

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 071454

PERMIT ISSUED
DEC 10 2007
CITY OF PORTLAND

This is to certify that Leonard Anderson/Leonard Anderson

has permission to New 26' x 30' home w/ rear 10' deck

AT 35 BARCLAY AVE

339 D009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is occupied or closed-in. HOURS 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

10/10/07 City of Portland
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

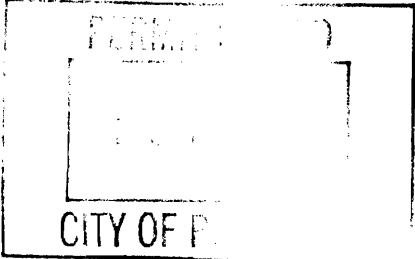
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1454	Issue Date: 12/10/07	CBL: 339 D009001
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Location of Construction: 35 BARCLAY AVE	Owner Name: Leonard Anderson	Owner Address: 543 Allen Ave	Phone: 207-233-1715
Business Name:	Contractor Name: Leonard Anderson	Contractor Address: 543 Allen Ave Portland	Phone: 2072331715
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land - Fees Paid on withdrawn permit# 061201 Connected with Planning sub division Appl ID 2007-0018	Proposed Use: Single Family Home - New 26' x 30' home w/ rear 10' x 10' deck	Permit Fee: \$1,175.00	Cost of Work: \$108,000.00	CEO District: 5
Proposed Project Description: New 26' x 30' home w/ rear 10' x 10' deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B ICC 2003 Signature: 12/10/07 Chly AB	
		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: ldobson	Date Applied For: 11/28/2007	Zoning Approval	
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<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 N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone Penelt 200X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0149 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 11/30/07 ABM	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: ABM
			

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

1/11/08 Setbacks - Footings - CE M

Note: Tammy says close in done by Chris and listed as pouring only. She knows for fact.
Jan M

4/30/08 - checked for final C/O - no issues seen - all work completed except for site work.
Jan M



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 35 BARCLAY AVE

CBL 339 D009001

Issued to Leonard Anderson/Leonard Anderson

Date of Issue 05/14/2008

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. 07-1454, 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

Entire

APPROVED OCCUPANCY

Single Family Residency, Use Group R-3, Type 5a,
IRC 2008

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/14/08 *Thomas Valley*

(Date) Inspector

Janice Bourke 5/14/08

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.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

12.10.07
Date

CBL: 339-D-9

Building Permit #: 071454

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1454	Date Applied For: 11/28/2007	CBL: 339 D009001
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Location of Construction: 35 BARCLAY AVE	Owner Name: Leonard Anderson	Owner Address: 543 Allen Ave	Phone: 207-233-1715
Business Name:	Contractor Name: Leonard Anderson	Contractor Address: 543 Allen Ave Portland	Phone (207) 233-1715
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New 26' x 30' home w/ rear 10' x 10' deck	Proposed Project Description: New 26' x 30' home w/ rear 10' x 10' deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/30/2007

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) With the issuance of this permit and the certificate of occupancy, this property will be a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/10/2007

Note: **Ok to Issue:**

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 4) Fastener schedule per the IRC 2003
- 5) The attic scuttle opening must be 22" x 30".
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 8) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 9) Installation shall comply with 2003 International Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules
- 10) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.

Dept: Engineering **Status:** Approved **Reviewer:** Jessica Hanscom **Approval Date:** 08/21/2006

Note: Assigned 35 Barclay Av to the proposed house on this lot, based on App. 2006-0149. **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 12/07/2007

Note: gave to legal to evaluate subdivision implications (9/6) **Ok to Issue:**

- 1) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Location of Construction: 35 BARCLAY AVE	Owner Name: Leonard Anderson	Owner Address: 543 Allen Ave	Phone: 207-233-1715
Business Name:	Contractor Name: Leonard Anderson	Contractor Address: 543 Allen Ave Portland	Phone (207) 233-1715
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) PRIOR TO ANY GROUND DISTURBANCE THE 10' X 10' TREE SAVE AREA MUST BE CLEARLY MARKED WITH FLAGGING OR STAKES AND IS TO BE INSPECTED BY THE DEVELOPMENT REVIEW COORDINATOR. NO DISTURBANCE IS TO TAKE PLACE IN THIS AREA.
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) Erosion and Sedimentation control shall be established around the perimeter of the entire lot and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All erosion control measures must be inspected and maintained daily
- 8) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 10/23/2007

Note: App. Relates to Subdiv only-Plat signed & recorded and includes 4th unit

Ok to Issue:

- 1) Conditions on revised approval and revised Plat approved by Planning Board on Oct 23, 2007:

1. At the time of development of Lot #3, the proposed drainage swale on Lot #3 shall be constructed as shown on the plan titled Lot #3 Grading and Drainage Plan, Barclay Avenue Portland, prepared by Gorrill-Palmer Consulting Engineers, Inc. and last revised 10/04/07; and

2. That a drainage easement in a form satisfactory to Corporation Counsel's office shall be granted from Lot #3 to Lot #1; such easement shall be delivered within 30 days of the recording of the plat.

The approval is based on plans and materials submitted by the applicant and on the basis of information contained in Planning Report # 46-07 (attached) relevant to standards for subdivision, evidence presented at the public hearing, and other findings.

It is noted that Lots #1 and #2 of this subdivision are already sold off and developed. The amended plat approves the addition of an accessory dwelling on Lot #2. Lot #3 was the subject of a single family house site plan application #2006-0149 (35 Barclay Avenue) submitted August 14, 2006. This application was placed on hold in September 2006 pending resolution of the subdivision issues. Prior to any issuance of any building permit and to any construction on Lot #3, the single family site plan application needs to be reactivated, updated, and revised to accord with the subdivision plat/grading plans/conditions, and submitted for review and approval.

Comments:

11/29/2007-ldobson: Permit fee are paid on permit#061201

12/3/2007-amachado: Received stamped, approved subdivision plat from planning on Nov. 27, 2007.



General Building Permit Application

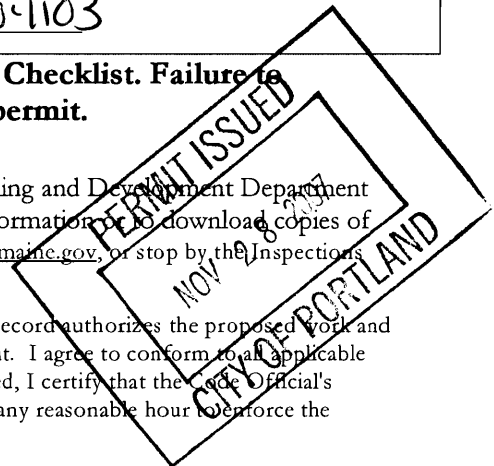
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>35 Barclay Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>1560</u>		Square Footage of Lot <u>7488</u>
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>D</u> Lot# <u>9</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Leonard Anderson / M&B LLC</u> Address <u>543 Allen Ave.</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>207-233-1715</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>108,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Vacant land</u> If vacant, what was the previous use? <u>Vacant land</u> Proposed Specific use: <u>Single Family house</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>26x30 2 story home with rear 10x10 deck</u>		
Contractor's name: <u>Leonard Anderson</u> Address: <u>543 Allen Ave.</u> City, State & Zip <u>Portland, Maine 04103</u> Telephone: <u>207-233-1715</u> Who should we contact when the permit is ready: <u>Leonard Anderson</u> Telephone: <u>207-233-1715</u> Mailing address: <u>543 Allen Ave. Portland, Me. 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner 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 codes applicable to this permit.



Signature: [Signature] Date: 11/21/07

This is not a permit; you may not commence ANY work until the permit is issue

Applicant: Leonard Anderson

Date: 11/20/07

Address: 35 Barclay Ave

C-B-L: 339-D-009

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new.

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new 2 story single family house 26' x 30'

Sewage Disposal - City

Lot Street Frontage - 50' min. - 70' scaled.

Front Yard - 25' min - 35' scaled.

Rear Yard - 25' min - 29' scaled to deck

Side Yard - 1 1/2 story 8' min - 17' given on left

Projections - bulkhead 5' x 6', 10' x 10' deck
2 story 14' min. - 25' scaled to side entry on right.

Width of Lot - 65' min. - 75' scaled.

Height - 35' max - 22.75' scaled.

Lot Area - 6,500 sq ft min - 7488 sq ft

2.5 x 4	front entry	= 10
3 x 5	side entry	= 15
	10 x 10	= 100
	5 x 6	= 30
	26' x 30'	= 780

Lot Coverage/ Impervious Surface - 35% = 2620.8 sq ft

Area per Family - 6,100 sq ft

Off-street Parking 2 spaces required - dw 12' x 38' past 25' front setback.

Loading Bays - N/A

Site Plan - minor / minor 2006-0149

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 4 - zone X

* no garage
* no daylight basement.

35 Barclay
 CR 12/10

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	2x16 8" wall full	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	✓	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1" from edge + 4' OC	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	4 3/4" on 24x24 6-4 G.C.	
Built-Up Wood Center Girder Dimension/Type	3/2x12	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16 O.C	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16.0 C w/ strapping	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Bottom corner of Trusses	

Factor Fenestration	U. 52	
Type of Heating System	unknown	
Means of Egress (Sec R311 & R312) Basement ✓ Number of Stairways 1 Interior 776 10 6-0 Exterior Treads and Risers (Section R311.5.3) ✓ Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	req. - all Bedroom.	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	2x8 w 5/4	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)		
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and		

R802.4(2))		
Pitch, Span, Spacing& Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)		
Safety Glazing (Section R308)		
Attic Access (Section R807)		
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2)		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-		

Factor Fenestration		
Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		
Deck Construction (Section R502.2.1)		

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6/12 Trusses	Need specs
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" = 1/2" w clips	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	Per	
Emergency Escape and Rescue Openings (Section R310)	window A - egress	
Roof Covering (Chapter 9)	Asphalt.	
Safety Glazing (Section R308)	B - window C - Tong	
Attic Access (Section R807)		
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2)	✓	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R - 38 R - 19	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy
Marge Schmuckal**

2006-0149

Application I. D. Number

8/14/2006

Application Date

Single Family Home

Project Name/Description

Leonard Anderson

Applicant

543 Allen Avenue, Portland, ME 04103

Applicant's Mailing Address

Leonard Anderson

Consultant/Agent

Applicant Ph: (207) 797-3522 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

35 - 35 Barclay Ave , Portland, Maine

Address of Proposed Site

339 D009001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 8/14/2006

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

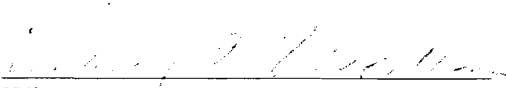
**ASSIGNMENT OF BUILDING
PERMIT AND PERFORMANCE GUARANTEE**

KNOW ALL MEN BY THESE PRESENTS, that **Diversified Properties, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, (hereinafter referred to as "Assignor"), for valuable consideration paid, the receipt whereof is hereby acknowledged, Assignor does hereby sell, assign, transfer and convey unto **MADD, LLC**, a Maine limited liability company with a principal place of business in the City of Portland, County of Cumberland and State of Maine, (hereinafter referred to as "Assignee"), all right, title and interest of Assignor in and to the following:

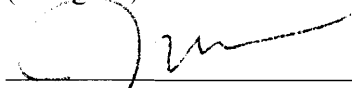
1. Building Permit applied for to the City of Portland for the premises situated at 35 Barclay Avenue, Portland, Maine; and
2. Performance Guarantee with the City of Portland for the premises situated at 35 Barclay Avenue, Portland, Maine, and Assignee herein assumes the City of Portland inspection fees as they apply.

The Assignee herein, MADD, LLC, assumes, agrees and confirms all of the covenants of said Diversified Properties, Inc. contained in the aforesaid Building Permit and Performance Guarantee and agrees to be bound by all terms contained therein, and hereby indemnifies and holds Assignor harmless therefrom.

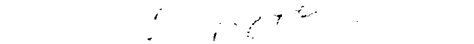
IN WITNESS WHEREOF, we have executed this Assignment on this 15th day of November, 2007.



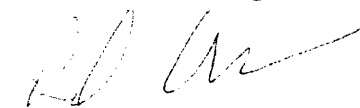
Witness

Diversified Properties, Inc.
(Assignor)


by James M. Wolf, President



Witness

MADD, LLC (Assignee)


by Leonard C. Anderson, Manager
the member or members

DRAINAGE EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Diversified Properties, Inc. , with an address of Portland, Maine. for consideration paid, receipt whereof is hereby acknowledged, grant to Kami L. Bedard, whose mailing address is 39 Barclay Avenue, Portland, ME 04103, with warranty covenants, an easement described as follows:

The right perpetually to enter at any and all times upon property situated on Lot 3 Barclay Avenue, Portland, in said County of Cumberland and State of Maine, said property being described in Schedule A, attached hereto and incorporated herein by reference.

Meaning and intending to convey a portion of the property conveyed to this Grantor by deed of Maggie Lane Development LLC recorded in the Cumberland County Registry of Deeds in Book 20676 , Page 148 .

Said easement for the sole purpose of and conveying the right to construct, install and perpetually maintain through, under and across said property conduits or pipelines with all necessary fixtures and appurtenances for retaining and or conveying water and to lay, relay, repair, maintain, clean and remove said storm water pipe or pipes upon or under said strips, with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits or pipelines to land adjoining said drainage easement by means of pipes or other services; to trim, cut down and remove trees, bushes, and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and regrade the contours of said drainage easement to such extent as in the sole judgment of the grantee is necessary or appropriate for any of the above purposes; and to enter upon said drainage easement at any and all times for any of the foregoing purposes, reserving to the grantor and her heirs and assigns the use and enjoyment of said strips and for such purposes only as will in no way interfere temporarily or otherwise with the perpetual use thereof by the grantee, its successors and assigns for the purpose above mentioned, provided that no building or any kind of permanent structure, including, but not limited to, walls and fences, shall be erected on said strip by the grantor, her successors or assigns; and that the grantor, her heirs and assigns shall not remove earth from said drainage easement without the written permission of the grantee, its successors and assigns.

IN WITNESS WHEREOF, Diversified Properties Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 15 day of November, 2007.

WITNESS

[Signature]

[Signature]

STATE OF MAINE
CUMBERLAND, ss.

Dated: November 15 2007

Personally appeared before me the above -named James M. Wolf, President of., Diversified Properties, Inc and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

[Signature]
Attorney/Notary

DARCY L. NEEDHAM
Notary Public, Maine
My Commission Expires January 27, 2009

Schedule A

Proposed description
10' Drainage Easement
Lot 3 to 1
Barclay Avenue
Portland, Maine

A certain lot or parcel of land lying on the southwesterly side of, but not adjacent to, Barclay Avenue, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a 5/8" capped iron rod (PLS #2273), said iron rod being located at the northerly corner of land now or formerly of Marcia L. Stults as described in a deed recorded in the Cumberland County Registry of Deeds in Book 3296, Page 235, said iron rod also being the westerly corner of Lot 1, the easterly corner of Lot 2 and the southerly corner of Lot 3 as depicted on a plan entitled "Subdivision Recording Plot Hampton Street and Barclay Avenue" made for Diversified Properties by Titcomb Associates dated January 30, 2007 and revised through November 2, 2007. Said plan recorded in said Registry in Plan Book 207, Page 718. Thence:

- 1) N 29°16'00" W by said Lot 2 a distance of Five and 00/100 (5.00) feet to a point.
- 2) N 60°44'00" E across said Lot 3 a distance of Seventy and 00/100 (70.00) feet to a point in the southwesterly line of a 30'x30' Turnaround Easement as depicted on said plan.
- 3) S 29°16'00" E by said 30'x30' Turnaround Easement and across said Lot 3 a distance of Five and 00/100 (5.00) feet to a point.
- 4) S 60°44'00" W a distance of Seventy and 00/100 (70.00) feet to the point of beginning.

Bearings are referenced to Magnetic North 1919.

The above described easement lies over a portion of Lot 3 as depicted on a plan entitled "Subdivision Recording Plot Hampton Street and Barclay Avenue" made for Diversified Properties by Titcomb Associates dated January 30, 2007 and revised through . Said plan recorded in said Registry in Plan Book 207, Page 718. Thence:

Law Office of Terry N. Snow, P.A.
294 Main Street, P.O. Box 275
Cumberland, Maine 04021-0275
E-Mail: tsnowlaw@maine.rr.com

Terry N. Snow, Esq.
Alan E. Wolf, Esq.
Karen JM Mitchell, Esq.
S & W Associates

Telephone: (207) 829-6363
Facsimile: (207) 829-4481

November 15, 2007

Leonard C. Anderson, Manager
MADD, LLC
543 Allen Avenue
Portland, ME 04103

Re: Purchase of 35 Barclay Avenue, Portland, Maine property from
Diversified Properties, Inc.

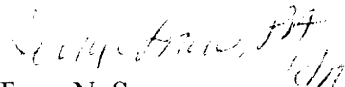
Dear Mr. Anderson:

This firm has been retained by James Wolf of Diversified Properties, Inc. to prepare the deed in regards to the property you wish to purchase from the company.

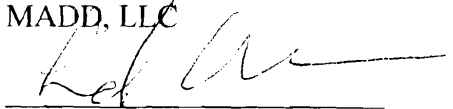
You should understand that this firm will not be acting as your attorney, but only as counsel for the seller. This firm does not assume any liability to you arising out of any of the legal services it has performed or will perform for the seller. Any separate legal advice or legal representation you need in connection with this transaction should be sought from counsel of your own choice, retained by you.

If you have any questions regarding this matter, please feel free to give us a call at this office, and we would be glad to assist you.

Very truly yours,


Terry N. Snow

Seen and agreed to:
MADD, LLC


By Leonard C. Anderson, Manager

sole member & manager

STATUTORY WARRANTY DEED

Diversified Properties, Inc., a Maine corporation with a principal place of business at 449 Forest Avenue, in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

MADD, LLC, a Maine limited liability company with a principal place of business and mailing address of 543 Allen Avenue, in the City of Portland, County of Cumberland and State of Maine.

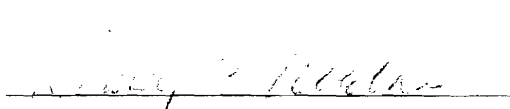
A certain lot or parcel of land with situated in the City of Portland, County of Cumberland and State of Maine, bounded and described in Exhibit A annexed hereto and made a part hereof.

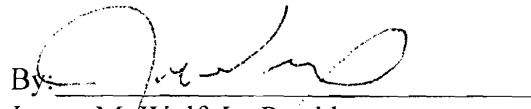
Being a portion of the premises conveyed to Grantor herein by deed of Maggie Lane Development, LLC dated December 11, 2003, and recorded at the Cumberland County Registry of Deeds in Book 20676, Page 148.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, subject to proration at the closing, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said Diversified Properties, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 15th day of November, 2007.

Diversified Properties, Inc.



By: 
James M. Wolf, Its President

STATE OF MAINE
CUMBERLAND, SS.

November 15, 2007

Then personally appeared the above-named JAMES M. WOLF, President of Diversified Properties, Inc., as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me.

DARCY L. NEEDHAM
Notary Public, Maine
My Commission Expires January 27, 2009



Attorney at Law/Notary Public
Print Name: _____

Exhibit A

A certain lot or parcel of land situated on the southwesterly side of Barclay Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lot 3 as shown on Plan entitled "Subdivision Recording Plat, Hampton Street & Barclay Avenue, Portland, Maine, made for Diversified Properties, Inc.", dated January 30, 2007, as amended through November 2, 2007, prepared by Titcomb Associates, and recorded at the Cumberland County Registry of Deeds in Plan Book 207, Page 718, to which Plan reference may be made for a more particular description.

This conveyance is subject to the following:

- 1) State of facts as disclosed by a survey entitled "Standard Boundary Survey of Hampton and Barclay Avenue, made for Diversified Properties, Inc." dated May 15, 2001, and recorded at the Cumberland County Registry of Deeds in Plan Book 203, Page 325.
- 2) State of facts as disclosed by a survey entitled "Subdivision Recording Plat, Hampton Street & Barclay Avenue, Portland, Maine, made for Diversified Properties, Inc." dated January 30, 2007, as revised through October 18, 2007, prepared by Titcomb Associates, and recorded at said Registry of Deeds in Plan Book 207, Page 718, which includes, but is not limited to, the following: (a) Notes 1-15 as shown on said Survey; (b) the requirement of a site review plan prior to the issuance of a building permit; (c) turn around easement; (d) tree requirement; a plan depicting the as built location of the curb cut for Lot 3 prior to the issuance of a certificate of occupancy; (e) a no cut zone; and (f) the requirement for the cost of the curb cut servicing Lot 3 prior to the street opening.
- 3) Terms and conditions as set forth in Order Accepting Barclay Ave as a city way dated April 26, 2005, and recorded at said Registry in Book 22566, Page 241.
- 4) Such rights and easements, including the conveyance of the fee in Barclay Avenue and a turnaround easement over the insured premises as granted in instrument to the City of Portland dated June 18, 2002, and recorded at said Registry in Book 22566, Page 242.
- 5) Such rights, acceptances, restrictions, easements, and requirements as set forth in Street Acceptance Waiver and Indemnification concerning the acceptance by the City of Portland of Barclay Avenue and the turnaround easement as set forth in said instrument dated June 18, 2002, and recorded at said Registry in Book 22566, Page 246.
- 6) Subject to the rights of others in and to that portion of the insured premises lying within the apparent right of way for Barclay Avenue and Hampton Street as set forth in deeds to Adelaide M. Curran, et al., dated August 2, 1957, and recorded at said Registry in Book 2368, Page 93; dated May 26, 1959, and recorded in Book 2566, Page 318; and dated May 26, 1959, and recorded at said Registry in Book 2566, Page 320.
- 7) The premises herein conveyed shall not be further subdivided. With the exception of the aforementioned Drainage Easement Deed, this restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.

8) Subject to such easements, terms, and conditions as set forth in Drainage Easement Deed from Diversified Properties, Inc. to Kami L. Bedard dated November 15, 2007, to be recorded at the Cumberland County Registry of Deeds, described as follows:

The right of Kami L. Bedard perpetually to enter at any and all times upon a certain lot or parcel of land lying on the southwesterly side of, but not adjacent to, Barclay Avenue, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows: Beginning at a 5/8" capped iron rod (PLS #2273), said iron rod being located at the northerly corner of land now or formerly of Marcia L. Stults as described in a deed recorded in the Cumberland County Registry of Deeds in Book 3296, Page 235, said iron rod also being the westerly corner of Lot 1, the easterly corner of Lot 2 and the southerly corner of Lot 3 as depicted on a plan entitled "Subdivision Recording Plat, Hampton Street and Barclay Avenue" made for Diversified Properties by Titcomb Associates dated January 30, 2007 and revised through November 2, 2007, and recorded in said Registry in Plan Book 207, Page 718, being more particularly described as follows:

Thence: 1) N 29°16'00" W by said Lot 2 a distance of Five and 00/100 (5.00) feet to a point.

2) N 60°44'00" E across said Lot 3 a distance of Seventy and 00/100 (70.00) feet to a point in the southwesterly line of a 30'x30' Turnaround Easement as depicted on said plan.

3) S 29°16'00" E by said 30'x30' Turnaround Easement and across said Lot 3 a distance of Five and 00/100 (5.00) feet to a point.

4) S 60°44'00" W a distance of Seventy and 00/100 (70.00) feet to the point of beginning. Bearings are referenced to Magnetic North 1919.

Said easement shall be for the sole purpose of and conveying the right to construct, install and perpetually maintain through, under and across said property conduits or pipelines with all necessary fixtures and appurtenances for retaining and or conveying water and to lay, relay, repair, maintain, clean and remove said storm water pipe or pipes upon or under said strips, with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits or pipelines to land adjoining said drainage easement by means of pipes or other services; to trim, cut down and remove trees, bushes, and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and regrade the contours of said drainage easement to such extent as in the sole judgment of the grantee is necessary or appropriate for any of the above purposes; and to enter upon said drainage easement at any and all times for any of the foregoing purposes, reserving to the grantor and her heirs and assigns the use and enjoyment of said strips and for such purposes only as will in no way interfere temporarily or otherwise with the perpetual use thereof by the grantee, its successors and assigns for the purpose above mentioned, provided that no building or any kind of permanent structure, including, but not limited to, walls and fences, shall be erected on said strip by the grantor, her successors or assigns; and that the grantor, her heirs and assigns shall not remove earth from said drainage easement without the written permission of the grantee, its successors and assigns.

**PERFORMANCE GUARANTEE
with the City of Portland**

Developer's Tax Identification Number: **01-0476397**

Developer's Name and Mailing Address: **Diversified Properties
P.O. Box 10127
Portland, ME. 04104**

City Account Number: ¹ _____

Treasurer's Report of Receipts Number: ¹ _____

Project Job Number: ¹ _____
(from Site Plan Application form)

Application of **Diversified Properties for Barclay Avenue at 35 Barclay Avenue, Portland, Maine.**

The City of Portland (hereinafter the "City") will hold the sum of **\$2,200.00** on behalf of **Diversified Properties** in a non-interest bearing account established with the City. This account shall represent the estimated cost of installing **site improvements** as depicted on the subdivision plan, approved on October 30, 2007 as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Applicant's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw against this Escrow Account in the event that:

1. the Developer has failed to satisfactorily complete by **October 15, 2009** the work on the improvements contained within the **Barclay Ave. subdivision** approval, dated **October 30, 2007**; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or

4. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in paragraph one.

The Director of Planning and Urban Development may draw on this guarantee, at his option, either thirty days prior to the expiration date contained herein, or s/he may draw against this escrow for a period not to exceed ninety (90) days after the expiration of this commitment; provided that the Applicant will give the City written notice, by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Room 110, Portland, Maine) of the expiration of this escrow within sixty (60) days prior thereto. Otherwise, drafts may be submitted by the City of Portland no later than ninety (90) days following such notice, whenever given. Provided, however, that the City shall notify the Applicant of its intention to call on the guarantee and to retain the monies posted as guarantee. The City shall provide the Applicant thirty (30) days from the date of such notice in which to complete the noted improvements.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the City to reduce the available amount of the escrowed money by a specified amount.

This Esrow will automatically expire upon the earlier of:

1. the written notification from Portland's Director of Planning and Urban Development that said work contained within the **Barclay Ave.** subdivision approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications; or
2. the expiration date of **October 15, 2009** or any automatically extended date as specified herein.

Seen and Agreed to: **Diversified Properties, Inc.**

By: _____

Reviewed pursuant to Portland Code of Ordinances, Chapter 14 §§501, 525:

By: _____
Director of Planning and Urban Development

Date: _____

By: _____
Director of Finance

Date: _____

Director of Finance

By: _____
Corporation Counsel

Date: _____

Attach **Letter of Approval and Estimated Cost of Improvements** to this form.

Distribution

1. This information will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, ext. 8665.
3. The Agreement will be executed with one original and one copy.
4. The original and copy, each signed by the Developer, will be delivered to the Finance Office, together with a copy of the Report of Receipts form.
5. The Director of Finance will sign the copies. retain the original for their files and deliver the other signed copy to the Planning Office.
6. The Planning Office will keep one copy for their files and the original signed copy will be mailed to the Developer.

CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael J. Patterson, Chair
Janice E. Tevariani, Vice Chair
Tratcher Freund
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

November 9th, 2007

James Wolf
Diversified Properties, Inc.
PO Box 10127
Portland, ME 04104

**Re: Barclay Avenue Three Lot Subdivision, amended to add fourth unit
Vicinity 35 Barclay Avenue
Application #2007-0018 (amended)
CBL#: 339 D009001**

Dear Mr. Wolf,

On October 23, 2007 the Portland Planning Board voted 6-0 (Lowry absent) to approve the amended subdivision plat for the previously approved (June 12, 2007) three-lot subdivision in the vicinity of 35 Barclay Avenue, subject to the following conditions:

1. At the time of development of Lot #3, the proposed drainage swale on Lot #3 shall be constructed as shown on the plan titled Lot #3 Grading and Drainage Plan, Barclay Avenue Portland, prepared by Gorriil-Palmer Consulting Engineers, Inc. and last revised 10/04/07; and
2. That a drainage easement in a form satisfactory to Corporation Counsel's office shall be granted from Lot #3 to Lot #1; such easement shall be delivered within 30 days of the recording of the plat.

The approval is based on plans and materials submitted by the applicant and on the basis of information contained in Planning Report # 46-07 (attached) relevant to standards for subdivision, evidence presented at the public hearing, and other findings.

It is noted that Lots #1 and #2 of this subdivision are already sold off and developed. The amended plat approves the addition of an accessory dwelling on Lot #2. Lot #3 was the subject of a single family house site plan application #2006-0149 (35 Barclay Avenue) submitted August 14, 2006. This application was placed on hold in September 2006 pending resolution of the subdivision issues. Prior to any issuance of any building permit and to any construction on Lot #3, the single family site plan application needs to be reactivated, updated, and revised to accord with the subdivision plat/grading plans/conditions, and submitted for review and approval.

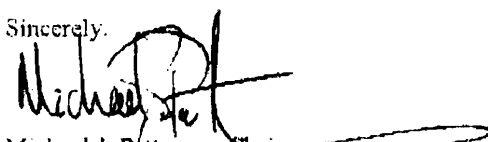
Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.

2. The subdivision approval is valid for three (3) years. A performance guarantee of \$2,200 and an inspection fee payment of 2.0% of the guarantee amount must be paid prior to the recording of the subdivision plat.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. The above approvals do not constitute approval of building plans, which are subject to a Building Permit and must be reviewed and approved by Portland's Inspection Division.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please note that Barclay Avenue is subject to a street moratorium so if any work or disturbance (ie the curb cut for the driveway) takes place prior to October 22, 2009 a street opening fee (presently estimated to be in the vicinity of \$12,000) will be payable. Please contact Carol Merritt at Portland Public Works Department. 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions regarding the Board's actions, please contact Jean Fraser at 874-8728.

Sincerely,



Michael J. Patterson, Chair
Portland Planning Board

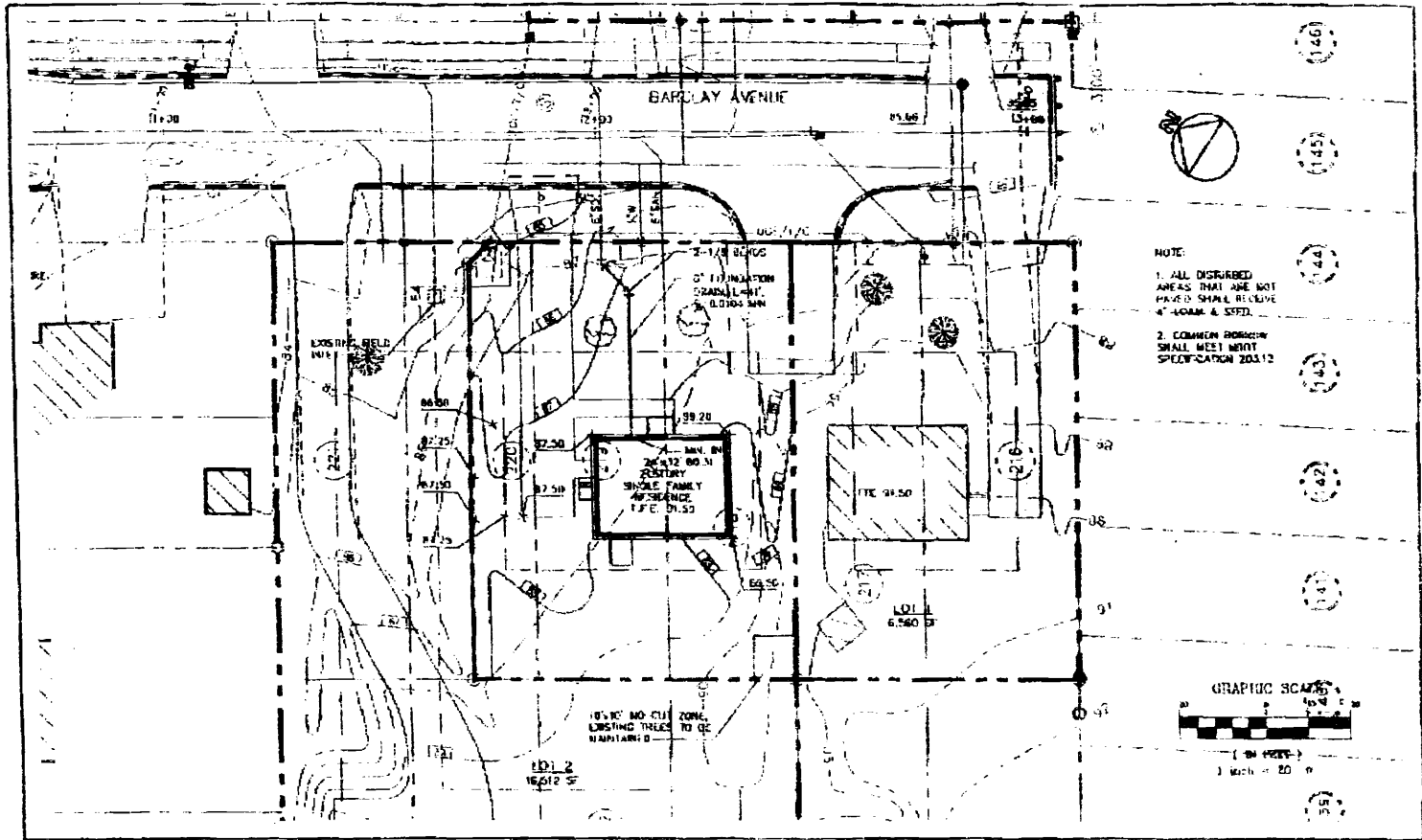
Attached: Lot #3 Grading and Drainage Plan, Gornil-Palmer Rev 10/4/2007
Planning Board Report #46-07

Electronic circulation:

cc:

Lee D Urban, Planning & Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPietro, Development Review Coordinator
Marge Schmuckel, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Katherine Earley, Public Works

Bill Clark, Public Works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File



Project No.	100-100000
Sheet No.	3
Date	10/1/00

Client	City of Portland
Project	Barclay Avenue
Location	Barclay Avenue, Portland, OR
Scale	1" = 20'
Author	J. Smith
Check	M. Jones
Appr.	K. Brown

Gp Corral-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

1000 SW 15th St.
Portland, OR 97205
Tel: 503-228-1111
Fax: 503-228-1112
E-mail: info@corralpalmer.com

Project Name: Lot 3 Grading & Drainage Plan

Location: BARCLAY AVENUE, PORTLAND

3

MADD, LLC

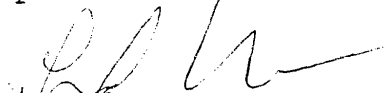
ACTION TAKEN BY UNANIMOUS WRITTEN
CONSENT OF MEMBERS WITHOUT MEETING

Pursuant to 31 M.R.S.A. § 651, the undersigned being all the Members of the above named company, hereby consent to the taking of, and hereby take, the following action in the form of the following votes the effective date of which shall be November __, 2007:

VOTED: That the Company be and hereby is authorized to purchase the real estate located at 35 Barclay Avenue, Portland, Maine for the purchase price of \$80,000.00 from Diversified Properties, Inc. pursuant to a Purchase and Sale Agreement dated October 9, 2007.

VOTED: That the Company, by and through its Sole Member and Manager, Leonard C. Anderson, on behalf of the Company is hereby authorized and authorized to take all action necessary and to execute and deliver any and all documents reasonably deemed necessary to consummate the above transaction and that upon his due execution and delivery, such documents shall be binding in accordance with their respective terms.

Dated: *November 15, 2007*



Leonard C. Anderson
Sole member + manager


SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	75 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design:	DER	Date:	11/2007
Draft:	SGB	Job No.:	2006
Checked:	AMP	Scale:	NTS
File Name:	374-SP.DWG		

	Gorrill-Palmer Consulting Engineers, Inc. <i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name:	Space & Bulk Requirements
Project:	BARCLAY AVENUE, PORTLAND

Figure No.	1
------------	----------

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 13, 2008

RE: C. of O. for 35 Barclay Avenue, lot #3
(Id#2006-0149) (CBL 339 D 009001)

After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation	PORTLAND
Street Subdivision Lot #	35 BARCLAY

2008 8061

PORTLAND PERMIT # 10559 TOWN COPY

Date Permit Issued: 3-14-08 \$ 1178 If Double Fee Charged

Jeanne Bowke
Local Plumbing Inspector Signature L.P.I. # 017321

337-D-9

PROPERTY OWNERS NAME

Last: Anderson	First: Leamy
Applicant Name: MARK O'BRIEN P.H.I.C.	
Mailing Address of Owner/Applicant (If Different): 9 Broadmoor Dr Cumberland Co. Me 04021	

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Mark O'Brien 3-3-08
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	Plumbing To Be Installed By: 1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 0123211
--	---	--

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
Number of Hook-Ups & Relocations		Dental Cuspidor		Garbage Disposal
\$ Hook-Up & Relocation Fee		Bidet		Laundry Tub
		Other: _____	1	Water Heater
OR		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			12	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

1588 78

ELECTRICAL PERMIT

City of Portland, Me.

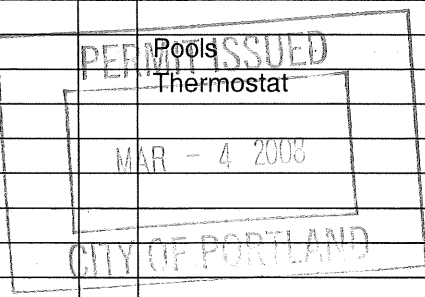


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 3-4-08
 Permit # 2008-4156
 CBL# 339D9

LOCATION: 35 BARCLAY AVE METER MAKE & # _____
 CMP ACCOUNT # WRH 3-382-708 OWNER DAN ANDERSON Reac Estate
 TENANT _____ PHONE # (LEN) 233 1715

							TOTAL EACH FEE		
OUTLETS	41	Receptacles	34	Switches	5	Smoke Detector	.20	16	
FIXTURES	22	Incandescent		Fluorescent	5	Strips	.20	5 40	
SERVICES		Overhead		Underground	✓	TTL AMPS <800	15.00		
		Overhead		Underground		200 AMP >800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS	1	(number of)					1.00	1	
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING	1	oil/gas units		Interior		Exterior	5.00	3	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00	2	
		Insta-Hot		Water heaters	2	Fans	2.00	4	
	1	Dryers		Disposals	1	Dishwasher	2.00	1	
		Compactors		Spa	1	Washing Machine	2.00	2	
		Others (denote)					2.00		
MISC. (number of)		Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00		
		HVAC		EMS		Thermostat	5.00		
		Signs					10.00		
		Alarms/res					5.00		
		Alarms/com					15.00		
		Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
		E Lights					1.00		
		E Generators					20.00		
	PANELS		Service		Remote	1	Main	4.00	4
	TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
						TOTAL AMOUNT DUE			
						MINIMUM FEE/COMMERCIAL 55.00			
						MINIMUM FEE	45.00		



CONTRACTORS NAME LAMB ELECTRIC INC MASTER LIC. # MC 60017234
 ADDRESS P.O. Box 1811 Biddeford LIMITED LIC. # _____
 TELEPHONE 283 0245 - 229 8102

SIGNATURE OF CONTRACTOR [Signature]

REAR ELEVATION



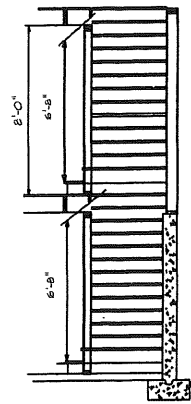
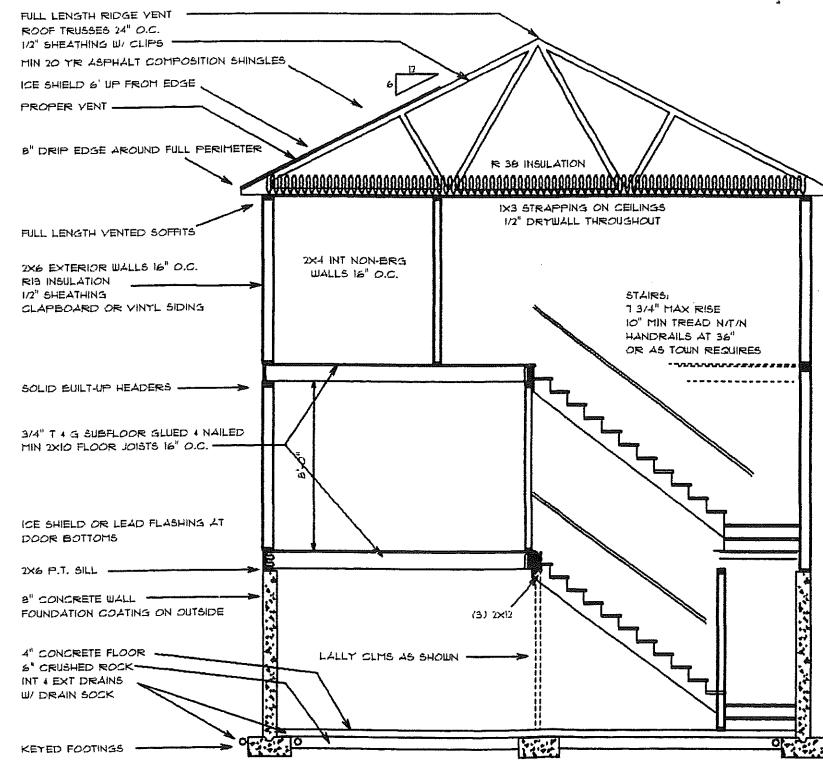
RIGHT ELEVATION



LEFT ELEVATION



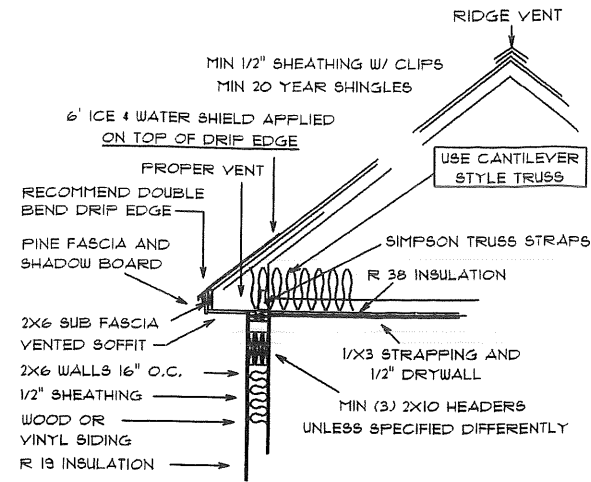
FRONT ELEVATION



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME.
NOV 28 2007
NOV 27 2007
RECEIVED

339-D-9

**TYPE & WALL SECTION
FACTORY TRUSSES**



SIZE AND STYLE	ROUGH OPENINGS	QTY
(A)		7
(B)		3
(C)		3
(D)		1
(E)		1

EXTERIOR DOOR SCHEDULE

SIZE AND STYLE	ROUGH OPENINGS	QTY
(1) 3' FRONT ENTRY		1
(2) 3' SIDE ENTRY		1
(3) 6' SLIDING D.OOR		1

INTERIOR DOOR SCHEDULE

SIZE AND STYLE	ROUGH OPENINGS	QTY
(4) 1'-6" R		1
(5) 2'-6" L		2
(6) 2'-6" R		4
(7) 2'-8" R		1
(8) 3'-0" BF		1
(9) 4'-0" BF		1
(10) 5'-0" BF		2
(11) 6'-0" BF		1

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SWINGS, AND QUANTITIES BEFORE ORDERING. SOME DOORS ARE IN 3 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY.

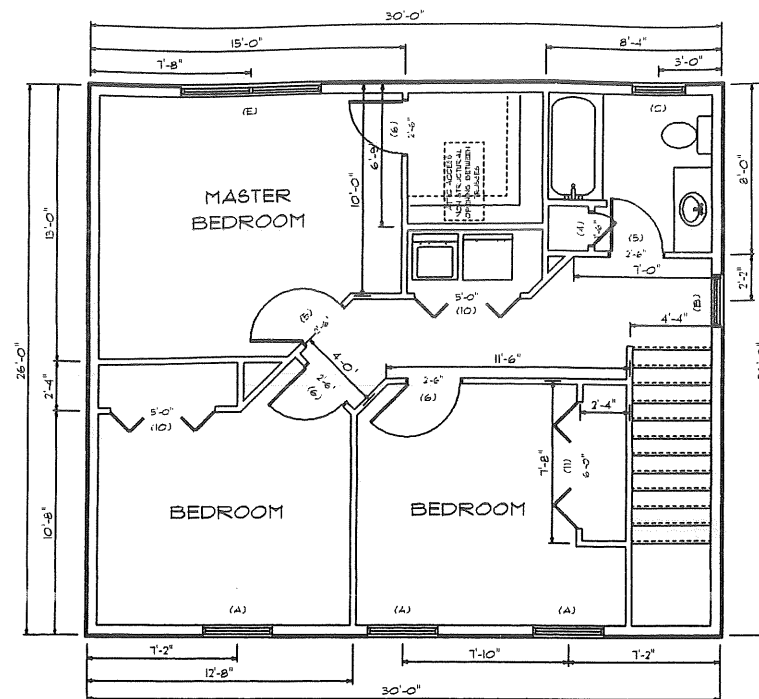
WINDOW SIZES SHOWN ON PLAN:
 (A) 3'-4" x 5'-0" DH EGRESS
 (B) 2'-6" x 4'-0" DH
 (C) 2'-6" x 4'-0" DH/THERMOPACED
 (D) 3'-0" x 3'-3" AWNING
 (E) 6'-8" x 8'-0" D.OH EGRESS

WINDOW NOTES:

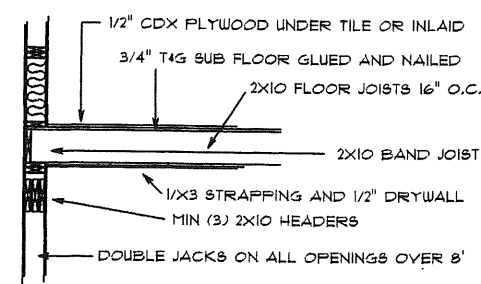
ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON THIS PLAN ARE RECOMMENDATIONS ONLY. THE OWNER AND BUILDER WILL DECIDE DOOR AND WINDOW BRANDS, STYLES, AND EXACT LOCATIONS BEFORE CONSTRUCTION STARTS. THE ACTUAL LOCATION OF THE KITCHEN WINDOW MAY BE CHANGED BY THE FINAL CABINET LAYOUT. THE KITCHEN WINDOW LOCATION ON THE PLAN IS FIGURED FROM THE KITCHEN SIDE OF THE WALL (NOT CENTER) WITH 1/2" ALLOWED FOR DRYWALL. HCI RECOMMENDS AN AWNING OR A SLIDING WINDOW IN THE KITCHEN. ALL BEDROOMS MUST HAVE AT LEAST ONE EGRESS WINDOW. THE WHIRLPOOL WINDOW MUST BE EGRESS GLASS. BATHROOM WINDOWS SHOULD BE SAFETY GLASS, CHECK WITH C.E.O. ANY WINDOWS IN STAIRWAYS OR AT WINDOW SEATS SHOULD BE SAFETY GLASS.

MISC. STRUCTURAL:

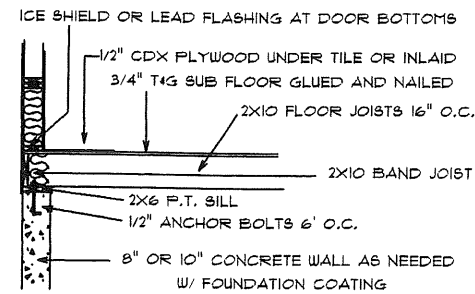
ALL BEARING POINTS (CIRCLES MARKED BP) ARE TO BE SOLIDLY BLOCKED TO THE FOUNDATION OR CARRYING TIMBER. ALL OPENINGS OVER 6' ARE TO HAVE DOUBLE JACKS ON EACH SIDE. ALL HEADERS ARE TO BE "BUILT-UP" 4X4 OR 4X6 IN NON BRG WALLS AND 6X10, 6X12, OR LAM BEAMS AS NEEDED IN BRG. WALLS. ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED. THE FINAL KITCHEN DESIGN IS TO BE DONE BY OTHERS. PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT. BUILDER AND OWNER TO GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS. IF ANY CHANGES OR ALTERATIONS ARE NEEDED, OR IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT JOHN AT HCI. ANY LAMINATED BEAMS OR STEEL BEAMS WILL BE SPECIFIED BY THE SUPPLIER (SBS).



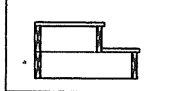
**2ND FLOOR SECTION
2X10 FLOOR JOISTS**



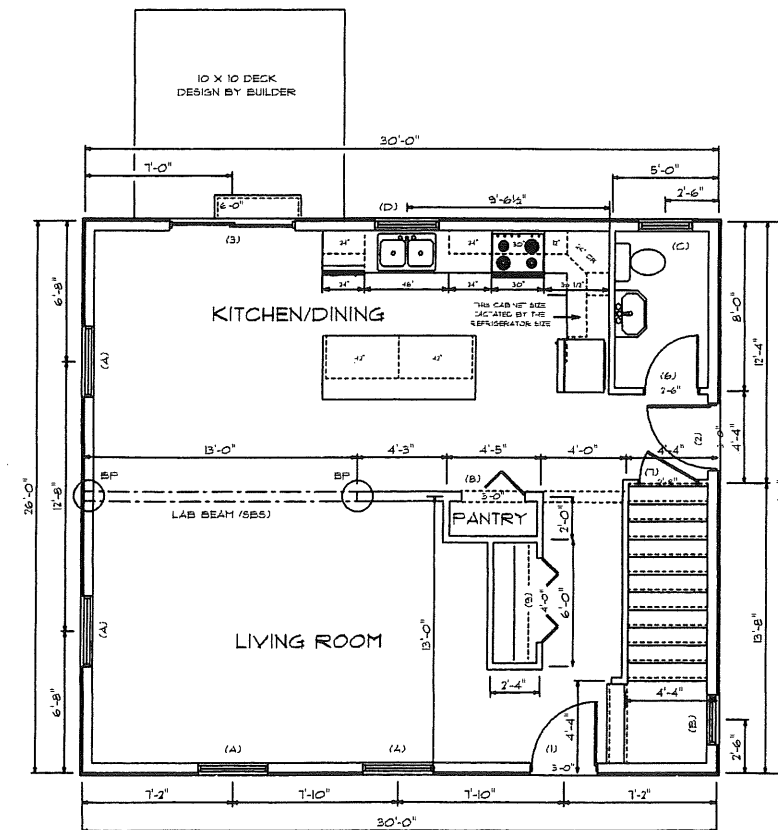
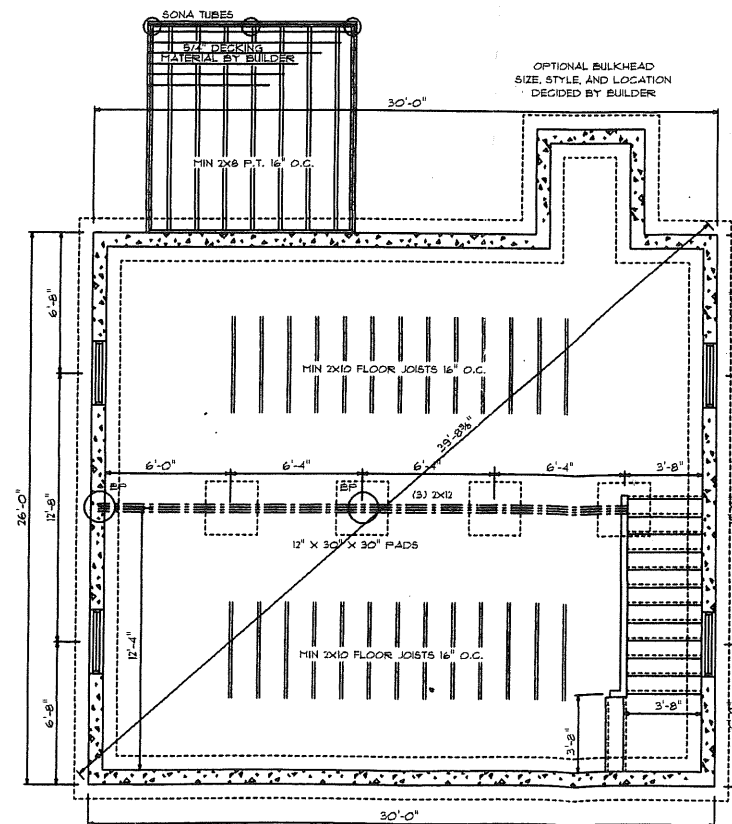
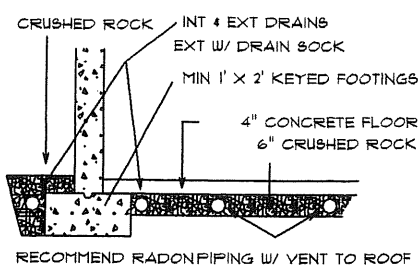
**1ST FLOOR SECTION
2X10 FLOOR JOISTS**



OUTSIDE STEPS BUILT FROM 2X8 P.T. WITH 1" P.T. STEPS



FOOTING SECTION



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY AT THE ADDRESS NAMED ON THESE DRAWINGS.

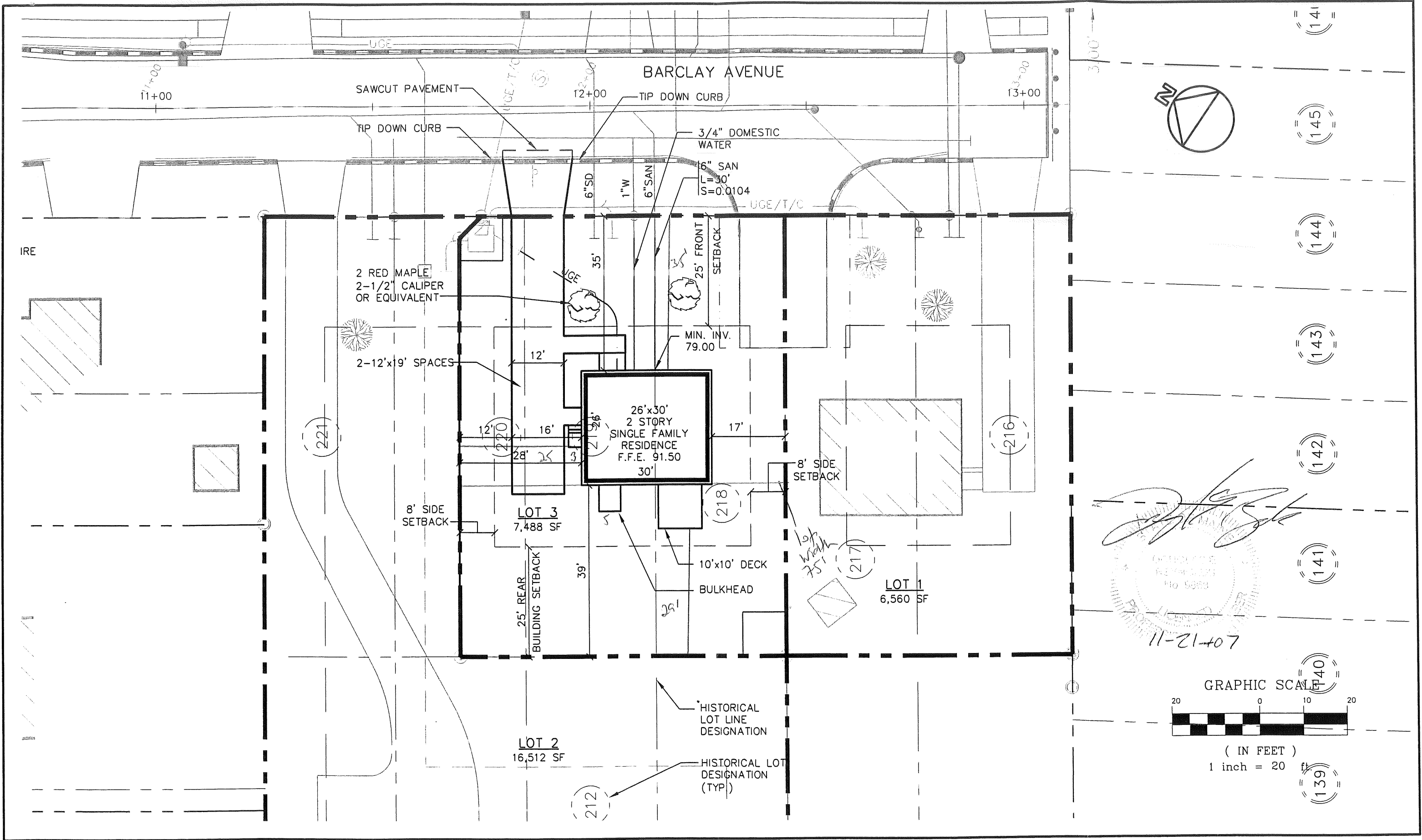
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HOUSE CALLS INC.
 HOME PLANNING & DESIGN
 151 ROOSEVELT TRAIL, WINDHAM, ME
 207-892-2810

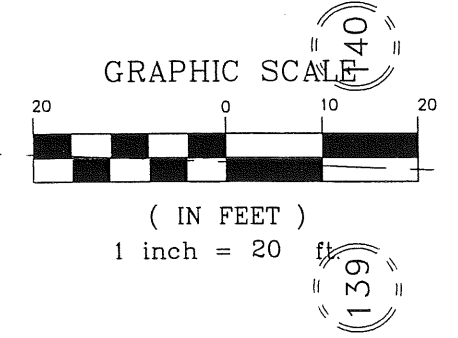
NAME
35 BARCLAY ST. PORTLAND
 DRAWING
FLOOR PLANS, FOUNDATION & STRUCTURAL DETAILS

SCALE
1/4" = 1'
 DATE
10/07
 DRAWN BY
J. CALL
 PAGE
2 OF 2

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER, WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.



11-21-07



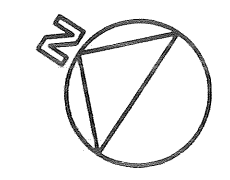
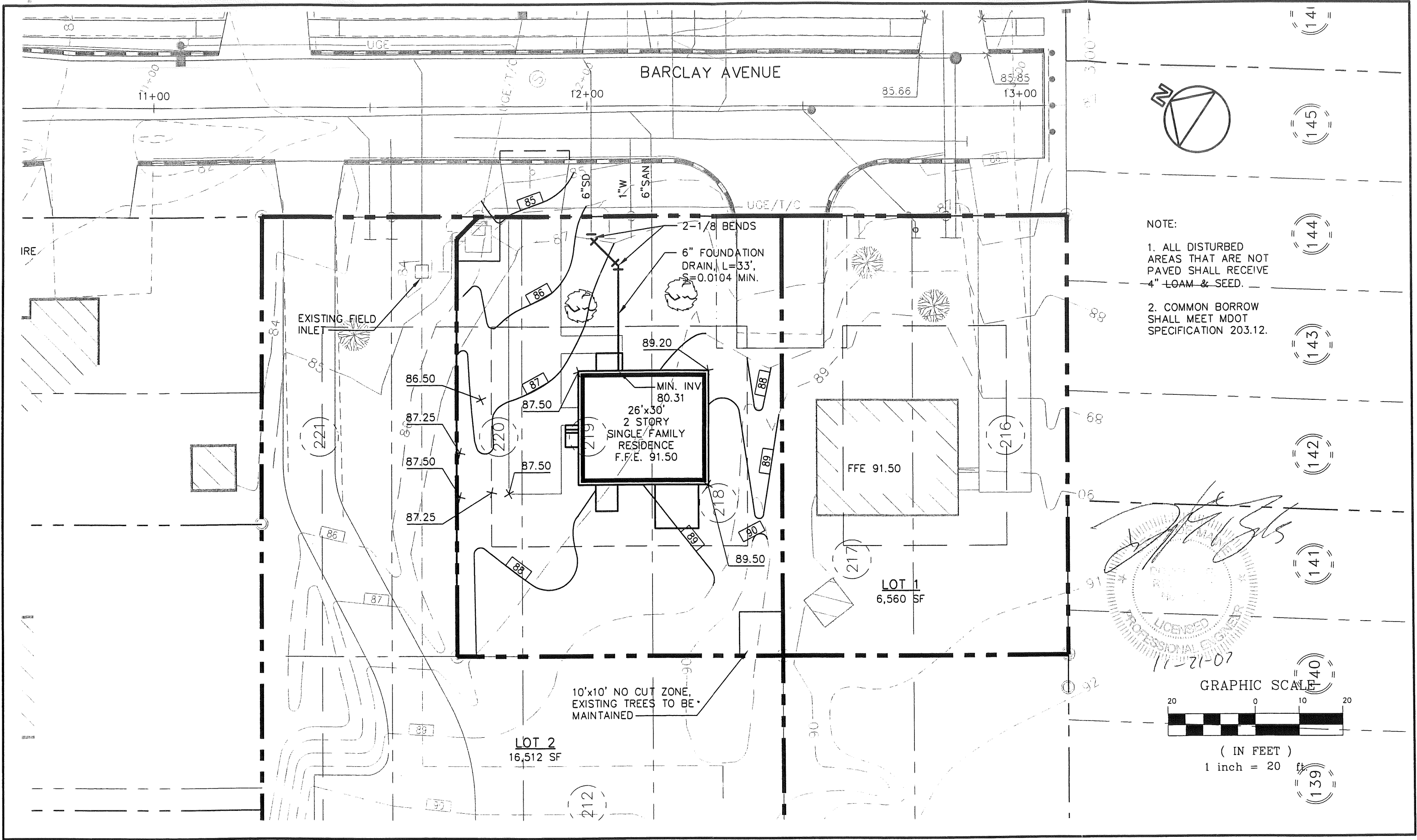
Rev.	Date	Revision
1	10/04/07	ADDED SPOT GRADES

Design:	DER	Date:	11/07
Draft:	CAG	Job No.:	2006
Checked:	AMP	Scale:	1" = 20'
File Name: 374-SP.DWG		TAB: LOT3; LMAN: 374-LOT3 LAYOUT & UTIL	

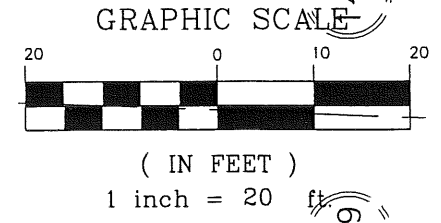
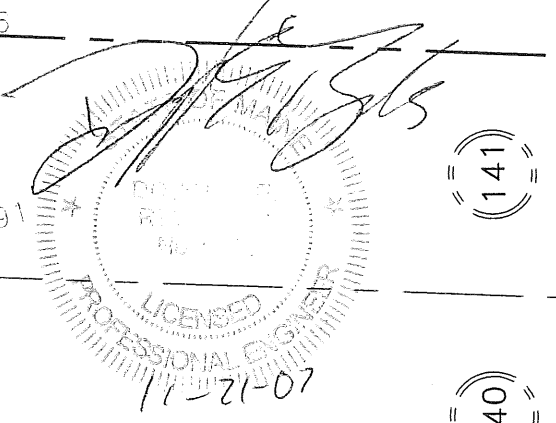
Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 3 Layout & Utilities Plan
Project:	BARCLAY AVENUE, PORTLAND

Figure No. 2



NOTE:
 1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12.



1	10/04/07	ADDED SPOT GRADES
Rev.	Date	Revision

Design:	DER	Date:	11/07
Draft:	CAG	Job No.:	2006
Checked:	AMP	Scale:	1" = 20'
File Name:	374-SP.DWG		
TAB:	LOT3; LMAN: 374-LOT3 GRADING		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 3 Grading & Drainage Plan
Project:	BARCLAY AVENUE, PORTLAND

Figure No.
3