

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that OLD PORT RETAIL HOLDINGS LLC

Located At 436 FORE ST.

Job ID: 2011-05-1033-ALTCOMM

CBI: 032 - R - 007 - 001 - - - -

has permission for Completion of bar area from UI Permit # 08-0252

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulatting 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

06/01/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**
1. Close-In: (Electrical, Plumbing, Framing)
 2. Final Inspection

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 OCCU0PIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1033-ALTCOMM

Located At: 436 FORE

CBL: 032 - - R - 007 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. No exterior work is being shown on this proposal.
3. This property shall remain restaurant/bar uses on the first & second floors with one residential DU on the 3rd floor and 1 residential DU on the 4th floor (for a total of 2 residential DUs). Any change of use shall require a separate permit application for review and approval.

Building

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
2. The new bar space shall meet the requirements of the City and State Plumbing and Food Codes, and will require a Health Inspection prior to operation.
3. This permit is based on competition of work (bar area only) under UI Building Permit #08-0252, and does not approve an addition of space, occupancy load or change of use.

Fire

1. All pervious conditions apply under UI permit # 08-0252.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|--|--|--|
| Job No: 2011-05-1033-ALTCOMM | Date Applied: 5/12/2011 | CBL: 032 - - R - 007 - 001 - - - - - | |
| Location of Construction: 426-428 FORE ST/ 45 Wharf St | Owner Name: OLD PORT RETAIL HOLDINGS LLC | Owner Address: 101 RICHARDSON ST BROOKLYN, NY - NEW YORK 11211 | Phone: |
| Business Name: 51 Wharf Restaurant & Ultra Lounge | Contractor Name: Herget Management Group | Contractor Address: 1500A Lafayette Rd, #176, Portsmouth, NH 03801 | Phone: 603-817-1120 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: B-3 |
| Past Use: 1 st & 2 nd floors are restaurant/bar uses with 1 residential DU on the 3 rd floor and 1 residential DU on the 4 th floor (total of 2 res DU) | Proposed Use: SAME USES: To finish bar shown on permit #08-0252 | Cost of Work: \$4000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved * See Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A from original permit. Signature: CAPT. R. [Signature] 5/27 | Inspection: Use Group: A-2 Type: Signature: [Signature] |
| Proposed Project Description: 426 - 428 Fore St /45 Wharf - alterations | | Pedestrian Activities District (P.A.D.) | |

Permit Taken By: Lannie **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 informatin 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"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: OK with conditions - [Signature] 5/16/11</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: [Signature]</p> | <p>Historic Preservation</p> <p>Within</p> <p><input type="checkbox"/> Not in Dist 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>Date: Any exterior work requires a separate review & approval</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 appication 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



General Building Permit Application

XYSU

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>426-428 Fore Street / 45 Wharf Street</u> | | |
| Total Square Footage of Proposed Structure/Area | Square Footage of Lot | Number of Stories |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>032 R 007</u> | Applicant *must be owner, Lessee or Buyer* Name <u>51 Wharf Restaurant & Ultra Lounge Inc</u> Address <u>51 Wharf St</u> City, State & Zip <u>Portland, ME 04101</u> | Telephone: <u>207 774-1151 x9</u> <u>603-817-1120</u> |
| Lessee/DBA (If Applicable) <u>51 Wharf Restaurant & Ultra Lounge Inc</u> <u>51 Wharf St</u> <u>Portland, ME 04101</u> | Owner (if different from Applicant) Name <u>Old Port Retail Holdings LLC</u> Address <u>101 Richardson St</u> City, State & Zip <u>Portland, ME 04101</u> | Cost Of Work: \$ <u>4,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>600</u> |
| Current legal use (i.e. single family) <u>Restaurant / Lounge</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Restaurant of liquor - 51 Wharf</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Finishing Bar proposed in Permit # 080252. Plumbing was laid when project was done in 2008. Plumbing needs to be hooked up and electric (4 boxes) in the bar</u> | | |
| Contractor's name: <u>Herget Management Group</u> Address: <u>1500A Lafayette Rd, #176</u> City, State & Zip: <u>Portsmouth, NH 03801</u> Telephone: <u>603-817-1120</u> Who should we contact when the permit is ready: <u>Tanner Herget</u> Telephone: <u>603-817-1120</u> Mailing address: <u>SAME AS ABOVE</u> | | |

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 provisions of the codes applicable to this permit.

RECEIVED
MAY 12 2011
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 5/11/2011

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

Dear City of Portland,

We will be upgrading our bar from a non-permanent to a permanent structure. We did not complete this in our 2008 Permit as we stated we would because of funds. When the floor was laid, the plumbing was placed but has never been used. We will be connecting it with our ice well, hand sink, drain board and utility sink. We will be adding 5 electrical outlets.

The top is made of granite. The washing will be completed elsewhere but we have two backup 3 bay sinks if needed in the establishment. We will be adding a bottle cooler, ice well, storage, hand sink and utility sink.

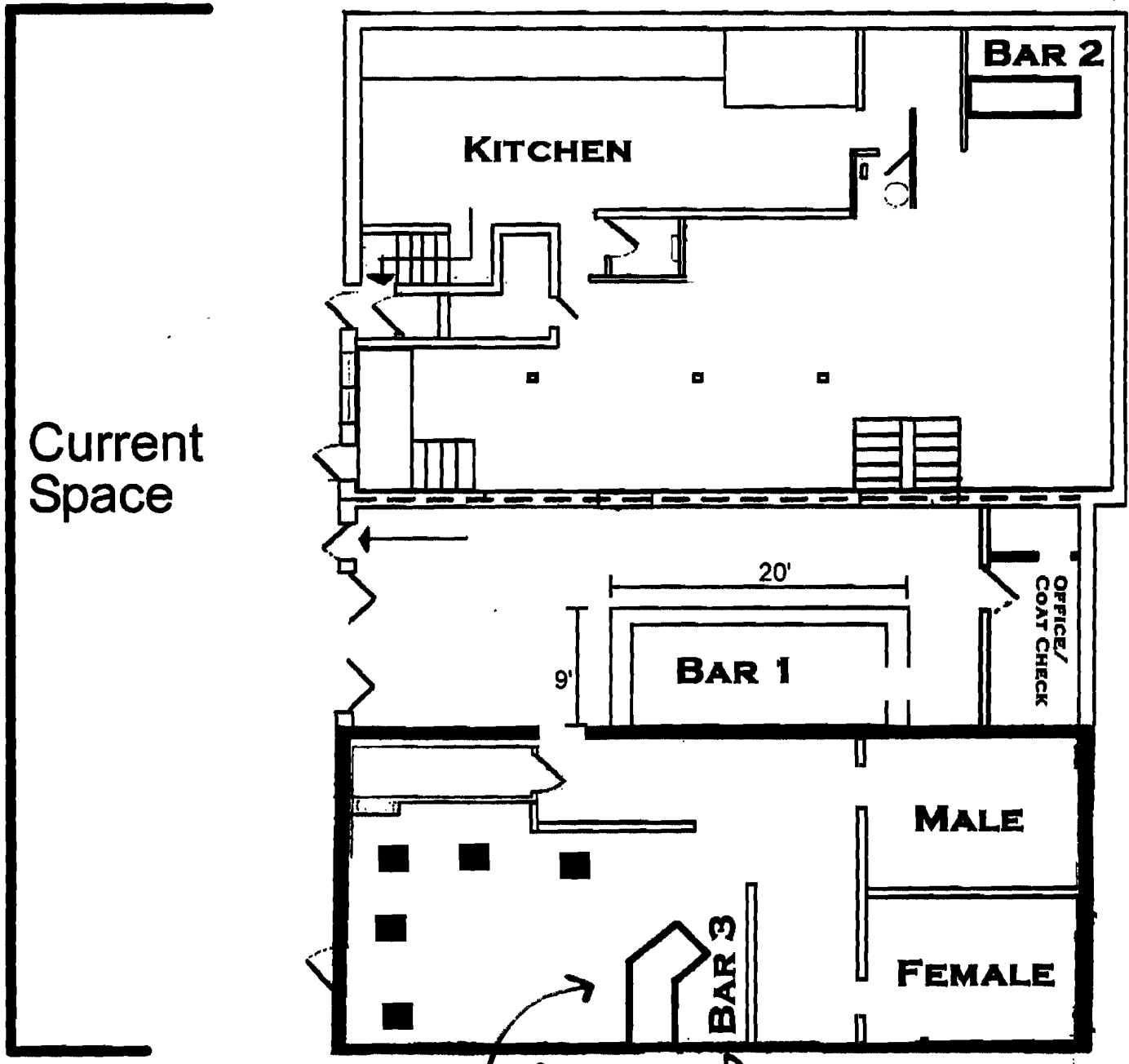
If you have any questions, please let me know.

Thanks, Tanner

Cell: (603) 817.1120

Tanner Herget
51 Wharf Restaurant & Ultra-Lounge
www.51Wharf.com
Tanner@51Wharf.com
1.877.51 WHARF x 9 (1.877.519.4273)
51 Wharf Street
Portland, Maine 04101

45-51 Wharf Street EXHIBIT A



Current Space

BAR 2

KITCHEN

BAR 1

OFFICE/
COAT CHECK

MALE

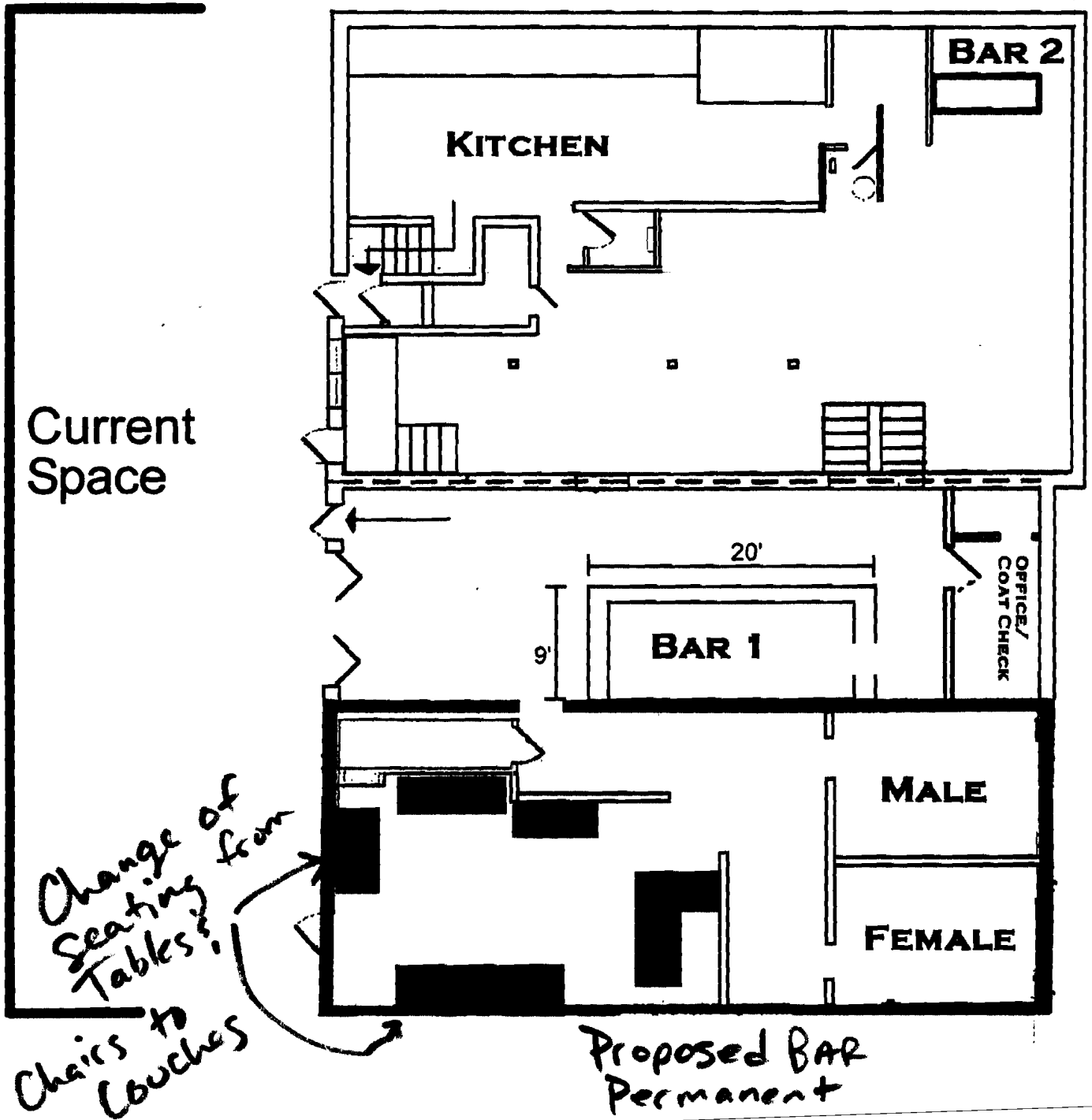
FEMALE

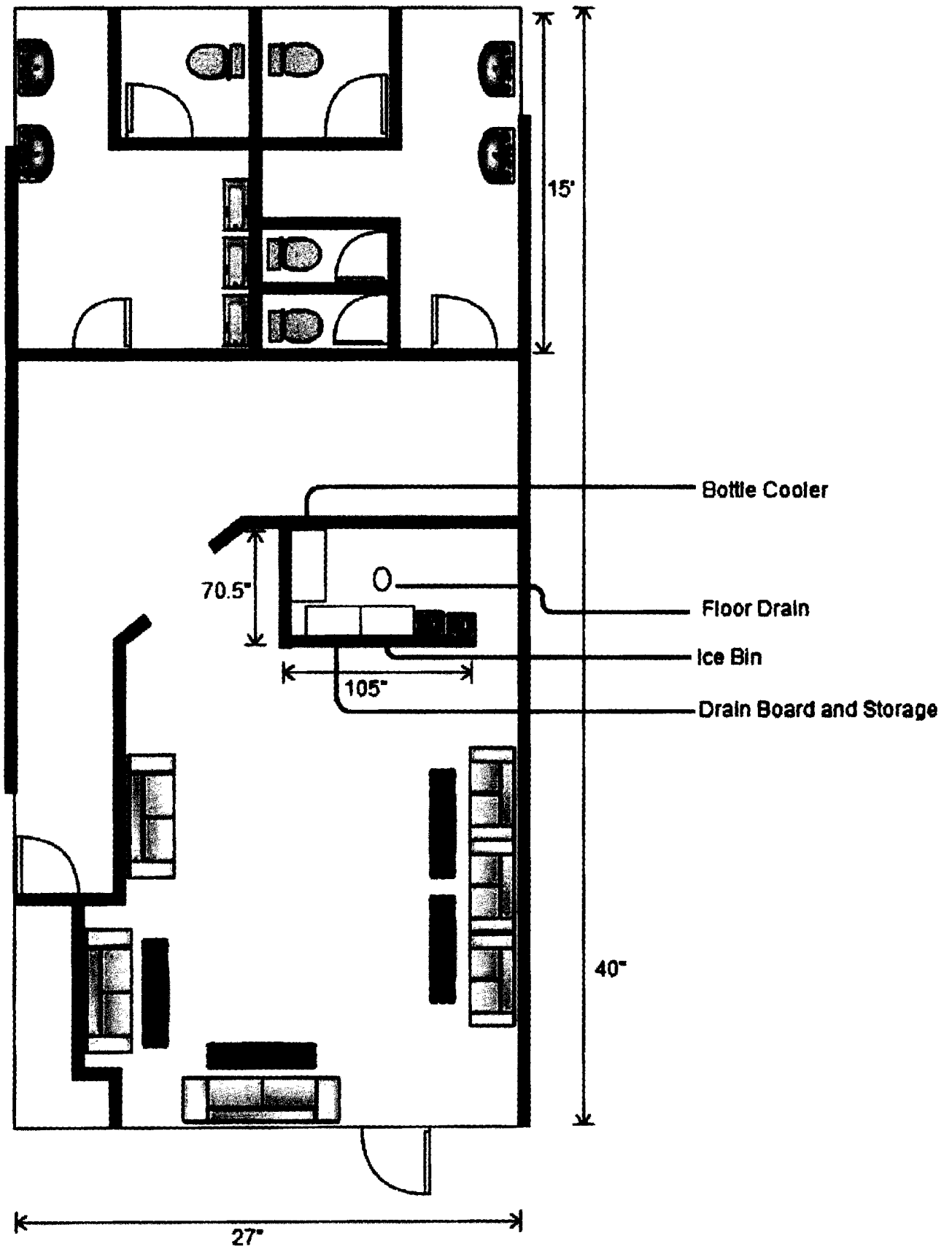
BAR 3

Current BAR
Non-Permanent

- Couches
- Bar

45-51 Wharf Street EXHIBIT A





Electrical Plan

