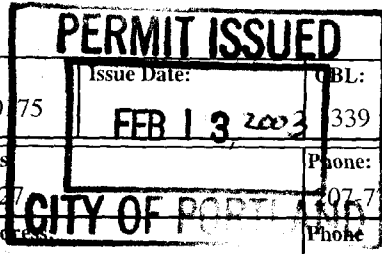


City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-075	Issue Date: FEB 13 2003	UBL: 339 E018001
----------------------	-----------------------------------	---------------------



Location of Construction: 40 Barclay Ave	Owner Name: Maggie Lane Development Llc	Owner Address: Po Box 10127	Phone: 207-773-4988
Business Name: n/a	Contractor Name: Gorrill-Palmer Consulting Engineer	Contractor Address: PO Box 1237 Gray	Phone: 2076576910
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: New Single Family 24' x 32' Colonial.	Permit Fee: \$548.00	Cost of Work: \$75,000.00	CEO District: 1
----------------------------	---	--------------------------------	-------------------------------------	---------------------------

Proposed Project Description: Build Single Family 24' x 32' Colonial.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 513 BOCA 1997 Signature: [Signature] 2/4/03
---	---	--

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: 02/28/2002	Zoning Approval		
-------------------------------	--	------------------------	--	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2002-0057 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK with conditions Date: 2/13/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
---	--	---	--

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 02-0175	Date Applied For: 02/28/2002	CBL: 339 E018001
-----------------------	---------------------------------	---------------------

Location of Construction: 40 Barclay Ave	Owner Name: Maggie Lane Development Llc	Owner Address: Po Box 10127	Phone: 207-773-4988
Business Name: n/a	Contractor Name: Gorrill-Palmer Consulting Engineer	Contractor Address: PO Box 1237 Gray	Phone: (207) 657-6910
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: New Single Family 24' x 32' Colonial.	Proposed Project Description: Build Single Family 24' x 32' Colonial.
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/13/2002

Note: 40 Barclay St - Legal has all the deeds and has determined that this is a lot of record and may be 65' in lot width.- **Ok to Issue:**
 6/3/02 Doug Reynolds - I requested a revised plan showing parking, the removal of a building on the adjoining unblbble lot, ANY decks (side and rear). Deed description needed - owned by two distinct different owners
 September 19, 2002 - received revised site plan showing parking.
 October 16, 2002 - finally received the deed transfer - lot owned by one entity.

- 1) During the construction of Barclay Street, only one stub for sewer hook-up shall be permitted to this proposed property.
- 2) 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.
- 3) This street is considered to be 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 permanent occupancy permit.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) 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) If any exterior stairs exceed 15-1/2" change from grade a guard & 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 approval prior to work.
- 4) Installation shall comply with 1993 BOCA Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules

Dept: DRC **Status:** Pending **Reviewer:** Jay Reynolds **Approval Date:**

Note: **Ok to Issue:**

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

2002-0057
Application I. D. Number

Maggie Lane Development Lic

Applicant

02/28/2002

Application Date

Po Box 10127 , Portland, ME 04104

Applicant's Mailing Address

Barclay Ave.

Project Name/Description

Gorrill-Palmer Consulting Eng.

Consultant/Agent

Address of Proposed Site

339 E018001

Applicant Ph: (207) 773-4988 Agent Fax: 207-657-6912

Applicant or Agent Daytime Telephone, Fax

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)

24' x 32'

6,500 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 02/28/2002

DRC Approval Status:

- Approved Denied
See Attached

Approval Expiration 10/16/2003 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 checked="" type="checkbox"/> Performance Guarantee Accepted	02/10/2003	\$77,026.00	06/30/2004
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid		amount	
	date	amount	
<input type="checkbox"/> Building Permit Issue			
	date		
<input type="checkbox"/> Performance Guarantee Reduced		remaining balance	signature
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy		Conditions (See Attached)	expiration date
	date	Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection		signature	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy			
	date		
<input type="checkbox"/> Performance Guarantee Released		signature	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted		amount	expiration date
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released		signature	
	date	signature	

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

2002-0057
Application I. D. Number

Maggie Lane Development Llc

Applicant

02/28/2002

Application Date

Po Box 10127 , Portland, ME 04104

Applicant's Mailing Address

Barclay Ave.

Project Name/Description

Gorrill-Palmer Consulting Eng.

Consultant/Agent

40 - 40 Barclay Ave, Portland, Maine

Address of Proposed Site

Applicant Ph: (207) 773-4988 Agent Fax: 207-657-6912

Applicant or Agent Daytime Telephone, Fax

339 E018001

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 40 BARCLAY AVE., 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.

Facsimile Transmittal

#02 0995

339 0007

Dwight Brackett

To: Diversified Properties

From: Mike Nugent/Jeanie Bourke

Fax: 773-4988

Date: December 2, 2002

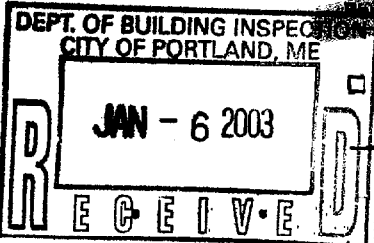
756-0687

Phone: 773-6875

Pages: 339-E-18 #02-0175

339-E-16 #02-0994

339-D-7 #02-0995



Urgent For Review Please Comment Please Reply Please Recycle

(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 tally columns is excessive
- ✓3) Wall 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

Applicant: Maggie Lane Dev. LLC

Date: 9/9/02 latest submittal

Address: 40 Barclay Avenue

C-B-L: 339-E-~~121~~ 918 All 19
339-G-part of 14
All 8, 15, 16, 17, 18, 19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New construction

Zone Location - R-3

Interior or corner lot - frntage on Barclay & Luke St

Proposed Use/Work - Construct single family 24' x 32' - NO REAR DECK
colonial

Sewage Disposal - City

NO DAYLIGHT BASEMENT
NO GRASS

Lot Street Frontage - 50' req - 50' shown

Front Yard - 25' min req - 60' scaled

Rear Yard - 25' min req - 30' scaled

Side Yard - 2 story - 14' req - 48' shown

Side yard on side st: 20' req min - 26' shown

Projections - rear bulk head ^{5' x 6'} - front steps ^{2' x 6'} - NO REAR DECKS

Width of Lot - 75' req min - 106' scaled

Height - 35' MAX - 25' scaled to the ridge -

Lot Area - 6,500 sq ft ? 19,166 sq ft given (1.44 acres)

Lot Coverage/ Impervious Surface - 25% = 4791.5 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - mmor/mmof #2002-0057

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1 - Zone C

Handwritten calculations:

$$24 \times 32 = 768$$

$$5 \times 6 = 30$$

$$2 \times 6 = 12$$

810 sq ft

lots of discussions with legal & penny - This does NOT constitute a subdivision at this time

if planning - Smith & Alex & Jay
max

Post Office Box 10127
Portland, Maine 04104
207-773-4988
Fax 207-773-6875

**Diversified
Properties**

MEMO

To: Marge Schmuckal

From: Jim Wolf

Jay Reynolds

Fax:

Pages: 3

Phone:

Date: 9/19/02

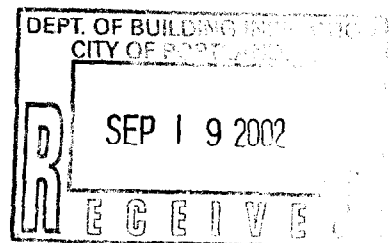
Re: Barclay Avenue Lot 2

CC:

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:**

Attached please find plans showing the changes requested including delineating 2 parking spaces and culvert extension.



QUITCLAIM DEED WITH COVENANT

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, ME 04104

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

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, 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 lots 150, 151, 152, 153 and 154, on a plan of Lenoxdale made by John Tilton McClintock, dated May 1906 and recorded in the Cumberland County Registry of Deeds, Plan Book 11, Page 15.

IN WITNESS WHEREOF, 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 OCTOBER, 2002.

DIVERSIFIED PROPERTIES, INC.

Joyce M. Yates

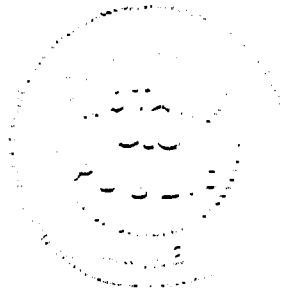
By: [Signature]
Its President

STATE OF MAINE
CUMBERLAND, SS.

OCTOBER 15th, 2002

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,



Joyce M. Yates
Attorney at Law/Notary Public

JOYCE M. YATES
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES SEPTEMBER 15, 2009

From: Marge Schmuckal
To: "DReynolds@gorrillpalmer.com"@Portland.gwgwia; "j...
Date: Tue, Oct 8, 2002 11:52 AM
Subject: Re: Fw: exhibit A Barclay

Jim,

If this lot is not owned by one entity, then it is not the lot you described and may not be a legal lot zoning wise. I believe that I need this prior to signing off zoning-wise. All the other setback, and parking issues are ok.

Marge

>>> "James Wolf" <jmw1@maine.rr.com> 10/08 11:39 AM >>>

We had intended to do the deed transfer prior to beginning construction/sale and after a permit is issued. This is similar to third party lot buyers receiving a permit and then buying the lot. Upon final transfer I'd be more than happy to provide you with a copy of the recorded deed if you feel it is necessary.

----- Original Message -----

From: "Marge Schmuckal" <MES@ci.portland.me.us>
To: <DReynolds@gorrillpalmer.com>; <jmw1@maine.rr.com>
Sent: Tuesday, October 08, 2002 11:43 AM
Subject: Re: Fw: exhibit A Barclay

Jim,

Who owns this entire parcel? As I pointed out in a previous e-mail to you, you submitted deeds that show two separate entities own this "one parcel".

The property needs to be under one ownership.

Can you follow up with deed information to show me that only one entity owns this described parcel?

Marge

>>> "James Wolf" <jmw1@maine.rr.com> 10/08 9:55 AM >>>

Doug/Marge

Subject: exhibit A Barclay

Attached please find the Exhibit A description for the Barclay lot as requested. Please confirm that we are all set to receive this permit.

Thank you

From: Marge Schmuckal
To: "DReynolds@gorrillpalmer.com"@Portland.gwgwia; "j...
Date: Tue, Oct 8, 2002 11:43 AM
Subject: Re: Fw: exhibit A Barclay

Jim,

Who owns this entire parcel? As I pointed out in a previous e-mail to you, you submitted deeds that show two separate entities own this "one parcel". The property needs to be under one ownership. Can you follow up with deed information to show me that only one entity owns this described parcel?
Marge

>>> "James Wolf" <jmw1@maine.rr.com> 10/08 9:55 AM >>>
Doug/Marge

Subject: exhibit A Barclay

Attached please find the Exhibit A description for the Barclay lot as requested. Please confirm that we are all set to receive this permit. Thank you

received
10/8/02

EXHIBIT A

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 lots 150, 151, 152, 153 and 154, on a plan of Lenoxdale made by John Tilton McClintock, dated May 1906 and recorded in the Cumberland County Registry of Deeds, Plan Book 11, Page 15.

Also, 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 lot 233 and the southerly one-half of lot 232 as shown on said plan of Harris Farms made by E.C. Jordan & Co., C. E. dated June 5, 1919 and recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 19.

Doug/Marge **Subject:** exhibit A Barclay

Attached please find the Exhibit A description for the Barclay lot as requested. Please confirm that we are all set to receive this permit. Thank you

From: Marge Schmuckal
To: "jmw1@maine.rr.com"@Portland.gwgwia
Date: Tue, Oct 15, 2002 8:49 AM
Subject: Re: Fw: Barclay Avenue Permits

Jim,
The "deed" that you forwarded was not a deed. It was a blank piece of paper. It means nothing unless it is signed showing that the property was actually transferred. As I stated before, I need to see that the properties are held in common ownership. I am still waiting.
Marge

>>> "James Wolf" <jmw1@maine.rr.com> 10/11 11:58 AM >>>
Marge

Any news on the permits referenced below or on the deed I forwarded. Thank you for your help.

Jim

----- Original Message -----

From: James Wolf
To: Marge Schmuckel
Cc: Mark Adelson ; Lee D Urban ; Jay Reynolds
Sent: Thursday, October 10, 2002 8:31 AM
Subject: Barclay Avenue Permits

Marge

On September 5 my office made application for three single family permits on Barclay Avenue. Do you know when you will be able to review the applications? I look forward to hearing from you.

Jim

James Wolf
Diversified Properties, Inc
1-207-773-4988
Fax 1-207-773-6875

CC: Lee Urban; Mark Adelson

Post Office Box 10127
Portland, Maine 04104
207-773-4888
Fax 207-773-6875

**Diversified
Properties**

Fax

To: Marge Schmuckal From: Jim Wolf
Fax: 874-8716 Pages: 6
Phone: _____ Date: 9.12.02
Ref: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

Per your request to Jim Wolf
- Barclay Avenue
ownership

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
SEP 12 2002

From: Marge Schmuckal
To: "jmw1@maine.rr.com"@Portland.gwgwia
Date: Mon, Sep 16, 2002 12:51 PM
Subject: Re: End of Barclay Ave - Original Building Permit Appli

Jim,
Looking at your submitted plans, what is that dotted line just above the darker property line apparently adjoining lot 149? It looks like one of the old, underlying lot lines on the old development. That is why I thought that it divided lot #149.
Marge Schmuckal
9/16/02

>>> "James Wolf" <jmw1@maine.rr.com> 09/16 12:21 PM >>>
The plan submitted does not show lot 149 as part of our plan. It is shown outside of the dark lines as owned by others.

We will supply you a survey description of the lot and the new plan showing two parking spaces on the proposed area of the future garage or within the 150 plus foot driveway. This decision will be that of Gorrill Palmer.

— Original Message —

From: "Marge Schmuckal" <MES@ci.portland.me.us>
To: <jmw1@maine.rr.com>
Cc: <JAYJR@ci.portland.me.us>; <MBA@ci.portland.me.us>; <SH@ci.portland.me.us>
Sent: Monday, September 16, 2002 12:17 PM
Subject: End of Barclay Ave - Original Building Permit Appli

Jim,
I have received the fax of land owed by Diversified Properties, Inc. and Maggie Lane Development, LLC.. I will reiterate what I need from you. I need a deed description that is in the name of Maggie Lane Development, LLC (because that is who the applicant is) that specifically describes the newly created lot that you have proposed for this building permit.

I have noticed that I do not see that either entity owns what is considered to be lot #149 and is part of this newly proposed lot. What ownership name is that lot under?

I am also still waiting for a site plan that delineates where your two parking spaces will be located.

Thank You,
Marge Schmuckal
9/16/02

CC: Jay Reynolds; Mark Adelson; Sarah Hopkins

From: Marge Schmuckal
To: Internet: jmw1@maine.rr.com
Date: Mon, Sep 16, 2002 12:17 PM
Subject: End of Barclay Ave - Original Building Permit Appli

Jim,

I have received the fax of land owed by Diversified Properties, Inc. and Maggie Lane Development, LLC.. I will reiterate what I need from you. I need a deed description that is in the name of Maggie Lane Development, LLC (because that is who the applicant is) that specifically describes the newly created lot that you have proposed for this building permit.

I have noticed that I do not see that either entity owns what is considered to be lot #149 and is part of this newly proposed lot. What ownership name is that lot under?

I am also still waiting for a site plan that delineates where your two parking spaces will be located.

Thank You,
Marge Schmuckal
9/16/02

CC: Jay Reynolds; MARK ADELSON; Sarah Hopkins

MAINE SHORT FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ISABELLE N. DODGE, of Falmouth, County of Cumberland and State of Maine, GAIL DODGE DIAMON, of Windham, County of Cumberland and State of Maine, and LOUANNE DODGE, of Putney, Vermont, for consideration paid, grant to DIVERSIFIED PROPERTIES, INC., a Maine corporation with a principal place of business in Portland, County of Cumberland and State of Maine, with warranty covenants, certain lots or parcels of land with any improvements thereon situated in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in Exhibit A annexed hereto and made a part hereof.

Being the same premises conveyed from the City of Portland to grantor herein Isabelle N. Dodge and Keith E. Dodge, as tenants in common, by deeds dated June 4, 1974 recorded at the Cumberland County Registry of Deeds in Book 3557, Page 206 (Parcel 1); Book 3557, Page 235 (Parcel 2); Book 3557, Page 209 (Parcel 3); Book 3557, Page 233 (Parcel 4) and Book 3557, Page 212 (Parcel 5). The said Keith E. Dodge having died intestate on December 9, 1992 survived by his wife, Isabelle N. Dodge and children, Gail Dodge Diamon and Louanne Dodge, being the grantors herein, as his sole heirs at law.

The following exceptions affect the premises herein conveyed:

1. Rights and easements acquired by the City of Portland by virtue of a Certificate of Taking Property, dated April 7, 1975, recorded in Book 3673, Page 290 to the extent it may apply. (Parcels 1, 2 & 3).
2. Possible rights of others in and to that portion of the subject premises lying within the apparent right of way for Barclay Avenue as set forth in deed to Wilfred J. Slater dated November 25, 1922, recorded in Book 1121, Page 204. (Parcel 1).
3. Restrictions, covenants and conditions common to all deeds for lots, located in Lenoxdale, as set forth in an instrument dated September 26, 1908, recorded in Book 836, page 172. (Parcel 2).
4. Restrictions, covenants and conditions set forth in a deed from John Boyle O'Brien to Edwin R. Wescott dated February 25, 1909, recorded in Book 836, Page 273. (Parcel 3).

MAINE REAL ESTATE TAX PAID

5. Restrictions, covenants and conditions set forth in a deed from Margaret McFadden to Margaret E. Hennessy dated January 20, 1928, recorded in Book 1285, Page 64. (Parcel 4).

6. Restrictions, covenants and conditions set forth in a deed from John Boyle O'Brien to James G. Whitten dated September 26, 1908, recorded in Book 836, Page 172. (Parcel 5).

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

WITNESS our hands this 6th day of July, 2001.

Elizabeth C. Melcher
Witness

Isabelle N. Dodge
Isabelle N. Dodge

John B. Light
Witness

Gail Dodge Diamon
Gail Dodge Diamon

John B. Light
Witness

Louanne Dodge
Louanne Dodge

STATE OF MAINE
CUMBERLAND, SS.

July 6, 2001

Then personally appeared the above-named ISABELLE N. DODGE and acknowledged the foregoing instrument to be her free act and deed.

Before me,

SEAL

Elizabeth C. Melcher
Attorney at Law/Notary Public

ELIZABETH C. MELCHER
NOTARY PUBLIC-MAINE
MY COMMISSION EXPIRES OCTOBER 15, 2003

QUITCLAIM DEED WITH COVENANT

I, JEAN M. GRAY, of Portland, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

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 of P.O. Box 10127, Portland, Maine 04104

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, on the easterly side of Barclay Avenue, being Lots No. 232 and 233, as shown on plan of Harris Farms, made by E.C. Jordan & Co. dated June 5, 1919 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 19. Together with the fee of said land in said Barclay Avenue in front of and adjoining said Lots 232 and 233, and extending from the street line to the middle of said Avenue.

COPY

This conveyance is SUBJECT to right and easements acquired by the City of Portland by virtue of a Certificate of Taking Property dated April 7, 1975 and recorded at the Cumberland County Registry of Deeds in Book 3673, Page 290, to the extent it may apply.

This conveyance is SUBJECT to rights of others in and to that portion of the subject premises lying within the apparent right of way for Barclay Avenue as set forth in deed to Jean M. Gray dated November 12, 1992 and recorded at said Registry of Deeds in Book 10421, Page 254.

For Grantor's source of title, reference is made to a deed from Percy Swan to William Dodge dated June 12, 1923 and recorded at the Cumberland County Registry of Deeds in Book 1137, Page 435. William Dodge died on October 15, 1958 testate, Cumberland County Probate Court Docket No. 54328 devising said property to Ralph E. Dodge. The said Ralph E. Dodge having died testate on November 19, 1981, Cumberland County Probate Docket No. 81-1183. The premises herein described being devised under said will as follows: one-fourth (1/4) to Ina M. Dodge, one-half (1/2) to Jean M. Gray, and one-fourth (1/4) to Keith E. Dodge. Reference is made to a deed from Keith E. Dodge to Grantor dated November 12, 1992 and recorded at said Registry of Deeds in Book 10421, Page 254.

Oct 11, 2001
10:02 AM
16830/290

Meaning to convey and hereby conveying Grantor's three-fourths (3/4) interest in said premises.

WITNESS my hand this 10th day of OCTOBER, 2001.

Joyce M. Yates

Jean M. Gray
Jean M. Gray

COPY

STATE OF MAINE
CUMBERLAND, SS.

OCTOBER 10, 2001

Then personally appeared the above-named JEAN M. GRAY and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joyce M. Yates
Attorney at Law/Notary Public

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

EXHIBIT A

Parcel 1:

Certain lots or parcels of land, situated in the City of Portland, Cumberland County, Maine, on the easterly side of Barclay Avenue being Lots No. 230, and 231 as shown on said Plan of Harrie Farms made by E.C. Jordan & Co., C.E., dated June 5, 1919 and recorded in the Cumberland County Registry of Deeds, Plan Book 14, Page 19. Together with the fee of land in said Barclay Avenue in front of and adjoining said Lots 230 and 231 and extending from the street line to the middle of said Avenue.

Parcel 2:

Certain lots or parcels of land, with the buildings thereon, situated in the City of Portland, Cumberland County, Maine, being Lots No. 150 and 151 Luke Street, on a plan of Lenoxdale made by John Tilton McClintock, dated May 1906 and recorded in the Cumberland County Registry of Deeds, Plan Book 11, Page 15.

Parcel 3:

Certain lots or parcels of land located on the northerly side of Luke Street, in the City of Portland, Cumberland County, Maine, being Lots No. 152, 153, 154, 155, 156 and 157 as shown on Plan entitled Lenoxdale dated May 1906 and recorded in Plan Book 11, Page 15.

Parcel 4:

Certain lots or parcels of land situated in the City of Portland, Cumberland County, Maine being Lots No. 158, 159, 160 and 161 on plan of Lenoxdale made by John Tilton McClintock dated May, 1906, and recorded in Plan Book 11, Page 15.

Parcel 5:

Certain lots or parcels of land situated in the City of Portland, Cumberland County, Maine, being Lots No. 162, 163, 164 and 165 on plan of Lenoxdale made by John Tilton McClintock, dated May 1906, recorded with the Cumberland County Registry of Deeds in Plan Book 11, Page 15.

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 JUL -6 PM 12:40

CUMBERLAND COUNTY

John B. Cline

MAINE REVENUE SERVICES

Property Tax Division
P.O. Box 9106
Augusta, Maine 04332



FILE BOTH COPIES
OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION

REAL ESTATE TRANSFER TAX DECLARATION TITLE: 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP PORTLAND		COUNTY CUMBERLAND	BOOK (REGISTRY USE ONLY)	PAGE (REGISTRY USE ONLY)
GRANTEE (BUYER)				
2. IDENTITY NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) MAGGIE LANE DEVELOPMENT LLC				01 0523075
3. NUMBER AND STREET P.O. BOX 10107		CITY OR TOWN PORTLAND	STATE AND ZIP CODE ME 04104	
GRANTOR (SELLER)				
4. IDENTITY NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) GRAY, JEAN M.				
5. NUMBER AND STREET 108 WESTMINSTER AVE.		CITY OR TOWN PORTLAND	STATE AND ZIP CODE ME 04103	
PROPERTY	6. TAX MAP & LOT NUMBER (Required) Map 339 Block D Lots 18, 19			Warning to Buyer! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property. <input type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable
	MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)			
CONSIDERATION	7. DATE OF TRANSFER MO. DAY YR. (Use numerals) 10 10 01			
	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) If exempt, complete line 9.		FULL VALUE \$ 3,120.00	TAXABLE CONSIDERATION \$ 3,120.00
EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)			
SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) PLEASE EXPLAIN. <input type="checkbox"/> YES <input type="checkbox"/> NO			
INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, <input checked="" type="checkbox"/> consideration for the property is less than \$50,000, <input type="checkbox"/> foreclosure sale: exempt per 36 MRSA §5250-A, sub§ 3-A			
OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.			
	GRANTEE(S) or AUTHORIZED AGENT <i>[Signature]</i>	DATE 10/10/01	GRANTOR(S) or AUTHORIZED AGENT <i>[Signature]</i>	DATE 10/10/01
PREPARER	13. Name and address of person or firm preparing this form			

PTS520 (REV. 10/99)

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 12 2002
RECEIVED

From: "James Wolf" <jmw1@maine.rr.com>
To: "Marge Schmuckal" <MES@ci.portland.me.us>
Date: Thu, Sep 12, 2002 11:12 AM
Subject: Re: RE: Barclay Ave

By fax you have been forwarded the deed information for the lot. Please contact us if additional material is needed.

O----- Original Message -----

From: "Marge Schmuckal" <MES@ci.portland.me.us>
To: <DReynolds@gorrillpalmer.com>; <jmw1@maine.rr.com>
Cc: <AQJ@ci.portland.me.us>; <PL@ci.portland.me.us>; <SH@ci.portland.me.us>
Sent: Monday, September 09, 2002 3:26 PM
Subject: Re: RE: Barclay Ave

Hi Doug,

Yes, please. I need to see that the two parking spaces are addressed accordingly.

Thanks,
Marge

>>> "Doug Reynolds" <DReynolds@gorrillpalmer.com> 09/09 3:19 PM >>>
Marge,

Jim is currently at my office and wanted me to respond. We were under the impression that the two parking spaces could be located anywhere within the 150 foot driveway. If and when the garage is built this would be our two spaces. If you do require that the actual spaces are depicted on the plan, the plans can be revised accordingly.

-----Original Message-----

From: Marge Schmuckal [mailto:MES@ci.portland.me.us]
Sent: Monday, September 09, 2002 3:00 PM
To: jmw1@maine.rr.com
Cc: AQJ@ci.portland.me.us; PL@ci.portland.me.us; SH@ci.portland.me.us;
Doug Reynolds
Subject: Re: Barclay Ave

Jim,

Sorry, I also meant to include in the last e-mail that in relationship to the driveway, I was trying to figure out where your two required parking spaces were being shown. They were not on your plan. You do have a turn around near where a proposed, future garage is located. I was wondering if the parking spaces were over the area where you are showing that future garage. Perhaps my question should have been more specific. Where are the 2 parking spaces located on the property?

Thanks,
Marge

>>> "James Wolf" <jmw1@maine.rr.com> 09/09 1:14 PM >>>

The layout plan provided shows the following:

1. 12' gravel drive
2. 0.44 acres
3. 24 x 32 2 story single family residence

We have not had a legal description prepared, however, I can provide the existing deed information if necessary. The new legal was not being ordered until the permit was approved similar to how we do it when selling lots to others.

Being that the driveway shows proper parking and width, is it necessary to submit the overall length?

I look forward to hearing from you

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Cc: <AQJ@ci.portland.me.us>; <JAYJR@ci.portland.me.us>;

<MBA@ci.portland.me.us>; <PL@ci.portland.me.us>; <SH@ci.portland.me.us>

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3. Is this structure still the same 24' x 32' garrison as indicated on your originally submitted building plans?

4. What kind of materials does the driveway consist of and how far does it extend? Your plans are mute to those specifics.

I will be awaiting your response.

Thank you,

Marge Schmuckal

CC: Portland.CityHall(SH,PL,AQJ)



CITY OF PORTLAND

March 14, 2002

Mr. James Wolf
Maggie Lane Development Llc
PO Box 10127
Portland, ME 04104

Dear Mr. Wolf,

Thank you for your application for a building permit for Barclay Avenue (ID#2002-0057).

As you know, this appears to be another 14-403 street. To date, it appears you have gotten preliminary approval of the roadway improvements, cost estimate amount, and inspection fee amounts, from Tony Lombardo of public works. I will need to confirm all of this with Public Works.

After a site visit, I was pleased to find that the road hasn't been built yet.

At this time, under 14-403 review, the city requests the following:

1. Additional sets of the roadway improvement plans (4 sets).
2. A full boundary survey, showing lot lines of your property(s), and all adjacent properties that will have frontage along your proposed roadway extension.
3. Deed information for these properties, showing right, title, and interest.
4. A drainage plan is required for the entire area. The drainage plan submitted will not work for the entire area, and a full drainage plan will help in avoiding future drainage/grading complications (4 sets).

Please contact me if you have any questions.

Sincerely,

Jay Reynolds

Development Review Coordinator

From: Marge Schmuckal
To: "DReynolds@gorrillpalmer.com"@Portland.gwgwia; "j...
Date: Mon, Sep 9, 2002 3:27 PM
Subject: Re: RE: Barclay Ave

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CC: Alex Jaegerman ; Penny Littell ; Sarah Hopkins

From: Marge Schmuckal
To: "jmw1@maine.rr.com"@Portland.gwgwia
Date: Mon, Sep 9, 2002 2:53 PM
Subject: Re: Barclay Ave

Jim,
Thank you for that information.

We will need a copy of the deed. You need to show the City that you have right title and interest for the lots in question.

On the building permit application, the first requirement states: "a copy of your deed or purchase and sale agreement".

Marge Schmuckal

>>> "James Wolf" <jmw1@maine.rr.com> 09/09 1:14 PM >>>

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To: "Marge Schmuckal" <MES@ci.portland.me.us>
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Subject: Re: Barclay Ave

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19,166 sq ft = 43560 x .44

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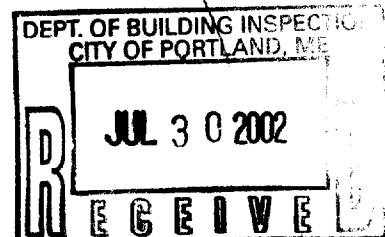
CC: ALEX JAEGERMAN; Jay Reynolds; MARK ADELSON; P...

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: Space & Bulk Requirements
Project: BARCLAY AVENUE, PORTLAND

Figure No. 1

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

2002-0057

Application I. D. Number

2/28/02

Application Date

Barclay Ave.

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127 , Portland, ME 04104

Applicant's Mailing Address

Gorrill-Palmer Consulting Eng.

Consultant/Agent

Applicant Ph: (207) 773-4988 Agent Fax: 207-657-6912

Applicant or Agent Daytime Telephone, Fax

Barclay Ave, Portland, Maine

Address of Proposed Site

339 E018001

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) _____

24' x 32' **6,500 sq. ft.**

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **2/28/02**

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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ 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 | |

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>Barclay Avenue</u>			
Tax Assessor's Chart, Block & Lot Number Chart# <u>339</u> Block# <u>E</u> Lot# <u>18+19</u>		Owner: <u>Maggie Lane Development</u>	Telephone#: <u>773-4998</u>
Owner's Address: <u>P.O. Box 10127, Portland 04104</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$75,000</u> Fee: <u>\$</u>
Proposed Project Description:(Please be as specific as possible) <u>24x32 Single family home</u>			
Contractor's Name, Address & Telephone <u>Same as owner</u> <u>contact Doug Reynolds - 657-68810</u> <u>Gerrill Palmer Eng.</u>			

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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>2/28/2008</u>
--	------------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

From: Marge Schmuckal
To: Doug Reynolds
Subject: End of Barclay Street - new house - 339-E-018 & 019

Doug,

Thanks for the revisions to this plan. It all looks good except for one item - the parking. Section 14-336 states that the parking can not be within the front yard setback. The paving shall be expanded to show at least 38 feet back from the 25' front setback line. Currently 29 feet is shown. My previous request alluded to this condition when I asked to see the parking spaces denoted on the plans.

I have forwarded a copy of your submittal to Jay.

Thanks,
Marge Schmuckal
6/11/02

CC: Jay Reynolds; PENNY LITTELL

From: Marge Schmuckal
To: Doug Reynolds
Subject: End of Barclay Street - new house - 339- E-018 & 019

Doug,
I just left you a voice mail on this property. As I said, we need a clean copy with no building shown on the neighboring lot which is unbuildable.

I am also noticing that the site plan does not entirely match your building plans. No left side platform and stairs are shown on your plan. If they are to be built, they need to be added to your plans. Please add it if you want it. Also no rear deck is shown off the rear sliders. If you want a deck, it needs to be shown.

Two required parking spaces also need to be shown on your plot plan. Please add to your submittal.

Thank You,
Marge Schmuckal
Zoning Administrator
6/3/02

CC: Jay Reynolds; PENNY LITTELL

Applicant: Doug Reynolds AT
Gorelle Palmer
Address: Barclay St

Date: 6/3/02
C-B-L: 339-E-018:19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New -

Zone Location - R-3

#02-0175

Interior or corner lot -
end of Road

Proposed Use/Work - construct a new 24' x 32' colonial style house

Sewage Disposal - City

No GARAGE
No REAR deck

Lot Street Frontage - 50' required - 65.75' shown

No Daylight
BASEMENT

Front Yard - 25' req - 27' scaled

Rear Yard - 25' req - 64' scaled

Side Yard - 14' req - 14.25' & 19' scaled
2 story

Projections - front porch - rear bulkhead

Width of Lot - 65' allowed because this is a Lot of Record 65.75' shown
(P.L. in Corp. Counsel HAS the deeds & researched this)

Height - 35' req -

Lot Area - 6,500# - 7567# shown

Lot Coverage/ Impervious Surface - 25% x 7567 = 1891.75# max

Area per Family - 6,500#

Off-street Parking - 2 SPACES req. - Needs to extend driveway
from 29' beyond the 25' setback to 38' beyond
25' setback

Loading Bays - N/A

Site Plan - minor/minor
2002-005

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

24 x 32 = 768
5.5 x 6.5 = 35.75
3 x 6 = 18
821.75

This is a 1A-403 Street
received revised plans 6/4/02

From: Todd Merkle
To: "jmw1@maine.rr.com"@Portland.gwgwia
Date: Fri, May 31, 2002 2:46 PM
Subject: Barclay Ave. street lights

Jim, Since in the past it has been quite confusing for all parties the City is suggesting that you route all communications through me during this process to see if that helps gets things going better.

I have looked at the print and I believe you will still need to put in two light poles no matter how you lay them out.

Please let me know.

>

CC: Jay Reynolds, Marge Schmuckal, PENNY LITTELL

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:	
OTHER USES:	75 FT.

6/3/02
 Asked Doug Reynolds
 to remove the
 Dwelling shown on
 The
 illegal at
 next door
 We Need
 "data" print

* 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: JML	Date: JUNE 2001
Draft: CMF	Job No.: 374
Checked: AMP	Scale: NTS
File Name: 374-SP.DWG	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

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

Figure No.
1

From: Todd Merkle
To: "jmw1@maine.rr.com"@Portland.gwgwia
Date: Mon, Jun 3, 2002 12:55 PM
Subject: Re: Barclay Ave. street lights

The spacing for the one at the end of the road is very close to the 120' mark and scaling it off the prints is not a good thing to do.

I would agree that if you put a town and country pole in half way from the existing pole and Harris Ave that would be acceptable along with one on the existing pole. When the street gets built if the distance is 120' or over you will need to install another Town and Country at the end of the road.

Don't forget to make the changes on the prints and letter of credit.

If you have any questions please contact me.

Thanks!

>>> "James Wolf" <jmw1@maine.rr.com> 06/03 11:51 AM >>>
Todd

I reviewed the light situation at Barclay. There is currently a light at the intersection of Haskell/Barclay across the street. If we place a new pole between this pole and the existing CMP pole on Barclay and than a light on the Barclay pole we will meet the 120 feet spacing required.

In conclusion, one new pole with light and a light attached to the existing pole.

Please confirm this is acceptable and we can move on.

Jim

----- Original Message -----

From: "Todd Merkle" <Todd@ci.portland.me.us>

To: <jmw1@maine.rr.com>

Cc: <JAYJR@ci.portland.me.us>; <MES@ci.portland.me.us>;
<PL@ci.portland.me.us>

Sent: Friday, May 31, 2002 2:46 PM

Subject: Barclay Ave. street lights

Jim, Since in the past it has been quite confusing for all parties the City is suggesting that you route all communications through me during this process to see if that helps gets things going better.

I have looked at the print and I believe you will still need to put in two light poles no matter how you lay them out.
Please let me know.

>

CC: Jay Reynolds, Marge Schmuckal, PENNY LITTELL, S...

From: Marge Schmuckal
To: "DReynolds@gorrillpalmer.com"@Portland.gwgwia
Subject: Re: Barclay St.

It is my understanding that this is a subdivision and would require subdivision review first.
Marge

>>> "Doug Reynolds" <DReynolds@gorrillpalmer.com> 05/08 10:29 AM >>>

Marge

On February 28, 2002 Gorrill-Palmer applied for a building permit on Barclay Avenue. On March 11, 2002 a Letter of Credit and project inspection fees were delivered to Jay Reynolds for construction of Barclay Avenue. On April 16, 2002 Penny Littell was delivered a revised Letter Of Credit. On April 16, 2002 a preconstruction meeting for Barclay Avenue was held and all street opening permits and fees were issued by Public Works. In addition, my understanding is Jay Reynolds has approved the site plan on behalf of the Planning Department.

Being that 9 weeks have passed since application for our permit was made and all fees and Letters of Credit are in place, may we pick up the building permit today? If the permit is going to be denied may we pick up the denial letter today? Please let me know and I could have someone pick a letter us today. Thank you for your attention to this permit application.

Doug Reynolds

CC: "jmw1@maine.rr.com"@Portland.gwgwia; "tnsnowlaw@a..."

20020057

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>Barclay Avenue</u>		
Total Square Footage of Proposed Structure <u>24 x 32 Single family home</u>	Square Footage of Lot <u>6,500 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>E</u> Lot# <u>1819</u>	Owner: <u>Maggie Lane Development</u>	Telephone: <u>773-4988</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Same as owner</u> <u>Gornill-Palmer Consulting Eng.</u> <u>26 main st. Gray, ME</u>	Cost Of Work: \$ <u>75,000.00</u> Fee: \$ <u>Bldg. 548</u>
Current use: <u>Vacant</u>	<u>207-657-6910</u>	Site <u>300</u>
If the location is currently vacant, what was prior use: _____		<u>Total \$848.00</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>24 x 32 Single family home</u>		
Project description:		
Contractor's name, address & telephone: <u>Gornill-Palmer-Consulting Engineers</u> <u>Doug Reynolds</u> <u>657-6910</u>		
Who should we contact when the permit is ready: <u>Gornill-Palmer Consulting Eng.</u>		
Mailing address: <u>PO Box 1237</u> <u>Gray ME 04039</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record 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:
-------------------------	-------

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

FEB 20

From: Mark Adelson
To: "jmw1@maine.rr.com"@Portland.gwgwia
Date: Wed, Aug 7, 2002 12:16 PM
Subject: Re: Fw: Broadway,Barclay, Pennell

Hi Jim,

The merger is the issue on Pennell. We don't agree with you that Marge has made a decision contrary to state law, and in complicated cases such as this she doesn't make these determinations alone. Given our disagreement over this and your other applications, the Planning Board is the appropriate body to decide if subdivision review is required. I realize this causes you more delay, but we feel it's necessary to get the clarification we need to proceed.

Mark A.

>>> "James Wolf" <jmw1@maine.rr.com> 08/06 5:18 PM >>>

Mark

I wanted to remind you about the Pennell Avenue discussion we had. You mentioned that you'd inquire at the staff meeting regarding exactly why a Planning Board meeting was being required. I is my understanding that the issue is that of "merger". I believe the zoning administrator has taken a position contrary to Maine Law and plans to ask for the boards opinion. Any answers you can provide would be greatly appreciated.

Thank you in advance for your help.

Jim

----- Original Message -----

From: "Mark Adelson" <MBA@ci.portland.me.us>

To: <jmw1@maine.rr.com>

Cc: <JAYJR@ci.portland.me.us>; <jnl@ci.portland.me.us>;
<LDU@ci.portland.me.us>; <MES@ci.portland.me.us>; <PL@ci.portland.me.us>;
<SH@ci.portland.me.us>

Sent: Wednesday, July 31, 2002 12:34 PM

Subject: Re: Fw: Broadway

Hi Jim,

In regard to your request for a zoning determination for your house lot on Broadway, Marge has not gotten a chance to review the ownership info you submit after she initially determined it could not be developed. Marge is swamped with a large backlog of work, and won't be able to get to this for a couple of weeks. But, we are not ignoring you, we will spending considerable time in the next 2 weeks evaluating the changes you made to the Barclay St. lot and submitted yesterday.

>>> "James Wolf" <jmw1@maine.rr.com> 07/30 5:22 PM >>>

Mark

I hate to have to ask, however, on May 16 Gorrill Palmer Engineers responded to a letter from Marge following up on the letter on July 15. I than followed up on July 24. We have yet to have a response. I realize how busy everyone is, however, it has been over 70 days. Can you be of any help?

I look forward to hearing from you.

Jim

----- Original Message -----

From: "James Wolf" <jmw1@maine.rr.com>
To: "Doug Reynolds" <DReynolds@gorrillpalmer.com>; "Marge Schmuckal (E-mail)" <MES@ci.portland.me.us>
Cc: "Mark Adelson" <MBA@ci.portland.me.us>; "Penny Littell" <PL@ci.portland.me.us>; "John N Lufkin" <JNL@ci.portland.me.us>
Sent: Wednesday, July 24, 2002 2:05 PM
Subject: Re: Broadway

> Marge

>

> Your response to Doug is necessary in order for a complete building permit application to be put together thus making your review easier. Would you please give him some idea as to when you will respond. Thank you for your cooperation.

> ----- Original Message -----

> From: "Doug Reynolds" <DReynolds@gorrillpalmer.com>
> To: "James Wolf" <jmw1@maine.rr.com>; "Marge Schmuckal (E-mail)" <MES@ci.portland.me.us>
> Cc: "Mark Adelson" <MBA@ci.portland.me.us>; "Penny Littell" <PL@ci.portland.me.us>; "John N Lufkin" <JNL@ci.portland.me.us>
> Sent: Tuesday, July 23, 2002 3:27 PM
> Subject: RE: Broadway

>

>

> Jim,

>

> No, nothing yet.

>

> -----Original Message-----

> From: James Wolf [mailto:jmw1@maine.rr.com]
> Sent: Monday, July 22, 2002 12:03 PM
> To: Doug Reynolds; Marge Schmuckal (E-mail)
> Cc: Mark Adelson; Penny Littell; John N Lufkin
> Subject: Re: Broadway

>

>

> Doug.....it has been 60 days since your initial letter, have you heard anything? If not, what do you suggest?

> ----- Original Message -----

> From: "Doug Reynolds" <DReynolds@gorrillpalmer.com>
> To: "Marge Schmuckal (E-mail)" <MES@ci.portland.me.us>
> Cc: "Jim Wolf (E-mail)" <jmw1@maine.rr.com>
> Sent: Monday, July 15, 2002 3:52 PM
> Subject: Broadway

>

>

> Marge,

>

> Attached is a letter that I sent to you on May 16, 2002 regarding the lot at

> the end on Broadway. The letter had a couple of questions in it that would

> be beneficial to the buyer/owner of the property. Could you please
respond
> to the letter.
>
>
> Thanks
>
> Doug Reynolds
>
>
> <<schmuckal5-16-02.doc>>
>
>
>
>

CC: ALEX JAEGERMAN; Jay Reynolds; Lee Urban; Marge...

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

January 29, 2002

James M. Wolf
Maggie Lane Development LLC
P.O. Box 10127
Portland, ME 04104

RE: Former Gray Property; Barclay Avenue, Portland

Dear Mr. Wolf:

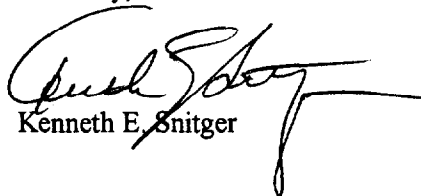
Pursuant to your request we conducted a title examination of the referenced property as the same is described in a deed from Jean M. Gray to Maggie Lane Development, LLC dated October 10, 2001, and recorded in the Cumberland County Registry of Deeds in Book 16830, Page 290, and deed from Dolores Baldwin and Carol Amen to Maggie Lane Development dated December 14, 2001, recorded in Book 17204, Page 265.

old description
This deed conveys a parcel of land acquired by Jean M. Gray by deed from Keith E. Dodge, which deed included Lots 232 and 233 as shown on a plan entitled Plan of Harris Farms dated June 5, 1919, recorded in said Registry in Plan Book 14, Page 19.

Keith Dodge acquired the property through the Estate of Ralph E. Dodge, who died in 1981, and Ralph Dodge acquired the property through the Estate of William H. Dodge who died in 1958. In 1923, William Dodge acquired the parcel by deed from Percy R. Swan recorded in Book 1137, Page 435.

The parcel described in the deed of 1923 to William Dodge, containing plan lots 232 and 233 remained as one parcel throughout the period noted. This parcel has approximately 60 feet of frontage on Barclay Avenue.

Sincerely,


Kenneth E. Snitger

February 28, 2002

207-657-6910
FAX: 207-657-6912
E-Mail:gpcei@maine.rr.com

City of Portland
Building Inspection Department
389 Congress Street
Portland, ME 04101

RE: Building Permit, Barclay Avenue, Portland

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

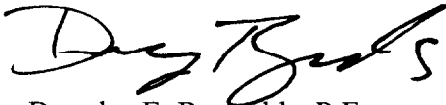
- Construction drawings for a 24 x 32 colonial single family home – (1 set included)
- Site plan drawing showing drainage, erosion control and setbacks for the proposed building and abutting property. (4 plans included)
- Deed of Ownership including a title letter issued by Cumberland Title Company confirming the lot is grandfathered pursuant to Section 14-483 of the City Land Use Code.
- Copy of Section 14-433 of the Land Use Code.

Please review the enclosed and contact either Terry N. Snow, Esq., tel. 829-6363, or myself with any questions. Under separate cover Terry N. Snow will provide Jay Reynolds a performance guarantee for Barclay Avenue construction in the amount of \$68,655 and \$1,373.10 for inspection fees.

Thank you for your cooperation.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Douglas E. Reynolds, P.E.
Project Engineer

AMP/der/JN374/bldgperm2-28-02

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
FEB 13
Permit Number: 020175
CITY OF PORTLAND

DBD

This is to certify that Maggie Lane Development Inc Gorrill-Palmer Consulting Engineer

has permission to Build Single Family 24' x 32' Colonial.

At 40 Barclay Ave

339 E018001

provided that the person or persons, firm or corporation accepting this permit shall comply with a
of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulatin
the construction, maintenance and use of buildings and structures, and of the application on file i
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 occupied or closed-in.
HOURLY NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeanie Bowke 2/4/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND

March 14, 2002

Mr. James Wolf
Maggie Lane Development Llc
PO Box 10127
Portland, ME 04104

339-E-018

Dear Mr. Wolf,

Thank you for your application for a building permit for Barclay Avenue (ID#2002-0057).

As you know, this appears to be another 14-403 street. To date, it appears you have gotten preliminary approval of the roadway improvements, cost estimate amount, and inspection fee amounts, from Tony Lombardo of public works. I will need to confirm all of this with Public Works.

After a site visit, I was pleased to find that the road hasn't been built yet.

At this time, under 14-403 review, the city requests the following:

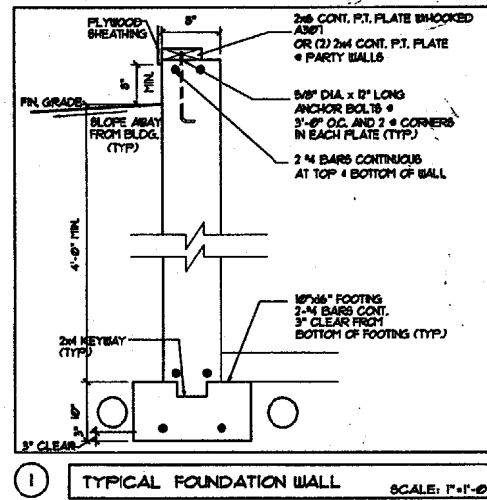
1. Additional sets of the roadway improvement plans (4 sets).
2. A full boundary survey, showing lot lines of your property(s), and all adjacent properties that will have frontage along your proposed roadway extension.
3. Deed information for these properties, showing right, title, and interest.
4. A drainage plan is required for the entire area. The drainage plan submitted will not work for the entire area, and a full drainage plan will help in avoiding future drainage/grading complications (4 sets).

Please contact me if you have any questions.

Sincerely,

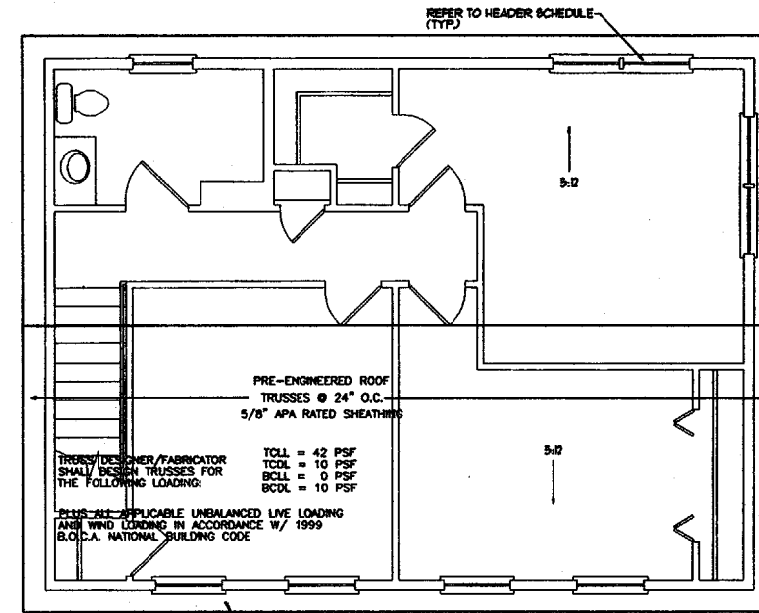
Jay Reynolds

Development Review Coordinator



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

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



*BULKHEAD STAIRS
RISERS 8" / TREADS 9"*

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

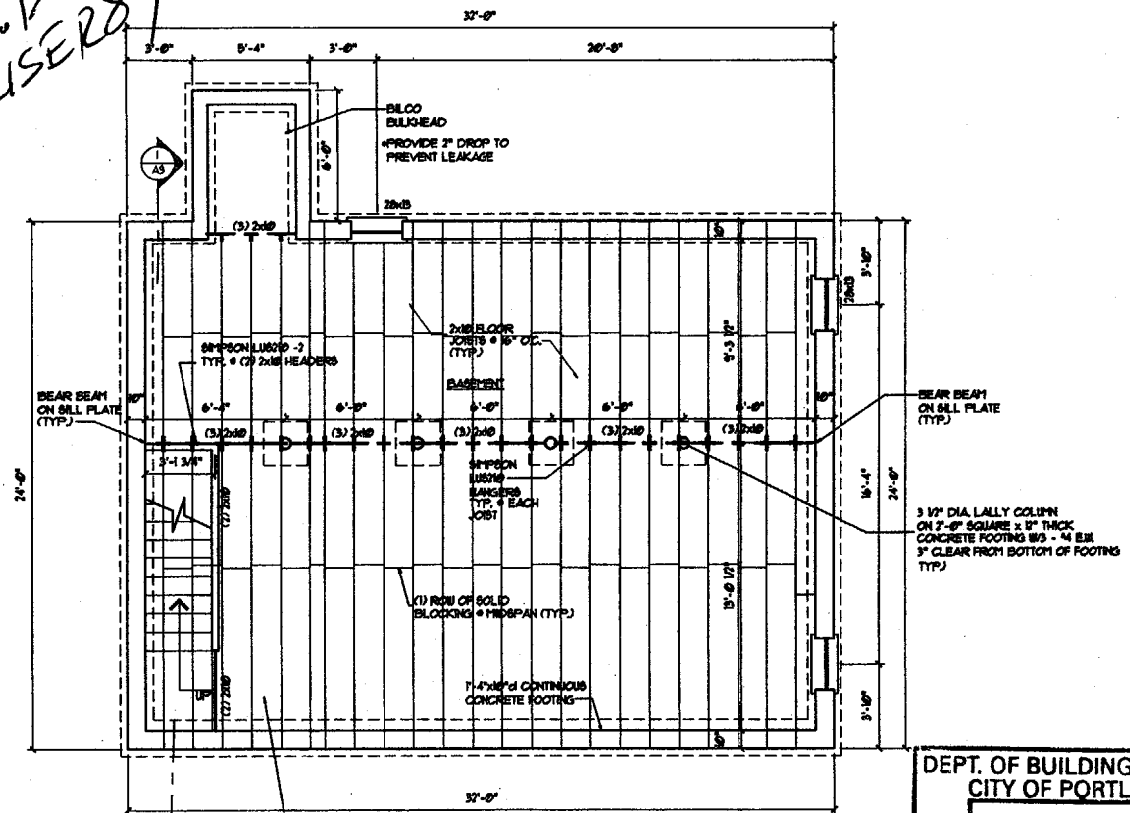
- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall 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, sheeting, 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 stopping material.
- Building shall be sprinklered in accordance with NFPA-10. 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-90A, OR NFPA-90B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-70, NFPA-91, NFPA-94 and NFPA-10 as applicable.

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. BY 1/2" GIBBS AND VAPOR BARRIER @ INSIDE FACE OF WALL. 4" BATT INSULATION (R-13) AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) BY 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 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED (PPT) TO 20% RETENTION PER AUPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOK 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 BY FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 10'-0" SPACING (2250P).
- ALL CONCRETE SHALL BE 3000 PSI (f') STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.
- FILTER FABRIC OVER STONE.



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

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CITY OF PORTLAND, ME

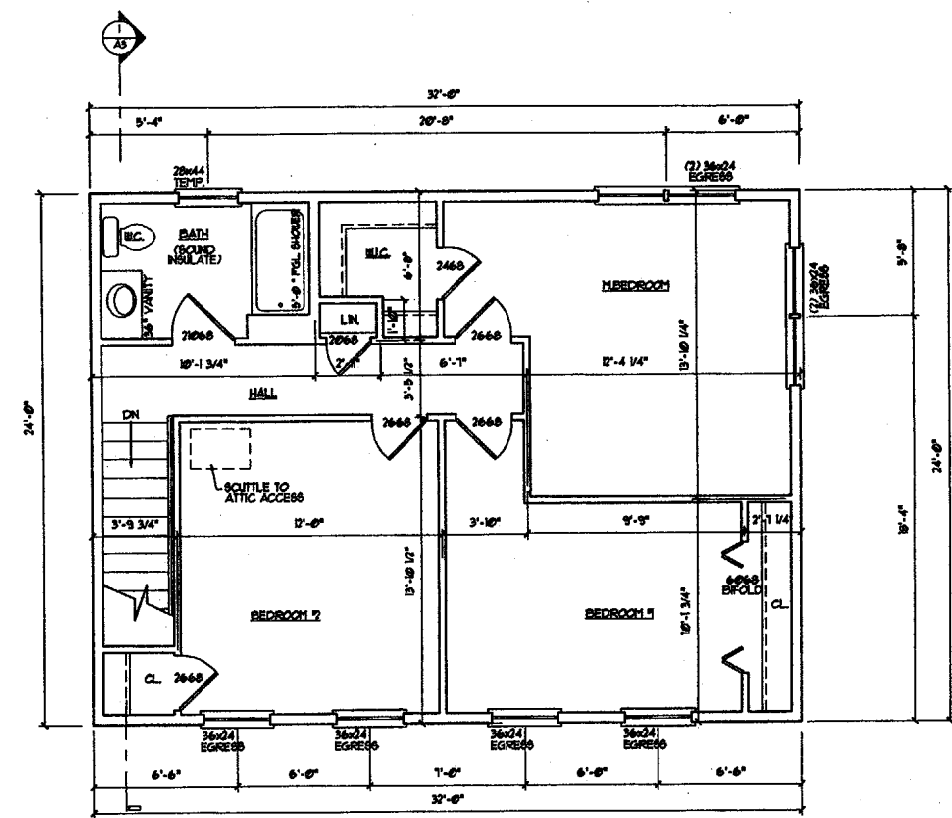
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FEB 4 2003

FOUNDATIONS PLAN
ROOF PLAN
NOTES/DETAILS

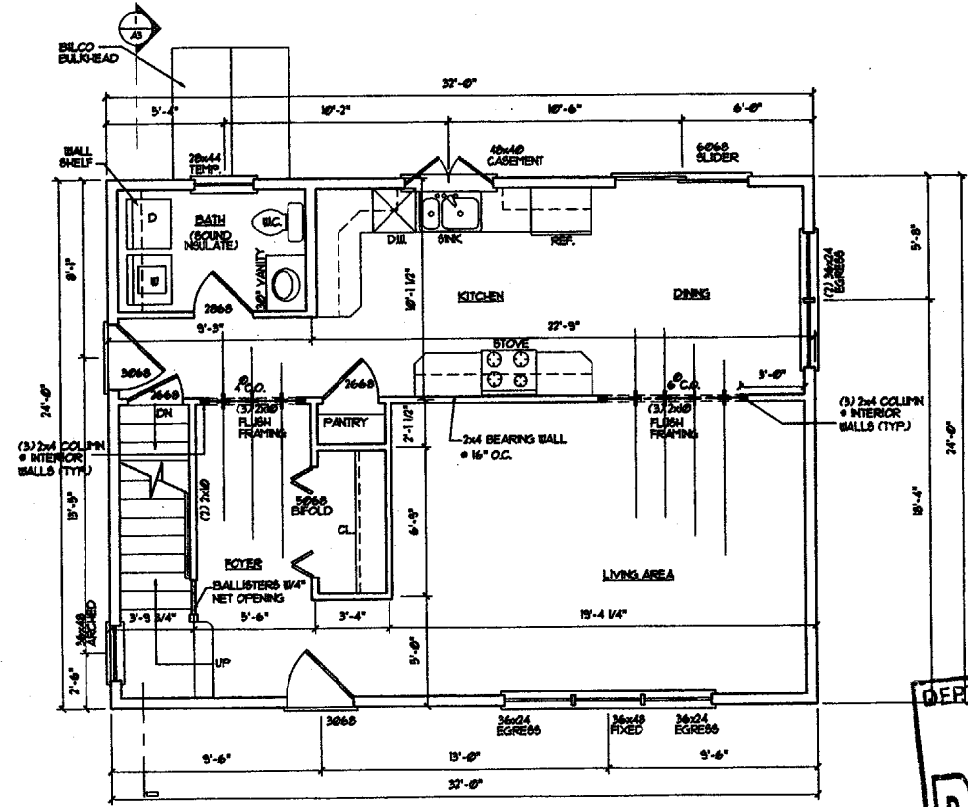
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DATE
04/02/03

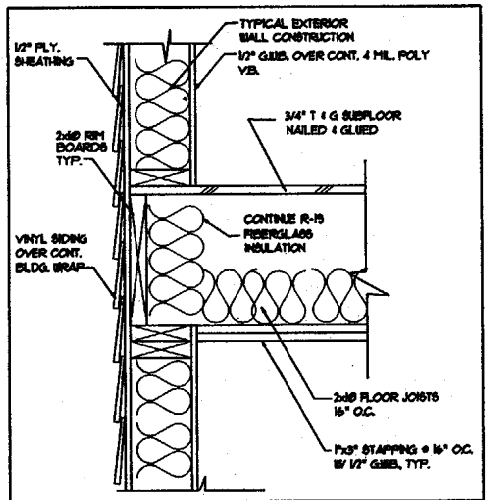
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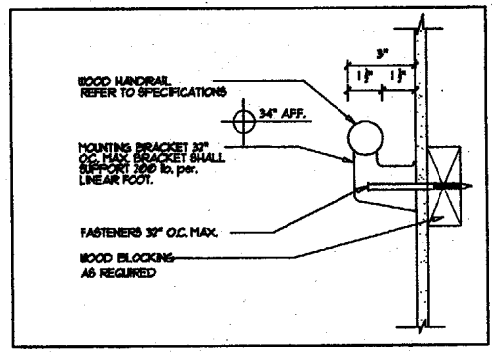
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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

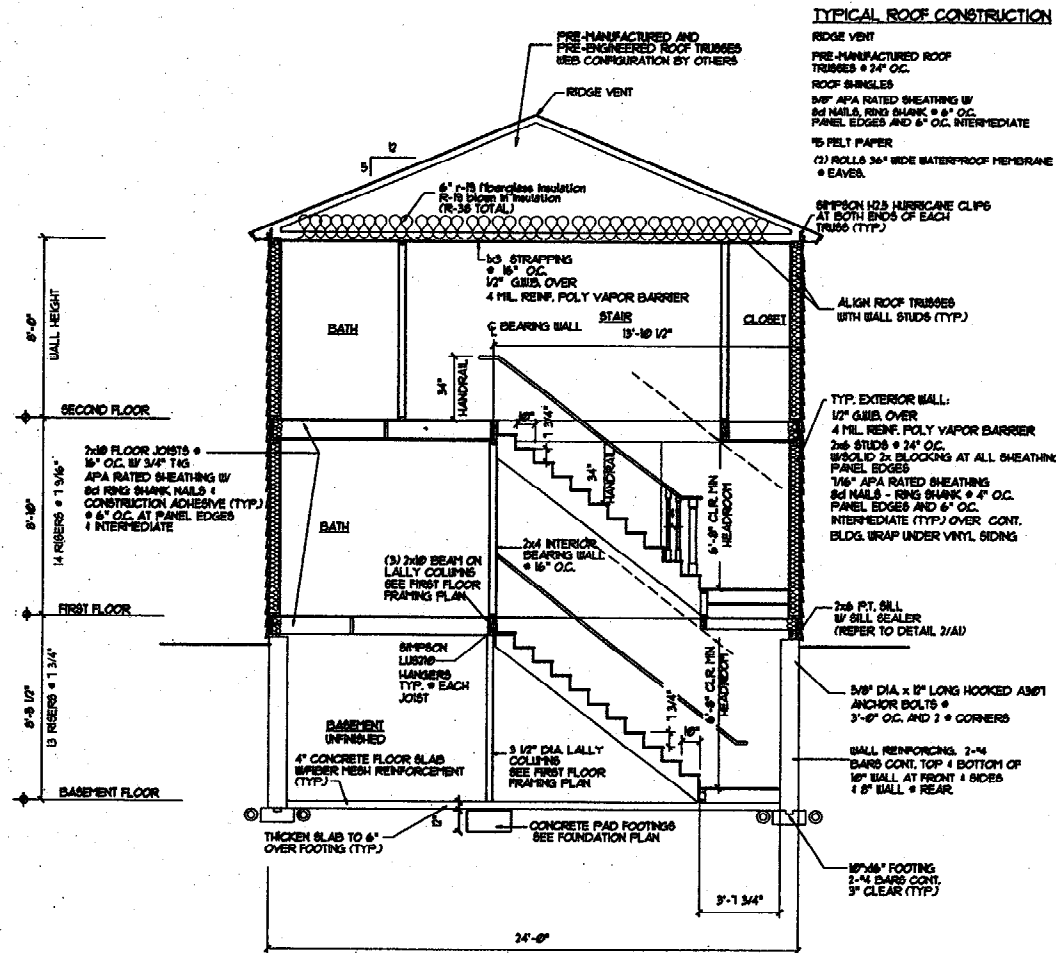
DRAWINGS THIS SHEET
FIRST FLOOR PLAN /
SECOND FLOOR PLAN
DETAILS

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CITY OF PORTLAND

RECEIVED
FEB 4 2003

DATE
01/22/03

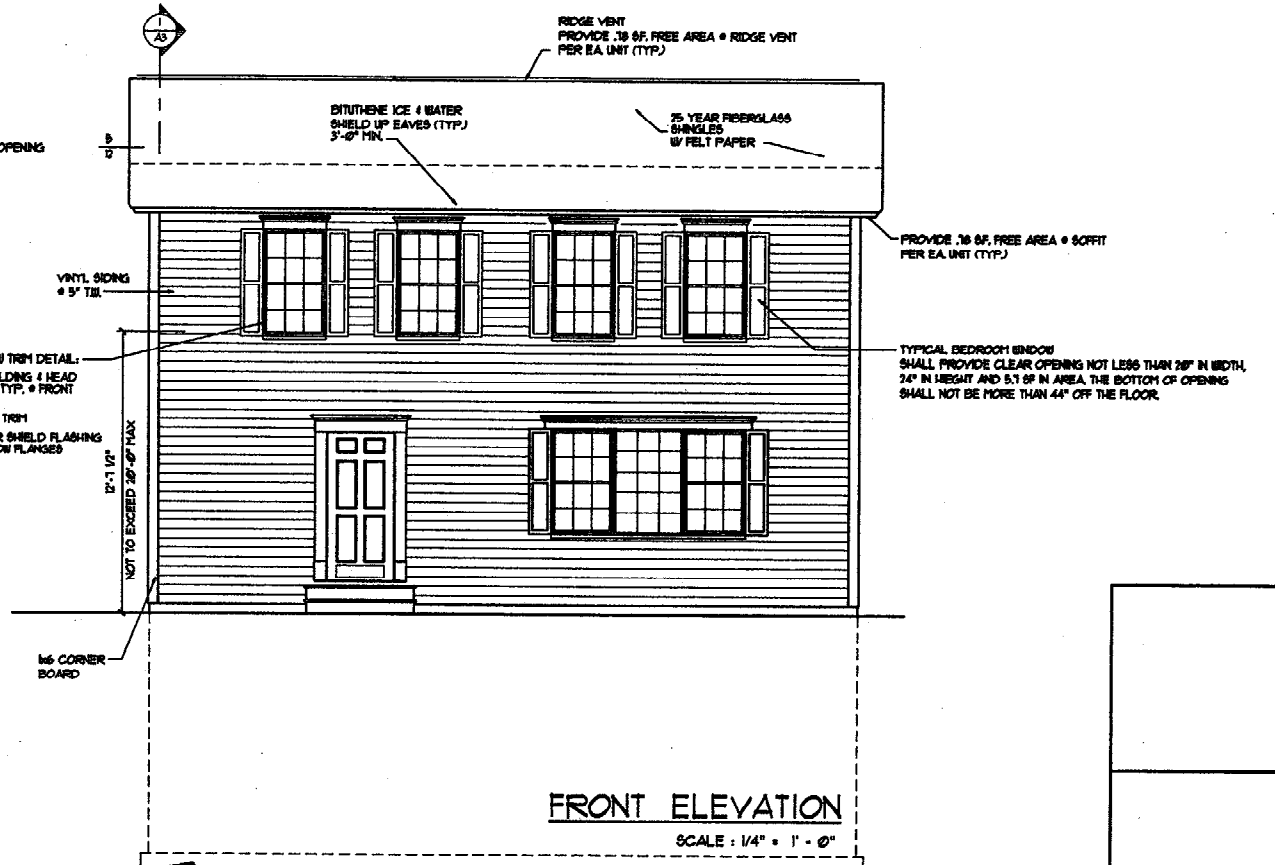
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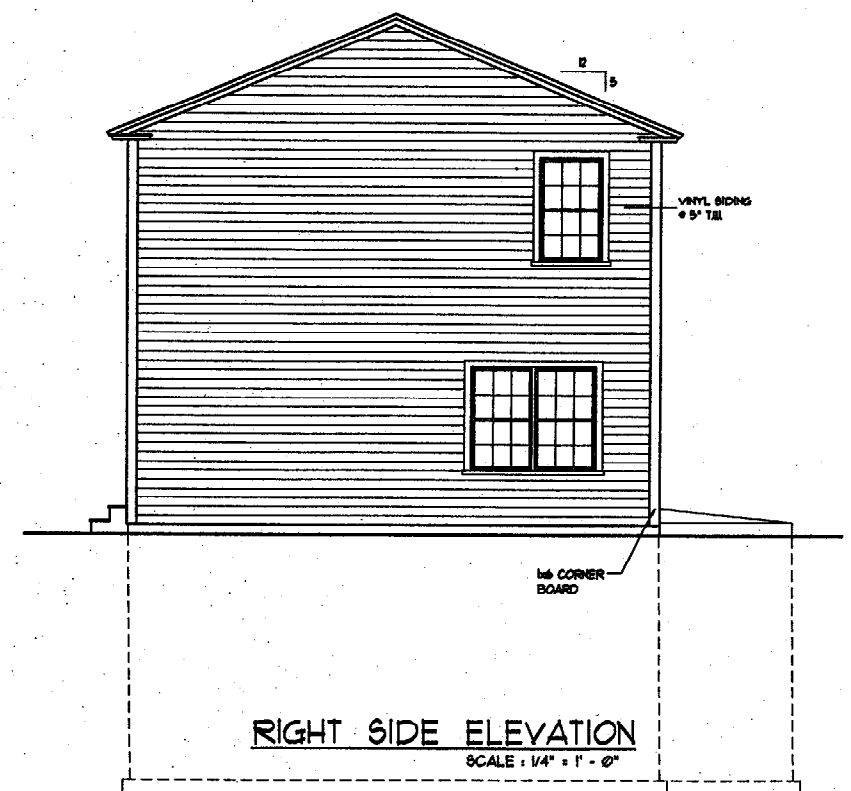
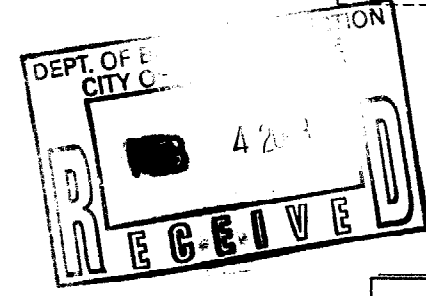
SECTION THRU HOUSE
SCALE: 1/4" = 1' - 0"

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

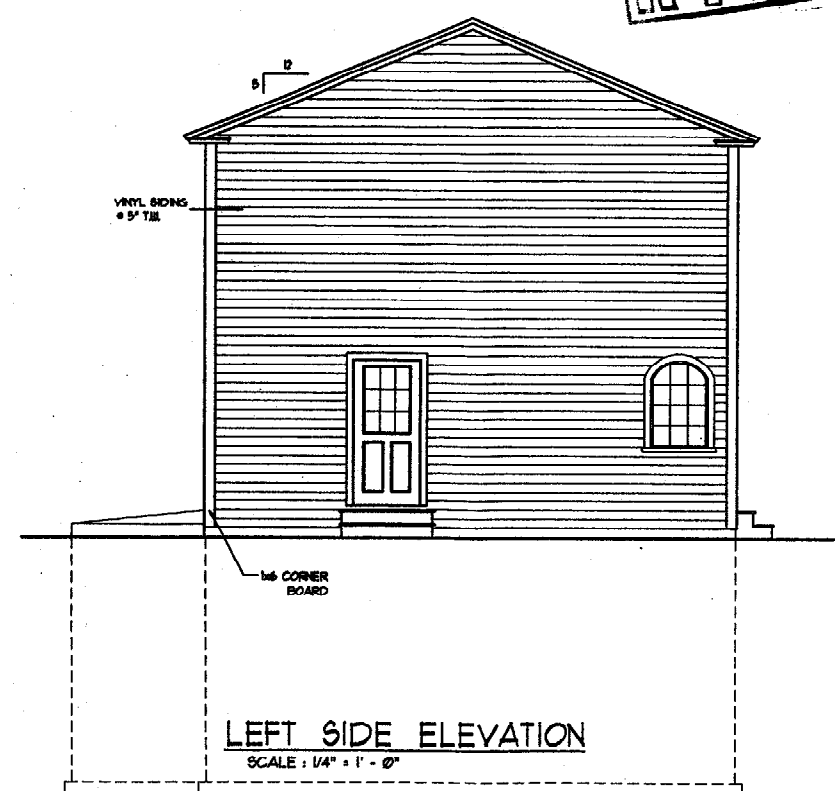
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



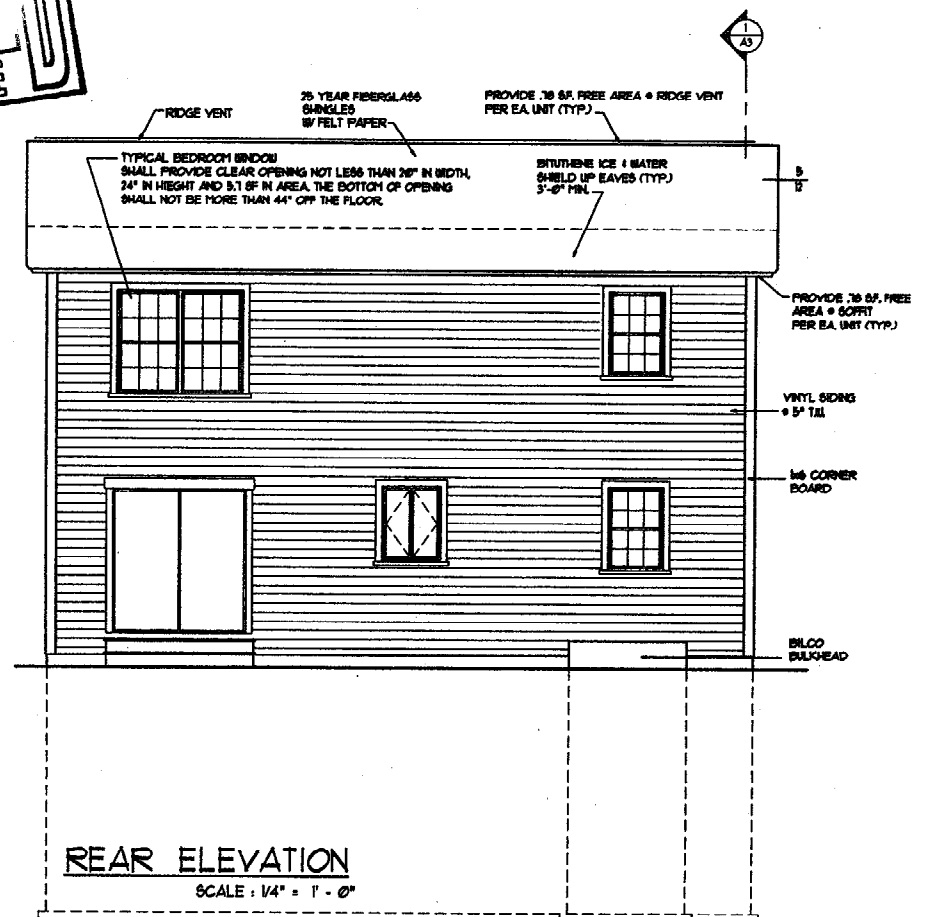
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



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



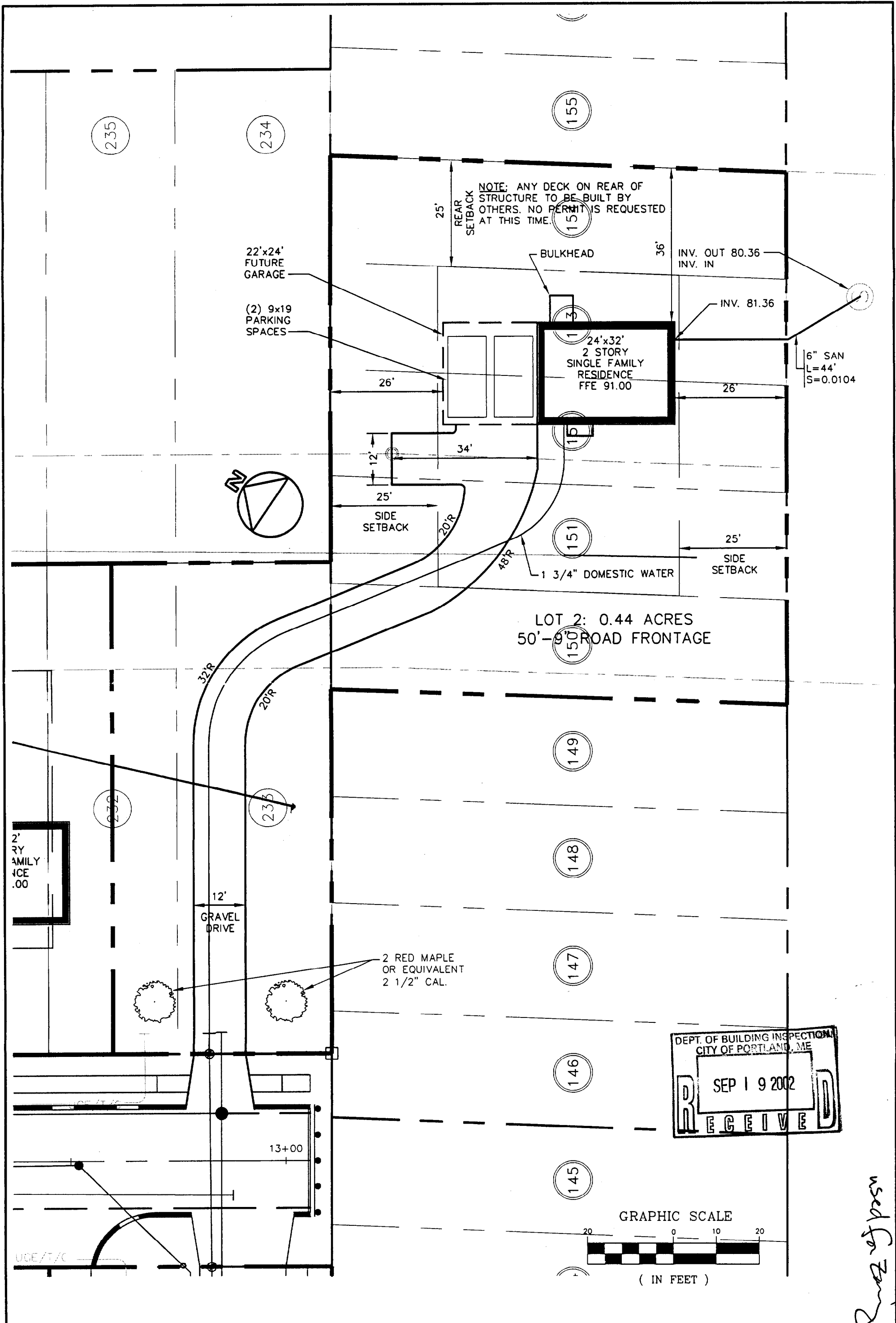
LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



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

DRAWINGS THIS SHEET
ELEVATIONS / SECTION
DATE
01/02/05

A3



used for zoning

MSJ

LEAW

Design: DER	Date: JULY 2002
Draft: SGB	Job No.: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.dwg	
TAB: LOT2, LMAN: 374-LOT2 LAYOUT & UTIL	

GP Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

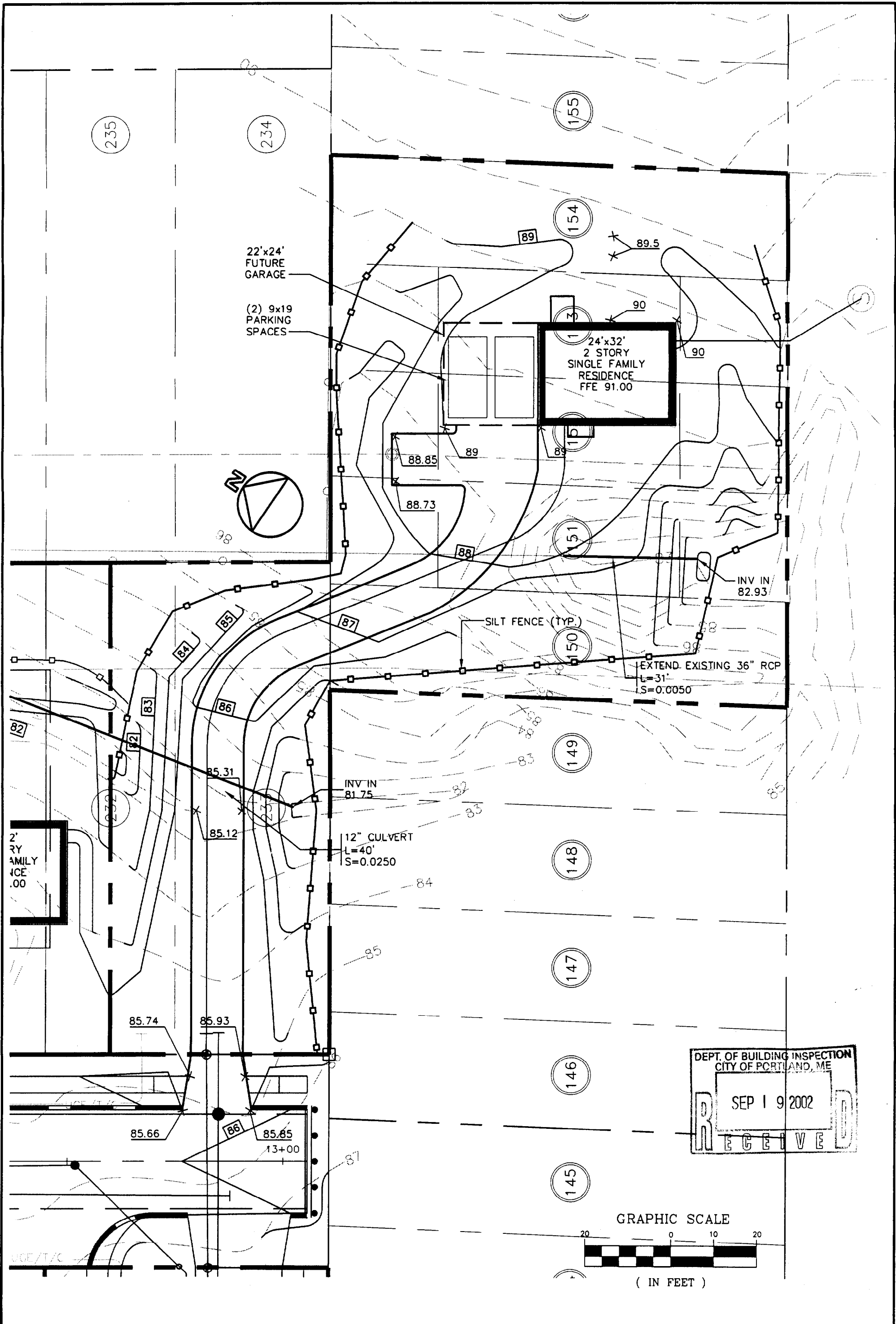
PO Box 1237
15 Shaker Road
Gray, ME 04035

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

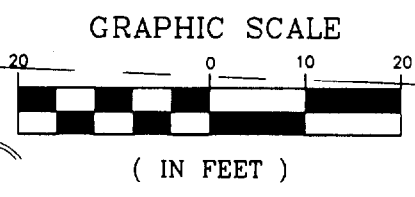
Drawing Name: Lot 2 Layout & Utilities Plan

Project: BARCLAY AVENUE, PORTLAND

Figure No. 2



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SEP 19 2002
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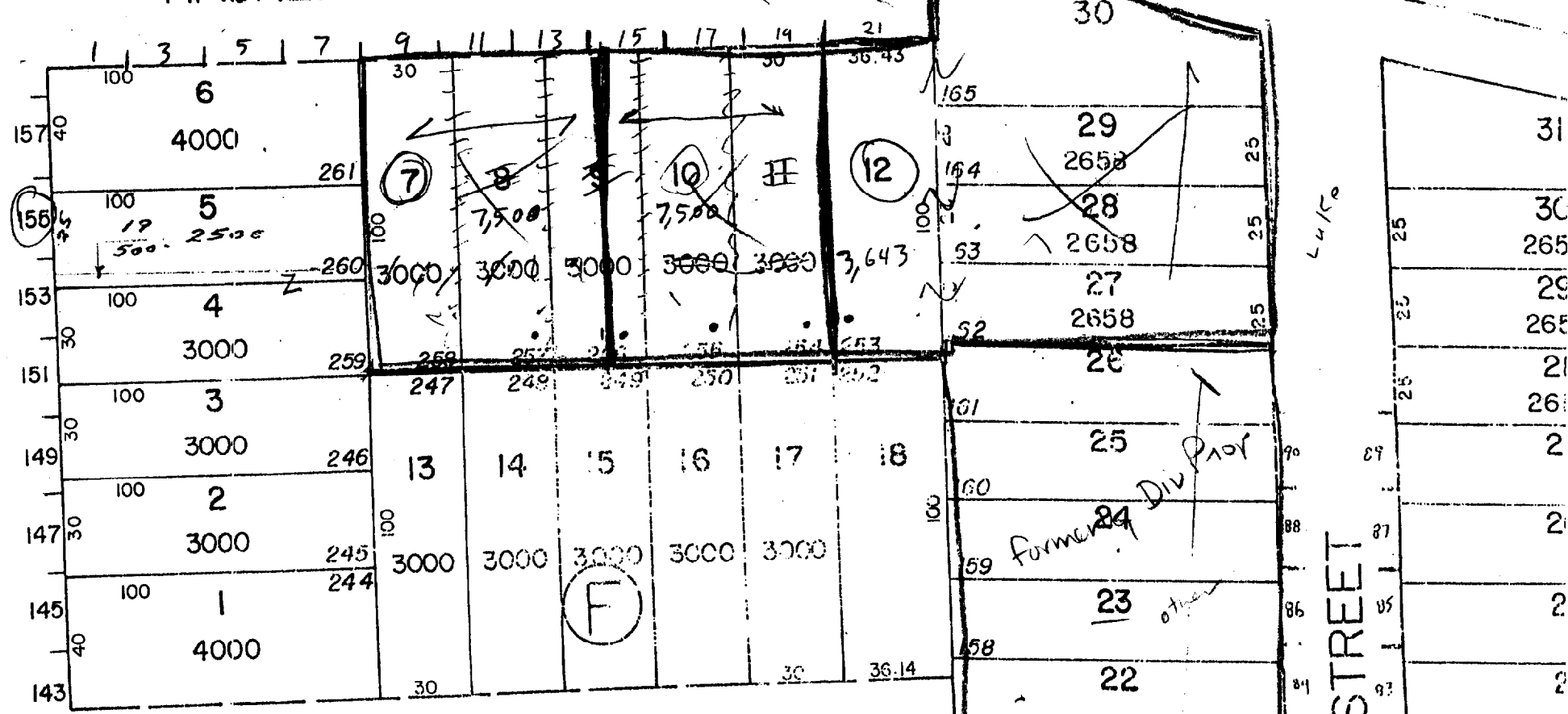
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Draft: SGB	Job No.: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.dwg	
TAB: LOT2, LMAN: 374-LOT2 GRADING	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Shaker Road
Groy, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mo@box@gorrpalmer.com

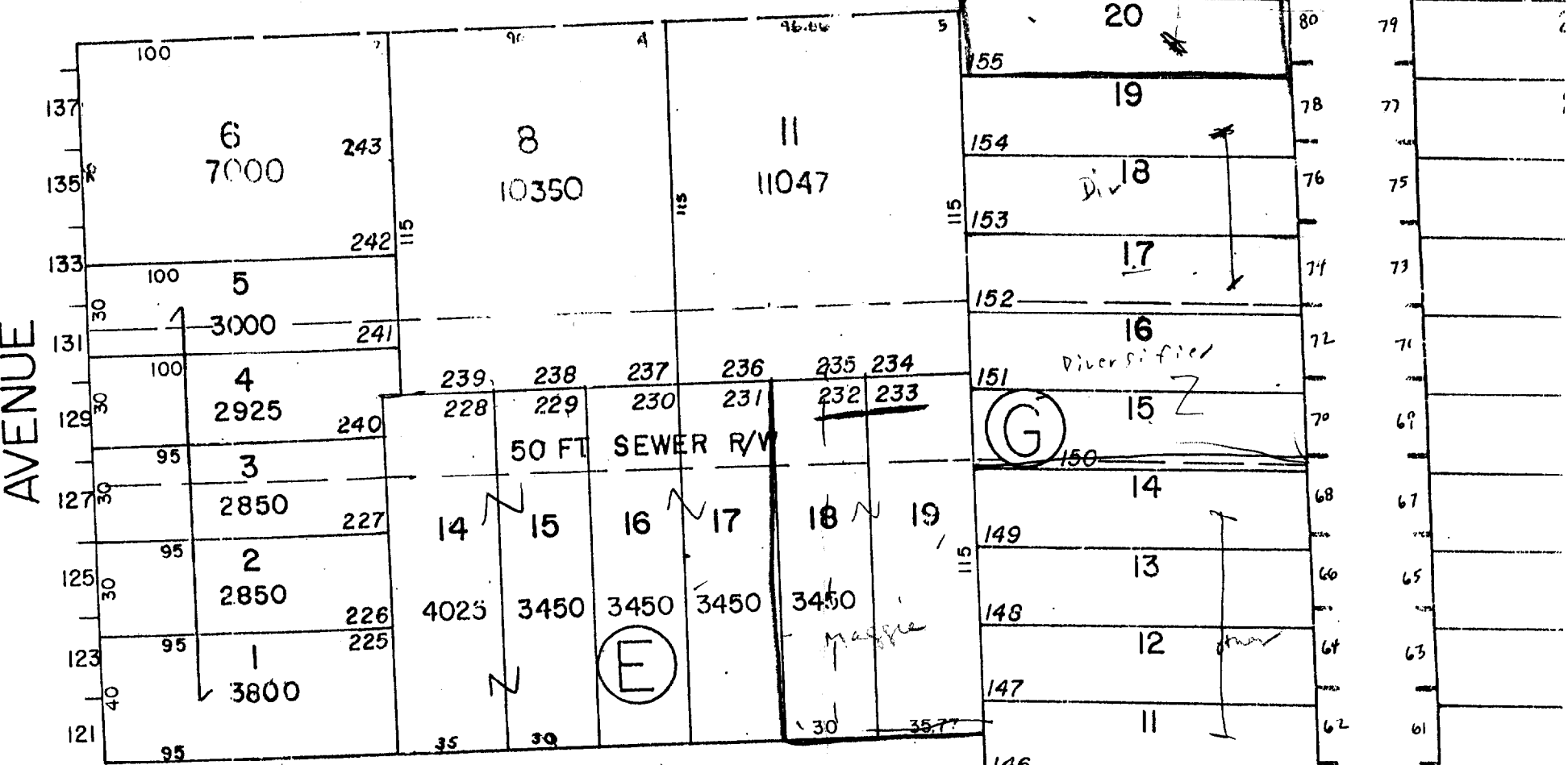
Drawing Name:
Lot 2 Grading & Drainage Plan
Project:
BARCLAY AVENUE, PORTLAND

Figure No.
3

HASKELL STREET SHEET 335-A

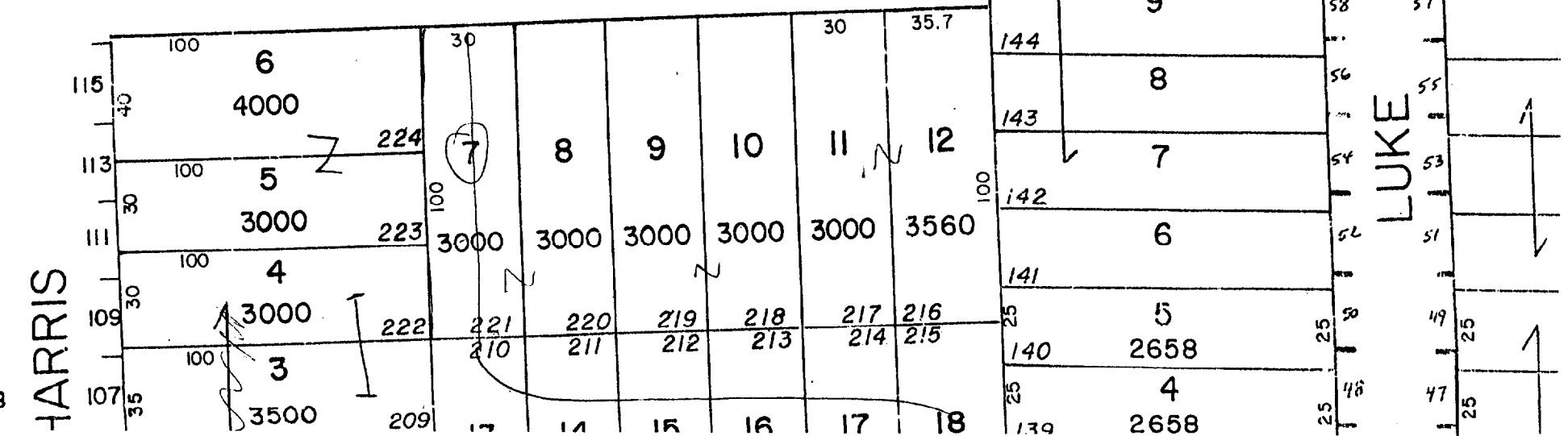


WOODBURY STREET



Plan of Harris Farms Barclay

AVENUE



HARRIS STREET

LUKE STREET

Hampton Street

Barclay Avenue

N/F
James A. Duran &
Susan A. Duran
7486/88

N/F
Michael A. Sangillo, Sr. &
Diane M. Sangillo
7902/289

N/F
Kenneth I. Marks &
Sharon E. Marks
7989/332

N/F
Laurie L. Nappi
14884/211

N/F
Marcia L. Stults
3296/235

PARCEL B
Area= 6,561 s.f./ 0.15 acres

PARCEL A
Area= 24,000 s.f./ 0.55 acres

PARCEL 2
Area= 6,900 s.f./ 0.16 acres

PARCEL 1
Area= 7,571 s.f./ 0.17 acres

Not Blended
id of record - legal has
All the support
When Markon showing this
(P.L.S)

N/F
Marcia L. Stults
3296/235

N/F
Mark A. Duest &
Sandra A. Lowe
7820/88

N/F
Patricia McDonough et al
3720/141

136 137

138 139

140

141

142

143

144

145

146

147

148

149

150

151

152

206

50.00'

200.00'

50.00'

200.00'

100.00'

115.00'

115.00'

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

1" Iron Pipe
1-1/2" Iron Pipe

1-1/2" Iron Pipe

1-1/2" Iron Pipe

1-1/2" Iron Pipe

1-1/2" Iron Pipe

1-1/2" Iron Pipe

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1-1/2" Iron Pipe

1-1/2" Iron Pipe

1-1/2" Iron Pipe

1-1/2" Iron Pipe

1-1/2" Iron Pipe

15" Iron Pipe

Gravel Drive

Sewer and Storm Drain Right of Way (See R...)

Structure for Storm Drain Inlet Structure

Garlik Jo

Lenc

3/4" Iron

357

24

240

227

226

225

228

229

230

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206

207

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248

249

(235)

(234)

(155)

See previous plans for driveway
See previous plans for driveway
See previous plans for driveway

NOTE: ANY DECK ON REAR OF STRUCTURE TO BE BUILT BY OTHERS. NO PERMITS REQUESTED AT THIS TIME.

25' REAR SETBACK

30' BULKHEAD

REAR

INV. OUT 80.36
INV. IN

INV. 81.36

24'x32'
2 STORY
SINGLE FAMILY
RESIDENCE
FFE 91.00

22'x24'
FUTURE
GARAGE

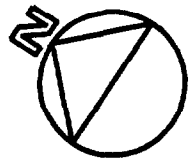
6" SAN
L=44'
S=0.0104
side st

40'

26'

26'
20' min

~ 106' scaled



12'

25'

SIDE SETBACK

60' scaled

25'

SIDE SETBACK

Luke St
↑
↓

1 3/4" DOMESTIC WATER

28' PAVED ?

LOT 2: 0.44 ACRES
50'-9" ROAD FRONTAGE

FRONT

(149)

(148)

(147)

(146)

(145)

2' RY
AMILY
ICE
.00

12'
GRAVEL
DRIVE

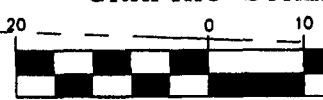
2 RED MAPLE
OR EQUIVALENT
2 1/2" CAL.

50'

FRONT

13+00

GRAPHIC SCALE



(IN FEET)

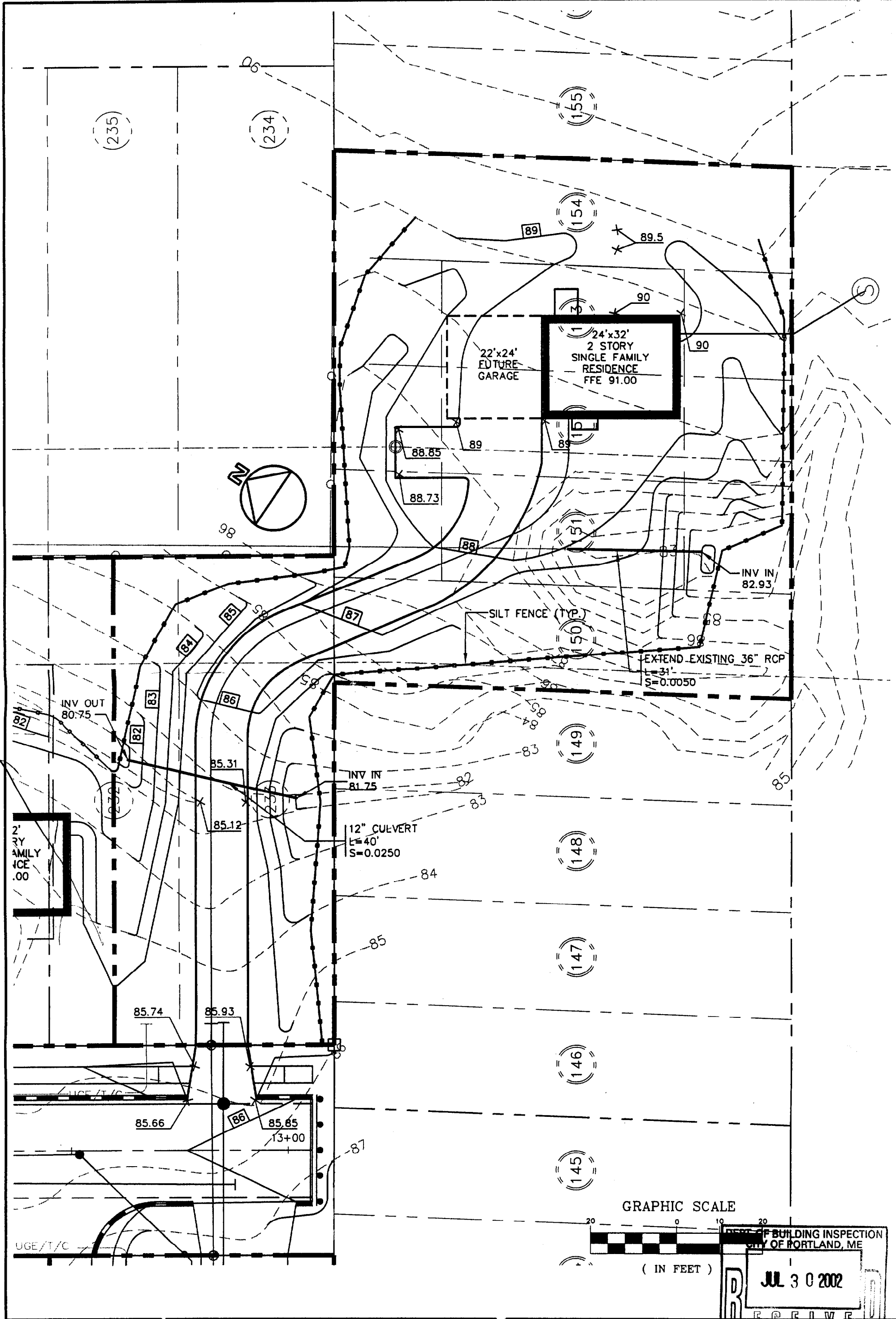
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CITY OF PORTLAND, ME

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JUL 30 2002

Design: DER Date: JULY 2002
Draft: SGB Job No.: 374
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File Name: 374-SP.dwg
TAB: LOT2.LMAN: 374-LOT2 LAYOUT & UTIL

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

Drawing Name: Lot 2 Layout & Utilities Plan
Project: BARCLAY AVENUE, PORTLAND
Figure No.: 2



Design: DER	Date: JULY 2002
Draft: SCB	Job No.: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.dwg	
TAB: LOT2, LMAN: 374-LOT2 GRADING	

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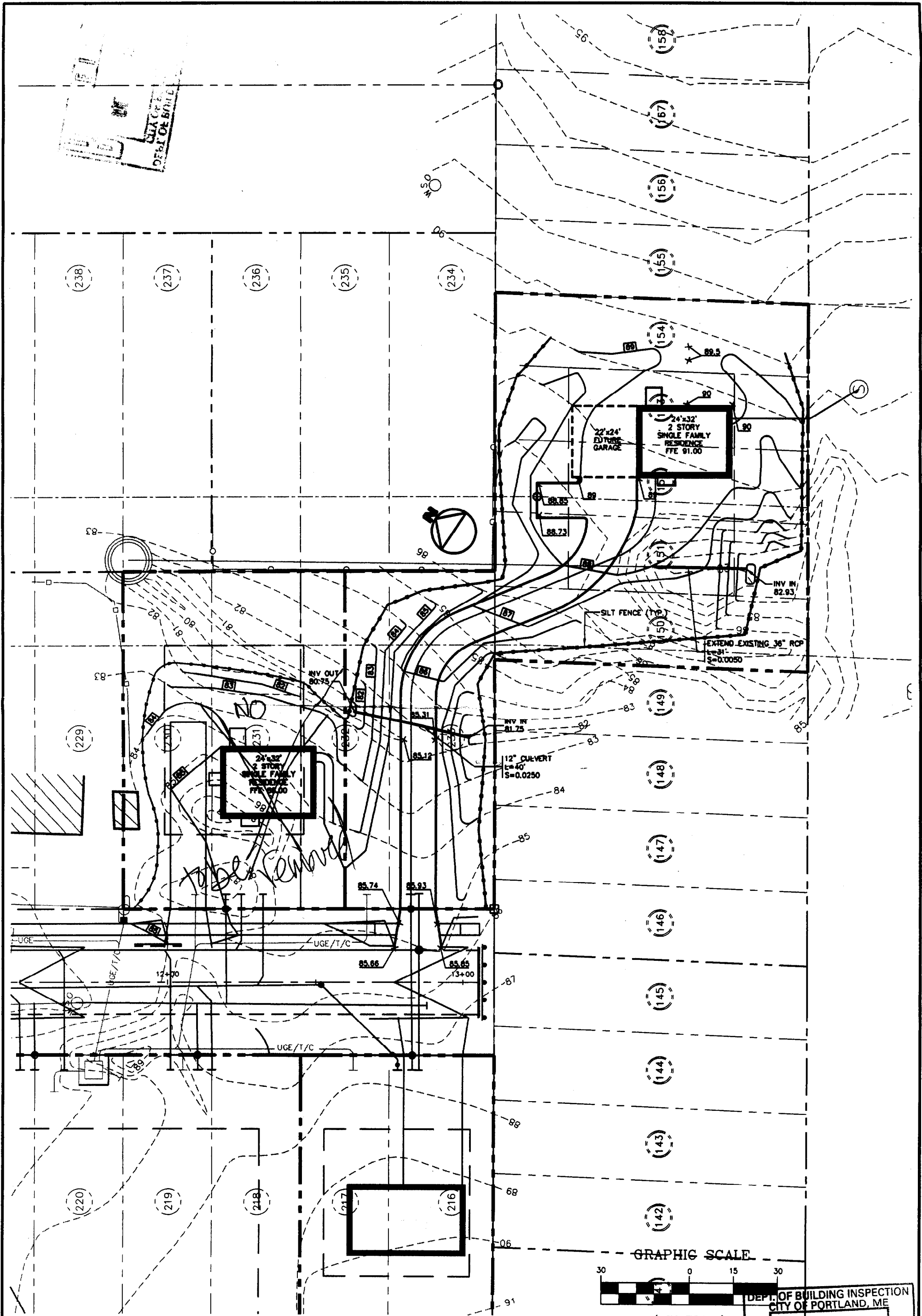
Drawing Name: Lot 2 Grading & Drainage Plan

Project: BARCLAY AVENUE, PORTLAND

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 CITY OF PORTLAND, ME

Figure No. 3



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CITY OF PORTLAND, ME

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CITY OF PORTLAND, ME

JUL 30 2002

Design: DER Date: JULY 2002
 Draft: SCB Job No.: 374
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 File Name: 374-SP.dwg
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Drawing Name: Lot 2 Grading & Drainage Plan
 Project: BARCLAY AVENUE, PORTLAND
 Figure No. 3