

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

BUILDING DEPARTMENT

### PERMIT

**PERMIT ISSUED**  
Permit Number: 101181

OCT 20 2010

Please Read Application And Notes, If Any, Attached

This is to certify that OLD PORT RETAIL HOLDING LLC / Restaurants, Inc  
has permission to Tenant fit up, new bathroom for restaurant/retail production Ice Cream (24 seats max)  
AT 434 FORE ST City of Portland  
CF 032-R004001

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 dressed-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. Cpt. Keith Gauthreau  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

Deanne Burke 10/20/10  
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: 10-1181	Issue Date:	CBL: 032 R004001
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Location of Construction: 434 FORE ST	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name: Gongeous Gelato, LLC	Contractor Name: P A Renovations, Inc	Contractor Address: P O Box # 1288 Scarborough	Phone: 2074504440
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - Retail (Formerly Haberdashery Hill Clothing)	Proposed Use: Commercial - Change of Use, Restaurant w/retail production of Ice Cream (24 seats max) Tenant fit up	Permit Fee: \$555.00	Cost of Work: \$46,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>M w/24 seats</i> Type: <i>5B</i> <i>IBC-2003</i>	

**Proposed Project Description:**  
Tennant fit up, new bathroom for Restauant w/retail production of Ice Cream (24 seats inax)

Signature: *[Signature]* Date: *10/20/10*

Signature: *[Signature]* Date:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Permit Taken By: Idobson	Date Applied For: 09/20/2010	<b>Zoning Approval</b>		
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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**

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

M  Minor  MM  M

*OK w/ condition*

Date: *9/23/10*

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date:

**Historic Preservation**

*within*

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

*Any exterior work requires a separate review & approval*

Date:

**PERMIT ISSUED**

OCT 20 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
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## **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 Inspection 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 with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use, including the health inspection NOTE: There is a \$75.00 fee per inspection at this point.**

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

**PERMIT ISSUED**

**OCT 20 2010**

**City of Portland**

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

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

Permit No: 10-1181	Date Applied For: 09/20/2010	CBL: 032 R004001
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Location of Construction: 434 FORE ST	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name: Gongeous Gelato, LLC	Contractor Name: P A Renovations, Inc	Contractor Address: P O Box # 1288 Scarborough	Phone (207) 450-4440
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Change of Use, Restaurant w/retail production of Ice Cream (24 seats max) Tenant fit up	Proposed Project Description: Tennant fit up, new bathroom for Restauant w/retail production of Ice Cream (24 seats max)
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 09/23/2010

Note: Ok to Issue:

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) 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 with Conditions      Reviewer: Jeanine Bourke      Approval Date: 10/20/2010

Note: Ok to Issue:

- 1) CO shall limit the seats to 24 per the health/food code due to only one bathroom.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Approval of City license is subject to health inspections per the Food Code.
- 4) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
- 5) Equipment must be installed in compliance with the UL listing and the manufacturer's specifications
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire      Status: Approved with Conditions      Reviewer: Capt Keith Gautreau      Approval Date: 10/06/2010

Note: Ok to Issue:

- 1) All means of egress to remain accessible at all times
- 2) Sprinkler protection shall be maintained.  
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 3) Fire extinguishers required. Installation per NFPA 10
- 4) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 5) All construction shall comply with City Code Chapter 10.



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

9.20 a 10

Issued from 24. Renovations  
 of Work 434-102 St.

Construction \$ \_\_\_\_\_ Building Fee 480

Shoe Fee \$ \_\_\_\_\_

Certificate of Occupancy Fee 75

Total 555

Plumbing (15) \_\_\_\_\_ Electrical (21) \_\_\_\_\_ Sanitary (12) \_\_\_\_\_

33-R-4

Check # 2906 Total Collected \$ 555

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

Taken by: J.P.

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



# General Building 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>434 Fore St -</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>2</u> Lot# <u>004</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable) <u>GONARDUS GELATO, LLC</u> <u>434 FORE ST.</u> <u>PORTLAND ME 04101</u>	Owner (if different from Applicant) Name <u>DONATO GIOVINE</u> Address <u>11 CAPE WOODS</u> City, State & Zip <u>CAPE ELIZABETH, ME 04107</u>	Cost Of Work: \$ <u>46,000 -</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Ice Cream Manufacturing</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Retail to Ice Cream Manufacturing - w/ Retail</u>		
Contractor's name: <u>PA. RENOVATIONS, INC.</u>		
Address: <u>P.O. Box 1288</u>		
City, State & Zip: <u>SCARBOROUGH ME 04070</u>		Telephone: <u>207 883-9888</u>
Who should we contact when the permit is ready: <u>PAUL ANDREWILL</u>		Telephone: <u>450-4440</u>
Mailing address: <u>SAUC</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) or stop by the Inspections Division 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.

RECEIVED

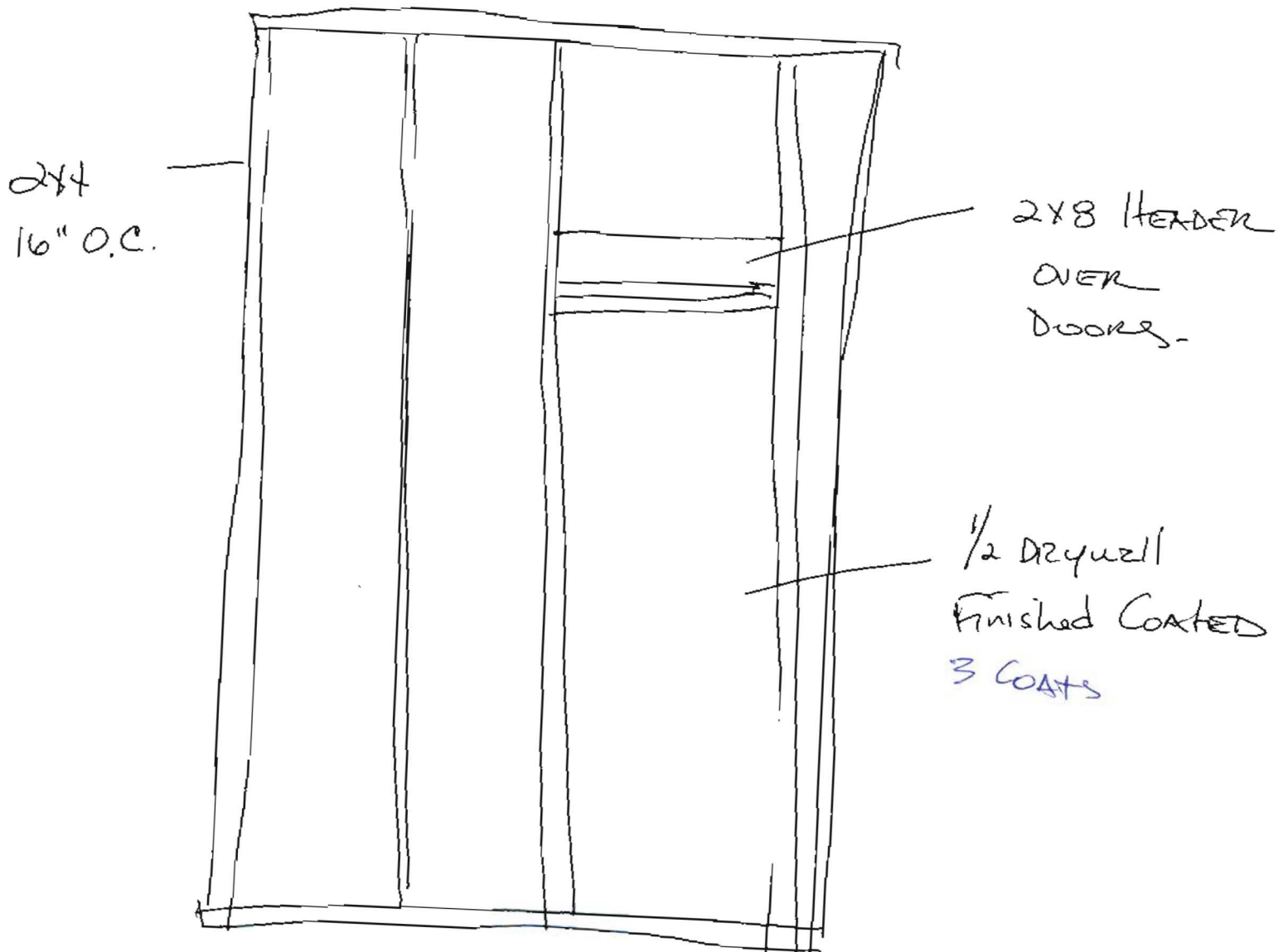
SEP 20 2010  
Dept. of Building Inspections  
City of Portland Maine

Signature: [Signature] Date: 9-20-10

This is not a permit; you may not commence ANY work until the permit is issued



# Typical Partition Construction





## 1 x Boy 4.0

### WHIPPED CREAM MACHINE

Double labyrinth whipping chamber for optimum output;

Capacity 4.0 liters;

Adjustable Overrun

6 Dispensing modes (4 programmable pre-sets)

Condenser cooling: air cooled

Removable cream container

110V / 60 Hz,

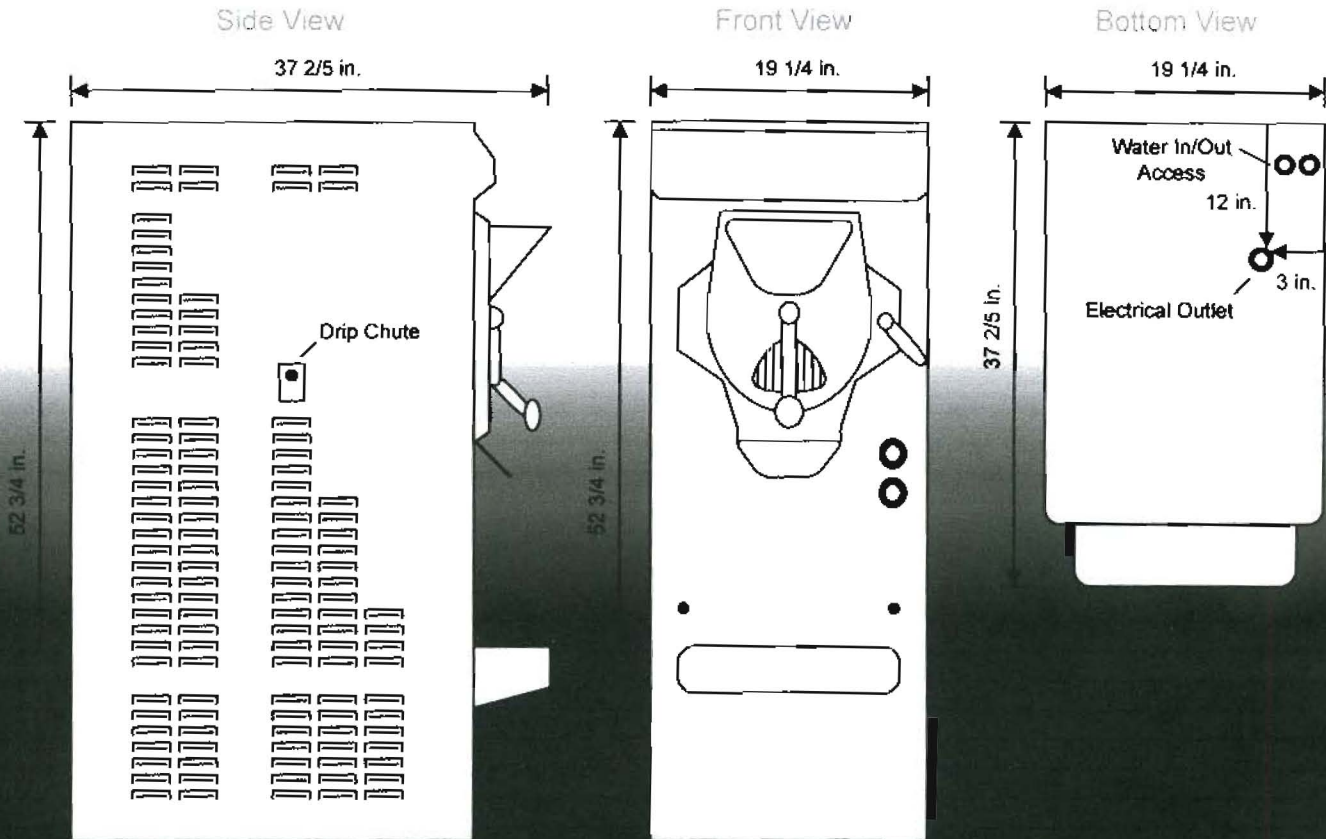
Dimensions: 18" h x 11" w x 18.5" d

Weight: 80 Lbs

I think ~~it~~ 0.5 kw  
(single phase)



# Specs for Mantegel-50



Cylinder Capacity \_\_\_\_\_ 19 liters  
 Average Freezing Time \_\_\_\_\_ 5-7 minutes  
 Hourly Production \_\_\_\_\_ 87 liters (21.75 gall)  
 Overrun Control \_\_\_\_\_ Variable 2 Speed Standard  
 Refrigerant Control System \_\_\_\_\_ Electronic  
 Compressor Type \_\_\_\_\_ Scroll  
 Compressor Size \_\_\_\_\_ 3.0 hp  
 Refrigerant Type \_\_\_\_\_ R404A  
 Condenser Cooling \_\_\_\_\_ Water  
 Water Connections \_\_\_\_\_ 1/2 in. ID  
 Frame Type \_\_\_\_\_ Floor Model  
 Frame Construction \_\_\_\_\_ Welded Steel  
 Exterior Panels \_\_\_\_\_ Stainless Steel  
 Interior Access \_\_\_\_\_ Screwless Rear Panel

Faucet w/ Flex Hose \_\_\_\_\_ Standard  
 Beater Design \_\_\_\_\_ 3 Blade, Solid Stainless Steel  
 Pan/Container Support \_\_\_\_\_ Adjustable  
 Height \_\_\_\_\_ 52 3/4 in. (1330 mm)  
 Width \_\_\_\_\_ 19 1/4 in. (490 mm)  
 Depth \_\_\_\_\_ 37 2/5 in. (950 mm)  
 Locking Casters \_\_\_\_\_ Standard  
 Net Weight \_\_\_\_\_ 638 lbs. (290 kg)  
 Gross Weight \_\_\_\_\_ 781 lbs. (355 kg)  
 Electricity \_\_\_\_\_ Three Phase, 60 Hz  
 Voltage \_\_\_\_\_ 208/220V  
 Max Breaker/Fuse Size \_\_\_\_\_ 30 Amps  
 Running Amps \_\_\_\_\_ 27 Amps



855 Mahler Rd Burlingame, CA 94010  
 Tel: 800 689 8819 Fax: 650 697 1312  
 Website: www.technogel-usa.com



Dispensing Freezers in accordance with NSF standard NO 6-(1/2/98)<12CB>



**LISTED**  
 Commercial Ice Cream Maker - 11PB

30 Aug -  
30 Aug -



ORDER CONFIRMATION N 10070/MC  
DATED September 2, 2010

GORGEOUS GELATO / <sup>LLC</sup>  
Attn: Mr. ~~Dentao~~ DONATO  
434 Fore Street  
Portland, ME 04101  
USA

## Nr 1 MIXTRONIC 60

HOT MIXER

### Application:

The Mixtronic hot mixer is designed to heat, cool and conserve the gelato/ice-cream mix at a temperature of +4°C (39 F).

### Description:

The machine, constructed entirely in stainless steel, is equipped with a microprocessor which regulates the low (+65°C or 150 F) and high cycle (+85°C or 185 F) and all intermediate cycles that Customer can set.

The machine's software automatically regulates the pause prior to subsequent cooling.

The bain-marie technology ensures rapid heating using gradual variations in temperature to avoid any sudden changes in temperature of the ice-cream mix.

### Characteristics:

- Emulsifier incorporated with two speed motor;
- Stainless steel coil in which glycol circulates (bain-marie)
- Waterproof ergonomic control console
- Temperature control by means of electric probe;
- Possibility of heating/cooling a half tank with economy pushbutton

### Technical data:

Dimensions (LxDxH) : 400x815(+100)x1083 mm

Net weight: 200 kg (440 lbs)

Gross weight: 245 kg (540 lbs)

Capacity (min/max): 15 - 60 liters

Installed power: 6,8 kW

Compressor power: 2,2 kW

Condensation: Water

Refrigerating Gas: Freon R 404/A

Voltage /frequency: 220 V /60 Hz /3 phase



*[Handwritten signature]*  
PAG 1/4

## Nr 1 MANTEGEL 50

### BATCH FREEZER

#### Application:

The Mantegel batch freezer is designed for professional production of ice-cream

#### Description:

Batch freezer with horizontal cylinder equipped with an electronic microprocessor which ensures the ice-cream is of excellent quality in terms of texture, consistency and overrun.

#### Characteristics:

- Patented stainless steel Stirrer with interchangeable derlin scrapers;
- Stainless steel door with safety devices in compliance with international standards;
- Waterproof low voltage controls (24 V);
- Timed washing cycle with retractable shower hose
- Adjustable vat holder with non-slip mat

#### Technical data:

Dimensions (LxDxH) : 490 x 750 x 1330 mm

Net weight: 235 kg (518 lbs)

Gross weight: 295 kg (650 lbs)

Production (min/max): 5 to 15 litres per batch

Hourly capacity: 55 to 90 litres per hour

Installed power: 7.1 kW

Compressor power: 3 HP

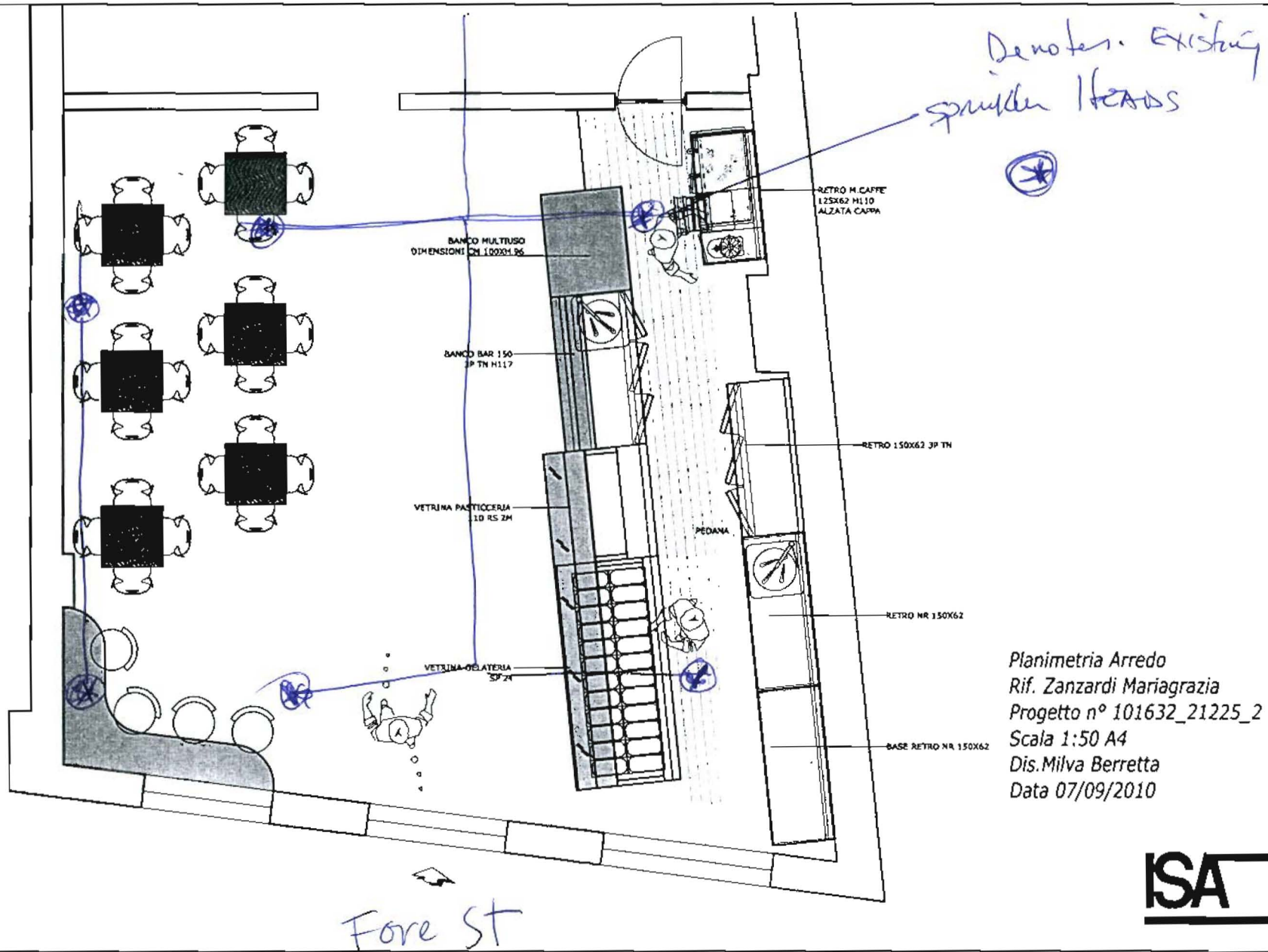
Condensation: Water

Refrigerating Gas: Freon R 404/A

Voltage /frequency: 220 V /60 Hz /3 phase



# Fire Dept Sprinkler locations



PA. Renovations, inc

Mike  
Coush

Dept Agriculture

Augusta -

ELEGANT Gelato, LLC.

434 Fane Street

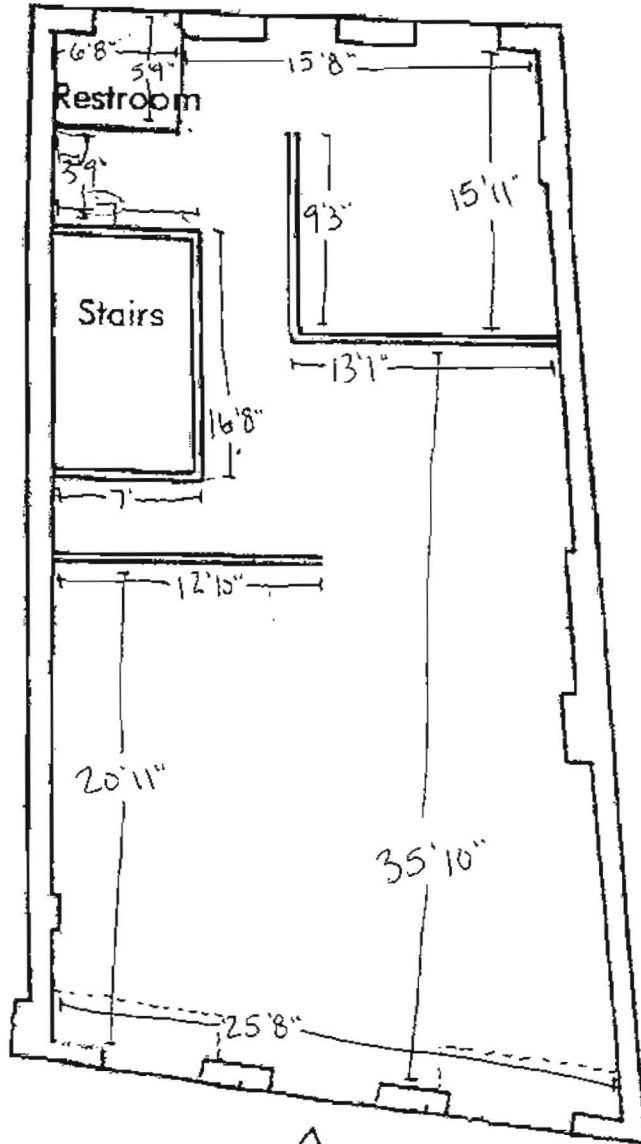
Portland, Me.

287-3841

- Dds Andrew -

$50 \times 25 = 1250$   
No more than  
+ < + 45  
2  
+ 0

Min 32" Door  
Open -



EXISTING  
Space

666  
738

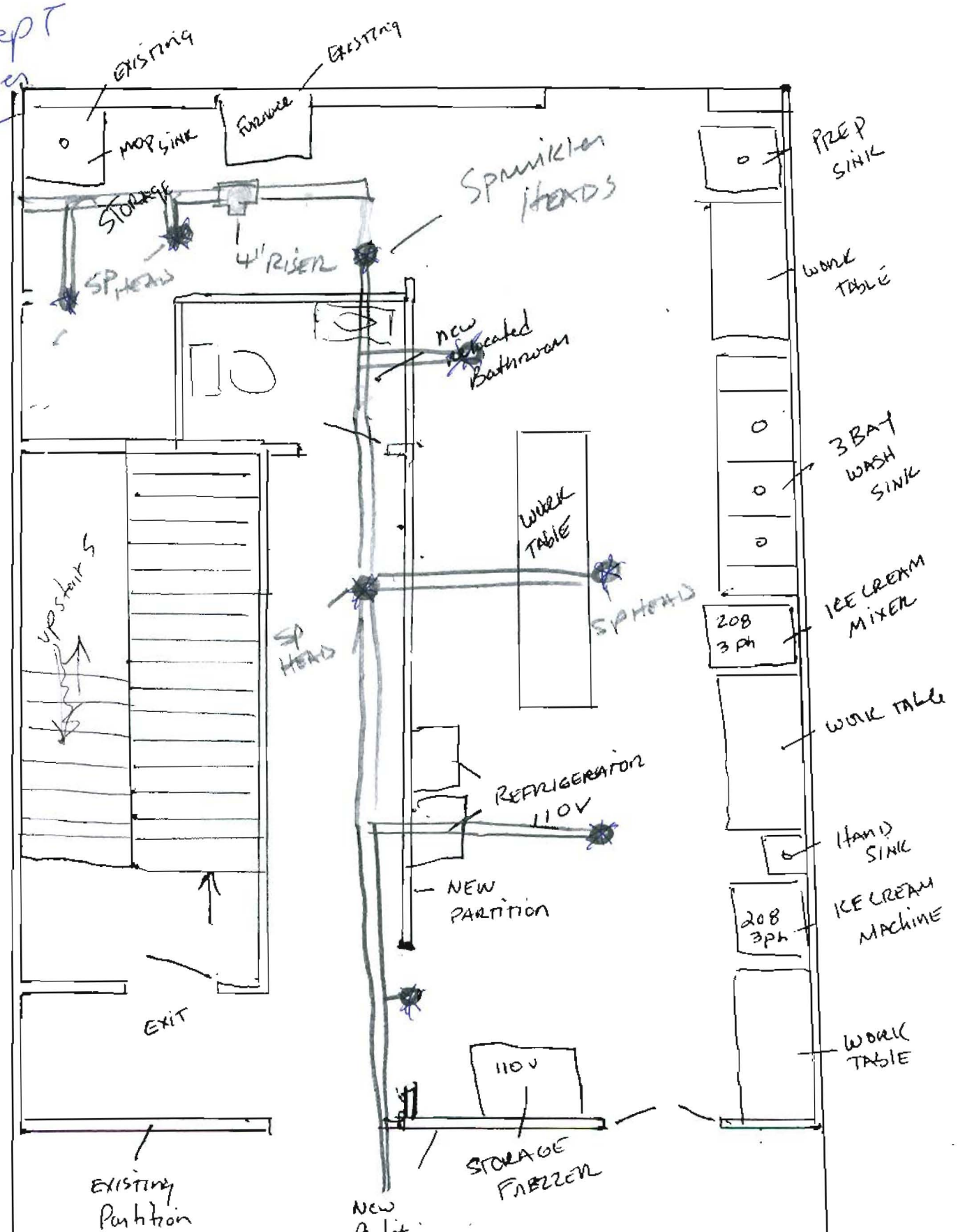


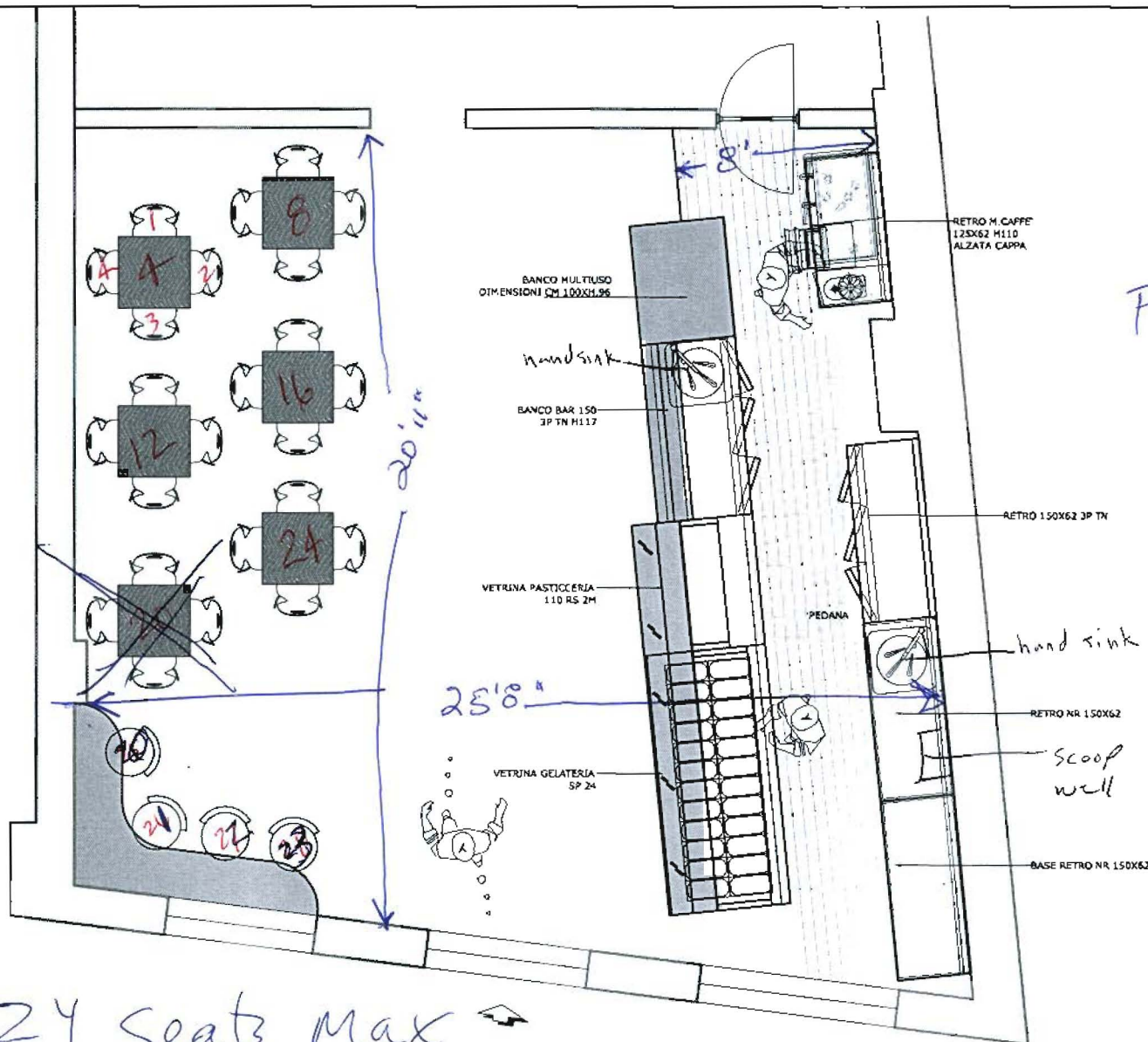
Forest

scale 1:100

Andrew

# Fire Dept Sprinkler Lay out





Front of space

Planimetria Arredo  
 Rif. Zanzardi Mariagrazia  
 Progetto n° 101632\_21225\_2  
 Scala 1:50 A4  
 Dis. Milva Berretta  
 Data 07/09/2010

24 seats Max  
 for one bathroom





Rear of space

