

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070307

This is to certify that OCEAN GATEWAY GARAGE LLC / MCHell

has permission to Demolition of buildings to create vacant land for project

AT 33 INDIA ST

020-C02300

PERMIT ISSUED

APR 10 2007

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is laid or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeannie Burke 4/5/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

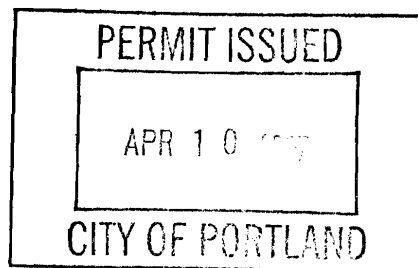
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0307	Issue Date:	CBL: 020 C023001
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Location of Construction: 33 INDIA ST	Owner Name: OCEAN GATEWAY GARAGE LL	Owner Address: 2 MARKET ST STE 500	Phone:
Business Name:	Contractor Name: M C Hall	Contractor Address: 1039 Riverside St Portland	Phone: 2073182100
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: Bb
Past Use: Commercial / Residential - Breakaway Restaurant -35 India (20C023) & 2 Buildings (Robbie Marine) 1 india (019 B02000) Old (019 A001 & 019 A014) 20 C009 - 020 F011 Please see	Proposed Use: Vacant Land - Vacant Land - Demolition of buildings to create vacant land for new project	Permit Fee: \$1,210.00	Cost of Work: \$119,000.00
Proposed Project Description: Demolition of buildings to create vacant land for new project		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>S/Rz/Az</i> Type: <i>Demolition</i>
		Signature: <i>Greg Carr</i>	Signature: <i>AMB 4/5/07</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:

Permit Taken By: ldobson	Date Applied For: 03/26/2007	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 <i>see housing replacement doc</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/2/07</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:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:



CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0307	Date Applied For: 03/26/2007	CBL: 020 C023001
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Location of Construction: 33 INDIA ST	Owner Name: OCEAN GATEWAY GARAGE LL	Owner Address: 2 MARKET ST STE 500	Phone:
Business Name:	Contractor Name: M C Hall	Contractor Address: 1039 Riverside St Portland	Phone (207) 318-2100
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Vacant Land - Vacant Land - Demolition of buildings to create vacant land for new project	Proposed Project Description: Demolition of buildings to create vacant land for new project
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 04/02/2007
Note: **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 04/05/2007
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 04/04/2007
Note: **Ok to Issue:**

- 1) Access and egress to occupied structures to be maintained
- 2) Demolition only

Comments:
4/2/2007-mes: Penny drafted something for Drew Swenson to sign to cover the replacement housing ordinance costs if for some reason the replacement units could not be built. I have signed off and passed it on to fire for review.
3/28/2007-mes: On 3/27/07 I spoke with Bill Needleman concerning the removal of the 5 DU and what kind of guarantee we had for housing replacement - I spoke to Penny on 3/28/07 and she said the performance guarantee should mention the housing replacement costs. Waiting for confirmation that it is done before I sign off.
4/4/2007-jmb: Called Rick Bellmere at N.Utilities for approval, will meet rep for inspection on 4/5
4/5/2007-jmb: All inspected and approved by Nutlities, ok to issue



Demolition of a Structure 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: 35 INDIA ST & 1 INDIA ST (REAR)		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 20 C 23	Owner:	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: M.C. HALL 1039 RIVERSIDE ST PORTLAND ME 04103 207 797 7407	Cost Of Work: \$ 119,000 Fee: \$ _____
Current legal use: (i.e. garage, warehouse) EMPTY If vacant, what was the previous use? APARTMENT / BAR-RESTAURANT - AND STORAGE How long has it been vacant?: 6 MONTHS		
Project description: DEMO EXISTING STRUCTURES @ 35 INDIAS (BREAKAWAY) AND 1 INDIAS (REAR) ROBI MARINE -		
Contractor's name, address & telephone: M.C. HALL - MARK HALL SAME AS ABOVE		
Who should we contact when the permit is ready: MARK HALL		
Mailing address: _____ Phone: 207 318 2100		

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: M.C. Hall	Date: 3-23-07
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This is not a permit; you may not commence ANY work until the permit is issued.

**PERFORMANCE GUARANTEE
BETWEEN RIVERWALK LLC AND THE CITY OF PORTLAND, MAINE**

Application of Riverwalk LLC for the Ocean Gateway Garage at 25 India Street and Fore Street, Portland, Maine.

Internal Account Number: 710 0000 233 .91.04

The Internal Escrow Account/Performance Guarantee posted by Riverwalk LLC for the above captioned project is hereby amended as follows:

At page 1:

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw against this Escrow Account in the event that:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the 25 India Street and Fore Street project; approval dated March 23, 2007; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in paragraph one; or
4. the Developer has failed to replace five dwelling units within the City of Portland or failed to contribute \$250,000.00 into the City's Housing Replacement fund as required by the Housing Replacement of the City of Portland.

Seen and Agreed to:

Riverwalk LLC

By. 

Drew E. Swenson
A duly authorized representative

**PERFORMANCE GUARANTEE
with the City of Portland**

Application of Riverwalk LLC [**Applicant**] for Ocean Gateway Garage [**Insert street/Project Name**] at 25 India Street and Fore Street [**Address**], Portland, Maine.

Internal Account Number: 710 0000 233 .91.04

The Internal Escrow Account/Performance Guarantee posted by Riverwalk LLC for the above captioned project is hereby amended as follows:

At page 1:

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw against this Escrow Account in the event that:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the _____ [**insert: subdivision and/ or site improvements (as applicable)**] approval, dated _____ [**insert date**]; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in paragraph one; or
4. the Developer has failed to replace five dwelling units within the City of Portland or failed to contribute \$250,000.00 into the City's Housing Replacement fund as required by the Housing Replacement of the City of Portland.

Formatted: Bullets and Numbering

Seen and Agreed to: [**Applicant**]

By: _____

From: Marge Schmuckal
To: Drew Swenson
Date: 4/2/2007 3:24:33 PM
Subject: Re: Housing letter on Ocean Gateway Garage Demolition

Drew,
thank you for your letter attachment. Of course our lawyers want a little bit more. I have been told that we would need language that amends your performance guarantee from your lending institution that your performance guarantee would cover your housing replacement obligations for a minimum of \$250,000.
Marge

>>> "Drew Swenson" <dswenson@swensonandco.com> 4/2/2007 1:57:56 PM >>>
Per our conversation earlier today.

Drew E. Swenson
Swenson & Co
2 Market Street, Suite 500
Portland ME 04101
Tel: 207-775-2464
Fax: 207-775-2465
Cell: 207-415-3829

CC: 'Nick Iselin'

Drew E. Swenson, CPA, JD, LL.M.
2 Market Street, Suite 500
Portland, Maine 04101

dswenson@swensonandco.com
tel: 207-775-2464
fax: 207-775-2465

Real Estate Development &
Financial Advisory Services

Drew Swenson

April 2, 2007

Ms. Marge Schmuckal
Zoning Administrator
389 City of Portland
Congress Street
Portland ME 04101

Re: Demolition Permit Ocean Gateway Garage

Dear Marge:

It is our understanding that a concern has arisen with respect to the several units of housing we are about to demolish at 35 India Street.

The city has a no net loss policy with respect to the demolition of housing units. It is our further understanding that our demolition of the 35 India Street units falls within an exception to the rule because of our planned development of 125+ housing units as part of the overall Riverwalk project. At least one other developer has failed to develop similar such housing under this exception, and you have related that the city would like to better secure Riverwalk's performance of its housing replacement obligation to prevent such a default.

Per your request, please accept this letter as our authorization to include our performance of the housing replacement within the performance bond. Should we default on our obligation to replace at least the same number of housing units as part of the Riverwalk project, this letter will entitle and authorize the City to utilize a portion of the Riverwalk performance bond to satisfy our housing replacement obligation in the statutory amounts set forth in the City's regulations.

Please do not hesitate to contact me on this matter.

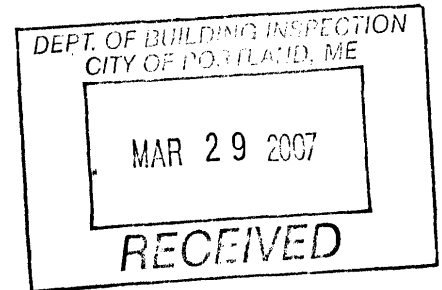
Sincerely,



Drew E. Swenson Co.
Manager, Riverwalk LLC

Language that needs
his performance guar -
so that it covers his
housing replacement obligation
\$250,000

SWENSON & CO.
2 Market Street Suite 500
Portland, Maine 04101
 (207) 775-2464 - Telephone
 (207) 775-2465 - Facsimile



TO: <u>Marge + Ann</u> <u>Zoning</u>	DATE: <u>3 / 29 / 2007</u>
FAX NUMBER: <u>874-8716</u>	
FROM: Drew E. Swenson Lisa Varela	# OF PAGES: <u>2</u> (Including cover sheet)

MESSAGE

*This should help move along the
 demolition permit*

*Any questions, please call and I will
 research the answers.*

Thank You.

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PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning & Development Department
Lee D. Urban, Director

Housing & Neighborhood Services Division
Aaron Shapiro, Director

September 26, 2006

Drew Swenson
Riverwalk LLC
c/o Swenson & Co
2 Market Street, Suite 500
Portland, ME 04101

Dear Mr. Swenson,

One aspect of the Riverwalk development will be the demolition of 4 residential units and the construction of 116 residential units.

The Preservation and Replacement Housing Units ordinance specifies certain conditions, if met, exempt the development from compliance.

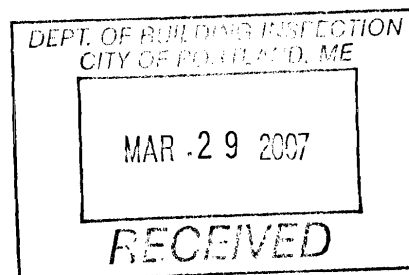
Section 14-483 (n) Exemptions

- (1) Demolition, conversion reduction, or consolidation of housing, the purpose of which is determined by the Planning Authority, to create either an equivalent or greater number of housing units.

Riverwalk LLC will create 116 new housing units, demolishing 4 in the process. As such, this project is exempt from the Preservation and Replacement of Housing Unit ordinance.

Sincerely,

Aaron Shapiro, Director
Division of Housing & Neighborhood Services





Demolition Call List & Requirements

Site Address: 35 INDIAN ST
INDIAN ST REAR

Owner: _____

Structure Type: WOOD CMU - STEEL

Contractor: M.C. HALL

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>GARY HAWKS 3-20</u>
Northern Utilities	797-8002 ext 6241	<u>RICK BELMERE 3-20</u> 797 8002 x 6241
Portland Water District	761-8310	CONFIRMATION # _____
Dig Safe	1-888-344-7233	<u>2007-1205755 3-23</u> 3-23

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Lucy Cote</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt</u>
Historic Preservation	874-8726	_____
Fire Dispatcher	874-8576	_____

Additional Requirements

- 1) Written Notice to Adjoining Owners ✓
- 2) A Photo of the Structure(s) to be demolished ✓
- 3) Certification from an asbestos abatement company ✓

DEP – Environmental (Augusta) 287-2651 _____

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 3/23/07

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

STREET EXCAVATION AND/OR
SEWER CONNECTION PERMIT

CITY OF PORTLAND, MAINE

DEPARTMENT OF PUBLIC WORKS

PERMIT NO.

P005898

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: 03/23/2007

PERMISSION IS HEREBY GIVEN TO M. C. Hall 1039 Riverside St
NAME ADDRESS

TO OPEN 35 - 35 India St @ Fore St Street/Avenue


FOR THE PURPOSE OF Upon demolition of building - excavate and plug and grout
SAID WORK SHALL BE PROPERLY DONE ACCORDING TO THE Excavation Ordinance, Chapter 25 of the
Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES." and abide by all provisions of
Chapter 6, Plumbing Code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of
Portland, Maine. I HAVE READ AND UNDERSTOOD MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS
DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

THE WORK IS BEING DONE BY:

CONTRACTOR: M. C. Hall, 1039 Riverside St, Portland ADDRESS
PLUMBER: _____ NAME ADDRESS
OWNER: _____ NAME ADDRESS
NOTES: _____

DIG SAFE:

**STREET EXCAVATION PERMIT
SEWER CONNECTION PERMIT
COMBINATION PERMIT**


Michael J. Bobinsky
Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate per Unit	Charge	Paid	Due
2.000	Sewer permit	\$50.00	\$100.00	\$100.00	\$0.00
Totals:			\$100.00	pd \$100.00	\$0.00

*CASH
\$100.00
Caul Merritt*

**ALL CONTRACTORS/INDIVIDUALS MUST NOTIFY THE CITY OF PORTLAND, PUBLIC WORKS DISPATCH
AT 874-8493 THE MORNING OF THE EXCAVATION AND ONE HOUR BEFORE COMPACTION**

White copy - Permittee's • Yellow copy - Billing • Pink copy - File

M.C. Hall

1039 Riverside Street ~ Suite 13
Portland, ME 04103
Shop: 207-797-7407
Accounting Office: 207-797-4861

March 23, 2007

City of Portland
Department of Public Works
Sewer Department

RE: Sewer/Drain Permits for 35 India Street

To Whom It May Concern:

Upon inspection of the sewers in front of the "breakaway", it was determined that capping of drains would be best achieved after the building is down and access to the drains under the bar portion of the building can be gained. I will plug and grout both drains/sewer lines with muniballs, and grout as required. Ecoclean will inspect and record the sealing of both lines.

I discussed this with Jim Sloan and he was in agreement that it would be an acceptable solution to the issues we confronted when Ecoclean inspected the 18" line closest to the breakaway.

The apartments at 35 India Street are 4" cast inside the building and 6" clay at the main, making the plug method at the main difficult, but we should be able to get a 6" plug through the line to the main.

The other drain/sewer at the "bar" runs into the sewer main on the far side of the street and was not accessible without excavation to the street or sidewalk. Once the building is down I will dig up the drain/sewer and plug-grout the line.

If I can be of further assistance, please call.

Sincerely,



Mark Hall
207-318-2100
207-797-7407

Lines will be plugged by 4.15.07



M.C. Hall

1039 Riverside Street ~ Suite 13
Portland, ME 04103
Shop: 207-797-7407
Accounting Office: 207-797-4861

March 23, 2007

City of Portland
Department of Public Works
Sewer Department

RE: Sewer/Drain Permits for 35 India Street

To Whom It May Concern:

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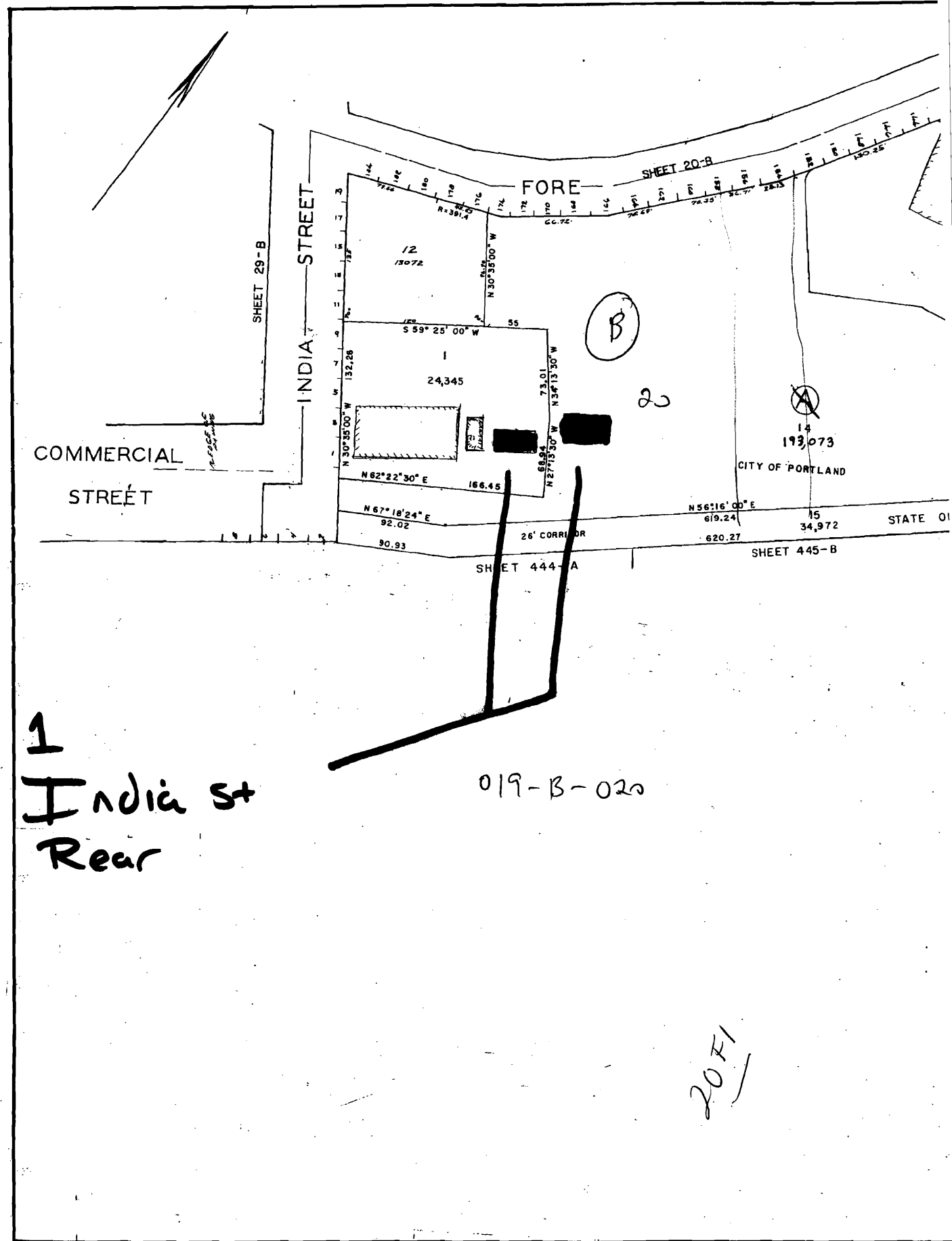
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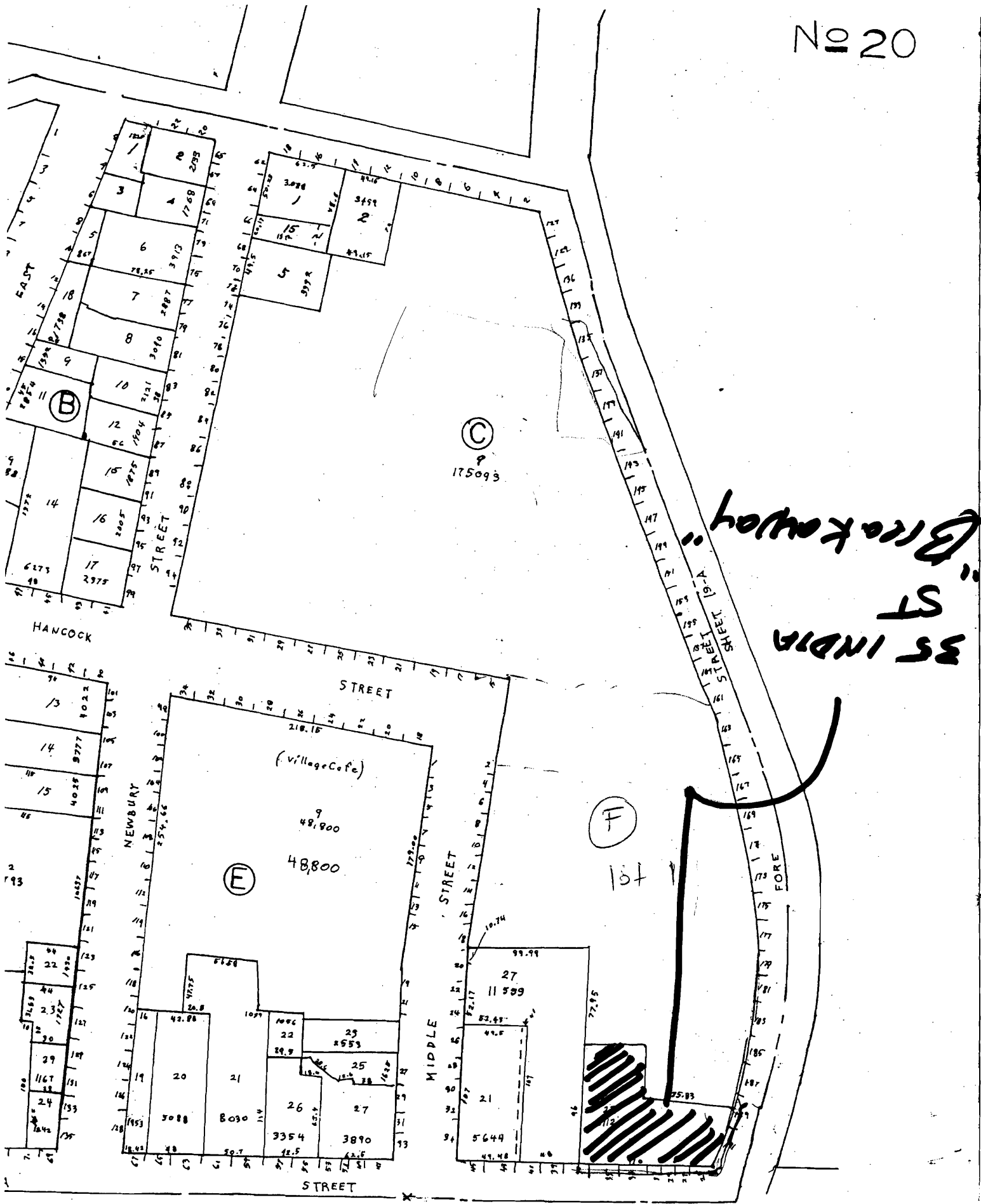
Sincerely,



Mark Hall
207-318-2100
207-797-7407



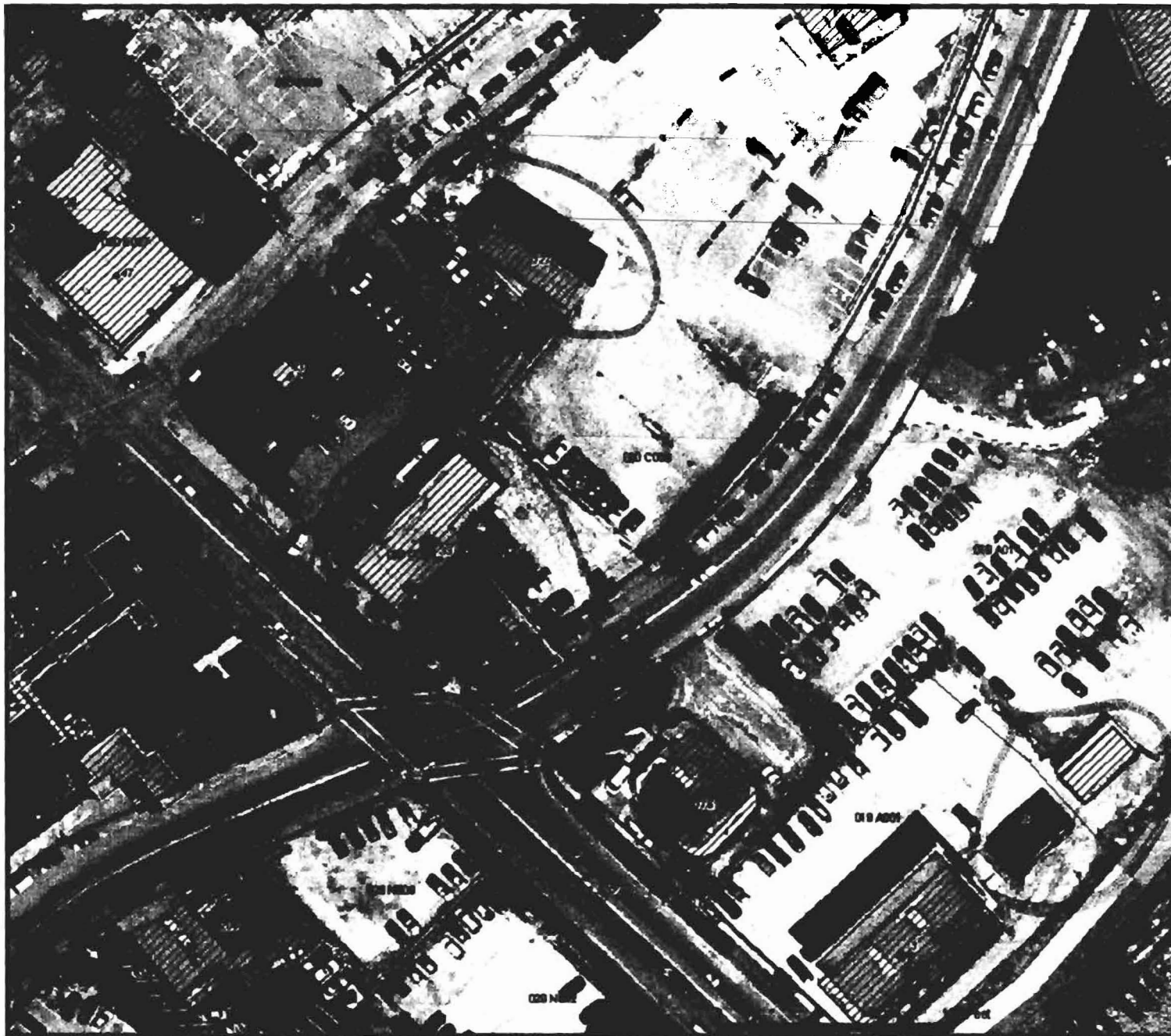
No 20



SHEET 29-B

CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1" = 50'

RETRACED 8-11-03

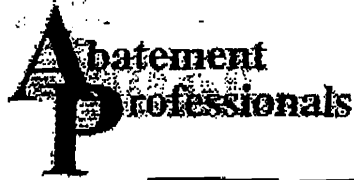


City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101



590 County Road, Suite 2, Westbrook ME 04092

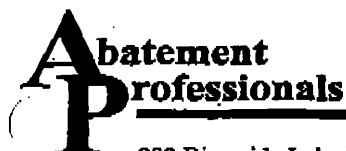
Tel (207) 773-1276 - Fax (207) 772-1203

PROJECT LOG-CHRONOLOGICAL LIST OF EVENTS

Project Name/Number: Breakaway Portland Date: 7/16/07

ITEM	TIME	EVENTS
	7:00 AM	Park truck out back, unlock door, EST power via Gas generator. Hook up lights (Dance floor) Tear down tent, Banner, signs. Strapping. pack all equip in truck. Hepa vac work area. visual Area.
	9:00 AM	Break.
	9:15 AM	Go to Third Floor. (APT to left) Tear down cont/strapping/poly. Pack up Hepa vac work area. ALSO AL on Right side. Cont w/ suit, resp. Hepa vac cont. Floor as precaution, wash out- me and Jeff. Packed Gear/Equip from left side Down to Truck.
	10:30 AM	Joined A1 on (Right side) Tear down cont/strapping/poly. Pack up. Hepa vac. work area. visual Both apts Good to Go.
	11:55 AM	KRIS on site look @ JOB.
	12:00 PM	OFF site. JOB completed.
	*	NOTE: we all worked @ Shop Till 3:30 unload waste. unload Equipment and Load order for Monday

Signature: Company: Abatement Professionals



232 Riverside Industrial Parkway, Portland, ME 04103

590 County Rd. Suite #2 Westbrook, Maine 04092

Tel (207) 878-5922 Fax (207) 878-5158

Tel (207) 773-1276 Fax (207) 772-1203

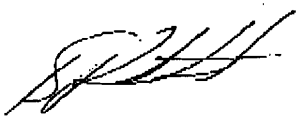
PROJECT LOG-CHRONOLOGICAL LIST OF EVENTS

Project Name/Number: India Street / Date: 2/15/07

ITEM	TIME	EVENTS
1	7:00	AP on site, crew of seven, clearing snow on sidewalk in front of building job site
2	8:30	Krs Kiklaton on site, plowing back parking lot of work site
3	8:50	Gain Access to work areas, unloading supplies
4	9:10	Clean up, take morning break
5A	9:30	Back on site, start setting up regulated work area around dance floor next to the bar, building three
		stage below and waste load out
5B	11:00	Krs off site
6	11:30	Ready for removal, start setting up work areas in apartments, kitchen in one unit, hallway in another unit
7	12:00	Clean up, take lunch break
8	12:35	Crew of four setting up wearing APs going into regulated work area, dance floor to remove floor tile, crew of two continue setting up, one person outside work area, taking waste etc.
9	2:00	Finish removal in dance floor work area, hps vacuuming floor, crew going into apartments to do removal of floor tile in kitchen and hallway
10	2:45	Dance Floor work area complete, hps vacuuming hallway work area

Signature: Russell Neamy Company: Abatement Professionals

11 3:25 Hallway work area complete
 12 3:20 Kitchen area all removed needs to be hps vacuumed
 13 Loading tools and equipment into truck

Asbestos Project Notification 2004 Revision	State of Maine Department of Environmental Protection Lead & Asbestos Hazard Prevention Program 17 State House Station, Augusta, ME 04333 TEL (207) 287-2651 FAX (207) 287-7826 Kyle Rickett	FORM N Page 2 of 6
Project Code APC- 07-037	13. Demolition (complete as applicable) _____ Ordered demolition (structurally unsound) by State or local government (attach copy of order and name of professional engineer who determined building structurally unsound) XXX All other demolitions Demolition Dates: 2/26/07 to 3/2/07	
14. Procedure Used to Detect Presence of Asbestos Testing _____ Assumed Positive XXX Tested Positive Method _____ PLM _____ TEM Sampled By _____ Company Abatement Professionals Corp	15. Project Clearance Visual evaluation by: (Air Monitor (if known) and Company) Abatement Professionals Corp Air Clearance by: (Air Monitor (if known) and Company)	
Note: Whenever building materials are assumed to contain asbestos, signed bulk sampling disclosure forms must be at the asbestos abatement project site and available for review by the Department.		
16. Asbestos Abatement Methods (check all that apply & submit variance request (Form V) if required) _____ Regulated area with containment consisting of 2-layers 4 mil poly on walls & ceiling & 2 layers 6 mil poly on floors _____ Regulated area with containment consisting of 1-layer 6 mil poly on walls & ceiling & 2 layers 6 mil poly on floors _____ Regulated area with Exclusion zone _____ Intact flooring demo by heavy equipment _____ Multiple non-contiguous Glovebags (variance required) _____ Adhesive by grinding or bead blasting _____ Contiguous Glovebags less than 30 Ln/ft (variance required) _____ Enclosure _____ Wrap & cut- TSI in good condition (no containment)(variance required) _____ Encapsulation _____ Wrap & cut- TSI not in good condition (containment required) _____ Roofing removal by mechanical saws/cutters _____ Flooring by mechanical equipment/ice scrapers/pry bars _____ Other (specify) _____		
17. Waste Transporter (Must be ME DEP licensed Non-Hazardous Waste Transporter) Name Waste Management Inc Address PO Box 144 City Portland, CT 06480 Contact Rick Gordon TEL 1-800-272-3867	18. Disposal Site Name Valley Landfill Address PO Box 782A City Irwin PA 15642 Contact Unknown TEL 1-724-744-7446	
19. Certification (Notification Submitted by) I certify that to the best of my knowledge, the information contained in this notification is true and accurate, and that the asbestos abatement contractor will be/has been contracted to implement work practices as required by Maine DEP Chapter 425, the Asbestos Management Regulations. <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="width: 45%;">  _____ Signature Date 2/8/07 Mailing Address 590 County Rd Suite #2 City Westbrook, Maine 04092 </div> <div style="width: 45%; text-align: center;"> Kyle Rickett Print Name </div> </div>		

Asbestos Project Notification		State of Maine Department of Environmental Protection Lead & Asbestos Hazard Prevention Program 17 State House Station, Augusta, ME 04333 TEL (207) 287-2651 FAX (207) 287-7826		FORM N Page 1 of 6	
2004 Revision		Kyle Rickett			
Important Notice: The notification submitter must send a complete notification including any applicable fee which is postmarked at least 10 calendar days or received by the Department at least 5 working days prior to the start of an asbestos abatement project. This notification must be typewritten or easily legible. An incomplete notification is not acceptable & therefore not of record.					
1. Project* Code APC- 07-037		2. Type of Notification XXX Standard (O) ____ Facility O&M (Annual) ____ Emergency (E) ____ Courtesy (Not Regulated)		3. Type of Activity XXX Demolition (D) ____ Renovation (R) ____ Repair	
				4. Variances ____ Non-Standard (NS) ____ Standard (S) ____ Notification Waiver (10 day)	
5. Asbestos Contractor Name Abatement Professionals Corporation Address 590 County Rd Suite #2 City Westbrook, Maine 04092 Contact Kyle Rickett TEL 207-773-1276 FAX 207-772-1203			6. Facility Owner Name: MC Hall Mailing Address: 1037 Riverside St City, State, Zip: Portland, Maine 04103 Contact: Mark Hall TEL: 318-2100 FAX :		
7. Facility Location (Where removal is to take place) BLDG Name Brakaway Restaurant & Attached Apartment Floor and/or Rm.# Through-out Physical Address India St City, State, Zip: Portland, Maine			8. Facility Description Present Use Vacant Prior Use Restaurant & Apartments BLDG Size No. Floors BLDG Age		
9. Notification Fees (Required fees must accompany notification) ____ \$100.00 = ACM amounts 100 SqFt/100 LnFt to 1000 SqFt/5000 LnFt. XXX \$200.00 = ACM amounts greater than 1000 SqFt/5000 LnFt. ____ Not Required or Not Included (Complete Block #9A)		9A. Notification Fee Not Included ____ Single family home exemption ____ ACM amount less than 100 SqFt/100 LnFt ____ Fees paid quarterly (Non-Scheduled O&M only) ____ BGS exemption		10. Project Work Hours 7:30 AM to 3:30 PM (Show actual hours) Weekdays (Check all that apply) M T W T F Weekend (Check all that apply) Sat Sun	
11. Scheduled Dates for Asbestos Project Project Start Date 2/15/07 Project Completion Date 2/16/07 ACM Removal Dates (from) (to)					
12. Asbestos (ACM) Removal				ME DEP USE ONLY	
ACM Type		Amount	Measurement	Postmark/ FAX/ hand delivered	
Asbestos Floortile		1500	SqFt XXX LnFt ____	Date Received ____	
			SqFt ____ LnFt ____	Check # ____	
			SqFt ____ LnFt ____	NESHAP ____	
			SqFt ____ LnFt ____	State ____	
			SqFt ____ LnFt ____	Variance ____	



590 County Rd Suite #2 Westbrook, Maine 04092

Tel: (207) 773-1276 Fax: (207) 772-1203

The following information is to be considered as the design plan for the specific project that is being worked on.

All work will be done in accordance with OSHA & Maine DEP Chapter 425 rules and regulations

Scope of work:

LnFt of Thermal System Insulation

SqFt of FT/Mastic/Carpet/Lino

Ceiling Removal

SqFt of Boiler/Breeching

Whole Component Removal?

Other: Specify:

Project Design Information:

- ✓ Mobilize Site
- ✓ Erect "Caution" & "Keep out" Signage to regulate staging area
- ✓ Pre-Clean Work Area
- ✓ Install 1 layer Critical Barrier over all openings
- ✓ Construct 2-Layer poly Containment
- ✓ Construct 1-Layer poly Containment
- ✓ Erect "Danger Asbestos" tape to regulate work area
- ✓ Construct 3-Stage Worker Decon
- ✓ Establish Reduced Airflow in containment
- ✓ Construct Remote Decon Unit

Electrical:

Use Existing power supply

Use Power panel board

Electrician will install power

Use Roto-Phase

Worker Protection:

- ✓ Use Protective Suits
- ✓ Use Proper respirator
- ✓ Use Proper Footwear

Removal Procedures:

- ✓ Properly Wet Material being removed
- ✓ Use leak tight containers for waste
- ✓ Fine Clean Work Area
- ✓ Visual Inspection of Work Area
- ✓ Wash Floors with TSP
- ✓ Run (2) Air Samples & Take to closest lab
- ✓ Air Samples Via Independent -
- ✓ Demobilize Work Area



590 County Rd Suite #2 Westbrook, Maine 04092

Tel: (207) 773-1276 Fax: (207) 772-1203

AIR MONITORING PROGRAM

Background Monitoring

Prevalent fiber levels in the proposed work areas shall be assessed through ambient air sampling and will involve at least two area samples per work area.

Monitoring During Asbestos Abatement

Area monitoring shall be conducted during asbestos abatement activities within the asbestos control area to include, but not limited to, sampling in the following locations:

If at any time during the abatement, airborne fiber concentrations outside of the containment exceed 0.01 fibers per cubic centimeter of air, the abatement shall cease until the contamination is identified and resolved.

Visual Inspection of the Work Areas

The work area shall not be air clearance sampled until a successful visual evaluation is completed.

The visual evaluation by the Industrial Hygienist/Air Monitor shall comply with *Maine DEP CMR 425.10 (D)(1)*.

Air Clearance Sampling

The Industrial Hygienist/Air Monitor shall conduct air clearance sampling in accordance with *Maine DEP CMR 425.10 (D)(2)*.

Two (2) air clearance samples shall be collected from the negative pressure enclosure.

Collection and analysis of air clearance samples will be performed in accordance with NIOSH Method #7400.

After the Industrial Hygienist/Air Analyst gives clearance, the Contractor will remove the containment polyethylene and dispose of it as contaminated waste.

The Contractor shall also remove all tools, equipment, barrier tape, signs, and waste from the work area.

Abatement Professionals

590 County Rd
Westbrook, Maine 04092
207-773-1276

Project Information

AP Contact: Kyle Rickett
Site Supervisor:

APC Project #: 07-037

Date: 2/15/07

Start Time: 7:30

Project Name: Breakaway Restaurant

Client: MC Hall

Contact: Mark Hall

Phone: 318-2100

Industrial Hygiene Firm:

Contact:

Phone:

Time & Date:

General Contractor:

Directions:

On Site Phone:

Start & End Date: 2/15/07-2/18/07

Special Equipment needed: Generator, Power Cords, Lights, Barrels

MISC. Information: We are removing the asbestos from 3 different areas of the building.



590 County Rd Suite #2 Westbrook, Maine 04092

Tel: (207) 773-1276 Fax: (207) 772-1203

Job Site Project Information



(APC Project #: 07-037)

Building Contact:

MC Hall
Riverside St
Portland, Maine

Project Location:

Breakaway Restaurant
India St
Portland, Maine

APC Contact:

Kyle Rickett
831-4902-Cell



590 County Road, Suite 2, Westbrook ME 04092

Tel (207) 773-1276 * Fax (207) 772-1203

March 23, 2007

MC Hall
Riverside Street
Portland, ME 04103

Dear Mr. Hall :

Please find enclosed for your review and file, submittals and project documentation generated by Abatement Professionals for the asbestos abatement project at **Breakaway Restaurant, India St, Portland.**

Thank you for selecting Abatement Professionals for this project. We look forward to working with you on future projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert W. Rickett, Jr.', written in a cursive style.

Robert W. Rickett, Jr.
President

RWRJ/kan

ENCLOSURES

ABATEMENT PROFESSIONALS

FACSIMILE TRANSMITTAL SHEET

To: Mark Hall	From: Robert W. Rickett, Jr. - President
FAX NUMBER: 874-8716	Date: 3-23-07
COMPANY:	TOTAL NO. OF PAGES INCLUDING COVER: 10
PHONE NUMBER:	RE:

URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

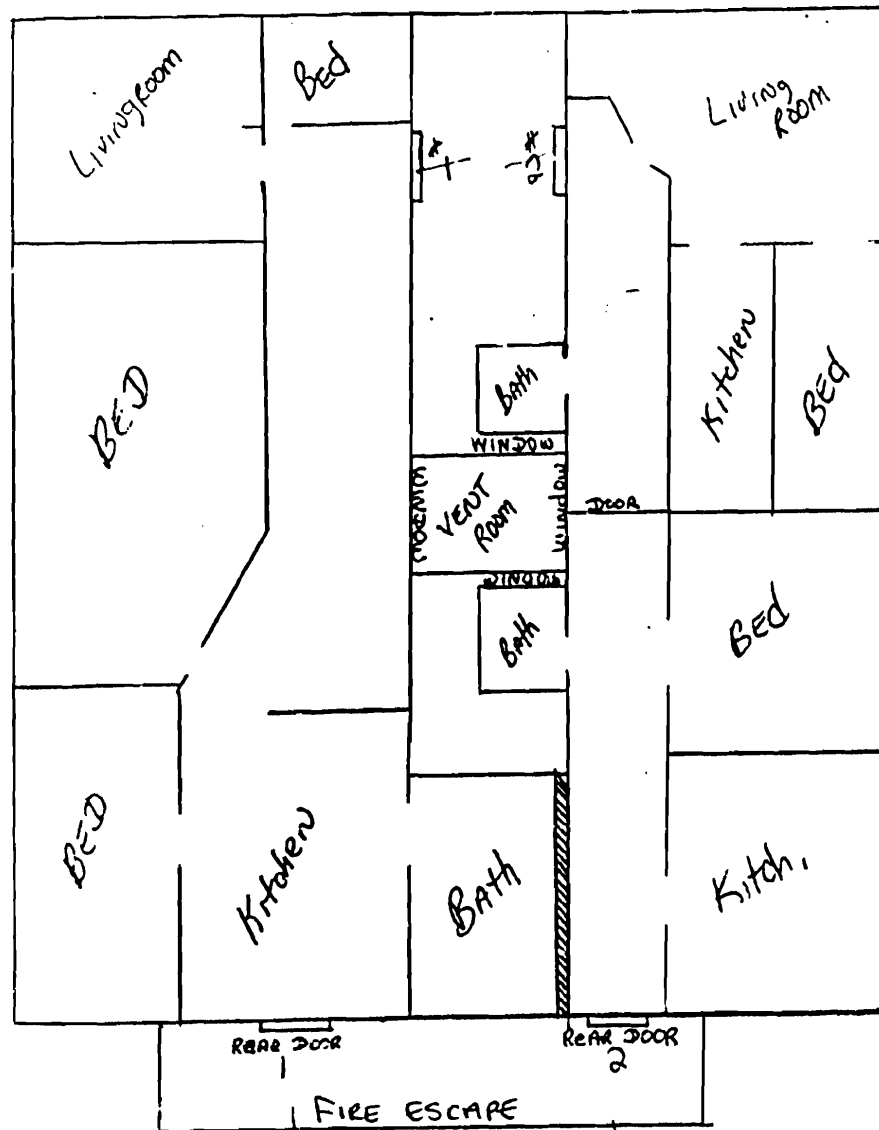
NOTES/COMMENTS:

[Click here and type any comments]

CONFIDENTIAL

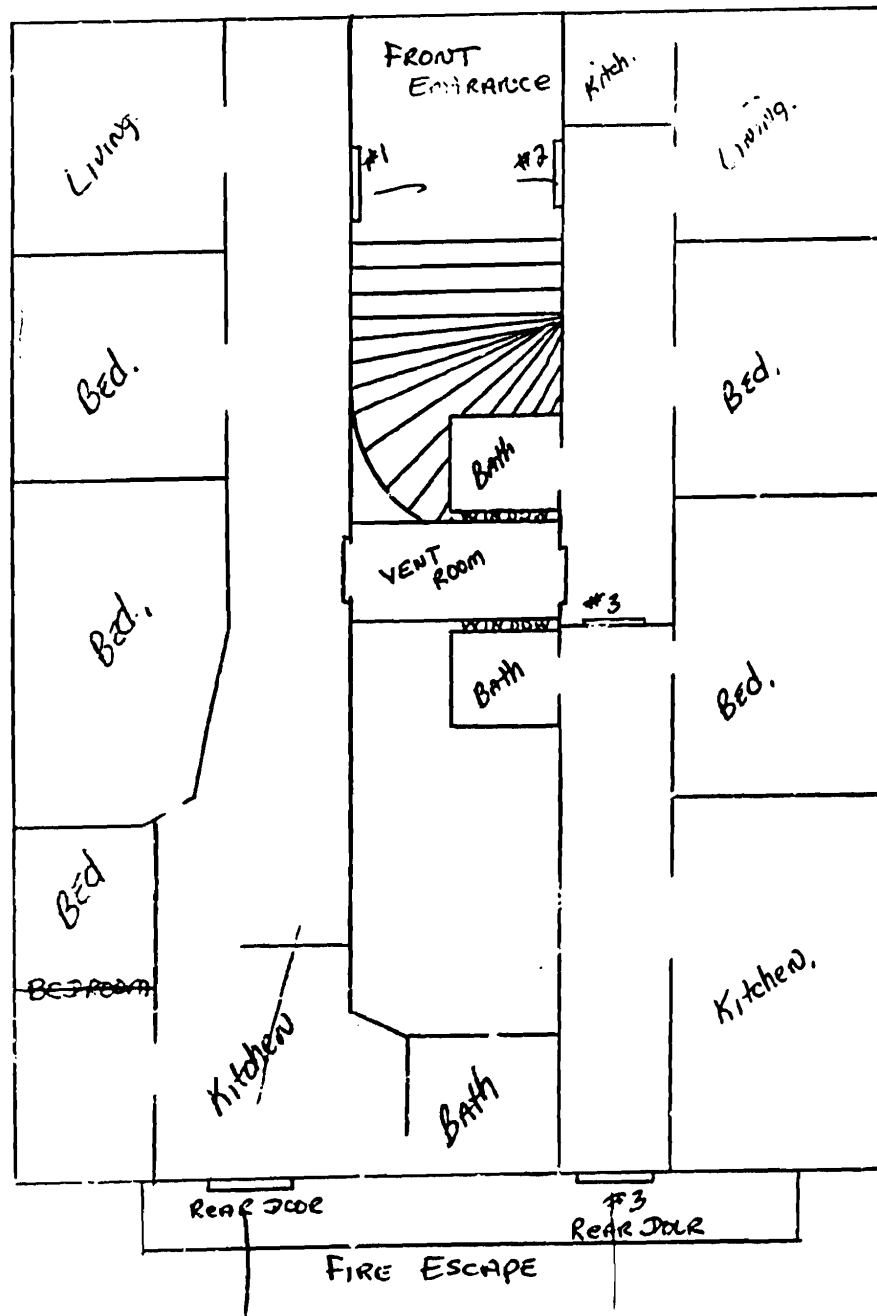
590 COUNTY ROAD, SUITE 2
WESTBROOK, MAINE 04092
PHONE 207-773-1276 FAX 207-773-1204

2nd Floor Overall Dimensions
& APTS.



1st FLOOR APTS. OVER ALL DIMENSIONS
3 APTS.

\$ 44,030.00



Permit # **940436** City of **Portland** BUILDING PERMIT APPLICATION Fee **240.00** Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: **Albert Noyes** Phone # _____
 Address: _____
 LOCATION OF CONSTRUCTION **27 India St**
 Contractor: **Richard A. Williams** Sub: _____
 Address: **21 Grant St Feld, ME 04101** Phone # **874-0263**
 Est. Construction Cost: **44,030.** Proposed Use: **5-unit w/int reno**
 Past Use: **5 Unit**
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Building Conversion: **Tenant Fit-Up as per plans**

020-C-023 Pick-up Truck
 Foundations

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

1. Sills Size: _____ Sills must be anchored.
 2. Order 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: _____

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

White - Tax Assessor

For Official Use Only

Date **10 May '94** Subdivision _____
 Inside Fire Limits _____
 Blg Code _____
 Time Limit _____
 Estimated Cost _____

PERMITS
 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): **W.D. 5-16-94**

Collings: **HISTORIC PRESERVATION**
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark
 3. Type Ceiling: _____ Does not require review
 4. Insulation Type _____ Size _____ Requires Review
 5. Ceiling Height: _____

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

Chimneys:
 Type: _____ Number of Fire Places _____ Detail: _____
 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: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By **Mary** Date **9 May '94**
 Signature of Applicant **Richard A. Williams** District **1**

PERMIT ISSUED WITH REQUIREMENTS

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO **MR. Leary**

Permit # 940436 Portland BUILDING PERMIT APPLICATION Fee 240.00 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Albert M Phone # _____
Address: Paul Holloway
LOCATION OF CONSTRUCTION 27 India St
Contractor: Richard A. Williams Sub: 876-2207
21 Grant St Pld, MF 04101 Phone # 874-1111
Address: _____
Est. Construction Cost: 44,030. Proposed Use: 5-unit w/int reno
Past Use: 5 Unit
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 Tenant Fit-Up as per plans

020-C-023 Pick-up Truck
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 _____

PERMIT ISSUED
Date 10 9 May '94
For Official Use Only
Subdivision: _____ Name: _____
Inside Fire Limits: _____ Lot: _____
Bldg Code: _____
Time Limit: _____
Estimated Cost: _____
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) 5-16-94

HISTORIC PRESERVATION
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark.
3. Type Ceiling: _____ Does not require review.
4. Insulation Type _____ Size _____ Requires Review.
5. Ceiling Height: _____

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

Chimneys:
Type: _____ Number of Fire Places _____ See 5/11/94

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 International Electrical Code and State Law.

Permit Received By _____
Signature of Applicant Richard A. Williams Date 9 May '94

PERMIT ISSUED WITH REQUIREMENTS
Richard A. Williams

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

MR. Leary



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 27 India St

Issued to Albert Noyes/Nicholas Bull

Date of Issue 03 Feb 95

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. 94/0436, 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

Entire

Five (5) Unit Apt House

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

2/3/95 *Michael Tracy*
(Date) Inspector

Thomas J. Hill
Inspector of Buildings

11-4145
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
Department of Building Inspection

Certificate of Occupancy

LOCATION: [illegible]

Issued to Albert Noyes/Nicholas Hill

Date of Issue: 03/11/45

This is to certify that the building, premises, or part thereof, at the above location built, altered, or changed as to use under Building Permit No. 93/0436, 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

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

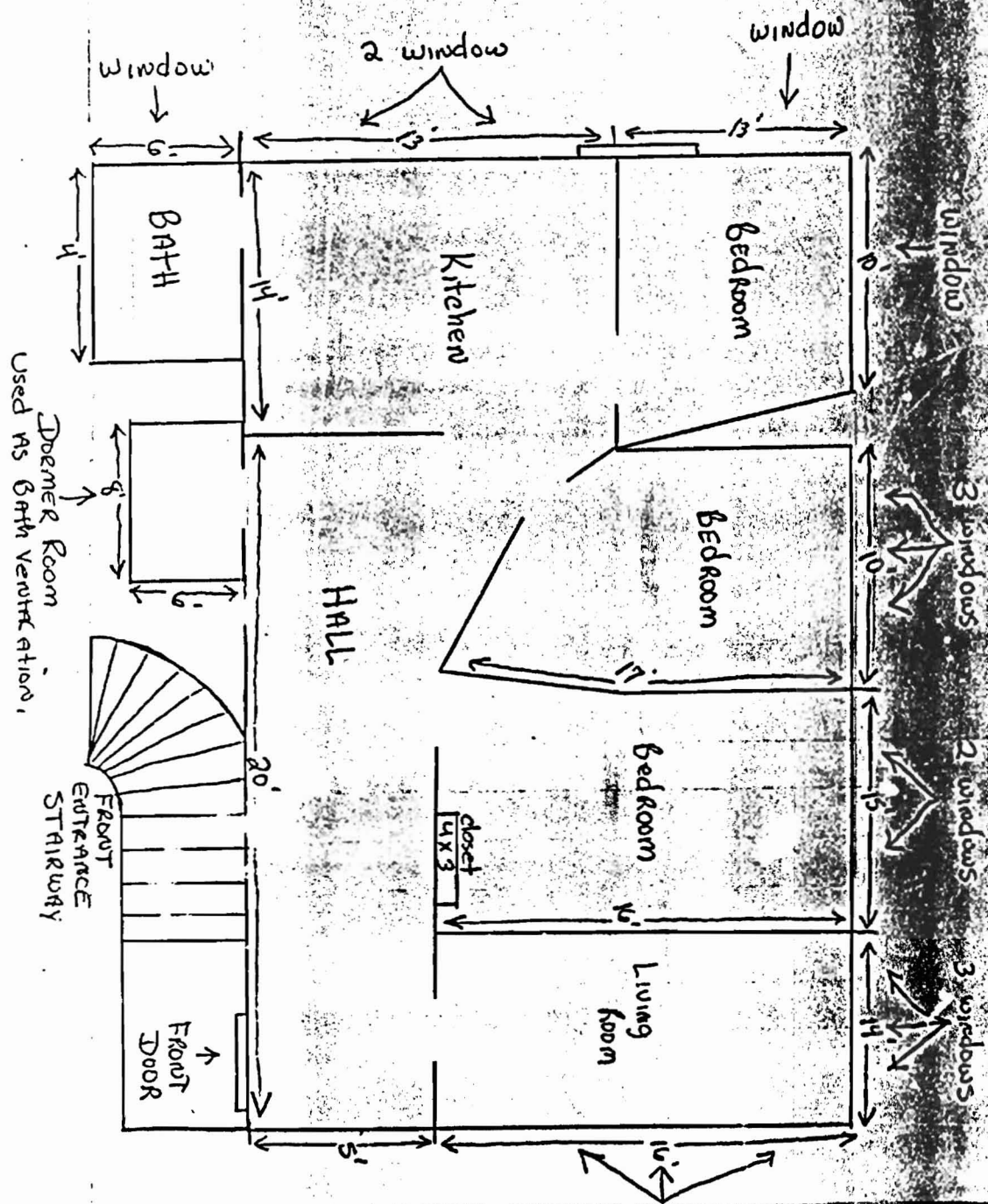
Approved:

2/3/45 Walter [illegible]
(Date) Inspector

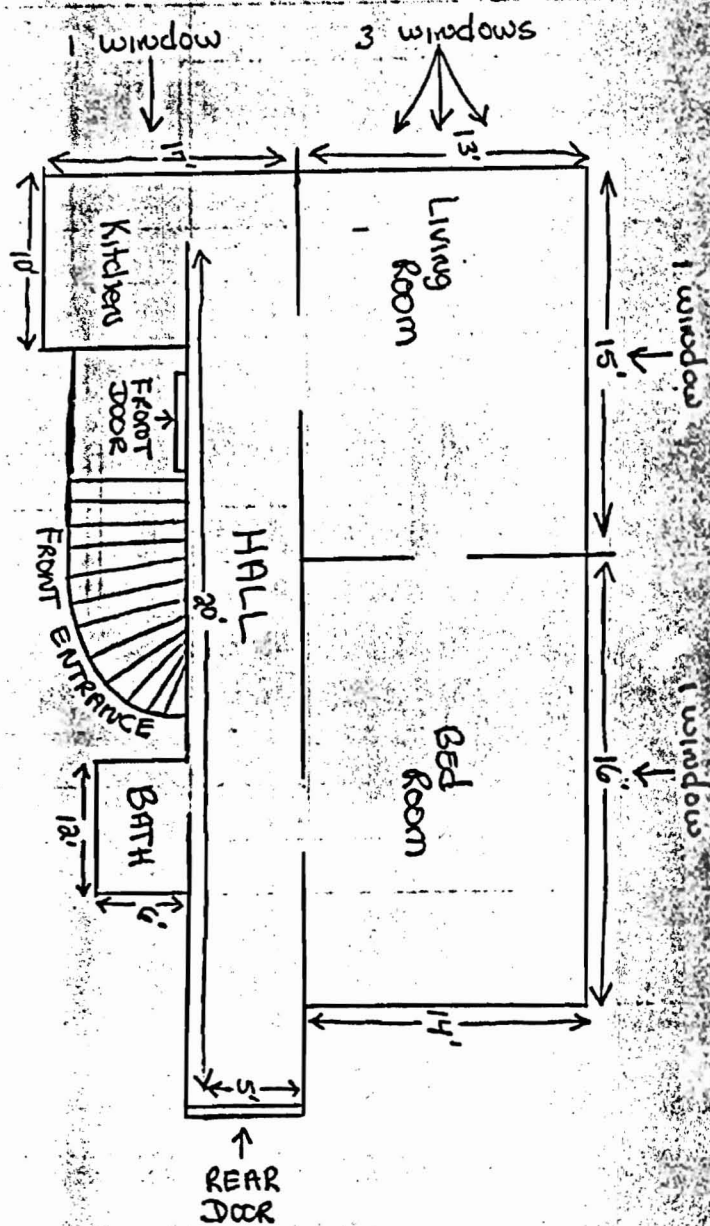
H-4145

Notice: This certificate is valid only for the building or premises and is to be transferred to the owner or owner when property changes hands. City will be available to provide information to the new owner.

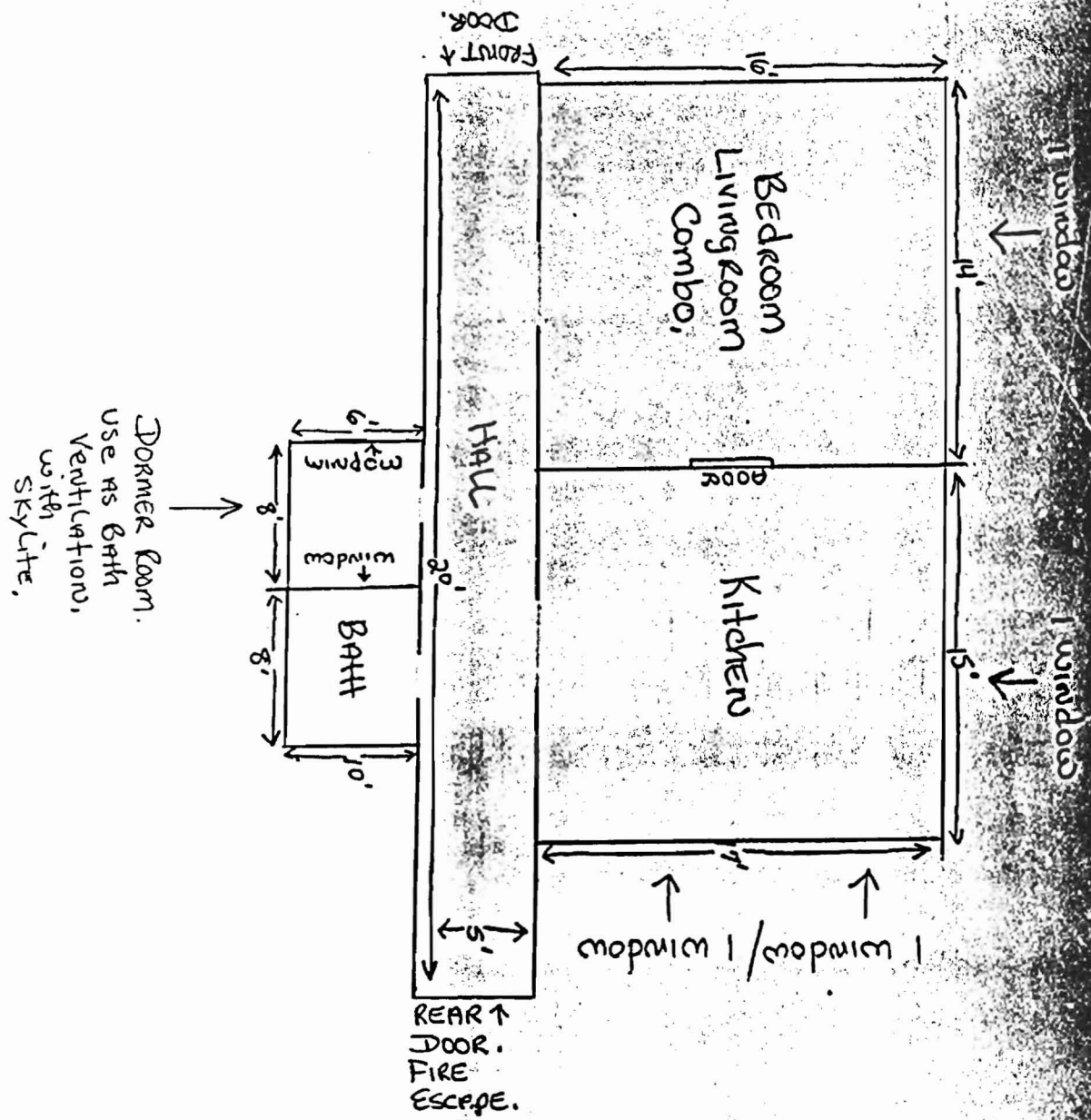
1ST FLOOR APT. # 1
3 BEDROOM APT.



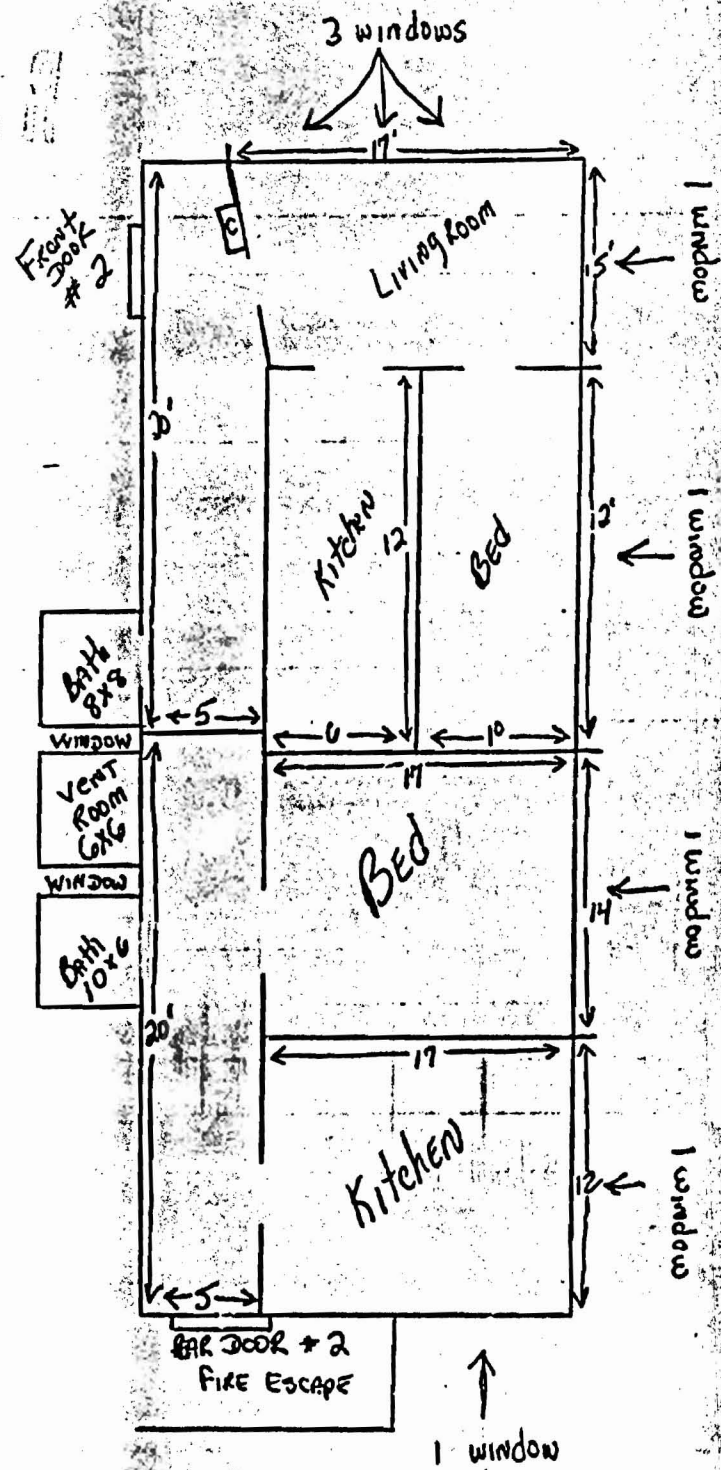
1ST FLOOR APT. # 2
1 BEDROOM APT.



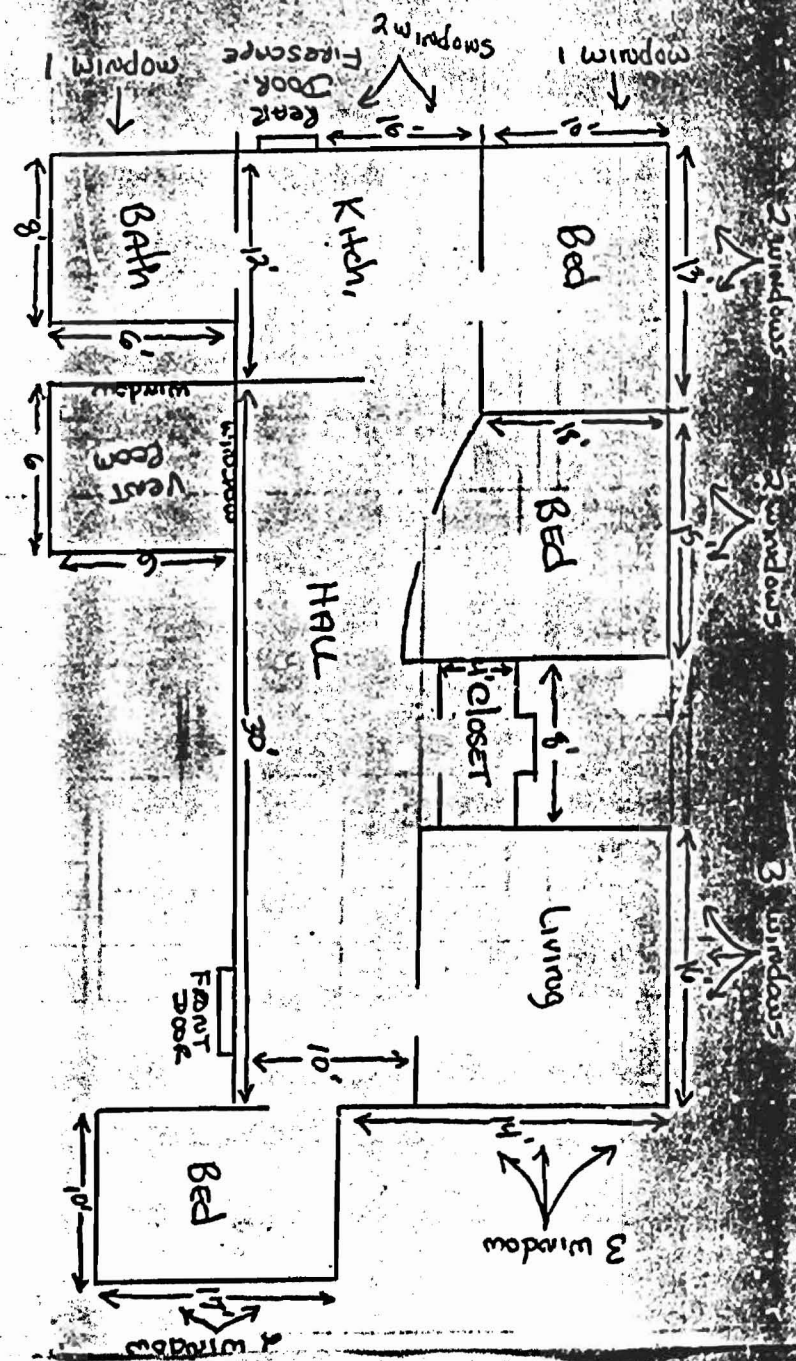
1ST FLOOR Apt. #3
EFFICIENCY



2ND Floor Apt # 2



2ND FLOOR APT. #1
3 BEDROOM APT.





(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. PERMIT ISSUED

0547

Class of Building or Type of Structure Third Class

APR 30 1938

Portland, Maine, April 30, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 3 India Street Ward 8 Within Fire Limits? yes Dist. No. 5Owner's or Lessee's name and address H. S. Richards, 975 Sawyer St. So. Portland Telephone 4-2462Contractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building Stores and tenements No. families 4

Other buildings on same lot _____

Plans filed as part of this application? no No. of sheets _____Estimated cost \$ 72. Fee \$ 1.50

Description of Present Building to be Altered

Material br. & fr. No. stories 8 Heat steam Style of roof _____Last use Stores and tenements No. families 4

General Description of New Work

To build one new inside chimney on south side of building
To build one new outside chimney on north side of building

The brickwork of the chimney is to be corbelled so as to pass through the outside wall of the building at the point where the smokepipes enter so as to obviate the need of carrying the smokepipes through the outside wall.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
Height average grade to highest point of roof _____

To be erected on solid or filled land? no earth or rock? _____Material of foundation concrete pier Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys 2 Material of chimneys brick of lining tile

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside wall and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? noWill there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

COMPLETED
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

H. P. R. 1



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT
Form No. 2021
OCT 10 1933

Class of Building or Type of Structure Second Floor

Portland, Maine, October 10, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect after removal the following building structure in accordance with the laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, any, submitted herewith and the following specifications:

Location 21 India Street Ward 2 Within Fire Limits? Yes Dist. No. 2

Owner's or lessor's name and address Felicia Corbala, 21 India St. Telephone 2-7112

Contractor's name and address Antonio Lee, 8 Freeman Place Telephone 2-7112

Architect's name and address _____

Proposed use of building pool room, tenements No. families 4

Other buildings on same lot _____

Plans filed as part of this application? Yes No. of sheets _____

Estimated cost \$ 16. Fee \$ 5.00

Description of Present Building to be Altered

Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____

Last use pool room and tenements No. families _____

General Description of New Work

To cut in one new window on first floor side

NOTIFICATION BEFORE CLOSING
OR CLOSING IS WANTED
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WANTED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger, Bridging in every floor and the roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____

On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____

Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? NO

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

(110)31

JAN 8 1946

Class of Building or Type of Structure Third Class

Portland, Maine, January 2, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~alter~~ ~~demolish~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 31 India Street Within Fire Limits? Yes Dist. No. 3
Owner's name and address Enoch Richards and Company, 975 Sawyer St.,
So. Portland Telephone _____
Lessee's name and address John W. Margason, 31 India Street Telephone no
Contractor's name and address Leasee Telephone _____
Architect _____ Specifications none Plans Yes No. of sheets 1
Proposed use of building Store and tenement No. families 4
Last use " " No. families 4
Material EDTC No. stories 3 Heat steam Style of roof flat Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200. Fee \$ 1.00

General Description of New Work

To construct 20' non-bearing partition across rear of store - rear portion of first floor to be used for storage. Studs 2x4, 12" O.C., plasterboard.
To construct partitions to provide vestibule for existing toilet room rear of store.
To construct non-bearing partitions (2x3 studs, 16" O.C., covered with plasterboard on both sides) to provide office 7'6"x21'6" in store.

Doors to vestibule and toilet room to be at least 21" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time.

INSPECTION NOT COMPLETED

Sent to Health Dept. 1/2/46
Rec'd. from Health Dept. 1/2/46

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED: Travis P. Burroughs, M. D.
CITY HEALTH OFFICER
Travis P. Burroughs

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are



(C) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 10, 1953

PERMIT ISSUED

AUG 9 1953

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rehabilitate~~ ~~the~~ following building ~~construction~~ ~~work~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 27 India St. Within Fire Limits? yes Dist. No. _____
 Owner's name and address Gaetano Centafante, 109 Pearl St. Telephone 4-2054
 Lessor's name and address _____ Telephone _____
 Contractor's name and address Vincent Cidone, Brackett St. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building restaurant and apartment house No. families 4
 Last use store " " No. families 4
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1,000. Fee \$ 6.00

General Description of New Work

To change first floor from store to restaurant as per plan. Alcoholic beverages will be served.

To make alterations as per plan.

Notice to Health Officer and thus

Permit Issued with Letter

Approved by Municipal Officer 7/20/53

8/3/53

8/3/53

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Gaetano Centafante

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

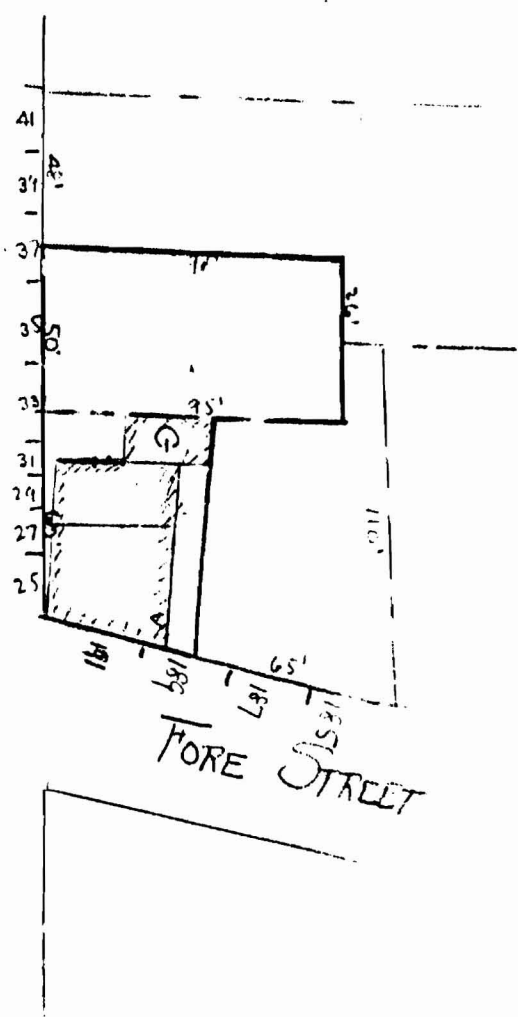
Miscellaneous

1. The area of the plot is 1000 sq. ft. and the area of the building is 500 sq. ft.



INDIA

STREET





L-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Frame & BrickPortland, Maine, June 5, 1961

PERMIT ISSUED

JUN 13 1961

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 25-35 India St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Guy Centafente, 27 India St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone 2-9134
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Restaurant & Apartments No. families _____
 Last use frame & " " No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 500.00 Fee \$ 2.00

General Description of New Work

To brick up existing cellar windows -and to brick up 2'10" portion of show windows both on front of building.

Sent to Fire Dept. 6-8-61
 Received from Fire Dept. 6-13-61

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber--Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof spans over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Carl E. Johnson
 CHIEF OF FIRE DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Guy Centafente

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 35 India St.

Issued to Gaetano Centafante

Date of Issue Jan. 25, 1972

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. 71/612, 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

Entire

Private Club

Limiting Conditions:

This certificate supersedes
certificate issued

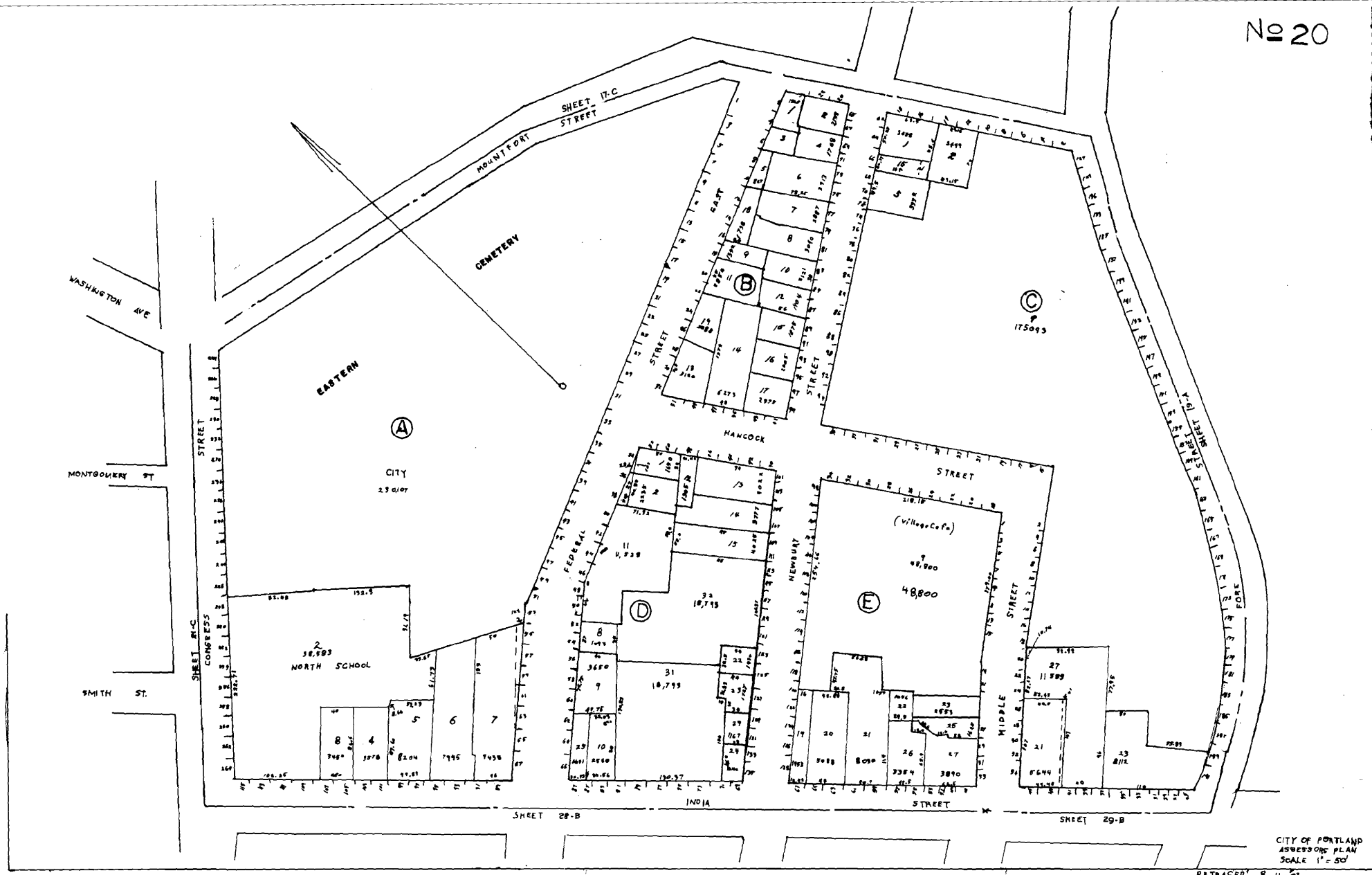
Approved:

1/25/72
(Date)

Inspector

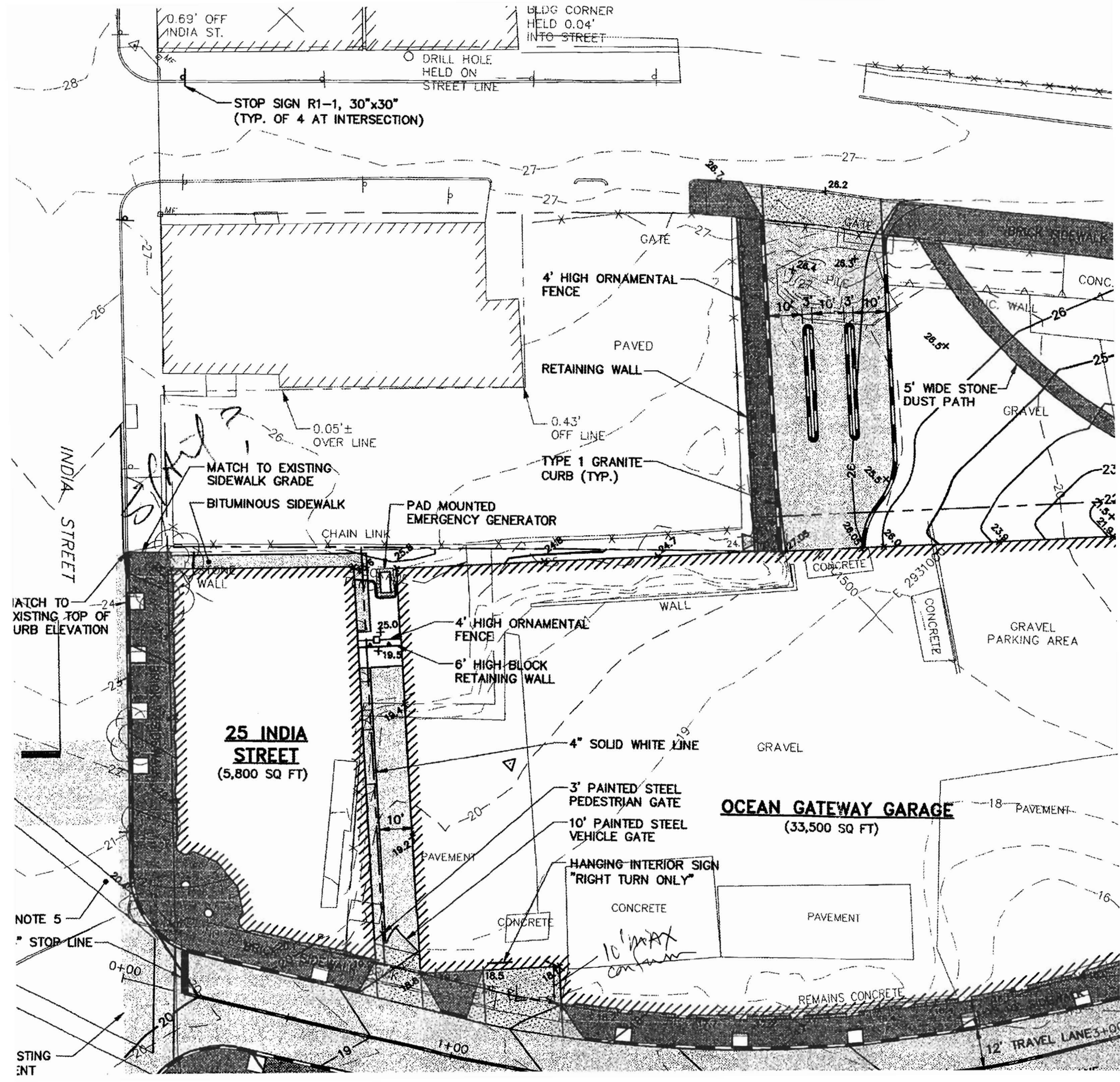
Inspector of Buildings

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
 ASSESSOR'S PLAN
 SCALE 1" = 50'

RETRACED 8-11-69



0.69' OFF INDIA ST.
 DRILL HOLE HELD ON STREET LINE
 BLDG CORNER HELD 0.04' INTO STREET

STOP SIGN R1-1, 30"x30"
 (TYP. OF 4 AT INTERSECTION)

4' HIGH ORNAMENTAL FENCE

PAVED RETAINING WALL

TYPE 1 GRANITE CURB (TYP.)

PAD MOUNTED EMERGENCY GENERATOR

MATCH TO EXISTING SIDEWALK GRADE
 BITUMINOUS SIDEWALK

4' HIGH ORNAMENTAL FENCE
 6' HIGH BLOCK RETAINING WALL

25 INDIA STREET
 (5,800 SQ FT)

4" SOLID WHITE LINE

3' PAINTED STEEL PEDESTRIAN GATE
 10' PAINTED STEEL VEHICLE GATE

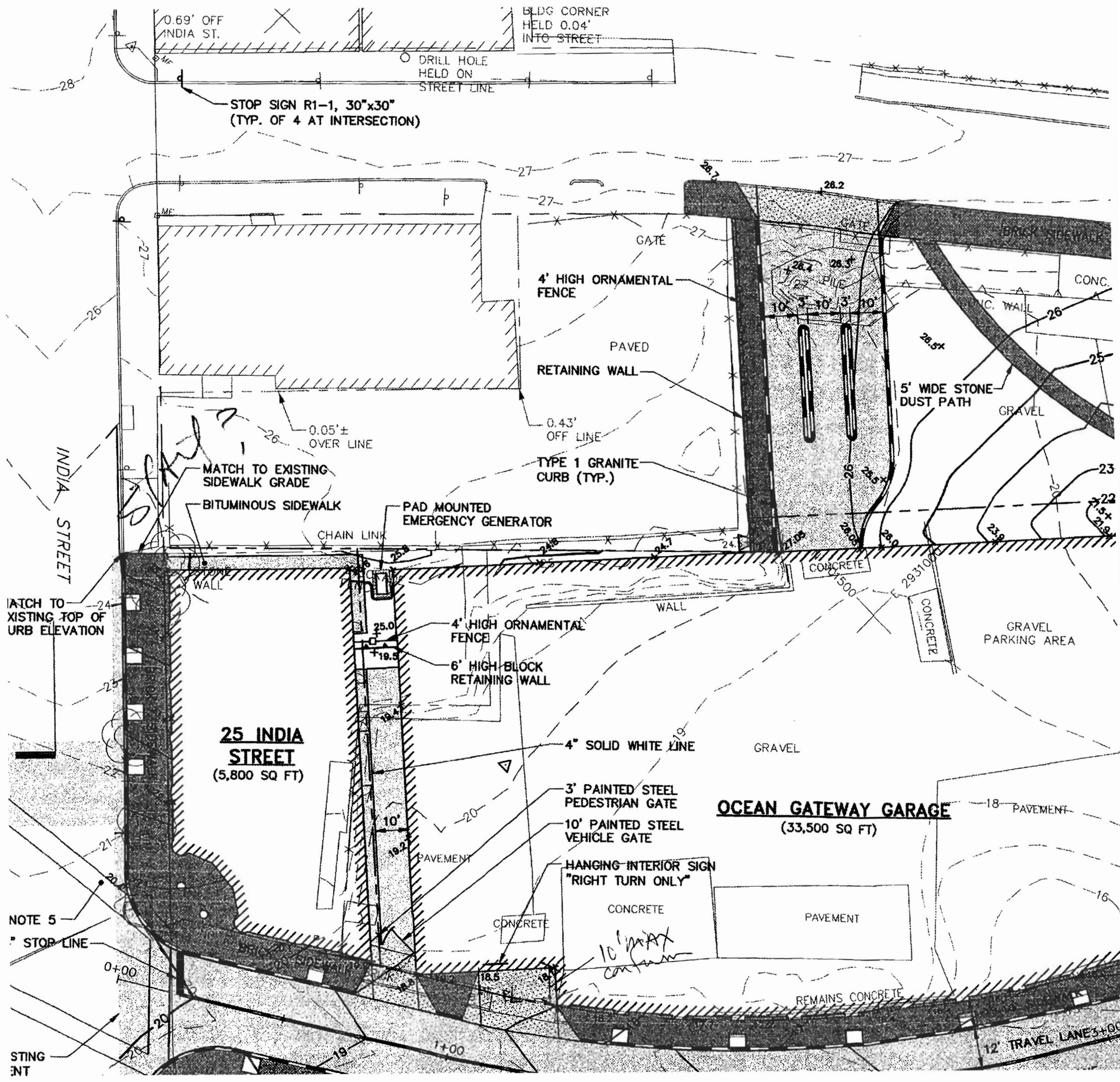
OCEAN GATEWAY GARAGE
 (33,500 SQ FT)

HANGING INTERIOR SIGN "RIGHT TURN ONLY"

NOTE 5
 5' STOP LINE

STING
 ENT

12' TRAVEL LANE 3+00



STOP SIGN R1-1, 30"x30"
(TYP. OF 4 AT INTERSECTION)

4' HIGH ORNAMENTAL FENCE

PAVED RETAINING WALL

TYPE 1 GRANITE CURB (TYP.)

PAD MOUNTED EMERGENCY GENERATOR

4' HIGH ORNAMENTAL FENCE

6' HIGH BLOCK RETAINING WALL

OCEAN GATEWAY GARAGE
(33,500 SQ FT)

HANGING INTERIOR SIGN
"RIGHT TURN ONLY"

NOTE 5
STOP LINE

STING
INT

12' TRAVEL LANE 3+00

OWN AT
FRANCES AND
MPS (TYP.)

**INGFELLOW RESIDENCES
AND RETAIL**
(44,000 SQ FT)

PAVEMENT

SAWCUT, MATCH EXIS
GRADE (SEE PAVEMENT
BUTT JOINT DETAIL)

TYPE 1 GRANITE
CURB, SEE NOTE 1
(TYP.)

GRAVEL

HANCOCK STREET

SEE LANDSCAPING PLANS FOR
SURFACE FINISH

AND
TREE
ERK
ON
CE
OTE

COMMERCIAL STREET
MITTED AND
TRUCTION AS
TEWAY PROJECT,

NOT FOR CONSTRUCTION

