

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 030632

This is to certify that Wellin & Co/Applicant

has permission to Outdoor Seating - 10 Tables/ Chairs

AT 85 Exchange St 032 D004001

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 inspection must given and when permission procured before this building or part thereof lashed or otherwise closed-in.
NO NOTIFICATION 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: 03-0632	Issue Date:	CBL: 032 D004001
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Location of Construction: 85 Exchange St	Owner Name: Wellin & Co	Owner Address: Po Box 533	Phone: 879-5422
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B3

Past Use: O'Naturals Restaurant/Commercial	Proposed Use: O'Naturals Restaurant/Commercial	Permit Fee: \$75.00	Cost of Work: \$75.00	CEO District: 1
Proposed Project Description: Outdoor Seating - 10 Tables/30 Chairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-ours102</i> Type: <i>NA</i>	
		Signature:	Signature: <i>[Signature]</i>	
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: gad	Date Applied For: 06/04/2003	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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"/> F	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	Historic Preservation <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>6/10/03</i>		Date: _____

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

From: Marge Schmuckal
To: Donna Katsiaficas; Elizabeth Boynton; Gary Wood;...
Date: Tue, Jun 10, 2003 12:33 PM
Subject: Post Office Park - Exchange St.

I need some help remembering on this one.

O'Naturals which is now opened on Exchange St. next to Post Office Park is requesting a permit for outdoor seating next to their building within the City park. 10 tables and 30 chairs are proposed.

What I am remembering is that Natasha's which is opposite them on Exchange Street had to get City Council approval first before getting approvals to use part of Tommy's Park for outdoor dining. At that time a few of the councilors were concerned about this type of use within the parks.

Wouldn't O'Naturals need City Council approvals before we could grant a permit for them to provide outdoor seating for their restaurant? If so, how does the procedure begin?

Thanks,
Marge

CC: LARRY MEAD; Tom Fortier

*Don Brewer getting
30 day leases*

*6/10/03 - Penny called me back
and let me know that the
Parks Dept is handling the
30 day lease on this outdoor
seating - OK for us to
sign off - Marge
Donna K familiar with the*

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0632	Date Applied For: 06/04/2003	CBL: 032 D004001
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Location of Construction: 85 Exchange St	Owner Name: Wellin & Co	Owner Address: Po Box 533	Phone: () 879-5422
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: O'Naturals Restaurant/Commercial with outdoor seating for 2003	Proposed Project Description: Outdoor Seating - 10 Tables/30 Chairs
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/10/2003

Note: 6/10/03 I checked with legal on this (P.L.) - Parks department is getting 30 day leases with the restaurant to **Ok to Issue:**
use the park - ok to issue

- 1) The use of the City's park is subject to the leases required thru the Parks Department.
- 2) All outdoor seating is subject to adjustment at any time from the City's traffic engineer who ensures that the City sidewalk is open and cleared for pedestrian use.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Attn: Karen

Re: O'Naturals

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 06/05/2003
PRODUCER (914) 761-9000 FAX (914) 761-3749 SKCG Group, Inc. 200 North Central Avenue Hartsdale, NY 10530-1991	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 O'Natural's Inc. c/o Mac McCabe 261 Vaughan St. Portland, ME 04102	INSURERS AFFORDING COVERAGE	NAIC #
	INSURER A: One Beacon	
	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 / NSRE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	CJLQ301016	11/21/2002	11/21/2003	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP 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 \$
A	EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 10,000	CJDW69229	11/21/2002	11/21/2003	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATU-TORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 The Below Certificate Holder is included as Additional Insured as respects General Liability only regarding outside seating area at 83 Exchange St., Portland, ME

CERTIFICATE HOLDER

CANCELLATION

City of Portland Congress St. City Hall Building Planning Dept. Portland, ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Thomas Sternberg/TGNIB <i>Thomas A. Sternberg</i>
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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: 83 Exchange St

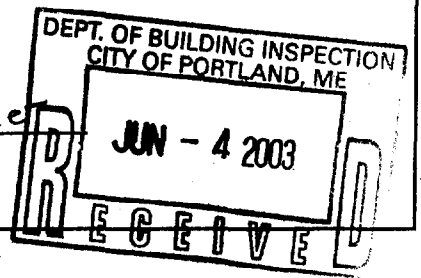
Total Square Footage of Proposed Structure <u>existing</u>	Square Footage of Lot <u>~4000'</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>032</u> Block# <u>0</u> Lot# <u>004</u>	Owner: <u>Walker & Co</u> <u>97 A Exchange St</u>	Telephone#: <u>824-4901</u> <u>899-5422</u>
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Lessee/Buyer's Name (If Applicable) <u>Jay Friedlander - O'Naturals</u>	Owner's/Purchaser/Lessee Address: <u>261 Vaughan St</u> <u>Portland, ME 04102</u>	Cost Of Work: <u>\$500</u> Fee: <u>\$75.00</u>
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Current use: Restaurant
 If the location is currently vacant, what was prior use: _____
 Approximately how long has it been vacant: _____
 Proposed use: restaurant with outside seating
 Project description: outside seating
 How many chairs 30 How many tables 10

Contractor's Name, Address & Telephone: N/A
 Applicants Name, Address & Telephone: N/A
 Who should we contact when the permit is ready: Jay Friedlander
 Telephone: 874-7911
 If you would like the permit mailed, what mailing address should we use: _____



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED.

AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

Certification

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: <u>[Signature]</u>	Date: <u>4/7/03</u>
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C/B/L: _____

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: 83 Exchange St; in Portland, Maine, by the owner of the establishment being: O'Neals, doing business

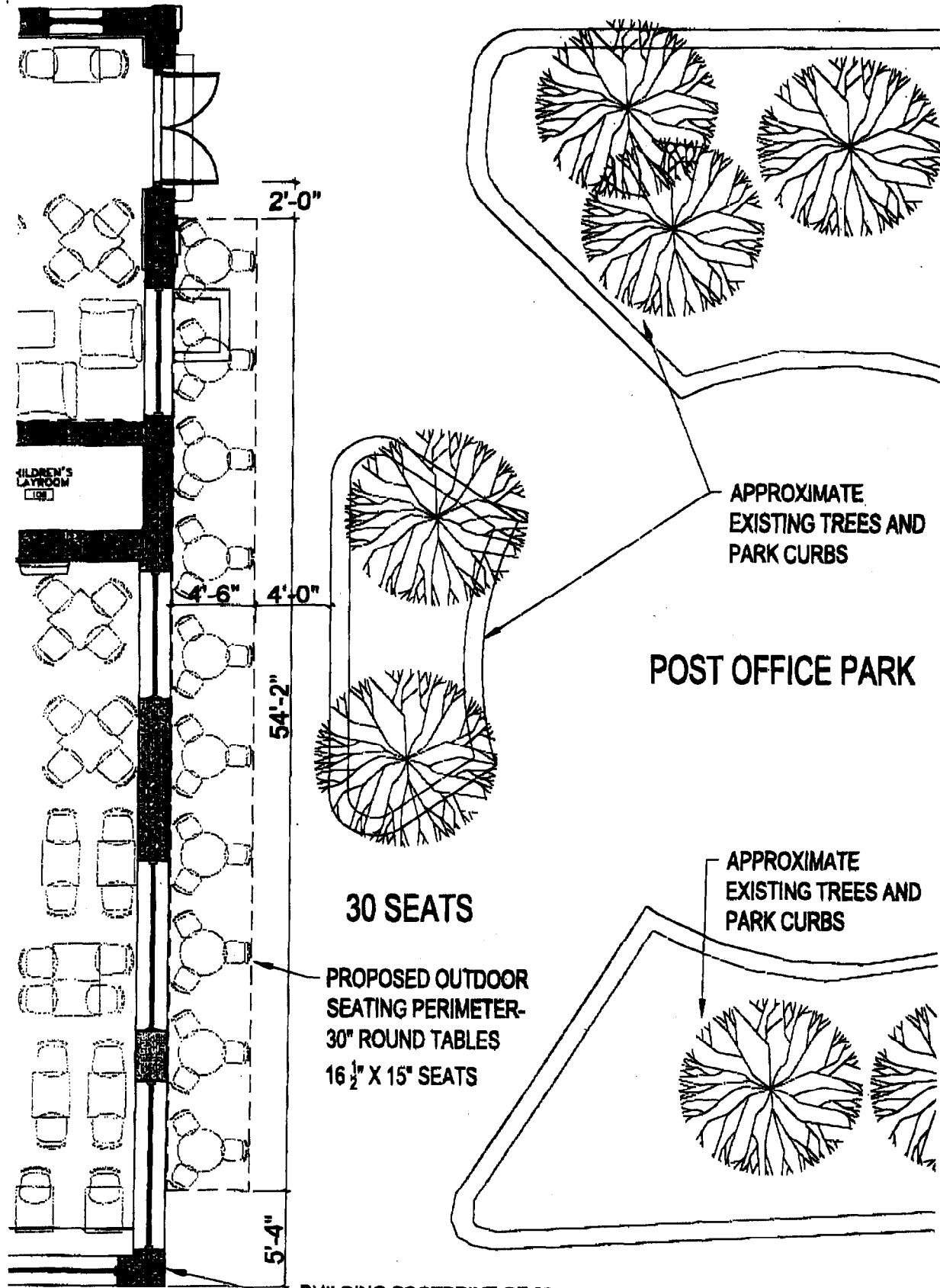
as: O'Neals, hereby, to the fullest extent permitted by law, shall defend, indemnify and hold harmless the City of Portland, its officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising 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 therefrom, 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: _____

Establishment owner

Date: 8/7/03

© 2003 TFH ARCHITECTS



ONATURALS
 83 EXCHANGE STREET
 PORTLAND, MAINE



TFH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 207 776 0141
 ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 04/10/03

PROJECT No. 0224

DRAWN BY: RJS

CHECKED BY:

SCALE: NOTED

SHEET TITLE:
OUTSIDE SEATING PLAN

SK26

1 **OUTDOOR SEATING PLAN**
 SK26 1/8" = 1'-0"

ALL DIMENSIONS ARE APPROXIMATE

\$250/month