



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

F05-M-'3

LOCATION Lot 13, Arderton Ave.; Little Diamond Isl

Date of Issue 3/20/90

Issued to Cyrus Haage

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. 89 / 2645, 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

One-family seasonal dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3-20-90

(Date)

Inspector

[Handwritten Signature]
Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and may not be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT # 02635 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Cyrus Hagge 775-7442
 Address: P.O. Box 4857 DTS Portland, OR 97208
 LOCATION OF CONSTRUCTION: Lot 13 Anderson Ave, Little Diamond
 CONTRACTOR: Erriack Mt. SUBCONTRACTORS: _____
 ADDRESS: P. O. Box 4857 DTS Portland 04112

For Official Use Only

Date: Sept 14, 1989 Subdivision, Year / No: _____
 Inside Fire Limits: _____ Name: _____
 Bldg Code: _____ Lot: _____
 Time Limit: _____ Clock: _____
 Estimated Cost: 300,000 Permit Expiration: _____
 Value/Structure: _____ Ownership: _____
 Fee: \$170.00 Public _____ Private _____

Est. Construction Cost: 30,000 Type of Use: 1 family Seasonal Dwelling
 Past Use: Vacant Lot
 Building Dimensions: L: 14' W: 7' Sq. Ft. 400 # Stories: 1 Lot Size: 4,377 sq. ft.
 Is Proposed Use: Seasonal Condominium _____ Apartment _____
To construct 1 family summer cottage
Conversion - Explain blueprint (2) Site plan (2) 2 pg. lawyer letter
COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE HSE Form (2)
 Residential Buildings Only
 # Of Dwelling Units: _____ # Of New Dwelling Units: _____

+ Minor minor site plan \$50.00
 Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size: _____ Spacing: _____
 3. Type Ceiling: _____
 4. Insulation Type: _____ Size: _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size: _____ Span: _____
 2. Sheathing Type: _____
 3. Roof Covering Type: _____
 4. Other: _____

Chimneys:
 Type: _____ Number of Fire Places: Portland

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required 00.0% No _____
 2. No. of Tubs or Showers: _____
 3. No. of Flushes: 60.00
 4. No. of Lavatories: _____
 5. No. of Other Fixtures: _____

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

Zoning:
 District: _____ Front _____ Back _____ Side _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other: (Explain) _____
 Date Approved: 9-27-89

Foundation:
 1. Type of Soil: _____
 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: _____
 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: _____

PERMIT ISSUED WITH LETTER

Permit Received By: Latini
 Signature of Applicant: Cyrus Hagge Date: Sept. 14, 1989
 Signature of CEO: _____ Date: _____

Inspection Dates: _____
 White Tax Assessor _____ Yellow-GPCOG _____ White Tag, CEO _____
 Copyright GPCOG 1987

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$	170.00
Subdivision Fee \$	
Site Plan Review Fee \$	50.00
Other Fees \$	
(Explain)	
Late Fee \$	

Type

Inspection Record

Date

Type	Inspection Record	Date

COMMENTS Single family summer cottage as per plans submitted.

8-16-90 complete OK Ready for CO. OK

Signature of Applicant

Date 9/11/89



CITY OF PORTLAND, MAINE

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

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
September 29, 1989

Cyrus Hagge
P.O. Box 4857-DTS
Portland, Maine 04112

Re: Lot #13 Anderson Avenue, Little Diamond Island - (105-r-13)

Dear Sir:

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

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

Site Plan Review Requirements

Inspection Services
Public Works

Approved
Approved

W. Giroux
S. Harris

Building Code Requirements

- 1.) Please read and implement items 1,6,7 and 9 of the attached Building Permit Report.
- 2.) This permit is being issued with the understanding that complete framing plans be submitted and approved before construction begins.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: S. Harris, Public Works
P. Niehoff, Public Works

BUILDING PERMIT REPORT

ADDRESS: Lot #13 Anderson Ave. L.D.T. DATE: 29/3/89

REASON FOR PERMIT: Single Family dwelling

BUILDING OWNER: Gyus Nagge

CONTRACTOR: Project mgt.

PERMIT APPLICANT: owner

APPROVED: *1 *6 *7 *9 DENIED: _____

CONDITION OF APPROVAL OR DENIAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 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 placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 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 (1118 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.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

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 fire-resistance 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 3/4-inch solid core wood doors or approved equivalent.

X 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 6 inches cannot pass through any opening.

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.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Cyrus Hagge, Project Mat., Co. Date: Sept 14, 1989

Mailing Address: P.O. Box 4857, DTS, Portland Address of Proposed Site: 105 N 13, Lot 13, Anderson Ave., Little Diamond

Proposed Use of Site: 1 Family summer cottage Site Identifier(s) from Assessors Maps: 105-N-13

Acres of Site: 9.357 / Ground Floor Coverage: 392 sq. ft. Zoning of Proposed Site: TR-2

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 1 1/2

Board of Appeals Action Required: () Yes () No Total Floor Area: 400 sq. ft.

Planning Board Action Required: () Yes () No

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	DOES NOT COMPLY	REASONS SPECIFIED BELOW

REASONS: OK W/D L-70 9-22-89

SIGNATURE OF REVIEWING STAFF/DATE
BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Cyrus Hages Project Mat. Co. Date Sept 14, 1989
P.O. Box 4857 DTS Portland
 Mailing Address 105-M-13 Lot 13 Anderson Ave Little Diamond
1 family summer cottage
 Proposed Use of Site 105-M-13
9,357 / 392 sq. ft. Site Identifier(s) from Assessors Maps
TR-2
 Acreage of Site / Ground Floor Coverage 105-M-13
 Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1 1/2
 Board of Appeals Action Required: () Yes () No Total Floor Area 400 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																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																

REASONS:

(Attach Separate Sheet if Necessary)

K. Harris 9/25
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

Applicant: *Cyrus Hagg*

Date: *9-27-89*

Address: *Lot #13 Anderson Ave - Little Diamond Island*

Assessors No.: *105-M-13*

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *IR-2*

Interior or corner lot -

Use - *summer cottage - 1 family*

Sewage Disposal - *septic*

Rear Yards - *66' OK*

Side Yards - *20' + 2''* *20' required*

Front Yards - *55' OK*

Projections - *front steps*

Height - *1 1/2 story*

Lot Area - *9,357 sq ft*

Building Area - *20x15*

Area per Family - *single*

Width of Lot - *61'*

Lot Frontage - *61'*

Off-street Parking -

Loading Bays - *N/A*

Site Plan -

Shoreland Zoning -

Flood Plains -

*1984 subdivision
OK as per 14-433*

Project Management, Inc.

(207) 775-7442

43 Free Street P.O. Box 4857 DTS Portland, Maine 04112

October 14, 1989

Mr. P. Samuel Hoffses
Chief, Inspection Service
City of Portland
389 Congress Street
Portland, Maine 04101

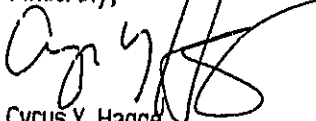
Re: Building Permit #002645, Lot 13, Anderson Ave, Little Diamond Is.

Dear Mr. Hoffses:

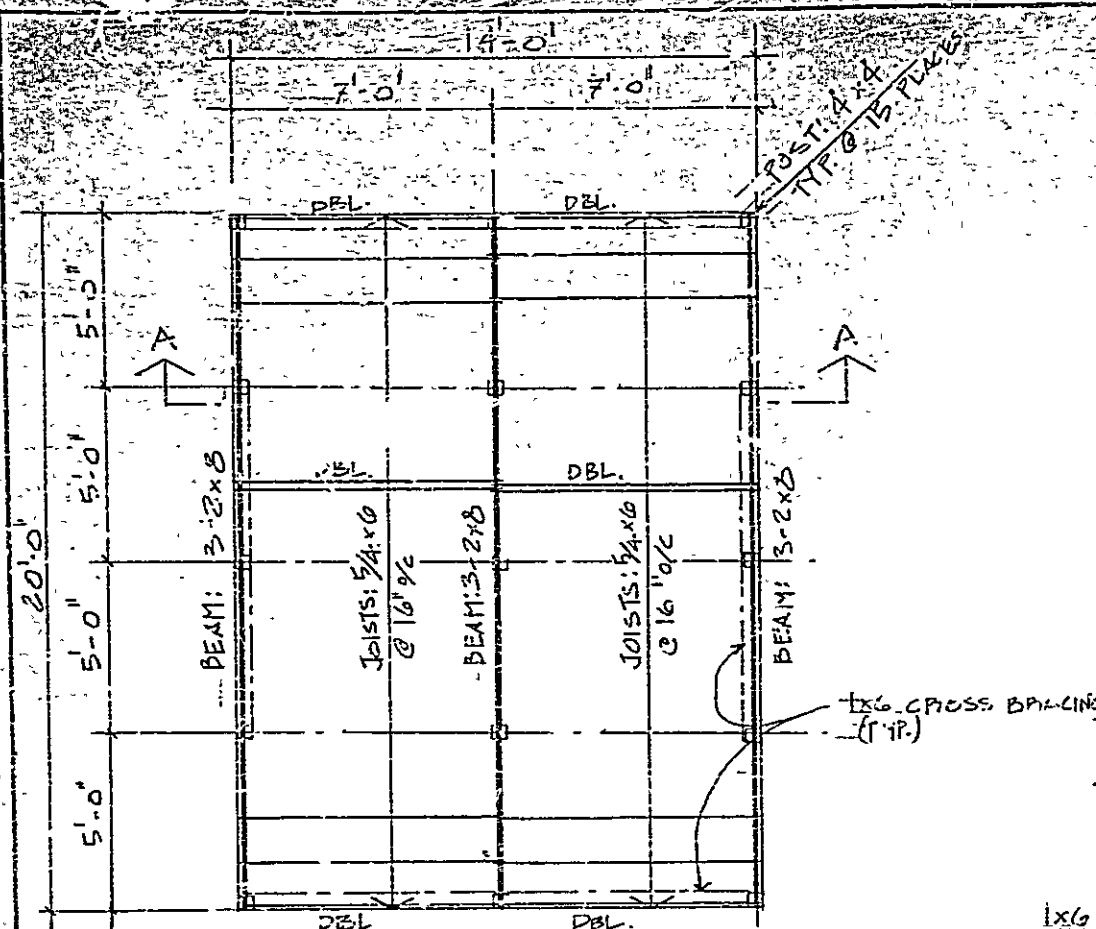
As per your request, I have completed a framing plan for the seasonal dwelling I am planning to construct on Little Diamond Island. Please find and review the enclosed drawings prepared by Mooney Associates.

If you have any additional questions please do not hesitate to contact me

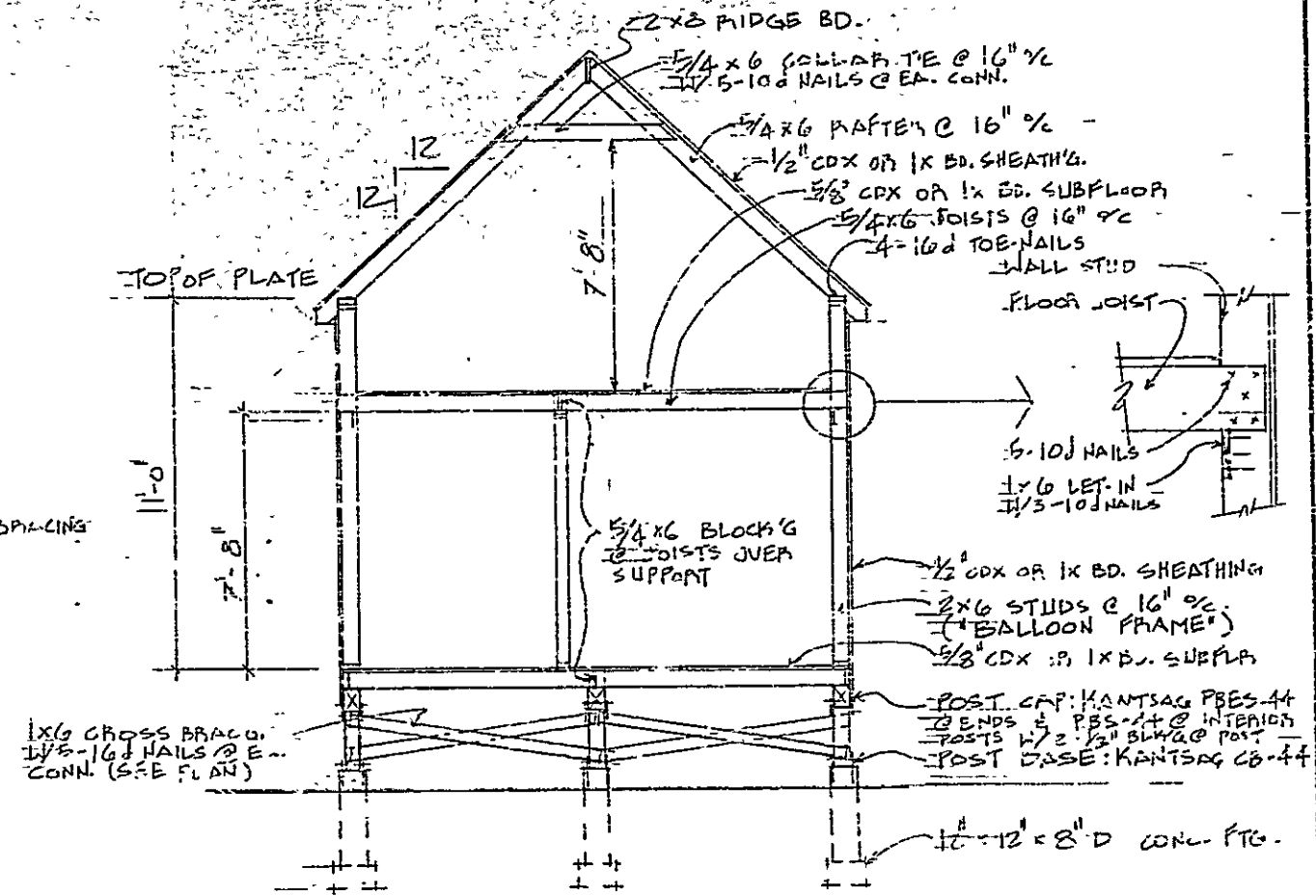
Sincerely,



Cyrus Y. Hagge



FLOOR FRAMING PLAN
 $\frac{1}{4}'' = 1'-0''$

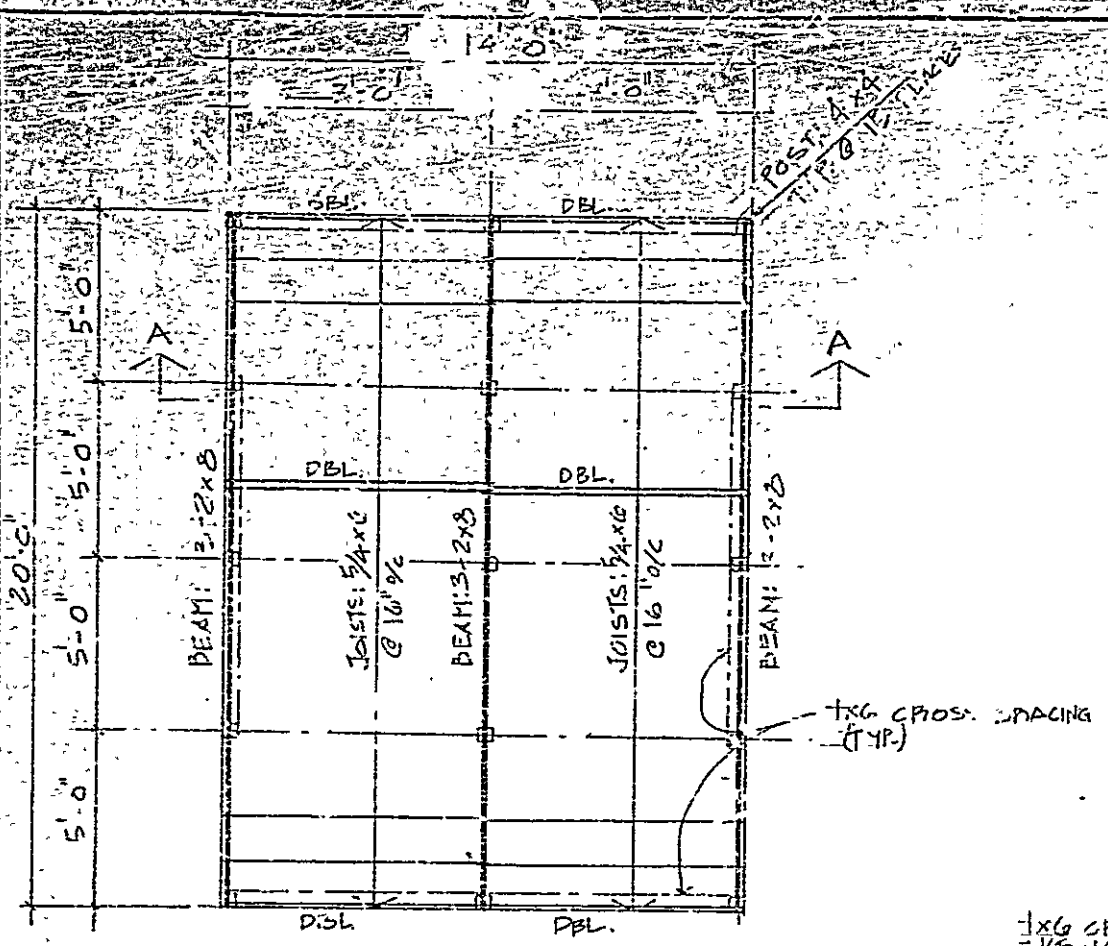


BLDG. SECTION A-A
 $\frac{1}{4}'' = 1'-0''$

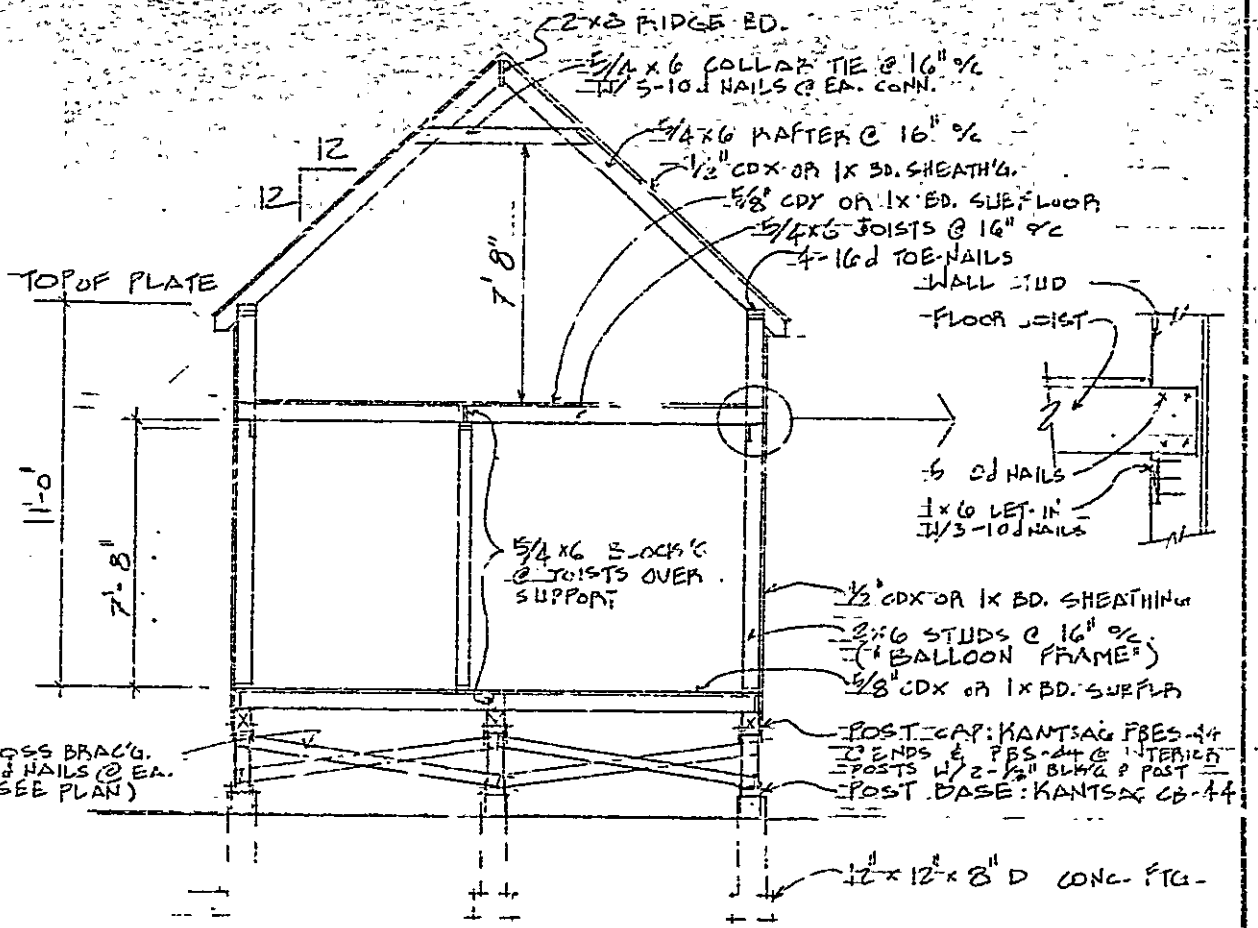
4. ALA. W. MONEY & ASSOCIATES
 PROFESSIONAL ENGINEERS & CONSULTANTS
 PORTLAND, ME (207) 775-1969

CYRUS HAGGE COTTAGE
 LITTLE DIAMOND ISLAND

JOB NO:	89-317
DATE:	10-12-89
BY:	D. A. M.
SHT. NO.:	1 of 1

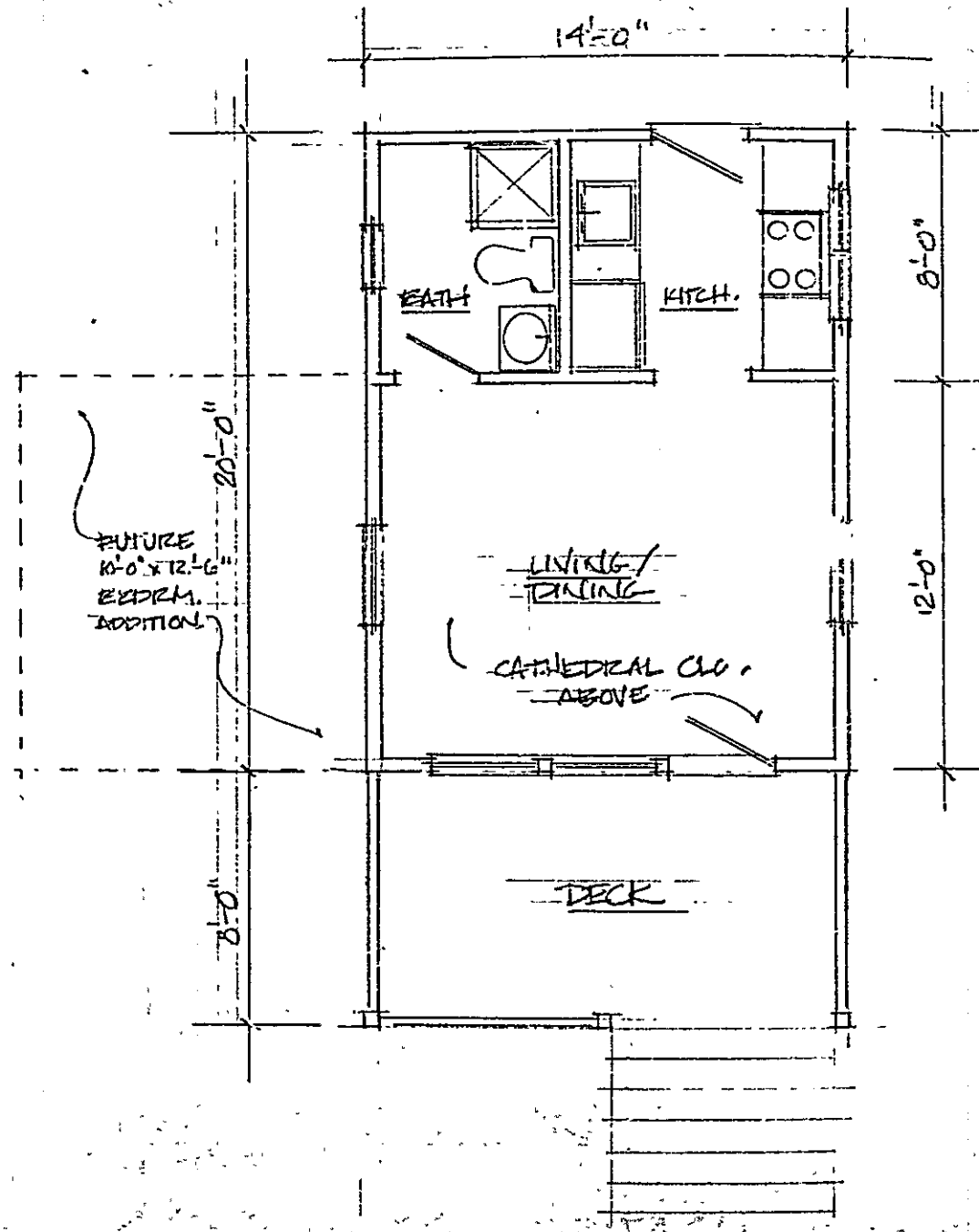


FLOOR FRAMING PLAN
 1/4" = 1'-0"



DI. DG. SECTION A-A
 1/4" = 1'-0"

H. ALAN MOONEY & ASSOCIATES PROFESSIONAL ENGINEERS & CONSULTANTS PORTLAND, ME (207) 775-1500	CYRUS HAGGE COTTAGE LITTLE DIAMOND ISLAND	JOB NO: 89-417
		DATE: 10-2-89
		BY: D. M.
		SHEET NO: 1 OF 1



FUTURE
10'-0" x 12'-6"
BEDRM.
ADDITION

BATH

KITCH.

LIVING/
DINING

CATHEDRAL CLO.
ABOVE

DECK

14'-0"

8'-0"

12'-0"

20'-0"

8'-0"

GROUND FLOOR PLAN

1/4" = 1'-0"

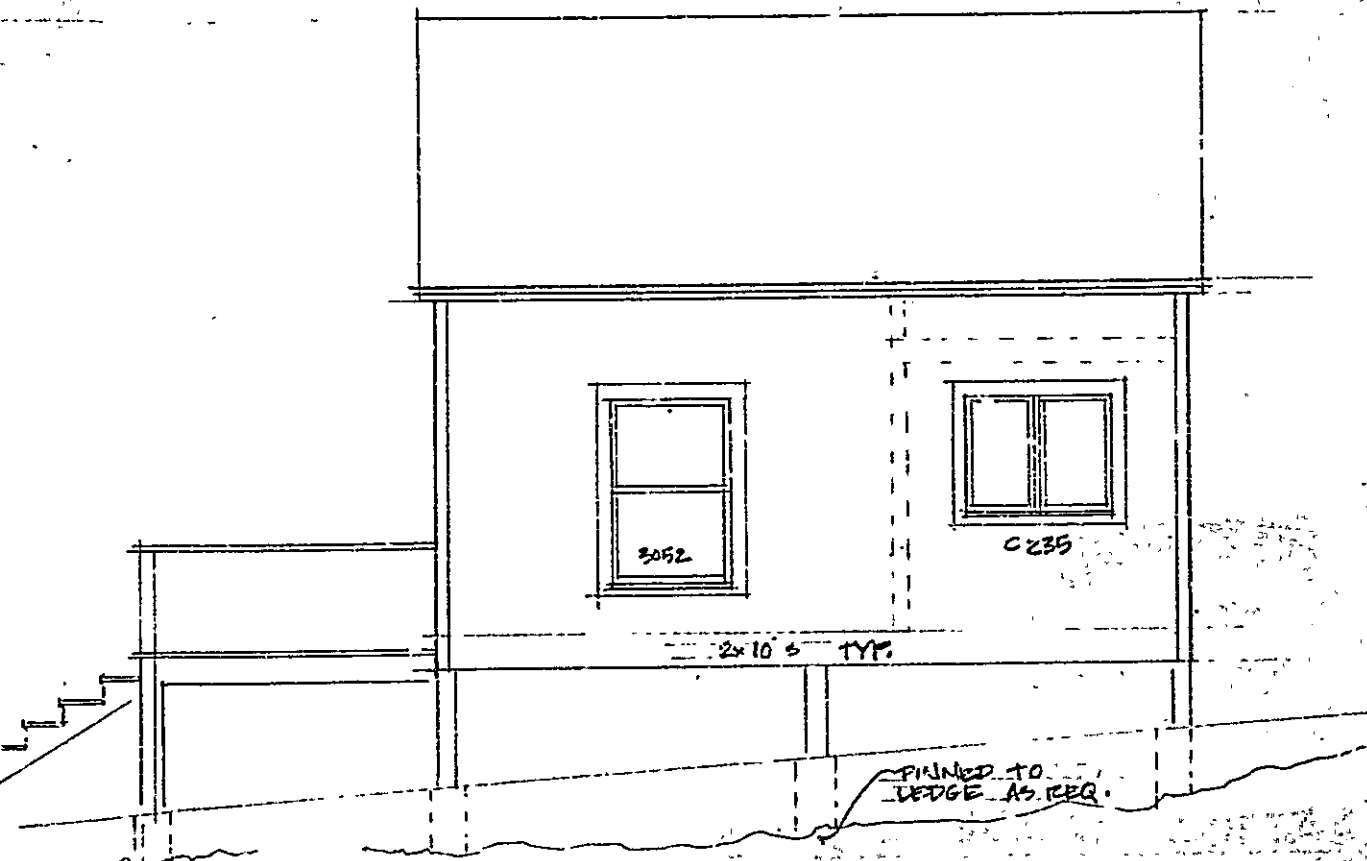
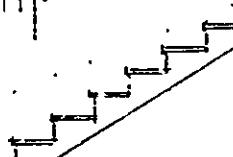
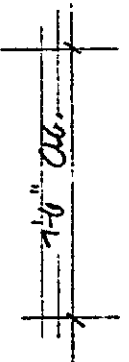
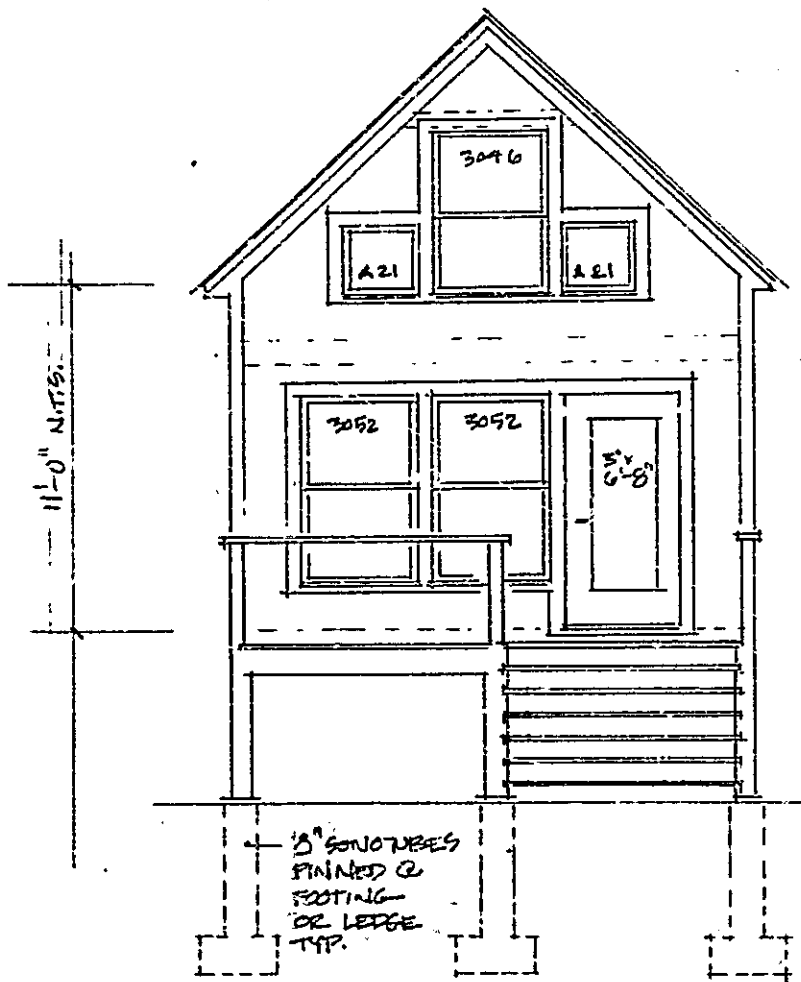
RECEIVED

SEP 14 1989

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

CYRUS HAGGE COTTAGE
PROPOSAL 9/12/89
LITTLE DIAMOND ISLAND

LELAND HULST
ARCHITECTURAL SERVICES
178 Spring Street / Portland, Maine 04102 / (207) 773-2643



FRONT ELEVATION

1/4" = 1'-0"

CYRUS HAGGE COTTAGE PROPOSAL

LITTLE DIAMOND ISLAND

9/12/89

LELAND HULLIST
 ARCHITECTURAL SERVICES
 278 Spring Street / Portland, Maine 04108 / (603) 773-8845