

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

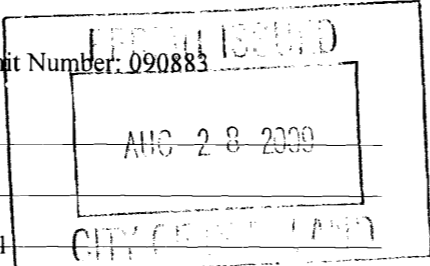
# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090883



This is to certify that Top Of Exchange Llc / Chris W...

has permission to Construct a bar and seating.

AT 85 Exchange St CB# 032 D004001

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 set-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. Bjorklund (202)

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

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

Other \_\_\_\_\_  
Department Name

*Jamie Burke 8/27/09*  
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

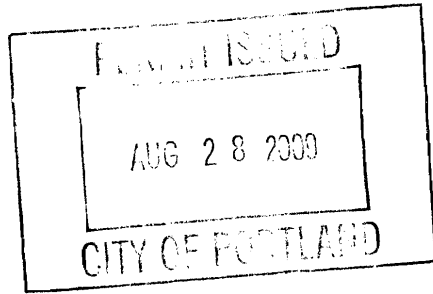
Permit No: 09-0883	Issue Date:	CBL: 032 D004001
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Location of Construction: 85 Exchange St	Owner Name: Top Of Exchange Llc	Owner Address: 42 Market St	Phone:
Business Name: Sonny's	Contractor Name: Chris Wright	Contractor Address: 8 Mayo Street Portland	Phone: 2072108053
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Restaurant O'Natural's	Proposed Use: Restaurant / Sonny's; Construct a bar and seating.	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 1
Proposed Project Description: Construct a bar and seating within a restaurant use		FIRE DEPT: w/conditions 8/20/09 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-2 Type: 3 IBC-2003	
		Signature: <i>[Signature]</i>	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: gg	Date Applied For: 08/14/2009	<b>Zoning Approval</b>
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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"/>	<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	<b>Historic Preservation</b> <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
	Date: _____	Date: _____	Date: _____



*Any exterior work requires a separate permit review*

**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

12-14-09 OK - rough in elec. plant (AT) need T-panels on floor above  
12-21-09 See hist: Fire ceiling, letters of compliance fire & sprinklers

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**


  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**



Signature of Applicant/Designee

8/28/09

Date



Signature of Inspections Official

8/27/09

Date

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

<b>Permit No:</b> 09-0883	<b>Date Applied For:</b> 08/14/2009	<b>CBL:</b> 032 D004001
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<b>Location of Construction:</b> 85 Exchange St	<b>Owner Name:</b> Top Of Exchange Llc	<b>Owner Address:</b> 42 Market St	<b>Phone:</b>
<b>Business Name:</b> Sonny's	<b>Contractor Name:</b> Chris Wright	<b>Contractor Address:</b> 8 Mayo Street Portland	<b>Phone:</b> (207) 210-8053
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Restaurant / Sonny's; Constuct a bar and seating.	<b>Proposed Project Description:</b> Constuct a bar and seating within a restaurant use
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/18/2009  
**Note:** **Ok to Issue:**

- 1) All City Clerk's licenses must be obtained for your continued restaurant use.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property shall remain a restaurant use. It can not be just a drinking establishment.. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for any new signage.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/27/2009  
**Note:** **Ok to Issue:**

- 1) Approval of City license is subject to health inspections per the Food Code.
- 2) New cafe, restaurant, lounge, bar or retail establishment where food or drink is prepared shall meet the requirements of the City and State Food Codes
- 3) Equipment must be installed in compliance per the manufacturer's specifications
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 08/20/2009  
**Note:** **Ok to Issue:**

- 1) A seating plan shall be approved prior to completion.
- 2) All construction shall comply with NFPA 101
- 3) No means of egress shall be affected by this renovation

**Comments:**

<b>Location of Construction:</b> 85 Exchange St	<b>Owner Name:</b> Top Of Exchange Llc	<b>Owner Address:</b> 42 Market St	<b>Phone:</b>
<b>Business Name:</b> Sonny's	<b>Contractor Name:</b> Chris Wright	<b>Contractor Address:</b> 8 Mayo Street Portland	<b>Phone</b> (207) 210-8053
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

8/26/2009-Ldobson: Spoke with Jay V. about the new bar fixtures and marked on plan the layout, will use one of the 3 bay for an equipped HW. Is calculating OL over 50 and will provide a seating layout by final, Will provide a basement plan for the permit approval showing the bathrooms, walk-in and prep areas. Ok to issue.



# General Building Permit Application

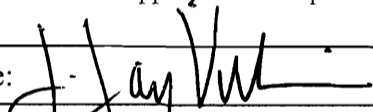
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>83 EXCHANGE ST, PORTLAND, ME, 04101</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>D</u> Lot# <u>004</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>JAY VILLANI</u> Address _____ City, State & Zip <u>PORTLAND, ME, 04102</u>	Telephone: <u>207 272 3004</u> <u>XX Call</u>
Lessee/DBA (If Applicable) <u>TUFFY McNUTT LLC</u> <u>OBA SONNYS</u>	Owner (if different from Applicant) Name <u>TOP OF EXCHANGE LLC</u> Address _____ City, State & Zip <u>PORTLAND, ME, 04101</u>	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>220.00</u>
Current legal use (i.e. single family) <u>COMMERCIAL RESTAURANT</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>O'NATURALS RESTAURANT</u> Proposed Specific use: <u>RESTAURANT SONNY'S</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE OLD FIXTURES (COUNTER + SALAD STATION)</u> <u>CONSTRUCT A BAR AND SEATING.</u> <span style="float: right;">AUG 14 2009</span>		
Contractor's name: <u>CHRIS WRIGHT</u> Address: <u>8 MAYO ST</u> City, State & Zip <u>PORTLAND, ME, 04101</u> Telephone: <u>210 8053</u> Who should we contact when the permit is ready: <u>JAY VILLANI</u> Telephone: <u>272 3004</u> Mailing address: <u>43 CLARK ST, PORTLAND, ME, 04102</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

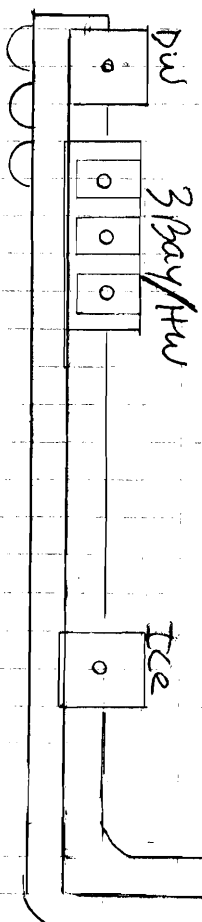
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 	Date: <u>8/14/09</u>
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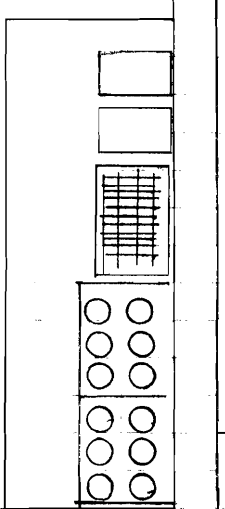
This is not a permit; you may not commence ANY work until the permit is issue

SCALE 1/4" = 1'

DINING AREA



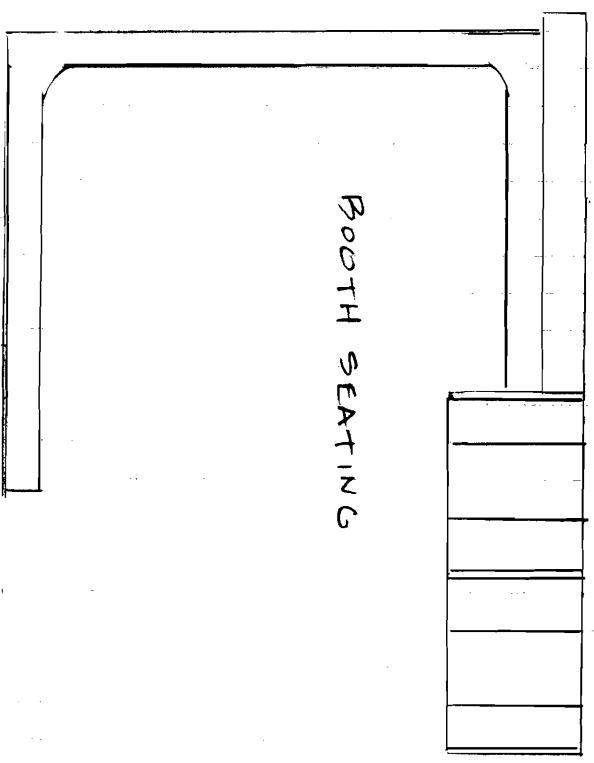
23' PROPOSED BAR AND SEATING AREA



KITCHEN

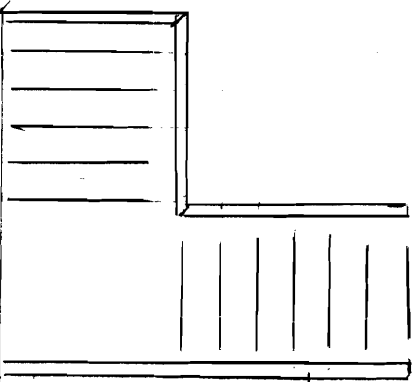
EXISTING INFRASTRUCTURE:  
HOOD & ANSUL SYSTEM  
GAS FIRED BRICK OVEN

BOOTH SEATING



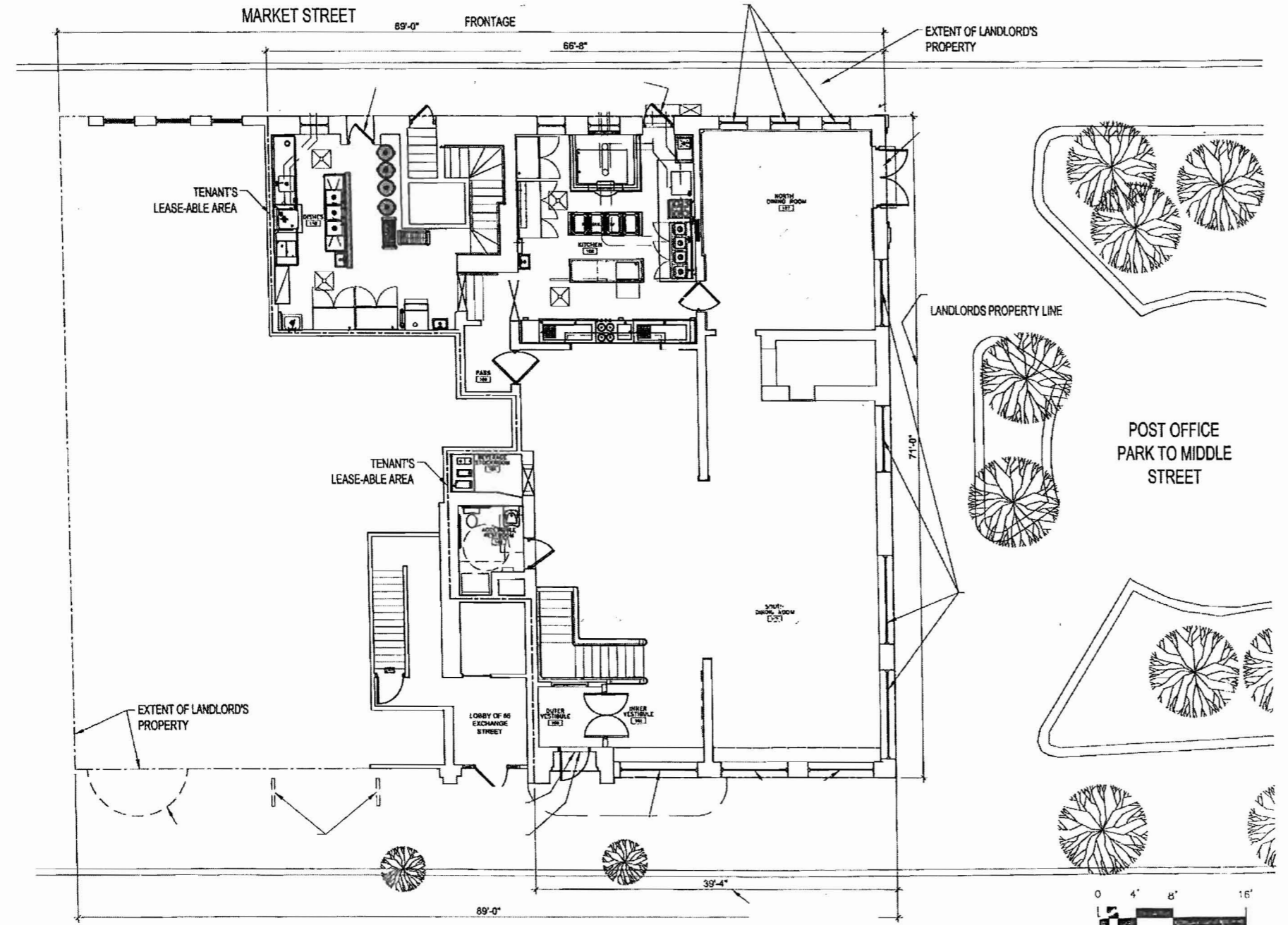
15' 0"

EXISTING ADA WC



EXIT TO STREET





1 SIGNAGE PLAN  
 SK22 3/32" = 1'-0"

83 EXCHANGE STREET  
 PORTLAND, MAINE

TFH ARCHITECTS  
 105 COMMERCIAL STREET  
 PORTLAND MAINE 04101  
 TELEPHONE 207 776 8141  
 ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 03/19/03

PROJECT No. 0224

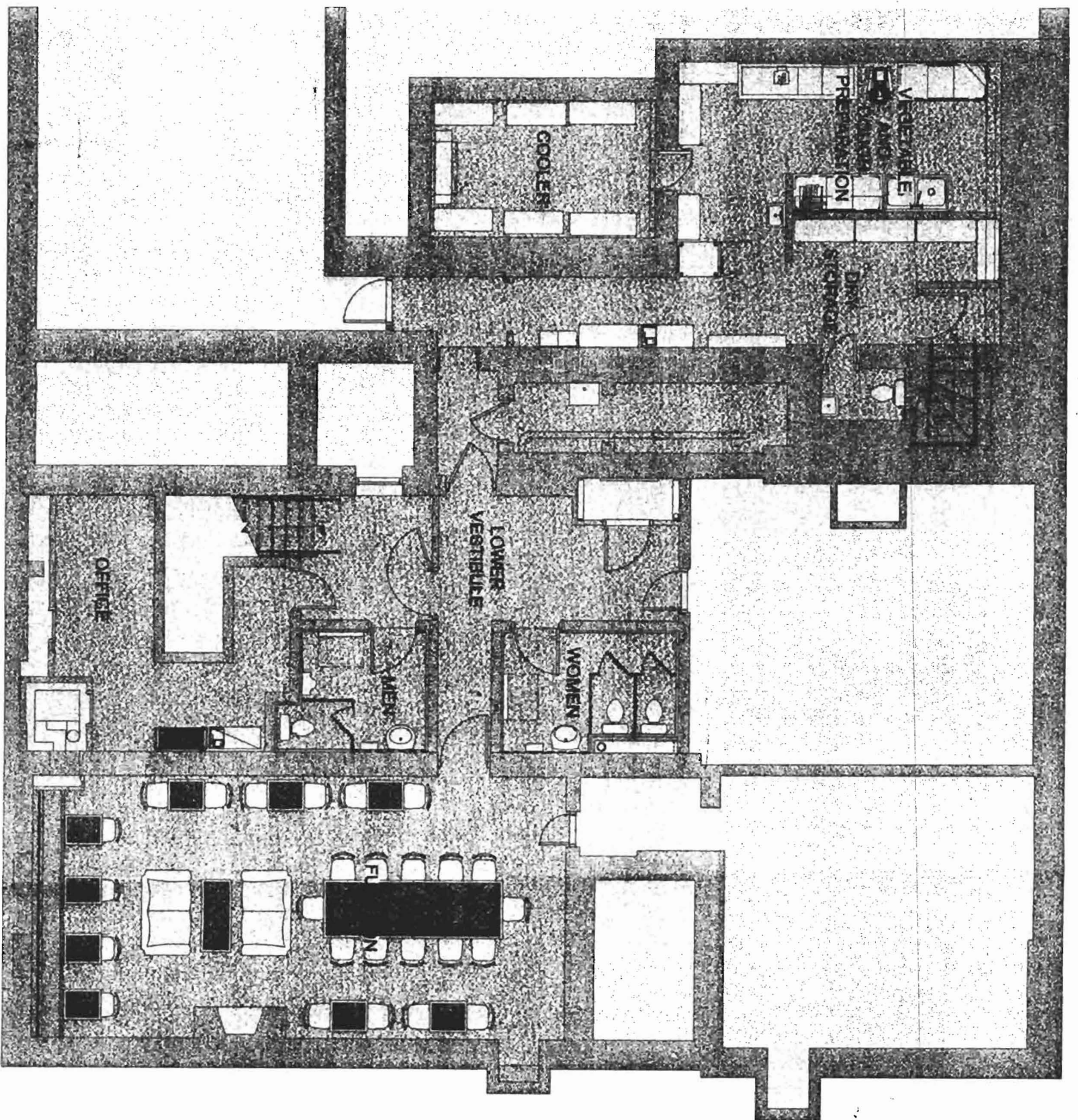
DRAWN BY: RJS

CHECKED BY:

SCALE: NOTED

SHEET TITLE:  
 SIGNAGE  
 PLAN

SK22



LOWER LEVEL PLAN

SONNY'S 83 EXCHANGE ST.

AUG 28 2009



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

Aug. 14 2009

Received from Local 111

Location of Work 12 Exchange St

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

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

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 920.00

Building (U)  Plumbing (U) \_\_\_\_\_ Electrical (U) \_\_\_\_\_ Site Plan (U) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 032 12004

Check #: 6014 Total Collected \$ 920.00

**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