

30-D-1

1999-0124

68 Commercial St.
Change of Use
Point East Trust

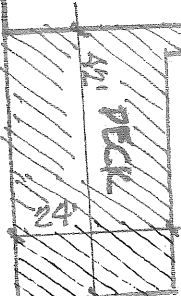
Logged on Spreadsheet

PARK

CITY OF PORTLAND
MAINTENANCE WHARF

5 x 30 = 150 SF
42 x 24 = 1008 SF
1188 SF

68-12 COMMERCIAL ST.



VEGETATION
B-3 ZONE

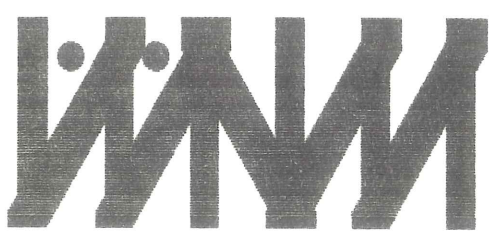
EXISTING
STORE / PARKING

FENCE

MAINTENANCE WHARF
CUSTOM HOUSE WHARF

- 35 = LEASED SPACE
- 36 = FLATBED SPACE
- 37 = OFFICE SPACE
- 38 = RETAIL SPACE

copy - Tom Weston



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST, PORTLAND, ME 04101 774-3683

August 16, 2000

Marge Schmuckal, Zoning Administrator
City of Portland
Portland, Maine 04101

Re: RI-RA Irish Pub Building Permit and Change-of-Use
68-72 Commercial Street

Dear Marge:

I am submitting this application for Building Permit for the RI-Ra Irish Pub at 68-72 Commercial Street. Part of the Application is a Change of Use from RETAIL in the first floor and OFFICE on the second floor to RESTAURANT on both floors.

This is a permitted use in the zone but the parking component for the change has to be addressed. The enclosed documents show how that parking component has been taken care of. Spaces for the Resource Trading Company are not included in the following as they remain the same.

In essence the existing condition is:

Flatbread	11 spaces
retail	4 spaces
office	6 spaces
lease	5 spaces
total	26 spaces

In essence the proposed condition is:

Flatbread	10 spaces
RI-Ra	16 spaces
lease	0 spaces
additional	5 spaces
total	31 spaces

1) I have included plan diagrams for both Flatbread and Ri-Ra. The original Flatbread total(1) was based on a guess of the seating area prior to the actual design. The proposed total reflects the actual square footage devoted to the seating area.

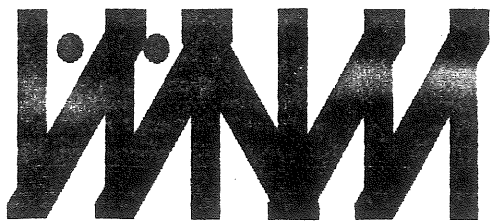
2) The Lease for the 5 spaces noted in the original Application has now lapsed and so there are these existing spaces available.

3) The area behind the DryDock was listed as storage/parking on the original Application because depending on the season the space was used for either storage or parking. The tenant for the adjacent building has been using it for storage exclusively and that lease has now lapsed thus freeing up the area permanently for parking.

I will be available to answer your questions, just give me a call.

Sincerely,

William Nemmers



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683.

September 1, 2000

Mr. Bill Needleman, Planner
City of Portland
389 Congress Street
Portland Me, 04101

Re: Existing Building Renovation and Change of Use
Ri-Ra Irish Pub
68 to 72 Commercial Street, Maine Wharf

Dear Bill:

This letter will accompany the drawings submitted to the Planning Office for the purpose of the Change-of-Use from the retail/office use approved in the original approval last November, to a restaurant use. The major concern with the change of use is that the new use will require additional parking, based on the required number of spaces per square foot.

The letter to Marge Schmuckel sets out the parking appropriation, and I will summarize it here.

1) We first surveyed the existing parking spaces on the wharf - there were 43 spaces.

- 2) Approved last November was the following make-up:
 - A Resource Trading Company Manufacturing 12 spaces
 - B Resource Trading Company Office 3 spaces
 - C Flatbread restaurant 11 spaces
 - D Retail Area 4 spaces
 - E Office Area 6 spaces
 - F Leased spaces 5 spaces
 - G Additional Spaces 2 spaces

3) These totals were adjusted during discussions with Mr. Larry Ash and the Planning Staff to a total of 41 spaces by eliminating the 2 spaces listed under item "G" because of internal traffic concerns.

4) Under this Change-of-Use application the parking spaces would be revised as follows:

- A Resource Trading Company Manufacturing 12 spaces
- B Resource Trading Company Office 3 spaces

C	Flatread restaurant	11 spaces
D	New Ri-Ra restaurant	16 spaces
E	Leased spaces(the former leases expired)	0 spaces
		Required spaces
F	Reinstated spaces in the Waterfront Central Zone	1 spaces
G	Additional Spaces in the B-2 zone	3 spaces
		46 spaces

5) According to this calculation we are proposing 4 more spaces than required by utilizing all of the allotted parking spaces on the wharf.

The above calculations are based on a manufacturing use for the entire RTC space. In actuality 4,500 to 6,000 square feet is storage with less of a parking need.

The use of the entire Wharf as a center for Marine related uses will not be affected by the uses contained in this building and its surrounds. This was established at the earlier approval. One of the reasons for this is that the existing Marine uses are clearly outlined by the nature of the long term leases to the RTC Company which outline exactly how much of the wharf space they are able to use. These lease arrangements specify areas to the waterward of the existing fish pump as being part of the marine lease. The uses in this building do not infringe on the wharf spaces leased to the RTC for their uses.

Sincerely,

William Nemmers



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST, PORTLAND, ME 04101 774-3683.

August 16, 2000

Marge Schmuckal, Zoning Administrator
City of Portland
Portland, Maine 04101

Re: RI-RA Irish Pub Building Permit and Change-of-Use
68-72 Commercial Street

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1) I have included plan diagrams for both Flatbread and Ri-Ra. The original Flatbread total(11) was based on a guess of the seating area prior to the actual design. The proposed total reflects the actual square footage devoted to the seating area.

2) The Lease for the 5 spaces noted in the original Application has now lapsed and so there are these existing spaces available.

3) The area behind the DryDock was listed as storage/parking on the original Application because depending on the season the space was used for either storage or parking. The tenant for the adjacent building has been using it for storage exclusively and that lease has now lapsed thus freeing up the area permanently for parking.

I will be available to answer your questions, just give me a call.

Sincerely,

William Nemmers



HTG 5/19/00
KIKO. Eastland, Maine



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683

February 14, 2000

Mr. Bill Needlesman, Planning Office
City of Portland
389 Congress St.
Portland, Maine 04101

Re: Site Plan Review for Maine Wharf
68-72 Commercial Street

Bill:

I am enclosing with this letter the additional and revised documents that were requested by the Planning Dept. regarding this Project.

1) A certification that there is no structural pier repair work included in the work for this Application

2) A revised parking plan showing the angled spaces not backing out into Commercial Street to exit.

3) A revised elevation of the alley side (South) of the building showing siding treatment and additional windows.

4) A letter from the Portland Water District regarding the capacity of water at the site.

5) Details of the building mounted lighting fixtures.

6) Details of the rail to be located at the edges of the deck areas.

If you have questions regarding these items please give me a call.

Sincerely,

William Nemmers

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date:

2-28-00

To:

Bill Lewmoss

Company:

"

Fax #:

761-2836

From:

Bill Needelman

RE:

68-72 Courthouse St.

Reviewing Issues / Ash Meadows

YOU SHOULD RECEIVE PAGE(S), 2 INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 OR 207-874-8719.

From: Larry Ash
To: William Needleman
Date: Fri, Feb 25, 2000 11:09 AM
Subject: Maine Wharf

Bill: The most recent Site Plan submitted by Bill nemmers for the Maine Wharf is still unacceptable to me for the following reasons:

1. I am not in agreement with the proposed U-turn arrangement. This may look appropriate on paper but I don't see any chance of it working on-site.

2. Building 3-A has a service door next to the existing fence and proposed H/C parking stall #43. When I have been on the wharf this door has been up with the exit/entrance being used extensively. this would seem to conflict with the proposed use.

3. Why are the H/C parking stalls 42 and 43 not located next to bldgs 1-A and 1-B?

4. If there are 15 compact parking spaces, 27-35 and 36-41, where are average size vehicles going to park?

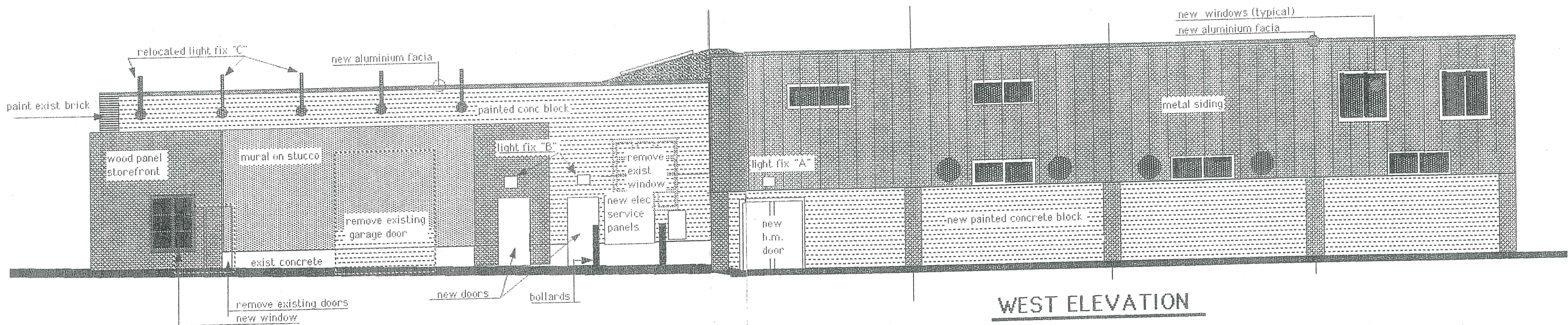
I may have even more problems later but resolution to these issues need to be addressed first.

From: Jay Reynolds
To: Alex Jaegerman ; Kevin Carroll ; Mike Nugent ; ...
Date: Wed, May 30, 2001 9:11 AM
Subject: RI-ra~ update

Just got off the phone with rira-rep (Keeran), handles are off, hardware being painted over, and he's going to be resubmitting the revised plan for the windows/doors/ to reflect what was installed.

He stated he will be getting in touch with Kevin Carroll for an inspection, and if all goes well, we can wrap this one up and cross it off the list.....wool-hool.....

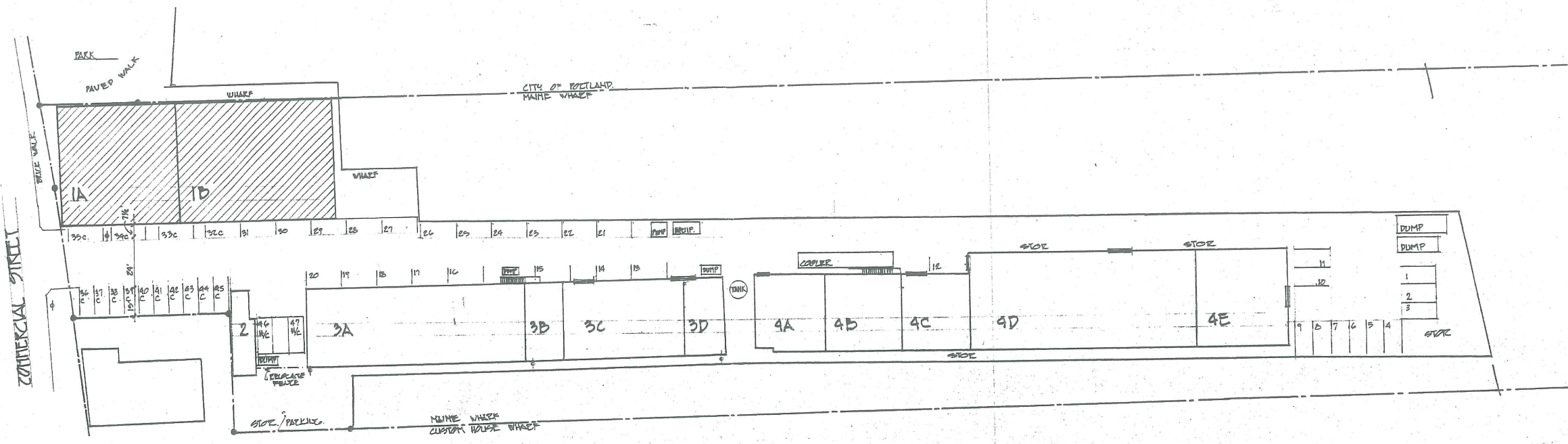
Jay



Previously approved, not built



Att. 6



MAINE WHARF - EXISTING CONDITION.

MAINE WHARF BUILDING (68 Commercial Street)
PORTLAND, MAINE
SQUARE FOOTAGE AND USE DATA PERTAINING TO BUILDING #1
AUGUST 16, 1999

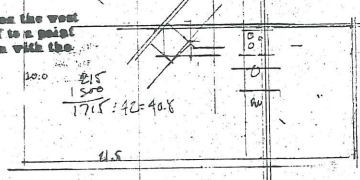
1) BUILDING AREA (EXISTING): 8,400 sf on 1st floor plus 4,800 sf on 2nd floor = 13,200 sf total.	
2) Common space (sprinkler rm, elevator, bldg stairways)	600sf
3) Retail space (proposed)	3,000sf
4) Restaurant • kitchen, toilets, storage areas	1,600sf
• dining and public areas	3,200sf
5) Office area	4,800sf
6) Total	13,200sf

MAINE WHARF BUILDING (68 Commercial Street)
PORTLAND, MAINE
EXISTING SITE DATA
AUGUST 16, 1999

a) Area of Site (total); including water rights	178,150 sf
b) Area of wharf structure	65,963 sf
c) Area of building footprints	
Building #1	8,400 sf
Building #2	520 sf
Building #3	8,400 sf
Building #4	12,520 sf
Total building footprints	29,840 sf
d) Other paved areas of the wharf	34,123 sf

e) NOTE #1: In a couple areas of the pier, in particular the far end beyond building #4 and the area behind the dock fore building the layout of parking and storage and dumpster locations change with time depending on the season, the type of product being processed, the size of the boats off-loading, etc.

f) NOTE #2: The manufacturing tenants have dockage rights on the west and south sides and on the east side from the end of the wharf to a point near parking space #25. The remaining dockage rights remain with the Pier Owner.



MAINE WHARF BUILDING (68 Commercial Street)
PORTLAND, MAINE
PARKING CALCULATIONS
AUGUST 16, 1999

BUILDING	1ST FL	2ND FL	RETAIL	RESTAU	OFFICE	MANUF
4A	3,600		3,600			
1B	4,800	4,800		4,800	4,800	
2		520				
3A	4,400					4,400
3B	4,000	1,600				5,600
4A	1,320					1,320
4B	1,600	1,600				3,200
4C	4,400					4,400
4D	5,750	2,250				8,000
4E	2,250	2,250			2,250	4,500
SubTotal	29,840	10,250	3,600	4,800	7,050	23,920
(-nonqualifying space)			(-600)	(-1,600)		
TOTALS (net)		39,890	3,000	3,200	7,050	23,920
Parking ratio (sf per space x2)			500	300	500	2,000
Parking spaces required			6.0	10.7	14.1	12.0
			total = 42.8 spaces			

Parking Spaces Provided:

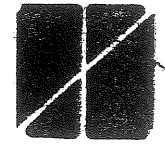
Existing spaces at end of building #5	(#01 thru #11)	11
Existing spaces along side of buildings #5 and #4	(#12 thru #20)	9
Existing spaces along wharf	(#21 thru #26)	6
Existing spaces along alley side of building #1	(#27 thru #35)	9
In existing space next to Dock Fore	(#36 thru #43)	8 Compact
New spaces between buildings #7 and #5	(#44 thru #47)	4 Standard
Total Spaces provided		47

68-72 COMMERCIAL STREET - MAINE WHARF
 THINK SITE PLAN REVIEW - CHANGE OF USE
 DEVELOPER: PORTLAND TRUST

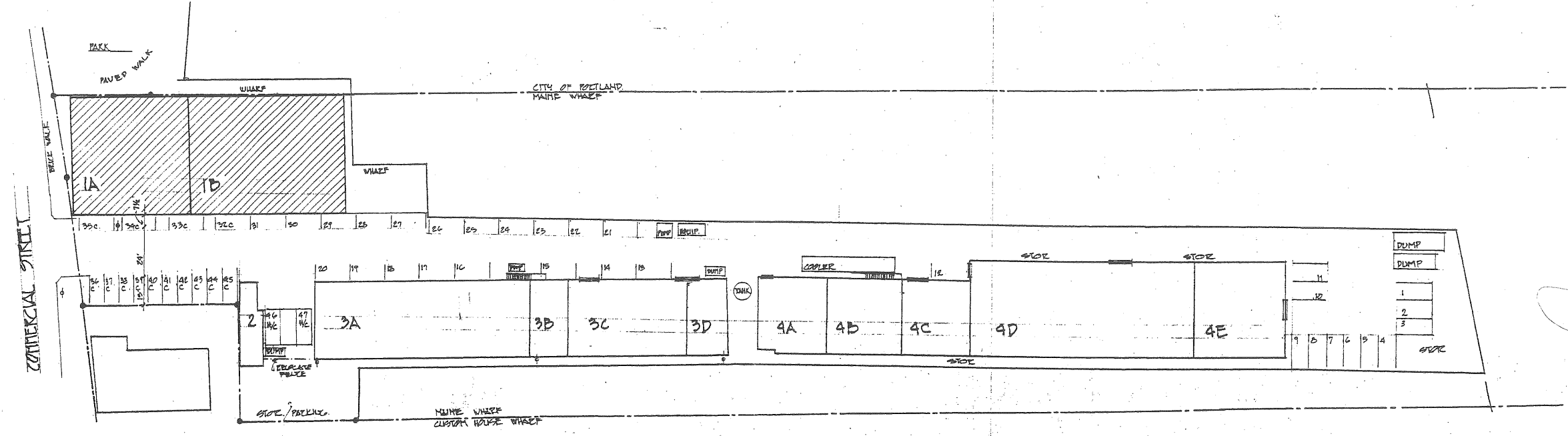
404 FORE STREET
 PORTLAND, MAINE
 04101
 774-3663

Nemmers and Associates Architects - Planners





Att. 6



MAINE WHARF - EXISTING CONDITION

**MAINE WHARF BUILDING (68 Commercial Street)
PORTLAND, MAINE
SQUARE FOOTAGE AND USE DATA PERTAINING TO BUILDING #1
AUGUST 16, 1999**

1) BUILDING AREA (EXISTING): 8,400 sf on 1st floor plus 4,800 sf on 2nd floor = 13,200 sf total.	
2) Common space (sprinkler rm, elevator, bldg stairways)	600sf
3) Retail space (proposed)	3,000sf
4) Restaurant • kitchen, toilets, storage areas	1,600sf
5) Office area • dining and public areas	4,800sf
6) Total	13,200sf

**MAINE WHARF BUILDING (68 Commercial Street)
PORTLAND, MAINE
EXISTING SITE DATA
AUGUST 16, 1999**

a) Area of Site (legal), including water rights	178,150 sf
b) Area of wharf structures	63,963 sf
c) Area of building footprints	
Building #1	3,600 sf
Building #2	320 sf
Building #3	3,400 sf
Building #4	12,520 sf
Total building footprints	29,840 sf
d) Other paved areas of the wharf	34,123 sf

e) NOTE #1: In a couple areas of the pier, in particular the far end beyond building #4 and the area behind the back fore building, the layout of parking and storage and dumpster locations changes with time depending on the season, the type of product being processed, the size of the team off-loading, etc.

f) NOTE #2: The manufacturing tenants have dockage rights on the west and south sides and on the east side from the end of the wharf to a point near parking space #23. The remaining dockage rights remain with the Pier Owner.

**MAINE WHARF BUILDING (68 Commercial Street)
PORTLAND, MAINE
PARKING CALCULATIONS
AUGUST 16, 1999**

BUILDING	1ST FL	2ND FL	RETAIL	RESTAU	OFFICE	MANUF
1A	3,600		3,600			
1B	4,800	4,800		4,800	4,800	
2	320					
3A	4,400					4,400
3B	4,000	1,600				5,600
4A	1,320					1,320
4B	1,600	1,600				3,200
4C	1,400					1,400
4D	2,750					2,750
4E	2,250	2,250			2,250	2,250
SubTotals	29,840	10,250	3,600	4,800	7,050	23,920
(-nonqualifying space)			(-600)	(-1,600)		
TOTALS (net)		59,890	3,000	3,200	7,050	23,920
Parking ratio (sf per space x2)			500	300	500	2,000
Parking spaces required			6.0	10.7	14.1	12.0
						total = 42.8 spaces

Parking Spaces Provided:

Existing spaces at end of building #5	(#01 thru #11)	11
Existing spaces along side of buildings #3 and #4	(#12 thru #20)	9
Existing spaces along wharf	(#21 thru #26)	6
Existing spaces along alley side of building #1	(#27 thru #35)	9
In existing space next to Dock Fore	(#36 thru #45)	10 Compact
New spaces between buildings #2 and #1	(#46 thru #47)	2 Handicap
Total Spaces provided		47

68-72 COMMERCIAL STREET - MAINE WHARF
 FINAL SITE PLAN REVIEW - CHANGE OF USE
 DEVELOPER: PORT EAST TRUST

434 FORE STREET
 PORTLAND, MAINE
 04101
 774-3883

Nemmers
 and Associates
 Architects - Planners

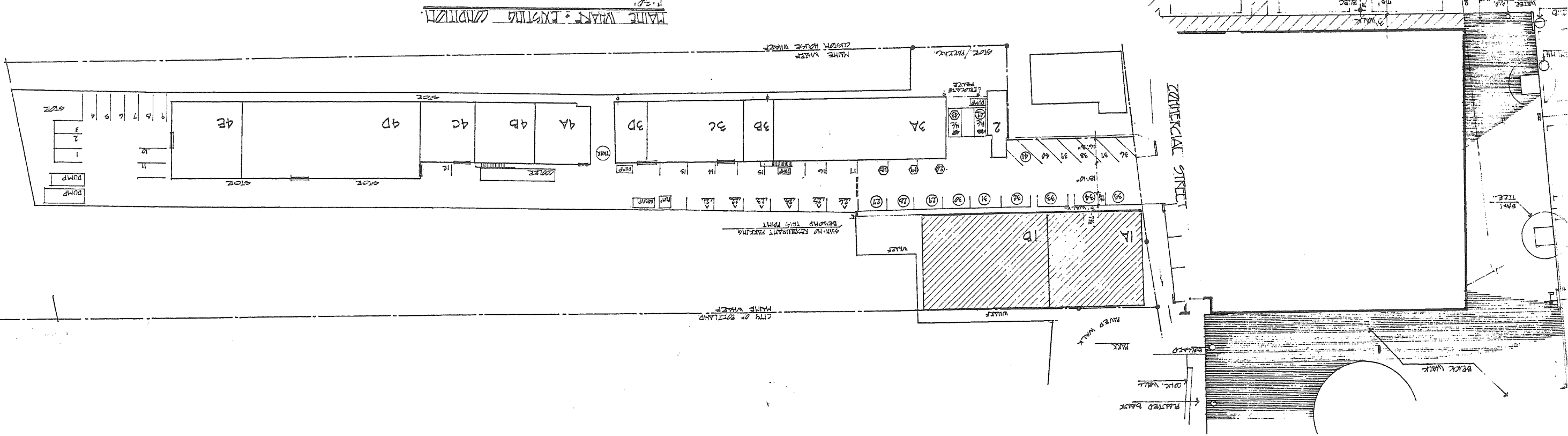
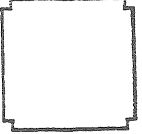




60-72 COMMERCIAL STREET - MAINE WHARF
 FINAL SITE PLAN REVIEW - CHANGE OF USE
 REVIEWER: RMITT EAST TRUST

401 FORD STREET
 PORTLAND, MAINE
 04101
 207 774-3683

Nemmers
 and Associates
 Architects • Planners



MAINE WHARF - EXISTING CONDITION

MAINE WHARF BUILDING (63 Commercial Street)
 PORTLAND, MAINE
 EXISTING SITE DATA
 AUGUST 16, 1999

a) Area of Site (Total): including water rights 178,190 SF
 b) Area of Wharf structure 63,963 SF
 Building #1 8,468 SF
 Building #2 720 SF
 Building #3 5,400 SF
 Building #4 12,520 SF
 Total building footprints 29,840 SF
 d) Other paved areas of the wharf 34,123 SF

e) NOTE #1: In a couple areas of the pier, in particular the far end of parking and storage and dumpster locations changes with time beyond building #4 and the area behind the Dock Force building the layout of the boats off loading, etc.

f) NOTE #2: The manufacturer's deck has deck chairs on the west and south sides and on the east side from the end of the wharf to a point near parking space #23. The remaining deck chairs remain with the Pier Owner.

MAINE WHARF BUILDING (63 Commercial Street)
 PORTLAND, MAINE
 EXISTING SITE DATA PER LAMBETH ENGINEERING
 AUGUST 16, 1999

1) BUILDING ABLE TO BE USED FOR ANOTHER PURPOSE ON AN FLOOR - 13,200 SF total
 2) Common space (sprinkler rm, elevator, bldg stairs etc.) 600 SF
 3) Retail space (proposed) 1,000 SF
 4) Restaurant + kitchen utility, storage areas 3,200 SF
 5) Office area 4,800 SF
 6) Total 13,200 SF

2) Office space (proposed) 4,800 SF
 3) Restaurant + kitchen utility, storage areas 3,200 SF
 4) Common space (sprinkler rm, elevator, bldg stairs etc.) 600 SF

1) Office spaces - 21 to 26
 2) Retail spaces - 18, 19, 20 and 43
 3) Manufacturing - Existing uses spaces (01 to 17) and (36 to 39)

Manufacturing - Existing uses spaces (01 to 17) and (36 to 39)
 22
 4
 6
 11
 43

Existing spaces at end of building #5
 (*01 thru #11) 11
 Existing spaces along side of buildings #3 and #4
 (*12 thru #20) 9
 Existing spaces along wharf
 (*21 thru #26) 6
 Existing spaces along side of building #1
 (*27 thru #35) 9
 In existing space next to Dock Force
 (*36 thru #43) 8
 Compact
 9
 2 Handicapped
 43

Existing spaces provided
 Total number of spaces provided
 Compact spaces provided
 Compact spaces allowed by code (43 x .35)
 15
 15
 43

Total number of spaces provided
 Compact spaces provided
 Compact spaces allowed by code (43 x .35)
 15
 15
 43

code spaces is 7.5 x 15'. all our compact spaces are larger than code
 spaces 27 to 35 are 7.5 x 20', spaces 36 to 41 are 9 x 15'

(code spaces is 7.5 x 15', all our compact spaces are larger than code
 spaces 27 to 35 are 7.5 x 20', spaces 36 to 41 are 9 x 15')

BUILDING	1ST FL	2ND FL	RETAIL		RESTAU	OFFICE	MANUF
			3,600	4,800			
1A	4,800				4,800	4,800	
1B							4,400
2		320					
3A	4,400						
3B	1,600	1,600					
3C	1,320						
3D	1,320						
4A	1,600	1,600					
4B	1,400						
4C	1,400						
4D	3,750						
4E	2,250	2,250					
SubTotals	29,640	10,250	3,600	4,800	4,800	4,800	23,920
TOTALS (net)	39,890						
Parking ratio (sf per space x2)							12.0
1A	1,400	1,300	1,800	2,000	2,800	2,800	23,920
1B			1,600	7,050	7,050	7,050	12.0
2		320					
3A	4,400						
3B	1,600	1,600					
3C	1,320						
3D	1,320						
4A	1,600	1,600					
4B	1,400						
4C	1,400						
4D	3,750						
4E	2,250	2,250					
SubTotals	29,640	10,250	3,600	4,800	4,800	4,800	23,920
TOTALS (gross)	39,890						

Parking spaces required
 11
 9
 12.0
 Total = 36 spaces

MAINE WHARF BUILDING (63 Commercial Street)
 PORTLAND, MAINE
 EXISTING SITE DATA
 AUGUST 16, 1999

MAINE WHARF BUILDING (63 Commercial Street)
 PORTLAND, MAINE
 EXISTING SITE DATA PER LAMBETH ENGINEERING
 AUGUST 16, 1999

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 2) Retail spaces - 18, 19, 20 and 43
 3) Manufacturing - Existing uses spaces (01 to 17) and (36 to 39)

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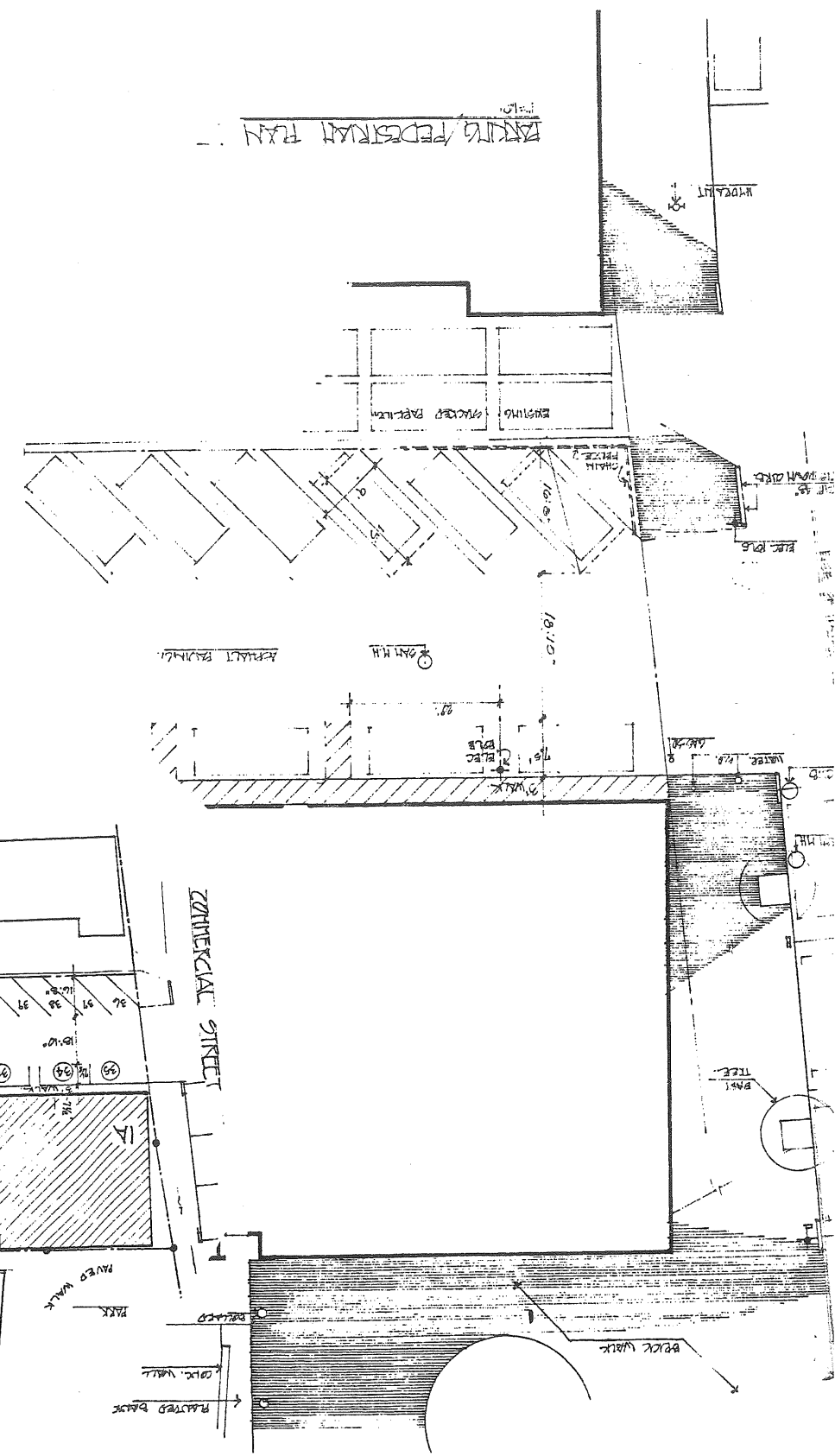
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 (*21 thru #26) 6
 Existing spaces along side of building #1
 (*27 thru #35) 9
 In existing space next to Dock Force
 (*36 thru #43) 8
 Compact
 9
 2 Handicapped
 43

Existing spaces provided
 Total number of spaces provided
 Compact spaces provided
 Compact spaces allowed by code (43 x .35)
 15
 15
 43

Total number of spaces provided
 Compact spaces provided
 Compact spaces allowed by code (43 x .35)
 15
 15
 43

code spaces is 7.5 x 15'. all our compact spaces are larger than code
 spaces 27 to 35 are 7.5 x 20', spaces 36 to 41 are 9 x 15'

(code spaces is 7.5 x 15', all our compact spaces are larger than code
 spaces 27 to 35 are 7.5 x 20', spaces 36 to 41 are 9 x 15')

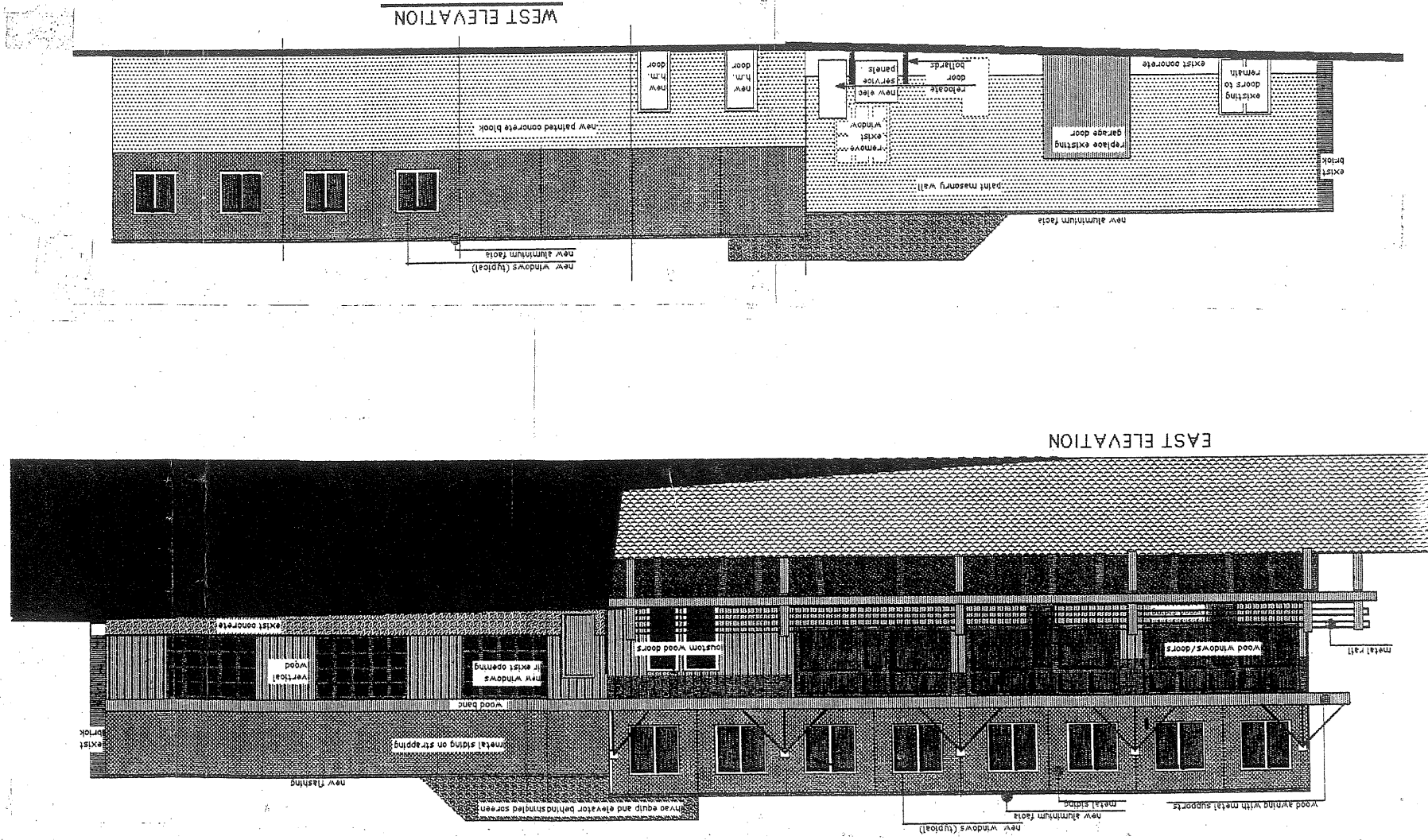
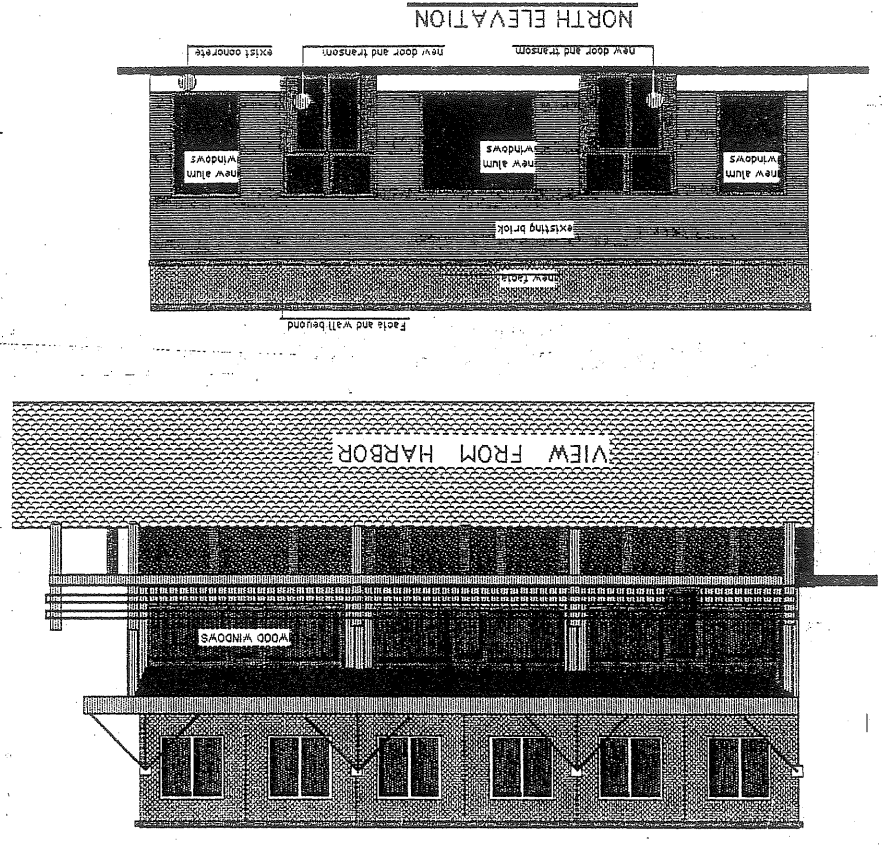
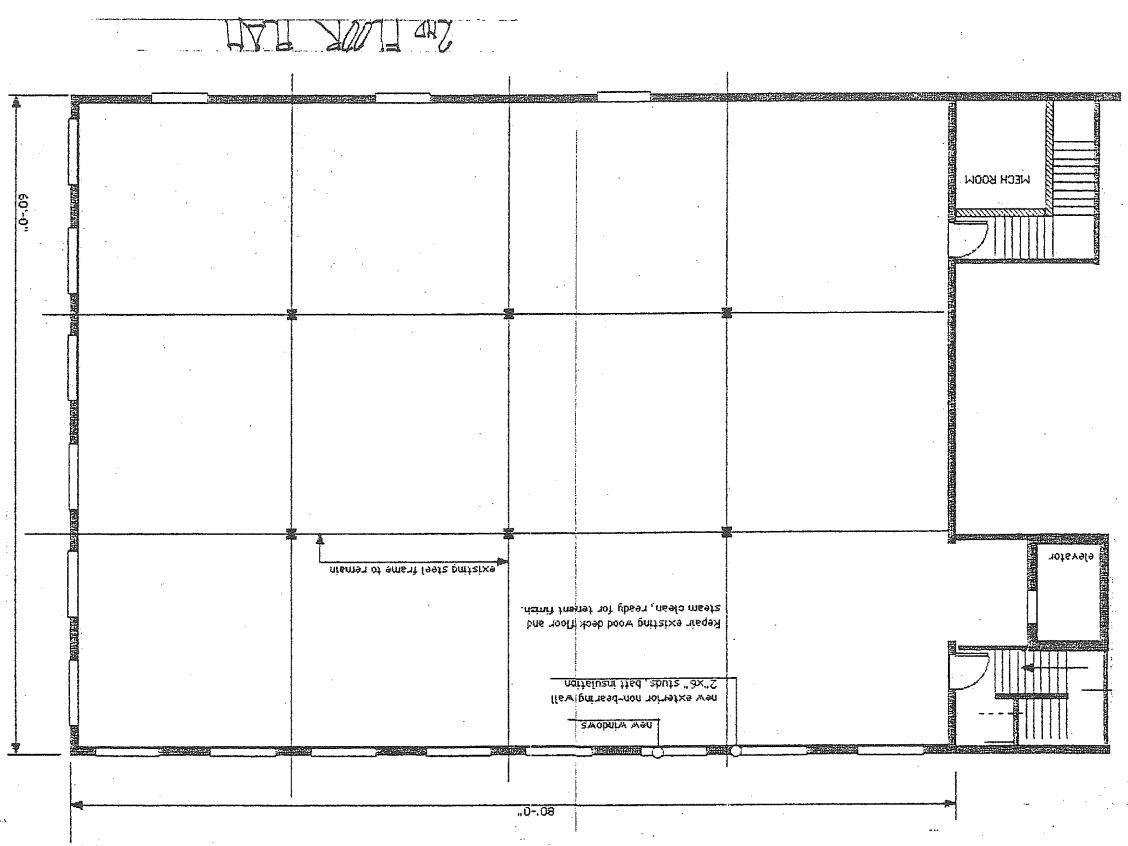
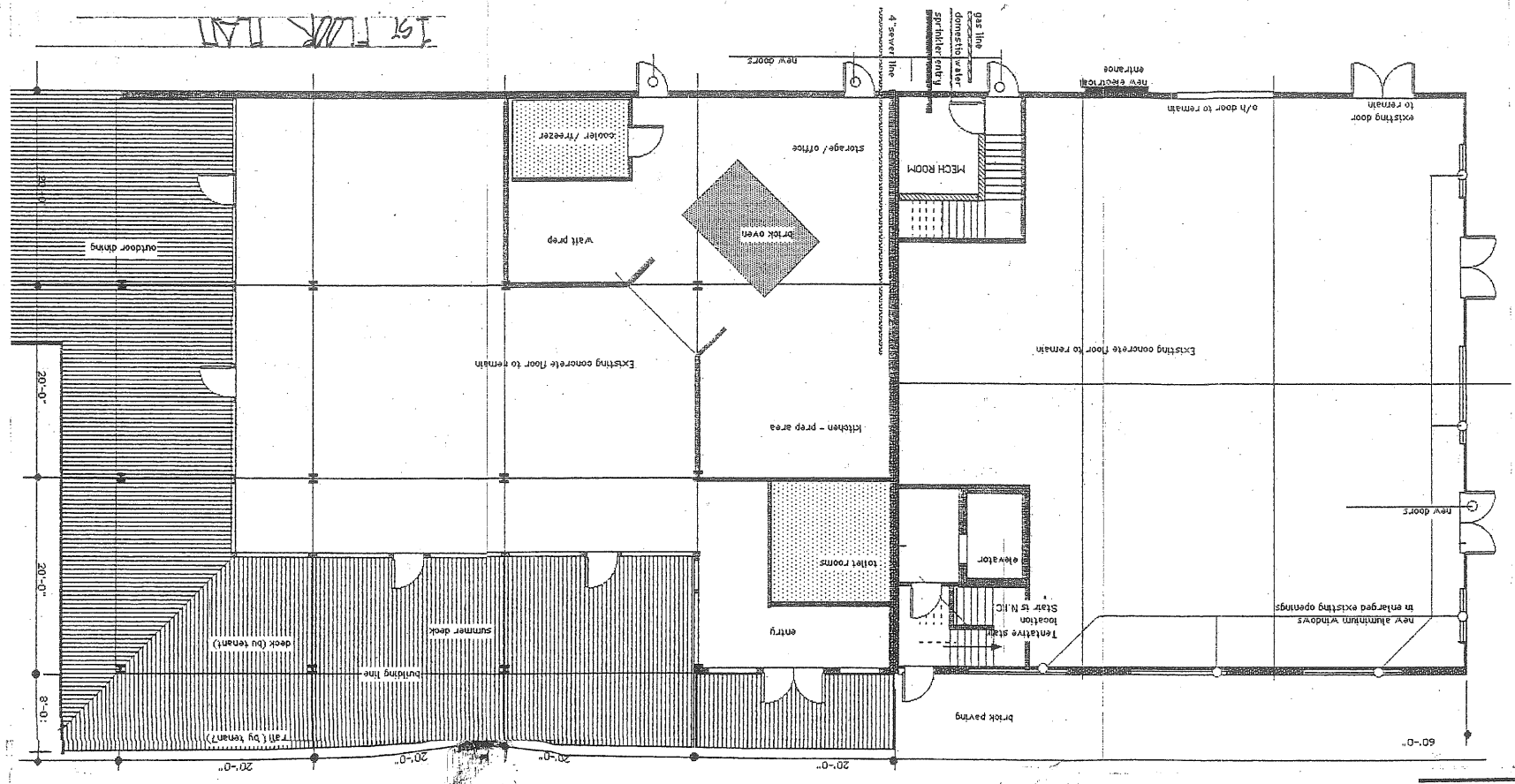


PARKING / RESTAURANT PLAN



Nemmers
and Associates
Architects - Planners

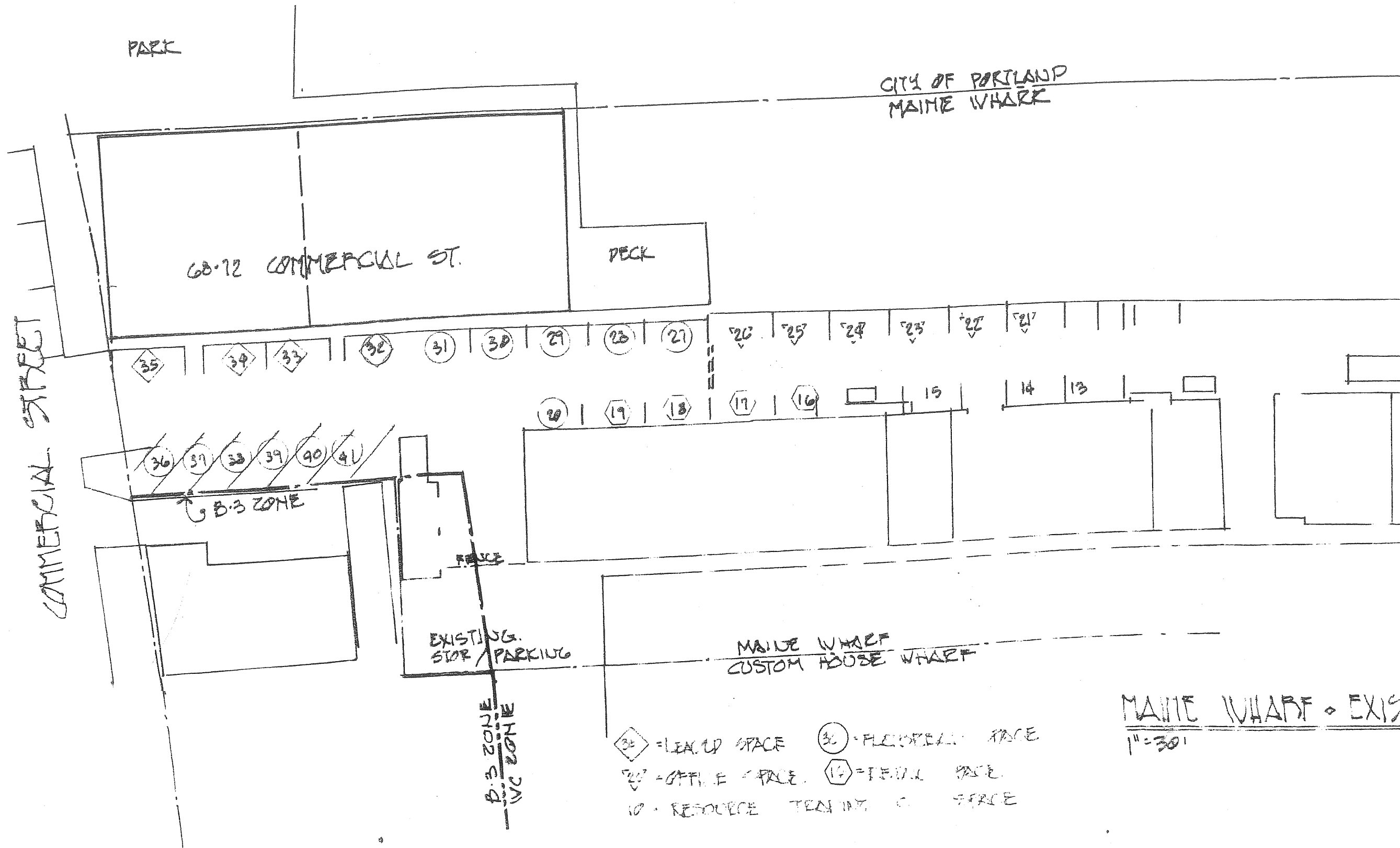
421 FORT STREET
PORTLAND, MAINE
207 774-9693



68-72 COMMERCIAL STREET, MAINE WHARF
MINOR SITE PLAN REVIEW, CHANGE OF USE
DEVELOPER: PORT EAST TRUST.

A.H. 7





PARK

CITY OF PORTLAND
MAINE WHARF

68-72 COMMERCIAL ST.

DECK

COMMERCIAL STREET

35

34

33

32

31

30

29

28

27

26

25

24

23

22

21

36

37

38

39

40

41

B-3 ZONE

20

19

18

17

16

15

14

13

FENCE

EXISTING.
STOR. / PARKING

MAINE WHARF
CUSTOM HOUSE WHARF

B-3 ZONE
B-3 ZONE

- 35 = LEAD UP SPACE
- 36 = FLOORPLAN SPACE
- 20 = OFFICE SPACE
- 19 = FLOOR SPACE
- 10 = RESOURCE TRAINING SPACE

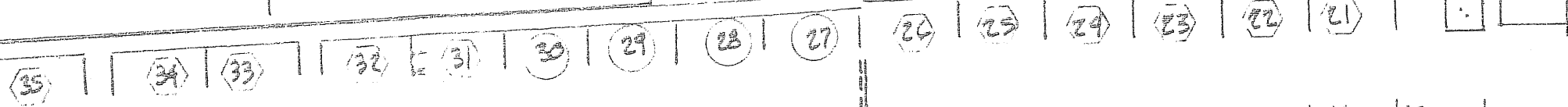
MAINE WHARF - EXIS
1" = 30'

PARK

CITY OF PORTLAND
MAINE WHARF

68-72 COMMERCIAL ST

DECC



B-3 ZONE

DECC

DUMP

PUMP

EXIST BUILDING

42

43

44

18'

100'

B-3 ZONE
W.C. ZONE

45

46

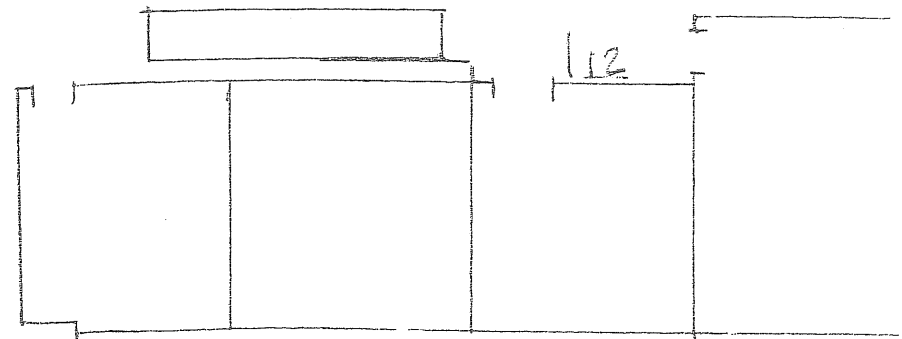
15'

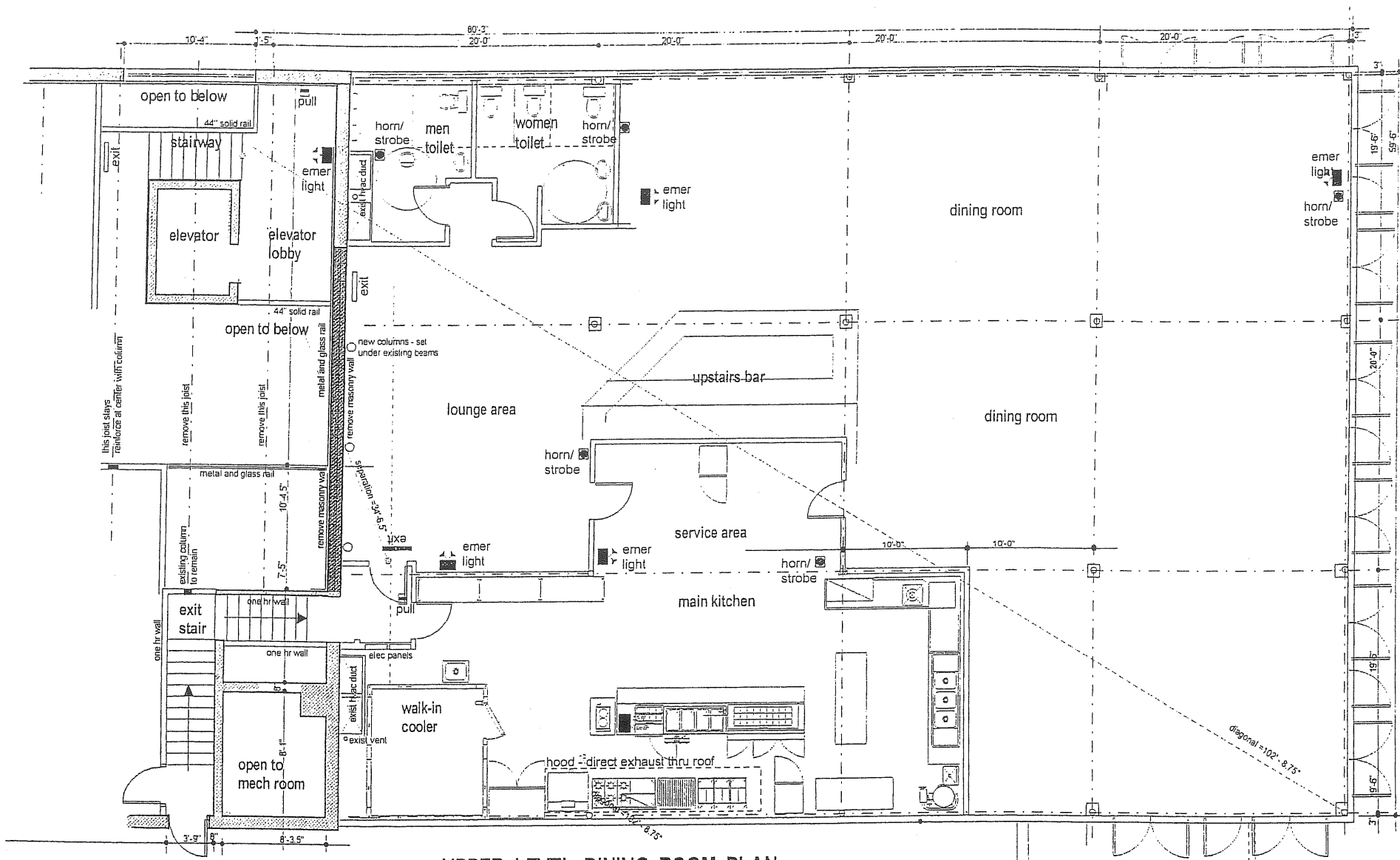
5'

MAINE WHARF
CUSTOM HOUSE WHARF

- 10 = RESOURCE TRADING CO.
- 16 = RI-RA IRISH
- 27 = FLATBREAD
- 40 = ADDITIONAL SPACES

MAINE WHARF - AUGUST 2000 PLAN
1" = 30'

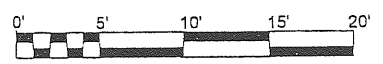


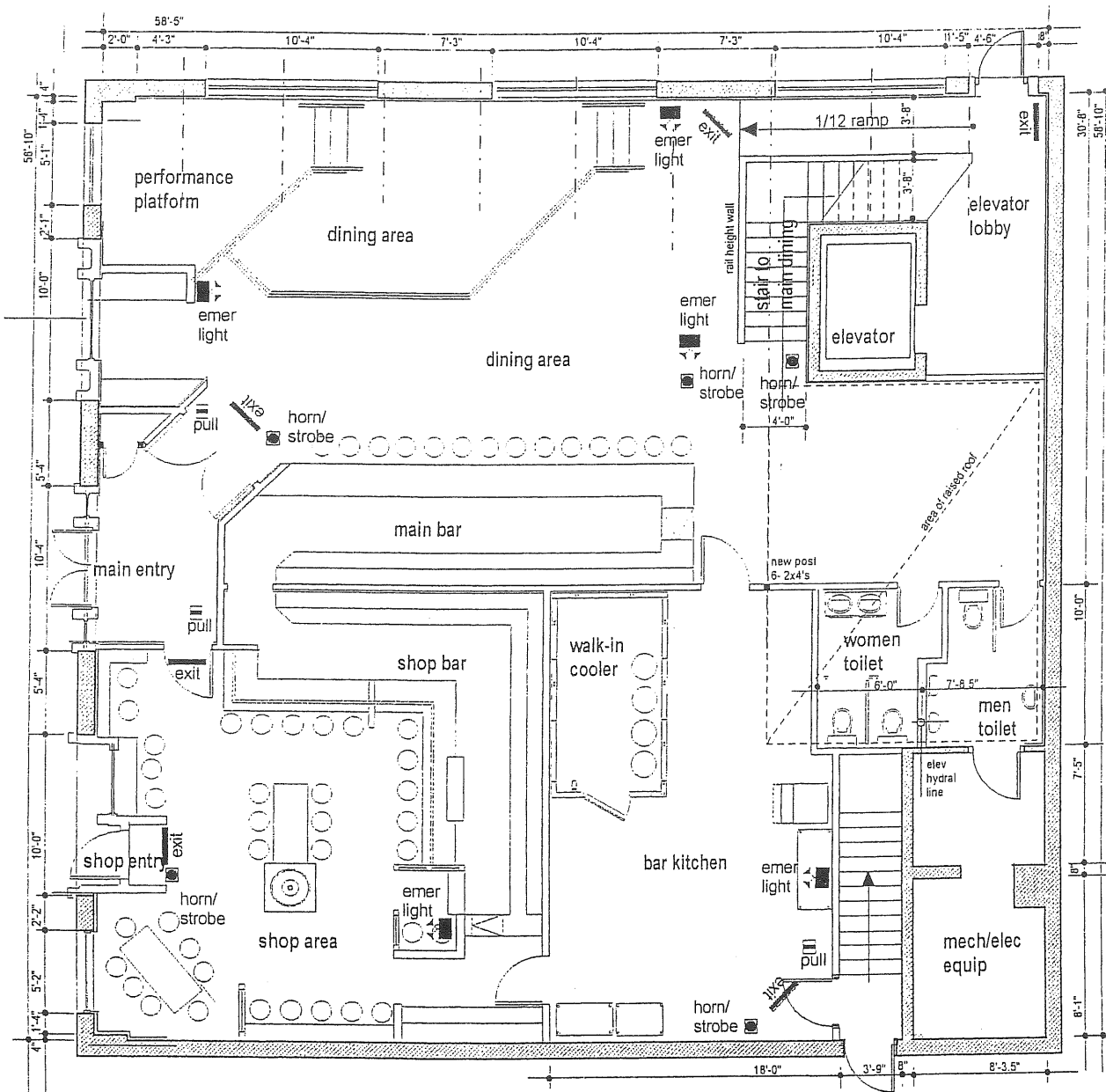


RI-RA IRISH PUB
 INTERIOR RENOVATIONS
 68/72 COMMERCIAL STREET
 PORTLAND, MAINE

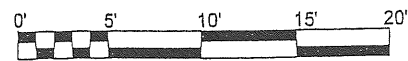
AUGUST 15, 2000
 revised SEPT 15, 2000

UPPER LEVEL DINING ROOM PLAN





LOWER LEVEL DINING / PUB PLAN



WILLIAM NEMMERS, ARCHITECT
 424 FORE STREET
 PORTLAND, MAINE

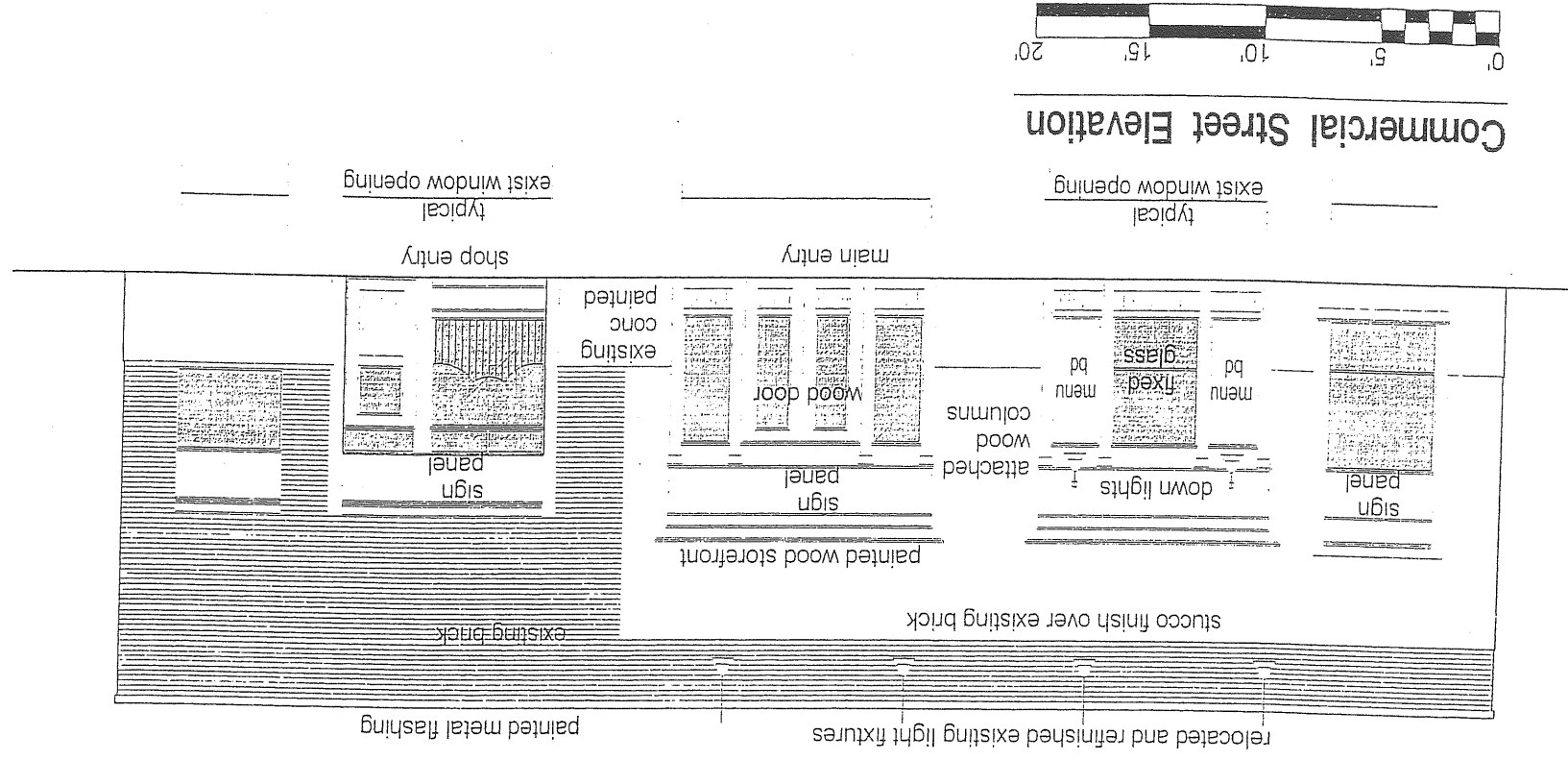
RI-RA IRISH PUB
 INTERIOR RENOVATIONS
 68/72 COMMERCIAL STREET
 PORTLAND, MAINE

AUGUST 15, 2000

WILLIAM NEMMERS, ARCHITECT
424 FORE STREET
PORTLAND, MAINE

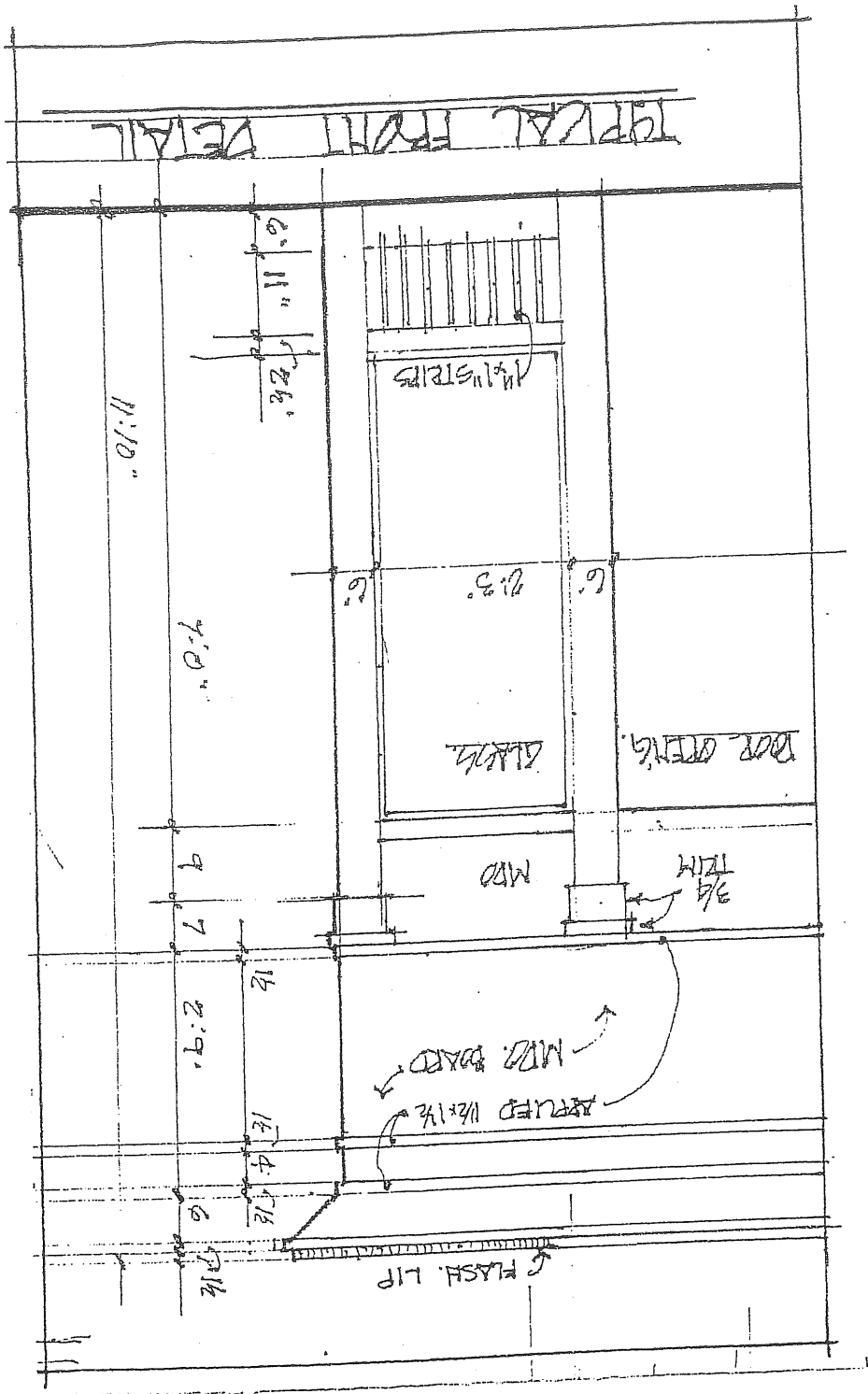
RI-RA IRISH PUB
INTERIOR RENOVATIONS
68/72 COMMERCIAL STREET
PORTLAND, MAINE

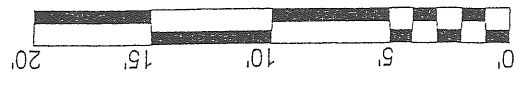
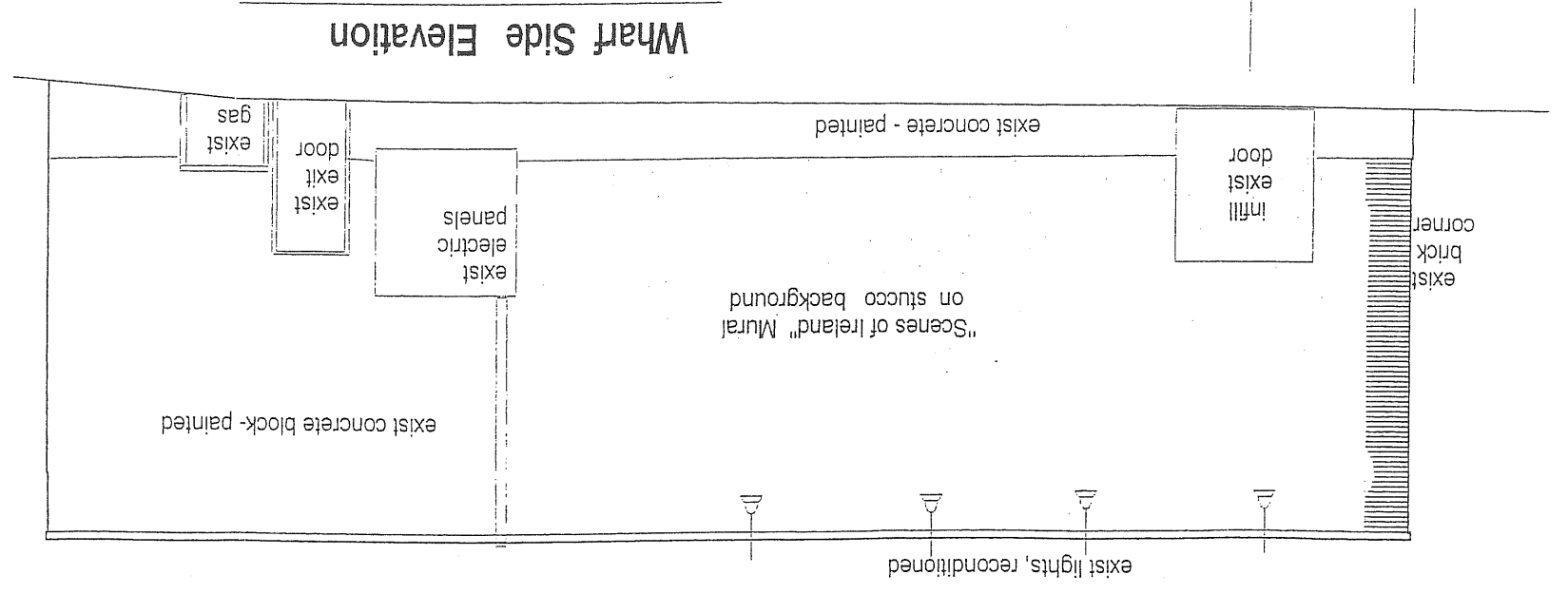
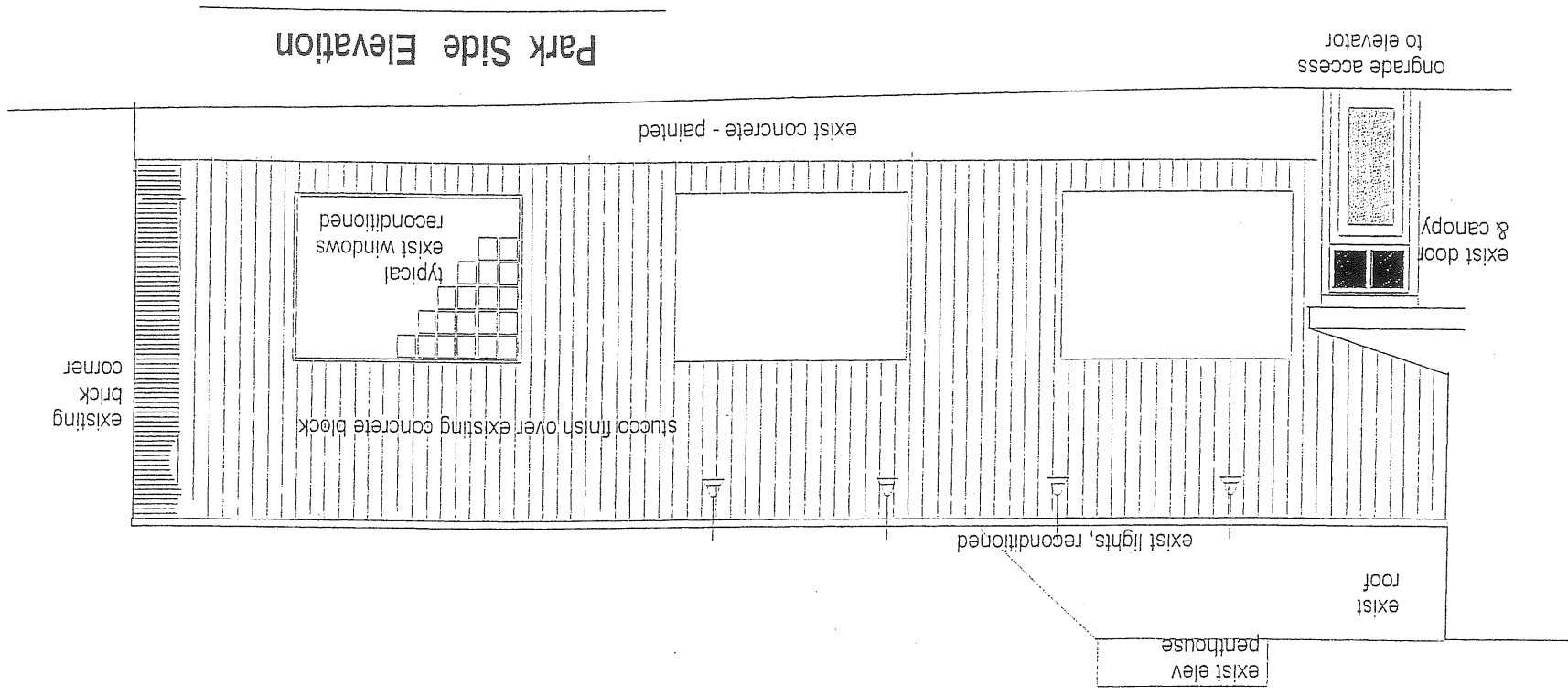
AUGUST 15, 2000



RI-RA IRISH PUB
 INTERIOR RENOVATIONS
 68/72 COMMERCIAL STREET
 PORTLAND, MAINE
 AUGUST 9, 2000

WILLIAM NEMMERS, ARCHITECT
 424 FORE STREET
 PORTLAND, MAINE

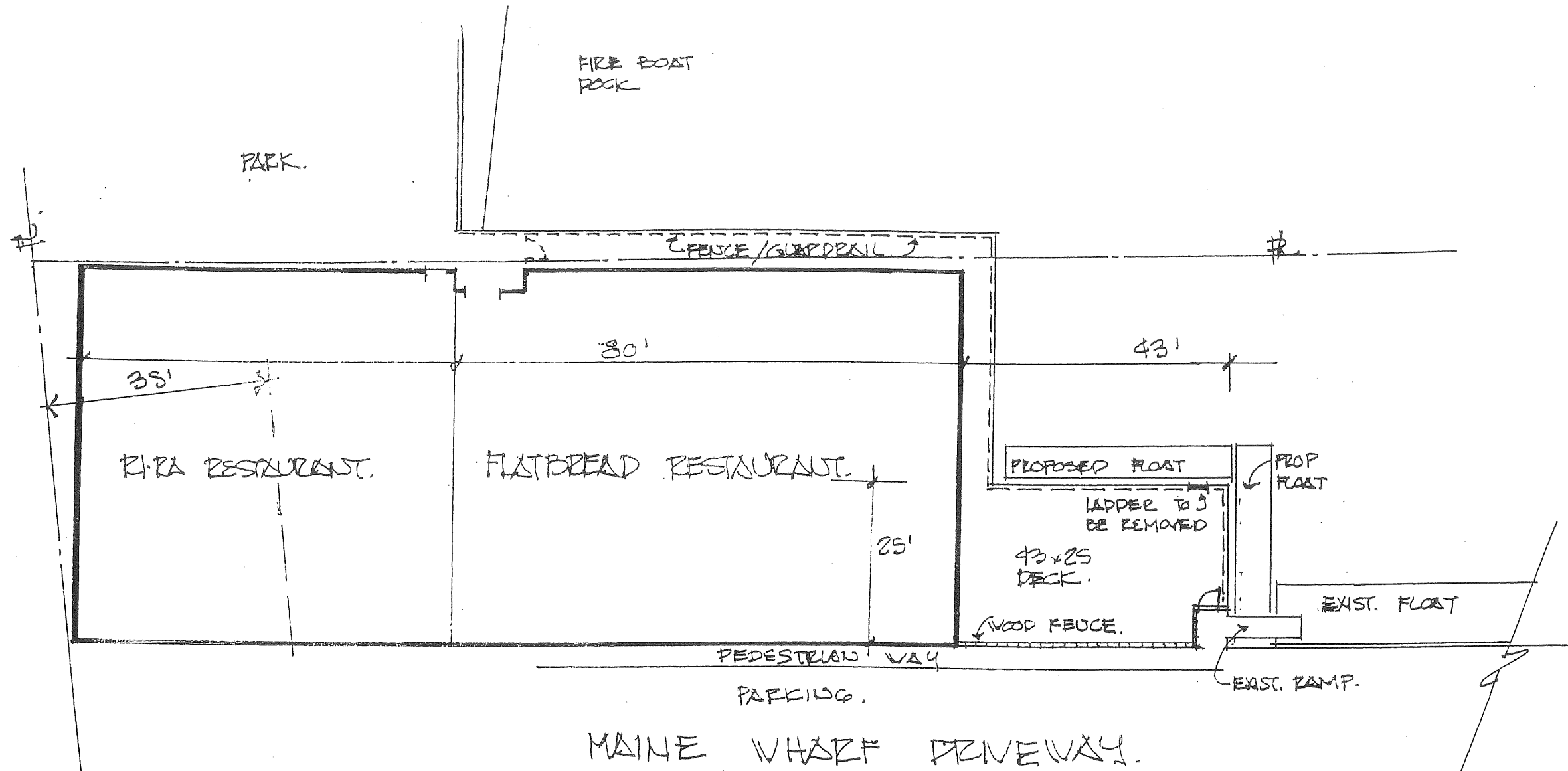




WILLIAM NEMMERS, ARCHITECT
 424 FORE STREET
 PORTLAND, MAINE

RI-RA IRISH PUB
 INTERIOR RENOVATIONS
 68/72 COMMERCIAL STREET
 PORTLAND, MAINE

AUGUST 15, 2000



DECK - CHANGE OF USE
 68 COMMERCIAL STREET

1" = 20'

POST OFFICE BOX 11106 PORTLAND, ME. 04104

Everett Richard Perلمان
Architectural & Interior Designer
Purveyor of Antiques

EVERETT RICHARD PERLMAN

DESIGN HOUSE LTD. TEL. 207 871-7595

LINK CHAIN FENCE

SIZE OF AREA IS APPROXIMATELY 58' ACROSS X 20' WIDE

"OUTDOOR DINING AREA"

W. EXCHANGE STREET

NATASHA'S

TOMMY'S PARK

THE TABLES ARE 36" ROUND

SCALE
1/4" = 1' 0"

ILL

LIGHT

LIGHT

ENTRANCE TO NATASHA'S

24' 7"

28' 4"

5' 4"

Exhibit

EXCHANGE STREET

OPENING OF CHAIN

OPENING OF CHAIN

