

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

2875060 Charles LaPlante (Thurs)

Location of Construction: 137 Webb St		Owner: HOLMES, Peter		Phone:		Permit No: 980238	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Ruth Jones		Address: 137 Webb St Portland, ME 04102		Phone: 774-8745		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> MAR 18 1998 </div> CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same w/daycare		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Change Use from Single Family to Single Family with daycare/maximum six (6) children		Signature:		Signature: <i>[Signature]</i>		Zone: CBL: 262-B-020 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature:		Date:			
Permit Taken By: Mary Gresik		Date Applied For: 13 March 1998					

- 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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Ruth Jones* ADDRESS: DATE: 13 March 1998 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT 4

BUILDING PERMIT REPORT

DATE: 17 March 98 ADDRESS: 137 Well St. 262-B-020

REASON FOR PERMIT: Single Family Day care for children.

BUILDING OWNER: Peter Hades

CONTRACTOR: Puty Jones

PERMIT APPLICANT: Mike Jones

USE GROUP: R-3 BOCA 1996 CONSTRUCTION TYPE 513

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: * / #28

~~2.~~

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

Precaution must be taken to protect concrete from freezing.

It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.

5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)

6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).

7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.

8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".

9. Headroom in habitable space is a minimum of 7'6".

10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.

11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)

15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

LAND USE - ZONING REPORT

ADDRESS: 137 Webb St DATE: 3/11/98

REASON FOR PERMIT: Change of use to allow a home occupation for day care

BUILDING OWNER: Peter Hobbins C-B-I: 261-B-22

PERMIT APPLICANT: Michelle Jones

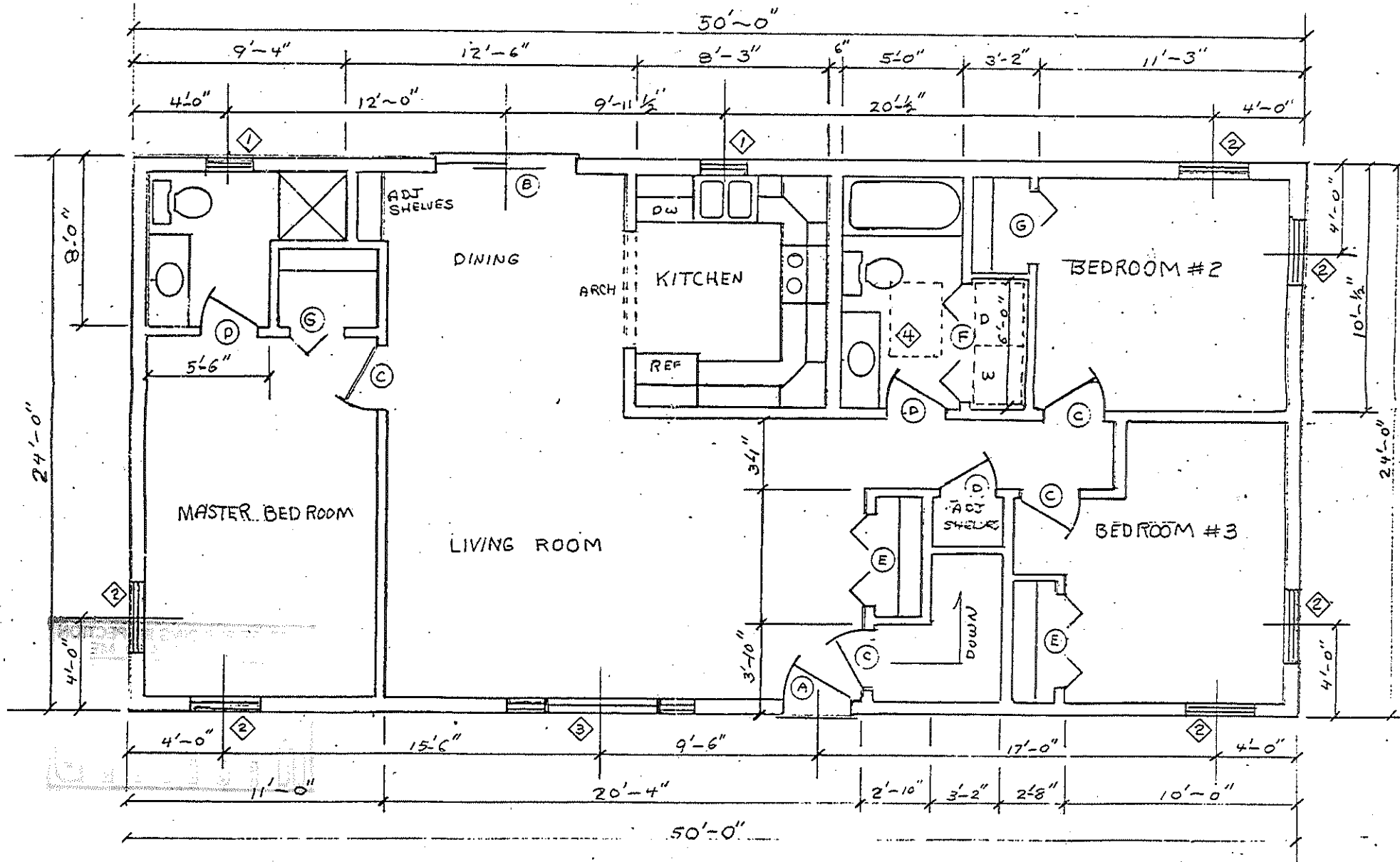
APPROVED: with conditions DENIED: _____

#1, #7, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage. units have occupancy guidelines
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition Any increase in the number of children shall require a separate permit

Marge Schmuemel Marge Schmuemel, Zoning Administrator,
Asst. Chief of Code Enforcement



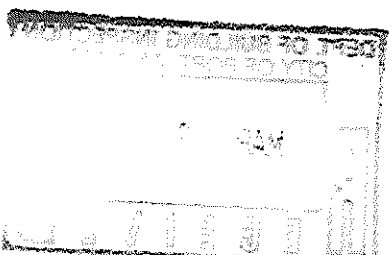
March 12, 1998

To whom it may concern:

Ruth Jones the tenant at 137 Webb St. Portland Me. has my permission as owner to provide child care at 137 Webb St. Portland Me. as long as she maintains adequate liability insurance for the property and child care.

Sincerely,

Peter Holmes

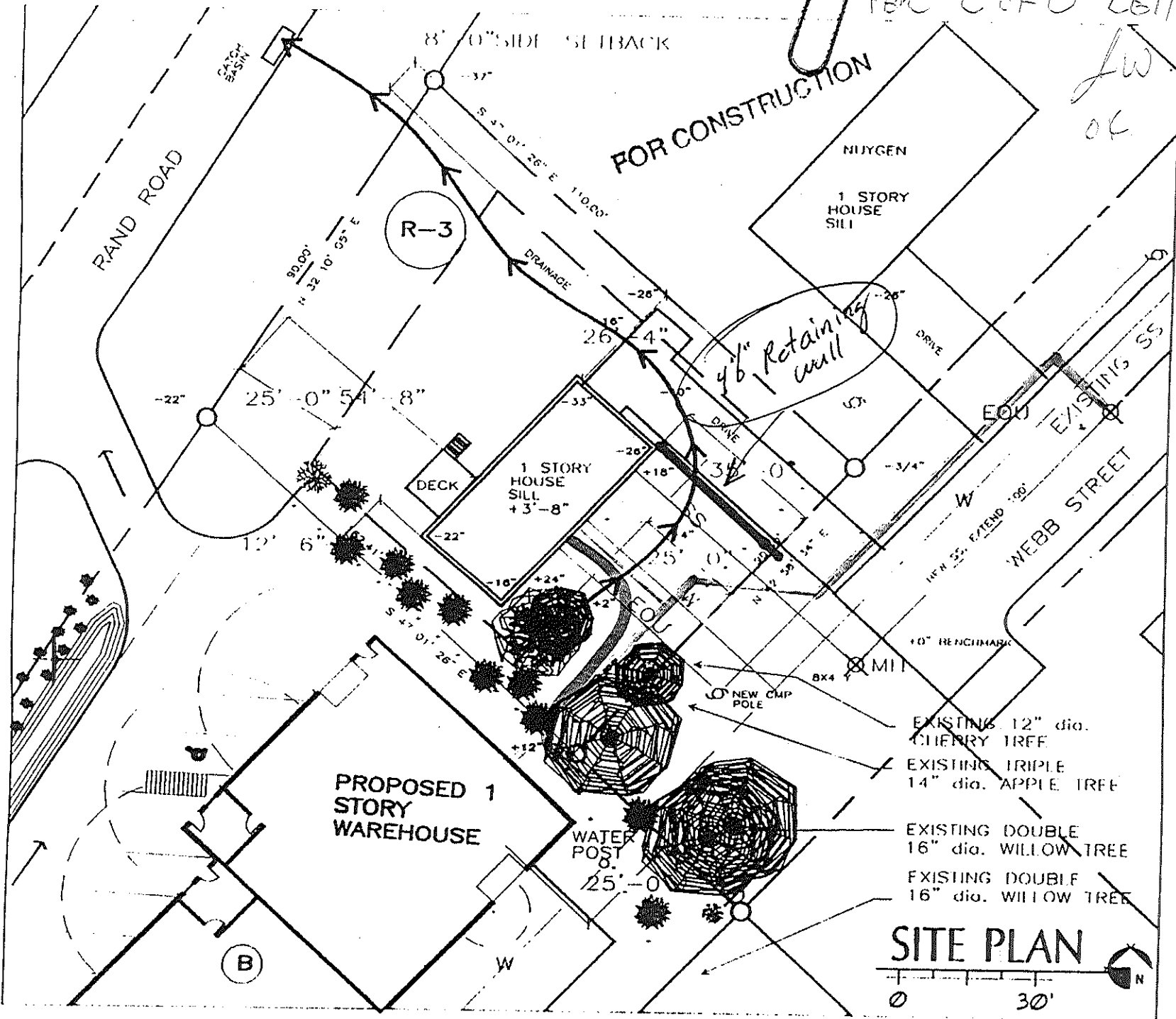


10/30/09 08:09:1997

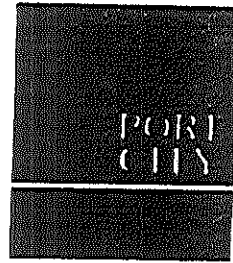
AMY FOR YOUR FILES

AS-BUILT PLAN
PER COFO LETTER

262 B20



fw
ok



71 FEDERAL STREET
 PORTLAND, ME 04101
 207.761.9000
 fax: 761.2010
 portcity@jvwnet.com

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 ARCHITECTURE PA

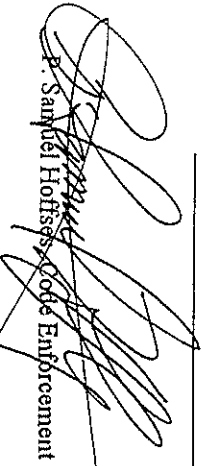
HOUSE SITE PLAN
 WEBB STREET
 PORTLAND, MAINE

JOB: 97108-B
 DATE: 10/30/97

SITE PLAN
A-1

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- *28. Please read and implement the attached Land Use-Zoning report requirements.
29. _____
30. _____
31. _____
32. _____



P. Samuel Hoffses
Code Enforcement

cc: Lt. McDougall, PFD
Marge Schnuackal

COMMENTS

3/24/98 (Busy 9:30/am)

3/25/98 11:00am inspection

4/2/98 message to Charles & Flare - ~~not~~ learning coordinator - have some safety concerns.

[Empty lined area for handwritten notes]

Inspection Record	Type	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

R.W. EATON ASSOCIATES, INC.

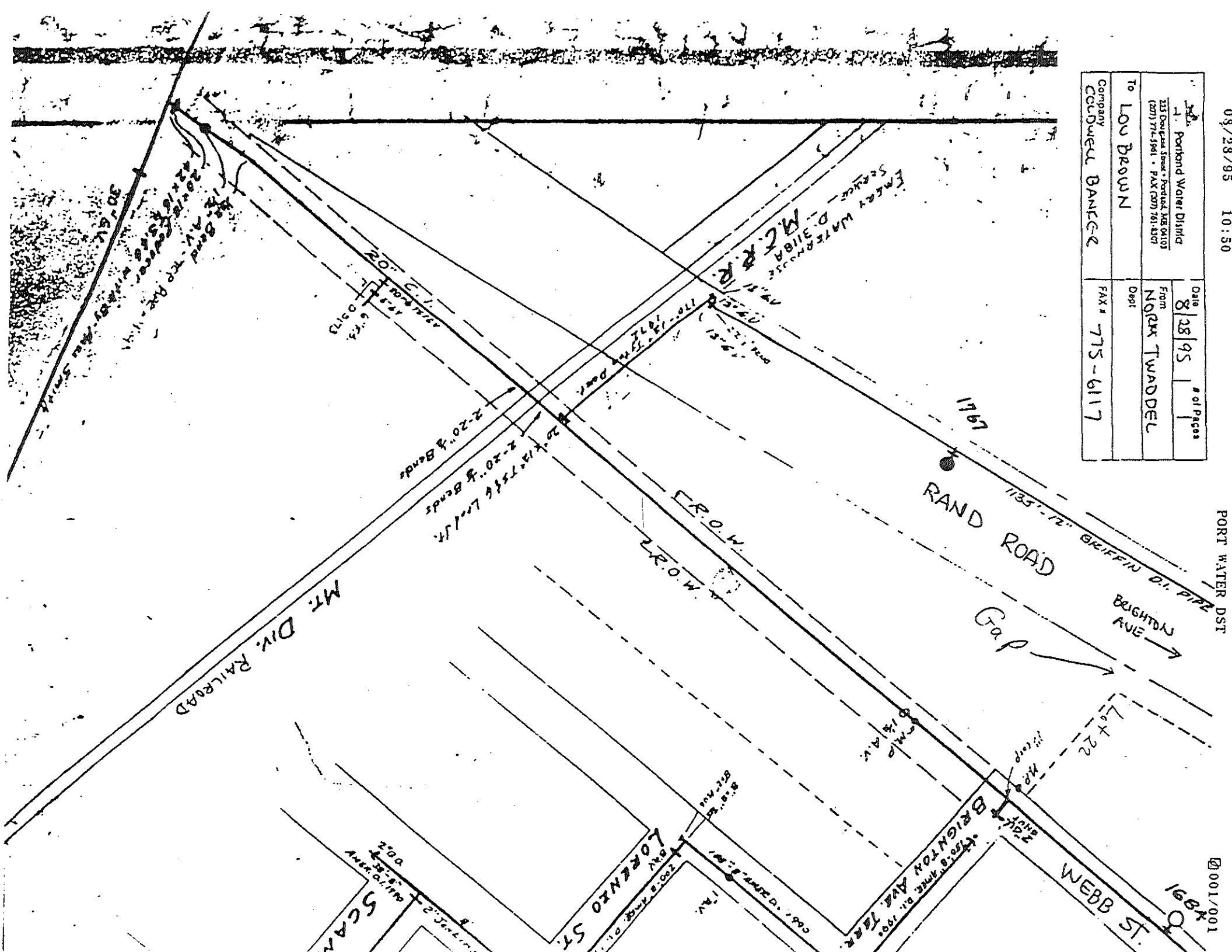
Land Surveying and Real Estate

SURVEY REPORT : LAND OF HOLMES

There is a gap of land between the subdivision of Home Gardens and Rand Road as shown on plan. The southwest bounds of lot 22 of Home Gardens has only 125.93' feet and thus the subdivision fall short of the southeast bounds of Rand Road. The plan of Rand Road State Highway Map shows what I have on the map, and also the map of Rand Road that is on file at Portland Water District shows the gap. The tax map does not show the gap and has no legal standing. The land of Peter Holmes is not part of the Home Gardens subdivision and will not come under the same principles of boundary location.

R.W. Eaton

To: LOU BROWN		Date: 8/28/95	# of Pages: 1
Company: CORDWELL BANQUEE		From: NORM TWADDEL	Dept:
FAX #: 775-6117			
Portland Water District 235 Douglas Street - Portland, ME 04103 (207) 774-1961 - FAX (207) 761-8107			



STORM SEWER OUTLET
STA. 222+70

SWAMPY

1952 ±

GRADING LIMIT LINE

N10°-23'-30"E

468,500

FIELD & SCATTERED

CULVERT &
INLET DITCH
STA. 223+50 TO 225+

+50 ±

+100 ±

+18 ±

+88 ±

+16 ±

+30 ±

+80

+19 ±

+21 ±

+55 ±

224

+34

+42 ±

+96 ±

+104 ±

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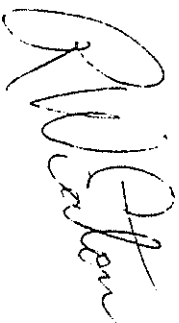
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R.W. EATON ASSOCIATES, INC.
Land Surveying and Real Estate



Deed Description : For Water Line

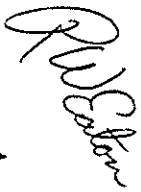
Beginning at a 5/8 inch rebar set at the south east corner of lot of land of Peter Holmes described in book 12943 page 127 also being S42°-58'-34"W eighty nine and fifty one hundredths 89.51' feet from the north west corner of end of Webb Street.

- 1) Thence N47°-01'-26"W four and zero hundredths 4.00' feet along the west bounds of land of Peter Holmes described in book 12943 page 127 to a point.
 - 2) Thence S42°-58'-34"W five and zero hundredths 5.00' feet along other land of Peter Holmes to a point.
 - 3) Thence S47°-01'-26"E sixteen and zero hundredths 16.00' feet along other land of Peter Holmes to a point.
 - 4) Thence N42°-58'-34"E five and zero hundredths 5.00' feet along other land of Peter Holmes to a point on the west bounds of land of DiFilippo described in book 2733 page 167.
 - 5) Thence N47°-01'-26"W twelve and zero hundredths 12.00' feet along land of DiFilippo to the point of beginning.
- Containing eighty 80 square feet and being a portion of land of Peter Holmes and formerly Bernice McLain described in book 2373 page 167.

Excepting and reserving an easement to Portland Water District.

R.W. EATON ASSOCIATES, INC.
Land Surveying and Real Estate

DEED DESCRIPTION : LAND OF PETER HOLMES



A certain lot or parcel of land located southeast of Rand Road and northwest of Webb Street in the City of Portland, County of Cumberland and State of Maine and more particularly described as follows:

Beginning at a 5/8 inch rebar found with cap with # 1183 at the southeast corner of land of Cue Nguyen described in book 13006 page 121 and also being the most southerly corner of lot 22 of plan of Home Gardens recorded in map plan book 12 page 17 at the Cumberland County Registry of Deed.

1) Thence S42°-58'-34"W eighty nine and fifty one hundredths 89.51' feet, along the north bounds of Webb Street and land of Judith Diffippo described in book 2733 page 167 to a 5/8 inch rebar set with cap.

2) Thence N47°-01'-26W one hundred twenty two and forty one hundredths 122.41' feet, along other land of Peter Holmes to a 5/8 inch rebar set with cap on the southeast bounds of Rand Road.

3) Thence N32°-10'-05"E ninety one and zero hundredths 91.00' feet along the southeast bounds of Rand Road to a 5/8 inch rebar set with cap.

4) Thence S47°-04'-34"E thirteen and eighteen hundredths 13.18' feet, to a 5/8 inch rebar found with cap # 1183 at the northwest corner of land of Nguyen and lot 22 of Home Gardens, thence continue on the same course one hundred twenty six and twenty eight hundredths 126.28' feet, along lot 22 and also land of Nguyen to the point of beginning.

Containing 11,712 square feet or zero and twenty seven hundredths 0.27 acres and being land of Peter Holmes described in deed book 12943 page 127.

Also excepting and reserving an easement twenty 20' feet wide located along the southeast bounds of land described above and adjacent to Webb Street and land of Diffippo to land adjacent to and southwest of land described above, now owned by grantor for sewer line and maintenance.



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

262-B-020

February 14, 2000

Peter Holmes
Harbour Auto Body
401 Warren Ave.
Portland, ME 04103

262-B-020

RE: Sunrise Business Park

Dear Mr. Holmes:

This letter is to confirm the revision to the approved site plan of the Sunrise Business Park project located at the end of Rand Road. The approved revision includes shifting of parking, lease of City owned land, and drainage swale revisions. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

From our last inspection, it appears that the site work has not yet been completed and a temporary certificate of approval is still in effect for the site and its buildings.

If you have any questions regarding the revision please contact the planning staff at 874-8300, extension 8720.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

- cc: Alexander Jaegerman, Chief Planner
- Sarah Hopkins, Senior Planner
- P. Samuel Hoffses, Building Inspector
- Jeff Turling, City Arborist
- William Bray, Director of Public Works
- Tony Lombardo, Project Engineer
- Lt. Gaylen McDougall, Fire Prevention
- Penny Littell, Associate Corporation Counsel
- Inspection Department
- Development Review Coordinator
- Lee Urban, Director of Economic Development
- Susan Doughty, Assessor's Office
- Approval Letter File

O:\PLANDEV\REV\WRANDS\SUN\REV\VIS.SH