

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 030544

This is to certify that Wharf Holdings Llc /r/a

has permission to Outside seating on the plaza / sidewalk with 24 chairs and 8 round tables.

AT 68 Commercial St Call 030 D001001

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

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

Notification of inspection must be given and work on permit must be completed before this building or part thereof is closed or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

DENIED

PENALTY FOR REMOVING THIS CARD

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

Permit No: 03-0544	Issue Date:	CBL: 030 D001001
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Location of Construction: 68 Commercial St	Owner Name: Wharf Holdings Llc	Owner Address: 68 Commercial St	Phone: 207-761-4446
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Outdoor Seating	Zone: B3

Past Use: Restaurant <i>RIRK</i>	Proposed Use: Restaurant / Outside seating on the plaza / sidewalk with 24 chairs and 8 round tables.	Permit Fee: \$75.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Outside seating on the plaza / sidewalk with 24 chairs and 8 round tables.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: _____		Signature: _____
DENIED <i>Daniel</i>				
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: gg	Date Applied For: 05/20/2003	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____	

CERTIFICATION

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

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

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

Permit No: 03-0544	Date Applied For: 05/20/2003	CBL: 030 D001001
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Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Outdoor Seating	

Proposed Use: Restaurant / Outside seating on the plaza / sidewalk with 24 chairs and 8 round tables.	Proposed Project Description: Outside seating on the plaza / sidewalk with 24 chairs and 8 round tables.
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Dept: Zoning **Status:** Denied **Reviewer:** Marge Schmuckal **Approval Date:**
Note: 6/5/03 - permit denied - needs conditional use approval thru planning - similar request from last year and was turned down then based on increased sidewalk traffic use - showed at site plan review (Larry A. & Bill N. Comments) - see letter **Ok to Issue:**

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

030544

Outdoor Seating 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: 72 Commercial Street, Portland

Total Square Footage of Proposed Structure N Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <u>030</u> Block# <u>D</u> Lot# <u>001</u>	<u>R. RA LLC</u>	<u>207 761 4446</u>

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work:	Fee:
<u>R. RA Irish Restaurant & Pub</u>	<u>72 Commercial St.</u>	\$	<u>\$75.00</u>

Current use: PLAZA / SIDEWALK - Restaurant
 If the location is currently vacant, what was prior use: same
 Approximately how long has it been vacant: _____
 Proposed use: OUTSIDE SEATING
 Project description: outside seating
 How many chairs 24 How many tables 8 Round

Contractor's Name, Address & Telephone:
 Applicants Name, Address & Telephone: PETER Twachtman <R. RA Irish Pub>
72 Commercial St. 207 761-4446 *
 Who should we contact when the permit is ready: PETER Twachtman
 Telephone: 207 761 4446
 If you would like the permit mailed, what mailing address should we use: 72 Commercial St. Portland.

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED.
AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: <u>Pete Twachtman</u>	Date: <u>5/18/33</u>
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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.

Location/Address of Construction: <u>72 Commercial St < PIRA Irish Restaurant</u>		
Total Square Footage of Proposed Structure <u>N/A</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>PIRA LLC</u>	Telephone: <u>207 761 4446</u>
Lessee/Buyer's Name (If Applicable) <u>PIRA Irish Restaurant Pub</u>	Applicant name, address & telephone: <u>PIRA 72 Commercial St. Portland, ME 04101</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>PLAZA / SIDEWALK</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>OUTDOOR SEATING</u>		
Project description: <u>USE SPACE IN FRONT OF BUILDING FOR OUTDOOR TABLE SERVICE SEATING</u>		
Contractor's name, address & telephone: <u>N/A - NO CONSTRUCTION</u>		
Who should we contact when the permit is ready: <u>PETER TWACHMAN (GENERAL MANAGER)</u>		
Mailing address: <u>72 Commercial St. Portland, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207 761 4446</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: <u>Pete Twachman</u>	Date: <u>5/18/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**



CITY OF PORTLAND

June 5, 2003

Peter Twachtman
C/o RiRa Irish Pub
72 Commercial St.
Portland, ME 04101

RE: Sidewalk dining on City property – 68 Commercial Street – 030-D-001 – WCZ zone –
Permit application #03-0544

Dear Peter,

Your permit application to provide outside seating on the City sidewalk has been denied based upon staff comments provided by the planning staff.

This expansion is required to have a conditional use approval thru the planning division. A similar proposal was reviewed last year and was denied based upon the City's traffic engineer's assessment during a site inspection performed with City planning staff, William Needleman. From what I understand, it was felt that the public use of the City's sidewalk would be reduced more than would be practicable given the volume of pedestrian traffic and the area requirements of exterior dining.

If you wish to apply for another conditional use appeal as required for this expansion of use (section 14-315), you would need to apply for a conditional use review through the planning division. A building permit can not be issued to allow outside dining until such a conditional use appeal/review is granted.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

Cc: William Needleman, Planning & Larry Ash, Traffic Engineer

ACORD CERTIFICATE OF LIABILITY INSURANCE	DATE (MM/DD/YY) 05/20/03
PRODUCER DeWitt Stern Group, Inc. 420 Lexington Avenue New York, NY 10170 Anthony L Pittari 212-297-1410	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
INSURED Ri Ra Portland, LLC D/B/A The Irish Pub 88A Heritage Hill Road New Canaan, CT 06840	INSURERS AFFORDING COVERAGE
	INSURER A: Harford Insurance Co.
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:

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

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	BINDER223789	05/15/03	05/15/04	EACH OCCURRENCE \$1,000,000 FIRE DAMAGE (Any one fire) \$300,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS-COMP/OP AGG \$1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	BINDER223789	05/15/03	05/15/04	COMBINED SINGLE LIMIT (Ea accident) \$100,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
A	EXCESS LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$10000	BINDER223801	05/15/03	05/15/04	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE-EA EMPLOYEE \$ E.L. DISEASE-POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 Certificate Holder is named as an Additional Insured with respect to chairs and tables on city property outside location: 72 Commercial Street, Portland, ME 04101 (Per Form CG 20 26).

CERTIFICATE HOLDER <input checked="" type="checkbox"/> ADDITIONAL INSURED; INSURER LETTER: A	CANCELLATION
City of Portland 389 Congress St. Portland, ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE <i>Anthony L. Pittari</i>

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.



C/B/L: _____

CONDITIONS FOR SIDEWALK OCCUPANCY PERMIT

Written consent and agreement relating to occupancy of the City of Portland sidewalk in the front, side, and or rear of the building at the stated location: 72 Commercial St.; in Portland, Maine, by the owner of the establishment being: Peter Twadrum, doing business as: R:Rt Irish Restaurant Pub, hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City of Portland, its officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use therefrom, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signed and acknowledged: _____

Establishment owner

Date: 5/17/03

Client#: 39212

RIRAH

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
05/20/03

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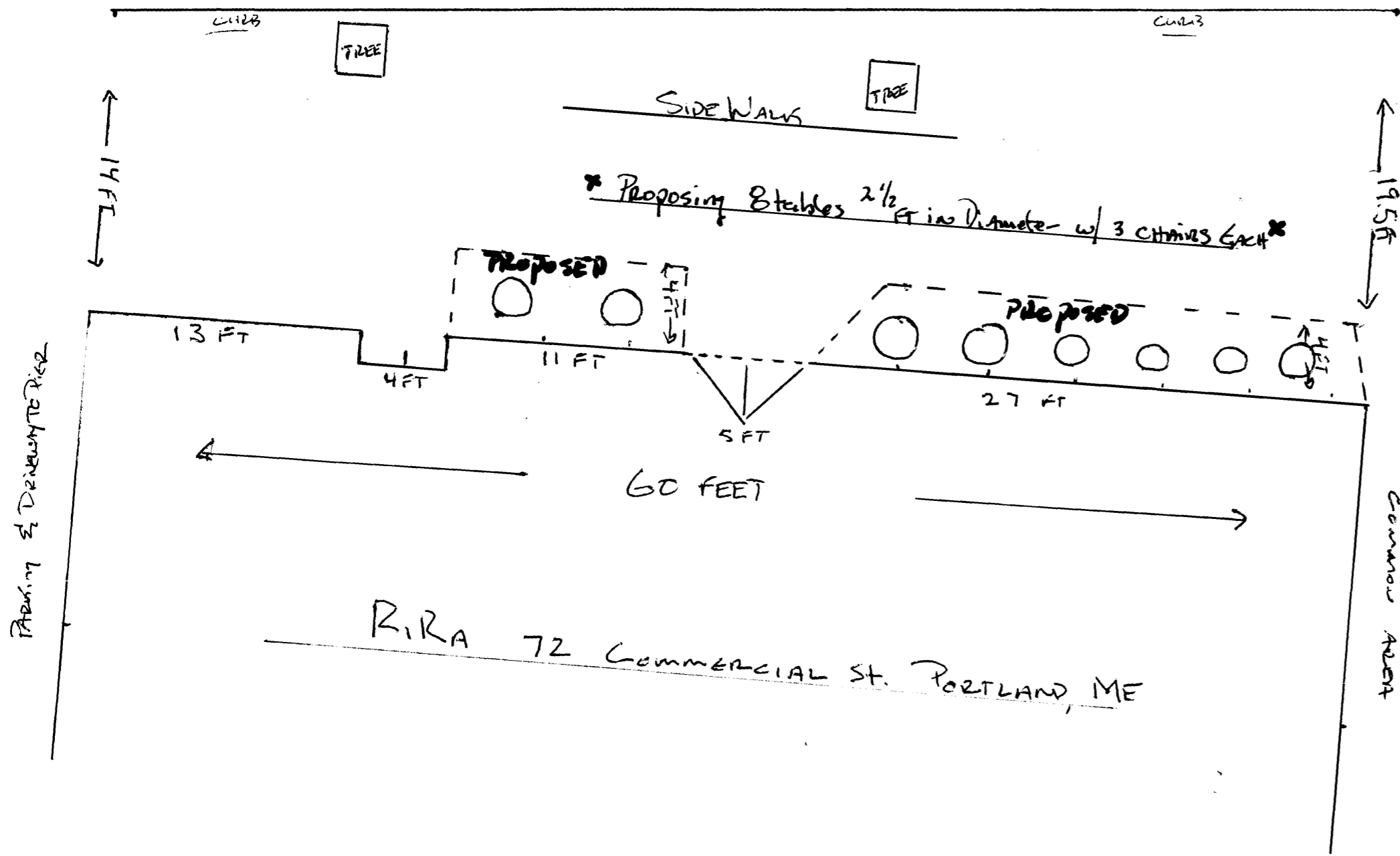
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PETER TWACHTEN
RiRa Irish Pub & Restaurant
72 Commercial St.
207 761 4446

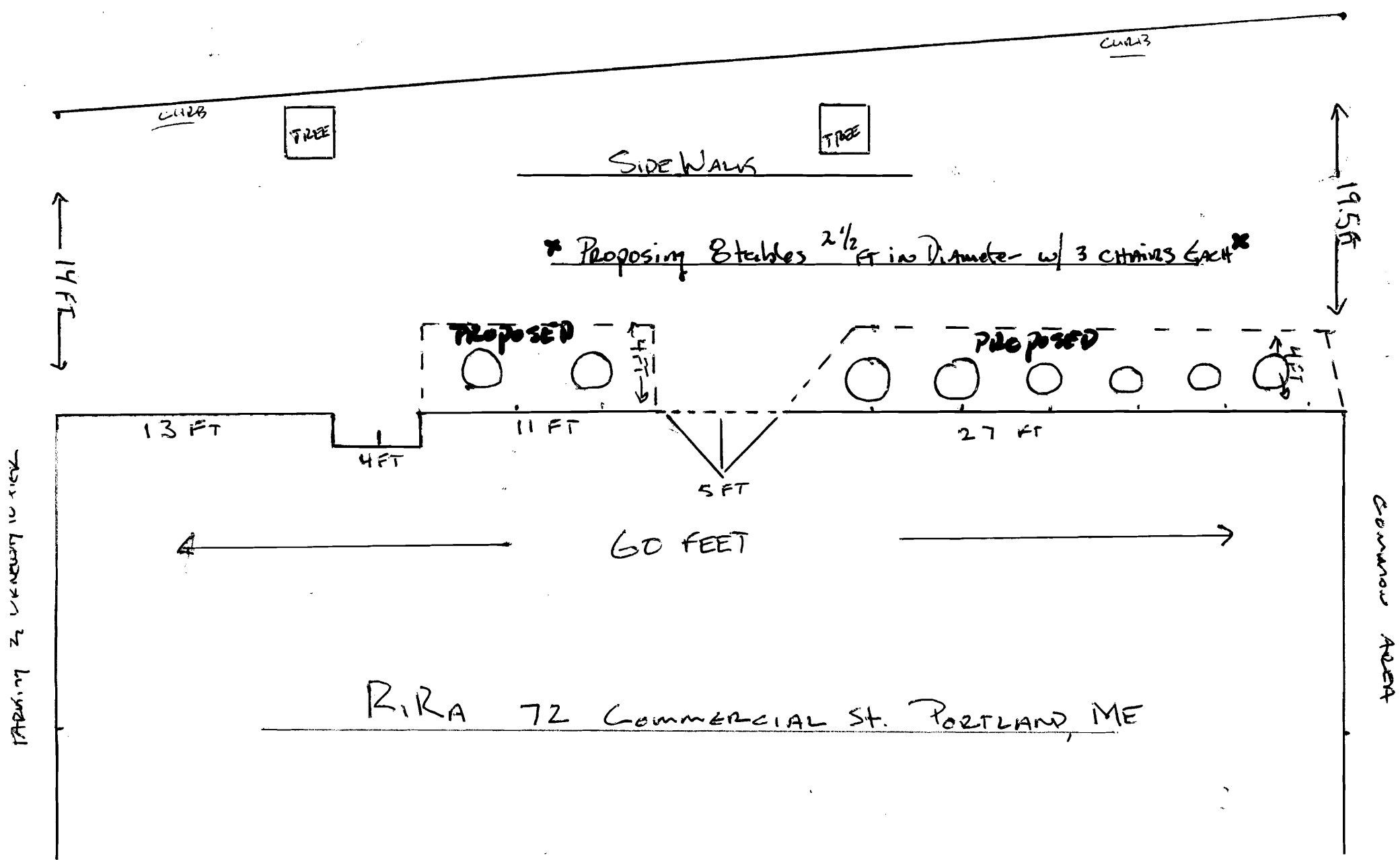
Commercial St.



RiRa 72 Commercial St. Portland, ME

PETER ILWACUMEN
RIRA Irish Pub Restaurant
72 Commercial St.
207 761 4446

Commercial St.



Proposing 22 new trees in sidewalk

Commercial Street

RIRA 72 Commercial St. PORTLAND, ME



CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy