

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070368

This is to certify that OLD PORT ARMS /Mark Moller Architects

has permission to Interior tenant fit-up of the basement floor restaurant space

AT 52 EXCHANGE ST

032 1002001

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 when permission procured before this building or part thereof is altered or closed-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. *Eveq. 1/22*

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

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

Other \_\_\_\_\_

Department Name

Director - Building &amp; Inspection Services

PENALTY FOR REMOVING THIS CARD

EXPIRED

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0368		Issue Date:		CBL: 032 I002001	
Location of Construction: 52 EXCHANGE ST (58)		Owner Name: OLD PORT ARMS		Owner Address: PO BOX 3879	
Business Name:		Contractor Name: Mark Mueller Architects		Contractor Address: 100 Commercial St. Suite 205 Portlan	
Lessee/Buyer's Name		Phone:		Phone: 2077749057	
Past Use: - Restaurant Commercial "The Ladle Restaurant" Basement Suite #2 was "Lil Lad's Bakery Outlet"		Proposed Use: "The Ladle Restaurant" - Interior tenant fit-up of the basement flr as restaurant space		Permit Fee: \$470.00	
				Cost of Work: \$45,000.00	
				CEO District: 1	
				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	
				INSPECTION: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: A-2 Type: 3B	
				Signature: (see 07-0368) Signature:	
				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: 04/06/2007		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 information may invalidate a building permit and stop all work..

<b>Special Zone or Reviews</b> <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: 4/6/07 Am M.	<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> y2 <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 Any exterior work requires a separate review & approval thru Historic Preservation.
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## 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](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis Littell

Inspection Services Director  
Tammy Munson

January 30, 2009

Maine Properties, LLC  
Attn: Cheryl Hugill  
197 U.S. Route One  
Scarborough, ME 04074

RE: 52-58 Exchange St., Permit Application #07-0368  
CBL: 032-I-002

Dear Mr. Mueller,

This letter serves as notification that the above referenced application for permit for interior alterations at this property is deemed abandoned. The last entry of activity was on June 13, 2007, when I spoke to architect Mark Mueller for more details and left a voicemail for Erik DeJarlais. To date, the City has not received further information and is therefore expired.

Section 105.3.2 of the International Building Code states:

**105.3.2 Time limitation of application.**

**An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.**

Per Section 105.3.2 of the International Building Code 2003 as adopted by the City of Portland this application for permit is no longer under consideration. The application was filed in this office on April 6, 2007; 180 days lapsed as of December 13, 2007. No construction work, tenant fit up, or new occupancy is allowed at this property without benefit of approvals from this office.

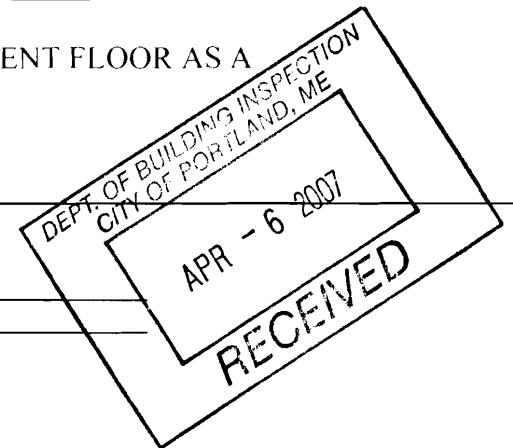
Feel free to contact me at 874-8715 with any questions regarding this matter.



# 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: 58 EXCHANGE STREET - BASEMENT LEVEL - SUITE #2		
Total Square Footage of Proposed Structure TENANT SPACE = 1,363 S.F.		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 32      41      2	Owner: MAINE PROPERTIES, LLC 197 U.S. ROUTE ONE SCARBOROUGH, ME 04074 ATTN: CHERYL HUGILL	Telephone: 207.883.3753
Lessee/Buyer's Name (If Applicable) THE LADLE RESTURANT 58 EXCHANGE STREET PORTLAND, MAINE 04101 P: 207.874.7687	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851	Cost Of Work: \$ 45,000 Fee: \$ 470.00 C of O Fee: \$
Current Specific use: RESTURANT - was Lil Lad's Bakery Outlet Restaurant (had more than 9 seats) If vacant, what was the previous use? N/A Proposed Specific use: RESTURANT		
Project description: INTERIOR TENANT FIT-UP OF THE BASEMENT FLOOR AS A RESTURANT SPACE.		
Contractor's name, address & telephone: UNDETERMINED		
Who should we contact when the permit is ready: ERIK DEJARLAIS Mailing address: THE LADLE RESTURANT      Phone: 207.766.1183 58 EXCHANGE STREET PORTLAND, ME 04101 P: 207.874.7687		



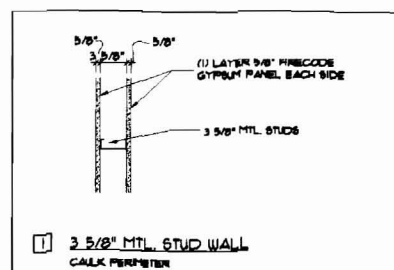
Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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.

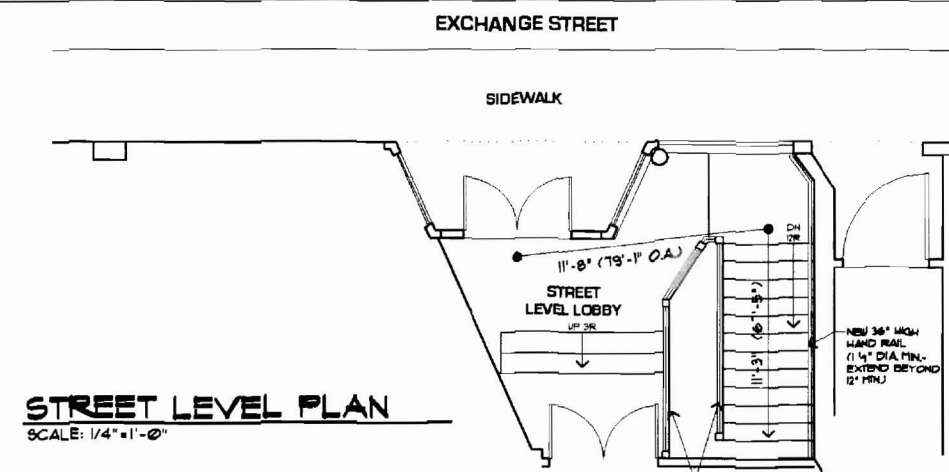
Signature of applicant:	Date: APRIL 06, 2007
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**This is not a permit; you may not commence ANY work until the permit is issued.**



**WALL LEGEND**

EXISTING WALL	=====
NEW WALL	=====
FIRE RATED WALL	=====
1 HOUR	=====
2 HOUR	=====
3 HOUR	=====
4 HOUR	=====
EXISTING WALL TO BE REMOVED	-----



IBC 2003: CODE DATA	
OCCUPANT LOAD	21 PEOPLE
USE GROUP CLASSIFICATION	ASSEMBLY (A-2)
TYPE OF CONSTRUCTION	III
TENANT SPACE AREA	1365 SF
BUILDING AREA LIMITATION - 50% OF TENANT SPACE/	N/A
STREET FRONTAGE INCREASE (50%)- 50 FT.	N/A
AUTOMATIC SPRINKLER SYSTEM (INCREASE)- 50 FT.	N/A - SPRINKLERED
ALLOWABLE BUILDING AREA - 50 FT.	N/A
BUILDING HEIGHT	N/A
FIRE EXTINGUISH	N/A
ROOF WALLS - 2 PARTY WALLS	N/A - SPRINKLERED
STAIR ENCLOSURES	EXISTING TO REPAIR
SHAFTS	EXISTING
ROOF ACCESS CORRIDORS	0 LIR
INTERIOR LOAD BEARING WALLS	0 LIR
STRUCTURAL MEMBER SUPPORTING WALL	0 LIR
FLOOR CONSTRUCTION	0 LIR
ROOF CONSTRUCTION	0 LIR
GENERAL NOTES	LESS THAN 50 PEOPLE ONE EXIT ALLOWED (IBC 2003 - 104.1)

OCCUPANT LOADS:

OCCUPANT LOAD FOR STORAGE AREA  
GROSS FLOOR = 764 SQ. FT.  
TABLES (SMALL) = 3000 (AREA 12 PEOPLE/40)

OCCUPANT LOAD FOR SEATING AREA  
NET FLOOR = 646 SQ. FT.  
TABLES (SMALL) = 3000 (AREA 12 PEOPLE/40)

OCCUPANT LOAD FOR KITCHEN AREA  
GROSS FLOOR = 402 SQ. FT.  
TABLES (SMALL) = 3000 (AREA 12 PEOPLE/40)

INTERIOR FINISHES:  
WALLS & CEILING: CLASS A, B, OR C  
FLOORS: CLASS 1 OR 2  
FPE SHALL MEET NFPA 265 & 268.

NFPA 101: CODE DATA	
OCCUPANT LOAD	41 PEOPLE
USE GROUP CLASSIFICATION	ASSEMBLY (A.3)
TYPE OF CONSTRUCTION	TYPE 3 (1002)
AGITAL BUILDING AREA (TENANT SPACE)	106.3 SQ.
BUILDING HEIGHT	N/A
PURSE RESTROOMS	EXIST - SPHERICAL LINED
STAIR WALKS & PARTY WALLS	EXISTING TO REMAIN
STAIR ENCLOSURES	EXISTING
SHAFTS	EXISTING
EXIT ACCESS CORRIDORS	EXISTING
INTERIOR LOAD BEARING WALLS	EXIST
STRUCTURAL MEMBER SUPPORTING WALL	EXIST
FLOOR CONSTRUCTION	EXIST
ROOF CONSTRUCTION	EXIST
GENERAL NOTES	LESS 7-241 SQ. PEOPLE ONE EXIT ALLOWED (IBC 709.5 - 709.11)

DOOR SCHEDULE											DOOR SCHEDULE ABBREVIATIONS	
											G.C. - GILD CORNE MTL - METAL DIVL.1 - DIVIDED LITE EXIST - EXISTING DOOR FLUSH - FLUSH HPI - HOLLOW METAL	
DOORS						FRAMES			THRESHOLD		REMARKS	
NO.	TYPE	SIZE	THK	F.R.	MAT.	TYPE	MAT.	F.R.	DETAILS			
									HEAD	JAMB		
												MAT.
									ILL	HT.		
001	-	3066	1 1/4"	-	MTL	-	MTL	-			STONE FRONT DOOR SYSTEM EXISTING DOOR TO REMAIN EXISTING DOOR TO REMAIN	
002	-	3066	1 1/4"	-	MTL	-	MTL	-				
003	-	3066	1 1/4"	-	MTL	-	MTL	-				

NOTE:  
1. VERIFY SECURITY SYSTEM DOOR CONTACTS W/ TENANT.  
2. ALL INTERIOR GLAZING SHALL BE CUSTOM WOOD FRAMES 4 STOPS W/ TINTED GLASS.  
3. ALL HARDWARE SHALL BE LEVER HANDLES AND MEET 'ADA' REQUIREMENTS.  
4. FULL LITE DOORS SHALL HAVE TINTED GLASS.

GENERAL NOTE6

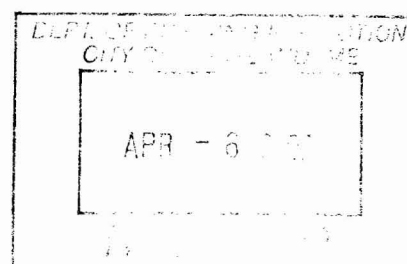
1. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC , NFPA 101, AND, UFGS, MED-AD, ADA, AND, NFPA.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
3. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TIES, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
4. ALL GRAB BARS MUST BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT.
5. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
6. ALL CAULKING AROUND UNIONS SHALL BE NON-HARDENING TYPE SEALANT.
7. INSTALL UL FINE-STOPPING SEALANT/STIFEN EQUAL TO THE FINE RATED FLOOR CEILING AND WALL ASSEMBLY.
8. FIRESTOP VERTICAL MECHANICAL CHASER = FLOOR + CEILING PENETRATIONS CAULK JOINTS.
9. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOORCEILING ABOVE UNIT TO UNIT UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS.

PROJECT NOTES

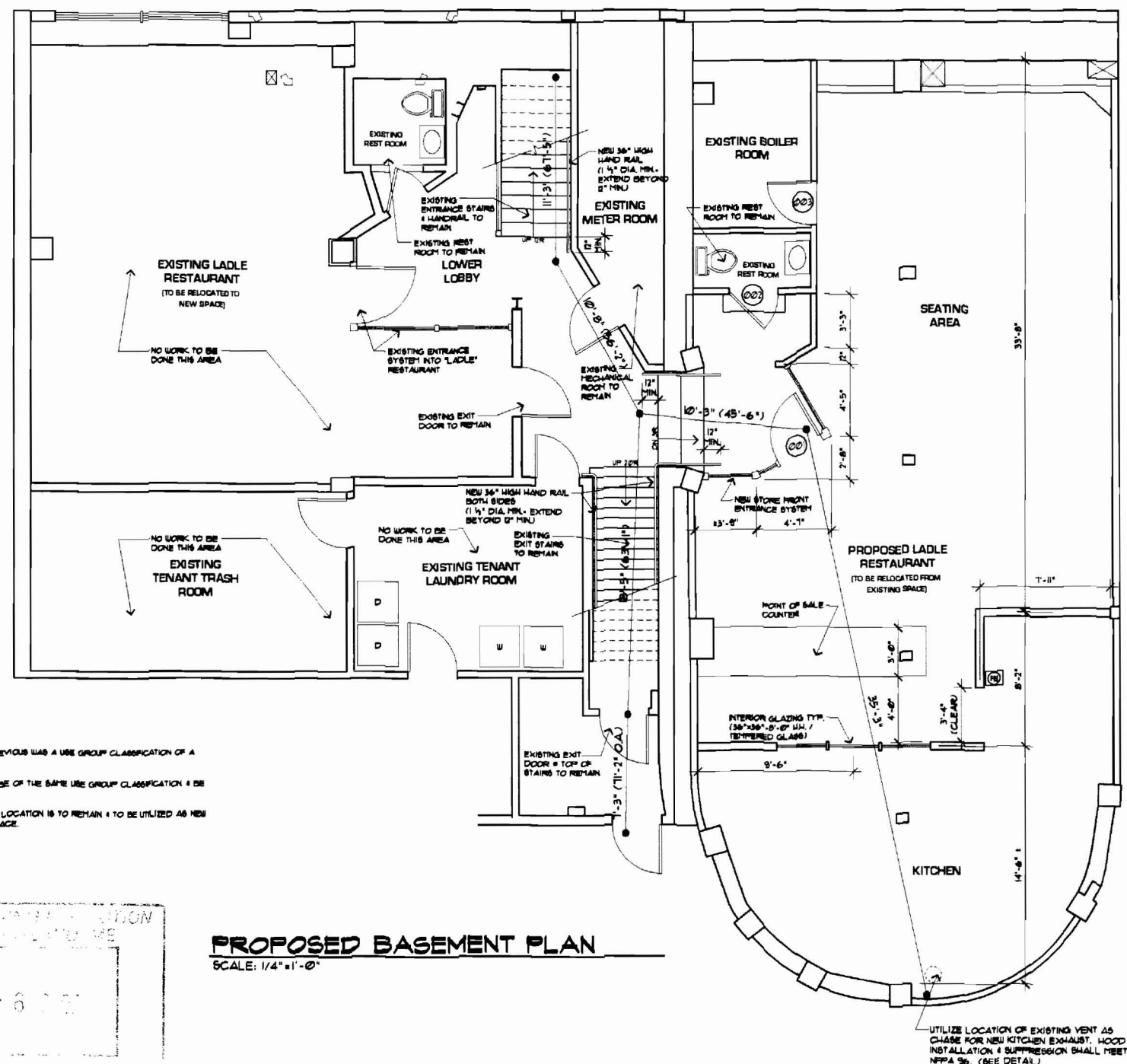
1. ALL NEW INTERIOR FINISHES SHALL MEET THE NEC AND NFPA 101 STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF CEILING AND FLOORS.
2. THE NEW COMMON AREA WAS BEING DESIGNED TO MEET 3001 IBC AND NFPA LIFE SAFETY MIN. 2005 EDITION.
3. ELECTRICAL, ALL NEW WORK SHALL MEET THE NEC AND NFPA 101. ALL LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 12.
4. ALL NEW INTERIOR FINISHES SHALL MEET:  
WALLS & CEILING: CLASS A OR B  
FLOOR FINISHES: NOT LESS THAN CLASS II.
5. FURNITURE, FIXTURES AND EQUIPMENT:  
SHALL BE FLAME RESISTANT AND MEET NFPA 101 STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF CEILING AND FLOORS.

EXISTING CONDITIONS:

1. THE EXISTING TENANT SPACE PREVIOUSLY WAS A USE GROUP CLASSIFICATION OF A RESTAURANT (ASSEMBLY - A-2)
2. THE PROPOSED SPACE WOULD BE OF THE SAME USE GROUP CLASSIFICATION & BE USED AS A RESTAURANT.
3. THE EXISTING KITCHEN EXHAUST LOCATION IS TO REMAIN & TO BE UTILIZED AS NEW KITCHEN EXHAUST FOR THE NEW SPACE.



**PROPOSED BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"



**MARK  
MUELLER  
ARCHITECTS**

A.J.A.

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Suite 206  
Portland, Maine 04101  
Phone: 207 774 9057  
Fax: 207 773 3651  
Email:  
mark@muellerarchitects.com

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LADLE RESTAURANT

EXCHANGE STREET  
PORTLAND, MAINE

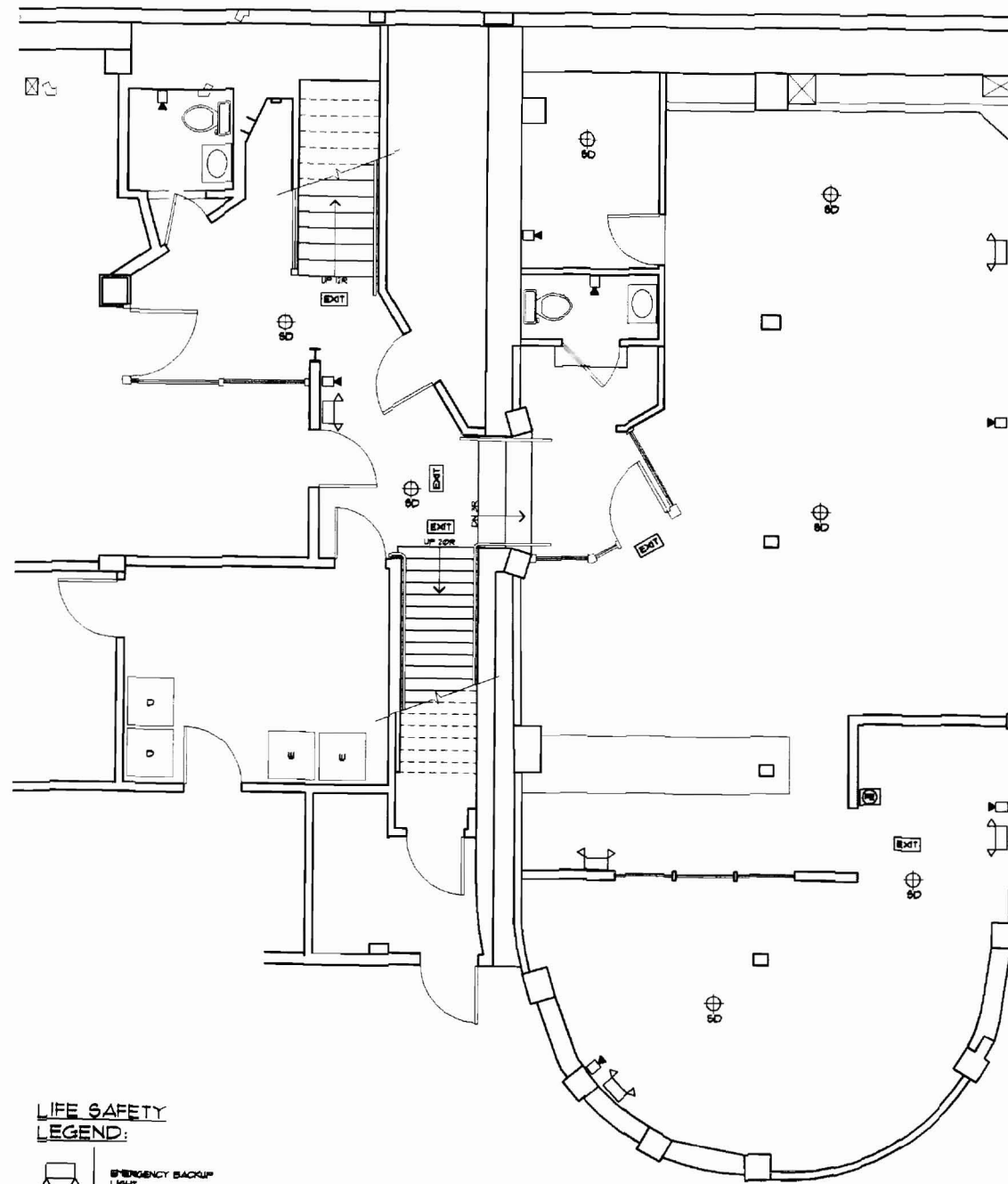
RENOVATION OF:

PROPOSED PLAN

A-11

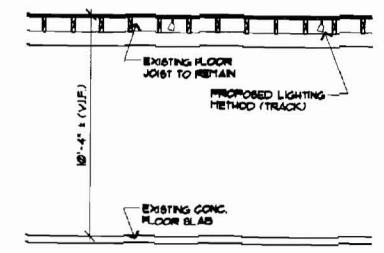
PERMIT SET: APRIL 06, 2007

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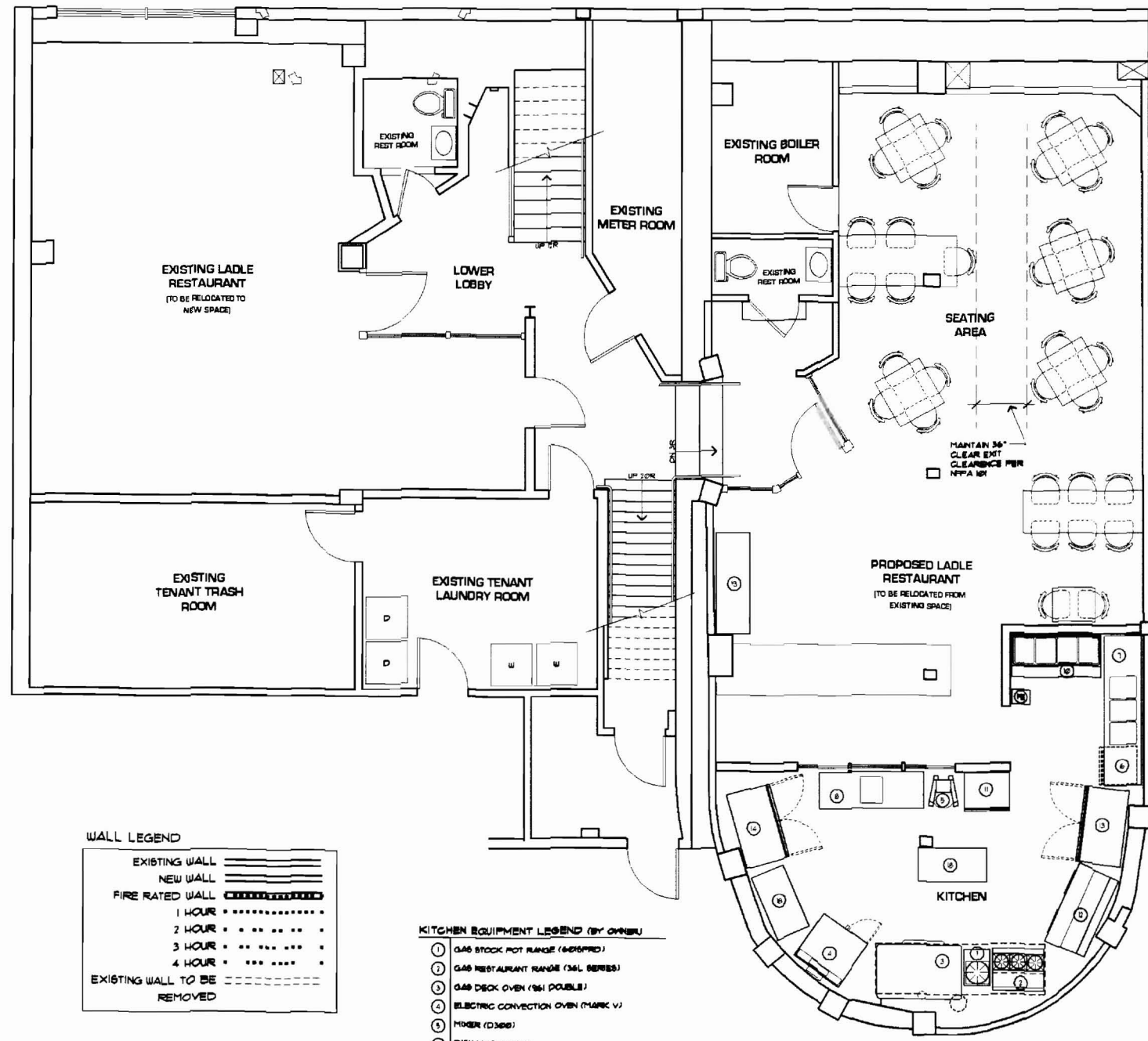


- LIFE SAFETY LEGEND:**
- EMERGENCY BACKUP LIGHT
  - DATA/PHONE OUTLET (NOT SHOWN BY OTHERS)
  - ELECTRICAL OUTLET (NOT SHOWN BY OTHERS)
  - EXIT LIGHT
  - SMOKE DETECTOR
  - HORN/STROKE
  - STROKE
  - FIRE EXTINGUISHER IN CABINET
  - PULL STATION (VERIFY PULL STATION REQUIREMENTS WITH BUILDING FIRE ALARM SYSTEM)
- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE INSTALLED PER NFPA 72.
- ALL STROKES TO BE 30 CANDELA UNLESS OTHERWISE NOTED.
- VERIFY FIRE ALARM SYSTEM WITH LOCAL FIRE DEPARTMENT PLAN.

**LIFE SAFETY PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL SECTION**  
SCALE: 1/4" = 1'-0"

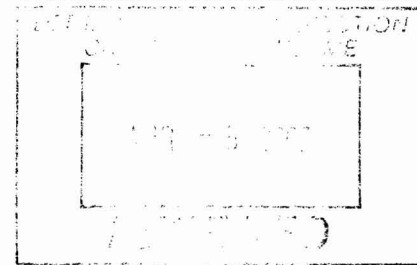


- WALL LEGEND**
- EXISTING WALL
  - NEW WALL
  - FIRE RATED WALL
  - 1 HOUR
  - 2 HOUR
  - 3 HOUR
  - 4 HOUR
  - EXISTING WALL TO BE REMOVED

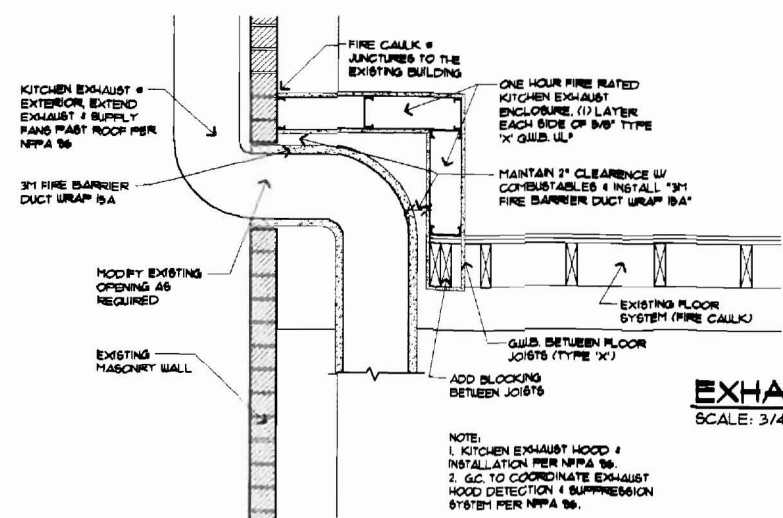
- KITCHEN EQUIPMENT LEGEND (BY OWNER)**
- 1 GAS STOCK POT RANGE (6000BTU)
  - 2 GAS RESTAURANT RANGE (36" SERIES)
  - 3 GAS DECK OVEN (36" DOUBLE)
  - 4 ELECTRIC CONVECTION OVEN (MARK V)
  - 5 HODER (D3000)
  - 6 DISH MACHINE (LX)
  - 7 THREE COMPARTMENT SINK (414 SERIES)
  - 8 ONE COMPARTMENT SINK (414 SERIES)
  - 9 NOT USED
  - 10 ELECTRIC HOT FOOD TABLE
  - 11 HOLDING/ PROOFING CABINET
  - 12 FOOD PREP TABLE (1700U-60-16)
  - 13 SOLID DOOR REFRIGERATOR (1749)
  - 14 SOLID DOOR REFRIGERATOR (1749P)
  - 15 NOT USED
  - 16 NOT USED
  - 17 (17) PLAT TOP WORK TABLE
  - 18 SELF SERVE BEVERAGE TABLE

**EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"

- MECHANICAL NOTES**
1. EXISTING KITCHEN EXHAUST LOCATION TO REMAIN & BE UTILIZED AS NEW KITCHEN EXHAUST.
  2. HOOD INSTALLATION & SUPPRESSION SHALL MEET NFPA 96. SUPPRESSION SYSTEM TO BE "WET SYSTEM".
  3. MANUAL GAS SHUTOFF TO BE INSTALLED.
  4. SUPPLY FAN SHUTOFF TO BE TRIPPED WHEN FIRE SUPPRESSION SYSTEM IS IN USE.



PERMIT SET: APRIL 06, 2007



**EXHAUST HOOD DETAIL**  
SCALE: 3/4" = 1'-0"

- NOTE:**
1. KITCHEN EXHAUST HOOD & INSTALLATION PER NFPA 96.
  2. GC TO COORDINATE EXHAUST HOOD DETECTION & SUPPRESSION SYSTEM PER NFPA 96.

**MARK MUELLER ARCHITECTS**  
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**LADLE RESTAURANT**  
58 EXCHANGE STREET  
PORTLAND, MAINE

LIFESAFETY/ EQUIPMENT PLAN

A-1.2

32 J 2