

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

PERMIT ISSUED

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 100890

SEP - 3 2010

This is to certify that Eleven Exchange Llc / Monopoly Inc.has permission to Adding new wall and fire door.City of PortlandAT 1 Exchange St

CITY 032 E014001

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 lathed or otherwise red-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. R. [Signature]

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

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

Other \_\_\_\_\_

Department Name

[Signature] 9/3/10  
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: 10-0890	Issue Date:	CBL: 032 F014001
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Location of Construction: 1 Exchange St	Owner Name: Eleven Exchange Llc	Owner Address: Po Box 4894	Phone:
Business Name: City Beverage	Contractor Name: Monopoly, Inc.	Contractor Address: PO Box 4894 Portland	Phone: 2072331607
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Convienant Store ( City Beverage )	Proposed Use: Convienant Store ( City Beverage ) Adding new wall and fire door.	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: I
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Proposed Project Description: Adding new wall and fire door.	<p>FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>*See Conditions</p> <p>INSPECTION: Use Group: M Type: 3B IBC-2003</p> <p>Signature: <i>KG</i></p> <p>Signature: <i>UMB 9/3/10</i></p> <p>PEDESTRIAN ACTIVITIES DISTRICT (A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>
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Permit Taken By: gg	Date Applied For: 07/26/2010	<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</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 8/6/10 <i>APN</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><i>YES</i></p> <p><input 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><i>Any exterior work requires a separate review &amp; appeal thru historic preservation.</i></p> <p>Date: _____</p>
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**PERMIT ISSUED**

SEP - 3 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0890	Date Applied For: 07/26/2010	CBL: 032 F014001
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Location of Construction: 1 Exchange St	Owner Name: Eleven Exchange Llc	Owner Address: Po Box 4894	Phone:
Business Name: City Beverage	Contractor Name: Monopoly, Inc.	Contractor Address: PO Box 4894 Portland	Phone (207) 233-1607
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Convienant Store ( City Beverage ) Adding new wall and fire door.	Proposed Project Description: Adding new wall and fire door.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/06/2010**Note:**      **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) 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:** 09/03/2010**Note:**      **Ok to Issue:** ☒

- 1) 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.
- 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) Application approval based upon information provided by applicant as dated 8/30/10. 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:** 08/11/2010**Note:**      **Ok to Issue:** ☒

- 1) New doorway must meet code.
- 2) This is part of the conditions that need to be met for another tenant to open for business in 7 Exchange Street.
- 3) Construction must be 1 hour rated from floor to ceiling including openings.

**Comments:**

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

8/24/2010-jmb: While doing a preliminary review of new application for this address with PJ and Joe S. At the counter, these details were discussed. There is a discrepancy between the plan Joe submitted and a subsequent submittal from George N. Confirmation was made by Joe S. And PJ to use the plan George submitted for approval of this permit.

9/3/2010-jmb: Received approval that permit can be issued. Approval based on plan submitted on Aug. 30

## **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 inspection required at completion of work.**

**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.**



# 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>1 EXCHANGE STREET</u>			
Total Square Footage of Proposed Structure/Area <u>2000</u>		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>7</u> Lot# <u>014</u>		Applicant *must be owner, Lessee or Buyer* Name <u>JOSEPH L SOKEY</u> Address <u>P.O. BOX 4894</u> City, State & Zip <u>Portland ME 04112</u>	
Telephone: <u>233-1607</u>			
Lessee/DBA (If Applicable) <b>CITY RECEIVED</b> <u>JUL 26 2010</u>		Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	
		Cost Of Work: \$ <u>500.-</u> Related Fee <u>100.00</u> Stop work Fee <u>100.00</u> Total Fee: \$ <u>325.00</u> <u>325.00</u>	
Dept. of Building Inspections City of Portland Maine			
Current legal use (City single family) <u>1-2A/CONV STR</u>		Number of Residential Units <u>0</u>	
If vacant, what was the previous use? <u>CONTINUAL USE</u>			
Proposed Specific use: <u>SAME</u>			
Is property part of a subdivision?		If yes, please name	
Project description: <u>adding new wall length of store w/ fire door</u>			
Contractor's name: <u>MONRODY, Inc</u>			
Address: <u>PO Box 4894 PORTLAND MAINE</u>			
City, State & Zip: <u>04112-4894</u>		Telephone: <u>233-1607</u>	
Who should we contact when the permit is ready: <u>PT ROBERTS</u>		Telephone:	
Mailing address: <u>Box 4894 PT ME 04112-4894</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: MONRODY, Inc

Date: 7/20/10

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

1 EXCHANGE, LLC - PIZZA/CONVENIENCE STORES

NEW 2X4 STUD WALL SHARE BOTH SIDES  
& BATH

ANNUAL USE  
FOR RESTAURANT  
&/OR CONVENIENCE  
STORE OVER 25 YRS  
2X4 STUD

5/8" SHRK  
BOTH  
SIDES

CROSS SECTION

Store

→ NEW  
2X4  
STUD  
SHRK

NEW FIRE  
DOOR

BOTH SID

B  
B

B

ICE MICH

EXISTING

EXISTING MASONRY WALLS  
OVER 30 YRS IN PLACE  
& CONSTANT USE &  
FULLY INSPECTED  
ANNUALLY & APPROVED

CANELLI'S  
7 EXCHANGE

MASONRY  
WALL

WD

8/24/10 This lay out is not accurate  
per JOES & PJ

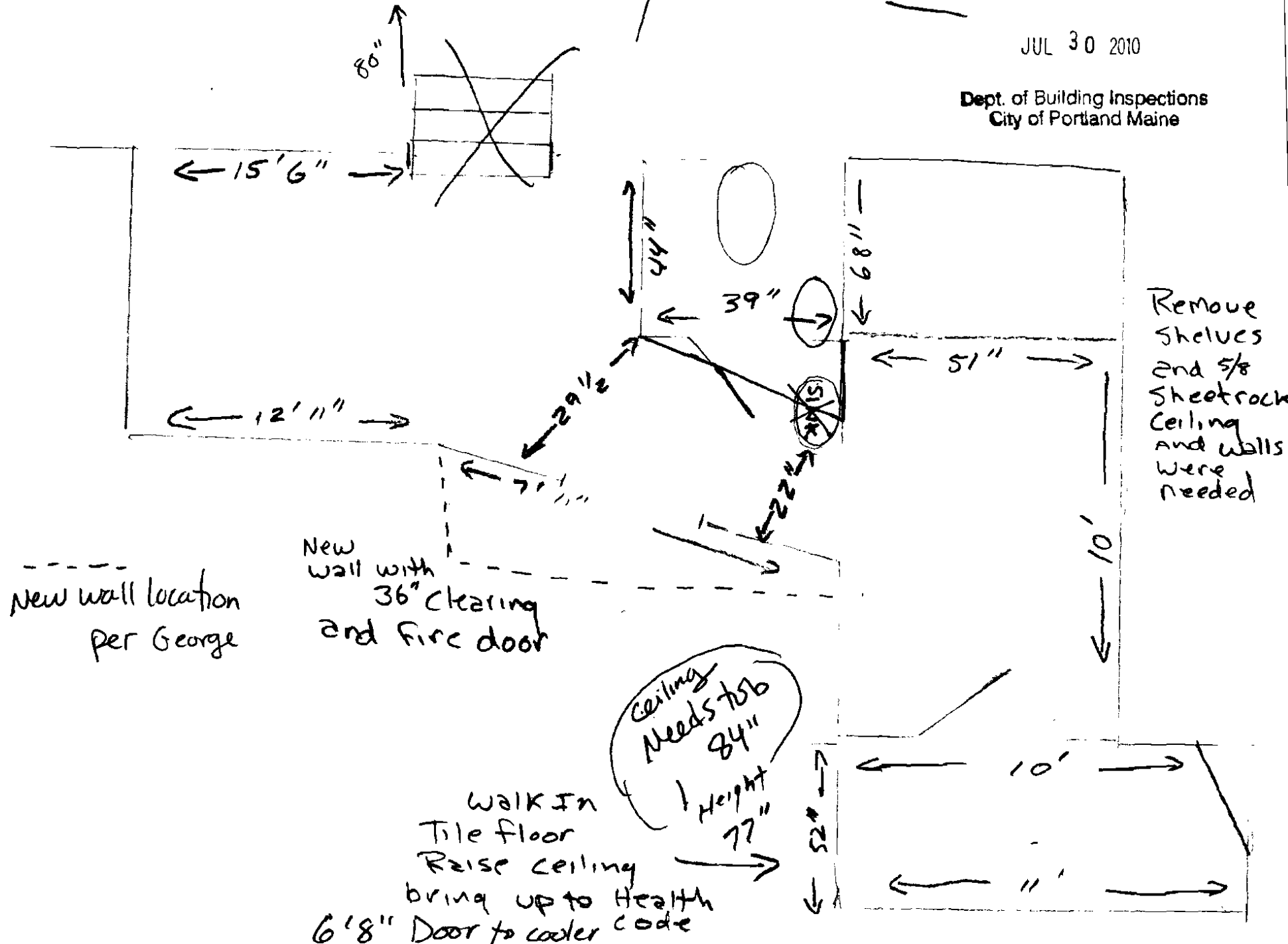
8/24/10 - per Joe & PJ  
This is the plan to approve

submitted as supplement by George N.  
**RECEIVED**

JUL 30 2010

Dept. of Building Inspections  
City of Portland Maine

Exchange St.





# PORTLAND MAINE

*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.





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

**Original Receipt**

July 26 2010

Received from

Ruthie J. Roberts

Location of Work

1 E. Broadway

Cost of Construction \$

1

Building Fee:

30.00

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (B) \_\_\_\_\_

Plumbing (P) \_\_\_\_\_

Electrical (E) \_\_\_\_\_

Site Plan (U) \_\_\_\_\_

Other \_\_\_\_\_

Related fee 100.00  
Stop work 100.00

CBL:

032 + 014

Check #:

270

Total Collected:

230.00

**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