

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Permit Number: 040074

Please Read Application And Notes, If Any, Attached

This is to certify that Nicholas Brenda S/SF Flynn  
has permission to Change of Use from retail to restaurant  
AT 428 Fore St / 37-B Wharf St. L 032 R001001

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 buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or otherwise proposed-in-  
YOUR NOTICE 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] 2/5/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0074	<b>Date Applied For:</b> 01/26/2004	<b>CBL:</b> 032 R001001
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<b>Location of Construction:</b> 428 Fore St (37-B Wharf St)	<b>Owner Name:</b> Nicholas Brenda S	<b>Owner Address:</b> 42 Chamberlain Ave	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> SF Flynn-Z	<b>Contractor Address:</b> P.O. Box 2353 West Scarborough	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Change of Use; from retail to restaurant. Actual location is 37-B Wharf St.	<b>Proposed Project Description:</b> Change of Use from retail to restaurant.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 02/03/2004	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits shall be required for any new signage.					
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 02/05/2004	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) A Grease Trap must be installed. Ventless Fryolators must be UL/NFPA/NSF Approved					
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 02/04/2004	<b>Note:</b> Received documentation on ventless fryer.Lt.Mac	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) fire extinguishers shall be installed in accordance with NFPA 10 standards					
2) the fire alarm system shall be maintained to NFPA 72 standards					
3) the sprinkler system shall be maintained to NFPA 13 standards					

# 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>428 Fore / 370 Wharf St</u>		
Total Square Footage of Proposed Structure <u>800 +-</u>	Square Footage of Lot <u>ALLC 767-4089</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>R</u> Lot# <u>001</u>	Owner: <u>Ron + Brenda Nicholas</u>	Telephone: <u>828-5385</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stephen Flynn 41 Broadwin Ad. Scarborough Md.</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>129.00</u>
Current use: <u>retail / vacant</u>		<u>04074 75.00</u>
If the location is currently vacant, what was prior use: <u>retail</u>		<u>\$204.00</u>
Approximately how long has it been vacant: <u>&lt; 1 year</u>		
Proposed use: <u>restaurant</u>	Project description: <u>Change of use to restaurant</u>	
Contractor's name, address & telephone: <u>SF Flynn - 2 Co. Inc. P.O. Box 2353 W. Scarborough</u>		<u>883-0306</u>
Who should we contact when the permit is ready: <u>Stephen Flynn</u>	Mailing address: <u>Same</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>883-0306</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>Stephen Flynn</u>	Date: <u>JAN 26 2004</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**

January 26, 2004

To whom it may concern:

I, Brenda Nicholas, currently own 428 Fore Street in Portland, Maine. I hereby give permission to Alec Altman and Jarrod Way to obtain a building permit for Steve Flynn of Flynn-Z Construction Co. Steve is granted permission to change the current space at 37B Wharf Street entrance of this building.

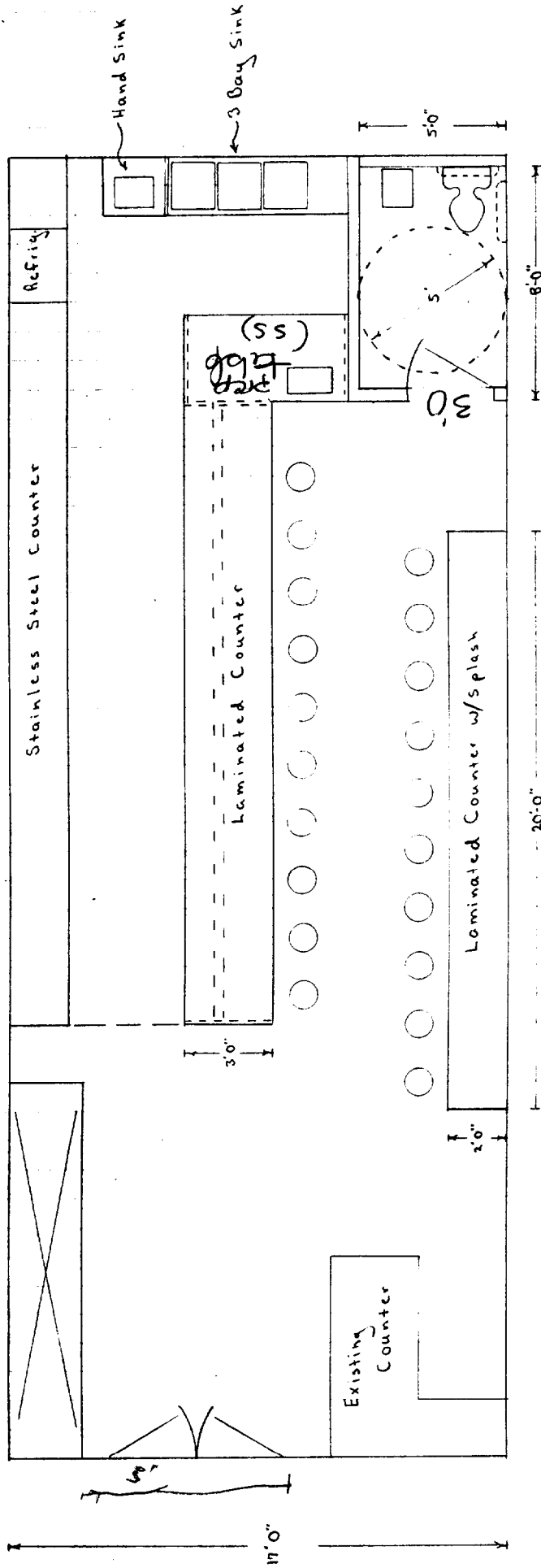
Sincerely,

A handwritten signature in cursive script that reads "Brenda Nicholas".

Brenda Nicholas

BINGERS WINGS

17 x 45 = 765 #



IN EXCESS CF 49% OF S.F.  
NAT. VENTILATION



P.O. Box 2353  
West Scarborough, Maine 04070-2353

Phone 207-883-0306  
Fax 207-883-8559

January 13, 2004

ESTIMATE # 04-104

Bingers Inc.  
123 Old Ocean House Road  
Cape Elizabeth, Maine 04107  
Attn: Alec Altman

**Reference:** Binger's Wings 428 Fore Street - Portland

Enclosed is an estimate for budgeting purposes only to provide labor and materials to complete construction of the basement space at 428 Fore Street per Alec Altman. This estimate is based upon a site visit to review the proposed scope of work. A line item allowance break down is as follows:

**CARPENTRY:**

- \*Install (1) layer 3/4" underlayment and (1) layer 1/4" fir underlayment on existing floor surface and work area
- \* Install commercial grade sheet vinyl on new plywood surface
- \* Install edge strip at walk-thru
- \* Build (1) 2 x 4 wall 30" high to support (1) 24" laminated service counter
- \* Counter will measure 36" wide and will have 3 finished edges
- \* Surface of 2 x 4 wall be of roughsawn 1 x 12 shiplap.
- \* Install (1) wall hug laminated counter with backsplash measuring 24" x 20'
- \* Build (1) rear storage counter and base measuring 36" x 5'6"

*bathroom*

*16" oc insulated & sheathed w/ 1/2" sheetrock*

**PLUMBING:**

- \* Provide rough-in and hook-up waste for 3 bay sink and hand sink
- \* Furnish and install type L copper for domestic hot and cold water piping
- \* Provide 75 gallon commercial gas-fired water heater

MATERIALS	4,784.02
LABOR	3,456.00
FLOORING	1,620.00
PLUMBING	4,620.00
WASTE REMOVAL	180.00

**TOTAL ESTIMATE: 14,660.00**

Deduct 2,310.00 from total price for 50% Landlord's share of 75 gal gas-fired hot water heater with electrical hook-up per agreement with Landlord

**EXCLUSIONS:**

- \* Building Permit
- \* Electrical
- \* Painting
- \* Sprinkler
- \* Security

Estimated By: Stephen Flynn

The actual cost of the project may vary from the estimate: any deviation from the scope of work will require change orders signed by both parties along with payment before the commencement of work. Upon acceptance of estimate, a contract and invoice for the required deposit will be forwarded. Our terms are signed contract and 40% deposit due upon receipt of invoice with periodic invoicing due 10 days from invoice date.



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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/03/2004

**Note:**      **Ok to Issue:**

1) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**