

PERMIT ISSUED

NOV 10 2010

City of Portland

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING

PERMIT

Permit Number: 101123

This is to certify that COW PLAZA GARAGE LLC Street Signs
has permission to Install a 24" x 48" sign for "Two
AT 401 FOREST CR 032 1041001

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 altered or otherwise changed-in. 24 HOURS 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 _____

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: 10-1123	Issue Date:	CHL: 032 1041001
-----------------------	-------------	---------------------

Location of Construction: 401 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Fast Signs	Contractor Address: 413 Western Ave. So. Portland	Phone: 2077735499
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial Retail see permit# 100569	Proposed Use: Commercial Retail - Install a 24" x 48" sign for "Twist"	Permit Fee: \$121.00	Cost of Work: \$121.00	CEO District: 1
		FIRE DEPT: ☐ Approved ☒ Denied N/A	INSPECTION: Use Group: Type: IBC, 300-3 Signature: [Signature]	

Proposed Project Description: Install a 24" x 48" sign for "Twist"	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 09/8/2010	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 information may invalidate a building permit and stop all work.	Special Zone or Reviews ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan Maj ☐ Minor ☐ MCM ☐ Date: 9/10/10	Zoning Appeal ☐ Variance ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied Date:	Historic Preservation ☐ Not in District or Landmark ☐ Does Not Require Review ☐ Requires Review ☒ Approved ☐ Approved w/Conditions ☐ Denied Date: 10/8/10
	PERMIT ISSUED NOV 10 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



City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-1123	09/08/2010	032 1041001

Location of Construction: 401 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Fast Signs	Contractor Address: 413 Western Ave. So. Portland	Phone: (207) 773-5499
Lessor/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial Retail - Install a 24" x 48" sign for "Twist"	Proposed Project Description: Install a 24" x 48" sign for "Twist"
---	---

Dept: Historic	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date: 10/08/2010
Note:			Ok to Issue: ☒
1) ** This permit is approved with the understanding there will be no sign lighting.			
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckel	Approval Date: 09/10/2010
Note:			Ok to Issue: ☒
Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 11/10/2010
Note:			Ok to Issue: ☒
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
2) Fastener schedule per the IBC 2003			
3) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.			

Comments:
9/10/2010-mes: gave back to Lannie - I don't think she charged for Historic review
10/12/2010-gg: received from historic as of 10/08/10. /gg
10/20/2010-jrioux: Fastner schedule does not appear to be adequate; installers will email details
11/10/2010-jrioux: Received updated info. from Owner, i.e. Fasteners and location.

PERMIT ISSUED

NOV 10 2010

City of Portland

Jonathan Rioux - Twist Boutique- Final Requirements/Requests: 425 Fore Street

From: Mariah Nelson <mariahnelson@gmail.com>
To: <jrioux@portlandmaine.gov>
Date: 11/10/2010 12:31 PM
Subject: Twist Boutique- Final Requirements/Requests: 425 Fore Street
CC: <courtney@boutiquetwist.com>

Jonathan,

Thank you again for taking the time to speak with me earlier. The sign will be located above the awning (currently in place) at Twist Boutique, 425 Fore Street and fastened as described by the email you received last week. I believe this should satisfy all outstanding requests. Could you please email me as soon as you have this approved/finalized this application today? Thank you again for your time & have a great day!

Cheers,
Mariah

Mariah E. Nelson
Marketing Consultant
Twist Boutique
425 Fore Street
Portland, Maine 04101
C: 207.712.4204
E: mariahnelson@gmail.com

[REDACTED]



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

9.3 2010

Received from

Tait.

Location of Work

495 + 0251

Cost of Construction \$

Building Fee

Permit Fee \$

Site Fee

Certificate of Occupancy Fee

Total: 121

Building (12) Plumbing (15) Electrical (72) Site Plan (12)

Other

Sigs

CEL

32-F-41

Check #

Total Collected 121

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

Taken by:

Sigs

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

THE UNIVERSITY OF CHICAGO

1955

1955

Jonathan Rioux - Twist attachment method

From: "FASTSIGNS 262" <FASTSIGNS.262@fastsigns.com>
To: <jrioux@portlandmaine.gov>
Date: 10/20/2010 1:03 PM
Subject: Twist attachment method

Our installer says he's be using hammer-in fasteners in the mortar called thunder studs and the sign will be stud meunted.

-Michelle

FASTSIGNS of Maine

T: 207-773-5499
F: 207-773-9802
E: 262@fastsigns.com

Now providing Full Color printing, faster than ever, with our new wide-format printer!

For more exciting news about us, click this link! [<http://innovation.fastsigns.com>]

To send files, please click on our webpage <http://www.fastsigns.com/262>

Once there, click on the "Send a file" button.

On your first visit to our webpage, please be sure to click on the "Make this my FASTSIGNS" button.

[REDACTED]



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>425 Fore Street, Portland, ME 04101</u>			
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>I</u> Lot# <u>41</u>		Owner: <u>Cow Plaza</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Lessee - Courtney Tait</u>		Contractor name, address & telephone: <u>Bud Elliot w/ Fast Signs</u> <u>773-5499</u> <u>bud-elliott@fastsigns.com</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For I.D. signage = Total Fee: \$ Awning Fee = cost of work Total Fee: \$
Who should we contact when the permit is ready: <u>Courtney Tait</u> Phone: <u>415-8902</u>			
Tenant/allocated building space frontage (feet): Length: <u>9 ft</u> Height: <u>2 ft</u> <u>20 ft max</u>			
Lot Frontage (feet): _____ Single Tenant or Multi Tenant Lot _____			
Current Specific use: <u>Retail</u> See Permit # <u>100569</u>			
If vacant, what was prior use: <u>Retail</u>			
Proposed Use: _____			
Information on proposed sign(s):			
Freestanding (e.g., pole) sign? Yes _____ No _____		Dimensions proposed: _____ Height from grade: _____	
Bldg. wall sign? (attached to bldg) Yes ☒ No _____		Dimensions proposed: <u>24" x 48" 2x4 = 8 ft</u>	
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: _____	
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 or by the Building Inspector's office, room 315 City Hall or call 574-8703.

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: 9/7/10

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

2x4 8x8x2+30+75.

RECEIVED
SEP - 8 2010
City of Building Inspections
City of Portland Maine





Courtney Tait <courtney.tait@gmail.com>

Estimate - Building Sign

Bud Elliott <bud.elliott@fastsigns.com>
To: courtney <courtney.tait@gmail.com>

Thu, Sep 2, 2010 at 1:02 PM

Hi Courtney, I have attached a picture of the sign. The size is 24" X 48". The graphics will be applied to Aluminum Composite and the sign will have black trim. Hope the helps. bud

Bud Elliott

Fastsigns Maine--Sign and Graphics Solutions Made Simple!

How can we help you?

TEL 207-773-5499

FAX 207-773-9802

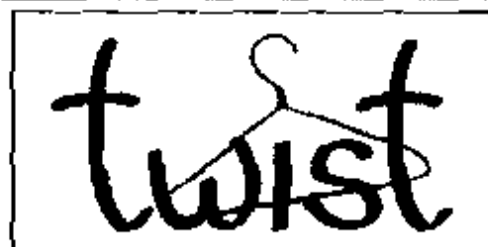
bud.elliott@fastsigns.com

For exciting news about us, click this link! [<http://innovation.fastsigns.com>]

To send files please click on our webpage <http://www.fastsigns.com/262>

Once there, click on "Send a file" button.

On your first visit to our webpage, please be sure to click on the "Make this my FASTSIGNS" button.



Twist.JPG
65K

[REDACTED]

twist

portland, maine

twist

portland, maine







CERTIFICATE OF LIABILITY INSURANCE

OP ID DD
COURT02

DATE (MM/DD/YYYY)

04/30/10

PRODUCER

TD Insurance, Inc. (NY)
PO Box 406
Portland ME 04112-0406
Phone: 207-872-5571 Fax: 207-872-9491

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.

INSURED

Courtney's LLC
425 Fore St
Portland ME

INSURERS AFFORDING COVERAGE

NAIC

INSURER A: KING INSURANCE COMPANY

15997

INSURER B:

INSURER C:

INSURER D:

INSURER E:

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.

OVER/ADD'L LTR INSUR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	BINDERCBOP	05/01/10	05/01/11	EACH OCCURRENCE \$2000000
	☐ COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$250000
	☐ CLAIMS MADE ☒ OCCUR				MED EXP (any one person) \$5000
	☒ Business Owners				PERSONAL & ADV INJURY \$2000000
	GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE \$4000000
	POLICY ☐ PRO- JECT ☐ LOC ☐				PRODUCTS - COMP/OP AGG \$4000000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO				BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	☐ SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	☐ HIRED AUTOS				AUTO ONLY - EA ACCIDENT \$
	☐ NON-OWNED AUTOS				OTHER THAN EA ACC \$
	GARAGE LIABILITY				AUTO ONLY \$
	☐ ANY AUTO				OTHER THAN AUTO ONLY \$
	EXCESS / UMBRELLA LIABILITY				EACH OCCURRENCE \$
	☐ OCCUR ☐ CLAIMS MADE				AGGREGATE \$
	DEDUCTIBLE				\$
	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY				WC STATUTORY LIMITS \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in ME)				Y/N ☐
	If yes, describe under SPECIAL PROVISIONS below				EL EACH ACCIDENT \$
	OTHER				EL DISEASE - EA EMPLOYEE \$
					EL DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER

Cow Plaza Garage LLC
100 Commercial St
Portland ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 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
Donna Dionne

Cow Plaza Garage LLC
100 Commercial Street
Portland, ME 04101

September 7, 2010

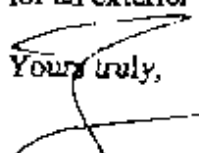
City of Portland
Portland, ME

RE: Twist, 425 Fore Street, Portland, ME 04101

Sir/Madam:

This letter shall serve as permission from Cow Plaza Garage LLC (Landlord) to Twist (Tenant) for an exterior sign as described in the attached application.

Yours truly,



Tim Soley