

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

Location of Construction: 37 Exchange St		Owner: Palacci, Albert		Phone:		Permit No: 961182
Owner Address:		Leasee/Buyer's Name: Javanec 231 Main St No. Hampton, MA 01068		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC - 5 1996 CITY OF PORTLAND </div>
Contractor Name: Thaxter Co.		Address:		Phone: Hunt Stehli - 774-8050		
Past Use: Retail		Proposed Use: Cafe-Coffee Shop		COST OF WORK: \$ 100,000.00 PERMIT FEE: \$ 525.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: Hunt Stehli Signature: Hunt Stehli		
Proposed Project Description: Change Use - Make Interior Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zone: CBL 032-S-008 Zoning Approval: 11/1/96 Special Zone or Reviews: <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"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: Mary Gresik		Date Applied For: 25 November 1996				

1. This permit application doesn't 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..

Hunt Stehli
31 Exchange St
Portland, ME 04101

2-30 YC 30-3479 15299
30-3478 15300
1-20 YC 20-0671 15301



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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT **Hunt Stehli** ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation

- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☒ Requires Review

Action:

- ☐ Approved
- ☒ Approved with Conditions
- ☐ Denied

Date: **11/1/96**

CEO DISTRICT



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				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
				Signature: _____ Date: _____		
Permit Taken By: Mary Gresik		Date Applied For: 25 November 1996				Zone: <i>B3</i> CBL: 032-E-008 Zoning Approval: <i>with conditions</i> Special Zone or Reviews: <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"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

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Hunt Stehli	2-30 YC	30-3479	15299
31 Exchange St		30-3478	15300
Ptld, ME 04101	1-20 YC	20-0671	15301

PERMIT ISSUED WITH LETTER

CERTIFICATION

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SIGNATURE OF APPLICANT *H. L. Stehli* ADDRESS: _____ DATE: 25 November 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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Action: *Any exterior alterations including signage subject to separate review*
☐ Approved
☒ Approved with Conditions
☐ Denied

Date: *11/25/96*

CEO DISTRICT

2

A. Rowe

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 4 , 1996

Javanet
231 Main St.
No. Hampton, MA. 01068
04101

RE : 37 Exchange St.

Dear Sir:

Your application to change the use of 37 Exchange St. from retail to cafe- coffee shop 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.

Building & Fire Code Requirements

1. Please read and implement items # 7, # 9 on the attached Land Use -Zoning Report .
2. Please read and implement items 14, 15, 16 & 17 of the attached Building Permit Report.
3. All plumbing shall be installed as per the State Plumbing Code.
4. Any exterior alterations including signage is subject to separate review.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: D. Andrews , Senior Planner
M. Schmuckal Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 11/28/96 ADDRESS: 311 Exchange St

REASON FOR PERMIT: Change of use

BUILDING OWNER: D. J. Scott

CONTRACTOR: Thayer

PERMIT APPLICANT: _____ APPROVAL: *14 *15 *16 *17

~~DENIED:~~ _____

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
5. 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 the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups S and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. 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.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
22. _____
23. _____
24. _____
25. _____


P. Samuel Hollises, Chief of Code Enforcement

cc: Lt. McDougall, PFD

LAND USE - ZONING REPORT

ADDRESS: 37 Exchange St DATE: 12/4/96
REASON FOR PERMIT: Change of use from retail to coffee house / internet use
BUILDING OWNER: Albert Palacci C-B-L: 32-E-8
PERMIT APPLICANT: Hunt Stehli
APPROVED: With conditions DENIED: _____
#7 & #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.

7. Separate permits shall be required for any signage.

8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition your building is located in the Old Port overlay zone which requires a special entertainment license thru the City Clerk's office. Be advised that you must meet the guidelines of entertainment license in order to operate your business.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Hunt Stehli

Date: 12/4/96

Address: 37 Exchange St

C-B-L: 32-E-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg.

Zone Location - B-3

Interior or corner lot -

Proposed Use/Work - change of use from Retail to coffee house/internet use
(Entertainment Use) OK Per PAD

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

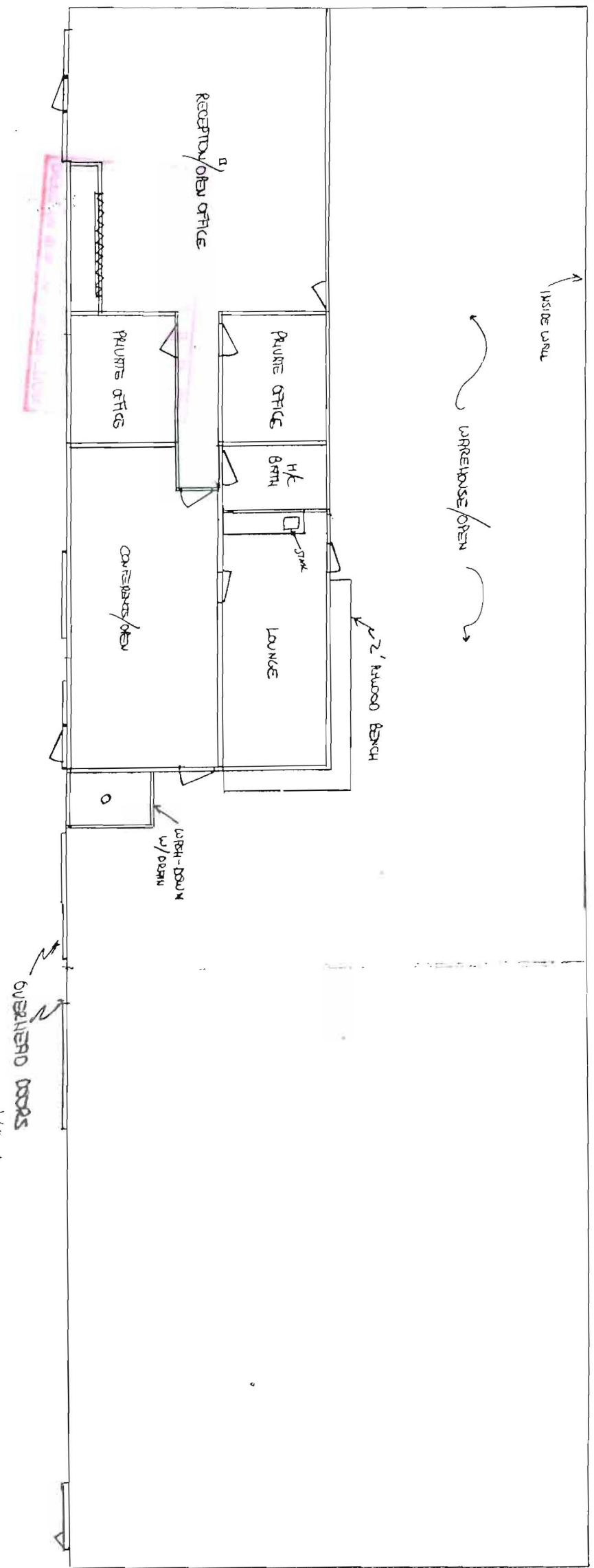
Flood Plains - N/A

This is in the old Port Overlay Zone

OWNER: NEPTUNE PROPERTIES, INC.
120 EXCHANGES ST.
PORTLAND, ME. 04101
775.2100

NOTE: MASONRY WALLS, STEEL JOIST + ROOF DECK
ALL SPRINKLED / DRY SYSTEM
SEE SITE PLAN + OVERALL BLDG. PLAN FOR ADDITIONAL DETAILS

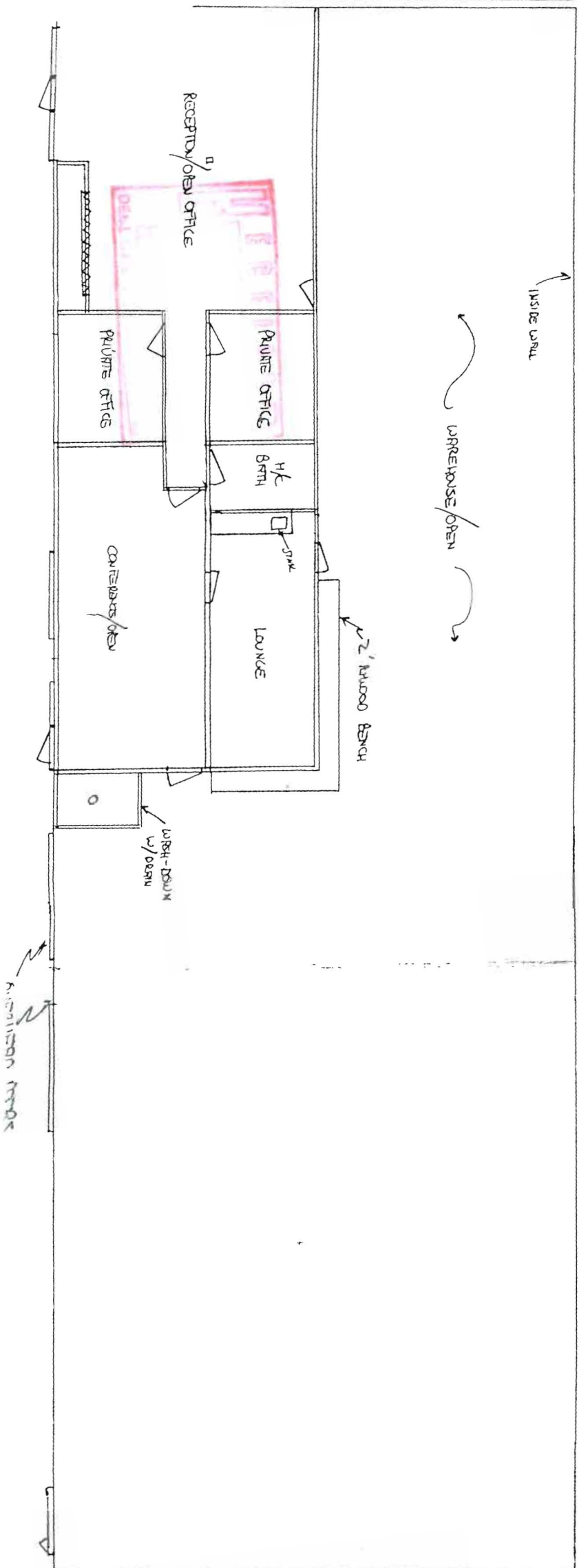
BUILDING "B" (50'x150') 1037 R FOREST AVE., PORTLAND, ME.



OWNER: NEPTUNE PROPERTIES, INC.
 120 EXCHANGES ST.
 PORTLAND, ME. 04101
 775-2400

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NOTE: MASONRY WALLS, STEEL JOIST + ROOF DECK
 ALL SPRINKLED / DRY SYSTEM
 SEE SITE PLAN + OVERALL BLDG. PLAN FOR ADDITIONAL DETAILS





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 37 Exchange st.

Issued to Albert Palacci/JavaNet

Date of Issue 25Feb97

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. 961182, 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

Cafe-Coffee Shop

APPROVED OCCUPANCY

Same

Limiting Conditions:

- outside light in back
- Type Panel Schedules
- ADT Security Permit
- Inadequate Basement Lighting

This certificate supersedes
certificate issued

Approved:

2/25/97

(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.