

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 070781

Please Read Application And Notes, If Any, Attached

This is to certify that MOULTON STREET REAL ESTATE LLC

has permission to outside seating 5 tables / 8-12 chairs

AT 5 MOULTON ST

PERMIT ISSUED
032 S0050011 1 0 2007
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 altered 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

[Signature] 7/10/07
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: 07-0781	Issue Date:	CBL: 032 S005001
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Location of Construction: 5 MOULTON ST	Owner Name: MOULTON STREET REALTY LL	Owner Address: 5 MOULTON ST	Phone:
Business Name:	Contractor Name:	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B-3

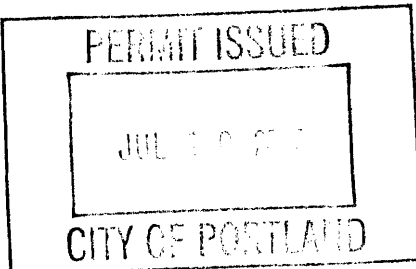
Past Use: Commercial / Juice Bar	Proposed Use: Commercial / Juice Bar outside seating 5 tables / 8-12 chairs <i>2 tables only in front of main establishment</i>	Permit Fee:	Cost of Work: \$80.00	CEO District: 1
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Proposed Project Description: outside seating 5 tables / 8-12 chairs <i>6-8 inside the establishment</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Seating</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: dmartin	Date Applied For: 06/28/2007	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"/> <input type="checkbox"/> Denied Date: <i>7/4/07</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: _____	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: _____
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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: 07-0781	Date Applied For: 06/28/2007	CBL: 032 S005001
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Location of Construction: 5 MOULTON ST (called 5-1/2)	Owner Name: MOULTON STREET REALTY LL	Owner Address: 5 MOULTON ST	Phone:
Business Name:	Contractor Name:	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Commercial / Juice Bar outside seating 2 tables/6-8 chairs	Proposed Project Description: outside seating 2 tables / 6-8 chairs
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/02/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p> <p>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.</p> <p>3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/10/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) The tables and chairs must not block any means of egress of any building.</p>			

Comments:
7/2/2007-mes: spoke with Paul T. - only the two tables in front of his establishment can be approved. Seats off-premises can not be approved.



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>5 1/2 Moulton St</u>		
Total Square Footage of Proposed Structure <u>NA</u>		Square Footage of Lot <u>NA</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>32 5 005</u>	Owner: <u>Moulton Street Realty, LLC</u>	Telephone: <u>207 772-2277</u>
Lessee/Buyer's Name (If Applicable) <u>Maine Squeeze Juice Cafe</u> <u>*Premium Maine Juices, LLC</u>	Owner's/Purchaser/Lessee Address <u>Paul Trusiani</u>	Cost Of Work: \$ <u>NA</u> Fee: \$80.00
Current use: <u>Fresh Juice Cafe</u> Business name: <u>Maine Squeeze Juice Cafe</u> If the location is currently vacant, what was prior use: <u>NA</u> Approximately how long has it been vacant: <u>NA</u> Proposed use: <u>Place 2 tables / 4-6 chairs outside of cafe</u> Project description: <u>Outside Seating</u> How many chairs? <u>8</u> How many tables? <u>2</u> <u>revised</u> <u>7/2/07 - limited to the 2 tables & chairs in front of them - called Paul T. we agreed</u> Please contact the City Clerk's Office @ 874-8557 before you commence any serving of food or alcohol outside.		
Contractor's name: <u>Paul Trusiani - self</u> Address & telephone: <u>5 1/2 Moulton St 619 866 8867</u>		
Who should we contact when the permit is ready: <u>Paul Trusiani</u> Mailing address: _____ Phone: <u>619 866 8867</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.

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>6/5/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



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 \$80.00. The permit is good for one year and covers the time period April 15th 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
- 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

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 (\$400,000) 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 rear of the building at the stated location: 5 1/2 Moulton St; in Portland, Maine, by the owner of the establishment being: Premium Maine Juices, LLC, doing business as: Maine Squeeze Juice Cafe, 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: P. J. T. G. Date: 6/5/07
Establishment owner





No 32

SHEET 27-C

SHEET 28-D

SHEET 29-D

SHEET 30-A

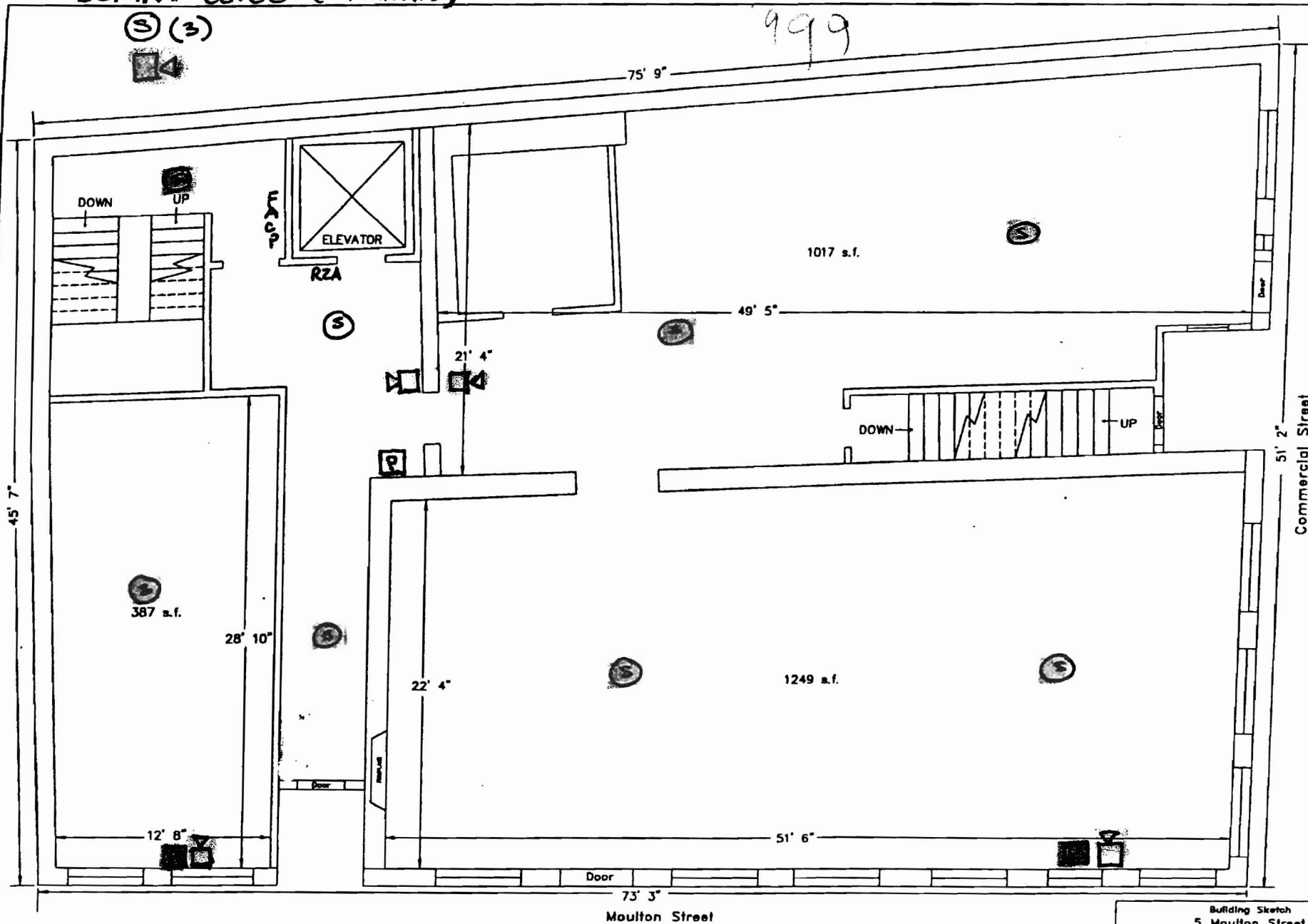
CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50' ±

DITTMER 1903 8847

BSMNT LEVEL. (NOT SHOWN)

③ (3)

999



NOTES

- 1) Plan shows existing use only.
- 2) Dimensions shown are from actual measurements.
- 3) Areas calculated to number line of interior partitions.

First Floor Plan

Total Gross Area = 3603 s.f.

Building Sketch				
5 Moulton Street				
Portland, Maine				
MADE FOR				
Moulton Street Real Estate				
P.O. Box 200				
Hampton, New Hampshire				
DATE	ISSUE	DATE	ISSUE	SCALE
SHEET 1 OF 7				 Tilcomb Assoc.

Outdoor Seating Permit Request

Premium Maine Juices, LLC

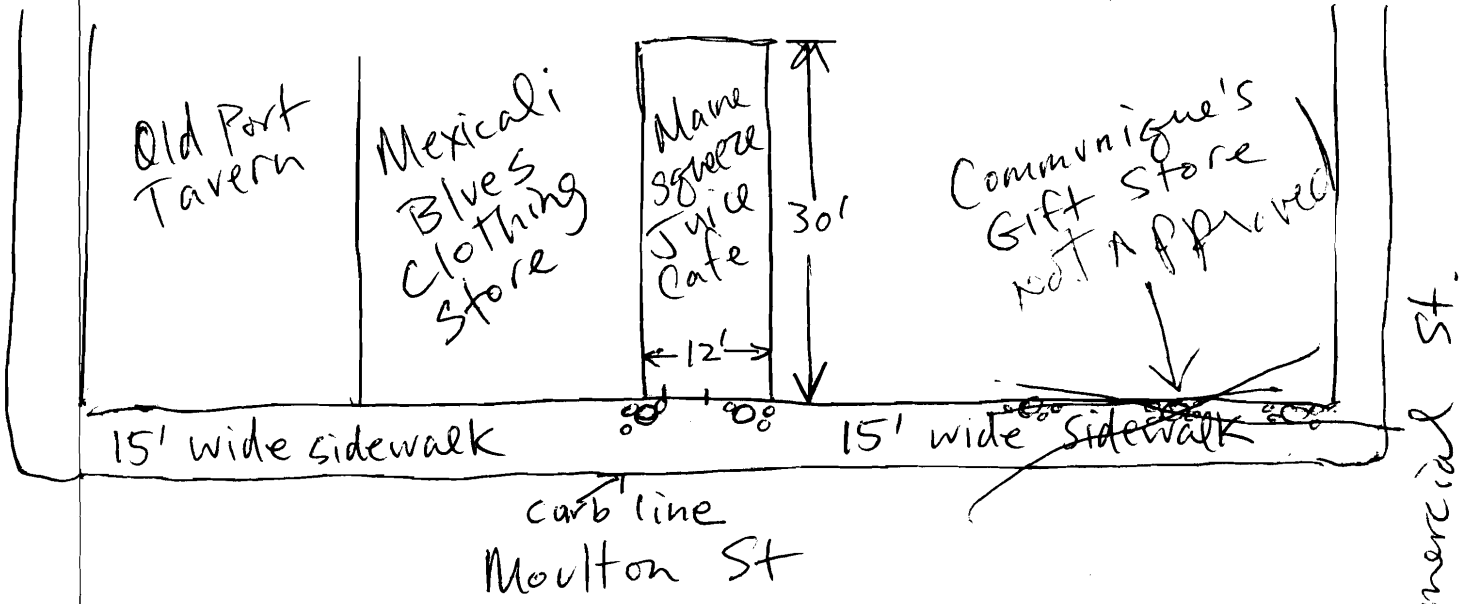
DBA

Maine Squeeze Juice Cafe

(207) 775-6673
business phone

5 1/2 Moulton St.
Portland ME 04101

619.866.8867 cell phone



Fore St.

Note Sidewalk is 15' wide. Just requesting two small tables that will leave plenty of space for pedestrians.

Close-up View

