

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100508

Please Read Application And Notes, If Any, Attached

This is to certify that MUNJOY HILL RESTORATION LLC Room Room
has permission to "The Front Room" - Outside seating 3 tables & 6 chairs - 56 sq ft

PERMIT ISSUED

AT 73 CONGRESS ST City of Portland 014 F021001 JUN 16 2010

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.

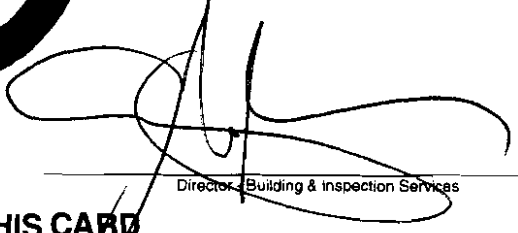
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other used-in. 2 HOPE 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5.11 2010

Received from Harding Smith

Location of Work 73 Cores

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 80

Building (1L) _____ Plumbing (1S) _____ Electrical (1Z) _____ Site Plan (U2) _____

Other Outside Linings -

CBL: 14-F-21

Check #: CC Total Collected \$ 80

**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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-16 2010

Received from

The Front Room

Location of Work

73 Congress

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 112

Building (B)

Plumbing (P) _____

Electrical (E) _____

Site Plan (U2) _____

Other Outside Dining

CBL: 14-F-21

Check #: 3027

Total Collected \$ 112

**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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0508	Issue Date:	CBL: 014 F021001
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Location of Construction: 73 CONGRESS ST	Owner Name: MUNJOY HILL RESTORATIONS	Owner Address: 40 PORTLAND PIER # 11	Phone:
Business Name:	Contractor Name: The Front Room	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: Bib

Past Use: Commercial Restaurant "The Front Room" RENEWAL	Proposed Use: Restaurant - "The Front Room" - Outside seating 3 tables & 6 Chairs 56 sq ft	Permit Fee: \$192.00	Cost of Work: \$192.00	CEO District: 1
Proposed Project Description: "The Front Room" - Outside seating 3 tables & 6 Chairs 56 sq ft		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>v</i> Type: <i>outdoor seating</i>	
		Signature:	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: Idobson	Date Applied For: 05/11/2010	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

PERMIT ISSUED

JUN 16 2010

City of Portland

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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/26/10</i>	Zoning Appeal <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: _____	Historic Preservation <input checked="" 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: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0508	Date Applied For: 05/11/2010	CBL: 014 F021001
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Location of Construction: 73 CONGRESS ST	Owner Name: MUNJOY HILL RESTORATIONS	Owner Address: 40 PORTLAND PIER # 11	Phone:
Business Name:	Contractor Name: The Front Room	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Restaurant - "The Front Room" - Outside seating 3 tables & 6 Chairs 56 sq ft	Proposed Project Description: "The Front Room" - Outside seating 3 tables & 6 Chairs 56 sq ft
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 05/26/2010
Note:			Ok to Issue: ✓
Dept: Building	Status: Approved with Conditions	Reviewer:	Approval Date:
Note:			Ok to Issue:
1) The outside dining permit is approved for the area delineated at the inspection and stated on the permit, and must be kept on site. THIS PERMIT MUST BE RENEWED ANNUALLY 2) The tables and chairs must not block any means of egress of any building, even during storage. 3) This permit approves outside seating only. Any alcohol or entertainment in this space requires licensing approvals from the City Clerk.			

Comments:

5/26/2010-mes: Gave back to Lannie

PERMIT ISSUED
JUN 16 2010
City of Portland

100508
14-F-21



Outdoor Dining 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.

<input type="checkbox"/> New Application for Outside Dining <input checked="" type="checkbox"/> Renewal Application for Outside Dining City Clerk signature for liquor license approval: <u>DM 5-11-10 OK</u> or Pending Council Date _____ Location/Address of Outdoor Seating: _____		
Total Square Footage of Proposed Seating Area ¹ <u>56</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>M</u> Block# <u>F</u> Lot# <u>21</u>	Phone#: <u>3194369</u>	Owner: <u>Munjoy Hill Restaurant LLC</u>
Applicant *must be owner or Lessee Name: <u>HARRING SMITH</u> Address: <u>73 Congress St</u> City, State & Zip: <u>Portland, ME 04107</u>	Lessee/Buyer's Name: (If Applicable) <u>Wannaig Sa. LLC</u> <u>The Front Row LLC</u>	Annual Fee: <u>\$80</u> Total Sq. Ft. Sq. Ft. Fee: \$ Total Fee: \$
Current use: <u>restaurant</u>		
Business name: <u>The Front Row</u>		
Seating area dimensions: <u>14' x 4'</u>		
How many chairs? <u>6</u> How many tables? <u>3</u>		
<input checked="" type="checkbox"/> Yes Alcohol is served. <input type="checkbox"/> No Alcohol being served.		
Who should we contact for the pre-inspection: <u>HARRING SMITH</u>		
Mailing address: <u>73 Congress St #1</u> Phone: <u>3194369</u>		

RECEIVED

Please submit all of the information outlined in the Outdoor Dining Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-9709
MAY 11 2010
Dept. of Building Inspections
City of Portland Maine

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 of Applicant: [Signature]

Date: 5/11/10

¹ In no instance shall the total square footage of dining area equal more than 10% of park space, unless the applicant receives a waiver from the Director of Parks and Recreation or his or her designee. This is not a permit; you may not commence ANY work until the permit is issued.



CERTIFICATE OF LIABILITY INSURANCE

OP ID CL
FRONT-2

DATE (MM/DD/YYYY)
05/12/10

PRODUCER Turner Barker Insurance 160 Preble Street Portland ME 04101 Phone: 207-773-8156 Fax: 207-773-6647	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURED The Front Room LLC Daroy Smith 110 Exchange Street Portland ME 04101	INSURERS AFFORDING COVERAGE
	INSURER A: Travelers	
	INSURER B: Maine Employers Mutual	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> OBJECT <input type="checkbox"/> LOC.	68097438860	08/22/09	08/22/10	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000	
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$	
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$	
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below Y/N <input type="checkbox"/>	1810079817	12/12/09	12/12/10	WC STATU-TORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000	
		OTHER					

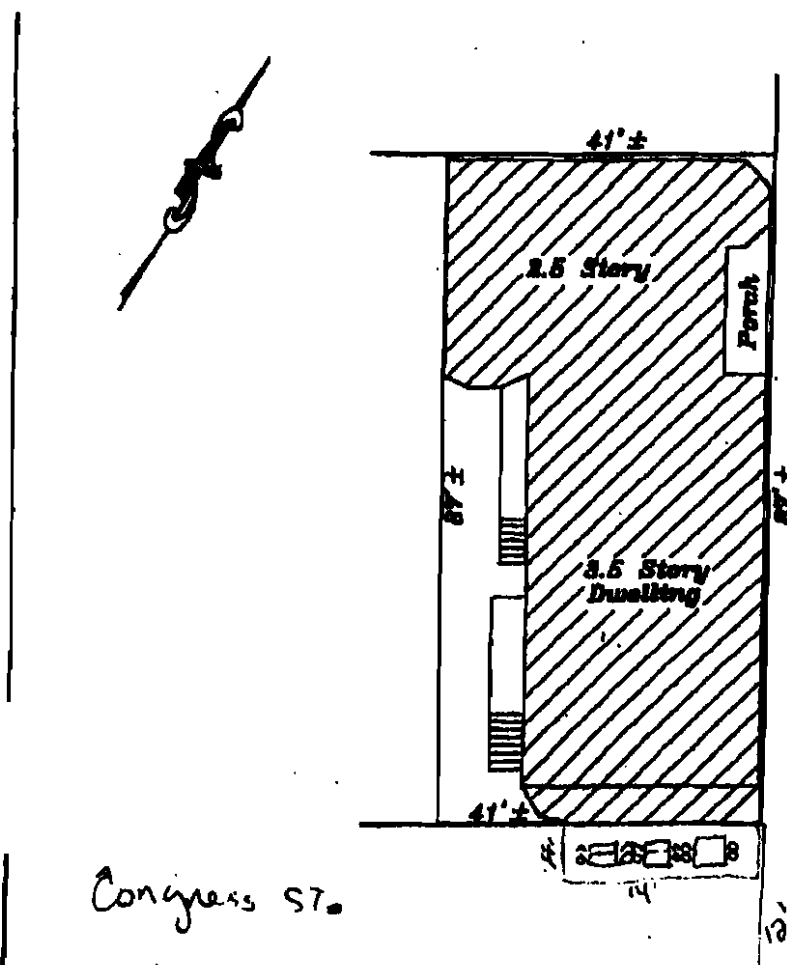
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

RE: Signage and out door seating
 City of Portland is an additional insured on the general liability with respects to the named insureds operations only, if required by written contract.

CERTIFICATE HOLDER

CANCELLATION

CITYPO City of Portland Attn: Lisa at the City Hall 389 Congress Street Portland ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE <i>Christine Logan</i>
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*The Front Room
14-F-21*

*545-11 old contract
NCR
Reason / Continued
JAR*

Congress St.

12'3" width of sidewalk

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: ROBERT CLARK REQUESTING PART: LEETE & LEMIREX
 OWNER: NONE ATTORNEY: JAMES R. LEMIREX
 LENDER: _____ FILE NO. SCINNEY FIELD BOOK: 220

TITLE REFERENCES:
 DEED BOOK: 1222 PAGE: 217
 PLAN BOOK: _____ PAGE: _____ LOT: _____

YOUR FILE #: 10420

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 200 BROADWAY AVENUE
 FORT LAUDERDALE, FL 33304
 (954) 970-1000
 200 CLARK STREET, SUITE 200
 FORT LAUDERDALE, FL 33304
 (954) 970-5000

MUNICIPAL REFERENCE:
 MAP 10 BLOCK 2 LOT: _____

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. _____ PANEL: _____ DATE: _____

THE DWELLING WAS BUILT IN COMPLIANCE WITH MUNICIPAL SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

*James R. Lemirex
12-3-01*

INSR. BY: JPL

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 10-0508	Applicant: MUNJOY HILL RESTORATIONS
Project Name: "The Front Room" - Outside seatin	Location: 73 CONGRESS ST
CBL: 014 F021001	Development Type:
Invoice Date: 05/12/2010	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$192.00		\$80.00		\$112.00	On Receipt

First Billing

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Outside Seating Sidewalk	56	\$112.00
Outside Seating	1	\$80.00
		<u>\$192.00</u>
Total Current Fees:	+	\$192.00
Total Current Payments:	-	\$80.00
Amount Due Now:		\$112.00

 Detach and remit with payment

Bill to: MUNJOY HILL RESTORATIONS LLC
 40 PORTLAND PIER # 11
 PORTLAND, ME 04101

CBL 014 F021001
Application No: 10-0508
Invoice Date: 05/12/2010
Invoice No: 37285
Total Amt Due: \$112.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.