

Location of Construction: 108 Sewall St		Owner: Concord Trailways		Phone:		Permit No: 970789	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Heckraft Sign Co.		Address: 686 Main St Lewiston, ME 04240		Phone: 772-1544		Permit Issued: JUL 24 1997 CITY OF PORTLAND	
Past Use: Bus Terminal		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 55.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Erect Signage 150 Sq Ft				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature:		Date:	
Permit Taken By: Mary Grealk		Date Applied For: 15 July 1997					

- 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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Peter Murphy ADDRESS: \_\_\_\_\_ DATE: 15 July 1997 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: CBL: 189-6-01  
 Zoning Approval: with 001/14285  
**Special Zone or Reviews:**  
 Shoreland ok with conditions  
 Wetland  
 Flood Zone  
 Subdivision MS 7/23/97  
 Site Plan  major  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

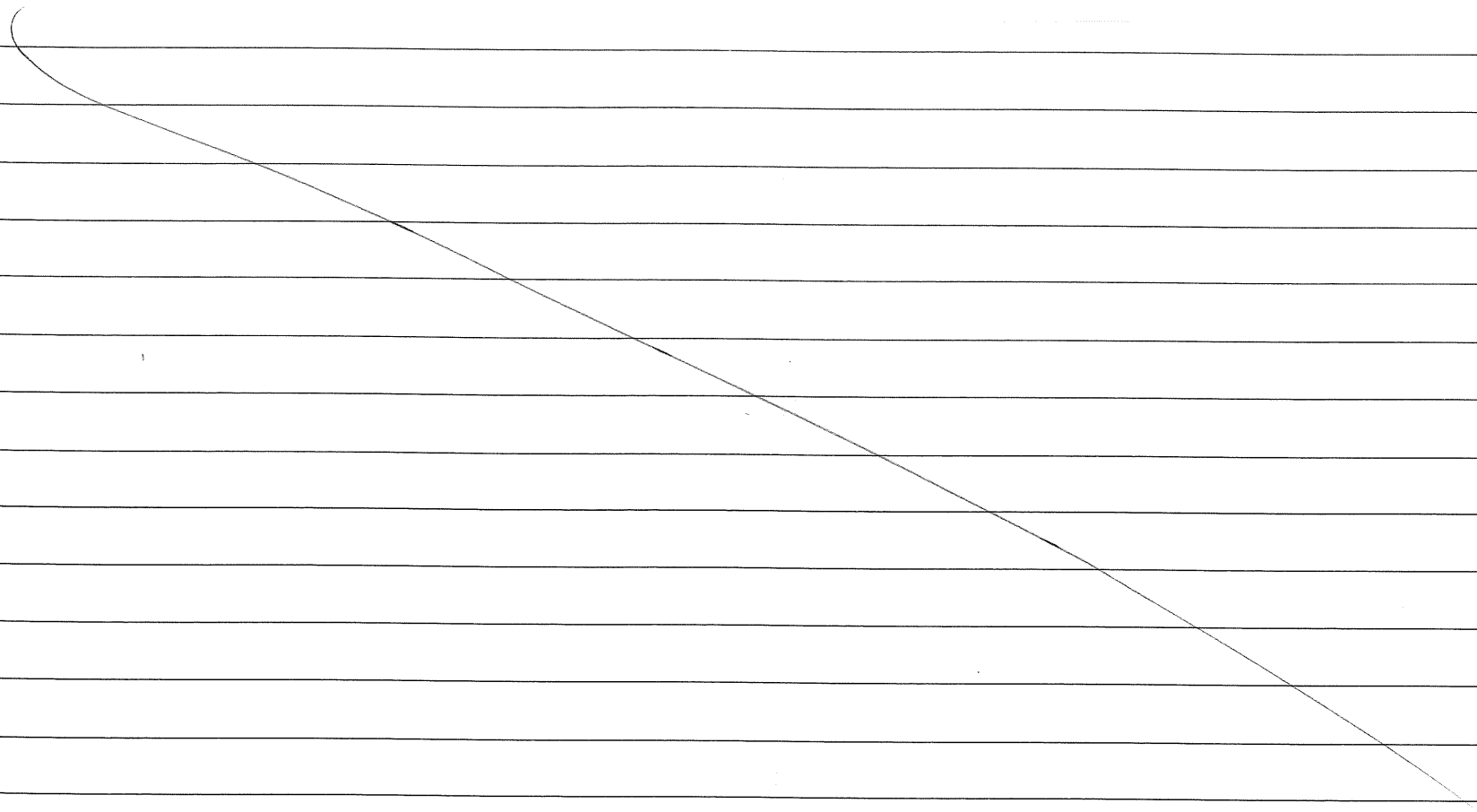
**Action:**  
 Approved  
 Approved with Conditions  
 Denied

Date: 7/11/97

CEO DISTRICT 4

COMMENTS

10-15-97 Signage installed



Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Location of Construction: 100 Sewall St		Owner: Concord Trailways		Phone:		Permit No: 970789
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Neokraft Sign Co.		Address: 686 Main St Lewiston, ME 04240		Phone: 772-1544		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  JUL 24 1997  <b>CITY OF PORTLAND</b> </div>
Past Use: Bus Terminal		Proposed Use: Same		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		
Proposed Project Description: Erect Signage 150 Sq Ft		PERMIT FEE: \$ 55.00 INSPECTION: Use Group: Type: Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zone: B-3 CBL: Zoning Approval: <i>with 200 ft x 295</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>OK with conditions</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>1-8-7/23/97</i> <input type="checkbox"/> Site Plan <i>major minor mmm</i>
Permit Taken By: Mary Gresik		Date Applied For: 15 July 1997				

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*Is this an after the fact review?*  
*No*

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

*Peter W. Murphy (agent for owner)*  
 SIGNATURE OF APPLICANT: Peter Murphy ADDRESS: DATE: 15 July 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: *7/16/97*

*DA*

CEO DISTRICT A  
*A. Powers*

LAND USE - ZONING REPORT

ADDRESS: 100 Sewall St DATE: 7/23/97

REASON FOR PERMIT: New Sign

BUILDING OWNER: Concord Trailways C-B-L: 190-C-1

PERMIT APPLICANT: Neo Kraft Sign Co. 77-A-1 & 2

APPROVED: with condition DENIED: \_\_\_\_\_

#9, #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition According to STATE LAW, if A sign is greater than 50 feet from the principal building, No dimension may be greater than 20 feet (length, width, height) or 150 sq. feet in Area, including border & trim, but excluding supports. This sign SHALL NOT be higher than 20'.

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

10 Any existing signage attached to the rear fence shall be removed prior to the erection of the new sign

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

July 25, 1997

Peter Murphy  
c/o Neokraft Sign Co.  
686 Main Street  
Lewiston, ME 04240

*file* RE: 100 Sewall St. - Concord Trailways sign permit 97/0789

Dear Peter,

This note is to relieve the condition of 20' height placed on your permit. Discussions with the State of Maine further explained their requirements of signs within 800' of I-295. The very maximum height of the sign shall be no more than 25 feet in total. This also matches the City of Portland's maximum height requirement. Thank you for cooperation in this matter.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator/  
Asst. Chief of Insp. Services

cc to: P. Samuel Hoffses, Chief of Insp. Services  
Amy Powers, Code Enforcement Officer

## BUILDING PERMIT REPORT

DATE: 23 July 97 ADDRESS: 100 Sewall ST  
REASON FOR PERMIT: New sign  
BUILDING OWNER: Concord Trailways  
CONTRACTOR: Neokraft  
PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: \* / \*2 DENIED

### CONDITION(S) OF APPROVAL

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals ~~from the Development Review Coordinator and Inspection Services~~ must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade,
27. Please read and implement attached Land Use zoning report
28. Your application for the building permit does not contain a structural plan - Please submit this plan before work begins.
- 29.

  
P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, RED  
Marge Schmuckal

SIGNAGE

PLEASE ANSWER ALL QUESTIONS

Special Provision of within 800 feet of B-5 I-295

Address: 100 SEWALL STREET Zone: B-5 I-295
Owner: CONCORD TRAILWAYS Assessors #:
Applicant: NEOKRAFT SIGN Co.

Single Tenant Lot?: Yes [checked] No

Multi Tenant Lot?: Yes No [checked]

Freestanding (Ext pole sign)? Yes [checked] No Dimensions 7'-6" x 20' = 150 #

More than (1) one sign?: Yes No [checked] Dimensions

Bldg Wall Sign (att to bldg)? Yes No [checked] Dimensions

List all existing signage and their dimensions:

EXISTING FREESTANDING 8'x8' (PERMIT # 961201) 64 S.F.
EXISTING NON-LIT WALL LETTERS 21.66 S.F. (PERMIT # 970011)

Lot Frontage(feet): 320 +/- Tenant Frontage(feet): 320 +/-

AWNINGS

Awning?: Yes No [checked] Is Awning Backlit?: Yes No

Is there any communication, message, trademark or symbol on awning?

Height of Awning?:

PLEASE NOTE: Approvals for signs on the Public Sidewalk and temporary signs come under different requirements and regulations.

ALSO: See reverse side for additional information, requirements and materials needed for signage application submittal.



**INFORMATIONAL REQUIREMENTS**

- ✓ 1. Proof of Insurance: Current, single page certificate showing a minimum of \$300,000.00 liability coverage of owner of sign.
- N/A 2. Letter of permission from owner. Exemption: If applicant and property owner are one and the same.
- ✓ 3. A sketch plan of the lot, indicating location of buildings, driveways, and any abutting streets or right of ways. Lengths of building and street frontages should be noted.
- ✓ 4. Indicate on the plan all existing and proposed signs.
5. Computation of the following:
  - a) Sign area of each existing and proposed building sign. *see other side*
  - b) Sign area height and setback of each existing and proposed freestanding sign. *all other side + attached*
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method. *attached*

**PERMIT FEES**

$$25 + 150(.20) = 55$$

Signage: \$25.00 + .20 per square foot of signage.

Awning: Based on cost of work - labor/materials  
\$25.00 1st \$1,000.00 worth of work  
\$5.00 each additional 1,000.00 worth of work

Note: Once a sketch plan has been filed for a property, the Code Enforcement Office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new signs.

# ACORD CERTIFICATE OF LIABILITY INSURANCE

CONC000

DATE (MM/DD/YY)  
 12/03/96

**PRODUCER**  
 McCutcheon Burr & IMI Inc.  
 55 High Street  
 Middletown CT 06457

Robert I. Howard  
 Phone No. 860-346-6887 Fax No. 860-346-8278  
 INSURED

Langdon Street Real Estate, Inc  
 7 Langdon Street  
 Concord NH 03301-3481

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.

**COMPANIES AFFORDING COVERAGE**

- COMPANY A St. Paul Fire & Marine Ins.
- COMPANY B
- COMPANY C
- COMPANY D

**COVERAGES**

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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	CK06003690	06/30/96	06/30/97	GENERAL AGGREGATE \$ 2,000,000
					PRODUCTS - COMPROP ANN \$ 2,000,000
					PERSONAL & ADV INJURY \$ 1,000,000
					EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any and lva) \$ 500,000
					MED EXP (Any and person) \$ 5,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> RIDEA AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE \$
	<b>DAMAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY \$
					EACH ACCIDENT \$
	<b>EXCESS LIABILITY</b> <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$
					AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				WC STATUTORY LIMITS \$
					EL EACH ACCIDENT \$
					EL DISEASE - POLICY LIMIT \$
					EL DISEASE - EA EMPLOYEE \$
	OTHER				

**DESCRIPTION OF OPERATIONS/LOCATIONS/VESICLES/SPECIAL ITEMS**

City of Portland, Maine is named as additional insured with regard to the Concord Trailways Transportation Center being constructed at Sewall Street, Thompson's Point, Portland, Maine

**CERTIFICATE HOLDER**

City of Portland  
 Portland ME

**CITYFOR**

**CANCELLATION**

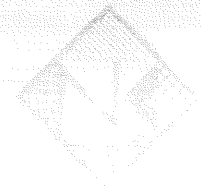
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

ANY AUTHORIZED REPRESENTATIVE  
 Robert I. Howard

# CONCORD TRAILWAYS

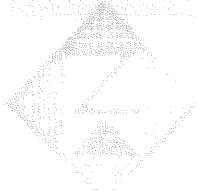
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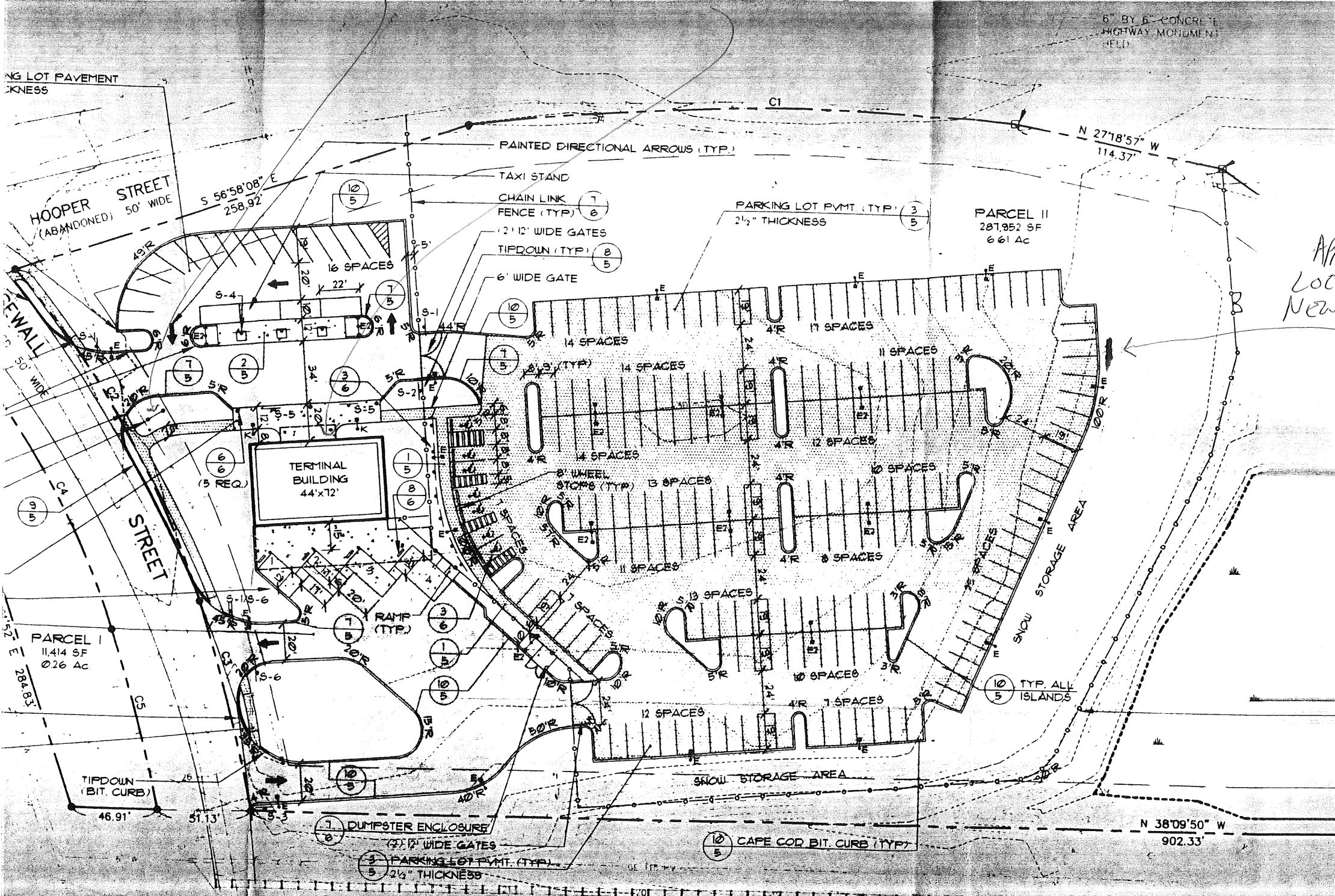
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EXISTING FREESTANDING SIGN

EXISTING WALL LETTERS



APPROXIMATE  
LOCATION OF  
NEW SIGN  
facing  
street 295

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUL 15 1997  
RECEIVED