

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

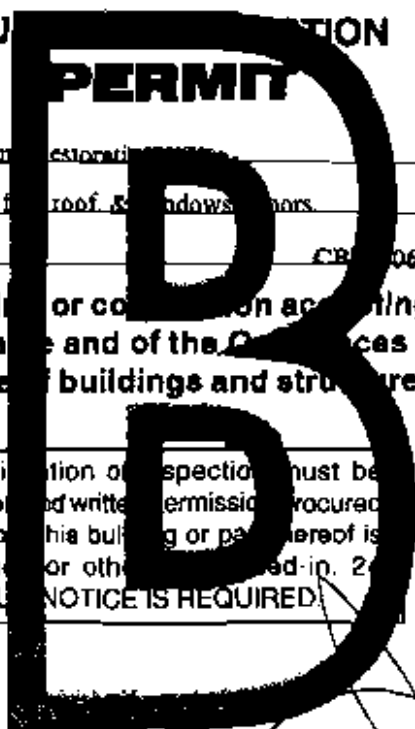
Permit Number: 101286

PERMIT ISSUED

Please Read
Application And
Notes If Any,
Attached

This is to certify that Galapagos Properties LLC / Viking Restoration
has permission to Complete interior rehab due to fire roof & windows repairs
AT 274 Park Ave CB# 065 E002001 NOV - 9 2010

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 written permission procured
before this building or part thereof is
lathed or otherwise worked-in. 24
HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. N. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 11/9/10
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: 10-1286	Issue Date:	CBL: 065 E002001
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Location of Construction: 274 Park Ave	Owner Name: Galapagos Properties Llc	Owner Address: 68 Wolcott St	Phone:
Business Name:	Contractor Name: Viking Restoration	Contractor Address: 1809 Congress St Portland	Phone: 2078282900
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	Zone: R-2

Past Use: Multi Units	Proposed Use: Multi Units / Complete interior rehab due to fire, roof, & windows / doors.	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 2
<p>legal # of DU: 6 residential dwelling units</p> <p>Proposed Project Description: Complete interior rehab due to fire, roof, & windows / doors.</p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IPR-2003	
		Signature: (RB)	Signature: [Signature] 11/9/10	
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: EE	Date Applied For: 10/12/2010	Zoning Approval		
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- 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 Review <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"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	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	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: 10/18/10	Date:	Date:

PERMIT ISSUED

NOV - 9 2010

City of Portland

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.

City of Portland, Maine - Building or Use Permit

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

Permit No:

10-1286

Date Applied For:

10/12/2010

CBL:

065 E002001

Location of Construction: 274 Park Ave	Owner Name: Galapagos Properties Llc	Owner Address: 68 Wolcott St	Phone:
Business Name:	Contractor Name: Viking Restoration	Contractor Address: 1809 Congress St Portland	Phone: (207) 828-2900
Lessor/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	

Proposed Use: Multi Units -6 / Complete interior rehab due to fire, roof, & windows / doors.	Proposed Project Description: Complete interior rehab due to fire, roof, & windows / doors.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 10/18/2010
 Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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 with Conditions Reviewer: Jeanine Bourke Approval Date: 11/09/2010
 Note: Ok to Issue:

- 1) This approves interior demolition only, no structural work allowed. No other construction activities allowed, including installation of plumbing, electrical and heating systems prior to future renovation permit approval.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 10/26/2010
 Note: Ok to Issue:

- 1) Permit is for demolition only. Any construction will require a separate permit.
Any cutting and welding done will require a Hot Work Permit from Fire Department.

Comments:

11/5/2010-jmb: Routed from Tammy with review notes

11/9/2010-jmb: Spoke to Tony C. At Viking, this is just interior demo to studs and subfloor, no structural, only a temporary roof covering to keep the weather out. Renovation permit to be submitted shortly.

PERMIT ISSUED

NOV - 9 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct. 12

20 10

Received from Viking Distribution LLC

Location of Work 274 Park Ave.

Cost of Construction \$ 8,000 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100.00

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 65-E-002

Check #: 16745 Total Collected \$ 100.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: ASB

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



(Interior)

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: <u>274 Park Ave</u>		
Total Square Footage of Proposed Structure <u>1600</u>		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot: Chart# <u>065</u> Block# <u>E</u> Lot# <u>002</u>	Owner: <u>Galapagos Properties LLC</u>	Telephone: <u>207-749-3349</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Anthony Christensen</u> <u>1817 Congress Street</u>	Cost Of Work: \$ <u>8000</u> Fee: \$ <u>100.00</u>
Current legal use: (i.e. garage, warehouse) <u>6 unit residential</u> If vacant, what was the previous use? How long has it been vacant? <u>11-30-09</u> Project description: <u>Complete interior rehab due to fire, roof + window/doors.</u> <u>demo completed to studs + subd floor.</u>		
Contractor's name, address & telephone: <u>Viking Restoration. PO Box 15233</u> <u>Portland ME 04112</u>		
Who should we contact when the permit is ready: <u>Tony Christensen</u>		
Mailing address: <u>PO Box 15233</u> <u>Portland ME 04112</u>		Telephone: <u>207-828-2900</u>

MAIL RECEIVED

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.

Dept. of Building Inspections
City of Portland, Maine

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: <u>Christensen</u>	Date: <u>9-29-10</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 274 Park Ave

Owner: Galapagos Properties LLC

Structure Type: Multi Unit - Residential

Contractor: Viking Restoration

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Cindy Deshaive 10/6/10</u>
Northern Utilities	797-8002 ext 6241	<u>Barbara Moody 10/6/10</u>
Portland Water District	761-8310	<u>Dave Dougherty 10/6/10</u>
Dig Safe	1-888-344-7233	<u>Pat 10/6/10</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>Lucy Cote 10/6/10</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt 10/6/10</u>
Historic Preservation	874-8726	<u>Deb 10/6/10</u>
Fire Dispatcher	874-8576	<u>Brad Williams 10/6/10</u>
DEP - Environmental (Augusta)	287-2651	<u>Robby Clark 10/6/10</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

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

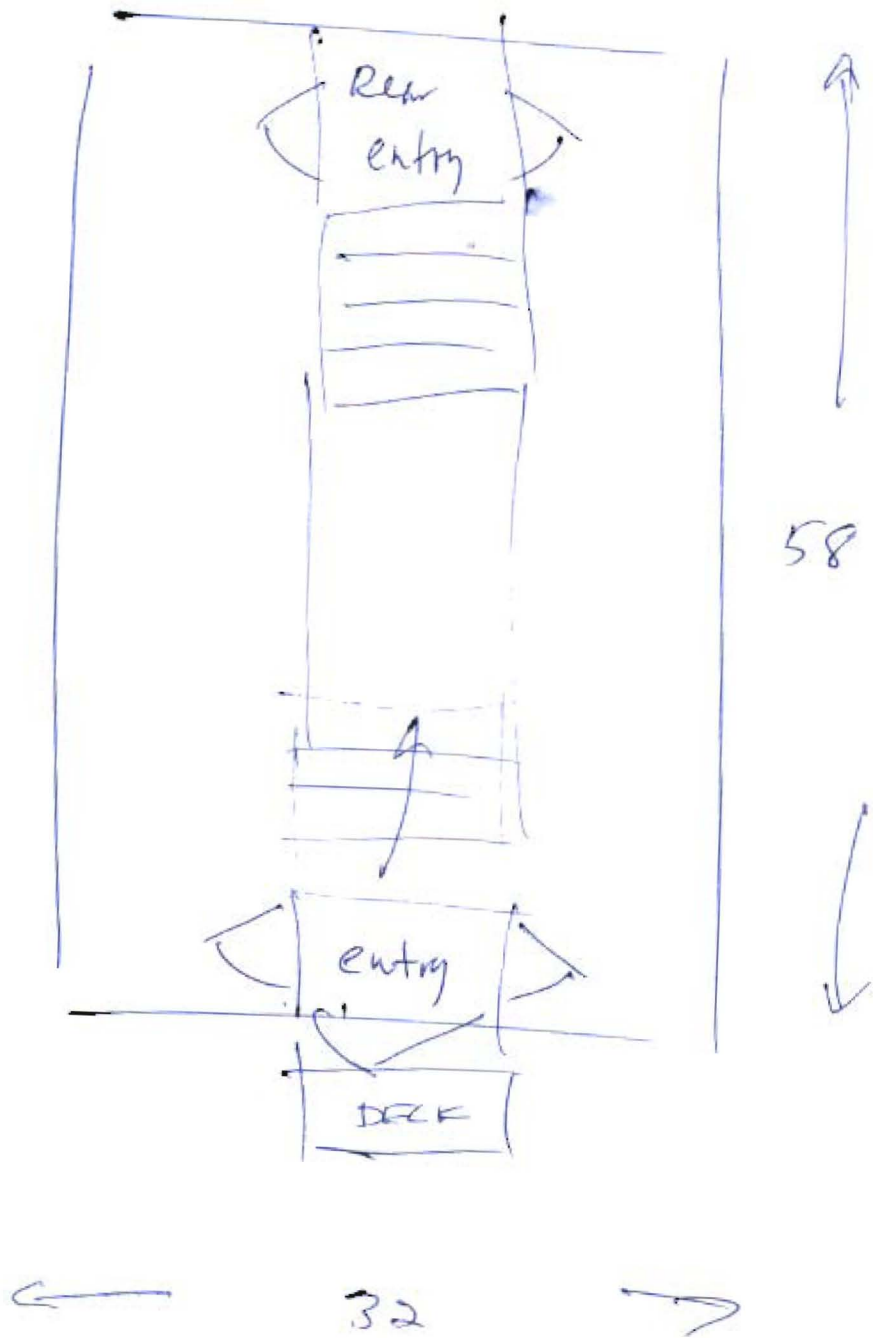
I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 10.5.10

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

Floor plan typical for each floor
1-3







Viking Restoration, Inc.

*PO Box 15233
Portland, ME
04112*

*207-828-8822 office
207-828-2900 office
207-828-5495 fax*

www.vikingrestoration.net info@vikingrestoration.net

October 6, 2010

Beth Kinsman
278 Park Avenue
#1
Portland, ME 04102

Re: 274 Park Avenue, Portland

Dear Ms. Kinsman,

This letter is to alert you as an abutting neighbor that a permit is being pulled for demolition on 274 Park Avenue.

Please accept this as your official notification of upcoming construction.

Sincerely,

Anthony Christensen
President









ASBESTOS BUILDING DEMOLITION NOTIFICATION



MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Maine 04333

Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also **not** required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. **Demolition** means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-6220. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address: 274 Park Ave Portland, Maine 04101	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other Pre-1981 6-unit
asbestos survey/inspection performed by: (name & address) Abatement Professionals Corp. 590 Country Rd Westbrook 773-1276	asbestos abatement contractor Abatement Professionals Corp 590 County Rd Westbrook, ME 773-1276
telephone: property owner: (name & address) Galapeas Properties LLC Box 15233 Portland, Maine 04112	demolition contractor: (name & address) Viking Restoration 1817 Congress Street Portland Maine
telephone: 749-3349	telephone:
demolition start date: (mm/dd/yy)	demolition end date: (mm/dd/yy)

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name Owner/Agent Bruce M Hackett, Sr. Title Asbestos Inspector AI-0326 Signature

Telephone # 207 773 1278 FAX # 207 772 1203 Date 10/11/10

