

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 22 Monument Sq LLC.

Located At 22 MONUMENT SQ

Job ID: 2012-09-4894-ALTCOMM

CBL: 027- F-003-001

has permission to Remodel 1st floor restaurant as per plans

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4894-ALTCOMM

Located At: 22 MONUMENT SQ

CBL: 027- F-003-001

Conditions of Approval:

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.

All framing shall be steel studs.

All wiring shall be metal sheathed cable.

Fire

1. All construction shall comply with City Code Chapter 10 (**NFPA 2009**). The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Fabrics and films used for decorative purposes, all **draperies and curtains**, and similar furnishings shall be in accordance with the flame propagation and performance criteria of NFPA 701, *Standard Methods of Fire Tests for Flame Propagation of Textiles and Films* (101:12.7.4.1). **New upholstered furniture** shall be resistant to cigarette ignition in accordance with NFPA 260, NFPA 261, ASTM E 1353 or ASTM E 1352 (101:10.3.2.1). Documentation shall be maintained on site and provided to the Fire Department upon request.
3. **Commercial cooking** shall be in accordance with NFPA 96, *Standard for Ventilation Control and Fire Protection for Commercial Cooking Operations*.
4. A separate **permit is required for kitchen hood and ventilation systems**.
5. Any cutting and welding done will require a **Hot Work Permit** from Fire Department.
6. A separate **permit is required for kitchen hood suppression systems**.
7. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
8. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
9. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
10. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
11. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
12. A Knox Box is required for all buildings with a fire alarm or sprinkler system..
13. Fire extinguishers are required per NFPA 1.
14. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

15. No means of egress shall be affected by this renovation.
16. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. Separate permits shall be required for any new signage.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-4894-ALTCOMM	Date Applied: 9/5/2012	CBL: 027- F-003-001	
Location of Construction: 22 MONUMENT SQ	Owner Name: 22 MONUMENT SQUARE, LLC	Owner Address: 22 MONUMENT SQ STE 600 PORTLAND, ME 04101	Phone:
Business Name: David's Restaurant	Contractor Name: Ryan Leddy	Contractor Address: 33 Beak Street, South Portland, Me 04106	Phone: 615-2916
Lessee/Buyer's Name: David Turin	Phone: 22 Monument Square, Portland, ME 04101 -423-1986	Permit Type: BLDG ALT	Zone: B-3
Past Use: 1 st floor: restaurant use	Proposed Use: Same: 1 st floor restaurant use - interior remodel as per plans	Cost of Work: \$15,000.00	CEO District:
		Fire Dept: 10/3/12 Signature: <i>[Signature]</i>	Inspection: Use Group: A-2 Type: IBC 09 Signature: <i>[Signature]</i>
Proposed Project Description: Interior remodel /new masonry opening		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle

Zoning Approval

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- Shoreland
- Wetlands
- Flood Zone
- Subdivision
- Site Plan

___ Maj ___ Min ___ MM

Date: *OK w/ conditions*
9/11/12

CERTIFICATION

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date:

Historic Preservation

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

w/
any exterior work
requires separate

Review & Approval

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



will email & electronic file

General Building Permit Application

0012 09 4894
GAYLE

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>David's Restaurant, 22 Monument Sq. Portland</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>009 F 003</u>	Applicant *must be owner, <u>Lessee</u> or Buyer* Name <u>David Turin</u> Address <u>22 Monument Sq</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>773-4340</u>
Lessee/DBA (If Applicable) RECEIVED SEP 05 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>22 Monument Sq. LLC</u> Address <u>22 Monument Sq</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Restaurant (Assembly)</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Interior remodel including a new masonry opening.</u>		
Contractor's name: <u>Ryan Leddy</u> Address: <u>33 BEAK ST</u> City, State & Zip <u>SO. PORTLAND ME 04106</u> Telephone: <u>615-2916</u> Who should we contact when the permit is ready: <u>DAVID TURIN</u> Telephone: <u>423-1986</u> Mailing address: <u>22 MONUMENT SQ. 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, 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: [Signature] Date: 8/1/12

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



Certificate of Design

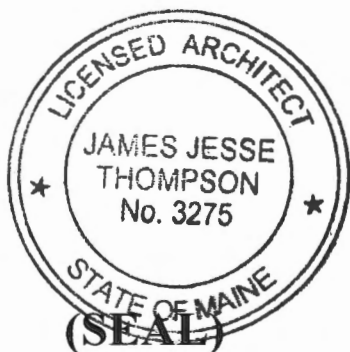
Date: Sept. 5, 2012

From: _____

These plans and / or specifications covering construction work on:

David's Restaurant, 22~~1~~ Monument Square
Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: [Handwritten Signature]

Title: Principal

Firm: Kaplan Thompson Arch.

Address: 424 Fore St.

Portland, ME 04101

Phone: 207 - 842 - 2888

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



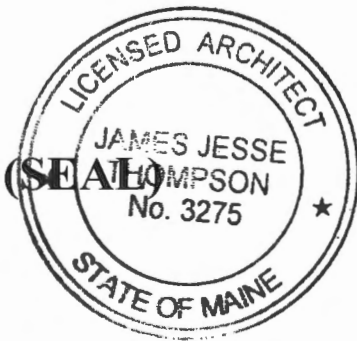
Accessibility Building Code Certificate

Designer: Kaplan Thompson Architects

Address of Project: 22~~2~~ Monument Sq., Portland

Nature of Project: Interior remodel of David's
Restaurant

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: [Handwritten Signature]

Title: Principal

Firm: Kaplan Thompson Arch

Address: 424 Fore St.
Portland, ME 04101

Phone: 207 - 842 - 2888

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 20941

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec. 317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: DAVIDS RESTUARANT
Location: 82 MONUMENT SQUARE, PORTLAND, ME 04101
Owner: DAVID TURIN
Owner Address: 22 MONUMENT SQ, PORTLAND, ME 04101-4082

Occupancy Type: Assembly Class <300
Secondary Use:
Use Layout: Separated Use
Sprinkler System
Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Ordinary: Type III (200)
Final Number of Stories: 4

Permit Date: 08/30/2012

Expiration Date: 02/28/2013

COMMISSIONER OF PUBLIC SAFETY

Copy 2 - Architect



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Receipts Details:

Tender Information: Check , BusinessName: Kaplan Thompson, Check Number: 4137
Tender Amount: 170.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 9/5/2012
Receipt Number: 47889

Receipt Details:

Referance ID:	7917	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	170.00	Charge Amount:	170.00
Job ID: Job ID: 2012-09-4894-ALTCOMM - Interior remodel /new masonry opening			
Additional Comments: 22 Monument Sq., Kaplan Thompson			

Thank You for your Payment!