

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0601	Issue Date: ISSUED MAY 27 2004	CBL: 032 N010001
-----------------------	--	---------------------

Location of Construction: 416 Fore St <i>29 Wh 1st</i>	Owner Name: 420 Fore Llc	Owner Address: Po Box 4894	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:		Zone: B3

Past Use: Commercial/ Restaurant	Proposed Use: Restaurant/Soffritto /Outdoor seating/ add 8 Tables 20 Chairs	Permit Fee: \$75.00	Cost of Work: \$75.00	CEO District: 1
Proposed Project Description: Outdoor seating/ add 8 Tables 20 Chairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: N/A <i>5/25/04</i> 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: Idobson	Date Applied For: 05/13/2004	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<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"/> <i>all with</i> Date: <i>conditional</i> <i>5/18/04</i>	<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 Date: _____	<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 checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D.A 5/18/04</i> Date: _____
---	---	--

D. Anderson
5/29/04

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040601

PERMIT ISSUED

MAY 27 2004

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that 420 Fore Llc /Applicant
 has permission to Outdoor seating/ add 8 Tables 10 Chairs
 AT 416 Fore St 032 N010001

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 altered or closed-in.
 HEAVY 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

[Signature] 5/25/04
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0601	Date Applied For: 05/13/2004	CBL: 032 N010001
------------------------------	--	----------------------------

Location of Construction: 416 Fore St	Owner Name: 420 Fore Llc	Owner Address: Po Box 4894	Phone:
---	------------------------------------	--------------------------------------	---------------

Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
-----------------------	--------------------------------------	--	---------------

Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating
----------------------------	---------------	--

Proposed Use: Restaurant/Soffritto /Outdoor seating/ add 8 Tables 20 Chairs	Proposed Project Description: Outdoor seating/ add 8 Tables 20 Chairs
---	---

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/24/2004
Note: **Ok to Issue:**

1) Installation must conform to "Design Standards for Outdoor Cafe Installations on Wharf Street", approved 1997--see attached.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/18/2004
Note: **Ok to Issue:**

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 05/25/2004
Note: **Ok to Issue:**



Design Standards for Outdoor Café Installations on Wharf Street

Over the past few years, numerous establishments have opened outdoor cafes along Wharf Street. In order to avoid visual clutter and lend some consistency to the streetscape, the Historic Preservation Committee of the City of Portland developed design standards that apply to all outdoor cafe installations on Wharf Street.

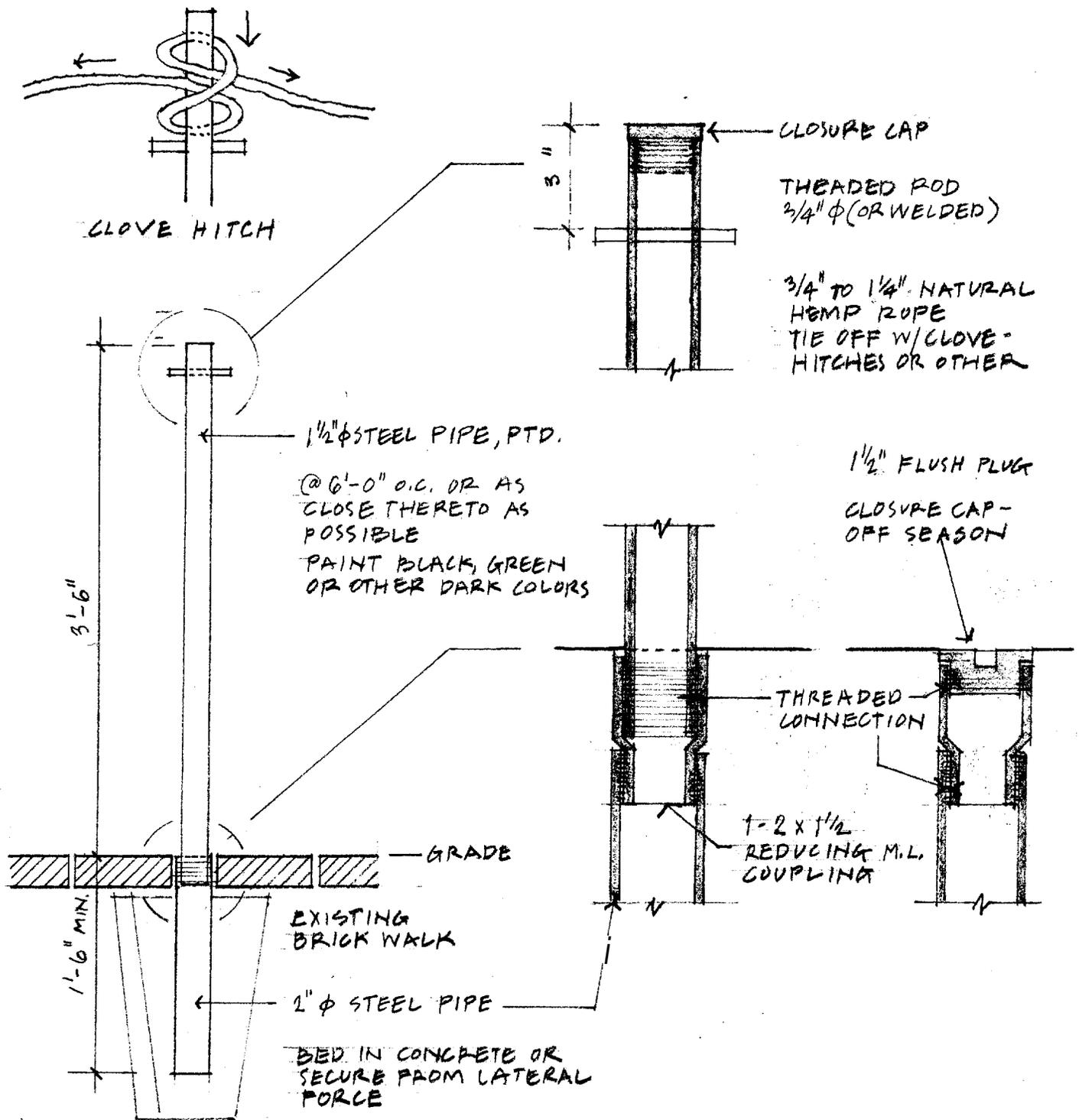
Attached is a construction specification that illustrates the manner in which all outdoor cafe's are to be cordoned off from the street. The sketch calls for a simple 3'6" steel pipe to be threaded into a base below the sidewalk. At the top of the pipe is a threaded rod around which natural hemp rope is secured. All of the materials specified are readily available through local suppliers.

Note that the posts are to be removed at the end of the season.

In addition to the attached construction specification, the following general design standards shall also apply:

- e No decking shall be installed over the brick sidewalk.
- e No continuous awnings shall be installed to cover the dining area; umbrellas may be installed over individual tables
- e Tables shall not exceed 4 feet in any dimension.
- Lighting shall consist of removable, table-top lights only.

DESIGN STANDARD FOR OUTDOOR DINING



SECTION/ELEVATION

1"=1'-0"

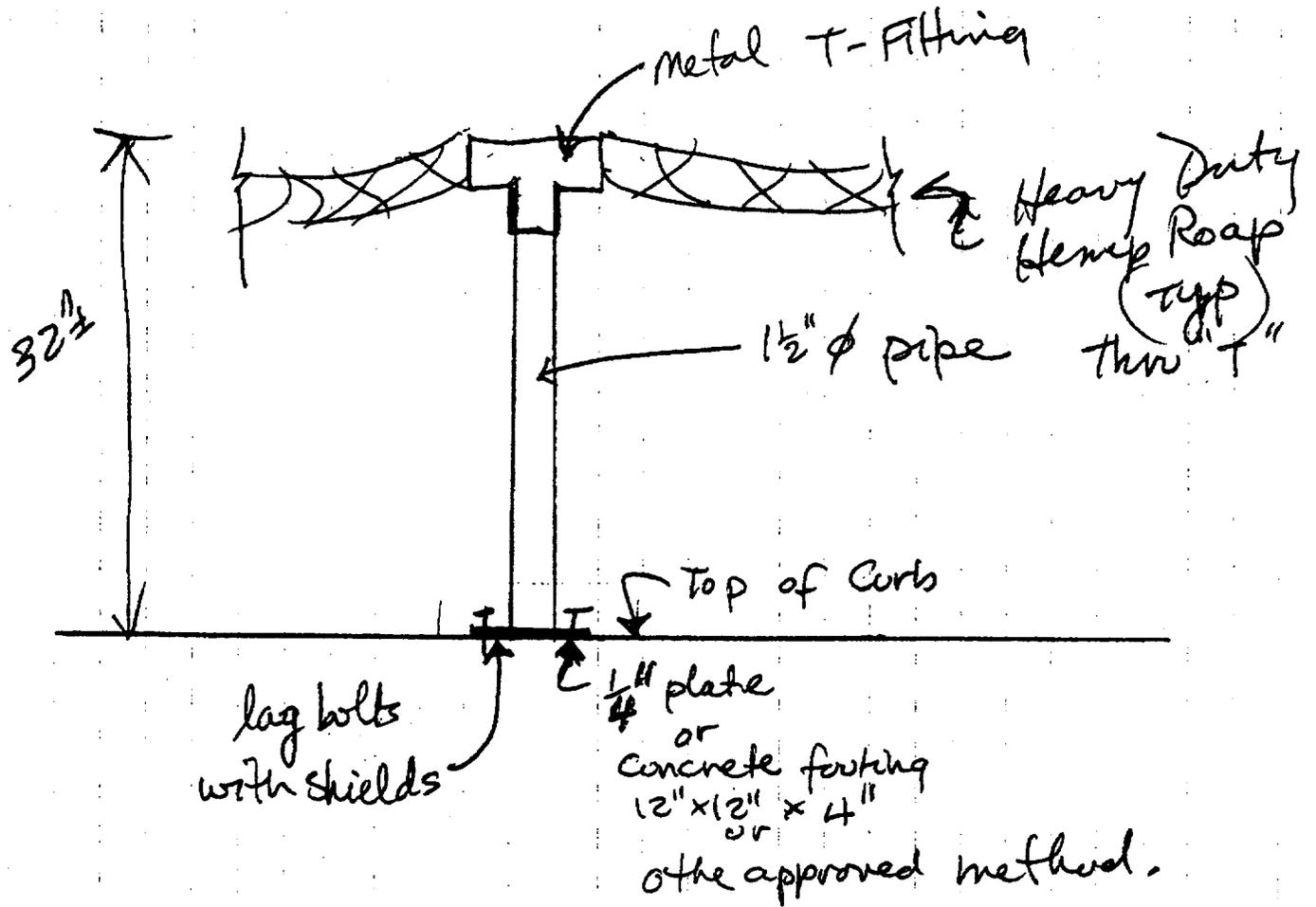
DETAILS

3"=1'-0"

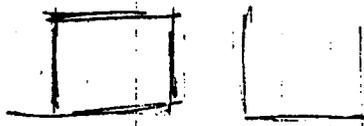
NOTES:
 POSTS NOT TO BE INSTALLED BEYOND THE GRANITE CURB LINE.

RECOMMENDED TO USE GALVANIZED PIPE, PTD.

POSTS TO BE REMOVED IN OFF-SEASON + HOLES TO BE CAPPED.



Alternate Barrier Detail



City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0601	Date Applied For: 05/13/2004	CBL 6 3 2 No10001
-----------------------	---------------------------------	----------------------

Location of Construction: 4 16Fore St	Owner Name: 420 Fore Llc	Owner Address: Po Box 4894	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: Restaurant/Soffritto /Outdoor seating/ add 8 Tables 20 Chairs	Proposed Project Description: Outdoor seating/ add 8 Tables 20 Chairs
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/18/2004

Note: **Ok to Issue:**

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. **Any** deviations shall require a separate approval before starting that work.

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

Note: **Ok to Issue:**

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: 29 Wharf Street / 416 Fore St.

Total Square Footage of Proposed Structure <u>160 sq/ft</u>	Square Footage of Lot <u>est. 3,600 sq/ft</u>
--	--

Tax Assessor's Chart, Block & Lot Number Chart# <u>32</u> Block# <u>N</u> Lot# <u>10</u>	Owner: <u>Todd Proctor</u>	Telephone#: <u>(207) 253-8001</u>
---	-------------------------------	--------------------------------------

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>11 Exchange St. Portland</u>	Cost Of Work: \$ Fee: <u>\$75.00</u>
-------------------------------------	--	---

Project description: outside seating

How many chairs 20 How many tables 8

RECEIVED
MAY 13 2004

Contractor's Name, Address & Telephone: Saffritto

Applicants Name, Address & Telephone: N/A

Who should we contact when the permit is ready: Kyle Anderson or Todd Proctor
Telephone: (207) 253-8001

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>5/1/04</u>
--	---------------------



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: 29 Wharf Street; in Portland, Maine, by the owner of the establishment being: Todd Proctor, doing business

as: Soffritto Creative Italian, 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: _____

Todd Proctor
Establishment owner

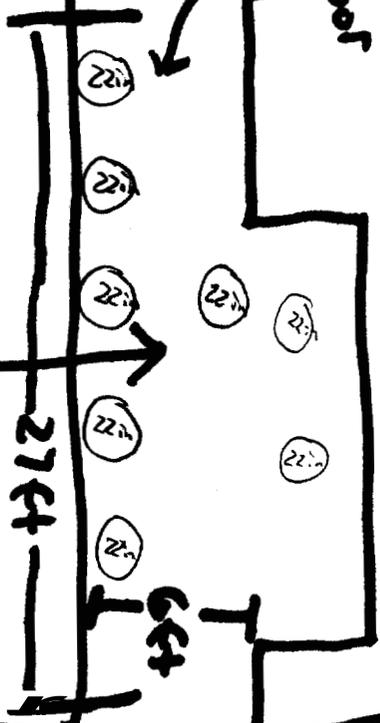
Date: 5/1/04

Sheet 10

Garage Est. 2,100 sq/ft

Sidewalk

1st Floor



27ft

Proposed

sitting area

160 sq/ft.

Street

Dana Street

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
05/12/04

PRODUCER

CROSS INSURANCE - LEWISTON
217 Main Street
P.O. BOX 3028
Lewiston, ME 04243

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 #

INSURED

T&C LLC dba Salsa and Soffritto
29 Wharf Street
Portland, ME M112

INSURER A **Travelers Property & Casualty**

81421

INSURER B

INSURER C

INSURER D

INSURER E

COVERAGES

ALL 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 OF ITS TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURER	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	16801655B472TIA04	04/05/04	04/05/05	EACH OCCURRENCE \$1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				DAMAGE TO RENTEE 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				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$	
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$ AGGREGATE \$ DEDUCTIBLE \$ RETENTION \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	WC STATUS - TORY LIMITS OTH-EP 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
As requested

City of Portland
Congress Street
Portland ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EFFECTIVE DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS PRIOR NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER'S AGENT REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Susan M. Dwyer