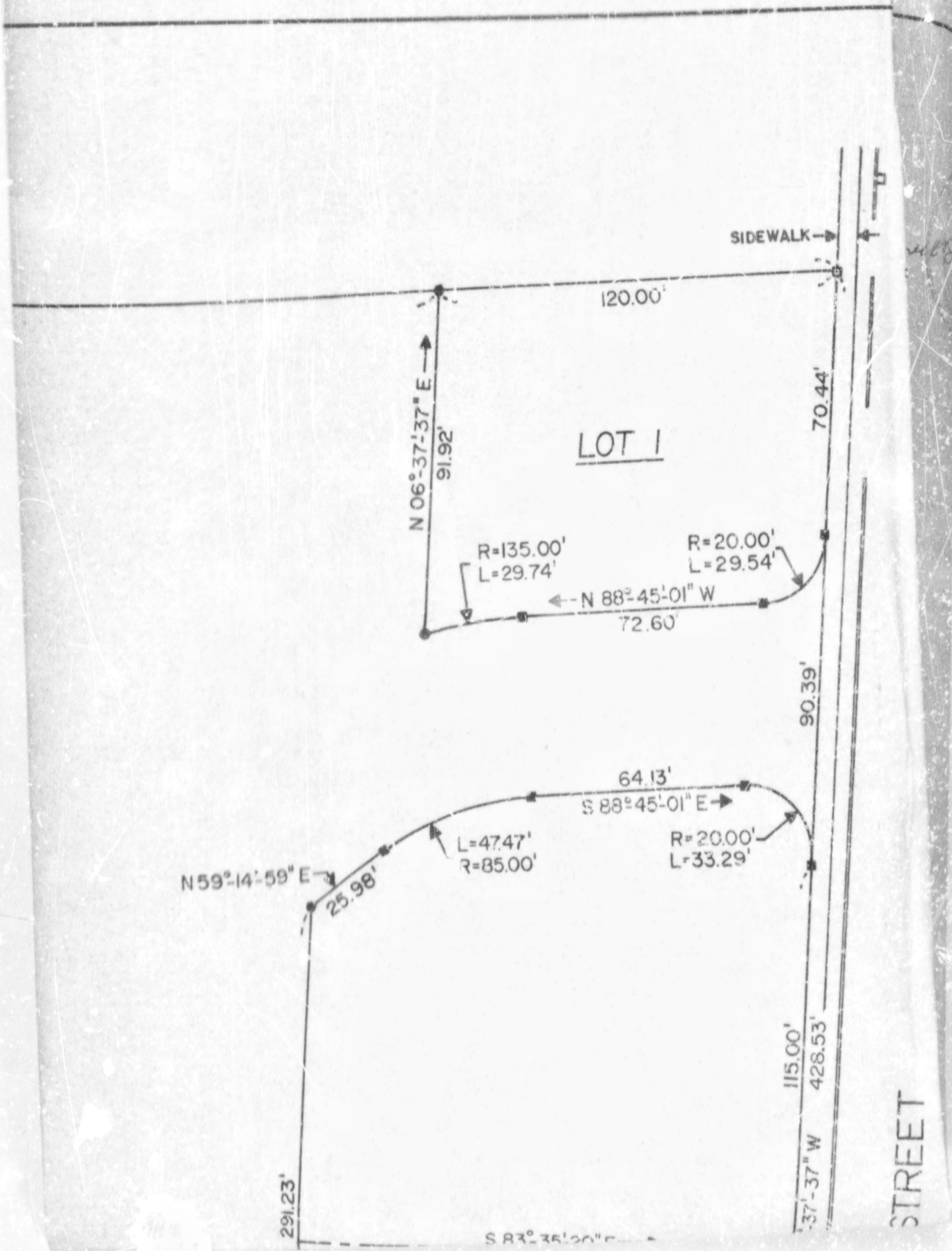


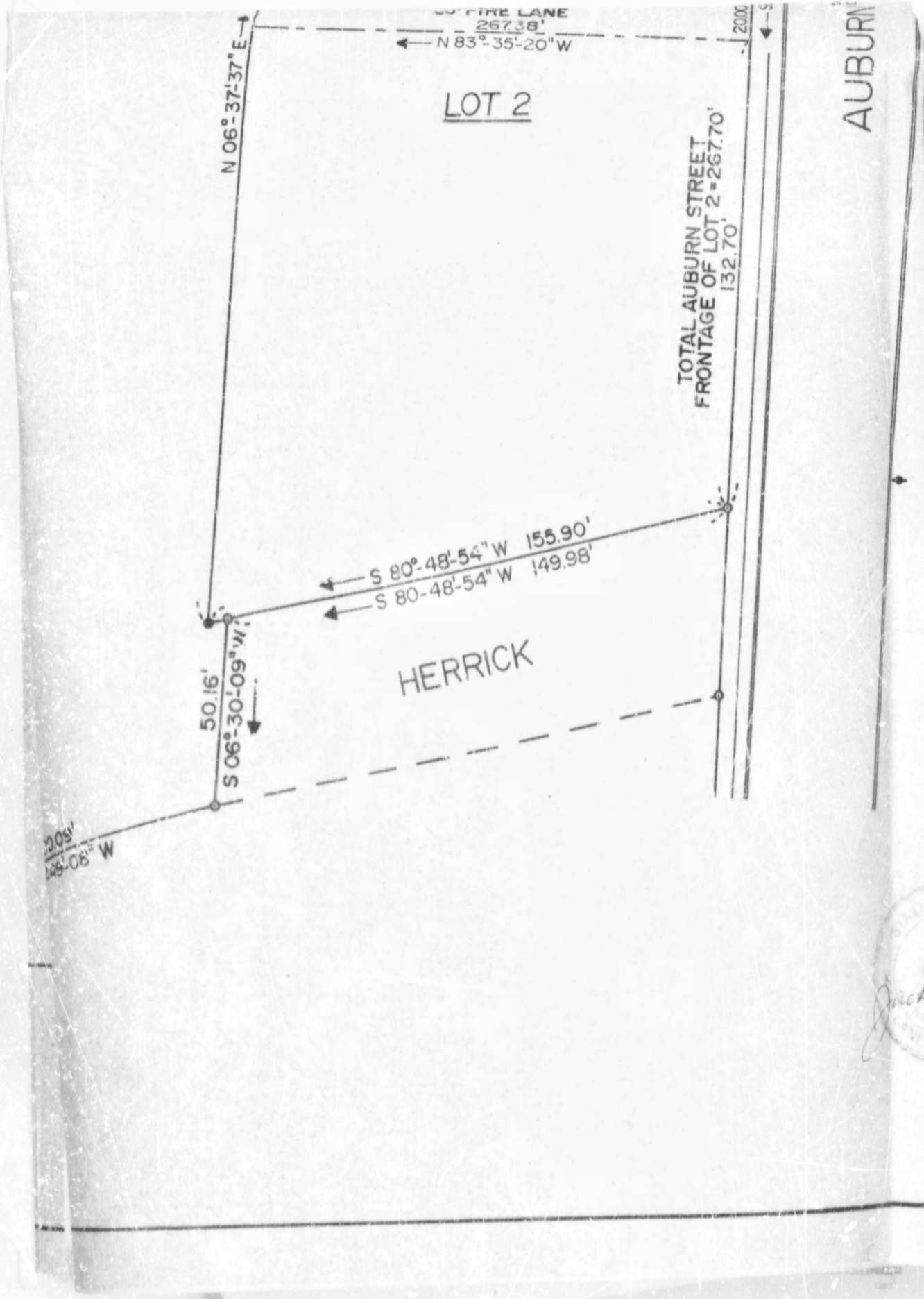
N/F
LARRACEY
3939/141



LOT 1

SIDEWALK

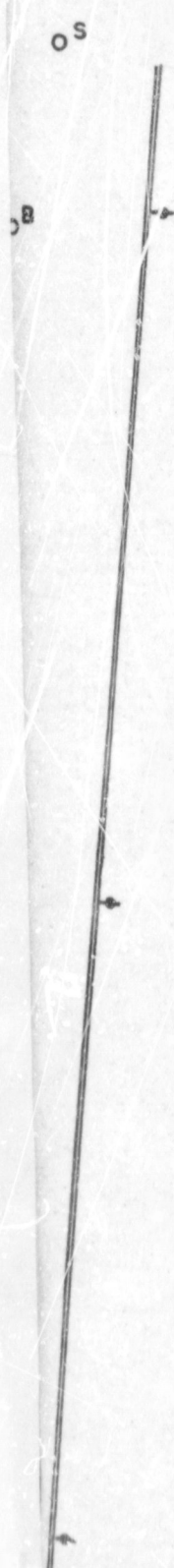
STREET



STATE OF
 MISSOURI
 J. JACKSON
 1934

APPROVED BY:
CITY OF PORTLAND
PLANNING BOARD

DATE _____



LEGEND

- — IRON PIPE (FOUND)
- — IRON PIPE (SET)
- — CONCRETE MONUMENT (FOUND)
- — STONE MONUMENT (SET)
- ==== GRANITE CURB
- ⊠ — C.M.P. & N.E.T. & T. POLE
- — CATCH BASIN
- — MANHOLE (S=SEWER B=BELL SYSTEM)
- ⊕ — FIRE HYDRANT

DEED REFERENCES

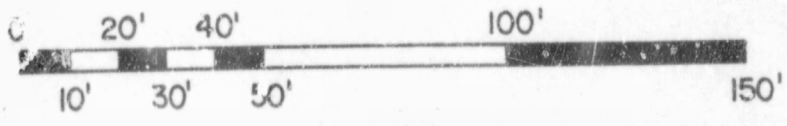
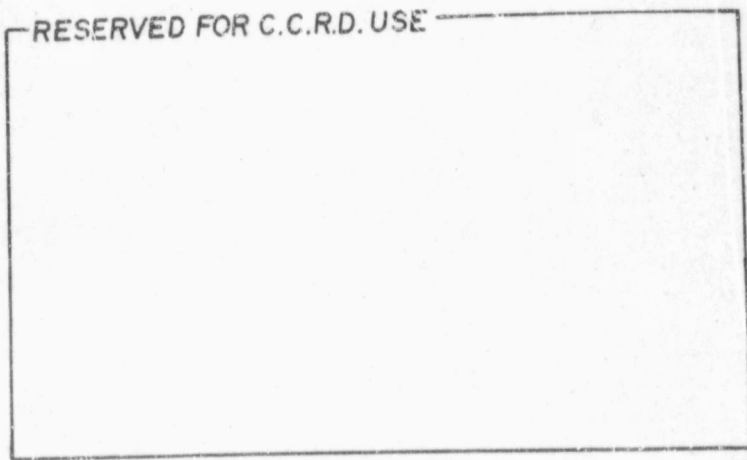
DEED REFERENCES TO LOCUS:
C.C.R.D. BK. 2453 PG. 443
C.C.R.D. BK. 2143 PG. 269

ABUTTORS DEED REFERENCES/BOOK & PAGE

ARE PLACED UNDER ABUTTORS NAME.

AREA SUMMATION

	SQ. FT.	ACRES
LOT 1	10,553	0.24
LOT 2	44,880	1.03
LOT 3	<u>235,546</u>	<u>5.41</u>
TOTAL	290,979	6.68



OWNERS: RICHARD & PHILIP BRIGGS
222 AUBURN STREET
PORTLAND, MAINE

SUBDIVISION PLAN OF
LAND OF BRIGGS
AUBURN ST. PORTLAND, ME.

Berman

PREPARED BY:
JACK BERMAN P.E., R.L.S.
SCHOOL ST. GORHAM, ME.

SCALE: 1" = 30'
DATE: MAY 27, 1982
DRAWN: W. DESPER
PLAN NO.: 282

City of Portland, Maine - Building or Use Permit Application 385 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 221 BRYANT St	Owner: First Atlantic	Phone:
Owner Address:	Leasee/Buyer's Name: MARK HANNON ASSOC.	Phone:
Contractor Name: Gaudet Construction	Address: 126 Sherwood St Portland, ME 04103	Phone: 774-5336
Past Use: Offices - Professional	Proposed Use: Same	COST OF WORK: \$ 30,000.00
Proposed Project Description: Make Interior Renovations - Basement Level		PERMIT FEE: \$ 170.00
Permit Taken By: Mary Gresh	Date Applied For: 30 May 1995	FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied

Permit No: **950596**

PERMIT ISSUED

Permit Issued:
JUN - 9 1995

CITY OF PORTLAND

Zone: CBU - 375-2-003

Zoning Approver:
[Signature]

Special Zoning or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major

PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)

Action: Approved
 Approved with Conditions
 Denied

Signature: *[Signature]* Date:

- This permit application doesn't 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.
- Dumpster already at site

PERMIT ISSUED WITH LETTER

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: *5/31/95*

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: *[Signature]* ADDRESS: DATE: 30 May 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

CE DISTRICT **7**

[Signature]

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

7-27-95 - (Plumbing Permit, work looks completed + covered under the slab patch ^{replaced} Sink)
 Electrical Insp. (no GFI's by sink) Exit signs not lighted (Flourescent type?)
 new bath (2) GWB 5/8 x type on new walls.

8-1-95 - Back Run ceiling open / plumbing disposed / portable fire exting. / Plumbing
 permit for sink - bath / 2 Exit signs on rear egress / elec insp. wire for
 hot water heater? (GFI's in sink area ok) no GFI's in bathroom / provide hallway
 for rear egress. Finish that on bath / 4 Exit signs / indicate type /

8-8-95 - Exit sign near door tied to wall switch, lock set on EGRESS door, wire through
 wall (no junction box) Exit signs test Door w/ lighted Exit sign

(2) Door wiring? See H/Mac.

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 9, 1995

Gaudet Construction
126 Sherwood St
Portland, ME 04103

Re: 222 Auburn St

Dear Sir,

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable state and Federal laws.

1. The fire alarm system shall be maintained to NFPA #72 standards.
2. 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.
3. 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 (BOCA/1990).
4. 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 accident 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, B-4, F-1, F-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.

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

Sincerely,

P. Samuel Hoffses,
Chief of Inspection Services

cc: LT Mac Dougall, Fire Prevention Bureau

DAVE

8-2-95

ON 222 AUBURN

The wires through the wall
in the mechanical room --

That hole should be fire proofed
or the contractor needs to cover it
with a junction box.

Also the thermostat wires and thermostat
is just lying exposed on top of
the unit? mechanical contractor

The GFI receptacles are o.k.
I tested them.

Steve
L

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

Location of Construction: 222 Auburn St		Owner: Hourihan, Dan		Phone:	Permit No: 960954
Owner Address:		Lease/Buyer's Name: Northeast Auto-Cycle School, Inc.		Phone:	Business Name:
Contractor Name: Northeast Auto-Cycle School, Inc.		Address: 222 Auburn St (Ste 4G)		Phone: Portland, ME 04103 878-3092	
Past Use: offices	Proposed Use: Same w/classroom	COST OF WORK: \$	PERMIT FEE: \$ 25.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP 30 1996 CITY OF PORTLAND </div>	
Proposed Project Description: Change Use from Office Space to Office Space w/Classroom		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zone: CBL: 373-B-003 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>9/24/96</i> <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"/>	
Permit Taken By: Mary Gresik	Date Applied For: 19 September 1996		Signature: <i>[Signature]</i> Date: <i>9/25/96</i> PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

- This permit application doesn't 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.
- requirements on
Both A Building permit report
and
Land use zoning report*

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 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: *Randy Rudge* ADDRESS: _____ DATE: 19 September 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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: 9/20/96

D Andrew B

CEC DISTRICT 7
Carroll

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 222 Auburn St 373-B-003

Date of Issue 08 October 1996

Issued to Dan Bourthen

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. 960954 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

APPROVED OCCUPANCY

Ground Level

Office Space
w/Auto & Cycle School

Limiting Conditions:

Classroom to be in use less than Fifty Percent of total office hours.

This certificate supersedes
certificate issued

Approved:

[Signature]
Inspector

(Date)

[Signature]
Inspector of Buildings

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

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8705, FAX: 874-8716

Location of Construction: 222 Auburn St	Owner: Haworth, Dan	Phone:	Permit No: 960954
Owner Address:	Lease/Buyer's Name: Northeast Auto-Cycle School, Inc.	Phone:	Business Name:
Contractor Name: Northeast Auto-Cycle School, Inc. 222 Auburn St (Ste 45) Portland, ME 04103 (207) 874-3092	Address:	Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: SEP 30 1996 CITY OF PORTLAND </div>
Past Use: offices	Proposed Use: Same w/classroom <i>BRD Floor</i>	COST OF WORK: \$ FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: _____ Signature: _____	
Proposed Project Description: Change Use from Office Space to Office Space w/classroom	PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	Zoning Approval: Zone: CBL: 373-B-003 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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: Mary Gralik	Date Applied For: 19 September 1996	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	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- By (6) months of the date of issuance. False information

*C of A
Info on Book*

*requirements on
Both A Building permit report
and
Land use zoning report*

CERTIFICATION

I hereby certify 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 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: *[Signature]* ADDRESS: _____ DATE: 19 September 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 7

COMMENTS

10/2/96 All Conditions met at this time
Work Complete

Issue CJO
Office Space w/ Auto & Cycle School

Limitations

Classroom ^{take} in use less than 50% of total office hours

Mail CJO's: PO Box 275
Bangor, Me., 04402

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

BUILDING PERMIT REPORT

DATE: 9/24/56 ADDRESS: 222 Auburn St
REASON FOR PERMIT: Change use
BUILDING OWNER: Don Hourihan
CONTRACTOR: _____
PERMIT APPLICANT: Randy Rudy APPROVAL: with condition #4
DENIED: _____

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. Guardrail & 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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

(over)

have a sill height not more than 44 inches (1118mm) 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. feet.

10. 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.
 11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
 12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. In each story within a swelling 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)
14. 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. P
10/7/96
 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
 16. The Sprinkler System shall maintained to NFPA #13 Standard.
 17. 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)
 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
 19. 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".
 20. 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 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.
 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses
P. Samuel Hoffses, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

LAND USE - ZONING REPORT

ADDRESS: 222 Auburn St DATE: 9/24/96
REASON FOR PERMIT: offices with limited classroom space
BUILDING OWNER: Dan. Hourihan C-B-I: 373-B-3
PERMIT APPLICANT: Randy Rudge
APPROVED: with conditions DENIED: _____

#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.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition The classroom is accessory to the office

space. If any time the classroom use exceeds that of the office use, a change of use permit would be required. Please note that a classroom use may be limited within the existing zone

Marge Schumuckal

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

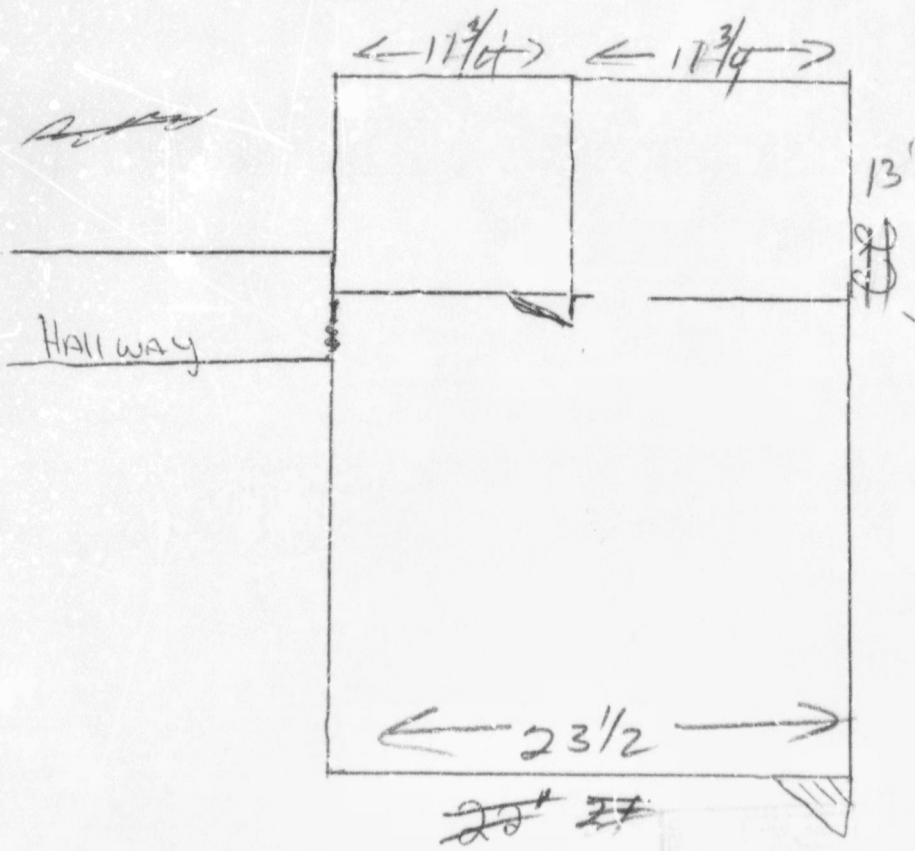
Northeast Auto-Cycle School, Inc.
Specializing in Transportation Safety

- Teenage Driver Ed
- DSAA Member
- Adult Courses
- Motorcycle Classes



- Disabled Drivers
- Company Risk Reduction Seminars
- Defensive Driving

222 Auburn Street Suite 4G • Portland, Maine 04103
(207) 878-3092



Office layout for Northeast Auto

I was notified by Randy Rudge that classes were only
3 hours during the day — The major use is office
5 days per week
open 8^{am} - 6pm