

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COW PLAZA GARAGE LLC /NeoKraft Signs

Located at

425 FORE ST

PERMIT ID: 2012-65692

CBL: 032 I041001

has permission to **Replace existing sign with new sign - 15'9" x 5'**

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 procured prior to occupancy.

N/A

Fire Prevention Officer

Marya Schmuckel 1/24/13
Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65692	Date Applied For: 12/26/2012	CBL: 032 I041001
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Location of Construction: 425 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL ST	Phone: (207) 775-2252
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone (207) 782-9654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Parking garage	Proposed Project Description: Replace existing sign with new sign - 15'9" x 5'
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Dept: Historic **Status:** Approved **Reviewer:** Deb Andrews **Approval Date:** 01/18/2013
Note: **Ok to Issue:** ☒

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/02/2013
Note: **Ok to Issue:** ☒

- 1) Any LED display SHALL NOT continuously flash, nor continuously blink, and SHALL NOT scroll. Electronic message board signs SHALL NOT change messages more than once every twenty (20) minutes This City and State regulation SHALL BE strictly enforced.

Dept: Building **Status:** Approved **Reviewer:** marge Schmuckal **Approval Date:** 01/24/2013
Note: **Ok to Issue:** ☒

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65692	Issue Date:	CBL: 032 I041001
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Location of Construction: 425 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL ST PORTLAND , ME 04101		Phone: (207) 775-2252
Business Name:	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston ME 04240		Phone (207) 782-9654
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent		Zone: B3
Past Use: Parking garage	Proposed Use: Parking garage	Permit Fee: \$263.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Sign permit for 79 sq ft electric sign (15'4" x 5') <i>replace existing sign w/ new sign</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A		INSPECTION: Use Group: Type:
		Signature: Signature:		
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: bjs	Date Applied For: 12/26/2012	Zoning Approval		
<ol style="list-style-type: none"> 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 <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"/> <i>OK w/conditions</i> Date: 1/2/13 ABM	Zoning Appeal <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:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <i>within 100 ft</i> <input type="checkbox"/> Approved <i>district</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 1/16/13 <i>D. Andrews</i>

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



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.

125-104-15-3904
FORE ST 404.15-3904

Location/Address of Construction: <u>427 FORE ST.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>I041001</u> Lot# <u></u>	Owner: <u>COW PLAZA GARAGE LLC</u> <u>100 COMMERCIAL ST. PORT.</u>	Telephone: <u>775-2252</u>
Lessee/Buyer's Name (If Applicable) <u>32-I-41</u> <u>SAME#</u>	Contractor name, address & telephone: <u>Neokraft Signs</u> <u>686 Main St.</u> <u>Lewiston, ME 04240</u> <u>207-782-9654</u>	Total s.f. of signage x \$2.00 <u>7950 FT.</u> Per s.f. plus <u>\$30.00</u> For H.D. signage <u>\$75.00</u> Fee: <u>\$</u> Awning Fee = cost of work <u>—</u> Total Fee: <u>\$263.00</u>
Who should we contact when the permit is ready: <u>PATRICK BOLDUC</u> phone: <u>782-9654</u>		
Tenant/allocated building space frontage (feet): Length: <u>53'-6"</u> Height: <u>—</u> Lot Frontage (feet): <u>—</u> Single Tenant or <u>Multi-Tenant</u> Lot <u>—</u>		
Current Specific use: <u>PARKING GARAGE</u> If vacant, what was prior use: <u>—</u> Proposed Use: <u>SAME</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <u>—</u> No <u>X</u> Dimensions proposed: <u>—</u> Height from grade: <u>—</u> Bldg. wall sign? (attached to bldg) Yes <u>X</u> No <u>—</u> Dimensions proposed: <u>15'-9" X 5'-0"</u>		
Proposed awning? Yes <u>—</u> No <u>X</u> Is awning backlit? Yes <u>—</u> No <u>X</u> Height of awning: <u>—</u> Length of awning: <u>—</u> Depth: <u>—</u> Is there any communication, message, trademark or symbol on it? Yes <u>—</u> No <u>—</u> If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>—</u> s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <u>—</u> No <u>X</u> Dimensions: <u>—</u> Bldg. wall sign? (attached to bldg) Yes <u>X</u> No <u>—</u> Dimensions: <u>1'-6" X 21'-0" ±</u> Awning? Yes <u>—</u> No <u>X</u> Sq. ft. area of awning w/communication: <u>—</u>		
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.		

\$158.00
30.00
75.00

RECEIVED
DEC 26 2012
Dept. of Building Inspections
City of Portland Maine

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: Patrick Bolduc

Date: 12/20/12

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



Neokraft

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

Transmittal to CITY OF PORTLAND
INSPECTIONS
389 CONGRESS STREET
PORTLAND, ME 04101

Date 12.20.2012
Job No. 16124
Re. FORE ST. GARAGE
PERMITS
MAIL

Item	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Hand Delivered	<input type="checkbox"/> Under separate cover
	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Samples <input type="checkbox"/> Specifications
	<input type="checkbox"/> Copy of letter	<input type="checkbox"/> Change Order	<input type="checkbox"/> Other

Copies	Date	No.	Description
1 set	12.20.2012	16124	(1) SIGN PERMIT APPLICATION, (1) ELECTRICAL PERMIT APPLICATION, (1) SET DRAWINGS, (1) INSURANCE LIABILITY FORM AND A CHECK FOR \$318.00 IN REGARD TO OBTAINING PERMITS FOR FORE STREET PARKING GARAGE AT 427 FORE ST.

Purpose	<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> No exception taken	<input type="checkbox"/> Rejected
	<input type="checkbox"/> For your use	<input type="checkbox"/> Make corrections noted	<input type="checkbox"/> Review and comment
	<input type="checkbox"/> As requested	<input type="checkbox"/> Revise and resubmit	<input type="checkbox"/> Other

Remarks PLEASE REVIEW FOR APPROVAL AND MAIL PERMITS TO THIS OFFICE.

Copy to

From PAT BOLDUC

If enclosures are not as noted kindly notify us at once.

OFFICE:\CLERICAL\TEMPLATES\TRANSMITTAL FORM.DOT



CERTIFICATE OF LIABILITY INSURANCE

870✓

DATE (MM/DD/YYYY)
12/15/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cross Insurance-Portland 2331 Congress Street PO Box 567 Portland ME 04112	CONTACT NAME: Hope Cote PHONE (A/C No. Ext): (207) 780-1677 FAX (A/C No.): (207) 780-6377 E-MAIL: hcote@crossagency.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: The Netherlands NAIC # 24171 INSURER B: Peerless Insurance Co. INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Cow Plaza Garage LLC 100 Commercial Street, Suite 306 Portland ME 04101	

COVERAGES	CERTIFICATE NUMBER: CL1121558210	REVISION NUMBER:
THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

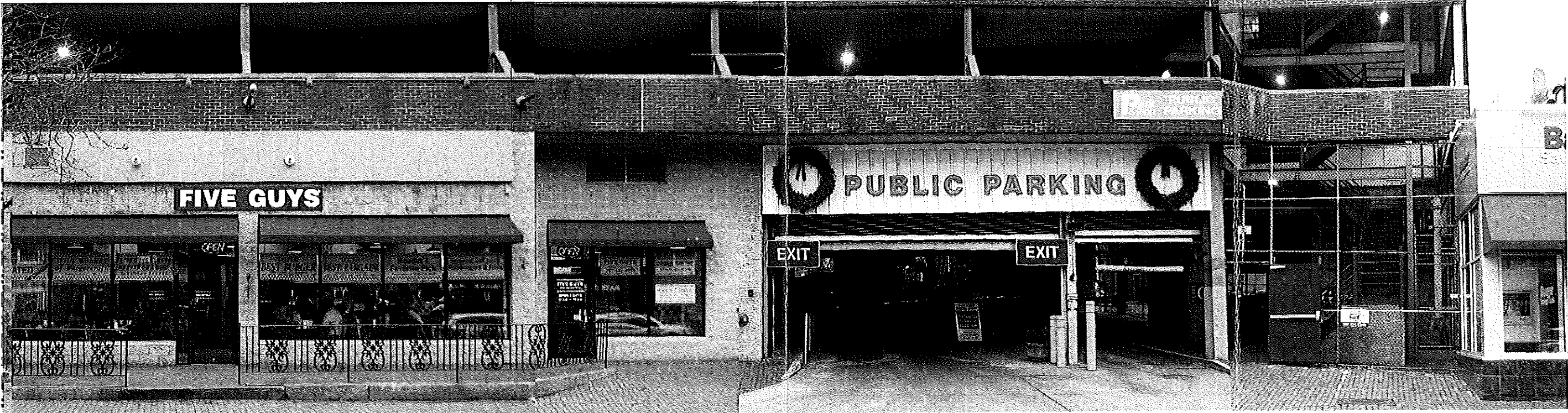
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CBP8746929	12/22/2011	12/22/2012	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR		CU8747629	12/22/2011	12/22/2012	EACH OCCURRENCE \$ 10,000,000
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE	AGGREGATE \$ 10,000,000				
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Refer to policy for exclusionary endorsements and special provisions.
RE: 401-427 Fore Street, Portland, ME, 04101. Boulos Property Management Company is Additional Insured.

CERTIFICATE HOLDER (207) 772-2647 abayer@boulos.com Boulos Property Management Company One Canal Plaza Portland, ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Hope Cote/HAC <i>Hope A. Cote</i>
---	--

53'-6 1/2" BUSINESS FRONTAGE

EXISTING ARCHITECTURAL FASCIA BAND



MATCH



BUILDING ELEVATION—EXISTING

SCALE: 1/8"=1'-0"±

Fore Street Parking
Garage 16124

PERMIT	
Location:	427 Fore St. Portland, ME
Drawing No.:	1 of 6
Drawn by:	DS Rep.: PL
Date:	12.19.2012
Lead No.:	ML018387
Gen Ref.:	



MATCH

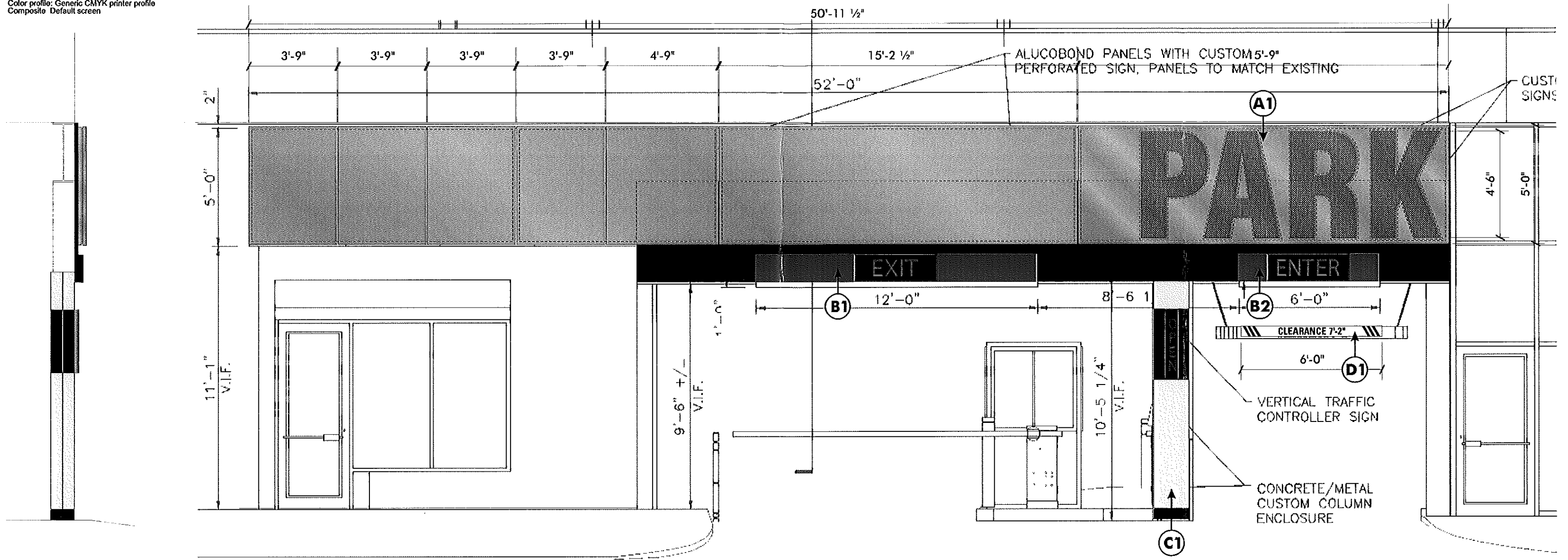


BUILDING ELEVATION—PROPOSED

SCALE: 1/8"=1'-0"±

Fore Street Parking
Garage 16124

P E R M I T	
Location:	427 Fore St. Portland, ME
Drawing No.:	2 of 6
Drawn by:	DS Rep.: PL
Date:	12.19.2012
Lead No.:	ML018387
Gen Ref.:	



ENTRANCE ELEVATION

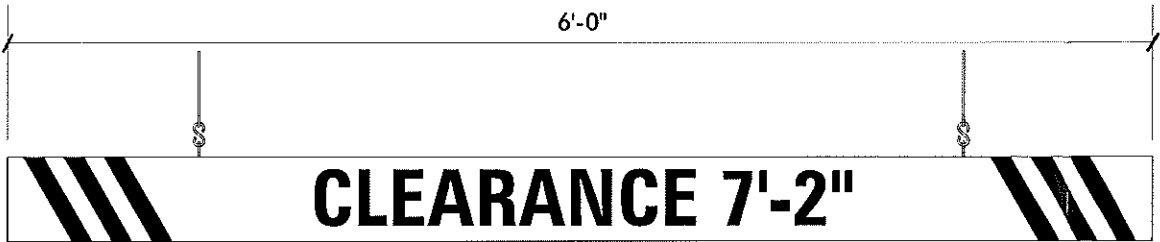
SCALE: 1/4"=1'-0"

Fore Street Parking
Garage 16124

P E R M I T	
Location:	427 Fore St.
	Portland, ME
Drawing No.:	3 of 6
Drawn by:	DS Rep.: PL
Date:	12.19.2012
Lead No.:	ML018387
Gen Ref.:	



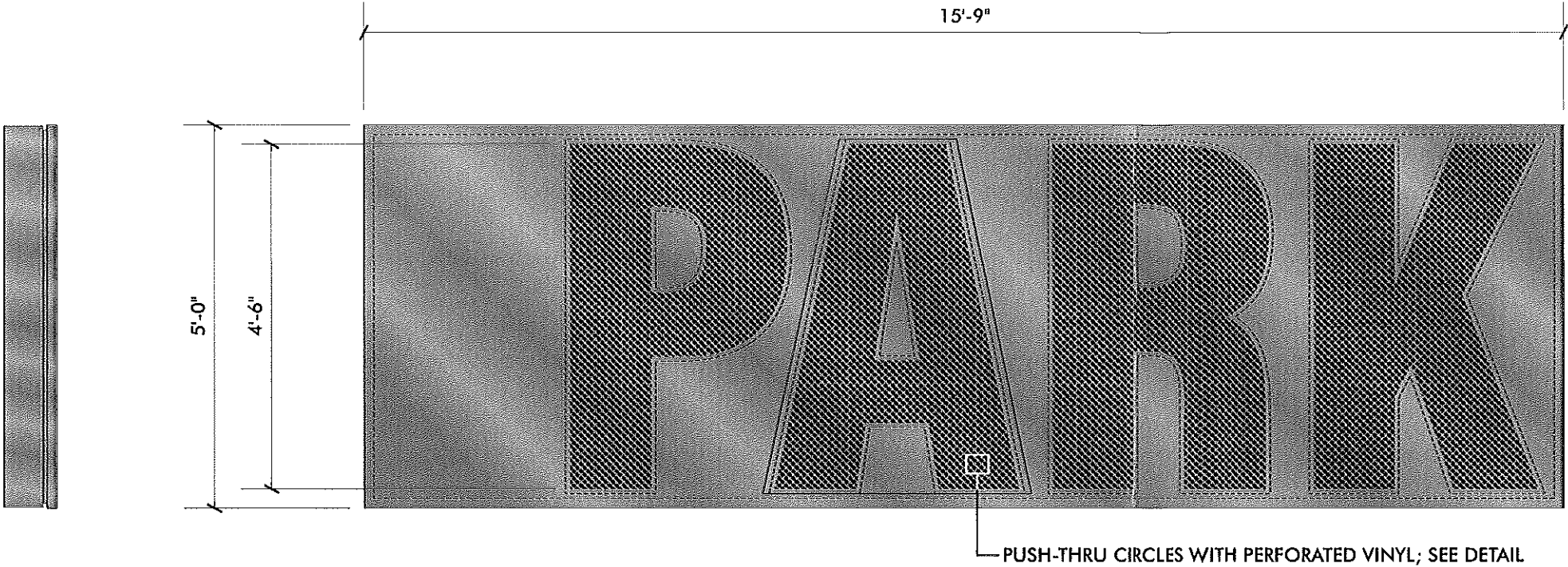
END VIEW



D1—SUSPENDED CLEARANCE ID

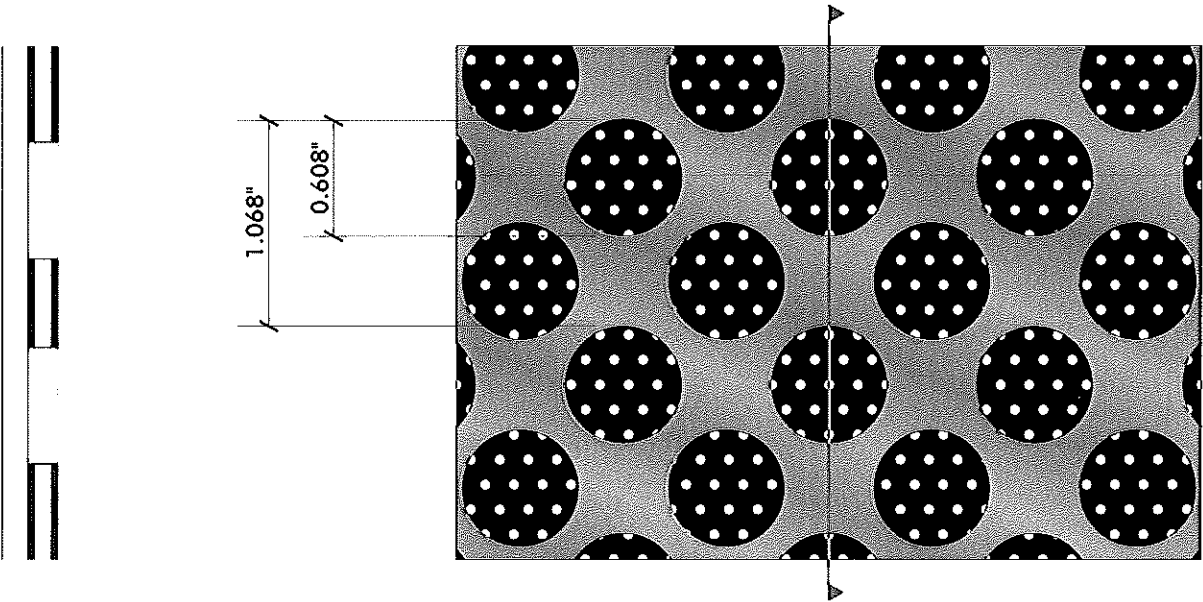
SCALE: 1"=1'-0"

5" DIA. PVC HEADACHE BAR
VERIFY CLEARANCE DIMENSION



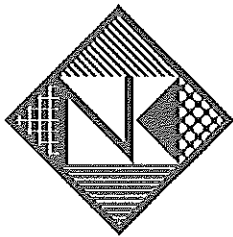
END VIEW

A1—SINGLE FACE INT. ILLUM. PRIMARY ID
SCALE: 1/2"=1'-0"



SECTION

A1—DETAIL
ACTUAL SIZE



Neokraft
S I G N S

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

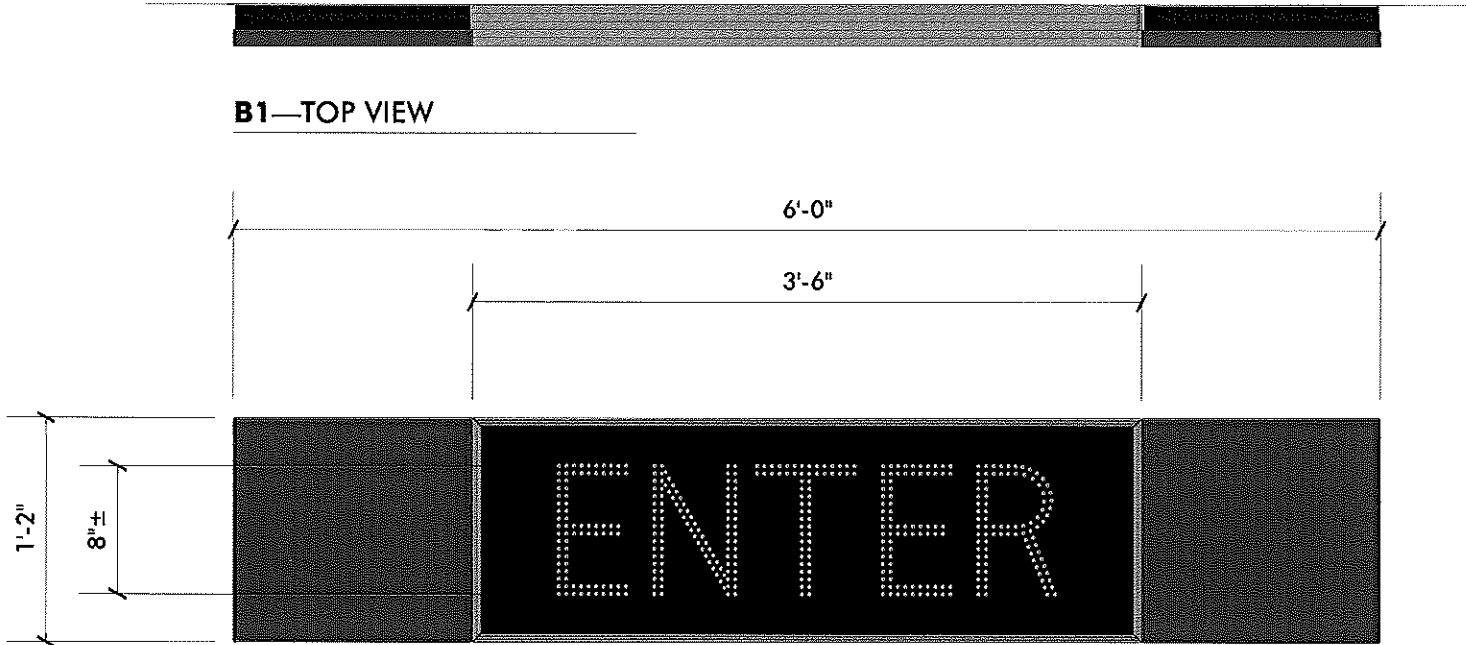
Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

Fore Street Parking Garage 16124

P E R M I T	
Location:	427 Fore St. Portland, ME
Drawing No.:	4 of 6
Drawn by:	DS Rep.: PL
Date:	12.19.2012
Lead No.:	ML018387
Gen Ref.:	



B1—TOP VIEW

B1—SINGLE FACE LED LANE ID DIRECTIONAL SIGN

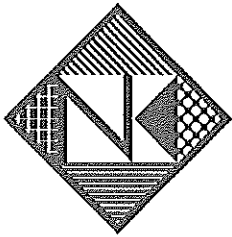
SCALE: 1"=1'-0"

SUPER BRIGHT, WIDE VIEWING ANGLE GREEN
LED TRAFFIC CONTROLLER

ALUMINUM EXTRUSION HOUSING,
DURANODIC BRONZE FINISH

SMOKED TINTED POLYCARBONATE FACE

FABRICATED ALUMINUM RECTANGLES WITH
TRIMMED PLASTIC FACES, LED ILLUMINATION



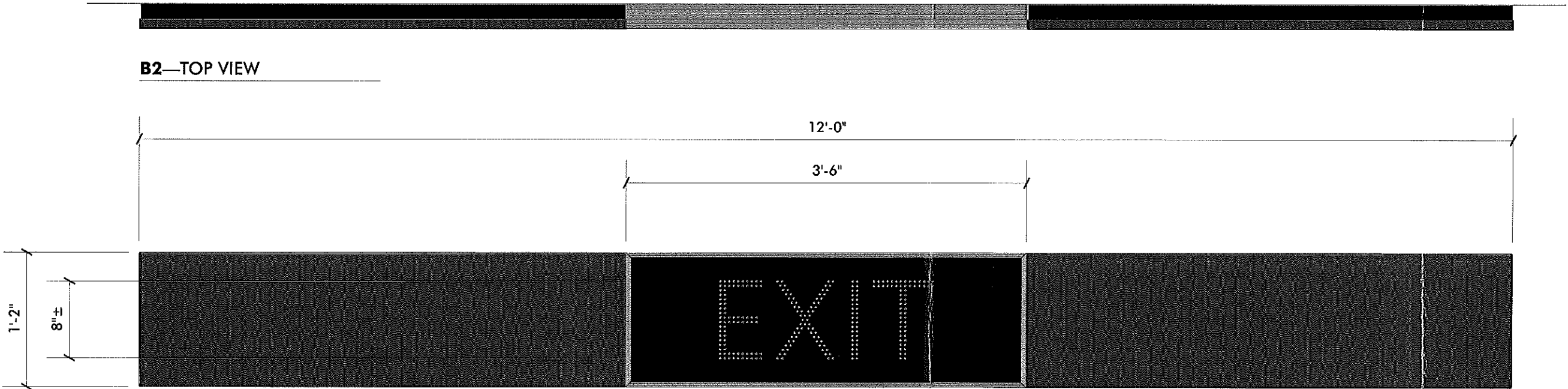
Neokraft
S I G N S

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B2—TOP VIEW

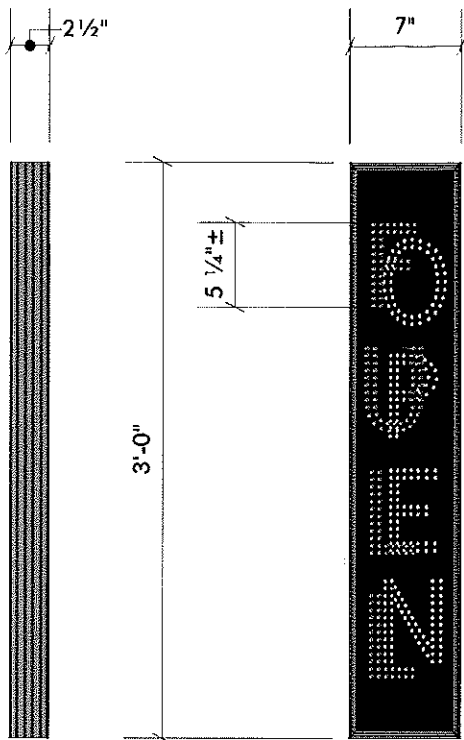
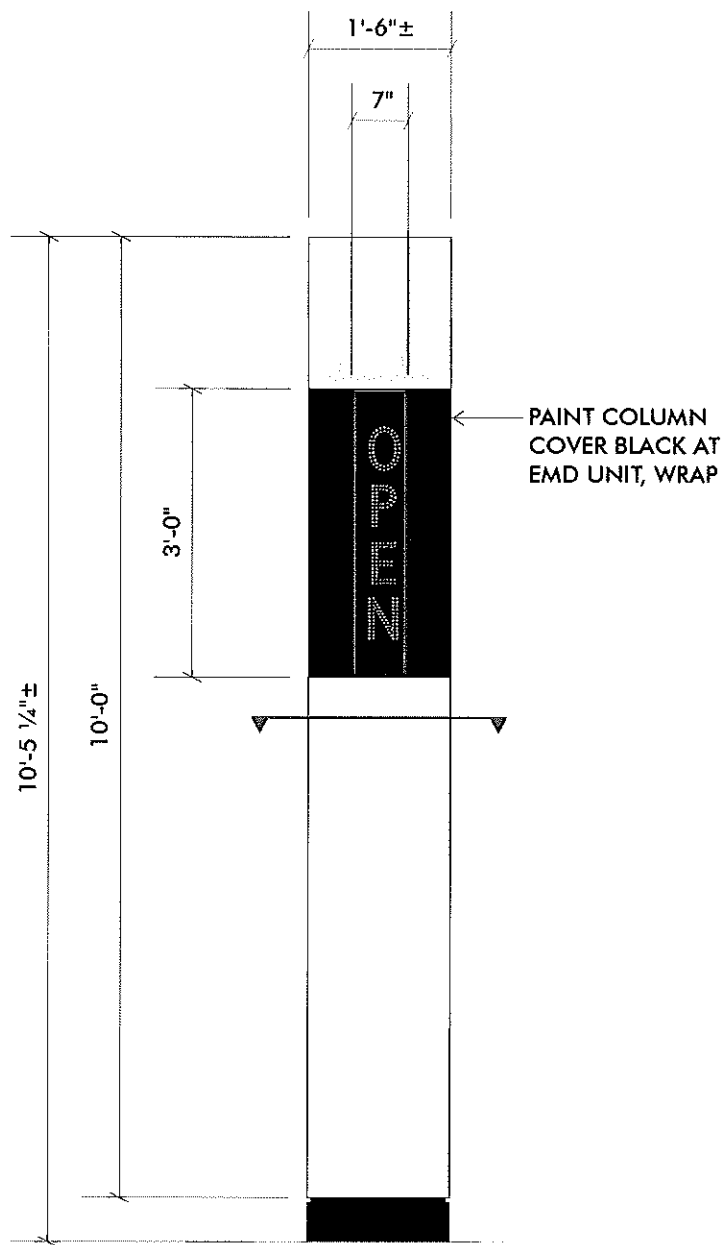
B2—SINGLE FACE LED LANE ID DIRECTIONAL SIGN

SCALE: 1"=1'-0"

SAME AS ABOVE EXCEPT RED LEDS
& RED BAND ELEMENTS

Fore Street Parking Garage 16124

P E R M I T		
Location:	427 Fore St.	
	Portland, ME	
Drawing No.:	5 of 6	
Drawn by:	DS	Rep.: PL
Date:	12.19.2012	
Lead No.:	ML018387	
Gen Ref.:		



END VIEW

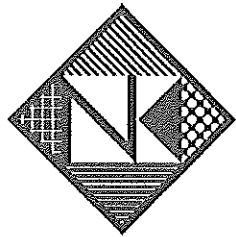
SINGLE FACE LED OPEN/FULL INDICATOR DIRECTIONAL SIGN
SCALE: 1"=1'-0"

CUSTOM-MODEL

SUPER BRIGHT, WIDE VIEWING ANGLE RED
LED TRAFFIC CONTROLLER

ALUMINUM EXTRUSION HOUSING,
DURANODIC BRONZE FINISH

SMOKED TINTED POLYCARBONATE FACE



Neokraft
S I G N S

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686 Main Street
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Fore Street Parking
Garage 16124

P E R M I T		
Location:	427 Fore St. Portland, ME	
Drawing No.:	6 of 6	
Drawn by:	DS	Rep.: PL
Date:	12.19.2012	
Lead No.:	ML018387	
Gen Ref.:		

C1—COLUMN SURROUND WITH SINGLE FACE ELECTRONIC TRAFFIC CONTROL DIRECTIONAL SIGN

SCALE: 1/2"=1'-0"