

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65702	Issue Date:	CBL: 030 A001001
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Location of Construction: 84 Commercial St - 6 Custom House Wharf		Owner Name: PROPRIETORS OF CUSTOM HOUSE WHARF ATTN G E MACCOWA		Owner Address: 5 EASTERN PROMENADE PORTLAND, ME 04101		Phone:	
Business Name: Fish Shack LLC		Contractor Name: Sampson & Company		Contractor Address: 72 Merrill Street Portland ME 04101		Phone: (207) 712-9147	
Lessee/Buyer's Name: Harding Smith		Phone: (207) 319-4368		Permit Type: Alterations - Commercial		Zone: B3 C35 WCZ	
Past Use: Commercial - 1st floor - restaurant (Harbor's Edge) & 2nd floor vacant		Proposed Use: Commercial - Restaurant - 1st & 2nd floors - Poppy's Fish Shack & Oyster Room		Permit Fee: \$2,345.00		Cost of Work: \$225,000.00	
Proposed Project Description: Interior renovations for new restaurant 1st & 2nd floors (change of use for 2nd floor), including structural upgrades to beams, columns & wharf bents and 2nd floor exterior deck (internal demo permit #2012-10-5242) w/outside dining on both decks		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A 2/20/13		INSPECTION: Use Group: A-2 Type: SB MJBEC - 2009		CEO District: 2	
Signature: <i>[Signature]</i> SB		Signature: <i>[Signature]</i> 2/8/13		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: Idobson	Date Applied For: 12/31/2012	Zoning Approval	
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<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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/7/13 ASU	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: ASU
	SCANNED		

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 _____

4/3/13 See Structural Rev. S3 for 2nd FL Deck
Framing as requested on conditions JWB

4/24/13 See Structural plan S5 for Rooftop Platform
Construction - HVAC equip. JWB

5-14-13 GF/BKL

OK CLOSE IN

8-8-13 GF/BKL/PFD

OK - TCO

FINISH 2nd FL MILLWORK - BANQUETTE
FINISH EXTERIOR HANDRAILS.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PROPRIETORS OF CUSTOM HOUSE WHARF ATTN G
E MACGOWA/Sampson & Company

PERMIT ID: 2012-65702

Located at

86 Commercial St - 6 Custom House Wharf

CBL: 030 A001001

has permission to **Interior renovations for new restaurant 1st & 2nd floors (change of use for 2nd floor), including structural upgrades to beams, columns & wharf bents and 2nd floor exterior deck w/outside dining on both decks (internal demo permit #2012-10-5242)**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

SCANNED

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Foundation/Rebar
Plumbing Rough
Electrical Close-in
Close-in Plumbing/Framing
Above Ceiling Inspection
Final - Fire
Final - Electric
Certificate of Occupancy/Final

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65702	Date Applied For: 12/31/2012	CBL: 030 A001001
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Location of Construction: 86 Commercial St - 6 Custom House	Owner Name: PROPRIETORS OF CUSTOM HO	Owner Address: 5 EASTERN PROMENADE	Phone:
Business Name: Fish Shack LLC	Contractor Name: Sampson & Company	Contractor Address: 72 Merrill Street Portland	Phone (207) 712-9147
Lessee/Buyer's Name Harding Smith	Phone: 2073194368	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Restaurant - 1st & 2nd floors - Poppy's Fish Shack & Oyster Room	Proposed Project Description: Interior renovations for new restaurant 1st & 2nd floors (change of use for 2nd floor), including structural upgrades to beams, columns & wharf bents and 2nd floor exterior deck w/outside dining on both decks (internal demo permit #2012-10-5242)
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/07/2013

Note: A determination letter in February of 2009 by the Zoning Administrator states that the first floor use as a restaurant is legally nonconforming. The letter also discussed the existence of the an outside first floor deck that is part of the restaurant use. **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, the use of this space shall be restaurant on both the first and second floors. Any change of use will require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is being issued with the condition that the applicant apply for outdoor seating
- 4) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 02/08/2013

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the structural work is in substantial compliance with the approved plans
- 3) Structural Plans S000 and S100 are approved for framing only. The footings for the posts are not included in the scope of work, the detail for the 2nd floor deck bearing posts shall be submitted to this office prior to this work commencing. An analysis shall be performed by a structural engineer with details on the proposal to carry these posts on the existing beam or pilings below.
- 4) Application approval based upon information provided by the applicant or design professional, including revisions dated received post application date. Any deviation from approved plans requires separate review and approval prior to work.
- 5) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
- 6) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
- 7) Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.
- 8) Per Harding Smith, the internal side egress stair exit to the exterior will be above grade (7'") due to a change in the floor elevation on the interior. The asphalt surface will be graded to provide a code compliant landing and slope away. If this detail changes, approval is required by this office.
- 9) Where the live loads for which each floor or portion thereof, is or has been designed to exceed 50 psf, such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply using durable signs. (IBC Sec. 106.1)
- 10) New café, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
- 11) Framing/structural details for the rooftop platform for the HVAC equipment shall be submitted for review prior to commencement of this work.

Location of Construction: 86 Commercial St - 6 Custom House	Owner Name: PROPRIETORS OF CUSTOM HO	Owner Address: 5 EASTERN PROMENADE	Phone:
Business Name: Fish Shack LLC	Contractor Name: Sampson & Company	Contractor Address: 72 Merrill Street Portland	Phone (207) 712-9147
Lessee/Buyer's Name Harding Smith	Phone: 2073194368	Permit Type: Alterations - Commercial	

21 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.



PDF e-mailed ✓

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.

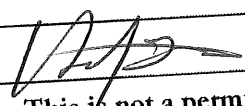
Location/Address of Construction: 6 CUSTOM HOUSE WHARF ST.		
Total Square Footage of Proposed Structure/Area: 7,587		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 30 Block# A Lot# 1	Applicant * must be owner, Lessee or Buyer* Name FISH SHACK, LLC Address 73 CONGRESS ST. # 1 City, State & Zip PORTLAND, ME 04101	Telephone: 207-319-4368
Lessee/DBA (If Applicable) Fish Shack LLC	Owner (if different from Applicant) Name Proprietors of Custom Address 18 Custom House Wharf City, State & Zip Portland, ME 04101	Cost Of Work: \$ 225,000 C. of O Fee: \$ 75 Total Fee: \$ 3,375
Current legal use (i.e. single family) ASSEMBLY restaurant		
If vacant, what was the previous use? ASSEMBLY (RESTAURANT)		
Proposed Specific use: _____		If yes, please name _____
Is property part of a subdivision? _____		
Project description: Renovate Boones -> Restaurant Harbor Edge		
Contractor's name: Simpson & Co		Dept. of Building Inspections City of Portland Maine
Address: 12 Merrill St		Telephone: 712-9147
City, State & Zip: Portland, ME 04101		Telephone: 319-4368
Who should we contact when the permit is ready: HARDING SMITH		
Mailing address: hardingleesmith@gmail.com		

RECEIVED
DEC 31 2012

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

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

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

Signature:  Date: **12/12/12**

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



Certificate of Design Application

From Designer:

Date:

Job Name:

Address of Construction:

DAVID MATERO ARCHITECTURE

12/21/12

POPPY'S FISH SNACK & OYSTER ROOM

6 CUSTOM HOUSE WHARF ST.

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IBC Use Group Classification (s) ASSEMBLY A-2

Type of Construction VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC YES

Is the Structure mixed use? YES If yes, separated or non separated (section 302.3) SEPARATED

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations NO CHANGE IN USE
Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.1.1, 1807)
Loads Shown

Floor Area Use	Loads Shown
<u>RESTAURANT DECK</u>	<u>100 PSF</u>

- N/A Live load reduction
- N/A Roof live loads (1603.1.2, 1607.1.1)
- N/A Roof snow loads (1603.7.3, 1608)
- N/A Ground snow load, P_g (1608.2)
- N/A If $P_g > 10$ psf, flat-roof snow load P_f
- N/A If $P_g > 10$ psf, snow exposure factor, C_e
- N/A If $P_g > 10$ psf, snow load importance factor, C_t
- N/A Roof thermal factor, C_{tr} (1608.4)
- N/A Sloped roof snowload, P_s (1608.4)
- N/A Seismic design category (1616.3)
- N/A Basic seismic force resisting system (1617.1)
- N/A Response modification coefficient, R
- N/A deflection amplification factor C_d (1617.1)

Wind loads (1603.1.4, 1609)

- N/A Design option utilized (1609.1.1, 1609.6)
- N/A Basic wind speed (1809.3)
- N/A Building category and wind importance Factor, I_w table 1604.5, 1609.5)
- N/A Wind exposure category (1609.4)
- N/A Internal pressure coefficient (ASCE 7)
- N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
- N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

Flood loads (1803.1.6, 1612)

- N/A Flood Hazard area (1612.3)
- N/A Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- N/A Design option utilized (1614.1)
- N/A Seismic use group ("Category")
- N/A Spectral response coefficients, S_D & S_{D1} (1615.1)
- N/A Site class (1615.1.5)

Other loads

- N/A Concentrated loads (1607.4)
- N/A Partition loads (1607.5)
- N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: 12/21/12

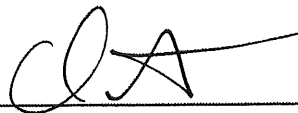
From: DAVID MATERO ARCHITECTURE

These plans and / or specifications covering construction work on:

PERMIT ONLY DRAWINGS FOR POPPY'S FISH SHACK ?
OYSTER ROOM C 6 CUSTOM HOUSE WHARF ST.

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

2009

Signature: 

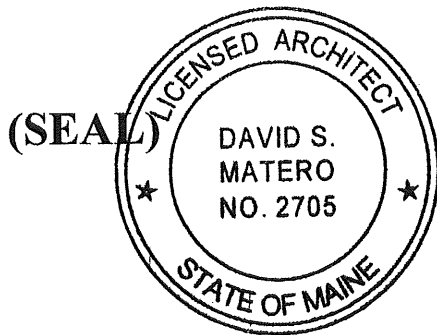
Title: PRINCIPAL

Firm: DAVID MATERO ARCHITECTURE

Address: 100 FRONT ST.

BATH, ME 04530

Phone: 207-671-6820



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



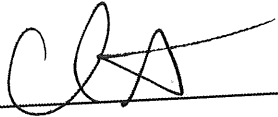
Accessibility Building Code Certificate

Designer: DAVID MATERO ARCHITECTURE

Address of Project: 6 CUSTOM HOUSE WHARF ST.

Nature of Project: INTERIOR RENOVATION INTO A
2-STORY RESTAURANT

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

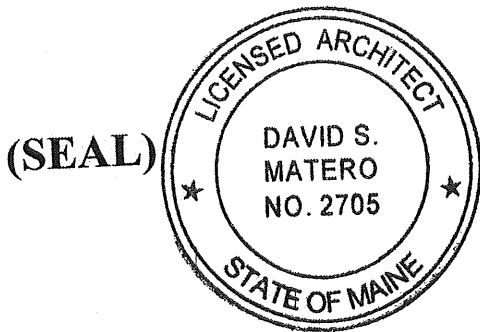
Signature: 

Title: PRINCIPAL

Firm: DAVID MATERO ARCHITECTURE

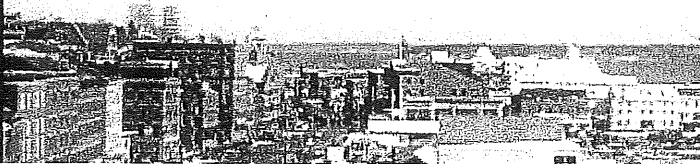
Address: 100 FRONT ST.
BATH, ME 04530

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COPY



470 Forest Ave. Suite 203. Portland, Maine 04101 – Phone 207.775.6561 – Fax 207.871.0914 – FishmanRealty.com

LETTER OF INTENT

TO: The Proprietors of Custom House Wharf
FROM: Harding L. Smith, C/O Fishman Realty Group Inc.
DATE: July 3, 2012
ADDRESS: 6 Custom House Wharf, Portland, ME
RE: LOI – Modified Gross Lease

This Letter of Intent sets forth the terms and conditions under which **Harding Lee Smith** hereinafter referred to as (“Tenant”) is willing to enter into lease agreement with The **Proprietors of Custom House Wharf** (hereinafter referred to as the “Landlord”) for space at the above-mentioned location.

This Letter of Intent is non-binding to either party. It is intended with the sole purpose of establishing terms and conditions that are to be implemented in a binding lease agreement, which is subject to the satisfaction of both parties, within 10 days of the effective Letter of Intent.

Tenant: Harding Lee Smith

Demised Premise: The demised premises shall be deemed to contain approximately 4,250± RSF of ground level retail/restaurant space, 4,250± RSF 2nd Floor retail/restaurant space as well as roof rights at 6 Custom House Wharf, Portland, ME.

Use: Tenant to use property as a restaurant and bar.

Pre Rent: \$4,500.00 per month for a maximum period of 6 months. Pre Rent period will end on opening day if prior to Rent Commencement.

Base Rent: \$6,000.00 per month, (\$72,000.00 per annum) Modified Gross.

Lease Term: (5) Five Year Lease Term with an increase of five percent (5%) over the Base Rent effective at the beginning of the fourth year of the term.

Options: (3) Three, (5) Five-year Options with rent increases in each such Option term of up to ten percent (10%) during the course of the term, provided that the rent shall not increase by more than five percent (5%) in any given year during such term (with such Options commencing in year 6, year 11 and year 16). The amounts and dates of the rent increases

for each Option term shall be negotiated and agreed upon six (6) months in advance of the commencement of such Option term.

Operating Expenses:

Landlord will be responsible for real estate taxes, common area maintenance and liability building insurance covering the Demised Premises. Tenant shall be responsible for maintaining ~~property insurance~~, and shall list Landlord as ~~loss payee~~ with respect to such insurance. *liability insurance* *per H/L* *additionally insured* *per H/L*

Tenant responsible for their pro rata share of property tax increases. Increases to be "passed through" to tenant as additional rent. Landlord to notify Tenant of these increases in writing on an annual basis.

Waters; Sewage:

Tenant shall be responsible for the cost of any water and sewer fees.

Electric:

Tenant responsible for cost of electric usage to leased space.

Heat and A/C:

Tenant responsible for cost of HVAC to the space. Landlord responsible for the cost of maintenance, cleaning, and replacement of the HVAC systems. Tenant to administer the contracting of maintenance, cleaning, and replacement of the HVAC systems. These costs to be billed back to the Landlord or credited to the Tenant's rent. This includes existing systems and all new systems to be installed as part of the renovation of the premises.

Natural Gas:

Tenant responsible for the cost of all natural gas usage.

Snow Removal:

Landlord responsible for plowing, salting and sanding the Tenant's parking lot, deck, sidewalk and entryways. Tenant shall pay for Tenant's pro rata share of the cost of such snow removal.

Janitorial:

Tenant is responsible for the janitorial services to leased space.

Security Deposit:

Upon the execution of the Lease, the Tenant will deposit with Landlord the sum of \$6,000.00. This money will represent the security deposit due under the lease. Said deposit to be returned to the Tenant at or before the end of the lease term, provided the premises are left in good repair, "broom clean". No interest will be paid on said deposit.

Landlord's Work:

1. Landlord is responsible for all infrastructure related repairs throughout the life of the lease agreement as well as during the renovation process. This includes, but is not limited to roof repairs, foundation repairs, and exterior building upkeep.
2. Landlord to deliver premises to tenant clear of all personal property and in "Broom Clean" condition, no later than the occupancy date. (See Below).

Parking:

The entire parking lot adjacent to the premises shall be for the sole use of the Tenant other than those parking spaces located directly adjacent to Gilberts Chowder House.

Access:

Upon execution of Letter of Intent, Inspection of current facilities, including but not limited to hood systems, exhaust systems, plumbing, and electrical, will be required by tenant. All inspections will be conducted by tenant or tenant's contractors. Inspections will require full access to basement, roof, and portion of building containing systems associated with the restaurant space.

Tenant's Work: Tenant plans to significantly rehabilitate the premises. Renovations will include but will not be limited to paint, fixtures, bars, open commercial kitchen, prep kitchen, new floors, a renovated outdoor deck and roof deck (Dependent upon City approval...).

1. Tenant to sprinkle the entire premises. This includes tapping into city water at the water main on Custom House Wharf.
2. Tenant to move restrooms to the NW corner of the facility.
3. Tenant to install restrooms on the second floor of the facility.
4. Tenant plans to add a wood fired commercial grill to the kitchen, and a wood fired fireplace within the dining facility.
5. Tenant to replace all lighting and significantly upgrade wiring.
6. Exterior remodeling of the building.
7. Replacement of windows and doors throughout the leased space.
8. Installation of interior stairway between the 1st and 2nd floors.

Signage: Tenant Responsible for signage. All signage is subject to Landlord approval, not to be unreasonably withheld. Tenant has rights to the Boons sign on Commercial Street. Tenant will also install signage on Custom House Wharf.

Zoning: It is the responsibility of the Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises. Landlord makes no representation or warranties as to the suitability of, or the ability to obtain regulatory approval for, the subject's premises for Tenant's intended use. (*Tenant intends to use outdoor seating with proper city approval.*)

Letter of Intent

Expiration: Unless fully executed, this Letter of Intent is valid through July 3, 2012 at 12:00PM (Noon), but may be revoked by Tenant without prior written notice.

Facsimiles: The undersigned agree to accept fax copies of the documents, which have been sent to either party to the other, or to any other party or agent to this transaction, as original documents, with the exception of the final lease document.

Lease Agreement: Landlord agrees to forward its proposed lease to Tenant within 10 days of the full execution of this Letter of Intent. In the event Tenant and Landlord have not executed a mutually agreeable lease within 20 days of Tenant receipt of Landlord's lease, neither party is under any further obligation to the other.

Brokerage Commission: Landlord's sole responsibility. Landlord acknowledges Fishman Realty Group as the sole agent in this transaction. At lease signing, landlord will pay Fishman Realty Group Inc. a commission of 5% of the Gross Lease amount for the first (5) Five year term of the lease and 2% of the Gross Lease amount upon execution of the first renewal option (in year 6).

Occupancy: November 1, 2012

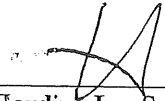
Pre Rent Commencement: November 1, 2012

Rent

Commencement: The earlier of May 1, 2013 or Opening Day

SEEN TO AND AGREED:

(TENANT)

By:  7/19 Date
Harding Lee Smith

(LANDLORD)

By:  7-3-12 Date
Proprietors of Custom House Wharf

Ann Machado - Re: 6 Custom House Wharf

From: Barbara Barhydt
To: Machado, Ann
Date: 2/1/2013 12:46 PM
Subject: Re: 6 Custom House Wharf
CC: Bourke, Jeanie

Hi:

I called Harding Smith and told him he needed to get a permit

I am going to be conservative and suggest they submit an administrative authorization. Are they adding any exterior lighting on the building for the deck etc? If so, we would want to see that as well.

Thanks.

Barbara

>>> Ann Machado Thursday, January 31, 2013 8:08 AM >>>
Barbara -

Harding Smith has a permit to fit up the space that most recently was Harbor's Edge restaurant (the old Boone's restaurant). The use will be restaurant. He is also fitting up the second floor to be restaurant use. There is an existing deck off the first floor that was permitted. It comes out 18' from the building and runs the full length of the tenant space. Part of the tenant fit up is to build a second floor deck over the existing first floor deck. The deck will be 12' x 49' with stairs coming down (total of 677 sf). Do they need to do an administrative authorization because the second floor deck is going over an existing deck and existing footprint.

Thanks.

Ann

31 December 2012

Mr. Ken Macgowan
18 Custom House Wharf
Portland, ME 04101

Re: 6 Custom House Wharf

Dear Ken:

On Thursday 27 December 2012 I inspected the supports under 6 Custom House Wharf. Of the 76 timber piles and posts under the building, five require repair by the standard method of splicing in a new post and encasing the splice in concrete. This will maintain the first floor live load capacity of 100 psf.

I have Joe Leasure's letter dated 15 October 2012 and accompanying drawing S1 that details the proposed loading on existing and new columns supporting the second floor. The columns in bent 13 (the north wall) bear on a brick foundation wall and are adequate for the specified loading. Joe has specified to reuse two existing pipe columns and add four new HSS 4x4 structural tube columns. These six columns (including the two existing) require the installation of new 20 kip capacity concrete footings and timber columns per the attached sheet 1 of 2.

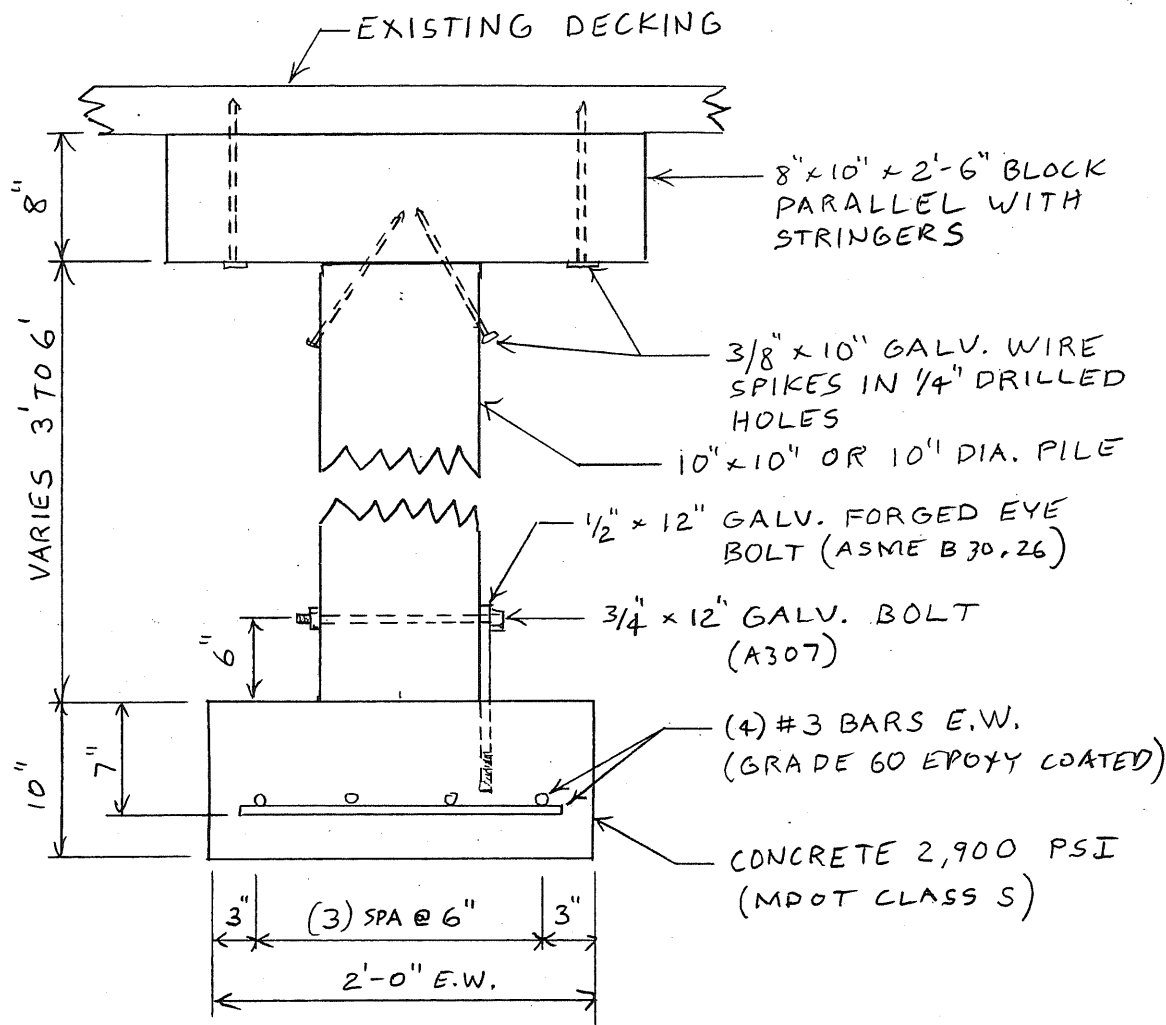
Joe has provided the column loading on the eight existing timber columns between bents 15 and 24. These columns bear on an 8x10 stringer (laid flat) between bents. In only one location is this stringer adequately supported for the proposed second floor loading. The other seven locations require this stringer to be reinforced with new 48 kip capacity concrete footings and timber columns per the attached sheet 2 of 2.

These new 20 kip and 48 kip capacity footings will relieve the existing supports under the first floor from the second floor loading. I will observe the installation of these additional supports to ensure compliance with the plans.

Very truly yours,
TEC ASSOCIATES

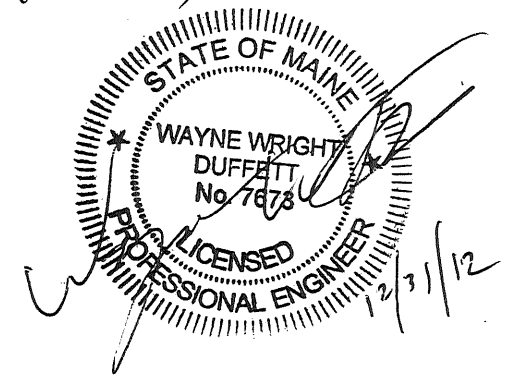

Wayne W. Duffett, P.E.

Enclosures: Sheets 1 and 2 dated 29 December 2012



NOTES

1. 20 K PEDESTALS TO BE UNDER NEW HSS 4" x 4" COLUMNS (DESIGN BY L&L STRUCTURAL ENG.) IN SPANS 14 AND 22. (4 REQD.)
2. PEDESTALS TO BE POURED ON TOP OF ROCK OR FLUSH WITH GRADE IN COMPACTED SAND AND GRAVEL.
3. TIMBER SHALL BE SYP GRADE NO. 1 DENSE WITH 2.5 PCF CCA TREATMENT.
4. 20 K PEDESTALS TO BE UNDER EXISTING 3 1/2" PIPE COLUMNS IN SPAN 19. (2 REQD.)



PROPRIETORS OF CHW
 RENOVATIONS AT 6 CHW
 20 KIP CAPY PEDESTAL



TEC ASSOCIATES

48 SAWYER STREET

CONSULTING ENGINEERS
 SOUTH PORTLAND, MAINE 04106

SCALE 1" = 1'-0"

DATE 12/29/12

JOB NUMBER
 1237-1

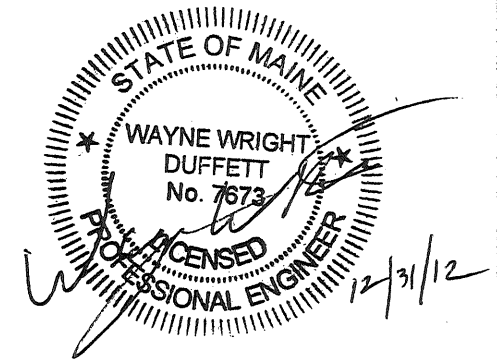
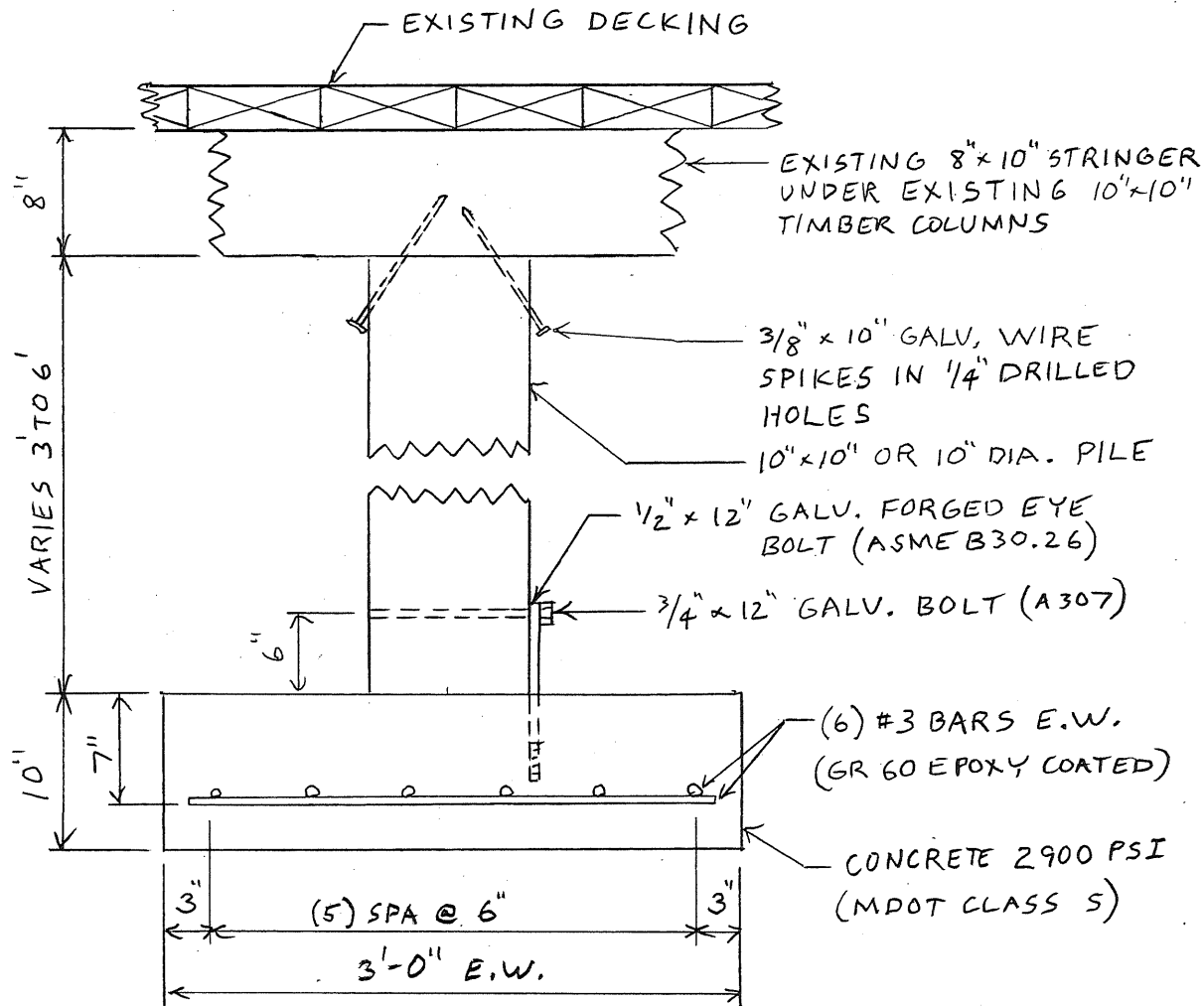
DRAWN BY
 WWO

DESIGNED BY
 WWO


DRAWING NO.
 1 OF 2

NOTES

1. 48 K PEDESTALS TO BE UNDER EXISTING 10"x10" COLUMNS IN SPAN 15 (ROW C) AND IN SPANS 18, 20, AND 23 (ROW B & C). (7) REQD.
2. PEDESTALS TO BE POURED ON TOP OF ROCK OR FLUSH WITH GRADE IN COMPACTED SAND AND GRAVEL.
3. TIMBER SHALL BE SYP GRADE NO. 1 DENSE WITH 2.5 PCF CCA TREATMENT.



PROPRIETORS OF CHW
 RENOVATIONS AT 6 CHW
 48 KIP CAPY PEDESTAL

 TEC ASSOCIATES CONSULTING ENGINEERS 48 SAWYER STREET SOUTH PORTLAND, MAINE 04108			
SCALE 1" = 1'-0"		DATE 12/29/12	
JOB NUMBER 1237-1	DRAWN BY W.W.D.	DESIGNED BY W.W.D.	DRAWING NO. 2 OF 2

Benjamin Wallace - RE: Poppy's Fish Shack permit 2012-65702

From: "David Matero Architecture" <david@davidmatero.com>
To: "Benjamin Wallace" <wallaceb@portlandmaine.gov>
Date: 2/19/2013 4:09 PM
Subject: RE: Poppy's Fish Shack permit 2012-65702
CC: "Chris Pirone" <CPP@portlandmaine.gov>, "Jeanie Bourke" <JMB@portlan...
Attachments: 20130219141327482_2.pdf; ASK-05 part first floor plan.pdf; ASK-06 part second floor plan.pdf; ASK-07 door schedule.pdf; ASK-08 stair nosing profile.pdf

Benjamin,

Attached is our response to your questions regarding the Fish Shack LLC project at 6 Custom House Wharf Street:

The wharf egress is currently 10'0" from the wharf railing to the existing patio, as measured by the owner. This egress path will remain, therefore the minimum dimension (72.4") to maintain safe egress from the future assembly spaces at the end of the wharf will remain. Refer to ASK.05 for this information, as well as the two means of egress from the roped off patio area.

The door schedule has been updated, refer to ASK.07

The stair nosing profile was updated, refer to ASK.08

The second floor toilet room hallway was revised by adding steps down to the seating area so we do not have a dead end corridor situation anymore, refer to ASK.06.

Regarding the exhaust hood details, we are requesting that this information be provided by the hood manufacturer and their engineers once a hood contract has been established with the owner. The owner, Harding Smith, is aware that this is required but is waiting for full approvals before committing to an hood manufacturer.

Please contact me with questions.

Thank you.

David

CC: Jeanie Bourke, Portland Code Enforcement Officer
Ron Peaslee, State Fire Marshal
Harding Smith, Owner
Chris Pirone

David S. Matero, AIA, LEED AP
David Matero | Architecture
100 Front Street
Suite 40
Bath, ME 04530
david@davidmatero.com
www.davidmatero.com

207.671.6820
Maine Licensed Architect

[Facebook](#)
[Linkedin](#)
[Houzz](#)
[Twitter](#)

Designing Buildings, Building Relationships

From: Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]
Sent: Tuesday, February 19, 2013 3:04 PM
To: david@davidmatero.com
Cc: Chris Pirone; Jeanie Bourke
Subject: Poppy's Fish Shack permit 2012-65702

Hi David,
Here's to surmise what we spoke about on the phone this afternoon.

1. I need an updated plan for the patio area showing the two required remote exits off from the patio and also how the required occupant load from the adjacent spaces on the South side of this one are being accommodated as shown on the attached egress plan for the wharf. Please also indicate if the exit discharges from within the building and from the patio are level or not level, and if not how the transitions are being made.
2. Please update the door schedule to indicate listed fire exit hardware for the fire-rated exit doors and listed panic hardware for the non-fire rated exit doors.
3. Please indicate that the only two approved stair arrangements are the vertical and the angled riser arrangements as shown on ASK.04. The Stair nosing profile is not allowed under the *Life Safety Code*.
4. The second floor bathroom hallway exceeds the 20 ft. common path and dead end corridor requirement of the *Life Safety Code*. Please amend the arrangement to keep within the 20 ft. for both requirements.
5. Another issue that we did not discuss, but that is important none the less, is where the kitchen hood exhaust ductwork is running. If it penetrates the floor it needs to be in a shaft complying with NFPA 96:7.6. Please let me know if the duct will be run out through the wall and then to the roof or amend the plans to show the rated shaft(s). Who ever puts in for the commercial hood permit will have to have hood and duct plans stamped by an engineer.

Thanks,

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400
wallaceb@portlandmaine.gov

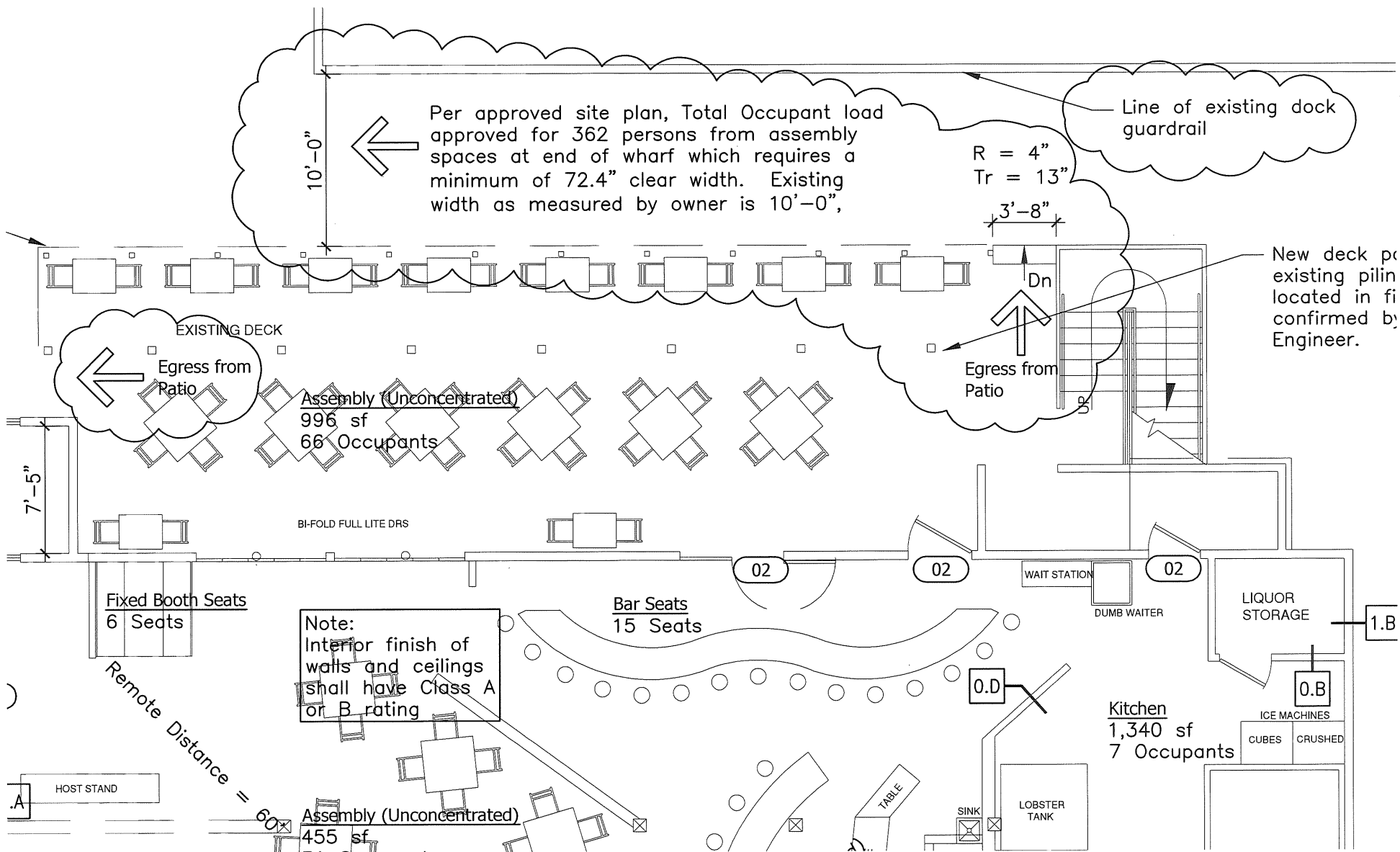
>>> Benjamin Wallace 2/19/2013 2:17 PM >>>

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400
wallaceb@portlandmaine.gov

>>> <firecopier@portlandmaine.gov> 2/19/2013 2:13 PM >>>
This E-mail was sent from "RNP2943A6" (Aficio MP 5001).

Scan Date: 02.19.2013 14:13:27 (-0500)
Queries to: firecopier@portlandmaine.gov

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

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Architecture, LLC

Response to Portland Fire
Prevention Officer

Fish Shack LLC
6 Custom House Wharf Street, Portland, ME

Part First Floor Plan

Scale: 1/8" = 1'-0"

Date: 02.19.13

ASK.05

Refer to detail 3/R.5 or stair plan. Interior of stair shall have Class A interior finish.

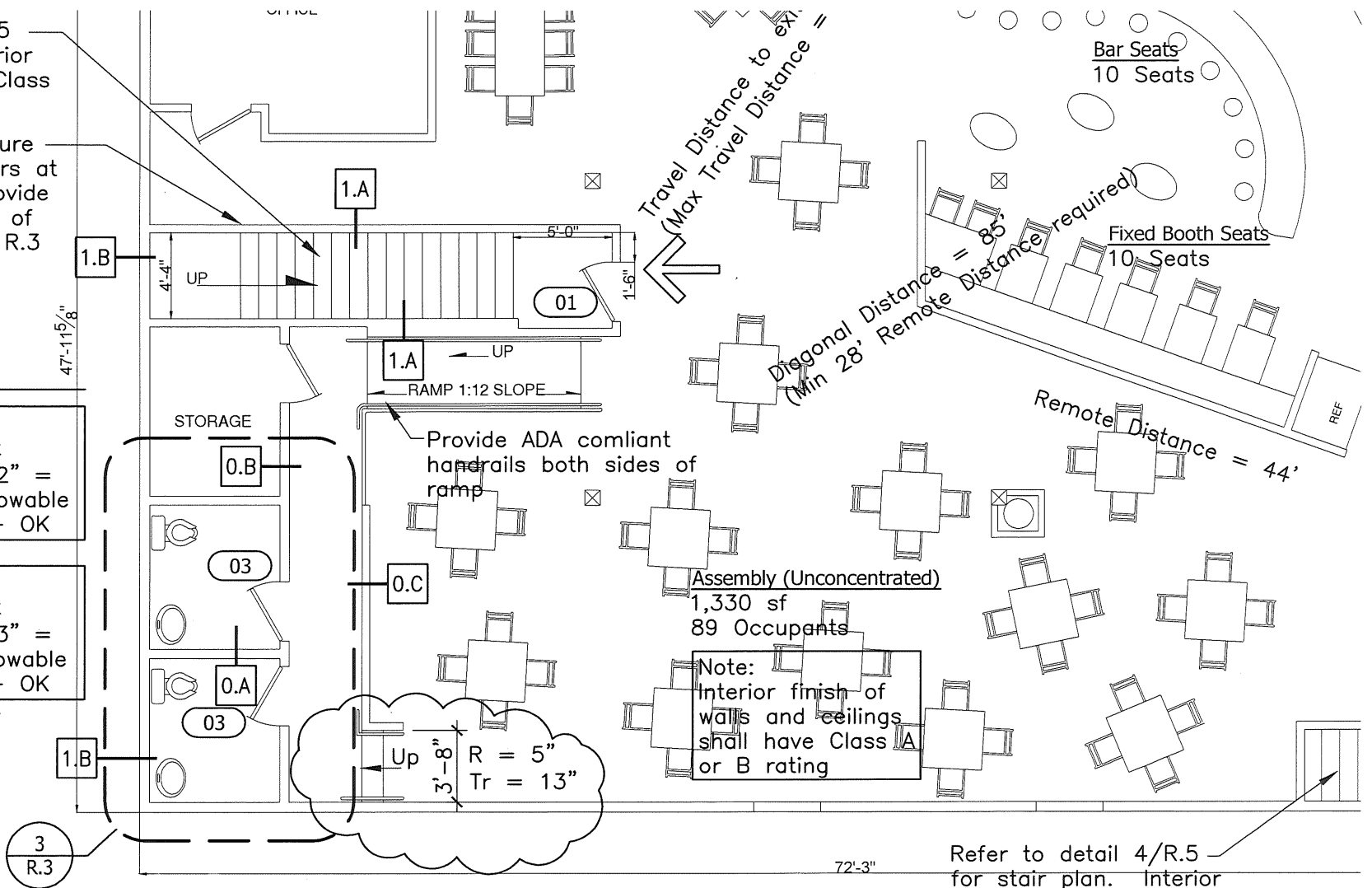
Hour rated enclosure with 1 hr rated doors at stair enclosure. Provide handrails both sides of stairs per detail on R.3

IBC

Stair Egress
Second to first
52" Wide / .2" =
260 Egress Allowable
76 Proposed - OK

NFPA 101

Stair Egress
Second to first
52" Wide / .3" =
173 Egress Allowable
77 Proposed - OK



Assembly (Unconcentrated)
1,330 sf
89 Occupants

Note:
Interior finish of
walls and ceilings
shall have Class A
or B rating

Refer to detail 4/R.5 for stair plan. Interior of stair shall have Class A interior finish.

SECO

Doc 34'

David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

Response to Portland Fire
Prevention Officer

Fish Shack LLC
6 Custom House Wharf Street, Portland, ME

Part Second Floor Plan
Scale: 1/8" = 1'-0"
Date: 02.19.13

ASK.06

DOOR SCHEDULE

Door								Frame	Miscellaneous					Remarks
No.	Width	Height	Thick.	Material	Type	Finish	Insul	Material	Rating	Glazing	Clsr	MHO	Wstrip	
01	3'-0"	6'-8" Min	1 3/4"	Wd		Pre		HM	1 Hr	Firelight	Yes	Yes		Provide fire exiting hardware
02	3'-0" Min	6'-8" Min	1 3/4"	Alum		Pre	Yes	Alum	-	Insul	Yes	-	Yes	Provide panic hardware
03	3'-0"	6'-8" Min	1 3/4"	Wd		Pre		HM	-	-	Yes	-	-	Provide panic hardware
04	3'-0"	6'-8" Min	1 3/4"	Wd		Pre	Yes	Alum	-	Insul	Yes	-	Yes	Provide fire exiting hardware

Abbreviations

Al	Aluminum
Clsr	Closer
Ex	Existing
MHO	Magnetic Hold Open
HM	Hollow Metal
Hrdware	Hardware
Insul	Insulated
Ob	Obscure Glass, Tempered
Pnt	Paint
Pre	Prefinished
Thick	Thickness
Wstrp	Weatherstripping
Wd	Wood

Door and Frame Notes

- All doors shall be located 3" off adjacent wall except where noted or dimensioned
- All door thickness to be 1 3/4" unless noted otherwise
- Provide minimum of 20 ga. double studs (or double wood stud) at all door jambs.
- All floor material transitions shall occur under door in closed position
- All door hardware shall meet ADA. Handles, pulls and latches shall be lever style. When sliding doors are fully opened (if specified), operating hardware shall be exposed and usable from both sides.
- All emergency egress doors in assembly rooms shall swing in the direction of travel and shall have panic hardware

David Matero

Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

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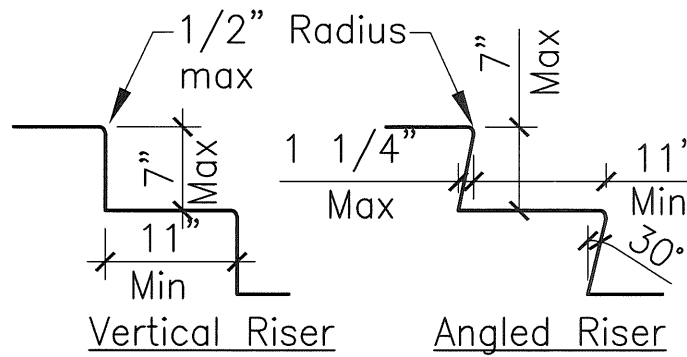
Response to Portland Fire
Prevention Officer

Fish Shack LLC
6 Custom House Wharf Street, Portland, ME

Door Schedule

Scale: NTS
Date: 02.19.13

ASK.07



Omit

Curved Nosing

Stair Nosing Profile

David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.671.6820
david@davidmatero.com

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Prevention Officer

Fish Shack LLC
6 Custom House Wharf Street, Portland, ME

Stair Nosing Profile

Scale: NTD
Date: 02.19.13

ASK.08

David Matero | Architecture



02.07.13

Jeanie Bourke
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101

**RE: Fish Shack LLC
6 Custom House Wharf Street**

Dear Jeanie,

Per your conversation, please see the following updates and revisions to the proposed project at 6 Custom House Wharf Street:

Non-combustible partitions have been added at kitchen hood locations to create a zero-clearance hood attachment. The kitchen hood and duct subcontractor is still required to submit drawings for approval once they have been retained. It will be their responsibility to confirm that the hood and duct assembly and its attachment meet NFPA 96. Refer to ASK.01, 02, and 03

The stair nosing profiles have been sketched out per IBC 2009, section 1009.4.5 Profile, NFPA 101 Life Safety 2009 section 7.2.2.3.5, and 2010 ADA Standards for Accessible Design section 504.5, refer to ASK.04.

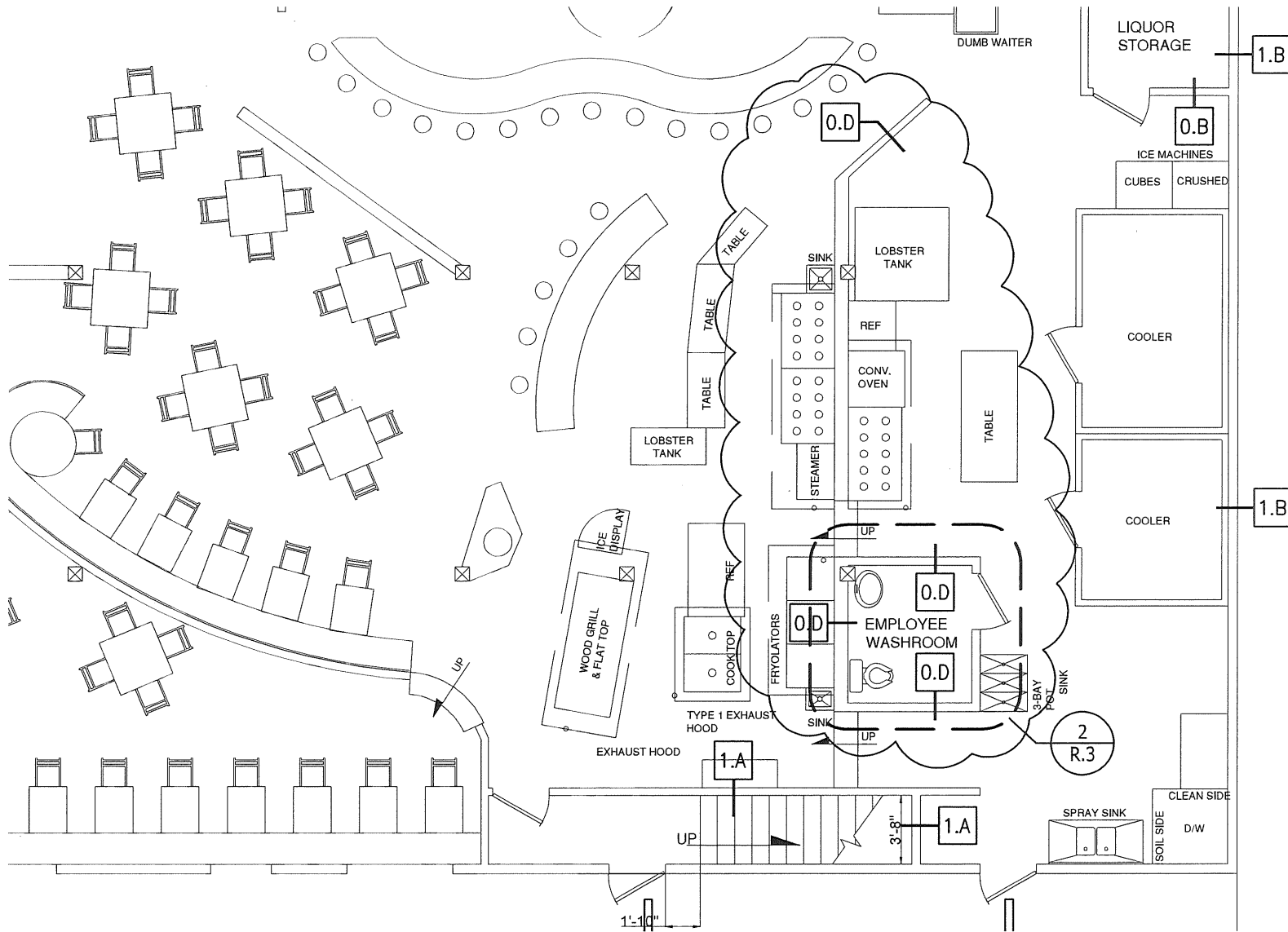
Please contact me with questions.

Thank you for your help in reviewing this project.

Sincerely,

David Matero, AIA, LEED AP
david@davidmatero.com
207.671.6820

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Dept. of Building Inspections
City of Portland Maine



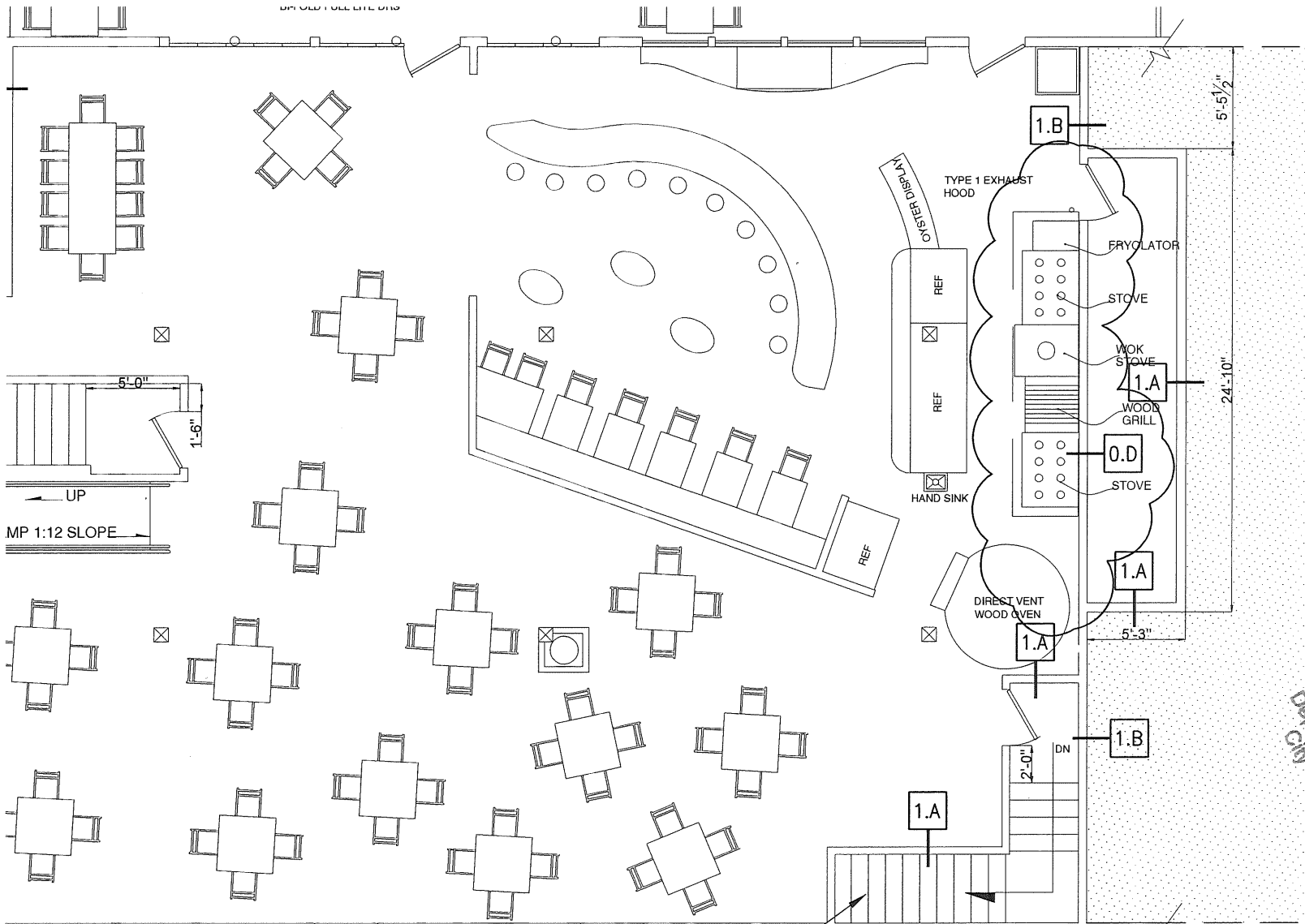
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David Matero
 Architecture
 100 Front Street
 Suite 40
 Bath, Maine 04530
 207.671.6820
 david@davidmatero.com

Response to Code Enforcement
 Conversation
 Fish Shack LLC
 6 Custom House Wharf Street, Portland, ME

Part First Floor Plan
 Scale: 1/8" = 1'-0"
 Date: 02.07.13

ASK.01



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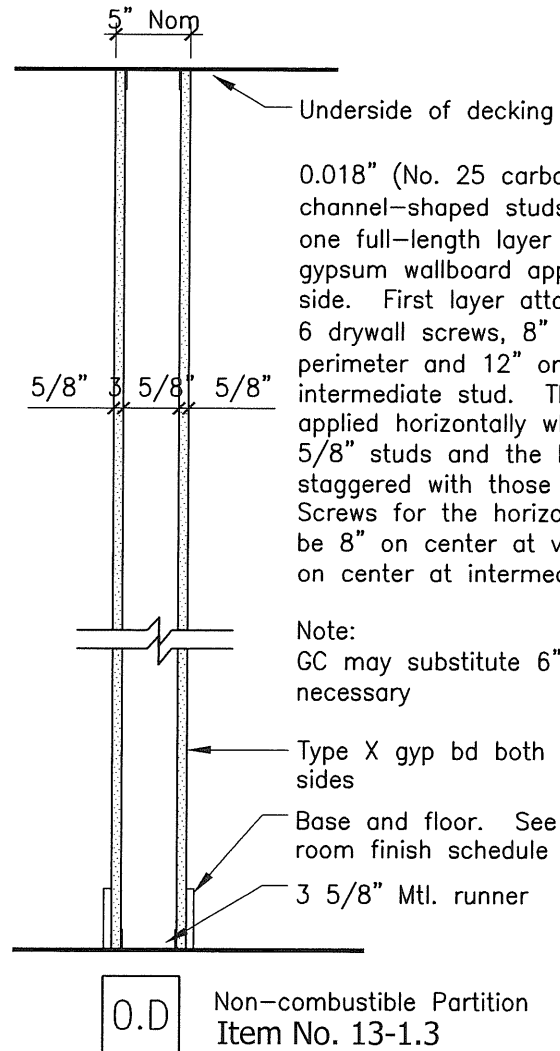
100 Front Street
 Suite 40
 Bath, Maine 04530
 207.671.6820
 david@davidmatero.com

Response to Code Enforcement
 Conversation

Fish Shack LLC
 6 Custom House Wharf Street, Portland, ME

Part Second Floor Plan
 Scale: 1/8" = 1'-0"
 Date: 02.07.13

ASK.02



0.018" (No. 25 carbon sheet steel gage) channel-shaped studs 24" on center with one full-length layer of 5/8" Type X gypsum wallboard applied vertically each side. First layer attached with 1" long No. 6 drywall screws, 8" on center around the perimeter and 12" on center on the intermediate stud. The wallboard may be applied horizontally when attached to 3 5/8" studs and the horizontal joints are staggered with those on the opposite side. Screws for the horizontal application shall be 8" on center at vertical edges and 12" on center at intermediate studs.

Note:
GC may substitute 6" metal studs if necessary

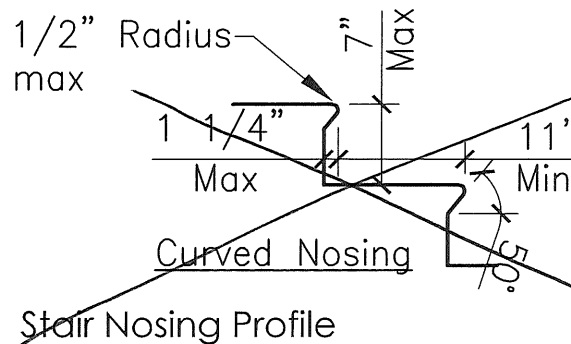
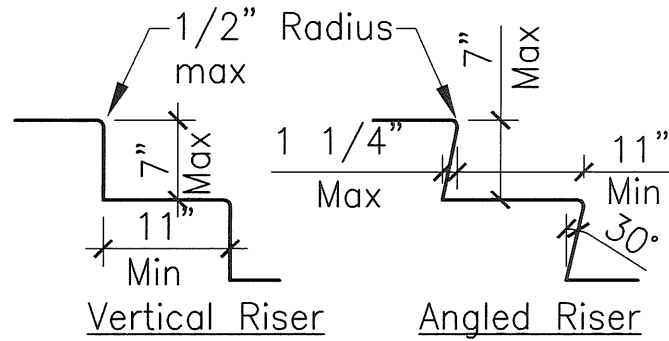
O.D Non-combustible Partition
Item No. 13-1.3

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City of Portland Maine

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Architecture
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Response to Code Enforcement
Conversation
Fish Shack LLC
6 Custom House Wharf Street, Portland, ME

Partition Types
Scale: 1" = 1'-0"
Date: 02.07.13
ASK.03



Not approved

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 Architecture

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 Suite 40
 Bath, Maine 04530
 207.671.6920
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Response to Code Enforcement
 Conversation

Fish Shack LLC
 6 Custom House Wharf Street, Portland, ME

Stair Nosing Profile

Scale: 3/8" = 1'-0"
 Date: 02.07.13

ASK.04

MUGNAINI®

ITALY'S ORIGINAL PIZZA OVEN

MASONRY ASSEMBLED

MODEL: 160 x 140 AOS
FLAT ROOF ENCLOSURE

COMMERCIAL WOOD FIRED OVEN

CLEARANCES:

Install the oven with a minimum 2 inches clearance on sides and back to combustible construction. Consult the manual for enclosure instructions.

VENTING:

The oven can be vented in two methods:

1. Direct vent using 8 inch chimney pipe listed to UL 103 HT and installed per UL 737.
2. Indirect vent using a Type 1 hood system installed per UL 2162.

SHELF:

Concrete shelf to be covered with granite or similar material. Exact dimensions subject to owners preference.

WEIGHT: 1980 lbs. (oven components only)

UTILITIES:

No electricity or gas required.

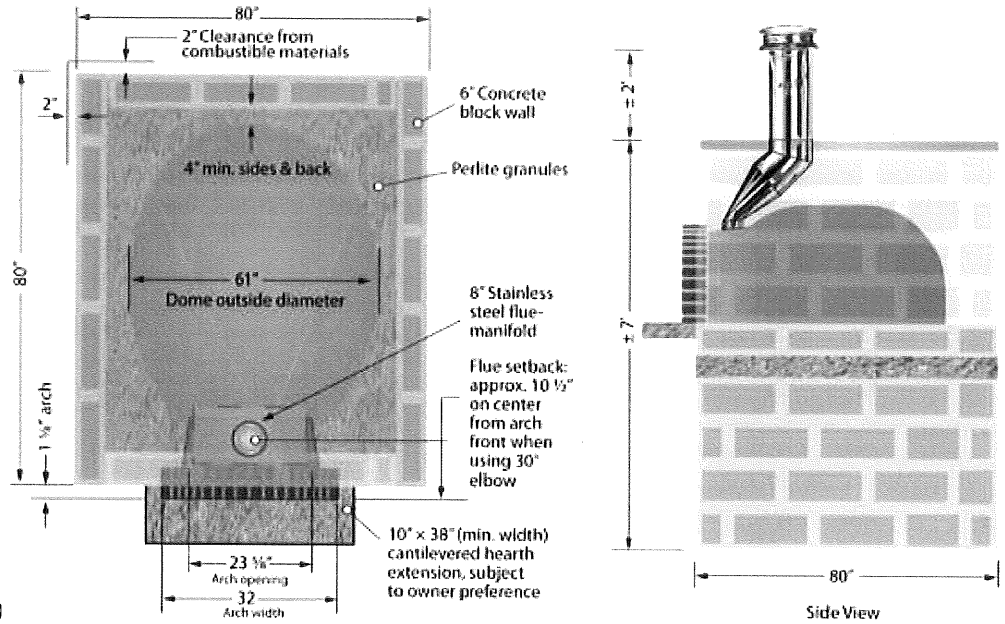
NOTE:

The oven should be installed in accordance with all relevant local and national codes and in a manner acceptable to the authority having jurisdiction.

Progressive changes in technology and product development may necessitate changes to specifications without notice.



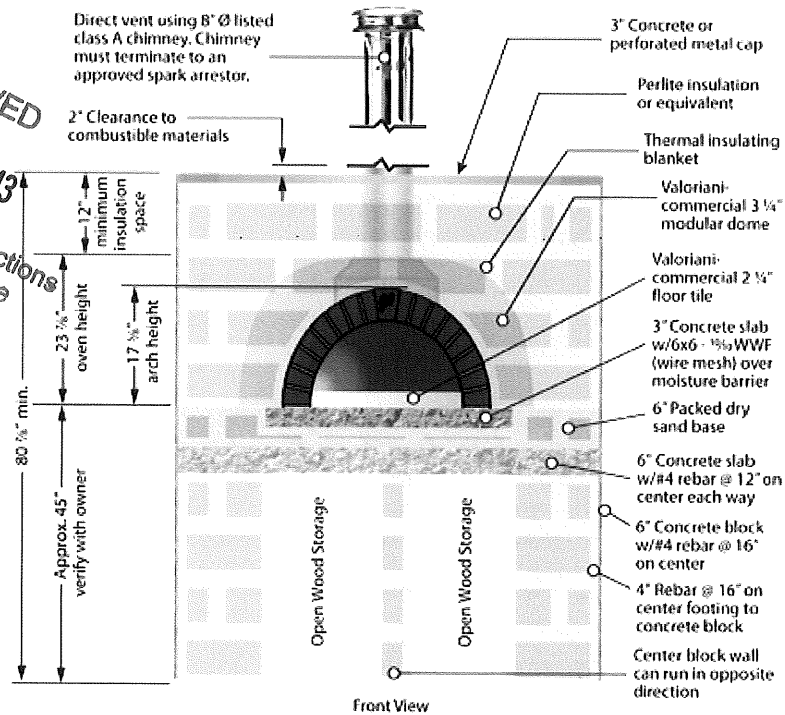
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Top View

Side View

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JAN 29 2013
Dept. of Building Inspections
City of Portland Maine



Front View



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www.mugnaini.com | mugnaini@mugnaini.com

30-A-1

wcz



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Fish Shack LLC dba Boone's Fish House + Oyster Room

PROJECT ADDRESS: 6 Custom House Wharf CHART/BLOCK/LOT: 30/A/1

APPLICATION FEE: 50- (\$50.00) 86 Comm'l St.

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)
Renovation of Boone's Seafood Restaurant addition of second floor deck

CONTACT INFORMATION:

OWNER/APPLICANT
Name: Harold Smith
Address: 73 Congress St. #1
Portland, ME 04101
Work #: 879-4247
Cell #: 319-4360
Fax #: -
Home #: -
E-mail: Harold@leesmith.com

CONSULTANT/AGENT
Name: David Matero, Architect
Address: 100 Front St. Suite 40
Bath, ME 04530
Work #: -
Cell #: 671-6020
Fax #: -
Home #: -
E-mail: david@davidmatero.com

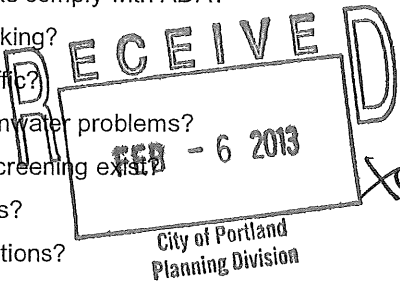
Criteria for an Administrative Authorization:

(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment

Y(yes), N(no), N/A

- a) Is the proposal within existing structures? Yes
- b) Are there any new buildings, additions, or demolitions? No / deck (2nd floor is new lies on 1st floor existing deck)
- c) Is the footprint increase less than 500 sq. ft.? N/A
- d) Are there any new curb cuts, driveways or parking areas? No
- e) Are the curbs and sidewalks in sound condition? Yes
- f) Do the curbs and sidewalks comply with ADA? Yes
- g) Is there any additional parking? parking lot on premises
- h) Is there an increase in traffic? No
- i) Are there any known stormwater problems? No
- j) Does sufficient property screening exist? N/A
- k) Are there adequate utilities? Yes
- l) Are there any zoning violations? No
- m) Is an emergency generator located to minimize noise? N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? N/A



*taxes ok
free*

Signature of Applicant: [Signature] Date: 2/6/13

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

Administrative Authorization Decision

Application #: 2013-040

Name: Boone's Fish House & Oyster Room

Address: COMMERCIAL ST

Description: Renovation of Boone's Seafood Restaurant addition of second floor deck

Criteria for an Administrative Authorization:

Applicant's Assessment

Planning Division

(See Section 14-523 (4) on page 2 of this application)

Yes, No, N/A

Use Only

a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	Yes, creating a second floor deck over existing deck
c) Is the footprint increase less than 500 sq. ft.?	N/A	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?		No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	N/A	N/A
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	N/A	N/A

→ The proposed addition of a second level of a deck is approved subject the applicant obtaining a building permit.

The Administrative Authorization for the Boone's Fish House & Oyster Room was approved by Barbara Barhydt, Development Review Services Manager on February 14, 2013 with the following condition of approval listed below:

above.

Barbara Barhydt
Development Review Services Manager
Approval Date: February 14, 2013

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 2013-040	Applicant: Harding Smith
Project Name: Boone's Fish House & Oyster Room	Location: 86- COMMERCIAL ST
CBL: 030 A001001	Development Type: Administrative Authorization
Invoice Date: 02/11/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$50.00		\$50.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Administrative Authorization	1	\$50.00
		\$50.00
Total Current Fees:	+	\$50.00
Total Current Payments:	-	\$50.00
Amount Due Now:		\$0.00

CBL 030 A001001
Bill to:

Application No: 2013040
Invoice Date: 02/11/2013
Invoice No: 40074
Total Amt Due: \$0.00
Payment Amount: \$50.00

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2013-040

Application Date: 02/11/2013

CBL: 030 A001001

Application Type: Administrative Authorization

Project Name: Boone's Fish House & Oyster Room

Address: 86- COMMERCIAL ST

Project Description: Renovation of Boone's Seafood Restaurant addition of second floor deck

Zoning:

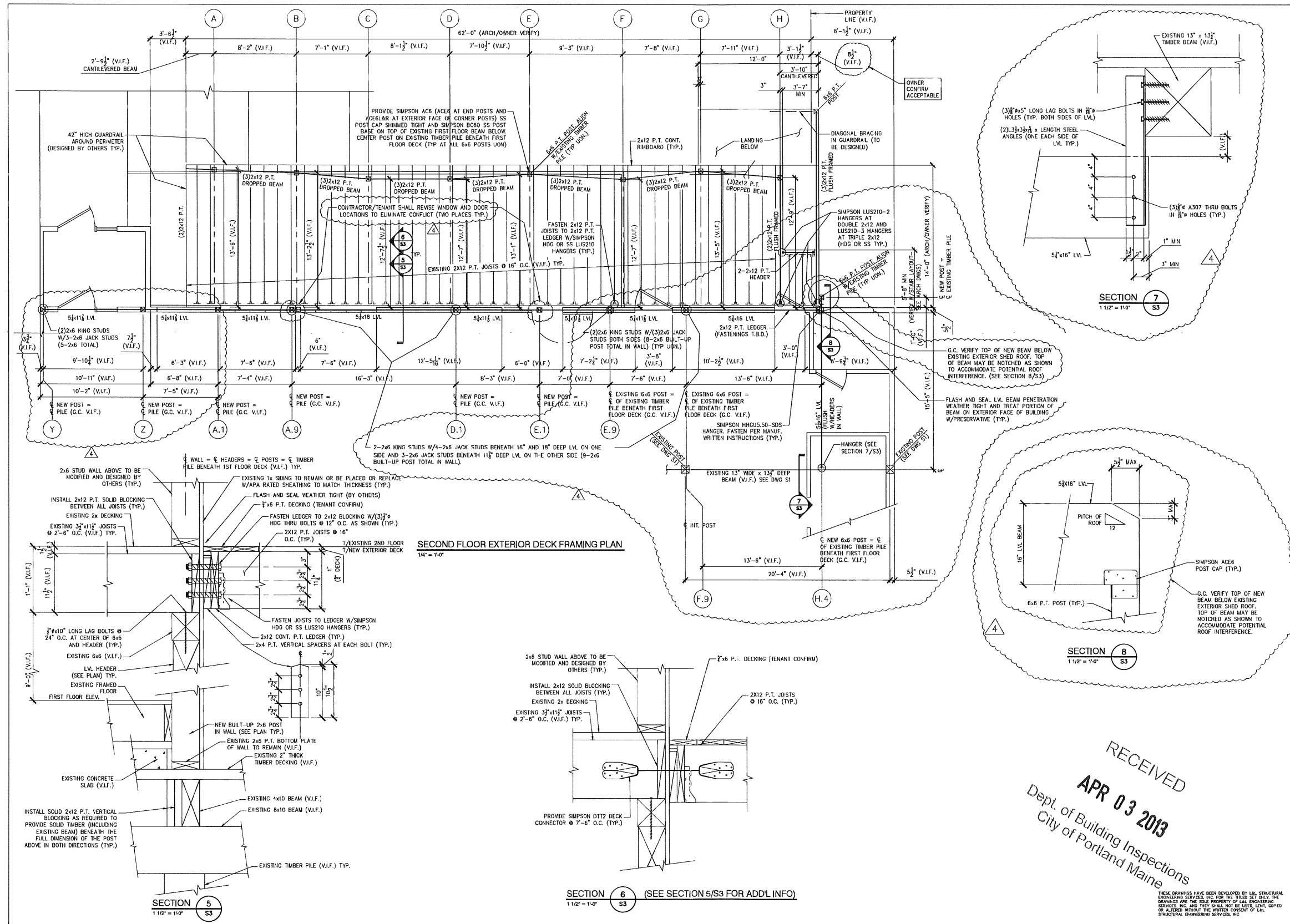
Other Required Reviews:

- | | | |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> Storm Water | # Units _____ | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Other: |
| # Lots _____ | <input type="checkbox"/> Shoreland | |
| <input type="checkbox"/> Site Location | <input type="checkbox"/> Design Review | |
| # Unit _____ | | |

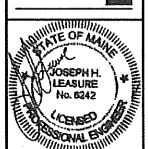
Distribution List:

Planner		Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 2/18/2013



L & L STRUCTURAL
 ENGINEERING SERVICES, INC.
 SIX O STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE: (207) 767-4830
 FAX: (207) 799-5432



REV.	DATE	DESCRIPTION
0	10-15-12	FOR CONSTRUCTION
1	1-4-13	ADD STAIR OPENING FRAMING
2	1-28-13	ADD STAIR OPENING FRAMING
3	2-7-13	2ND FLOOR EXTERIOR DECK
4	3-1-13	GENERAL REVISIONS

Prepared by: JHL
 Drawn by: AAB
 Checked by: JHL
 Issue: AS NOTED
 Date: 10-15-12
 Plot Date: 3-1-13
 Project #: 2002-023

6 CUSTOM HOUSE WHARF
 PORTLAND, MAINE
SECOND FLOOR EXTERIOR DECK FRAMING PLAN

S3

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Commercial Street

EDGE OF PARKING LOT

96" CLR. WIDE OPNG.
(STRIPED) TO PARKING LOT
(COMMERCIAL ST.)

11'-9" CLR.

EGRESS WIDTH REQ'D (NO SPRINKLER) = 72.4 IN.
EGRESS WIDTH PROVIDED = 141 IN.

TOTAL OCCUPANT LOAD TO
REAR WHARF AREA = 723 PERSONS

EDGE OF
WOOD WHARF

1/2 OL = 362 PER

PROVIDE NEW
OPNG. TO STREET

1/2 OL = 362 PERSONS

OUTDOOR CAFE (ASSEMBLY)
OL = 250 PERSONS
WOOD WHARF
EXITWAY

BLD

CUSTOM HOUSE S
FF - INDUST. = 2
OL = 24 PERSONS

HARBOUR'S EDGE REST.

BLDG. "A"

COMEDY
CONNECTION

PORT HOLE TAVERN

SEABAGS

84'

48'

48'

22'-10"

60'

98'-8"

28'

48'-2 1/2"

60'

FF - ASSEMBLY (A2) = 3,961 S.F.
OL = 242 PERSONS MAX.
FF - ASSEMBLY (A2) = 2,880 S.F.
OL = 157 PERSONS

FF - ASSEMBLY (A2) = 3,284 S.F.
OL = 67 PERSONS

FF - INDUST. = 690 S.F.
OL = 6.9 PERSONS

PASSAGE

SIDEWALKS

52'-4 1/2"

SIDEWALK
CANOPY

CUSTOM HOUSE WHARF

HARBOR FISH MARKET

SEABAGS

BLDG. "E"

VACANT

FF - BUSINESS = 7,360 S.F.
OL = 73.6 PERSONS

FF - INDUST. = 3,800
OL = 38 PERSONS

36'

20'

63'

40'

22'

19'

12'

50'

43'

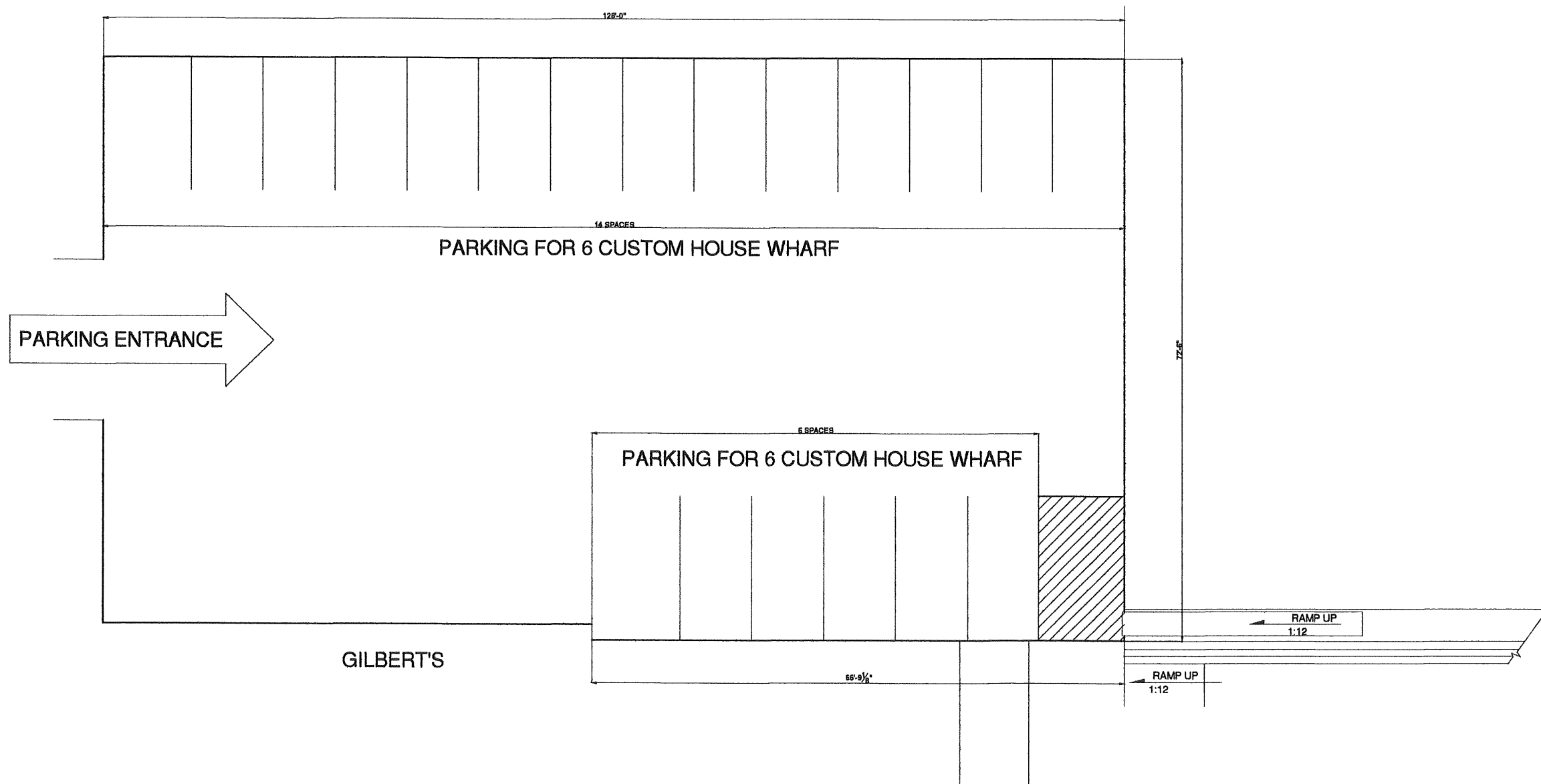
26'

95'

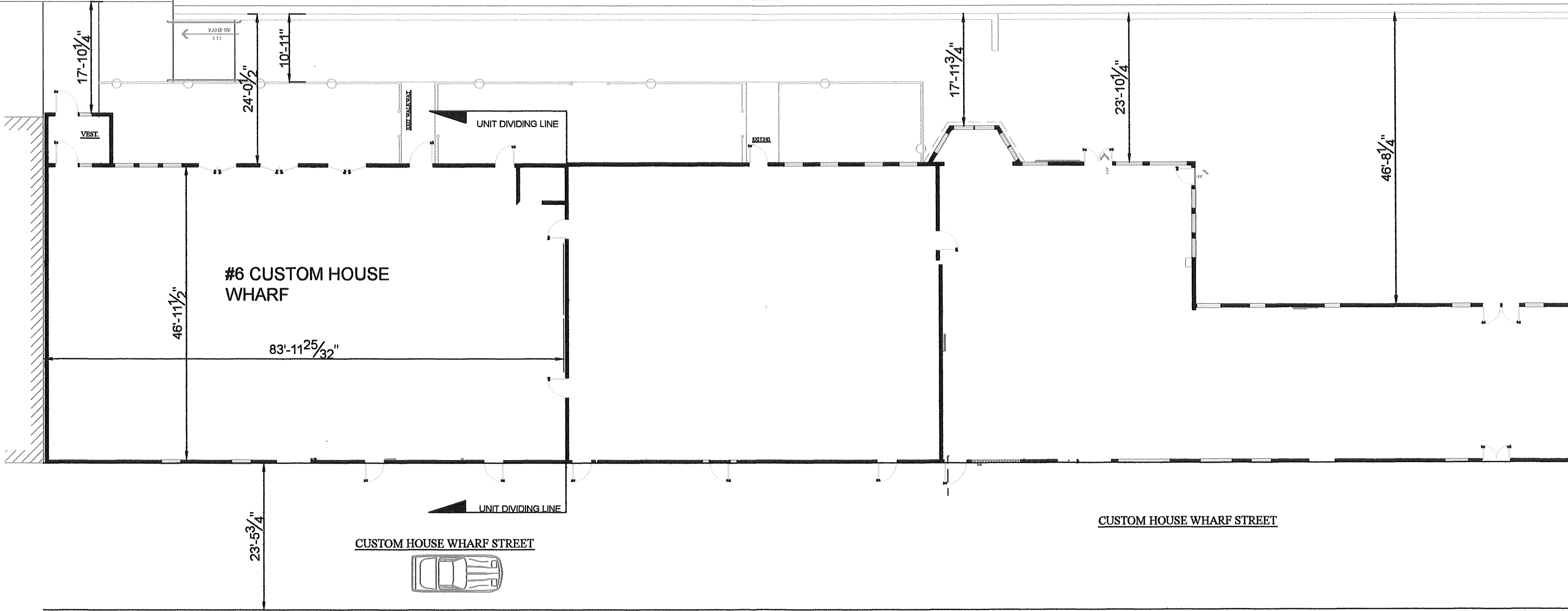
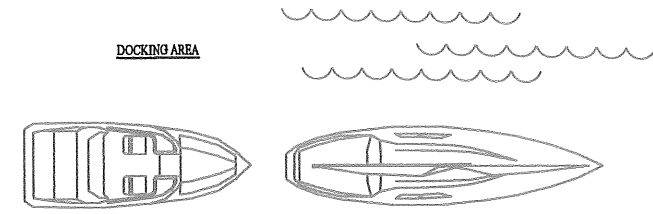
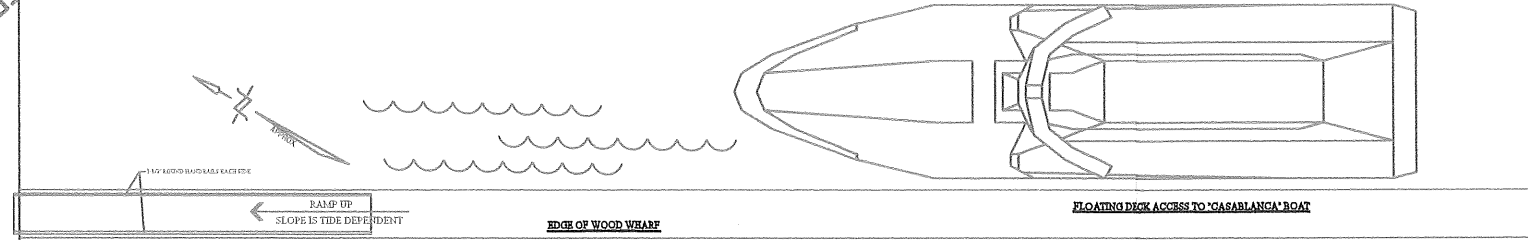
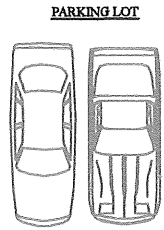
NO EXIT TO THIS SIDE

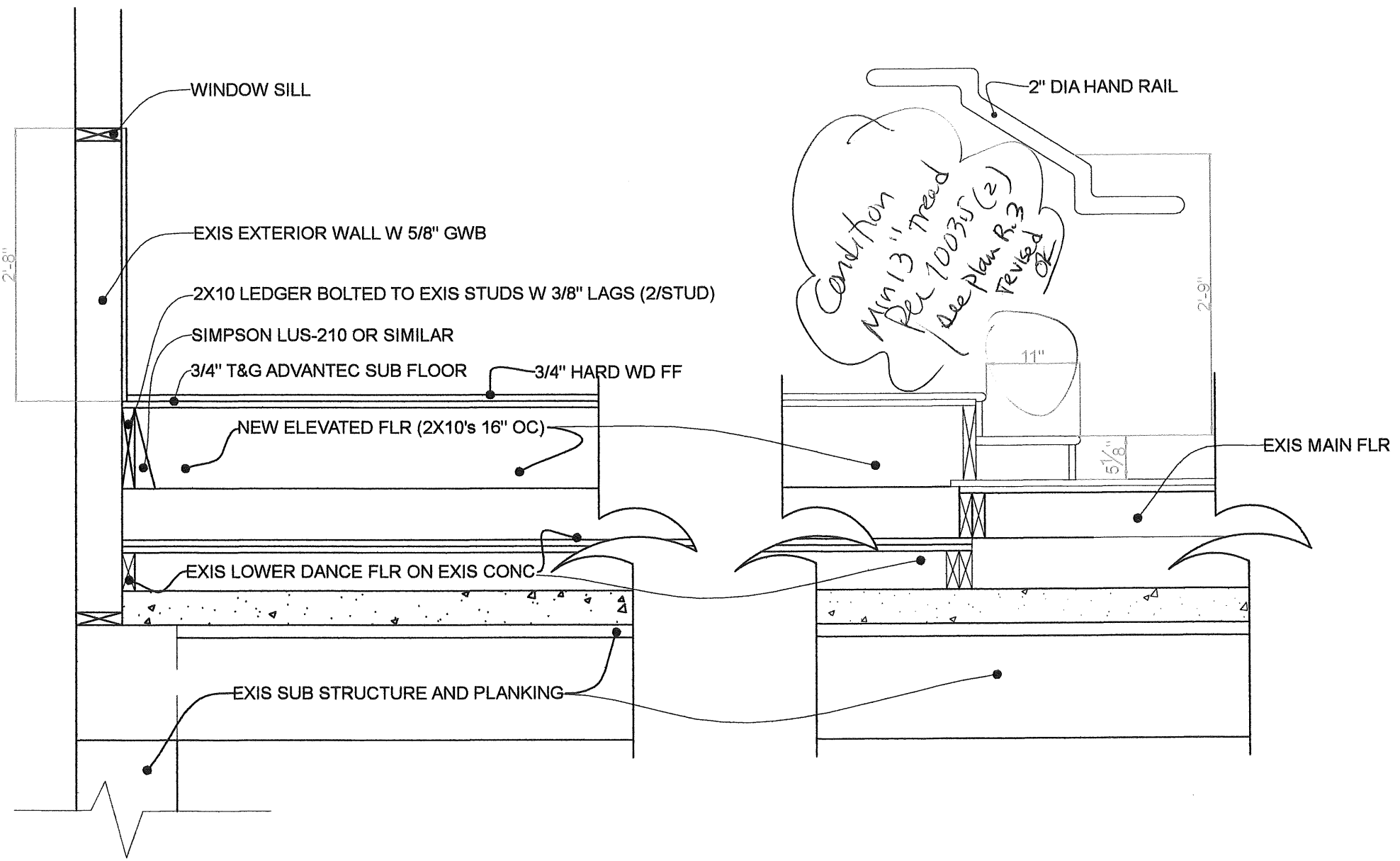
FF - INDUST. = 2,760 S.F.
OL = 27.6 PERSONS
ACTUAL OL = 6 PERSONS

TOTAL OL TO COMMERCIAL STREET = 978 PERSONS
EGRESS WIDTH REQ'D (NO SPRINKLER) = 105.6 IN. = 8 FT. 9 IN.



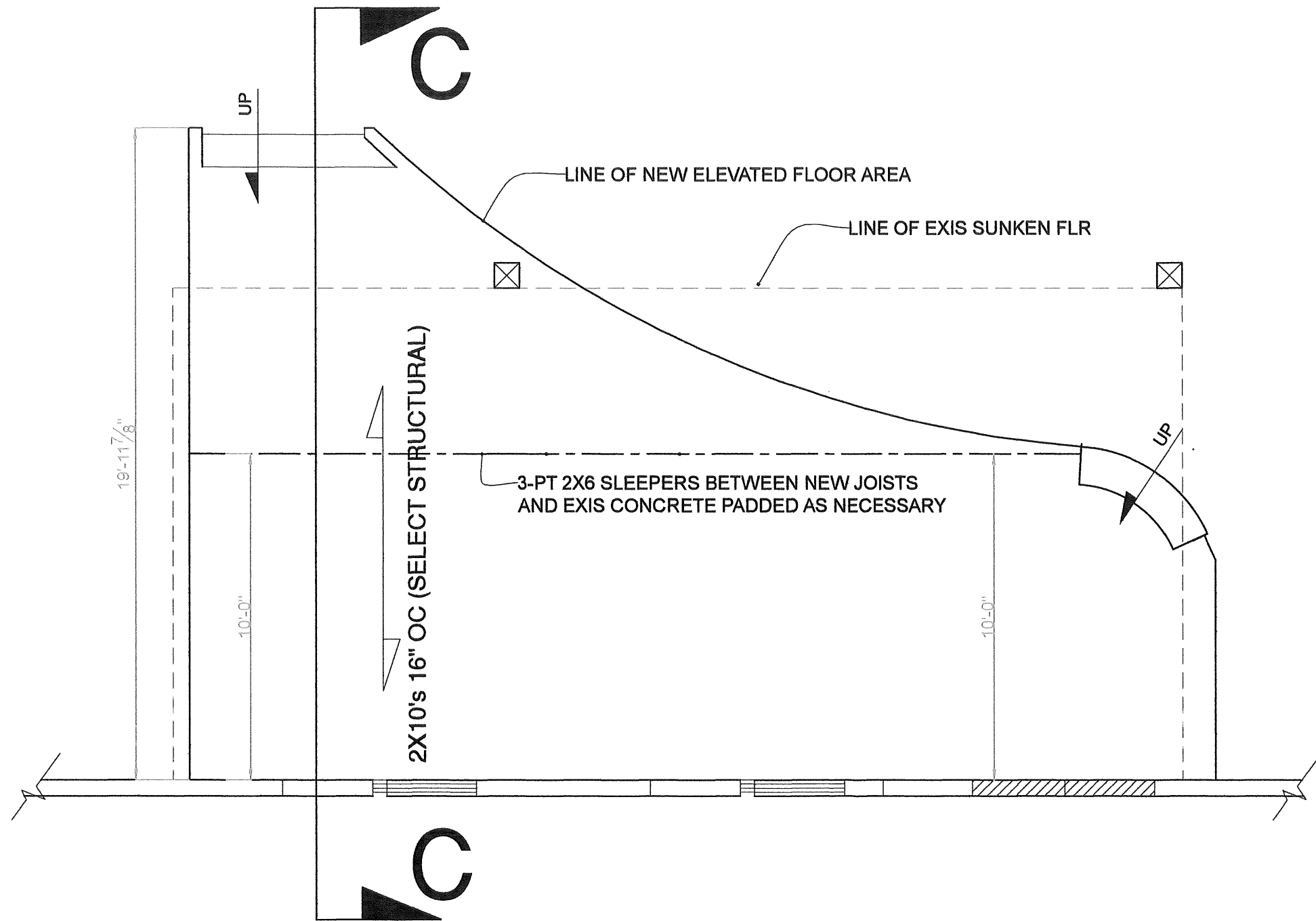
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SECTION C-C

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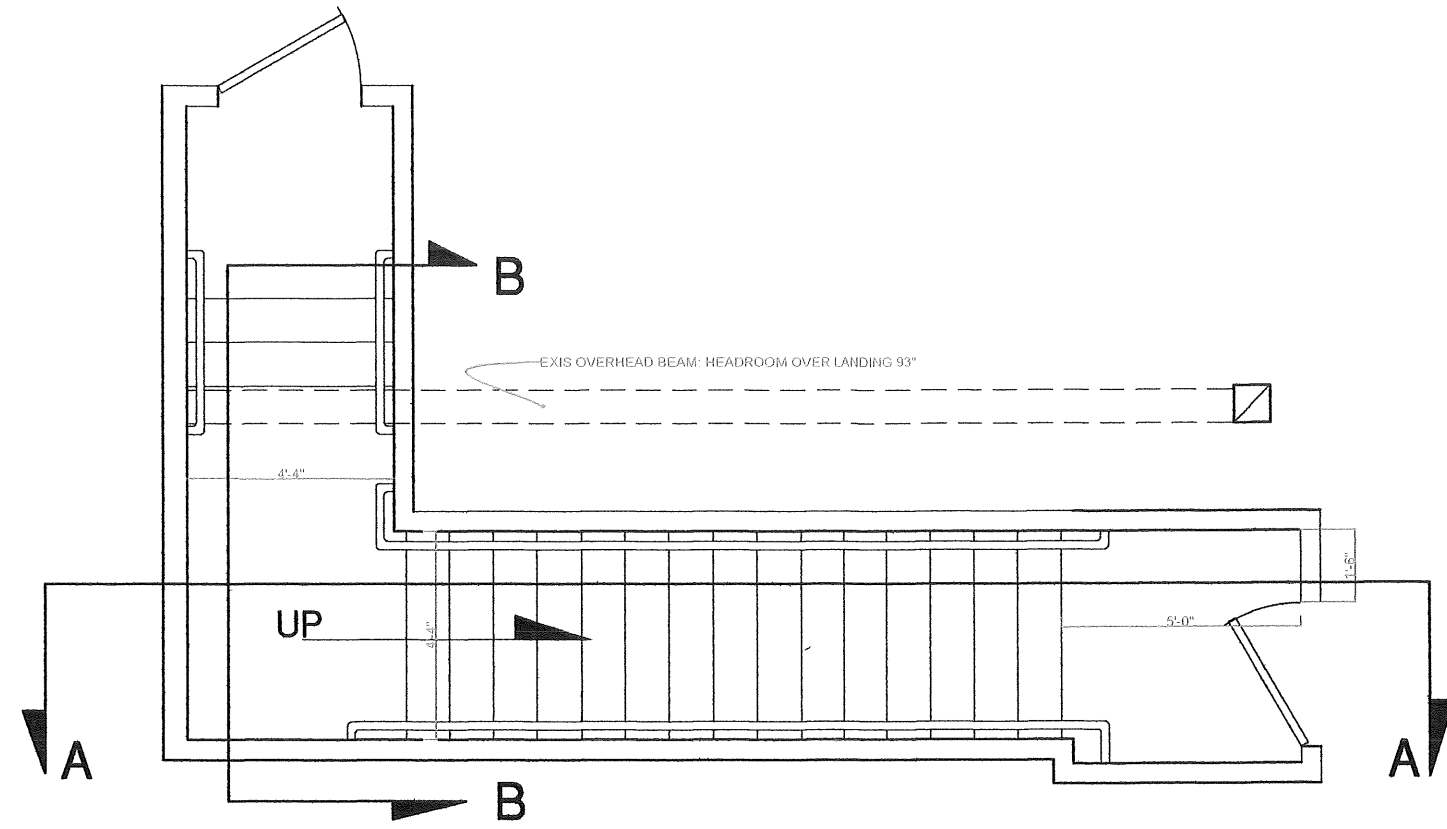


1st Floor Platform

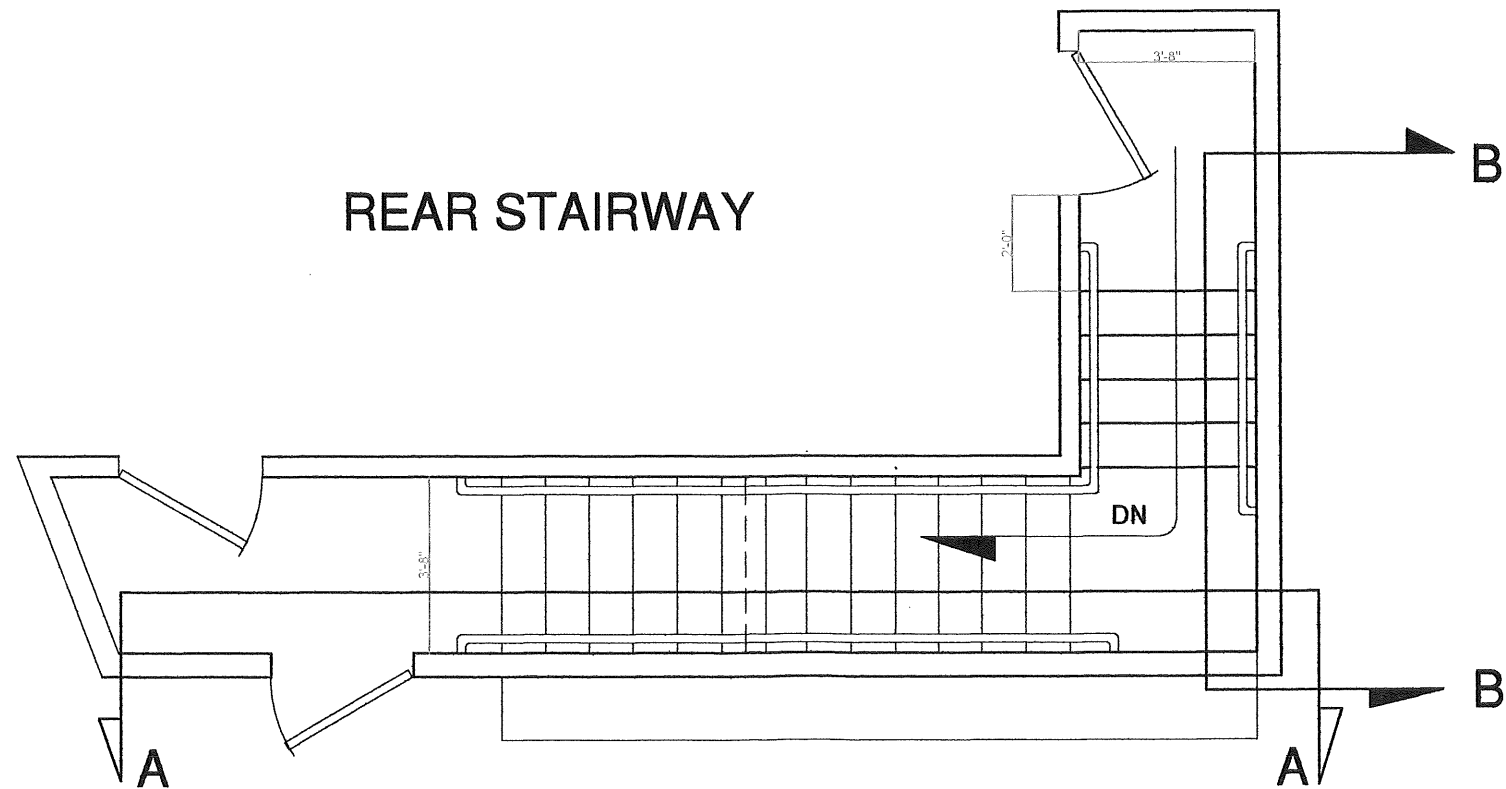
$1/4" = 1'-0"$

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FRONT
STAIRWAY

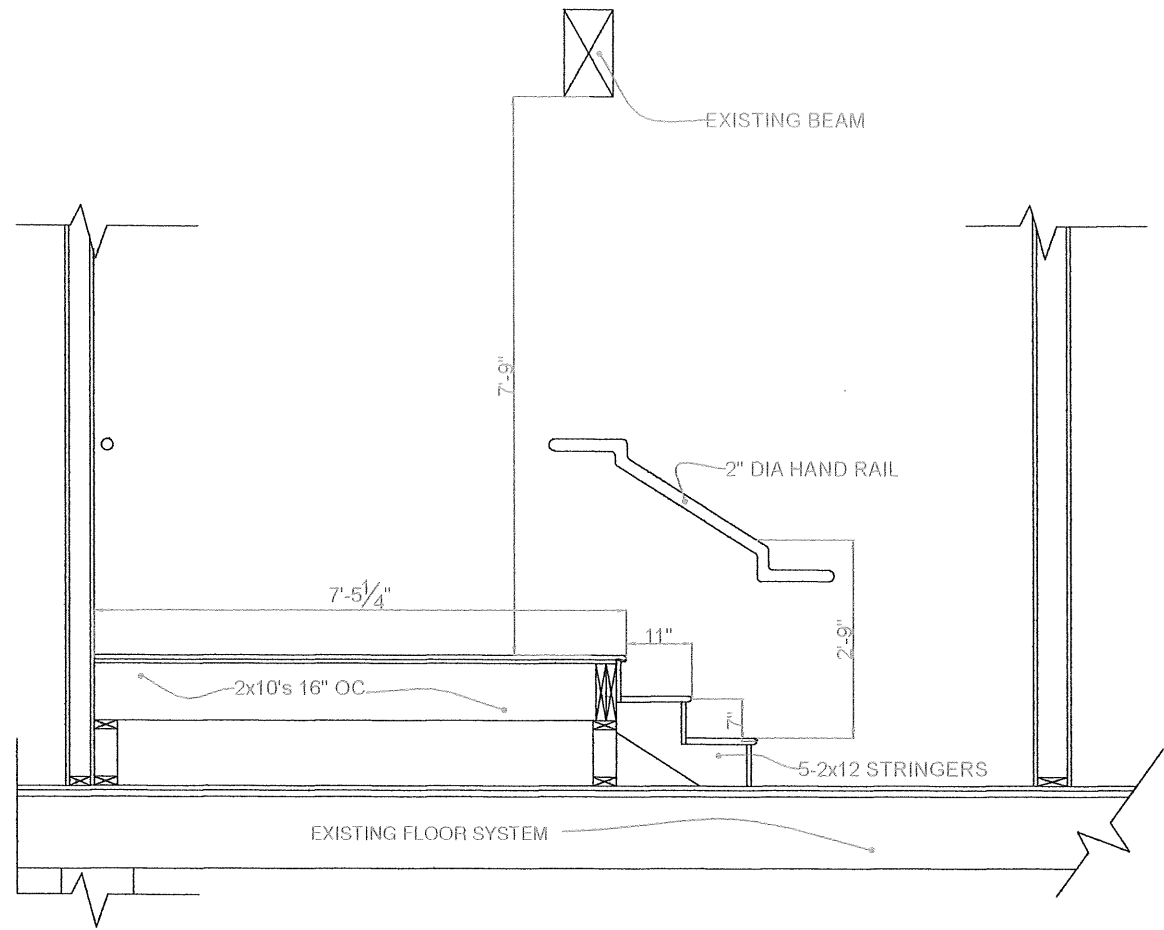


REAR STAIRWAY

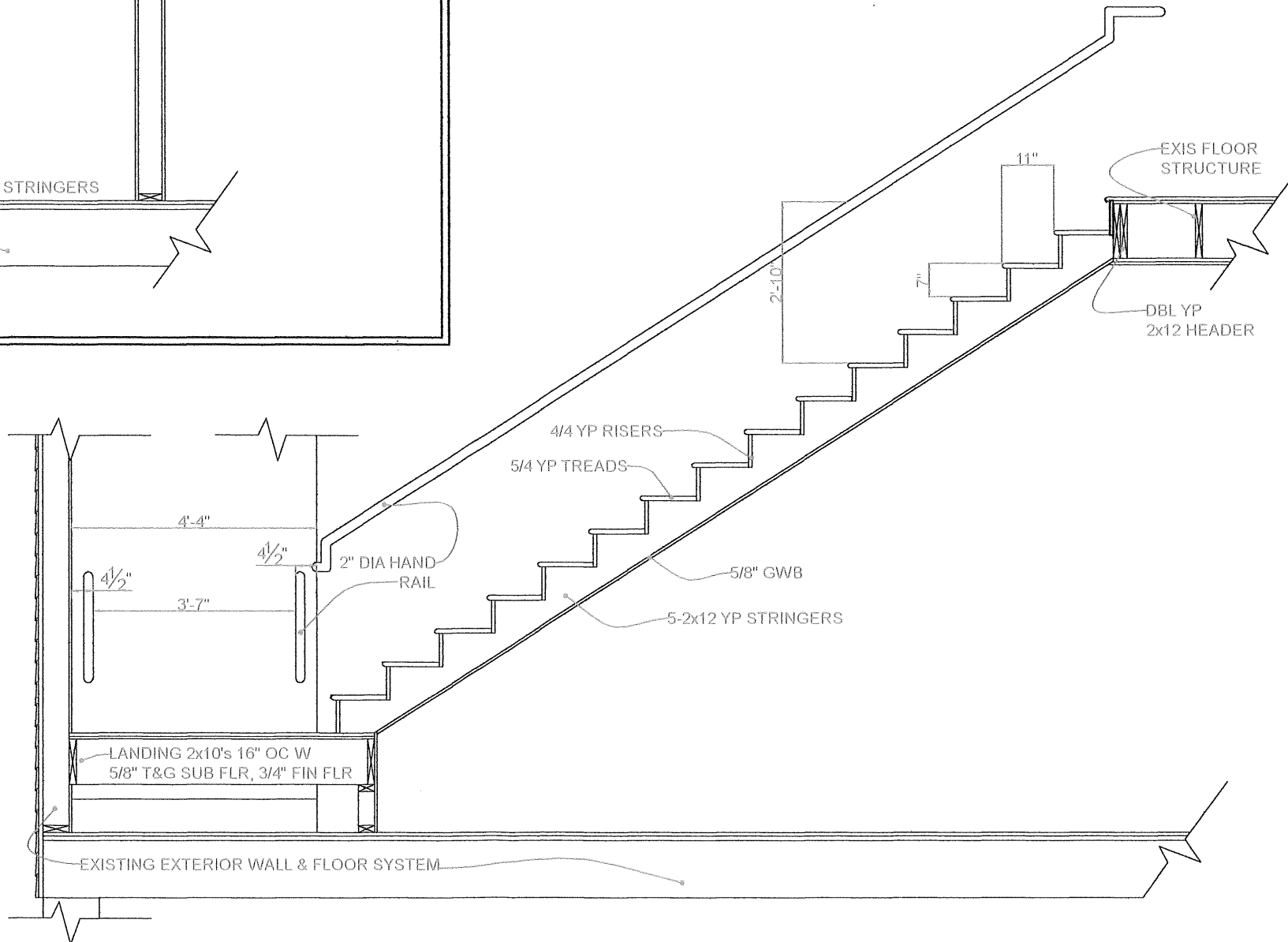


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1/4" = 1'-0" 1/3



SECTION B-B



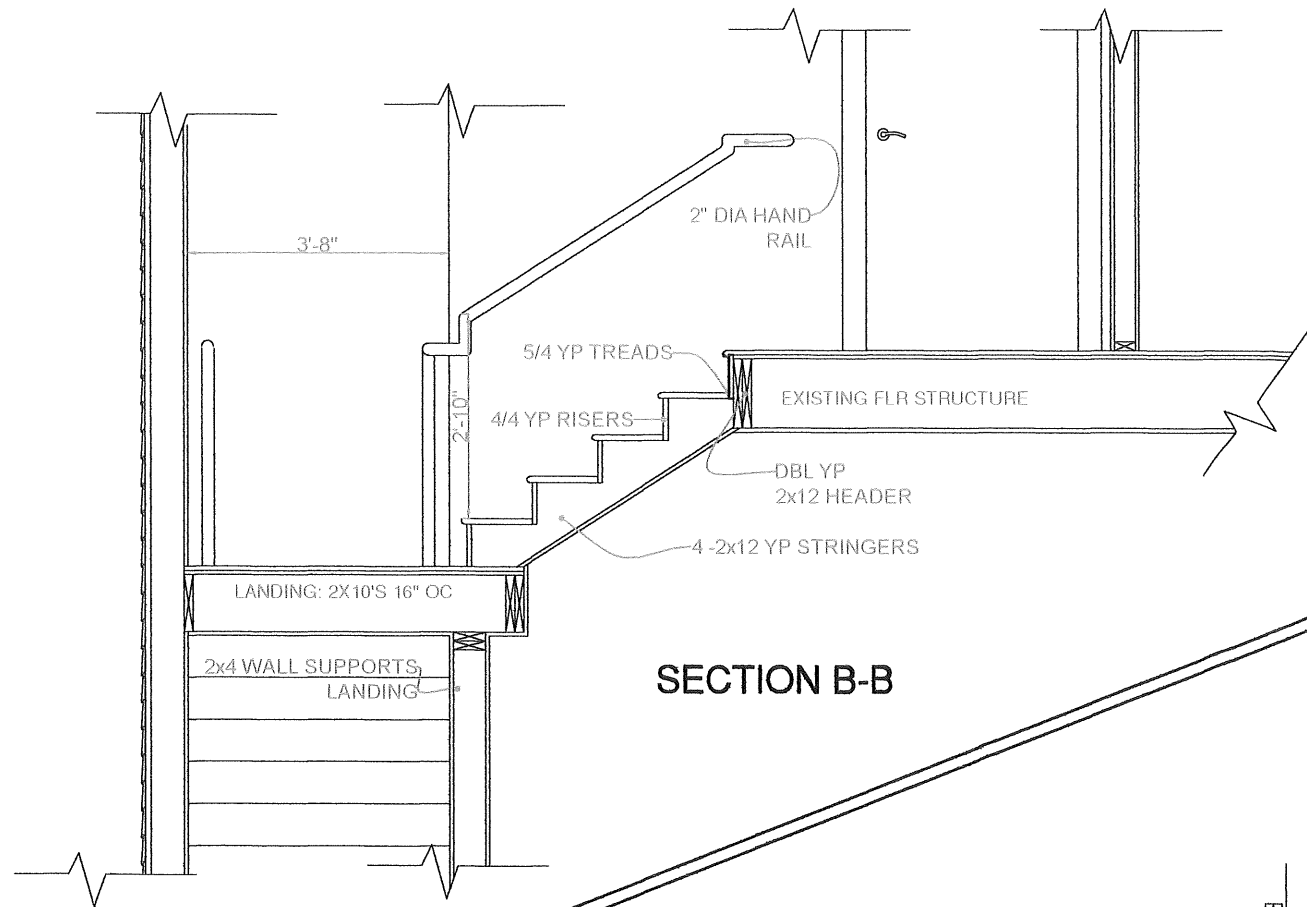
SECTION A-A

FRONT STAIRWAY

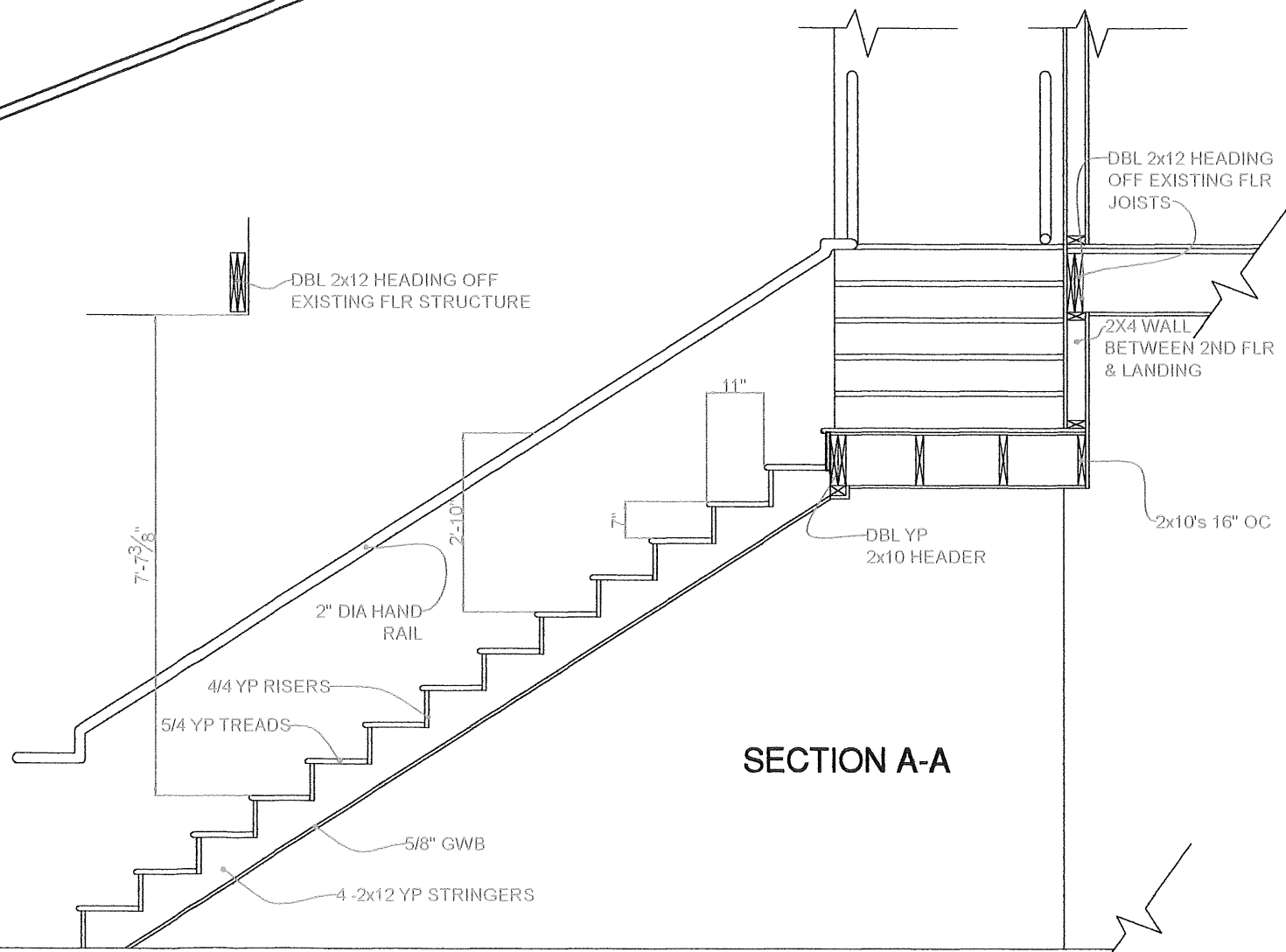
3/8" = 1'-0"

2/3

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SECTION B-B



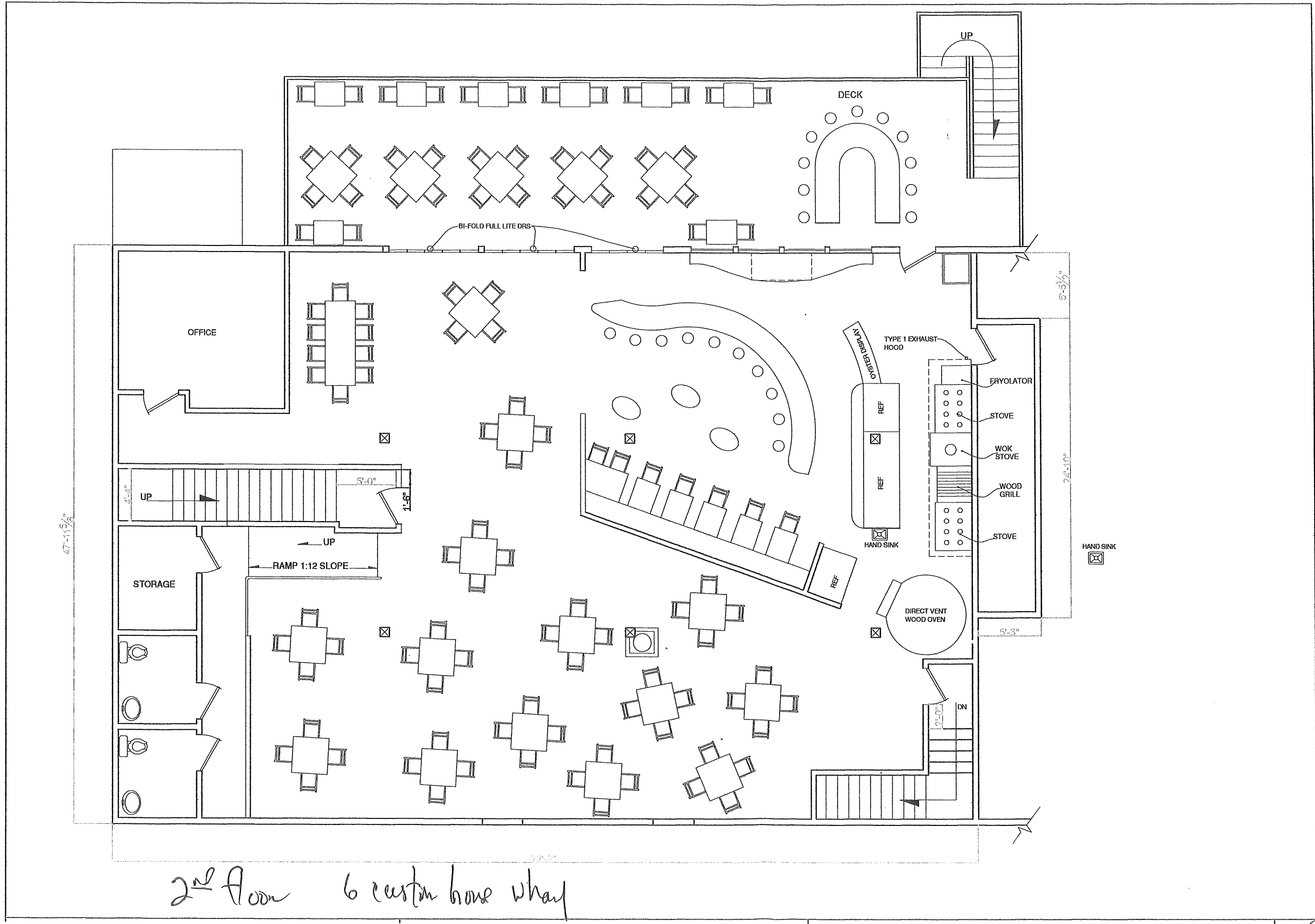
SECTION A-A

REAR STAIRWAY

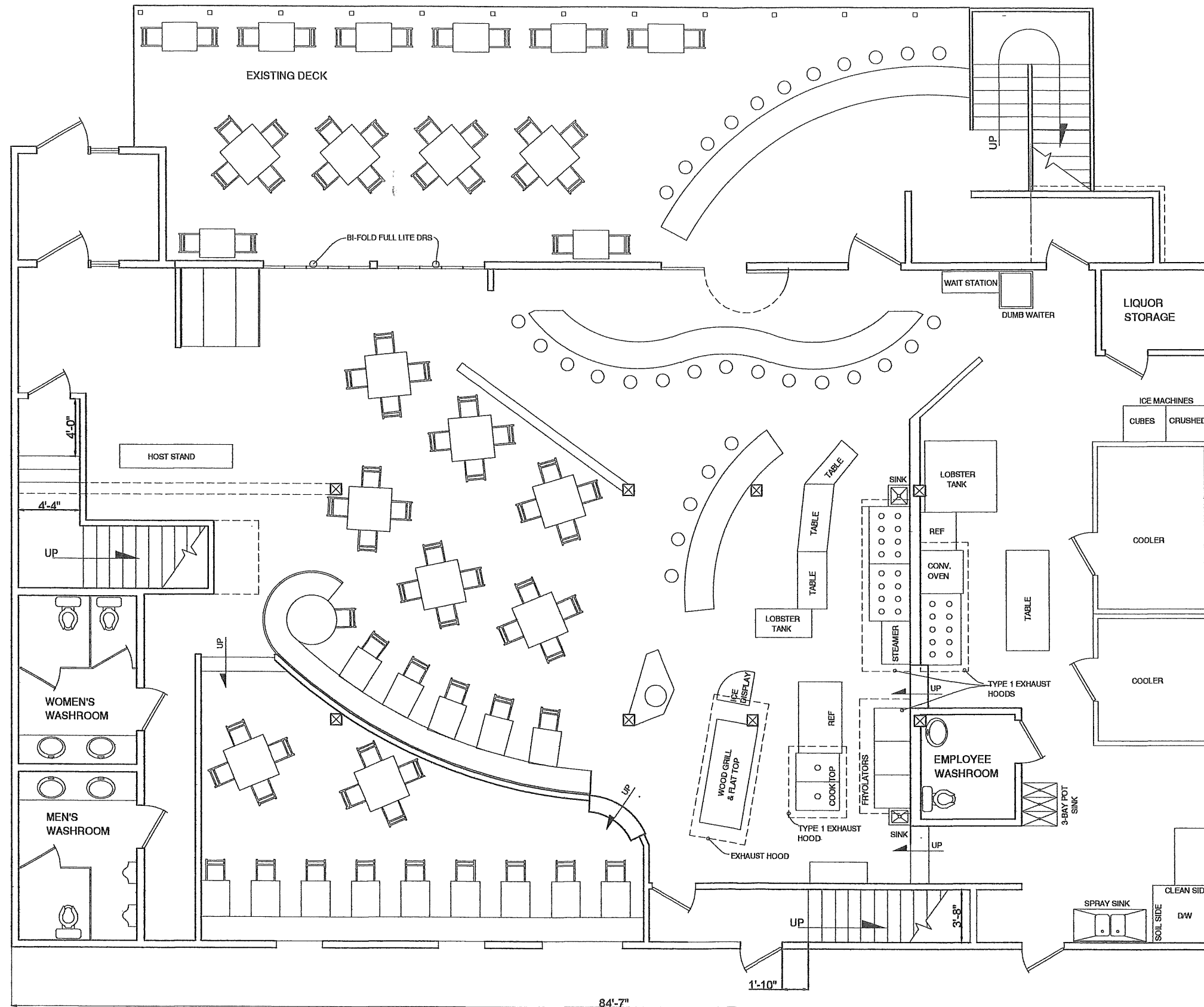
3/8" = 1'-0"

3/3

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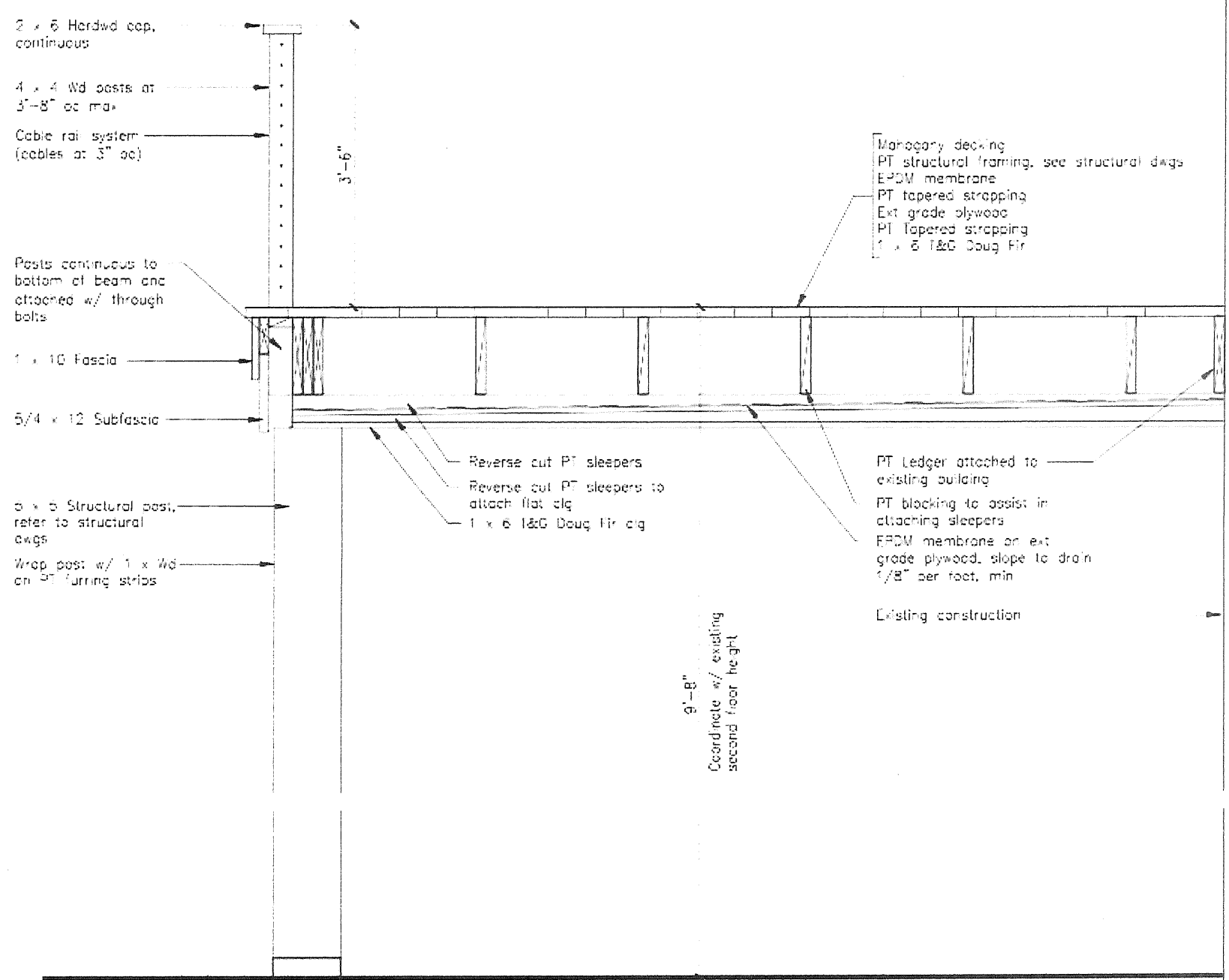
2nd floor 6 custom house wharf



1st floor

6 custom house wharf

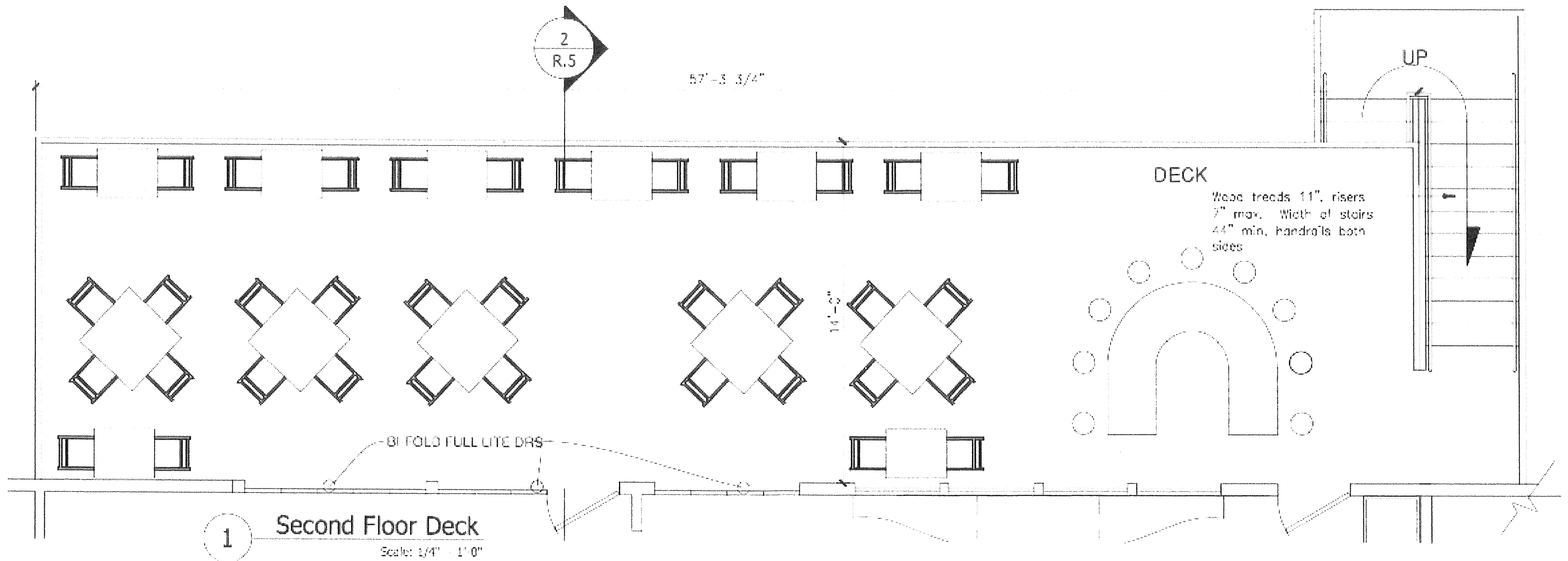
1 Second Floor Deck
Scale: 3/4" = 1'-0"



9'-8"
Coord note w/ existing second floor height

Conc footing / piling, refer to structural dwgs. Locate posts on top of existing piling, coord w/ Structural Engineer

2 Deck Section
Scale: 3/4" = 1'-0"



Plot Plan 1/16" = 1'0"

