

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT ISSUED

### PERMIT

Permit Number: 100851

SEP - 7 2010

Please Read Application And Notes, If Any, Attached

This is to certify that ELEVEN EXCHANGE LLC / Arra  
has permission to Change of use from retail to restaurant w/ rent fit for work in cooler upgrade in Exchange  
AT 5 EXCHANGE ST City of Portland  
Common Area CT 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.

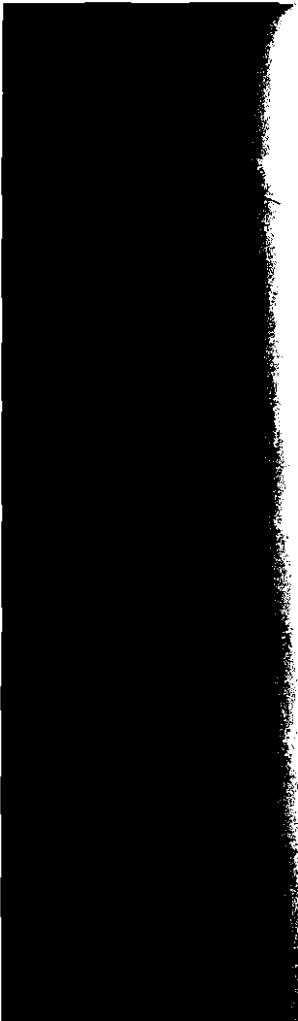
Notification of inspection must be given and written permission procured before this building or part thereof is lath or other closed-in. 2 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS  
Fire Dept. CAPI R. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 9/2/10  
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: 10-0851	Issue Date:	CBL: 032 F012001
-----------------------	-------------	---------------------

Location of Construction: 5 EXCHANGE ST (called "7")	Owner Name: ELEVEN EXCHANGE LLC	Owner Address: PO BOX 4894	Phone:
Business Name:	Contractor Name: Ken Arra	Contractor Address: P.O. Box 1027 Kennebunk	Phone: 6038285617
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Retail	Proposed Use: Restaurant - Change of use from retail to restaurant w/ tenant fit-up <i>canelli's</i>	Permit Fee: \$245.00	Cost of Work: \$15,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>B (max 490.2)</i> Type: <i>3B</i> <i>IBC-2003</i>	

Proposed Project Description: Change of use from retail to restaurant w/ tenant fit-up <i>of walk-in cooler upgrade in 1 Exchange Common area</i>	Signature: <i>(KG)</i>	Signature: <i>AMB 9/7/10</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: Idobson	Date Applied For: 07/19/2010	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<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"/> Mines <input type="checkbox"/> MM <input type="checkbox"/> <input checked="" type="checkbox"/> Denied Date: <i>5/7/21/10</i>	<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 checked="" type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <i>within</i> <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: _____
	Any explanation requires a separate review & approval		

**PERMIT ISSUED**  
 SEP - 7 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

Permit No: 10-0851	Date Applied For: 07/19/2010	CBL: 032 F012001
-----------------------	---------------------------------	---------------------

Location of Construction: 5 EXCHANGE ST	Owner Name: ELEVEN EXCHANGE LLC	Owner Address: PO BOX 4894	Phone:
Business Name:	Contractor Name: Ken Arra	Contractor Address: P.O. Box 1027 Kennebunk	Phone (603) 828-5617
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Restaurant - Change of use from retail to restaurant w/ tenant fit-up - "Canelli's" including upgrade to walk-in cooler in new common area in 1 Exchange	Proposed Project Description: Change of use from retail to restaurant w/ tenant fit-up, including upgrade to walk-in cooler in new common area in 1 Exchange
---	---

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 07/21/2010

Note: Ok to Issue:

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 09/07/2010

Note: Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Equipment must be installed in compliance per the manufacturer's specifications
- 4) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
- 5) Approval of City license is subject to health inspections per the Food Code.
- 6) 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.
- 7) 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: 08/13/2010

Note: Ok to Issue:

- 1) There must be separated use from 1 Exchange Street. 1 hour separation is required.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable.
- 5) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A puff test is required. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.

<b>Location of Construction:</b> 5 EXCHANGE ST	<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> Ken Arra	<b>Contractor Address:</b> P.O. Box 1027 Kennebunk	<b>Phone</b> (603) 828-5617
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

6) The electrical system must be certified by a licensed electrician.

7) The space must have fire alarm system that is tied into the existing fire alarm in 11 Exchange Street (residential)

**Comments:**

8/26/2010-jmb: Spoke to Ken A. For details, set up meeting on 8/27, clarify upper storage area in abandoned stairwell, and the room (?) at bottom of abandoned stairwell, layout of 2 bay and handwash seems crowded, who is doing the work on the walk in cooler at 1 Exchange. Had to cancel the meeting due to injury day off.

8/30/2010-jmb: Per email from Gary Wood on 8/18/10, all permits are on hold for 1-11 Exchange St.

8/30/2010-jmb: Ellie and Ken Arra came into the office to discuss clarifications and details. Ellie marked up the original plans to reflect the changes, ice machine at the bottom of the abandoned stairwell, no storage in stairway above and there is much more area near the handwash than shown. They will be doing the walk in cooler upgrades. They will submit the specs on the walk in.

9/7/2010-jmb: Ellie and Ken A. Came into the office, the walk-in cooler is scheduled to be renovated by George N. Under the owners permit. If they end up installing it they will bring in the specs.

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

  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, including health inspection. NOTE: There is a \$75.00 fee per inspection at this point.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7-19-2010

Received from

Canelli's Restaurant

Location of Work

2 Exchange St.

Cost of Construction \$

\$

Building Fee:

170

Permit Fee \$

\$

Site Fee:

Certificate of Occupancy Fee:

75

Total:

245

Building (B)

Plumbing (P)

Electrical (E)

Site Plan (U)

Other

CBL:

50-F-12

Check #:

1001

Total Collected \$

245

**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>7 EXCHANGE PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1250 +/-</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32      F      12</u>	Applicant * <u>must be owner</u> (Lessee or Buyer*) Name <u>KEN ARRA</u> Address <u>PO BOX 1027</u> City, State & Zip <u>KENNEBUNK ME 04043</u>	Telephone: <u>603-828-5617</u>
Lessee/DBA (If Applicable) <u>CANELLI'S OF MAINE LLC (CANELLI'S RESTAURANT)</u>	Owner (if different from Applicant) Name <u>Joe Soley</u> Address <u>11 EXCHANGE LLC PO BOX 367</u> City, State & Zip <u>PORTLAND ME 04112</u>	Cost Of Work: <u>\$15,100</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>945</u>
Current legal use (i.e. single family) <u>Retail to Restaurant</u> Number of Residential Units <u>2 Above</u> If vacant, what was the previous use? <u>Retail - change to Restaurant use</u> Proposed Specific use: <u>RESTAURANT</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>N/A</u> Project description: <u>Build a non-bearing wall - Approx 11' High - to divide KITCHEN AREA FROM DINING AREA.</u>		
Contractor's name: <u>KEN ARRA</u> Address: <u>PO BOX 1027</u> City, State & Zip: <u>KENNEBUNK, ME 04043</u> Telephone: <u>603-828-5617</u> Who should we contact when the permit is ready: <u>KEN ARRA</u> Telephone: <u>603-828-5617</u> Mailing address: <u>PO BOX 1027 KENNEBUNK, ME 04043</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 contact 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.

RECEIVED

JUL 19 2010  
Dept. of Building Inspections  
City of Portland

Signature: Ken Arra Date: 7/19/10

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

## General Building Permit Application

### Fire Department Requirements

Name, address and phone number of applicant:

Canelli's of Maine LLC – Canelli's Restaurant  
Ken Arra – Member  
PO Box 1027  
Portland, ME 04043                      Phone: (603) 828-5617

The proposed use of this space is to be used as a Restaurant.

The square footage of this area is 1250 sq. ft. +/-

This entire area has a fully installed sprinkler system.

There will be a suppression system installed according to the appropriate code.

There is one main entrance – this has an Exit sign above the door as well as emergency lighting. There is a back door exit in the kitchen area, and there is presently emergency lighting already mounted on the kitchen wall.

A Fire Door with a 90 minute rating will be installed between the kitchen and the upper stairway storage area.

There are no elevators.



## **1-11 Exchange Street**

All penetrations through rated assemblies must be protected by an approved fire stop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

Fire Alarm systems shall be installed per Sec. 907 of the IBC 2003.

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.

### **The following issues shall be addressed at 1-9 Exchange Street:**

1. 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).
2. A Knox Box is required at City Beverage/ Wasabi, where approved for Fire Department access.
3. 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.
4. The separation of tenants and/or occupancies must be repaired:

The stair from Wasabi to the second floor must be abandoned.

The ceiling at 7 and 9 Exchange Street must be rated.

The 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. The space is approved for 14 seats.

5. **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.

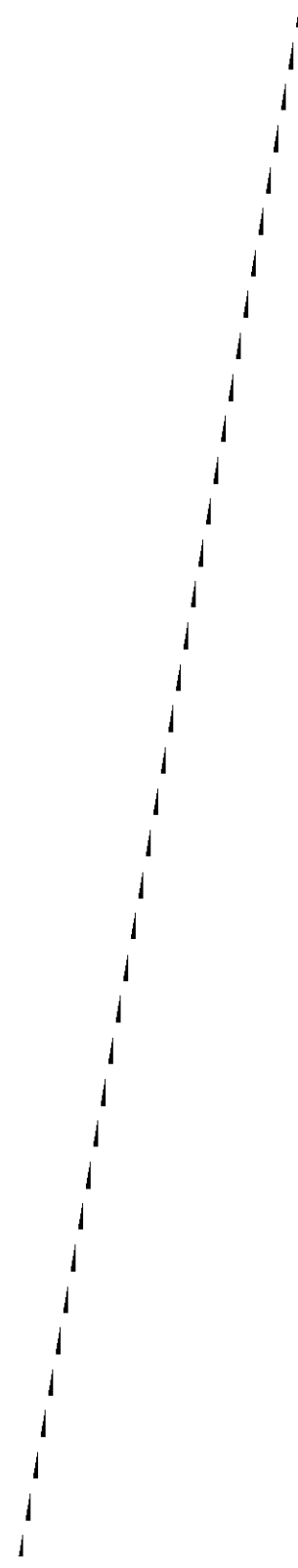
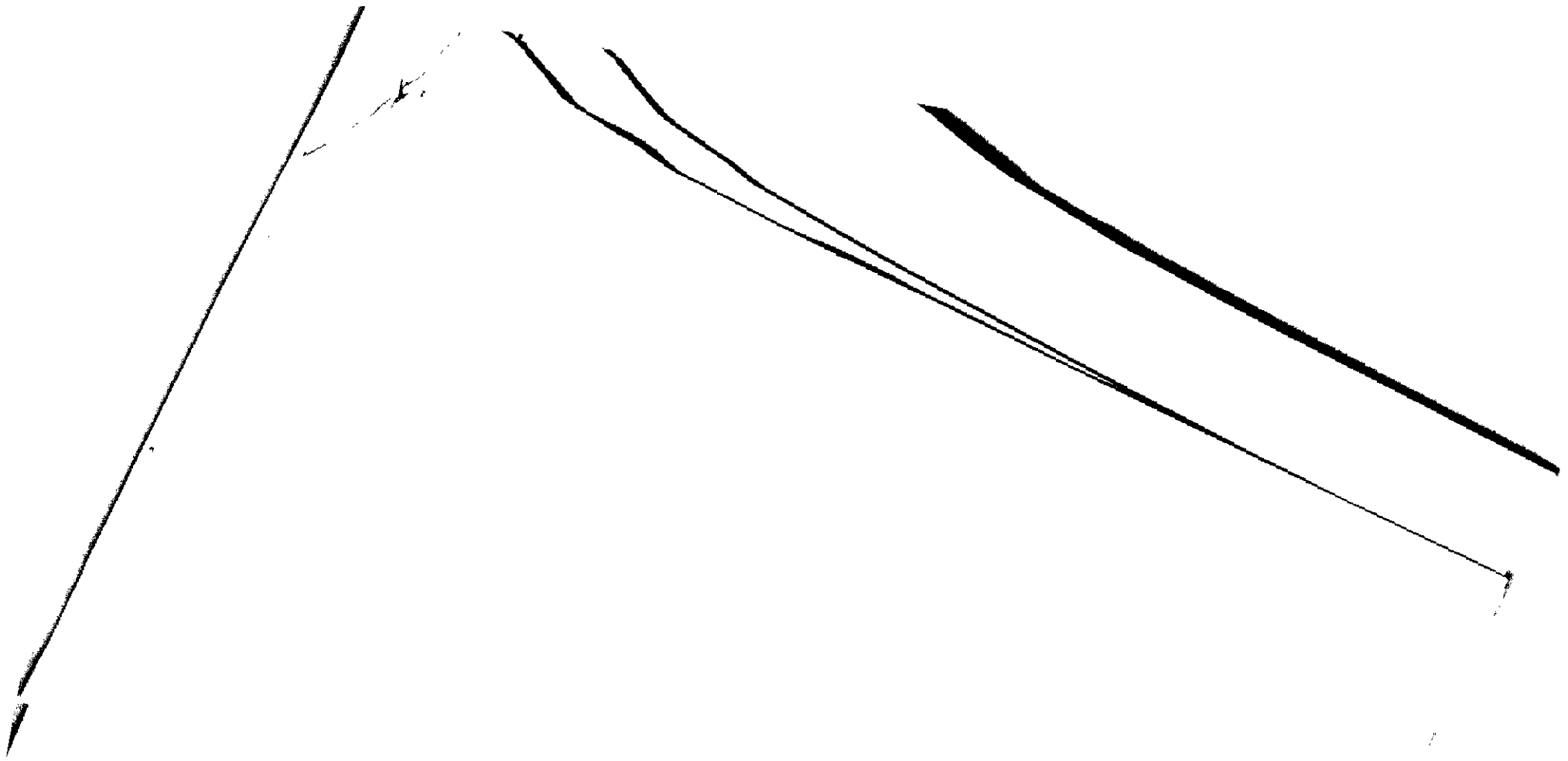
Additional violations at 11 Exchange Street apartments will be addressed separately.



# CANELLI'S RESTAURANT

7 EXCHANGE ST. PORTLAND, ME

DESIGN PLANS





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

**Fire Department**

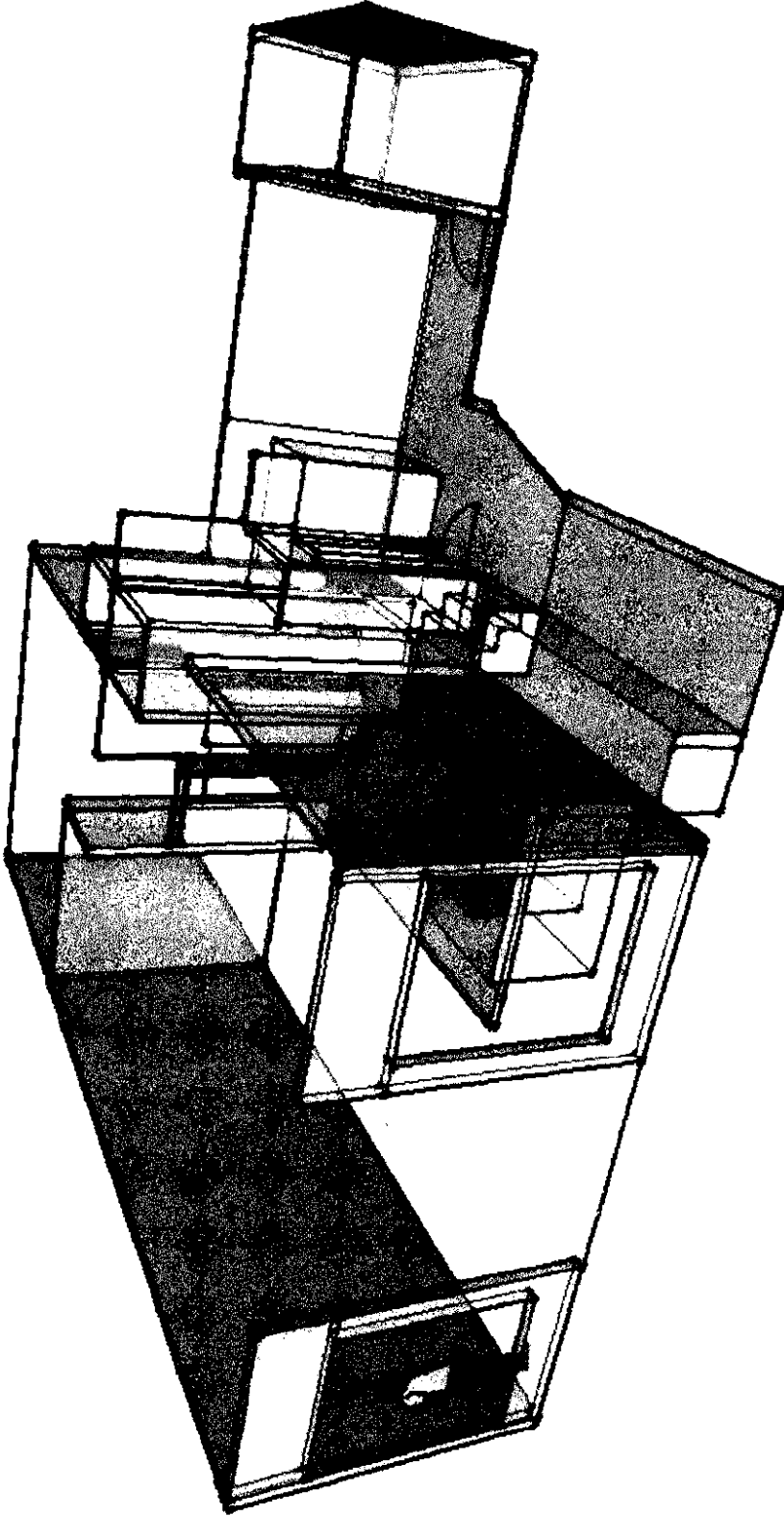
Chief Frederick J. LaMontagne, Jr.

**RE: Conditions of approval for spaces at 1-17 Exchange Street.**

As a result of a meeting attended by Mr. Joe Soley, Ms. P.J. Roberts, representatives of Eastern Fire Services Inc, and Captain Keith Gautreau and Firefighter Ben Wallace Jr. from the Fire Prevention Bureau; and for the purposes of creating an environment whereby the tenants may continue to occupy space at the same location, the following conditions are in place:

- The work will consist of the following:
  - A new addressable fire alarm panel and full function annunciator will be installed for 1-17 Exchange Street. The panel must have a dialer and be connected to central station monitoring via two Fairpoint phone lines with a contract provided for such.
  - All existing equipment will be connected to the new panel per code. Annunciation must indicate the type of device and its location.
  - Heat detectors shall be installed to code in all areas not protected by the automatic, supervised sprinkler system.
  - Pull stations and horn/strobes shall be installed to code in areas not currently covered.
  - The fire alarm shall comply with NFPA 72 (2010 edition) and, in so far as possible, comply with the City Fire Alarm Rules as determined by the Fire Department.
  - EXIT signs, emergency lights, fire extinguishers and fire doors shall be in place and maintained as required by code.
- The Fire Department will approve the continued uses of the occupied spaces if the fire alarm system is brought to code by September 22, 2010.
- The Fire Department will approve Certificates of Occupancy and business licenses once the work is completed.
- The Fire Department will not delay issuance of building permits unless the work is not completed by September 22, 2010.

NOTES/LEGEND:  
EXISTING STRUCTURE WITH-  
NEW INTERIOR WALL



DESIGN: ONLY FOR APPROVAL

**1ST&2ND FLOOR OVERVIEW**

OWNER:

**CANELLI'S RESTAURANT**  
**7 EXCHANGE ST. PORTLAND, ME**

SCALE: NOT TO SCALE

HUTCHINS

CONSTRUCTION ASSOCIATES, INC.

207-570-8158

NOTES/LEGEND:

- PROPOSED INTERIOR WALL 2x4 + sheetrock
- 12X7 BAR TOP MATERIAL CHANGE ONLY

City Beverage  
fire door  
or by other

WALK  
IN Ref

Abandoned  
STAIRS

ICE  
MACHINE

DUI

FIRE  
DOOR

NEW INTERIOR WALL

NEW BAR TOP

7 11"

10'

5'

12'

28' 5 1/2"

41'

DESIGN: ONLY FOR APPROVAL

CONSTRUCTION PLAN

OWNER:

CANELLI'S RESTAURANT  
7 EXCHANGE ST. PORTLAND, ME

SCALE: NOT TO SCALE

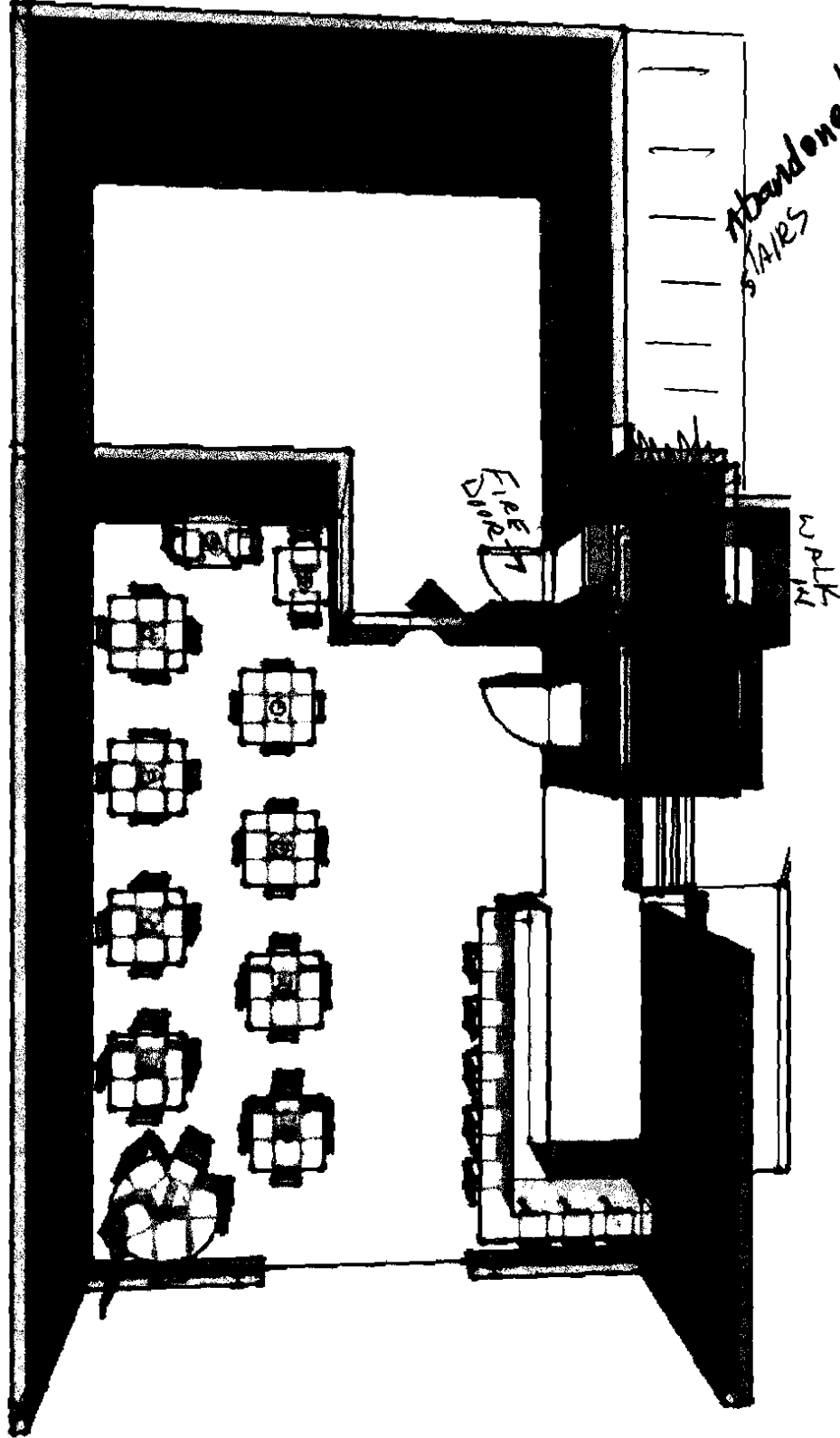
HUTCHINS  
CONSTRUCTION ASSOCIATES, INC.  
207-570-8158



NOTES/LEGEND:

- 41 - DINING ROOM SEATS
- 0 - BAR AREA SEATS

49 Total



DESIGN: ONLY FOR APPROVAL

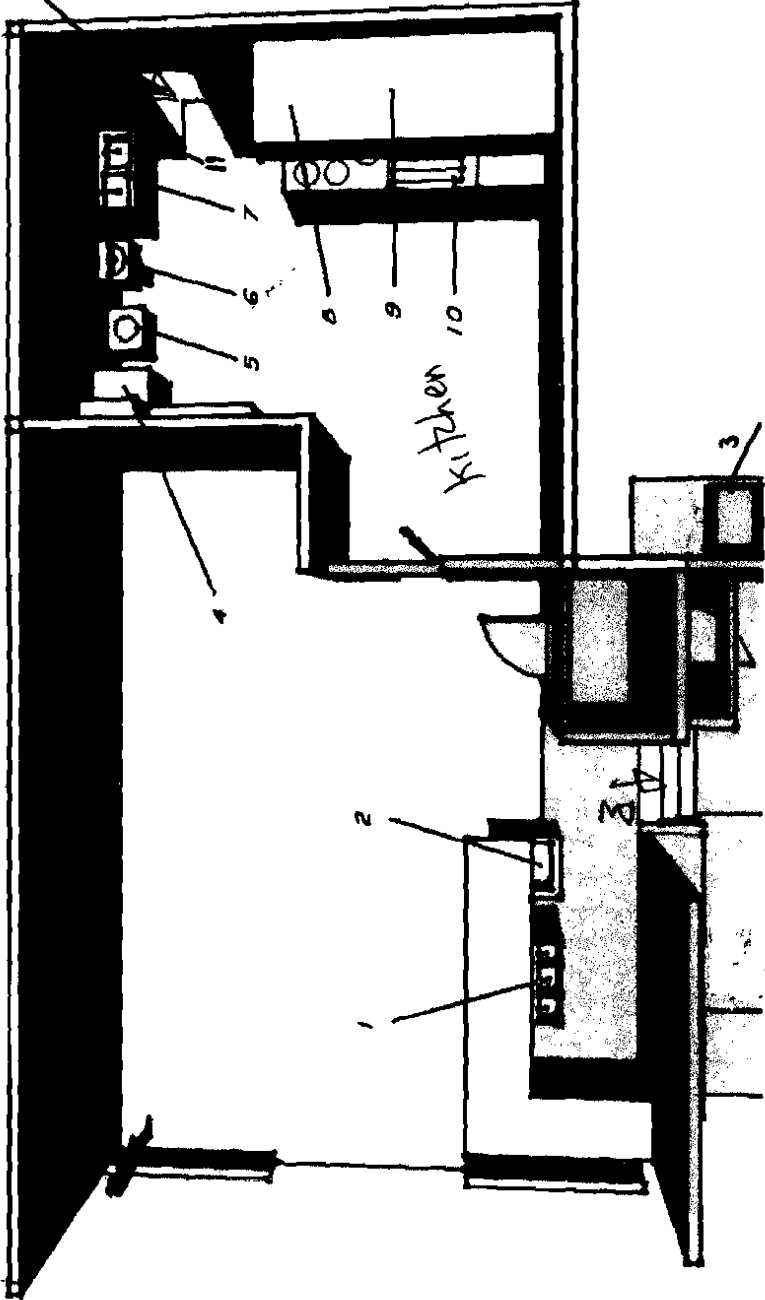
DINING ROOM LAYOUT PLAN

OWNER:  
CANELLI'S RESTAURANT  
7 EXCHANGE ST. PORTLAND, ME

SCALE: NOT TO SCALE

HUTCHINS  
CONSTRUCTION ASSOCIATES, INC.  
207-570-6150

Egress for staff only



Contents:

- 1- 2 Bay Sink + Hand Sink
- 2- Ice Bin
- 3- Mop Sink
- 4- Dishwasher
- 5- Grease Trap
- 6- Prep Sink
- 7- 2 Bay Sink
- 8- Exhaust Hood
- 9- Suppression System
- 10 Stand Over
- 11 HAND SINK

DESIGN: ONLY FOR APPROVAL

EQUIPMENT LIST

OWNER:

CANELLI'S RESTAURANT  
7 EXCHANGE ST. PORTLAND, ME

SCALE: NOT TO SCALE

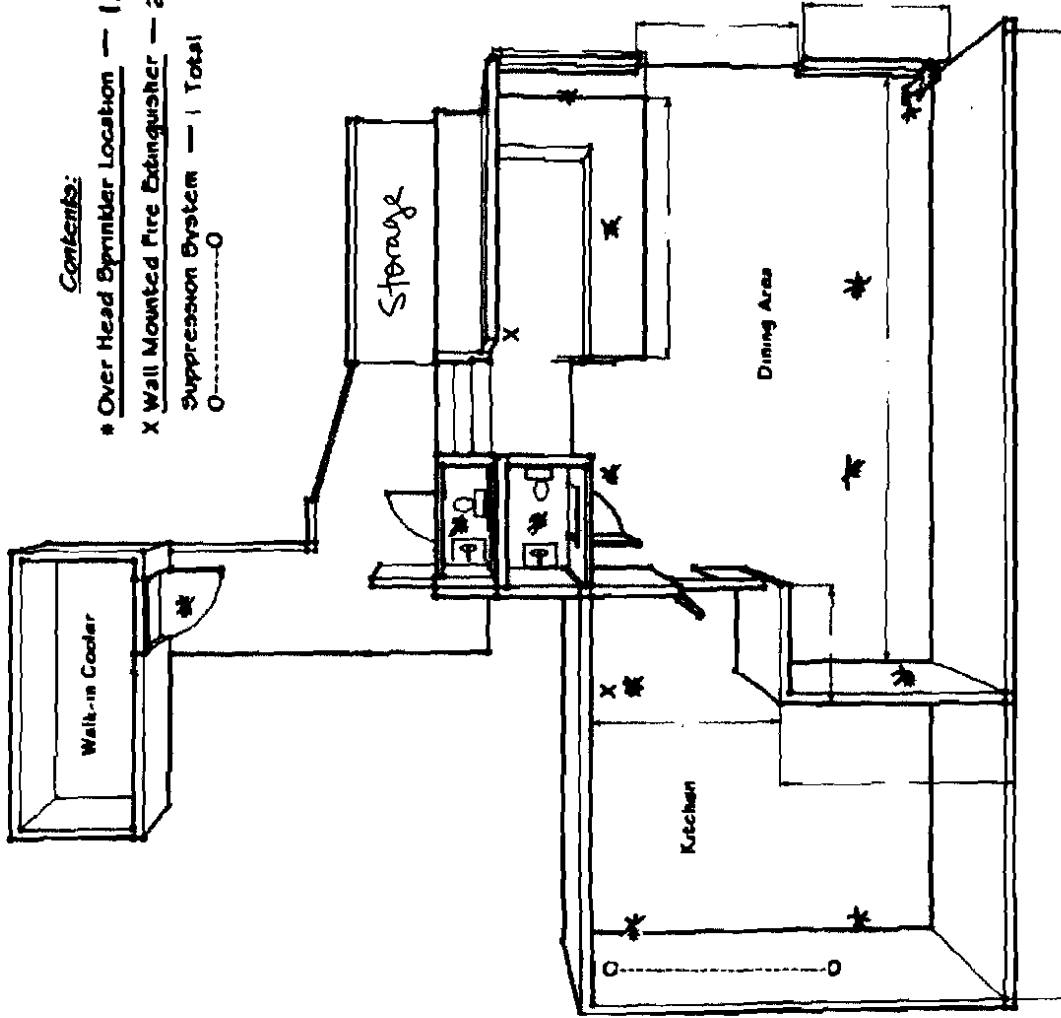
HUTCHINS

CONSTRUCTION ASSOCIATES, INC.

207-570-8158

Contents:

- \* Over Head Sprinkler Location — 13 Total
- X Wall Mounted Fire Extinguisher — 2 Total
- O-----O Suppression System — 1 Total



DESIGN: ONLY FOR APPROVAL

**FIRE SYSTEM**

OWNER: **CANELLI'S RESTAURANT**  
7 EXCHANGE ST. FORTLAND, ME

SCALE: NOT TO SCALE

HUTCHINS  
CONSTRUCTION ASSOCIATES, INC.  
207-570-8158