

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 10896

This is to certify that RREEF AMERICA REIT III CORP 74 / W
has permission to "Walter's" - Outside seating on private Property 40 Covers 10 Tables
AT 2 PORTLAND SQ CE 038 B002001

AUG 19

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 red-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. CAPT. K. Gauhe
Health Dept. _____
Appeal Board _____
Other _____

Department Name

[Handwritten Signature]
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: 10-0896	Issue Date:	CBL: 038 B002001
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Location of Construction: 2 PORTLAND SQ	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: Walters	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	Zone: B-3

Past Use: Commercial Restaurant "Walter's"	Proposed Use: Commercial Restaurant "Walter's" - Outside seating on Private Property 40 Chairs 10 Tables	Permit Fee: \$80.00	Cost of Work: \$80.00	CEO District: 1
Proposed Project Description: "Walter's" - Outside seating on Private Property 40 Chairs 10 Tables		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>outdoor Seating</i> Type:	
		Signature: <i>(Signature)</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: 07/26/2010	Zoning Approval		
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- 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"/> Date: <i>8/3/10 JEM</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 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>JEM</i>
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PERMIT ISSUED

AUG 19 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, MAINE
 Department of Building Inspections

Original Receipt

7.26 2010

Received from

Jeff Bluehaus

Location of Work

2 Portland Sq.

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 80

Building (1L) _____

Plumbing (15) _____

Electrical (12) _____

Site Plan (U2) _____

Other 05

CBL: 38-B-2

Check #: CC

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 - Office Copy
 PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0896	Date Applied For: 07/26/2010	CBL: 038 B002001
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Location of Construction: 2 PORTLAND SQ	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: Walters	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Outdoor Seating	

Proposed Use: Commercial Restaurant "Walter's" - Outside seating on Private Property 40 Chairs 10 Tables	Proposed Project Description: "Walter's" - Outside seating on Private Property 40 Chairs 10 Tables
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 08/03/2010
Note:			Ok to Issue: ✓
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/19/2010
Note:			Ok to Issue: ✓
1) The outside dining permit is approved for the area delineated at the inspection and stated on the permit, and must be kept on site. THIS PERMIT MUST BE RENEWED ANNUALLY			
2) This permit approves outside seating only. Any alcohol or entertainment in this space requires licensing approvals from the City Clerk.			
3) The tables and chairs must not block any means of egress of any building, even during storage.			
Dept: Fire	Status: Approved	Reviewer: Capt Keith Gautreau	Approval Date: 08/04/2010
Note:			Ok to Issue: ✓

Comments:
7/30/2010-amachado: Need dimensions of area and tables & chairs. Spoke to Jeff Buerhaus.
8/2/2010-amachado: Jeff dropped information with front staff. Area is 650 sf & each table is 4' x 3'.

PERMIT ISSUED

AUG 19 2010

City of Portland



PRIVATE PROPERTY

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 <u>8.18.10</u>		
<input type="checkbox"/> Renewal Application for Outside Dining		
City Clerk signature for liquor license approval: <u>TK DM</u> or Pending Council Date <u>8-2</u>		<u>10</u> <u>DN</u>
Location/Address of Outdoor Seating: <u>2 Portland Square PATIO</u>		
Total Square Footage of Proposed Seating Area ¹		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#: <u>38</u> Block# <u>B</u> Lot# <u>2</u>	Phone#:	Owner:
Applicant * <u>must</u> be owner or Lessee Name: <u>Walters</u>	Lessee/Buyer's Name: (If Applicable)	Annual Fee: <u>\$80</u>
Address: <u>2 Portland Square</u>		Total Sq. Ft.
City, State & Zip: <u>Portland, ME 04101</u>		Sq. Ft. Fee: \$
		Total Fee: \$
Current use: <u>Patio, common area or courtyard</u>		
Business name: <u>Walters</u>		
Seating area dimensions: _____		
How many chairs? <u>40</u> How many tables? <u>10</u>		
<input checked="" type="checkbox"/> Yes Alcohol is served.		
<input type="checkbox"/> No Alcohol being served.		
Who should we contact for the pre-inspection: <u>JEFF R. RYERHANS</u>		
Mailing address: <u>Walters, 2 Portland Sq, Portland, Maine 04101</u> Phone: <u>207-871-1018</u> <u>871-9258</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, 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:

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AUG 26 2010

¹ 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 of his or her designee. This is not a permit you may commence ANY work until the permit is issued.

Dept. of Building Inspections
City of Portland Maine



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.

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Dept. of Building Inspections
City of Portland

- 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.

Failure to comply with any of the above conditions will result in revocation or non-renewal of the permit.

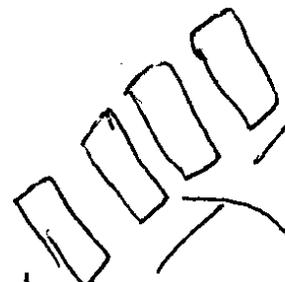
I/We fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by 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:  Date: 7-22-10
 Printed name JEFF B BUEHAUS
 Establishment Waiters
 Location 2 Portland Square Portland Me.
Court yard

TWO PORTLAND SQ
BUILDING

Planter

ENTRANCE
TO
BUILDING



tables ~~4x3~~ 41x31

650¢

COURTYARD

TWO PORTLAND
SQ

FORF ST

DRIVEWAY

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Dept. of Building Inspections
City of Portland, Maine

PARKING LOT

2111

Vertical text on the left edge of the page, likely a scanning artifact or document ID.

Map



Parcels ■	Stream —	Historic Cemeteries ■	ME Towns ■ Land
Interstate □	Wetland ■ Swamp	Historic Landscapes ■	Water Body ■
Streets —	Lake/Pond ■	Historic Districts ■	Ocean ■
Buildings ■ Building ■ Out Building	under_road ■	County Streets —A15 —A21 —A31	
Parcels □	waterbody ■	Photos 2006 (peninsula) ■ Red: Band_1 ■ Green: Band_2 ■ Blue: Band_3	
Traveled Ways —	Jetport □		
	Historic Landmarks ■		

038 8002 (1)

OBJECTID_1	OBJECTID	M	CBL	LEAO_CBL	no_cbl	Shape_Leng	dissolve	Shape_Le_1	side	PORTGIS.parcels.Shape	PropDate	OBJECTID	ACCOUNT_NO	OWNER_NAME_1	OWNER_NAME_2	MAJ
2795	2159	0	038 8002	038 8002	cbl	798.436697	0	798.436697	Polygon		19952		038 8002001	RREEF AMERICA REIT III CORP Z4	null	PO 1