

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

PERMIT ISSUED

Permit No: 01-0582	Issue Date: MAY 30 2001	CBL: 030 A001001
Owner Address: 5 Eastern Freeway Portland, ME 04104 207-871-1001		
Contractor Address: 30 Bonney Rd. Freeport 2078650000		
Permit Type: Demolitions		
Zone: WCE		

Location of Construction: 86 Commercial St	Owner Name: Proprietors Of Custom House
Business Name: n/a	Contractor Name: CPM Constructors
Lessee/Buyer's Name: n/a	Phone: n/a

Past Use:
Commercial: SeaFood Processing;
Vacant for 1 year.

Proposed Project Description:
Demolition of Wharf Components ONLY.

Permit Fee: \$252.00	Cost of Work: \$38,000.00	CEO District: 1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Demol.</i>	Type: <i>Demol.</i>
Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:	

Permit Taken By: *cih* Date Applied For: 05/24/2001

Zoning Approval

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	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	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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> ok with conditions Date: 5/29/01	Date:	

- 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.

**PERMIT ISSUED
WITH REQUIREMENTS**

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 _____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose 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.

86 Commercial St.

Location/Address of Construction: Custom House Wharf, Portland (off Commercial Street)	
Total Square Footage of Proposed Structure N/A - DEMOLITION	Square Footage of Lot WHARF-51,860 TOTAL PARCEL-146,186
Tax Assessor's Chart, Block & Lot Number Chart# 30 Block# A Lot# 1-2	Owner: The Proprietors of Custom House Wharf 5 Eastern Promenade Portland, ME 04101 Telephone#: 207-871-1001 (Kenneth Macgowan)
Lessee/Buyer's Name (If Applicable) N/A	Owner's/Purchaser/Lessee Address: SEE ABOVE Cost Of Work: \$38,000 Fee: \$252.00
Current use: VACANT SPACE ON WHARF, IN PREPARATION FOR REPLACEMENT OF PRIOR STRUCTURE. If the location is currently vacant, what was prior use: SEAFOOD PROCESSING/STORAGE Approximately how long has it been vacant: REMOVAL OF PRIOR STRUCTURE COMMENCED 1999, INTO 2000. STRUCTURE HAS BEEN FULLY REMOVED EXCEPT FOR PORTIONS OF FOOTINGS/FOUNDATION. Proposed use: MARINE & ACCESSORY - SEE PLANNING BOARD APPROVAL DATED 10/5/1999.	
Project description: SEE PLANNING BOARD APPROVAL DATED 10/5/1999. PERMIT SOUGHT IS FOR DEMOLITION OF WHARF COMPONENTS ONLY; FULL BUILDING PERMIT REQUESTED SEPARATELY.	
Contractor's Name, Address & Telephone: CPM Constructors 207-865-0000 30 Bonney Rd. Freeport, ME 04032	
Applicants Name, Address & Telephone: Proprietors of Custom House Wharf 207-871-1001 5 Eastern Promenade Portland, ME 04101 (Kenneth Macgowan)	
Who should we contact when the permit is ready: Wayne Duffett - TEC Associates Telephone: 207-767-6068 ALSO Jay Meyer - 207-774-7600 (Counsel)	
If you would like the permit mailed, what mailing address should we use: Kenneth Macgowan Maine Home Mortgage 5 Milk Street Portland, ME 04101	

5/24
Rec'd By: CH

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS


- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

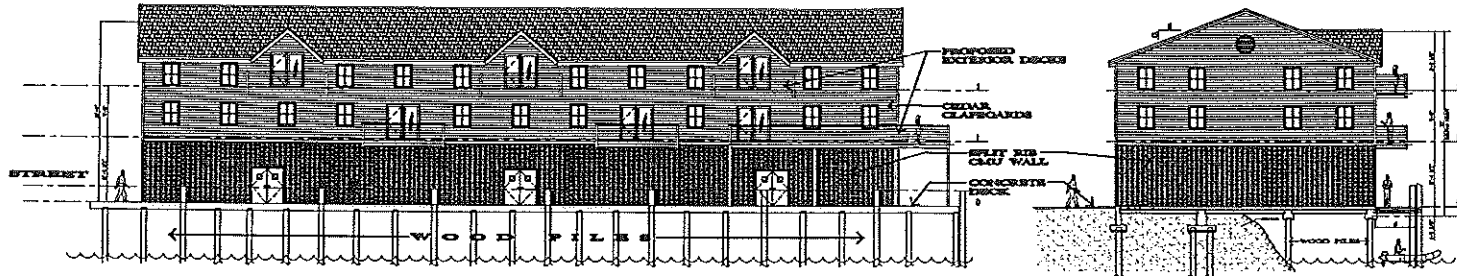
Certification

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/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: 

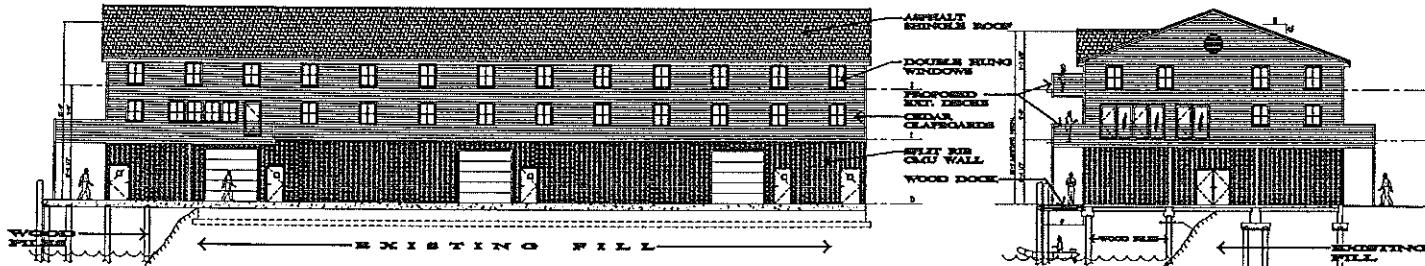
Date: May 25, 2001

NOTE - PLANS ARE INCOMPLETE. FULL, UPDATED PLANS HAVE BEEN SUBMITTED TO PLANNING.



SOUTHEAST ELEVATION
1/8" = 1'-0"

VIEW FROM COMMERCIAL STREET
1/8" = 1'-0"



NORTHWEST ELEVATION
1/8" = 1'-0"

VIEW FROM CASCO BAY
1/8" = 1'-0"

EXTERIOR BUILDING ELEVATIONS

GENERAL NOTES

1/8" = 1'-0"

1. THESE DRAWINGS ARE CONCEPTUAL IN NATURE. FURTHER DEVELOPMENT WORK IS REQUIRED AND NECESSARY FOR THESE DRAWINGS TO BE READY FOR CONSTRUCTION. THE CLIENT, OWNER, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES BEYOND THOSE INTENTED AND FOR WHICH THEY WERE PREPARED. FOR USE IN ANY OTHER CAPACITY, OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ARCHITECTURAL ASSOCIATES, INC. IS STRICTLY PROHIBITED.

REL FOR CITY APPROVALS - AUGUST 16, 1999
NOT FOR CONSTRUCTION

MARINE USE FACILITY
CURTUM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

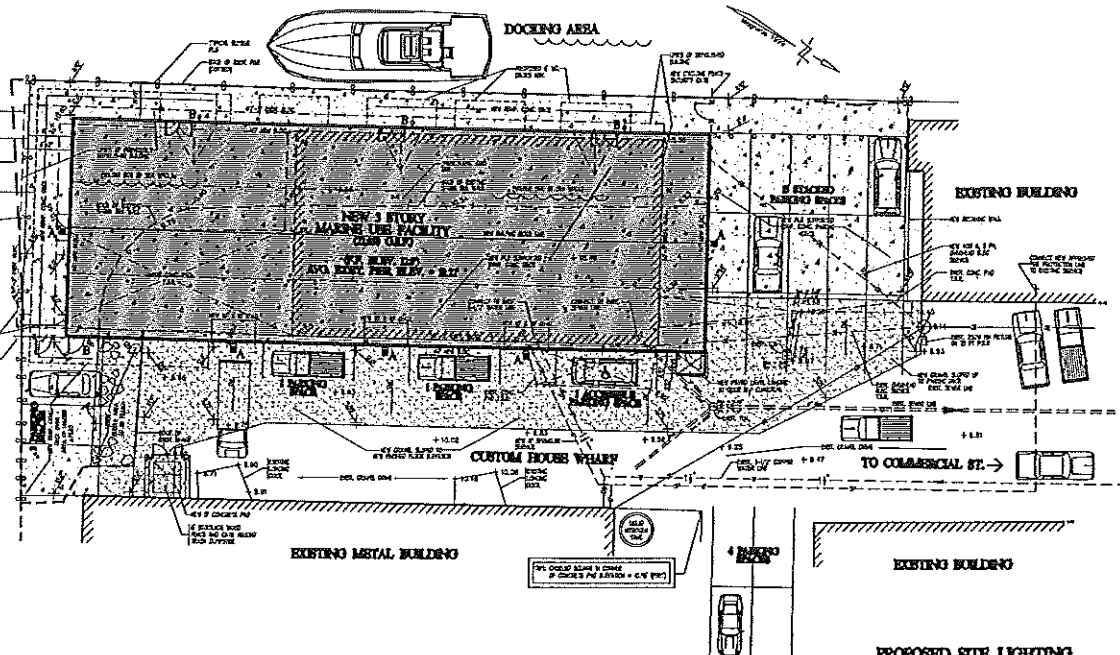
A-400

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
4 SUNSET ROAD FALMOUTH MAINE ME 04903-3748
PROJECT NO. 9801 PROJECT TITLE: MARINE USE FACILITY - CURTUM HOUSE WHARF
DATE: 08-16-99 SHEET TITLE: SCHEMATIC SITE PLAN

ARCHITECTURAL ASSOCIATES, INC.
4 SUNSET ROAD
FALMOUTH, MAINE 04903-3748
PHONE: 603-771-4888
FAX: 603-771-4889

SITE DATA

1. RECORD OWNER OF PROPERTY THROUGHOUT OF COURSE HOLDING WHARF, 3 EASTON PARK, PORTLAND, MAINE 04103
2. FUTURE BOUNDARY THROUGH CENTER LINE OF WHARF, 3 EASTON PARK, PORTLAND, MAINE 04103
3. SITE USE: MARINE USE FACILITY (SEE PLAN 1)
4. AREA OF PAVEMENT: UNIFORM
5. SPACE & BULK REQUIREMENTS: REFER TO CITY REGULATIONS
6. FACILITY UTILITIES: SEE NEW FACILITY PLAN RE: ALL UTILITIES INCLUDING COTTON WHARF AND CONDUIT AND SYSTEMS
7. OFF STREET LIGHTING: (1) NEW BULKHEAD LIGHTING (2) NEW LIGHTING
8. OFF STREET PARKING: SEE OFF STREET PARKING PLAN
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SCHEMATIC SITE PLAN



SITE LEGEND

PROP LINE BEARING	8.24 - 02° 00' E	NEW CONTOUR	---	NEW LOW & BED	---	FOOTING FOR FOUNDATION	---
EXISTING LINE	079.20°	EXISTING CONTOUR	---	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
EXIST. CURB OF ROADWAY	---	BOOTH MARK	○	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
TRAIL/AVENUE MARKER	---	CONCRETE MONUMENT FOUND	■	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
RAILROAD	---	NEW PIPE FOUND	■	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
UTILITY POLE	---	UTILITY POLE	○	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
SHANK	---	SHANK	○	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
CURB OF TRAVELLED WAY	---	POSTHOLE	○	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
EXIST. DRIVE ELEVATION	+ 9.93	EXIST. MARK	○	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
NEW DRIVE ELEVATION	+ 8.92	EXIST. MARK (EX. DISPOSITION TIME)	○	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---
		FRONCH MARK	○	NEW GRAVEL FILL	---	UNDERGROUND UTILITY	---

PLAN REFERENCES

1. SITE INFORMATION AS SHOWN IS TAKEN FROM A FIELD SURVEY BY TIGHEB ASSOCIATES DATED FEBRUARY 15, 1994.
2. PLAN OF LAND OF OFFICIAL STREET AND LAND FROM CITY OF PORTLAND BY PETER HAZELL, INC. DATED AUGUST, 1984.

GENERAL NOTES

1. THE PROPOSED FACILITY SHALL HOLD LINES IN ACCORDANCE WITH CITY OF PORTLAND LAND USE ORDINANCE SEC. 14-314. DISTURBED LINES ON SEC. 14-314 OR ORDINANCE LINES IN ACCORDANCE WITH SUCH LINES SHALL COMPLY WITH THE REQUIREMENTS OF SEC. 14-314.3. IN ADVANCE OF ANY WORK, THE USER SHALL CONTACT THE CITY OF PORTLAND.
2. BENCHMARKS ARE REFERENCED TO MAGNETIC NORTH 1994.
3. DEED AND PLAN BOOK REFERENCES ARE TO THE OFFICIAL COUNTY REGISTER OF DEEDS, BOOK 454.
4. ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL (CITY OF PORTLAND DATUM). BENCHMARK: F.A. NAL. N. POLE 1-1. MEAN ELEVATION = 6.0 (FEET).
5. THIS IS NOT A BOUNDARY SURVEY. PLAN TAKEN FROM AN EXISTING CONVEYANCE SURVEY ONLY.
6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY AND EXISTING DRAWINGS. TIGHEB ASSOCIATES MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA. USER IS ADVISED TO VERIFY ALL UTILITIES SHOWN IN THIS PLAN. TIGHEB ASSOCIATES MAKES NO WARRANTY REGARDING THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. USER SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
8. USER SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION.
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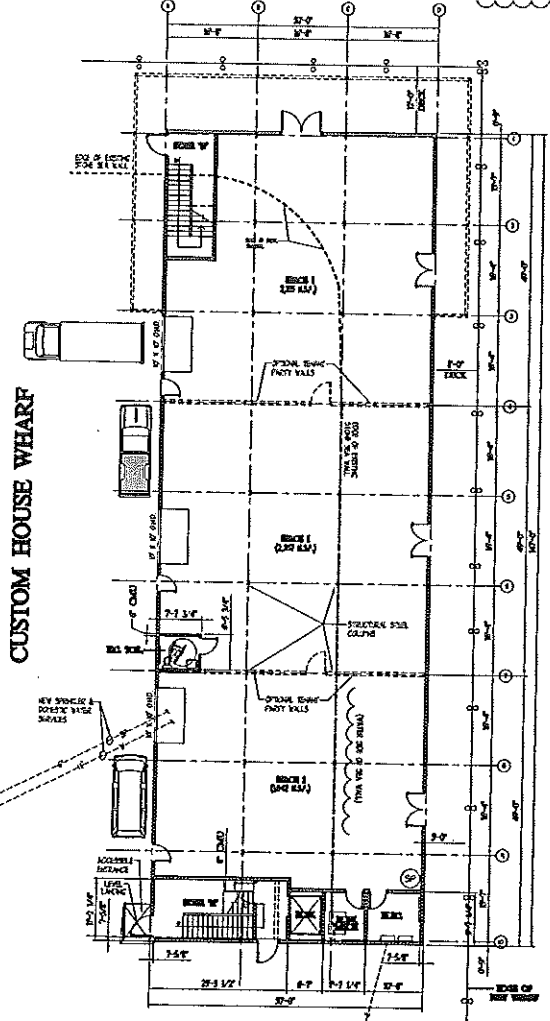
REL. FOR CITY APPROVALS - AUGUST 16, 1999
NOT FOR CONSTRUCTION

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

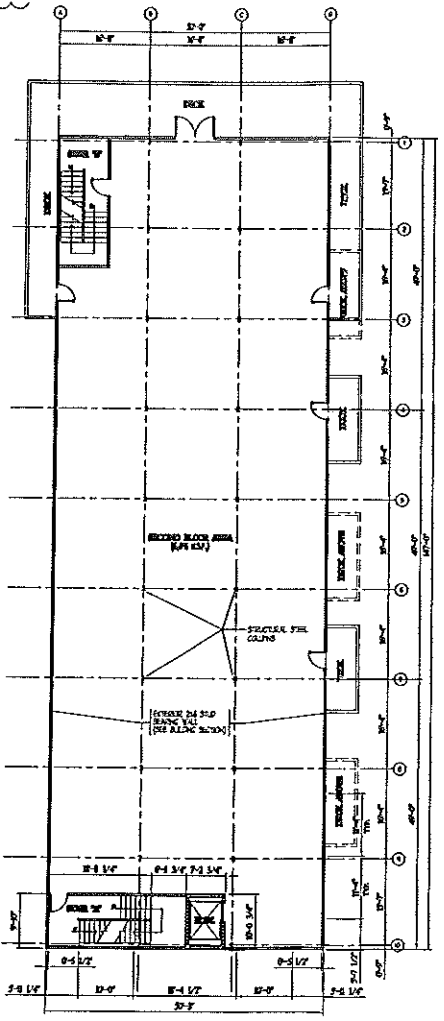
C-200

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES, INC.
 100 SOUTH STREET, PORTLAND, MAINE 04103
 TEL: 603/771-0000
 FAX: 603/771-0000
 PROJECT TITLE: MARINE USE FACILITY - CUSTOM HOUSE WHARF
 DRAWING NO.: S003
 SHEET TITLE: SCHEMATIC SITE PLAN
 SCALE: 1/4" = 1'-0"

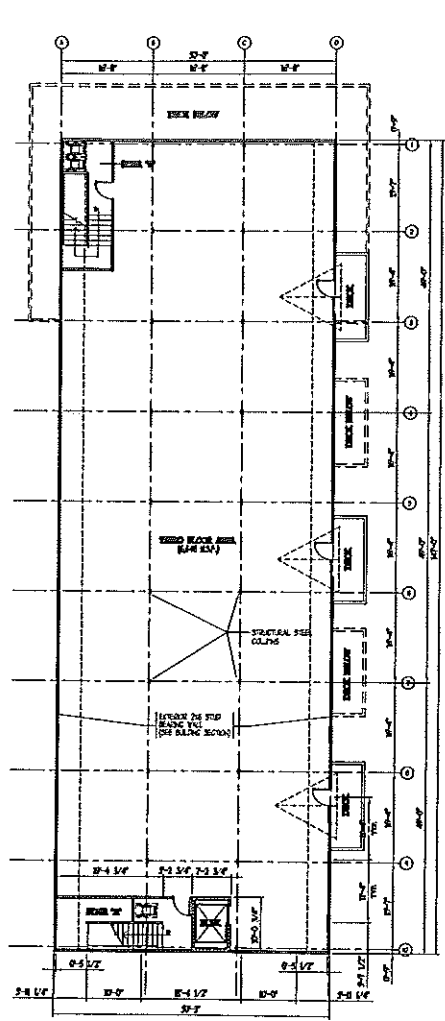
FORE RIVER



DOCK LEVEL PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS

GENERAL NOTES

1/8" = 1'-0"

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS THEREOF.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ARCHITECT UPON COMPLETION OF THE PROJECT.

REL. FOR CITY APPROVALS - AUGUST 6, 1999
NOT FOR CONSTRUCTION

MARINE USE FACILITY
CUSTOM HOUSE WHARF
PORTLAND WATERFRONT, MAINE

A-200

DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.
FALMOUTH MAINE TEL: 603 571-5888
4 SUNSET ROAD
PROJECT NO. 0802 PORTLAND MARINE USE FACILITY - CUSTOM HOUSE WHARF
DATE: 7-28-99 SHEET NO. SCHEMATIC SITE PLAN

BUILDING PERMIT REPORT

DATE: 27 MAY 2004 ADDRESS: 86 Commercial St CBL: 030-A-0102

REASON FOR PERMIT: Dem. of Pen/For New Structure

BUILDING OWNER: The Proprietors of Custom House Wharf

PERMIT APPLICANT: CONTRACTOR CMP Constructors

USE GROUP: U CONSTRUCTION TYPE: CONSTRUCTION COST: \$ 20,000. PERMIT FEES: \$ 2520.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \$1 *38 #37

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardsrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B,H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

29. All requirements must be met before a final Certificate of Occupancy is issued.

30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

32. Please read and implement the attached Land Use Zoning report requirements. *Any rebuild needs to meet ALL Ordinance*

33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *And requires a building permit*

34. Bridging shall comply with Section 2305.16.

35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

* ~~38. All demolition of structures shall comply with Sections 110.0 with a permit -~~
mem 15 6 33/10.0.

P. Schuch (Hoffes) Building Inspector

Cc: Lt. McDougall, PFD

Marge Schumackal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/100

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

THOMPSON, BULL, FUREY, BASS & MACCOLL, LLC, P.A.
COUNSELORS AT LAW

NICHOLAS BULL
MARK G. FUREY *
JOHN R. BASS, II
EDWARD S. MACCOLL
F. JAY MEYER **

* ALSO ADMITTED IN MA
** ALSO ADMITTED IN VT

PETER P. MICHAUD
OF COUNSEL

BENJAMIN THOMPSON
RETIRED

120 EXCHANGE STREET
5th Floor

P. O. BOX 447

PORTLAND, MAINE 04112-0447

BENJAMIN THOMPSON
(1957-1918)
NATHAN W. THOMPSON
(1895-1989)

FACSIMILE TRANSMISSION COVER SHEET

Date: May 29, 2001

To: Michael Nugent & Sam Hoffses - City of Portland
CC: Wayne Duffett - TEC Associates

From: F. Jay Meyer

Facsimile Number(s): 874-8716; 767-7125

Regarding: Custom House Wharf - Application for Demolition Permit

We are transmitting a total of 2 page(s), including this cover sheet. If you do not receive all of the indicated pages, or have problems receiving this facsimile, please contact the sender at 207-774-7600. Our incoming facsimile number is 207-772-1039.

This facsimile may constitute a privileged attorney/client communication or otherwise confidential material. If you believe that you have received this facsimile in error, please contact the sender at 207-774-7600.

NOTES:

Dear Mike & Sam:

As you know, on Friday the Proprietors of Custom House Wharf submitted an application for a permit to conduct demolition at the southeastern end of Custom House Wharf. In connection with that application, attached is a "Demolition Call List" showing that the required notifications have been made.

Thank you for your attention to this matter. If you have any questions or comments, please do not hesitate to contact me.

F. Jay Meyer

Transmitted by: fjm
Time Transmitted: 0900 hrs.

**City of Portland
Inspection Services Division
Demolition Call List**

*Main ends at
24 Custom House Wharf*

Site Address: Custom House Wharf Owner: The Proprietors of Custom House Wharf
Structure Type: N/A (Demolition) Contractor: CEM Constructors

UTILITY APPROVALS	NUMBER	CONTACT NAME/DATE
Central Maine Power	1-800-750-4000	Jay 5/25/01
NYNEX	878-7000	Barbara 5/25/01 Tom Mathers, Engineer
Northern Utilities	797-8002 X6241	Carolina 5/25/01
Portland Water District	761-8310	Dave 5/25/01
Public Cable Co.	775-3431 X257	Wendy 5/25/01 Dave
Dig Safe***	1-888-344-7233	Dawn 5/25/01 2001212056

*** (After call, there is a wait of 72 hrs before digging can begin)

CITY APPROVALS	NUMBER	CONTACT NAME/DATE
DPW/Sewer Division (J. DiPaolo)	874-8300 X8467	Joey 5/25/01
DPW/Traffic Division (K. Doughty)	874-8300 X8437	Barry Ash 5/25/01
DPW/Forestry Division (J. Tarling)	874-8300 X8389	Tandy 5/25/01
DPW/Sealed Drain Permit (C. Merritt)	874-8300 X8822	Caroli Merritt 5/25/01
Building Inspections (Insp required)	874-8300 X8703	Dodine (Engineer) 5/25/01
Historic Preservation	874-8300 X8726	Jeffery Hems 5/25/01
Fire Dispatcher	874-8300 X8676	Brian Cole (Chief) 5/25/01

Written Notice to Adjoining Owners

ASBESTOS	NUMBER	CONTACT NAME/DATE
DEP - Environmental (Augusta)	(REF. PBR # 24688) 287-2651 (Ed Antz)	John Buel 5/25/01

✓ U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Wayne Lopez DATE: 5/26/01

24 May 2001

Mr. Michael Nugent
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101
Via Fax: 874-8716

RE: Proprietors of Custom House Wharf

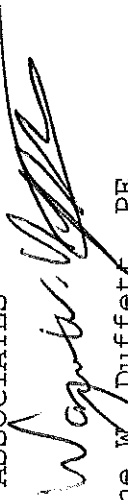
Dear Mr. Nugent:

The Proprietors of Custom House Wharf wish to continue with demolition at the site of their Marine Use Facility to be constructed at the southwest corner of Custom House Wharf. The demolition consists of the removal of timber piles, timber pile caps, timber stringers, and timber and concrete decking. All of this material is now in ruins and lies at or below the grade of the existing roadway. No demolition is proposed to stone seawalls or other structure related to the earth filled portion of the pier.

The limits of the demolition are the identical limits of the new construction. The easterly limit is the existing roadway. The northerly limit is along the existing timber pile supported pier (to remain). The westerly and southerly limits are the edge of the existing structure. The demolition will not affect or destabilize any other portions of the pier, any other structures on the pier, or affect any pier tenants or traffic.

Please call me with any questions.

Very truly yours,
TEC ASSOCIATES



Wayne W. Duffett, PE

cc: Ken McGowan
Jay Meyer

THOMPSON, BULL, FUREY, BASS & MACCOLL, LLC, P.A.
COUNSELORS AT LAW

NICHOLAS BULL
MARK G. FUREY *
JOHN R. BASS, II
EDWARD S. MACCOLL
F. JAY MEYER **

120 EXCHANGE STREET
6th Floor
P.O. BOX 447
PORTLAND, MAINE 04112-0447

BENJAMIN THOMPSON
RETIRED

* ALSO ADMITTED IN MA
** ALSO ADMITTED IN VT

TELEPHONE (207) 774-7600
FACSIMILE (207) 772-1039

BENJAMIN THOMPSON
(1857-1918)
NATHAN W. THOMPSON
(1895-1969)

PETER P. MICHAUD
OF COUNSEL

June 15, 2001

Penny Littell, Esq.
Corporation Counsel's Office
City of Portland
389 Congress Street
Portland, ME 04101

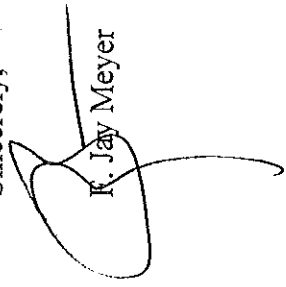
Re: Proprietors of Custom House Wharf - Wharf Reconstruction

Dear Penny:

Following up on our recent discussions, I am enclosing an original escrow letter executed by KeyBank National Association and The Proprietors of Custom House Wharf. which is submitted in satisfaction of the City of Portland's performance guarantee requirement for the above-referenced project.

By copy of this letter, I am notifying the City's Planning Department and Inspection Office of the posting of this guarantee, and requesting that they move forward with issuance of the Building Permit that was applied for on June 1, 2001.

Thank you for your attention to this matter. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

K. Jay Meyer

Enclosure

- cc: Kenneth Macgowan (w/ enclosure)
- William Needelman (w/ enclosure)
- Michael Nugent (w/ enclosure)

THE PROPRIETORS OF CUSTOM
HOUSE WHARF
PERFORMANCE GUARANTEE
ESCROW ACCOUNT
Account No. 191774 D06S37

June 15, 2001

Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Application of The Proprietors of Custom House Wharf for Wharf
Reconstruction at Custom House Wharf, Portland, Maine

KeyBank National Association (the "Bank") hereby certifies to the City of Portland (the "City") that the Bank will hold the sum of \$19,058.00 (the "Funds") in an interest bearing account (the "Escrow Account") established with the Bank. This Escrow Account shall be in the name of the City and shall represent the estimated cost of installing site improvements in connection with the wharf reconstruction plan of a project approved by the City's Planning Board on October 5, 1999 as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the obligation of The Proprietors of Custom House Wharf (the "Developer") under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The Bank will hold these Funds as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw against this Escrow Account by presentation of a draft in the event that:

1. the Developer has failed to satisfactorily complete by June 15, 2003 the work on the improvements contained within the Planning Board's Site Plan Approval dated October 5, 1999; or
2. the Developer fails to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
3. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in Paragraph 1, above.

It is a condition of this Escrow Agreement that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless within sixty (60) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Escrow Agreement renewed for any such additional period.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the Bank, by written certification, to reduce the available amount of the escrowed money by a specified amount.

All costs associated with establishing, maintaining and disbursing funds from the escrow account shall be borne by the Developer.

This Escrow Agreement expires on:

1. June 15, 2003 or ninety days following the Bank's written notice of its expiration as detailed above; or
2. The Bank's receipt of written notification from the City that said work contained within the Planning Board's approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City's specifications and this Escrow Agreement may be cancelled.

Very truly yours,

KeyBank National Association

By: 
Its Duly Authorized Agent

Date: June 15, 2001

Seen and Agreed to :

The Proprietors of Custom House Wharf

By: 
Its Duly Authorized Agent

THOMPSON, BULL, FUREY, BASS & MACCOLL, LLC, P.A.

COUNSELORS AT LAW

NICHOLAS BULL
MARK G. FUREY *
JOHN R. BASS, II
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TELEPHONE (207) 774-7600
FACSIMILE (207) 772-1039

PETER P. MICHAUD
OF COUNSEL

June, 2001

Michael Nugent
Inspection Services
City of Portland
389 Congress Street, Rm. 315
Portland, ME 04101

Re: Custom House Wharf, CBL 30-A-1

Dear Mr. Nugent:

Enclosed please find a Building Permit Application for wharf reconstruction at Custom House Wharf in Portland. Additionally, I am enclosing a check in the amount of \$5,736.00 to cover your application fee.

This wharf reconstruction is the first phase in a project to replace an old building at the southeastern end of Custom House Wharf. The City's Planning Department has performed a site plan review of this project, which is the subject of an approval letter from the Planning Board dated October 5, 1999. I have been working with William Needelman in the Planning Department to coordinate the project.

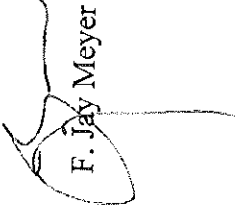
I am today delivering to Mr. Needelman a check to cover the City's inspection fee for this phase of the project. Additionally, he and I are arranging a performance guarantee. I am hopeful that the guarantee will be in place early next week. At that time, I understand that the Building Permit can issue subject to your office's requirements. I will notify you as soon as the performance guarantee is in place.

In the meantime, demolition work at the site is continuing pursuant to a demolition permit issued by your office earlier this week. As discussed with Sam Hoffses this morning, the contractor (i.e., CPM Constructors) plans to drive a very limited number (approximately two) of test piles in the course of that demolition, which test piles may be driven as early as Monday or Tuesday of next week. From my conversation with Mr. Hoffses, I understand that it is acceptable for that very limited number of test piles to be driving pending issuance of the Building Permit.

Michael Nugent
City of Portland - Inspection Services
June 1, 2001
Page 2

Thank you for your attention to this matter. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



F. Jay Meyer

Enclosures

cc: Kenneth Macgowan (w/o enclosures)
William Needelman (w/o enclosures)
Wayne Duffett (w/o enclosures)
Glenn Berry (w/ enclosures)

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: Portland, Maine
 Street: Custom House Way
 Subdivision Lot #: St. Louis First
PROPERTY OWNERS NAME
 Proprietors: Custom House Way
 Last: St. Louis First
 Applicant Name: Kelley Mechanical
 Mailing Address of Owner/Applicant (if Different): PO Box 1319 Westbrook, ME 04092

Owner/Applicant Statement
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.
 Signature of Owner/Applicant: [Signature] Date: 8/54/16

PORTLAND
 Date Permit Issued: 11/20/16 \$ 21410.01 If Double Fee Charged
 L.P.I. # 053313
 Local Plumbing Inspector Signature: [Signature]

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

PERMIT INFORMATION

This Application is for:
 1. NEW PLUMBING
 2. RELOCATED PLUMBING

Type of Structure To Be Served:
 1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER - SPECIFY Marine USL Facility

Plumbing To Be Installed By:
 1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG'D. HOUSING DEALER/MECH
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER
 LICENSE # 053313

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other:		Water Heater
Fixtures (Subtotal) Column 2		3	Fixtures (Subtotal) Column 1	
Fixtures (Subtotal) Column 2		3	Fixtures (Subtotal) Column 1	
Total Fixtures		3	Total Fixtures	
Transfer Fee		18-	Fixture Fee	
Hook-Up & Relocation Fee			Transfer Fee	
Permit Fee (Total)		64	Hook-Up & Relocation Fee	
		10	Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

FHEA

TOWN COPY

City Of Portland
Inspection Services
RETURN OF SERVICE

On the ^{7th} ~~24~~ day of MAY 2001, I made service of STOP WORK ORDER
upon, CPM (Glen Berry) Super, at 47 Custom House Wharf

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____
- By (describe other manner of service) _____

DATED: 24 May 01

Thomas M. Markley
Signature of Person Making Service
CEO, PORTLAND, MAINE
Title

I have received the above referenced documents

[Signature]
Person Receiving Service

Refused to sign
 Unable to sign

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 24th day of May 2001, I made service of STOP WORK ORDER
upon, Ken MacGowan, at 5 MILK ST

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____
- By (describe other manner of service) _____

DATED: 24 May 01

Thomas M. Markley
Signature of Person Making Service
CEO, PORTLAND MAINE
Title

[Signature]
Person Receiving Service

I have received the above referenced documents

- Refused to sign
- Unable to sign

ELECTRICAL PERMIT

City of Portland, Me.



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 City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 2008 9 30 8
 Permit # 30 A 1
 CBL# 30 A 1

LOCATION: 47 CUSTOM HOUSE WHARF METER MAKE & #
 CMP ACCOUNT # 441-1816575 001 OWNER COASTAL LOBSTER BAIT CO.
 TENANT COASTAL LOBSTER BAIT CO PHONE # 822-9996

OUTLETS	Receptacles	Switches	Smoke Detector	TOTAL EACH FEE
FIXTURES	Incandescent	Fluorescent	Strips	.20
SERVICES	Overhead	Underground	TTL AMPS <u>600</u>	15.00
	Overhead	Underground	TTL AMPS <u><800</u>	25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	(number of)			25.00
MOTORS	(number of)			1.00
RESID/COM	Electric units			2.00
HEATING	oil/gas units	Interior	Exterior	1.00
	Ranges	Cook Tops	Wall Ovens	5.00
APPLIANCES	Insta-Hot	Water heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
	Others (denote)			2.00
MISC. (number of)	Air Cond/win			3.00
	Air Cond/cent			10.00
	HVAC	EMS	Pools	5.00
	Signs		Thermostat	10.00
	Alarms/res			5.00
	Alarms/com			15.00
	Heavy Duty(CRKT)			2.00
	Circus/Carny			25.00
	Alterations			5.00
	Fire Repairs			15.00
	E Lights			1.00
	E Generators			20.00
PANELS	Service	Remote	Main	4.00
TRANSFORMER	0-25 Kva			5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00
	MINIMUM FEE/COMMERCIAL	55.00	TOTAL AMOUNT DUE	45.00
	MINIMUM FEE			

CONTRACTORS NAME EAST ELECTRIC MASTER LIC. # MS 03088
 ADDRESS 74 GREENWOOD LANE PORTLAND LIMITED LIC. # ---
 TELEPHONE 232-9159

SIGNATURE OF CONTRACTOR Dany G Poplar

