

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number: 081,196

This is to certify that LARKIN ROBERT /John Le
 has permission to Add Two 3'6" Partitions on St and 3'6" counter-topping into the Existing Kitchen (after the fact) & add bottl
 AT 84 PORTLAND ST 036 1001001

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 used-in. 2 HO 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. Craig Cass
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

Jamie Bowke 12/27/08
 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

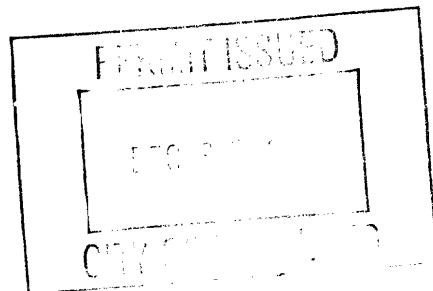
Permit No: 08-1196	Issue Date:	CBL: 036 1001001
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Location of Construction: 84 PORTLAND ST	Owner Name: LARKIN ROBERT	Owner Address: 2 COTTAGE RD	Phone: 207-767-4600
Business Name:	Contractor Name: John Leasure	Contractor Address: 6 Q street South Portland	Phone 2077674600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R2b/R6

Past Use: Commercial/Bubbas Sulky Lounge	Proposed Use: Commercial/Bubbas Sulky Lounge-- Add Two 3'6" Partitions on Stage and 3'6" Counter Opening into the Existing Kitchen (after the fact) & add bottle storage area in font left of building (after the fact)	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 1
Proposed Project Description: Add Two 3'6" Partitions on Stage and 3'6" Counter Opening into the Existing Kitchen (after the fact) & add bottle storage area in font left of building (after the fact)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>		INSPECTION: Use Group: <i>A-2</i> Type: <i>5B</i> <i>IBC-2003</i>
		Signature: <i>Greg Cass</i>		Signature: <i>AMB 12/30/08</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: lmd	Date Applied For: 09/22/2008	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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>10/21/08</i> <i>ABU</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 checked="" 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>ABU</i> Date: _____
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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

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.

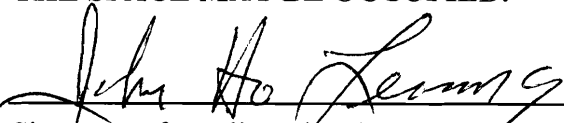
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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.



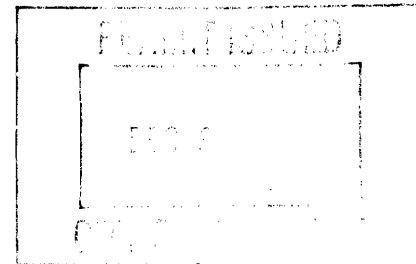
Signature of Applicant/Designee

12/30/08
Date



Signature of Inspections Official

12/30/08
Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1196	Date Applied For: 09/22/2008	CBL: 036 1001001
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Location of Construction: 84 PORTLAND ST	Owner Name: LARKIN ROBERT	Owner Address: 2 COTTAGE RD	Phone: 207-767-4600
Business Name:	Contractor Name: John Leasure	Contractor Address: 6 Q street South Portland	Phone: (207) 767-4600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/Bubbas Sulky Lounge--Add Two 3'6" Partitions on Stage and 3'6" Counter Opening into the Existing Kitchen (after the fact) & add bottle storage area in font left of building (after the fact)	Proposed Project Description: Add Two 3'6" Partitions on Stage and 3'6" Counter Opening into the Existing Kitchen (after the fact) & add bottle storage area in font left of building (after the fact)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/21/2008

Note: **Ok to Issue:**

- 1) 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:** 12/30/2008

Note: **Ok to Issue:**

- 1) The bottle storage area is being approved after the fact, the foundation construction is the sole responsibility of the property owner.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 10/21/2008

Note: **Ok to Issue:**

- 1) The occupant load shall be posted in each room or area.

Comments:

10/2/2008-amachado: Received sheet with construction details for the three partitions that were added without a permit. Also received cross section for the bottle storage area that was added. I spoke to John Leasure and told him that the bottle storage addition was not mentioned as part of the application and he needed to revise the application.

10/2/2008-amachado: Received fax from John Leasure adding bottle storage area to the permit application description.

10/3/2008-amachado: Planning has not received all the required information to meet the siteplan approval (2004-0221).

9/25/2008-amachado: Left vcm for John Leasure. Need details for how these partitions were built. Also need to permit the bottle storage area after the fact including all the construction details. Need to complete the requirements outlined in the September 2, 2008 letter sent to David Lourie for any permits to be issued.

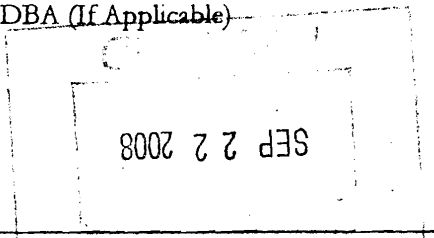
10/20/2008-amachado: Received approved stamped siteplan & letter from planning.

11/3/2008-jmb: John L. Came in and we discussed both permits...they will be issued together.



General Building Permit Application (ADDENDUM)

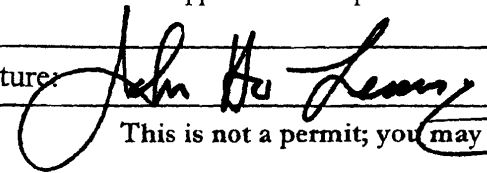
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 92 PORTLAND ST. ("BUBBA'S")		
Total Square Footage of Proposed Structure/Area EXISTING	Square Footage of Lot N.A.	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 36 I 1	Applicant *must be owner, Lessee or Buyer* Name ROBERT LARKIN Address 2 COTTAGE ROAD City, State & Zip SO. PORTLAND 04106	Telephone: 767.4600
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 500. C of O Fee: \$ — Total Fee: \$ 30.
Current legal use (i.e. single family) RESTAURANT/BAR	Number of Residential Units N.A.	
If vacant, what was the previous use?	_____	
Proposed Specific use:	_____	
Is property part of a subdivision? NO.	If yes, please name _____	
Project description: ADDED TWO 3'-6" WOOD PARTN'S ON STAGE, AND 3'-6" COUNTER & OPNG INTO EXIST KITCHEN! <small>- see fax from John Leasure 10/12/08</small>		
Contractor's name: OWNER	_____	
Address: _____	_____	
City, State & Zip _____	Telephone: _____	
Who should we contact when the permit is ready: JOHN LEASURE	Telephone: 767.4600	
Mailing address: SIX Q ST., SO. PORT., ME	_____	

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: 

Date: **9/18/08**

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

October 2, 2008

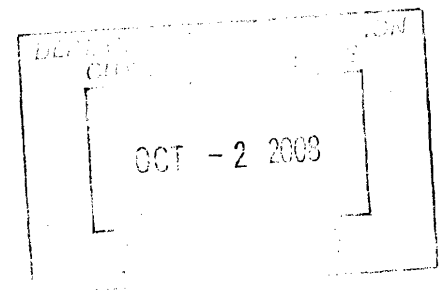
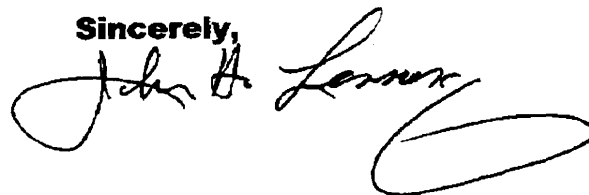
**To: Ms. Ann Machado
Portland Code Enforcement
City Hall, Portland, Maine
Fax: 874 8716**

**Re: Bubba's Lounge permit application
94 Portland St
Portland, Maine.**

Dear Ms. Machado,

**Please add to the project description for Permit number
08-1196 the BOTTLE STORAGE addition @ front of
building and include same as part of this permit
application.**

Sincerely,



JOHN H. LEASURE ARCHITECT, INC.

SIX Q STREET
SOUTH PORTLAND, MAINE 04106
207-767-4600

September 2, 2008

7 copies.
*Stamped site plan by planning of hand
parking layout etc.

David Lourie, Esq.
189 Spurwink Avenue
Cape Elizabeth, ME 04107-9604

Re: Bubba's Sulky Lounge

Dear Attorney Lourie:

City staff from Building Inspections and Planning got together to discuss the outstanding issues related to Bubba's Sulky Lounge in order to document those issues in one letter. I know you have been working with Barbara Barhydt in Planning on site issues. Jon Rioux has been dealing with building issues. Ann Machado has been dealing with zoning requirements. Below is a list of items that must be addressed prior to the lifting of the posting for the rear of Bubba's building.

Site Plan Issues

The stormwater issues have been addressed and are satisfactory to the City. The sewer capacity letter has been submitted. Barbara Barhydt has reviewed the photometric plan submitted for the site. She will waive the requirements regarding the maximum light levels under the rear parking lot lights as shown on the site plan as the increased levels shown are minimal. The striping of the parking lot still needs to be addressed.

Checked w/
Barbara
9/25/08

The Planning Department will not hold up occupancy of the rear of the building if the following conditions are met:

- 1. The City is provided with a letter from CMP identifying the lights to be removed from their poles. These lights are as shown on the attached. We understand CMP will place this project on its work order list and there may be a delay in the actual removal. As a result, the City will accept the letter from CMP indicating their intent to remove the lights.
- 2. Because the parking lot paving/striping is not complete, we will require the posting of a performance guarantee to cover this work. Please submit a cost estimate for the remaining site work and either a performance guarantee or escrow account must be established to cover the remaining work. The performance guarantee for the stormwater work has been reduced to a defect guarantee. The packet for performance guarantees is attached for your use. If your client chooses, we can convert that guarantee to cover cost of the remaining site work and increase the funding level to match the pending work. I enclose an authorization for conversion if your client chooses to execute the same.

Zoning Issues

A change of use application must be submitted which requests a change of use of the rear portion of the property from a storage area to a lounge use. — on hold on h1 card. has met want site plan from planning.

Building Inspection Issues

There are two issues which need to be addressed before the building inspections department can sign off on the rear portion of the building. First, the front portion of the building (near the front entrance) was enclosed without having received a building permit. An after the fact building permit must be submitted for this area.

yes 10/2/10
complete

Also, there was half wall framing and electrical work around the kitchen area that was never permitted. An after the fact electrical/building permit must be submitted.

yes that
is complete

Please note a master electrician will need to sign off on the electrical work that was installed without a permit

yes
complete.

Once the City has received the above we will be in a position to allow occupancy of the rear portion of the building.

Thank you for your time and attention.

Sincerely,

Penny Littell

Cc: Jon Rioux
Barbara Barhydt
Ann Machado

O:\PLAN\Penny\Letters\Lourie Letter 090208.doc

From: Barbara Barhydt
To: Machado, Ann
Date: 10/2/2008 3:58:50 PM
Subject: Re: Final Approved siteplan for Bubba's

David Lourie said he was going to be submitting information for me regarding the lighting. I do not have final plans.

Barbara

>>> Ann Machado Thursday, October 02, 2008 3:30 PM >>>
Barbara -

Have you received a final siteplan for Bubba's that shows the addition of the bottle storage area and the final parking configuration that has been approved?

I have two permits that I can't move forward until I get the final approved siteplan.

Thanks, Ann

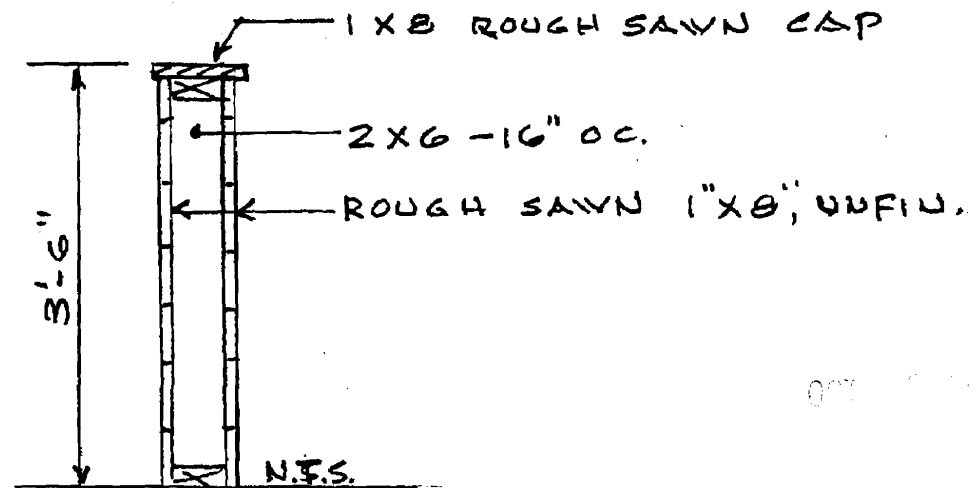
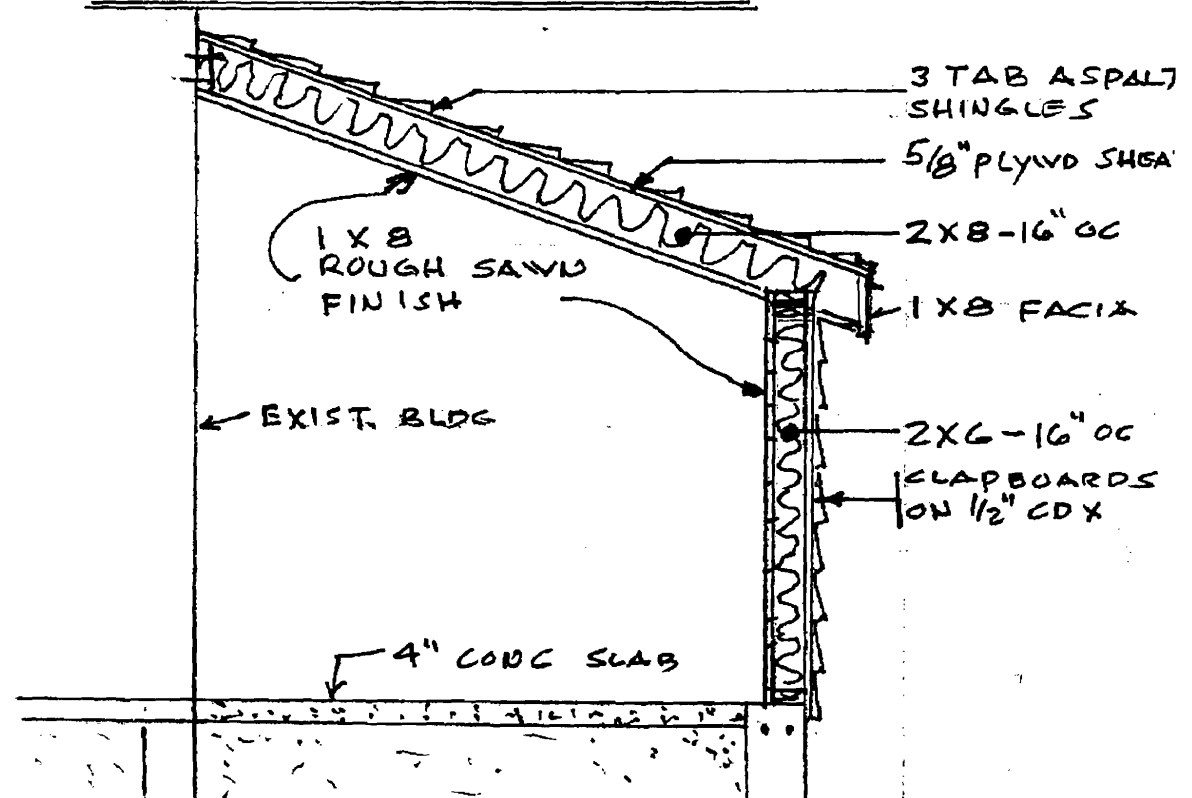


OCT 2, 2008

FAX 874.8716

TO: ANN MACHADO / JEANNIE BOURKE

RE: SECTION THRU LATER ADDITIONS TO
 → BUBBA'S LOUNGE @
 92 PORTLAND, ST -
 (NEW PERMIT APPLIED FOR!)

SECTION @ STAGE ELEV.SECT. THRU FRONT PLANTER ENCLOSURE N.T.S.**JOHN H. LEASURE ARCHITECT, INC.**

SIX Q STREET
 SOUTH PORTLAND, MAINE 04106
 207-767-4600

