

## Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. [REDACTED] - [REDACTED] Fax [REDACTED] - [REDACTED]



## TENANT LAYOUT PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO. TL2200133



Date: 06/30/2022

Address of Project: <b>635 WHARF ST SW 1ST FL</b>	Zone:	Ward:	Square:	Suffix:	Lot:
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## Description Of Work:

Tenant layout for first time restaurant tenant on part of 1st floor, 7235 sq.ft. to include mechanical, electrical, plumbing, storefront modifications. 1st floor 194 seats, 266 occ load.

Two outdoor seating areas on private property: Summer Garden patio with umbrellas adjacent to storefront, 1270sqft, 78 seats, 85 occ load. Additional Summer Garden Bar and Seating with canopy structure, 517sqft, 40 seats, 74 occ load.

Permission Is Hereby Granted To: <b>Wharf Phase 3 Condo Owner LLC</b>	Owner Address: <b>690 WATER ST SW WASHINGTON, DC 20024-2422</b>	PERMIT FEE: <b>\$10,330.00</b>
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Permit Type: <b>Construction</b>	Existing Use of Tenant <b>Mixed Use (Specify)</b>	Proposed Use of Tenant Space <b>Restaurants - A-2</b>	Building Construction Type <b>Type I - Fire-Resistive Non-co</b>	Plans: <b>Yes</b>
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Agent Name: <b>Joe Spinelli</b>	Agent Address:	Existing Dwell Units:	Proposed Dwell Units:	No. of Stories: <b>12</b>	Floor Location of Tenant: <b>1st</b>
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## Conditions/ Restrictions:

This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.

All Construction Done According To The Current Building Codes And Zoning Regulations;

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

Director: <b>Ernest Chrappah</b>	Permit Clerk <b>SESTRADA</b>	Expiration Date: <b>06/30/2023</b>
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TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT [REDACTED]

To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL [REDACTED]

Call Miss Utility at 811 or [REDACTED] at least 48 Hours prior to excavation to obtain a ticket. <http://www.missutility.net/wshingtondc/dcstatelaw.asp>

ZONING COMMISSION

District of Columbia

CASE NO.11-03N

EXHIBIT NO.3M

**Department of Buildings**

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. [REDACTED]

**TENANT LAYOUT PERMIT**THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE  
ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED**PERMIT NO.** TL2300042

Date: 01/25/2023

Address of Project: <b>635 WHARF ST SW 1ST FL</b>	Zone:	Ward:	Square:	Suffix:	Lot:
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**Description Of Work:**

Revision to permit TL2200133 to address kitchen equipment changes and changes to the exterior summer garden bar and seating area layout and its canopy structure. No change in seating count or occupancy load.

Permission Is Hereby Granted To: <b>Wharf Phase 3 Condo Owner LLC</b>	Owner Address: <b>690 WATER ST SW WASHINGTON, DC 20024-2422</b>	PERMIT FEE: <b>\$2,536.30</b>
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Permit Type: <b>Construction</b>	Existing Use of Tenant <b>Mixed Use (Specify)</b>	Proposed Use of Tenant Space <b>Restaurants - A-2</b>	Building Construction Type <b>Type I - Fire-Resistive Non-co</b>	Plans: <b>Yes</b>
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Agent Name: <b>Joe Spinelli</b>	Agent Address:	Existing Dwell Units:	Proposed Dwell Units:	No. of Stories: <b>12</b>	Floor Location of Tenant: <b>1st</b>
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**Conditions/ Restrictions:**

This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.

All Construction Done According To The Current Building Codes And Zoning Regulations;

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

Acting Director: <b>Ernest Chrappah</b>	<i>Ernest Chrappah</i>	Permit Clerk <b>Sara Estrada</b>	Expiration Date: <b>01/25/2024</b>
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TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT [REDACTED]

To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL [REDACTED]

Call Miss Utility at 811 or [REDACTED] at least 48 Hours prior to excavation to obtain a ticket. <http://www.missutility.net/wshingtondc/dcstatelaw.asp>

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## Department of Buildings

## Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 671 - 3500



THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE  
ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO.: B2310006



Issue Date: 4/8/2024

Expiration Date: 04/08/2025

Address of Project: <b>635 WHARF ST SW</b>	Zone: <b>MU-12</b>	Ward: <b>6</b>	Square: <b>0473</b>	Suffix: <b></b>	Lot: <b>0881</b>
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## Permit Restrictions:

Permission Is Hereby Granted To: <b>Wharf Phase 3 Condo Owner LLC</b>	Owner Address: <b>690 WATER ST SW WASHINGTON, DC 20024</b>	<b>PERMIT FEE:</b> <b>\$4,016.10</b>
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Permit Type: <b>Alteration and Repair</b>	Existing Use: <b>Restaurants - A-2</b>	Proposed Use: <b>Restaurants - A-2</b>	Building Construction Type: <b>TYPE II - Non-Combustible Construction</b>	Floor(s): <b>1</b>
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Agent Name / Address: <b>Bob Bironak 401 Hampton Park Blvd Capitol Heights, MD 20748</b>	Contractor Name / Address : <b>ART DISPLAY CO INC. 401 HAMPTON PARK BLVD CAPITOL HEIGHTS, MD 20743</b>	Existing Dwell Units: <b>0</b>	Proposed Dwell Units: <b>0</b>	No. of Stories: <b>1</b>
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**Description Of Work:** Commission of Fine Arts jurisdiction area

One freestanding canopy over approved outdoor dining area permit # TL230042

## Conditions/ Restrictions:

**This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.**

As a condition to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property to inspect all work authorized by this permit, and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or

**If this permit was issued to a building built before 1978, it is subject to full compliance with the Lead-Hazard Prevention and Elimination Act, its associated regulations, and the EPA Lead Renovation, Repair and Painting Rule. To determine how to comply, visit the Department of Energy and Environment's Lead-Safe and Healthy Housing Division website at <https://doee.dc.gov/service/environmental-applications-licenses-and-permits> or contact them at (202) 535-2600 prior to beginning work under the permit. For more information on how to comply with EPA visit <https://www.epa.gov/lead>.**

**Brian J. Hanlon, AIA LEED AP®** *Brian J. Hanlon*  
Director

Permit Clerk **TCARRINGTON**

DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General 202-727-0267 or 1-800 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to t information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases.

To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557

Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. [www.missutility.net/wshingtondc/dcstatelaw.asp](http://www.missutility.net/wshingtondc/dcstatelaw.asp)