

COMMENTS

Pre-con ~~con~~ phone conversation w/ Richard, no problems anticipated. AR

4/17/99 Completed. AR

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

BUILDING PERMIT REPORT

DATE: 9/17/98 ADDRESS: 9 Wharf St (032-J-004)

REASON FOR PERMIT: renovation

BUILDING OWNER: Richard P. Keller

CONTRACTOR: - -

PERMIT APPLICANT:

USE GROUP E-1 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *18, *19, *20, *24, *26

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6'o.c. between bolts.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & 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.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <i>9 Wharf Street</i>			
Total Square Footage of Proposed Structure <i>-renovation</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>032</i> Block# <i>J</i> Lot# <i>4</i>		Owner: <i>Richard Peffer/James Skelley</i>	Telephone#: <i>(207) 772-2739</i>
Owner's Address: <i>Richard Peffer 46 Sandy Terrace Portland, ME 04102</i>		Lessee/Buyer's Name (If Applicable): <i>Brew Assoc.</i>	Cost Of Work: <i>\$1900.00</i> Fee: <i>\$30.00</i>
Proposed Project Description:(Please be as specific as possible) <i>Replace door and window with three new doors. Build wall to separate space into two rooms.</i>			
Contractor's Name, Address & Telephone <i>Lessee</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>Brewery space</i>		Proposed Use: <i>brewery space</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1996 International Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

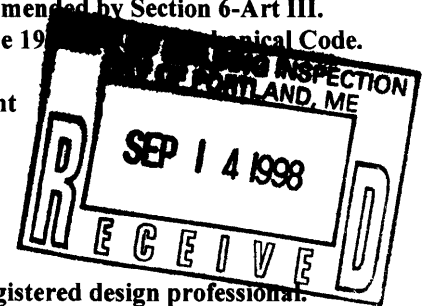
Certification

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/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.

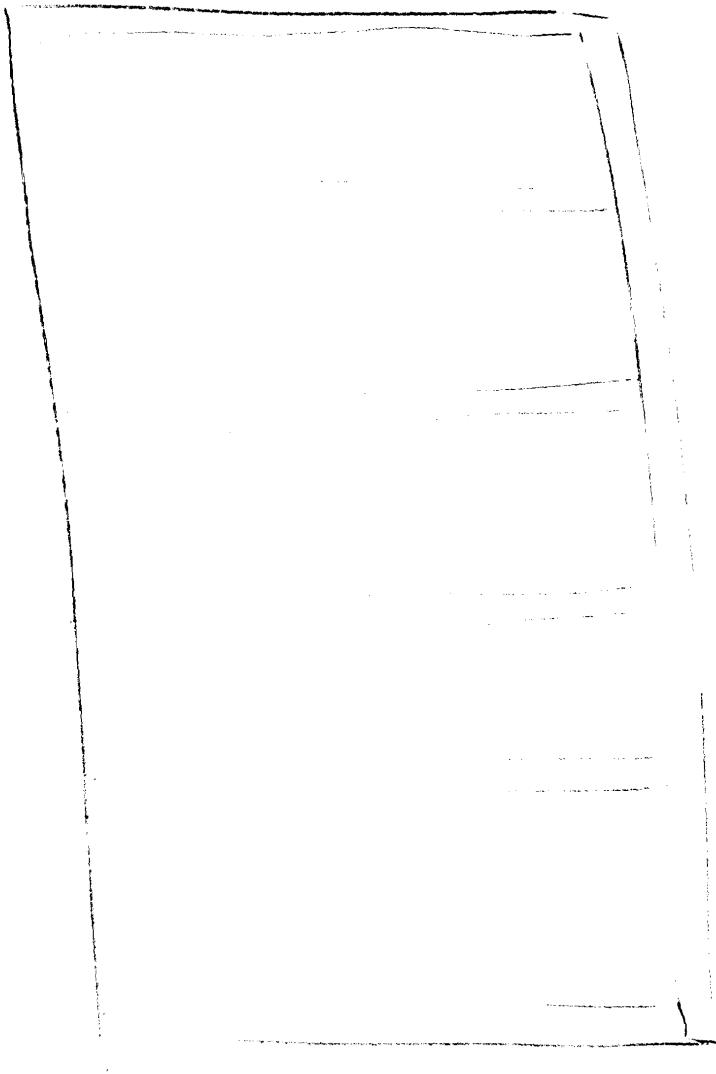
Signature of applicant: <i>[Signature]</i>	Date: <i>8/31/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Call for P/C 791-0133



All 2x4 construction
Non bearing walls 16" O.C.



9' clear S. Interior
Separating Beer Cell In from Brewery



Stayed administratively

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address:

Applicant

Name: Richard Pfeffer Telephone 772-2739

Company, if applicable: Gritty McDuff's

Address: 398 Fore Street
Portland ME 04101

Property Owner, if different

Name: Same Telephone _____

Address: _____

Architect (if any): None

Contractor or Builder (if any): None

Local Designation:

Landmark Within Historic District Historic Landscape District

[Signature]
Applicant's Signature

Owner's Signature (if different)

** Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

We wish to replace the current fenestration on the Wharf Street level of 398 Fore Street building which consists of one 31" x 76" single lite, 6 panel door and a 60" x 40" plate glass window with 6 panel trim below (see photo enclosed). We would replace with three doors, each resembling the original door. These doors will be Pine, 1-lite, insulated glass. The center door panel will be fixed in place while the left and right panels will be hinged and opening. The hardware will be consistent with what is currently on the door. (see drawing enclosed)

II. ATTACHMENTS

Provide a copy of the plans, renderings, drawings and written specifications of the alteration. To supplement your application, it would be helpful to submit photographs or slides of current conditions, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Committee and staff the effect of the proposed change.

The following information is enclosed:

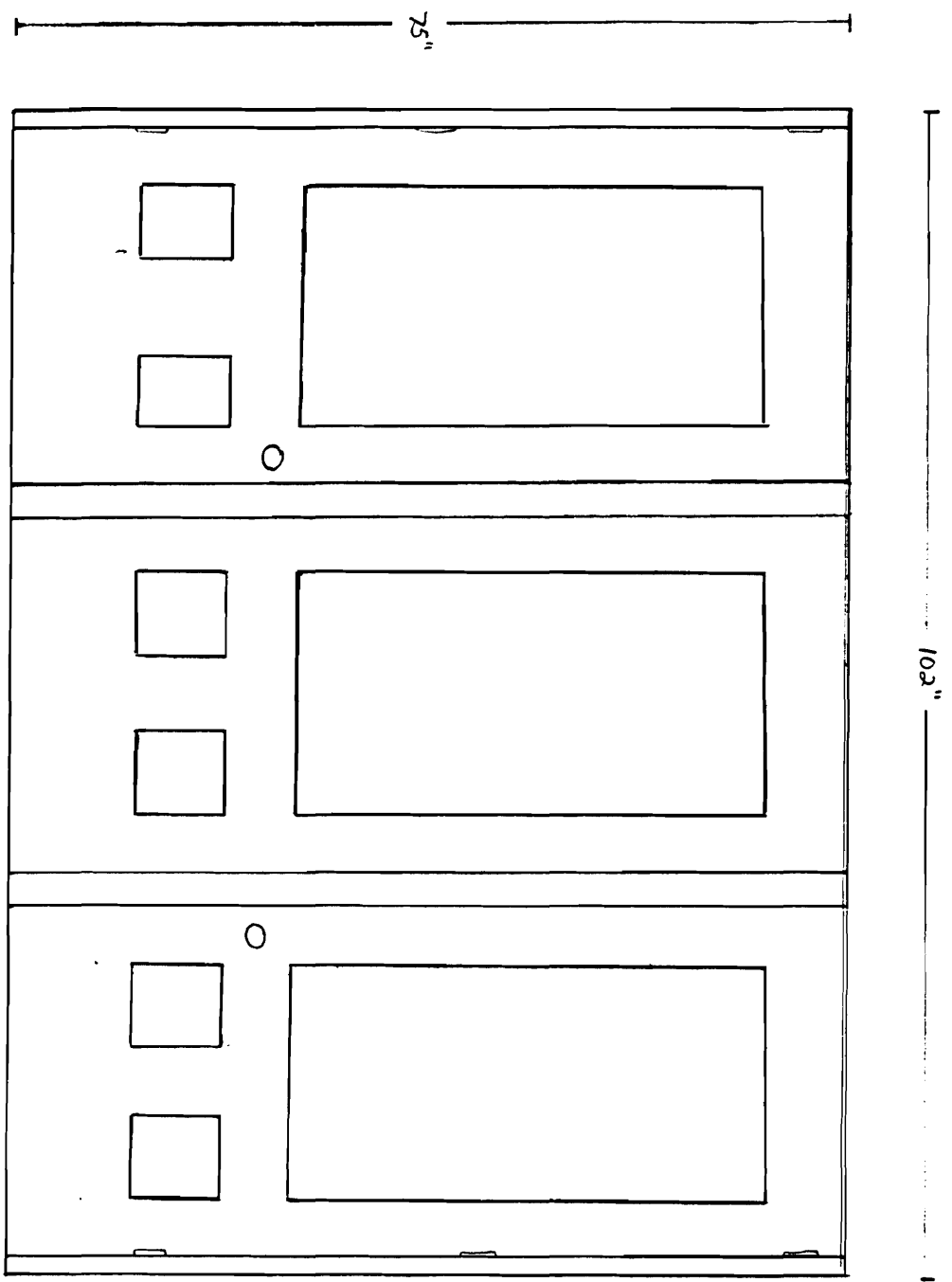
- Exterior photographs
- Sketches, elevation drawings and/or annotated photographs
- Floor plans
- Site plan showing relative location of adjoining structures, if located within a district
- Specifications
- Other (explain) _____

Please note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8721 or 874-8719 (Deborah Andrews, ext. 8726).

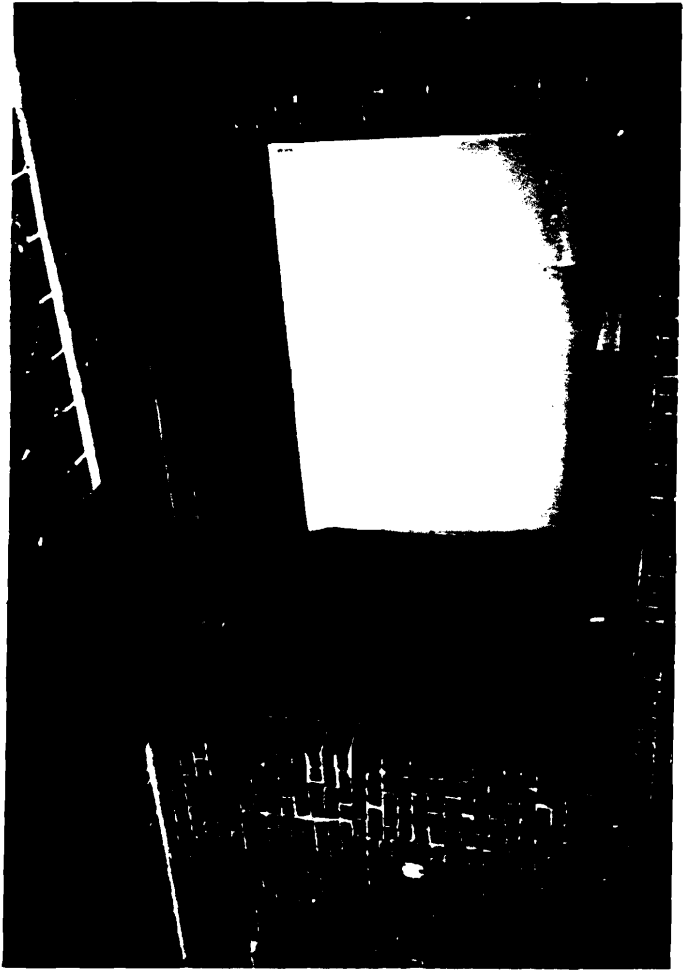
Please return this form and related application materials to:

Department of Planning and Urban Development
Portland City Hall
4th Floor
389 Congress Street
Portland, ME 04101



New Doors To Replace Existing At 9 Wharf Street
Griffith McDuffis

Scale $\frac{3}{4}'' = 1'$



Existing Fenestration - 9 Wharf Street

Grady McDuffis

53 inches

55 inches
57 inches

9 ft

43 inches

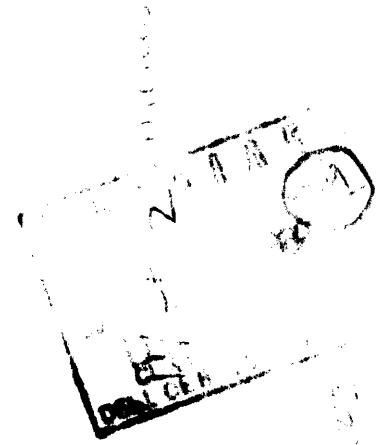
12 inches

Y

34 inches



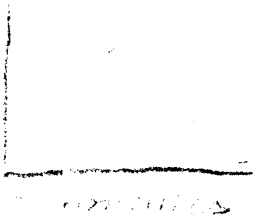
21%



14



5230 VOL.



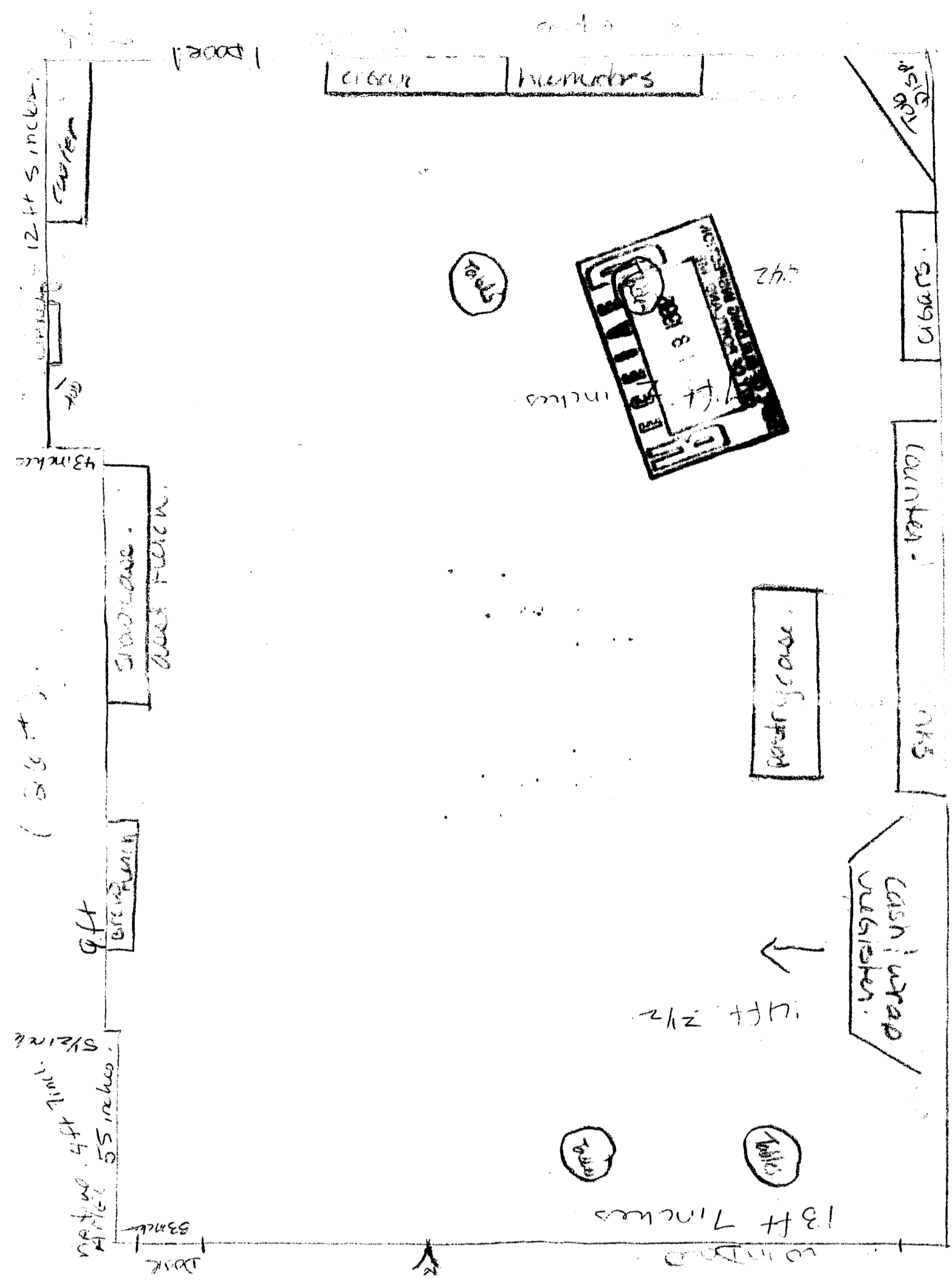
224 2m

CR [A7E] 2m

7 7 2m

7 7 2m





cigarette

measures

9 ft 2 in

cigarette

counter

books

cash wrap register

counter case

4 ft 2 in

392

392

13 ft 7 inches

door

counter

12 ft 5 inches

43 inches

SHOES

BOOKS

9 ft

SHOES

4 ft 2 inches

55 inches

door

counter

13 ft 7 inches

counter case

cash wrap register

cigarette

counter

books

4 ft 2 in

392

392

13 ft 7 inches

door

counter

12 ft 5 inches

43 inches

SHOES

BOOKS

9 ft

SHOES

4 ft 2 inches

55 inches

door

counter

13 ft 7 inches

counter case

cash wrap register

cigarette

counter

books

4 ft 2 in

392

392

13 ft 7 inches

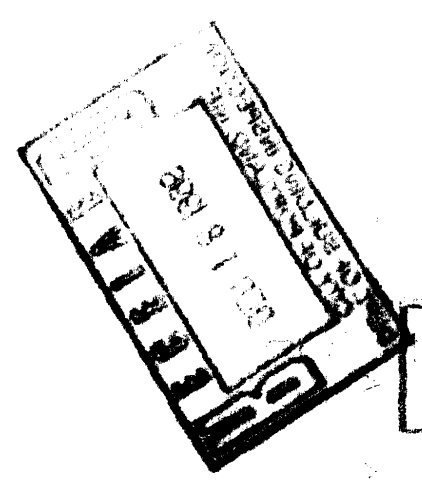
10/12/2005

Living Room

50 inches

table

table



Chair table

Chair

Chair

Chair

table

Chair

2 in
15 in

Chair

table

Chair

17 ft. 2 in

table

Chair

Chair

Door

Storage

5230-102

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

Location of Construction:		Owner:		Phone:		Permit No: 981079	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> SEP 25 1998 </div> CITY OF PORTLAND </div>	
Past Use:		Proposed Use:		COST OF WORK: \$ _____ PERMIT FEE: \$ _____		INSPECTION: Use Group: _____ Type: _____	
Proposed Project Description:		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:				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	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic 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 code(s) applicable to such permit

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved *as submitted - doors to be painted.*
 Approved with Conditions
 Denied

Date: 9/24/98

MA

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

CEO DISTRICT

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

Location of Construction: 9 Wharf St		Owner: Richard Pfeffer/James Stebbins		Phone: 772-2739		Permit No: 981079	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Richard Pfeffer		Address: 46 Sandy Terrace Portland, Me		Phone: 04102		Permit Issued: SEP 25 1998	
Past Use: Brewery		Proposed Use:		COST OF WORK: \$ 1,900.00		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: / Type: 2B	
Proposed Project Description: Replace door & window with three new doors. Build wall to separate space into two rooms.				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: BP		Date Applied For: 14 September 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning: 1-3 CBL: 032-J-004	
				Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

PERMIT ISSUED
SEP 25 1998
CITY OF PORTLAND

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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15 September 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District of Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved *(submitted - plan to be permitted)*
 Approved with Conditions
 Denied
Date: 9/24/98
[Signature]

CEO DISTRICT **1**
AP/DC

COMMENTS

Pre-con ~~con~~ phone conversation w/ Richard, no problems anticipated. AR

4/17/99 Completed. AR

Inspection Record

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