

of it, acid, alcohol and alcoholic beverages, ammonia, bleaching powders, bluing, chlorine, cleaning compounds or soaps, cellophane and celluloid, aniline/dye and dyestuff, oilcloth and linoleum, paint, varnish, shellac, japans, lacquers, putty, whiting, carbide, carbonic acid, carbonic ice, carbon black, caustic soda, creosote, hydrogen, oxygen, nitrogen, insecticides and fungicides, lampblack, nitrating of cotton or other products, peroxylin, potash, polishing compounds, serums, toxins, viruses or their culture, disinfectant, insecticide or poison, gasoline, petroleum or kerosene distillation, refining or derivation of by-products;

h. Testing of internal combustion engines on open test stands;

NO (3) Junkyards, scrap metal yards, automobile graveyards or metal reclamation as a principal use;

(4) Commercial scrap processing and recycling of paper, glass and cloth waste materials, and municipal and regional solid waste disposal facilities unless all processing activities, except loading operations, are carried out within an enclosed structure.

of, (b) In an I-2 zone, day care facilities shall be permitted, provided that:

(1) Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy;

(2) Off-street parking shall be provided with one (1) parking space per employee, plus one (1) based on the number of employees required through state licensing for potential maximum capacity of such facility;

(3) Off-street loading shall be located in a safe location;

(4) There shall be an on-site outdoor play area with seventy-five (75) square feet per child; and

(5) The outdoor play area shall be fenced and screened with a landscaped buffer.

(Code 1968, § 602.12.A; Ord. No. 334-76, §§ 2, 3, 7-7-76; Ord. No. 234-83, 2-1-88)

NO Dwellings (erated in Sec 14-473 in I-2 zone)

→ Sec. 14-247. External effects.

Any use established in an I-2 or I-2b zone after June 5, 1957, shall be so operated as to conform with the performance standards set forth herein. No use already established on that date shall be so altered or modified as to conflict with or, if already in conflict with, to further conflict with the performance standards established herein:

→ (1) *Enclosed structure:* The use shall be operated within a completely enclosed structure, except for those customarily operated in open air.

→ (2) *Noise:* Every use, except air-raid sirens or similar warning devices shall be so operated that the volume of sound inherently and recurrently generated, measured by a sound level meter and frequency weighting network (manufactured according to standards prescribed by the American Standards Association) at any boundary of lot upon which the use is located does not exceed seventy (70) decibels.

- (3) *Vibrations:* Any use or portions thereof creating intense earthshaking vibrations such as are created by heavy drop forges, or heavy hydraulic surges shall be controlled in such a manner as to prevent transmission beyond lot lines of vibrations, causing a displacement of .003 of one (1) inch measured at the property line by a vibrograph or comparable instrument.
- (4) *Glare, heat:* Any operation producing intense glare or heat shall be performed within an enclosed building in such manner as to be imperceptible from any point along the lot lines.
- (5) *Discharge of toxic or noxious matter:* No use shall for any period of time discharge across the boundaries of the lot wherein it is located, toxic or noxious matter in concentrations in excess of one-fourth of the maximum allowable concentrations set forth in Table 1, Industrial Hygiene Standards, Maximum Allowable Concentration, Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.
- (6) *Emission of noxious, odorous matter:* The emission of noxious, odorous matter in such quantities as to be offensive at lot boundaries is prohibited. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) of Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised which is hereby incorporated herein and made a part of this section by reference. For the purpose of this section, the smallest value shall apply in cases where multiple values are cited.
- (7) *Smoke:* The emission of any smoke from any source whatever shall not be permitted at a density greater than that density described as Number 3 of the Ringelmann Chart.
- (8) *Air pollution:* No emission of fly ash, dust, or other form of air pollution is permitted which can cause any damage to health, to animals or vegetation, or other forms of property or which can cause any excessive soiling at any point, and in no event any emission, from any chimney or otherwise, is permitted which is composed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point.
- (9) *Discharge into sewerage system:* No discharge at any point into any private sewage disposal system or stream or into the ground of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority. No accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.
- (10) *Storage of vehicles:* Storage of more than ten (10) unregistered derelict automotive vehicles on the premises for more than sixty (60) days shall not be permitted. There

and permanently anchored, shall be provided and maintained at least five (5) feet from the street line between such off-street parking and that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street line involved so that bumpers of vehicles cannot project beyond its face toward the street line involved either above or below the impact surface.

- (2) Where such off-street parking shall abut a lot in a residence zone or a lot in residential use, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(Code 1968, § 602.14.1)

→ Sec. 14-340. Construction requirements when more than six vehicles parked.

Where off-street parking for more than six (6) vehicles is required or provided, the following construction requirements shall apply:

- (1) Appropriate driveways from streets or alleys, as well as maneuvering areas, shall be provided. Location and width of approaches over public sidewalks shall be approved by the traffic engineer.
- (2) The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six (6) inches in depth, well compacted, and with a wearing surface equivalent in quantities of compaction and durability to fine gravel.
- (3) A system of surface drainage shall be provided in such a way that the waste run-off shall not run over or across any public sidewalk or street.
- (4) Where artificial lighting is provided, it shall be shaded or screened so that no light source shall be visible from outside the area and its access driveways.

(Code 1968, § 602.14.J; Ord. No. 96-88, § 1, 7-19-88)

Editor's note—Ord. No. 96-88, § 1, adopted July 19, 1988, amended subsection (1) of this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 96-88.

→ Sec. 14-341. Aisles required for six or more spaces.

In parking facilities containing six (6) or more parking spaces, there shall be provided vehicular access by one (1) or more aisles. Aisle widths shall be in conformance with the standards set forth in the City of Portland Technical and Design Standards and Guidelines, as hereafter amended.

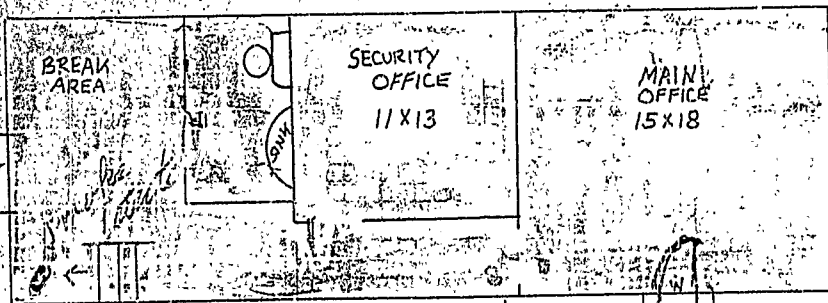
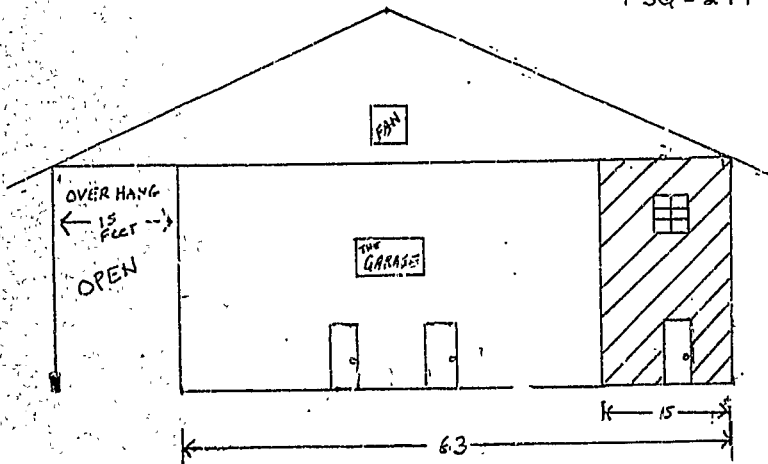
(Code 1968, § 602.14.A; Ord. No. 272-77, 5-16-77; Ord. No. 389-89, § 2, 4-3-89)

Sec. 14-342. Reserved.

Editor's note—Section 1 of Ord. No. 354-85, adopted Jan. 7, 1985, repealed § 14-342, relative to a reduction of requirements by the board of appeals, which derived from Code 1965, § 602.14.K.

24
15

1 SQ = 2 FT

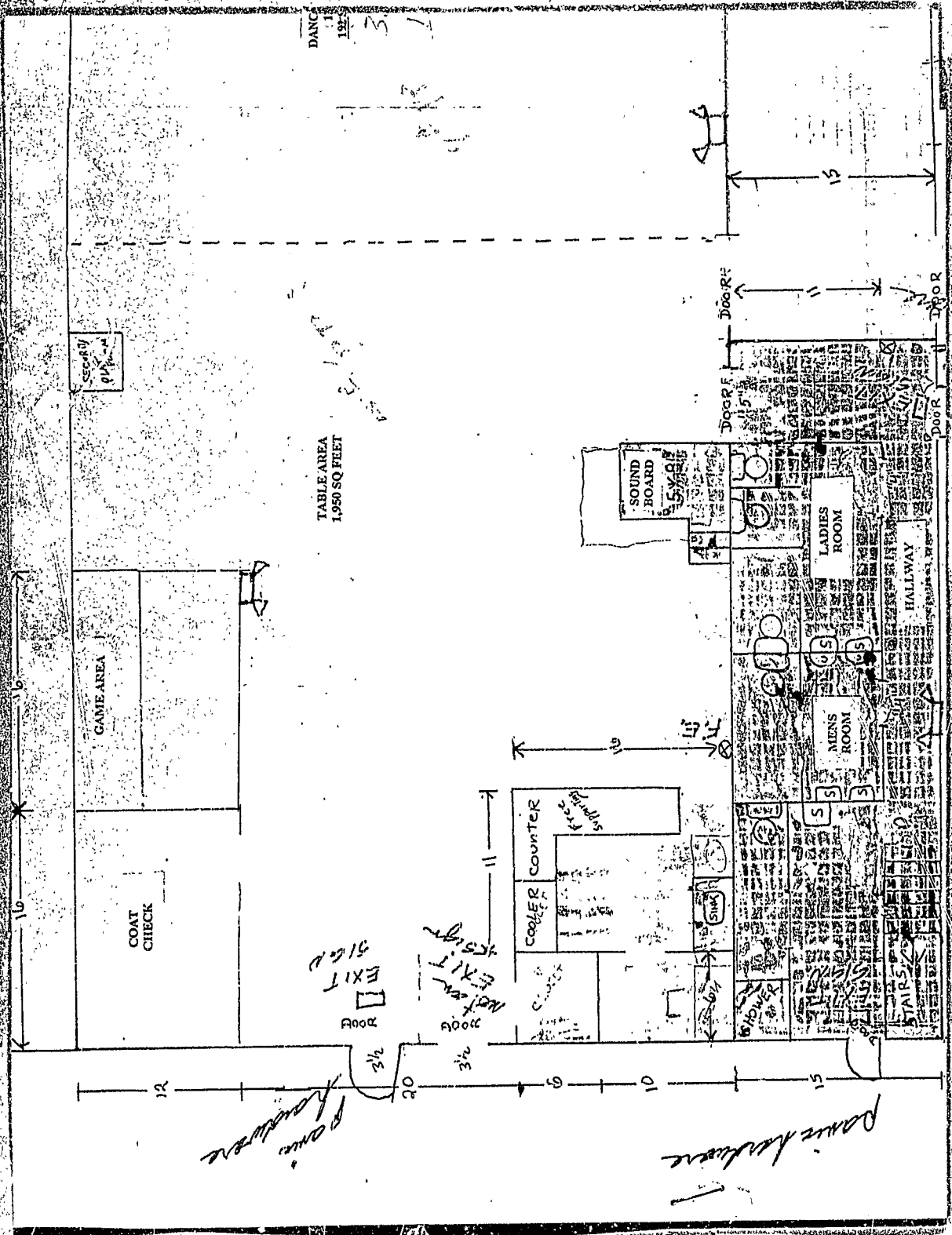


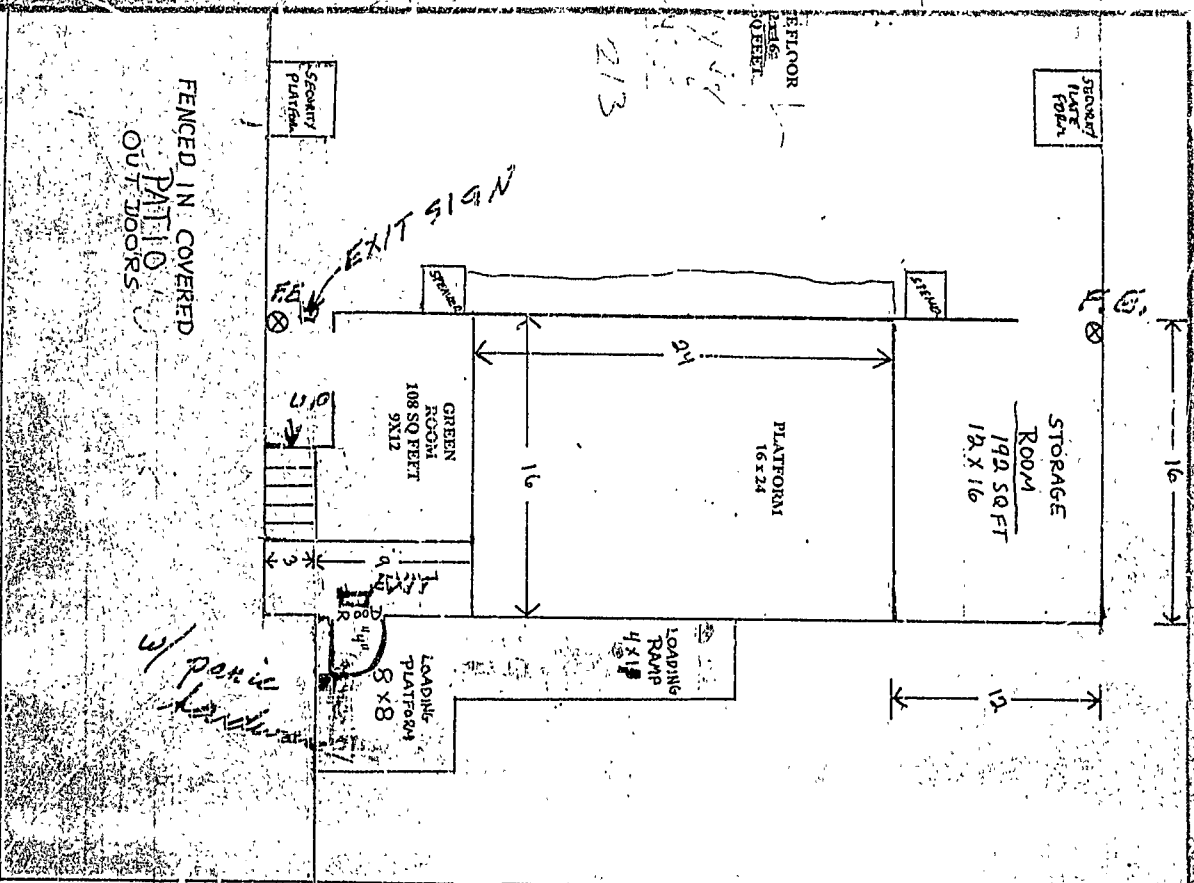
STAIRS
EMPLOYEES ONLY
SECOND FLOOR
ABOVE BATH ROOMS

Grading material →
THE GARAGE
SECOND LEVEL

Handwritten notes:
17' x 11' x 11' Room
in 11' x 11' Room

APR 21 1968





76 x 98
 ADDITION
 SIZE
 15 x 47

APR 21 1995

1. HANDRAILS ON ALL STAIRS
2. LIGHTED EMERGENCY EXIT LIGHTS AT ALL DOORS
3. PANIC HARDWARE ON ALL EXIT DOORS
4. HIGHLIGHTED IN YELLOW IS THE AREAS WHERE NEW CONSTRUCTION WILL BEGIN
5. THE ENTIRE ROOF AND SUPPORTING STRUCTURE IS ALREADY IN EXISTENCE
6. NEW CONSTRUCTION TO BE BUILT WITH 2X6'S 16 INCHES ON CENTER FLOOR JOICES 12 INCHES ON CENTER FOR OFFICE AREA 2X3'S WITH METAL BRACES
7. STEPS HAVE A MIN. OF 10 INCH TREAD AND A NINE RISER
8. ALL SHEETROCK IS 5/8"
9. BUILDING HAS A METAL ROOF EXTINGUISHERS
10. 3 COMBO FIRE
11. CEMENT FLOOR AND WALLS UP FOUR FEET IN EXISTING STRUCTURE
12. OUTSIDE OF BUILDING IS TYPED
13. 5/8 SHEETROCK ABOVE CEMENT ON WALLS
14. SECOND FLOOR FOR EMPLOYEES ONLY

REVIEWED FOR
BARBER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No. 7 109

PERMISSION IS HEREBY GIVEN TO:
James MacNaughton
423 Gorham Road
Scarborough, ME 04974

Location of project:
33 Allen Ave.
Portland, ME

PROJECT TITLE:
The Garage
OCCUPANCY CLASSIFICATION:
Assembly

To construct or alter the above referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on October 20, 19 95

This permit is issued under the provisions of Title 25, Chapter 317, Section 244g

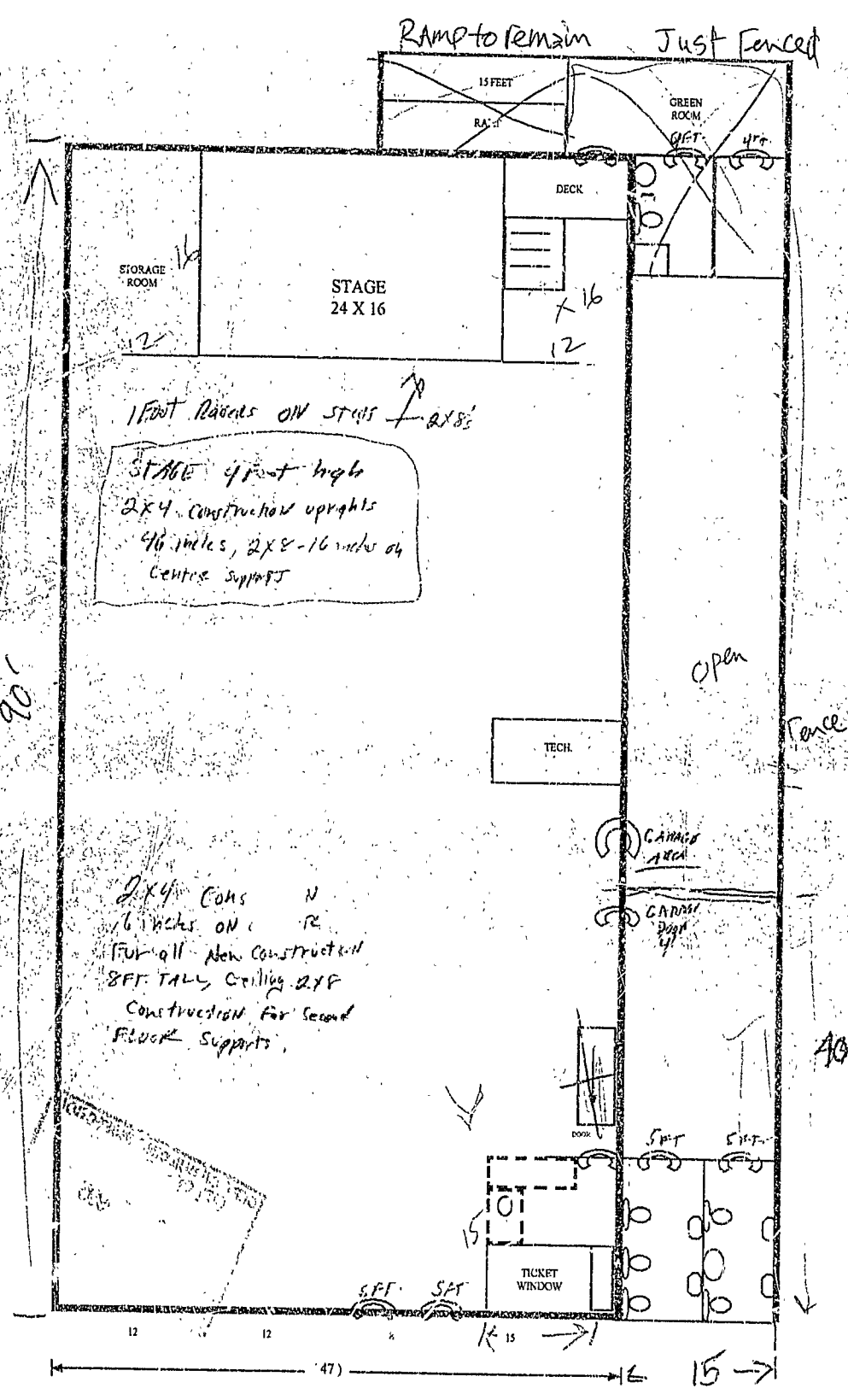
Notice herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 21st day of April, 19 95

FEE \$ 25.00

*NOT SPRINKLED

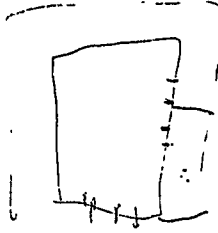
Commissioner - Public Safety



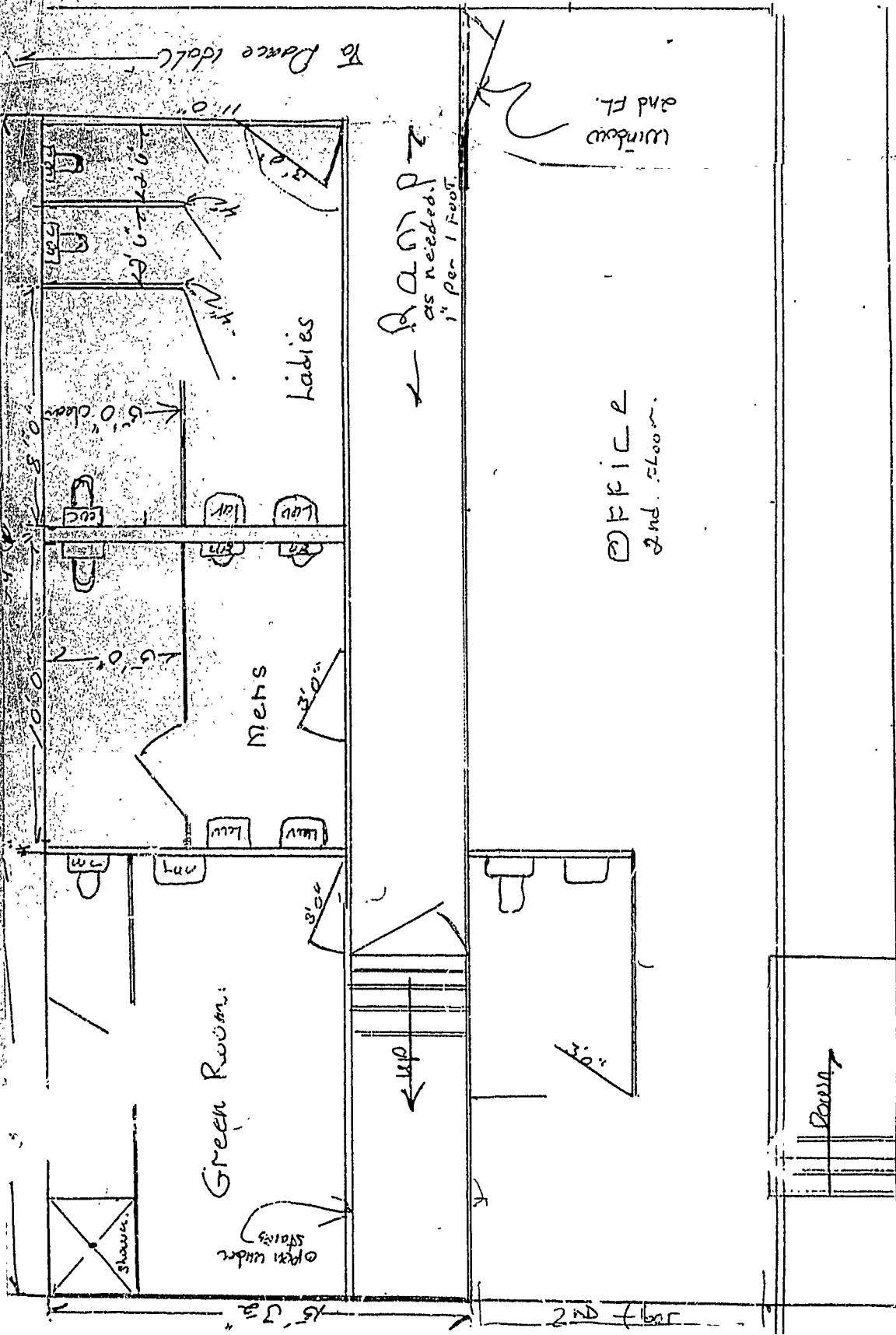
Built on
Cement Slab

2x6 construction
2x8 Floor Joist

16 inches
12 inches



ROF JUMP
Air structure
4x4x6 Par
1000



To Dance Lobby

Window
and Fl.

RAMP
as needed.
1" per 1 foot

OFFICE
2nd floor

Green Room:

Mens

Ladies

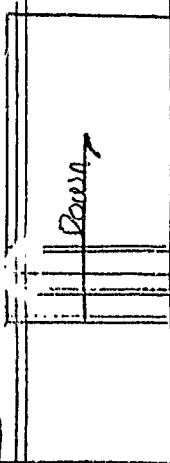
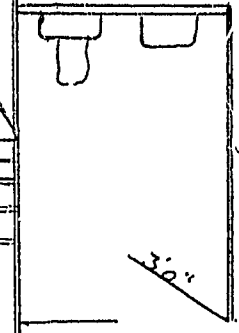
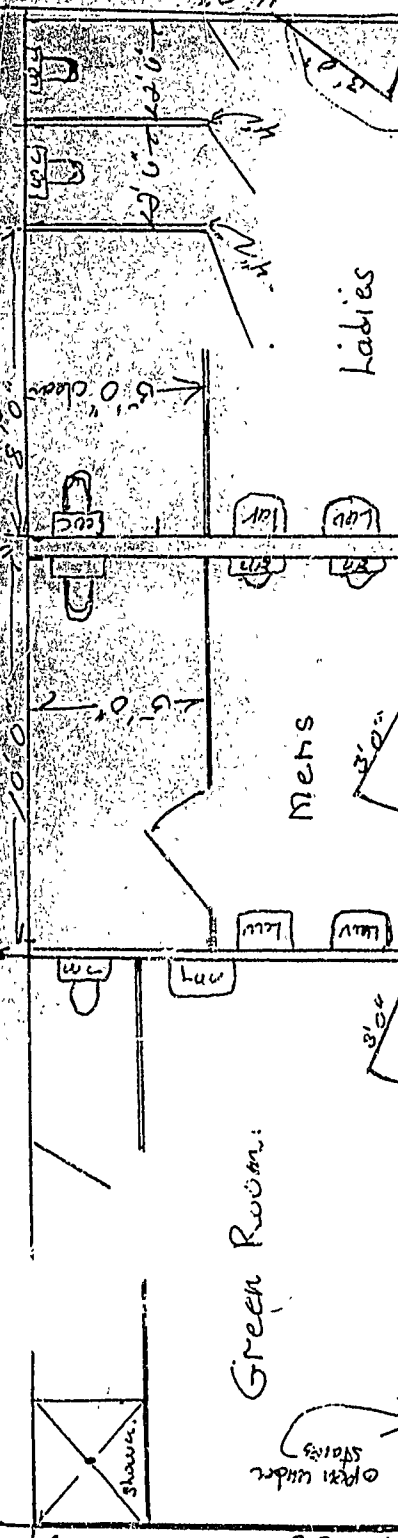
Down

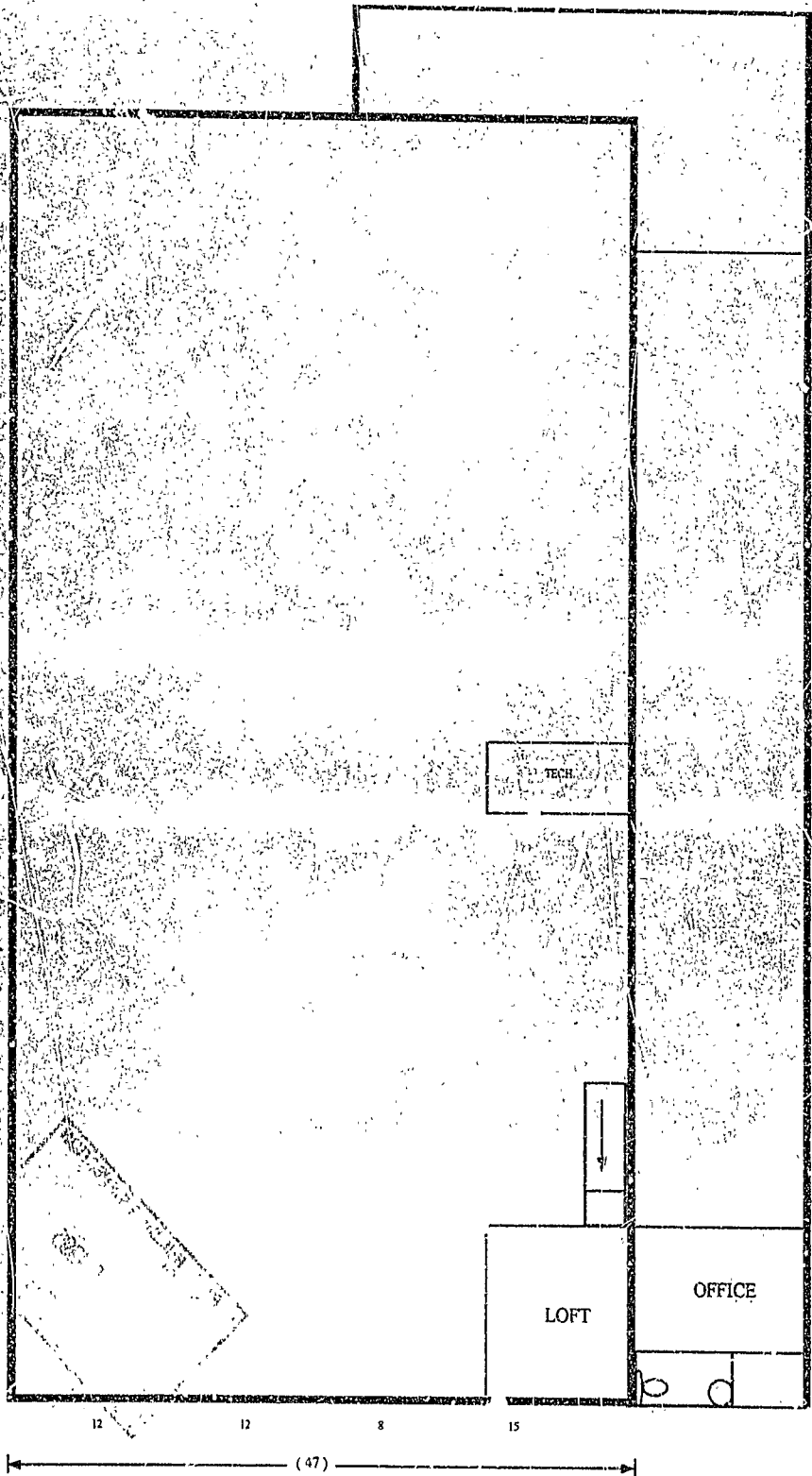
2ND floor

open with
stairs

shower

up





Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 18, 1995

The Garage Chem Froc
433 Gorham, Rd
Scarborough, ME 04074

Re: 33 Allen Ave

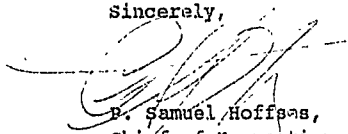
Dear Sir,

Your application to make interior renovations and change the use from vacant space to chemical free club has been reviewed, but a permit can not be issued at this time because of the following reasons:

1. The plan submitted with your application does not bear the seal of either a professional architect or engineer (State Law).
2. Your application does not include the approval of the State Fire Marshall.
3. Also, the plan submitted does not have a design seal or show exits, door hardware, or door sizes.

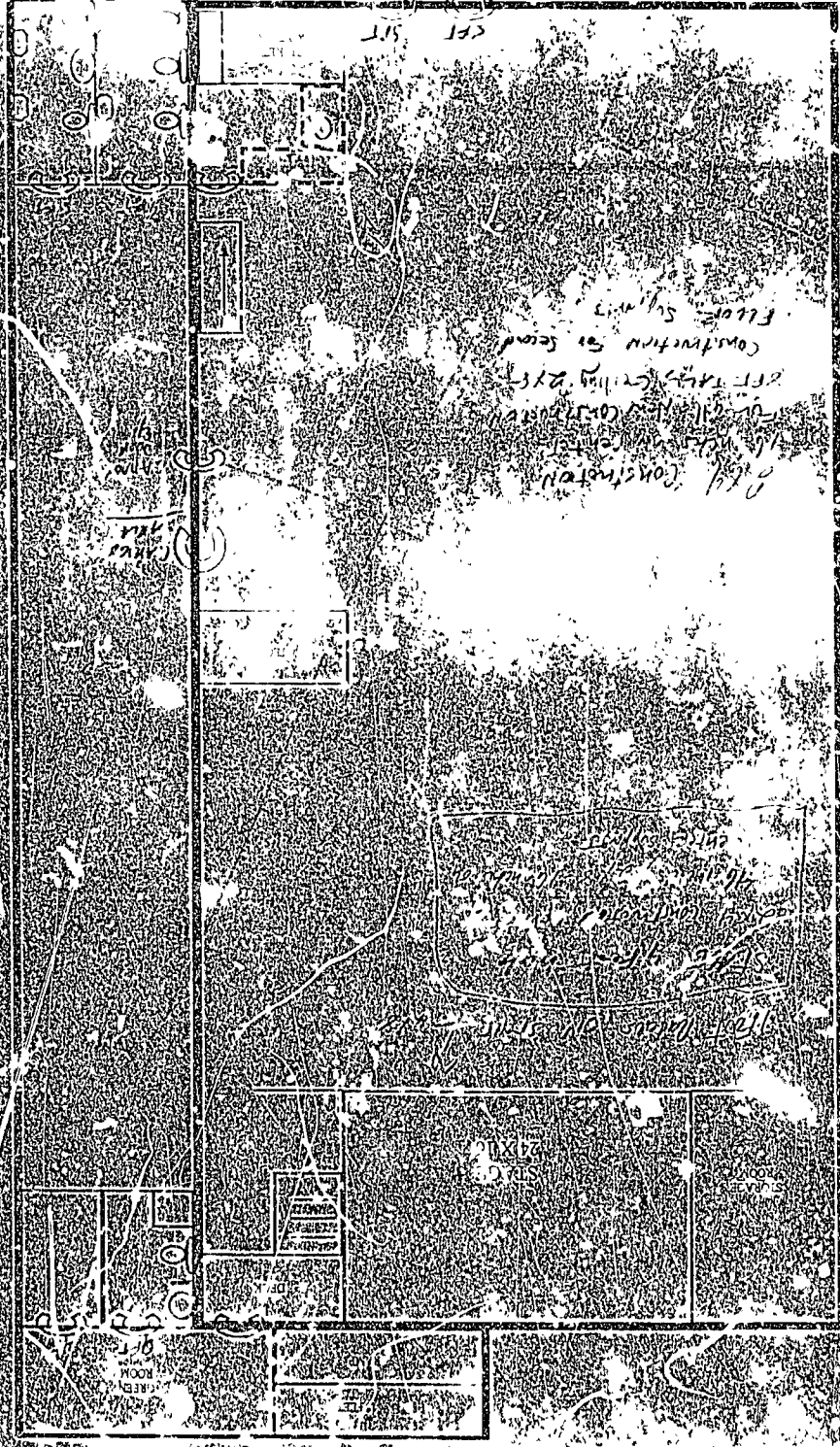
If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


S. Samuel Hoffses,
Chief of Inspection Services

K-4

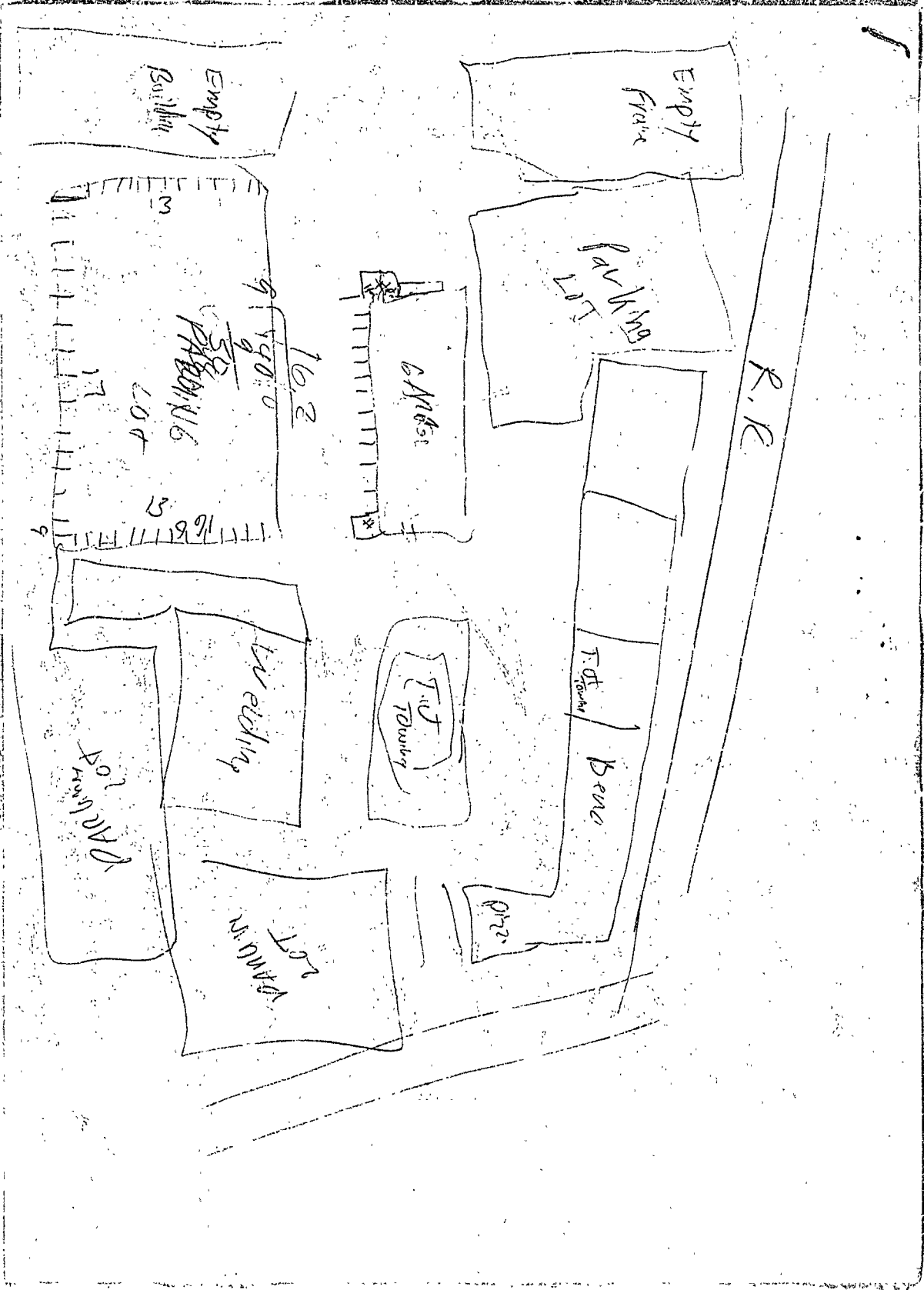
115 185



Construction of second
floor
115 185

Construction of second
floor
115 185

ROOM
GREEN





CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

19 May 1995

TO: P. Samuel Hoffses, Chief of Inspection Services
FROM: Arthur Rowe, Code Enforcement Officer
RE: 33 Allen Ave - Response to memo from Robert Ganley
DATE: 19 May 1995

First: On Saturday, May 6, 1995, Peter Heglund asked me directly if they could occupy "The Garage" on Saturday and Sunday night, May 6th and 7th, for a concert. I told him directly "no". I further urged him to comply with all terms of the permit as soon as possible, and to refrain from dance, concert, etc., activities, so as not to adversely effect the application for the dance license. Jim MacNaughton was present for a part of the conversation, although, I don't know how much he heard.

I have never in my life had any conversation by phone or otherwise with Councilor McDonough. I would be delighted to meet with him to discuss this ~~matter~~ matter.

I also state that I have never had an "off the record" conversation with Jim MacNaughton regarding any issue. The closest statement to this that I recall was that since, as we all know, the neighbors were opposed to a concert/dance hall that Jim, Peter, et al, had to have everything done properly so as not to give the neighbors extra ammo.

At no time did I state that "The City did not want him operating at that location."

City of Portland, Maine - Building or Use Permit Application 389 Congress Street. 0410

7) 874-8703, FAX: 874-8716

Location of Construction: 33 Allen Ave		Owner: H & S Assoc		Phone:
Owner Address: 33 Allen Ave- Ptld, ME 04103		Lease/Buyer's Name:		Phone:
Contractor Name: Dead River Co		Address: Box 467 - Scarborough ME 04074		Phone: 883-9515
Past Use: flea market	Proposed Use: flea market w 1/4 tanks		COST OF WORK: \$	PERMIT FEE: \$ 35
Proposed Project Description: install four a/g propane 100/gln tanks - common manifold & pit		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group Type
Permit Taken By: L Chase		Date Applied For: 9/15/95		Signature: <i>[Signature]</i>

Permit No: **951027**

PERMIT ISSUED

Permit Issued:
SEP 28 1995

CITY OF PORTLAND

Zone: CBL 152-C-2

Zoning Approval: *[Signature]*

Special Zoning Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan: major minor mm

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: *[Signature]*

1. This permit application doesn't preclude the Applicant from meeting applicable State and Federal rules
2. Building permits do not include plumbing, pipe or electrical work
3. 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

PERMIT ISSUED WITH REQUIREMENTS

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 codes applicable to such permit.

[Signature]
DEAD RIVER CO. BY *[Signature]*

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: _____ DATE: _____ PHONE: 883-9575

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE: REPRESENTATIVE PHONE: _____

CEO DISTRICT #6 *[Signature]*

White-Permit Desk Green-Assessor's Canary-DPW Pink-Public File Ivory Card-Inspector

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 33 Allen Ave

PROPERTY OWNERS NAME

Last: Henry First: Peter

Applicant Name: Garage

Mailing Address of Owner/Applicant (If Different): 33 Allen Ave

PORTLAND 5382 TOWN COPY

Date Permit Issued: 5.2.95 \$ 56 FEE Double Fee Charged

L.P.I. # 9124

Local Plumbing Inspector Signature: _____

Owner/Applicant Statement

I certify that the information submitted is correct in the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Arthur Rowe Date Approved: 9-29-95

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING

2. RELOCATED PLUMBING

Type of Structure to Be Served:

1. SINGLE FAMILY DWELLING

2. MODULAR OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER -- SPECIFY Hall

Plumbing To Be Installed By:

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D. HOUSING DEALER / MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # U8721

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Silcock	<u>2</u>	Bathtub (and Shower)
		Floor Drain	<u>1</u>	Shower (Separate)
OR	<u>2</u>	Urinal		Sink
		Drinking Fountain	<u>1</u>	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	<u>1</u>	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
OR		Groase / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
PIPING RELOCATION: of sanitary lines, drains, and piping with or without new fixtures.		Bidet		Laundry Tub
		Other: _____	<u>1</u>	Water Heater
TRANSFER FEE [\$6.00]		Fixtures (Subtotal) Column 2	<u>12</u>	Fixtures (Subtotal) Column 1
			<u>2</u>	Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			<u>14</u>	Permit Fee
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ <u>56</u>	Permit Fee

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

Location of Construction: 237 Allen Ave		Owner: Peter Lewis		Phone:	Permit No. 950381
Owner Address:		Leasee/Buyer's Name: The Garage Chem Free		Phone:	PERMIT ISSUED APR 25 1995 CITY OF PORTLAND
Contractor Name:		Address:		Business Name:	
Past Use:	Proposed Use: Club	COST OF WORK: \$ 5,000.00		PERMIT FEE: \$ 50.00	
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A2 Type SB 300293	
Proposed Project Description: Make Interior Renovations as per plans		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Grosik		Date Applied For: 05 April 1995			
<p>1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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.</p> <p>The Garage Chem Free 423 Gorham St Scarborough, ME 04074 839-5851</p>		<p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>		<p>Zone: EZ CBL: 152-C-002</p> <p>Zoning Approval: <i>[Signature]</i></p> <p>Special Zone or Reviews:</p> <p><input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/></p> <p>Zoning Appeal</p> <p><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</p> <p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review</p> <p>Action:</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied</p> <p>Date: 4/5/95</p>	
SIGNATURE OF APPLICANT <i>[Signature]</i>		ADDRESS:		DATE: 05 April 1995	PHONE: 839-5851
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		ADDRESS:		DATE:	PHONE:
<p>Whits-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector</p>					

PERMIT ISSUED WITH LETTER

CEO DISTRICT **6**

COMMENTS

5/3/95 Work not finished. Rough-in for plumbing → Pipes under floor covered w/ concrete prior to inspection

5/5/95 Multiple visits to issue temporary COP. Unable to do so because (1) doors not installed (2) toilets not all set.

5/12/95 2 visits (Howe, Schmuckler, Berglund, Lt MacBongel) w/ P. Hoglund and Jim MacBongel re: attached letter.

Inspection Record

	Type	Date
Foundation:	N/A	
Framing:	OK	5/3/95
Plumbing:		
Final:		
Other:		



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

19 May 1995

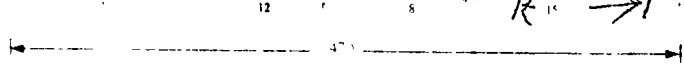
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DATE: 19 May 1995

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Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 18, 1995

The Garage Chem Free
423 Gorham, Rd
Scarborough, ME 04074

Re: 33 Allen Ave

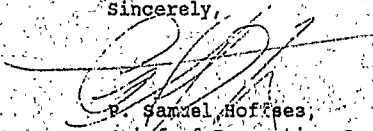
Dear Sir,

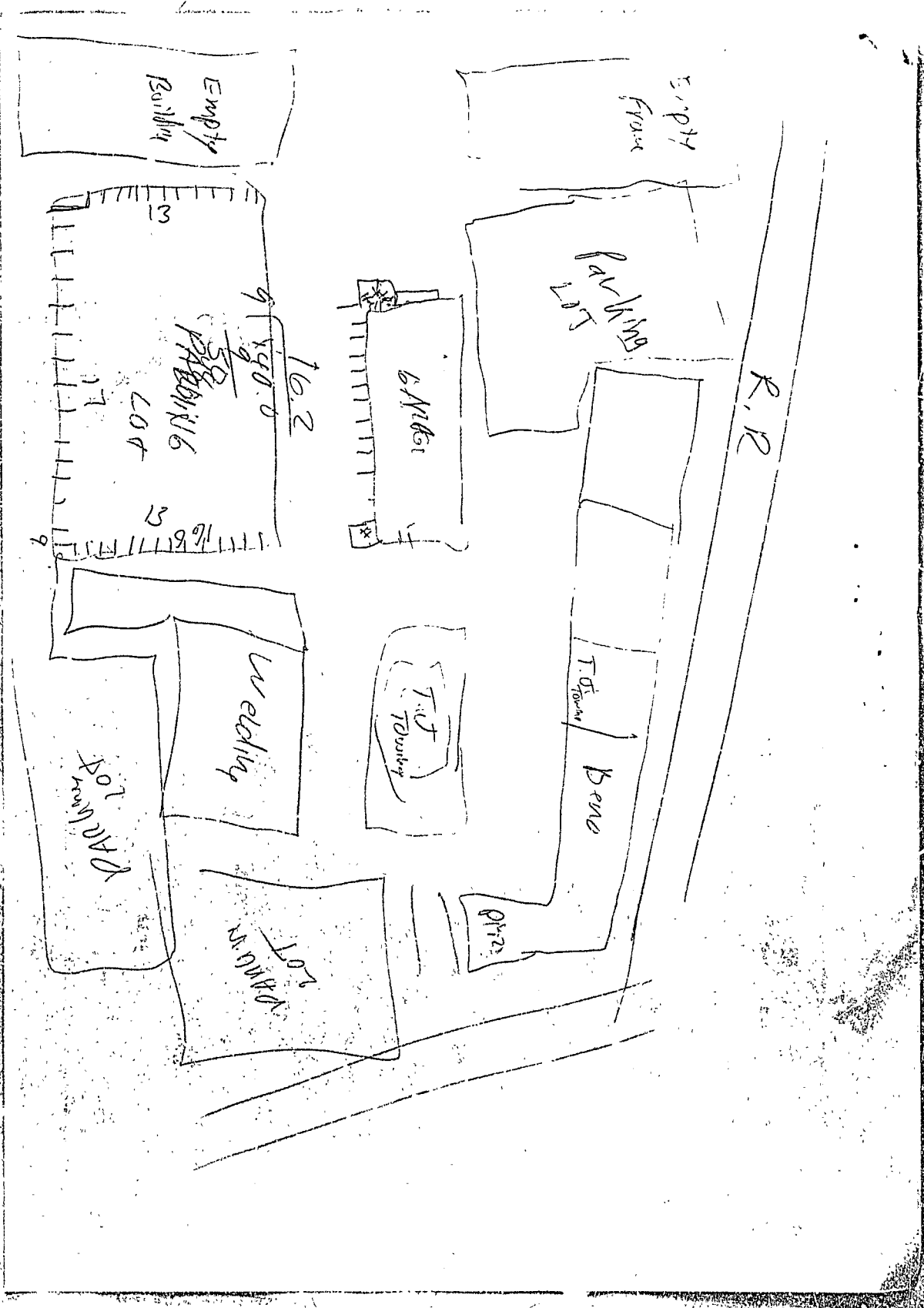
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1. The plan submitted with your application does not bear the seal of either a professional architect or engineer (State Law).
2. Your application does not include the approval of the State Fire Marshall.
3. Also, the plan submitted does not have a design seal or show exits, door hardware, or door sizes.

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Sincerely,


Samuel Hoffses,
Chief of Inspection Services.



Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
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CITY OF PORTLAND

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The Garage Chem Free
423 Gorham, Rd
Scarborough, ME 04074

Re: 33 Allen Ave

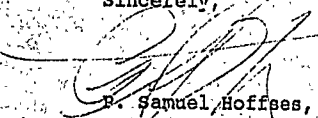
Dear Sir,

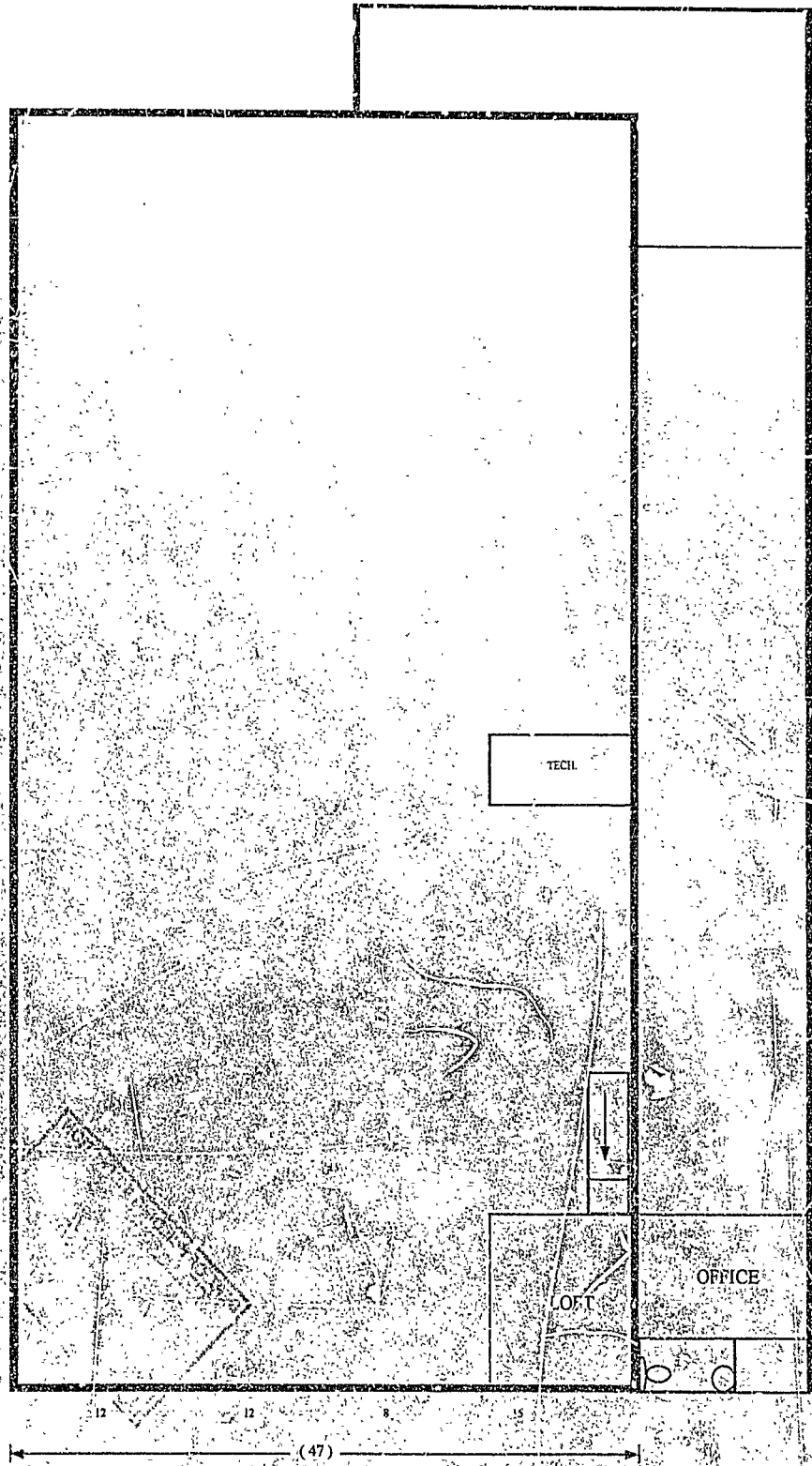
Your application to make interior renovations and change the use from vacant space to chemical free club has been reviewed, but a permit can not be issued at this time because of the following reasons:

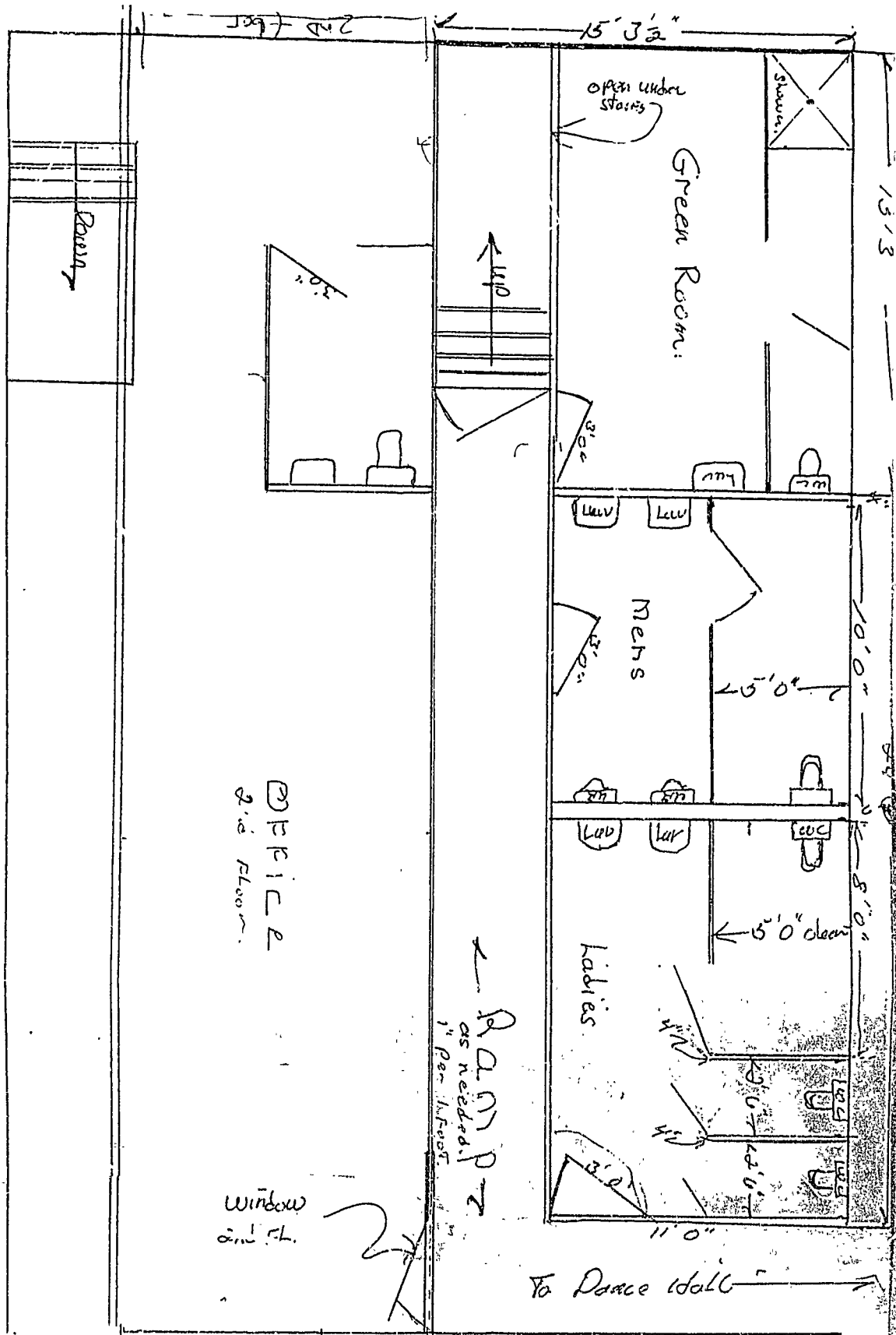
1. The plan submitted with your application does not bear the seal of either a professional architect or engineer (State Law).
2. Your application does not include the approval of the State Fire Marshall.
3. Also, the plan submitted does not have a design seal or show exits, door hardware, or door sizes.

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

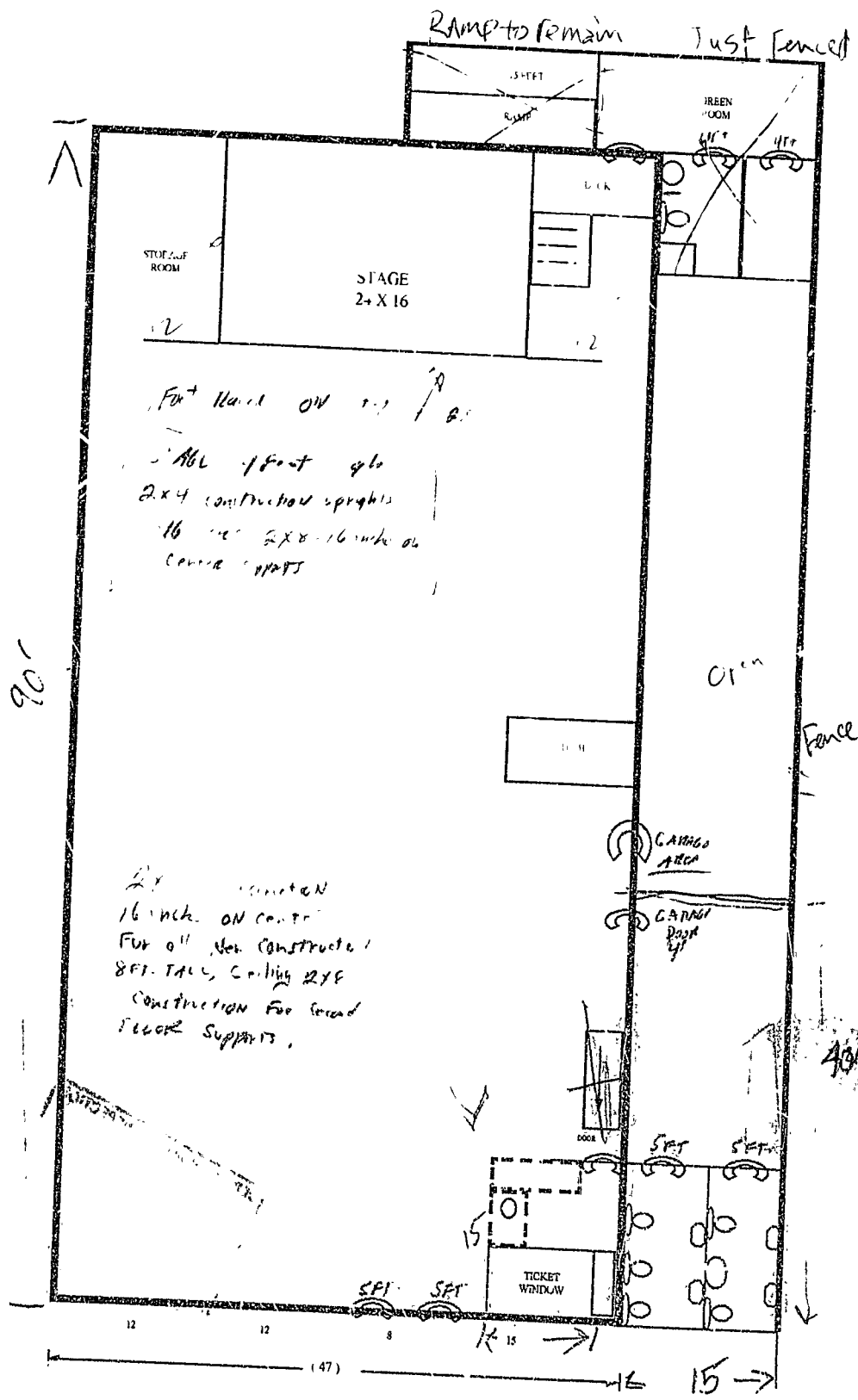
Sincerely,


S. Samuel Hoffses,
Chief of Inspection Services





2x6 CONSTR. 18'4" - 16.4' max
 2x8 FLOOR JOIST - 12' max
 RAMP as needed
 1" per foot
 2x6 CONSTR. 18'4" - 16.4' max
 2x8 FLOOR JOIST - 12' max
 Ramp as needed
 1" per foot



REVIEWED FOR
NOT
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No. 7109

PERMISSION IS HEREBY GIVEN TO:
James MacNaughton
423 Gorham Road
Scarborough, ME 04974

Location of project:

33 Allen Ave.
Portland, ME

PROJECT TITLE:
The Garage

OCCUPANCY CLASSIFICATION:
Assembly

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on October 20, 1995.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

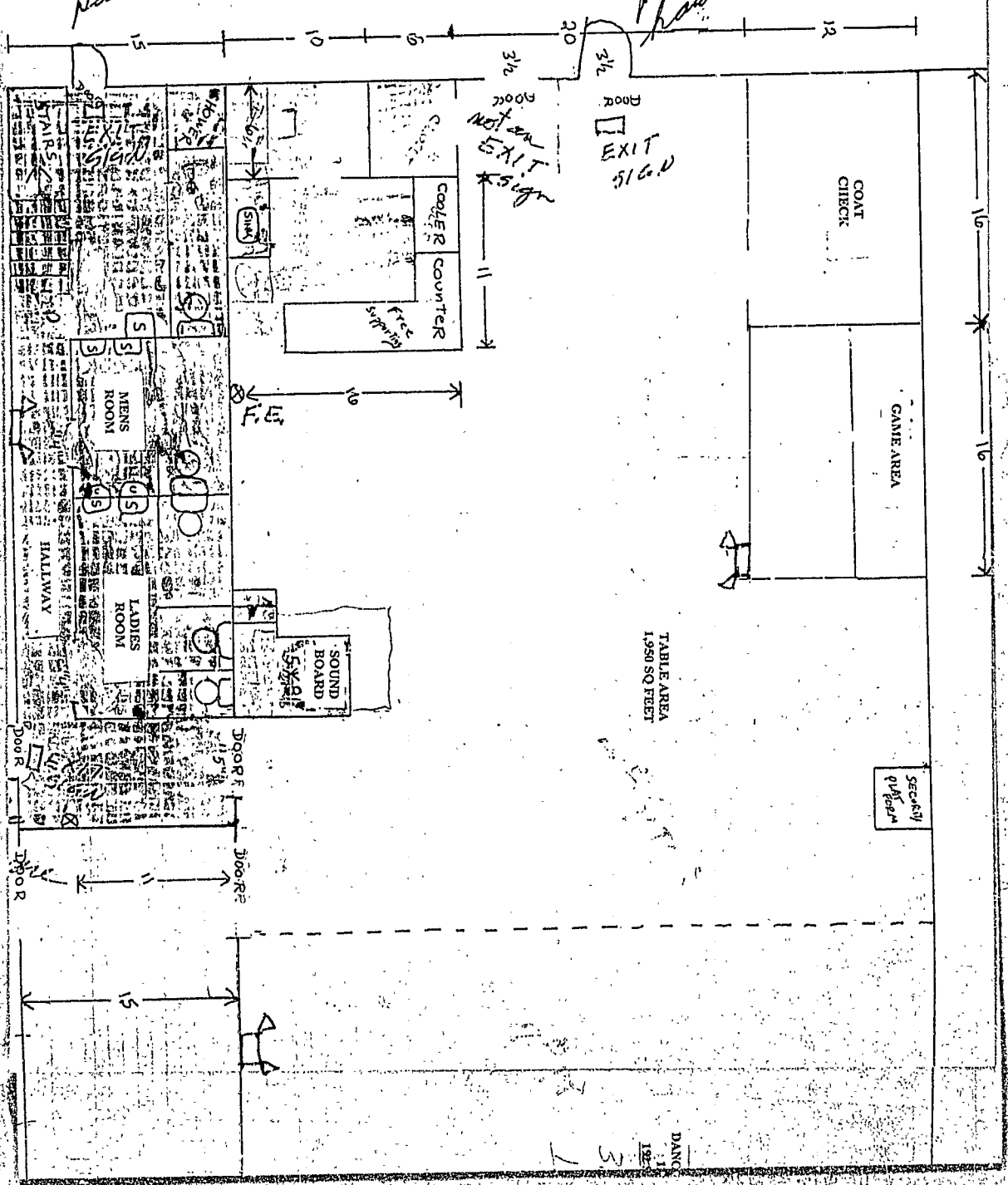
Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

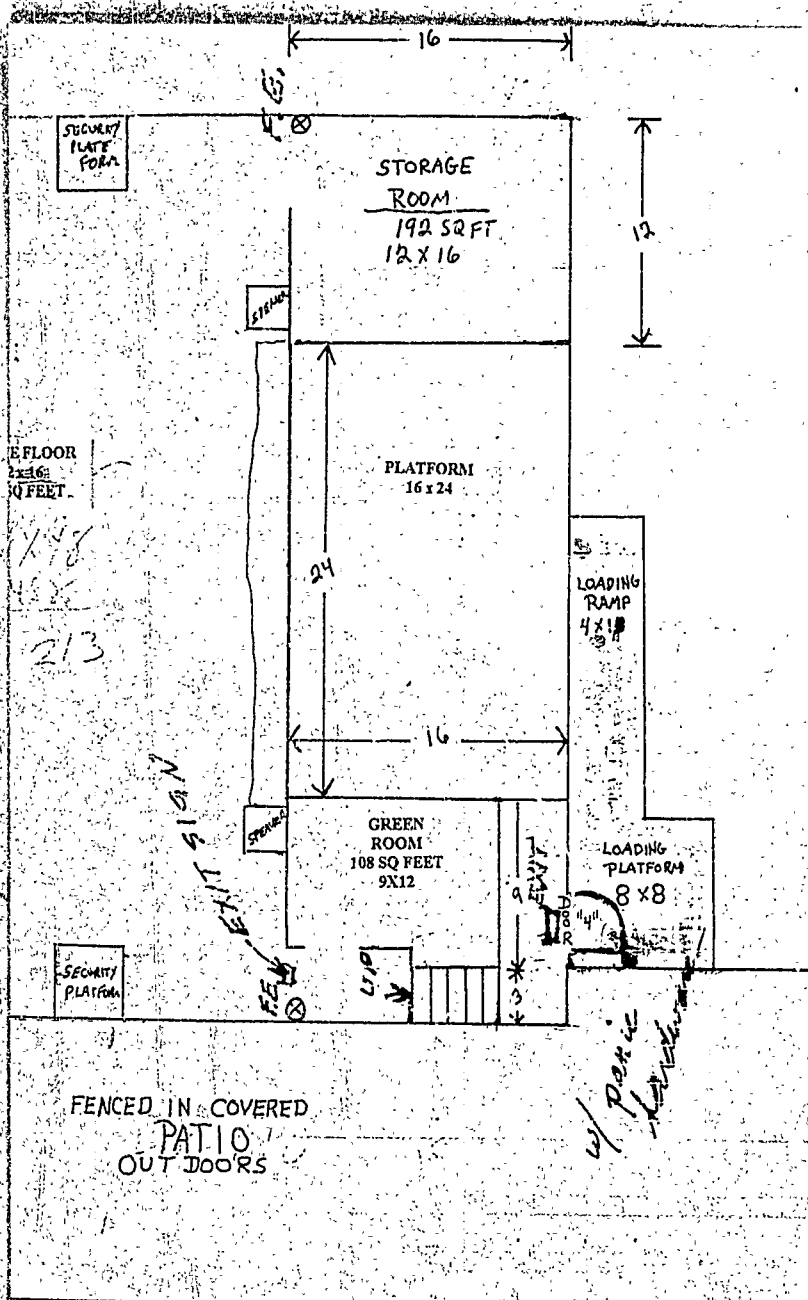
Dated the 21st day of April A.D. 19 95

FEE \$ 25.00

*NOT SPRINKLED

Commissioner - Public Safety





48 x 98
 ADDITION
 SIZE
 15 x 47

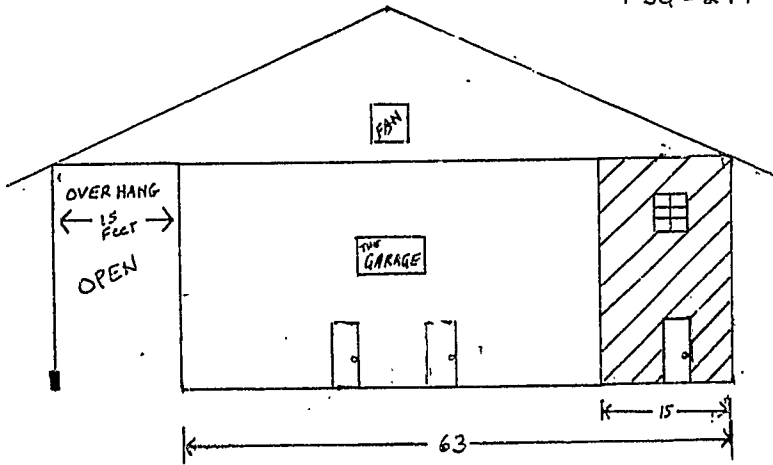
APR 21 1995
 RECEIVED

1. HANDRAILS ON ALL STAIRS
2. LIGHTED EMERGENCY EXIT LIGHTS AT ALL DOORS
3. PANIC HARDWARE ON ALL EXIT DOORS
4. HIGHLIGHTED IN YELLOW IS THE AREAS WHERE NEW CONSTRUCTION WILL BEGIN
5. THE ENTIRE ROOF AND SUPPORTING STRUCTURE IS ALREADY IN EXISTENCE
6. NEW CONSTRUCTION TO BE BUILT WITH 2X6'S 16 INCHES ON CENTER. FLOOR JOICES 12 INCHES ON CENTER FOR OFFICE AREA 2X8'S WITH METAL BRACES
7. STEPS HAVE A MIN. OF 10 INCH TREAD AND A NINE RISER.
8. ALL SHEETROCK IS 5/8
9. BUILDING HAS A METAL ROOF
10. 3 COMBO FIRE EXTINGUISHERS
11. CEMENT FLOOR AND WALLS UP FOUR FEET IN EXISTING STRUCTURE
12. OUTSIDE OF BUILDING IS TARRED
13. 5/8 SHEETROCK ABOVE CEMENT ON WALLS
14. SECOND FLOOR FOR EMPLOYEES ONLY

2ND FLOOR
 236
 10 FEET
 148
 213

24
11

1 SQ = 2 FT



EMPLOYEES ONLY
SECOND FLOOR
ABOVE BATH ROOMS

STAKES

Grading
Material

THE GARAGE
SECOND LEVEL

APR 21 1988

and permanently anchored, shall be provided and maintained at least five (5) feet from the street line between such off-street parking and that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street line involved so that bumpers of vehicles cannot project beyond its face toward the street line involved either above or below the impact surface.

- (2) Where such off-street parking shall abut a lot in a residence zone or a lot in residential use, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(Code 1968, § 602.14.1)

→ Sec. 14-340. Construction requirements when more than six vehicles parked.

Where off-street parking for more than six (6) vehicles is required or provided, the following construction requirements shall apply:

- (1) Appropriate driveways from streets or alleys, as well as maneuvering areas, shall be provided. Location and width of approaches over public sidewalks shall be approved by the traffic engineer.
- (2) The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six (6) inches in depth, well compacted, and with a wearing surface equivalent in quantities of compaction and durability to fine gravel.
- (3) A system of surface drainage shall be provided in such a way that the waste run-off shall not run over or across any public sidewalk or street.
- (4) Where artificial lighting is provided, it shall be shaded or screened so that no light source shall be visible from outside the area and its access driveways.

(Code 1968, § 602.14.J; Ord. No. 96-88, § 1, 7-19-88)

Editor's note—Ord. No. 96-88, § 1, adopted July 19, 1988, amended subsection (1) of this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 96-88.

→ Sec. 14-341. Aisles required for six or more spaces.

In parking facilities containing six (6) or more parking spaces, there shall be provided vehicular access by one (1) or more aisles. Aisle widths shall be in conformance with the standards set forth in the City of Portland Technical and Design Standards and Guidelines, as hereafter amended.

(Code 1968, § 602.14.A; Ord. No. 272-77, 5-16-77; Ord. No. 389-89, § 2, 4-3-89)

Sec. 14-342. Reserved.

Editor's note—Section 1 of Ord. No. 354-85, adopted Jan. 7, 1985, repealed § 14-342, relative to a reduction of requirements by the board of appeals, which derived from Code 1965, § 602.14.K.

- (3) *Vibrations:* Any use or portions thereof creating intense earthshaking vibrations such as are created by heavy drop forges, or heavy hydraulic surges shall be controlled in such a manner as to prevent transmission beyond lot lines of vibrations, causing a displacement of .003 of one (1) inch measured at the property line by a vibrograph or comparable instrument.
- (4) *Glare, heat:* Any operation producing intense glare or heat shall be performed within an enclosed building in such manner as to be imperceptible from any point along the lot lines.
- (5) *Discharge of toxic or noxious matter:* No use shall for any period of time discharge across the boundaries of the lot wherein it is located, toxic or noxious matter in concentrations in excess of one-fourth of the maximum allowable concentrations set forth in Table 1, Industrial Hygiene Standards, Maximum Allowable Concentration, Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.
- (6) *Emission of noxious, odorous matter:* The emission of noxious, odorous matter in such quantities as to be offensive at lot boundaries is prohibited. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) of Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by Manufacturing Chemists' Association, Inc., Washington, D.C., as subsequently amended or revised which is hereby incorporated herein and made a part of this section by reference. For the purpose of this section, the smallest value shall apply in cases where multiple values are cited.
- (7) *Smoke:* The emission of any smoke from any source whatever shall not be permitted at a density greater than that density described as Number 3 of the Ringelmann Chart.
- (8) *Air pollution:* No emission of fly ash, dust, or other form of air pollution is permitted which can cause any damage to health, to animals or vegetation, or other forms of property or which can cause any excessive soiling at any point, and in no event any emission, from any chimney or otherwise, is permitted which is composed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point.
- (9) *Discharge into sewerage system:* No discharge at any point into any private sewage disposal system or stream or into the ground of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority. No accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.
- (10) *Storage of vehicles:* Storage of more than ten (10) unregistered derelict automotive vehicles on the premises for more than sixty (60) days shall not be permitted. There

of it, acid, alcohol and alcoholic beverages, ammonia, bleaching powders, bluing, chlorine, cleaning compounds or soaps, cellophane and celluloid, aniline/dye and dyestuff, oilcloth and linoleum, paint, varnish, shellac, japans, lacquers, putty, whiting, carbide, carbonic acid, carbonic ice, carbon black, caustic soda, creosote, hydrogen, oxygen, nitrogen, insecticides and fungicides, lampblack, nitrating of cotton or other products, peroxylin, potash, polishing compounds, serums, toxins, viruses or their culture, disinfectant, insecticide or poison, gasoline, petroleum or kerosene distillation, refining or derivation of by-products;

h. Testing of internal combustion engines on open test stands;

NO (3) Junkyards, scrap metal yards, automobile graveyards or metal reclamation as a principal use;

(4) Commercial scrap processing and recycling of paper, glass and cloth waste materials, and municipal and regional solid waste disposal facilities unless all processing activities, except loading operations, are carried out within an enclosed structure.

OL, V7 (b) In an I-2 zone, day care facilities shall be permitted, provided that:

(1) Proof of licensing with the Maine Department of Human Services is submitted to the city prior to issuance of a certificate of occupancy;

(2) Off-street parking shall be provided with one (1) parking space per employee, plus one (1) based on the number of employees required through state licensing for potential maximum capacity of such facility;

(3) Off-street loading shall be located in a safe location;

(4) There shall be an on-site outdoor play area with seventy-five (75) square feet per child; and

(5) The outdoor play area shall be fenced and screened with a landscaped buffer.

(Code 1968, § 602.12.A; Ord. No. 334-76, §§ 2, 3, 7-7-76; Ord. No. 234-88, 2-1-88)

NO Dwell. is (stated in sec 14-473 in I-3 zone)

→ Sec. 14-247. External effects.

Any use established in an I-2 or I-2b zone after June 5, 1957, shall be so operated as to conform with the performance standards set forth herein. No use already established on that date shall be so altered or modified as to conflict with or, if already in conflict with, to further conflict with the performance standards established herein:

→ (1) *Enclosed structure:* The use shall be operated within a completely enclosed structure, except for those customarily operated in open air.

→ (2) *Noise:* Every use, except air-raid sirens or similar warning devices shall be so operated that the volume of sound inherently and recurrently generated, measured by a sound level meter and frequency weighting network (manufactured according to standards prescribed by the American Standards Association) at any boundary of lot upon which the use is located does not exceed seventy (70) decibels.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 25, 1995

RE: 33 Allen Avenue, Portland

The Garage Chem Free
423 Gorham Rd.
Scarborough, ME 04074

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.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. The use shall be operated within a completely enclosed structure.
2. Every use shall be so operated that the volume of sound inherently and recurrently generated at any boundary of it upon which the use is located does not exceed seventy (70) decibels.
3. All external effects must be met. (see attached)
4. All parking requirements must be met. (see attached)
5. Portable fire extinguishers shall be installed in locations in accordance with NFPA #10.
6. NO food preparation is allowed under this permit.
7. 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.
8. 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/1993)
9. Stair construction in Use Group A is a minimum of 11" tread and 7" maximum rise.
10. Headroom in habitable space is a minimum of 7'6". The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSR 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
12. Interior finishes shall be Class A or Class B.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Ms. Marge Schmuckal, Asst. Chief of Inspection Services
LT. Gaylen McDougall, Fire Prevention Officer

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

10. It was also noted that you made a change in your submitted plans in the smoking area. An amendment showing the changes shall be submitted.

11. Adequate exterior lighting shall be provided.

These items and any of the requirements of your original permit shall be met BEFORE OCCUPANCY CAN BE ALLOWED.

You would be in violation of City Ordinances if you were to occupy prior to all required approvals.

Sincerely,

Marge Schmuckal
Asst. Chief of Inspection Services

cc to: Lt. MacDougall, Fire Prevention
Joseph Gray Jr, Dir. of Planning & Urban Dev.
Sven Borglund, Elec. Inspector
P. Samuel Hoffses, Chief of Inspection Services
Gary Wood, Corporation Counsel
Tamiris Donovan, City Clerks Office
Robert Ganley, City Manager
Peter Hoglund

Inspection Services
P. Samuel Hoffses
Chief

*Ar. That
for your files*



CITY OF PORTLAND

James MacNaughton
423 Gorham Road
Scarborough, ME 04074

RE: Operations at The Garage, 33 Allen

Dear Mr. MacNaughton,

At 11:00 am on Friday May 12, 1995, of your proposed operation at the above Shaw were present during our inspection.


It was noted at that time that work s have all the requirements and conditi been met. A CERTIFICATE OF OCCUPANCY YOU CAN NOT OPEN TO THE PUBLIC AT TH

Some of the specifics noted for compl inclusive):

1. Flameproofing shall be provided
2. General lighting shall be prov Electric Code (#220-3b) of 2 w 8,460 watts of general lightin
3. Extension cords can not be use use. They shall be removed and
4. The electric panels shall be i
5. You shall comply with the foll Electric Code: Articles 400, s
6. The roof has serious leaking stage and floor). This shall of electrocution from all the
7. Disability requirements have stage and the bathrooms. The disability hardware (a violat laws).
8. The stage stairs do not have required hand rails.
9. Lock sets and self-closers sh doors.

389 Congress Street • Portland, Maine 04101

Issued to Peter Lewis



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 33 Allen Ave

DATE OF ISSUE

*Check for
of occupancy
Final cert
APPROVED OCCUPANCY*

...has had final inspection, has been found to conform to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved to

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

Location of Construction: **K 33 Allen Ave** Owner: **Teeter Law's** Phone: _____

Owner Address: _____ Lease/Buyer's Name: **The Garage Cleaners** Phone: _____ Business Name: _____

Contractor Name: _____ Address: _____ Phone: _____

Past Use: **Vacant Space** Proposed Use: **Cheshire Court**

Proposed Project Description: **Make Interior Renovations as per plans**

Permit Taken By: **Kary Grezik** Date Applied For: **05 April 1995**

COST OF WORK: \$ **5,000.00** PERMIT FEE: \$ **50.00**

FIRE DEPT. Approved Denied INSPECTION: Use Group **B** Signature: **Kelly** Date: _____

Signature: **ABW** Signature: **Kelly** Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (PAD) Action: Approved Approved with Conditions Denied Date: _____

Signature: _____ Date: _____

Permit Number: **50381** Permit Issued: **APR 25 1995**

PERMIT ISSUED CITY OF PORTLAND

Zone: **2** CBL: **152-C-002**

Zoning Approval: _____ Special Zone or Reviews: _____

Shoreland Wetland Flood Zone Subdivision Site Plan minor mm

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: **4/25/95**

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____

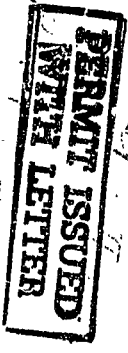
Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____



839-951
The Garage Cleaners
423 Garham Rd
Scarborough, ME 04874

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: _____ ADDRESS: _____ DATE: **05 April 1995** PHONE: **839-951**

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 **6**

COMMENTS

5/3/95 Work not finished. Rejection for plumbing → Pipes under floor covered w/ concrete pour to suspension

5/5/95 Multiple visits to view temporary CO2, transfer to also re location (1) room not installed (2) toilets not all set.

5/12/95 2 visits (Rover, Schmedel, Berglund, & MacDougall) w/ R. Berglund and Jim MacDougall re: att. of letter.

Inspection Record

Foundation:	Type	Date
Framing: <u>OK</u>	<u>N/A</u>	<u>5/3/95</u>
Plumbing:		
Final:		
Other:		



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

19 May 1995

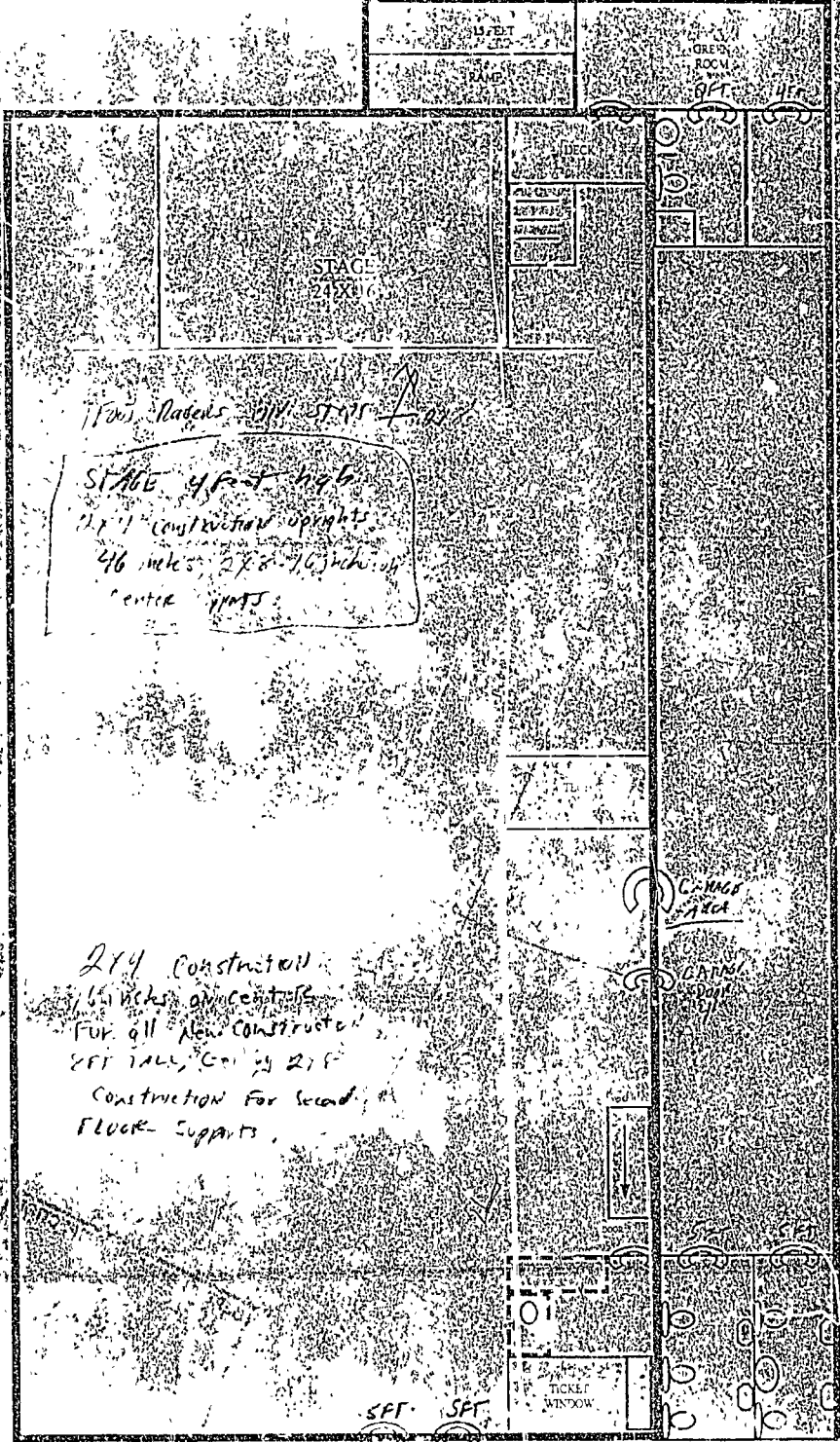
TO: P. Samuel Hoffses, Chief of Inspection Services
FROM: Arthur Rowe, Code Enforcement Officer
RE: 33 Allen Ave - Response to memo from Robert Ganley
DATE: 19 May 1995

First: On Saturday, May 6, 1995, Peter Hوجلund asked me directly if they could occupy "The Garage" on Saturday and Sunday night, May 6th and 7th, for a concert. I told him directly "no". I further urged him to comply with all terms of the permit as soon as possible, and to refrain from dance, concert, etc., activities, so as not to adversely effect the application for the dance license. Jim MacNaughton was present for a part of the conversation, although, I don't know how much he heard.

I have never in my life had any conversation by phone or otherwise with Councilor McDonough. I would be delighted to meet with him to discuss this ~~matter~~ matter.

I also state that I have never had an "off the record" conversation with Jim MacNaughton regarding any issue. The closest statement to this that I recall was that since, as we all know, the neighbors were opposed to a concert/dance hall that Jim, Peter, et al, had to have everything done properly so as not to give the neighbors extra ammo.

At no time did I state that "The city did not want him operating at that location."



1700's, Rodents will start from
 STAGE 4 feet high
 2x4 construction uprights
 46 inches 2x6 16 inches on
 center 11FT

2x4 construction
 6 inches above center
 For all New construction
 8FT tall, center 2x6
 construction for second floor
 floor supports

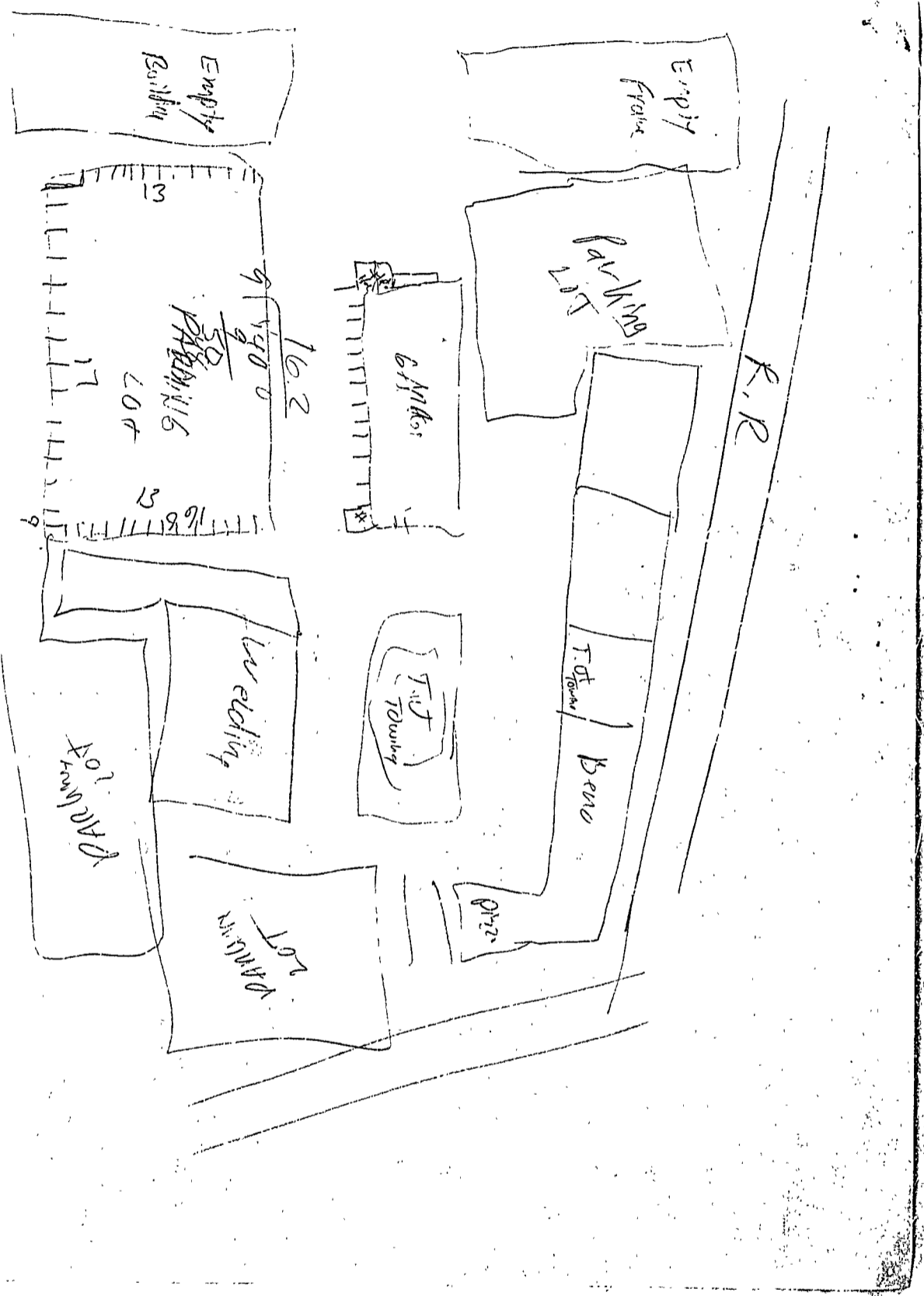
CHANGE
 1/2" dia

CHANGE
 1/2" dia

TICKET WINDOW

SPT SPT

R - 31



Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 13, 1995

The Garage Chem Free
423 Gorham, Rd
Scarborough, ME 04074

Re: 33 Allen Ave

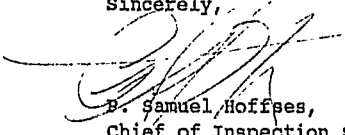
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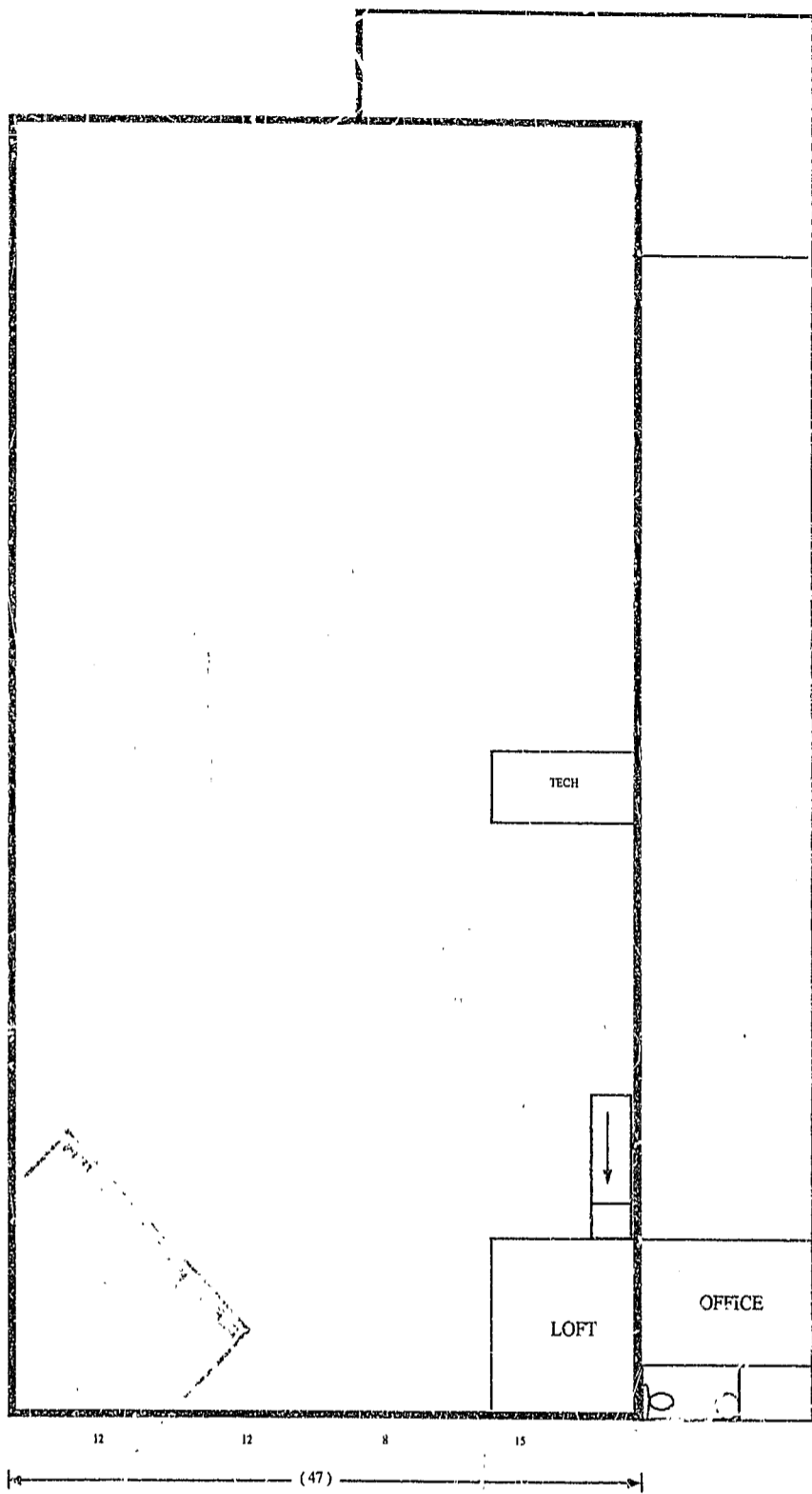
Your application to make interior renovations and change the use from vacant space to chemical free club has been reviewed, but a permit can not be issued at this time because of the following reasons:

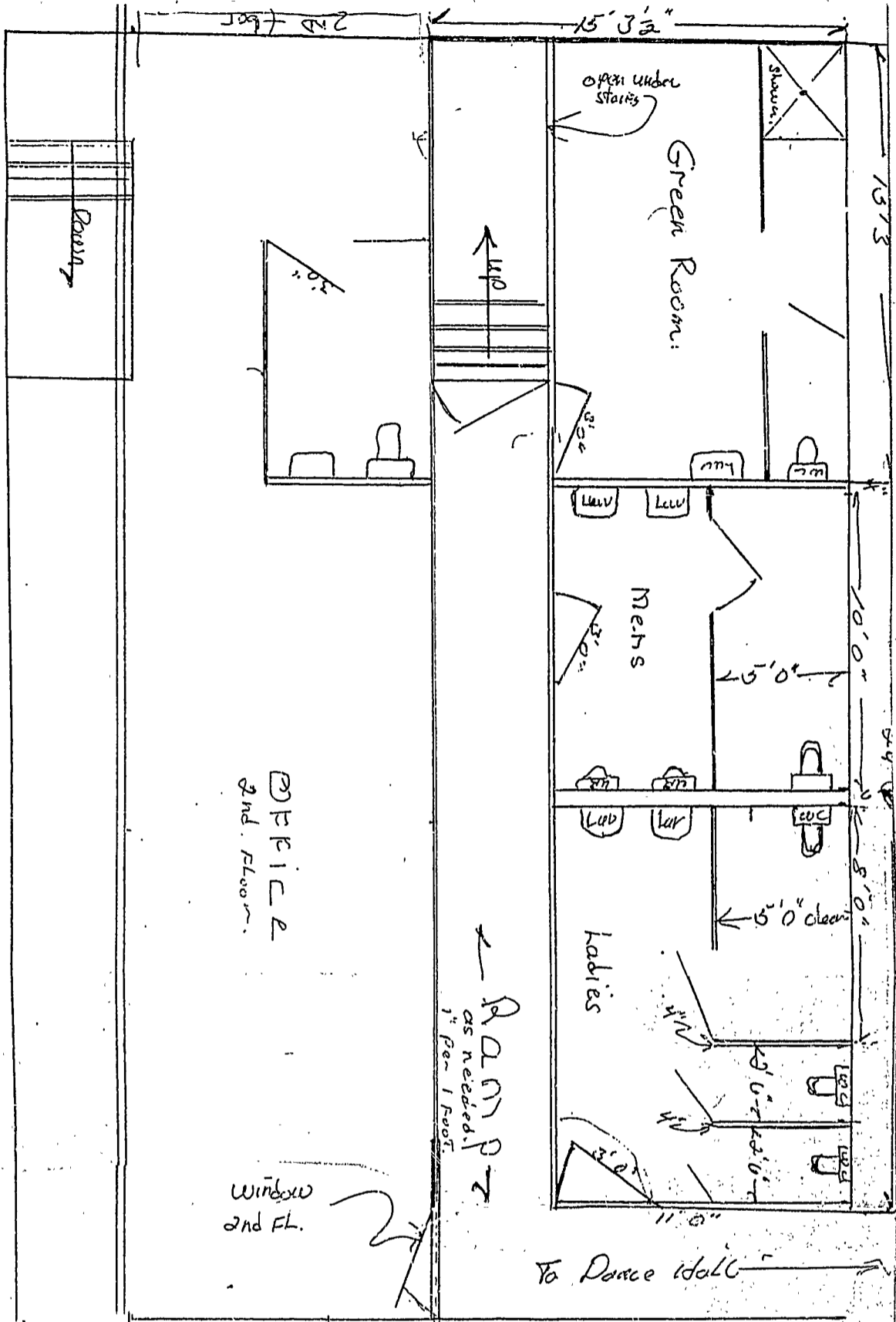
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2. Your application does not include the approval of the State Fire Marshall.
3. Also, the plan submitted does not have a design seal or show exits, door hardware, or door sizes.

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

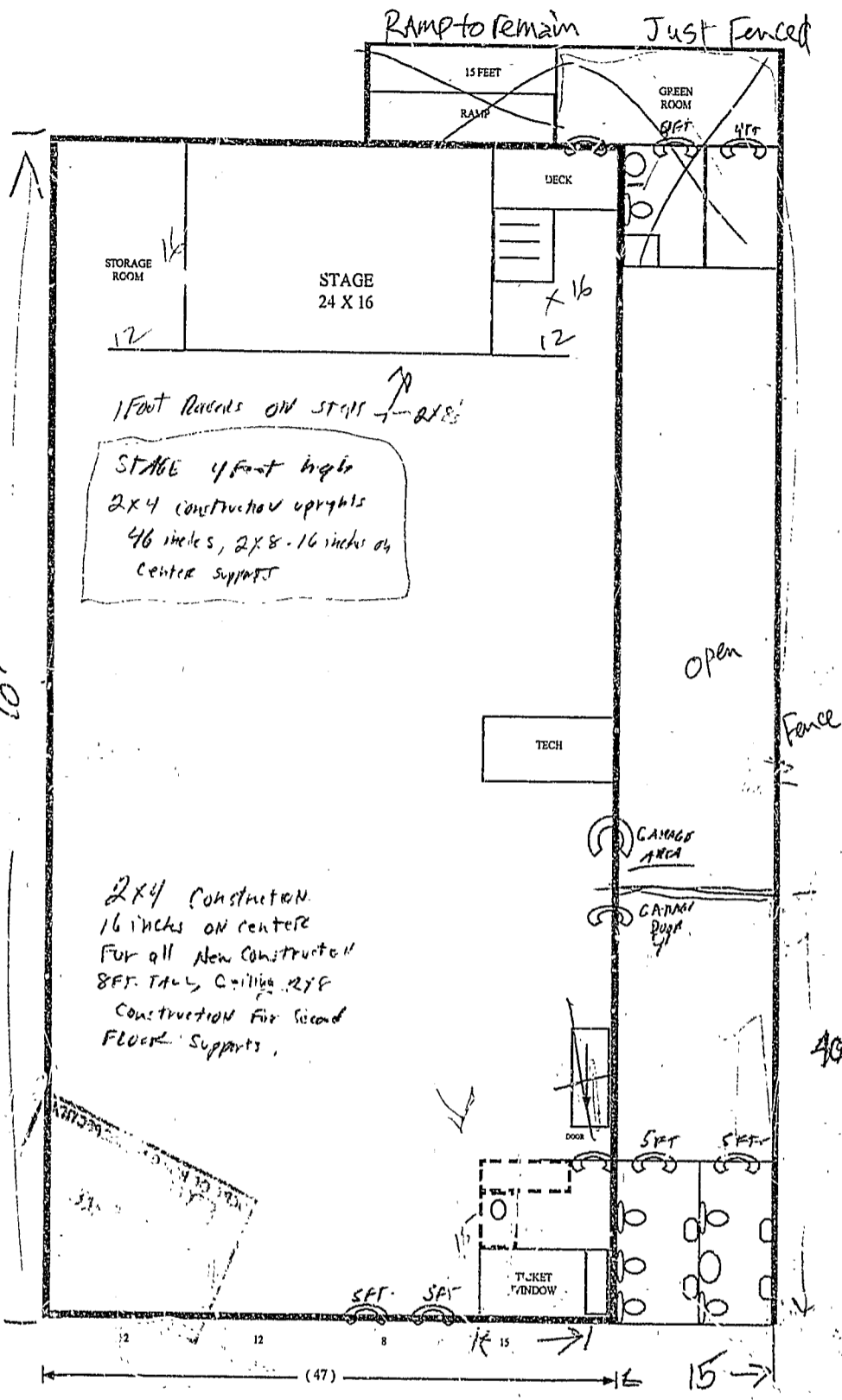
Sincerely,


S. Samuel Hoffses,
Chief of Inspection Services





Built on
 Cement Slab
 2x6 CONSTRUCTION
 2x8 FLOOR JOISTS
 16" joists on 12" centers
 12" diameter
 7' x 11' x 11'
 2x4's in
 Roof structure
 All structure
 Ample for
 200



REVIEWED FOR
NOT
FARMER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No. 7109

PERMISSION IS HEREBY GIVEN TO:
James MacNaughton
423 Gorham Road
Scarborough, ME 04974

Location of project:
33 Allen Ave.
Portland, ME

PROJECT TITLE:
The Garage
OCCUPANCY CLASSIFICATION:
Assembly

To construct or alter the above referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on October 20, 19 95.

This permit is issued under the provisions of Title 25, Chapter 317, Section 244B

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 21st day of April, A.D. 19 95

FEE \$ 25.00 *NOT SPRINKLED

Commissioner - Public Safety

