



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 34 Diamond St

CBL 023 A002001

Issued to Cardente Linda A/David Sinclair

Date of Issue 05/19/2003

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.03-0282 ,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

Approximately 2663 sq. Ft. (i-1-)
First floor - North West section

Offices and Driving School
Use Group: B

Limiting Conditions:

Type: 5-B BOCA 1999

This certificate supersedes
certificate issued

Approved:

(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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 030282

This is to certify that Cardente Linda A/David Sinc
has permission to Build Firewall Between Exis Office Garage Add a Handicap Access Bathroom within office
AT 34 Diamond St L 023 A002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] - 4/28/13
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 03-0282 | Issue Date: | CBL: 023 A002001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|------------------------------------|---|----------------------|
| Location of Construction: 34 Diamond St | Owner Name: Cardente Linda A | Owner Address: 21 Channel Point Rd | Phone: 780-6916 |
| Business Name: | Contractor Name: David Sinclair | Contractor Address: 77 Newbury Street Portland | Phone: 2077734355 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: ILB |

| | | | | |
|---------------------------|---|---|--|--------------------|
| Past Use: Office Space | Proposed Use: Office Space/AAA Driving School <i>considered "Back office use" by definition</i> | Permit Fee: \$58.00 | Cost of Work: \$5,000.00 | CEO District: 1 |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>4/28/03</i> | |

| | | |
|--|-------------------------------|-------------------------------|
| Proposed Project Description: Build Firewall Between Existing Office and Garage; add a Handicap Access Bathroom within office | Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | |
| Signature: _____ Date: _____ | | |

| | | | |
|-------------------------|---------------------------------|------------------------|--|
| Permit Taken By: gad | Date Applied For: 04/02/2003 | Zoning Approval | |
|-------------------------|---------------------------------|------------------------|--|

| | | | |
|--|---|--|--|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/16/03</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____ | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i> |
| | <i>Separate permits for any new signage</i> | | |

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

03-0282

All Purpose Building Permit Application

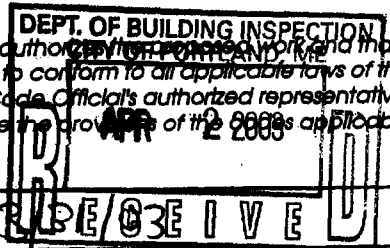
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

A-A-A

| | | |
|--|--|---|
| Location/Address of Construction: David Sinclair } 34 Diamond St Portland ME | | |
| Total Square Footage of Proposed Structure | Square Footage of Lot ✓ | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 023 - A - 002 | Owner: AAA Linda Cardente | Telephone: Pat Moody 780-6916 |
| Lessee/Buyer's Name (if Applicable) Pat Moody | Applicant name, address & telephone: David Sinclair 77 Newbury St 04101 773-4355 | Cost Of Work: \$ 5000.00 Fee: \$ 58.00 |
| Current use: <u>office SPIAS</u> | | |
| If the location is currently vacant, what was prior use: <u>Garage.</u> | | |
| Approximately how long has it been vacant: <u>NOT</u> | | |
| Proposed use: <u>driving school in existing AAA space</u> | | |
| Project description: <u>build fire wall between existing office & existing garage and build handicap bathroom in existing office space</u> | | |
| Contractor's name, address & telephone: David Sinclair 77 Newbury St 04101 | | |
| Who should we contact when the permit is ready: David Sinclair 773-4355 | | |
| Mailing address: Cell 632-3268 | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: | | |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized me to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the 2003 applicable to this permit.



| | |
|---|-------------------------|
| Signature of applicant: <u>David Sinclair</u> | Date: <u>APR 2 2003</u> |
|---|-------------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|------------------------------|--|----------------------------|
| Permit No: 03-0282 | Date Applied For: 04/02/2003 | CBL: 023 A002001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|--|---------------------------------|
| Location of Construction: 34 Diamond St | Owner Name: Cardente Linda A | Owner Address: 21 Channel Point Rd | Phone: () 780-6916 |
| Business Name: | Contractor Name: David Sinclair | Contractor Address: 77 Newbury Street Portland | Phone: (207) 773-4355 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | | |
|---|------------------------------|---|
| Proposed Use: Office Space/AAA Driving School office use | Considered a back office use | Proposed Project Description: Build Firewall Between Existing Office and Garage; add a Handicap Access Bathroom within office |
|---|------------------------------|---|

| | | | |
|--|---|----------------------------------|---|
| Dept: Zoning | Status: Approved | Reviewer: Marge Schmuckal | Approval Date: 04/16/2003 |
| Note: considered a "back office use" | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Dept: Building | Status: Pending | Reviewer: Mike Nugent | Approval Date: |
| Note: | | | Ok to Issue: <input type="checkbox"/> |
| Dept: Fire | Status: Approved with Conditions | Reviewer: Lt. McDougall | Approval Date: 04/14/2003 |
| Note: 1) fire extinguishers shall be provided in accordance with NFPA 10 standards | | | Ok to Issue: <input checked="" type="checkbox"/> |

Comments:
04/17/2003-mjn: Inaccurate construction costs, notified the contractor to come in and justify cost. Or pay new fee



Application for Construction Permit

Department of Public Safety
Licensing & Inspections
164 State House Station
Augusta, Maine 04333-0164
Tel: 207-624-8744 x1
Fax: 207-624-8767

SHADED AREAS ARE FOR OFFICE USE ONLY (3-99)

Project Information

Project Name: AAA OFFICE RENOVATIONS
 Street Location: 34 DIAMOND STREET Town Location: PORTLAND MAINE
 County: CUMBERLAND

New Building: Renovation: Addition: Occupancy Change:
 Sprinkler System: Yes No Sprinkler System Supervised: Yes No

Date of Construction Start-up: APRIL 1ST - Estimated Project Cost: 10-12,000.00
 Date of Construction Completion: END OF MAY Construction Permit Fee: 25.00
(Fee schedule is on back)

Occupancy Classification

| | | |
|---|---|--|
| Apartments <input type="checkbox"/> | Nursing Home <input type="checkbox"/> | Educational <input type="checkbox"/> |
| Hotel / Motel <input type="checkbox"/> | Industrial <input type="checkbox"/> | Daycare <input type="checkbox"/> |
| Rooming & Lodging <input type="checkbox"/> | Residential Care Level I <input type="checkbox"/> | Detention <input type="checkbox"/> |
| Congregate Housing <input type="checkbox"/> | Residential Care Level II <input type="checkbox"/> | Business <input checked="" type="checkbox"/> |
| Hospital <input type="checkbox"/> | Assembly Class A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> | Other <input type="checkbox"/> |
| Limited Care <input type="checkbox"/> | Mercantile A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> | |

Construction Type

| | |
|--|--|
| Fire Resistive: Type I (443), (332) <input type="checkbox"/> | Unprotected Ordinary: Type III (200) <input type="checkbox"/> |
| Protected Non-Combustible: Type II (222), (111) <input type="checkbox"/> | Heavy Timber: Type IV (2HH) <input type="checkbox"/> |
| Unprotected Non-Combustible: Type II (000) <input type="checkbox"/> | Protected Wood Frame: Type V (111) <input type="checkbox"/> |
| Protected Ordinary: Type III (211) <input type="checkbox"/> | Unprotected Wood Frame: Type V (000) <input checked="" type="checkbox"/> |

Addresses

Owner's Name: AAA Telephone: _____ Fax: _____
Mailing Address: 34 DIAMOND STREET
 Town: PORTLAND State: ME Zip Code: 04101

Design Professional: PHILIP J. DUCHATY Telephone: 781-5346 Fax: 781-2908
 Maine Registration Number: 1108 E-mail: PDARCH@MAINE.RR.COM
 Mailing Address: 302 US RT 1
 Town: FALMOUTH, MAINE State: MAINE Zip Code: 04105

General Contractor: _____ Telephone: _____ Fax: _____
 Mailing Address: _____
 Town: _____ State: _____ Zip Code: _____

Signature of Applicant: Phillip J. Duchaty A.I.A.

| | | |
|--|----------------------|---------------------------------|
| Preliminary Approval: <input type="checkbox"/> | Date: _____ | Approved By: _____ |
| Construction Permit: <input checked="" type="checkbox"/> | Date: <u>3/28/03</u> | Approved By: <u>[Signature]</u> |
| Approval Letter: <input type="checkbox"/> | Date: _____ | Approved By: _____ |

| LOG # | DATE PLANS RECEIVED | REVIEW FEE | DATE FEE RECEIVED | CHECK # | PLAN REVIEWER | DATE PERMIT ISSUED | PERMIT # |
|-------|---------------------|--------------|-------------------|-------------|---------------|--------------------|----------|
| | <u>3/28/03</u> | <u>25.00</u> | <u>3/28/03</u> | <u>6384</u> | <u>R-1</u> | | |

25.00
25.00
25.00



Application for Barrier-Free Permit

Department of Public Safety
Licensing & Inspections
164 State House Station
Augusta, Maine 04333-0164

Tel: 207-624-8744 x 1
Fax: 207-624-8767



Project Name: AAA OFFICE RENOVATIONS
Street Location: 34 DIAMOND ST Town Location: PORTLAND
County: CUMBERLAND State: MAINE Zip Code: 04101

New Building:

Renovation:

Change of Use:

Project Cost: 10,000 ± Fee (fee schedule is on back): 25,000

Design Professional's Name: Philip J. Daugherty - A.I.A.
Mailing Address: 302 US RT 1
Town: FALMOUTH State: MAINE Zip Code: 04105
Maine Registration Number: 1108
Design Professional's Signature: Philip J. Daugherty Date: 3/28/03

Approved for Permit:

Date: 3/28/03

Plan Reviewer: [Signature]

Comments:

| LOG # | DATE PLANS RECEIVED | REVIEW FEE | DATE FEE RECEIVED | CHECK # | PLAN REVIEWER | DATE PERMIT ISSUED | PERMIT # |
|-------|---------------------|--------------|-------------------|-------------|---------------|--------------------|----------|
| | <u>3/28/03</u> | <u>25.00</u> | <u>3/28/03</u> | <u>6384</u> | <u>R.M</u> | | |

Moody, Patrick

From: Cardente Properties [cardprop@maine.rr.com]

Sent: Tuesday, April 01, 2003 8:47 AM

To: Moody, Patrick

Patrick Moody
AAA

Please forward to the City of Portland

Please be advised that as the owner of 34 Diamond Street, AAA is authorized to make the requested modifications as shown on their contractors application of March 31, 2003. I appreciate the fact that the city requires the owners approval as it is always wise to confirm things.

Thanks,

Doug Cardente
Cardente Properties

4/1/2003

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REPLACE WALL WINDOW

REPLACE WALL WINDOW

REPLACE WALL WINDOW

REPLACE WALL WINDOW

REPLACE WALL WINDOW

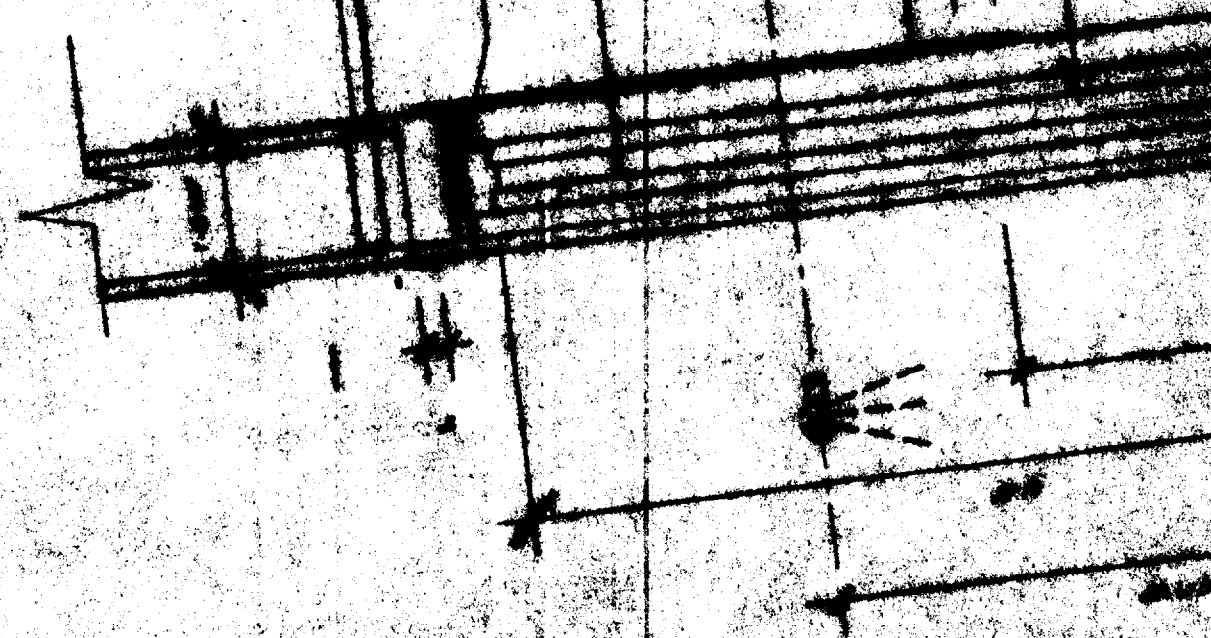
REPLACE WALL WINDOW

REPLACE WALL WINDOW

REPLACE WALL WINDOW

REPLACE WALL WINDOW

REPLACE WALL WINDOW



**Toilet fixture
Layout (ADA)**

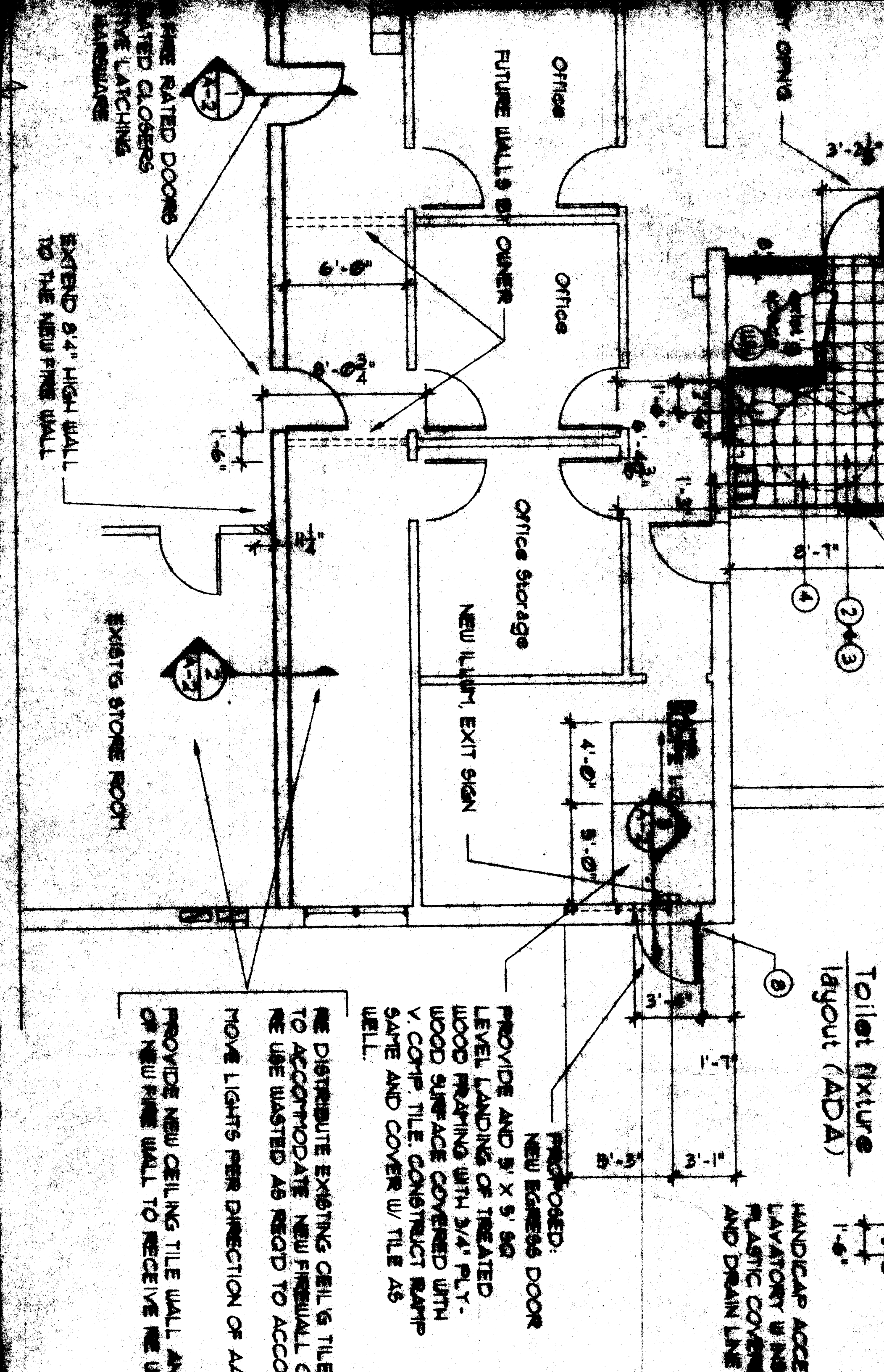
1'-0"

HANDICAP ACCESS
LAVATORY WITH
PLASTIC COVER
AND DRAIN LINE

PROPOSED:
NEW BUSINESS DOOR

PROVIDE AND 5' X 5' 90
LEVEL LANDING OF TREATED
WOOD FRAMING WITH 3/4" PLY.
WOOD SURFACE COVERED WITH
V. COMP. TILE. CONSTRUCT RAMP
SAME AND COVER W/ TILE AS
WELL.

RE DISTRIBUTE EXISTING CEILING TILE & TILE
TO ACCOMMODATE NEW FIREWALL &
RE USE WASTED AS REQD TO ACCO
MOVE LIGHTS PER DIRECTION OF AD
PROVIDE NEW CEILING TILE WALL AN
OF NEW FIRE WALL TO RECEIVE RE U



FIRE RATED DOORS
LATCHING
HARDWARE

EXTEND 3'-4" HIGH WALL
TO THE NEW FIRE WALL

EXISTING STORAGE ROOM

Office storage

NEW LIGHT, EXIT SIGN

3'-2 1/2"

1'-0"

2'-0"

3'-0"

4'-0"

5'-0"

6'-0"

7'-0"

8'-0"

9'-0"

10'-0"

11'-0"

12'-0"

13'-0"

14'-0"

15'-0"

16'-0"

- ① REPAIR AND PAINT EXPOSED MASONRY
- ② PROVIDE AND INSTALL NEW VINYL COMPOSITION TILE AND VINYL BASEBOARD
- ③ PROVIDE AND INSTALL NEW ARMSTRONG FIGURED SUSPENDED CEILING SYSTEM (2x4)
- ④ PROVIDE AND INSTALL NEW DIFFUSERS FOR LIGHT FIXTURES
- ⑤ PROVIDE AND INSTALL 3'-0" x 6'-0" SOLID CORE BIRCH DOOR WITH 1-1/2 PR OF 4-1/2" x 4-1/2" BRUSHED CHROME HINGES
- ⑥ PROVIDE AND INSTALL 3'-0" x 6'-0" SOLID CORE BIRCH DOOR WITH 1-1/2 PR OF 4-1/2" x 4-1/2" BRUSHED CHROME HINGES, HAC RATED CLOSER AND BRUSHED CHROME PRIVACY HARDWARE LATCHSET
- ⑦ PROVIDE AND INSTALL 3'-0" x 6'-8" SOLID CORE BIRCH DOOR WITH 1-1/2 PR OF 4-1/2" x 4-1/2" BRUSHED CHROME HINGES, AND BRUSHED CHROME PASSAGE LATCHSET
- ⑧ PROVIDE AND INSTALL 3'-0" x 6'-8" HOLLOW METAL EXTERIOR DOOR WITH 1-1/2 PR OF 4-1/2" x 4-1/2" BRUSHED CHROME HINGES, AND BRUSHED CHROME ENTRANCE LOCKSET
- ⑨ ALL REMAINING ELECTRICAL WORK TO BE DETERMINED BETWEEN AAA AND THEIR GEN'L CONTRACTOR

Adjacent
Tenant
(Real Estate
Ofc)

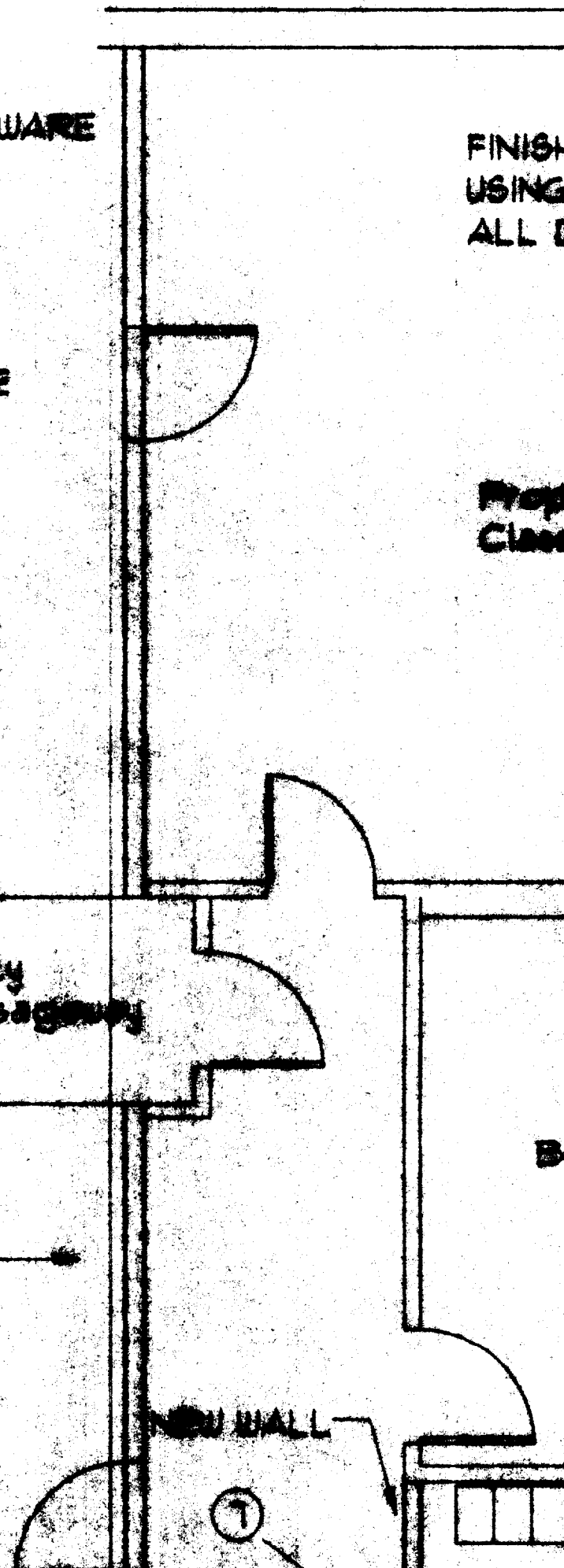
Utility
Passageway

EXISTING WALL TO
REMAIN AS IS.

NEW WALL

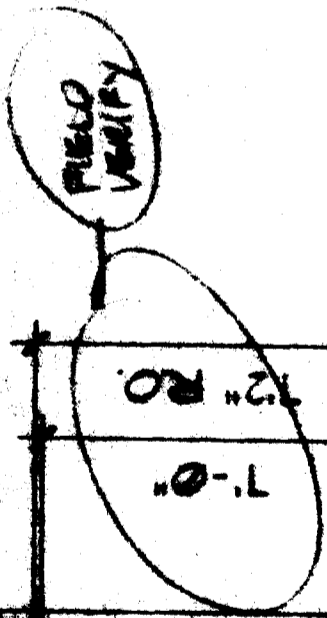
FINISH
USING
ALL

Prop
Class



NEW 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME

METAL IS AREA



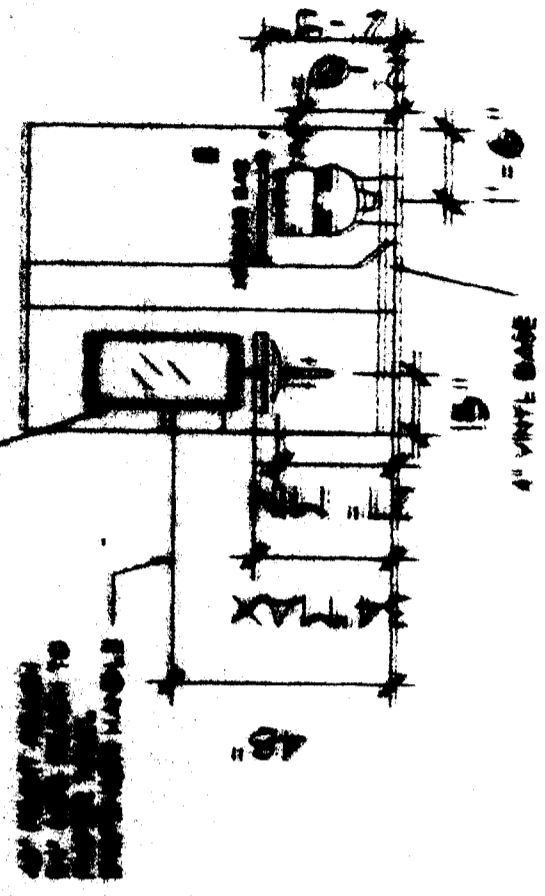
FIELD VERIFY

AL DIAMOND STREET ELEVATION

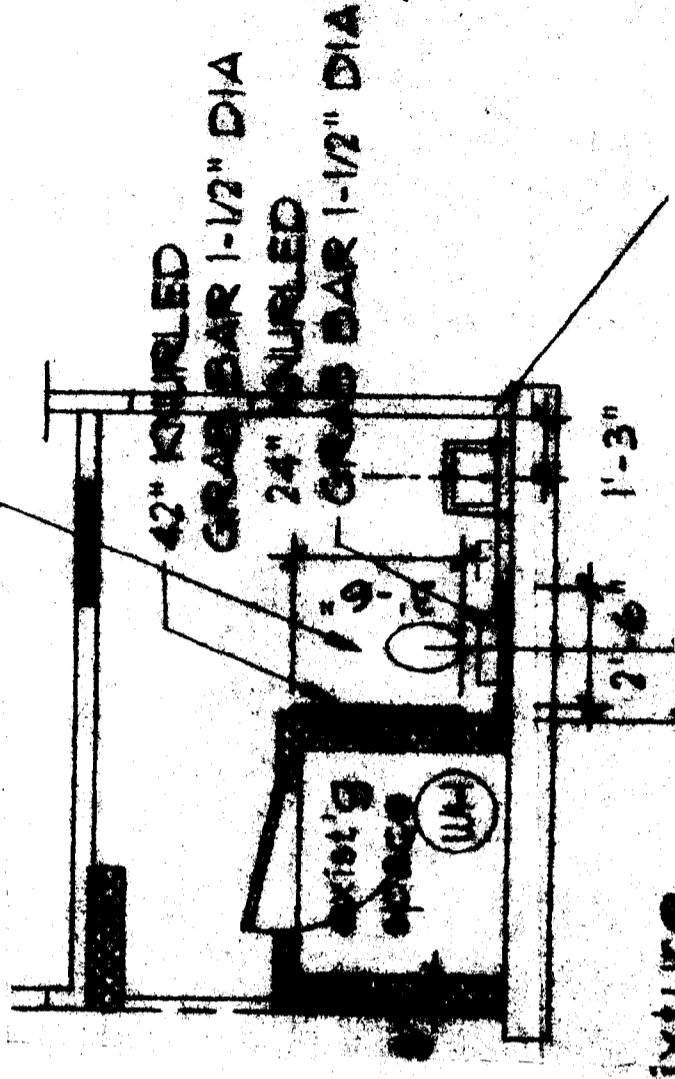
1'-0"

NOTE: EXTENT OF ALL FINISHES TO BE DETERMINED BY AAA

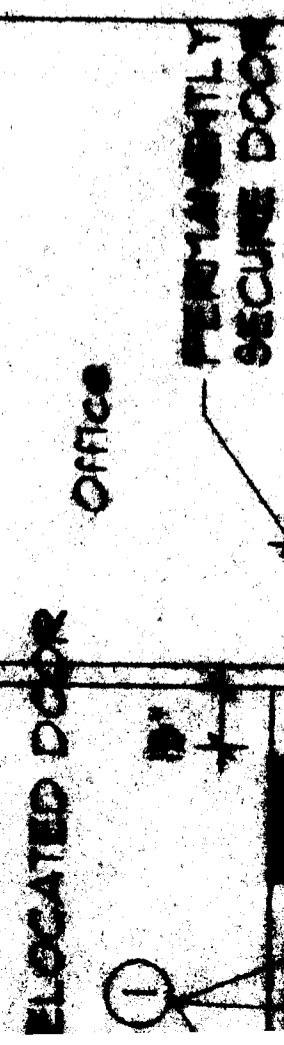
EXISTING TO REMAIN



HANDICAP ACCESSIBLE
 WATER CLOSET: KOHLER * K-3544
 ADA COMPLIANT "HIGHLINE, PRESSURE
 LITE VITREOUS CHINA SIPHON JET"



Toilet fixture



PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|----------------------------|---------------------|
| Permit No: 03-0282 | Issue Date: APR 25 2003 | CBL: 023 A002001 |
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| | | | |
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| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: <i>B</i> Type: <i>36</i> <i>4/28/03</i> | |

Proposed Project Description:
Build Firewall Between Existing Office and Garage; add a Handicap Access Bathroom within office

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | | | |
|---|---------------------------------|---|---|--|
| Permit Taken By: gad | Date Applied For: 04/02/2003 | Zoning Approval | | |
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok</i> Date: <i>4/16/03</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____ | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____ |

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

5/14/05 - for James - no case on top
Done - Walls are 2 x 5/8 Fire rated on
either side - Doors are 3/4 - Frames
are 1 1/2" - Will have to ch w/ Lt. M.C.
5/6 - Lt M.C. ch - only Refers 90 min. (10)
5/16 - Elec ch per M.C. -
ch twissine Cafe - (10)