

940609
Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 630 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: SLC Assoc. Phone # 772-3310
Address: 446 Fore St Ptld, ME 04101
LOCATION OF CONSTRUCTION 241 Commercial St
Contractor: Counsultant Services Sub.: _____
One Portland Sq Ptld, ME 04101 Phone # 773-4125
Address: _____
Est. Construction Cost: 122,000.00 Proposed Use: Restaurant w/bar
Past Use: Storage Space
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Interior Renovations - Change of Use

For Official Use Only	
Date <u>17 June 1994</u>	Subdivision: _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Ownership: _____
Estimated Cost _____	Public _____ Private _____

Zoning: Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

★ Mail to: William Nemmers 424 Fore St Ptld, ME 04101
Foundation:

1. Type of Soil: 038-F-004
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

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

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik

Signature of Applicant [Signature] Date 17 June 1994

CEO's District 3 William Nemmers

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

HISTORIC PRESERVATION

Not in District nor Landmark.

Does not require review.

Requires Review.

Action: Approved.

Approved with Conditions.

Denied.

Date: _____

Signature: _____

PERMIT ISSUED
WITH LETTER

PERMIT ISSUED
WITH LETTER

[3] M S M H A / 507

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 22, 1994

RE: 241 Commercial St., Portland

Mr. William Nemmers
424 Fore Street
Portland, ME 04101

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 preclude the applicant from meeting applicable State and Federal laws.

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

1. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
2. Sprinkler system shall be maintained to NFPA 13 standards.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)
4. 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. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 1-2 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.
5. Stair construction in Use Group R-3, R-4 is a minimum of 11" tread and 7" maximum rise.

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: LT. Gaylen McDougal, Fire Prevention Bureau

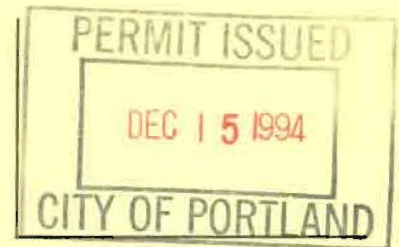
941352



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

12 Dec 94

The undersigned hereby applies for amendment to Permit No. 94/0609 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 241 Commercial St Within Fire Limits? _____ Dist. No. _____
 Owner's name and address SECRET COMMERCIAL S.M. Assoc. Telephone _____
 Lessee's name and address Three Dollars Dewey Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect William Nunnery Assoc. 424 Fore St Portland, ME 04101 Plans filed _____ No. of sheets _____
 Proposed use of building Bar 774-3683 No. families _____
 Last use Vacant No. families _____
 Increased cost of work 4,000. Additional fee 45.00

Description of Proposed Work

See attached description.

Details of New Work

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

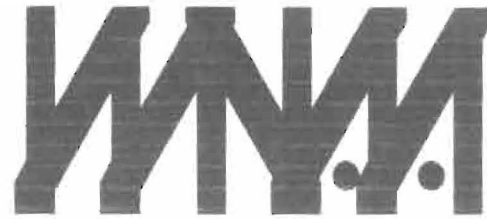
Approved: _____

Signature of Owner _____

Approved: _____

Inspector of Buildings

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOWFILE COPY — PINK
ASSESSOR'S COPY — GOLDEN



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

MEMO

REVISION TO BUILDING PERMIT

241 ~~WHARF STREET~~ COMMERCIAL ST.

DECEMBER 12, 1994

To: 1) Sam Hoffses, City of Portland Building Inspections Dept
2) Don Berry, Dewey's

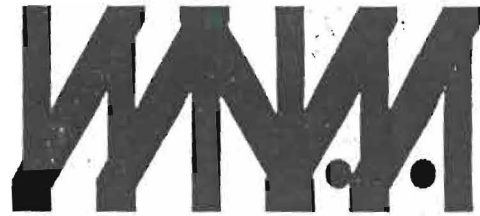
Because of additional rotted wood timbers found during the construction of the first floor items permitted previously, additional work on the second and third floors had to be done to repair the damage and stabilize the structure at this time.

This additional work included:

Removing the second floor floor joists so that they can be repaired or rotated and then replaced.

Removing the completely rotted third floor 14"x15" wood main carrying beam. Because of the method of construction which had the columns setting loosely on this beam it was decided to replace the columns with new 6"x6" steel columns and the beam with new 12" x 4" steel beams on this third floor level.

Rec'd 12 Dec 94
\$



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

BEAM CALCULATION

NOV 14, 1994

DOWNS - BRD FL
REPLACEMENT.

DESIGN FOR EXTREME CONDITION

$$LL + DL = 60 \times 10.5 = \dots$$

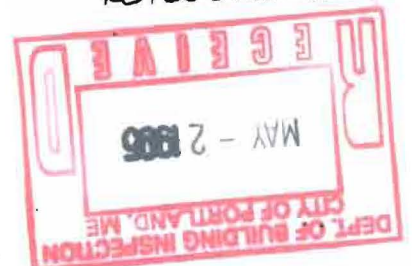
$$10.5 \text{ Joists} = 3009 \div 11 = 273 \text{ #/LF}$$

$$990 \text{ #/LF}$$

$$1263 \text{ #/LF}$$

$$11 \text{ FT SPAN}$$

$$13.893 \text{ TOT. LD.}$$



TO TRY
6" BEAM

$$\text{TRY } W6 \times 16 = 20 \text{ K}$$

$$\text{check } \Delta = 13.9 / 14.8 \times .5 = .47 > .36$$

$$116$$

$$\text{TRY } W6 \times 20$$

$$\Delta = 13.9 / 19.5 \times .5 = .36 = .36 \text{ MAXIMUM}$$

$$\text{USE } W6 \times 25$$

$$\Delta = 29 < .36$$

$$\text{USE MINIMUM - } W12 \times 14$$

$$\text{ENTER TABLE - } W12 \times 14 = 29$$

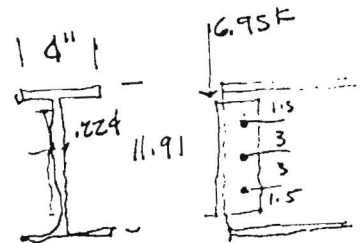
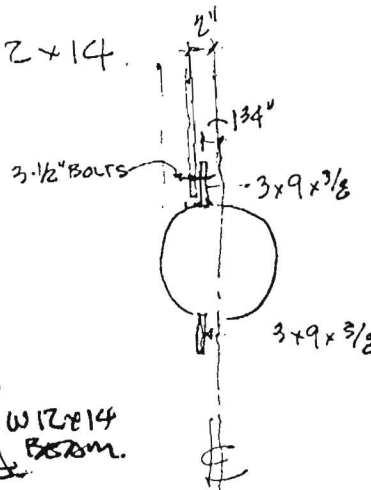
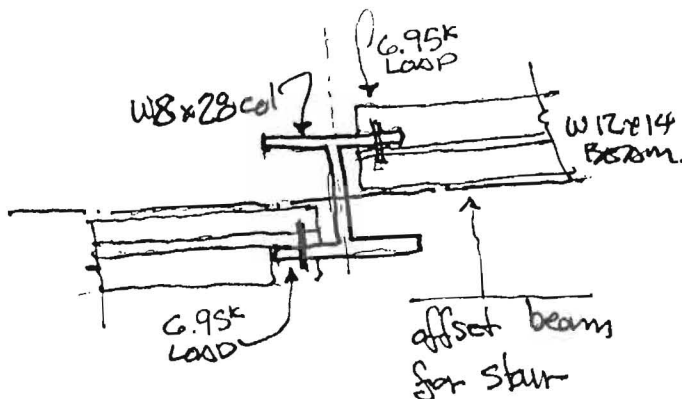
$$\text{check } \Delta = 13.9 / 20.9 \times .34 = .175$$

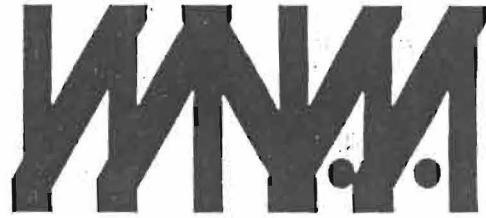
$$11 \times 12 / 360 = .36 > .175 \text{ OK}$$

$$2 \cdot 13/4 \cdot 14 = 1520 \Delta$$

$$1234 \text{ LD}$$

CONNECTION.





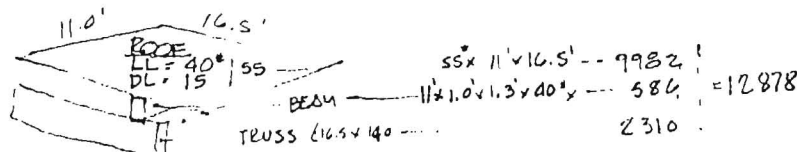
WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683.

COLUMN CALCULATION

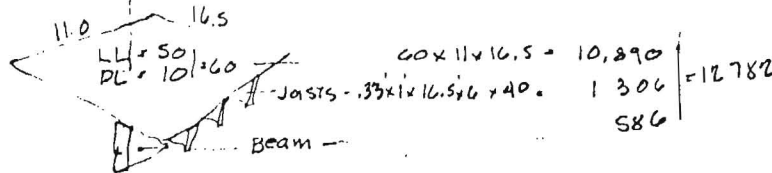
NOV 14, 1994

REVENUE - REPLACEMENT
COLUMNS -

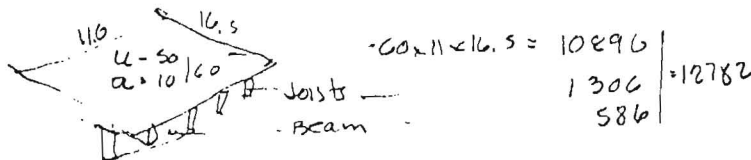
ROOF



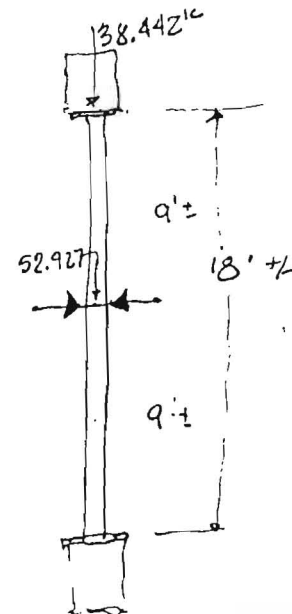
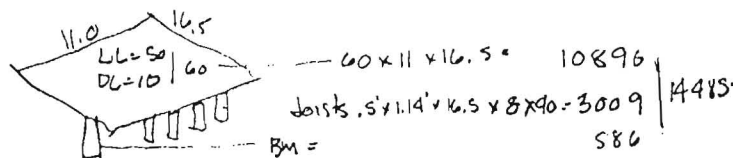
5TH FL



4th FL



3rd FL



From table 1 w/ K = 2.0 for a 9' length

From table 2

use 6" stand. steel tube for 18' length (K=9) = 75 KIPS OK.
try 5" " = 47 KIP NG.

MIN. COL REQ. = 6" STAND. STEEL TUBE

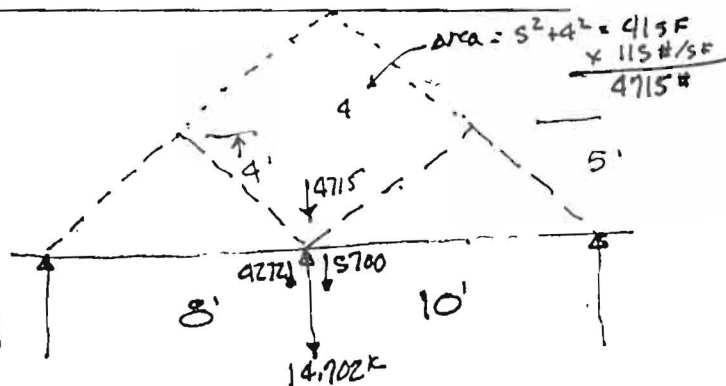
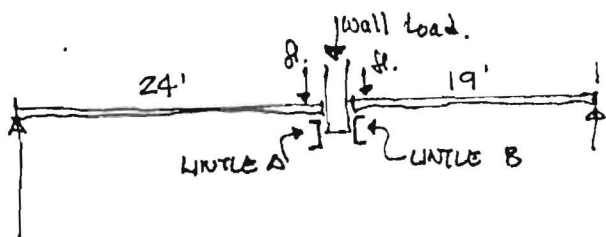
TRY 6x6x25 = 55 KIPS > 52.9 - MARGINAL
8x6.5x25 = 69 K > 52.9 OK
H-SECTION DESIGN



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

LINTLE DESIGN

DECEMBER 8, 1994



DESIGN FOR WORST CASE = LINTLE A @ 10' SPAN

$$1 \text{ PL. LOAD} = 30 \text{ #/SF LL} + 15 \text{ # PL} = 65 \text{ #/SF}$$

$$\text{FOR 24' SPAN - LOAD ON LINTLE} = 24/2 \times 65 = 780 \text{ #/LF.}$$

WALL LOAD.

$$\text{MASSORY @ } 115 \text{ #/CF} \times 1.25 \text{ FT THICK} = 144 \text{ #/SURF. SF.}$$

$$\text{TOTAL LP ON LINTLE} = 11406 \div 2 = 5700$$

$$\Delta_{\text{ALLOW}} = 10' \times 12" = 120/720 = .17"$$

$$\text{TRY } C12 \times 20.7 = 15.89 / 31.5 \times 19 = .096 < .17 \text{ OK.}$$

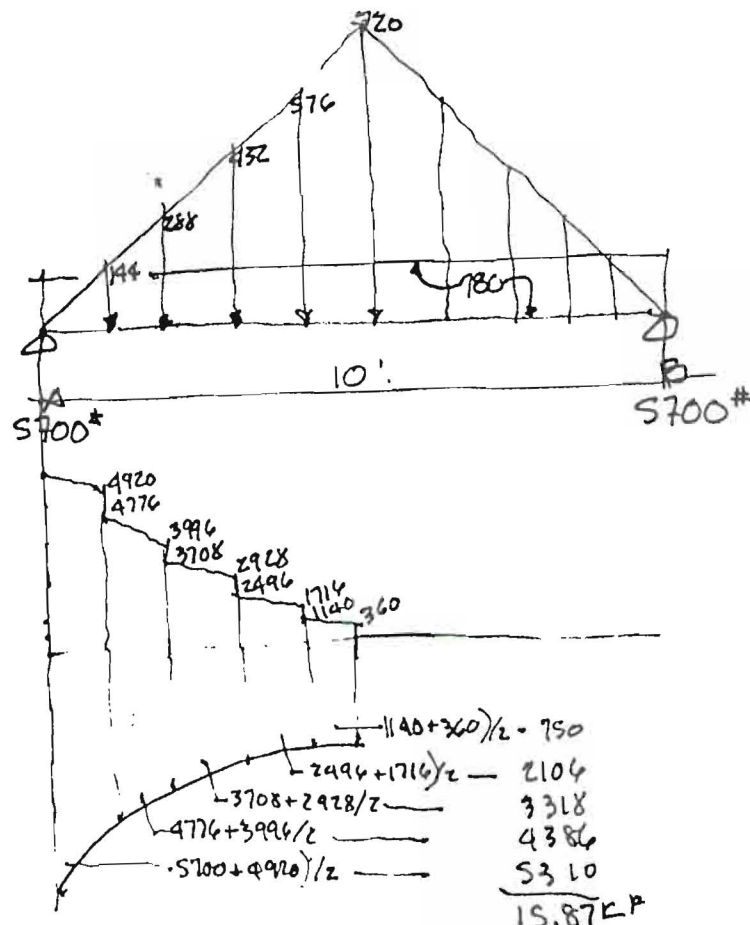
$$C12 \times 20.7 \text{ has } M_x = 29 > 11.4 \text{ OK}$$

$$12 \times 1/2 \times 1/2$$

COLUMNS TO SUPPORT 14.7K

HEIGHT. 9'6" +/-

STANDARD 3/4" STEEL PIPE COL = > 30F OK

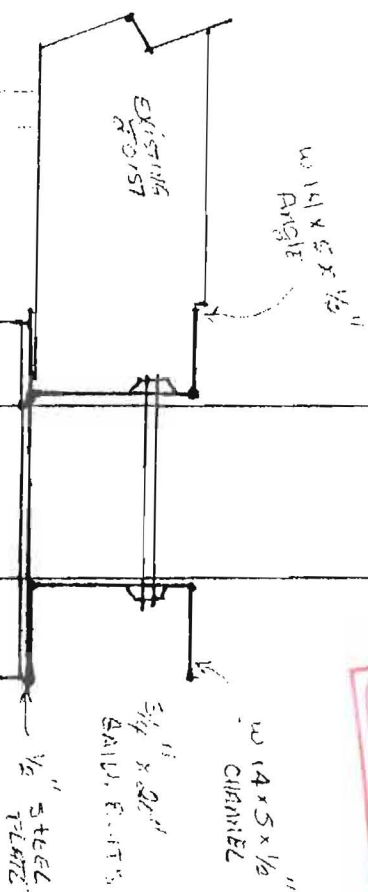




PRE-DRILL $\frac{1}{4}$ " x 5" ANGLE ONLY

1" BORE

8" 16" 16" 16"



$\frac{1}{2}$ " 14 x 5 x $\frac{1}{2}$ " CHANNEL
 $\frac{3}{4}$ " x 2" GALV. BR. TS.
 $\frac{1}{2}$ " STEEL PLATE

22'

10'

NEW BRICK
TO REPLACE
OLD BRICK
ANGLE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 241 Commercial St

Issued to Don Berry

Date of Issue 22 June 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 940609, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First Floor Only

Restaurant w/bar

Limiting Conditions: TEMPORARY:

Final to be issued contingent upon all applicable licenses being issued.

This certificate supersedes
certificate issued

Approved:

6/27/95
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 241 Commercial St

Issued to Don Berry/Three Dollar Deweys

Date of Issue 26 June 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 940609, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First Floor

Restaurant w/bar

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 241 Commercial St

Issued to Don Berry/Three Dollar Deweys

Date of Issue 13 July 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 940609, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Second Floor
Right Front Only

Office Space

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/13/95

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.