under a certain deed from Maine Coast Realty Company dated November 27, 1912 and recorded in Cumberland County Registry of Deeds, Book 804, Page 51; and

WHEREAS, the Grantor has received approval from the Portland Planning Board and the Maine Board of Environmental Protection for a subdivision of the Protected Property as shown on the Plan entitled "Subdivision Plat of Land on Little Diamond Island, Portland, Maine for the Saint Joseph's Convent and Hospital" dated June 26, 1984, by Owen Haskell, Inc.; and

WHEREAS, the Grantor desires to place certain restrictions on the Protected Property for the benefit of itself, its successors and assigns and for the benefit of Grantee, its successors and assigns.

NOW THEREFORE, the Grantor, for and in consideration of One Dollar (\$1.00) and other valuable considerations the receipt whereof it does hereby acknowledge, does hereby grant to the Grantee, its successors and assigns, forever and in perpetuity for the benefit of the Benefited Property, the right to enforce by proceedings at law or in equity the covenants hereinafter set forth, which covenants the Grantor hereby makes on behalf

NOV 6 1984

1987

of itself, its successors and assigns, which covenants shall run with and bind the Protected Property in favor of the Benefited Property in perpetuity:

COVENANTS

1. Land Use.

Each of lots 1 through 13, as shown of the plan entitled "Subdivision Plat of Land on Little Diamond Island, Portland, Maine for St. Joseph's Convent & Hospital" dated June 26, 1984, by Owan Haskell, Inc. (the "Plan") shall be used solely for a single family residence, which shall not be a mobile home.

2. Limitation on Further Subdivision.

Lots 1 through 13 as shown on said Plan shall not be further divided. Lot 14 as shown on said Plan shall not be further subdivided for a period of at least ten years from the date hereof and in no event for more than four lots for single family residences, which shall not be a mobile home.

3. Prohibition on Use of Motor Vehicles.

Use of motor vehicles on said Protected Property by Grantor, its successors and assigns, and its and their invitees, shall be limited to (a) vehicles necessary for construction, repair and rebuilding of permitted structures (which vehicles shall be restricted to Grantor's land) and (b) service vehicles for trash collection and the like. Notwithstanding the foregoing, garden tractors (of not more than eight horsepower) and golf carts may be maintained and used on the Protected Property.

4. Oak Tree Protection.

Oak trees shall be preserved to the extent reasonably possible consistent with single family development on each lot of said Plan, and for such further subdivided lots as permitted under covenant no. 2 above.

5. Reserved Rights of Grantor.

Except as expressly limited herein, Grantor reserves for itself, its successors and assigns, all rights as owners in fee simple absolute of the Protected Property, including the right

MONG764:ME 187

to use the Protected Property for all purposes not inconsistent with this grant.

5. Binding Effect.

The covenants agreed to under the terms, conditions, restrictions and purposes imposed by this Conservation Easement shall not only be binding upon Grantor but also its successors and assigns and all other successors to its interests and shall continue as a servitude running in perpetuity with the Protected Property. The Grantor agrees that the terms, conditions, restrictions and purposes of this grant will be inserted in any subsequent conveyance by it of any interest in said Protected Property.

7. Savings Provision. If any part of this instrument shall be decreed to be invalid by any court of competent jurisdiction, such decree shall not be interpreted so as to invalidate the remainder of said instrument.

TO HAVE AND TO HOLD the said Conservation Easement unto the said Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the said St. Joseph's Convent & Hospital has caused this instrument to be sealed and signed in its corporate name by Sister Mary George O'Toole, its President, thereunto duly authorized, this 26 day of July in the year one thousand nine hundred and eighty-four.

SIGNED, SEALED AND DELIVERED
In the Presence of: ST. JOSEPH'S CONVENT & HOSPITAL

Sister Mary Davis Schwab By: *Sister Mary George O'Toole*
Print: Sister Mary Davis Schwab Sister Mary George O'Toole
Its President; duly authorized

STATE OF MAINE
Cumberland, ss.

July 26, 1984

Personally appeared the above-named Sister Mary George O'Toole, President of St. Joseph's Convent & Hospital, and

BOOK 764 PAGE 188

acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Corporation.

Before me,

Anthony J. Collins
 Print: ANTHONY J. COLLINS
 Notary Public

MY COMMISSION EXPIRES
 NOVEMBER 27, 1988
 SEPT
 July 4, 1984

Little Diamond Island Association, Grantee as aforesaid, hereby accepts the foregoing Conservation Easement.

SIGNED, SEALED AND DELIVERED
 In the Presence of:

Daniel M. Brown
 Print: DANIEL M. BROWN

LITTLE DIAMOND ISLAND ASSOCIATION
 By: *Paul S. Stevens*
 Print: Paul S. Stevens
 Its Clerk, duly authorized

STATE OF MAINE
 Cumberland, ss.

Sept. 4, 1984
 July 4, 1984

Personally appeared the above-named Paul S. Stevens, Clerk of Little Diamond Island Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Daniel M. Brown
 Print: DANIEL M. BROWN
 Notary Public

MY COMMISSION EXPIRES
 FEBRUARY 8, 2003

SEAL

RECEIVED

MAY 21 PM 2:54
 RECORDED DEPT. OF REVENUE
 CUMBERLAND COUNTY

-3-

James J. Walsh

006638mc 182



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17
AUGUSTA, MAINE 04333

DEPARTMENT ORDER

66307
IN THE MATTER OF

ST. JOSEPH'S CONVENT AND HOSPITAL
Portland, Maine, Cumberland County
13 LOT RESIDENTIAL SUBDIVISION
L-010399-86-B-N

} SITE LOCATION ORDER

} FINDINGS OF FACT AND ORDER

Pursuant to the provision of Title 38, M.R.S.A., Section 483, the Department of Environmental Protection has considered the application of ST. JOSEPH'S CONVENT AND HOSPITAL with its supportive data, staff summary, agency review comments, and other related materials on file and finds the following facts:

1. The applicant owns the northeast half (approximately 30 acres) of Little Diamond Island, located in Casco Bay, Portland, Maine, and proposes to subdivide the property into 14 lots. Thirteen of the lots will be for sale to the general public for single family residences; these lots range in size from 21,500 square feet to 97,000 square feet. The fourteenth lot contains 702,000 square feet (16.1 acres) and two structures, and will be retained by the applicant. All of the lots have shoreline frontage on Casco Bay.
2. The applicant has provided evidence in the form of a letter from a certified Public Accountant which states that the applicant has available funds in excess of the estimated costs of project development.
3. Solid wastes generated by the project construction and operation will include house construction wastes and domestic solid waste. Solid waste will be picked up weekly by the City of Portland and transported to the C06 baffle via the City owned landing craft.
4. Water will be supplied by the Portland Water District from an existing 8 inch water main that bisects the property.
5. Motor vehicle use on the property is to be limited by deed restriction to vehicles necessary for construction, repair and rebuilding of structures, and to service vehicles for trash collection and the like. Personal owners are to be limited to garden tractors (8 horsepower or less) and golf carts.
6. Public access to the island is by ferry and then either of two routes. Foot traffic can walk from the ferry terminal at the south of the island. Vehicles must approach from Great Diamond Island via a sand bar. The ferry terminal at the south is connected to the sand bar at the north by a 3,600 foot long gravel road - Rockledge Avenue.

DNR 6638-183

ST. JOSEPH'S CONVENT AND HOSPITAL
Portland, Maine, Cumberland County
13 LOT RESIDENTIAL SUBDIVISION
L-CL0093-86-B-1

2 SITE LOCATION ORDER

1 FINDINGS OF FACT AND ORDER

7. Interior roads will consist of 1,000 feet of Rockledge Avenue which will provide direct access to lots 1 through 9, plus 13 and 14; and approximately 800 feet of a new access road to lots 10, 11, and 12. Rockledge Avenue has a 32 foot wide right-of-way, an 8 foot gravel travel surface in good shape, and no shoulders. The new access road will have a 32 foot wide right-of-way, 8 foot wide, crowned, 8 inch thick gravel travel surface without shoulders; a roadside, grassed ditch will be used as necessary to divert upland runoff. Roadside slopes will be 3 horizontal to one vertical and stabilized with seed and mulch. An 8 inch diameter PVC culvert 15 feet long will be used at each end of the the new road. A gravel turn-a-round pad will be provided on Rockledge Avenue at the southern boundary line of the project.
8. The Department regulations specify minimum private road specifications of 18 foot wide 2-lane travel surface with 3 foot wide shoulders on a 40 foot wide right-of-way. The applicant argues that the minimum road standards are not warranted in this instance in that Rockledge Avenue will not serve as a main thoroughfare because of the limited vehicle access to the island, the lack of any place to go once on the island, the restrictions placed on the use of vehicles through deed restrictions and conservation easements, and the strong desire to keep as much of the island as possible in its natural state.
9. Roads are to be dedicated as city roads. The applicant has proposed deed restrictions which provide for joint road maintenance by the applicant and lot owners until the city accepts the responsibility.
10. The project site includes a mature old-growth stand of Red Oak, identified as one of only four such stands in Maine. The stand has not been classified as a Critical Area. The applicant has enacted a covenant with the Little Diamond Island Association (and, also proposes a deed restriction) to the effect that oak trees shall be preserved to the extent reasonably possible consistent with single family development on each lot.
11. An on-site soils investigation to determine suitability for sub-surface sewage disposal was completed on each lot by a licensed site evaluator. Soils are generally described as fine sandy loam. All lots except #13 meet the minimum requirements of the subsurface Waste Water Disposal Rules.
12. The site is not mapped as a sand and gravel aquifer by the Maine Geological Survey.

BASED on the above findings of fact, the Department makes the following conclusions,

- A. The applicant has provided adequate evidence of financial capacity and technical ability to meet air and water pollution control standards.
- B. The applicant has made adequate provision for solid waste disposal, the control of offensive odors, and the securing and maintenance of sufficient and healthful water supplies.

BOOK 6638 PAGE 184

ST. JOSEPH'S CONVENT AND HOSPITAL
Portland, Maine, Cumberland County
23 LOT RESIDENTIAL SUBDIVISION
L-010393-86-5-N

3 SITE LOCATION ORDER

FINDINGS OF FACT AND ORDER

- C. The applicant has made adequate provision for traffic movement of all types into, out of or within the development area provided the "proposed" deed restrictions which limit motor vehicle use and which provide for road maintenance responsibility are adopted as active deed restrictions.
- D. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character or natural resources in the municipality or in neighboring municipalities provided the "proposed" deed restriction to preserve oak trees is adopted as an active deed restriction.
- E. The proposed development will be built on soil types which are suitable to the nature of the undertaking provided lot #13 is not offered for sale as a residential lot.
- F. The proposed development will not pose an unreasonable risk that a discharge to a significant ground water aquifer will occur.

THEREFORE, the Department APPROVES WITH THE ATTACHED CONDITIONS the application of ST. JOSEPH'S CONVENT AND HOSPITAL to develop a 23 lot residential subdivision on Little Diamond Island, Portland, Maine, in accordance with the following conditions:

1. The Standard Conditions of Approval, a copy attached.
2. The Proposed Deed Restrictions paragraph 73. Prohibition On Use of Motor Vehicles, paragraph 74. DMV Free Protection, and paragraph 75. Maintenance of Rights of Way shall be adopted as active deed restrictions.
3. Lot #13 shall not be offered for sale as a residential lot.

DONE AND DATED AT AUGUSTA, MAINE, THIS 27TH DAY OF NOVEMBER, 1984.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: K. E. Warren
HENRY E. WARREN, Commissioner

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES...

A TRUE COPY
ATTEST: William A. McLaughlin
William A. McLaughlin, Director
Bureau of Land Quality Control

0006638WE 185

STANDARD CONDITIONS

STRICT COMPLIANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.
2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate.
3. The applicant shall submit all reports and information requested by the Board or Department demonstrating that the applicant has complied or will comply with all conditions of this approval. All preconstruction tasks and conditions must be met before construction begins.
4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of these conditions may be obtained.
5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
6. If the construction or operation of the activity is not begun within two years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. Resubmissions for approval shall state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of a new approval, if granted. Resubmissions for approval may include information submitted in the initial application by reference.
7. If the approved development is not completed within five years from the date of the granting of approval, the Board may rescind its approval and impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred during the five-year period.
8. A copy of this approval must be included in or attached to all contract bid specifications for the development.
9. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

(2/81)
Revised November 1, 1979

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MAIL ROOM

James J. Walsh

**City of Portland One and Two
Family Staff Review Checklist**

<i>Component</i>	<i>Code Section</i>	<i>Submitted Plan</i>	<i>Findings</i>
Structural			
Footing Dimensions/Depth	(Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	See Drawing No A-2- Notes 2, 3 and 7 and see Foundation Drawing Sheets A-3 through A-7	Then entire foundations bears directly on undisturbed rock ledge at depths that vary from 16" to 72" below finish grade. Walls that are 12" in width bear directly on ledge. Walls at 10" and 8" in width will bear on 12" min width concrete footing- 6' minimum depth.
Foundation Drainage, Fabric, Damp-proofing	(Sections R405 & R406)	See Drawing No A-11- Notes 1 and 2, and see Foundation Detail Drawing Sheets A-8 through A-10	
Ventilation/Access	(Sections R408.1 & R408.3) Crawl Space Only	See Drawing Nos A-3 and A-11	The crawl space under the master bedroom wing of the house is approximately 420 gsf in area requiring 3 sq feet of ventilation. Grade does not permit ventilation in all 4 corner, but three vents have been provided at 1 sq feet each. The crawl space has a poly vapor barrier with gravel protection and has internal foundation drainage
Anchor Bolts/Straps, Spacing	(Section R403.1.6)	See Notes on Drawing Nos A-3 and A-16 and Details on Drawings A-8 through A-10	Anchor Bolts are indicated at 1/2" diameter, 7" depth in foundation and 6'-0" o.c.
Lally Column Types	(Section R407)	See Drawing A-11 and A-16	4" Concrete Filled Lally Columns are secured to concrete footings with powder actuated fasteners.
Girder & Header Spans	(Table R502.5(2))		
Built-up Wood Center Girder Dimension/Type			
Sill/Band Joist Type & Dimensions			
First Floor Joist Species Dimensions and Spacing	(Table R502.3.1(1) & Table R502.3.1(2))	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing	2 x 8- Pressure Treated where adjacent to concrete foundations First Floor Joists Shall Be Spruce Pine Fir #2 or Better/ Fb Single =825 PSI / Fb Repetitive = 950 psi / E = 1,100,000 psi. (Maximum Span is 9'-5" / Allowable Span is 11'-6") (IRC TABLE R502.3.1(2))
Second Floor Joist Species Dimensions and Spacing	(Table R502.3.1(1) & Table R502.3.1(2))	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing	Second Floor Joists Shall be Spruce Pine Fir #3 or Better/ Single =475 PSI/ Fb Repetitive = 550 psi/ E = 900,000 psi. (Maximum Span is 9'-5" / Allowable Span is 9'-6") (IRC TABLE R502.3.1(1))
Attic or Additional Floor Joist Species Dimensions and Spacing	(Table R802.4(1) & R802.4(2))		
Pitch, Span, Spacing & Dimensions	(Table R802.5.1(1) - R 802.5.1(8))	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing	The house has no independent ceiling joists. The Table of Roof Rafter sizes is not applicable. The roof framing utilizes a timber frame with 6" x 8" and 6" x 6" rafters supported by 6" by 12" knuckle beams and foot beams. These beams in turn support 6-1/2" deep Structural Insulated Panels (S.I.P.).
Roof Rafter: Framing & Connections	(Section R802.3 & R802.3.1)	See Notes on Drawing Nos A-16 through A-18 and see framing plans for spans and joist spacing	The primary structural timber frame will be engineered in accordance with IRC and constructed of Eastern Hemlock No 1 and A/ Single =1200 PSI/ Fb Repetitive = 1400 psi/ E = 1,300,000 psi. Dormer Roof and incidental shed roofs are framed using conventional rafters and 2x 8 ridge boards
Sheathing: Floor, Wall and Roof	(Table R 503.2.1.1 (1))	See Details on Drawings A-8, A-9, A-10, and A-47 And Note 8 on Drawings A-16, through A-18.	All details call for 3/4" T & G plywood subfloor on floor joists spaced at 16" o.c. to meet or in excess of Table R503.2.1.1 (1) requirements.
Fastener Schedule	(Table R602.3(1) & (2))	See Note 9 on Drawings A-16, through A-18.	
Private Garage	(Section R309)	Not Applicable	
Living Space?	(Above or beside)	Not Applicable	
Fire Separation	(Section R309.2)	Not Applicable	
Opening Protection	(Section R309.1)	Not Applicable	The project has a free standing Boat Shop (Woodworking Shop). Little Diamond Island is a vehicle restricted island- golf carts and 8 HP lawn motors only.

Emergency Escape and Rescue Openings	(Section R310)	See Cover Sheet for Window Schedule (Window B-2) and Drawing No A-44	Window Types B-2 (Second Floor Guest Rooms) meet the requirements of Section R310. All other sleeping rooms have second doors leading directly to the exterior. Roofing is 26 Gauge H-F 20.25 metal roofing in "Galvalume Plus" finish as manufactured by Ideal Roofing. Roof is fully ventilated between the metal roof panels and the Structural Insulated Roof Panels (Roof SIPs) All Doors and Ground Level Windows will Comply with R 308 All Attic Spaces comply
Roof Covering Safety Glazing Attic Access	Chapter 9 (Section R308) (Section R807)	See Drawing A-47 See Window Schedule See Sheet A-14	All details comply
Chimney Clearances/ Fire Blocking Header Schedule	(Chapter 10) (Section 502.5(1) & (2))	See Sheet A-34 See Various Framing Elevations for Headers	The house design utilizes Structural Insulated Panels fabricated from Extruded Polystyrene Insulation (XPS) R value for 4-1/2 " wall panels alone is 19.60. R value for 6-1/2 " roof panels alone is 30.40. Other energy conservation measures include passive solar gain on southern exposure, with large summer overhangs, and the minimal use of northwest and northeast facing windows and doors. The exterior wall assemble utilizes a rain screen design with woven fiberglass ventilation mesh (Rain Slicker) installed between the wall moisture barrier (2 layers of 15 lb asphalt impregnated felts and the exterior siding. Similarly the roof utilizes a ventilation space between galvanized steel (acting as a radiant solar barrier) and the roof SIP panels.
Energy Efficiency	(N1101.2.1)		See Above. Windows are all aluminum clad wood frames with insulated glass manufactured by Weather Shield Doors and Windows. Total Average Glass Area (Boat Shop Excluded) is 14.2 % of the overall exterior wall area. No heating system is anticipated at this time, though design accommodations have been made for the installation of electric fuel boiler to feed glycol radiant flooring. Similarly no Air Conditioning is anticipated at this time, though design accommodations (floor ducts, vertical chases and floor space) have been incorporated into the plans.
R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		See Drawings A-14, A-45 and A-8 through A-10	
Type of Heating System Means of Egress Basement	(Sec R311 & R312)	See Drawing A-11 and A-45	Direct Access to/from exterior plus full size double hung window
Number of Stairways Interior Exterior Treads and Risers Width Headroom Guardrails and Handrails Smoke Detectors Location and Type/Interconnected	(Section R311.5.3) (Section R311.5.1) (Section R311.5.2) (Section R312 & R311.5.6.3) (Section R313)	See Drawing A-21 See Drawing A-21 See Drawing A-21 See Drawing A-21 See Sheets A-11, A-13 and A-14	One. All Dimensions and Details Comply with IRC Section R311.5 One. All Dimensions and Details Comply with IRC Section R311.5 None All Dimensions and Details Comply with IRC Section R311.5 All Dimensions and Details Comply with IRC Section R311.5 6' - 8" All Dimensions and Details Comply with IRC Section R311.5 Provided per Code Yes
Dwelling Unit Separation Deck Construction	(Section R317) and IBC-2003 (Section 1207) (Section R502.2.1)	Not Applicable See Drawings A-28 and A-46	All details comply

SURVEYOR'S NOTES

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- 2 THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- 4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- 6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, ZONING REGULATIONS OR REAL ESTATE TITLE.
- 7 THE SOURCE OF BEAMINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.
- 8 THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO MARJORIE A. ADAMS FROM CHARLES F. ADAMS III DATED 8-1-1994 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11576, PAGE 333.
- 9 THE PROPERTY IS DEPICTED ON THE CITY ASSESSOR'S MAP 105 AS LOT 2.
- 10 REFERENCE IS MADE TO A RECORDING PLAT OF LAND ON LITTLE DIAMOND ISLAND, PORTLAND, MAINE FOR SAINT JOSEPH'S CONVENT AND HOSPITAL BY OWEN HASKELL, INC. DATED JUNE 1984 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN PLAN BOOK 147, PAGE 61.
- 11 REFERENCE IS MADE TO A PLAN OF LITTLE DIAMOND ISLAND SHEETS 11 AND 12 ON FILE AT PORTLAND WATER DISTRICT. SAID PLANS DEPICT A 12" WATERLINE THAT WAS INSTALLED IN THE YEAR OF 2000 IN ROCKLEDGE AVENUE.

