

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041013

SEP 14 2004

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Uni-care Health Services/Owner has permission to commercial space w/tenant → p → for to 32 children 2 1/2 → 5 yrs old AT 110 Davis Farm Rd 368 A006001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure is complete this building or part thereof is closed or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. W.M.G.
Health Dept. _____
Appeal Board _____
Other _____
Department Name

W. J. Campbell 9/10/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1013	Issue Date:	CBL: 368 A006001
-----------------------	-------------	---------------------

Location of Construction: 110 Davis Farm Rd	Owner Name: Uni-care Health Services	Owner Address: 105 York St	Phone: (215)568-4330
Business Name: <i>Children's Odyssey</i>	Contractor Name: Uni-care Tina Cannon	Contractor Address: Portland 892-7644	Phone: 0000000000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: I-M

Past Use: commercial space	Proposed Use: commercial space w/tenant fit-up <i>preschool</i>	Permit Fee: \$321.00	Cost of Work: \$25,000.00	CEO District: 5
Proposed Project Description: commercial space w/tenant fit-up <i>preschool - 32 children max 2 1/2 to 5 yrs old</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>E</i> Type: <i>55</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: jodinea	Date Applied For: 07/20/2004	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 <i>exemption in planning</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/4/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i>	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: <i>[Signature]</i>
---	--	--	---

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: 04-1013	Date Applied For: 07/20/2004	CBL: 368 A006001
------------------------------	--	----------------------------

Location of Construction: 110 Davis Farm Rd	Owner Name: Uni-care Health Services	Owner Address: 105 York St	Phone: (215)568-4330
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: commercial space w/tenant fit-up - pre-school for upto 32 children - 2 1/2 to 5 yrs old	Proposed Project Description: commercial space w/tenant fit-up
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/04/2004

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) 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 **Reviewer:** Mike Nugent **Approval Date:** 09/10/2004

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 08/05/2004

Note: **Ok to Issue:**

- 1) the fire alarm system shall be connected to the Portland Fire Department masterbox system or an approved central station
- 2) Application requires State Fire Marshal approval.

Comments:

9/8/2004-gg: received additional plans as requested from MN. /gg

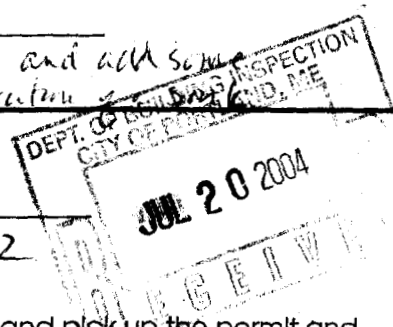
8/10/2004-gg: Received site plan exemption. /gg

8/12/2004-mjn: Need better detail on the plans, Applicant Notified 8/12/03 mjn

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>110 Davis Farm Rd Portland</u>		
Total Square Footage of Proposed Structure <u>4,524 sf</u>	Square Footage of Lot <u>1.23 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>308</u> Block# <u>A</u> Lot# <u>006</u>	Owner: <u>Omni Corp C/O Equis Corp</u> <u>Frank McEefferty</u>	Telephone: <u>215-568-4330</u>
Lessee/Buyer's Name (If Applicable) <u>Children's Odyssey</u>	Applicant name, address & telephone: <u>Children's Odyssey</u> 110 Davis Farm Rd <u>Tina Cannon</u> <u>116 Gray Rd</u> <u>Falmouth Me 04105</u>	Cost Of Work: \$ <u>25,000.-</u> Fee: \$ <u>321</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>pharmaceutical company</u>		
Approximately how long has it been vacant: <u>Since 6/2003</u>		
Proposed use: <u>Preschool</u>		
Project description: <u>Remove some existing walls interior walls and add some interior walls including an additional bathroom and relocation</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Tina Cannon</u>		
Mailing address: <u>75 Woodland Rd Windham Me 04062</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: <u>892-7644</u>		



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

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

Signature of applicant: <u>[Signature]</u>	Date: <u>7/20/04</u>
--	----------------------

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

→ 16 SPACES of how
11 employees 3 per ft A
8/3/04

parking space per employee, plus one (1), based upon the number of employees required through state licensing for potential maximum capacity of such facility;

c. Off-street loading shall be located in a safe location;

32 kids MAX
25 → S
32 x 75 = 2400 ft² min - 5895 ft²
OK 3 hours

d. There shall be an on-site outdoor play area with seventy-five (75) feet of land area per child; and

→ YES
e. The outdoor play area shall be fenced and screened with a landscaped buffer. —

(16) Dairies.

(17) Utility substations.

wooden 6' tall
mulch with shrub -
check with planning

(18) Correctional prerelease facilities for up to twelve (12) persons, plus staff, serving a primary clientele of parolees or persons in correctional prerelease programs, provided that:

a. No correctional prerelease facility shall be located within one thousand (1,000) feet of another, as measured in a radius from the center of the lot;

b. Such facilities shall not be permitted in the I-Ma or I-Mb zones;

c. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If a facility does not require state or federal licenses, there shall be a minimum of one (1) staff person for every ten (10) residents or fraction thereof; and

d. The facility shall provide twenty-four-hour supervision of program participants.

(19) Incidental accessory uses.

(Ord. No. 164-97, § 7, 1-6-97; Ord. No. 137-97, § 3, 11-3-97)

8K13294PG222

051615

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that BRIGHTON AVENUE PHARMACY, INC., a Maine corporation with a place of business in Portland, County of Cumberland, State of Maine, whose mailing address is 110 Davis Farm Road, Portland, Maine 04103, in consideration of One Dollar and other valuable considerations paid by UNI-CARE HEALTH SERVICES OF MAINE, INC., a corporation organized and existing under the laws of the State of New Hampshire and qualified to do business in Maine, with a mailing address of 110 Davis Farm Road, Portland, Maine 04103, the receipt whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Uni-Care Health Services of Maine, Inc., its successors and assigns forever, the following described real estate:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the Easterly sideline of the Davis Farm Road in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at a point in said Easterly sideline of the Davis Farm Road that lies S 18°55'34" W, 129.27 feet from the Town Line between the City of Portland and the Town of Falmouth;

Thence continuing along said sideline S 29°12'38" W, 765.55 feet to a point of curvature of a curve to the left;

Thence continuing along said sideline by said curve to the left having a chord of N 28°43'28" E, 15.64 feet, a central angle of 0°58'08" and an arc of 15.64 feet to a steel reinforcing rod.

Thence through land of New England Telephone and Telegraph Company S 71°04'32" E, 139.34 feet to a reinforcing rod and the Portland Terminal Company Right-of-Way;

Thence by said Right-of-Way N 18°55'34" E, 768.66 feet to the point of beginning.

The area of the above described parcel being 53,605 square feet, more or less

The premises are subject to the easement reserved by New England Telephone and Telegraph Company, for itself, its successors and assigns, being an exclusive right and easement to lay, construct, reconstruct, operate, maintain, replace and remove underground cables and/or pipes, conduits, manholes, pedestals, and such surface testing terminals, repeaters and markers and such other appurtenances with the wires and/or cables therein, as New England Telephone and Telegraph Company may from time to time desire, upon, over and under a strip of land shown on plan made by H.I. and E.C. Jordan - Surveyors, dated January 30, 1986 and recorded in said Registry at Plan Book 153, Page 10; more particularly described as follows:

Beginning at a point in the Easterly sideline of the said Davis Farm Road that lies S 29°12'38" W, 586.32 feet from the point of beginning of the above described parcel;

Thence continuing by said sideline S 29°12'38" W, 20.00 feet to a point;

BK 13294 FG 223

Thence through land of said New England Telephone and Telegraph Company S 60°44'15" E, 110.04 feet to the Portland Terminal Company Right-of-Way; *

Thence by said Right-of-Way N 18°55'34" E, 20.33 feet to a point;

Thence through land of said New England Telephone and Telegraph Company herein N 60°44'15" W, 106.41 feet to the point of beginning.

The above-described courses refer to True North. The premises are subject to New England Telephone and Telegraph Company reserved rights to cut down and keep trimmed all trees, bushes, underbrush and growth including the foliage thereon, as New England Telephone and Telegraph Company may deem necessary within said strip and with the right to permit the laying or carrying in conduits, the telephone and telegraph wires and cables of any other company; with permission to dig up said strip and to enter thereupon and upon said premises for access thereto for all the above purposes. New England Telephone and Telegraph Company has agreed that in doing said work it will restore the premises substantially to the same condition as existed prior to being disturbed.

The premises are conveyed subject to the covenant that the grantee, its successors and assigns, will not erect or permit any building or permit any other structure or obstruction upon said strip or permit a change in grade of said strip which in the judgment of New England Telephone and Telegraph Company, its successors and assigns, might interfere with the proper maintenance of said cables or conduits or their service in connection therewith.

The premises are conveyed together with a certain appurtenant easement as conveyed to the said Lawrence Donatello by New England Telephone and Telegraph Company recorded in the Cumberland County Registry of Deeds in Book 8236, Page 242, and as assigned by an assignment recorded in said Registry of Deeds in Book 8236, Page 243, and subject to the terms and conditions as contained therein;

This conveyance is also made subject to any and all other easements of record insofar as the same are in force and applicable.

TO HAVE AND TO HOLD, the aforegranted and bargained premises, together with all the privileges and appurtenances thereof to the said Uni-Care Health Services of Maine, Inc., its successors and assigns forever, to their use and behoof forever.


AND Brighton Avenue Pharmacy, Inc. does COVENANT with the said Grantee, its successors and assigns forever, that Brighton Avenue Pharmacy, Inc. is lawfully seized in fee of the premises; that Brighton Avenue Pharmacy is free of all encumbrances (except as aforesaid); that Brighton Avenue Pharmacy, Inc. has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Brighton Avenue Pharmacy, Inc. and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, their successors and assigns, against the lawful claims and demands of all persons (except as aforesaid).


BK 13294 P6224

IN WITNESS WHEREOF, the said Brighton Avenue Pharmacy, Inc. has caused this instrument to be signed and sealed in its corporate name by John F. Burnham, Jr., its President, thereto duly authorized this 29th day of August, 1997.

WITNESS:

BRIGHTON AVENUE PHARMACY, INC.




By: 
John F. Burnham, Jr., President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 29, 1997

Then personally appeared the above named JOHN F. BURNHAM, JR., President of said Brighton Avenue Pharmacy, 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 Brighton Avenue Pharmacy, Inc.

Before me,

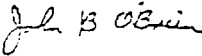


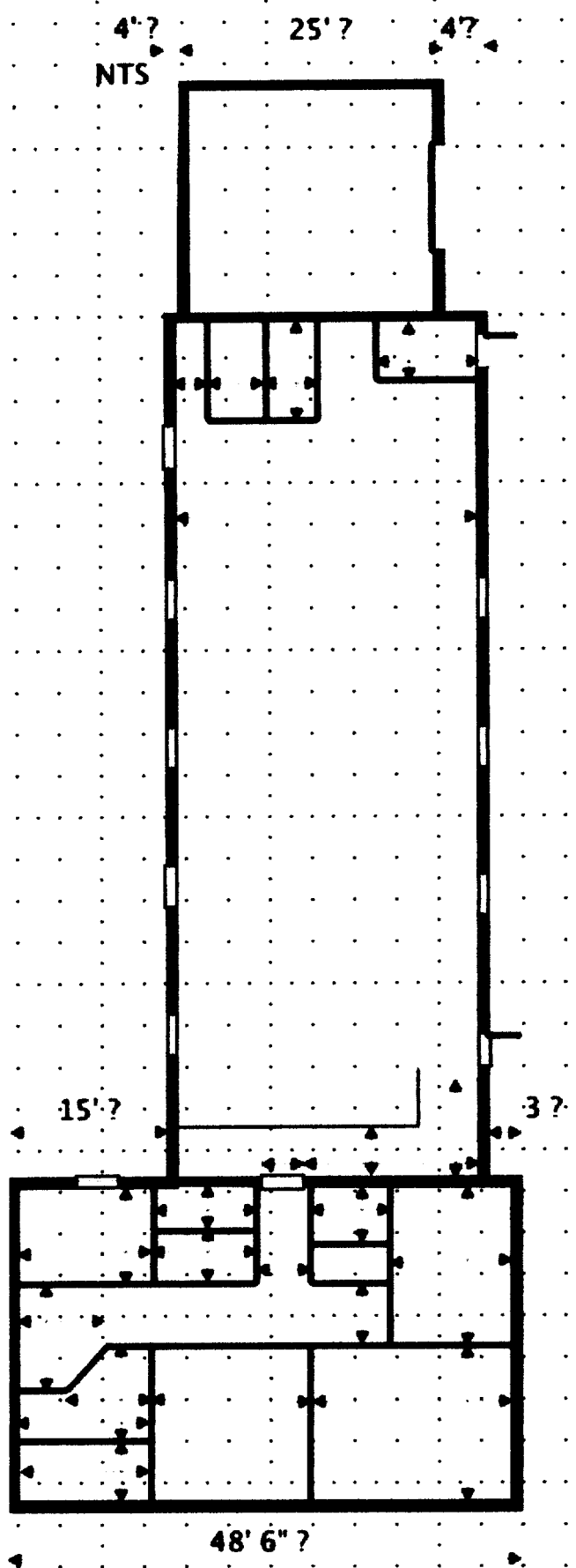
Attorney at Law / Notary Public
Michael J. Quinlan

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 SEP -2 PM 2: 53

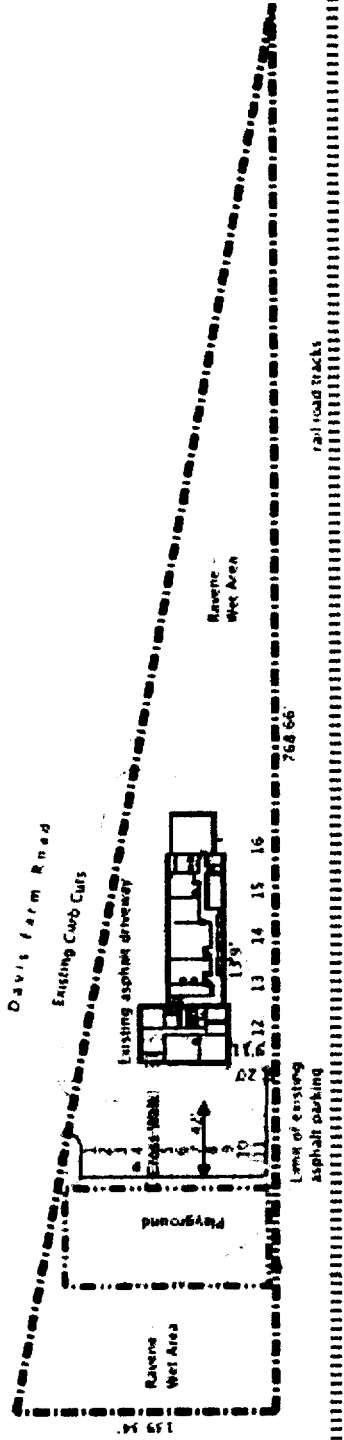
CUMBERLAND COUNTY





Current

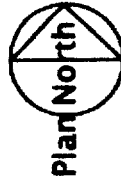
4626 Gross S.F.



Asphalt removed as required for new 5895 s.f. playground enclosed in solid wood six foot high fence surrounded with evergreen shrub buffer zone

Note

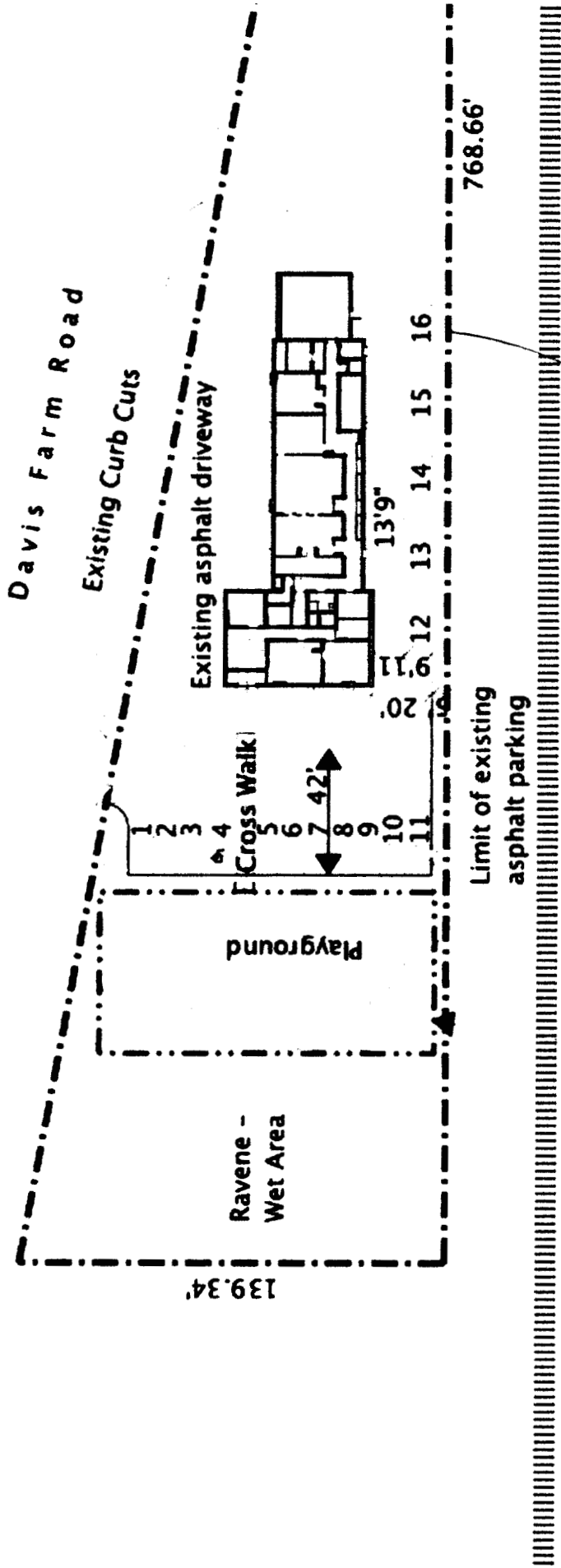
Information depicted on this site plan was gathered from a surveyed site plan, dated Apr 18, 1989, provided by Children's Odyssey and produced by currently unknown surveyor



1" = 100'

7/19/04

Proposed Renovation Site Plan for Children's Odyssey



167 kg SPACES 9/16
 12 required

Asphalt removed as required for new 5895 s.f. playground enclosed in solid wood six foot high fence, surrounded with evergreen shrub buffer zone.

196 Gray Road ☆ Falmouth, Maine 04105

☆ (207) 878-6998

8/4/09



children's
odyssey

☆ Attention: Marge

Per request, here's a copy of Children's Odyssey's day care license for our current address at 196 Gray Rd in Falmouth Maine. Our new location will be 110 Davis Farm Rd in Portland.

Please call Susan McCormick at 878-6998 with any questions.

8/4/09



STATE OF MAINE DEPARTMENT OF EDUCATION



Certificate of School Approval

This certifies that

Children's Odyssey, Inc.

located in Falmouth, Maine, is approved as a Special Purpose Private Elementary (K) School, for the period September 1, 2002 to August 31, 2003.

This certificate approves the above named school for attendance purposes for the period specified in accordance with the statutes and regulations of the State of Maine.

J. Duke Albanese, Commissioner
Department of Education

Edwin N. Kastuck, Ph.D.
School Approval Specialist

State of Maine
Department of Human Services

Full License

to Operate a Day Care Center
for 27 children

Issued To:

Laura McCormick-Glover
Children's Odyssey
196 Gray Rd.
Falmouth, ME 04105
Non-transferable

Effective: November 16, 2000

Expires: November 16, 2001

ID: 207841

Date Inspected: November 16, 2000

By: Debbie Lynne

Keim W. Concomer

Commissioner, Department of Human Services

NOTICE

If you have any questions about the care of children attending this or any other child care program and cannot resolve your concerns with the provider, please call Child Care Licensing at (207)287-5060 to report your concerns. We work in partnership with providers and parents to keep children safe and to promote a healthy learning environment. State Licensing Rules require that this License/Certificate be conspicuously posted.



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

AUG 10 2004

041010

Children's Odyssey / Susan McCormick
Applicant

7/20/04
Application Date

146 Gray Rd Falmouth ME 04105
Applicant's Mailing Address

Children's Odyssey, Falmouth ME
Project Name/Description

413-6998
Consultant/Agent/Phone Number

111 Davis Farm Rd Falmouth ME
Address of Proposed Site

CBL: 3108A006

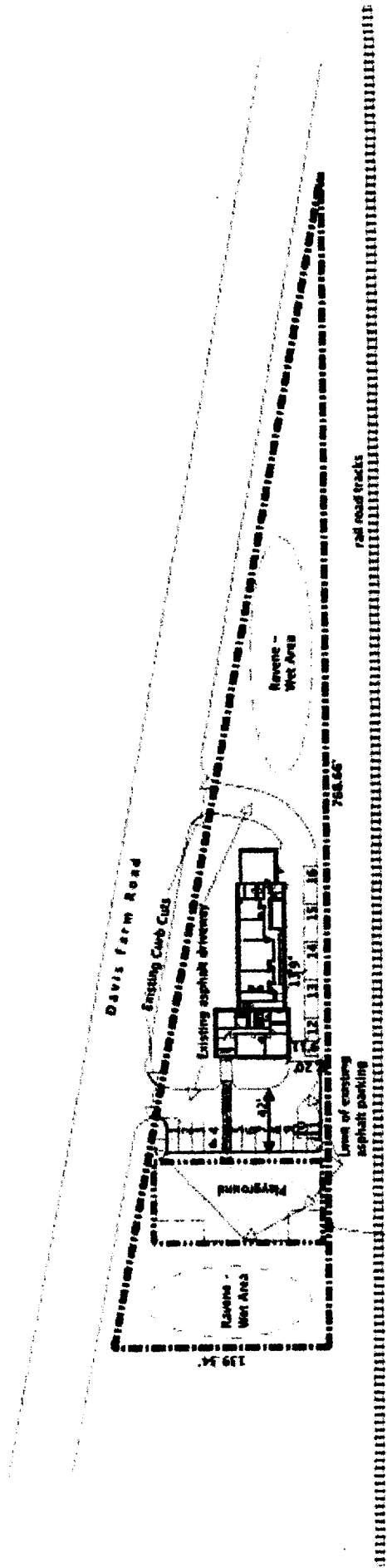
Description of Proposed Development:
to convert some of existing parking into a playground for the preschool

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form


- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>yes</u>	<input checked="" type="checkbox"/>
<u>N/A</u>	<input checked="" type="checkbox"/>
<u>no</u>	<input checked="" type="checkbox"/>
<u>yes</u>	<input checked="" type="checkbox"/>
<u>no</u>	<input checked="" type="checkbox"/>
<u>no</u>	<input checked="" type="checkbox"/>
<u>yes</u>	<u>See note</u>
<u>yes</u>	<input checked="" type="checkbox"/>

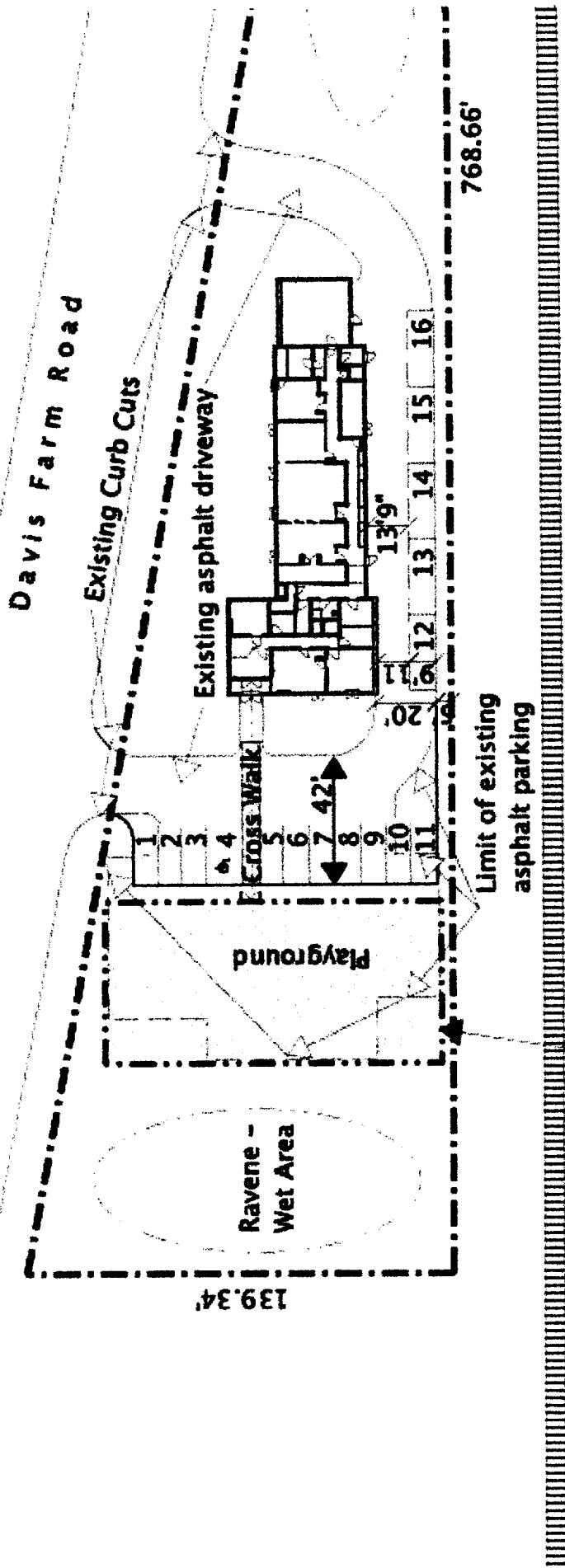


Asphalt removed as required for new 5895 sq. ft. playground enclosed in solid wood six foot high fences, surrounded with evergreen shrub buffer zone.

Note:
 Information depicted on this site plan was gathered from a surveyed site plan, dated Apr. 18, 1989, provided by Children's Odyssey and produced by currently unknown surveyor.

Plan North 
 1" = 100'
 7/19/04

Proposed Renovation Site Plan for Children's Odyssey



Asphalt removed as required for new 5895 s.f. playground enclosed in solid wood six foot high fence, surrounded with evergreen shrub buffer zone.

STATE OF MAINE DEPARTMENT OF EDUCATION



Certificate of School Approval

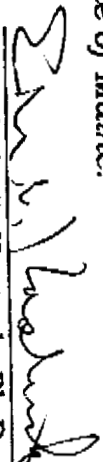
This certifies that

Children's Odyssey, Inc.

located in Falmouth, Maine, is approved as a Special Purpose Private Elementary (K) School,
for the period September 1, 2002 to August 31, 2003.

This certificate approves the above named school for attendance purposes
for the period specified in accordance with the statutes
and regulations of the State of Maine.

J. Duke Albanese, Commissioner
Department of Education


Edwin N. Kastuck, Ph.D.
School Approval Specialist

State of Maine
Department of Human Services

Full License
to Operate a Day Care Center
for 27 children

Issued To:

Laura McCormick-Glover
Children's Odyssey
196 Gray Rd.
Falmouth, ME 04105
Non-transferable

Effective November 16, 2000
Expires November 16, 2001

ID 207841

Date Inspected: November 16, 2000

By: Debbie Lynne

Kevin D. Conner
Commissioner, Department of Human Services

NOTICE

If you have any questions about the care of children attending this or any other child care program and cannot resolve your concerns with the provider, please call Child Care Licensing at (207)287-5060 to report your concerns. We work in partnership with providers and parents to keep children safe and to promote a healthy learning environment. State Licensing Rules require that this License/Certificate be conspicuously posted.

196 Gray Road ☆ Falmouth, Maine 04105

☆ (207) 878-6998

8/4/04



children's
odyssey

☆ Attention: Marge

Per request, here's a copy of Children's Odyssey's day care license for our current address at 196 Gray Rd in Falmouth Maine. Our new location will be 110 Davis Farm Rd in Portland.

Please call Susan McCormick at 878-6998 with any questions.

8/4/09

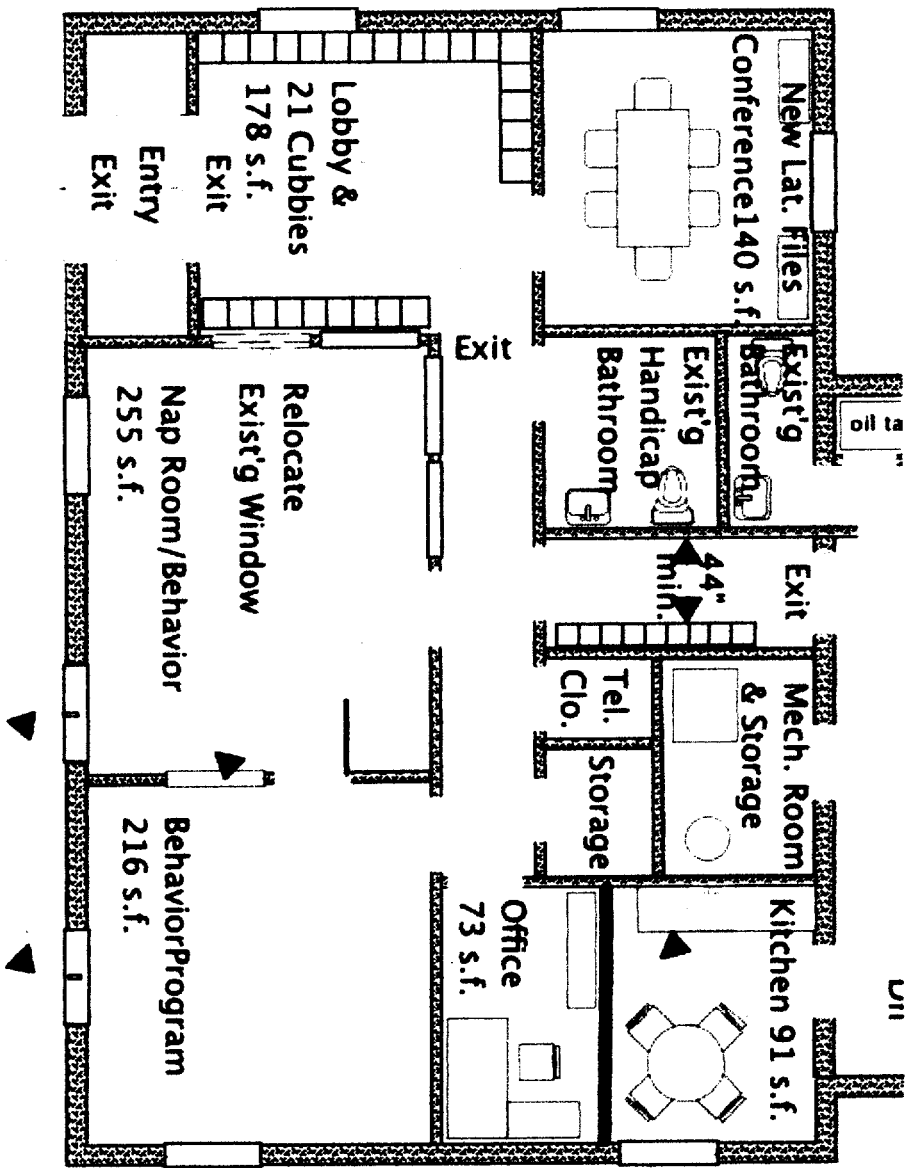
☆
☆

From: Marge Schmuckal
To: Sarah Hopkins
Date: Wed, Aug 4, 2004 8:59 AM
Subject: site plan exemption

Sarah,

I have reviewed 110 Davis Farm Road and I am ready to sign off on it when I receive a copy of their present State licensing. Every other condition listed under zoning is being met, such as parking and play area. I do have a question for you though. The ordinance requires their play area to be fenced and landscaped. If they put shrubbery around the fence, what kind and how far apart should it be. They would like some of your guidance on that.

Thanks,
Marge



Existing kitchen counter & sink to remain

4626 Gross S.F.
total

If existing casement windows do not meet min. egress requirements (20" w x 24" h, & 5.7 s.f. & 44" sill height), replace with code exceptable windows.

Handwritten calculations:

140	
91	
73	
216	
255	
178	
133	
202	
413	
211	
196	
138	
475	
2801	

on wkt
GIVEN -
AREAS NOT