

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080371

PERMIT ISSUED
MAY 16 2008

This is to certify that OLD PORT RETAIL HOLDINGS LLC mark

has permission to jack sagged beam add 2 p

AT 446 FORE ST L 032 R008001

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 lated or closed-in. 24 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. Greg Cross

Health Dept. _____

Appeal Board _____

Other _____
Department Name

James Burke 4/30/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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 initializing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Footing Inspection prior to pouring concrete

 X Final inspection required at completion of work.

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.

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



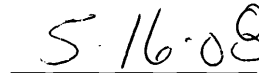
Signature of Applicant/Designee



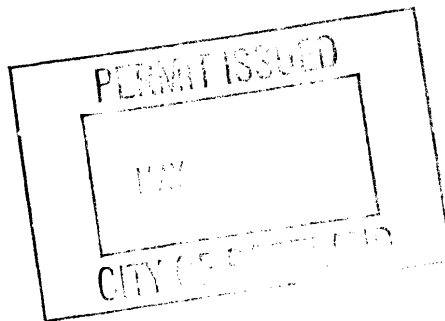
Date



Signature of Inspections Official



Date



City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 08-0371 | Issue Date: | CBL: 032 R008001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|---|--|---------------------|
| Location of Construction: 446 FORE ST | Owner Name: OLD PORT RETAIL HOLDINGS | Owner Address: 101 RICHARDSON ST | Phone: |
| Business Name: | Contractor Name: Benchmark | Contractor Address: 34 Thomas Dr. Westbrook | Phone 2075917600 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: B-3 |

| | | | | |
|--|---|--|--|--------------------|
| Past Use: Commercial - Night Club | Proposed Use: Commercial - Night Club - jack sagged beam add 2 posts | Permit Fee: \$50.00 | Cost of Work: \$3,000.00 | CEO District: 1 |
| Proposed Project Description: jack sagged beam add 2 posts | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i> | INSPECTION: Use Group: <i>A2</i> Type: <i>SO</i> <i>IBC-2003</i> | |
| Signature: <i>Greg Cross</i> | | Signature: <i>Jan 6/30/08</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: 04/16/2008 | 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> <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"/> <i>ok with conditions</i> Date: <i>9/4/23/08</i> | <p>Zoning Appeal</p> <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: _____ | <p>Historic Preservation</p> <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 <i>Any exterior work requires AS separate review & approval</i> 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 |

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 08-0371 | Date Applied For: 04/16/2008 | CBL: 032 R008001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 446 FORE ST | Owner Name: OLD PORT RETAIL HOLDINGS | Owner Address: 101 RICHARDSON ST | Phone: |
| Business Name: | Contractor Name: Benchmark | Contractor Address: 34 Thomas Dr. Westbrook | Phone (207) 591-7600 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|--|--|
| Proposed Use: Commercial - Night Club - jack sagged beam add 2 posts | Proposed Project Description: jack sagged beam add 2 posts |
|--|--|

| | | | |
|--|---|----------------------------------|---|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 04/23/2008 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. | | | |
| 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Jeanine Bourke | Approval Date: 04/30/2008 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) This approves the structural work specified in this permit only. No other construction activity is approved. | | | |
| Dept: Fire | Status: Approved with Conditions | Reviewer: Capt Greg Cass | Approval Date: 04/25/2008 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) All floor ceiling penetration are to be sealed. | | | |
| 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance | | | |
| 3) All construction shall comply with NFPA 101 | | | |

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>446 FORE STREET</u> | | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# | Owner: REP <u>DAWN GODDARD - Beulis Co.</u> | Telephone: <u>409-0308</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>BENCHMARK 34 THOMAS DRIVE WESTBROOK 791-591-7600</u> | Cost Of Work: \$ <u>3,000</u> Fee: \$ <u>50.00</u> |
| Current use: <u>NIGHT CLUB</u> | | |
| If the location is currently vacant, what was prior use: <u>BAR/REST.</u> | | |
| Approximately how long has it been vacant: _____ <u>APR 16 2008</u> | | |
| Proposed use: <u>JACK SAGGED BENCH ADD (2) Posts.</u> Project description: | | |
| Contractor's name, address & telephone: <u>BENCHMARK 34 THOMAS DRIVE WESTBROOK</u> | | |
| Who should we contact when the permit is ready: <u>SAME</u> <u>591-7607</u> | | |
| Mailing address: | | |
| 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>591-7607</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>4-16-08</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**

446 FORE STREET BEAM REPAIR
PORTLAND, MAINE

Prepared for:

Old Port Retail Holdings, LLC
c/o KND Management
101 Richardson Street
Brooklyn, New York 11211

Prepared by:

B E C K E R

75 York Street
Portland, ME 04101
207-879-1838



4/7/08

ISSUED FOR CONSTRUCTION

BECKER

STRUCTURAL ENGINEERS, INC.

25 York Street Portland ME 04101-4556
Tel. 857-679-1838 ■ Fax 857-675-1822

Project 4100 FINE STREET
W.C. 1900 Sheet 21 of 4
Calculated By T.M.J. Date 4/7/03
Checked By _____ Date _____

GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
2. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE STRUCTURAL SKETCHES IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING OR TEMPORARY BRACING. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
3. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
4. BECKER STRUCTURAL ENGINEERS, INC. (BSE) WORK/SCOPE WAS LIMITED TO THE REVIEW OF THE BEAM, COLUMN AND CONNECTION THAT HAS VISIBLY FAILED AND TO PROVIDE DETAILS FOR REPAIR OF THIS LIMITED AREA. BSE HAS NOT REVIEWED THE REMAINDER OF THE EXISTING FLOOR FRAMING OR THE RENOVATION PLANS. BSE IS NOT RESPONSIBLE FOR THE CAPACITY OF THIS EXISTING FLOOR FRAMING. BSE RECOMMENDS THAT ANY NEW LOADS CREATED BY THE RENOVATIONS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER. BSE DOES NOT RECOMMEND THAT THE BEAM BE JACKED INTO PLACE GIVEN THE EXISTING CONDITION. JACKING IS AT THE OWNER'S RISK.

DESIGN LOADS

1. BUILDING CODE: INTERNATIONAL BUILDING CODE, 2003 EDITION
ASCE 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS
AND OTHER STRUCTURES.
2. DESIGN FLOOR LIVE LOADS: 100 PSF
3. DESIGN FLOOR DEAD LOAD: 25 PSF

FOUNDATION NOTES (SOIL SUPPORTED)

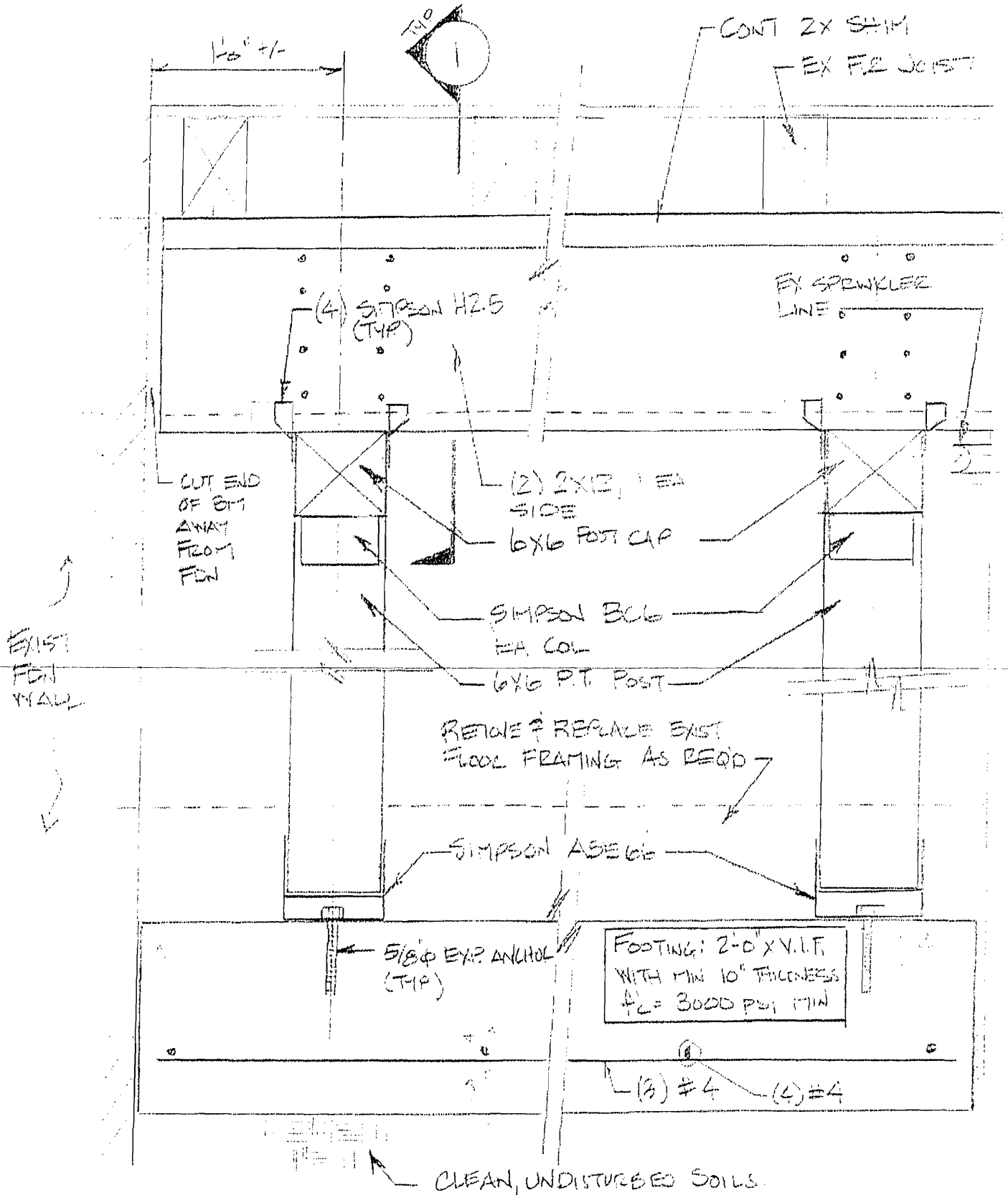
1. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL.
2. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY EXISTING SOIL CONDITIONS AND TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING PLACEMENT OF FOUNDATIONS.
3. PRESUMPTIVE BEARING CAPACITY 2,500 PSF.

BECKER

structural engineers, inc.

70 York Street, Portland, ME 04101-4550
Tel 207-879-1838 ■ Fax 207-875-1827

Project: 446 FACE STAGE
W.O. 1980 Sheet: DB Of 4
Calculated By: TJN Date: 4/1/88
Checked By: _____ Date: _____



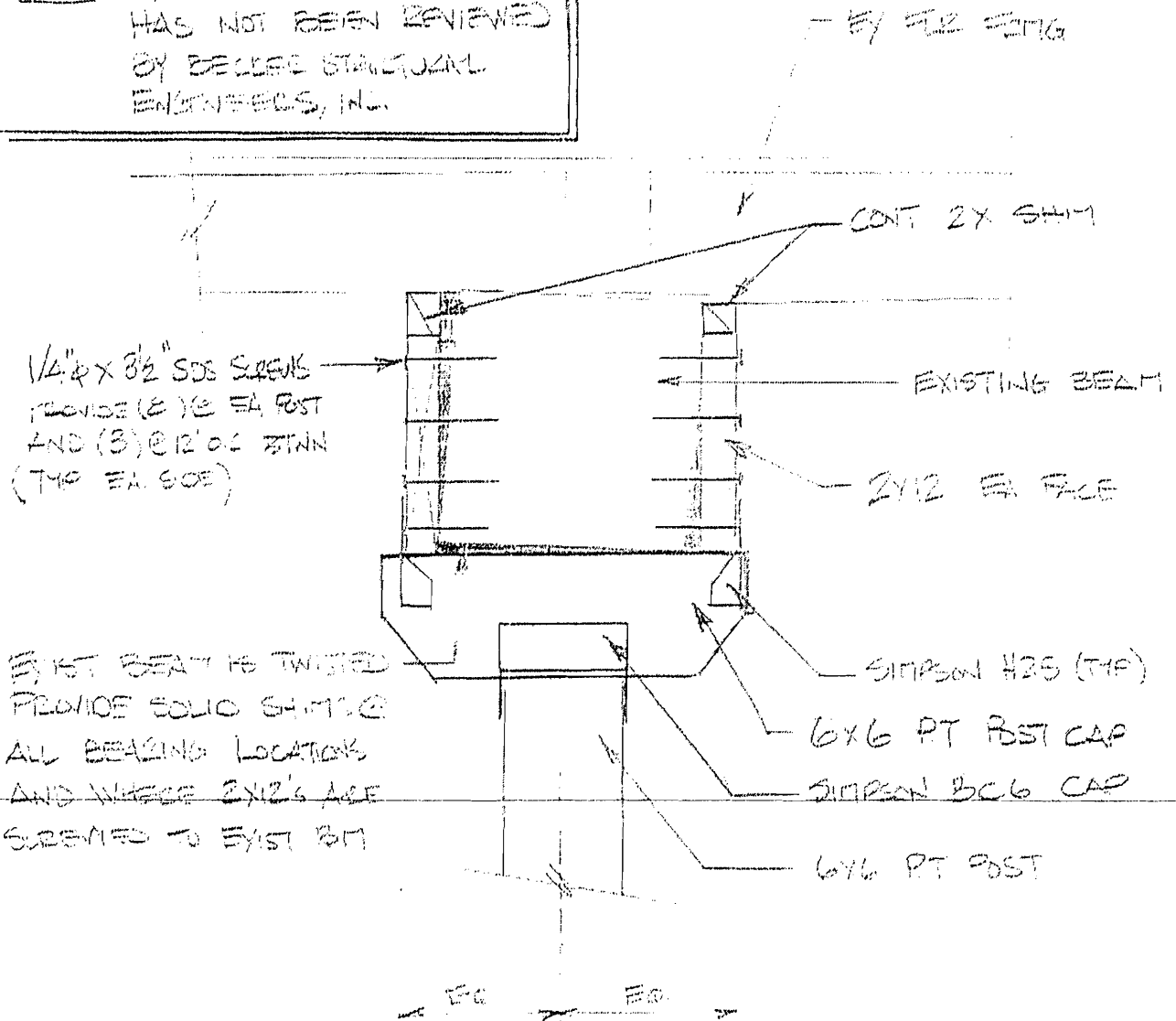
BECKER

structural engineers, inc.

75 York Street, Portland, ME 04101-4550
Tel: 207-879-1838 Fax: 207-879-1822

Project: 440 FINE STREET
W.D.: 1900 Sheet: DA 01 4
Calculated By: TWN Date: 4/7/05
Checked By: _____ Date: _____

NOTE: EXISTING FLOOR FRAMING
HAS NOT BEEN REVIEWED
BY BECKER STRUCTURAL
ENGINEERS, INC.



SECTION
N.T.S.

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