

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number 09020

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY/

has permission to tenant fit-up for restaurant

AT 245 COMMERCIAL ST CB 038 F006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. K. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Deanne Bank 4/6/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

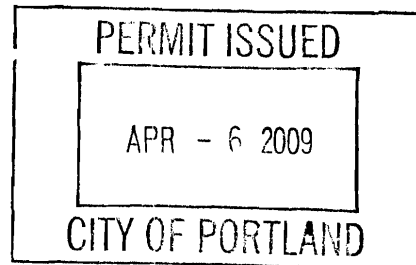
Permit No: 09-0218	Issue Date:	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Restaurant (Change of use permit #09-0088) - 1st floor - right side	Proposed Use: Commercial - Restaurant - "The Salt Exchange" - tenant fit-up for restaurant	Permit Fee: \$845.00	Cost of Work: \$75,000.00	CEO District: 1
Proposed Project Description: tenant fit-up for restaurant		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A-2 Type: 3 IBC-2003 Signature: JMB 4/6/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: JMB Date: 2/23/09		

Permit Taken By: Ldobson	Date Applied For: 03/20/2009	Zoning Approval
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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..	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"/> Ok w/ conditions Date: 3/23/09 JMB	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 Date:	Historic Preservation yes. <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Any exterior work requires a separate review & approval thru his pres. presentation. Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0218	Date Applied For: 03/20/2009	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Restaurant - " The Salt Exchange" - tenant fit-up for restaurant	Proposed Project Description: tenant fit-up for restaurant
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/23/2009

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property is located with in the Pedestrian Activities District (PAD) which restricts first floor uses to retail-like and other uses that are of interest to pedestrians walking by. A restaurant use is allowed under the PAD district. All windows along the street line shall remain intact and shall not be closed off without review.
- 4) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:**

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Approval of license is subject to health inspections per the Food Code.
- 3) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 4) Equipment must be installed in compliance with the manufacturer's specifications
- 5) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/26/2009

Note: **Ok to Issue:**

- 1) The fire alarm system shall comply with NFPA 72. Compliance letter is required.
- 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 3) All construction shall comply with NFPA 101
- 4) The sprinkler system shall be installed in accordance with NFPA 13.
- 5) A separate Sprinkler System Permit is required per the Fire Department.
- 6) Emergency lights and exit signs are required
- 7) A separate Fire Alarm System Permit is required per the Fire Department.

Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

3/23/2009-amachado: The change of use as a restaurant was applied for under permit #09-0088. The certificate of occupancy was not paid for on that permit. It is being paid for with this tenant fit up.

4/1/2009-jmb: Left vcmmsg for Buell H. (architect) for details on the existing floor ceiling assembly rating, is suspended ceiling rated, 8' opening in brick wall.

4/2/2009-jmb: Buell H. Returned call, he will submit UL design of existing floor ceiling assembly and proposal to modify for 1 hour rating requirement. Also confirmed when the interior demolition work was done under permit #09-0088 an existing 8' opening was discovered in the brick wall that divides the dining areas. He will also provide the specs on the drop ceilings that will be 1 hour rated.

4/6/2009-jmb: Buell H. Submitted letters addressing the fire ratings, ok to issue



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>245 COMMERCIAL ST., 1ST FLOOR</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>F</u> Lot# <u>4930</u> <u>6.</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>CHARLES BRYON</u> Address <u>73 SPURCE ST.</u> City, State & Zip <u>PORTLAND, ME 04102</u>		Telephone: <u>(207) 272-9855</u>
Lessee/DBA (If Applicable) PTA <u>C+S RESTAURANT LLC</u> <u>DBA The Salt Exchange</u>	Owner (if different from Applicant) Name <u>MEMIC</u> Address <u>261 Commercial St</u> City, State & Zip <u>Portland ME 04104</u>	Cost Of Work: \$ <u>75,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>770.00</u>	
Current legal use (i.e. single family) <u>BUSINESS</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>"</u> Proposed Specific use: <u>ASSEMBLY - RESTAURANT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change of use from office to restaurant named "The Salt Exchange"</u> <i>this was part of permit #09-008. C.O.F. was not paid for that time.</i> Contractor's name: <u>TO BE DETERMINED</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Charles Bryon</u> Telephone: <u>207-272-9855</u> Mailing address: <u>P.O. Box 18191 Portland ME 04101</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 3/18/2009

This is not a permit; you may not commence ANY work until the permit is issued.

Buell Heminway

ARCHITECTS

P.O. Box 17733 DTS
Portland, Maine 04112-8733

Telephone (207) 772-8892
FAX (207) 772-2870
Email: bheminwa@gwi.net

April 6, 2009

City of Portland
Inspection Services Division
389 Congress St.
Portland, ME 04101

Attention: Ms. Jeanie Bourke

Subject: 245 Commercial Street 1st Floor ~ Fire Rated Ceilings
Applicant; C & S Restaurant LLC

Dear Ms. Bourke,

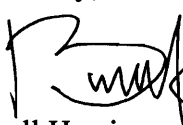
Pursuant to our phone conversation of April 2nd, our understanding is that ceilings in the subject space must achieve a one hour fire rating.

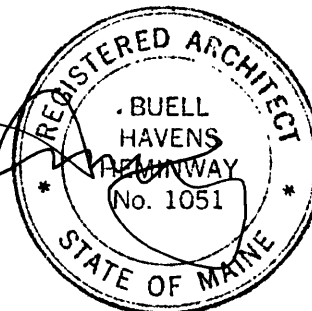
Per the attached from Structural Design Consulting, the existing floor joists appear to meet this requirement and will remain exposed. We propose to protect the deck with 5/8" fire-rated gypsum wall board, finish taped and caulked, applied to the deck between the floor joists.

The soffits shown on drawings A-1 and A-2 will have 5/8" fire rated gypsum board applied to vertical and horizontal exposed surfaces. Suspended ceilings will be a one hour fire rated system installed in accordance with UL design L210. The existing sprinkler system will be modified to protect concealed spaces within the soffits as well as the occupied space below.

Should you require anything further concerning this application please contact me.

Sincerely,


Buell Heminway



Attachment

Copy to: Charles Bryon



22 Oakmont Drive
Old Orchard Beach, ME
04064-4121

207.934.8038
Fax 207.934.8039

April 6, 2009

Buell Heminway
Buell Heminway Architects
P.O. 17733 DTS
Portland, ME 04112

Subject: 245 Commercial Street
Portland, ME

Dear Buell,


I have completed calculations required to check the load-carrying capacity of second floor joists at the subject property before and after a one hour duration fire. Calculations were based on a char rate of 2.85 in/hr at exposed surfaces and an ultimate stress to allowable stress ratio of 2.85. Both of these factors were obtained from "Calculating the Fire Resistance of Exposed Wood Members", Technical Report 10 published by the American Forest & Paper Association.

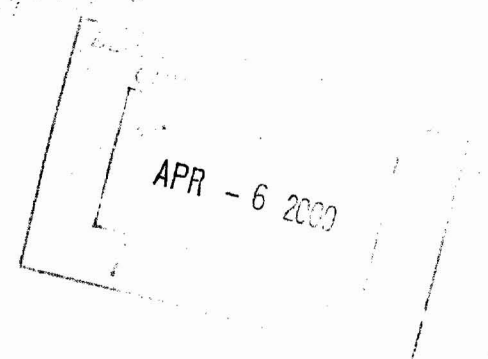
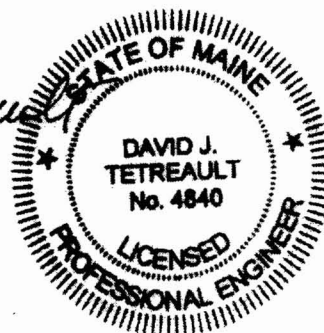
Loadings used in my calculations are 21 PSF dead load, 50 PSF office live load and 20 PSF movable partition load as required by IBC/2003. My calculations show that the 6x13 joists spaced at 16" and spanning 24'-0" have sufficient load-carrying capacity before and after a one-hour fire. The wood decking is not sufficient to resist a one hour duration fire. It must be protected by proper gyp board covering or other means.

Please call me if there is any question or if I can be of further assistance.

Sincerely,

STRUCTURAL DESIGN CONSULTING, INC.


David Tetreault, P.E.



Buell Heminway

ARCHITECTS

P.O. Box 17733 DTS
Portland, Maine 04112-8733

City of Portland
Fire Prevention Bureau
c/o Building Inspections Division
389 Congress St.
Portland, ME 04101

Telephone (207) 772-8892
FAX (207) 772-2870
Email: bheminwa @ gwi.net

March 20, 2009

Dear Sir or Madam,

This document is in support of a Commercial Interior and Change of Use Permit application by the applicant Charles Bryon re the 1st Floor Lease Space at 245 Commercial Street. The present occupancy is Business; the proposal is to renovate the space for use as a restaurant.

The following information is submitted in accordance with requirements to obtain a Fire Permit:

Applicant: Charles Bryon dba C & S Restaurant LLC
63 Spruce St.
Portland, ME 04102
Tel: (207) 272-9855

Project Architect: Buell Heminway
Buell Heminway Architects PA
PO Box 17733
Portland, ME 04112
Tel: (207) 772-8892

Proposed use of the space is a restaurant: NFPA 101 – Assembly
IBC – Assembly Group A-2

Square Footage of Leased Space: 2,506 sf

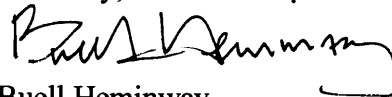
The building and this space is equipped with a Fire Protection System and Fire Detection/Alarm System.

The suppression and fire detection/alarm systems will be augmented/modified to accommodate the change of use and interior alterations by licensed subcontractors in these trades. Plans, if required, will be submitted prior to construction.

The attached Life Safety plan shows location of Fire Extinguishers, exit and emergency lighting, fire resistance ratings as presently known, and travel distances.

Please contact me with any questions.

Sincerely,



Buell Heminway

Attachment

*- change of
use
permit
09-0048*

1000 10 2009



Certificate of Design

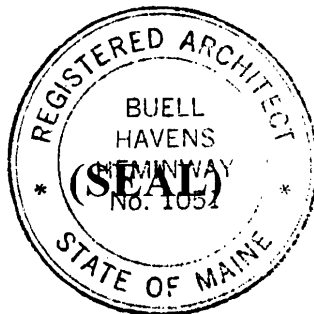
Date: MARCH 20, 2009

From: BUELL HEMINWAY

These plans and / or specifications covering construction work on:

245 COMMERCIAL ST., 1ST FLOOR

Have been designed and drawn up by the undersigned, a Maine registered Architect / ~~Engineer~~ according to the **2003 International Building Code** and local amendments.



Signature: [Handwritten Signature]

Title: PRINCIPAL

Firm: BUELL HEMINWAY ARCHITECTS PA

Address: P.O. BOX 17733

PORTLAND, ME 04112

Phone: (207) 772-8892

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



Accessibility Building Code Certificate

Designer:

BUELL HEMINWAY

Address of Project:

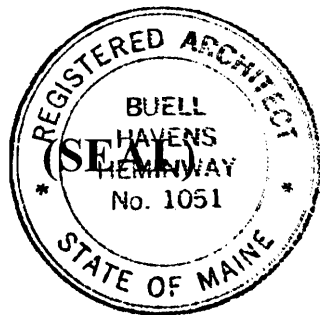
245 COMMERCIAL ST, 1ST FLOOR

Nature of Project:

CHANGE OF USE

BUSINESS TO ASSEMBLY (RESTAURANT)

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature:

[Handwritten Signature]

Title:

PRINCIPAL

Firm:

BUELL HEMINWAY ARCHITECTS PA

Address:

P.O. BOX 17733

PORTLAND, ME 04112

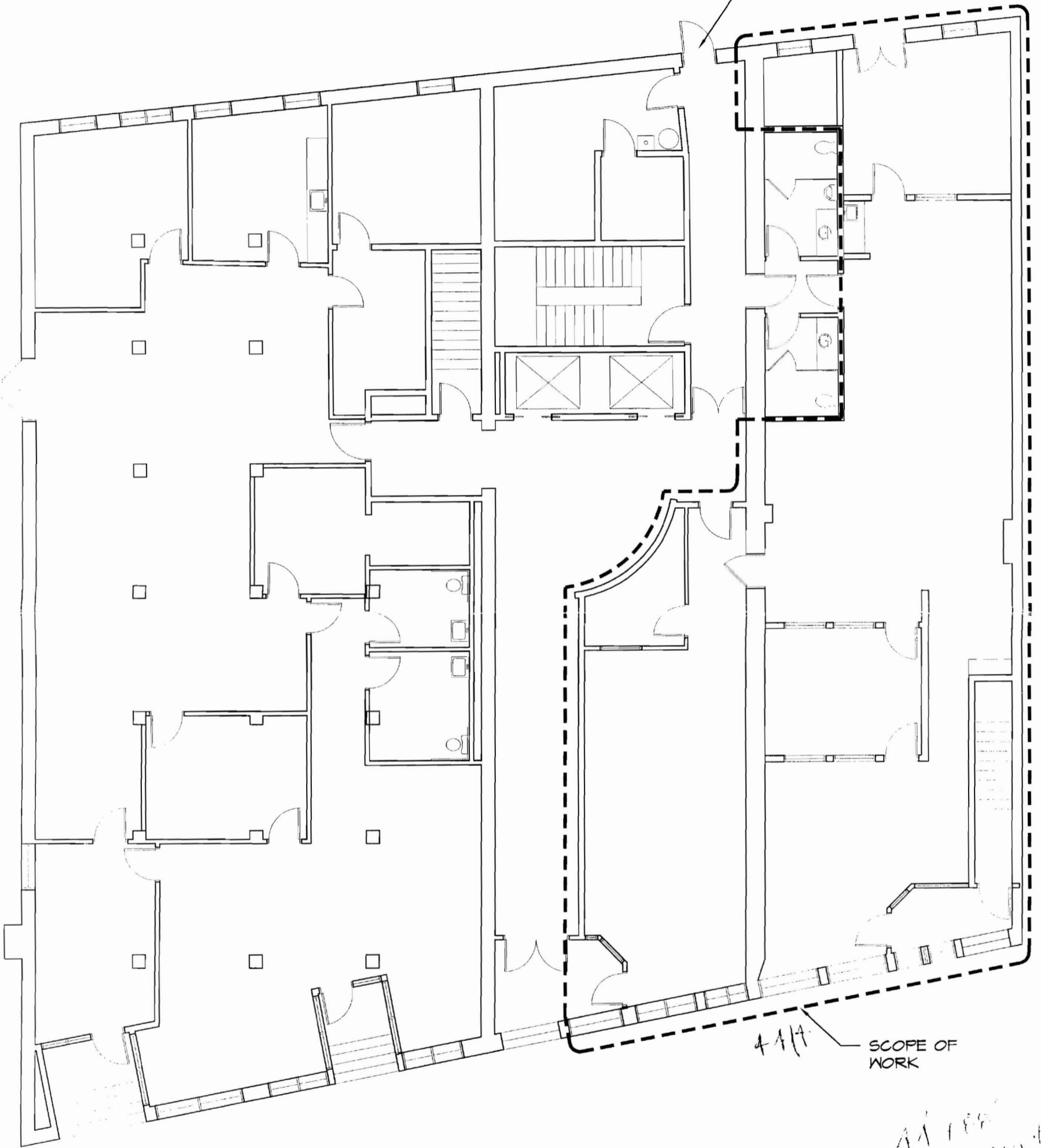
Phone:

(207)772-8892

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

ALLEY

ACCESSIBLE
ENTRANCE



COMMERCIAL STREET

permit 09-0088

441A
441B
2/12/09
C & S Restaurant
5/9

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ARCHITECTS

© 2009 PDT Architects

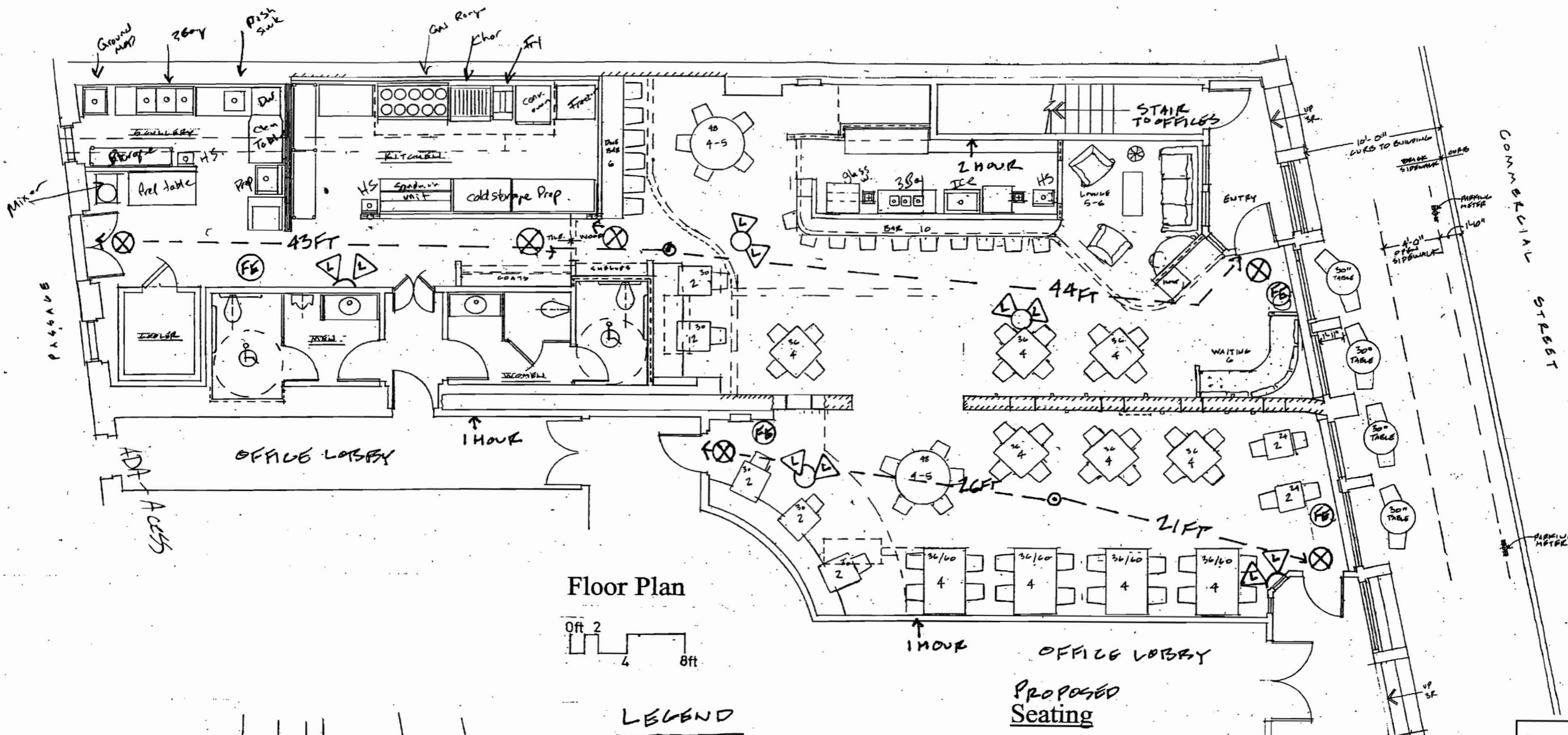
C & S Restaurant - Landlord Work
245 Commercial Street
PORTLAND, MAINE

TITLE
OVERALL BUILDING PLAN

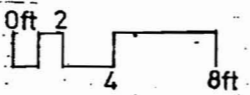
JOB #	09-016
DATE	4 FEBRUARY 2009
SCALE	3/32"=1'-0"

SHEET
A1

H:\Master Proj Files\2\MEM\C\245-251 Commercial Street\CAD\C and S Restaurant\245-251 Comm_1st Floor.dwg Feb 04, 2009 - 10:38am



Floor Plan

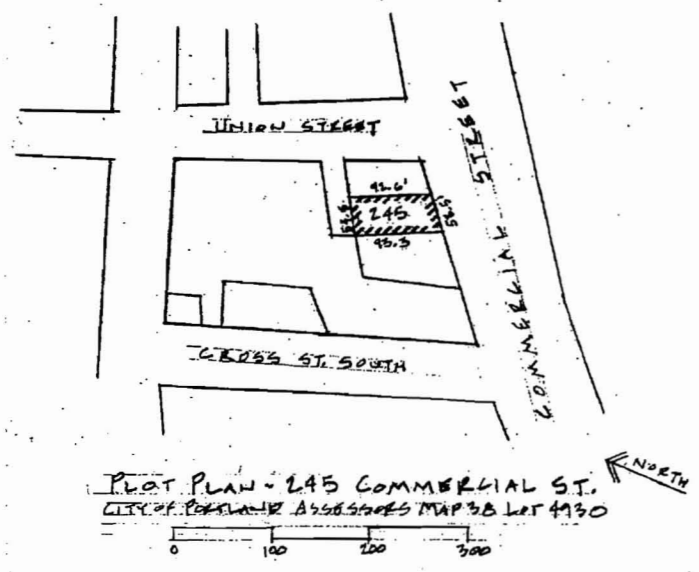


LEGEND

- ⊗ = EXIT SIGN
- ⊕ = FIRE EXTINGUISHER
- ⬇ = EMERGENCY LIGHT

PROPOSED Seating

Restaurant ~ 92
 Sidewalk ~ 8 } 100 OCC. LD.



PLOT PLAN - 245 COMMERCIAL ST.
 CITY OF PORTLAND ASSESSORS MAP 38 LOT 430

C & S Restaurant LLC
 245 Commercial Street
 Portland, Maine

Buell Heminway
 ARCHITECTS
 P.O. Box 17733 DTIS - Portland, Me 04112
 (207) 772-8862 - FAX 772-2870
 Email: bheminway@bhl.net

Drawing No.

LS-1

Title:
 LIFE SAFETY PLAN

Date: 3/20/09
 Scale: Shown
 By: Buell