Location of Construction:	Owner:		Phone:	Permit No
165 Middle St	Monopoly, 1			Permit No 950636
Owner Address:	Leasee/Buyer's Name:	Phone:	BusinessName:	A DEDINIT IOOUTED
Contractor Name:	Address:	Phone:		Permit-4ssued: ISSUED
Past Use:	Proposed Use:	COST OF WORK \$ 16,000.00	: PERMIT FEE: \$ 75.00	JUN 2 2 1995
Fetail	Banquet Center	FIRE DEPT. Z A	enied Use Group: 03 Type 24	Zone: CBL: 032-1-071
Proposed Project Description:		PEDESTRIAN AC Action: A	pproved	
Change Dae/Make Int Reuc			pproved with Conditions: E enied E Date: 1/22/45	 Shoreland Wetland Flood Zone Subdivision
Permit Taken By: Mary Gresik	Date Applied For:	3 June 1995		Site Plan maj 🖾 minor 🗆 mm 🗆
 This permit application doesn't preclude the A Building permits do not include plumbing, se Building permits are void if work is not started tion may invalidate a building permit and sto bo debrie tenoval accessory 	ptic or electrical work. I within six (6) months of the date of	issuance. False informa-	17 - F-3	 □ Variance □ Miscellaneous □ Conditional Use □ Interpretation □ Approved □ Denied Historic Preservation □ Not in District or Landmark □ Does Not Require Review □ Requires Review Action:
I hereby certify that I am the owner of record of the authorized by the owner to make this application a if a permit for work described in the application is areas covered by such permit at any reasonable ho	CERTIFICATION named property, or that the propose is his authorized agent and I agree to ssued, I certify that the code official our to enforce the provisions of the c	d work is authorized by the conform to all applicable 's authorized representative ode(s) applicable to such p 13 June 1995	laws of this jurisdiction. In additior shall have <mark>the a</mark> uthority to enter a ermit	n, Denied
SIGNATURE OF APPLICANT SLOVE SENSE:	ADDRESS:	DATE:	PHONE:	C. all M
RESPONSIBLE PERSON IN CHARGE OF WOR	K, TITLE		PHONE:	CEO DISTRICT
White-Pe	rmit Desk Green-Assessor's C	anary-D.P.W. Pink-Pub	lic File Ivory Card-Inspector	

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Type Foundation: Framing: Plumbing: Final: Other:			1/20/95 - 15 Please boly - Work molectly amplete. mostly all bosinetic work molectly amplete.
Date			

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

June 22, 1995

CITY OF PORTLAND

RE: 188 Middle Street

Alamo, Inc. 188 Middle St. Portland, ME 04101

Dear Sir:

Your application to change the use from mercantile to assembly has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Development Review Coordinator No Site review needed M. O'Sullivan Fire Dept. Fire alarm must connect to a masterbox or an approved central station LT. McDougall Planning Div. No application for expansion of floor area of facility shall be considered for one year. All exterior alterations including awnings and/or signage, shall be subject to Historic Preservation Review Alex Jaegerman Building Division 1. A change in the use of a total floor area of 10,000 sq. ft. or more in any existing structure cumulatively within any three year

period shall be reviewed under Major Site Plan Review. 2. New signs or awnings shall be reviewed under the building permit process. 3. A full gypsum wall shall close off the entryways to the mezzanine area from the first floor to prevent access. 4. Any exterior work will require a separate permit. M. Schmuckal

Building & Fire Code Requirements

- 1. The fire alarm system must be connected to an approved central station or to the City master box system.
- 2. All means of egress doors shall swing in the direction of exit.
- 3. The fire alarm system shall be maintained to NFPA #72 Standards.
- 4. The sprinkler system shall be maintained to NFPA #13 Standards.
- 5. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 6. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from

A REAL PROPERTY OF THE PROPERT		TLAND, MAINE	I. D. Number	
PI		EVIEW APPLICATION ENT PROCESSING FORM		
Alamo, Inc Steve Ba			15 June 1995	
Applicand Parson Rd Ptld, ME O			Application Date	
Applicant's Mailing Address			Project Name/Description	-
		188 Middle St		
Consultant/Agent Bill Nemmers - 77	4-3683	Address of Proposed Site	032-1-021	
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Ch	nart-Block-Lot	
roposed Development (check all that apply): Office Retail Manufact 9,780 sq ft	uring Warehouse	Building Addition X Distribution Other (spectrum) ,116 sq ft total lan	cify) to banquet center	
roposed Building Square Feet or # of Units	and the second sec		Zoning	
	the second se		Louing	
heck Review Required:				
	bdivision of lots	PAD Review	14-403 Streets Review	N
Flood Hazard	oreland	Historic Preservation	DEP Local Certificati	оп
Use (ZBA/PB)	oning Variance	Single-Family Minor	Other	
ces paid: site plan <u>300.00</u>	subdivision		t /	-
pproval Status:		Reviewer MALS	opmietal_	
	Approved w/Condition listed below,		feetor more in thye	XIS
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Condition Compliance	0	·	The)	
	signature	date		
	equired*	Not Required		
No building permit may be issued until a pe	rformance guarantee has	s been submitted as indicated be	low	
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Inspection Fee Paid	une	amount	expiration date	
Inspection ree raid	date	amount		
Performance Guarantee Reduced	date	remaining balance		-
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Performance Guarantee Released	date	signature		
Defect Guarantee Submitted	S.S. State Sheep	D		
	submitted date	amount	expiration date	
Defect Guarantee Released	date	signature		
Pink - Building Inspections Blue - Deve	elopment Review Coordin		w - Planning 2/9/95 Rev5 KT.DP	UD

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	CITY OF PORT DEVELOPMENT REV PLANNING DEPARTMEN	IEW APPLICATION	I. D. Number
Alamo, Inc IN Steve			15 June 1995
Applicant OV Parson Rd Ptld, ME	0410	C.1. 772.4	Application Date
Applicant's Mailing Address	344440	188 Middle St	Project Name/Description
Consultant/Agent		Address of Proposed Site	032-1-021
B111 Nemmers - Applicant or Agent Daytime Telephone, F		Assessor's Reference: Ch	
Proposed Development (check all that app Office Retail Manu 9,780 sq ft	oly): New Building facturing Warehouse/D	Building Addition C	Change of Use Residential ify)to banquet center
Proposed Building Square Feet or # of Un	its Acreage of	Site	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	Historic Preservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance	Single-Family Minor	Other
Fees paid: site plan 300,00	subdivision		
		Pariawar Musp	200
Approval Status:	F	Reviewer	picae.
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Approved No Site (Plan) Approval Date 207095 Appr Condition Compliance My Performance Guarantee	Approved w/Conditions listed below Required*	Extension to	Additional Sheets Attached
Approved No Site (Plane) Approval Date 207295 Approval Date 207295 Approved Condition Compliance 4 Performance Guarantee * No building permit may be issued until	Approved w/Conditions listed below Review Newdow Newdow Newdow Signature Required* a performance guarantee has b	Extension to	Additional Sheets Attached
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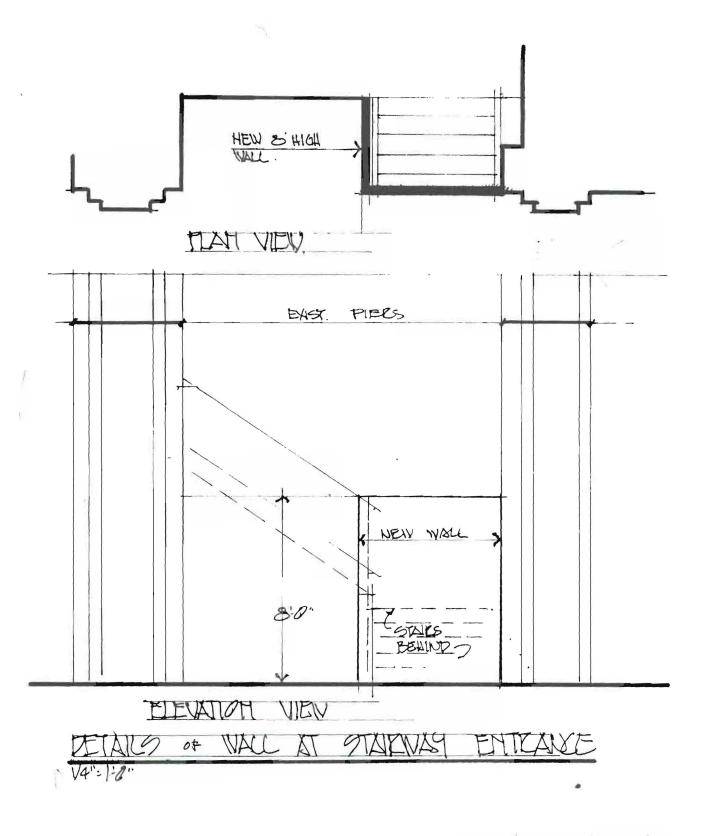
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	DEVELOPMENT R	RTLAND, MAINE EVIEW APPLICATION MENT PROCESSING FORM	I. D. Number
Alamo, Inc IN Stove		A REAL PROPERTY.	15 June 1995
Applicant Parson Rd Ptld, ME	0410		Application Date
Applicant's Mailing Address		188 Middle St	Project Name/Description
Consultant/Agent Bill Nombers -	774-3683	Address of Proposed Site	032-1-021
Applicant or Agent Daytime Telephone, F		Assessor's Reference: Char	rt-Block-Lot
Proposed Development (check all that app OfficeRetail Manu 9,780 mg ft	facturing Warehous		y) to banquet genter
Proposed Building Square Feet or # of Un	iits Acreage	e of Site	Zoning
check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	Historic Preservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance	Single-Family Minor	Other
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California Postano

	DEVELOPMENT REV	FLAND, MAINE	I. D. Number
		NT PROCESSING FORM	
Applicant		0.1	Application Date
Applicant Payson R6 Pt1d, X2	Jonash-	~ (ohen 773-4	666
Applicant's Mailing Address		18# Widdle St	Project Name/Description
Consultant/Agent	74-3063	Address of Proposed Site	037-1-021
Applicant or Agent Daytime Telephone, Fa	ıx	Assessor's Reference: Ch	art-Block-Lot
Proposed Development (check all that appl OfficeRetail Manufa	acturing Warehouse/I		
Proposed Building Square Feet or # of Unit		A DESCRIPTION OF A DESC	Zoning
Check Review Required:		/	
(major minor) 9790 P	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	Historic Preservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance	Single-Family Minor	Other
Fees paid: site plan 300.00	subdivision		
Approval Status:	/	Reviewer	
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subject to thirty	V. P. Prenava	tind reihen	0 0 /
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The Pavillian at 188 Middle Street.

188 MIDDLE SI. TITE PLAN PEDIEW WRITTEN STATEMENT.

1. USE: the existing Main floor will be used as a catered banquate facility. - retail coffee sales and other activities may be housed. 2. DRED: SITE is APPROX 10,100 SF BUILDING Area is 97800 3. EASEMENTS: NO easements of lour dens are known 4. Sour waste: all said waste will be either disposed of by the catering sontractor or removed from site by disposal contract - no dumpsters are planned. 5. ROULTIES: sever water sprinklar phone. S gas are already supplied to the balling. G. TROINTAGE: no changes to the stormwater system are planned. Koof drains are currently peped into storm drams. 7. TIMING: Construction of new bathrooms (the only new walks) will commence immediately. 3. PEG. APPROV: NO receive or state approvals air needed. 9. FINSACIOC: Financing for the construction is gouping of the facebuly is in place. No public work construction is regenral 10. TITLE: Applicant has a lease with the building owner,

11. L'ATTURAL AREAR: The natural, weldlick in anchaeologist and 1

Ibnoopoly Inc.

128 MIDDLE SI. SITE PLAN PEDIEW WEITTEN STATEMENT.

1. USE: the existing Main floor will be used as a catered banquate facility. - retail coffee sales and other activities may be housed. 2. DRED: SITE is APPRox 10,100 SF BUILDING Area is 97800 3. EASEMENTS: NO easements on burdens are known 4. Sour waste : all said waste will be either disposed of by the catering sontractor or removed from site by disposal contract - no dumpsters are planned. 5. FROLUTIES: sewer water sprinkler phone. 5 gas are already supplied to the building. G. DESINDEG: no changes to the stormwater system are planned Koof Trains are currently peped into storm Trains. 7. TIMING: Construction of new bathvooms (the only new walks) will commence immediately. 3. REG. APPROV: NO received or state approvals are needed. 9. FINSACIOL: Financing for the construction & gou ping of the facebody is in place. No public work construction is regural 10. TITLE: Spolicont has a tease with the building owner, Ibropoly Inc.

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188 HIDDLE ST. STE PLAN PEDIEW WEITTEN STATEMENT.

1. USE: the existing Main floor will be used as a catered banquate facility. - retail coffee sales and other activities may be housed. 2. DRED: SITE is APPRox 10,100 SF BUILDING Area is 97800 3. EASEMENTS: NO easements of burdens are known 4. Sour waste: all said waste will be either disposed of by the catering sontractor or removed from site by disposal contract - no dumpstors are planned. 5. FOCILITIES: sewer water sprinklar phone. S gas are already supplied to the sailding. G. DROINDEG: no changes to the stormwater system are planned. Koof drains are currently peped into storm drams. 7. TIMING: Construction of new bathrooms (the only new walls) will commonce immediately. 3. PEG. APPROU: NO receive or state approvals are needed. 9. FINDARIENCE: Financing or the construction is going of the facebuly is in place. No public work construction is regural 10. TITLE: Spplicant has a lease with the building owner, Thropoly luc.

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188 MIDDLE SI. SITÉ PLAN PEDIERU WRITTEN SCATEMENT.

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11. L'ATURAL AREAS: I'm notonal, weldlike in anchaeologing sets

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PORTLAND CODE

Approval by any board or department under this article shall include any approval with conditions.

Building addition means any attached structure which increases the total floor area of the structure.

Change of use means and includes any change in use from any use listed in article III, section 14-463(5)/to any other use.

Construction means any act of building and includes, but is not limited to, the creation of any new parking area and the paving or expansion of any existing parking areas.

Development means and includes any construction or change of use which is either major or minor development.

Major development means and includes:

- (1) The construction of any new structure(s) having a total floor area of ten thousand (10,000) square feet or more;
- (2) The construction of any surface parking area(s) for more than fifty (50) vehicles except in the case of temporary parking;
- (3) The construction of any building addition(s), cumulatively having either a total floor area of ten thousand (10,000) square feet or more or which is larger than the original structure, within any three-year period; or
- (4) A change in the use of a total floor area of ten thousand (10,000) square feet or more in any existing building cumulatively within any three-year period; or
- (5) The construction of any structure for industrial use which is more than forty-five (45) feet high; or
- (6) The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or not previously reviewed under this article.

Minor development means and includes any of the following unless (1) the development is major development; or (2) the development is single-family development subject to the provisions of section 14-524(b):

- (1) The construction of any new structure(s) having a total floor area of less than ten thousand (10,000) square feet;
- (2) The construction of any parking area;
- (3) The construction of any temporary parking area or paving of any existing surface parking area(s) in excess of one thousand (1,000) square feet cumulatively within a three-year period;
- (4) The construction of any building addition(s) having a total floor area of up to ten thousand (10,000) square feet cumulatively within a three-year period;
- (5) The alteration of a watercourse, drain or swale;



MEMO to SAM HOFFSES 188 MIDDLE STREET

JUNE 15, 1995

Sam:

Attached please find a plan of 188 Middle Street showing the work to be done in the existing Benoits Clothing Store to transform it into a banquet hall to be called "The Vault"

WILLIAM NEMMERS ASSOCIATES ARCHITECTS 424 FORE ST. PORTLAND, ME 04101 774-3683.

With these plans we are applying for a building permit for the work

Minimal work, and no structural changes are being proposed. New toilet rooms including handicapped facilities for men and women, an insulating wall for the cooler, and the construction of two bar areas are the only construction contemplated. Several additional exit lights are required and will be installed.

No work, except perhaps the removal of a small wall, is being proposed on the second floor which will be used as an overflow banquet area.

There will be no cooking facilities here as all food will be catered. Appliances for coffee, warming and refrigeration will be installed in the "Staging Area".

Bill Nemmers

OMPLIANCE	STATE OF MAINE DEPARTMENT OF PUBLIC SAFETY OFFICE OF STATE FIRE MARSHAL AUGUSTA	Permit № 85
	CONSTRUCTION PERMIT	Permit <u>Nº</u> 85.
PERMISSION IS HEREBY GIVEN TO:	Location of project:	PROJECT TITLE:
Steven Baumann		City Side Grill At The Pavi
188 Middle St.	188 Middle St.	COUPANCY CLASSIFICATION:
	Portland, ME ne afore referenced building according to the plan ed. No departure from such plans shall be made	
To construct or alter th Commissioner and now approv	ne afore referenced building according to the plan	s hitherto filed with the without prior approval in writing.
To construct or alter th Commissioner and now approv This permit will expir	he afore referenced building according to the plan ed. 'No departure from such plans shall be made	s hitherto filed with the without prior approval in writing. , 19_97
To construct or alter th Commissioner and now approv This permit will expir This permit is is Nothing herein shall e	he afore referenced building according to the plan ed. No departure from such plans shall be made re at midnight on <u>November</u> 4	ns hitherto filed with the without prior approval in writing. , 19_97 17, Section 2448 re to comply with local
To construct or alter th Commissioner and now approv This permit will expir This permit is is Nothing herein shall e ordinanc	ne afore referenced building according to the plan ed. No departure from such plans shall be made re at midnight on <u>November 4</u> sued under the provisions of Title 25, Chapter 3 accuse the holder of this permit for the failu	ns hitherto filed with the without prior approval in writing. , 19_97 17, Section 2448 re to comply with local

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Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

CITY OF PORTLAND

June 24, 1997

Steve Bauman c/o Pavillion 188 Middle St Portland, ME 04101

Re: 188 Middle St

Dear Sir,

This letter is to serve as documentation for a conversation recently had.

You will be allowed to prepare drinks and food on the deck as long as proper handwash facilities are provided, and as long as proper fire safeguards are taken for any grilling.

A hand sink is to be installed within ten (10) feet of any food preparation. Proper temperatures for potentially hazardous foods must be maintained. A cooler on the deck would be required for any extensive food preparations.

sincerely,

Arthur Rowe Code Enforcement Officer



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION 188 Middle St

Issued to Monopoly, Inc.

Date of Issue

18 July 1995

Unis is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950636 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

lat floor only

Banquet Center/Bar

Limiting Conditions: TEMPORARY:

Final to be issued contingent upon all applicable licenses being issued.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION 188 Middle St

Issued to Monopoly, Inc.

Date of Issue 21 July 1995

This is to certify that the building, premises, or part thereof, at the above location, built – altered – changed as to use under Building Permit No. 950636, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

lst floor only

Banquot Center/Bar

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

7727724

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.