

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED
MAR 25 2004
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 040183

This is to certify that Flatbread Wharf Llc /CPM Constructors
has permission to Flatbread Restaurant/ Insall floor b new string & columns
AT 70 Commercial St L 030 D003001

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

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

Notification of inspection must be given and when permission procedure before this building or part thereof is started or otherwise closed-in. FOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 03/24/04
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0183	Issue Date: MAR 25 2004	CB#: 040 D003001
-----------------------	----------------------------	---------------------

Location of Construction: 70 Commercial St	Owner Name: Flatbread Wharf Llc	Owner Address: 4 High St # 5	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: CPM Constructors	Contractor Address: 30 Bonney Rd. Freeport	Phone: 2078650000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WCZ

Past Use: Commercial/ Restaurant	Proposed Use: Flatbread Restaurant/ Insall new floor beams, install new stringers & columns	Permit Fee: \$768.00	Cost of Work: \$82,979.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: NA REPAIR 3/24/04	

Proposed Project Description: Flatbread Restaurant/ Insall new floor beams, install new stringers & columns <i>just beefing up existing - NO EXPANSION of floor AREA</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: Idobson	Date Applied For: 03/02/2004	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>3/12/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>Amgeffavor wot</i></p> <p>Date:</p>
---	--	--	---

CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

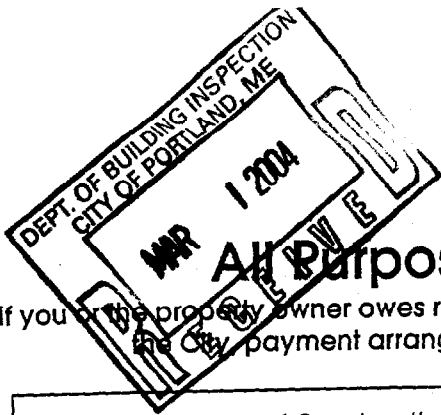
Permit No: 04-0183	Date Applied For: 03/02/2004	CBL: 030 D003001
------------------------------	--	----------------------------

Location of Construction: 70 Commercial St	Owner Name: Flatbread Wharf Llc	Owner Address: 4 High St # 5	Phone:
Business Name:	Contractor Name: CPM Constructors	Contractor Address: 30 Bonney Rd. Freeport	Phone (207) 865-0000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Flatbread Restaurant/ Install new floor beams, install new stringers & columns	Proposed Project Description: Flatbread Restaurant/ Install new floor beams, install new stringers & columns
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 03/12/2004
Note: 3/12/04 spoke with Kim Suhr - This is not an expansion - it is beefing up the existing			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
2) It is understood that this work is not an expansion of any floor area. It is a "beefing up" of the existing floor system.			
3) ANY exterior work requires a separate review and approval thru Historic Preservation.			
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 03/24/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 03/05/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
3/16/2004-mjn: Left a message with Kim Suhr/contractor/ re the actual loading ability of the floor system and the use of the space.



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>Commercial Street, Flatbread Wharf</u>		
Total Square Footage of Proposed Structure <u>13,200 (existing)</u>	Square Footage of Lot <u>12,371 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>030</u> Block# <u>0003001</u> Lot#	Owner: <u>Flatbread Wharf LLC</u>	Telephone: <u>603-926-9401</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>4 High Street, Unit 5 Hampton, NH 03842</u>	Cost Of Work: \$ <u>82,979</u> Fee: \$ <u>767.81</u>
Current use: <u>Flatbread Restaurant</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>See enclosed letter dated Feb. 11th 2004 Install new floor beam 4, panel 1 Install 36 new stringers, 6 columns, lat.</u>		
Contractor's name, address & telephone: <u>CPM Constructors P.O. Box B 30 Bonney Street Freeport ME 04032</u> bracing.		
Who should we contact when the permit is ready: <u>Robert Blunt NO</u>		
Mailing address: <u>P.O. Box B Freeport ME 04032</u> <u>Kim Suhr</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>865-0000</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>[Signature]</u>	Date: <u>2-27-04</u>
--	----------------------

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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 or 874-8693 to schedule your
inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB ~~Pre-construction Meeting:~~ Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632 must~~ also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

3/25/04
Date

[Signature]
Signature of Inspections Official

3/25/04
Date

CBL: 30-D-3

Building Permit #:

04-0183



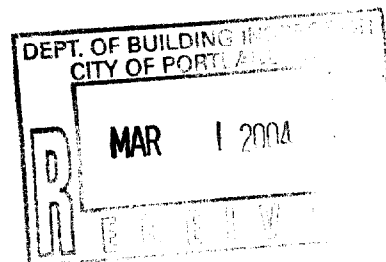
CPM CONSTRUCTORS

30 BONNEY STREET, PO BOX B, FREEPORT ME 04032
(207) 865-0000 - FAX (207) 865-4836

February 11, 2004

Mr. John Meehan
4 High Street, Unit 5
Hampton, NH 03842

RE: Flatbread Wharf LLC
Flatbread Restaurant Portland
Structural Repairs to Second Floor



Dear Mr. Meehan,

CPM Constructors is please to provide a proposal for the structural repairs at the Flatbread Restaurant in Portland, Maine. This proposal is based on plans and specifications as prepared by TEC Associates dated January 12, 13 & 14, 2004 and Becker Structural Engineers dated January 26, 2004. Our scope of work includes the following:

- Temporarily shore and remove existing floorbeam 4, panel 1.
- Provide and install new floorbeam 4, panel 1 including hardware and fasteners.
- Provide and install (36) new stringers including hardware and fasteners.
- Provide and install (6) new columns including hardware and fasteners.
- Provide and install lateral bracing @ floorbeam 5, panel 3.
- Remove and reinstall conduit, sprinkler and ductwork obstructions.
- Obtain City of Portland building permit.
- State sales tax.

For a lump sum price of **\$82,979.00, EIGHTY TWO THOUSAND NINE HUNDRED SEVETY NINE DOLLARS.**

CPM Constructors could start this work as soon as a building permit is obtained and material is available.

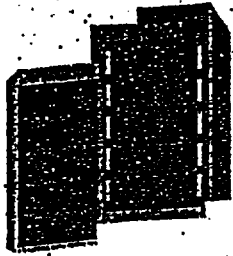
If you have any questions or comments, please feel free to call. We appreciate the opportunity to quote this project and look forward to hearing from you.

Sincerely,

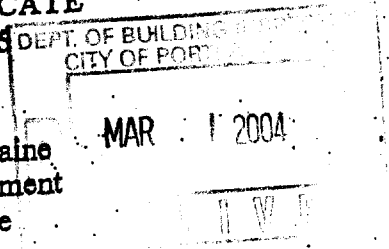
Kim F. Suhr
Vice President

Cc: File
Wayne Duffett

030D003



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101



TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Wayne W. Duffett, P.E.

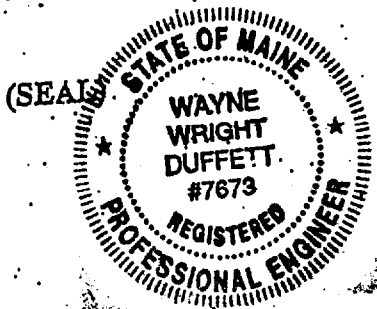
RE: Certificate of Design

DATE: 1 March 2004

These plans and/or specifications covering construction work on:

FLATBREAD WHARF LLC - FLATBREAD PORTLAND
STRUCTURAL REPAIRS TO SECOND FLOOR

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition; and local amendments.



Signature Wayne W. Duffett

Title PRESIDENT

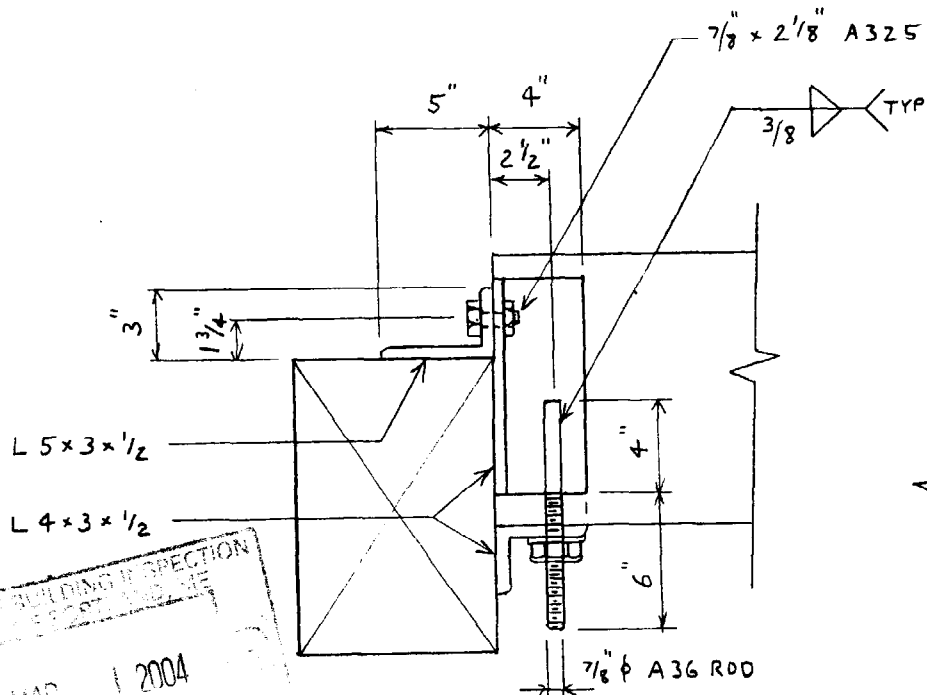
Firm TEC ASSOCIATES

Address 46 SAWYER STREET
SOUTH PORTLAND, ME 04106

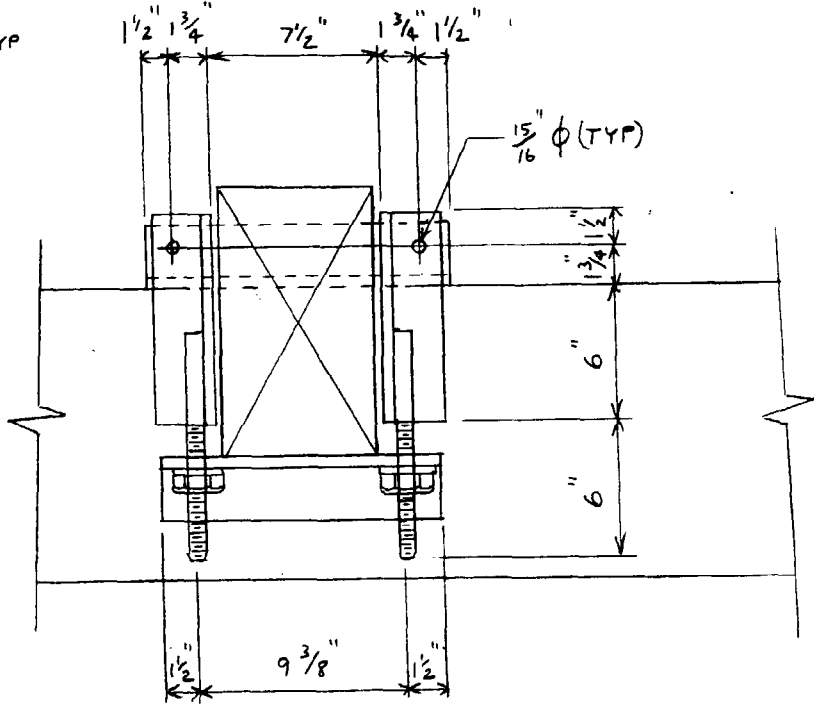
As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures shall be prepared by a registered design

030D003



SECTION THRU FLOORBEAM



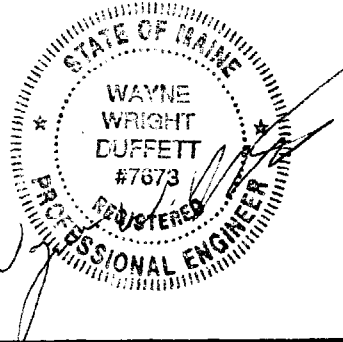
SECTION THRU STRINGER

BUILDING INSPECTION
REPORT AND LOG
MAR 1 2004

AT EXISTING 6 3/4" x 10 3/4" STRINGERS - (4) REQD.
AT NEW PSL 7" x 12" STRINGERS - (12) REQD.

NOTES

1. POST TENSION STRINGER HANGER TO PROVIDE THE FOLLOWING REACTIONS:
 - a. EXISTING 6 3/4 x 10 3/4 STRINGERS - 1600 lb.
 - b. PSL 7x12 IN PANEL 123 - 7300 lb.
 - c. PSL 7x12 IN PANEL 2 - 6700 lb.



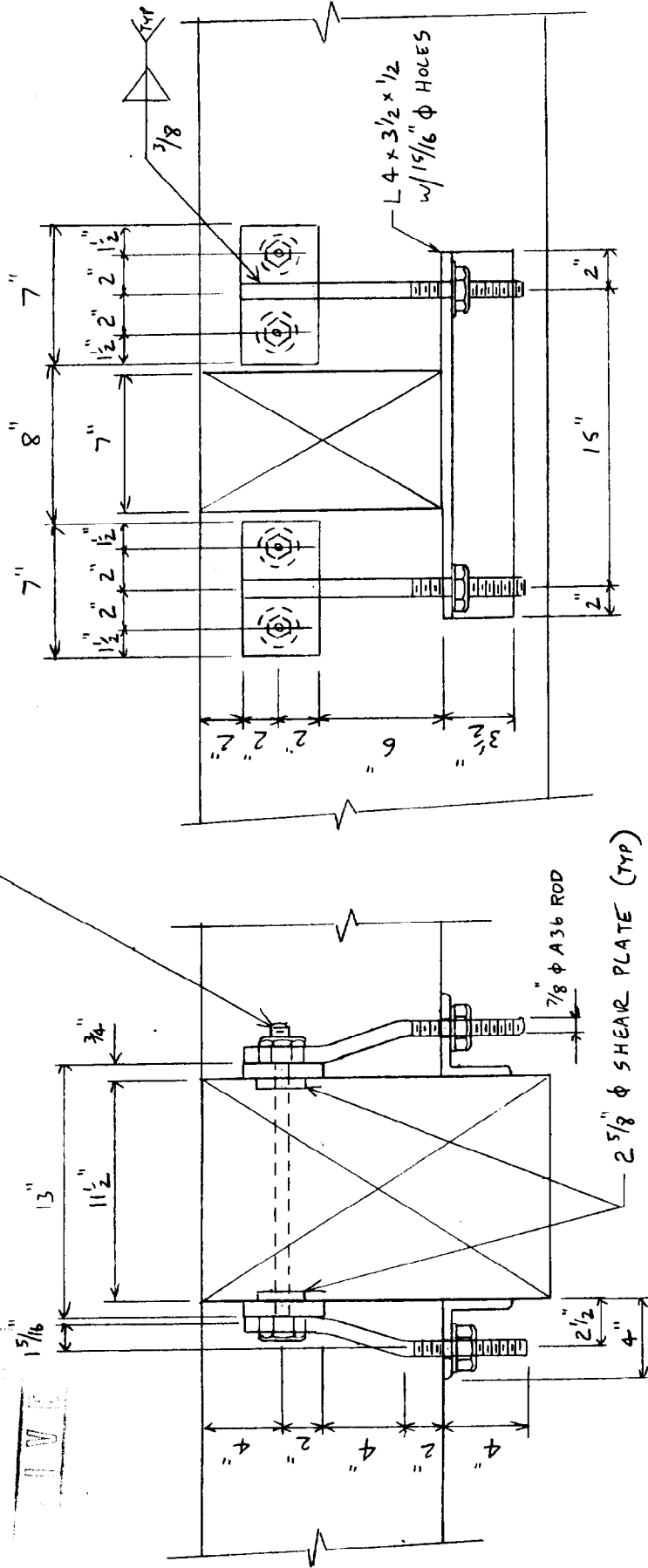
FLATBREAD WHARF LLC AMESBURY, MASSACHUSETTS			
FLATBREAD PORTLAND STR. CONNECTION AT FBM 5			
TEC ASSOCIATES CONSULTING ENGINEERS		169 Front Street South Portland, Maine 04106	
SCALE 1 1/2" = 1'-0"		DATE 12 JAN 2004	
JOB NO.	DRAWN BY WWD	REV. NO.	DRWG NO.

OFFICE OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAR 1 2004

FIVE

$\frac{3}{4}$ " x 15" A307 BOLT (TYP) (14" BOLTS AT FBM 2)



SECTION THRU FLOORBEAM

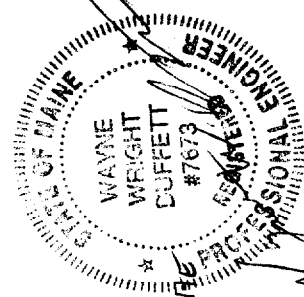
SECTION THRU STRINGER

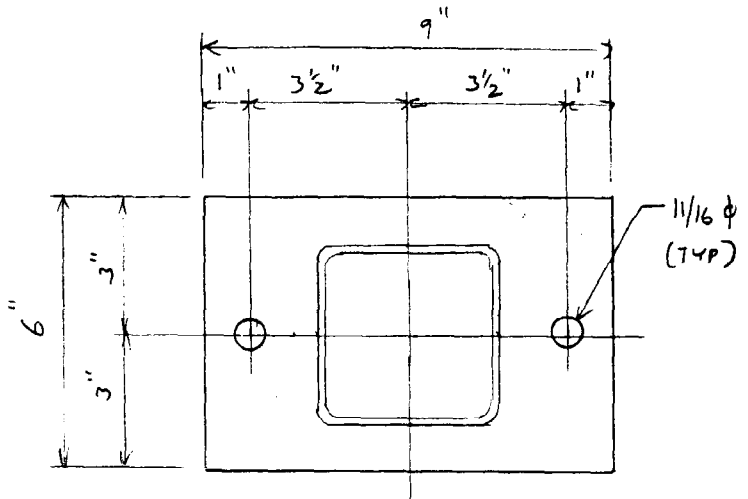
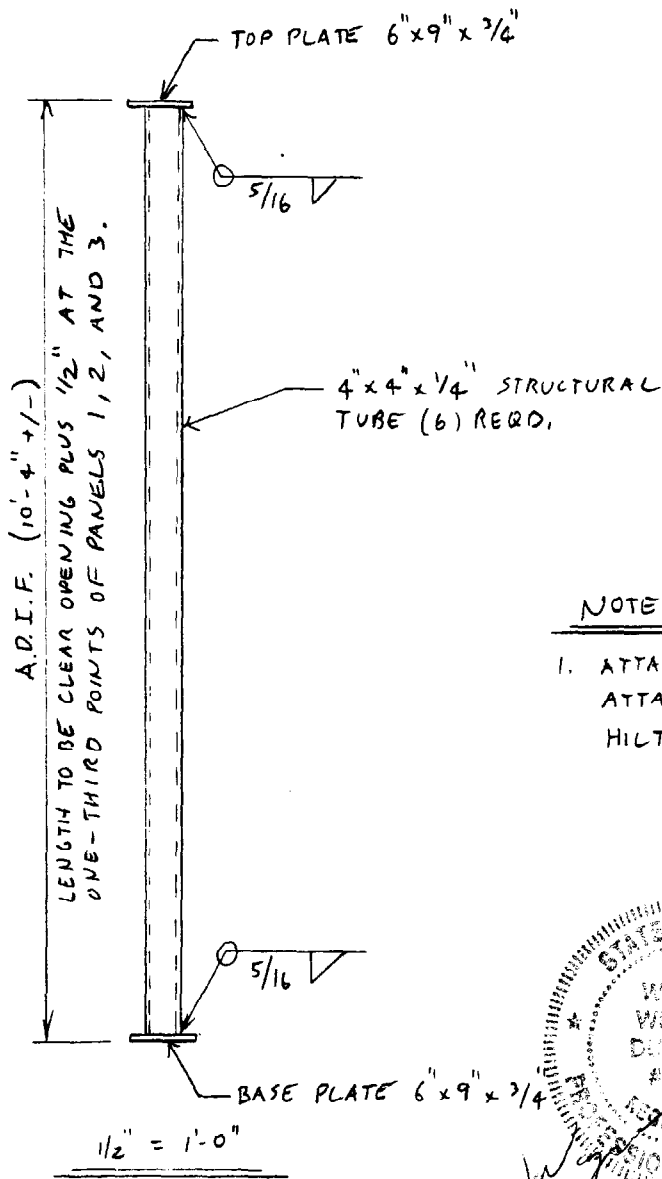
AT FBM 2 - (12) REQD, SOUTH SIDE OF FBM
AT FBM 3,4 - (48) REQD, BOTH SIDES OF FBM

NOTES

1. POST TENSION STRINGER HANGER TO PROVIDE THE FOLLOWING REACTIONS:
 - a. IN PANEL 1 & 3 - 7300 LB
 - b. IN PANEL 2 - 6700 LB

FLATBREAD WHARF LLC AMESBURY, MASSACHUSETTS	
FLATBREAD PORTLAND STR. CONNECTION AT FBMS 2,3,4	
169 Front Street, South Portland, Maine 04106	
SCALE 1/2" = 1'-0"	DATE 13 JAN 2004
JOB NO.	REV. NO.
DRAWN BY WJD	DRWG NO.



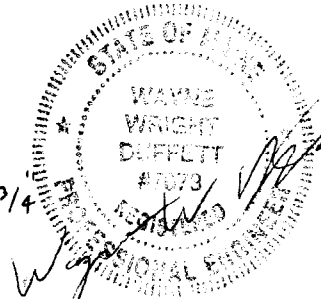


TOP AND BASE PLATE DETAIL
1/4 SIZE

NOTES

1. ATTACH TOP TO FBM 5 WITH TWO 5/8" x 6" LAG SCREWS. ATTACH BOTTOM TO CONCRETE DECK WITH TWO 5/8" x 6" HILTI KWIK BOLTS OR APPROVED EQUAL.

MAN
1904



FLATBREAD WHARF LLC AMESBURY, MASSACHUSETTS			
FLATBREAD PORTLAND COLUMNS AT FBM 5			
TEC ASSOCIATES CONSULTING ENGINEERS 169 Front Street South Portland, Maine 04106			
SCALE NOTED		DATE 13 JAN 04	
JOB NO.	DRAWN BY WWB	REV. NO.	DRWG NO.