



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

**Original Receipt**

February 3 2007

Received from Arnelyn PA - Link 422 Management LLC

Location of Work 7 Exchange

Cost of Construction \$ 7,000 Building Fee: \_\_\_\_\_

Permit Fee \$ 90 Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75.00

Total: 165.00

Building (11) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other HOOD - 4.10.00

CBL: 03A F-D10

Check #: 10266 - 6 MONTHS <sup>3.10.00</sup> Total Collected \$ 205.00  
10554 - ARCHITECT PA - 65.00

**No work is to be started until permit issued.**  
 If permit is Withdrawn or Denied, amount of the refund is based on \$20.00 or 20% of the fee, (whichever is greater)  
 In order to receive a refund, you **MUST** present the Original Receipt.

Taken by: Dayton

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

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU **PERMIT** ICTION

Permit Number: 090099

This is to certify that ELEVEN EXCHANGE LLC / Lincoln Market LLC

has permission to Change of use from retail to Restaurant "Wabi" including take

AT 5 Exchange St CB# 032 F012001

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. 24 HOURS 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. CAPT. L. L. L...

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

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

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

*Charles M. ...* 3/5/09  
 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

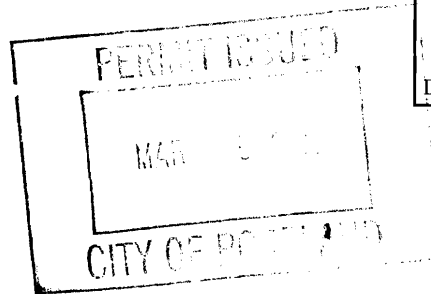
Permit No: 09-0099	Issue Date: 3/5/09	CBL: 032 F012001
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Location of Construction: 5 Exchange St (#7)	Owner Name: ELEVEN EXCHANGE LLC	Owner Address: PO BOX 4894	Phone:
Business Name:	Contractor Name: Lincoln Management, LLC	Contractor Address: PO 4894 Portland	Phone: 2072331607
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - retail (Betsy's)	Proposed Use: Commercial - Restaurant "Wasabi" - Change of use from retail to Restaurant "Wasabi" including take out	Permit Fee: \$165.00	Cost of Work: \$7,000.00	CEO District: 1
Proposed Project Description: Change of use from retail to Restaurant "Wasabi" including take out		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions attached.	INSPECTION: Use Group: M. Type: IB IBC-2003 occ. 26 (< 50) load cl 3/5/09	
		Signature: (KG)		Signature: cl 3/5/09
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: Ldobson	Date Applied For: 02/29/2009	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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"/> OK w/ conditions Date: 2/10/09 APM	<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> yes <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 separate review's approval thru historic preservation Date:
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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

## 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**

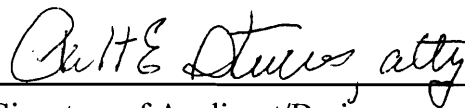
  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

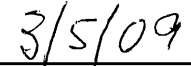
  X   **Final inspection of barriers or alarm systems**

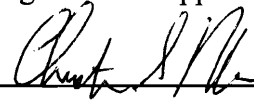
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  
\_\_\_\_\_  
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> 09-0099	<b>Date Applied For:</b> 02/09/2009	<b>CBL:</b> 032 F012001
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<b>Location of Construction:</b> 5 Exchange St (#7)	<b>Owner Name:</b> ELEVEN EXCHANGE LLC	<b>Owner Address:</b> PO BOX 4894	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Lincoln Management, LLC	<b>Contractor Address:</b> PO 4894 Portland	<b>Phone</b> (207) 233-1607
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Restaurant "Wasabi" - Change of use from retail to Restaurant "Wasabi" including take out	<b>Proposed Project Description:</b> Change of use from retail to Restaurant "Wasabi" including take out
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 02/10/2009

**Note:** Plan shows fourteen seats so use is restaurant.

**Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Chris Hanson      **Approval Date:** 03/05/2009

**Note:**

**Ok to Issue:**

- 1) Plan reviewed and approved for 14 seats
- 2) No permanent or temporary certificate of occupancy shall be issued unless and until all NFPA conditions for 1 through 11 Exchange Street have been satisfied. Please see the attached document outlining the conditions.
- 3) Approval of license is subject to health inspections per the Food Code.
- 4) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 5) Fire Alarm systems shall be installed per Sec. 907 of the IBC 2003
- 6) Equipment must be installed in compliance with the manufacturer's specifications
- 7) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 8) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 9) Separate Permits shall be required for any new signage.
- 10) ANY exterior work requires separate review and approval thru Historic Preservation
- 11) 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:** Capt Keith Gautreau      **Approval Date:** 02/25/2009

**Note:**

**Ok to Issue:**

<b>Location of Construction:</b> 5 Exchange St (#7)	<b>Owner Name:</b> ELEVEN EXCHANGE LLC	<b>Owner Address:</b> PO BOX 4894	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Lincoln Management, LLC	<b>Contractor Address:</b> PO 4894 Portland	<b>Phone</b> (207) 233-1607
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

1) Fire Department conditions for Wasabi permit (7 Exchange Street):

1-9 Exchange Street:

A new fire alarm system w/ UL approved central station monitoring is required to cover City Beverage, Wasabi, and the remainder of the former Betsy's space (#9) (permit required).  
A Knox Box is required at City Beverage/ Wasabi, where approved for Fire Department access.  
The sprinkler system must be extended to cover all of the former nightclub basement space at 1 Exchange St., City Beverage, Wasabi, and remainder of the former Betsy's space (#9). All required service must be completed and a sprinkler test report and compliance letter submitted.  
The separation of tenants and/or occupancies must be repaired:  
Abandoned stair from Wasabi to the second floor.  
Ceiling at 7 and 9 Exchange Street.  
Back door and transom from 9 Exchange Street to the back stair of 11 Exchange Street apartments.  
Emergency lighting and exit signage is required for Wasabi and City Beverage.  
Handrails are required on the stair between Wasabi and City Beverage.  
Kitchen hood installation(s) require a hood permit. All cooking operations and installation(s) must comply w/ NFPA 96.  
All electrical, plumbing and HVAC work requires permits.  
Submit seating plan for Wasabi.

11 Exchange Street:

The fire alarm system at 11 Exchange Street apartments must be brought to code and be monitored by a UL approved central station (permit required).  
A Knox Box is required for 11 Exchange Street.  
Other issues to be addressed at a latter date:  
Occupancy of the former basement nightclub space will be addressed separately (C of O required).  
Occupancy of the remaining vacant portion of former Betsy's space (#9) will require its own Knox Box and any appropriate emergency lighting and exit signs (C of O required).  
Other tenant spaces not addressed here.  
Additional violations at 11 Exchange Street apartments will be addressed separately.

**Comments:**

2/9/2009-Ldobson: Held for additional information recieved complete package not received until 02/09/2009



*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.com](http://www.portlandmaine.com)

**Fire Department**

Chief Frederick J. LaMontagne, Jr.

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# 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: 7 Exchange Street		
Total Square Footage of Proposed Structure/Area 1100 sq ft		Square Footage of Lot 4730 sq ft
Tax Assessor's Chart, Block & Lot Chart# 32 Block# F Lot# 10	Applicant * <b>must be owner, Lessee or Buyer</b> * Name Eleven Exchange LLC Address PO Box 4894 Portland, ME 04112 City, State & Zip	Telephone: (207) 253-6071
Lessee/DBA (If Applicable) Soffritto LLC d/b/a/ Wasabi	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 7,000 C of O Fee: \$ 75.00 Total Fee: \$ 165.00
Current legal use (i.e. single family) <u>Commercial</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Merchantile</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: Conversion to food take out. <u>TAKEOUT WITH 14 SEATS</u> <u>SUSHI SOUP</u> <u>FULLY SPRINKLERED</u> <u>DAVE SHIMA 730-0550</u>		
Contractor's name: <u>Lincoln Management LLC</u> Address: <u>PO Box 4894</u> <u>Portland, ME 04112</u> City, State & Zip _____ Telephone: <u>(207) 253-6071</u>		
Who should we contact when the permit is ready: <u>Auralee Bussone Dave Shima</u> Telephone: <u>(207) 774-9000</u> Mailing address: <u>PO Box 7320, Portland, ME 04112</u> <u>*please call</u> <u>730-0550</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: 2.3.09

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





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Code Data  
 New Construction = IBC 2006 & 101  
 7 Exchange = 1050 sf  
 1 Exchange = 1228 sf  
 Total = 2278 sf

Mercantile Use-Class "C" < 3000 sf

employees = 4  
 seats = ~~24~~ 14. shown \*  
 272 sq ft / 30 = 8  
 Occupant Load = ~~26~~ 16 < 50

Single egress per NFPA 101- 37.2.4.4  
 No alarm required for Class "C".  
 However an alarm system based on  
 entire is to be installed under separate  
 contract

Existing stairway  
 to be sprinkled  
 and door at top  
 removed and  
 sheetrocked (1/2 hr  
 req.)

Exist. Rinnal to be  
 relocated tight to  
 corner

54" Prep Counter

7' hood &  
 suppression system  
 (by others)

24" gas range

Exist. door to be  
 sealed

New 24" sink in  
 countertop

Dishwasher w/  
 countertop

Exist.  
 Freezer

1 Exchange  
 Street

Enlarge toilet rm.  
 to include exist.  
 sink

Exist. open'g

New handrails  
 New handsink

Service counter

Existing Toilet Rm

FULLY  
 SPRINKLERED

Level & patch floor  
 as req. for new  
 wood floor

New lite exit  
 sign

Movable counter  
 w/ built in Refer  
 below

non bearing  
 partition- 5/8" type X  
 w/ 2x4 @ 16" oc

New emer. lit'g

43'-4" +/-

Exchange Street

21'-11" +/-

Prepared For:  
 11 EXCHANGE  
 LLC

Architect:  
 ARCHETYPE, P.A.  
 ARCHITECTS  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 Fax (207) 772-4056

Project:  
 Wasabi  
 7 Exchange Street  
 PORTLAND, MAINE

Revisions:

Date  
 3 February 2009

Scale  
 3/16" = 1'-0"

FLOOR PLAN

A01