

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070370

PERMIT ISSUED
APR 30 2007
CITY OF PORTLAND

This is to certify that GREG'S PROPERTIES PORTLAND LLC (Elynn Z Construction)

has permission to Interior Fit-up to reconfigure interior space

AT 40 PORTLAND ST 033 1001001

provided that the person or persons performing or supervising the work accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 proceeds before this building or part thereof is closed 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 Boufe 4/27/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

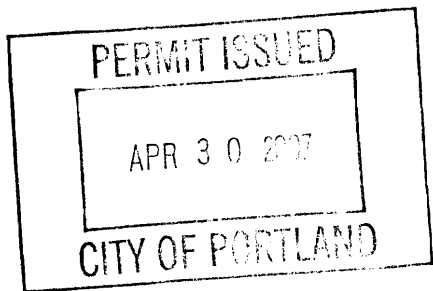
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0370	Issue Date:	CBL: 033 J001001
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Location of Construction: 40 PORTLAND ST		Owner Name: GREG'S PROPERTIES PORTST L		Owner Address: 26 VILLAGE BROOK RD		Phone:	
Business Name: BINGA'S WINGAS BURGERS &		Contractor Name: Flynn-Z Construction		Contractor Address: P O Box 2353 Scarborough		Phone 2078330306	
Lessee/Buyer's Name Alec Altman		Phone: 914-261-4440		Permit Type: Alterations - Commercial			Zone: B2b
Past Use: Commercial - "BINGA'S WINGAS BURGERS & DOGS"		Proposed Use: "BINGA'S WINGAS BURGERS & DOGS" - Interior Fit-up to reconfigure interior space		Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 1	
Proposed Project Description: Interior Fit-up to reconfigure interior space				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>A2</i> Type: <i>IBC-2003</i>	
				Signature: <i>Craig Cross</i>		Signature: <i>JMB 4/27/07</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: 04/06/2007	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>4/6/07 ABN</i>	Date: _____	Date: <i>ABN</i>

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: 07-0370	Date Applied For: 04/06/2007	CBL: 033 J001001
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Location of Construction: 40 PORTLAND ST	Owner Name: GREG'S PROPERTIES PORTST L	Owner Address: 26 VILLAGE BROOK RD	Phone:
Business Name: BINGA'S WINGAS BURGERS &	Contractor Name: Flynn-Z Construction	Contractor Address: P O Box 2353 Scarborough	Phone: (207) 833-0306
Lessee/Buyer's Name: Alec Altman	Phone: 914-261-4440	Permit Type: Alterations - Commercial	

Proposed Use: "BINGA'S WINGAS BURGERS & DOGS" - Interior Fit-up to reconfigure interior space	Proposed Project Description: Interior Fit-up to reconfigure interior space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/06/2007

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 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:** 04/27/2007

Note: **Ok to Issue:**

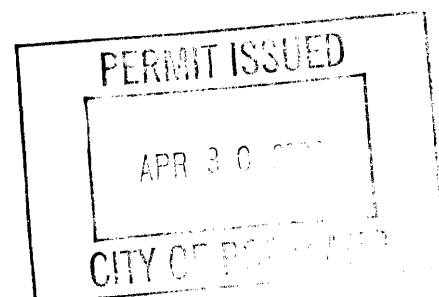
- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 04/10/2007

Note: **Ok to Issue:**

- 1) Alec to have plan reviewed by architec for compliance with NFPA 101

Comments: 4/17/2007-jmb: Spoke to Alec, he will submit more details on the construction and missing vestibule area 4/25/2007-jmb: Received new plan, left msg w/Alec for dimensions between doors in vestibule and door swings 4/27/2007-jmb: Alec called to state the vestibule was 10' x 10' and would meet ADA requirements and building code for door arrangement IBC Sec. 1008.1.7, ok to issue
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Jeanie

Binga's Wingas

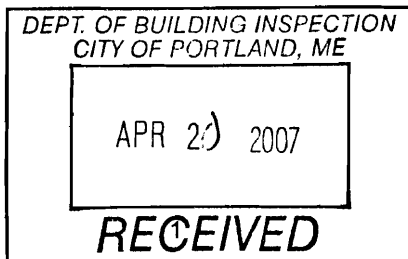
Memo

To: City Hall, Building Permits
From: Binga's Wingas
Date: 4/19/2007
Re: 40 Portland, Amendment to our previous application

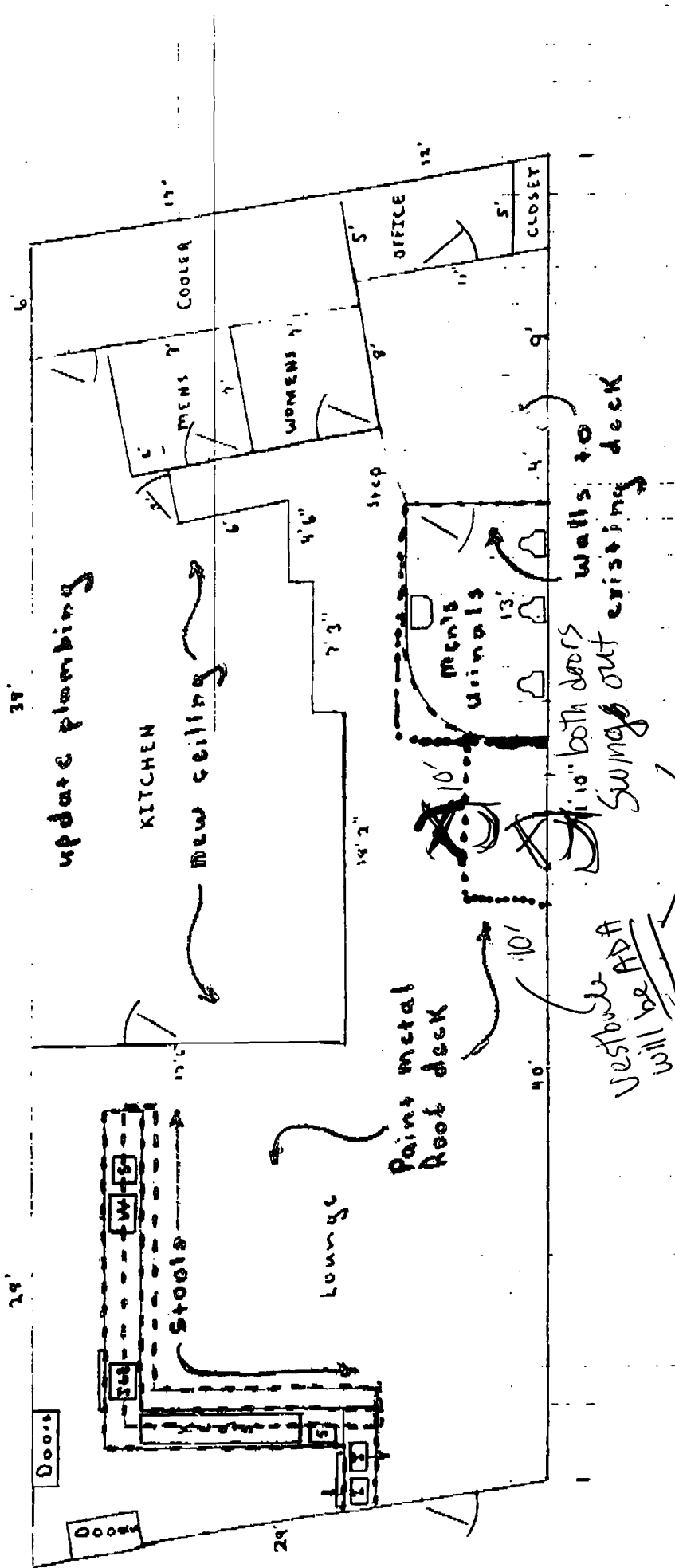
This additional sketches show a 3D rendering of the proposed vestibule and men's urinal room. The walls will be standard construction, 2x4s with normal sheet rock. On the interior walls of the men's room we plan on using blue moisture resistant sheet rock with an exterior layer of fiberglass FRP board two and a half feet high running around the interior wall.

The vestibule will share one wall with the new men's room. It will have one wall made out of wood studs and sheet rock, and the interior wall will be glass with a glass door centered in the middle. The vestibule will meet ADA handicap standards.

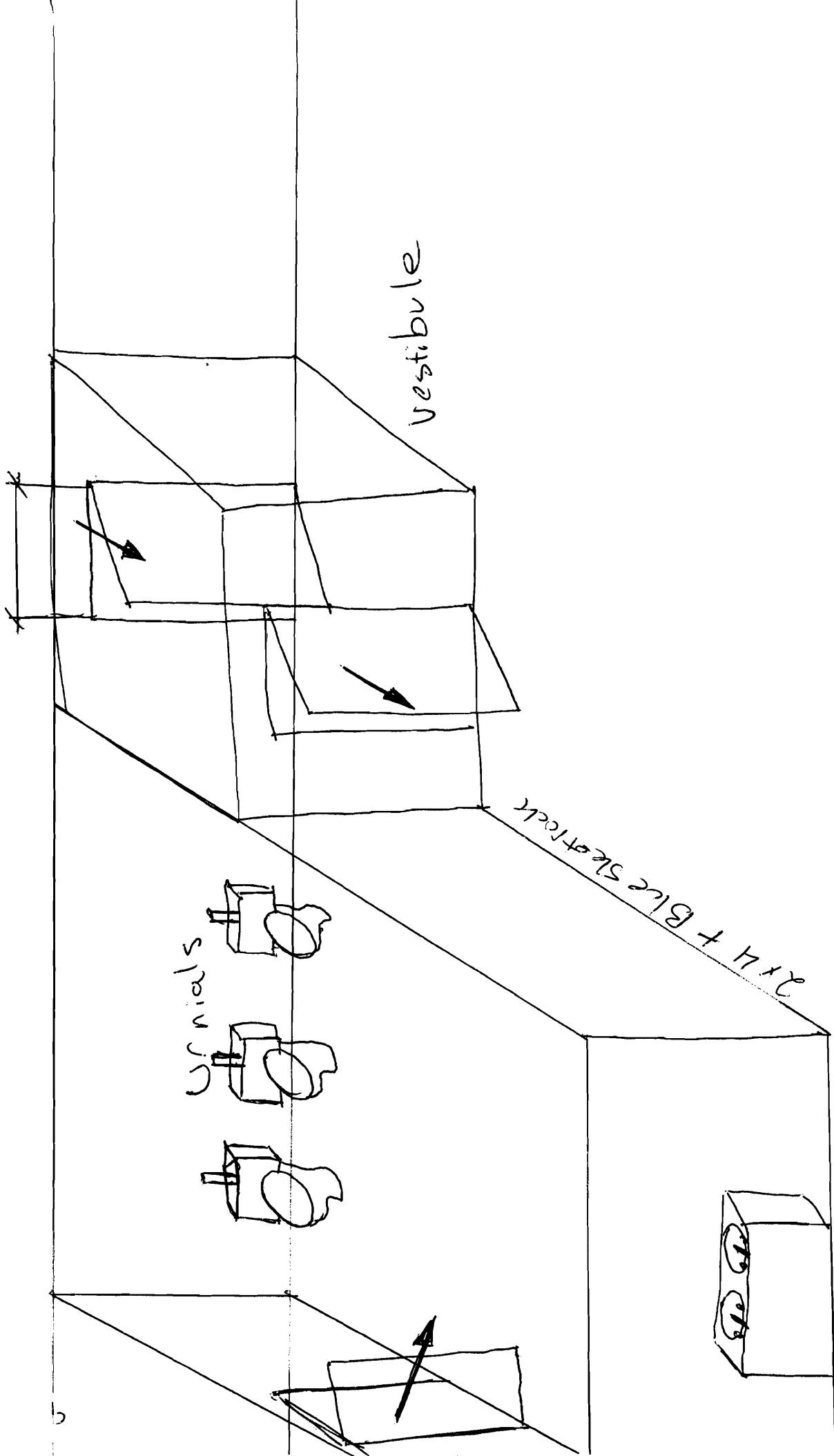
None of the work proposed is structural.



Remodel Existing Binga's



Per Alec 4/27/07



Vestibule

Urinals

2x11 + Blue Skatepark

874 8405 Greg Cass



General Building Permit Application

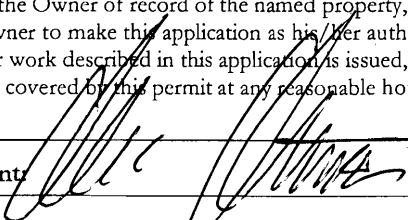
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>40 Portland Street</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>33 J 1</u>	Owner: <u>Greg's Properties</u>	Telephone: <u>(914) 261-4442</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Alec Altman</u> <u>26 Village Brook Rd</u> <u>Vermouth ME 04096</u>	Cost Of Work: \$ <u>40,000</u> Fee: \$ <u>420⁰⁰</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Restaurant -</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>See Attachment Interior Fit-up to ReConfigure Space -</u>		
Contractor's name, address & telephone: <u>Steve Flynn - Flynn-Z Construction</u> Who should we contact when the permit is ready: <u>Alec Altman</u> <u>-883-0306</u> Mailing address: _____ Phone: <u>(914) 261-4440</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant 	Date: <u>4/6/07</u>
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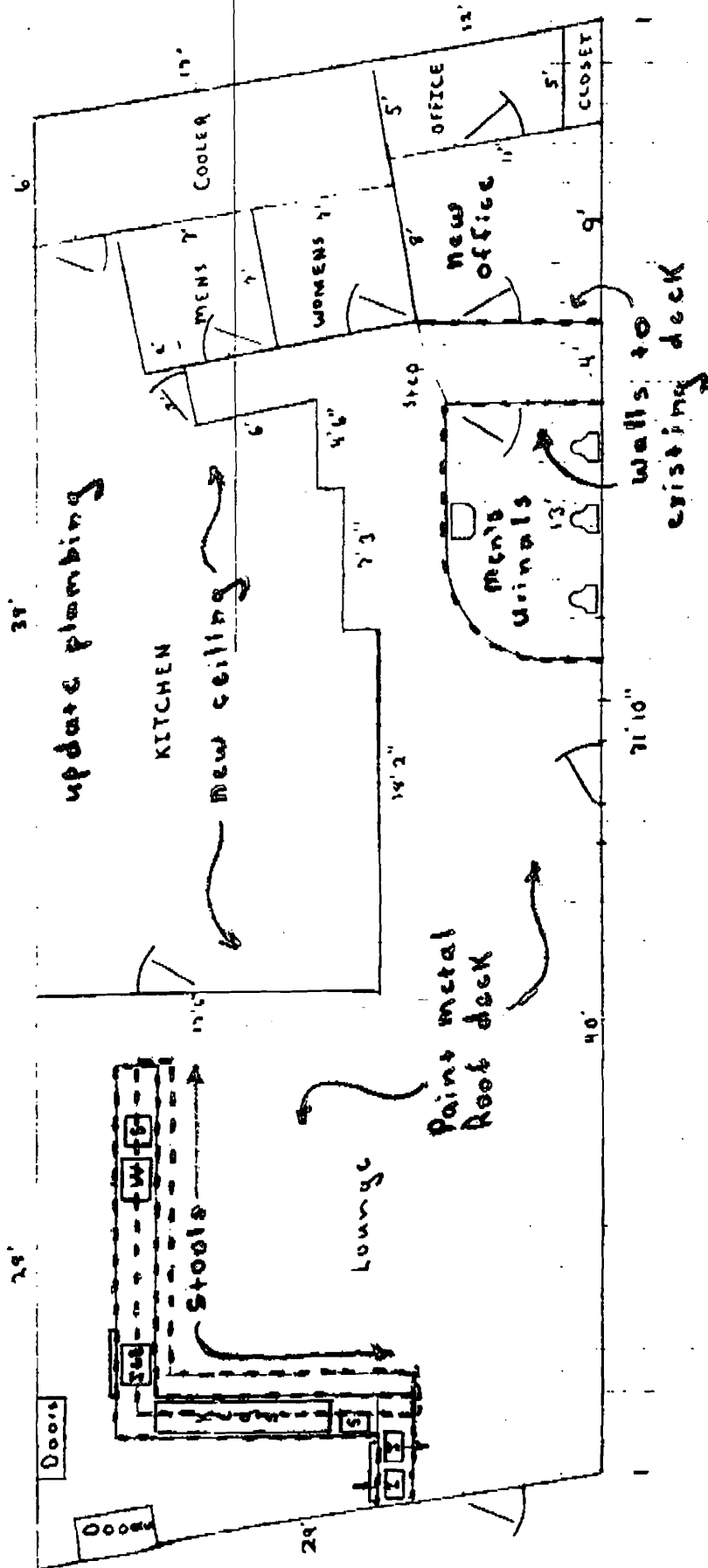
This is not a permit; you may not commence ANY work until the permit is issued.

Over the past winter the roof sustained penetrating water damage and on numerous occasions the two roof drains backed up. As a result we have sustained damage to the insulation, wiring, drop ceiling and sheet rock. This building has seen many businesses over the years, there are excess wires and material all through the roof. Repairs done by previous business have been minimalist and superficial. When we took over operations we made many improvements, but mostly to the kitchen. These current plans will address logistical inadequacies of the dining room, update the wiring, plumbing and address the water damage from the winter.

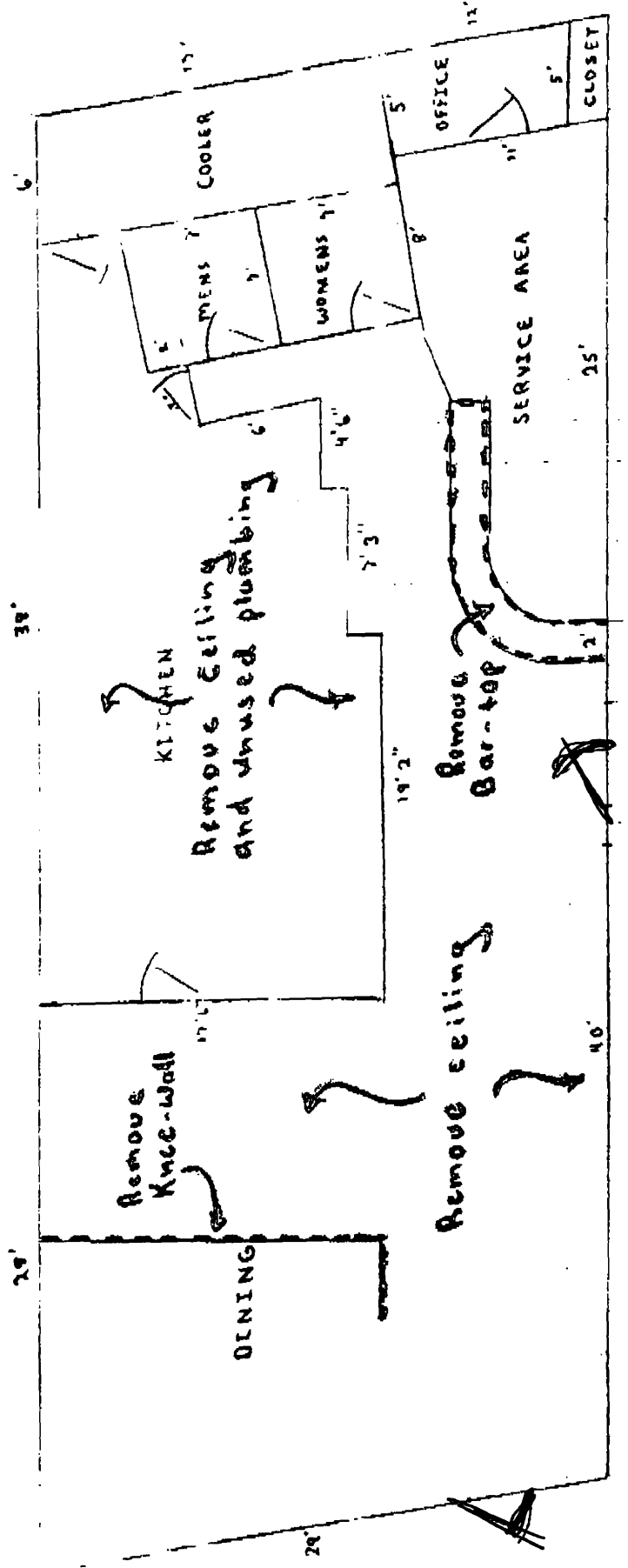
We want to fix it up, clean it up and reopen as the same business but with the updating it needs. Plumbing changes will include a sprinkler system, a new pump station (the old one has burned out), plumbing for the new bar and its fixtures, and a new urinal only men's bathroom where the old bar was. Electrical work will include the removal of old wiring, new track lighting, pendant lighting above the bar, and wiring for the bar outlets and dishwasher. Construction work will include the removal of the drop ceiling, half wall in the middle of the dining room and the old bar. We will replace it with a new bar in the dining room, a vestibule and the new Men's bathroom. In the location that we want to put the new Men's bathroom, plumbing and a half wall currently exist. We do not plan to do any structural work to the building.

Additionally, we plan to paint indoors and out, replace the floor and to install an exterior sign.

Remodel Existing Bungalows

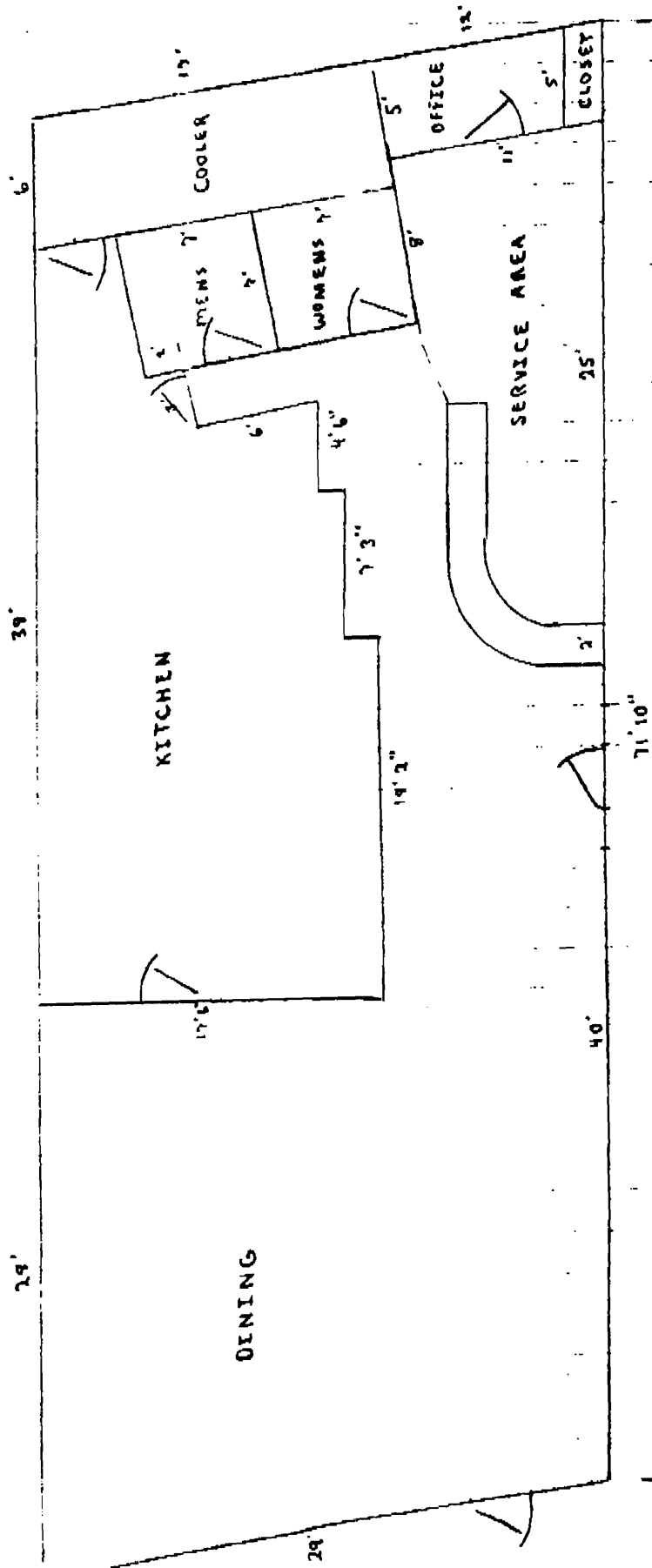


Demolition Interior
Existing Dinga's



Change 7'10"
SWIMS

Existing Binga's



NATURE SAVER™ FAX MEMO 01616

Date: 3-29-07 1st pages 3

To:	Alec
Co. Dept.:	
Phone #:	
Fax #:	347-8602
From:	Sue
Co.:	FLYNN-2
Phone #:	
Fax #:	