

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 060511
MAY 15 2005

CITY OF PORTLAND

This is to certify that RODWAY PETER E & MA A H RODWAY JTS

has permission to tea & soak outdoor seating 8 tables 16 chairs

AT 30 CITY CTR

027 F023001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or closed-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

Thomas M. Markley 5/11/06
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: 06-0511	Issue Date: PERMIT ISSUED MAY 11 2006	CDL: 027 F028001
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Location of Construction: 30 CITY CTR	Owner Name: RODWAY PETER E & MAURA H	Owner Address: 3102 MAIN ST	Phone:
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B-3

Past Use:	Proposed Use: Commercial/ tea & soak outdoor seating 8 tables 16 chairs	Permit Fee: \$75.00	Cost of Work: \$75.00	CEO District: 1
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Proposed Project Description: tea & soak outdoor seating 8 tables 16 chairs	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Business</i> type: <i>III</i> <i>FBC 2003</i> Signature: <i>Jm 5/11/06</i>
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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: 04/13/2006	Zoning Approval	
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<p>1.</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>	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"/> <i>OK with condit</i> Date: <i>5/11/06</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: <i>5/11/06</i>	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: <i>5/11/06</i>
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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: 06-05 11	Date Applied For: 04/13/2006	CBL: 027 F023001
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Location of Construction: 30 CITY CTR	Owner Name: RODWAY PETER E & MAURA H	Owner Address: 3102 MAIN ST	Phone:
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Business Name:	Contractor Name:	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating
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Proposed Use: Commercial/ tea & soak outdoor seating 8 tables 16 chairs	Proposed Project Description: tea & soak outdoor seating 8 tables 16 chairs
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<input type="checkbox"/>

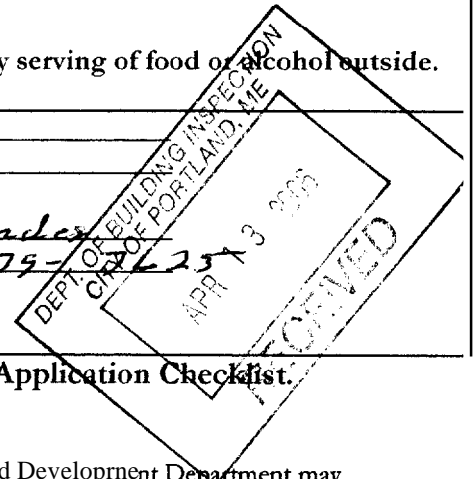
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Outdoor Seating Permit Application

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>30 CITY CENTER Portland Maine 04101</u>		
Total Square Footage of Proposed Structure <u>324 (NOT A STRUCTURE)</u>		Square Footage of Lot <u>850</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>027 F 023</u>		Owner: <u>Roberta Alexander</u> Telephone: <u>207-879-7625</u>
Lessee/Buyer's Name (If Applicable) <u>RAIN Management LLC</u>	Owner's/Purchaser/Lessee Address <u>30 City Center Portland, Maine 04101</u>	cost Of Work: \$ <u>Ø</u> Fee: \$75.00
Current use: <u>Foot Sanctuary and Tea house.</u> Business name: <u>SOAK Foot Sanctuary and Tea house</u> If the location is currently vacant, what was prior use: <u>N/A</u> Approximately how long has it been vacant: <u>N/A</u> Proposed use: <u>Outside Dining</u> Project description: Outside Seating How many chairs? <u>16</u> How many tables? <u>8</u> Please contact the City Clerk's Office @ 874-8557 before you commence any serving of food or alcohol outside.		
Contractor's name: <u>N/A</u> Address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Roberta Alexander</u> Mailing address: _____ Phone: <u>207-879-7625</u>		



Please submit all of the information outlined in the Outdoor Seating 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 874-8703.

Roberta Alexander Date: 4/9/2006



Outdoor Seating/Dining On Private and/or City Property

Permits are required for expanding eating facilities (tables and chairs) to the outside whether it is on private and/or City Property. The fee is based on the cost of work (which in most cases would be less than \$1,000 or, a fee of \$75.00). The permit is good for one year and covers the time period April 15* thru September 30th of that same year. The permit **must** be renewed each year **prior to** commencing the activity.

All of the following information is required and must be submitted. You will also be required to fill out an Outdoor Seating Permit Application.

A plot plan is required and must include:

- A drawing of the lot, where the building sits on the lot along with the lot and building dimensions
- The dimensional setback from the sidewalk to the building *NONE*
- The location of the street, and if it's a corner lot, the intersecting streets *N/A (Faces Walkway Between Monument Way and Free Street)*
- The sidewalk along with its width and curbing location
- The location of the table and chair placement

Additional requirements include:

- The tables and chairs need to be placed on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the placement of the tables and chairs creates a public safety hazard, the municipality may require them to be removed or relocated to a more suitable location.
- The sidewalk area where the tables and chairs are located must be kept neat and free from litter and debris.
- You are required to produce and maintain public liability insurance coverage in an amount of not less than three hundred thousand (\$300,000) combine single limit for bodily injury, death and property damage. If the tables and chairs are on City property, the City **will** need to be named as **additional insured**.
- No food shall be prepared outside.
- If alcohol is to be served, you **will** need to notify the City's Business Licensing Office in room 203 of City Hall or call **874-8557**. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
- If the seating area is located on City Property, the owner of the establishment will need to sign the following indemnifying statement.

Conditions for Sidewalk Occupancy Permit

Written consent and agreement relating to occupancy of the City of Portland sidewalk in the front, side, and or rear of the building at the stated location: 3a City Center; in Portland, Maine, by the owner of the establishment being: Asbeta Alexander, doing business as: SOAK Foot Sanctuary and, hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City of Portland, its 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, 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: Roberta Alexander Date: 4-9-2006
Establishment owner

Building - ~~Covers~~
Entire Lot

42' 5"

23 3/4'

30 CITY CENTER
SOAK Foot Sanctuary
and Teahouse

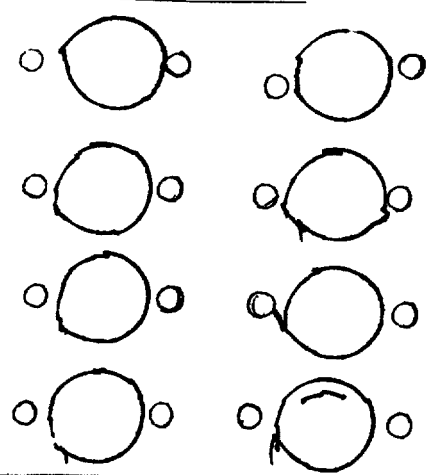
STAIRWAY
To Upper Floors

No Setback from walk
to Building
Longfellow Books Store

TO
Free Street

TO
Monument Square

OUTSIDE DINING
AREA



15'

17' 6"

22 1/2'

Wrought Iron Fence

one City
Center Bldg

Bank of
America