

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 091313
PERMIT ISSUED

This is to certify that OLD PORT RETAIL HOLDINGS LLC / Property Management
 has permission to Remove / Replace existing door window exterior building DEC - 2 2009
 AT 50 WHARF ST 032 V014001

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 written permission procured before this building or part thereof is lath or other work is set-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. CAPT. R. Lantieri
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

12/01/09
 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 No: 09-1313 | Issue Date: | CBL: 032 V014001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--|---|----------------------|
| Location of Construction: 50 WHARF ST | Owner Name: OLD PORT RETAIL HOLDINGS | Owner Address: 101 RICHARDSON ST | Phone: |
| Business Name: | Contractor Name: Boulos Property Management | Contractor Address: One Canal Plaza Portland | Phone: 2077721333 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: B-3 |

| | | | | |
|---|--|--|---|--------------------|
| Past Use: Commercial - Connected w/ permit# 091291 | Proposed Use: Commercial - Restaurant- Remove / Replace existing doors / windows exterior of building | Permit Fee: \$400.00 | Cost of Work: \$38,000.00 | CEO District: 1 |
| Proposed Project Description: Remove / Replace existing doors / windows exterior of building | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i> | INSPECTION: Use Group: <i>A-2</i> Type: <i>3B</i> <i>IBC 2003</i> | |
| | | Signature: <i>(KG)</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: Ldobson | Date Applied For: 11/16/2009 | 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: <i>11/17/09</i> | 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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>11/20/09</i> |
|--|--|---|

PERMIT ISSUED

DEC - 2 2009

City of Portland

D. Andrews

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: 09-1313 | Date Applied For: 11/16/2009 | CBL: 032 V014001 |
|------------------------------|--|----------------------------|

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| Location of Construction: 50 WHARF ST | Owner Name: OLD PORT RETAIL HOLDINGS | Owner Address: 101 RICHARDSON ST | Phone: |
| Business Name: | Contractor Name: Boulos Property Management | Contractor Address: One Canal Plaza Portland | Phone (207) 772-1333 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|---|--|
| Proposed Use: Commercial - Restaurant- Remove / Replace existing doors / windows exterior of building | Proposed Project Description: Remove / Replace existing doors / windows exterior of building |
|---|--|

Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 11/20/2009

Note: **Ok to Issue:**

- 1) * All architectural and site details to be consistent with plans approved by Historic Preservation Board on February 4, 2009, with the exception of the revised window treatment on the west facade which was reviewed and approved by HP staff.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/17/2009

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a restaurant/drinking establishment. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) 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:** Tammy Munson **Approval Date:** 12/01/2009

Note: **Ok to Issue:**

- 1) Separate Permits shall be required for any new signage.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 11/24/2009

Note: **Ok to Issue:**

- 1) All means of egress to remain accessible at all times
- 2) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 3) All construction shall comply with NFPA 101

Comments:

11/20/2009-gg: received from historic on 11/20/09. /gg



General 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>50 Wharf St Portland ME</u> | | |
| Total Square Footage of Proposed Structure/Area <u>N/A</u> | Square Footage of Lot <u>0.185 A</u> | Number of Stories <u>1</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>32 ✓ 14</u> | Applicant *must be <u>owner</u> , Lessee or Buyer* Name <u>OLD PORT RETAIL HOLDINGS</u> Address <u>LLC 40</u> City, State & Zip <u>Boulos Prop Mgmt</u> <u>1 CANAL PLAZA PORTLAND</u> | Telephone: <u>207.871.1290</u> |
| Lessee/DBA (If Applicable) <u>N/A</u> | Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u> | Cost Of Work: \$ <u>38,000</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>RETAIL/PROP. SERVICE</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>RESTAURANT</u> Proposed Specific use: <u>RESTAURANT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE/REPLACE existing doors/windows per plan</u> <u>AND REPLACE WITH NEW</u> | | |
| Contractor's name: <u>BOULOS PROPERTY MANAGEMENT - construction manager</u> Address: <u>1 CANAL PLAZA, 5TH FLOOR</u> City, State & Zip: <u>PORTLAND ME 04101</u> Telephone: <u>207 871 1290 (C)</u> Who should we contact when the permit is ready: <u>PAUL URENELL</u> Telephone: <u>207 233 1172 (C)</u> Mailing address: <u>SAME</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 the provisions of the codes applicable to this permit.

Signature: Paul Urenell Date: 11/12/09 RECEIVED

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

NOV 16 2009

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 032 V014001
 Location 50 WHARF ST
 Land Use RETAIL & PERSONAL SERVICE

 Owner Address OLD PORT RETAIL HOLDINGS LLC
 101 RICHARDSON ST
 BROOKLYN NY 11211

Book/Page 25121/030
 Legal 32-V-14
 UNION ST 9-13
 WHARF ST 46-54
 8048 SF

Current Assessed Valuation

| | | |
|-----------|-----------|-----------|
| Land | Building | Total |
| \$349,200 | \$456,800 | \$806,000 |

Building Information

| | | | | |
|-------------|------------|-------------------------|----------------|-----------------------------|
| Bldg # | Year Built | # Units | Bldg Sq. Ft. | Identical Units |
| 1 | 1900 | 1 | 7146 | 1 |
| Total Acres | | Total Buildings Sq. Ft. | Structure Type | Building Name |
| 0.185 | | 7146 | RESTAURANT | THE INDUSTRY / IGUANA TATOO |

Exterior/Interior Information

| | | |
|---------|--------|---------------------|
| Section | Levels | Size Use |
| 1 | 01/01 | 3359 RESTAURANT |
| 1 | 01/01 | 3187 BAR/LOUNGE |
| 1 | E1/E1 | 600 MULTI-USE SALES |

| | | | |
|--------|-------------|---------|---------|
| Height | Walls | Heating | A/C |
| 14 | BRICK/STONE | HOT AIR | CENTRAL |
| 14 | BRICK/STONE | HOT AIR | CENTRAL |
| 9 | ENCLOSURE | HOT AIR | CENTRAL |
| | | NONE | NONE |
| | | NONE | NONE |
| | | NONE | NONE |
| | | NONE | NONE |

Building Other Features

| | | |
|------|-----------------------|-----------------|
| Line | Structure Type | Identical Units |
| 1 | OVERHEAD DOOR - WD/MT | 1 |
| 1 | PATIO - BRICK | 1 |
| 1 | SPRINKLER - WET | 1 |

Yard Improvements

| | | | |
|------------|----------------|-------------------|---------|
| Year Built | Structure Type | Length or Sq. Ft. | # Units |
| 1978 | FENCE STOCKADE | 240 | 1 |

Ureneck, Paul

From: David Lloyd [lloyd@archetypepa.com]
Sent: Monday, November 09, 2009 2:50 PM
To: Ureneck, Paul
Subject: FW: FW: 52 Wharf St - Revised Elevations

David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Phone: (207) 772-6022
Fax: (207) 772-4056
lloyd@archetypepa.com
<http://www.archetype-architects.com>

-----Original Message-----
From: David Lloyd [mailto:lloyd@archetypepa.com]
Sent: Thursday, November 05, 2009 1:07 PM
To: 'pureneck@bolus.com'
Subject: FW: FW: 52 Wharf St - Revised Elevations

Here ya go, see you tonight

David Lloyd
Archetype, P.A.
48 Union Wharf
Portland, ME 04101
Phone: (207) 772-6022
Fax: (207) 772-4056
lloyd@archetypepa.com
<http://www.archetype-architects.com>

-----Original Message-----
From: ~~Deb Andrews~~ [mailto:DGA@portlandmaine.gov]
Sent: Thursday, October 29, 2009 1:48 PM
To: ~~lloyd@archetypepa.com~~
Subject: Re: FW: 52 Wharf St - Revised Elevations

David:

David: ~~The proposed changes appear consistent with the Board's original review and approval. Looks good. They will be submitting a building permit application, though, right?~~ Any signage will also need separate review and approval.

Deb

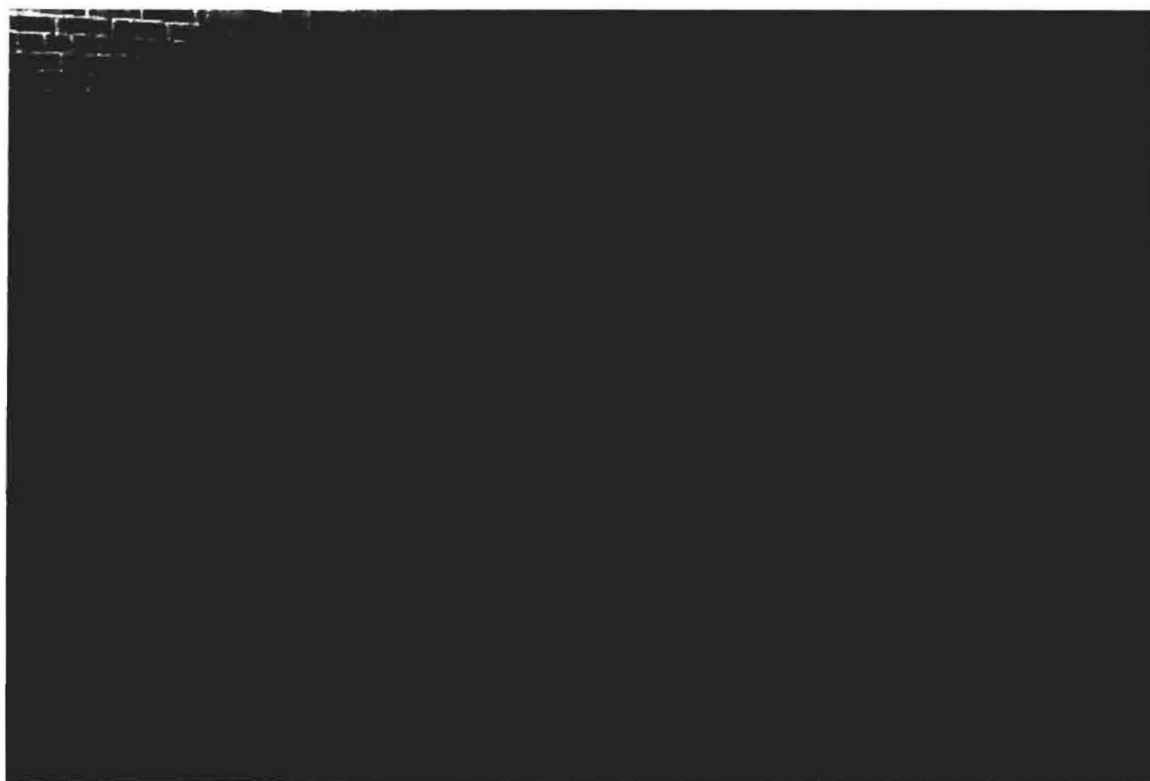
>>> "David Lloyd" <lloyd@archetypepa.com> 10/29/2009 8:02:48 AM >>>
Deb

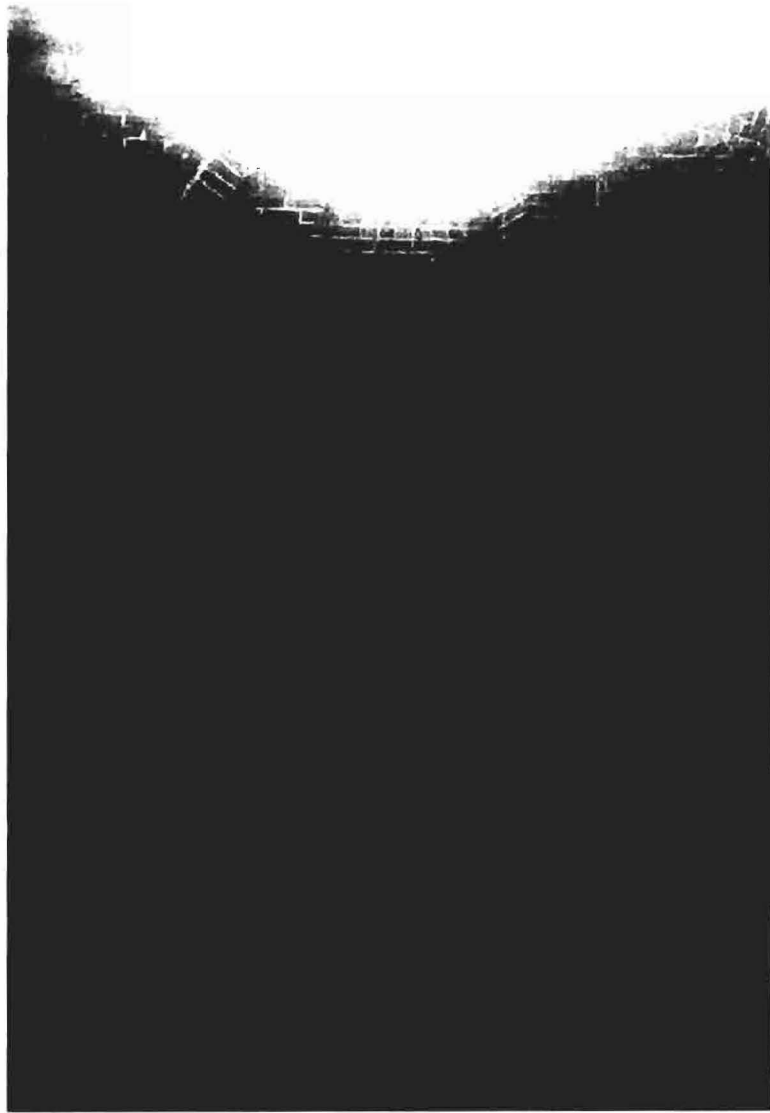
~~Attached are the approved elevations from 52 Wharf street with some minor changes that are~~
~~clouded.~~

Basically some door openings replaced with fixed glass and the storefront type glazing added on Union Street façade. If you remember this was the preferred look the board asked for but the owner at the time did not want to add.

~~Please let me know if this meets your approval~~





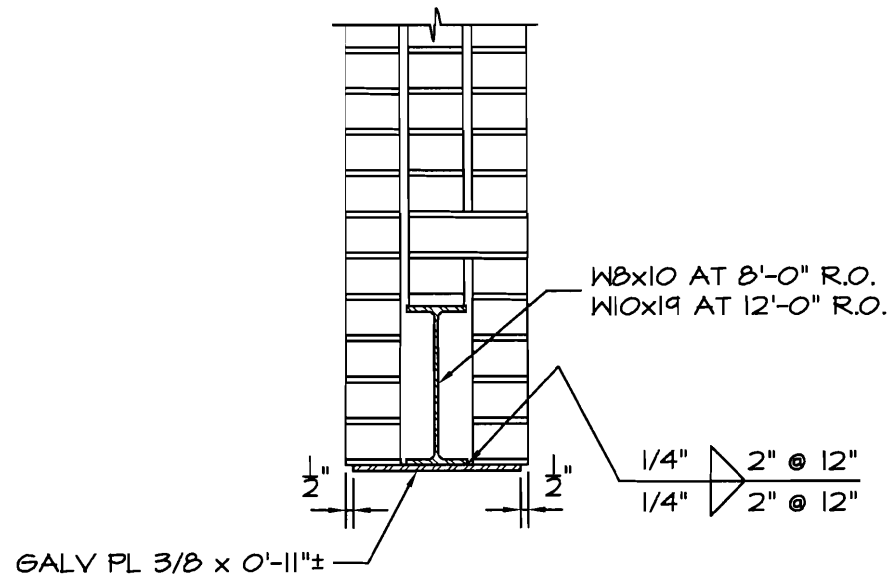












LINTEL SECTION

1"=1'-0"

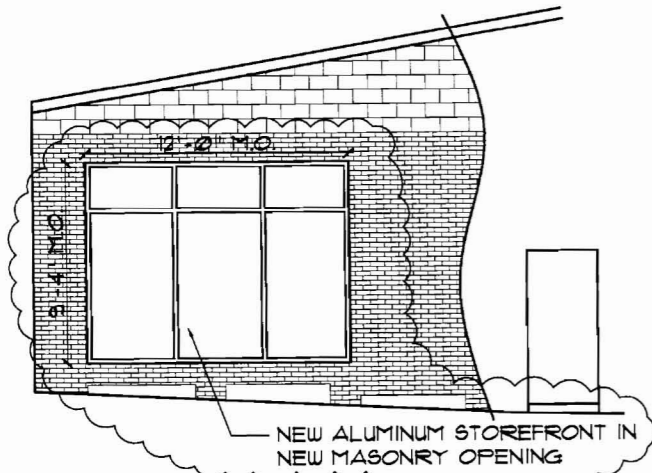
WIDE FLANGE BEAMS ASTM A-992.

PLATES ASTM A-36.

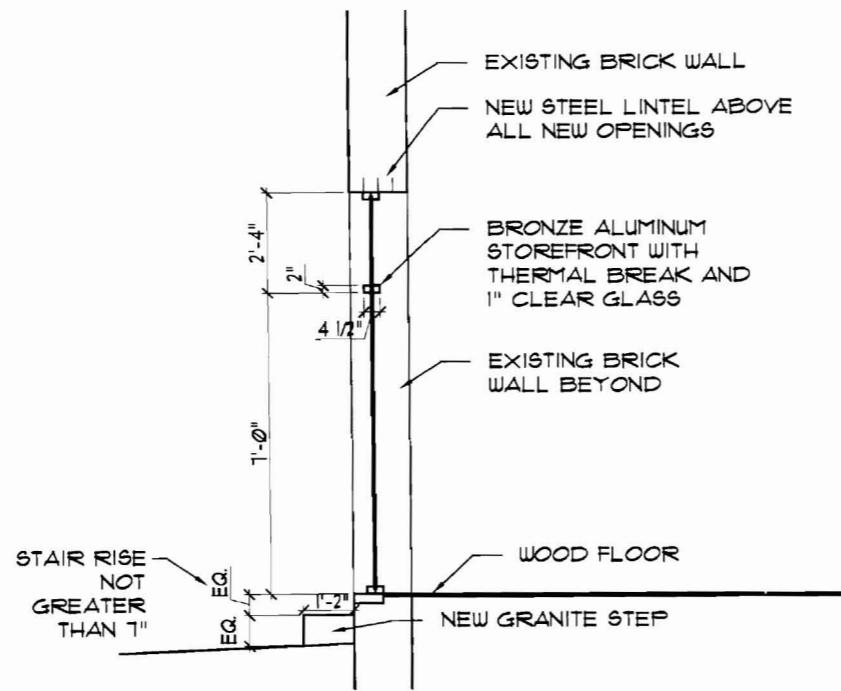
PROVIDE 6" BEARING AT BOTH ENDS.

INSTALL TEMPORARY SUPPORT FOR BRICK
BEARING WALL PRIOR TO CUTTING OPENINGS.

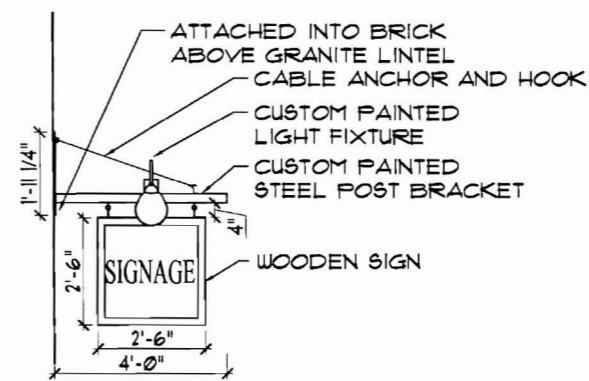
| date | revision number | | | STRUCTURAL |
|----------|-----------------|--|--|---|
| 01/07/09 | | <h2>WHARF STREET</h2> <hr/> WHARF STREET PORTLAND, ME | |  |
| | | | | S1 |



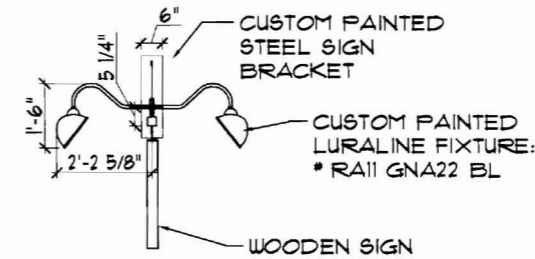
3 | NEW SIDE ELEVATION
SCALE: 1/4" = 1'-0"



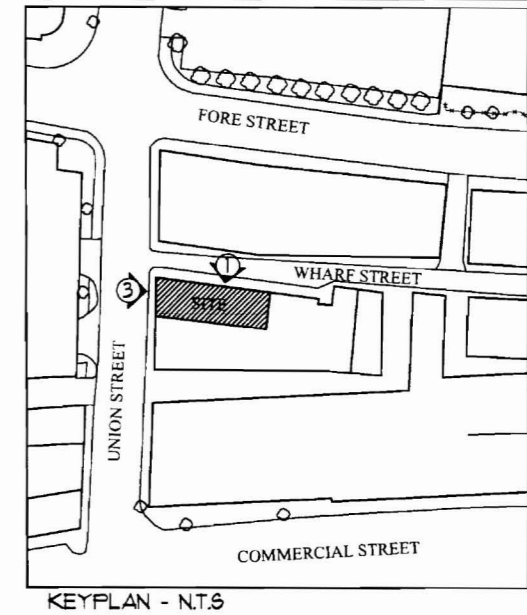
4 | NEW SIDE ELEVATION
SCALE: 1/2" = 1'-0"



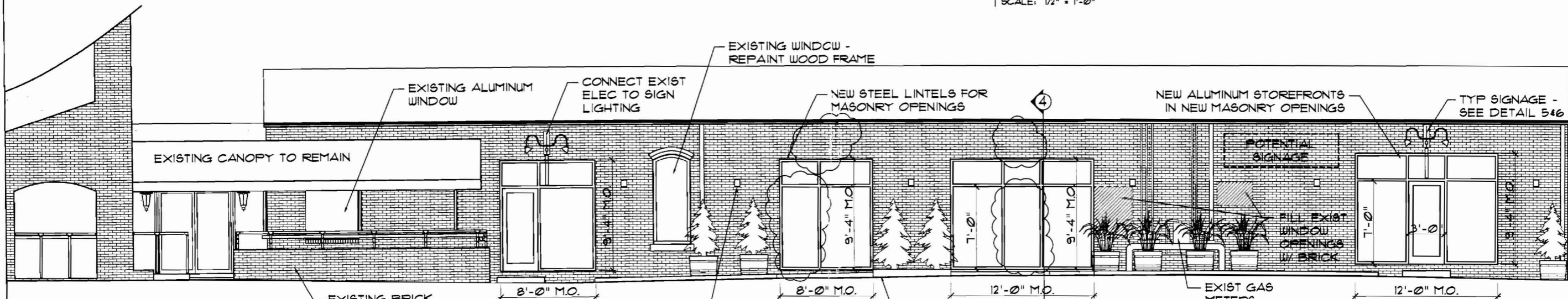
5 | SIGNAGE SIDE ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



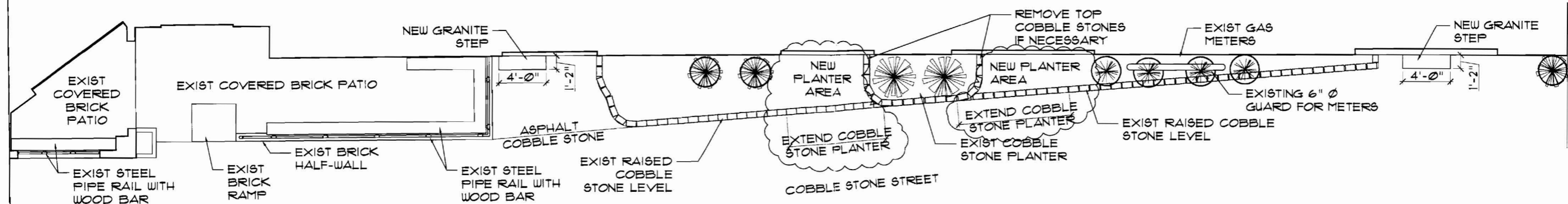
6 | SIGNAGE FRONT ELEVATION DETAIL
SCALE: 1/2" = 1'-0"



NOTE: CONTRACTOR TO CONTACT SCOTT HANSON AT CITY OF PORTLAND BEFORE ANY REPOINTING OF BRICK WORK



1 | PROPOSED ELEVATIONS
SCALE: 1/4" = 1'-0"



2 | PROPOSED PLAN
SCALE: 1/4" = 1'-0"

| | |
|---------------------|--|
| OWNER: | ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056 |
| Project: | 52 WHARF STREET 52 WHARF ST PORTLAND, ME |
| Date: | 7 JANUARY, 2009 |
| Scale: | AS NOTED |
| Revisions: | 10-28-09 |
| PROPOSED ELEVATIONS | |
| A-1 | |



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 50 WHARF ST

CBL 032 V014001

Issued to Old Port Retail Holdings Llc /Peter Kells

Date of Issue 06/18/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-1346, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

44-50 Wharf St
Entire Building

APPROVED OCCUPANCY

Commercial Restaurant
Use Group A-2
Type 3B
TEC 2003

Limiting Conditions:
OCCUPANT LOAD OF 200

This certificate supersedes
certificate issued

Approved:

6-18-10 *[Signature]*

(Date)

Inspector

[Signature]

Inspector of Buildings

Perry L. Hill

CAPT.

[Signature]

6/19/2010

Notice: This certificate certifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11.16 20 09

Received from

KIDD Mgmt

Location of Work

50 W. Main St

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total: 400

Building (1L)

Plumbing (1S)

Electrical (12)

Site Plan (U2)

Other

CBL:

32-U-14

Check #:

1074

Total Collected \$

400

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy