



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Aug 13, 1984
 Receipt and Permit number B 22786

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 267-271 Commercial Street
 OWNER'S NAME: Ledgewood Inc. ADDRESS: _____

OUTLETS:
 Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 525 151.50

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL 150 17.00
 Strip Fluorescent _____ ft.

SERVICES:
 Overhead _____ Underground x Temporary _____ TOTAL ampres 1200 7.00

METERS: (number of) 25 12.50

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws x 10.00

APPLIANCES: (number of)
 Ranges 24 Water Heaters 24
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers 24
 Dryers 3 Compactors _____
 Fans 25 Others (denote) _____
 TOTAL 100 150.00

MISCELLANEOUS: (number of)
 Branch Panels 25 25.00

Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____

Signs 20 sq. ft. and under _____
 Over 20 sq ft. _____
 Swimming Pools Above Ground _____
 In Ground _____

Fire/Burglar Alarms Residential _____
 Commercial x 5.00

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____

Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____

Emergency Lights, battery 4 2.00
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 TOTAL AMOUNT DUE: 280.00

INSPECTION:
 Will be ready on _____, 19__; or Will Call x

CONTRACTOR'S NAME: Mancini Elec.
 ADDRESS: 179 Sheridan St.

TEL: 774-5829
 MASTER LICENSE NO.: 2436 SIGNATURE OF CONTRACTOR:
 LIMITED LICENSE NO.: _____ [Signature]

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



FILL IN AND SIGN WITH INK

01513

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

DEC 3 1984

Portland, Maine, Nov. 30, 1984

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 269 Commercial St. Use of Building tail store No. Stories 3 New Building Existing
Name and address of owner of appliance Kenniston Floor Covering - same
Installer's name and address Avery Service, Inc. - P. O. Box 814 04104 Telephone 772-8687

To install gas General Description of Work furnace - forced hot air - replacement

IF HEATER, OR POWER BOILER

Location of appliance 1st floor Any burnable material in floor surface or beneath? floor, by-law
If so, how protected? Kind of fuel? #x gas
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? vented by PVC vent Rated maximum demand per hour 80,00
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Carrier furnace Labeled by underwriters' laboratories? AGA
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 15.00

APPROVED:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Installer

William E. Dalbey

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

Handwritten signature/initials

NOTES

3/80 DON [Signature]

Permit No. 84/1513
Location 269 Commercial St.
Owner [Signature] 5/1/84
Date of permit 11-31-84
Approved 12-3-84

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APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Dec. 6 1934
 Receipt and Permit number C 07951

To the CHIEF ELECTRICAL INSPECTOR, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 267 Commercial St.
 OWNER'S NAME: Restorers Title ADDRESS: same

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) xx _____ 5.00
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Reside _____
 Comm _____
 Heavy Duty Outlets, 220 Volt _____ (rs) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____
 TOTAL AMOUNT DUE: 5.00

INSPECTION:
 Will be ready on _____, 19__; or Will Call xx
 CONTRACTOR'S NAME: Bill Wilson
 ADDRESS: 66 Alba St.
 TEL: _____
 MASTER LICENSE NO.: _____ SIGNATURE OF CONTRACTOR: William C. Deller
 LIMITED LICENSE NO.: 3413

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 27651

Location 389 Commercial St

Owner Kenneth Falls

Date of Permit 12-6-84

Final Inspector 2-13-85

By Inspector Reilly

Permit Application Register Page No. 56

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____

2-13-85

CODE
COMPLIANCE
COMPLETED
DATE 13 85

REMARKS:
OK - gas furnace

981017

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$70 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany application.

Owner: Coyote Roadhouse Inc Phone # 733-7037
 Address: 60C Three Eagle Ln: Ferndale, MT 59911
 LOCATION OF CONSTRUCTION 267 Commercial St.
 Contractor: OWNER Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 10,000 Proposed Use: restaurant w interior renovations
 Past Use: restaurant
 # 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

For Official Use: **PERMIT ISSUED**
 Date: 10/19/93
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost: 10,000
 Zoning: B3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ 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): WDA-25-93

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

Floors:
 Mail permit: Carolyn McInerney
 1. Sills Size: 111 Blackstrap rd
 2. Girder Size: Falmouth, ME 04105
 3. Joist Column Spacing: _____ Size: _____
 4. Joists Size: 2x8x16 O.C.
 5. Bridging Type: 781-4220 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 Action _____
 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. Pool Size: _____ Square Footage _____
 2. Must conform to National Electrical Code and State Law.

PERMIT RECEIVED BY: Wendy E. Chase
 Signature of Applicant: [Signature] Date: 10-19-93
 Signature of CEO: [Signature] Date: _____
 Inspection Dates: _____

White-Tax Assesor Yellow-GPCOG White Tag -CEO [2] MR. [Signature]

931117

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$45 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form

Owner: Douglas M. Green Phone # 846-6184
 Address: Box 908 - Yarmouth, ME 04096
 LOCATION OF CONSTRUCTION 267 Commercial St. (Green Design Furniture Co)
 Contractor: OWNER Sub.: _____
 Address: _____ Phone # _____
 Est. Construction Cost: 5000 Proposed Use: retail w inter renovating
 Past Use: retail
 # 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

For Official Use Only

Date 11/29/93 Subdivision: _____
 Inside Fire Limits _____ Name: DEC-11-1993
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____
 Estimated Cost: 5000 CITY OF PORTLAND

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ 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) WDA-11-30-93

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

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

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

Chimneys:
 Type: _____ Number of Fire Places: _____ Date: _____

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: _____
 3. Must conform to National Electrical Code and State Law

Permit Received By Louise E. Chase

Signature of Applicant Douglas M. Green Date 11/29/93

CEO's District Douglas M. Green

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

Ms Munson

PERMIT ISSUED WITH LETTER

PLUMBING ISSUED

931017

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$70 Zone Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Crown Roadhouse Inc Phone # 787-7995
Address: 600 Three Eagle Ln Ferndale, MI 59911
LOCATION OF CONSTRUCTION 767 Commercial St.
Contractor: owner Sub:
Address: Phone #
Est. Construction Cost: 10,000 Proposed Use: restaurant w inter
Past Use: restaurant
of Existing Res. Units # of New Res. Units
Building Dimensions L W Total Sq. Ft.
Stories # Bedroom Lot Size
Is Proposed Use: Seasonal Condominium Conversion
Explain Conversion Interior renovations

Permit Issued stamp: Fo. Official Use Date 10/10/93 Subdivision Name Ownership Estimated Cost 10,000
CITY OF PORTLAND
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)

Foundations:
1. Type of Slab
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other owner's agent

Floors:
Mail permit: Carolyn McInerney
111 Blackstrap rd
Falmouth, ME 04105
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing Size:
4. Joists Size: 2x10x18 Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: 7/8" x 2" 0 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

Celling: 10-25-93
1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceiling:
4. Insulation Type Size
5. Ceiling Height:
Roof:
1. Truss or Rafter Size Span Action: Approved.
2. Sheathing Type Size Approved with Conditions
3. Roof Covering Type Denied
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: Square Footage
2. Pool Size:
3. Must conform to National Electrical Code and State Law.

Permit Issued stamp: PERMIT ISSUED WITH I

Permit Issued stamp: PERMIT ISSUED

Permit Received By Louise E. [Signature] Date 10-19-93
Signature of CEO [Signature] Date
Inspector's Date

SP-9-01

White-Tax Assessor Yellow-GPCOG

White Tag-GEO

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PLOT PLAN



FEE'S (Breakdown From Front)

Base Fee \$ 75

Subdivisor Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

Exam (in) _____

Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS VOID PERMIT -> This permit was ~~not~~ taken
out and the Coyote Roadhouse Inc did not obtain the space.

Signature of Applicant [Handwritten Signature]

Date 10-19-93

Inspection Services
Samuel P. Hoffses
Chief



CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

October 27, 1993

Coyote Roadhouse, Inc.
600 Three Eagle Lane
Ferndale, MT 59911

Re: 267 Commercial St

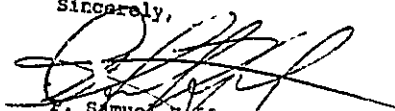
Dear sir,

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements:

1. Portable fire extinguishers shall be provided as per NFPA #10.
2. Certification of sprinkler performance required.
3. All exit light, signs, and means of egress lighting shall be done in accordance with Article 8 sections and subsections 822 and 823 of the City's building code (BOCA 1990).

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

Sincerely,


S. Samuel Hoffses
Chief of Inspection Services

cc: LT McDougall, Fire Prevention Bureau

Coyote Rowhouse Inc.
267 COMMERCIAL ST. PORTLAND
Summary of Plans.

D. Dining Room

- 1) All exit doors are 3'-0"
existing outward from inside
- 2) Exterior walls are Brick
- 3) Exit lighting is or will be
provided over all exits.
- 4) (Mrs. Riez. noted, ALL
outer walls & ceiling
- 5) Full working sprinkling
system is provided in
existing kitchen & Dining
Area. 65-75 seating
- 6). No support walls are touched.
Bathrooms

- 1) Both Bathrooms are existing
- 2) One will be removed

To meet handicap specs.

- a. 5' Radius Turnaround.
- b. 14x14 Rails
- c. 14x14 Sink.
- d. CRAPPIER (John)
- e. Exit & entrance to building

C. Kitchen

- 1) New kitchen sections will be 5/8 Fire code sheet Rock.
- 2) Existing Flue to exhaust heat will be 3/4 HP Ventilator, S/S exhaust hood built to 107 psf - 96 downwards.
- 3) Natural gas is provided therefore most kitchen equipment will be gas & vented properly.
- 4) Awzel system to be installed on 100ps over all gas equipment.

i.e. The past existing Restaurant was Skunk Bar & Grill.

931211

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$50 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Harbor Landing Condo XXX Phone # 774-7705
 Address: 269 Commercial St- Ptld, ME 04111
 LOCATION OF CONSTRUCTION 269 Commercial St- basement level
 Contractor: Ledgewood Inc Sub: 767-1866
 Address: Box 8107-Ptld, ME 04104 Phone # _____
 Est. Construction Cost: 60000 Proposed Use: unused basement
 Past Use: _____
 # 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 shore up basement level

For Official Use Only

Date 12/27/93 Subdivision _____
 Inside Fire Limits _____
 Hldg Code _____
 Time Limit _____
 Estimated Cost 6000

Owner: _____ Public _____ Private _____

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ 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) _____

Foundation:
 1. Type of Soil: _____
 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 Louise E. Chase
 Signature of Applicant William Rowles Date 12-27-93
 CEO's District 2 William Rowles AS Agent for Owner

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO 2 Ms. M. J. Mason

White - Tax Assessor

040395

Permit # 040395 City of Portland BUILDING PERMIT APPLICATION Fee 20.00 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Douglass Green Phone # _____
 Address: Green Design Furniture Co Inc. 267 Commercial 04101
 LOCATION OF CONSTRUCTION 267 Commercial St
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: Retail w/sign
 Past Use: Retail
 # 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 Erect Sign

For Official Use Only

Date: 3 May '94 Subdivision: _____
 Inside Fire Limit: _____ Name: MAY 10 1994
 Bldg Code: _____ City of PORTLAND
 Time Limit: _____
 Estimated Cost: _____

Zoning: PAD Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side B-3

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) _____

Foundation:
 1. Type of Soil: _____
 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: _____ **HISTORIC PRESERVATION**
 2. Ceiling Strapping Size _____ Spacing _____ Not in District or Landmark
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____ Does not require review
 5. Ceiling Height: _____ Requires Review

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____ Approved
 3. Roof Covering Type _____ Approved with Conditions

Chimneys:
 Type: _____ Number of Fire Places 5 Date 5/10/94
 Signature: _____

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: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gressia

Signature of Applicant [Signature] Date 3 May 1994

CEO's District 2 Deb Pert

CONTINUED TO REVERSE SIDE [Signature]
 Ivory Tag - CEO [Signature]

White - Tax Assessor

PLOT PLAN



FEES (Breakdown From Front)		Type	Inspection Record	Date
Base Fee \$	_____	_____	_____	____/____/____
Subdivision Fee \$	_____	_____	_____	____/____/____
Site Plan Review Fee \$	_____	_____	_____	____/____/____
Other Fees \$	_____	_____	_____	____/____/____
(Explain)	_____	_____	_____	____/____/____
Late Fee \$	_____	_____	_____	____/____/____

COMMENTS *Sign in place - appears to be done per plans*

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Handwritten Signature]

SIGNATURE OF APPLICANT _____ ADDRESS _____ PHONE NO. _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE NO. _____

ACORD. CERTIFICATE OF INSURANCE

PRODUCER
 Morse, Payson & Noyes
 100 Middle Plaza
 P.O. Box 406 DTS
 Portland, ME 04112

CMB

ISSUE DATE (MM/DD/YY)
 5/02/94

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** Maryland Casualty Company

COMPANY LETTER **B**

COMPANY LETTER **C**

COMPANY LETTER **D**

COMPANY LETTER **E**

INSURED
 Green Design Furniture Company
 267 Commercial Street
 Portland, ME 04101

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTORS PROT	PPS21036158	11/23/93	11/23/94	GENERAL AGGREGATE \$2,000,000 PRODUCTS-COMP/OP AGG. \$2,000,000 PERSONAL & ADV INJURY \$2,000,000 EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one Evt) \$1,000,000 MED EXPENSE (Any one person) \$10,000 COMBINED SINGLE LIMIT \$ BODILY INJURY (Per Person) \$ BODILY INJURY (Per Accident) \$ PROPERTY DAMAGE \$ EACH OCCURRENCE \$ AGGREGATE \$ STATUTORY LIMITS \$ EACH ACCIDENT \$ DISEASE-POLICY LIMIT \$ DISEASE-EACH EMPLOYEE \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY				
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTY HAN UMBRELLA FORM				
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER 00001

City of Portland
 Attn: Gary Hamilton
 Planning & Urban Development
 389 Congress Street
 Portland, ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

William J. Polunski

ACORD CORPORATION, 1990

ACORD 25-S (7/64)

CITY OF PORTLAND

HISTORIC
PRESERVATION
ORDINANCE

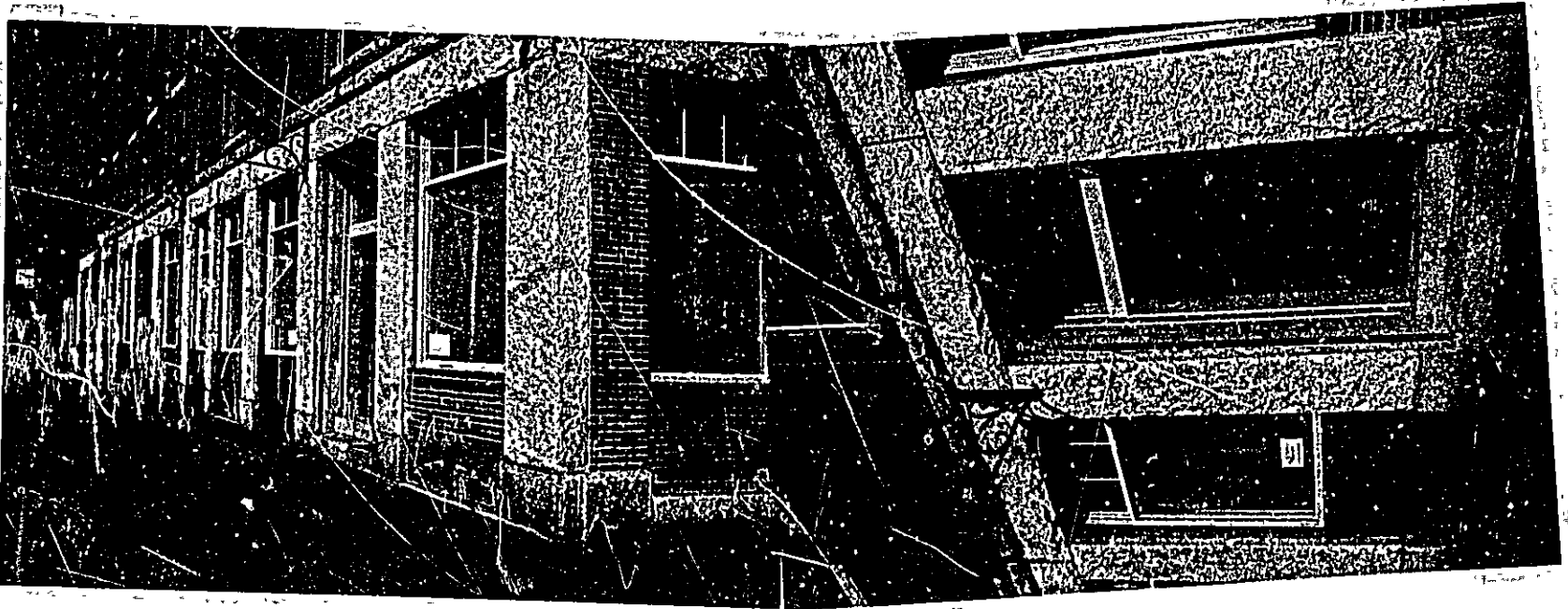
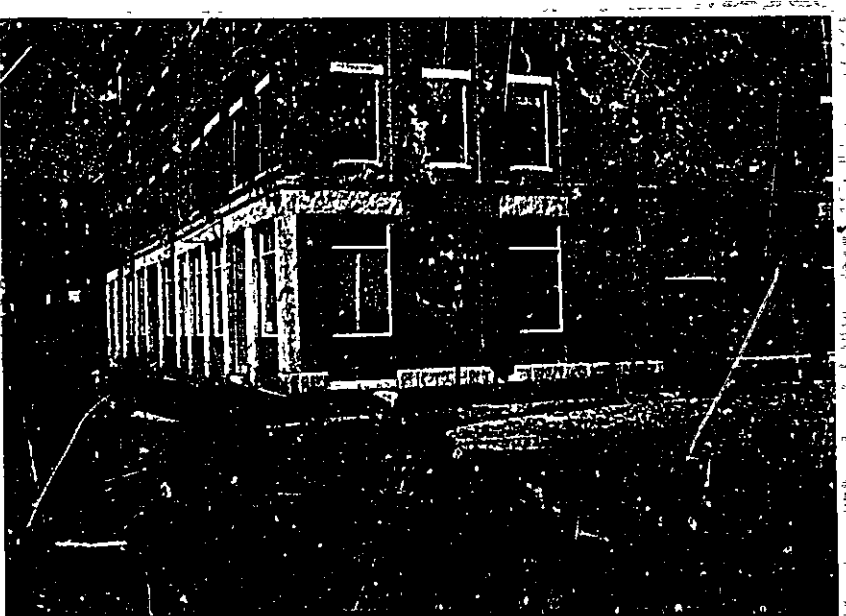
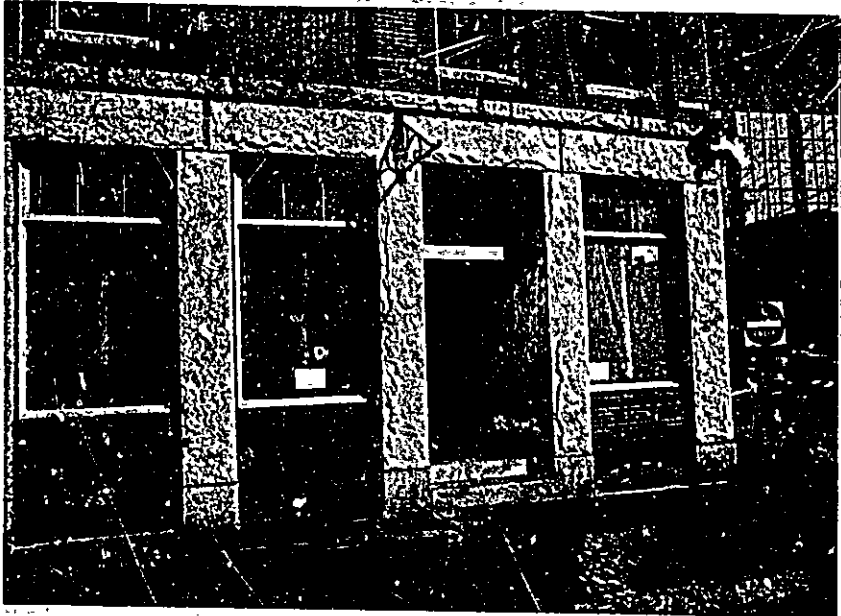


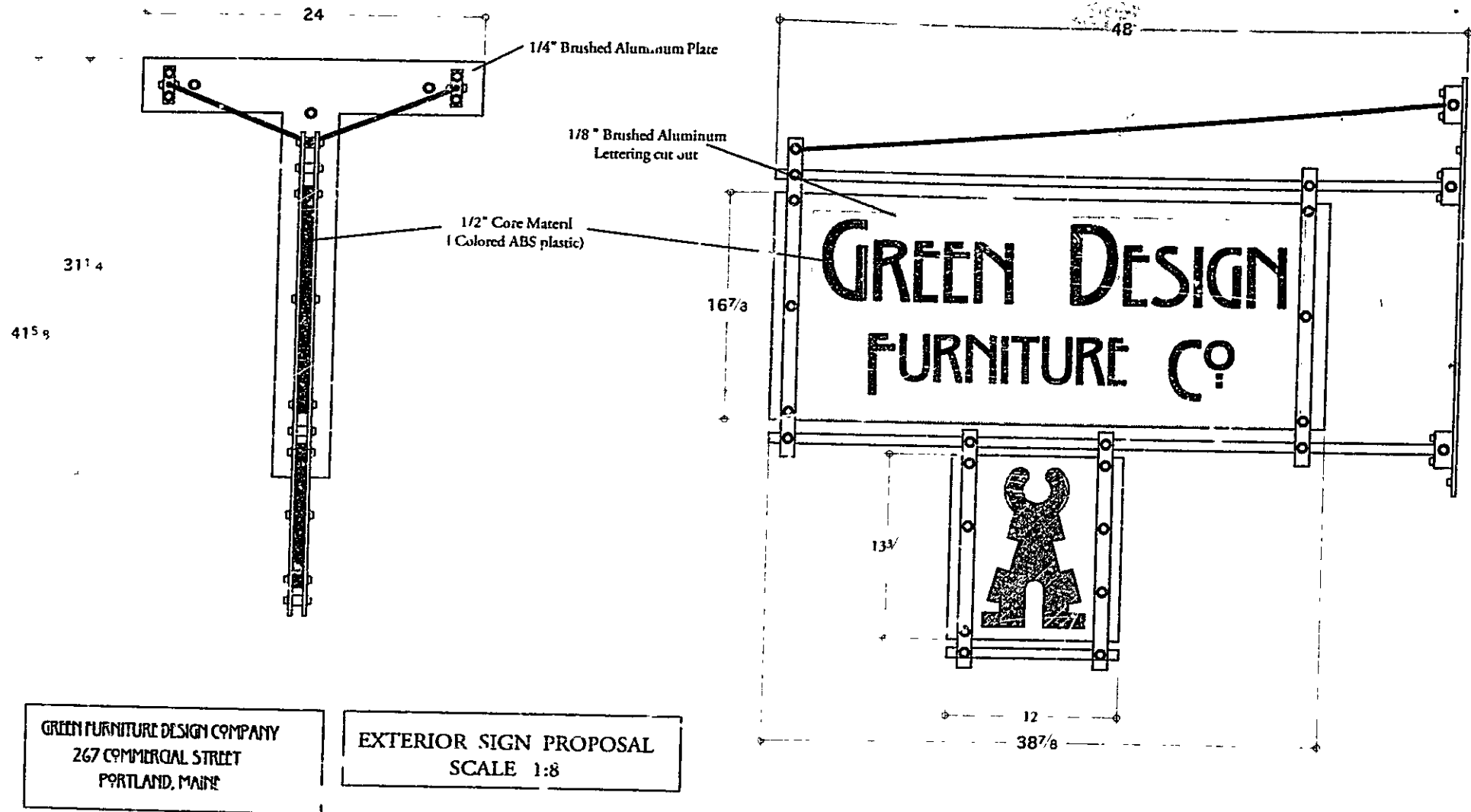
Sign Requirements: _____
Sign Location: 267 Commercial Street
Building Owners liability ins: Permitted. We own the property
Business liability ins: _____
Height of sign from sidewalk: 10'
Distance sign projects from building: 48"
How will sign be installed: 4 INCH BOLTS - 2 GY WIRE
Will there be lighting? No
Size of lettering: 6"
Material Sign is made of: BRUSHED ALUMINUM + IRON
How thick is the sign: 1"
Sketch of sign, with dimensions: ENCLOSED
Photo of area sign will hang: ENCLOSED
Color scheme: BRUSHED ALUMINUM, DARK GREEN LETTERING

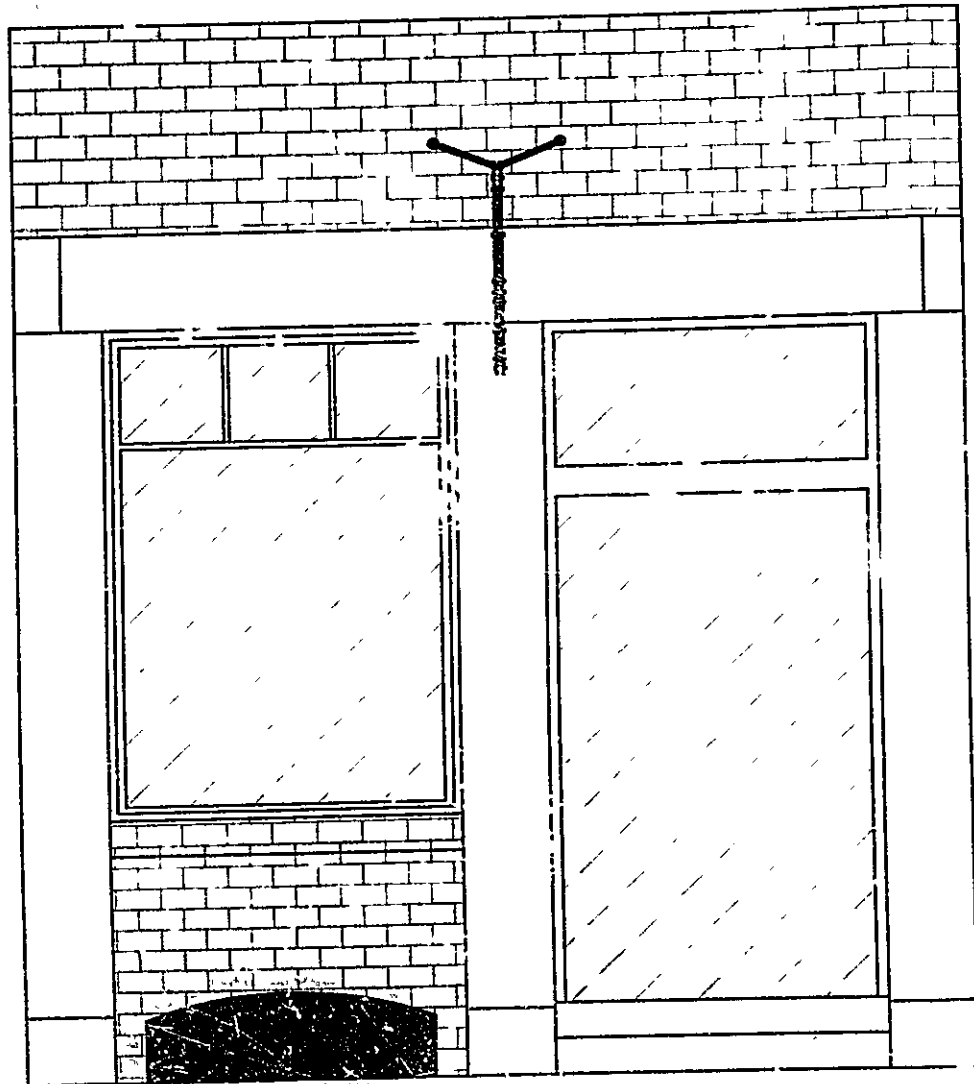
SQUARE FOOTAGE - ABOUT 8 SQUARE FEET

2500
140

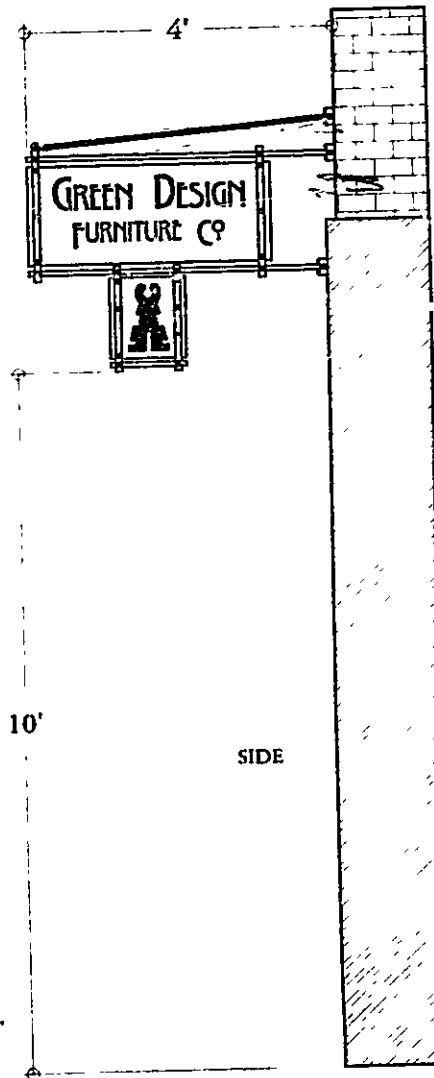
2640







FRONT



SCALE 1" = 24"

GREEN FURNITURE DESIGN
COMPANY
267 COMMERCIAL STREET
PORTLAND, MAINE

EXTERIOR SI
PROPOSAL



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 267 Commercial St

Issued to Douglas M. Green

Date of Issue 03 June 1994

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. 931117, 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

Area 1

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: *Thomas M. ...*
(Date) Inspector

...
Director of Buildings

Notice: This certificate is valid for use only by the owner to whom it is issued.

referred to as one dollar.

931117

Permit # 931117 City of Portland BUILDING PERMIT APPLICATION Fee \$45 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Douglas M. Green Phone # 846-6184
Address: Box 908 - Yarmouth, ME 04096
LOCATION OF CONSTRUCTION 267 Commercial St. (Green De: '90)
Contractor: OWNER Sub. _____
Address: _____ Phone # _____
Ret. Construction Cost: 5000 Proposed Use: retail w inter remodeling
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 28-1-2

For Official Use Only
Date: 11/23/93
Inside Fire Limits _____
Bldg Code _____
Time Limit: 5000
Estimated Cost: 5000
Sub-System: _____
Name: DEC 1 1993
City of Portland
Review Required:
Street Frontage Provided: _____
Provided Setback: Front _____ Back _____ Side _____
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: WDA 11-30-93

Foundations:
1. Type of Soil: _____
2. Set Backs - Front _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:
1. Stills Size: _____
2. Girder Size: _____
3. Lally Column Spacing: _____
4. Joists Size: _____
5. Bridging Type: _____
6. Floor Sheathing Type: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size: _____
2. No. windows: _____
3. No. Doors: _____
4. Header Size: _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size: _____
7. Insulation Type: _____
8. Sheathing Type: _____
9. Siding Type: _____
10. Masonry Materials: _____
11. Metal Materials: _____

Interior Walls:
1. Studding Size: _____
2. Header Size: _____
3. Wall covering Type: _____
4. Fire resistant if required: _____
5. Other Materials: _____

Ceiling:
1. Ceiling Joists Size: _____
2. Ceiling Strapping Size: _____
3. Type Ceiling: _____
4. Insulation Type: _____
5. Ceiling Height: _____
Roof:
1. Truss or Rafter Size: _____
2. Sheathing Type: _____
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: _____
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: _____
3. Must conform to National Electrical Code and State Law: _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

Permit Received By: Louise C. Chase Date: 11/29/93
Signature of Applicant: Douglas M. Green

CEO's District: 2 Ms. Munson
Ivory Tag - CEO

White - Tax Assessor

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 45-

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Inspection Record		Date
Type		
<u>Progress Inspection</u>		<u>12 14 193</u>
		<u>1 5 194</u>
<u>Final Inspection</u>		<u>6 3 194</u>
		<u>1 1</u>
		<u>1 1</u>

COMMENTS 12-14-93 - Work in progress - 12-15-93 - Talked w/ owner about plans, locks, and overall project

1-5-94 - Work going well, they need to vent bathroom -

6-3-94 - Final Inspection work complete

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Signature] 11/29/93 _____ PHONE NO. _____

SIGNATURE OF APPLICANT ADDRESS

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE NO. _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 1, 1993

RE: 267 Commercial St., Portland

Douglas M. Green
Box 908
Yarmouth, Maine 04096

Dear Sir:

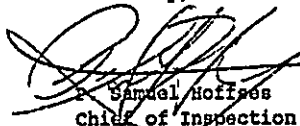
Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements:

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

1. Portable fire extinguishers shall be provided.
2. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
3. The sprinkler system shall be maintained to NFPA 13.
4. A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 35 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards and handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code. All other Use Group shall have guards at least 42" in height.
5. All exit signs, lights and means of egress lighting shall be done in accordance with Article 8 section and subsections 822.0 and 823.0 of the City's building code. (The BOCA National Building Code/1990)

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

Sincerely,


Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougall, Fire Prevention Bureau

G R E E N

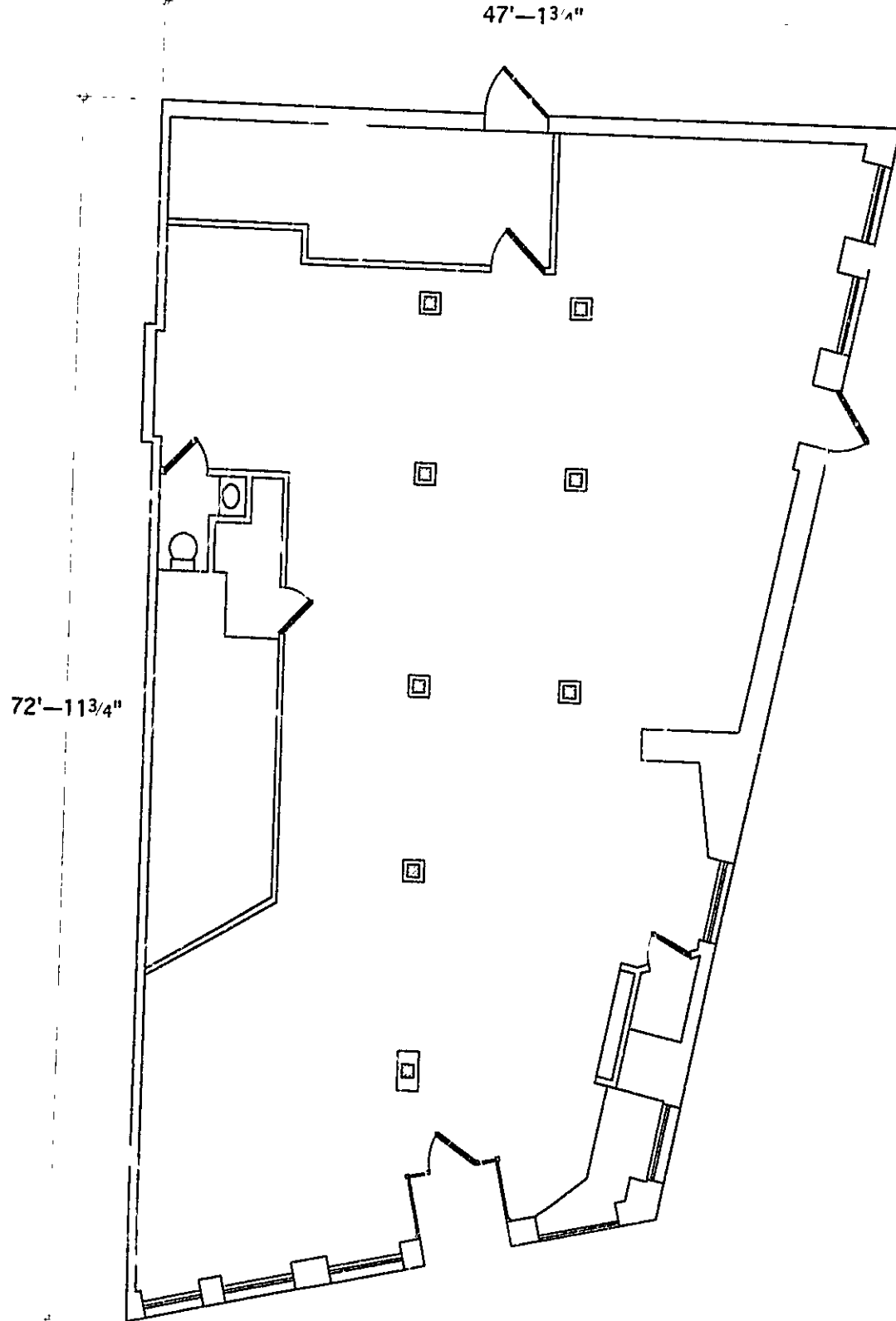
D E S I G N

□ I N C □

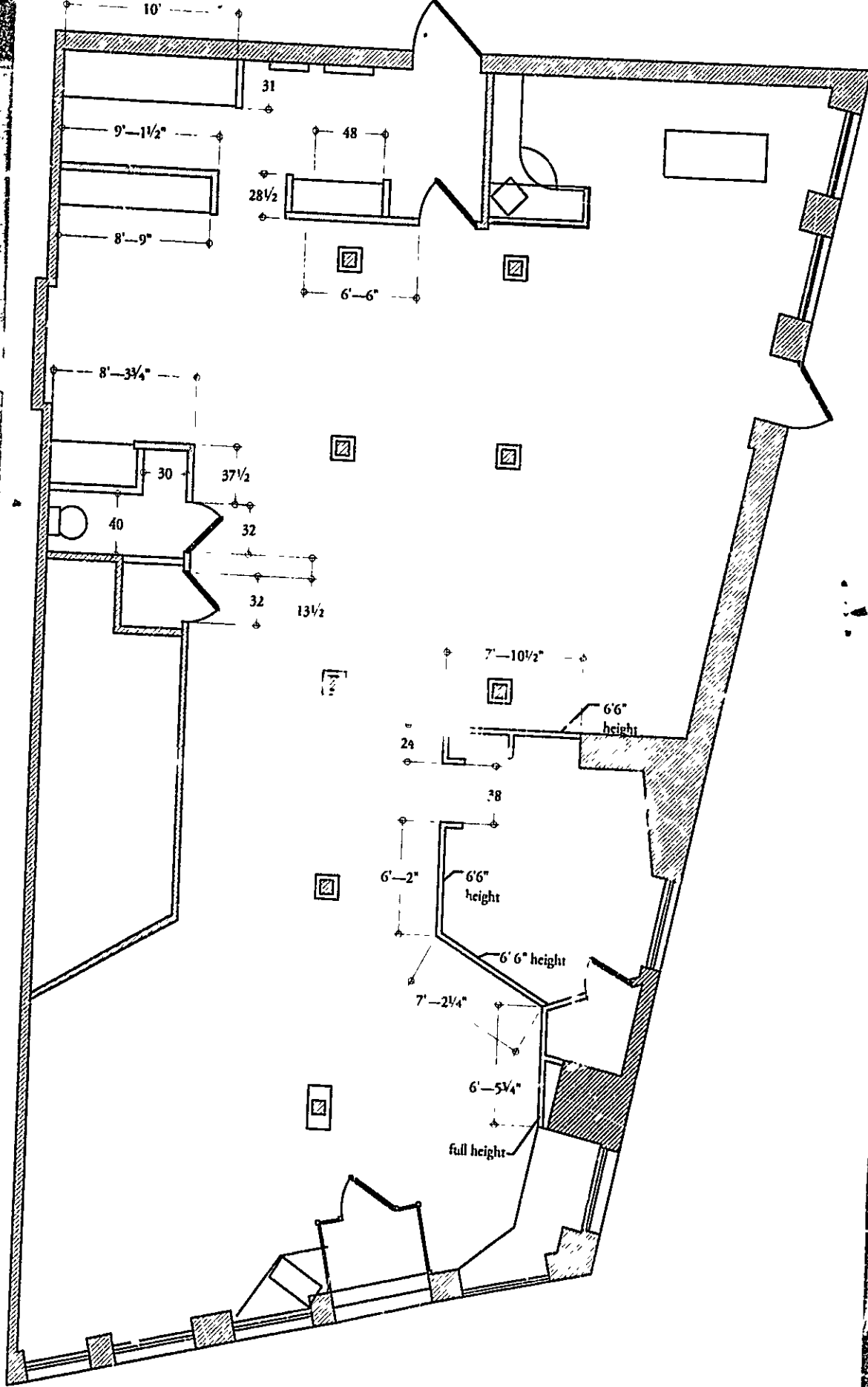
INNOVATIVE PRODUCT DESIGN

267 Commercial Street Proposed Alterations

1. Removal of built in glass shelving, construction of full height wall, 6' 5.75" length, 11' height. Construction of partition walls, 78" height. Materials; aluminum studs, 3/8" medex on side facing room, 5/8" firerock on inside of closet and heater, trimmed with solid white ash.
2. Installation of solid wood floor (700 square feet) in front section.
3. Reconfiguration of bathroom and closet, installation of small electric water heating unit.
4. Removal of a 48" section of the back wall for access to storage racks.
5. Lighting and Electrical.
 - installation of new track lighting fixtures, dimmer switches.
 - 3 ceiling fans
 - new telephone system (to be determined)
 - computer outlets for network installation



267 Commercial Street Floor Plan
Existing Configuration 11/23/93



267 Commercial Street Floor Plan
Proposed Renovation



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 12/23/93, 19
 Receipt and Permit number 2886

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 267 Commercial St - 1st fl
 OWNER'S NAME: Douglas Greene ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>X</u> Switches <u>X</u> Plugmold _____ ft. TOTAL <u>18</u>	3.60
FIXTURES: (number of)	
Incandescent <u>31</u> Fluorescent _____ (not strip) TOTAL <u>31</u>	6.20
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters <u>1</u>	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>1</u>	2.00
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, et _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ... _____	
TOTAL AMOUNT DUE: _____	15.00

INSPECTION:

Will be ready on _____, 19____; or Will Call X

CONTRACTOR'S NAME: Hannan's Elect

ADDRESS: Broadway - So Pt Id

TEL.: 767-2471

MASTER LICENSE NO.: Larry Hannan #2886 SIGNATURE OF CONTRACTOR.

LIMITED LICENSE NO.: _____ Larry Hannan

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

931211

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$50 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Harbor Landing Condo Assoc Phone # 774-7705
Address: 269 Commercial St- Ptd, ME 04111
LOCATION OF CONSTRUCTION 269 Commercial St- basement level
Contractor: Ledgewood Inc Sub. 767-1866
Address: Box 8107-Ptd, ME 04104 Phone # _____

For Official Use Only	
Date	12/27/93
Subdivision	
Inside Fire Limits	
Name	DEC 28 1993
Lot	
Bldg Code	
Ownership	Public
Time Limit	
Estimated Cost	6000

Est. Construction Cost: 60000 Proposed Use: unused basement
Fast Use: _____
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: shore up basement level

Zoning: _____
SPACE 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) _____

Foundation:

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

Floors:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
4. Joists Size: _____
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 _____

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 Raftor 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 Shower _____
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 Louise E. Chase

Signature of Applicant William Rowley Date 12/27/93

CEO's District 2 William Rowley AS Agent for Permit

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO [2] Miss Munson

White - Tax Assessor

PLOT PLAN

N
↑

FEES (Breakdown From Front)
Base Fee \$ 50
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Work done w/out inspection - Unable to access space.

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

William R. ...
AS AGENT for owner

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

**L & S STRUCTURAL
ENGINEERING SERVICES**

127 Old Blue Point Road
Scarborough, ME 04074
Phone: (207) 883-8243

COPY

November 18, 1993

Ms. Sue Kimble
Harbor Landing -
WaterFront Condominiums
269 Commercial Street
Portland, Maine 04101

Subject: 269 Commercial Street Building - First Floor Framing Review

Dear Ms. Kimble,

We have completed our structural review of the above mention project. The first floor framing towards the rear of the building consists of 5" wide x 14" deep timber joists spaced approximately 19" o.c. and spanning seventeen (17) feet (maximum). These joists are supported on the exterior brick and granite foundation walls and interior timber beams. The interior timber beams are 12" wide x 14" deep and have a maximum span of approximately 12 feet. The beams and timber columns supporting floors above bear on rectangular granite columns.

The first floor framing towards the front of the building consists of brick arches supported on steel beams. The steel beams, as well as, the timber columns, supporting the floor above, bear on the granite columns similar to the rear portion of the floor framing. The two different floor systems are separated by a solid brick wall.

Ms. Sue Kimble
November 11, 1993
page 2

The environment in the basement area is very moist and the relative humidity appears to be high. Excessive condensation and what appears to be water infiltration was noticed especially towards the rear right corner of the building. This condition is evidently adversely affecting the performance of the existing framing.

The brick arch and steel beam floor system towards the front of the building is in good condition. The brick and mortar appear to be intact and performing as it was originally intended. Mortar and/or bricks would be loosening and falling out if the system had substantially deteriorated. There are no apparent signs of this occurring. The steel beams which support the brick arches are completely embedded in the brick masonry with the exception of the bottom flange which is visible from the underside of the floor. The bottom flange is slightly rusted on the surface, yet not enough to affect the capacity nor the performance of the beam. We suspect the embedded portion of the beam is in good condition due to the lack of air (oxygen) which is necessary to induce rusting in this type of application. The deterioration of the steel beams could escalate if the basement environment (i.e. relative humidity) is not controlled (lowered). We can not determine the actual capacity of the floor in this area based on the available information. However, there is no apparent signs of distress nor deflection of the floor system. Furthermore, the floor has successfully supported light storage and retail floor loadings during its prior use.

The timber framed floor at the rear of the building is showing signs of deterioration. Excessive decay occurs in the rear right corner and along the rear wall. The decay appears to be a result of a lack of air ventilation, condensation on timber members and granite curbs adjacent to timber members, and possibly surface water infiltration. The decay is particularly excessive in these locations due to the fact that the moisture is trapped along the rear wall. Thus the outermost floor joist along the rear wall is unable to air dry and consequently has decayed and should be replaced with a double 2x12 member pressure treated with CCA along the entire length of the rear wall. This is necessary to support the floor deck above.

The decay is also excessive at the timber joist and beam bearing locations at the right rear corner of the building due to the fact that moisture from infiltration and/or condensation remains on the foundation wall. This condition keeps the timber members constantly wet (damp) and accelerates the affects of decay. The existing joists and the beam have excessively decayed in the rear right corner of the building. The beam has previously been replaced with (6) 2x12 members (3 on each side of the column) to support the existing floor joists. This new beam spans approximately ten feet and is capable of supporting a



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 879
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION PORTLAND, MAINE May 1, 1984

JUL 20 1984

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **257-271 Commercial Street**

1. Owner's name and address: **Harvard Group - 150 North River Rd., Manchester N. H. 03104** Fire District #1 , #2 Telephone **603-668-6054**
 2. Lessee's name and address: **Ledgeswood, Inc.** Telephone
 3. Contractor's name and address: **R. O. Box 8127, 04104** Telephone **773-0741**

Proposed use of building: **2 Retail Spaces commercial & 26 units condominium units** No. of sheets
 Last use: **warehouse** No families
 Material: No stones Heat Style of roof Roofing
 Other buildings on same lot
 Estimated structural cost \$: **650,000.00**

FIELD INSPECTOR - Mr. [Name] @ 775-5451

Appeal Fees \$
 Base Fee **site plan fee 300.00**
 Late Fee **Change of Use 25.00**
 TOTAL \$ **3,250.00**

Major site plan review
Change of Use from warehouse to 2 Retail Spaces and 26 condominium units, as per plans, with alterations.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 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
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder 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.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
 BUILDING INSPECTION—PLAN EXAMINER
 ZONING
 BUILDING CODE
 Fire Dept.
 Health Dept.
 Others:

MISCELLANEOUS
 Will work require disturbing of any tree on a public street? **no**
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **yes**

Signature of Applicant *[Signature]* Phone # **same**
 Type Name of above **John Keith for Harvard Group**
 Other
 and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

00073

JAN 30 1985

Jan. 28, 1985

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 269 Commercial St. Fire District #1 , #2

1. Owner's name and address ... Harbor Landing - same Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Fireshield Sprinkler System Telephone

Box 2267 - Scarborough 04074 No. of sheets

Proposed use of building ... condominiums No. families

Last use ... same No. families

Material ... No. stories ... Heat ... Style of roof ... Roofing

Other buildings on same lot

Estimated contractual cost \$... 52,400 Appeal Fees \$

FIELD INSPECTOR—Mr ... @ 775-5151 Base Fee ... 275.00

Late Fee ... TOTAL \$... 275.00

To install sprinkler sysem to serve condominiums units as per plans. 1 sheet of plans.

Stamp of Special Conditions

24 units send permit to # 3 04074

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
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
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder 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.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept:
Health Dept:
Others:

MISCELLANEOUS
Will work require disturbing of any public set?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Stephen Guerette Phone # same

Type Name of above Fireshield Stephen Guerette for 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

110 Mr. Nugent

Permit No. 85/073
Location 819 Commercial
Owner Richard Spanding
Date of permit 1-28-85
Approved 1-30-85
Dwelling apartment system
Garage
Alteration

NOTES

[Handwritten signature]
[Handwritten date: 1/28/85]

Large blank lined area for notes, divided into two columns by a vertical line.

Ms. Sue Kimble
November 11, 1993
page 3

floor live load of 80 psf. This capacity exceeds the code stipulated load of 75 psf as prescribed by the 1990 BOCA National Building Code for retail use. This beam shall bear on a pressure treated 2x4 plate to be installed on the existing foundation wall.

The existing joists have deteriorated excessively where they bear on the foundation walls and require resupport. The joists can be resupported utilizing a 2x6 stud wall on a 2'-0" thick wide by 12" thick continuous concrete footing w/ (3)-#5 reinforcing bars running horizontal and located 3" from the bottom of the footing. The footing shall bear directly on the layer of crushed stone in the basement. The stud wall shall all be pressure treated material and a 2x6 shall be placed beneath each joist. The stud wall shall be located approximately three to four feet from the side wall and shall extend approximately twenty feet from the rear wall (up to the location of the abandoned elevator shaft). A 2x12 joist 12'-0" long shall be fastened to the side of each joist in this area to bridge the space between the stud wall to the existing foundation wall. The new joists shall be fastened to the existing joist tight to the underside of the floor deck with (2) rows (one top & bottom) of 16d nails @ 4" on center.

There is a timber column near the back wall that has excessively deteriorated at the base that should be replaced with a pressure treated column having the same dimensions as the existing column. The column shall be supported on a 5'-6" square footing 1'-6" thick with 10-#5 reinforcing bars each way bottom and located 3" clear from the bottom of footing.

A small area of floor has been previously replaced in the old elevator shaft at the right side of the building (when facing the front). The joist ends near the rear of the building required resupporting utilizing (2) 2x12 pressure treated timber beam supported on a double 2x6 column located in the new stud wall previously indicated and supported with a Simpson U210-2 joist hanger on an existing beam at the other end.

The remainder of the first floor timber framing at the rear of the building does not appear to be excessively deteriorated. The timber is somewhat moist as a result of the lack of adequate ventilation. However, the moisture has not currently enhanced the decay in this area. We have assumed the existing timbers are Hem-Fir species No. 2 Grade or better for our analysis. The live load capacity of the undecayed floor joists is approximately 190 psf and the capacity of the floor beams is 80 psf (minimum) considering a wet-use condition in accordance with the National Design Specification for timber construction (NDS). This capacity exceeds the 75 psf live load required by the BOCA National Building Code for retail use. Based on the present condition the majority of the timber floor framing is capable of supporting the code prescribed load in the present humid

Ms. Sue Kimble
November 11, 1993
page 4

environment. However, we want to emphasize that the present environmental condition must be controlled (i.e. ventilated) in order to prevent further decay of the existing timber floor framing.

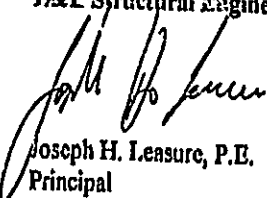
In conclusion, there are specific areas in the first floor framing that require immediate reinforcement and resupport as previously discussed. Yet, the majority of the framing both front and rear is capable of supporting the code prescribed loading, as long as, there present condition and structural integrity is maintained. This can be accomplished by providing proper ventilation and air control to minimize the adverse affects moisture can have on the structural elements. Proper ventilation and air control should be provided by mechanical means. Furthermore, the cracks and holes in the exterior walls should be sealed as tight as practicable and insulated to minimize water and air infiltration.

A flexible injection material could be used to seal the cracks but would be expensive and its performance is questionable in this situation. It would probably be more practical to utilize non-shrink or hydraulic grout to seal the holes and cracks at the floor level and initiate a maintenance program to monitor the cracks and maintain the tight seals. Again we would like to emphasize that the floor can safely support retail floor loading, as long as, the moisture is controlled and the reinforcements and ressuports are constructed as indicated above.

If you have any questions or require further assistance, please do not hesitate to call.

Sincerely,

J&L Structural Engineering Services, Inc.



Joseph H. Leasure, P.E.
Principal

Jhl/ml

**L & L STRUCTURAL
ENGINEERING SERVICES**

127 Old Blue Point Road
Scarborough, ME 04074
Phone: (207) 883-8243

COPY

November 18, 1993

Ms. Sue Kimble
Harbor Landing -
WaterFront Condominiums
269 Commercial Street
Portland, Maine 04101

Subject: 269 Commercial Street Building - First Floor Framing Review.

Dear Ms. Kimble,

We have completed our structural review of the above mention project. The first floor framing towards the rear of the building consists of 5" wide x 14" deep timber joists spaced approximately 19" o.c and spanning seventeen (17) feet (maximum). These joists are supported on the exterior brick and granite foundation walls and interior timber beams. The interior timber beams are 12" wide x 14" deep and have a maximum span of approximately 12 feet. The beams and timber columns supporting floors above bear on rectangular granite columns.

The first floor framing towards the front of the building consists of brick arches supported on steel beams. The steel beams, as well as, the timber columns, supporting the floor above, bear on the granite columns similar to the rear portion of the floor framing. The two different floor systems are separated by a solid brick wall.

Ms. Sue Kimble
November 11, 1993
page 2

The environment in the basement area is very moist and the relative humidity appears to be high. Excessive condensation and what appears to be water infiltration was noticed especially towards the rear right corner of the building. This condition is evidently adversely affecting the performance of the existing framing.

The brick arch and steel beam floor system towards the front of the building is in good condition. The brick and mortar appear to be intact and performing as it was originally intended. Mortar and/or bricks would be loosening and falling out if the system had substantially deteriorated. There are no apparent signs of this occurring. The steel beams which support the brick arches are completely embedded in the brick masonry with the exception of the bottom flange which is visible from the underside of the floor. The bottom flange is slightly rusted on the surface, yet not enough to affect the capacity nor the performance of the beam. We suspect the embedded portion of the beam is in good condition due to the lack of air (oxygen) which is necessary to induce rusting in this type of application. The deterioration of the steel beams could escalate if the basement environment (i.e. relative humidity) is not controlled (lowered). We can not determine the actual capacity of the floor in this area based on the available information. However, there is no apparent signs of distress nor deflection of the floor system. Furthermore, the floor has successfully supported light storage and retail floor loadings during its prior use.

The timber framed floor at the rear of the building is showing signs of deterioration. Excessive decay occurs in the rear right corner and along the rear wall. The decay appears to be a result of a lack of air ventilation, condensation on timber members and granite curbs adjacent to timber members, and possibly surface water infiltration. The decay is particularly excessive in these locations due to the fact that the moisture is trapped along the rear wall. Thus the outermost floor joist along the rear wall is unable to air dry and consequently has decayed and should be replaced with a double 2x12 member pressure treated with CCA along the entire length of the rear wall. This is necessary to support the floor deck above.

The decay is also excessive at the timber joist and beam bearing locations at the right rear corner of the building due to the fact that moisture from infiltration and/or condensation remains on the foundation wall. This condition keeps the timber members constantly wet (damp) and accelerates the effects of decay. The existing joists and the beam have excessively decayed in the rear right corner of the building. The beam has previously been replaced with (6) 2x12 members (3 on each side of the column) to support the existing floor joists. This new beam spans approximately ten feet and is capable of supporting a

Ms. Sue Kimble
November 11, 1993
page 3

floor live load of 80 psf. This capacity exceeds the code stipulated load of 75 psf as prescribed by the 1990 BOCA National Building Code for retail use. This beam shall bear on a pressure treated 2x4 plate to be installed on the existing foundation wall.

The existing joists have deteriorated excessively where they bear on the foundation walls and require resupport. The joists can be resupported utilizing a 2x6 stud wall on a 2'-0" thick wide by 12" thick continuous concrete footing w/ (3)-#5 reinforcing bars running horizontal and located 3" from the bottom of the footing. The footing shall bear directly on the layer of crushed stone in the basement. The stud wall shall all be pressure treated material and a 2x6 shall be placed beneath each joist. The stud wall shall be located approximately three to four feet from the side wall and shall extend approximately twenty feet from the rear wall (up to the location of the abandoned elevator shaft). A 2x12 joist 12'-0" long shall be fastened to the side of each joist in this area to bridge the space between the stud wall to the existing foundation wall. The new joists shall be fastened to the existing joist tight to the underside of the floor deck with (2) rows (one top & bottom) of 16d nails @ 4" on center.

There is a timber column near the back wall that has excessively deteriorated at the base that should be replaced with a pressure treated column having the same dimensions as the existing column. The column shall be supported on a 5'-6" square footing 1'-6" thick with 10-#5 reinforcing bars each way bottom and located 3" clear from the bottom of footing.

A small area of floor has been previously replaced in the old elevator shaft at the right side of the building (when facing the front). The joist ends near the rear of the building required resupporting utilizing (2) 2x12 pressure treated timber beam supported on a double 2x6 column located in the new stud wall previously indicated and supported with a Simpson U210-2 joist hanger on an existing beam at the other end

The remainder of the first floor timber framing at the rear of the building does not appear to be excessively deteriorated. The timber is somewhat moist as a result of the lack of adequate ventilation. However, the moisture has not currently enhanced the decay in this area. We have assumed the existing timbers are Hem-Fir species No. 2 Grade or better for our analysis. The live load capacity of the undecayed floor joists is approximately 190 psf and the capacity of the floor beams is 80 psf (minimum) considering a wet-use condition in accordance with the National Design Specification for timber construction (NDS). This capacity exceeds the 75 psf live load required by the BOCA National Building Code for retail use. Based on the present condition the majority of the timber floor framing is capable of supporting the code prescribed load in the present humid

Ms. Sue Kimble
November 11, 1993
page 4

environment. However, we want to emphasize that the present environmental condition must be controlled (i.e. ventilated) in order to prevent further decay of the existing timber floor framing.

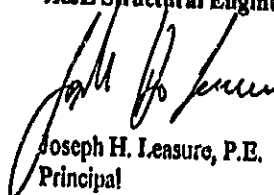
In conclusion, there are specific areas in the first floor framing that require immediate reinforcement and resupport as previously discussed. Yet, the majority of the framing both front and rear is capable of supporting the code prescribed loading, as long as, there present condition and structural integrity is maintained. This can be accomplished by providing proper ventilation and air control to minimize the adverse affects moisture can have on the structural elements. Proper ventilation and air control should be provided by mechanical means. Furthermore, the cracks and holes in the exterior walls should be sealed as tight as practicable and insulated to minimize water and air infiltration.

A flexible injection material could be used to seal the cracks but would be expensive and its performance is questionable in this situation. It would probably be more practical to utilize non-shrink or hydraulic grout to seal the holes and cracks at the floor level and initiate a maintenance program to monitor the cracks and maintain the tight seals. Again we would like to emphasize that the floor can safely support retail floor loading, as long as, the moisture is controlled and the reinforcements and resupports are constructed as indicated above

If you have any questions or require further assistance, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.



Joseph H. Leasure, P.E.
Principal

Jhl/ml

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Ameresco Capital Corporation
c/o Ronald N. Ward
Drummond Woodsum & MacMahon
PO Box 9781
Portland, Maine 04104-5081

December 23, 1996

RE: 261 Commercial Street / 470 Fore Street - 38-F-9

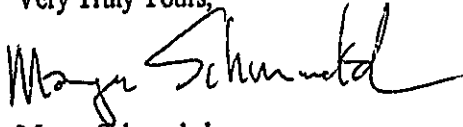
Dear Mr. Ward,

We have been advised that Ameresco Capital Corp. is considering financing the above-described project. In that regard, we have been asked to provide you with certain zoning information in connection with this project.

1. Current Zoning: The project is currently zoned B-3 which permits the use of office space, retail, personal services, and parking garages among other specified uses.
2. Conformance with Current Zoning Requirements: All the above described current uses (this office has not been provided with any other unknown use that may be presently existing there) appear to be conforming to the present Land Use Ordinance.
3. Right to Rebuild Following Casualty: Section 14-385 of the Land Use Ordinance states that reconstruction of nonconforming structures may take place when reconstruction occurs within one year of the initial damage where such damage is sudden and accidental.
4. Density Requirements: Not applicable.
5. Parking Spaces Required at Project: The B-3 Business Zone states that no off-street parking is required for changes of use (or interior alterations). Any further specifics related to these sites should be researched by you within our office.
6. No Violations: I am unaware of the existence of any violations or alleged violations of any zoning, subdivision, building or similar ordinances or regulations applicable to the project within the past three years. Please be aware that any further research may be done within our office using our microfiche.

If you should have any questions concerning this matter, you may contact me at (207) 874-8300
ex8695.

Very Truly Yours,



Marge Schmucka!
Zoning Administrator

cc to: P. Samuel Hoffses, Chief of Inspection Services

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

001411

DEC 6 1985

B.O.C.A. TYPE OF CONSTRUCTION

PORTLAND, MAINE Dec. 5, 1985

ZONING LOCATION

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND MAINE

The undersigned hereby applies for a permit to erect alter repair demolish move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B O C A Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any submitted herewith and the following specifications

LOCATION 269 Commercial Street - 1st Floor Fire District #1 #2
1 Owner's name and address The Essex House - 417 Congress St. 04101 Telephone 773-0762
2 Lessee's name and address Telephone
3 Contractor's name and address Allied Construction - 208 Fore St. 04101 Telephone 772-2888

Proposed use of building Retail Store

Last use Irish pub

Material No stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 18,000.00

FIELD INSPECTOR - Mr. @ 775-5451

To make interior renovations, as per plan.

Appeal Fees \$
Base Fee .25.00 Change of Use
Late Fee
TOTAL \$ 110.00
\$ 135.00

State of Special Conditions

ISSUE PERMIT TO: ALLIED CONST. P.O. BOX 1396, PORTLAND 04104

NOTE TO APPLICANT: Separate permits are required by the installer, and subcontractors of heating, plumbing, electrical, and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth
Material of foundation
Kind of roof
No. of chimneys
Framing Lumber - Kind
Size Girder
Studs (outside walls and carrying partitions) 2x4-16" O C
Joists and rafters
On centers
Maximum span
Is any electrical work involved in this work? yes
If not, what is proposed for sewage?
Form notice sent?
Height average grade to highest point of roof
solid or filled land? earth or rock?
Thickness, top bottom cellar
Rise per foot
Roof covering
Material of chimneys
of lining
Kind of heat
fuel
Dressed or full size?
Corner posts
Sills
Size
Max on centers
Bridging in every floor and flat roof span over 8 feet
1st floor 2nd 3rd roof
2nd 3rd roof
1st floor 2nd 3rd roof
If one story building with masonry walls thickness of walls? height?

IF A GARAGE

No cars now accommodated on same lot to be accommodated
number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY
BUILDING INSPECTION PLAN EXAMINER
ZONING
BUILDING CODE
Fire Dept. James J. Collins, Lieut.
Health Dept.
Others

MISCELLANEOUS

Will work require disturbing of any trees on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Donald M. Cook Phone #
Type Name of above Donald Cook for Allied Const. & 1 2 3 4
The Essex House Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

10 MA. ROW

Permit No. 85/1411

Location 816 of Commercial St.

Owner: *Local Bank*

Date of permit 12-5-85

Approved 12-6-85

Dwelling

Garage

Alteration *to show*

NOTES

CS

5/2/88

~~Large ruled area with a large 'X' drawn across it, indicating that the notes section is unused or void.~~



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Dec. 10, 19 85
 Receipt and Permit number D-05323

to the **CHIEF ELECTRICAL INSPECTOR, Portland, Maine:**
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: 269 Commercial St.

OWNER'S NAME: Essex House ADDRESS: same

RECEPTACLES:	FEEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u>	<u>5.00</u>
INCANDESCENT (number of) _____	
Incandescent <u>11</u> Fluorescent <u>4</u> (not strip) TOTAL <u>15</u>	<u>3.50</u>
Strip Fluorescent _____ ft.	

SERVICES:

Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

TRANSFORMERS: (number of) _____

MOTORS: (number of) _____

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	

CELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE: _____

REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE: _____

TOTAL AMOUNT DUE: 8.50

SECTION: A.M.

Will be ready on today 19 85 or Will Call _____

CONTRACTOR'S NAME: Falmouth Electric

ADDRESS: Portland North Business Park, Falmouth

TEL.: 797-6174

PERMIT LICENSE NO.: 03122

EXPIRED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
Wm S. Wilgong

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

