

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Diamond Cove Associates

Applicant  
P. O. Box 3572  
Mailing Address  
Portland, Maine 797-6241

830-M-1  
830-M-1 83D-A-1 83 F-A-1 Fort McKinley  
Date Jan 23, 1986  
Address of Proposed Site Great Diamond Isl.

Proposed Use of Site  
~~192 xxxxxx~~ 140,873 sq. ft.  
Acreage of Site / Ground Floor Coverage  
193.4 acres

Site Identifier(s) from Assessors Maps  
I-R-3 - 90,880 ac 83 acres of total  
Zoning of Proposed Site

Site Location Review (DEP) Required: (✓) Yes ( ) No  
Board of Appeals Action Required: ( ) Yes (✓) No  
Planning Board Action Required: (✓) Yes ( ) No

Proposed Number of Floors 3  
Total Floor Area 262,800 x 724 sq. ft.

Other Comments: Site work as described in attached list  
Date Dept. Review Due: dated Feb. 23, 1987 Rec'd in  
Bldg Inspections

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action.
  - Requires Planning Board/City Council Action.

Explanation

- Use complies with Zoning Ordinance — Staff Review Below

Zoning:  
SPACE & BULK,  
as applicable

COMPLIES

COMPLIES  
CONDITIONALLY

DOES NOT  
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS  
SPECIFIED  
BELOW

REASONS  
SPECIFIED  
BELOW

REASONS: 2 copies of subdivision Plat and site  
plan approved by Planning Board  
shall be provided for use in Bldg  
Inspections office. One copy each to assessors  
Warren J. Turner April 24, 1987

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Diamond Cove Associates

Date Jan 23, 1987

Applicant Address Box 3572

Address of Proposed Site 83B-M-1 83D-A-1 83 F-A-1 Fort McKinley

Mailing Address Portland, Maine 797-6241

Address of Proposed Site Great Diamond Is.

Proposed Use of Site 193.4 acres

Site Identifier(s) from Assessors Maps T-2-3 00.00cc 83 acres of lots

Acres of Site / Ground Floor Coverage 140,873 sq. ft.

Zoning of Proposed Site T-2-3 00.00cc 83 acres of lots

Site Location Review (DEP) Required:  Yes  No

Proposed Number of Floors 2

Board of Appeals Action Required:  Yes  No

Total Floor Area 262,000 x 724 sq. ft.

Planning Board Action Required:  Yes  No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	ETC.
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APPROVED CONDITIONALLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DISAPPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 1) Mylans of the following plans shall be submitted to Public Works prior to construction: Site and Utility plan (5 sheets), 2) Landscaping plan.

(Attach Separate Sheet if Necessary)

*Robert J. King* 2/10/87  
SIGNATURE OF REVIEWING STAFF / DATE

PUBLIC WORKS DEPARTMENT, COPY

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Diamond Cove Associates Date Jan 23, 1986  
 P.O. Box 3572  
 Mailing Address 83B-r-1 83D-A-1 F-A-1 Fort McKinley  
Portland, Maine 797-6241 Address of Proposed Site Great Diamond Is  
 Proposed Use of Site \_\_\_\_\_ Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 Acreage of Site 140,873 sq. ft. Ground Floor Coverage T-R-3 - 90.00 cc 83 acres of total  
193.4 acres Zoning of Proposed Site \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors 3  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area 262,724 sq. ft.  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**FIRE DEPARTMENT REVIEW**

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓	✓						
APPROVED CONDITIONALLY					✓				CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: Place hydrant between buildings 6 & 7, on access road.

(Attach Separate Sheet if Necessary)

*James P. Collins, Deput*  
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

3/3/87



**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

Processing Form

Diamond Cove Associates

Applicant

Date

Mailing Address

Address of Proposer Site

Portland, Maine 797-6241

Site Identifier(s) from Assessors Maps

Proposed Use of Site

Zoning of Proposed Site

Acres of Site / Ground Floor Coverage  
193.4 acres

Site Location Review (DEP) Required: (  ) Yes (  ) No

Proposed Number of Floors 3

Board of Appeals Action Required: (  ) Yes (  ) No

Total Floor Area 262,888 x 724 sq ft

Planning Board Action Required: (  ) Yes (  ) No

Other Comments:

Date Dept. Review Due:

**RECEIVED**  
FEB 12 1987  
DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

**PUBLIC WORKS DEPARTMENT REVIEW**

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALLS	OTHER
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
APPROVED CONDITIONALLY															<input checked="" type="checkbox"/>
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 1) Mylars of the following plans shall be submitted Public Works prior to construction: Site and Utility (5 sheets), 2) Landscaping plan.

Sheet if Necessary

*Robert J. [Signature]* 2/10/87

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Diamond Cove Associates

Date 1-23-90

Mailing Address Portland, Maine 04107-3572

Address of Proposed Site 838-A-1 832-A-1 83 Fort McKinley  
Great Diamond Isl.

Proposed Use of Site 102XXXXX

Site Identifier(s) from Assessors Maps 1-2-3-4-90 Area #3 north of Fort

Acreage of Site 193.4 acres / Ground Floor Coverage 140,873 sq ft

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 3  
 Total Floor Area 262,444 sq ft

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**FIRE DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING / JOIN	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED								
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

\_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*[Signature]*  
 SIGNATURE OF REVIEWING STAFF / DATE

FIRE DEPARTMENT COPY

2-10-87



Permit # 000919 City of Portland BUILDING PERMIT APPLICATION Fee \$2770 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Diamond Cove Assoc. Phone # 797-6241  
 Address: P.O. Box 3572; Ptld, ME 04104  
 (David Bateman)  
 LOCATION OF CONSTRUCTION Fort McKinley, Great Diamond Island  
 Contractor: Everett Dobson & Sons  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_

**For Official Use Only**  
 Subdivision: \_\_\_\_\_ Name: \_\_\_\_\_  
 Date: 5/6/90  
 Issue Date: JUL 26 1990  
 Bldg Code: \_\_\_\_\_  
 Time Limit: \_\_\_\_\_  
 Estimated Cost: \$550,000  
 City of Portland

Est. Construction Cost: \$550,000 Proposed Use: multi-family  
 Past Use: buildings 1-3 are multi-family  
 Building is admin. bldg  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: RENOVATION & ALTERATIONS

Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning: Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception: \_\_\_\_\_  
 Other (Explain): OK W/HA 5-9-90

Foundations:  
 1. Type of Soil: 9-9  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floors:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_ Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C.  
 4. Joists Size: \_\_\_\_\_ Size: \_\_\_\_\_  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size: \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required: Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

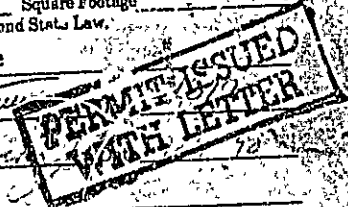
Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Louise E. Chase

Signature of Applicant: David Bateman

Signature of CEO: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_



09/1/90 White-Tax Assessor Yellow-GPCOG - White Tag - CEO [initials] © Copyright GPCOG 1988

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 2770 \_\_\_\_\_  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Inspection Record

Type

Date

Type	Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*J. Adams*

*OK*

COMMENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant *[Signature]*

Date 5/8/90





CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

July 25, 1990

RE: Fort McKinley Great Diamond Island  
Bldgs #1-#9 Bldg. #11

Diamond Cove Assoc.  
P.O. Box 3572  
Portland, Maine 04104

Dear Sir:

Your application to make alterations and renovations to buildings #1, #9, (multi-family) and Building #11 (Administration), has been reviewed, and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Conditional approval granted by the authority of the Chief of the Fire Department, taking into consideration, both the need to protect life and at the same time recognizing the importance of the historical value of the building and its architectural features.

1. The building shall be protected throughout by a complete, approved automatic and manual Fire Alarm System.
2. All doors, opening into the stairwell enclosure, shall be equipped with hydraulic self closers. Those doors opening into the stairwell enclosure at the basement level will normally be kept locked. Those doors opening into the stairwell enclosure on the first floor shall be equipped with magnetic door holders interconnected with the Fire Alarm System.
3. Transom glass shall be replaced with labeled 1/4" thick wired glass or approved alternative.
4. The office area that does not have access to a second means of egress shall have at least one operable window meeting the specifications for an egress window. See Section 22-2.1.2 of the N.F.P.A. 101 Life Safety Code.
5. The Gymnasium portion of the building shall be separated from the business portion of the building by construction and self-closing fire doors having at least one (1) hour fire resistance rating at the basement level and above the first floor to the roof.
6. The means of egress shall have signs in accordance with Section 5-10.

1/25/99

7. The occupant load of the office-public rooms portion of the building shall be limited to office staff and guests checking in and out until work is completed. Once work is completed the occupant load of the public rooms shall be posted as twenty (20). If a sprinkler system is installed in the future, the occupant load may be re-evaluated.
8. The occupant load of the gymnasium shall be posted as 172. The means of egress of the gymnasium shall have signs in accordance with Section 5-6 and emergency lighting in accordance with Section 5-9. Location of the means of egress shall be in accordance with Section 5-10, including exterior lighting at the exit discharge.
9. Where two dwelling units are located side-by-side or over-under, a one hour fire resistance separation must be constructed.
10. Handicapped accessibility and usability must be done as per Maine State Law.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
 Samuel Hoises  
 Chief of Inspection Services

/s/

cc: LT. Wallace Garroway, Fire Prevention Bureau

900673

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$35.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Dictar Associates, Inc. Phone # 797-6421  
 Address: P.O. Box 3572 Portland, Maine 04104  
 LOCATION OF CONSTRUCTION Great Diamond Island, Ft. McKinley  
Officers Club  
 Contractor: Maingas, Inc. Sub: \_\_\_\_\_  
 Address: Box 1090 Windham 04092 Phone # 892-6745  
 Est. Construction Cos: \_\_\_\_\_ Proposed Use: Officers Club  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion To install 1000 gallon above ground propane tank

**For Official Use Only PERMIT ISSUED**

Date June 14, 1990 Name \_\_\_\_\_  
 Subdivision \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot JUN 29 1990  
 Bldg Code \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_  
 Time Limit \_\_\_\_\_ City of Portland  
 Estimated Cost \_\_\_\_\_

Zoning: LR-2 Zone  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) OK WPA - Ph-25-90

**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

**Floor:**  
 1. Sill's Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

**Exterior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

**Interior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall E. required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**Ceiling:**  
 1. Ceiling Joists Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_  
 3. Type Ceilings \_\_\_\_\_ Size \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

**Roof:**  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

**Chimneys:**  
 Type \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating:**  
 Type of Heat: \_\_\_\_\_

**Electrical:**  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

**PERMIT ISSUED  
WITH LETTER**

Permit Received By Latini  
 Signature of Applicant Steve McCusker Date 6/14/90  
 Signature of GPCOG Steve McCusker Date 6-20  
 Inspection Dates \_\_\_\_\_

Arthur Addato White-Tax Assessor    Yellow-GPCOG    White Tag -CEO    © Copyright GPCOG

Permit # 000919 City of Portland BUILDING PERMIT APPLICATION Fee \$2770 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Diamond Cove Assoc. Phone # 797-6241  
 Address: P O Box 3572; Ptld, ME 04104 (David Bateman)  
 LOCATION OF CONSTRUCTION Fort McKinley, Great Diamond Island  
 Contractor: Everett Dobson & Sons  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$550,000. Proposed Use: multi-family  
 buildings 1-9 are multi-family  
 Past Use: building 11 is admin. bldg  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion RENOVATION & ALTERATIONS

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size: \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**For Official Use Only**  
 Subdivision **PERMIT ISSUED**  
 Date 5/8/90  
 Estimated Cost \$550,000  
 Lot JUL 26 1990  
 City of Portland  
 Zoning: Street Frontage Provided \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) OK WAH 5-9-90

Ceiling:  
 1. Ceiling Joists Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_ Size \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 1. No. of Tubs or Showers \_\_\_\_\_  
 2. No. of Flushes \_\_\_\_\_  
 3. No. of Lavatories \_\_\_\_\_  
 4. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State \_\_\_\_\_

Permit Received By Louise E. Chase **PERMIT ISSUED WITH LETTER**  
 Signature of Applicant David Bateman  
 Signature of CEO Mr. Michael LaSerna Date 7-9-90  
 Inspection Dates \_\_\_\_\_

White-Tax Assessor \_\_\_\_\_ Yellow-GPCOG \_\_\_\_\_ White Tag - CEO 7 © Copyright GPCOG 1988  
Mr. Addato

Permit # 900479 City of Portland BUILDING PERMIT APPLICATION Fee \$520. Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Diamond Cove Assoc. Phone # 797-6241  
 Address: P O Box 3572; Ptld, ME 04140 (David Bateman)

LOCATION OF CONSTRUCTION Fort McKinley, Great Diamond Island

Contractor: Everett Dobson & Sons  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$100,000 Proposed Use: Commercial

Building # 29 - restaurant, lounge & store

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions: L \_\_\_\_\_ W \_\_\_\_\_ Total Sq Ft \_\_\_\_\_

# Stories: \_\_\_\_\_ # Bx Rooms \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ C \_\_\_\_\_  
 Explain Conversion RENOVAT \_\_\_\_\_

Foundations:  
 1. Type of Soil: \_\_\_\_\_ Side(s) \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floors:  
 1. Sill Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_ Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Spacing 16" O.C.  
 4. Joists Size: \_\_\_\_\_ Size: \_\_\_\_\_  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_ Span(s) \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_ Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Weather Expo. \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**For Official Use Only PERMIT ISSUED**

Date 5/8/90 Subdivision \_\_\_\_\_ Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot JUN 8 1990  
 Bldg Code \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost \$100,000 City Of Portland  
 Zoning: FR-3 Residence Zone  
 Street Frontage Provided: \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) OK. D. H. 5-8-90

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_ Size \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_  
 Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Lowell **PERMIT ISSUED** Date 5/8/90  
 Signature of Applicant David Bateman **WHITE LETTER**  
 Signature of CEO Everett Dobson & Sons Date 6-5-90

Inspection Dates \_\_\_\_\_  
 White Tag - CEO [initials] © Copyright GPCOG 1988

White-Tax Assessor \_\_\_\_\_ Yellow-GPCOG \_\_\_\_\_



Permit # 000750 City of Portland BUILDING PERMIT APPLICATION Fee \$45.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job Proper plans must accompany form.

Owner: Diamond Cove Assoc. Phone # 797-6241  
 Address: P.O. Box 3572 Portland, Me 04104  
 LOCATION OF CONSTRUCTION Fort McKinley Maine Pier  
 Contractor: Maine Bay Canvas Sub: West Diamond Island  
 Address: 977 Brighton Ave. 04102 Phone # 773-2261  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
 Past Use: \_\_\_\_\_  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion To erect 35 by 13ft 11inch. awning as per plan

**For Official Use Only**

**PERMIT ISSUED**

Date May 22, 1990 Name \_\_\_\_\_  
 Inside Fire Limit \_\_\_\_\_ Lot: JUN 4 1990  
 Bldg Code \_\_\_\_\_ Ownership: \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Estimated Cost: \$4800.00  
 City Of Portland

Zoning: IR-3  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Explain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain): OK W/ AT - 125-30-90

**Foundations:**

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

**Floor:**

1. Sills Size: \_\_\_\_\_ Sills must be anchored
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 16" O.C
4. Joists Size: \_\_\_\_\_
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

**Exterior Walls:**

1. Studding Size: \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

**Interior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

**Ceiling:**

1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_
3. Type Ceilings: \_\_\_\_\_ Size \_\_\_\_\_
4. Insulation Type \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

**Roof:**

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type \_\_\_\_\_

**Chimneys:**

- Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating**

- Type of Heat: \_\_\_\_\_

**Electrical:**

- Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Permit Received By Latini

Signature of Applicant David Bateman Date 5/22/90

Signature of CEO [Signature] Date 5/22/90

Inspection Dates \_\_\_\_\_

White-Tax Assessor

Yellow-GPCOG

White Tag - CEO

© Copyright GPCOG 1988

Permit # 900479 City of Portland BUILDING PERMIT APPLICATION Fee \$520 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Diamond Cove Assoc. Phone # 97-6281  
 Address: P O Box 3572, Pld, ME 04140 (David Bateman)  
 LOCATION OF CONSTRUCTION: Fort McKinley, Great Diamond Island  
 Contractor: Everett Dobson & Sons  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$100,000 Proposed Use: Commercial  
 Past Use: Building #29 - restaurant, lounge & store  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Existing Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: 1 # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: RENOVATIONS & ALTERATIONS

For Office Use Only PERMIT ISSUED  
 Date: 5/8/90 Subdivision: \_\_\_\_\_  
 Name: \_\_\_\_\_ Lot: JUN 6 1990  
 Inside Fire Limits \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost: \$100,000  
 City Of Portland  
 Zoning: R-5  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zon'g Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other: (Explain) OK W/D # 5-9-90

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_ Size \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ .05 span  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Fixtures \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_ Square Footage \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Louise S. Chase

Signature of Applicant: David Bateman Date: 5/8/90

Signature of GPCOG: David Bateman Date: 6-5-90

Inspection Dates: \_\_\_\_\_

White Tax Assessor \_\_\_\_\_ Yellow GPCOG \_\_\_\_\_ White Tag \_\_\_\_\_

PERMIT ISSUED  
 WITH LETTER

© Copyright GPCOG 1988

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 520

Subdivisor Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 6-19-90 - Cert. of Occupancy issued. All work performed as per permit and plans. OK

Done 6/30/90

Signature of Applicant [Signature] Date 5/8/90



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

June 7, 1990

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

RE: Fort McKinley  
Great Diamond Island  
Building #29

Diamond Cove Assoc.  
P.O. Box 3572  
Portland, Maine 04140  
c/o David Bateman

Dear Sir:

Your application to make renovations has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Lounge Dining Room:

1. Panic hardware shall be provided on exit doors in accordance with Section 8-2.2.2.3 of the N.F.P.A. 101 Life Safety Code.
2. Screen doors that do not swing in the direction of exit travel are prohibited in accordance with section 5-2.1.4.1.(c.) and Section 5-2.1.4.4.
3. Stairs, rails, guards and ramps shall be in accordance with the requirements of Sections 5-2.2.2. and 5-2.5.
4. Seating arrangements of dining room and lounge shall be in accordance to Section 8-2.5.4 and 8-2.5.6 and shall be submitted to and reviewed by the Fire Prevention Bureau.
5. Discharge from exits shall be in accordance with Section 8-27.
6. Means of egress shall be illuminated in accordance with Section 5-8.
7. Emergency lighting shall be provided in accordance with Section 5-9.
8. Marking of means of egress shall be in accordance with Section 5-10.
9. Vertical openings shall be in accordance with Section 6-2 including one hour rated fire doors equipped with hydrolic self closers.
10. All devices in connection with the preparation of food shall be installed and operated in accordance with Section 8-3.2.4 and N.F.P.A. #96.
11. Interior finish shall be in accordance with Section 6-5.

Store:

12. Exit doors shall swing in the direction of exit travel.
13. Store area shall be separated from kitchen-storage area by construction having a fire resistance rating of not less than 1 hour and openings therein protected by 3/4 hour self closing fire doors.



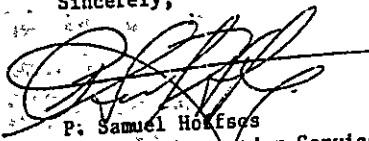
Diamond Cove Assoc.

2

6/7/90

If you have any questions regarding these requirements, please do not  
hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/e1

cc: LT. Wallace Garroway, Fire Prevention Bureau