

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## PERMIT ISSUED

BUILDING DEPARTMENT

### PERMIT

Permit Number: 101068

SEP 1 2010

Please Read Application And Notes, If Any, Attached

This is to certify that TPA ASSOCIATES n/a

has permission to Request CO to specify the total occupant load for each area of the establishment, lounge and restaurant **City of Portland**

AT 942 CONGRESS ST E# 065 G002001

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 done-in. 2 HOURLY 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

*James Barte* 9/1/10  
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: 10-1068	Issue Date: 09/01/2010	CBL: 065 G002001
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Location of Construction: 942 CONGRESS ST	Owner Name: TPA ASSOCIATES	Owner Address: 940 CONGRESS ST	Phone: 774-1777
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Building	Zone: B-2

Past Use: Restaurant (Pizza Villa) Occupant Load 101 - Residential Above	Proposed Use: Restaurant/Residential Above - Request CO to specify the total occupant load for each area of the establishment, lounge and restaurant	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/ conditions</i>	INSPECTION: Use Group: A-2 Type:	

Proposed Project Description: Request CO to specify the total occupant load for each area of the establishment, lounge and restaurant	Signature: <i>JMB per K.G.</i>	Signature: <i>JMB 9/1/10</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: jmb	Date Applied For: 08/31/2010	<b>Zoning Approval</b>		
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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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>OK w/ conditions</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 9/1/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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**PERMIT ISSUED**

**SEP 1 2010**

City of Portland

**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> 10-1068	<b>Date Applied For:</b> 08/31/2010	<b>CBL:</b> 065 G002001
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<b>Location of Construction:</b> 942 CONGRESS ST	<b>Owner Name:</b> TPA ASSOCIATES	<b>Owner Address:</b> 940 CONGRESS ST	<b>Phone:</b> ( ) 774-1777
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Building	

<b>Proposed Use:</b> Restaurant/Residential Above - Request CO to specify the total occupant load for each area of the establishment, lounge and restaurant	<b>Proposed Project Description:</b> Request CO to specify the total occupant load for each area of the establishment, lounge and restaurant
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/01/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a restaurant/lounge with residential above. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/01/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is for the issuance of a CO for an existing use, it does NOT authorize any construction activities.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/01/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit only re-confirms the maximum occupant load of the establishments lounge (75) and restaurant (26). All life safety requirements shall be in place and in working order. Issued per Capt. Keith G.			

**Comments:**

9/1/2010-jmb: Tony Reggis, owner of Pizza Villa requested a CO to specify the occupant load of each area of the business



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

August 21 2010

Received from Anthony Desires

Location of Work 940 Congress

Cost of Construction \$ \_\_\_\_\_ Building Fee: 300

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 15.00

Total: 105.00

Building (1L)  Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 065 (007)

Check #: Videa Total Collected \$ 105.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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>940 CONGRESS STREET, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>2116</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>065      6      002</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>TPA ASSOCIATES</u> Address <u>940 CONGRESS STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone:  <u>207 - 774-1777</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>N/A</u> C of O Fee: \$ <u>45</u> <u>30</u> Total Fee: \$ <u>#105.00</u>
Current legal use (i.e. single family) <u>RESTAURANT</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description:  <u>Upgrade of Certificate of Occupancy</u>		
Contractor's name: _____ Address: <u>N/A</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

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: Cindy Oregino Date: 8/31/2010

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

# Pizza Villa

Hi Jean,

Hope you had a good vacation. Here you have an accurate floor plan of my business, an old Certificate with the total occupancy, listed, and a check for \$ 75.00. To recap our conversation, I need an official certificate/document that lists the occupancy limit for the lounge only.

That will put me under the current 101 figure and will expedite my negotiations with Direct TV and make it possible for me to provide new services for my customer. Thank you very much for your time and attention. Please feel to call me at 774-1777 if you have any question, or requests.

~~PERMIT ISSUED~~  
Received  
AUG 20 2010  
City of Portland

→ Tony Rojas  
Owner, Pizza Villa  
940 Congress St.  
Portland, Me. 04102



# CITY OF PORTLAND • MAINE

The City of Portland requires all Places of Assembly to have the legal occupancy posted at the main entrance of their establishment. This poster was placed on the City of Portland Fire Prevention Bureau and the City of Portland Building Inspection Services, and shall not be removed or altered under penalty of law.

The maximum capacity of SEALMA VILLA is 1000.  
This capacity includes all patron and staff.  
Total square footage of SEALMA VILLA is XXXXXX sq. ft. XXXXX  
per person.

Approved by:

*[Signature]*  
CHIEF INSPECTOR

Approved by:

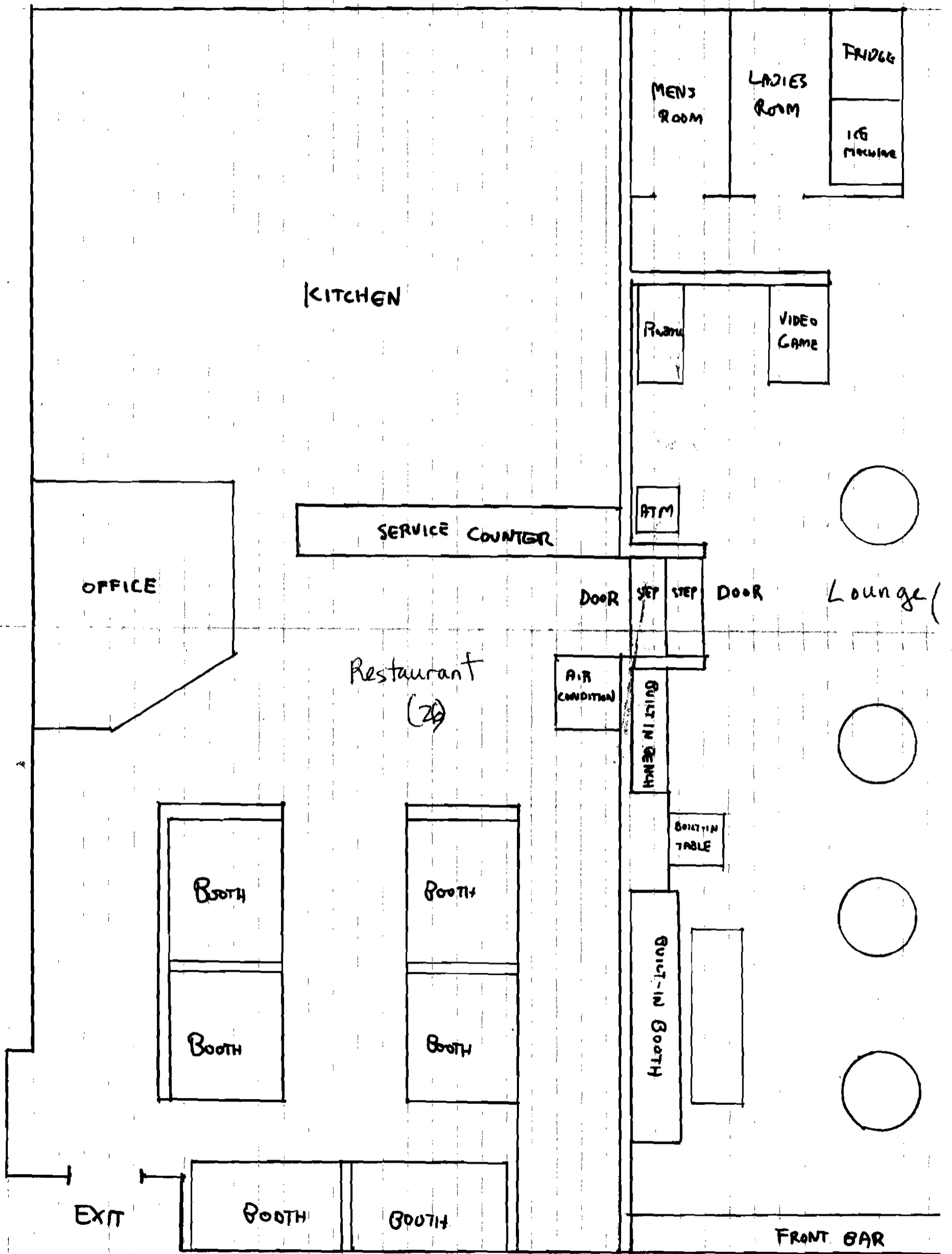
*[Signature]*  
Fire Prevention Bureau

6/16/94

**RECEIVED**  
MAY 20 2010  
City of Portland

46  
46  
276  
184  
2116

E



GRID  $\approx$  1 SQ FOOT

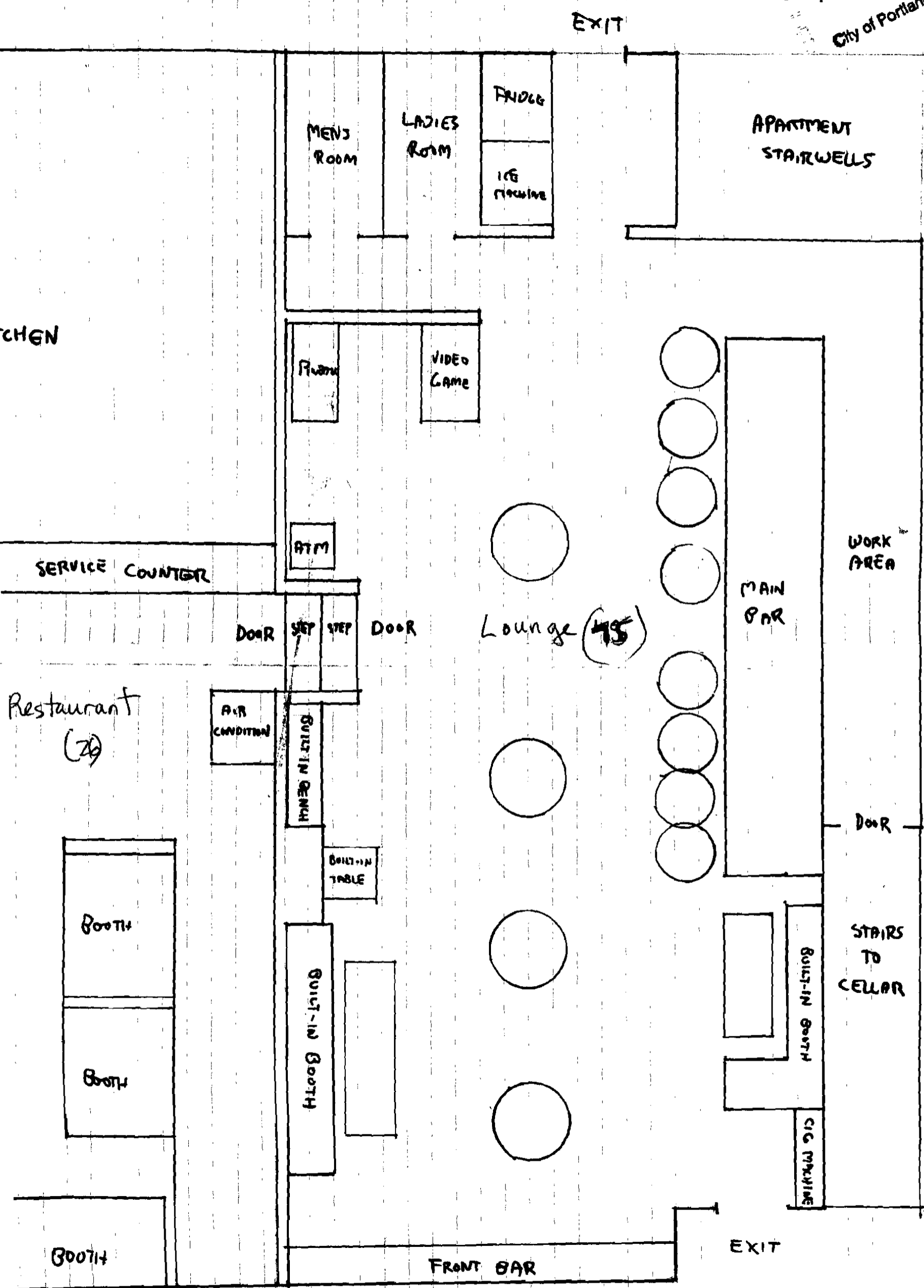
PIZZA VILLA

940 CONGRESS ST

PORTLAND - 774-777



~~PERMIT 100000~~  
**Received**  
AUG 20 2010  
City of Portland



\$ 75.00

**PIZZA VILLA**  
940 CONGRESS ST  
PORTLAND - 724-722

TAMMY MUNSON 874-8715  
JEAN GONZALEZ 874-8706  
KEITH (P.F.D.) 874-8405

City of Philadelphia, PA  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 942 CONGRESS ST CBL 065 G002001  
Date of Issue 09/01/2010

Tps Associates /n/a

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. 10-106 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.

PORTABLE BUILDING OR PREMISES

First Floor

APPROVED OCCUPANCY

Restaurant/Lounge  
Use Group A-2

Loading Conditions: Occupant Load - Restaurant 26, Lounge 75

This certificate represents  
correct information

830/110  
10/10

*ALL for Pennyltel*

City of Philadelphia

This certificate is valid only for the building and premises described herein and is not to be construed as a license to occupy the same.