

Permit # 902200 City of Portland BUILDING PERMIT APPLICATION Fee 1,020. Zone Map # Lot #
 Please fill out any part which applies to job. Proper plans must accompany form. bldg prmt: 10/1/90

pd \$300 - minor site plan 5.22.90

Owner: Peter Holmes Phone # 774-9383
 Address: 68 Capisic St. Portland, Maine 04102
 LOCATION OF CONSTRUCTION 401 Warren Avenue
 Factor: F. W. Cunningham Sub: 773-0246 (Mark Woodward)
 Address: 85 West Commercial St; Ptlc Phone #
 Est. Construction Cost: 200,000. Proposed Use: Auto Body Shop
 Past Use: vacant lot
 # of Existing Res. Units # of New Res. Units
 Building Dimensions L W Total Sq. Ft.
 # Stories: # Bedrooms: Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion Construct an auto body shop- 112'x65'

For Official Use Only PERMIT ISSUED
 Date May 22, 1990 Subdivision Name
 Inside Fire Limits Lot DEC 10 1990
 Bldg Code Ownership: Public
 Time Limit City Of Portland
 Estimated Cost: 200,000
 Zoning: F-2 Zone
 Street Frontage Provided: Side Side
 Provided Setbacks: Front Back Side Side
 Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning Yes No Floodplain Yes No
 Special Exemption
 Other (Explain) OK W.P.H. 12-7-90

Foundations:
 1. Type of Soil:
 2. S&T Backs - Front Rear Side(s)
 3. Footings Size:
 4. Foundation Size:
 5. Other

Floor:
 1. Sill Size: Sills must be anchored.
 2. Girder Size: Size:
 3. Lally Column Spacing: Spacing 16" O.C.
 4. Joists Size: Size:
 5. Bridging Type: Size:
 6. Floor Sheathing Type: Size:
 7. Other Material:

Exterior Walls:
 1. Studding Size Spacing
 2. No. windows
 3. No. Doors
 4. Header Sizes Span(s)
 5. Bracing: Yes No
 6. Corner Posts Size Size
 7. Insulation Type Size
 8. Sheathing Type Size
 9. Siding Type Weather Exposure
 10. Masonry Materials
 11. Metal Materials

Interior Walls:
 1. Studding Size Spacing
 2. Header Sizes Span(s)
 3. Wall Covering Type
 4. Fire Wall if required
 5. Other Materials

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size Spacing
 3. Type Ceilings: Size
 4. Insulation Type
 5. Ceiling Height:
 Roof:
 1. Truss or Rafter Size Span
 2. Sheathing Type Size
 3. Roof Covering Type
 Chimneys:
 Type: Number of Fire Places
 Heating:
 Type of Heat:
 Electrical:
 Service Entrance Size: Smoke Detector Required Yes No
 Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures
 Swimming Pools:
 1. Type: Square Footage
 2. Pool Size: x
 3. Must conform to National Electrical Code and State Law.
 Louise F. Chase 10/1/90

Permit Received By Latin Date May 22, 1990
 Signature of Applicant
 Signature of CEO
 Inspection Dates
 PERMIT ISSUED WITH LETTER
 11-8-90

902200

pd #300 - minor site plan 5.22.90

Permit # 902200 City of Portland BUILDING PERMIT APPLICATION Fee 1,020. Zone Map # Lot#
Please fill out any part which applies to job. Proper plans must accompany form. bldg prmt: 10/1/90

Owner: Peter Holmes Phone # 774-9383
 Address: 68 Capisic St. Portland, Maine 04102
 LOCATION OF CONSTRUCTION 401 Warren Avenue
 Contractor: F. W. Cunningham Co. Sub: 773-0246 (Mark Woodward)
 Address: 85 West Commercial St; Ptd Phone #
 Est. Construction Cost: 200,000. Proposed Use: Auto Body Shop
 Past Use: vacant lot
 # of Existing Res. Units # of New Res. Units
 Building Dimensions L W Total Sq. Ft.
 # Stories: # Bedrooms Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion Construct an auto body shop- XXXXX 112'x65'

For Official Use Only PERMIT ISSUED
 Date May 22, 1990 Subdivisor Name
 Inside Fire Limits Lot DEC 10 1990
 Bldg Code Ownership: Public
 Time Limit
 Estimated Cost 200,000 City Of Portland
 Zoning: FE 2 Zone
 Street Frontage Provided
 Provided Setbacks: Front Back Side Side
 Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning Yes No Floodplain Yes No
 Special Exception
 Other (Explain) OK W/D/A 12-7-90

Foundation:
 1. Type of Soil:
 2. Set Backs - Front Rear Side(s)
 3. Footings Size:
 4. Foundation Size:
 5. Other

Floor:
 1. Sills Size: Sills must be anchored.
 2. Girder Size:
 3. Lally Column Spacing: Size:
 4. Joists Size: Spacing 16" O.C.
 5. Bridging Type: Size:
 6. Floor Sheathing Type: Size:
 7. Other Material:

Exterior Walls:
 1. Studding Size Spacing
 2. No. windows
 3. No. Doors
 4. Header Sizes Span(s)
 5. Bracing: Yes No
 6. Corner Posts Size
 7. Insulation Type Size
 8. Sheathing Type Size
 9. Siding Type Weather Exposure
 10. Masonry Materials
 11. Metal Materials

Interior Walls:
 1. Studding Size Spacing
 2. Header Sizes Span(s)
 3. Wall Covering Type
 4. Fire Wall if required
 5. Other Materials

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size Spacing
 3. Type Ceilings:
 4. Insulation Type Size
 5. Ceiling Height:

Roof:
 1. Truss or Rafter Size Span
 2. Sheathing Type Size
 3. Roof Covering Type

Chimneys:
 Type: Number of Fire Places

Heating:
 Type of Heat:

Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

Plumbing:
 1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:
 1. Type:
 2. Pool Size: x Square Footage
 3. Must conform to National Electrical Code and State Law.
 Louise F. Chase 10/1/90

Permit Received By Latini
 Signature of Applicant Date May 22, 1990
 Signature of CEO **PERMIT ISSUED**
 WITH LETTER
 Inspection Dates

902279

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$37.80 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Harbour Auto Body Phone # 774-9383
 Address: 401 Warren Ave; Ptld, ME 04103 (Peter Holmes)
 LOCATION OF CONSTRUCTION 401 Warren Ave.
 Contractor: NeoKraft Sub: _____
 Address: Auburn, ME Phone # _____
 Est. Construction Cost: _____ Proposed Use: retail auto repair
 Past Use: XXXXXXXXXXXX
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Erect sign 8' x 8'

For Official Use Only
 Date 1/15/91 Subdivision: _____
 Inside Fire Limits _____ Lot _____
 Bldg Code _____ Ownership: _____
 Time Limit _____ Estimated Cost: _____
 Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other _____ (Explain) _____

PERMIT ISSUED
 JAN 15 1991
 City of Portland

Foundations:
 1. Type of Soil: _____
 2. Set Dacks - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: _____ Approved _____
 2. Sheathing Type _____ Size _____ Approved with Conditions _____
 3. Roof Covering Type _____ Dealed _____

Chimneys:
 Type: _____ Number of Fire Places _____ Date: _____
 Signature: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase
 Signature of Applicant _____ Date _____
 Peter Holmes

Signature of CEO _____ Date 1/15/91
 Inspection Dates _____

902279

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$37.80 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Order: Harbour Auto Body Phone # 774-9383
 Address: 401 Warren Ave; Ptd, ME 04103 (Peter Holmes)
 LOCATION OF CONSTRUCTION 401 Warren Ave.
 Contractor: NeoKraft Sub.; _____
 Address: Auburn, ME Phone # _____
 Est. Construction Cost: _____ Proposed Use: retail auto repair
 Past Use: XXXXXXXXXXXX
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Erect sign 8' x 8'

For Official Use Only
 Date: 1/15/91 Subdivision: _____
 Inside Fire Limits _____
 Bldg Code: _____ Ownership: _____ Public _____
 Time Limit: _____
 Estimated Cost: _____
 Zoning: F-2 Zone City of Portland
 W 519 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: OK with 1-16-91

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: APPROVED
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____
 Date: 1/15/91
 Signature: [Signature]

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant [Signature] Date _____
 Peter Holmes

Signature of CEO _____ Date 1/15/91

Inspection Dates _____

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 37.80
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 2.5.91 Sign. has been put up. Set back. check on 11

Signature of Applicant [Signature] Date 1/15/01



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRIC/ INSTALLATIONS

Date March 18, 1988
 Receipt and Permit number 27935

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 188 Warren Ave. (508)
 OWNER'S NAME: Georgia Pacific ADDRESS: same

	FEES
OUTLETS:	
Receptacles <u>X</u> Switches <u>X</u> Plugmold _____ ft. TOTAL <u>40</u>	5.00
FIXTURES: (number of) and HID's	
Incandescent _____ Flourescent <u>X</u> (not strip) TOTAL <u>38</u>	5.80
Strip Flourescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of)	
MOTORS: (number of)	
Fractional <u>3</u>	1.50
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric Under 20 kws <u>X</u> Over 20 kws _____	5.00
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u> - 100 amp.	1.00
Transformers	
Air Conditioners Central Unit	
Separate Units (windows) <u>1</u>	2.00
Signs 20 sq. ft. and under	
Over 20 sq. ft.	
Swimming Pools Above Ground	
In Ground	
Fire/Burglar Alarms Residential	
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under	
over 30 amps	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire	
Emergency Lights, battery	
Emergency Generators	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:
	TOTAL AMOUNT DUE: <u>20.30</u>

INSPECTION:
 Will be ready on 3/18, 1988, or Will Call _____
CONTRACTOR'S NAME: Webb Electrical
ADDRESS: P.O. Box 235, Gray, ME 04039
TEL.: 657-2113
MASTER LICENSE NO.: 03758 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____

[Handwritten Signature]
[Handwritten Signature]



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct. 5, 19 90
 Receipt and Permit number 01645

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 401 Warren Avenue - Harbour Auto Body

OWNER'S NAME: Peter Holmes ADDRESS: 68 Capisic St., Portland, ME

OUTLETS:		FEES
Receptacles _____	Switches _____	Plugmold _____
ft. TOTAL _____		
FIXTURES: (number of)		
Incandescent _____	Flourescent _____	(not strip) TOTAL _____
Strip Flourescent _____	ft. _____	
SERVICES:		
Overhead <u>X</u> _____	Underground _____	Temporary _____
TOTAL amperes <u>100</u> ..		<u>3.00</u>
METERS: (number of) <u>1</u>		<u>.50</u>
MOTORS: (number of)		
Fractional _____		
1 HP or over _____		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____		
Electric (number of rooms) _____		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____		
Oil or Gas (oy separate units) _____		
Electric Under 20 kws _____	Over 20 kws _____	
APPLIANCES: (number of)		
Ranges _____	Water Heaters _____	
Cook Tops _____	Disposals _____	
Wall Ovens _____	Dishwashers _____	
Dryers _____	Compactors _____	
Fans _____	Others (denote) _____	
TOTAL _____		
MISCELLANEOUS: (number of)		
Branch Panels _____		
Transformers _____		
Air Conditioners Central Unit _____		
Separate Units (windows) _____		
Signs 20 sq. ft. and under _____		
Over 20 sq. ft. _____		
Swimming Pools Above Ground _____		
In Ground _____		
Fire/Burglar Alarms Residential _____		
Commercial _____		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____		
over 30 amps _____		
Circus, Fairs, etc. _____		
Alterations to wires _____		
Repairs after fire _____		
Emergency Lights, battery _____		
Emergency Generators _____		

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 TOTAL AMOUNT DUE: 5.00

INSPECTION:
 Will be ready on _____, 19__ ; or Will Call X
 CONTRACTOR'S NAME: Carl Tarbox
 ADDRESS: 173 Portland Ave., Old Orchard, Beach, ME 04064
 TEL.: 934-4212
 MASTER LICENSE NO.: 10725 SIGNATURE OF CONTRACTOR: Carl H. Tarbox
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct. 12, 19 90

Receipt and Permit number 245

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 401 Warren Ave.

OWNER'S NAME: Peter Holmes ADDRESS: Capisic St., Portland

	FEES
OUTLETS:	
Receptacles <u>52</u> Switches <u>22</u> Plugmold _____ ft. TOTAL <u>74</u>	6.40
FIXTURES: (number of)	
Incandescent <u>X</u> Fluorescent _____ (not strip) TOTAL <u>16</u>	3.60
Strip Fluorescent <u>400</u> ft.	7.40
SERVICES:	
Overhead 400 Underground <u>X</u> Temporary _____ TOTAL amperes <u>400</u> ..	6.00
METERS: (number of) <u>1</u>50
MOTORS: (number of)	
Fractional <u>7</u>	3.50
1 HP or over <u>7</u>	7.00
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) <u>1</u> Oil	5.00
Oil or Gas (by separate units) <u>3</u>	6.00
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters <u>1</u>	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>1</u>	1.50
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Unit (windows) _____	
Signs 20 sq. ft. and under <u>1</u>	2.50
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial <u>1</u>	5.00
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under <u>4</u>	4.00
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	\$58.40

INSPECTION: Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Carl Tarbox
 ADDRESS: 173 Portland Ave., Old Orchard, ME
 TEL: 934-4212

MASTER LICENSE NO.: 10725 SIGNATURE OF CONTRACTOR:
 LIMITED LICENSE NO.: _____ Carl Tarbox

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS -

Permit Number 01645

Location 441 W Jackson Ave

Owner Retro Holm

Date of Permit 10-12-90

Final Inspection 6-6-91

By Inspector [Signature]

Permit Application Register Page No. 97

INSPECTIONS: Service 10-12-90 by EC 10-2-7-91
Service called in 10-15-90 2-7-91-7:35AM
Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

DATE:	REMARKS:
10/22/90	APPROVAL FOR TEMPORARY - CMP HAS NO RECORD OF - TEMPORARY SERVICE, ONLY PERMANENT
	They will make HOT, (P)

FOR THE CITY OF DENVER
[Signature]

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services
FROM: Alexander Jaegerman, Chief Planner
SUBJECT: Harbour Auto Body Site Plan

DATE:
December 11, 1985

As you are aware, recently the Portland Planning Board approved a site plan for Harbour Auto Body on Warren Avenue. Although the site plan was approved, there was considerable concern expressed by the Board regarding the potential impact of a ventilation fan that would be placed on the wall of the proposed building adjacent to the Vance property. There was discussion of other possible alternatives by the Board such as relocating the fan on top of the roof. However, as the Planning Board considered this to be a building code and zoning enforcement issue, the Board requested that we inform you of this concern prior to your final review and approval of the building plans for the building.

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Richard Knowland, Senior Planner

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services
FROM: Alexander Jaegermal, Chief Planner
SUBJECT: Harbour Auto Body Site Plan

DATE:
December 11, 1985

As you are aware, recently the Portland Planning Board approved a site plan for Harbour Auto Body on Warren Avenue. Although the site plan was approved, there was considerable concern expressed by the Board regarding the potential impact of a ventilation fan that would be placed on the wall of the proposed building adjacent to the Vance property. There was discussion of other possible alternatives by the Board such as relocating the fan on top of the roof. However, as the Planning Board considered this to be a building code and zoning enforcement issue, the Board requested that we inform you of this concern prior to your final review and approval of the building plans for the building.

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Richard Knowland, Senior Planner



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 24, 1986

Mr. Kenneth Beesley
Sunrise Home Improvements
46 Saunders Street
Portland, ME 04103

Re: 403-405 Warren Avenue

Dear Mr. Beesley:

On December 20, 1985, site plan review for a major development was completed for a proposed building at 403-405 Warren Avenue for Harbour Body Shop. This 11,400 square foot building was approved by the Planning Board on November 26, 1985.

However, it appears that no building permit was issued. The site plan approval once approved expires after six months without subsequent application for a building permit. What is the present status of this project? Was a building permit ever issued?

Sincerely,

Warren J. Turner
Zoning Enforcement Officer

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Hugh Irving, Code Enforcement Officer

WJT/ksc

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant _____

Mailing Address _____ Date _____

Proposed Use of Site _____ Address of Proposed Site 403 405

Acreage of Site / Ground Floor Coverage _____ Site Identifier(s) from Assessors Maps _____

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

Proposed Number of Floors _____

Total Floor Area _____

Zoning of Proposed Site _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED										<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			

REASONS: 1) Granite curbing shall be installed along the street frontage and shall be placed 22' from the street centerline. The shoulder shall be reconstructed and paved. All work shall be done in accordance with City standards, under Public Works supervision.
(Attach Separate Sheet if Necessary)

2) A hydrobrake shall be installed as indicated on the site plan.

Robert J. Ray
SIGNATURE OF REVIEWING STAFF/DATE
Dec 20 1985

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Peter Holmes Date: Nov. 14, 1985
 Mailing Address: 48 Reggenden St., Port., Me. Address of Proposed Site: 403-405 Warren Avenue
 Proposed Use of Site: Body Shop (Harbour Body Shop) Site Identifier(s) from Assessors Maps: New Lot
 Acreage of Site: 1.01 / 11,400.00 sq. ft. Ground Floor Coverage: 1-2 Zoning of Proposed Site: I-2
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 1
 Board of Appeals Action Required: () Yes () No Total Floor Area: 11,400 sq. ft.
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable	DATE	ZONE LOCATION	INTERIOR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

REASONS: *A minimum of 12 car spaces should be provided. Careful monitoring of dust emission location is recommended. Dust emission should not be directed toward immediate abutter, but filtered and away from adjacent uses in area. Concern has been expressed by John Vance for protection of use of his neighboring property. Warren Schirmer 12/20/85*

SIGNATURE OF REVIEWING STAFF/DATE

RECEIVED
JAN 2 1986

DEPT. OF PUBLIC INSPECTIONS
CITY OF PORTLAND
WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT Warren Ave IN PORTLAND, MAINE

at Turner Baker Assoc being the owner of the premises
gives consent to the erection of a certain sign owned by
Redell Boats in Portland, Maine hereby
~~sidewalk from said premises as described in application to the~~ projecting over the public
Inspector of Buildings of Portland, Maine for a permit to cover
erection of said sign;

And in consideration of the issuance of said permit
Turner Baker Assoc owner of said premises,
in event said sign shall cease to serve the purpose for which
it was erected or shall become dangerous and in event the owner
of said sign shall fail to remove said sign or make it permanently
safe in case the sign still serves the purpose for which it was
erected, hereby agrees for himself or itself, for his heirs,
its successors, and his or its assigns, to completely remove
said sign within ten days of notice from said Inspector of
Buildings that said sign is in such condition and of order from
him to remove it.

In Witness whereof, the owner of said premises has signed this
consent and agreement this 15th day of
January 1986.

Reginald E. Robert
Turner Baker Assoc
Redell Boats

930739

8/16/93 \$35

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$800 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

\$300 - minor site plan

Owner: H Harbour Auto Body Inc Phone # 788-2121
 Address: 401 Warren Ave- Ptd, ME 04103
 LOCATION OF CONSTRUCTION 401 Warren Ave.
 Contractor: owner Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 3,000 Proposed Use: repair shop w storage bldg
 Past Use: repair shop
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Minor Site plan review

For Official Use Only

Date: 7/14/93 Subdivision: _____
 Inside Fire Limits: _____
 Bldg Code: _____
 Time Limit: _____
 Estimated Cost: 3,000 Ownership: _____
 Name: _____
 Lot: AUG 18 1993
 Public _____
 Private _____
CITY OF PORTLAND

Zoning: V2
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____
 Special Exception: _____
 Other: WDA-78-1293 (Explain)

303 A // construct new - storage bldg 24'x30'

Foundation:
 1. Type of Soil: _____
 2. Set Backs: Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Action: Approved
 Approved with conditions _____

Chimneys:
 Type: _____ Number of Fire Places _____
 Signature: _____ Date: _____

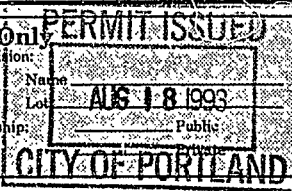
Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:
 1. Approval of soil test if required: Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

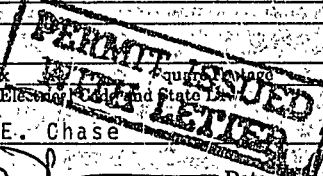
Swimming Pools:
 1. Type: _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code and State _____

PERMIT ISSUED WITH LEASE
 Received By: Louise E. Chase
 Signature of Applicant: _____ Date: 8/14/93
 Signature of CEO: David Leasure Date: _____
 Inspection Dates: Peter Holmes
 White-Tax Assessor _____ Yellow-GPCOG _____ White Tag CEO _____



HISTORIC PRESERVATION

Not in District nor Landmark
 Does not require review



Copyright GPCOG 1988



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Peter Holmes

LOCATION 401 Warren Ave.

Date of Issue 3/11/91

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 90/2200, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Limiting Conditions:

Auto Body Shop

All site work to be completed by June 1, 1991.

This certificate supersedes certificate issued

Approved:

Shelagh Mullen
Inspector

(Date)

Robert H. ...
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Handwritten notes on the left margin: "4/10" and "1-11-91"

902200

Permit # 902200 City of Portland BUILDING PERMIT APPLICATION Fee 1,200 Zone 123 Map # 11/1/90 Lot # 11/1/90

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Peter Holmes Phone # 774-9383
 Address: 68 Capisic St. Portland, Maine 04102
 LOCATION OF CONSTRUCTION M 401 Warren Avenue
 Contractor: F. J. Cunningham Sub: 773-2245 (Mark 1003 137)
 Address: Commercial St; Pld Phone #
 Est. Construction Cost: 200,000 Proposed Use: Auto Body Shop
 Past Use: vacant lot
 % of Existing Res. Units # of New Res. Units
 Building Dimensions L W Total Sq. Ft.
 # Stories: # Bedrooms Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion Construct an auto body shop - 112' x 55'

For Official Use Only PERMIT ISSUANCE
 Date May 22, 1990 Subdivisor: Name DEC 10 1990
 Inside Fire Limits Lot DEC 10 1990
 Bldg Code Ownership: Public
 Time Limit Estimated Cost 200,000
 City Of Portland
 Zoning:
 Street Frontage Provided:
 Provided Setbacks: Front Back Side Side
 Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning Yes No Floodplain Yes No
 Special Exception
 Other (Explain) OK W/D 12-7-90

Foundation:
 1. Type of Soil:
 2. Set Backs - Front Rear Side(s)
 3. Footings Size:
 4. Foundation Size:
 5. Other

Ceiling:
 1. Ceiling Joists Size:
 2. Ceiling Strapping Size Spacing
 3. Type Ceilings:
 4. Insulation Type Size
 5. Ceiling Height:

Floor:
 1. Sills Size: Sills must be anchored. 09.12.12
 2. Girder Size:
 3. Lally Column Spacing: Size:
 4. Joists Size: Spacing 16" O.C.
 5. Bridging Type: Size:
 6. Floor Sheathing Type: Size:
 7. Other Material:

Roof:
 1. Truss or Rafter Size 09.1.01 Span 08.01
 2. Sheathing Type Size
 3. Roof Covering Type Size
 Chimneys:
 Type: Number of Fire Places
 Heating:
 Type of Heat:
 Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

Basement:
 1. Studding Size Spacing
 2. No. windows
 3. No. Doors
 4. Header Sizes Span(s)
 5. Bracing: Yes No
 6. Corner Posts Size
 7. Insulation Type Size
 8. Sheathing Type Size
 9. Siding Type Weather Exposure
 10. Masonry Materials
 11. Metal Materials

Plumbing:
 1. No. of Tubs or Showers
 2. No. of Lavatories
 3. No. of Other Fixtures
 Swimming Pools:
 1. Type:
 2. Pool Size: x Square Footage
 3. Must conform to National Electrical Code and State Law.
 Permit Received By Latini Date May 22, 1990

Interior Walls:
 1. Studding Size Spacing
 2. Header Sizes Span(s)
 3. Wall Covering Type
 4. Fire Wall if required
 5. Other Materials

Signature of Applicant Peter Holmes Date May 22, 1990
 Signature of CEO Latini Date 11-8-90
 Inspection Dates
 PERMIT ISSUED WITH LETTER

PLOT PLAN



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	1020 — 10.1.90			/ /
Subdivision Fee \$				/ /
Site Plan Review Fee \$	300 — #189 — Ad 5122.90			/ /
Other Fees \$				/ /
(Explain)				/ /
Late Fee \$				/ /

COMMENTS 6 sets of site and survey letter of credit Architects drawing 6 copies of drainage study 6 copies of deed 6 copies of elevation site plan Cost estimate of site work 6 submission letters

1-16-91 Foundation was poured with prep. permission. Permitting is complete. Work is being put on 2-25-91 including water, sewer, gas, heating system. Work will be complete 3-7-91. Site work done to completion June 1. Emergency lighting was to be installed. Conditional Cop O to be 25.

Signature of Applicant *[Handwritten Signature]* Date May 22, 1990

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 7, 1990

F.W. Cunningham Co.
85 West Commercial St.
Portland, ME 04111

RE: 401 Warren Ave., Portland, ME.

Dear Sir:

Your application to construct an auto body shop has been reviewed and a permit is herewith issued subject to the following requirement(s):

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirement(s)

Inspection Services - Approved - William Giroux
Fire Dept. - Approved with conditions - See attached.
Planning Div. - Approved - Sarah Greene
Public Works - Approved - Steve Harris

Building and Fire Department Requirements

1. All required fire alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau. Fire alarm shall be in accordance with Section 7-6 of N.F.P.A. 101 Life Safety Code.
2. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
3. Any master box connected to the Municipal Fire Alarm System shall have a supervised Municipal Disconnect Switch.
4. Fire Alarm System must be connected to either a U.L. listed Central Station approved by the Portland Fire Dept. or to the Municipal Fire Alarm System.
5. Sprinkler system required for protection of area of high hazard shall initiate fire alarm.
6. Electrical equipment shall be in accordance with M.F.P.A. #33 and the N.E.C. N.F.P.A. 70



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date 9/23/93 19
 Receipt and Permit number 6397

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 401 Warren Ave
 OWNER'S NAME: Peter Holmes ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>5</u> Switches <u>2</u> Plugmold _____ ft TOTAL <u>7</u>	1.40
FIXTURES: (number of) <u>1</u> XXXX hi-pr sdr	
Incandescent _____ Fluorescent _____ (not strip) TOTAL <u>1</u>20
Strip Fluorescent <u>96</u> ft. <u>48</u>	3.00
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u>	4.00
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (204-16.b)	
TOTAL AMOUNT DUE:	15.00

INSPECTION:

Will be ready on _____, 19____; or Will Call X

CONTRACTOR'S NAME: Jeffrey Gleason

ADDRESS: 825 Highland Ave - So Ptld

TEL: 799-3439

MASTER LICENSE NO.: #16397 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 6397

Location 401 Wackerly

Owner P. Holmans

Date of Permit 9-23-93

Final Inspection 12-9-93

By Inspector Sig. Berglund

Permit Application Register Page No. Complete

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in 12-9-93 by SB

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

DATE:	REMARKS:

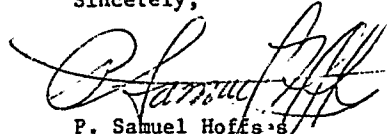
FOR ADDITIONAL NOTES CONSULT ELECTRICAL PERMIT OFFICE
ELECTRICAL PERMIT OFFICE
CITY OF CHICAGO

CONTRACTOR'S COPY - OWNER
OFFICE COPY - CHICAGO
FIELD COPY - WHITE

7. Illumination, means of egress, emergency lighting and marking of the means of egress shall be in accordance with Sections 28-2.8, 28-2.9 and 28-2.10.
8. Plans of the fire alarm system and sprinkler protection shall be submitted for review by separate permit.
9. Portable fire extinguisher shall be provided in accordance with N.F.P.A. #10.
10. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
11. All paint spraying and spray booth shall meet the requirements of Article 6 Section 618.9, 618.9.1, 618.9.2, 618.9.2.1, 618.9.2.2, 618.9.2.3 and 618.9.3 of the city's building code. The BOCA National Building Code/1990.
12. Ventilation of the proposed paint spraying area shall be done in such a way as not to cause an environmental problem to adjoining property.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffes
Chief of Inspection Services

cc's: Lt. Garroway, P.F.D.
P. Niehoff, P.P.W.
S. Harris, P.P.W.
S. Greene, Planning

dla

**MINOR SITE PLAN
CITY OF PORTLAND, MAINE**

Contact person: Leslie S. Silverstein **SITE PLAN REVIEW**
761-3990 **Processing Form**

Peter Holmes

Applicant
68 Capric St. Portland 04102

May 22, 1990
Date

Mailing Address
Auto Body Shop

401 Warren Avenue
Address of Proposed Site

Proposed Use of Site

303 A 11
Site Identifier(s) from Assessors Maps

Acreage of Site / 7,150 sq. ft.
Ground Floor Coverage

T-1
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 7,150 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

9.26.90 - will apply for bldg permit

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

9.26.90 - verbal permission from Sam to separate for foundation - leg

Explanation:

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK**, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

OK WDA - 12-7-90

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

**MINOR SITE PLAN
CITY OF PORTLAND, MAINE**

Contact person: Leslie S. Silverstein **SITE PLAN REVIEW**
761-3990 Processing Form

Applicant Peter Holmes Date May 22, 1990
 Mailing Address 68 Capisic St. Portland 04102
 Proposed Use of Site Auto Body Shop Address of Proposed Site 401 Warren Avenue
 Acreage of Site 1 / Ground Floor Coverage 7,150 sq. ft. Site Identifier(s) from Assessors Maps 303-A-11
 Zoning of Proposed Site I-1

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 7,150 sq. ft.
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		
APPROVED CONDITIONALLY					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: No Hydrte showman plan. then meet in a light within 500' measured along normal path of travel of fire Dept Apparatus. When in the building will be required to be sprinklered the location of the Siomise connection must be shown
 (Attach Separate Sheet if Necessary)

5-30-90
Walter Sperry Jr
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

**MINOR SITE PLAN
CITY OF PORTLAND, MAINE**

Planning

Contact person: Leslie G. Silverstein
761-3990

**SITE PLAN REVIEW
Processing Form**

Peter Holmes
Applicant
68 Capisic St. Portland 04102
Mailing Address
Auto Body Shop
Proposed Use of Site
1
Acreage of Site / 7,150 sq. ft.
Ground Floor Coverage

May 22, 1990
Date
401 Warren Avenue
Address of Proposed Site
303-A-11
Site Identifier(s) from Assessors Maps
I-1
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No
Proposed Number of Floors 1
Total Floor Area 7,150 sq. ft.

Other Comments: _____
Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 9/24/90

SIGNATURE OF REVIEWING STAFF/DATE
PLANNING DEPARTMENT COPY

MINOR SITE PLAN
CITY OF PORTLAND, MAINE

Contact person: Leslie S. Silverstein 761-3990
SITE PLAN REVIEW
Processing Form

Steve Harris

052290-1
May 22, 1990
Date

Peter Holmes
Applicant
68 Capisic St. Portland 04102
Mailing Address
Auto Body Shop
Proposed Use of Site
1 / 7,150 sq. ft.
Acreage of Site / Ground Floor Coverage

401 Warren Avenue
Address of Proposed Site
302 A-11
Site Identifier(s) from Assessors Maps
I-1
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No
Board of Appeals Action Required: () Yes (X) No
Planning Board Action Required: () Yes (X) No
Proposed Number of Floors: 1
Total Floor Area: 7,150 sq. ft.

Other Comments: *See separate sheet - plan review*
Date Dept. Review Due: *7-26*

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) *7/26/90*

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: *No site work exclusive of foundation to take place prior to pre-construction meeting at Parks & Public Works (w/P. Niehoff 874-8838)*
(Attach Separate Sheet if Necessary)

Stephen K. Harris 9/26/90
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



CUNNINGHAM

*For your
file on this*

November 15, 1990

Mr. Sam Hoffses
Building Inspector
City of Portland
Congress Street
Portland, ME 04101

Harbour Auto Body - Portland, ME

Dear Mr. Hoffses:

Please find enclosed a copy of the Armco Steelex Building Design Certification for your files. Should you require any additional information for this project, please let us know.

Thank you for your attention.

Sincerely yours,

Mark M. Woodward
Executive Vice President

MMW/ig

FW. Cunningham and Sons
85 West Commercial Street
P.O. Box 1140 Portland, Maine 04104
207-773-0246



**ARMCO STEELOX
BUILDING SYSTEMS**

A Unit of
Building Technologies

CERTIFICATION

OCTOBER 5, 1990

This is to certify that the Armco STEELOX Building described below has been designed to meet the loads as indicated.

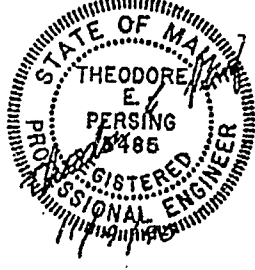
Size and Type : RF-80 65' WIDE x 112'-8" LONG x 14' HIGH
65' CLEAR SPAN
1/12 SLOPE

Order Number : E-4485
Date of Order : SEPTEMBER 26, 1990
Builder : F.W. CUNNINGHAM AND SONS
Owner : HARBOR AUTO BODY
Location : PORTLAND, MAINE
End Use : AUTO REPAIR

Design Basis : LIVE LOAD = 50 psf
WIND SPEED = 90 mph, Exposure "B"
Importance Factor = 1.0
COLLATERAL LOAD = 3.0 psf

Load Combinations and Wind Application
in accordance with the 1987 edition of
the BOCA code.

Design Standards : AISC, AISI



Signed: *James C. Rovito*

JAMES C. ROVITO

EASTERN SERVICE CENTER

This certificate is not a warranty. In no event shall Armco STEELOX Building Systems, a unit of Building Technologies Corporation, have any liability whether direct or derivative with respect to any contractual loss, claims for labor, or consequential damages of any type, whether such claims be based on contract, tort, warranty, strict liability or otherwise on account of this certificate. Building Technologies Corporation liability in respect of errors, omissions or otherwise arising out of the delivery of this certificate is limited to repair or replace those portions of the Building referred to in this certificate to which such errors or omissions apply, or to allow credit therefor at Building Technologies Corporation option.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW

Planning

Contact person: Leslie S. Silverstein
761-3990

Processing Form

Peter Holmes
Applicant
63 Canisic St. Portland 04102
Mailing Address
Auto Body Shop
Proposed Use of Site
7,150 sq. ft.
Acreage of Site / Ground Floor Coverage

401 Warren Avenue
Address of Proposed Site
227-A-11
Site Identifier(s) from Assessors Maps
T-1
Zoning of Proposed Site

May 22, 1990
Date

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No

Proposed Number of Floors 1
Total Floor Area 7,150 sq. ft.

Other Comments: _____
Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 9/24/90
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

MONAGHAN, LEAHY, HOCHADEL & LIBBY

ATTORNEYS AT LAW

THOMAS F. MONAGHAN MICHAEL N. HILL
THOMAS G. LEAHY WILLIAM R. FISHER
JOSEPH M. HOCHADEL CORNELIA FUCHS FISHER
KEVIN G. LIBBY JOHN J. WALL, III
CHRISTOPHER C. DINAN ELIZABETH P. EDDY
MATTHEW J. MONAGHAN NOAH D. WUESTHOFF

OF COUNSEL
WILLIAM E. SAUFLEY

95 EXCHANGE STREET
P.O. BOX 7046
PORTLAND, MAINE
04112-7046
207-774-3906
FAX 207-774-3965

January 22, 1996

Samuel Hoffses
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: Vance, et al. v. Harbour Auto Body, et al.

→ RE: 401 Warren Ave

Dear Sam:

Because of your indirect involvement in the above-captioned matter, I am enclosing a copy of the Decision and Order. As is obvious, Mr. Vance's complaints were found to be "wanting." This should have some impact on his future complaints as they relate to issues that were addressed by this trial. With that in mind, you will find this Decision helpful in dealing with the future.

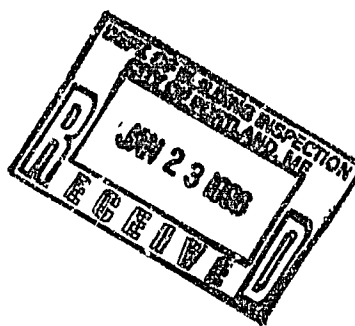
Best regards.

Very truly yours,



Thomas F. Monaghan

TFM:jw
Enclosure
cc: Peter Holmes
U:\GENERAL\HOLMES, Jr



STATE OF MAINE
CUMBERLAND, ss.

COPY

SUPERIOR COURT
Civil Action
Docket No. CV-92-927

JOHN B. VANCE and)
JOAN VANCE,)
)
Plaintiffs)
)
v.)
)
PETER F. HOLMES and)
HARBOUR AUTO BODY, INC.,)
)
Defendants)

DECISION AND ORDER

BACKGROUND

The plaintiffs reside at 393 Warren Avenue in Portland. In addition, they own the abutting property to the east at 383 Warren Avenue and property at 345 Warren Avenue. The property at 383 Warren Avenue includes a swimming pool business, Vance Paving Company, Maplewood Dance and Function Center, as well as an office above the swimming pool facility from which their daughter, Kathleen, conducts her practice as a certified public accountant. The swimming pool in the rear of the residence at 393 Warren Avenue is used for demonstration to prospective customers of the plaintiffs' pool business. The plaintiffs' property at 345 Warren Avenue includes a building consisting of individual bays which are rented out for various purposes, including storage and, in the case of the lease to Mike Carlton, the bay was used for auto reconditioning which included body work.

Peter Holmes purchased land at 401 Warren Avenue in 1985. This property is adjacent to the plaintiffs' residence. The animosity between John Vance and Peter Holmes started with Holmes' purchase of the lot in 1985. Vance had attempted to

purchase the land on the day Holmes had committed the owner to a purchase and sale agreement. Holmes made no improvements to the land for the first three years and then constructed Harbour Auto Body. He conducts an automobile body repair business at that location and employs four people. The side of Holmes' building closest to the Vance residence has one overhead garage door which is used for access for automobiles being repaired.

The properties owned by the plaintiffs and the defendant are located in the industrial zone, as defined by the zoning ordinances of the City of Portland, and the uses of the properties for the businesses being conducted are all permitted in the industrial zone.

The plaintiffs commenced this action for injunctive relief and damages on the grounds that the noise and fumes coming from the defendant's auto body repair business constitute nuisances within the meaning of 17 M.R.S.A. § 2802¹. The defendant has filed a counterclaim seeking damages for abuse of process by making complaints to the City of Portland and to the Maine Department of Environmental Protection for alleged violations of the zoning ordinances and the state environmental laws.

117 M.R.S.A. § 2802 provides, in relevant part:

The erection, continuance or use of any building or place for the exercise of a trade, employment for manufacture which, by noxious exhalations, offensive smells or other annoyances, becomes injurious or dangerous to health, comfort or property of individuals, . . . are nuisances.

DISCUSSION

The character of the neighborhood in which the properties are located has changed over the years and, while there are still private residences in addition to the plaintiffs, the area is devoted to those uses found within an industrial zone. The defendant has constructed a facility which in all respects complies with the zoning ordinances of the City of Portland and the environmental laws of the State of Maine. The defendant has constructed fences along the plaintiffs' property line to shield the plaintiffs' view of the defendant's property. The defendant has constructed ditches on his land to assure proper drainage away from the plaintiffs' property. The court held a hearing on May 10, 1994 on the plaintiffs' motion for a preliminary injunction. Following that hearing, the defendant was enjoined from opening the windows or the doors on the side of the building facing the plaintiffs' property at all times. On October 17, 1994, the plaintiffs filed a motion for contempt on the grounds that the defendant was violating the terms of the preliminary injunction. After hearing, the court denied a request for a permanent injunction and entered an order modifying the preliminary injunction so as to require the defendant to install a "velocity cone" to carry away the paint fumes and also confined the hours of operation of the body shop and the times when the overhead garage door of the building facing the plaintiffs' property could be raised.

A hearing was held January 8, 1996 on the plaintiffs' motion for permanent injunction, their request for damages and the counterclaim.

FINDINGS OF FACT

The testimony of the plaintiffs' expert, Thomas Schwarm, the testimony of the defendant's expert, Charles Armentraut, and the testimony of Hubert Irving, former Code Enforcement Officer for the City of Portland, convinces the court that the activities of the defendant in the operation of the body shop are in compliance with the zoning ordinances of the City of Portland and the environmental laws of the State of Maine. The defendant has made every effort to satisfy the complaints of the plaintiffs. The business activities of the plaintiffs, including the construction and operation of a country dance hall seven nights a week, the operation of their swimming pool business and the use of the swimming pool on their own residence in conjunction with that business, and the operation of the rental bays at 345 Warren Avenue leads to the conclusion that the plaintiffs' complaints about noise are not well founded to the extent that would require the continuance of the preliminary injunction to the extent it now exists. A modification of the preliminary injunction should be and will be made as hereinafter stated. While the paint fumes do not violate any environmental laws and any OSHA standards regarding health hazards, and while the defendant has taken precautions of installing newer and more efficient spray nozzles in the paint shop as well as the "velocity cone", the fact remains that the plaintiffs endure the effects of strong paint fumes peculiar to their location which are not experienced by other property owners in the same zone or neighborhood. A modification of the preliminary injunction is justified and will be made as hereinafter stated. The plaintiffs presented testimony

that the value of their property has been reduced as a result of the actions of the defendant. The court concludes that the plaintiffs have not carried their burden and finds no damages for the plaintiffs. The defendant has presented evidence of the actions he has taken in attempting to satisfy the demands of the plaintiffs and, while they do affect the judgment of the court, the court finds that the defendant has not carried his burden on his counterclaim for abuse of process.

CONCLUSIONS OF LAW

For a permanent injunction to issue, the plaintiffs must prove (1) they will suffer irreparable harm; (2) that the harm suffered by the defendant is outweighed by the harm the plaintiffs will suffer unless the permanent injunction issues; and (3) that the public interest will not be adversely affected by the granting of the injunction. Ingraham v. University of Maine at Orono, 441 A.2d 691, 693 (Me. 1982). The private nuisance must be such that the plaintiffs are harmed by the defendant's activities more than others in the neighborhood and that those activities are different than those of other businesses being conducted in the neighborhood, including those of the plaintiffs. An injunction must be no broader than that which accomplishes the relief necessary. While Maine has not expressly adopted the "balance of harms" test of the Restatement, it is reasonable to assume that our Law Court would follow Section 822 of the *Restatement (Second) of Torts* and hold that one is liable for a private nuisance if

his conduct is a legal cause of an invasion of another's interest in the private use and enjoyment of land, and the invasion is either (a) intentional and unreasonable, or (b) unintentional and otherwise

actionable under rules controlling liability for negligence or reckless conduct, or for abnormally dangerous conditions or activities.

Based upon the foregoing, the court concludes that the appropriate remedy is to require the raising of the exhaust stack with the "velocity cone" by eighteen (18) feet so as to cause the paint fumes to be dispersed over a wider area and thereby avoid the downdraft onto the plaintiffs' residence. The court concludes that the plaintiffs have not carried their burden on the issuance of a permanent injunction against the opening of the overhead garage door on the side of the building facing the plaintiffs, other than to require body work to be conducted inside the defendant's building and not outside the building facing the plaintiffs' property.

For the foregoing reasons, the entry shall be

The defendant shall raise the stack and "velocity cone" by eighteen (18) feet.

The defendant shall not allow any automotive body work to be performed outside his building on the side facing the plaintiffs' property.

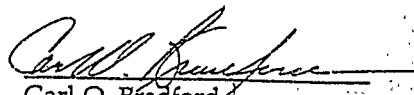
In all other respects, the plaintiffs' motion for a permanent injunction is DENIED

The plaintiffs' prayer for damages and cost is DENIED.

The defendant's claim for damages is DENIED.

In all other respects, judgment is entered for the defendant on the plaintiffs' complaint without costs and judgment is entered for the plaintiffs on the defendant's counterclaim without costs.

DATED: January 17, 1996


Carl O. Bradford
Justice, Superior Court