

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 081431

Please Read Application And Notes, If Any, Attached

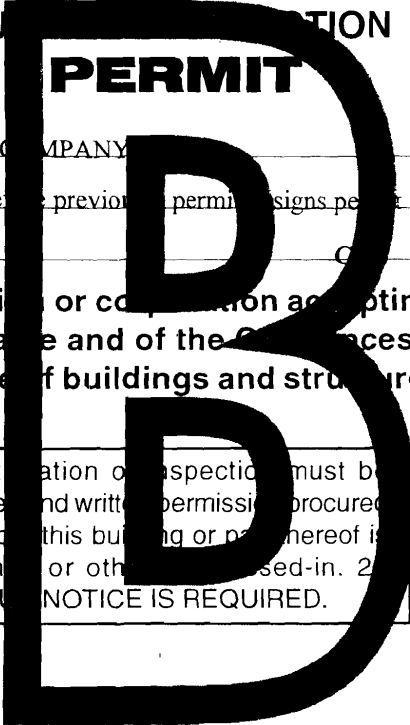
This is to certify that RSB LIMITED LIABILITY COMPANY  
has permission to Restaurant - "Olive Cafe" - replace previous permit signs permit #070178 install one (1) hanging sign & one (1) sidewalk sign  
AT 129 COMMERCIAL ST C 029 D001001

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 lath or other work is used-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

CITY OF PORTLAND

11/24/08 *Chety I. [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

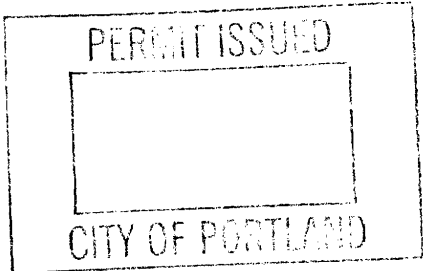
Permit No: 08-1431	Issue Date: 11/24/08	CBL: 029 D001001
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Location of Construction: 129 COMMERCIAL ST (#127)	Owner Name: RSB LIMITED LIABILITY COMP	Owner Address: 37 A ST	Phone:
Business Name: Olive Cafe	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial - Restaurant - "Olive Cafe"	Proposed Use: Commercial - Restaurant - "Olive Cafe" - reface previously permitted sign (permit #070178) install one (1) hanging sign & one (1) sidewalk sign 3' x 52'	Permit Fee: \$107.00	Cost of Work: \$107.00	CEO District: 1
Proposed Project Description: Restaurant - "Olive Cafe" - reface previously permitted sign (permit #070178) install one (1) hanging sign & one (1) sidewalk sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A2 Type: Sign IBL-2003 Signature: [Signature] 11/24/08	
		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: ldobson	Date Applied For: 11/07/2008	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> OK w/cond. hoar Date: 11/2/08	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> yes <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 11/18/08 J. Andrews
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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

<b>Permit No:</b> 08-1454	<b>Date Applied For:</b> 11/14/2008	<b>CBL:</b> 029 D001001
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<b>Location of Construction:</b> 129 Commercial St	<b>Owner Name:</b> Rsb Limited Liability Company	<b>Owner Address:</b> 37 A St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>	

<b>Proposed Use:</b>	<b>Proposed Project Description:</b>
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 11/12/2008  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 11/24/2008  
**Note:**      **Ok to Issue:**

- 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

c/o Wm Ely

# Signage/Awning 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>127 Commercial St. Portland, ME 04101</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>029      D      001</u>	Owner: <u>RSB Limited o/o Ely Assoc</u> <u>37A Street South Portland, ME 04106 (207) 774-8300</u> <u>207-777-8811 Property mgr.</u>	Telephone: <u>207-772-6200</u> <u>561-306-4232 cell</u>
Lessee/Buyer's Name (If Applicable)  <u>N/A</u>	Contractor name, address & telephone: <u>Rayan Elkhatib</u> <u>561-306-4232</u>	Total s.f. of signage x \$2.00 <u>13 sf.</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ <u>107</u>

Who should we contact when the permit is ready: Rayan Elkhatib phone: 561-306-4232

Tenant/allocated building space frontage (feet): Length: 20' Height: 10'  
Lot Frontage (feet) \_\_\_\_\_ Single Tenant or Multi Tenant Lot \_\_\_\_\_

Current Specific use: Restaurant 20x2=40 ▲ side walk sign

If vacant, what was prior use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Information on proposed sign(s):  
 Freestanding (e.g., pole) sign? Yes  No \_\_\_\_\_ Dimensions proposed: 24" x 40" Height from grade: 7'?  
 Bldg. wall sign? (attached to bldg) Yes  No \_\_\_\_\_ Dimensions proposed: 36" x 52" w

Proposed awning? Yes \_\_\_\_\_ No  Is awning backlit? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Height of awning: \_\_\_\_\_ Length of awning: \_\_\_\_\_ Depth: \_\_\_\_\_  
 Is there any communication, message, trademark or symbol on it? Yes \_\_\_\_\_ No \_\_\_\_\_  
 If yes, total s.f. of panels w/communications, message, trademark or symbol: \_\_\_\_\_ s.f.

Information on existing and previously permitted sign(s):  
 Freestanding (e.g., pole) sign? Yes \_\_\_\_\_ No \_\_\_\_\_ Dimensions: \_\_\_\_\_  
 Bldg. wall sign? (attached to bldg) Yes  No \_\_\_\_\_ Dimensions: 36" H x 52" w  
 Awning? Yes \_\_\_\_\_ No  Sq. ft. area of awning w/communication: \_\_\_\_\_

A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

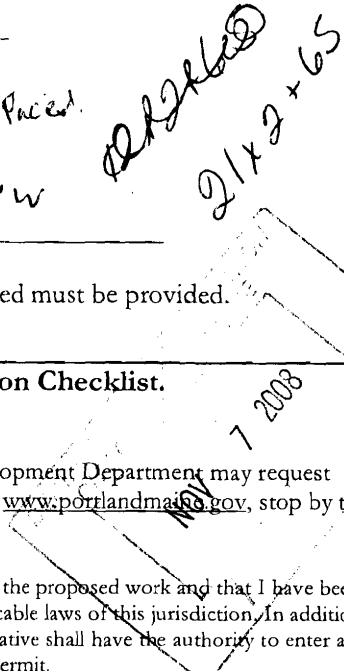
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building 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: <u>Rayan Elkhatib</u>	Date: <u>11/7/08</u>
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B-3 multi-tenant This is not a permit; you may not commence ANY work until the permit is issued.

20x2=40 sf sign 36" x 52" = 1872 sf = 13 sf

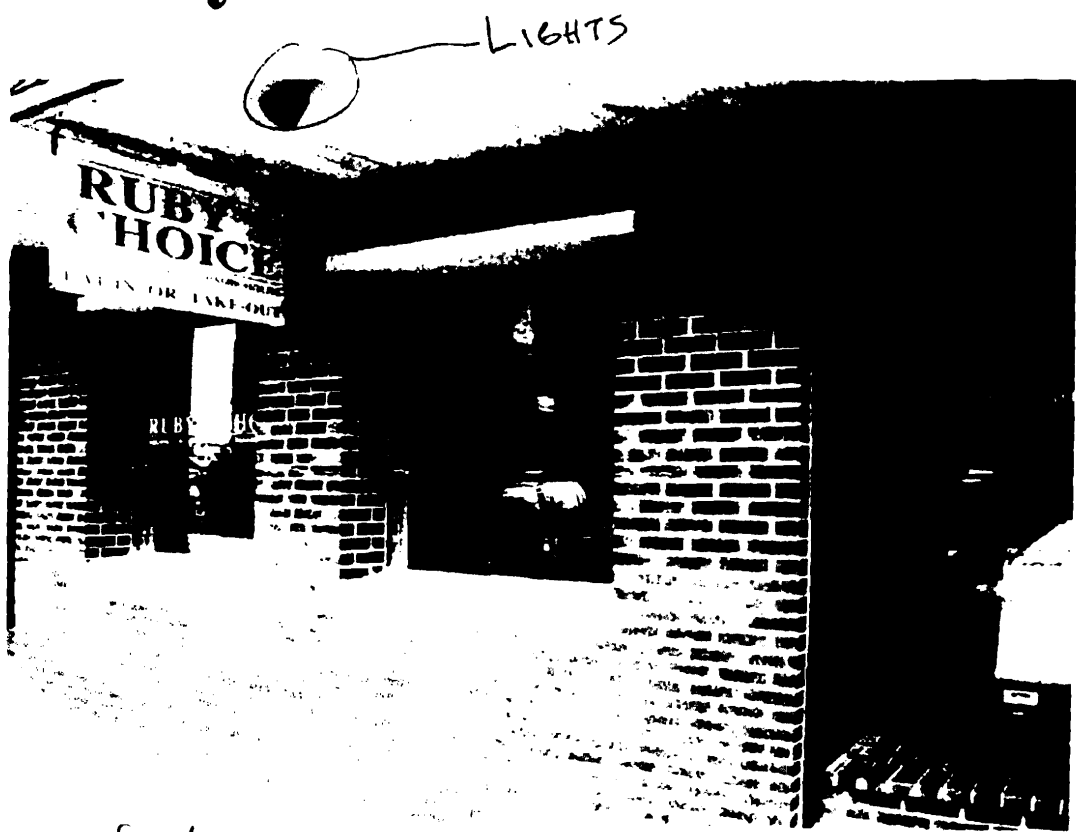


# BUSINESS FOR SALE

## Ruby's Choice Restaurant

going to be  
Olive Cafe

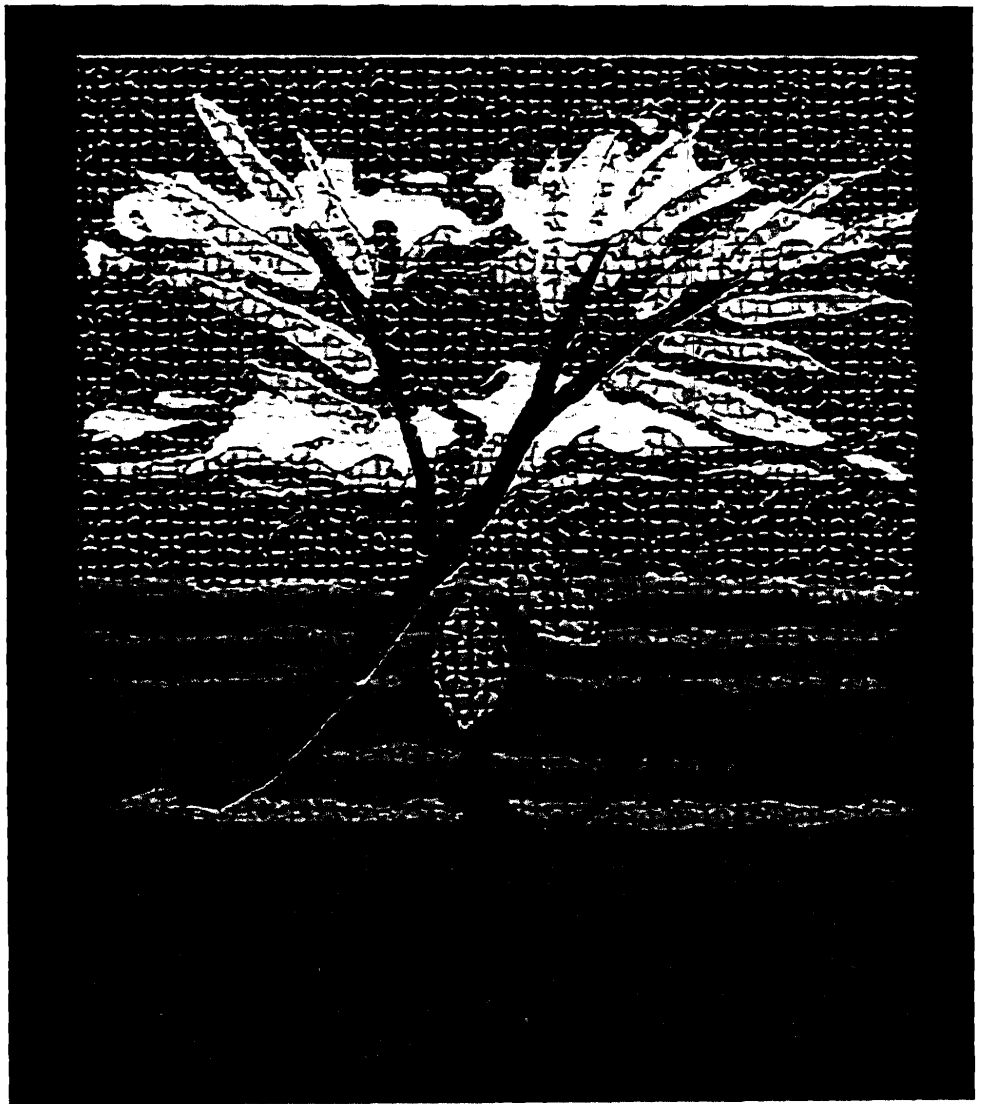
was  
One Eye Jacks/  
Crab Louie  
before.



- circular 10 feet
- street 13 feet
- frontage 18 1/2 feet


**127 Commercial Street  
Portland, Maine**

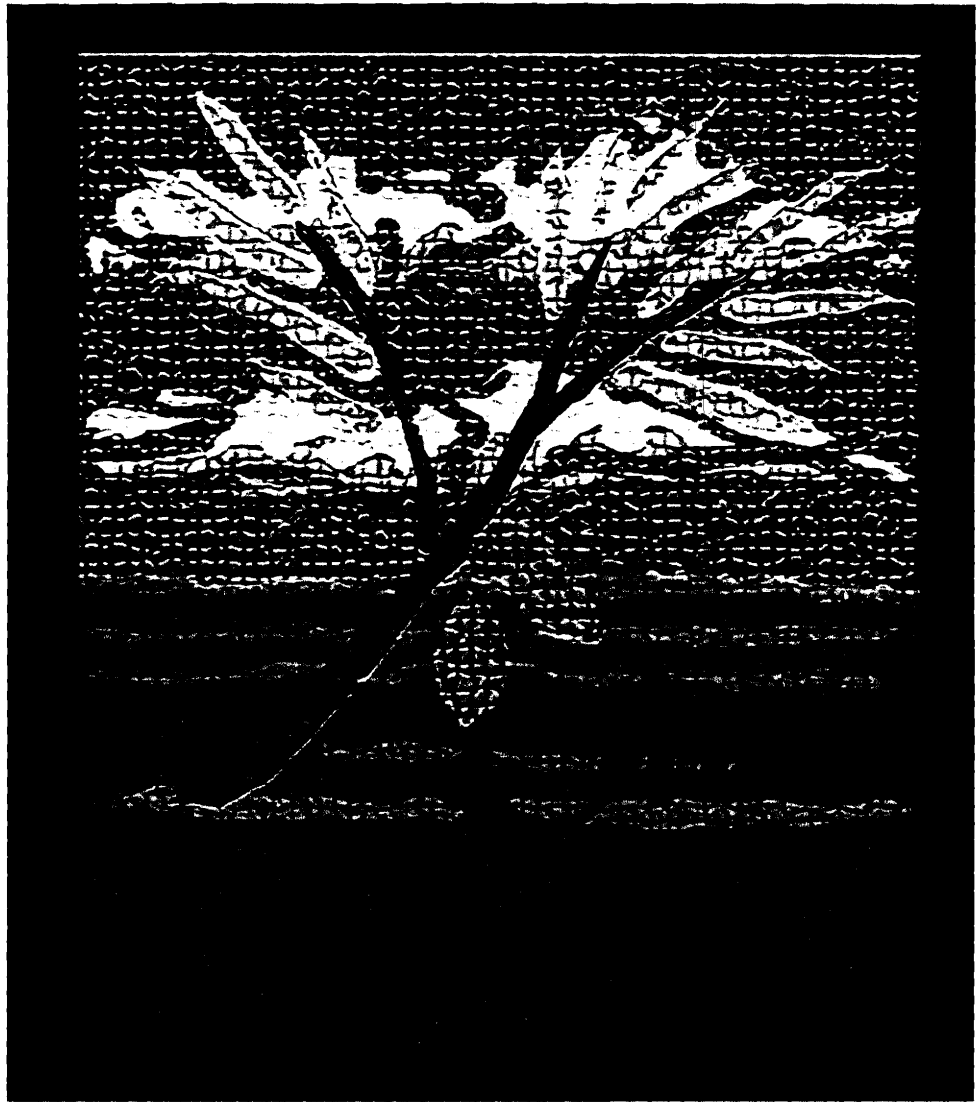
**Presented By:  
Akers Associates, Inc.  
386 Fore Street  
Portland, ME 04101  
(207)774-8300**



FRONT :  $36'' \times 52'' = 1872 \div 144 = 13$ .  
per application

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existing lights

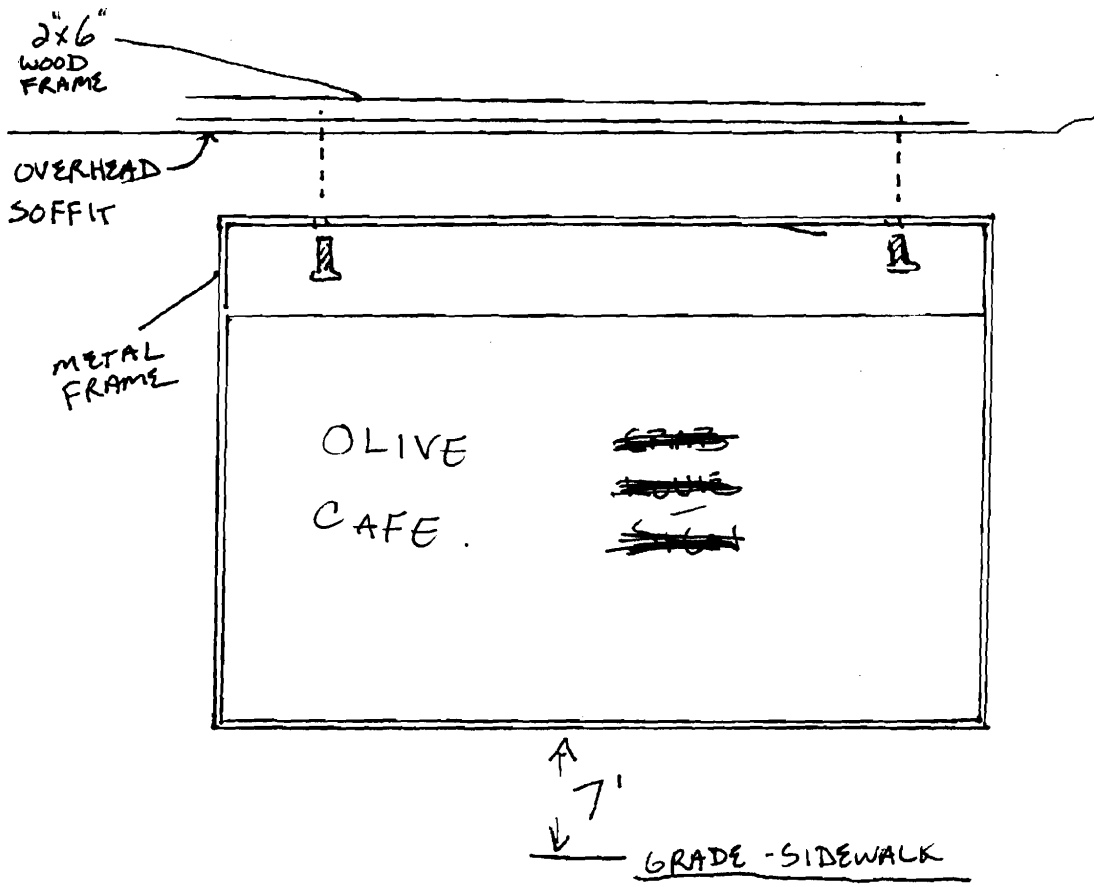




BACK :  $36'' \times 52'' = 1872 \div 144 = 13$

per application





A TWO SIDED LAMINATED SIGN ON WOOD. THE SIGN WILL BE ENCLOSED IN A METAL MOUNTING BRACKET AND ATTACHED OVERHEAD WITH 5/8 INCH GALVANIZED LAG BOLTS. THIS WILL BE MADE AND ATTACHED BY A PROFESSIONAL AND LICENSED SIGN MAKING COMPANY WHICH I WILL BE CONTRACTING IN THE NEAR FUTURE. THE SIGN WILL BE ILLUMINATED WITH EXISTING EXTERNAL OVER HEAD LIGHT THAT ARE CONTROLLED FROM INSIDE

## OLIVE CAFÉ SIDEWALK SIGN:

\* Approximate Size of Sign will be roughly 18" W x 42" H. max height 42" to top of sign in place  
(See attached sign - this is what we want to have.)

\* Chalkboard on both sides of sign.

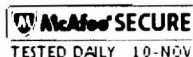
\* Our plan is to write Daily Specials + Partial menu

We will write "Olive Cafe" on both sides at the top.

\* background will be black + we will use different color chalk.

NOV 18 2022

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- Safety Signs
- Sidewalk Signs
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- Trade Show Signs
- Traffic Signs
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- Yard Signs

me > [Sidewalk Signs](#) > [Chalkboard Sidewalk Signs](#) > [Chalkboard Sidewalk Sign Cherry Wood Frame](#)

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## Chalkboard Sidewalk Sign Cherry Wood Frame



Item: CBA-MA3

Price: **\$142.00**

Sales Tax: \$0.00 [Tax-Free Shipping](#)

Quantity: 1

**Add to Cart**

Availability: Usually ships 3 business days.

Shipping Weight: 30.00 pounds

- [Options](#)
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- [Shipping](#)
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**Please select chalkboard color :**

Black  Green



The **Chalkboard Sidewalk Sign Cherry Wood Frame** is one of the most popular changeable sidewalk signs that has been around for decades. Be as creative as you want and include drawings and text in a variety of chalk colors. It has two **15W x 33H** composite chalkboards attached back to back with a full-length piano hinge and stands **18W x 42H** tall.

The sign face material is a composite **chalkboard veneer** coated on eighth inch thick Masonite. The smooth chalkboard surface makes writing easy and cleaning streak free. The A-frame is fabricated from a North American red oak for long lasting outdoor durability and beautiful appearance. The wood frame has a satin polyurethane finish and folds together when not in use for **easy storage**. All corners are **reinforced with steel angle brackets** for long lasting durability. An outdoor zinc plated steel **locking bracket** is fastened between the panels to prevent accidental or intentional spreading of sign faces.

When not in use, the sidewalk chalkboard sign folds flat for **easy storage**. Four plastic shoes are attached to the legs for **protection from scratching** when moving or relocating. Does not include chalk or eraser.

Ships UPS Ground to the continental US and normally takes 2-4 business days to arrive. The freight cost is additional and typically adds 10% to the cost of the order plus \$5.00 boxing and handling fee. Shipping to AK and HI needs to be delivered by air freight and we will email you an invoice for the extra cost.

We are not set up for international shipments. We do not ship COD or bill to third parties.

This item is returnable under the following conditions:

- A Return Authorization Number is placed on the outside of the package.
- Return to the shipper within 14 days of receipt of the package
- Return in original container and in salable condition, must not have been used.
- 20% restocking fee is charged
- Shipping fees are non-refundable

Please call Alphabet Signs at 1-800-582-6366 for Return Authorization Number so we can properly refund



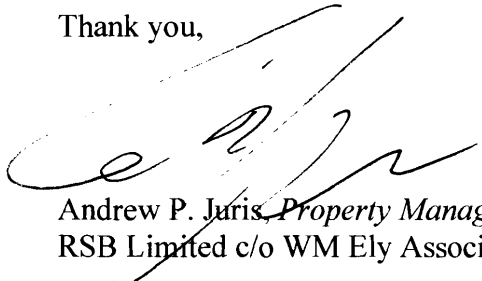
November 5, 2008

City of Portland, ME  
Attn: Lannie Dobson  
389 Congress Street  
Portland, ME 04101

To Whom It May Concern:

Our tenant, Rayan Elkhatib of Olive Café, LLC, located at 127 Commercial Street in Portland, Maine has permission to install any type of signage pertaining to his restaurant that is permitted by the City of Portland, Maine.

Thank you,

A handwritten signature in black ink, appearing to read 'A. Juris', written over a faint dotted line.

Andrew P. Juris, *Property Manager*  
RSB Limited c/o WM Ely Associates

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
11/5/2008

<b>PRODUCER</b> O'Hearn Insurance Agency 1087 Forest Ave Portland, Me. 04103 207-797-9400		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.	
<b>INSURED</b> Olive Cafe, LLC  127 Commercial St Portland, ME 04101		<b>INSURERS AFFORDING COVERAGE</b> INSURER A: <b>Hanover Insurance Company</b> INSURER B: INSURER C: INSURER D: INSURER E:	<b>NAIC#</b>

**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 LTR	ADD'L INSRD	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"/> CLAIMSMADE <input checked="" type="checkbox"/> OCCUR	ODP 4409778 00	10/31/08	10/31/09	EACH OCCURRENCE \$ 1,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				DAMAGE TO RENTED 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 \$ 1,000,000
		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 EA ACC \$ AUTO ONLY AGG \$
		EXCESS UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMSMADE  DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATU-TORY LIMITS   OTH-ER 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  
**Sign coverage: \$5,000**

<b>CERTIFICATE HOLDER</b> City of Portland 389 Congress St Portland, ME 04101	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>20</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE: _____
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