

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PORT RETAIL HOLDINGS LLC OLD

Located At 434 FORE

Job ID: 2011-03-604-SIGN

CBL: 032 - - R - 004 - 001 - - - -

has permission to install a 20" x 30" Sidewalk Sign

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 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**

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

MAR 30 2011

CITY OF PORTLAND

| | | | |
|--|--|---|---|
| Job No: 2011-03-604-SIGN | Date Applied: 3/17/2011 | CBL: 032 - R - 004 - 001 - - - - | |
| Location of Construction: 434 FORE ST | Owner Name: PORT RETAIL HOLDINGS LLC OLD | Owner Address: 101 RICHARDSON ST BROOKLYN, NY - NEW YORK 11211 | Phone: |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name: Gorgeous Gelato | Phone: | Permit Type: SIGN - SDWLK - Sidewalk Sign | Zone: B-3 |
| Past Use: Retail: "Gorgeous Gelato" | Proposed Use: Same: Gorgeous Gelato - to add a sidewalk sign | Cost of Work: | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> | Inspection: Use Group: <i>Sign</i> Type: Signature: <i>[Signature]</i> |
| Proposed Project Description: 434 Fore St Gorgeous Gelato - sidewalk sign | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: Lannie | | Zoning Approval | |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ Maj ☐ Min ☐ MM

Date: *dl with conditng*
3/22/11

CERTIFICATION

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☐ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☒ Approved
☐ Approved w/Conditions
☐ Denied

Date: *3/29/11*

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 appication 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

PHON



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: 434 FORE ST PORTLAND, ME | | |
| Tax Assessor's Chart, Block & Lot Chart# 032 Block# 2 Lot# 004 | Owner: Old Port Retail Holdings / GORGEOUS GELATO Richardson St Brooklyn, NY | Telephone: (207) 6994309 |
| Lessee/Buyer's Name (If Applicable): GORGEOUS GELATO LLC 434 Fore St. Portland 04101 | Contractor name, address & telephone: | Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ 38 Awning Fee= cost of work 0 Total Fee: \$ 38 |
| Who should we contact when the permit is ready: DONATO phone: (207) 3297960 | | |
| Tenant/allocated building space frontage (feet): Length: Height: Lot Frontage (feet) Single Tenant or Multi Tenant Lot | | |
| Current Specific use: If vacant, what was prior use: Proposed Use: sidewalk sign 30' in place max | | |
| Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: 20" x 30" Height from grade: 33" Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: 24" wide max | | |
| Proposed awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/> Height of awning: Length of awning: Depth: 1.6 x 2.5 = 4 s.f. Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/> 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 <input type="checkbox"/> No <input type="checkbox"/> Dimensions: Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions: Awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Sq. ft. area of awning w/communication: MAR 17 2011 | | |
| 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, 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: [Signature] Date: 03/09/2011

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



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- ☐ Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- ☐ Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- ☐ A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- ☐ A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- ☐ Certificate of flammability required for awning, canopy or banner.
- ☐ A UL# is required for lighted signs at the time of final inspection.
- ☐ Photos of existing signage
- ☐ Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-604-SIGN

Located At: 434 FORE

CBL: 032 - - R - 004 - 001 - - - -

Conditions of Approval:

Zoning

1. All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

3/27/11

Job Summary Report **Job ID: 2011-03-604-SIGN**

Report generated on Mar 21, 2011 1:45:53 PM

Page 1

| | | | | | |
|----------------------------------|--------------------------|------------------------------|-----------------------------|-----------------------|-----------------|
| Job Type: | Signs | Job Description: | 434 Fore St Gorgeous Gelato | Job Year: | 2011 |
| Building Job Status Code: | Initiate Plan Review | Pin Value: | 889 | Tenant Name: | Gorgeous Gelato |
| Job Application Date: | | Public Building Flag: | N | Tenant Number: | |
| Estimated Value: | | Square Footage: | 4 | | |
| Related Parties: | PORT RETAIL HOLDINGS OLD | | | Property Owner | |

Job Charges

| Fee Code Description | Charge Amount | Permit Charge Adjustment | Net Charge Amount | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Net Payment Amount | Outstanding Balance |
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|

Location ID: 4832

Location Details

| Alternate Id | Parcel Number | Census Tract | GIS X | GIS Y | GIS Z | GIS Reference | Longitude | Latitude |
|--------------|---------------|--------------|-------|-------|-------|---------------|------------|-----------|
| S37197 | 032 R 004 001 | | M | | | | -70.254443 | 43.655732 |

| Location Type | Subdivision Code | Subdivision Sub Code | Related Persons | Address(es) |
|---------------|------------------|----------------------|-----------------|----------------------|
| 1 | | | | 434 FORE STREET WEST |

| Location Use Code | Variance Code | Use Zone Code | Fire Zone Code | Inside Outside Code | District Code | General Location Code | Inspection Area Code | Jurisdiction Code |
|---------------------------|---------------|-------------------|----------------|---------------------|-------------------|-----------------------|----------------------|---------------------------|
| RETAIL & PERSONAL SERVICE | | DOWNTOWN BUSINESS | | | Historic District | | DISTRICT 2 | CENTRAL BUSINESS DISTRICT |

Structure Details

Structure: Loc id 000004831 Alt id 000890

Occupancy Type Code:

| Structure Type Code | Structure Status Type | Square Footage | Estimated Value | Address |
|----------------------|-----------------------|----------------|-----------------|----------------------|
| Commerical Mixed Use | 6 | 1437,48 | | 434 FORE STREET WEST |

| Longitude | Latitude | GIS X | GIS Y | GIS Z | GIS Reference |
|-----------|----------|-------|-------|-------|---------------|
| 0 | 0 | M | | | |

User Defined Property Value

Structure: Loc id 000050180 Alt id S37197

Occupancy Type Code:

use under #10181
10-1181

by Lannan

in Gue -

in Historic

Job Summary Report
Job ID: 2011-03-604-SIGN

Report generated on Mar 21, 2011 1:45:53 PM

Page 2

| Structure Type Code | Structure Status Type | Square Footage | Estimated Value | Address |
|---------------------|-----------------------|----------------|-----------------|----------------------|
| CONVERSION | 6 | 0 | | 434 FORE STREET WEST |

| Longitude | Latitude | GIS X | GIS Y | GIS Z | GIS Reference | User Defined Property | Value |
|-----------|----------|-------|-------|-------|---------------|-----------------------|-------|
| 0 | 0 | M | | | | | |

Permit #: 20111984

| Permit Data | | | | | | | | |
|---------------------------|-----------------------|--------------------------|-----------------------------------|---------------------------|--------------------|-----------------------|---------------------------|---------------------|
| Location Id | Structure Description | Permit Status | Permit Description | Issue Date | Reissue Date | Expiration Date | | |
| 4832 | Gorgeous Gletato | Initialized | install a 20" x 30" Sidewalk Sign | | | | | |
| Inspection Details | | | | | | | | |
| Inspection Id | Inspection Type | Inspection Result Status | Inspection Status Date | Scheduled Start Timestamp | Result Status Date | Final Inspection Flag | | |
| | | | | | | | | |
| Fees Details | | | | | | | | |
| Fee Code Description | Charge Amount | Permit Charge Adjustment | Permit Charge Adj Remark | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Payment Adj Comment |
| Signs | \$38.00 | | | | | | | |
| Signs - Historic District | \$75.00 | | | | | | | |



Sidewalk Signs

Design, Location and Construction Standards

Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple Listings: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants or other street visual amenities. Signs shall be located near the curb rather than the building face.

Materials and Graphics

All signs shall be of an A-frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

Enforcement

If the sign does not conform to the standards outlined, the permit may be revoked and once the owner has been notified, the sign could be removed.

To apply for a sign permit, stop by the **Inspections Division, Portland City Hall, 389 Congress Street, room 315** with:

- ☒ Certificate of liability insurance
- ☒ Drawing of sign showing dimensions and design work
- ☒ Payment of fees: \$30.00 plus \$2.00 per s.f. of signage
- ☒ Complete application with pre-application questionnaire and checklist complete

$$\$30 + \$8 = \$38$$

20"



**GORGEOUS
GELATO**

30"

+ 3" +

CERTIFICATE OF INSURANCE

This certifies that

- ☒ STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
☐ STATE FARM GENERAL INSURANCE COMPANY, Bloomington, Illinois
☐ STATE FARM FIRE AND CASUALTY COMPANY, Scarborough, Ontario
☐ STATE FARM FLORIDA INSURANCE COMPANY, Winter Haven, Florida
☐ STATE FARM LLOYDS, Dallas, Texas

insures the following policyholder for the coverages indicated below:

Policyholder Gorgeous Gelato LLC
 Address of policyholder 434 Fore St, Portland, Maine 04101
 Location of operations same
 Description of operations Business-Merchantile

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms, exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

| POLICY NUMBER | TYPE OF INSURANCE | POLICY PERIOD | | LIMITS OF LIABILITY (at beginning of policy period) |
|--------------------------|--|----------------|-----------------|--|
| | | Effective Date | Expiration Date | |
| 99-BA-N977-O F | Comprehensive Business Liability | 6-22-10 | 6-22-11 | BODILY INJURY AND PROPERTY DAMAGE |
| This insurance includes: | <input checked="" type="checkbox"/> Products - Completed Operations <input checked="" type="checkbox"/> Contractual Liability <input type="checkbox"/> Underground Hazard Coverage <input checked="" type="checkbox"/> Personal Injury <input type="checkbox"/> Advertising Injury <input checked="" type="checkbox"/> Explosion Hazard Coverage <input checked="" type="checkbox"/> Collapse Hazard Coverage <input type="checkbox"/> <input checked="" type="checkbox"/> Business Property \$100,000 | | | Each Occurrence \$ 1,000,000 General Aggregate \$ 2,000,000 Products - Completed Operations Aggregate \$ 2,000,000 |
| | EXCESS LIABILITY <input type="checkbox"/> Umbrella <input type="checkbox"/> Other | Effective Date | Expiration Date | BODILY INJURY AND PROPERTY DAMAGE (Combined Single Limit) Each Occurrence \$ Aggregate \$ |
| | Workers' Compensation and Employers Liability | | | Part 1 STATUTORY Part 2 BODILY INJURY Each Accident \$ Disease - Each Employee \$ Disease - Policy Limit \$ |
| POLICY NUMBER | TYPE OF INSURANCE | Effective Date | Expiration Date | LIMITS OF LIABILITY (at beginning of policy period) |
| | | | | |
| | | | | |
| | | | | |

THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.

Name and Address of Certificate Holder

Additional Insured:
 City of Portland
 389 Congress Street
 Portland, ME 04101

Attn: Gail
 Fax: 207-874-8716

If any of the described policies are canceled before its expiration date, State Farm will try to mail a written notice to the certificate holder 10 days before cancellation. If however, we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

Signature of Authorized Representative
 AGENT JOHN GRILLO 3-8-2011
 Title _____ Date _____

Agent's Code Stamp

AFO Code



JOHN N. GRILLO
 State Farm Insurance
 94 Auburn Street
 Portland, ME 04103
 (207) 797-7004



CITY OF PORTLAND, MAINE

Division of Building Inspections

Original Receipt

March 17 20 11

Received from Morganis Helato LLC

Location of Work 434 Fox St

Cost of Construction \$ _____ Building Fee \$ _____

Permit Fee \$ _____ Site Fee \$ _____

Certificate of Occupancy Fee \$ _____

Total: _____

Building (IL) ☒ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 032 2004

Check #: 1069 Total Collected 36.00

No work is to be started until permit issued.

Please keep original receipt for you records.

Taken by: J. Gayle