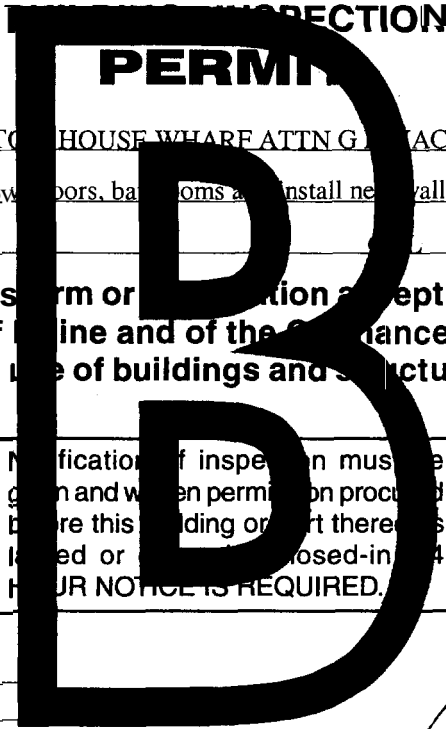


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached



PERMIT ISSUED
Permit Number 000748
JUL 11 2006
CITY OF PORTLAND

This is to certify that PROPRIETORS OF CUSTOMER HOUSE WHARF ATTN: G. TAC

has permission to replace and upgrade window doors, balconies and install new walls and exterior doors

AT 86 COMMERCIAL ST

provided that the person or persons firm or person 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 when permission procured before this building or part thereof is loaded or enclosed-in-4 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. _____

Health Dept. _____

Appeal Board _____

Other _____

DepartmentName

[Signature]
2/14/06
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: 06-0748	Issue Date: PERMIT ISSUED	CBL: 030-A001001
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Location of Construction: 86 COMMERCIAL ST	Owner Name: PROPRIETORS OF CUSTOM HO	Owner Address: 5 EASTERN PROMENADE	Phone:
Business Name:	Contractor Name: Oliver Kiethly	Contractor Address: 16 Custom House Wharf Portland	Phone: 2078313521
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WCZ
Put USE: Commercial existing restaurant	Proposed Use: Commercial existing restaurant - replace and upgrade windows, doors, bathrooms and install new walls and exterior doors	Permit Fee: \$408.00	Cost of Work: \$43,000.00
Proposed Project Description: replace and upgrade windows, doors, bathrooms and install new walls and exterior doors		CEO District: 1	INSPECTION: Use Group: A2 Type: 5B 7/10/06
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	Signature: [Signature]
		Signature: [Signature]	Date:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: Date:	

Permit Taken By: dmartin	Date Applied For: 05/17/2006	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> Date: 5/16/06	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 <input checked="" 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 Date:

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: 06-0748	Date Applied For: 05/17/2006	CBL: 030 A001001
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Location of Construction: 86 COMMERCIAL ST	Owner Name: PROPRIETORS OF CUSTOM HO	Owner Address: 5 EASTERN PROMENADE	Phone:
Business Name:	Contractor Name: Oliver Kiethly	Contractor Address: 16 Custom House Wharf Portland	Phone (207) 831-3521
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial existing restaurant -replace and upgrade windows,doors, bathrooms and install new walls and exterior doors	Proposed Project Description: replace and upgrade windows,doors, bathrooms and install new walls and exterior doors
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Note:

Ok to Issue:

- 1) Build as designed
All construction shall comply with NFPA 101
- 2) Applicant shall provide proof of compliance with NFPA 101 chapter 11.5

Comments:

6/19/2006-mjn: Received engineering from Wayne Duffet, Have contacted applicant and his designer to request a meeting to coordinate the structural issues etc. The architect was made aware of a door swing issue (they extend over City Property)



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.

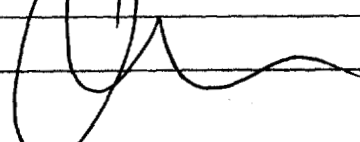
Location/Address of Construction: <u>86 Commercial St (6 Custom House Wharf)</u>		Total Square Footage of Proposed Structure: <u>4032</u>		Square Footage of Lot: <u>Whole Wharf</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>030</u> Block# <u>A001001</u> Lot#		Owner: <u>Prop of Custom House Wharf</u>		Telephone: <u>831-0169</u>	
Lessee/Buyer's Name (If Applicable): <u>Cogee Entertainment 33rd / Parkhouse</u>		Applicant name, address & telephone: <u>Oliver Keating 96 Crestview Drive S. Portland Maine 04106 207-831-3521</u>		Cost Of Work: \$ <u>43,000</u> Fee: \$ _____ C of O Fee: \$ <u>408.00</u>	
Current Specific use: <u>Restaurant</u>		If vacant, what was the previous use? <u>5000's</u>			
Proposed Specific use: <u>Restaurant</u>		Project description: <u>Repair or upgrade windows, doors, Bathrooms. Install new Int. walls & Exter. Doors. external steps</u>			
Contractor's name, address & telephone: <u>Oliver Keating 96 Crestview Drive, S Portland</u>		Who should we contact when the permit is ready: <u>Oliver Keating</u>			
Mailing address:		Phone: <u>207-831-3521</u>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME MAY 17 2006 RECEIVED </div>	

Mike will get PDF from David Leisure per Oliver 66

Please submit all of the information outlined in the Commercial Application 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, visit us on-line at www.portlandmaine.gov or stop by the Building Inspections 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 of applicant: 	Date: <u>5-17-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

15 June 2006

Mr. Michael Nugent, Manager
Inspection Services Program
Planning & Development Department
City of Portland
389 Congress Street
Portland, ME 04101

30 A1

Re: Proprietors of Custom House Wharf
Restaurant Renovation

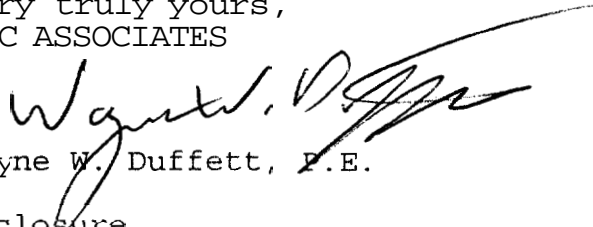
Dear Mr. Nugent:

Enclosed are plans and specifications for repairs to the timber pier under the former Boone's Restaurant at Custom House Wharf. Upon satisfactory completion of the work, the repaired area will support a live load of 100 psf. The repairs consist of the removal of deteriorated wood piles under the building and splicing in new timbers. To compensate for the loss of lateral capacity provided by driven piles, the new work is braced with 3x10 sway braces and by a concrete encasement of the pile splice. TEC Associates will provide routine inspection of the work in progress to insure compliance with the plans and specifications.

The open pier outside the building is not within the scope of work covered by these plans. ~~Outside the building however, deteriorated piles can be replaced with new driven piles.~~ It is my recommendation that the open pier adjacent to the former Boone's Restaurant not be opened until repairs are made.

Please call me with any questions.

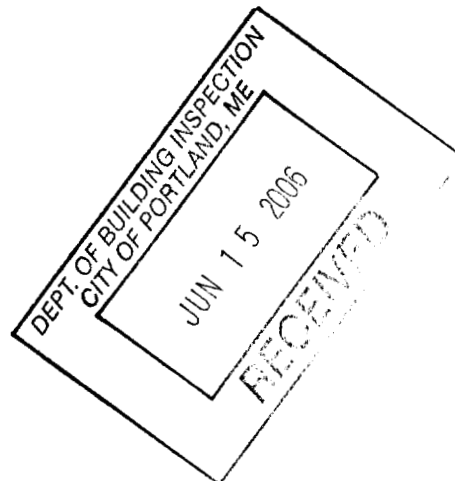
Very truly yours,
TEC ASSOCIATES



Wayne W. Duffett, P.E.

Enclosure

cc: Ken Macgowan



SECTION 06130

MARINE TIMBER CONSTRUCTION

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide all labor, materials, equipment, and incidentals necessary to complete the work specified in this Section.
- B. Scope of work includes, but is not necessarily limited to, furnishing and installing the following:
 - 1. Splicing and bracing timber piles
 - 2. Replacing timber pile caps
 - 3. Other incidental work as shown on the drawings or described in the specifications.
- C. Related work specified elsewhere includes:
None.

1.02 REFERENCES

- A. Except as noted elsewhere, the work shall conform to the latest edition of the following codes and standards:
 - 1. American Society for Testing and Materials (ASTM): specifications and standards herein referred to.
 - 2. American Association of State Highway and Transportation Officials (AASHTO): specifications and standards herein referred to.
 - 3. American Wood Preservers Association (AWPA): specifications and standards herein referred to.

1.03 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. All products provided under this Specification shall be delivered, stored, and handled so that they are not lost, stolen, or damaged before installation in the work. Any material provided by the Contractor which is lost, stolen, or damaged will be replaced by the Contractor at its cost and expense.

1.04 SUBMITTALS

- A. The Contractor shall submit to the Engineer certification that the structural timber provided meets the

requirements for quality, grade, and pressure treatment required by the Specifications.

- B. Submit manufacturer's catalog data, specifications, and instructions for epoxy resin supplied by other than pre-approved suppliers.

PART 2 - PRODUCTS

2.01 GENERAL

- A. All materials provided by the Contractor shall meet the requirements of this Section. Any material rejected by the Engineer as not complying with these Specifications shall be replaced by the Contractor at no expense to the Owner.
- B. The Contractor will supply all material necessary for the work including but not limited to structural timber, spikes, nails, lags, bolts, pins, and miscellaneous metals. All material supplied by the Contractor will conform to these Specifications. All material shall be new unless otherwise approved by the Engineer.

2.02 STRUCTURAL TIMBER

A. SPECIES ACCEPTABLE

- 1. Timber: 2" to 4" thick, 5" and wider - Douglas Fir #2 grade or better or Southern Pine #2 grade or better.

Timber: Beams and Stringers, Posts and Timbers - Douglas Fir Dense #1 grade or better (WCLIB and WWPA). 5" and thicker - Southern Pine #1 SR grade or better (SPIB).

B. DESIGN AND MANUFACTURE, SAWN LUMBER

- 1. All timber will be well manufactured, cut square at ends, be sawn four sides, have top and bottom parallel unless otherwise indicated, and have inner and outer bark removed. Material shall be rough lumber except as otherwise specified, sized within $\frac{1}{8}$ " of nominal in width and thickness. Length will be acceptable at $-\frac{1}{4}$ " to $+6$ ".
- 2. Straightness: Only very light warp permitted, slope of grain is limited to 1" in 14".

3. Wane: Wane is limited to 1/12 nominal width of **face**.
4. Shakes and Checks: Restrictions on shakes, checks, and splits apply whether material is seasoned or unseasoned. The grading of any combination of these imperfections is based on the judgement of the inspector.

Shakes and pith shakes are measured at the ends of pieces and must be wholly enclosed without extending to a surface at or away from end. The size is the distance between lines enclosing the shake and parallel to wide faces of piece and shall not exceed one third the width of the wide face.

Checks are measured as the penetration from and perpendicular to the wide face. The size shall not exceed one third the width of the wide face.

Splits are not permitted away from ends of pieces. End splits are limited to a length not exceeding the thickness of the timber.

5. Density: Density shall average on one end or the other not less than six annual rings per inch and one-third or more summer wood.
6. Knots: Knots shall be sound and tight and be encased. Through knot holes or other holes are not allowed but surface pits or cavities from broken knots or similar causes not over $\frac{1}{2}$ inch deep and not involving unsoundness are permitted. Knots in narrow faces or at the edges of wide faces at any point in the length of the piece shall be limited to sizes of 1 inch in pieces 2 or 3 inches thick, $1\frac{1}{2}$ inches in pieces 4 or 5 inches thick, 2 inches in pieces 6 or 7 inches thick, $2\frac{1}{2}$ inches in pieces 8 to 10 inches thick, and 3 inches in pieces 12 inches or thicker. Such knots shall be measured and limited between lines parallel to the edges of the piece.
7. Lumber furnished shall meet or exceed the design values by AASHTO Standard Specifications for Highway Bridges for lumber used at 19% maximum moisture content and surfaced dry or surfaced green as permitted.

C. CONDITIONING, SAWN LUMBER

1. American Wood Preservers Association (AWPA) Standards and Specifications shall govern all timber conditioning.

D. TREATMENT, SAWN LUMBER

1. All timber provided in accordance with this Specification shall be treated to a retention of 2.5 pounds per cubic foot of chromated copper arsenate (CCA) in accordance with AWPA Standard C2.

2.03 HARDWARE

- A. Hardware shall include bolts with necessary nuts and washers, nails, screws, spikes, pins, and other metal fastenings. Bolts and nuts shall conform to ASTM A307 Standard Specification for Carbon Steel Bolts, 60,000psi Tensile Strength, unless otherwise indicated on the Drawings.
- B. Washers shall be dock washers or "OG" washers at the contractor's option. Provide washers under bolt nut and head.
- C. Timber connectors and other metal fastenings shall be of the type and size shown. Nails shall be common wire nails.

2.04 ZINC-COATING

- A. Hot-dip galvanize all hardware and steel items in accordance with ASTM A153 Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware. Button head pins and boat spikes may be furnished in plain steel.

2.05 EPOXY RESIN

- A. Epoxy resin shall be CrownWeld Pro 101 or CrownWeld Pro Gel 102 as manufactured by Crown Polymers, Hampshire, IL or Osmoweld as manufactured by Osmose Wood Preserving, Madison, WI or approved equal.

PART 3 - EXECUTION

3.01 GENERAL

- A. The Contractor shall be required to conduct and phase all work in a manner that will not interfere with the operations of pier owners and tenants.

3.02 CONSTRUCTION

- A. Framing: Cut and frame all timber so that joints will have full bearing and proper fit at contact surfaces. Work is to be set to required lines and levels with members plumb and true or as indicated on the Drawings. No shimming other than that indicated on the Drawings will be permitted. Open joints are unacceptable and must

be filled with epoxy resin to the satisfaction of the Engineer. Avoid cutting off treated ends of lumber where possible.

- B. Bracing: Use the full length of bracing members and avoid cutting off treated ends of bracing where possible. Cut ends of bracing shall not be installed in the water where possible. Bolts shall be located not less than 12 inches from the ends of bracing unless necessary to suit field conditions. Block bracing as required to account for misalignment of piles. Minimum length of blocks shall be 18 inches and blocks shall be securely held with nails or spikes. Blocks shall be drilled for all fasteners.
- C. Fastening: Work is to be securely fastened and attached with adequate nails, spikes, bolts, pins, etc. as shown on the Drawings or otherwise necessary to suit field conditions. Secure all blocks and shims with pins, spikes, or common nails as appropriate. Use dock washers or OG washers under all bolt heads and nuts in contact with wood. Vertical bolts shall have nuts on the lower end. Bore holes for spikes, pins, and bolts with a bit of the same diameter or smallest dimension of the spike to prevent splitting. All bolt heads or nuts on the top or outer face of timbers or piles subject to vessel contact or foot traffic shall be countersunk.
- D. The use of cutting torches on, under, or within ten feet of timber piers is prohibited.

3.03 FIELD TREATMENT

- A. Timber cuts and bored holes during the work must be treated with Cuperinol Wood Preservative or approved equal.

3.04 DEFECTIVE WORK

- A. Any damaged material shall be repaired or replaced to the satisfaction of the Engineer.
- B. Any material improperly installed in the work shall be removed and replaced or corrected to the satisfaction of the Engineer.

END OF SECTION