

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

# PERMIT ISSUED

Permit Number: 00089

Please Read Application And Notes, If Any, Attached

This is to certify that 28 MONUMENT SQUARE LLC Market LLC/William

has permission to Enclose commercial kitchen per State Dept. Agriculture & create room from open space next to kitchen

FEB - 1 2010

AT 27 MONUMENT SQ Lower Level CB# 027 F002004

City of Portland

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 lathed or otherwise covered-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. Gauthier

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Amie Bank* 2/1/10  
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: 10-0080	Issue Date:	CBL: 027 F002004
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Location of Construction: 27 MONUMENT SQ Lower Level	Owner Name: 28 MONUMENT SQUARE LLC	Owner Address: 22 MONUMENT SQ	Phone:
Business Name:	Contractor Name: Market Vendor LLC /William Millik	Contractor Address: 28 Monument Square Portland	Phone: 2076323247
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Public Market	Proposed Use: Commercial - Public Market- Enclose commercial kitchen per State Dept of Agriculture & create room from open space next to kitchen	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: <i>M/A/R</i> Use Group: <i>M/A/R</i> Type: <i>3B</i> <i>IBC-2003</i>	

Proposed Project Description: Enclose commercial kitchen per State Dept of Agriculture & create room from open space next to kitchen	Signature: <i>(Signature)</i>	Signature: <i>(Signature) 2/1/10</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: 01/26/2010	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>required for the use of the new space</i> <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>5/12/10</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 Date: <i>Any ext. work requires review &amp; approval</i>
	<p><b>PERMIT ISSUED</b></p> <p>FEB - 1 2010</p> <p>City of Portland</p>		

**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

<b>Permit No:</b> 10-0080	<b>Date Applied For:</b> 01/26/2010	<b>CBL:</b> 027 F002004
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<b>Location of Construction:</b> 27 MONUMENT SQ Lower Level	<b>Owner Name:</b> 28 MONUMENT SQUARE LLC	<b>Owner Address:</b> 22 MONUMENT SQ	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Market Vendor LLC /William Millik	<b>Contractor Address:</b> 28 Monument Square Portland	<b>Phone:</b> (207) 632-3247
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Public Market- Enclose commercial kitchen per State Dept of Agriculture & create room from open space next to kitchen	<b>Proposed Project Description:</b> Enclose commercial kitchen per State Dept of Agriculture & create room from open space next to kitchen
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/28/2010

**Note:** **Ok to Issue:**

- 1) A separate permit is required for the use of the new space that is being proposed. The permit shall be for a use/tenant fit-up permit.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** 02/01/2010

**Note:** **Ok to Issue:**

- 1) 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.
- 2) 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 Keith Gautreau      **Approval Date:** 01/29/2010

**Note:** **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) Two means of egress are required from every story. "State Law Title 25 ~ 2453"

**Comments:**

1/28/2010-mes: spoke with the contractor and asked him about the use of the new area - to be leased for a separate food prep - It is a condition of this permit for the leasee to apply for a separate use/tenant fit-up permit for this area.

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City of Portland

**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.**

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

  X   **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.**

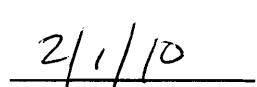
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee



\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



\_\_\_\_\_  
Date

PERMIT ISSUED

FEB - 1 2010

City of Portland



# 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>28 Monument Square, PORTLAND</u> <u>LOW<sup>2</sup>V Level</u>		
Total Square Footage of Proposed Structure/Area <u>400 SQ. FT.</u>		Square Footage of Lot <u>2,700 SQ. FT.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>027    Food    004</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Market Vendors, LLC</u> Address <u>28 Monument Square</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>(207)</u> <u>632-3247</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>28 Monument Square, LLC</u> Address <u>22 Monument Square</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of \$ Work: \$ <u>1,500<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>40<sup>00</sup></u>
Current legal use (i.e. single family) <u>public market / food prep</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>public market / food prep</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Building of several walls to enclose commercial kitchen per recommendation of state Dept. of Agriculture and create ROOM from open space next to kitchen. All work non-structural</u>		
Contractor's name: <u>SELF / Market Vendors, LLC</u> Address: <u>28 Monument Square</u> <u>632-3247</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>(207) 632-3247</u> Who should we contact when the permit is ready: <u>William M. Ilken</u> Telephone: <u>same</u> Mailing address: <u>28 Monument Square, Portland ME 04101</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](http://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: William M. Ilken Date: 1/26/10

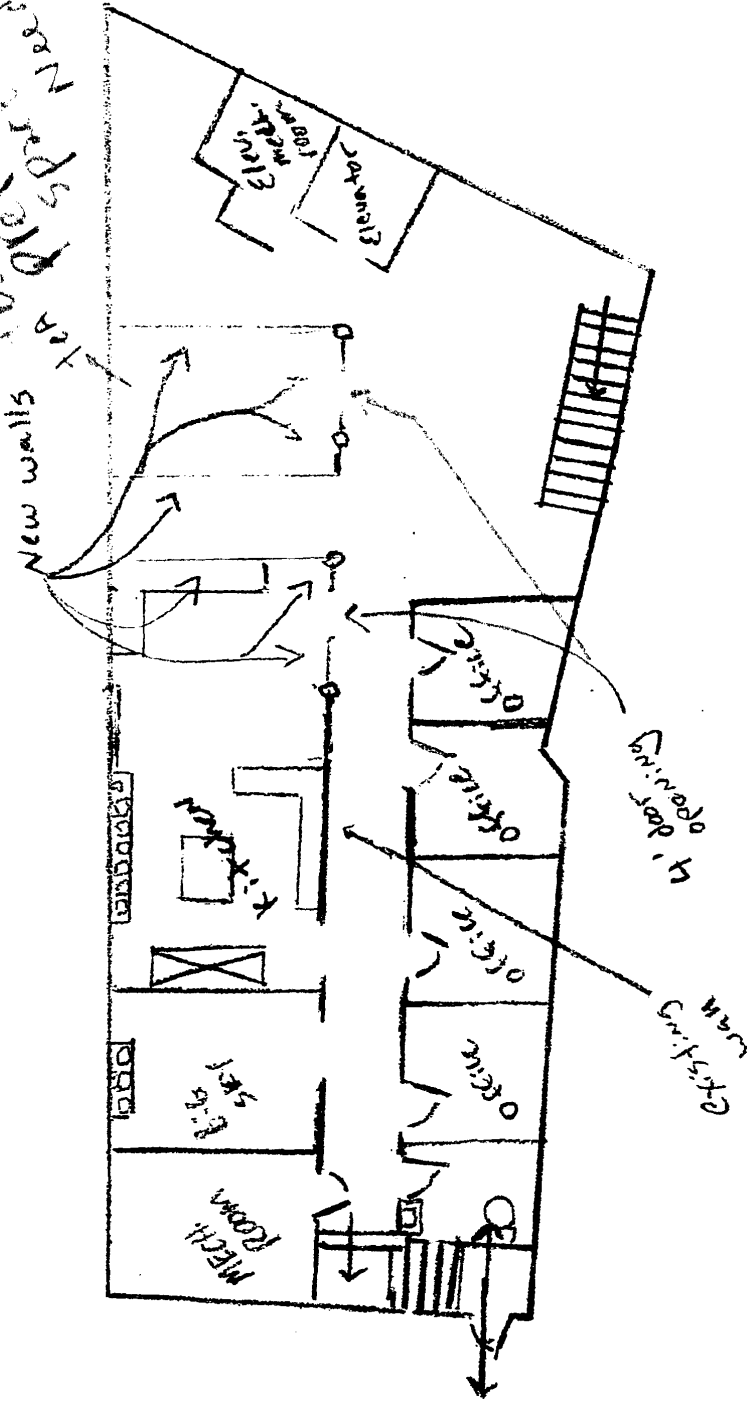
**This is not a permit; you may not commence ANY work until the permit is issue**

# 28 Monument Square

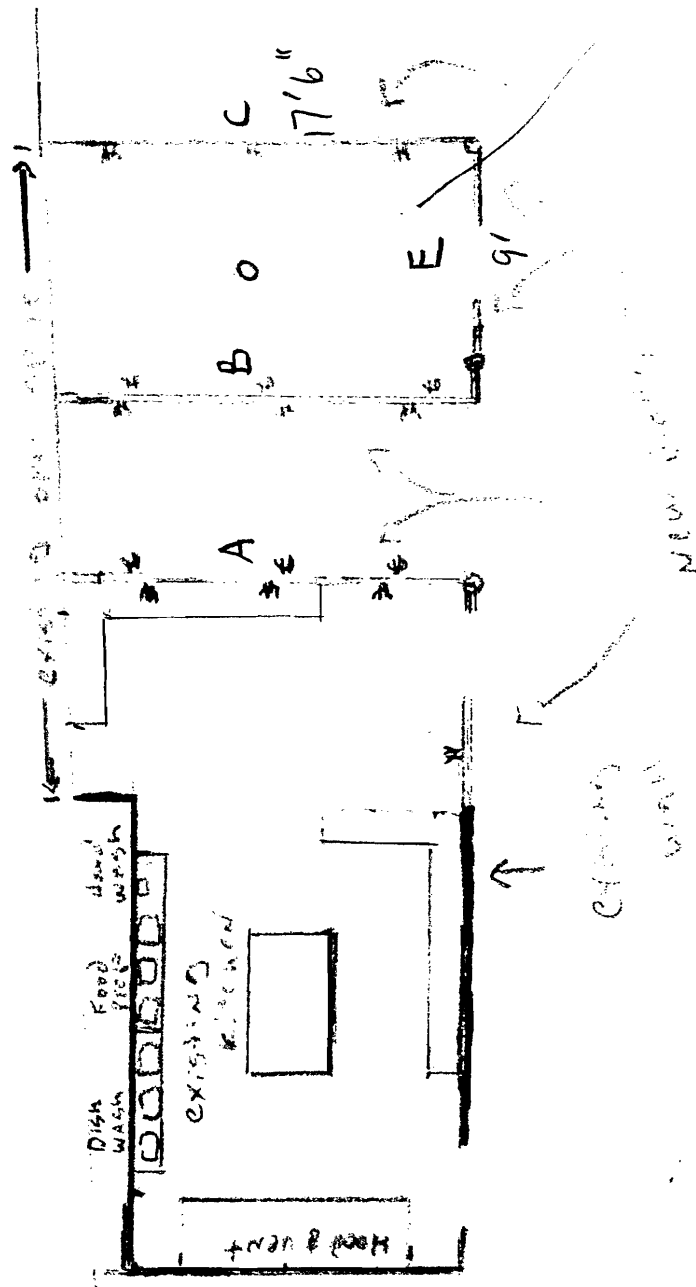
Lower level

Jan. 21, 2010

Top level New walls  
for a  
top level



MARKET VENDORS, LLC  
 28 MCKENNA SQUARE LOW RISE LEVEL  
 PROPOSED FLOOR PLAN



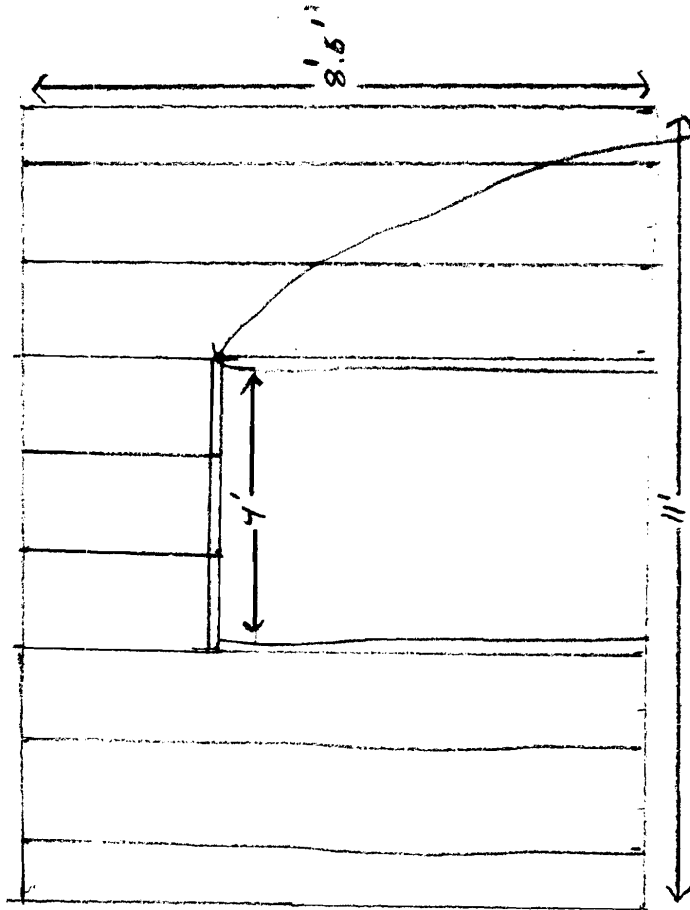
Scale = 1/8" = 1'

- E = electric outlet
- O = New light fixture

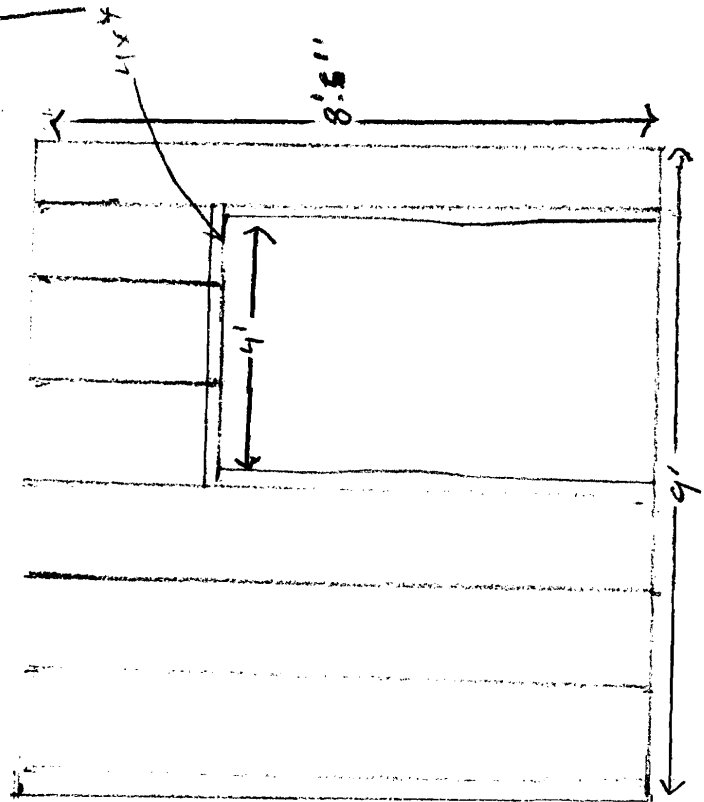
ELEVATIONS FOR WALLS A, B, & C on Attachment #1  
 All walls 2x4 wood construction

WSC required by code  
 occupying

MARKET VENDORS LLL  
28 MONUMENT SQUARE LLL LOWER LEVEL



ELEVATION FOR WALL E



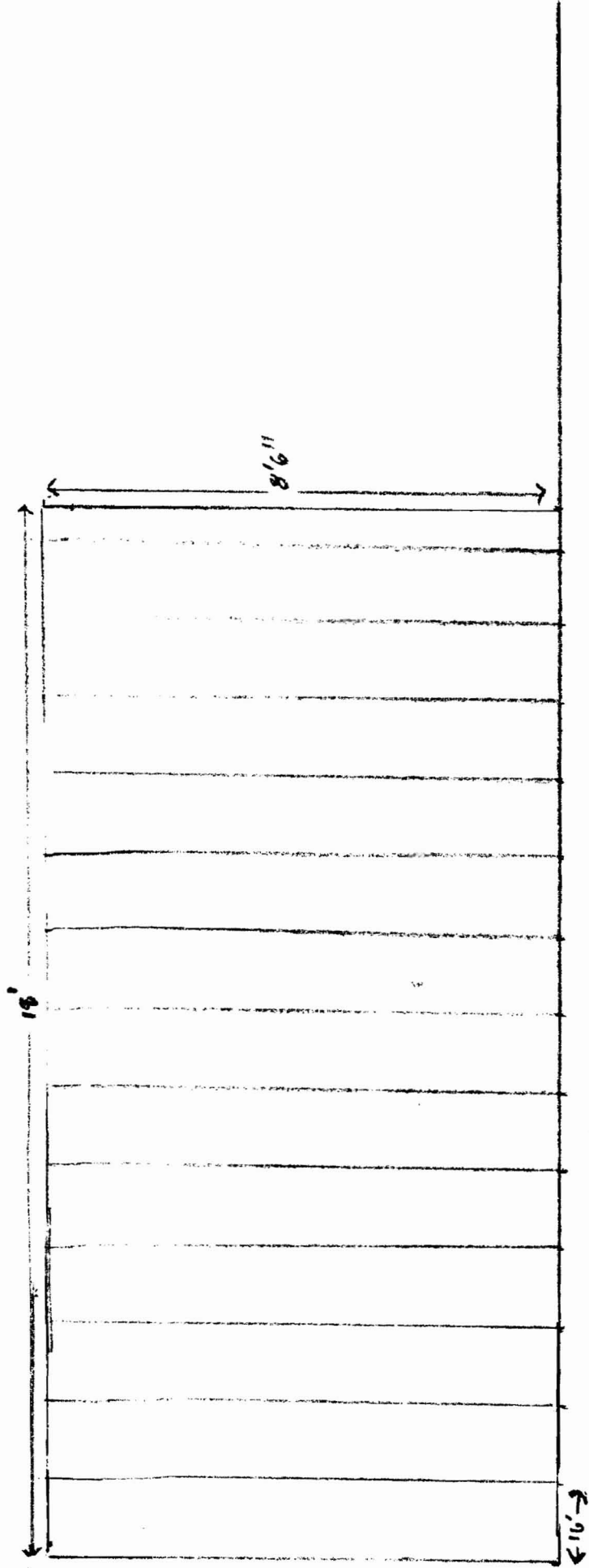
ELEVATION FOR WALL D

Scale  
 $\frac{3/4"}{1'} = 1'$



MARKET VENDORS, LLC

28 MONUMENT SQUARE LOWER LEVEL  
ELEVATIONS #1 for walls A, B & C



Scale  
 $\frac{3/8''}{1'} = 1'$