

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

Permit No: 02-099	Issue Date: <b>FEB 13, 2003</b>	CB#: <i>176 PMT</i> 389 E016001 <i>1/6/03</i>
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Location of Construction: <b>36 Barclay Ave</b>	Owner Name: Diversified Properties Inc	Owner Address: Po Box 10127 Portland	Phone: 207-773-4988
Business Name: n/a	Contractor Name: Diversified Properties, Inc	Contractor Address: PO Box 10127 Portland	Phone: 2077734988
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: <b>R-3</b>

Past Use: Vacant	Proposed Use: Single Family / Build New 24' x 32' Single Family.	Permit Fee: \$623.00	Cost of Work: \$75,000.00	CEO District: 1
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Proposed Project Description: Build New 24' x 32" Single Family	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <b>R3</b> Type: <b>5B</b> <b>BOCA 1999</b> Signature: <i>JMB 2/4/03</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: gg	Date Applied For: 09/04/2002	<b>Zoning Approval</b>	
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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 <i>H/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 1 Zone C</i> <input type="checkbox"/> Subdivision <i>not shown at this time</i> <input checked="" type="checkbox"/> Site Plan # 2002-0191 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>3/12/02</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 <i>S</i> Date: _____
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**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

Permit No: 02-0994	Date Applied For: 09/04/2002	CBL: 339 E016001
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Location of Construction: 36 Barclay Ave	Owner Name: Diversified Properties Inc	Owner Address: Po Box 10127	Phone: 207-773-4988
Business Name: n/a	Contractor Name: Diviserfied Properties, Inc	Contractor Address: PO Box 10127 Portland	Phone: (207) 773-4988
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: Single Family / Build New 24' x 32' Single Family. - no garage -no rear decks - no daylight basement	Proposed Project Description: Build New 24' x 32" Single Family
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 11/22/2002

Note: #36 Barclay Ave  
11/14/02 Requires a deed description - presently this does not include part of 339-E-018 -even their title co.  
Doesn't include it. - required before I sign off  
11/20/02 received signed deed transfer for the partial lot in question

Ok to Issue:

- 1) THE SHED OVER THE LEFT SIDE PROPERTY LINE SHALL BE REMOVED PRIOR TO CONSTRUCTION ON THIS NEW SINGLE FAMILY TO ELIMINATE ALL ILLEGAL NONCONFORMITIES.
- 2) During the construction of Barclay Street, only one stub for sewer hook-up shall be permitted to this proposed property.
- 3) NO GARAGES OR REAR DECKS ARE SHOWN ON THIS SUBMITTAL. NO GARAGES OR DECKS ARE BEING PERMITTED UNDER THIS APPROVAL. No Daylight basement is being shown, nor is being approved. Separate permits are required for any new decks or garages or daylight basements.
- 4) This street is considered to ba a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanenet occupancy permit.
- 5) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 02/04/2003

Note: Ok to Issue:

- 1) I any exterior stairs exceed 15-1/2" change from grade a guard and handrail must be installed per BOCA 1999.
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.
- 4) Installation shall comply with 1993 BOCA Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2002-0191  
Application I. D. Number  
**09/04/2002**  
Application Date  
**Barclay Avenue #36** ✓  
Project Name/Description

**Diviserfied Properties, Inc.**  
Applicant  
**PO Box 19127, Portland, ME 04104**  
Applicant's Mailing Address  
**Diviserfied Properties**  
Consultant/Agent  
**Applicant Ph: (207) 773-4988 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**[Redacted]**  
Address of Proposed Site  
**339 E016001**  
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  Other (specify) \_\_\_\_\_

**1536 Sq. Ft.** **8712 Sq. Ft.**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots \_\_\_\_\_
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other \_\_\_\_\_

Fees Paid: Site Plan **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **09/09/2002**

**DRC Approval Status:**

Approved **[Redacted]**  Denied  
**[Redacted]** See Attached  
**[Redacted]** Approval Expiration **10/16/2003** Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **[Redacted]** 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	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2002-0191

Application I. D. Number

09/04/2002

Application Date

Barclay Avenue #36

Project Name/Description

**Diviserfied Properties, Inc.**

Applicant

PO Box 19127, Portland, ME 04104

Applicant's Mailing Address

**Diviserfied Properties**

Consultant/Agent

Applicant Ph: (207) 773-4988      Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**36 - 36 Barclay Avenue, Portland, Maine**

Address of Proposed Site

339 E016001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 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.
- 2 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.
- 3 Your new street address is now #36 BARCLAY AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. 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.
- 5 A sewer permit is required for you 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 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

389 Congress St. Rm 315  
Portland, ME 04101  
Phone: (207)874-8700  
Fax: (207)874-8716

**FACSIMILE TRANSMISSION**

#02 0995

339 0007

Dwight Brackett

To: Diversified Properties

From: Mike Nugent/Jeanie Bourke

Fax: 773-4988

Date: December 2, 2002

756-0687

Phone: 773-6875

Pages: 339-E-18 #02-0175

339-E-16 #02-0994

339-D-7 #02-0995

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

Urgent  For Review  Please Comment  Please Reply  Please Recycle

**R E C E I V E D**  
JAN - 6 2003

(339 D007, 339 E018 & 339 E016)

I have completed the review and have the following questions/comments?

- ✓ 1) What is the type/size of the anchor bolts?
- ✓ 2) The carrying girder is underdesigned the spacing of the tatty column is excessive
- ✓ 3) All Sheathing not shown
- ✓ 4) Please indicate the net opening of the 4060 windows in the sleeping rooms.
- ✓ 5) Safety Glazing for the windows adjacent to the tubs is required
- ✓ 6) Attic Access is not shown.
- ✓ 7) The stairs cannot be placed in the opening shown and comply with 1999 BOCA stair requirements. Please redesign and resubmit. Also include a cross section that shows, treads, risers, nosing, headroom, width & guard details.
- ✓ 8) What is being used for exterior wall sheathing?
- ✓ 9) Please provide a fastener schedule.
- ✓ 10) Please include a guard rail detail for the slider. (no deck)
- ✓ 11) Please show a cross section of the perimeter drain that includes pipe/stone & fabric.
- ✓ 12) Please include bulkhead stair specs including treads, risers, nosing, headroom & width.
- ✓ 13) On page A2/ First floor plan the 2- 2" x 10" centerbeam is underdesigned for an 8 foot opening.
- ✓ 14) What is the header for exterior windows & slider.
- ✓ 15) Please show guards, treads & riser for entry stairs. (2 rise, based on grade)

Dwight

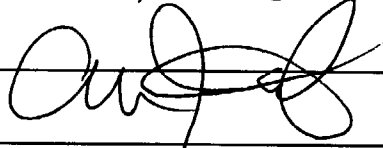
This is the list

Jin

Soil type/Presumptive Load Value (Table 401.4.1)	2500.	
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8' x 16" 8" - 7'10" WALL	
Foundation Drainage Dampproofing (Section 406)	ASPHALT	
Ventilation (Section 409.1) Crawls Space ONLY	NA	
Anchor Bolts/Straps (Section 403.1.4)	WHAT KIND	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3/8" STEEL/CONCR. 24" x 24" x 12" PAD	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x10? 8 FOOT SPAN	UNDER DESIGN
Sill/Band Joist Type & Dimesions		
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	OK 2x8's 16" O.C. 12 O.C. 12 FOOT SPAN	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	OK 2x8's ↓ SAME	

WALL STUDS  
2x6 24.0C.

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	TRUSSES,	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	TRUSSES 24" O.C.	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	ROOF 5/8" OSB w/CEPS FLOOR 3/4" T&G	(WALLS NOT SHOWN)
Fastener Schedule (Table 602.3(1) & (2))	N/S.	
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA Living Space? (Above or beside)	NONE	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)		
Egress Windows (Section 310)	4060 5-	
Roof Covering (Chapter 9)	NOT INDICATED	
Safety Glazing (Section 308)	NOT SHOWN (2 BATHS)	
Attic Access (BOCA 1211.1)	NOT SHOWN	
Draft Stopping around chimney	NOT SHOWN	

<b>Header Schedule</b>		
<b>Type of Heating System</b>		
<b>Stairs</b>	<del>NO</del> NEED DETAILS	
<b>Number of Stairways</b>		
<b>Interior</b>		
<b>Exterior</b>		
<b>Treads and Risers (Section 314)</b>		
<b>Width</b>		
<b>Headroom</b>		
<b>Guardrails and Handrails (Section 315)</b>		
<b>Smoke Detectors Location and type/Interconnected</b>	NO STAIR OUT	
<b>Plan Reviewer Signature</b>		


See Chimney Summary Checklist



Site # 2000 0191

# 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.

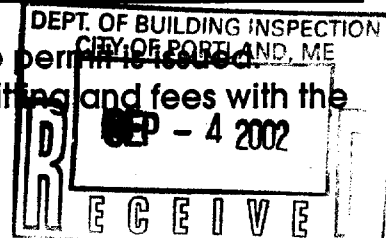
Location/Address of Construction: <u>BARUAY AVENUE</u>		
Total Square Footage of Proposed Structure <u>1536</u>	Square Footage of Lot <u>8712</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>E</u> Lot# <u>16 to 17 portion of 18</u>	Owner: <u>DIVERSIFIED PROPERTIES, INC.</u>	Telephone: <u>773-4988</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>773-4988</u> <u>DIVERSIFIED PROPERTIES, INC.</u> <u>PO BOX 10127</u> <u>PORTLAND, ME. 04104</u>	Cost Of Work: \$ <u>75,000</u> Fee: \$
Current use: <u>VACANT LAND</u>		<u>Bldg. Fee 548.00</u>
If the location is currently vacant, what was prior use: <u>VACANT LAND</u>		<u>Site Fee 300.00</u>
Approximately how long has it been vacant: <u>N/A</u>		<u>Total 848.00</u>
Proposed use: <u>SINGLE FAMILY</u>		<u>owe for</u>
Project description: <u>24 x 32</u>		<u>col 0</u>
Contractor's name, address & telephone: <u>SAME AS ABOVE</u>		<u>75.00</u>
Who should we contact when the permit is ready: <u>JAMES WOLF</u>		
Mailing address:		
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: <u>773-4988</u>		

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 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 of applicant: 	Date: <u>9-5-02</u>
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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



Applicant: Diversified Properties Date: 11/14/02

Address: 36 BARCLAY AVE C-B-L: 339-E-016-179

CHECK-LIST AGAINST ZONING ORDINANCE part of 18

Date - New house # 02-0994

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 24' x 32' single family -

Sevage Disposal - City No Decks shown

Lot Street Frontage - 50' req - 75' shown No GARAGE shown

Front Yard - 25' min req - 28' to stairs scaled No DAYLIGHT basement shown

Rear Yard - 25' min req - 54' to bulkhead scaled

Side Yard - 14' req - can reduce one side to no less than 8' if what is <sup>ledge</sup> taken off is added to other side 10' shown on right -> 18' req on left shows 28'

Projections - rear bulkhead - left side <sup>4x4</sup> stair entry - front stair entry

Width of Lot - 75' min req - 75' shown

Height - 35' MAX - 24.75' scaled to ridge

Lot Area - 6,500 # 75 x 115 = 8625 # shown

Lot Coverage/ Impervious Surface - 25% MAX allowed = 2156.25 # MAX 24' x 32' = 768 #

Area per Family - 6,500 min

Off-street Parking - 2 Required - 2 shown beyond front setback

Loading Bays - N/A

Site Plan - mm or mm or # 2002-0191

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 1 - Zone C

received 11/20/02

I need a lot deed description \* requested to remove shed crossing the line (was made non-conforming by this lot action)


## 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: JULY 2002
Draft: SGB	Job No.: 374
Checked: AMP	Scale: NTS
File Name: 374-SP.DWG	

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

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: <b>BARCLAY AVENUE, PORTLAND</b>

Figure No. <b>1</b>
------------------------

QUITCLAIM DEED WITH COVENANT

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, ME 04104

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

DIVERSIFIED PROPERTIES INC., a Maine Corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, Maine 04104

A certain lot or parcel of land with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being the northerly one-half of lot 232 as shown on a plan of Harris Farms made by E.C. Jordan & Co., dated June 5, 1919 and recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 19.

IN WITNESS WHEREOF, said MAGGIE LANE DEVELOPMENT LLC., has caused this instrument to be signed and sealed by James M. Wolf, its Authorized Member thereunto duly authorized this 19 day of November, 2002.

MAGGIE LANE DEVELOPMENT LLC.

Joyce M. Yates

By: [Signature]  
Its Member

STATE OF MAINE  
CUMBERLAND, SS.

NOVEMBER 19, 2002

Then personally appeared the above-named JAMES M. WOLF, PRGIDENT of MAGGIE LANE DEVELOPMENT LLC. 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 limited liability company.

Before me,

Joyce M. Yates  
Attorney at Law/Notary Public

JOYCE M. YATES  
NOTARY PUBLIC MAINE  
MY COMMISSION EXPIRES SEPTEMBER 16, 2003

# Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104  
Tel 207-773-4988 • Fax 207-773-6875

September 4, 2002

City Of Portland  
Building Inspection Department  
389 Congress Street  
Portland, Maine 04101

RE: Building Permit, Barclay Avenue, Portland Tax Map 339 - E - 16 to 17 and portion of 18

Attached please find the following information in support of our request for a single family building permit.

- Construction drawings for a 24 x 32 colonial single family home – (1 set included)
- Site plan drawing showing drainage, erosion control and setbacks for the proposed building and abutting property. (4 plans included)
- Deed of Ownership

does not  
show portion of 18

Please review the enclosed.

Thank you for your cooperation.

Sincerely,



James Wolf  
Diversified Properties, Inc.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Insp Copy**

**2002-0191**

Application I. D. Number

**9/4/2002**

Application Date

**Barclay Avenue**

Project Name/Description

**Diviserfied Properties, Inc.**

Applicant

**PO Box 19127, Portland, ME 04104**

Applicant's Mailing Address

**Diviserfied Properties**

Consultant/Agent

**Applicant Ph: (207) 773-4988 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Barclay Avenue, Portland, Maine**

Address of Proposed Site

**339 E016001**

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  Other (specify) \_\_\_\_\_

**1536 Sq. Ft.**

**8712 Sq. Ft.**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **9/9/2002**

**Insp 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  |                 |

P.O. Box 10127  
Portland, ME 04104  
Tel. (207) 773-4988  
FAX (207) 773-6875

**Diversified Properties, Inc.**

# Fax

To: MARGE SCHMUCKAL From: JIM WOLF  
Fax: 874-8949 Pages: 2  
Phone: \_\_\_\_\_ Date: 11/20/02  
Re: Quitclaim DEED- CC: \_\_\_\_\_

Urgent     For Review     Please Comment     Please Reply     Please Recycle

● Comments:

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

November 15, 2002

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

RE: 36 Barclay Avenue – 339-E-016, 017, & part of 018 – R-3 Zone

Dear Jim,

I am in receipt of your permit application #02-0994 for a new single family dwelling at 36 Barclay Avenue. I do not have a current, accurate deed description for the property that you are proposing. You have submitted a letter from Cumberland Title by Ken Snitger which affirms that the lot in question consists only of old plan deed lot numbers 230 and 231. That same letter indicates that the lot width is only 60 feet wide. 75 feet is the minimum required lot width required. Your site plan indicates that half of number 232 is part of this building lot. This office needs the most current deed which describes the entire lot on which you are proposing to build.

Your permit will be on hold until this office receives such a deed. A review of the other land use items shows that all other zoning requirements apparently have been met.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

*Received  
FAX 11/20/02*

Cc: Lee Urban, Dir. Planning & Development  
Mark Adelson, Dir. Housing & Neighborhood Services  
Sarah Hopkins, Planning  
Jay Reynolds, Planning  
File



QUITCLAIM DEED WITH COVENANT

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, ME 04104

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

DIVERSIFIED PROPERTIES INC., a Maine Corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, Maine 04104

A certain lot or parcel of land with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being the northerly one-half of lot 232 as shown on a plan of Harris Farms made by E.C. Jordan & Co., dated June 5, 1919 and recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 19.

IN WITNESS WHEREOF, said MAGGIE LANE DEVELOPMENT LLC., has caused this instrument to be signed and sealed by James M. Wolf, its Authorized Member thereunto duly authorized this 19 day of November, 2002.

MAGGIE LANE DEVELOPMENT LLC.

Joyce M. Yates

By: [Signature]  
Its Member

STATE OF MAINE  
CUMBERLAND, SS.

NOVEMBER 19, 2002

Then personally appeared the above-named JAMES M. WOLF, PRESIDENT of MAGGIE LANE DEVELOPMENT LLC. 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 limited liability company.

Before me,

Joyce M. Yates  
Attorney at Law/Notary Public

JOYCE M. YATES  
NOTARY PUBLIC MAINE  
MY COMMISSION EXPIRES SEPTEMBER 18, 2003

Marge Please disregard the attachments in my previous email as one of the documents contained errors. I apologize for the inconvenience.. Jim James Wolf -  
Diversified Properties, Inc  
1-207-773-4988  
Fax 1-207-773-6875

QUITCLAIM DEED WITH COVENANT

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, ME 04104

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

DIVERSIFIED PROPERTIES INC., a Maine Corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine, whose mailing address is P.O. Box 10127, Portland, Maine 04104

A certain lot or parcel of land with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being the northerly one-half of lot 232 as shown on a plan of Harris Farms made by E.C. Jordan & Co., dated June 5, 1919 and recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 19.

IN WITNESS WHEREOF, said MAGGIE LANE DEVELOPMENT LLC., has caused this instrument to be signed and sealed by James M. Wolf, its Authorized Member thereunto duly authorized this 19 day of November, 2002.

MAGGIE LANE DEVELOPMENT LLC.

Joyce M. Yates

By:

[Signature]  
Its Member

STATE OF MAINE  
CUMBERLAND, SS.

NOVEMBER 19, 2002

Then personally appeared the above-named JAMES M. WOLF, PRESIDENT of MAGGIE LANE DEVELOPMENT LLC. 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 limited liability company.

Before me,

Joyce M. Yates  
Attorney at Law/Notary Public

JOYCE M. YATES  
NOTARY PUBLIC MAINE

MY COMMISSION EXPIRES SEPTEMBER 18, 2003

**CUMBERLAND TITLE COMPANY**

A LandAmerica Company  
One Canal Plaza, P.O. Box 4843  
Portland, ME 04112-4843

(207) 774-1773  
(800) 640-7779

FAX 774-2278  
[ksnitger@landam.com](mailto:ksnitger@landam.com)

January 29, 2002

James M. Wolf  
Diversified Properties, Inc.  
P.O. Box 10127  
Portland, ME 04104

RE: Former Dodge Property, Barclay Avenue, Portland

339-E-16-17 + portion  
of 18  
not included  
in this

Dear Mr. Wolf:

Pursuant to your request we conducted a title examination of the referenced property as the same is described in a deed from Isabelle N. Dodge, et al, to Diversified Properties, Inc., dated July 6, 2001, recorded in the Cumberland County Registry of Deeds in Book 16500, Page 158.

This deed conveys a parcel of land acquired by Wilfred J. Slater in a deed from Patrick Birmingham dated November 25, 1922, recorded in said Registry in Book 1121, Page 204, which deed included Lots 230 and 231 as show on a plan entitled Plan of Harris Farms dated June 5, 1919, recorded in said Registry in Plan Book 14, Page 19.

needs to show  
part of 232 -  
not shown  
This parcel

This parcel has passed by deed, including tax acquisition by the City in 1945, and eventually into Isabelle Dodge and plan lots 230 and 231 remained as one parcel throughout the period noted.

This parcel has approximately 60 feet of frontage on Barclay Avenue.

Need 75'

Sincerely,

  
Kenneth E. Snitger

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**PERMIT ISSUED**  
FEB 13, 2003  
Permit Number: 020994  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**PERMIT**

This is to certify that Diversified Properties Inc / Diversified Properties Inc  
has permission to Build New 24' x 32" Single Family  
AT 36 Barclay Ave L 339 E016001

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 when permission is procured before this building or part thereof is laid or completed. **48 HOURS NOTICE IS REQUIRED.**

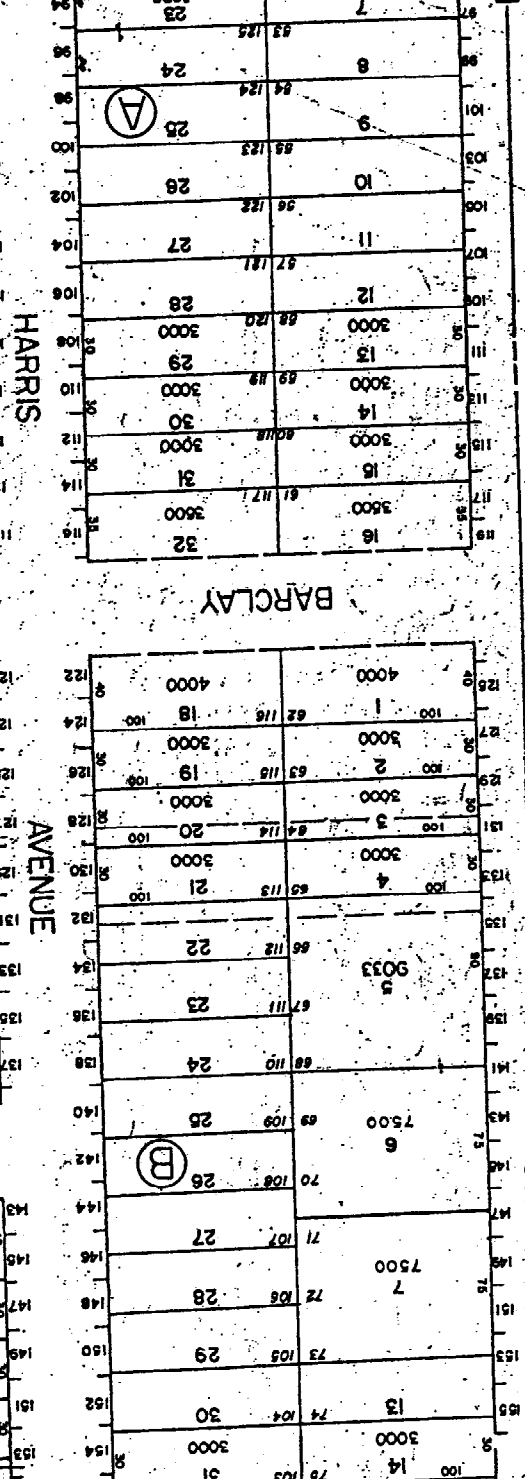
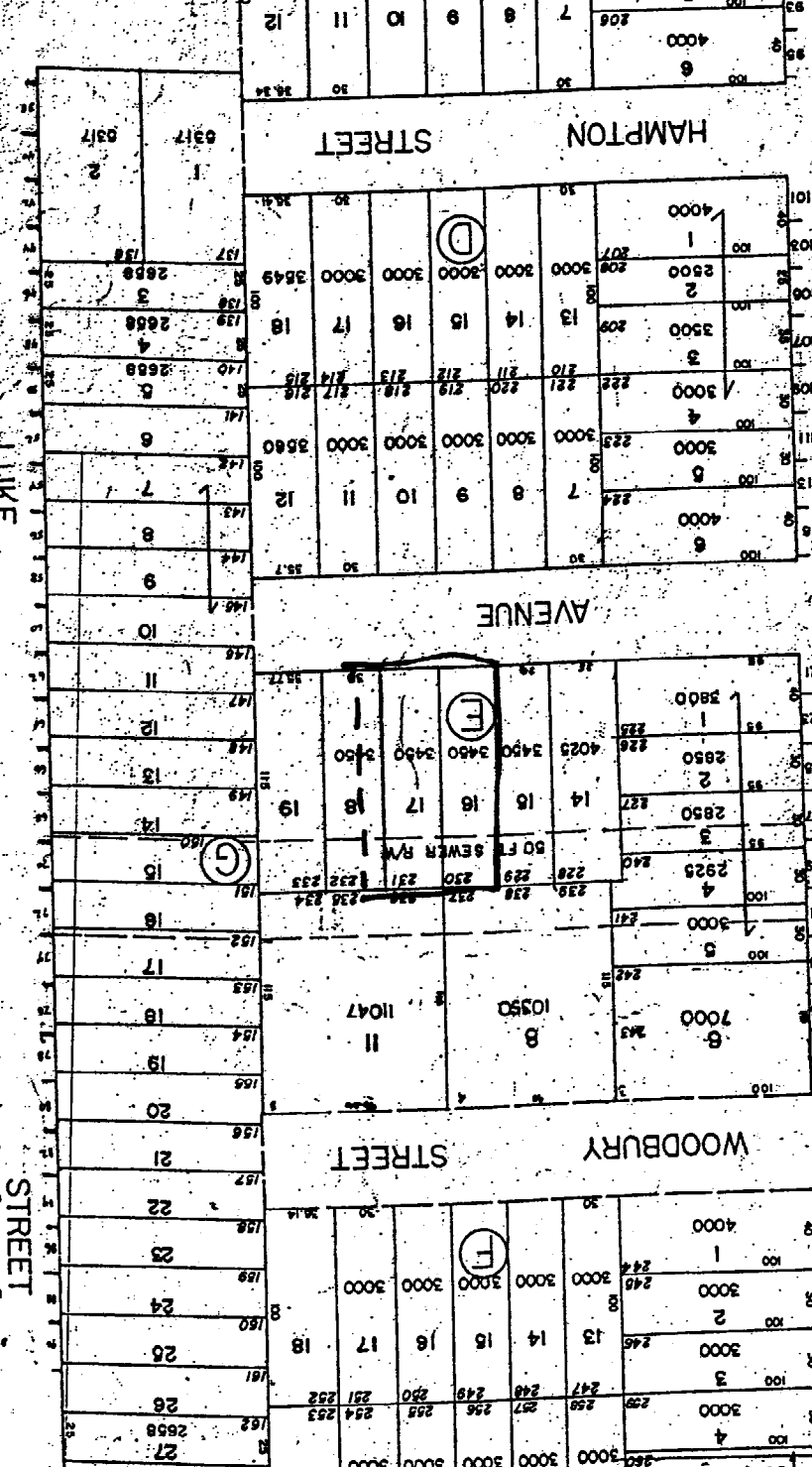
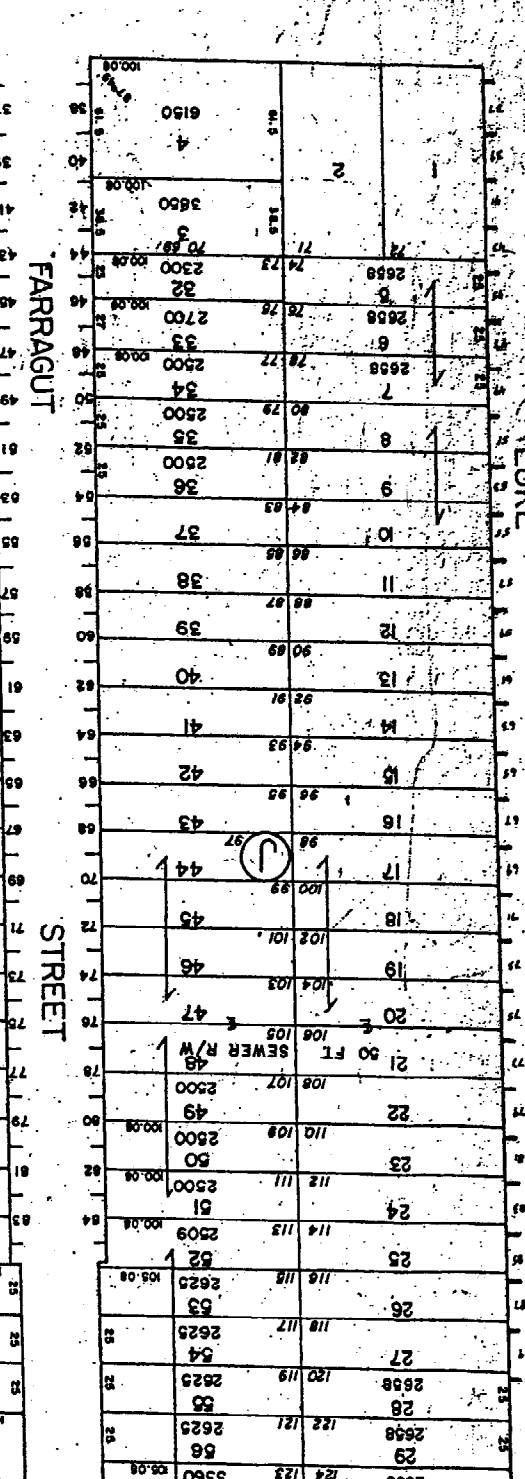
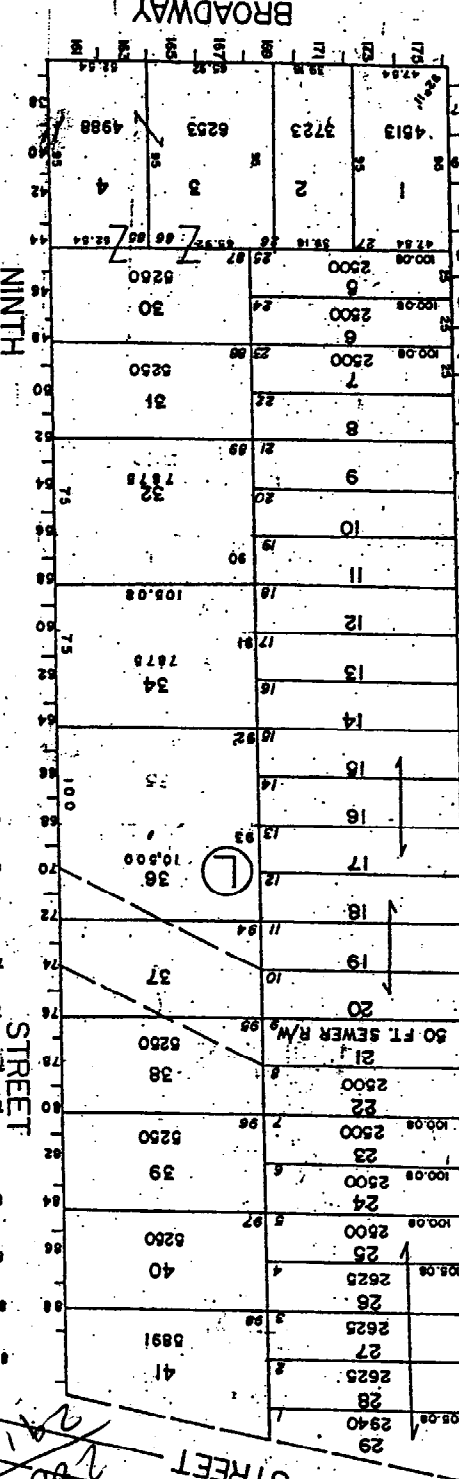
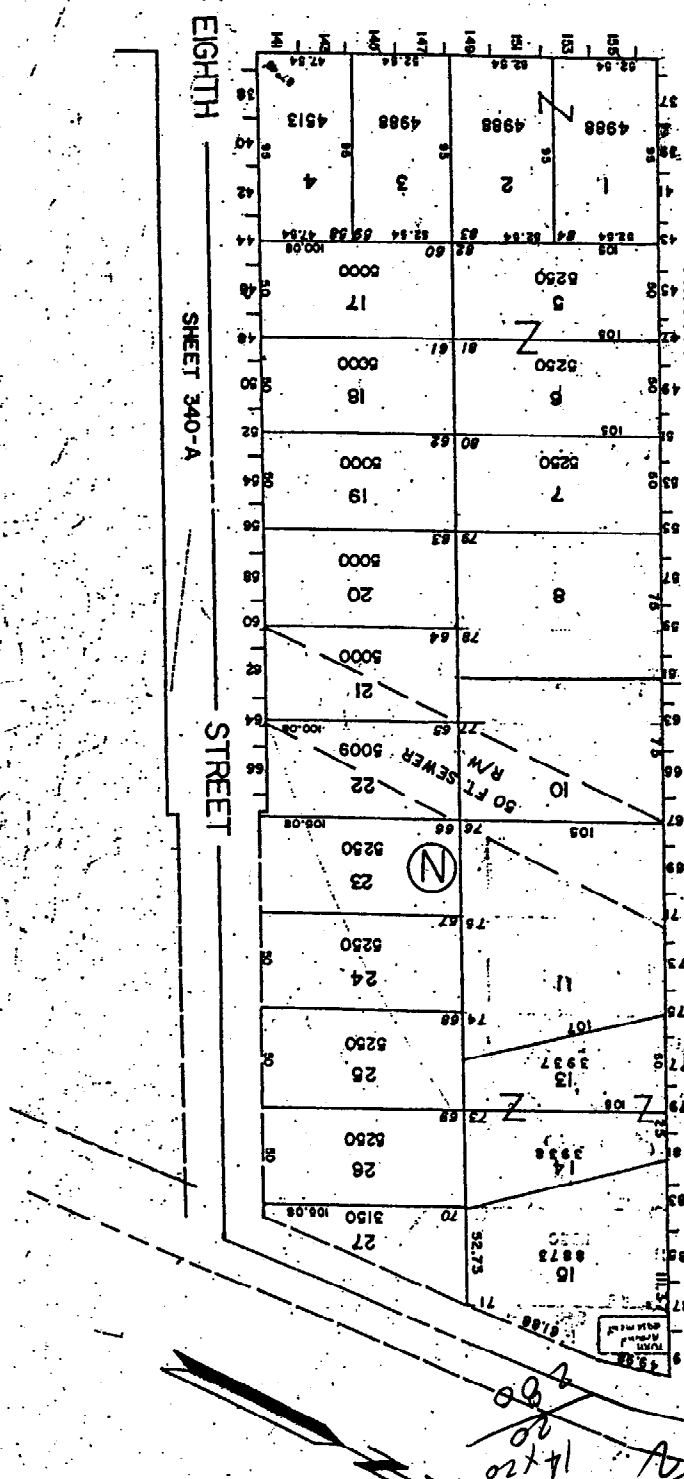
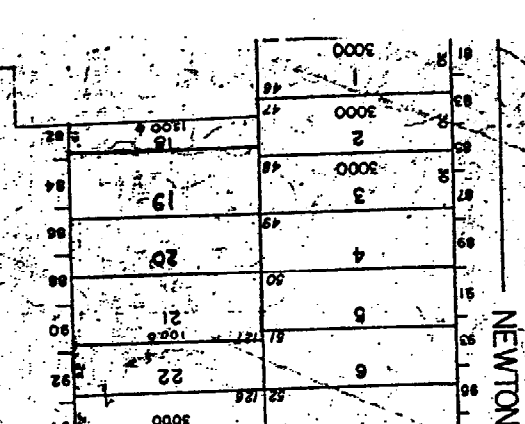
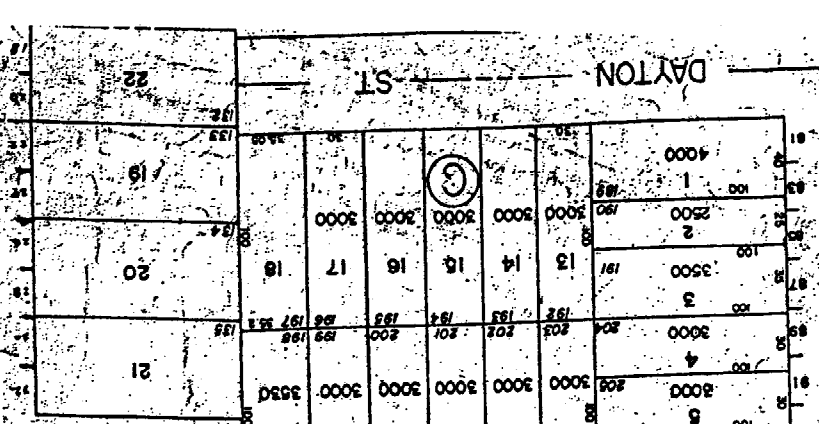
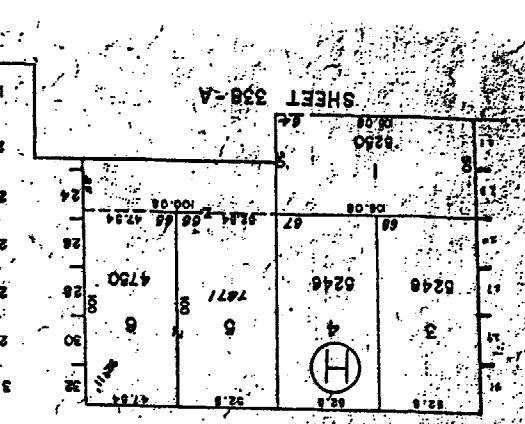
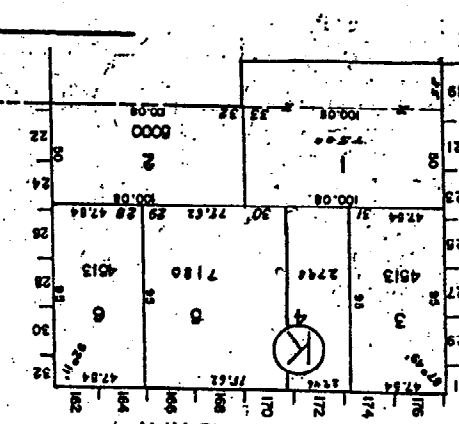
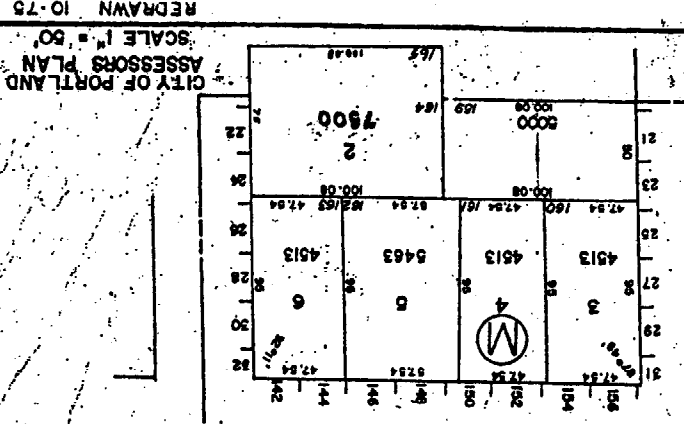
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

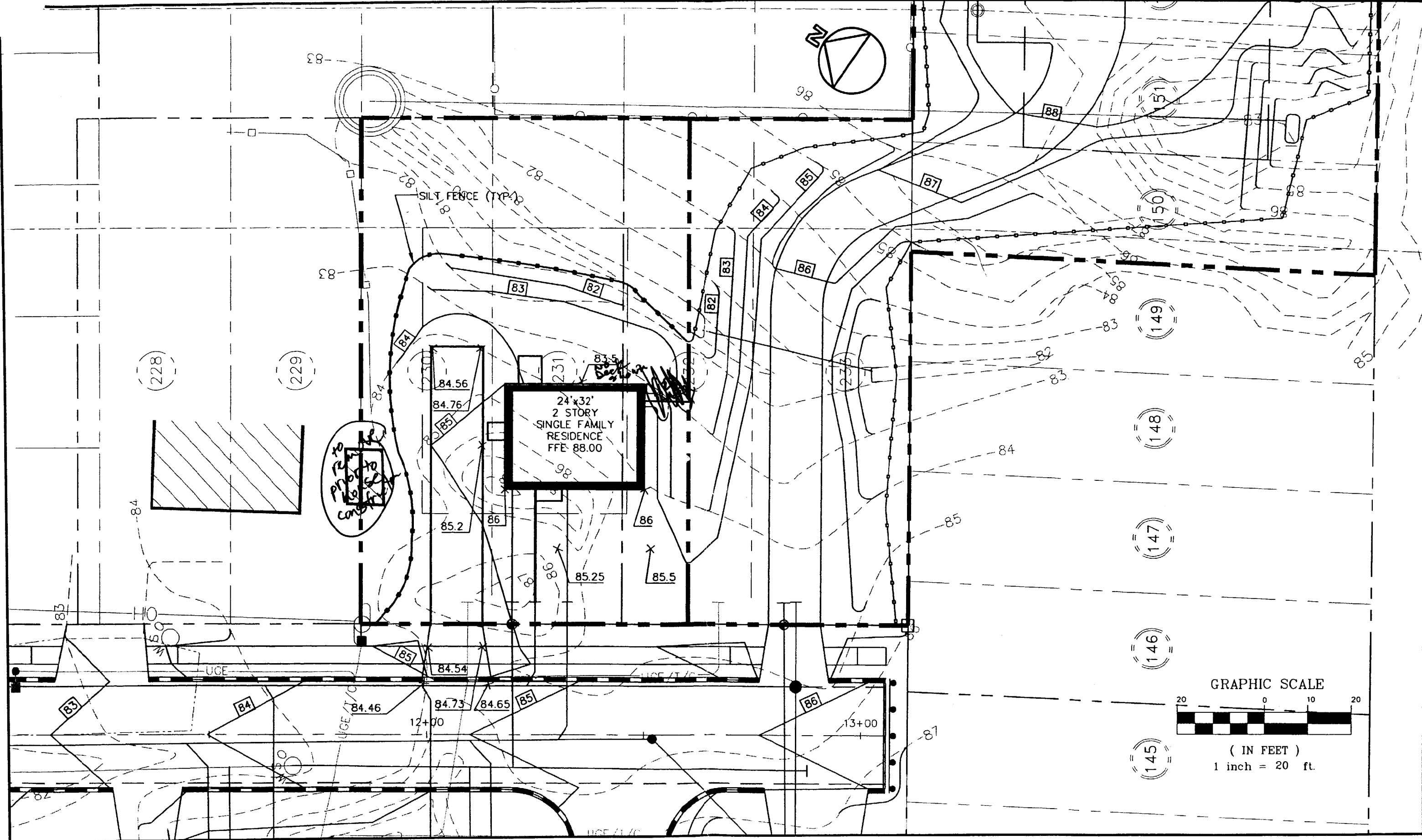
*Jeanie Bowke* 2/4/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



SHEET 336-B  
NEWTON  
SHEET 336-A

*Handwritten notes:*  
14x20  
11x7  
3 5/8 x 5/8  
1/2 x 1/2  
1/4 x 1/4  
1/8 x 1/8



Rev.	Date	Revision

Design: DER	Date: JULY 2002
Draft: SGB	Job No: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.DWG	
TAB: LOT1, LMAN: 374-LOT1 GRADING	

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

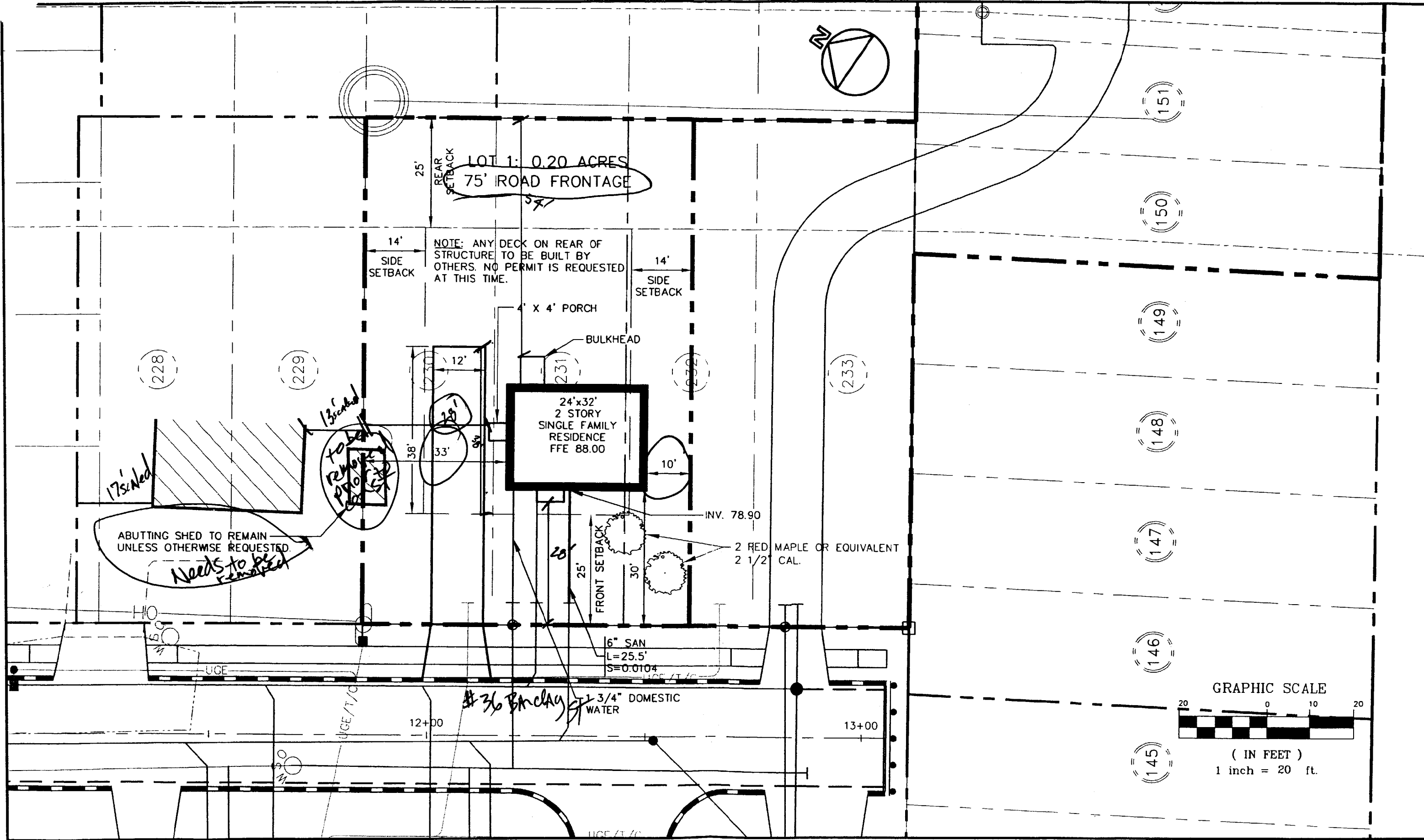
PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039

207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Lot 1 Grading & Drainage Plan**

Project: **BARCLAY AVENUE, PORTLAND**

Figure No.  
**3**



Rev.	Date	Revision

Design: DER	Date: JULY 2002
Draft: SGB	Job No.: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.DWG	
TAB: LOT1, LMAN: 374-LOT1 LAYOUT & UTIL	

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

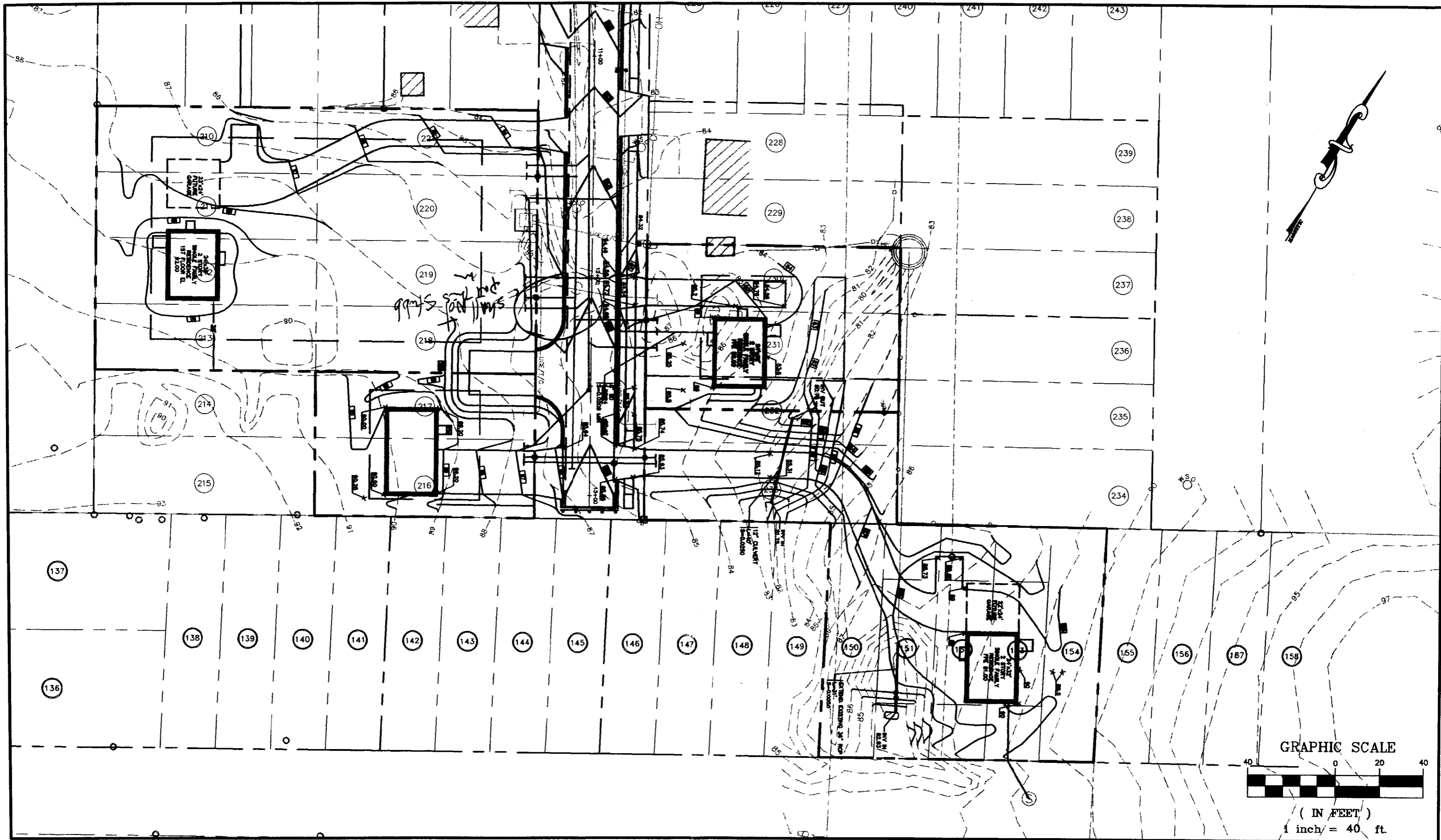
PO Box 1237  
15 Shaker Road  
Gray, ME 04039

207-657-6910  
FAX: 207-657-6912  
E-Mail: mailbox@gorrilpalmer.com

Drawing Name:	<b>Lot 1 Layout &amp; Utilities Plan</b>
Project:	<b>BARCLAY AVENUE, PORTLAND</b>

Figure No.  
**2**





Rev.	Date	Revision

Design: JML	Date: JUNE 2001
Draft: CMF	Job No.: 374
Checked: AMP	Scale: 1" = 40'
File Name: 374-SP.DWG	

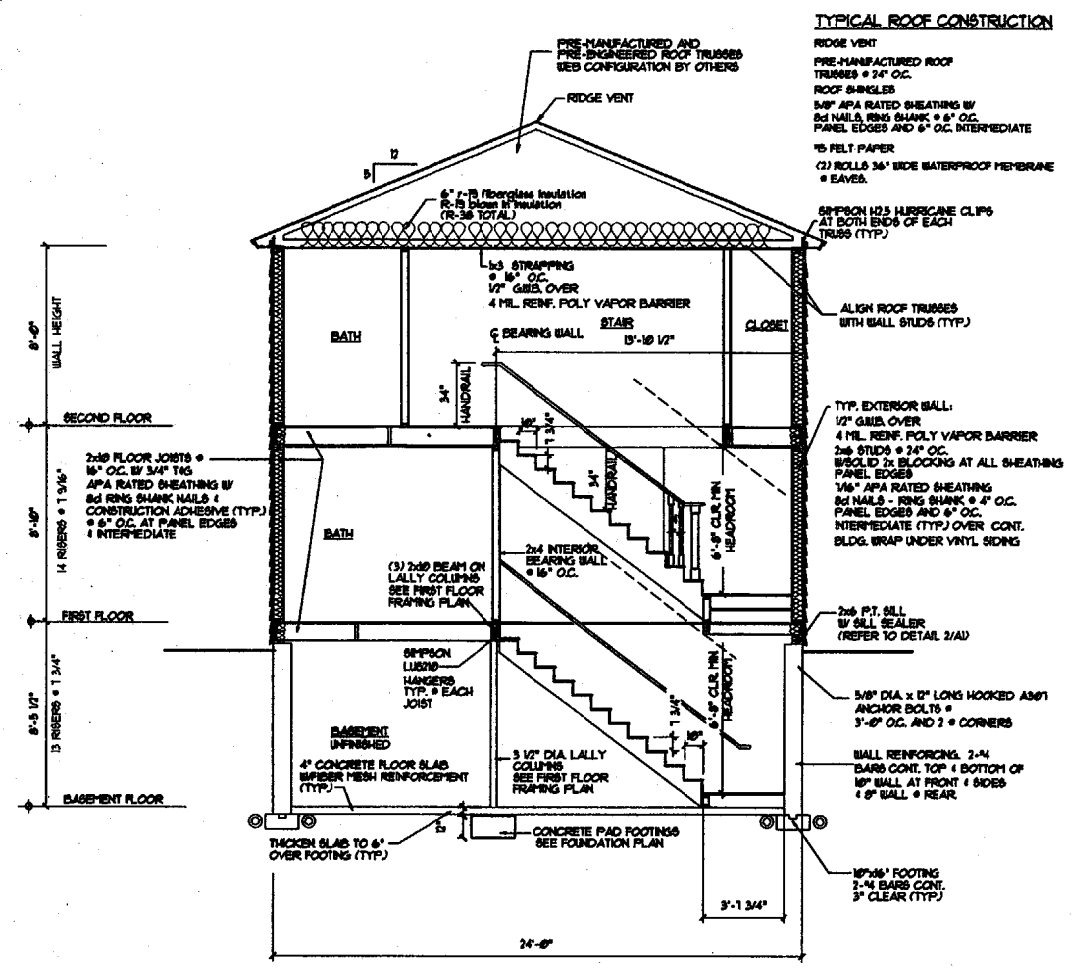
**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

PO Box 1237  
 26 Shaker Road  
 Gray, ME 04039

207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	<b>Grading Plan</b>
Project:	<b>BARCLAY AVENUE, PORTLAND</b>

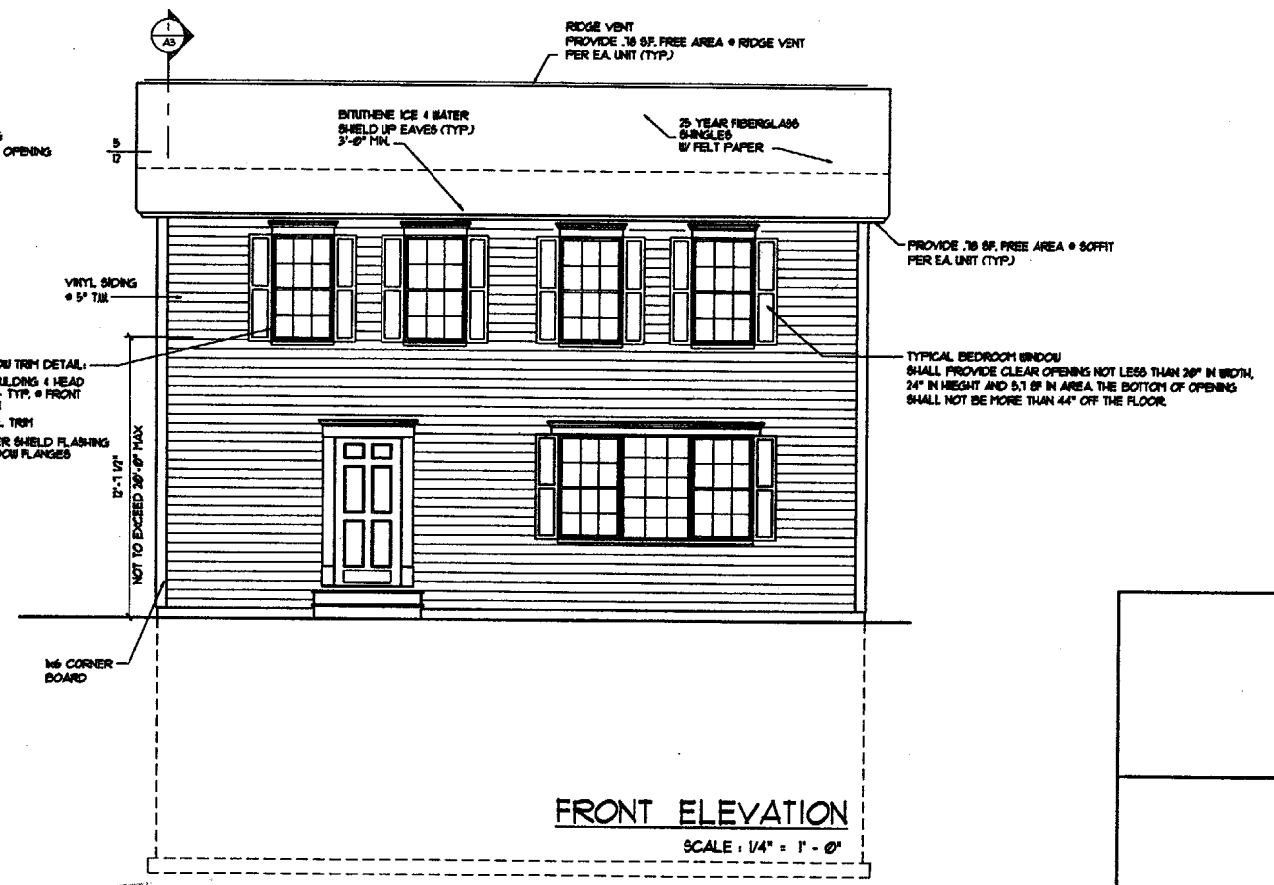
Figure No.  
**1**



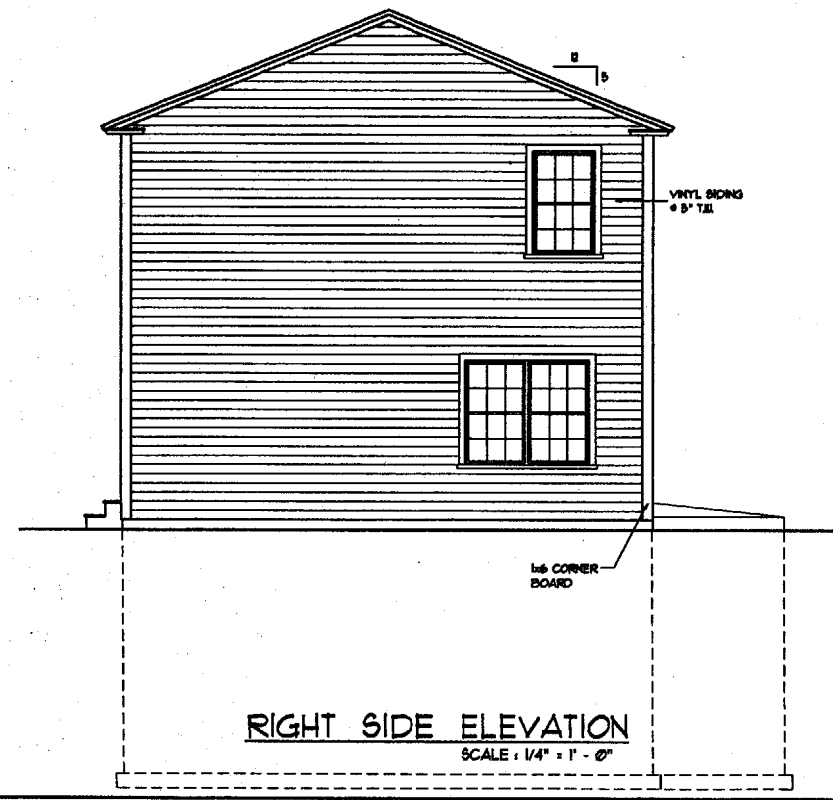
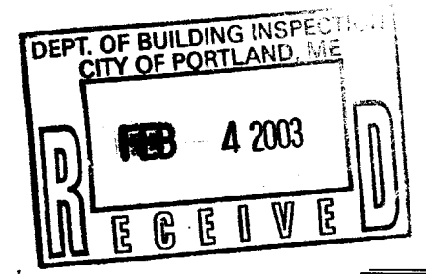
SECTION THRU HOUSE  
SCALE: 1/4" = 1' - 0"

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-1" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

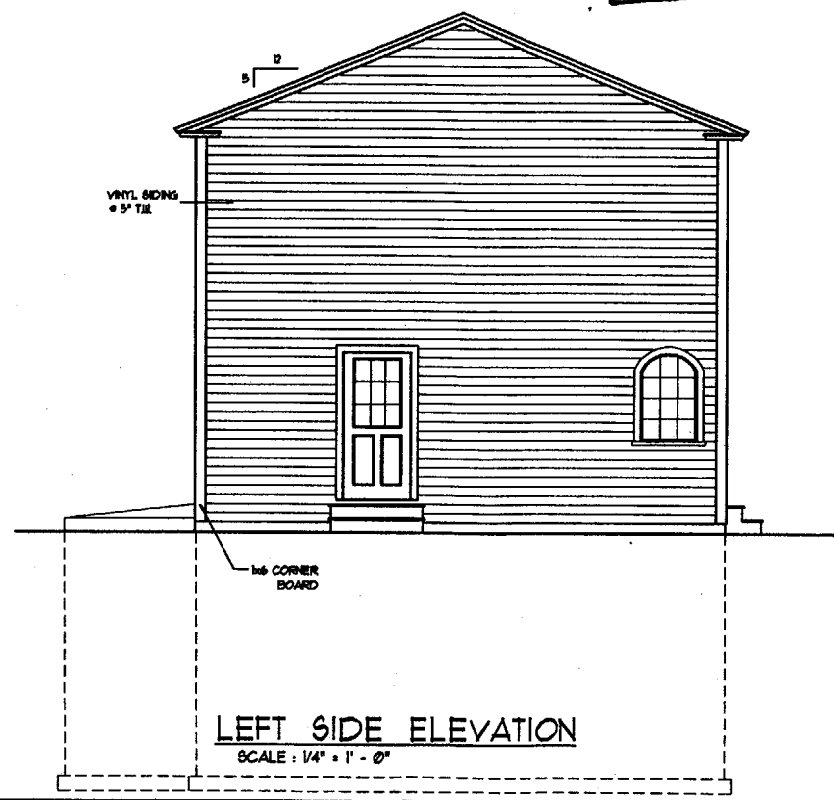
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:  
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



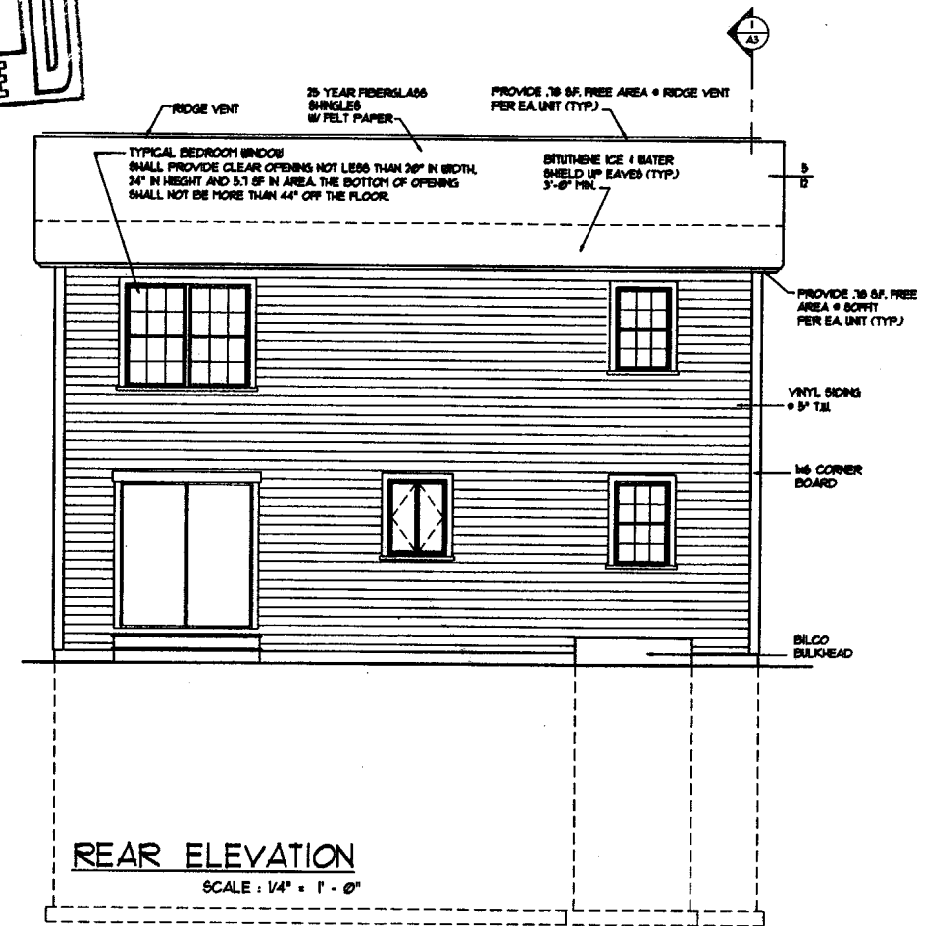
FRONT ELEVATION  
SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"



REAR ELEVATION  
SCALE: 1/4" = 1' - 0"

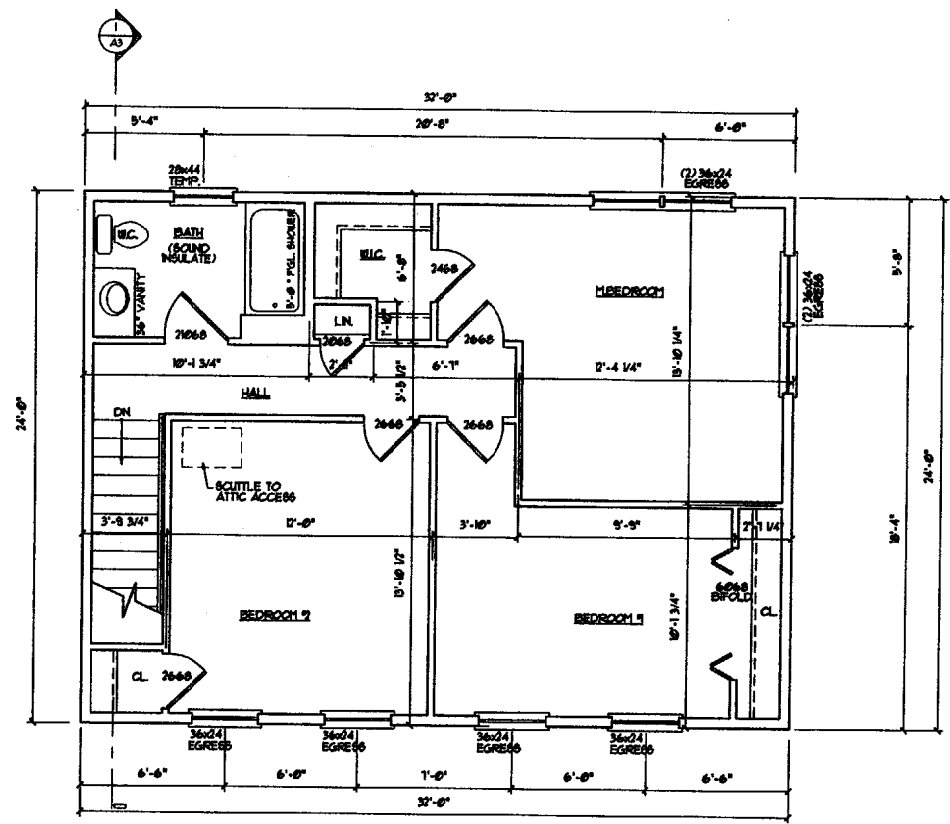
DRAWINGS THIS SHEET  
 ELEVATIONS / SECTION  
 DATE  
 09/20/03

A3

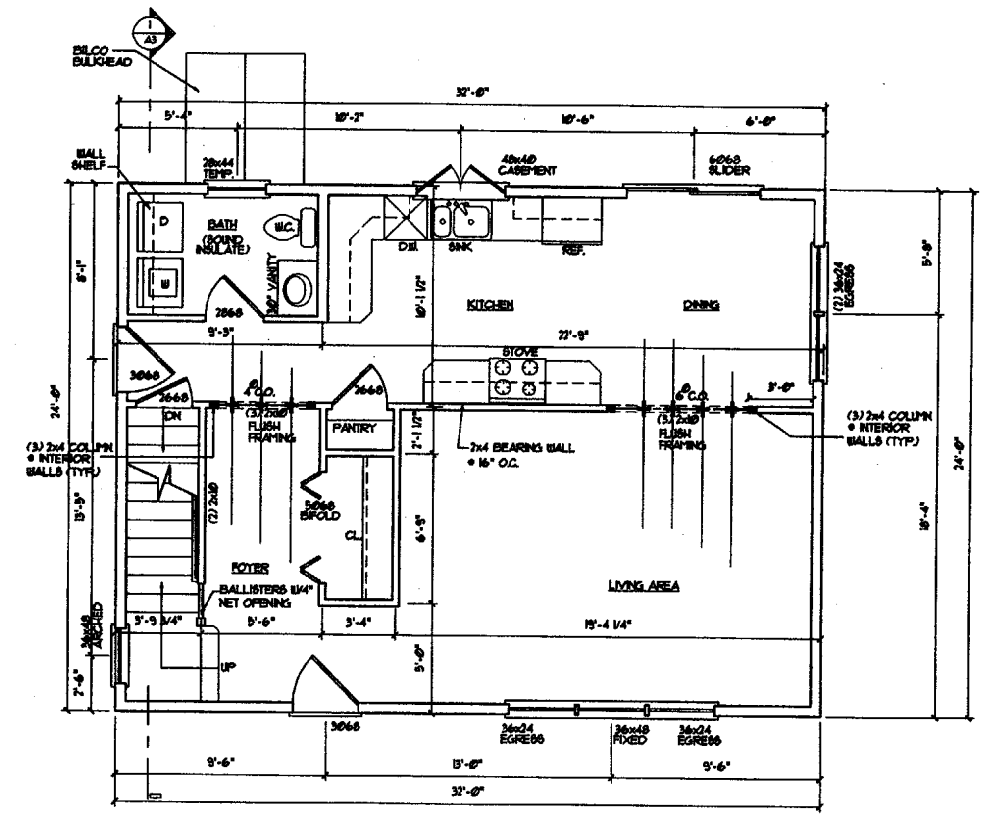
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

**RECEIVED**

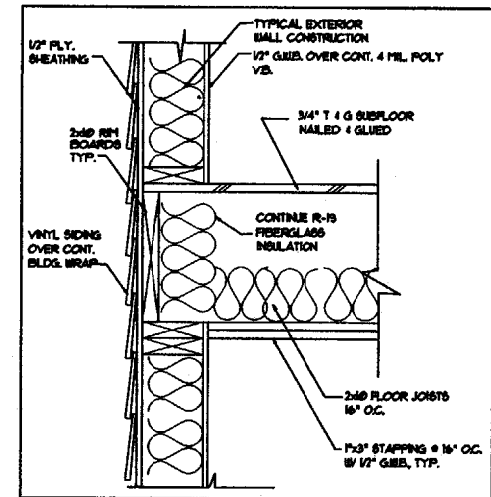
FEB 4 2003



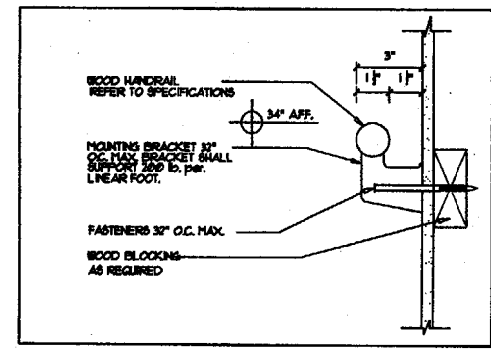
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"



**FLOOR FRAMING DETAIL**  
SCALE: 1/2" = 1' - 0"



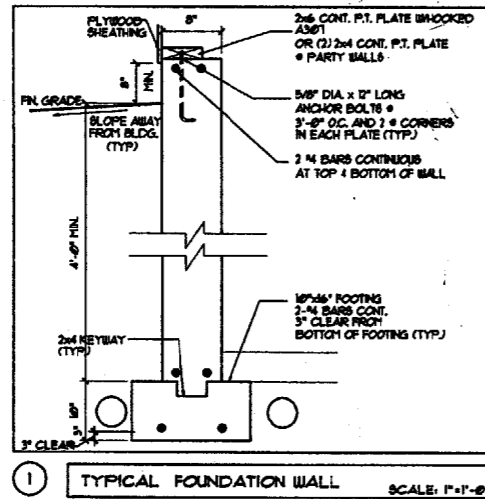
**HANDRAIL DETAIL**  
SCALE: 1/2" = 1' - 0"

DRAWINGS THIS SHEET

FIRST FLOOR PLAN /  
SECOND FLOOR PLAN  
DETAILS

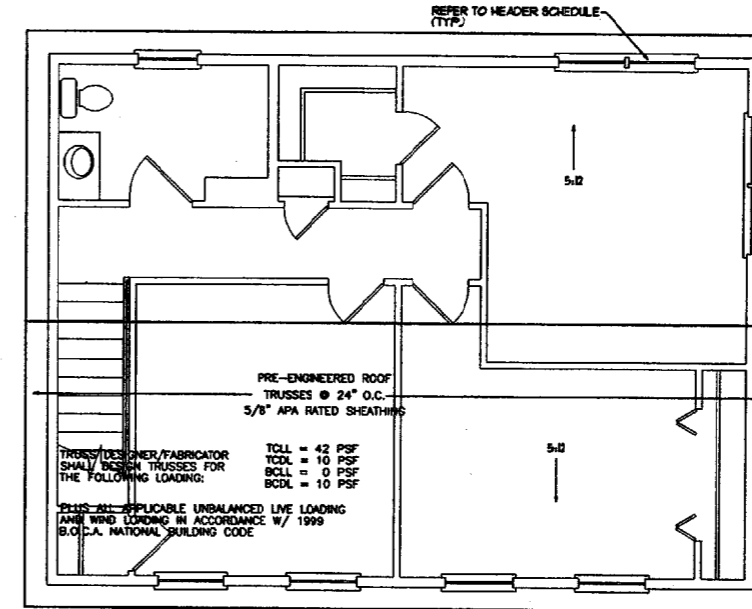
DATE  
01/20/03

A2



HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-0" - 4'-6"	(3) - 2x8
4'-6" - 5'-0"	(3) - 2x10
5'-0" - 7'-0"	(3) - 2x12

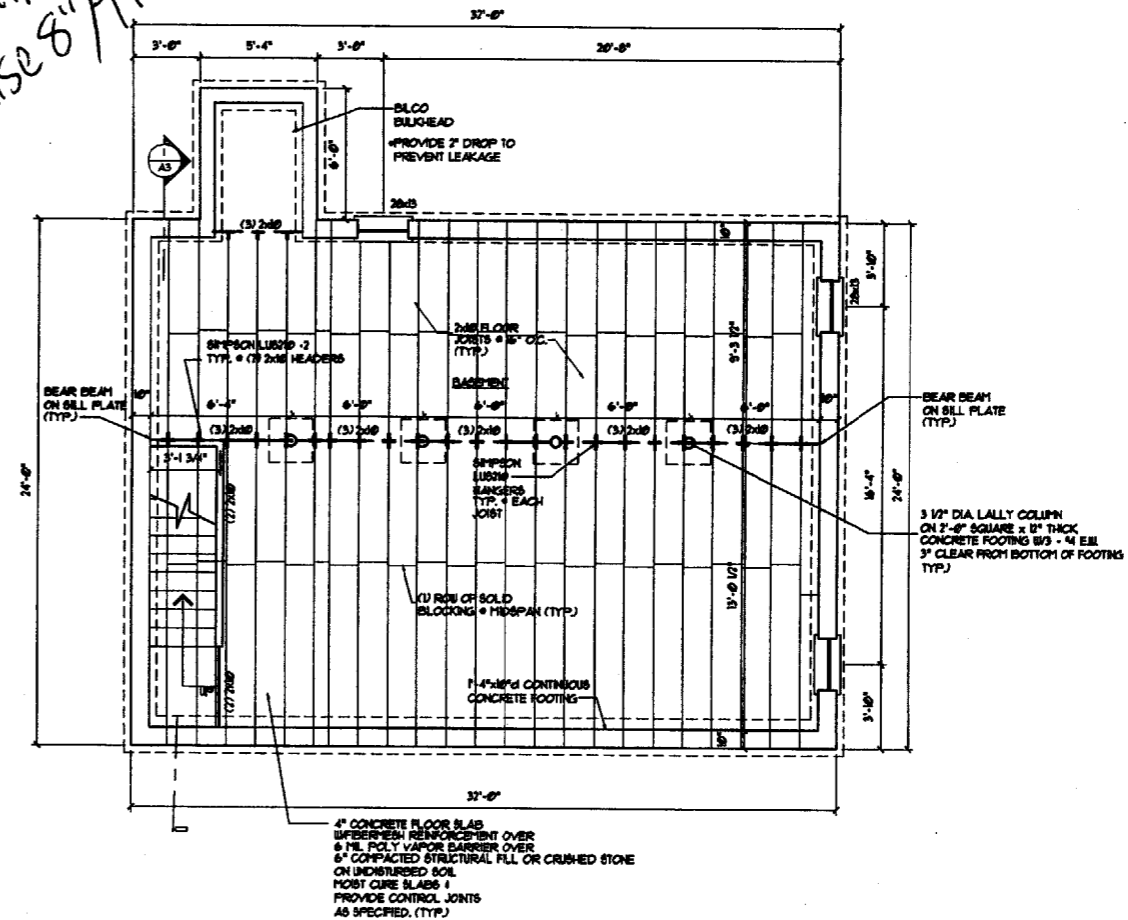
NOTE: PROVIDE JACKS BOTH ENDS AS FOLLOWS:  
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



ROOF FRAMING PLAN

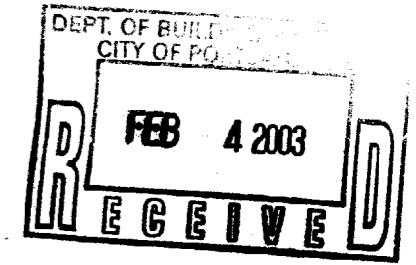
SCALE: 1/4" = 1' - 0"

*Bulkhead stairs  
Rise 8" / Tread 9"*



FOUNDATION / FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1' - 0"



**GENERAL NOTES:**

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, bracing, temporary bracing, gusset or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of the rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
- Building shall be sprinklered in accordance with NFPA-B. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101 Local authority having jurisdiction needs to provide written requirements.
- Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-96A, OR NFPA-96B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-71, NFPA-91, NFPA-94 and NFPA-101 as applicable.

**FRAMING NOTES:**

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" GIBBS AND VAPOR BARRIER @ INSIDE FACE OF WALL, 4" BATT INSULATION (R-19) AND 1/4" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" GIBBS EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

**FOUNDATION NOTES:**

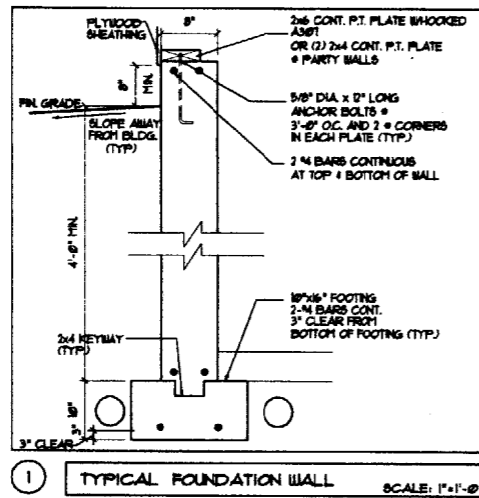
- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 3" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED WOOD TO 60%VC RETENTION PER AHPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 8'x8' SPACING (2258F).
- ALL CONCRETE SHALL BE 3000 PSI (7d) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADJUSTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.
- FILTER FABRIC OVER STONE.

FOUNDATIONS THIS SHEET  
 FOUNDATION PLAN  
 ROOF PLAN  
 NOTES/DETAILS

DATE  
 01/02/03

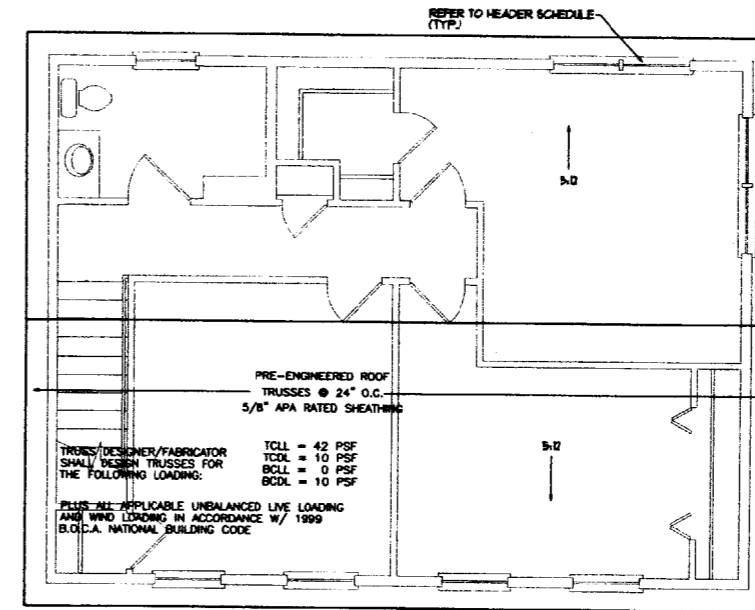
A1





HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-0" - 4'-6"	(3) - 2x8
4'-6" - 5'-0"	(3) - 2x10
5'-0" - 7'-0"	(3) - 2x12

NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:  
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



**ROOF FRAMING PLAN**

SCALE: 1/4" = 1' - 0"

**GENERAL NOTES:**

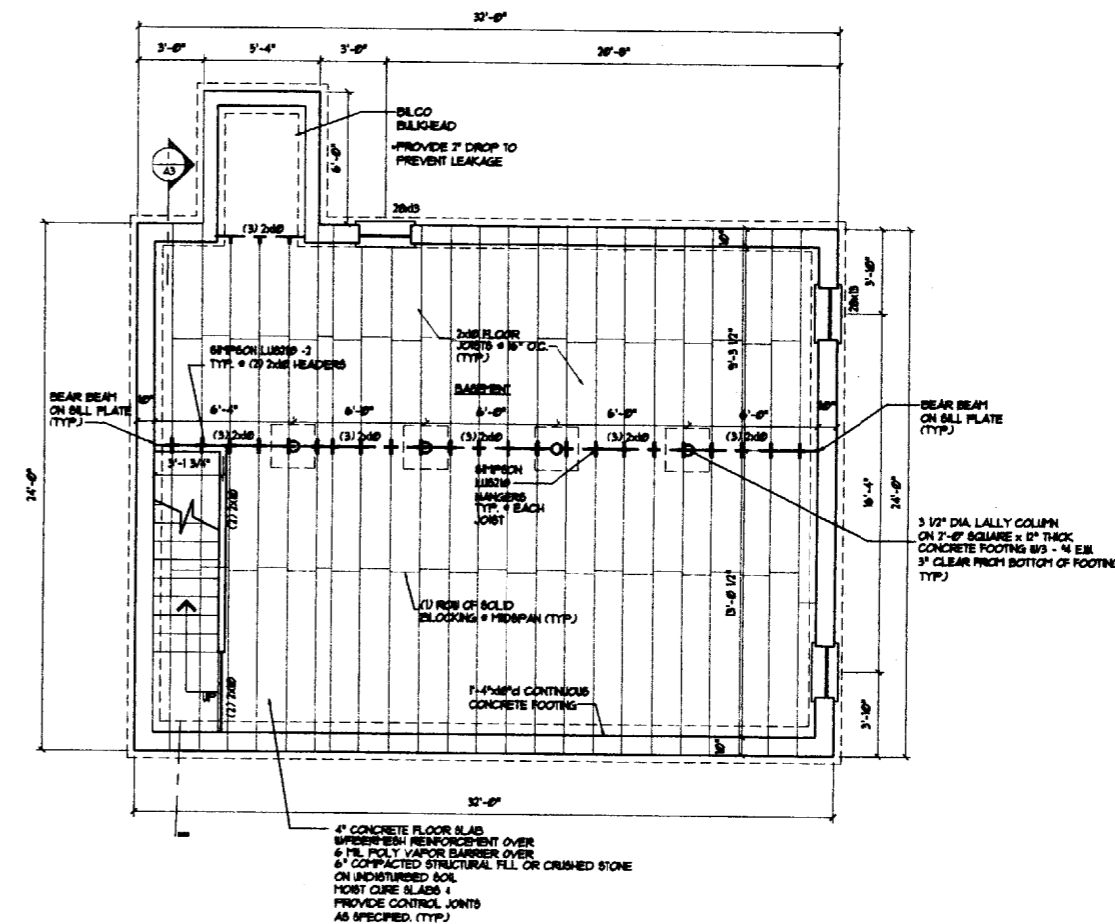
- All work shall be in accordance with BOCA Basic Building Code, NFPA-10 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheathing, temporary bracing, gusset or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of the rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire sealing material.
- Building shall be sprinklered in accordance with NFPA-B. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall indicate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.
- Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-96A, OR NFPA-96B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-98, NFPA-28, NFPA-31, NFPA-34 and NFPA-10 as applicable.

**FRAMING NOTES:**

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" GIBBS AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19) AND 1/2" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" GIBBS EACH SIDE.
- INSTALL BLOCCING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

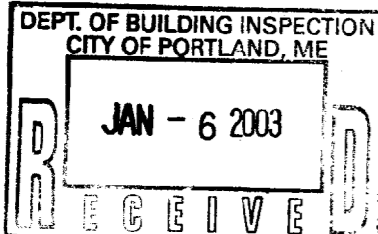
**FOUNDATION NOTES:**

- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO 0.4% RETENTION PER ANPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BRUSH FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 15'-0" SPACING (256F).
- ALL CONCRETE SHALL BE 3000 PSI (FC) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADJUSTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.



**FOUNDATION / FIRST FLOOR FRAMING PLAN**

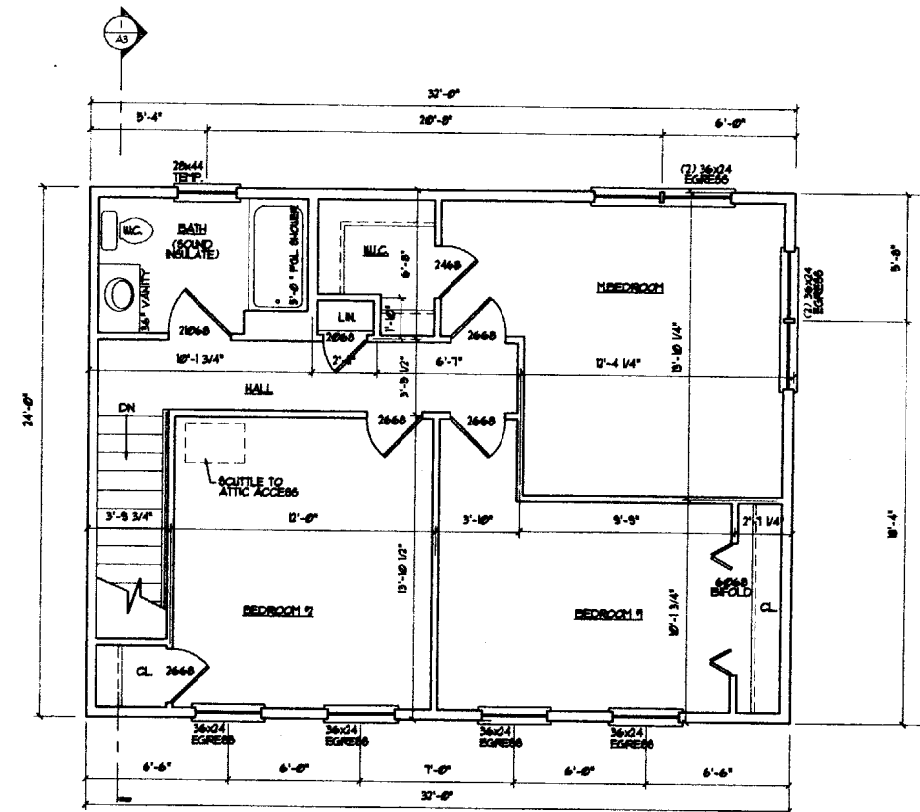
SCALE: 1/4" = 1' - 0"



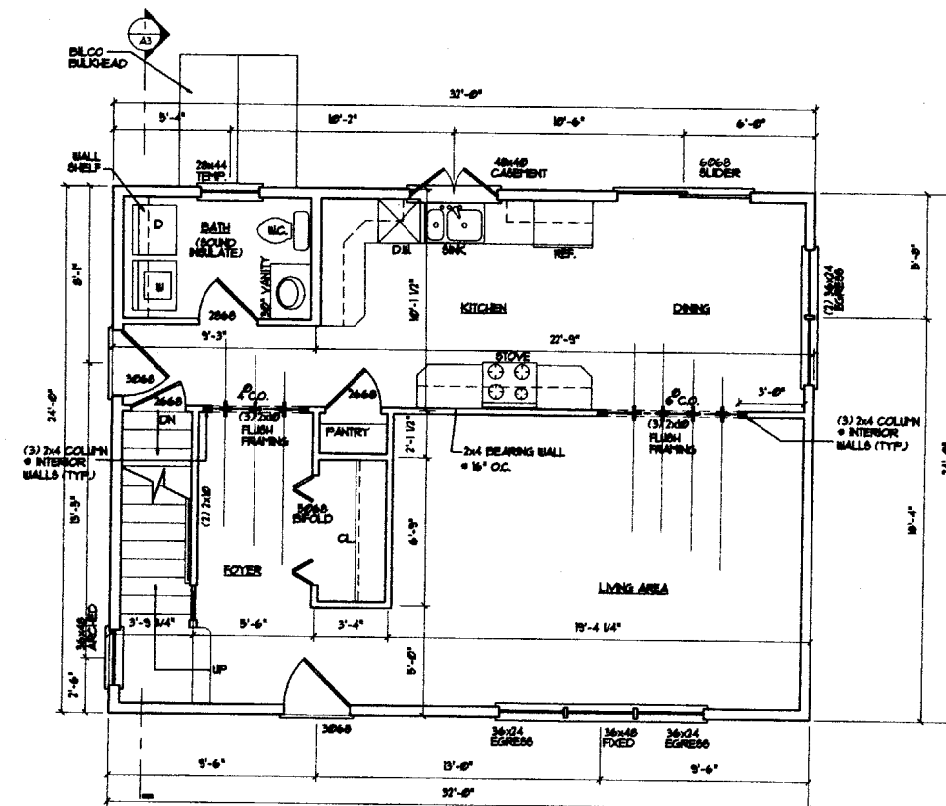
DRAWINGS THIS SHEET  
 FOUNDATION PLAN  
 ROOF PLAN  
 NOTES/DETAILS

DATE  
 01/07/03

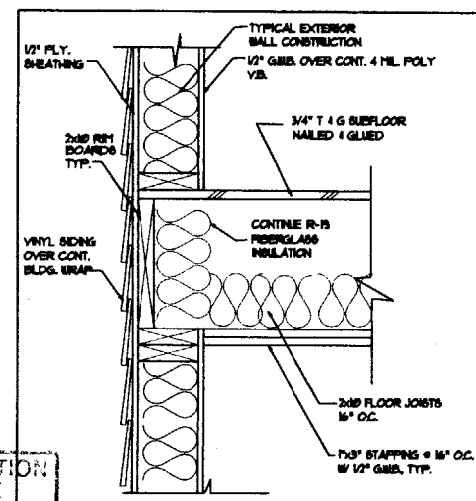
A1



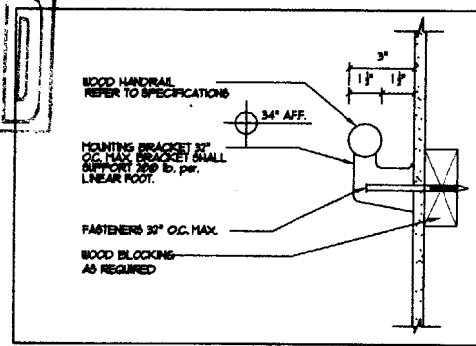
SECOND FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



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



HANDRAIL DETAIL NTS

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

**RECEIVED**  
JAN - 6 2003

DRAWINGS THIS SHEET  
FIRST FLOOR PLAN /  
SECOND FLOOR PLAN  
DETAILS  
DATE  
05/07/03

A2

**From:** Mike Nugent  
**To:** "CHARLIE"@Portland.gwgwia; Alex Jaegerman ; Jay Reynolds; Lee Urban  
**Date:** Wed, Oct 15, 2003 2:56 PM  
**Subject:** Re: 36 Barclay

Nice idea

>>> "Charlie Lane" <CHARLIE@ci.portland.me.us> 10/15 1:48 PM >>>

I suggest two things:

1. post a notice on the front door stating the building may not be occupied until it has received a certificate of occupancy ; and
2. advise the developer that if the building is occupied the City will immediately file a Rule 80K action against him, seeking its attorney's fees , a civil penalty and an injunction barring occupancy of the other three units until they qualify for certificates of occupancy.

Charlie

>>> Jay Reynolds 10/15 1:31 PM >>>

At my C.O. inspection, it was apparant that people were moving in. (18 wheeler moving van bringing furniture in)Jokingly, I asked Mr. Brackett, the builder, "Occupancy permits, who needs occupancy permits!"

His response jokingly was "Not me!", and "I'm just going to start doing whatever I want!"

However, The City, as far as I know, has not issued a Certificate of Occupancy. A contract for snow removal and trash services, is pending.

The City should consider this an enforcement issue. If so, What would be the next step(s)?

Jay Reynolds  
Development Review Coordinator  
City of Portland  
Planning and Development  
(207) 874-8632

**CC:** Sarah Hopkins



**From:** "Jay Reynolds" <JAYJR@ci.portland.me.us>  
**To:** Portland.CityHall(AQJ,MJN,LDU)  
**Date:** Wed, Oct 15, 2003 1:31 PM  
**Subject:** 36 Barclay

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Jay Reynolds  
Development Review Coordinator  
City of Portland  
Planning and Development  
(207) 874-8632

**CC:** Portland.CityHall(SH,CHARLIE)

**DEPARTMENT DIRECTOR**  
Lee D. Urban



Economic Development

**DIVISION DIRECTORS**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman  
Planning

John N. Lufkin

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Re: 36 Barclay Ave. (339 E016)**

To Whom It May Concern:

Please be advised that this structure cannot be occupied, as a certificate of occupancy has not been issued for this property.

Occupancy of this structure constitutes a violation of Section 118.1 of the City of Portland Building Code and Section 14-463 of the Zoning Ordinance.

Please Contact me at 874-8700 to discuss your options in this case.

Yours truly,

Michael J. Nugent  
Manager of Inspection Services

**From:** Mike Nugent  
**To:** ALEX JAEGERMAN; Charlie Lane; Jay Reynolds; MARK ADELSON; Sarah Hopkins  
**Date:** Mon, Oct 20, 2003 12:49 PM  
**Subject:** 36 Barclay Ave.--Diversified Properties

This was the house that we received a complaint that they moved in without a C/O.

Kvein is enroute to confirm and will place the attached notice on the accessible entrances to the building. A formal Notice of Violation will go out to the Listed owner and Builder (Dwight Brackett)

**CC:** Lee Urban

**From:** Mike Nugent  
**To:** "CHARLIE"@Portland.gwgwia  
**Date:** Wed, Feb 4, 2004 8:31 AM  
**Subject:** Re: C.G.B. Properties: 36 Barclay Avenue

The issuance date in this case was the 30th, it was held because of site issues I believe, why did we not proceed?

>>> "Charlie Lane" <CHARLIE@portlandmaine.gov> 02/03 3:37 PM >>>

Good afternoon:

Last fall I was asked to commence a Rule 80K complaint against CGB Properties for permitting occupancy of 36 Barclay Avenue before a certificate of occupancy had issued.

The date of violation was given as October 20, 2003.

The attorney for the defendant faxed me a certificate of occupancy, signed by an inspector, which showed an "approved" date of 10/09/03, although it was not endorsed by the inspector of buildings until 10/30/03.

The complaint was not filed pending resolution of the discrepancy in dates.

Unless there is a good reason not to so, I intend to advise the defendant's counsel that the City will not proceed.

Charlie



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 36 Barclay Ave

CBL 339 E016001

Issued to Diversified Properties Inc /Diversified Properties, Inc

Date of Issue 10/09/2003

**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. 02-0994 , 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 Residence, R-3, Type 5b, Boca 1999

**Limiting Conditions:**

None

This certificate supersedes certificate issued

Approved:

10/9/03  
(Date)

*Herman Muller*  
Inspector

*[Signature]*  
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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 36 Barclay Ave

CBL 339 E016001

Issued to Diversified Properties Inc /Diversified Properties, Inc

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PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residence, R-3, Type 5b, Boca 1999

**Limiting Conditions:**

None

This certificate supersedes certificate issued

Approved:

6/14/04  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
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.

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: June 7, 2004  
RE: C. of O. for # 36 Barclay Avenue  
ID #2002-0191, CBL #339E016

---

After visiting the site, I have the following comments:

Site work complete.

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

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\barclay36b.doc

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: October 30, 2003  
RE: C. of O. for # 36 Barclay Avenue  
ID #2002-0191, CBL #339E016

After visiting the site, I have the following comments:

Loam and Seed incomplete.  
Road extension improvements incomplete.

I anticipate this work will be completed by **July 1, 2004**.

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

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: O:\drc\barclay36a.doc