

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT ISSUED

Permit Number: 100580

Please Read Application And Notes, If Any, Attached

# PERMIT

JUN 4 2010

This is to certify that FLATBREAD WHARE LLC / RI-RA IRISH PUB

has permission to "RI-RA IRISH PUB" outside seating 5 tables & 10 chairs 284 sq

AT 70 COMMERCIAL ST CP 030 D003001 City of Portland

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 covered-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:<br>10-0580 | Issue Date: | CBL:<br>030 D003001 |
|-----------------------|-------------|---------------------|

|   |                                     |                                 |              |
|---|-------------------------------------|---------------------------------|--------------|
| Location of Construction:<br>70 COMMERCIAL ST | Owner Name:<br>FLATBREAD WHARF LLC  | Owner Address:<br>7 MARKET SQ   | Phone:       |
| Business Name:                                | Contractor Name:<br>RI-RA IRISH PUB | Contractor Address:             | Phone:       |
| Lessee/Buyer's Name                           | Phone:                              | Permit Type:<br>Outdoor Seating | Zone:<br>W07 |

|   |  |   |  |                    |
|---|--|---|--|--------------------|
| Past Use:<br>Commercial "RI-RA IRISH PUB" | Proposed Use:<br>Commercial "RI-RA IRISH PUB" outside seating 5 tables & 10 chairs 284 sq ft | Permit Fee:<br>\$648.00   | Cost of Work:<br>\$648.00                              | CEO District:<br>1 |
|   |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Denied<br><i>N/A</i> | INSPECTION:<br>Use Group: <i>outdoor Seating</i> Type: |                    |

|   |  |            |
|---|--|------------|
| Proposed Project Description:<br>"RI-RA IRISH PUB" outside seating 5 tables & 10 chairs 284 sq ft | Signature:   | Signature: |
|   | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  |            |
|   | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | Date:      |

|                             |                                 |                        |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>ldobson | Date Applied For:<br>05/27/2010 | <b>Zoning Approval</b> |
|-----------------------------|---------------------------------|------------------------|

- 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..

|  |  |  |
|--|--|--|
| Special Zone or Reviews<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>6/3/10</i> | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | Historic Preservation<br><input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |
|--|--|--|

**PERMIT ISSUED**

**JUN 4 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**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

|  |                                       |
|--|---------------------------------------|
| <b>Application No:</b> 10-0580                         | <b>Applicant:</b> FLATBREAD WHARF LLC |
| <b>Project Name:</b> "RI-RA IRISH PUB" outside seating | <b>Location:</b> 70 COMMERCIAL ST     |
| <b>CBL:</b> 030 D003001                                | <b>Development Type:</b>              |
| <b>Invoice Date:</b> 05/27/2010                        |                                       |

|                         |   |                         |   |                     |   |                        |   |                  |                         |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| <b>Previous Balance</b> | - | <b>Payment Received</b> | + | <b>Current Fees</b> | - | <b>Current Payment</b> | = | <b>Total Due</b> | <b>Payment Due Date</b> |
| \$0.00                  |   | \$0.00                  |   | \$648.00            |   | \$80.00                |   | \$568.00         | On Receipt              |

**First Billing**

**Previous Balance** **\$0.00**

| <u>Fee Description</u>   | <u>Qty</u> | <u>Fee/Deposit Charge</u> |                                |                          |
|--------------------------|------------|---------------------------|--------------------------------|--------------------------|
| Outside Seating Sidewalk | 284        | \$568.00                  |                                |                          |
| Outside Seating          | 1          | \$80.00                   |                                |                          |
|                          |            | <u>\$648.00</u>           |                                |                          |
|                          |            |                           | <b>Total Current Fees:</b>     | <b>+</b> <b>\$648.00</b> |
|                          |            |                           | <b>Total Current Payments:</b> | <b>-</b> <b>\$80.00</b>  |
|                          |            |                           | <b>Amount Due Now:</b>         | <b>\$568.00</b>          |

-----  
 Detach and remit with payment

**Bill to:** FLATBREAD WHARF LLC  
 7 MARKET SQ  
 AMESBURY, MA 01913

CBL 030 D003001  
**Application No:** 10-0580  
**Invoice Date:** 05/27/2010  
**Invoice No:** 37407  
**Total Amt Due:** \$568.00  
**Payment Amount:**

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

30D-3  
100580



# 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 checked="" type="checkbox"/> New Application for Outside Dining<br><input type="checkbox"/> Renewal Application for Outside Dining   |   |   |
| City Clerk signature for liquor license approval: _____ or Pending Council Date _____<br>Location/Address of Outdoor Seating: <u>72 Commercial Street, Portland</u>   |   |   |
| Total Square Footage of Proposed Seating Area: <u>580'</u>  |   | Square Footage of Lot: <u>N/A</u>   |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#   | Phone#: <u>(207) 761-4446</u>                     | Owner: <u>Property: FlatBoard</u><br><u>RIRA PORTLAND LLC</u>   |
| Applicant *must be owner or Lessee<br>Name: <u>RIRA PORTLAND, LLC</u><br>Address: <u>72 Commercial St</u><br>City, State & Zip: <u>PORTLAND, ME 04101</u>   | Lessee/Buyer's Name:<br>(If Applicable) <u>NA</u> | Annual Fee: <u>\$80</u><br>Total Sq. Ft. <u>580</u><br>Sq. Ft. Fee: <u>\$ 1160</u><br>Total Fee: <u>\$ 1240</u> |
| Current use: <u>Pub Front Irish Pub - Restaurant</u><br>Business name: <u>RIRA PORTLAND, LLC</u><br>Seating area dimensions: <u>580 sq ft ; Direct Frontage of Block</u><br>How many chairs? <u>23</u> How many tables? <u>7</u><br><input checked="" type="checkbox"/> Yes Alcohol is served.<br><input type="checkbox"/> No Alcohol being served. |   |   |
| Who should we contact for the pre-inspection: <u>Adam Dayleth (GM) 329-2977</u><br>Mailing address: <u>72 Commercial St. ;</u> Phone: <u>(207) 761-4446</u> <u>2977 Adam</u><br><u>PORTLAND, ME 04101</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.

Signature of Applicant:

Date: 4/1/10

<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.**

**City of Portland, Maine**  
**Office of the City Clerk**

**License No. 1314**

**Issue Date 2/22/2010**

**To all Whom These Presents May Concern:**

**This is to certify that the Municipal Officers have granted a license to  
RI-RA PORTLAND LLC**

**Doing business as RI-RA THE IRISH PUB & REST.**

**at 70 COMMERCIAL STREET**

**for CLASS A LOUNGE FSE**

**and at that place only on the following conditions:**

**ENTERTAINMENT W/ DANCE. DOWNTOWN OVERLAY  
ENTERTAINMENT ZONE. OCCUPANCY NOT TO EXCEED 293.  
OUTDOOR DINING. NO MORE THAN 5 TABLES/ 2 CHAIRS  
EACH.**

**This license is granted subject to strict observance of all laws, ordinances and regulations  
enacted for the protection of the City of Portland so far as they may apply and is to  
continue in force until 2/20/2011 unless sooner revoked.**



*Linda C Cohen*

**City Clerk**

**THIS LICENSE IS NOT TRANSFERABLE  
PLEASE POST IN A CONSPICUOUS PLACE**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

5-27 2010

Received from BI RA-

Location of Work Commercial

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

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

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

Total: 80

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Other Outside Utility

CBL: 30.D1

Check #: 8890 Total Collected \$ 80

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

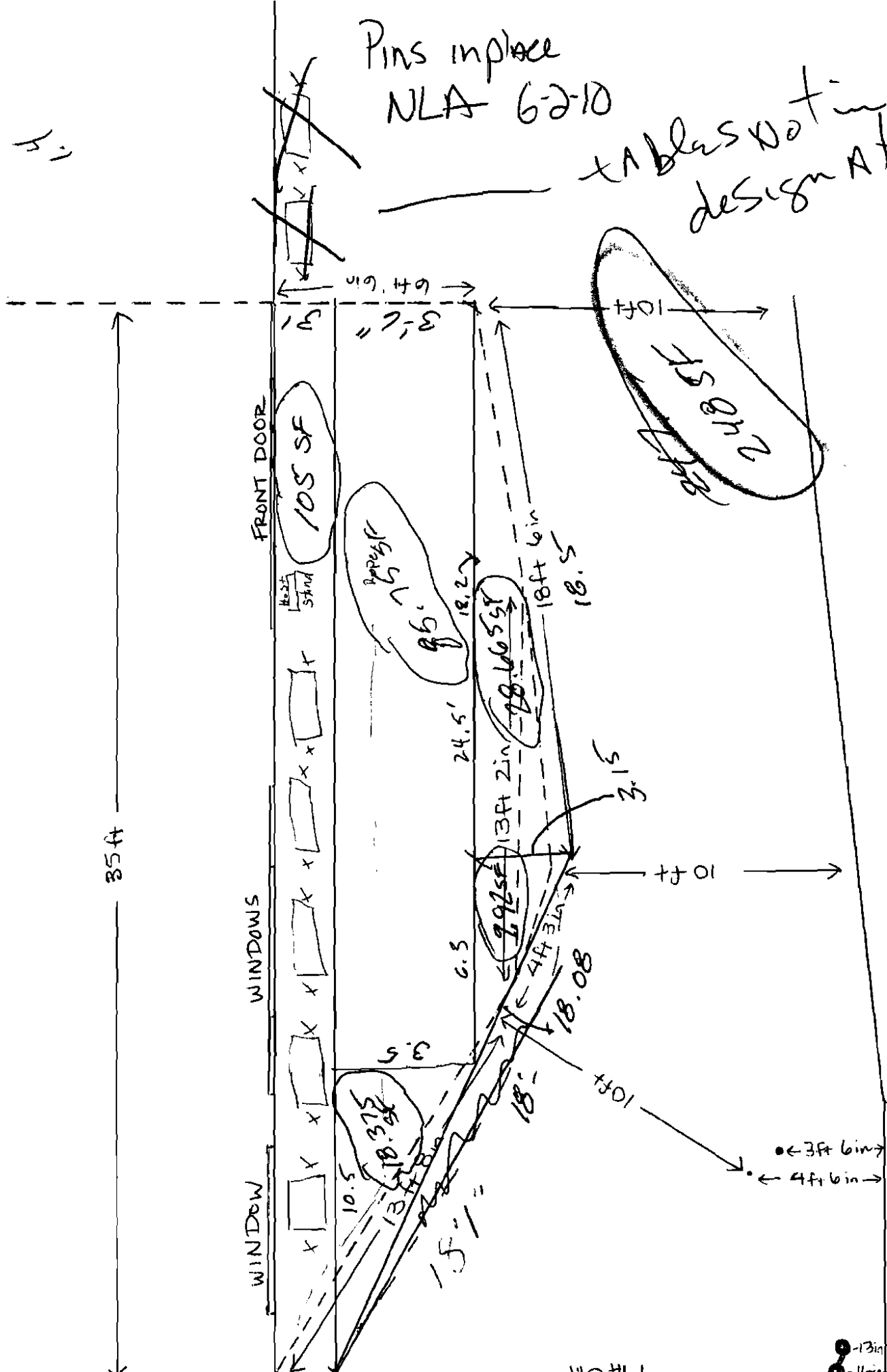
Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Department's Copy  
PINK - [unclear]

3.2

Pins in place  
NLA 6-2-10

Tables not in the  
design attached



STREET

17 FT 0 in



# OUTDOOR DINING PERMIT CHECKLIST

Permits are required for expanding food service establishments to the outside on City Property. The annual fee is \$80.00 plus \$2.00 per square foot of dining area on streets, sidewalks or other public ways and \$80.00 plus \$6.00 per square foot of dining area in city parks. For purposes of fee calculation, the area abutting the buildings which border Monument Square and extending ten (10) feet from the facade of said buildings shall be considered a sidewalk. The ten (10) foot area shall be measured from that portion of the facade that protrudes furthest into the sidewalk. The area beyond the ten (10) foot sidewalk shall be considered park space.

Outdoor dining is permitted year round under the permit; however, furniture must be removed in inclement weather to allow for sidewalk snow removal. **The permit must be renewed each year.**

All of the following information is required and must be submitted. You will also be required to fill out an Outdoor Dining 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
- The location of the street, and if it's a corner lot, the intersecting streets
- The sidewalk along with its width and curbing location
- The location of the table and chair placement, including dimensions

(NOTE: there must be a minimum of four feet of open sidewalk from the outer boundary of the seating area to the curb, and a minimum of five feet on corners, and egress from the building must be maintained free of obstruction per the building code and NFPA Life Safety Code).

## Additional Requirements:

- The permit holder is required to produce, at the time of submission, and maintain public liability insurance coverage in an amount of not less than four hundred thousand dollars (\$400,000) combined single limit for bodily injury, death and property damage, naming the City as an additional insured thereon.

## All permits for outdoor dining are issued subject to the following conditions:

- The tables and chairs must be placed within the permitted area on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the tables and chairs are moved and located outside of the permitted outdoor seating area, they must be relocated to within the permitted area. Failure to contain the tables and chairs to the permitted area may result in a reduced permitted area or a revocation of the permit.



- 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 liter 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.

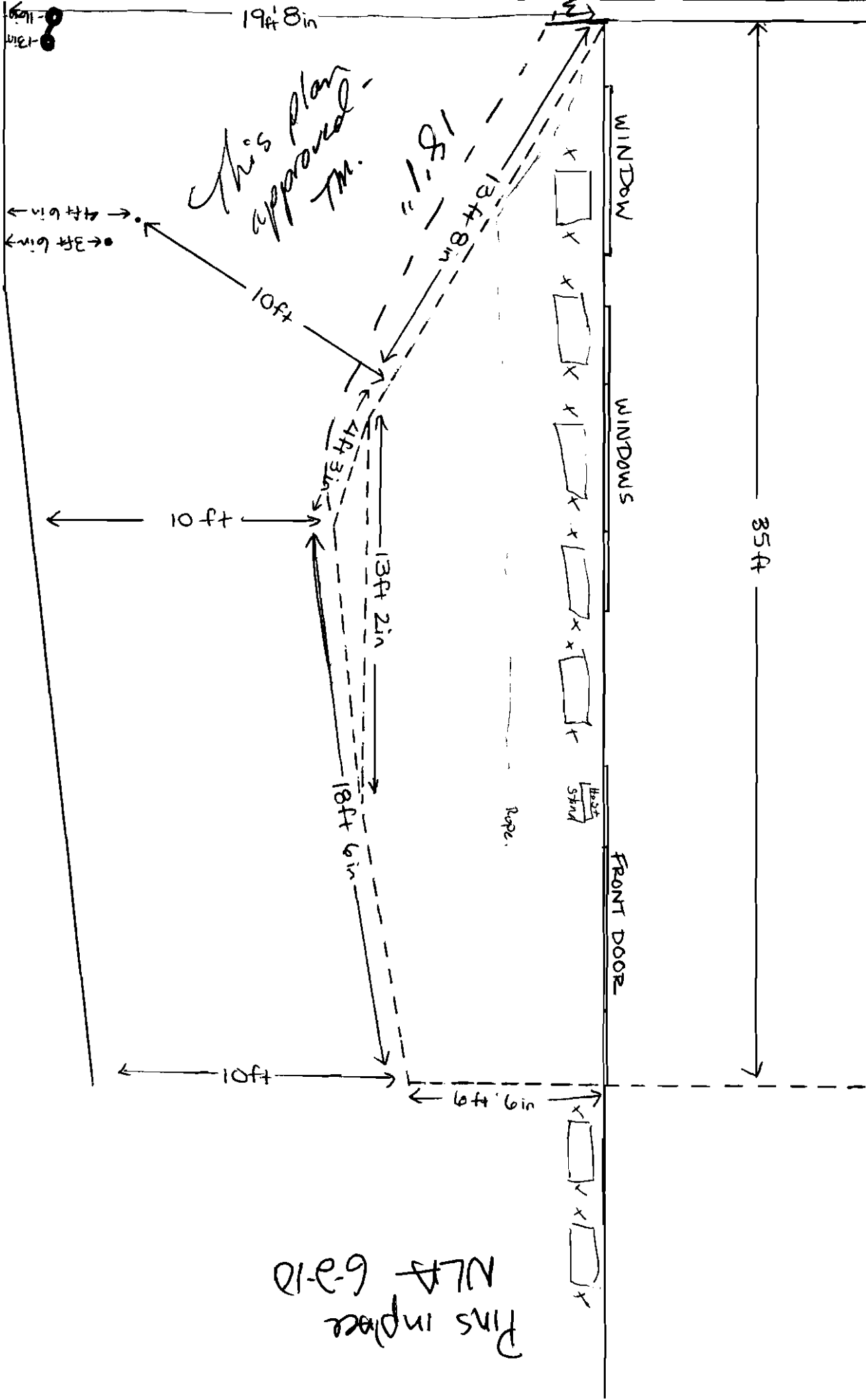
AD  
THOMPSON

**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: [Signature] Date: 2/24/10  
 Printed name J.M. Thompson  
 Establishment Rika's Italian Restaurant  
 Location Portland, Maine

STREET



# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
5/03/2010


|  |   |               |
|--|---|---------------|
| <b>PRODUCER</b><br>Richards Robinson Sheppard Insurance LLC<br>45 Milk Street, Suite 600<br>Boston, MA 02109<br>617 284-5267 | 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. |               |
|  | <b>INSURERS AFFORDING COVERAGE</b>  | <b>NAIC #</b> |
| <b>INSURED</b><br>RI-Ra Holdings, LLC<br>RI-Ra Portland, LLC<br>72 Commercial Street<br>Portland, ME 04101                   | INSURER A: <b>Naxos Insurance Company</b>   | 12936         |
|  | 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 ADD'L LTR | INSRD | TYPE OF INSURANCE  | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YYYY) | POLICY EXPIRATION DATE (MM/DD/YYYY) | LIMITS   |
|----------------|-------|--|---------------|------------------------------------|-------------------------------------|--|
| A              |       | <b>GENERAL LIABILITY</b><br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | NAX0000961000 | 03/15/2010                         | 03/15/2011                          | EACH OCCURRENCE \$1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000<br>MED EXP (Any one person) \$0<br>PERSONAL & ADV INJURY \$1,000,000<br>GENERAL AGGREGATE \$2,000,000<br>PRODUCTS - COMP/OP AGG \$2,000,000 |
|                |       | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS   |               |                                    |                                     | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$  |
|                |       | <b>GARAGE LIABILITY</b><br><input type="checkbox"/> ANY AUTO   |               |                                    |                                     | AUTO ONLY - EA ACCIDENT \$<br>OTHER THAN EA ACC AGG \$   |
|                |       | <b>EXCESS / UMBRELLA LIABILITY</b><br><input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br><br>DEDUCTIBLE<br>RETENTION \$  |               |                                    |                                     | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$<br>\$   |
|                |       | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N<br>If yes, describe under SPECIAL PROVISIONS below  |               |                                    |                                     | WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$  |
|                |       | OTHER  |               |                                    |                                     |  |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**  
 City of Portland is listed as an additional insured as required by written contract with respects to (outdoor dining), RI-Ra ,72 Commercial Street, Portland ME, RI-Ra Portland, LLC

|  |  |
|--|--|
| <b>CERTIFICATE HOLDER</b><br>City of Portland<br>134 Congress Street<br>Portland, ME 04101 | <b>CANCELLATION</b><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> 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.<br>AUTHORIZED REPRESENTATIVE<br> |
|--|--|

## **Lannie Dobson - Ri-Ras - Commercial Street**

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**From:** Marge Schmuckal  
**To:** Alexandra Murphy; Linda Cohen  
**Date:** 6/2/2010 3:39 PM  
**Subject:** Ri-Ras - Commercial Street  
**CC:** Nicholas Adams; Tammy Munson; Thomas Errico

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On the afternoon of May 28th, Tom Errico, City's Traffic Engineer, and I and Adam Dougherty met on the site of Ri-Ra's on Commercial Street to look at their latest proposal for some limited dining on Commercial Street.

The Traffic Engineer decided to do a "limited test-run" based on a proposal of the placement of two seated tables only per plan. The agreement was that if the Traffic Engineer noticed that the crowds coming off the Casco Bay Lines or Cruise ships are impeded by this specific proposal, then the applicant affirmed that the tables would be removed.

I hope this helps explain the situation to everyone involved. And I want to thank the City Clerk's office for being aware of the past denials.

Marge Schmuckal  
Zoning Administrator

## **Marge Schmuckal - Ri-Ras - Commercial Street**

---

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Zoning Administrator