CITY OF PORTLAND, MAINE
Department of Building Inspection

105-M-12

Certificate of Occupancy

LOCATION Lot M12; Anderson Ave.; Little Diamond Island

Date of Issue 8/21/90

Issued to Patricia Hagge

This is to certify that the building, premises or part thereof, at the above location, built — altered — changed as to use under Building Permit No 87/1142 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Single-famil, seasonal dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8-21-90 (Date) Inspector

Inspector of Buildings

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

PERMIT # 1142 PORTLAND BUILDING PERMIT APPLICATION DATE 8/7/87

PERMIT ISSUED
SEP 3 1987
City Of Portland

I. GENERAL INFORMATION 105-M-12
Location/address of construction Lot M12 Anderson Avenue, Little Diamond Is.
1. Owners name Patricia Hogge Tel 773-4271
Address 1187 Westbrook Street 04102
2. Lessee's name Tel
Address
3. Contractor's name Project Management Inc. Tel 775-7442
Address P.O. Box 4857 DTS 04112
4. Is this a legally recorded lot? yes ____ no ____

II. DESCRIPTION OF WORK:

minor minor site plan review for single family seasonal dwelling as per plans

send permit to #3

III. BUILDING DIMENSIONS: length ____ width ____ square footage ____ height ____ #stories ____

IV. ZONE ____ Street frontage ____ Zoning board approval no ☐ yes ☐ date ____
Setbacks front ____ back ____ side ____ side ____ Planning board approval no ☐ yes ☐ date ____

V. REVIEW REQUIRED: variance ____ other ____
site plan X subdivision ____ shore ____ floodplain mgmt ____
Number of off-street parking spaces: ____ enclosed ____ outdoors

VI. FEES:
base fee $345.00 other fees ____
subdivision fee ____ late fee ____
site plan review fee minor minor $50.00 TOTAL $395.00

VII. DETAILS OF WORK

1. WATER SUPPLY: ☐ public ☐ private
2. SEWER: ☐ public ☐ private, type
3. HEAT: type fuel
4. FOUNDATION: type thickness footing
5. ROOF: type covering pitch load
6. PLUMB .S: SPRINKLER SYSTEM? yes ☐ no ☐
7. ELECTRICAL: service entrance size # smoke detectors
8. CHIMNEY: # flues material # fireplaces
9. FRAMING: floor joists ____ size ____ max. on center ____ ceiling joists ____ rafters ____ studs ____ wall studs ____
10. If 1-story building w/masonry walls: wall thickness height
11. BEDROOM WINDOWS height width sill height egress window? yes ☐ no ☐

VIII. OFFICE USE:
TAX MAP # 12
LOT # M-12
VALUE/STRUCTURE
PERMIT EXPIRATION

IX. NEW OR PHASED SUBDIVISION REFERENCE
Name
Lot
Block

CODE ____ if other: explain Seasonal Condominium Apartment
X. PROPOSED USE: 1 family
XI. PAST USE:
XII. OWNERSHIP: PUBLIC PRIVATE

XIII. EST. CONSTRUCTION COST: $5,000
XIV. GR. SQ. FT. OF LOT BUILDING

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY — BEDROOMS
1 BDRM 2 BDRMS 3 BDRMS
NEW DWELLING UNITS WITH
EXISTING DWELLING UNITS WITH

XVI. RESIDENTIAL UNITS:
NEW DWELLINGS
EXISTING DWELLINGS
TOTAL RESIDENTIAL UNITS

APPROVALS BY: DATE MISCELLANEOUS

Project Management, Inc. (207) 775-7442
48 Free Street P.O. Box 4857 DTS Portland, Maine 04112

8/21/87

Mr. Warren J. Turner
Inspection Services Division
City of Portland

RE: Lot 105-M-12 Anderson Ave.
Little Diamond Island

Dear Mr. Turner:

This letter is in response to your August 19 letter requesting a copy of the HHE 200 site plan and soil test evaluation report. When I submitted my request for a building permit, I thought that I had included a copy of this report, but apparently I must have forgotten to. Enclosed is the required report.

Please note, that the lot number 74 on the HHE 200 report refers to the lot as it is recorded in the Registry of Deeds. The Portland tax map 105 refers to the lot as M-12. Enclosed is a copy of the Registry's map as well as the city map. I hope that this clears up any confusion.

Last, although it is not mentioned in the permit application, this lot is provided with city water.

Sincerely,

Cyrus Y. Hagge
President

cc; Robert Roy, Public Works
enc.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 105-M-12 Anderson Ave.
Little Diamond Island

August 19, 1987

Mr. Cyrus Hagge
P. O. Box 4857, Downtown Station
Portland, Maine 04112

Dear Mr. Hagge:

This is in reference to your application for a building permit for a single family dwelling on Little Diamond Island in the City of Portland, Maine. The Department of Parks and Public Works has reviewed your site plan and states that the plan is inadequate and does not meet the requirements of the site plan ordinance.

A form HHE-200 is required and the lot will be served by public water in some way, but this information is not included with the site plan submitted for review preparatory to the issuance of a building permit.

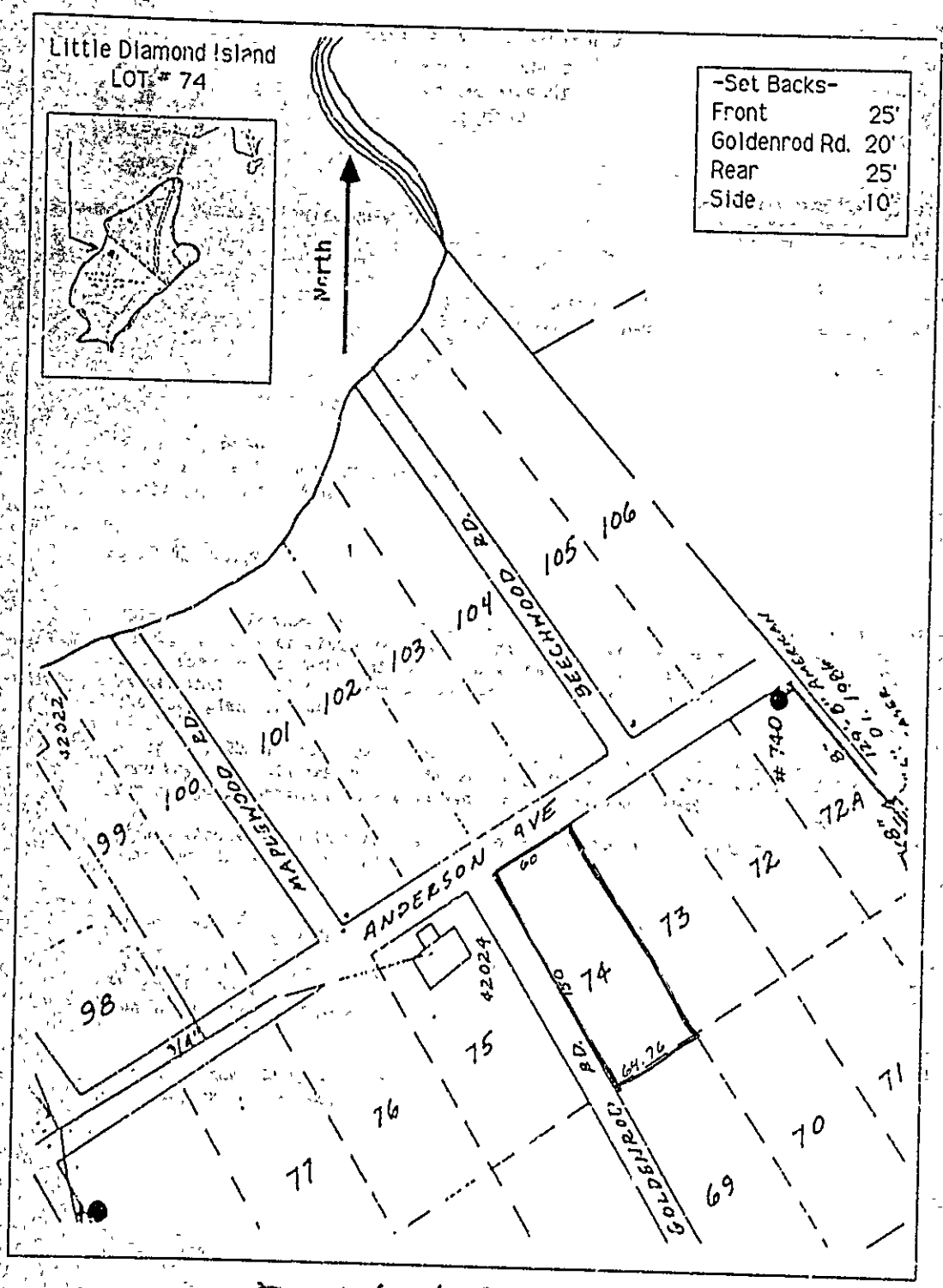
Please furnish a revised plan and the Soil Test Evaluation results on Form HHE 200 before site plan approval can be completed.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer



Tax Lot # M-12
Registry of Deeds - # 741

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 105-M-12 Anderson Ave.
Little Diamond Island

August 19, 1987

Mr. Cyrus Hagge
P. O. Box 4857, Downtown Station
Portland, Maine 04112

Dear Mr. Hagge:

This is in reference to your application for a building permit for a single family dwelling on Little Diamond Island in the City of Portland, Maine. The Department of Parks and Public Works has reviewed your site plan and states that the plan is inadequate and does not meet the requirements of the site plan ordinance.

A form HHE 200 is required and the lot will be served by public water in some way, but this information is not included with the site plan submitted for review preparatory to the issuance of a building permit.

Please furnish a revised plan and the Soil Test Evaluation results on Form HHE 200 before site plan approval can be completed.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Cyrus Hagge

Date: August 7, 1987

Mailing Address: P.O. Box 4857, DIS 04112

Address of Proposed Site: Lot M12 Anderson Avenue Little Diamond Isl.

Proposed Use of Site: single family seasonal home

Site Identifier(s) from Assessors Maps: 105-M-12

Acreage of Site / Ground Floor Coverage: 3,000+sqft / 672 sq. ft.

Zoning of Proposed Site: IR-2

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

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

Planning Board Action Required: ( ) Yes (✓) No

Proposed Number of Floors: 2

Total Floor Area: 1,344 sq. ft.

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	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED	/														/	REASONS SPECIFIED BELOW

REASONS: Plan is inadequate - does not meet the requirements of the Site Plan Ordinance. See attached checklist.

(Attach Separate Sheet If Necessary)

cc: Pam H.

8/17/87

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

SINGLE FAMILY AND TWO-FAMILY LOT
SITE PLAN REQUIREMENTS (Sec. 14-526)

Applicant(s) Hagge

Address of Proposed Site Anderson Ave, L.D.T

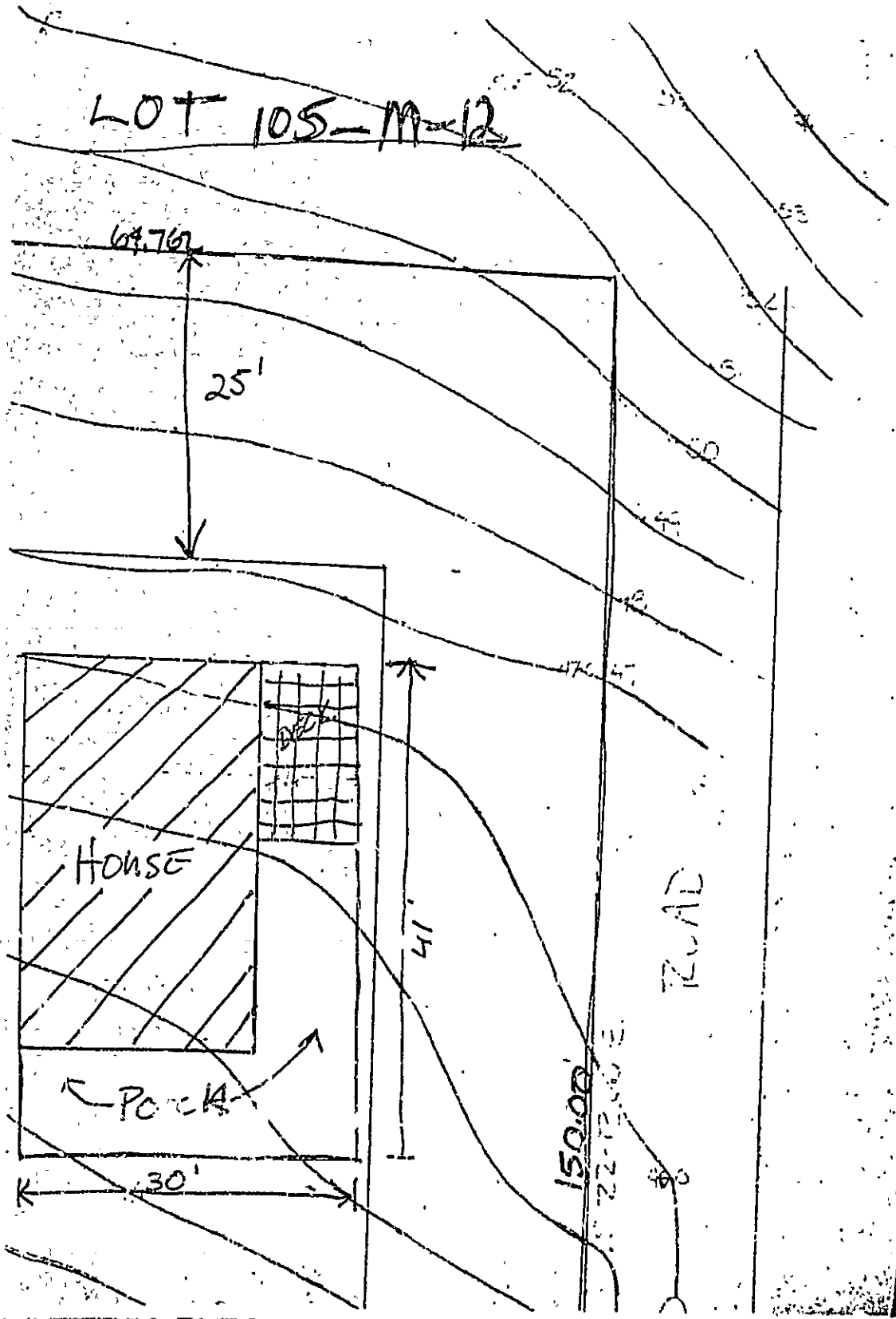
The minor site plan application for a single family/two-famil dwelling includes the following:

	Provided? Yes	No	Remarks
1. Name and address of the applicant.		✓	
2. A boundary survey of the lot, prepared and sealed by a registered land surveyor.		✓	
3. Scale and north arrow.		✓	
4. Location, dimensions and first floor(sill) elevation(based on mean sea level datum) of the proposed building(s).		✓	
5. Location and dimensions of driveway(s) and parking area.		✓	
6. Location and size of both existing utilities in the street and proposed utilities serving the building.		✓	HHE 290 required, Public Water?
7. Location of areas on the site which will be used to dispose of surface water drainage and related facilities.			
8. Existing and proposed contours(based on mean sea level datum).(Except where Public Works has determined that lesser detail would be required-Sec. 14-526-C-1-g)		✓	

Comments

Reviewing Staff

Date


LOT 105-M-12
64.76
25'
HOUSE
PORCH
41'
30'
150.00'
ROAD

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Cyrus Hagge
Applicant

August 7, 1987
Date

P.O. Box 4857,PTS 04112
Mailing Address

Lot M12 Anderson Avenue Little Diamond Isl.
Address of Proposed Site

single family seasonal home
Proposed Use of Site

105-M-12
Site Identifier(s) from Assessors Maps

8,000+sqft / 672 sq. ft.
Acreage of Site / Ground Floor Coverage

IR-2
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 2

Total Floor Area 1,344 sq. ft.

Other Comments: _____

Date Dept. Review Due: _____

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	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	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

_____
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

DONALD L. PHILBRICK
ATTORNEY AT LAW
415 CONGRESS STREET
P.O. BOX 7573
PORTLAND, MAINE 04112
(207) 773-1014

February 12, 1987

Mr. Cyrus Y. Hagge
P.O. Box 4857
Portland, ME 04112

Dear Mr. Hagge:

This letter is to clarify the applicability of the City of Portland Zoning Ordinance to your Lot No. 74 on Little Diamond Island as shown on Plan of the West End of Little Diamond Island made by E. C. Jordan & Co., Civil Engineers, dated August 1912 and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 49.

According the plan, Lot No. 74 has an area of 9,357 square feet. present City Zoning Ordinance requires a minimum lot size of ,000 square feet, but the Ordinance effective April 1, 196 quired only 8,000 feet. Lot No. 74 was held under separa and distinct ownership from adjacent lots prior to that date, so that the 8,000 square foot provision applies to Lot No. 74.

The 1968 ordinance also required a minimum width of 80 feet through that part of the building to be erected where the lot is narrowest. Lot No. 74 does not comply with that requirement. There is, however, a provision in the 1968 Ordinance (Section 602.19L) which states as follows:

> Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots on that date, having an area of at least 5,000 square feet and having a street frontage of 40 feet, or to which a means of access has been previously approved by the municipal offices as provided elsewhere in this Ordinance, may be used as a building lot for a single family house in any zone, except an Industrial Zone, provided that the minimum side yard and front yard requirements specified in each such zone can be met.

It appears from the records in the Registry of Deeds and the City Assessor's Office that the two lots adjoining Lot No. 74

Mr. Hagge February 12, 1987

are No. 73, to the East, and No. 69 to the South. On June 5, 1957 the owner of Lot No. 73 was Howard W. Stevens, who had been assessed by the City as owner since 1940. The owner of Lot No. 69 was George Arthur Sotirion, who acquired title from Little Diamond Island Association by deed dated August 19, 1955 and recorded in Book 2138, Page 214.

It is, therefore, my opinion that Lot No. 74 was, subsequent to August 19, 1955, a lot held in separate and distinct ownership from adjacent lots and is, therefore, a buildable lot under the provisions of the Zoning Ordinance. I understand that the present Ordinance, under Section 14-145.7, requires a 25-foot front and rear yard and a 20-foot side yard. There may be provisions for altering these requirements in view of the total width of the lot, but I do not have a full copy of the 1985 Ordinance available to me.

Sincerely yours,

Donald L. Philbrick

DLP/ef

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Cyrus Hagge
Applicant

August 7, 1987
Date

P.O. Box 4857, DTS 04112
Mailing Address

Lot M12 Anderson Avenue Little Diamond Isl.
Address of Proposed Site

single family seasonal home
Proposed Use of Site

105-M-12
Site Identifier(s) from Assessors Maps

8,000+sqft / 672 sq. ft.
Acreage of Site / Ground Floor Coverage

IR-2
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 2

Total Floor Area 1,344 sq. ft.

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	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: Plan is inadequate - does not meet requirements of the Site Plan Ordinance. See attached checklist.

(Attach Separate Sheet if Necessary)

cc: Warren T.

8/17/87
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

SINGLE FAMILY AND TWO-FAMILY LOT
SITE PLAN REQUIREMENTS (Sec. 14-526)

Applicant(s) Hagge

Address of Proposed Site Andersin Ave, L.O.I.

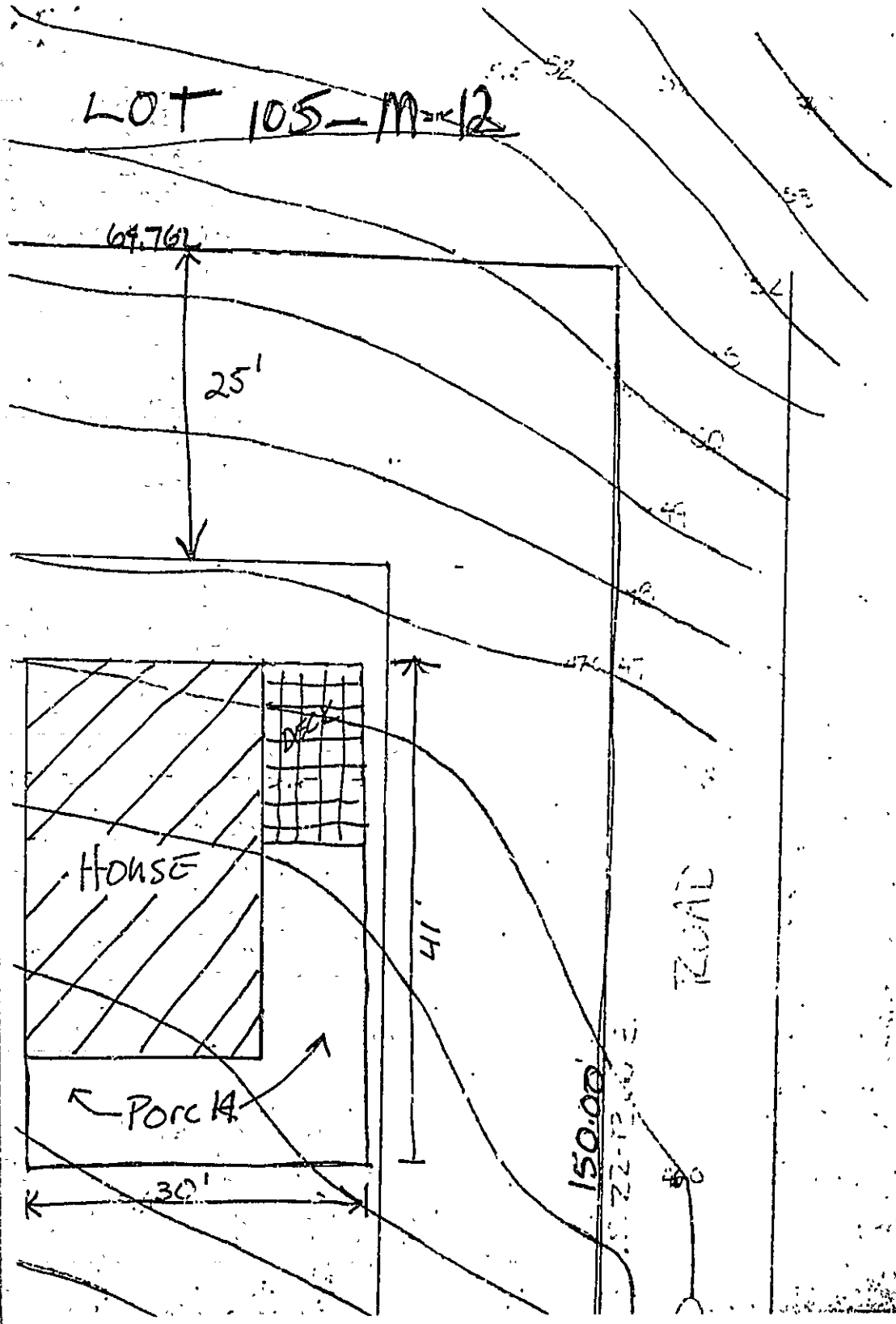
The minor site plan application for a single family/two-family dwelling includes the following:

	Provided? Yes	No	Remarks
1. Name and address of the applicant.		✓	
2. A boundary survey of the lot, prepared and sealed by a registered land surveyor.		✓	
3. Scale and north arrow.		✓	
4. Location, dimensions and first floor(sill) elevation(based on mean sea level datum) of the proposed building(s).		✓	
5. Location and dimensions of driveway(s) and parking area.		✓	
6. Locatic nd size of both existing utilities in the street and proposed utilities serving the building.		✓	HHE. 200 required. Public Water?
7. Location of areas on the site which will be used to dispose of surface water drainage and related facilities.		—	
8. Existing and proposed contours(based on mean sea level datum).(Except where Public Works has determined that lesser detail would be required-Sec.14-526-C-1 g)		✓	

Comments

Reviewing Staff D. Ray

Date 8/17/80


LOT 105 — M=12
64.76'
25'
House
Deck
41'
Porch
30'
150.00'
ROAD

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 105-M-12
Anderson Avenue
Little Diamond Island

August 26, 1987

Mr. Cyrus Y. Hagge, President
Project Management Inc.
48 Free Street
P. O. Box 4857 Downtown Station
Portland, Maine 04112

Dear Mr. Hagge:

Receipt is hereby acknowledged of your HHE Form 200 Soils Analysis Results, which arrived here a day or two ago However, there is still a problem in that the Public Works Department requires that the site plan for your proposed single family dwelling be submitted on a plot plan under seal by a registered land surveyor, as follows:

The site plan should also include the following:

1. Name and address of the applicant
2. A boundary survey of the lot, prepared and sealed by a registered land surveyor.
3. Scale and north arrow
4. Location, dimensions and first floor (sill) elevation (based on mean sea level datum) of the proposed building.
5. Location and dimensions of driveway(s) and parking area.
6. Location and size of both existing utilities in the street and proposed utilities serving the building.
7. Existing and proposed contours (based on mean sea level datum), Except where Public Works has determined that lesser detail would be required. SEc. 14-526-C-1-g).

We will be obliged to hold up the processing of this building permit until such time as the requirements of the Site Plan Ordinance have been met.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Robert Roy, Planning Engineer, Public Works

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 1, 1987

Project Management, Inc.
P.O. Box 4857 DTS
Portland, ME 04112

RE: Lot M-1-2 Anderson Avenue, Little Diamond Island

Dear Sir:

Your application to construct a single family dwelling (seasonal) has been reviewed and a building permit is herewith issued, subject to the following requirements:

Site Plan Requirements:

Inspection Services	Approved	P. Samuel Hoffses 08/31/87
Public Works	Approved	R. Roy 08/31/87

Building Code Requirements:

1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection.
2. The 8 x 8 post must be changed to a minimum of 8" size tubes spaced no more than 8' apart and 4' below grade resting on a 12" x 16" footing of ledge with an anchor between tube and footing.
3. Your plan does show a framing detail, therefore I must assume a carring beam will rim the length of the structure with a foundation post the same as above.
4. A minimum of 2" x 8" joists 16" on center.
5. 2" x 6" rafters, 16" o.c.
6. Please read attached building permit report and implement items 5 and 6.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Robert Roy, Parks and Public Works

Enclosure

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Cyrus Hagge
Applicant

August 7, 1987
Date

P.O. Box 4857,DIS 04112
Mailing Address

Lot #12 Anderson Avenue Little Diamond Isl.
Address of Proposed Site

single family seasonal home
Proposed Use of Site

105-M-12
Site Identifier(s) from Assessors Maps

8,000+sqft / 672 sq. ft.
Acreage of Site / Ground Floor Coverage

IR-2
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 2

Total Floor Area 1,344 sq. ft.

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	OTHER	
APPROVED	/														/	
APPROVED CONDITIONALLY	/														/	CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) No building permit shall be issued until a boundary survey of the lot, prepared and sealed by a registered land surveyor, is submitted, as required by the City Code!

(Attach Separate Sheet if Necessary)

OK MR 8/31/87

8/25/87

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Cyrus Hagge — August 7, 198
Applicant — Date

P.O. Box 4857, — Lot M12 Anderson Avenue Little Diamond Isl.
Mailing Address — Address of Proposed Site

single family res. — 105 M-2
Proposed Use of Site — Site Identifier(s) from Assessors Maps

8,000+sqft / G ft. — IR-2
Acreage of Site / Groun ... age — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (✓) No — Proposed Number of Floors 2

Board of Appeals Action Required: ( ) Yes (✓) No — Total Floor Area 1,344 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	OTHER	
APPROVED																
APPROVED CONDITIONALLY															✓	CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) No building permit shall be issued until a boundary survey of the lot, prepared and sealed by a registered land surveyor, is submitted, as required by the City Code!

(Attach Separate Sheet if Necessary)

D. J. Roy 8/25/87

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

SINGLE FAMILY AND TWO-FAMILY LOT
SITE PLAN REQUIREMENTS (Sec. 14-526)

Applicant(s) Hagge

Address of Proposed Site Anderson Ave., L.D.I.

The minor site plan application for a single family/two-family dwelling includes the following:

	Provided? Yes	No	Remarks
1. Name and address of the applicant.		✓	
2. A boundary survey of the lot, prepared and sealed by a registered land surveyor.		✓	
3. Scale and north arrow.		✓	
4. Location, dimensions and first floor(sill) elevation (based on mean sea level datum) of the proposed building(s).		✓	
5. Location and dimensions of driveway(s) and parking area.		✓	
6. Location and size of both existing utilities in the street and proposed utilities serving the building.		✓	HHE 200 required. Public water?
7. Location of areas on the site which will be used to dispose of surface water drainage and related facilities.			
8. Existing and proposed contours (based on mean sea level datum). (Except where Public Works has determined that lesser detail would be required-Sec. 14-526-C-1-g)		✓	

Comments

Reviewing Staff N/Mg

Date 8/17/87

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

August 7, 1987
Date

Cyrus Haggo
Applicant

P.O. Box 4657, DTS 04112
Mailing Address

single family seasonal home
Proposed Use of Site

8,000+soft / 672 sq. ft.
Acreage of Site / Ground Floor Coverage

Lot M12 Anderson Avenue Little Diamond Isl.
Address of Proposed Site

105-M-12
Site Identifier(s) from Assessors Maps

IR-2
Zoning of Proposed Site

Site Location Review (D.E.P.) Required: ( ) Yes (✓) No
Board of Appeals Action Required: ( ) Yes (✓) No
Planning Board Action Required: ( ) Yes (✓) No

Proposed Number of Floors 2
Total Floor Area 1,344 sq. ft.

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	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED															✓	REASONS SPECIFIED BELOW

REASONS: Plan is inadequate - does not meet requirements of site plan ordinance. See attached Checklist

(Attach Separate Sheet if Necessary)

D.G. Roy 8/17/87
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date June 7, 19 88
Receipt and Permit number 2 9223

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 105-M-12 Anderson Avenue, Little Diamond Island

OWNER'S NAME: Patricia H. D. Lagge ADDRESS: 1187 Westbrook St., Portland

	FEES
OUTLETS:	
Receptacles X Switches X Plugmold ___ ft. TOTAL 31-60	5.00
FIXTURES: (number of)	
Incandescent 20 Flourescent ___ (not strip) TOTAL 20	5.00
Strip Flourescent ___ ft.	
SERVICES:	
Overhead X Underground ___ Temporary ___ TOTAL amperes 100	3.00
METERS: (number of) 1	.50
MOTORS: (number of)	
Fractional ___	
1 HP or over ___	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) 1 Gas	3.00
Electric (number of rooms) ___	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) ___	
Oil or Gas (by separate units) ___	
Electric Under 20 kws ___ Over 20 kws ___	
APPLIANCES: (number of)	
Ranges 1 Water Heaters 1	
Cook Tops ___ Disposals ___	
Wall Ovens ___ Dishwashers 1	
Dryers 1 Compactors ___	
Fans ___ Others (denote) 1 Well Pump	7.50
TOTAL 4 5	~~XXXX~~
MISCELLANEOUS: (number of)	
Branch Panels 1 - 100 amp	1.00
Transformers ___	
Air Conditioner Central Unit ___	
Separate Units (windows) ___	
Signs 20 sq. ft. and under ___	
Over 20 sq. ft. ___	
Swimming Pools Above Ground ___	
In Ground ___	
Fire/Burglar Alarms Residential ___	
Commercial ___	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ___	
over 30 amps ___	
Circus, Fairs, etc. ___	
Alterations to wires ___	
Repairs after fire ___	
Emergency Lights, battery ___	
Emergency Generators ___	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (§04-16.b)	
TOTAL AMOUNT DUE:	25.00

INSPECTION:

Will be ready on ___, 19__; or Will Call x

CONTRACTOR'S NAME: John Perry Elec.

ADDRESS: 381 Danforth St., Portland, ME 04102

TEL.: 773-5824

MASTER LICENSE NO.: 3695 SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: ___

INSPECTOR'S COPY — WHITE

Little Diamond Island

ELECTRICAL INSTALLATIONS

Permit Number 2 9223

Location 165 Hill Ave

Owner Patrick Arbuckle

Date of Permit 6/7/88

Final Inspection

By Inspector

Permit Application Register Page No. 24

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in 6/13/88 by [illegible]

PROGRESS INSPECTIONS: ___/___/___

___/___/___

___/___/___

___/___/___

___/___/___

___/___/___

DATE:	REMARKS:

Permit # 930494 City of Portland BUILDING PERMIT APPLICATION Fee $60 Zone _____ Map # _____ Lot# _____

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

Owner: Patricia H.D. Hagge Phone # 775-7442

Address: Box 4857 - Ptld, ME 04112

LOCATION OF CONSTRUCTION Anderson Ave- Li ttle Diamand Is l

Contractor: Project Mgt, Inc Sub.: 775-7442

Address: Box 4857- Ptld,ME 04112 Phone # _____

Est. Construction Cost: 8000 Proposed Use. 1-fam w porch & deck

Past Use. 1-fam

# of Existing Res Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion _____

(1) reg house: construct porch - XXXX 24'x9' & deck 9'x51'

(105-M- 12,13)

(2) Guest house: const deck 4'x14'

For Official Use Only

Subdivision: _____

Date 6/8/93

Inside Fire Limits _____

Bldg Code _____

Time Limit _____

Estimated Cost 8000

Name _____

Lot _____

Ownership: Public _____

PERMIT ISSUED

JUN 11 1993

CITY OF PORTLAND

Zoning:

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 ____ Floodplain Yes ____ No ____

Special Exception _____

Other _____ (Explain) 6-10-93

HISTORIC PRESERVATION

Not in District or Landmark

Does not require review.

Requires Review

Action: Approved

Approved with Conditions

Date _____

Signature _____

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: _____ Size _____
3. Lally Column Spacing: _____ 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 _____

PERMIT ISSUED WITH REQUIREMENTS

Ceiling:

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

Roof:

1. Trusses 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 REQUIREMENTS

Permit Received By Louise E. Chase

Signature of Applicant Cyrus H. Hagge Date 6-8-93

Signature of CEO _____ Date _____

Inspection Date _____

White-Tax Assesor Yellow-GPCCG White Tag -CEO

© Copyright GPCCG 1988

930494 930494

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee $60 Zone _____ Map # _____ Lot# _____

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

Owner: Patricia H.P. Hagge Phone # 775-7442

Address: Box 4857 - Ptld, ME 04112

LOCATION OF CONSTRUCTION Anderson Ave- Lidttle Diamond Is

Contractor: Project Mgt, Inc Sub: 775-7442

Address: Box 4857- Ptld,ME 04112 Phone # _____

Est. Construction Cost: 8000 Proposed Use: 1-fam w porch

Past Use: 1-fam X deck

# 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 (1) leg house: construct porch - XXXX 24'x9' & deck 9'x31'

105-M- 12,13 (2) Guest house: const deck 4'x16'

For Official Use Only

Date 6/8/93 Subdivision _____

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot _____

Time Limit _____ Ownership: Public

Estimated Cost 3000

PERMIT ISSUED JUN 11 1993 CITY OF PORTLAND

Zoning:

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 ____ Floodplain Yes ____ No ____

Special Exception _____

Other (Explain) _____

HISTORIC PRESERVATION

~~Not in District nor Landmark~~

Does not require review.

~~Requires Review~~

Action ___ Approved.

___ ~~Approved with conditions~~

~~Denied~~

Date: _____

Signature: _____

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: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
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 REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Received By Louise A. Chase

Signature of Applicant _____ Date 6-8-93

Signature of CEO Cyrus H. Hagge Date _____

Inspection Dates _____

White-Tax Assessor Yellow-GPCOG White Tag -CEO

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PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $ 60 -
Subdivision Fee $
Site Plan Review Fee $
Other Fees $
(Explain)
Late Fee $

Inspection Record

Type	Date
Completed	6/16/94
	/ /
	/ /
	/ /
	/ /

Wrong inspection. [illegible]

COMMENTS

Signature of Applicant **Date**

BUILDING PERMIT REPORT

ADDRESS: Anderson Ave. Little Diamond DATE: 11/June/93

REASON FOR PERMIT: To Construct porch 9'x24' & deck 9'x31' Guest house Const. deck 4'x14'

BUILDING OWNER: Patricia H.D. Hagge

CONTRACTOR: Project Mgt. Inc.

PERMIT APPLICANT:

APPROVED: *1 *9 *12

CONDITION OF APPROVAL:

1.) Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection.)

2.) Precaution must be taken to protect concrete from freezing.

3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.

4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessable location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.

6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code SBCCI National Building Code 1990, and N.F.P.A. 101 Chapter 4 & 19.

(over)

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

*12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

13.) Headroom in habitable spaces is a minimum of 7'6"

14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

15.) All construction and demolition debris must be disposed at the RWL by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

Sincerely,

Samuel Hoffses
Chief of Inspection Services

/el
11/16/88-11/27/90-8/14/91-9/2/92-10/14/92

Applicant: Project Mngmt. for Patricia H.C. Hagge Date: 6-10-93

Address: Anderson Ave, Little Diamond Island

Assessors No.: 106-M-12,13

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

Interior or corner lot -

Use - guest house

Sewage Disposal - septic

Rear Yards - 67'

Side Yards - 27'

Front Yards - OK

Projections - none

Height - 1 story

Lot Area - OK 14-433

Building Area - OK

Area per Family - entire

Width of Lot - OK

Lot Frontage - OK

Off-street Parking - OK / N/A

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

PERMIT # [illegible]

PORTLAND BUILDING PERMIT APPLICATION

DATE 8/7/87

PERMIT ISSUED
SEP 3 1987
City Of Portland

I. GENERAL INFORMATION

Location/address of construction 105 Lot #12 Anderson Avenue Little Diamond Is.

1. Owner's name Patricia Hagge
Address 1187 Westbrook Street 04102 Tel. 773-4271

2. Lessee's name
Address Tel.

3. Contractor's name Project Management Inc.
Address P.O. Box 4857 DTS 04112 Tel. 775-7442

4. Is this a legally recorded lot? yes ____ no ____

II. DESCRIPTION OF WORK:

minor minor site plan review for single family seasonal dwelling as per plans

send permit to #3

III. BUILDING DIMENSIONS:

length ____ width ____ square footage ____ height ____ #stories ____

IV. ZONE

Setbacks: front ____ back ____ side ____ side ____ street frontage ____ Zoning board approval no ☐ yes ☐ date ____ Planning board approval no ☐ yes ☐ date ____

V. REVIEW REQUIRED:

site plan X subdivision ____ shore ____ variance ____ other ____ floodplain mgmt ____

VI. FEES:

base fee $345.00
subdivision fee ____ other fees ____
site plan review fee minor minor SSC 03 late fee ____
TOTAL $395.00

Number of off-street parking spaces: ____ enclosed ____ outdoors

VII. DETAILS OF WORK

1. WATER SUPPLY: ☐ public ☐ private
2. SEWER: ☐ public ☐ private, type
3. HEAT: type fuel
4. FOUNDATION: type thickness footing
5. ROOF: type covering pitch load
6. PLUMBING: SPRINKLER SYSTEM? yes ☐ no ☐
7. ELECTRICAL: service entrance size # smoke detectors
8. CHIMNEY: # flues material # fireplaces
9. FRAMING: floor joists size ____ ceiling joists ____ rafters ____ max. on center ____ studs ____ wall studs ____
10. If 1-story building w/masonry walls: wall thickness height
11. BEDROOM WINDOWS height width sill height egress window? yes ☐ no ☐

VIII. OFFICE USE:

TAX MAP # 105
LOT # H-12
VALUE/STRUCTURE
PERMIT EXPIRATION
CODE if other, explain

IX. NEW OR PHASED SUBDIVISION REFERENCE

Name
Lot
Block

X. PROPOSED USE: 101 A-Single Family Seasonal X Condominium Apartment

XI. PAST USE:

XII. OWNERSHIP: PUBLIC PRIVATE

XIII. EST. CONSTRUCTION COST: $ 65,000

XIV. GR. SQ. FT. OF LOT BUILDING

XV. RESIDENTIAL BUILDINGS ONLY: COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

	# BEDROOMS		
# NEW DWELLING UNITS WITH:	1 BDRM	2 BDRMS	3 BDRMS
# EXISTING DWELLING UNITS WITH:			

XVI. # RESIDENTIAL UNITS:

NEW DWELLINGS
EXISTING DWELLINGS
TOTAL RESIDENTIAL UNITS

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING
C.E.O.
FIRE DEPT.

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical, and mechanicals.

District No.

XVII.
SIGNATURE OF APPLICANT
TYPE NAME OF ABOVE Dyna Sue for Patricia Hagge PHONE #

1 2 3 4

White-GPOOG Green-Applicant Yellow-Assessor Pink-Office file Gold-Field inspector