

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

## BUILDING DEPARTMENT PERMIT

Permit Number: 100482

### PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that VENTURE III HOLDINGS LLC Shays Grill  
has permission to "Shays Grill Pub" - Outdoor Seating, 15' x 15' w/ 5 tables & 20 chairs - 255 sq ft  
AT 18 MONUMENT SQ CB# 027 F005001 JUN 1 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.

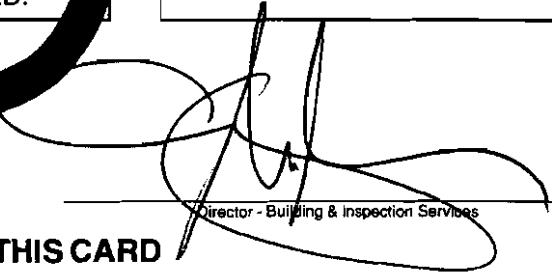
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name



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: 10-0482	Issue Date:	CBL: 027 F005001
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Location of Construction: 18 MONUMENT SQ	Owner Name: VENTURE III HOLDINGS LLC	Owner Address: 199 ELDERBERRY DR	Phone:
Business Name:	Contractor Name: Shays Grill Pub	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B-3

Past Use: Commercial "Shays Grill Pub" RENEWAL	Proposed Use: Commercial "Shays Grill Pub" - Outdoor Seating 15' x 17' w/ 5 tables & 20 chairs -255 sq ft	Permit Fee: \$590.00	Cost of Work: \$590.00	CEO District: I
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>out door seating</i>
Signature:	Signature:

Proposed Project Description:  
"Shays Grill Pub" - Outdoor Seating 15' x 17' w/ 5 tables & 20 chairs -255 sq ft

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: 05/06/2010 <i>2150 110</i>	<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> <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"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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: <i>5/12/10</i>	Date:	Date:

**PERMIT ISSUED**

JUN 1 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



# CERTIFICATE OF LIABILITY INSURANCE

OP ID C2  
SHAYSG1

**PRODUCER**  
 TD Insurance, Inc. (RP)  
 PO Box 406  
 Portland ME 04112-0406  
 Phone: 207-594-2111 Fax: 207-594-9147

**INSURED**  
 Shay's Grill Pub  
 Thirteen LLC d/b/a  
 18 Monument Square  
 Portland ME 04101-4008

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.

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	TRAVELERS COMPANIES	18674
INSURER B:		
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 LTR	ADDY	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	X	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>Business Owners</b> GENL AGGREGATE LIMIT APPLIES FOR: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC	I6803850C914	06/15/09	06/15/10	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MCD EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000
		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
		<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUS: <input type="checkbox"/> Y <input type="checkbox"/> N OTHER: <input type="checkbox"/> Y <input type="checkbox"/> N E.A. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ C.L. DISEASE - POLICY LIMIT \$
		OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
 Certificate holder is named as an additional insured as respects to general liability coverage.

**CERTIFICATE HOLDER**

CITFP01

City of Portland  
 389 Congress St  
 Portland ME 04101

**CANCELLATION**

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  
 Select P & C House

**IMPORTANT**

If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**DISCLAIMER:**

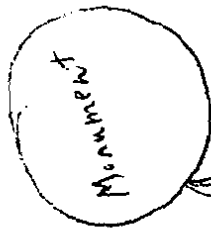
This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

Shay's Grill Pub  
18 Monument Square  
Portland, ME 04101

27 FS  
100482  
Pins Implex  
Renewel  
NLB

Elm St

Congress Street

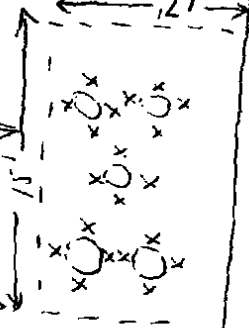


Approx 90'

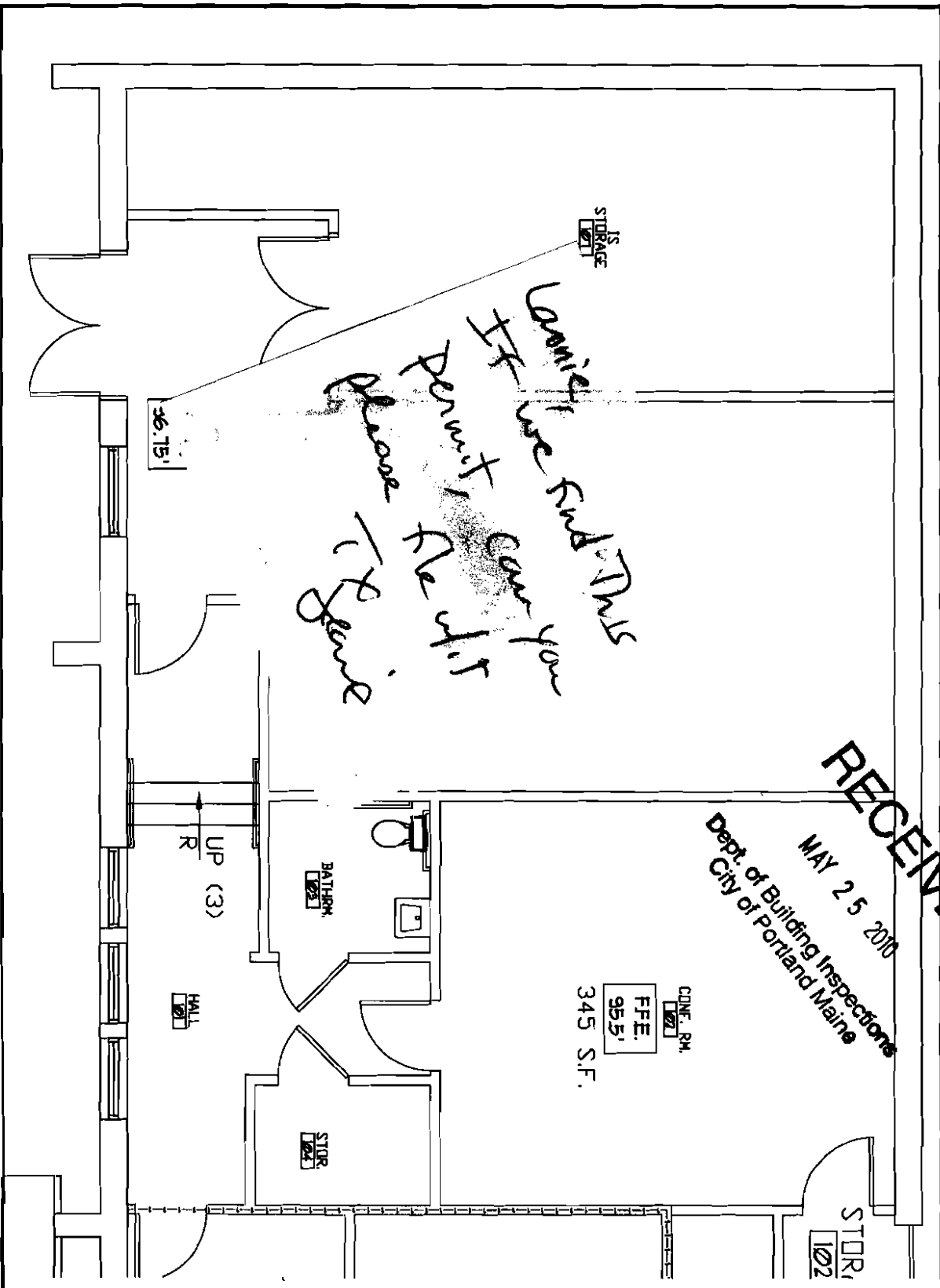
Approx 120'

All open sidewalk

5 Tables  
20 Chairs



18 Monument Sq  
Shay's Grill Pub



**RECEIVED**  
 MAY 25 2010  
 Dept. of Building Inspections  
 City of Portland Maine

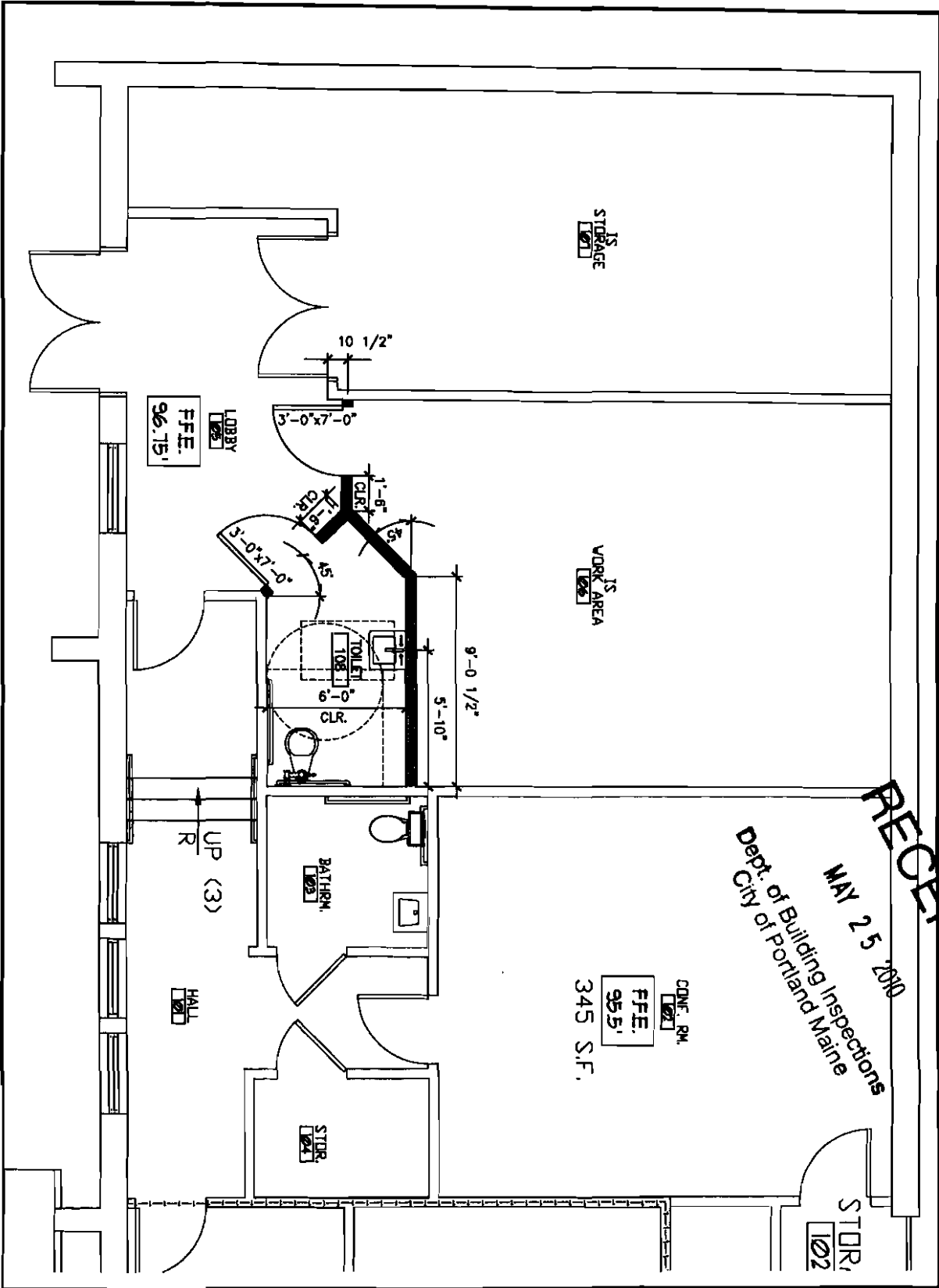
SHEET No. <b>AD-1</b>	
PROPOSED DEMO PLAN	
DATE	07/01/19
PROJECT NO.	070119
A/E OF RECORD	
DATE OF RECORD	
SCALE	1/4" = 1'-0"
PROJECT MANAGER	GGP
DATE/DRAWN BY	MOR
DATE OF RECORD	
PROJECT NO.	070119
DATE	
CURRENT ISSUE STATUS:	
REV	DESCRIPTION

**SMRT**

ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 INTERIOR DESIGN  
 COMMISSIONING

144 Fore Street/P.O. Box 618  
 Portland, Maine 04104  
 tel. (207) 772-3848  
 fax. (207) 772-1070  
 www.smrtinc.com

**315 PARK AVE, MMC IS  
 PROPOSED TOILET ROOM**  
 315 PARK AVE. PORTLAND, MAINE



RECEIVED  
 MAY 25 2010  
 Dept. of Building Inspections  
 City of Portland, Maine

SHEET NO. <b>A-1</b> <small>© COPYRIGHT 2000 SMRT INC.</small>	<b>PROPOSED FLOOR PLAN</b>	DATE: PROJECT NO.: 07018	CAD FILE: A/E OF RECORD: PROJECT MANAGER: COP D/C/DRAWN BY: MDR	SCALE: 1/4" = 1'-0"	CURRENT ISSUE STATUS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DESCRIPTION	DATE													<div style="text-align: center;"> </div> <b>315 PARK AVE, MMC IS          PROPOSED TOILET ROOM</b> 315 PARK AVE. PORTLAND, MAINE	ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN COMMISSIONING	144 Fore Street/P.O. Box 618 Portland, Maine 04104 tel. (207) 772-3846 fax. (207) 772-1070 www.smrtinc.com
REV	DESCRIPTION	DATE																					

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0482	Date Applied For: 04/30/2010	CBL: 027 F005001
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Location of Construction: 18 MONUMENT SQ	Owner Name: VENTURE III HOLDINGS LLC	Owner Address: 199 ELDERBERRY DR	Phone:
Business Name:	Contractor Name: Shays Grill Pub	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Commercial "Shays Grill Pub" - Outdoor Seating 15' x 17' w/ 5 tables & 20 chairs -255 sq ft	Proposed Project Description: "Shays Grill Pub" - Outdoor Seating 15' x 17' w/ 5 tables & 20 chairs -255 sq ft
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 05/12/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		
<p>1) This permit approves outside seating only. Any alcohol or entertainment in this space requires licensing approvals from the City Clerk.</p> <p>2) 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</p> <p>3) The tables and chairs must not block any means of egress of any building, even during storage.</p>			

Comments: 5/12/2010-mes: gave back to Lannie
---

**PERMIT ISSUED**  
JUN 1 2010  
City of Portland





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

**Original Receipt**

4/30 2010

Received from \_\_\_\_\_

Location of Work 18 Monument SQ

Cost of Construction \$255 S.F Building Fee: 510.00

Permit Fee \$ 80.00 Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 590.00

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

Other \_\_\_\_\_

CBL: 27-F5

Check #: 5103 Total Collected: 590.00

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: JMB

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



27-F-5  
100482

# 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: _____ or Pending Council Date _____ Location/Address of Outdoor Seating: <u>18 Monument Square, Portland, ME 04101</u>		
Total Square Footage of Proposed Seating Area <sup>1</sup> <u>255#</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>27</u> Block# <u>F</u> Lot# <u>5</u>	Phone#:	Owner: <u>Venture Holdings LLC</u>
Applicant * <b>must</b> be owner or Lessee Name: <u>Brian Brenerman</u> Address: <u>18 Monument</u> City, State & Zip: <u>Portland, ME 04101</u>	Lessee/Buyer's Name: (If Applicable)	Annual Fee: <u>\$80</u> Total Sq. Ft. <u>255#</u>  Sq. Ft. Fee: <u>\$ 510</u>  Total Fee: <u>\$1590</u>
Current use: <u>Restaurant Shays Grill Pub</u> Business name: <u>Thirteen LLC d/b/a Shays Grill Pub</u> Seating area dimensions: <u>15x17'</u> How many chairs? <u>20</u> How many tables? <u>5</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>Brian Brenerman</u> Mailing address: <u>18 Monument Square</u> Phone: <u>207-233-4658 Cell</u> <u>Portland, ME 04101</u> <u>207-772-2626</u>		

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](http://www.portlandmaine.gov), stop by the Building Inspections 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

APR 30 2010

Signature of Applicant:

[Signature]

Date: 4/28/10


Dept. of Building Inspections  
City of Portland Maine

<sup>1</sup> 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.**

- The permit holder is responsible for keeping the outdoor seating area clean. The sidewalk area where the tables and chairs are located must be kept neat and free from litter and debris.
- No food shall be prepared outside.
- If alcohol is to be served, the permit holder must notify the City's Business Licensing Office in room 203 of City Hall or by telephone at 874-8557 and obtain approval for the service of alcohol outdoors. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
- All tables and chairs shall be removed prior to a predicted snowfall and while any snow or ice exists within the designated outdoor seating area or within four feet from the boundaries thereof. The City will not be responsible for damage to any tables, chairs or other property that is not properly removed when the City is engaged in sidewalk maintenance activities.
- The permit holder shall comply with all applicable rules and regulations implemented by the city regarding outdoor dining.

**Failure to comply with any of the above conditions will result in revocation or non-renewal of the permit.**

I/~~we~~ fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by law, I/~~we~~ do hereby agree to assume all risk of injury, harm or damage to my/our person or property (including but not limited to all risk of injury, harm or damage to my/our property cause by the negligence of the City of Portland, its agents, officers or employees) arising out of the establishment's occupancy of the sidewalk or park space. I/~~we~~ hereby agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless the City of Portland, its agents, officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk or park space, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

Signed and acknowledged:  Date: 7/28/09  
 Printed name Brian Brenerman  
 Establishment Thirteen LLC d/b/a Shayr Grill Pub  
 Location 18 Monument Sq., Portland, ME 04101