

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 101383

PERMIT ISSUED
 MAY 16 2011

Please Read
 Application And
 Notes, If Any,
 Attached

This is to certify that 22 MONUMENT SQUARE LEVITT Leavitt

has permission to Replace existing awning w/ new awning for "Spartan Cafe"

AT 22 MONUMENT SQ E 027 F003001

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 work is used-in. 24 HOURS 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 5/16/11
 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: 10-1383	Issue Date:	CBL: 027 F003001
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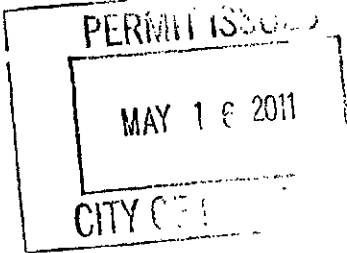
Location of Construction: 22 MONUMENT SQ	Owner Name: 22 MONUMENT SQUARE LLC	Owner Address: 22 MONUMENT SQ STE 600	Phone:
Business Name:	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 Read St. Portland	Phone 2077970100
Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	Zone: B-3

Past Use: Commercial "Spartan Cafe"	Proposed Use: Commercial "Spartan Cafe" Replace existing awning w/ new awning for "Spartan Cafe"	Permit Fee: \$147.00	Cost of Work: \$147.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>Signed</i>	

Proposed Project Description: Replace existing awning w/ new awning for "Spartan Cafe"	Signature:	Signature: <i>JMB 5/16/10</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: Idobson	Date Applied For: 11/03/2010	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	<p>Date: <i>5/11/10</i></p>	<p>Date: <i>5/11/10</i></p>	<p>Date: <i>11/16/10</i></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

Permit No: 10-1383	Date Applied For: 11/03/2010	CBL: 027 F003001
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Location of Construction: 22 MONUMENT SQ	Owner Name: 22 MONUMENT SQUARE LLC	Owner Address: 22 MONUMENT SQ STE 600	Phone:
Business Name:	Contractor Name: Leavitt & Parris Inc.	Contractor Address: 256 Read St. Portland	Phone (207) 797-0100
Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	

Proposed Use: Commercial "Spartan Cafe" Replace existing awning w/ new awning for "Spartan Cafe"	Proposed Project Description: Replace existing awning w/ new awning for "Spartan Cafe"
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Dept: Historic	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 11/16/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) * If applicant elects to replace egg crate panels in ceiling of awning, the sides of awning (which are proposed to be open) shall be enclosed with awning fabric. Side panels may feature scaled-down graphics.</p> <p>* Final graphics for awning valance (shown to scale) to be reviewed and approved by HP staff.</p>			

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/05/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p> <p>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/19/2010
Note:	Ok to Issue: <input type="checkbox"/>		
<p>1) Signage and Awning Installation to comply with Chapters 16, 31 & 32 of the IBC 2003 building code.</p> <p>2) Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2003.</p>			

Comments:
11/5/2010-mes: there is no certificate of flame proofing with the application. I called the applicant and left a message. The permit was returned to Lannine. I did not see that a Historic fee for review was charged.
11/17/2010-gg: received permit from historic as of 11/17/10. Gg
11/19/2010-jmb: Verified with Alex M. That Mike R. Needs to apply for a change of business name at the City Clerk. Notified Mike, he will do so next week. Issuance pending.
1/13/2011-jmb: Sent an email to Alex and Katherine Jones to verify if Mike came in and changed the bz name.
5/16/2011-jmb: Mike R. Came in to inquire about the status, I sent him down to business licensing to confirm if they needed the the name change from Victory Cafe to Spartan Cafe. He submitted a copy of an amended license with new name.

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.

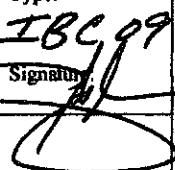
A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

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**

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 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-2 Type: IBC 99 Signature: 
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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<i>w/fin</i> <input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK with conditions</i> <i>9/11/12</i>	Date:	Date: <i>Any exterior work requires SA separate</i> <i>Review & Approval</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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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.