

ROCKLEDGE AVE. - LITTLE DIAMOND  
105-V-34-35-36-38-L  
ISL.

CHECK LIST FOR DWELLINGS

Location Rockledge Ave

Date 10/22/70

Checked by: E. Smith

Letter	OK	Item	Comments
		Statement of design	
	✓	Foundation	
	✓	Dormer-check to see if structural ridge needed	
		If 2-stories do studs go to double cap below	
		Daylight basement - if so framing	
		Second floor joists	
		Ties needed	
	✓	Sills	
		Anchor bolts	
	✓	Floor joists	
	✓	Bridging	
	✓	Ceiling joists	
	✓	Headers	
	✓	Trimmers	
	✓	Double joists under non-bearing partitions	
	✓	Corner posts	
	✓	Wide opening - exterior walls - interior walls	
	✓	Nailers, double caps, shoes	
	✓	Rafters - flat roof structural roof needed	
	✓	Sole plate, collar beams, ridgeboard - roof covering-chimney-height	
	✓	roof - how tied	
	✓	Columns under girder	
	✓	Girder	
		Overhang - framing	
		<u>PORCHES</u>	
		1. Foundation	
		2. Framing	
		Brick veneer - ties	
		<u>GARAGES</u>	
		1. Foundation	
		2 Separation between house & garage - ceiling	
		3 Threshold	
		4 Solid core door - closer	
		5 Ties at plate level	
		6 Header over doors	
		<u>BREEZEWAY</u> - Framing - foundation, etc.	
		<u>HEAT</u> - location in basement-if fuel oil tank is located in garage	
		<u>FEE</u> -	

Yes	No	Has Zoning Been C
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CHECK LIST AGAINST ZONING ORDINANCE

Date - 10/22/70  
Zone Location - R-2  
Interior or corner Lot - I  
40 ft. setback area (Section 21) - NO  
Use - O.K.  
Sewage Disposal - SEPTIC TANK  
Rear Yards - REQ- 25 Shows + 25'  
Side Yards - REQ- 10 Shows + 10'  
Front Yards - REQ- 25 Shows + 25'  
Projections - NO  
Height - O.K.  
Lot Area - O.K.  
Building Area - O.K.  
Area per Family - O.K.  
Width of Lot - O.K.  
Lot Frontage - O.K.  
Off-street Parking - —

PERMIT  
007 70/11  
CITY of PORT

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties Date October 21, 1970  
Location Pt. lot 12-lot 13-lot 18 Description 1-story frame cottage  
Rockledge Ave. Little Diamond Island  
Owner and Address L. Wendell Plum, 21 Howell Road Sudbury Mass.  
Contractor and Address Theodore T Rand, Little Diamond Island Maine  
Actual Area of Lot \_\_\_\_\_ Sq. Ft. Zone R-2  
Area required by Zoning Ord. if sewer were available \_\_\_\_\_

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

  
Director of Building & Inspections

\*\*\*\*\*  
2 copies to Health Director

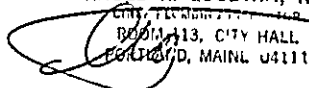
(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 6 minutes. On this basis area required by  
Zoning Ordinance is 9500 sq. feet.

Comments in event zoning appeal is filed: 2 App. Perm 75X313  
3 App. Perm 100X3X3

ERNOLO K. GOODWIN, R. S.

  
Room 113, CITY HALL  
PORTLAND, MAINE 04111



R2 RESIDENCE ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine,

October 21, 1970

PERMIT 103000  
OCT 23 1970  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications: Assess. 105-Y-pt. lot 12-13-18)

Location Pt. lot 12 - Lot 13 & Lot 18 Rockledge Ave. Little Island Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address L. Wendell Plum, 21 Swell Road Sudbury Mass. Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Theodore T Rand, Little Diamond Island Maine Telephone 766-2087

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans Yes No. of sheets 5

Proposed use of building Cottage No. families \_\_\_\_\_

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material frame No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_ Fee \$ 30.00

Estimated cost \$ 10,000

### General Description of New Work

To construct 1-story frame cottage 48' x 32'.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? no If not, what is proposed for sewage? septic tank

Has septic tank notice been sent? yes Form notice sent? yes

Height average grade to top of plate 10' Height average grade to highest point of roof 13'

Size, front 48' depth 32' No. stories 1 solid or filled land? solid earth or rock? both

Material of foundation 10" concrete piers-at least 4" below grade Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar no

Kind of roof flat Rise per foot 1 1/4" Roof covering Asphalt Class C Und Label.

No. of chimneys 1 with fireplace brick of lining tile Kind of heat stove heat

Framing Lumber-Kind hemlock Dressed or full size? dressed Corner posts 4x8 Sills 6x8

Size Girder 6x8 Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2x8, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8 - 2x12

On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16" 16"

Maximum span: 1st floor 12', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 12' 20'

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

O.K. Z.C. 10/22/70

O.K. B.C. 10/22/70 10/24/70

L. Wendell Plum  
Theodore T. Rand

CS 301

INSPECTION COPY

Signature of owner

by: L. Wendell Plum

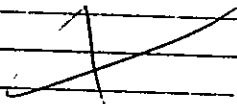
Jm

NOTES

6-5-71 Exterior  
 Framed out OK *PD*

7-17-71 Ready  
 for fireplace const. *HP*

8-14-72 Completed *PD*



Permit No 72/1584

Location *Franklin Ave. (on street) Dan. Street*

Inspector *J. MacCall (Plumber)*

Date of permit 10/24/70

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

C. of Occupancy issued

Staking Out Notice

Form Check Notice

APPROVAL OF INSPECTION - see page 1

See floor plan for location of work

FRONT - (see floor plan)

DATE OF PERMIT 10/24/70

PERMIT NO 72/1584

INSPECTOR J. MacCall

LOCATION Franklin Ave. (on street) Dan. Street

PERMITTEE [illegible]



(R) GENERAL RESIDENCE ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 1289  
JUL 8 1939

Class of Building or Type of Structure Third Class

Portland, Maine, July 8, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Little Diamond Island Ward 1 Within Fire Limits? No Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Scott Wilson  
 Contractor's name and address George Milne, 25 Edwards St. Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Proposed use of building Cottage  
 Other buildings on same lot \_\_\_\_\_ No. families \_\_\_\_\_

### Description of Present Building to be Altered

Material wood No. stories 1 Heat \_\_\_\_\_ Style of roof hip Roofing wood  
 Last use cottage No. families \_\_\_\_\_

### General Description of New Work

To put 14' corner on front of cottage and 8' dormer on side of building  
 To recover entire roof 150' or more to either lot line  
 To finish off two rooms on second floor under dormers - existing floor joists 2 x 8

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED  
NOTIFICATION OF LATHING  
OR CLADDING IS NOT REQUIRED

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof hip Roof covering Asphalt shingles (Plan D Ent. Lab.)  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, later to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger beam? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4, O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 2x6  
 On centers: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof 2'  
 Maximum span: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
 Plans filed as part of this application? no No. sheets \_\_\_\_\_  
 Estimated cost \$ 1200. Fee \$ 7.00  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of owner Scott Wilson

INSPECTION COPY

9/12

Ward 1 Permit No. 29/1269

Location Little T. General Co

Owner Scott Wilson

Date of perm. 7/8/29

Notif. closing-in \_\_\_\_\_

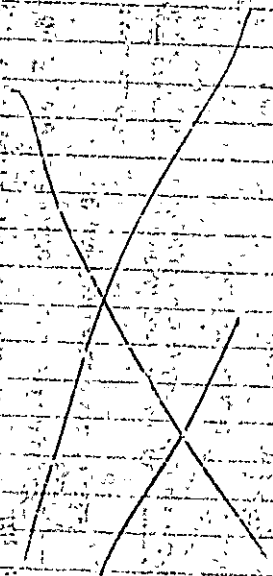
Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. \_\_\_\_\_

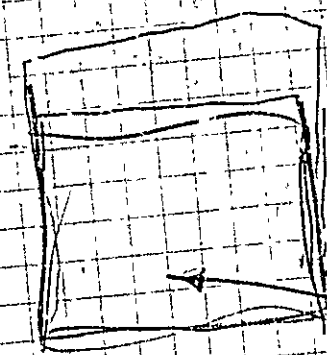
Cert. of Occupancy issued \_\_\_\_\_

NOTES





Proposed  
Work House



Present  
Cottage



100' x

R. 1



# APPLICATION FOR PERMIT

Permit No. PERMIT 11-100

Class of Building or Type of Structure Third Class

MAY 18 1920

Portland, Maine, May 16, 1920

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and~~ install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Rockledge Ave. Little Diamond Is. Ward 1 Within Fire Limits? No Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Scott Wilson Cumb. Co. Court House Telephone \_\_\_\_\_  
 Contractor's name and address George Hillis, 15 Edwards St. Telephone \_\_\_\_\_  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building Tool shed No. families \_\_\_\_\_  
 Other buildings on same lot Cottage

### Description of Present Building to be Altered

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_

### General Description of New Work

To erect frame tool shed

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED.  
 NOTIFICATION BEFORE TAPPING  
 ON CIGARS IS NOT NEEDED.

### Details of New Work

Size, front 10' depth 10' No. stories 1 Height average grade to highest point of roof 12'  
 To be erected on solid or filled land? solid earth or rock? earth and rock  
 Material of foundation and sills Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof pitch Roof covering Asphalt roofing Class C Und. Lab.  
 No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat no Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? no Size of service \_\_\_\_\_  
 Corner posts 4x4 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor 2x4, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x4  
 On centers: 1st floor 24", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 24"  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
 Plans filed as part of this application? yes No. sheets 1  
 Estimated cost \$ 50. Fee \$ .50

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of owner Scott Wilson

INSPECTION COPY

6489

Ward 1 Permit No 28/874  
Location Packledge Ave. Ft. Diamond  
Owner Scott Wilson  
Date of permit 5/16/28  
Not closing-in  
Inspn. closing-in  
Final Notif  
Fical Inspn.  
Cert. of Occupancy issued

NOTES

~~ADDITIONAL WORK~~  
P.T.F.  
3/1/29

Approved by \_\_\_\_\_

City Engineer

City of \_\_\_\_\_  
Department of \_\_\_\_\_  
\_\_\_\_\_



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 14, 1923

PERMIT ISSUED  
MAY 14 1923

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Rockledge Ave. Little Diamond Is. Ward 1 Within Fire Limits? Yes Dist. No. \_\_\_\_\_

Owner's name and address Scott Wilson, On Dr. City Court House Telephone \_\_\_\_\_

Contractor's name and address Geo. J. Wilton, 16 Exchange St. Telephone \_\_\_\_\_

Architect's name and address \_\_\_\_\_

Proposed use of building Cottage No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

### Description of Parts to be Altered

Material Wood No. stories 1 Heat \_\_\_\_\_ Type of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use Cottage No. families \_\_\_\_\_

### General Description of New Work

To set small dormer (one window) on one side of the roof (60' x 70' to 100' line)  
To partition off two rooms on second floor  
To enlarge window openings in one of the present dormers

RECEIVED BY THE CITY ENGINEER  
MAY 14 1923

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_

If oil burner, name and model \_\_\_\_\_

Capacity and location of oil tanks \_\_\_\_\_

Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in this proposed building? \_\_\_\_\_

### Miscellaneous

Will above work require removal or disturbing of any shade trees on a public street? Yes

Plans filed as part of this application? Yes No. sheets \_\_\_\_\_

Estimated cost \$ 100 Fee \$ 75

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of owner Scott Wilson

INSPECTION COPY

64-500

Ward 1 Permit No. 28/889

Location Rockledge Ave, Ft. Diamond

Owner Scott Wilson

Date of perm. 5/16/28

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

Final Notif. \_\_\_\_\_

Final Inspn. \_\_\_\_\_

Cert. of Occupancy issued \_\_\_\_\_

NOTES

P.I.F.

3/1/29