

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that RGT Associates

Located At 106 HIGH ST

Job ID: 2012-06-4294-OSD

CBL: 039- A-037-001

has permission to OSD, Flask Lounge: 6 tables; 12 chairs; 140 sq ft.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4294-OSD

Located At: 106 HIGH ST

CBL: 039- A-037-001

## **Conditions of Approval:**

### **Building**

This permit approves outside seating only. Any alcohol or entertainment in this space requires licensing approvals from the City Clerk.

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.**

The tables and chairs must not block any means of egress of any building, even during storage. The outdoor seating may NOT be used until the permit is issued and posted on site.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-06-4294-OSD	Date Applied: 6/20/2012 6/14/2012	CBL: 039- A-037-001	
Location of Construction: 106 HIGH ST	Owner Name: RGT ASSOCIATES	Owner Address: 44 OAK ST PORTLAND, ME 04101	Phone:
Business Name: Flask Lounge	Contractor Name: Lessee: Jessica Lea Nolett	Contractor Address: 21 Colonial Ave., South Portland, ME 04106	Phone: 408-9020
Lessee/Buyer's Name:	Phone:	Permit Type: OUTDOOR DINING	Zone: B-3
Past Use: 1 <sup>st</sup> floor: restaurant	Proposed Use: Same: 1 <sup>st</sup> floor restaurant – Outside dining for the 2012 season	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: outdoor Slating Signature:
Proposed Project Description: OSD, 6 tables; 12 chairs: 140 sq ft.		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. 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.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: 06/20/12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	<b>CERTIFICATION</b>		

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



# 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.

106 High

106 High sq ft

New Application for Outside Dining  
 **Renewal Application for Outside Dining**

City Clerk signature for liquor license approval: Michelle Silva Pending Council Date 4-25-11

Location/Address of Outdoor Seating: \_\_\_\_\_

Total Square Footage of Proposed Seating Area <sup>1</sup> 140 sq. Feet	Square Footage of Lot 1,650 sq. feet
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 039 A 037	Phone#: 207-408-9020
Applicant * <u>must</u> be owner or Lessee Name: <u>Jessica Lea Nolette</u> Address: <u>21 Colonial Ave</u> City, State & Zip: <u>South Portland, ME 04106</u>	Owner: <u>RGT ASSOCIATES</u> <u>Stephen Thomas</u>
Lessee/Buyer's Name: (If Applicable)	Annual Fee: \$80 Total Sq. Ft. 140 Sq. Ft. Fee: \$ 280 Total Fee: \$ 360

Current use: Class A Lounge

Business name: Flask Lounge

Seating area dimensions: 35' x 4' = 140 sq. feet

How many chairs? 12 How many tables? 6

Yes Alcohol is served.  
 No Alcohol being served.

Who should we contact for the pre-inspection: Jessica Lea Nolette

Mailing address: 21 Colonial Ave South Port. Phone: 207-408-9020

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: 6/11/12

<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.**

RECEIVED  
JUN 14 2012  
Dept of Building Inspections  
City of Portland Maine

*[Handwritten signature]*



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 3359  
**Tender Amount:** 80.00

## Receipt Header:

**Cashier Id:** bsaucier  
**Receipt Date:** 6/20/2012  
**Receipt Number:** 45167

## Receipt Details:

Referance ID:	6960	Fee Type:	BP-OD
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-06-4294-OSD - OSD, 6 tables; 12 chairs: 140 sq ft.			
Additional Comments: OSD: 106 High St			

Thank You for your Payment!



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

6-14-2012

Received from Fisk

Location of Work 11 Spring St 1060 High

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

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

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

Total: 80

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 29-A 37

Check #: 3355 Total Collected \$ 80

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

Taken by: P. J.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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:**

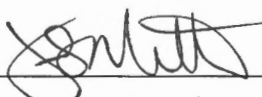
- The tables and chairs must be placed within the permitted area on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the tables and chairs are moved and located outside of the permitted outdoor seating area, they must be relocated to within the permitted area. 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 litter 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: 6/14/12  
 Printed name Jessica Lea Nolette  
 Establishment Flask Lounge  
 Location 117 Spring St.



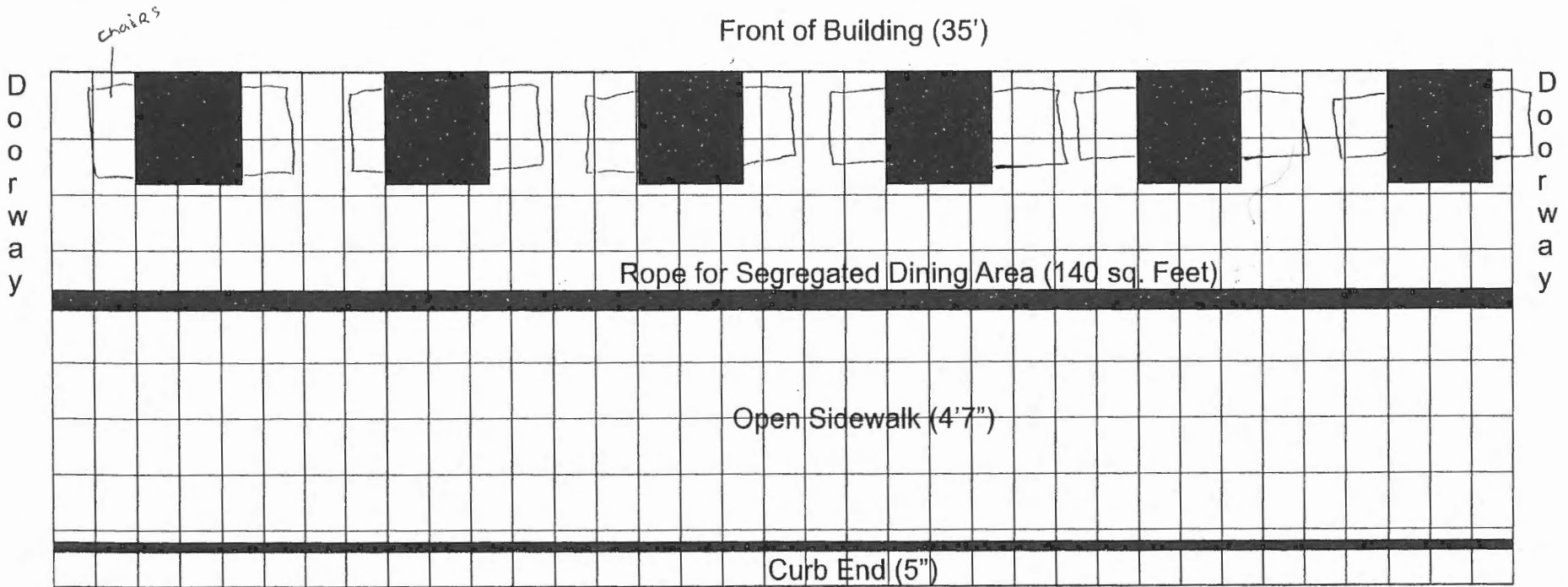
Flask Lounge  
 117 Spring St  
 Portland, ME 04101  
 Contact: Jessica Nolette  
 207.408.9020

Outdoor Dining Application  
 Plot

30' x 4' pinned  
 4-6-11  
 NLA

120

Front of Building (35')

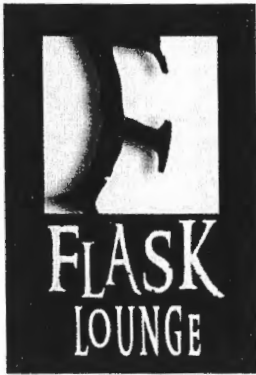


30' x 4' 120 seats

Dining Area (~~35' x 4'~~ 140 sq. feet)  
 Tables = 6  
 Seats = 12  
 Open Sidewalk Width & Curb = 5 feet

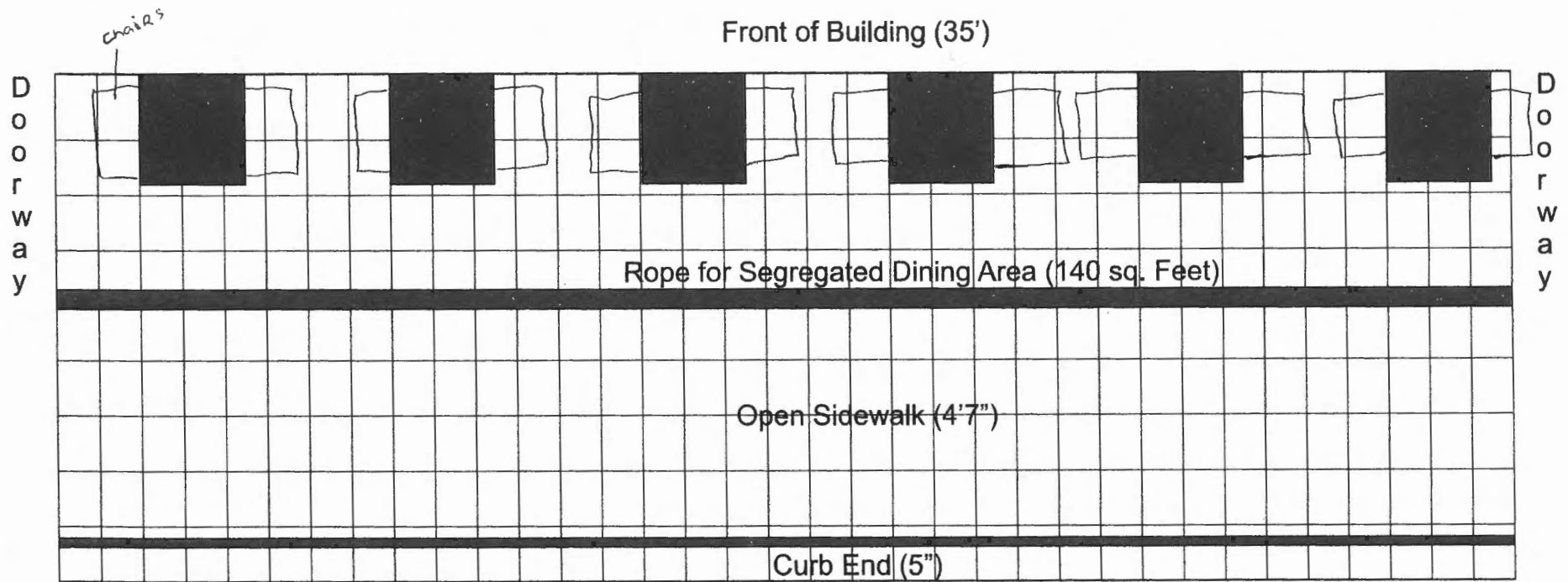
Spring Street

Squares Measure 1'



Flask Lounge  
 117 Spring St  
 Portland, ME 04101  
 Contact: Jessica Nolette  
 207.408.9020

## Outdoor Dining Application Plot



Dining Area (35' x 4' = 140 sq.feet)  
 Tables = 6  
 Seats = 12  
 Open Sidewalk Width & Curb = 5 feet

Spring Street

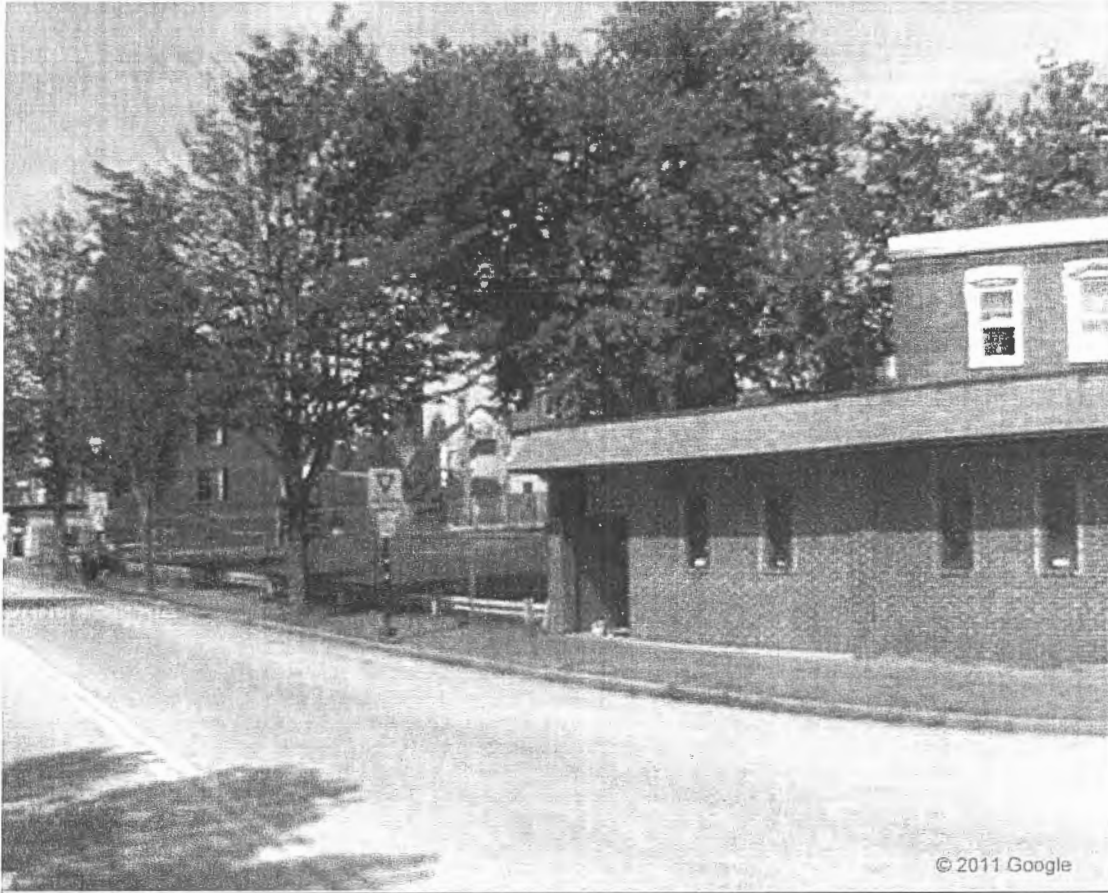
Squares Measure 1'

Google maps

Address **117 Spring St**  
**Portland, ME 04101**

**Save trees. Go green!**

Download Google Maps on your phone at [google.com/gmm](http://google.com/gmm)



© 2011 Google

Google maps

Address **124 Spring Street**

Address is approximate

**Save trees. Go green!**

Download Google Maps on your phone at [google.com/gmm](http://google.com/gmm)



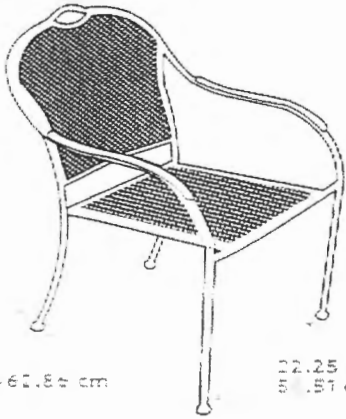
© 2011 Google

# Flask Lounge Outdoor Dining Furniture

## Wrought Iron Chair

Silla de Acero Forjado

24.75 in  
62.86 cm



22.75 in  
57.86 cm

22.25 in  
56.51 cm

samsclub.com

Distributed by

SAM'S WEST, Inc.

8001 Katy Road, Suite 100

Springdale, AR 72776

© 2005 Sam's Club

Z5110655



0 95457 10655 4

## Wrought Iron Chair

Silla de Acero Forjado



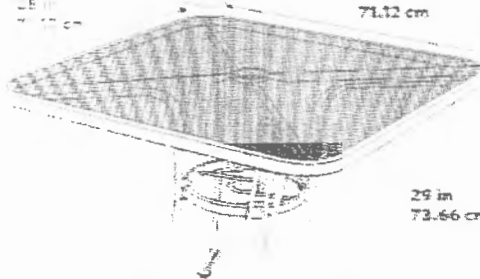
Wrought Iron Table and Wrought Iron Bench sold separately at select Sam's Clubs and samsclub.com

La Mesa de Hierro Forjado y la Banca de Hierro Forjado se venden por separado en selectos Sam's Clubs y en samsclub.com

## Wrought Iron Table

Mesa de Hierro Forjado

41 in  
104.14 cm



28 in  
71.12 cm

29 in  
73.66 cm

samsclub.com

Distributed by

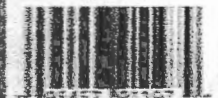
SAM'S WEST, Inc.

8001 Katy Road, Suite 100

Springdale, AR 72776

© 2005 Sam's Club

Z509197



0 95457 109197 4

## Wrought Iron Table

Mesa de Hierro Forjado



Wrought Iron Bench sold separately at select Sam's Clubs and samsclub.com

La Banca de Hierro Forjado se vende por separado en selectos Sam's Clubs y en samsclub.com

Flask Lounge  
117 Spring St.  
Portland, ME 04101  
contact: Jessica Nolette  
207.408.9020

3/25/2011

*Subject: Outdoor Seating Application*

*City of Portland,*

Flask Lounge requests your permission and applicable permits to allow future dining outdoors. We believe that outdoor seating will not only enhance Flask's business operations, but will likely become a popular neighborhood amenity. Seating outside cafes/bars/lounges helps create a vibrant and lively public space in our city, a privilege we hope to participate in. Enclosed are all documents necessary for reviewal.

Thank you for your consideration,  
Jessica Nolette  
*owner*



AGENCY CUSTOMER ID: NCPTWOL-02

AKOLKHORST

LOC #: \_\_\_\_\_

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY <b>Champoux Insurance Agency</b>		NAMED INSURED <b>NCP Two, Ltd DBA: Flask</b>	
POLICY NUMBER <b>SEE PAGE 1</b>		<b>117 Spring Street</b>	
CARRIER <b>SEE PAGE 1</b>		NAIC CODE <b>SEE P 1</b>	EFFECTIVE DATE: <b>SEE PAGE 1</b>
		<b>Portland, ME 04101</b>	

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

**Remarks:****Migration Remark**

Other 1 Limit Description value of combined single limit \$400,000 was truncated to combined single limit \$4. ;





# 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 type="checkbox"/> New Application for Outside Dining <input checked="" type="checkbox"/> <b>Renewal</b> Application for Outside Dining			117 Sprig 106 High City Clerk signature for liquor license approval: <u>Michelle Schmitt</u> of Planning Council Date <u>4-25-11</u>	
Location/Address of Outdoor Seating:				
Total Square Footage of Proposed Seating Area <sup>1</sup> 140 sq. Feet			Square Footage of Lot 1,650 sq. feet	
Tax Assessor's Chart, Block & Lot Chart#    Block#    Lot# 039        A        037		Phone#: 207-408-9020	Owner: RGT Associates Stephen Thomas	
Applicant * <b>must</b> be owner or Lessee Name: <u>Jessica Lea Nolette</u> Address: <u>21 Colonial Ave</u> City, State & Zip: <u>South Portland, ME 04106</u>		Lessee/Buyer's Name: (If Applicable)	Annual Fee: \$80 Total Sq. Ft. 140  Sq. Ft. Fee: \$ 280  Total Fee: \$ 360	
Current use: <u>Class A Lounge</u>				
Business name: <u>Flask Lounge</u>				
Seating area dimensions: <u>35' x 4' = 140 sq. feet</u> <del>30' x 4' = 120 sq. ft</del>				
How many chairs? <u>12</u> How many tables? <u>6</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>Jessica Lea Nolette</u>				
Mailing address: <u>21 Colonial Ave South Port.</u> Phone: <u>207-408-9020</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.

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Signature of Applicant: \_\_\_\_\_

Date: 6/14/12

<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.

RECEIVED  
JUN 14 2012  
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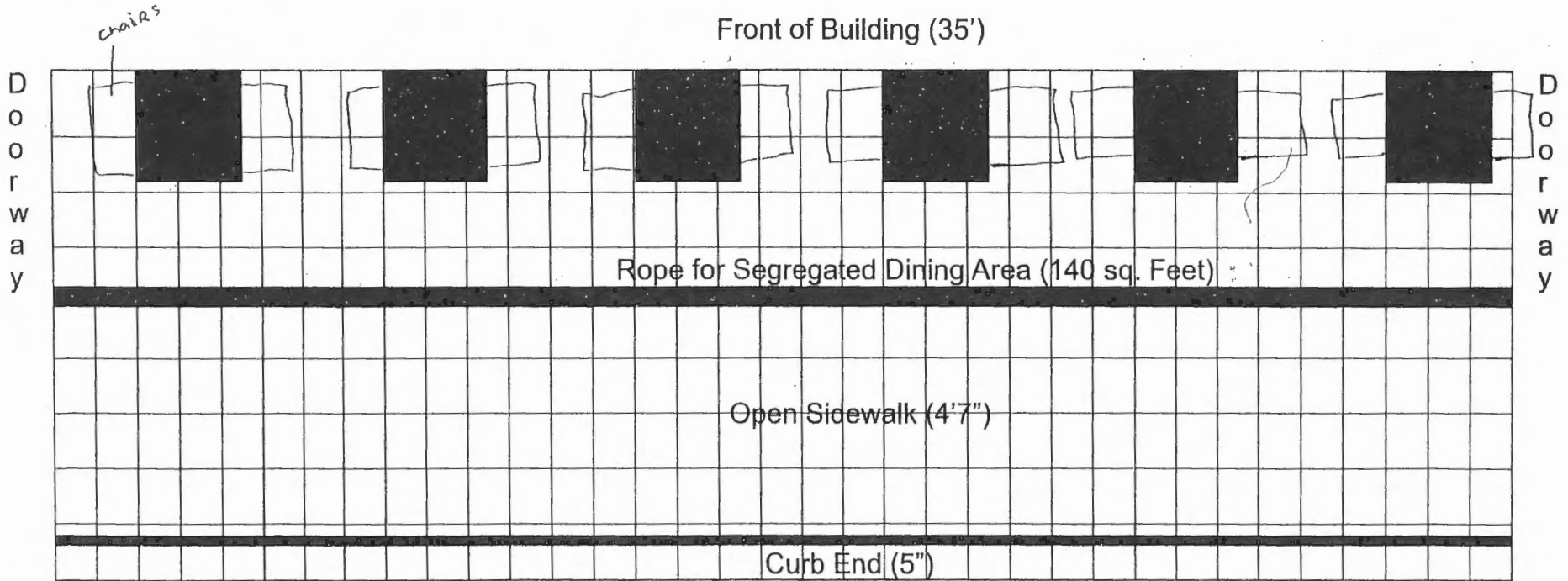


Flask Lounge  
 117 Spring St  
 Portland, ME 04101  
 Contact: Jessica Nolette  
 207.408.9020

Outdoor Dining Application  
 Plot

$30 \times 4 = 120 \text{ Sq. Ft}$

120  
 $30' \times 4'$  pinned  
 4-6-11  
 NLD



Dining Area ( $35' \times 4' = 140 \text{ sq. feet}$ )

Tables = 6

Seats = 12

Open Sidewalk Width & Curb = 5 feet

Spring Street

Squares Measure 1'