



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 7-13 Brown Street

Issued to Ken Ng

Date of Issue Dec. 16, 1981

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. 81/505, 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

APPROVED OCCUPANCY

Limiting Conditions: Basement, 1st, 2nd Floors Only

Restaurant

This certificate supersedes
certificate issued

Approved:

12-16-81
(Date)

Inspector

Michael Collins
Inspector of Buildings

Notice: This certificate identifies 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.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, .. May 19, 1981

JUN 10 1981

505

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE.

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 7-13 Brown St. Fire District #1 #2

1. Owner's name and address . Ken Ng - 608 Congress Street Telephone # 774-0800

2. Lessee's name and address Telephone

3. Contractor's name and address OWNER Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building restaurant No. families

Last use tv repair shop No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Fee, pd 46.00

Estimated contractual cost \$ 10,000. ch of use 15.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION 61.00

This application is for @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To change use from tv repair shop to restaurant, alterations as per plans. 1 sheet of plans. 1st floor only. Stamp of Special Conditions

Walter will deliver permit.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone # 444

1 2 3 4



CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT
BUILDING INSPECTION DIVISION

June 9, 1981

Ken Ng
608 Congress Street
Portland, Maine 04101

Re: 7-13 Brown Street

Dear Mr. Ng:

Your permit application to change the use from repair shop to restaurant, at the above named address, is hereby approved subject to the following conditions:

1. Sprinkler protection shall be provided above and below suspended ceilings in accordance with NFPA #13.
4. Internally lit exit signs and emergency lighting shall be provided for all exits and paths to reach same.
10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
11. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
12. The sprinkler system shall be tested and certified to be operative. Proof of this requirement shall be furnished to this office.
15. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least two hour including fire door with self closers.
17. An approved manual fire alarm system shall be provided with pull stations at each exit, on each floor, connected to horn and flashing light sounding devices placed throughout as required.
21. The kitchen area shall be separated from all other areas with construction having a fire rating of at least one hour, including ~~fire doors~~ with self-closers.

*Not Required
under this permit*

(2)

7-13 Brown Street

June 9, 1981

If I may be of any further assistance, please feel free to contact me at 775-5451, extension 350.

Yours truly,

Walter W. Hilton
Chief of Inspection Services

WWH/jmr



APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 21 1981

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 694

ZONING LOCATION PORTLAND, MAINE, July 17, 1981

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 7-13 Brown St. Fire District #1 , #2

1. Owner's name and address Ken Ng 608 Congress St. Telephone 774-2030

2. Lessee's name and address Telephone

3. Contractor's name and address owner Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building Restaurant No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Fee \$ 35

Estimated contractual cost \$ 5,000

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To construct 15'6" x 66'6" x 31' addition

Dwelling Ext. 234 to existing bldg. as per plan

Garage

Masonry Bldg.

Metal Bldg. Stamp of Special Conditions

Alterations

Demolitions

Change of Use

Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of tree on a public street?

ZONING:

BUILDING CODE: Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed? Yes

Others:

Signature of Applicant Ken Ng Phone #

Type Name of above Ken Ng 1 2 3 4

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0890	Issue Date:	CBL: 037 I007001
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Location of Construction: 11 BROWN ST	Owner Name: OLD PORT HOLDING CO LLC M	Owner Address: 200 GRIFFIN RD STE 1	Phone: 207-774-9398
Business Name:	Contractor Name: Margaritas Management Group	Contractor Address: 200 Griffin Park, Suite 1 Portsmouth	Phone: 6034308105
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

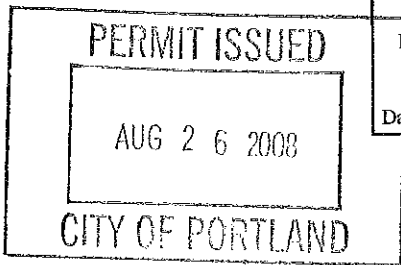
Past Use: Commercial Restaurant/Margaritas	Proposed Use: Commercial Restaurant/Margaritas - Interior Alterations to include Replacing Kitchen Floor, Installing New Fire Door.	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>NO DETAILS FOR DOOR.</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>IBC-2003</i>	

Proposed Project Description:
Interior Alterations to include Replacing Kitchen Floor, Installing New Fire Door.

Signature: *Greg Cuss* Signature: *JMB 8/26/08*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: lmd	Date Applied For: 07/21/2008	Zoning Approval		
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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	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	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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 7/23/08</i> Date: _____	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 Application

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

Permit No: 08-1275	Issue Date:	CBL: 037 1007001
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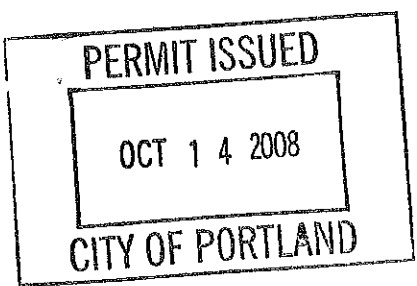
Location of Construction: 11 BROWN ST	Owner Name: OLD PORT HOLDING CO LLC M	Owner Address: 200 GRIFFIN RD STE 1	Phone:
Business Name:	Contractor Name: Tiger Hartman	Contractor Address: 70 Champlin Ridge Rochester	Phone 6038282011
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: 63

Past Use: Commercial - "Margarita's"	Proposed Use: Commercial - "Margarita's" - Drop 4 sprinkler heads below ceiling 2nd fl baths/hall, install (2) 90 min steel fire doors, replace fire damaged ceiling tiles	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: A2 Type: IBL-2003	

Proposed Project Description: Drop 4 sprinkler heads below ceiling 2nd fl baths/hall, install (2) 90 min steel fire doors, replace fire damaged ceiling tiles	Signature: <i>Gregory</i>	Signature: <i>JMB 10/14/08</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: 10/09/2008	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>JMB 10/10/08</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 Date: <i>JMB</i>
	<i>ALL Interior work</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