

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

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

Permit No: 08-0217	Issue Date:	CBL: 023 A002001
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Location of Construction: 34 DIAMOND ST	Owner Name: CARDENTE LINDA A	Owner Address: 299 FOREST AVE	Phone: 775-7363
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone: 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: <i>Sign</i>	Zone: <i>BS/TL</i>

Past Use: <i>Commercial - Black Beer Med. and Planet Inter</i>	Proposed Use: Commercial - Install Sign	Permit Fee: \$190.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>113</i> Type: <i>5A</i> <i>IBC 2003</i>	

**Proposed Project Description:**  
install sign using pre-existing framing

Signature: \_\_\_\_\_ Signature: *Jm 03/12/08*

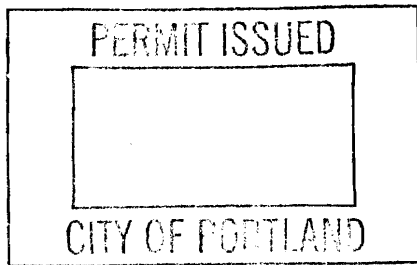
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Imd	Date Applied For: 03/07/2008	<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	Zoning Appeal	Historic Preservation
<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"/> Date: <i>3/10/08 ABN</i>	<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: _____	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABN</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

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<b>Location of Construction:</b> 34 DIAMOND ST	<b>Owner Name:</b> CARDENTE LINDA A	<b>Owner Address:</b> 299 FOREST AVE	<b>Phone:</b> ( ) 775-7363
<b>Business Name:</b>	<b>Contractor Name:</b> Sign Design Inc	<b>Contractor Address:</b> PO Box 207 Westbrook	<b>Phone</b> (207) 856-2600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Install Sign	<b>Proposed Project Description:</b> install sign using pre-existing framing
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/10/2008
<b>Note:</b> Sign originally permitted under #00-0072. Panel replaced under #02-1041. Sign falls in B-5 zone.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 03/12/2008
<b>Note:</b> 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>



# Signage/Awning Permit Application

If you or the property owner owns 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: <b>265 Marginal Way (34 Diamond)</b>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>23            A            2</b>	Owner: <b>Doug Cardente Cardente Properties 34 Diamond St Portland, ME 04101</b>	Telephone: <b>775-7363</b>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <b>Sign Design, Inc. P.O. Box 200 Westbrook, ME 04092 856-2600</b>	Total s.f. of signage $\leq$ \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ _____ Awning Fee = cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <b>Diana/Roger</b> phone: <b>856-2600</b>		
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: _____		
Information on proposed sign(s): <b>Replacing existing faces (double-sided)</b> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <b>4'x20'</b> Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: _____		
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: _____ 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/communications: _____		
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](http://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: <b>Diana Olmstead</b>	Date: <b>2/12/08</b>
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This is not a permit; you may not commence ANY work until the permit is issued.

Sign is in BS zone.  
 permit 00-0772 to erect ~~sign~~ freestanding sign \* can't make sign any b. size.  
 160# max - 50#  
 25' high - 23' sign or  
 permit 02-1241 - Billy Todd Fisher - same size as proposed

5/1/08

Existing sign 1

Type:  pylon  monument  building mount  door glass  window glass

Height 4 FT Width 20 FT Depth 14" \*grade to top 23 FT \*All dimensions must be H X W X D (when applicable)

Illuminated  non-illuminated  Single face  Double face \*Face material \_\_\_\_\_

PMS Colors \_\_\_\_\_

V/O 19 FT O/S 20 FT Radius Corners No

Retainers No H dividers No

Mounting devices \_\_\_\_\_

Building structure:  wood  Concrete  metal  other

Electrical:  120V  240V  Other

SITE INFO

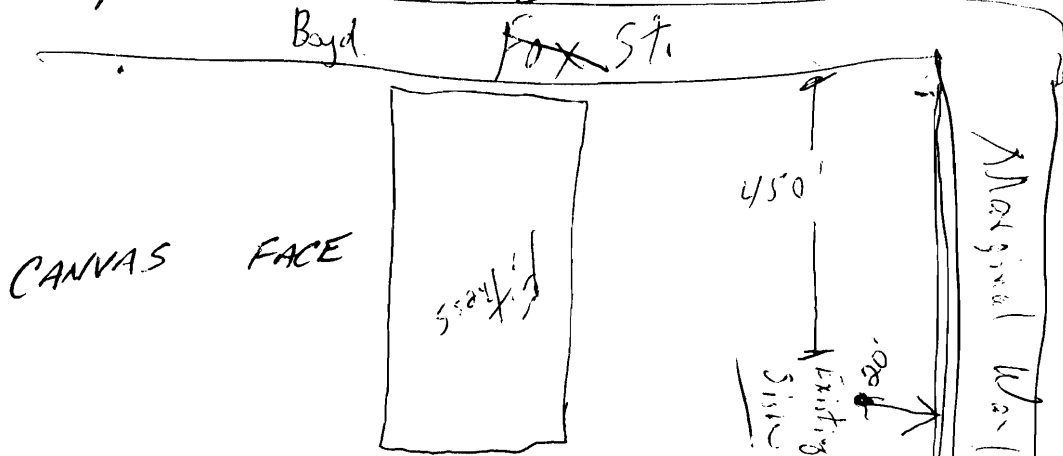
Power lines  other obstacles \_\_\_\_\_

Intersecting roads: MARGINAL WAY

Building measurements: Grade to roof: \_\_\_\_\_ Total width \_\_\_\_\_ Elevation \_\_\_\_\_

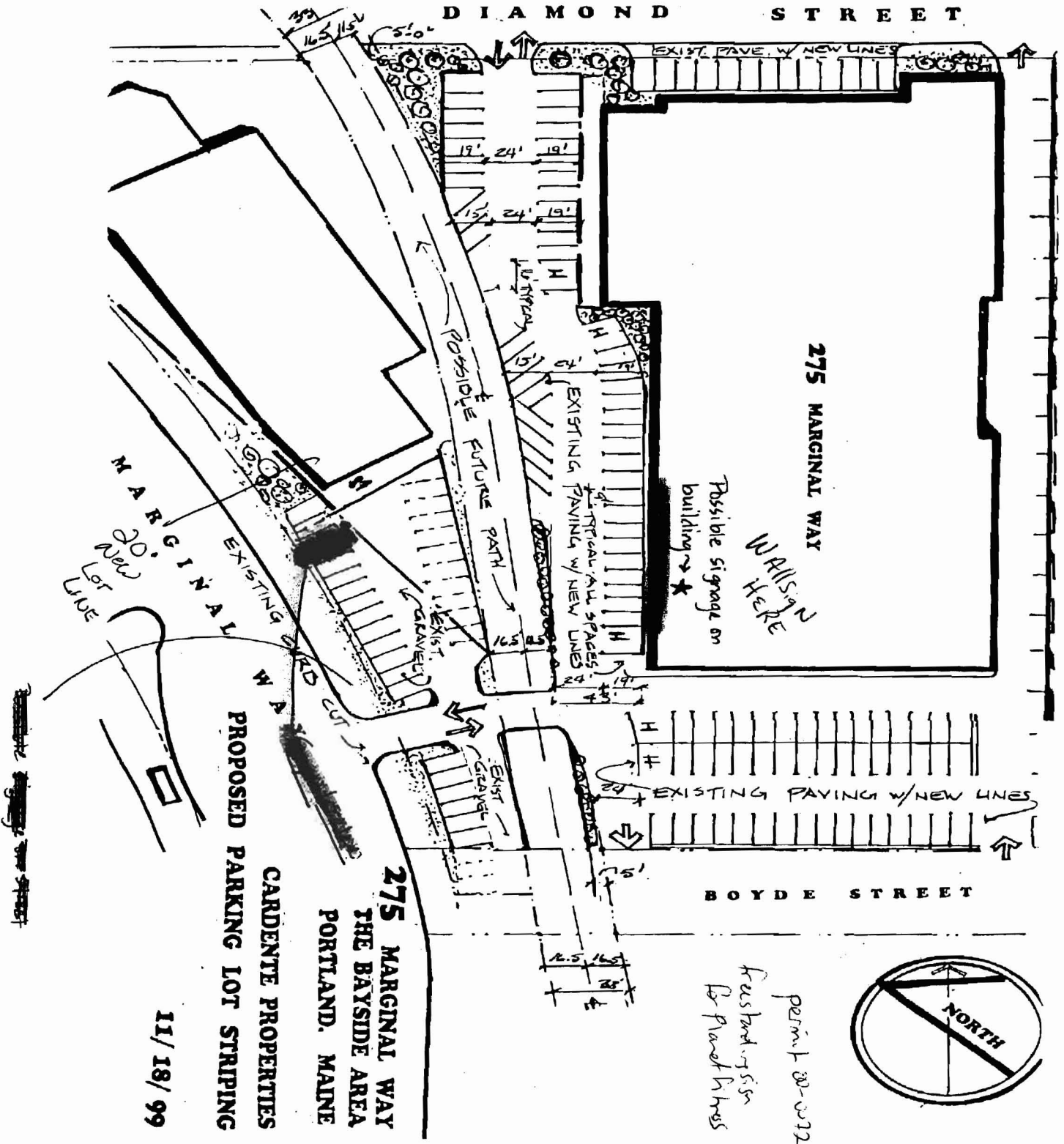
Sign Band \_\_\_\_\_ Other Tenants \_\_\_\_\_ (include photos)

Lot lines/Set back info: SIGN SET BACK 20 FT FROM ROAD



Date: 1/23/08  
Customer: \_\_\_\_\_  
Location: 265 Marginal Way  
Surveyed By: \_\_\_\_\_

⊛ Removing existing wall sign if required → yes, required to be removed for this sign's approval



11/18/99

CARDENTE PROPERTIES  
PROPOSED PARKING LOT STRIPING  
275 MARGINAL WAY  
THE BAYSIDE AREA  
PORTLAND, MAINE

This Design Is The Property Of

Sign Design Inc.

306 Warren Ave. Portland, ME

Phone: 207-856-2600 Fax: 207-856-7600

Divide Existing Double Sided Sign Into 3 Panels Per Side With Addition Of H Dividers & New Lexan Faces W/ Vinyl Graphics

240" 20'

48"



18" X 66" Black Bear Logo  
In 220 Black Vinyl

Appx. 40" Tall Planet Fitness Logo/Vinyl Print

This proof may reflect color shifts due to the color conversion from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability.

Customer supplied artwork files (300 dpi required) will be used as is, and Sign Design Inc. is not responsible for any faults in the design.

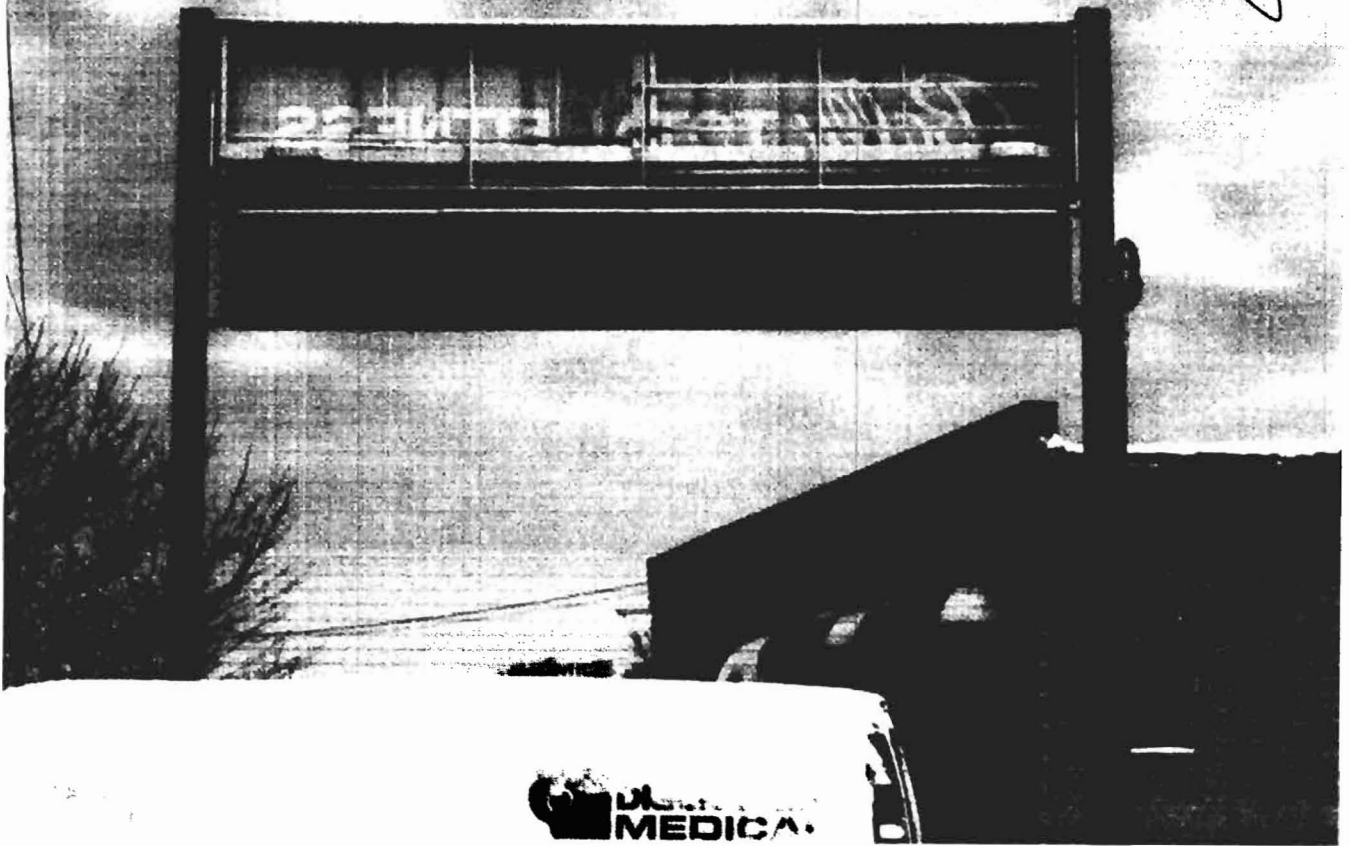
Any black outlines appearing on this proof are for representation only. They are to distinguish sign components such as borders, retainers, faces and reveals. Unless otherwise specified, they are not considered as part of the sign graphics.

Client: Doug Cardente  
File: planet fitness comp. 2  
Date: 1-4-08

Approval:

Customer approval is a signed confirmation that dimensions, colors, spelling, graphics and all other job specifics are correct.

265 Marginal Way



265 Marginal Way  
Survey:

- ① grade → height (23')
- ② surrounding street names
- ③ setback: (20')
- ④ simple plot plan drawing

\* faces are set into existing retainer system & screwed to frame

# RD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/11/08

Insurance -CL/Bnds-P  
567  
ME 04112  
352

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.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Peerless Ins. Co.	24198
INSURER B: Maine Employers Mutual Insurance Co.	11149
INSURER C:	
INSURER D:	
INSURER E:	

Cardente Properties; Douglas & Linda  
Cardente; Arrow Realty  
299 Forest Ave.  
Portland, ME 04101

ES  
POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING THE AGREEMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR OBTAINED, 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.

TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	CBP9701647	12/15/07	12/15/08	EACH OCCURRENCE	\$1,000,000
				DAMAGE TO RENTED PREMISES (Per occurrence)	\$50,000
				MED EXP (Any one person)	\$5,000
				PERSONAL & ADV INJURY	\$1,000,000
				GENERAL AGGREGATE	\$2,000,000
				PRODUCTS - COM/OP AGG	\$2,000,000
ENL. AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC					
<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	BA9703647	12/15/07	12/15/08	COMBINED SINGLE LIMIT (Per accident)	\$1,000,000
				BODILY INJURY (Per person)	\$
				BODILY INJURY (Per accident)	\$
				PROPERTY DAMAGE (Per accident)	\$
				AUTO ONLY - EA ACCIDENT	\$
OTHER THAN AUTO ONLY: EA ACC \$ AGG \$					
<b>EXCESS/UMBRELLA LIABILITY</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 0	GU9707348	12/15/07	12/15/08	EACH OCCURRENCE	\$4,000,000
				AGGREGATE	\$4,000,000
					\$
<b>EMPLOYERS COMPENSATION AND EMPLOYERS' LIABILITY</b> (OFFICER/PARTNER/EXECUTIVE MEMBER EXCLUDED?) describe under SPECIAL PROVISIONS below	1810044574	11/15/07	11/15/08	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTHER
				E.L. EACH ACCIDENT	\$500,000
				E.L. DISEASE - CA EMPLOYEE	\$500,000
				E.L. DISEASE - POLICY LIMIT	\$500,000

ADDITIONAL LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
at 34 Diamond St, Portland, Maine

Portland is named as additional insured for General Liability only for work performed by the insured.

**DATE HOLDER**

City of Portland  
389 Congress 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

*Sandra Collins*





Sign Contractors

P.O. Box 217  
Westport, ME 04092  
Tel: 207-266-2901 Fax: 207-266-2900  
1-800-849-8007  
signdesign@comcast.net  
A Full Service Sign Company

RE: 265 Marginal Way

To Whom It May Concern:

As the owner (or owner representative) of the property located at:

265 Marginal Way

I authorize Sign Design Inc. to install signs/sign face replacements as detailed on attached paperwork.

Signature: *[Handwritten Signature]* Date: *[Handwritten Date]*

Print Name: *[Handwritten Name]*

permit 02-1041 - replace Planet Fitness Sign



7901 S. QUINCY DR.  
WILLOWBROOK, IL 60521  
(630)987-8800

This is an original, unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside your organization without the written permission of Federal Sign.

S. STANKUS

ACCOUNT REP.

G. GRAVES

DRAWN BY

RUSSELL MIDDLETON  
PROJECT MGR

*Bally*

FILE NAME

DATE

CUSTOMER APPROVAL

- A. 7/16"Z CHG TO 5' LETTERS ON SIGN "W" (CHFD LAYOUT) SIGN "W" INCREASE LETTERS 1/2" (FL 40717)
- B. 7/16"Z MOVE LETTERS HIGHER ON WALL - SHOW PENETRATION LINE AND ROTATIONS ABOUT PENETRATIONS.
- C. 1/2"Z CHFD SIGN B TO 4' 20" - INSTALL SIGN AT HT OF EXISTING TIME/TEMP & RE-INSTALL TIME AND TEMP BELOW

REVISIONS

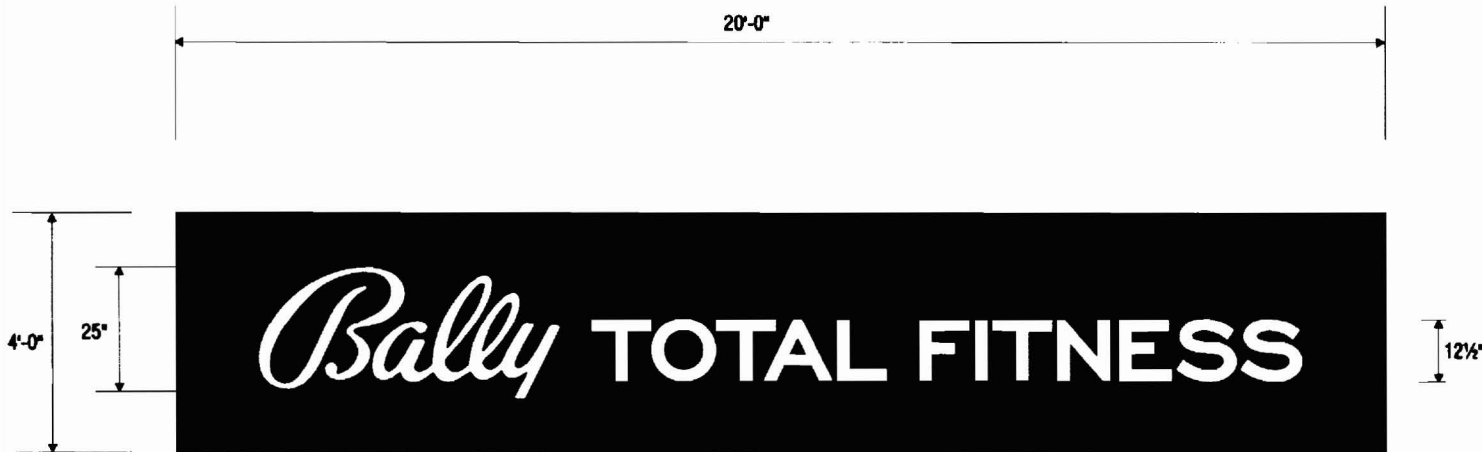
NOTES

*Bally*  
**TOTAL FITNESS**

34 Diamond Street,  
Portland, ME 04101

Received  
10/3/02

JOB NO.	
DATE:	June 19, 2002
DRAW NO.	BALLY-2021-C
SHEET	2 OF 2

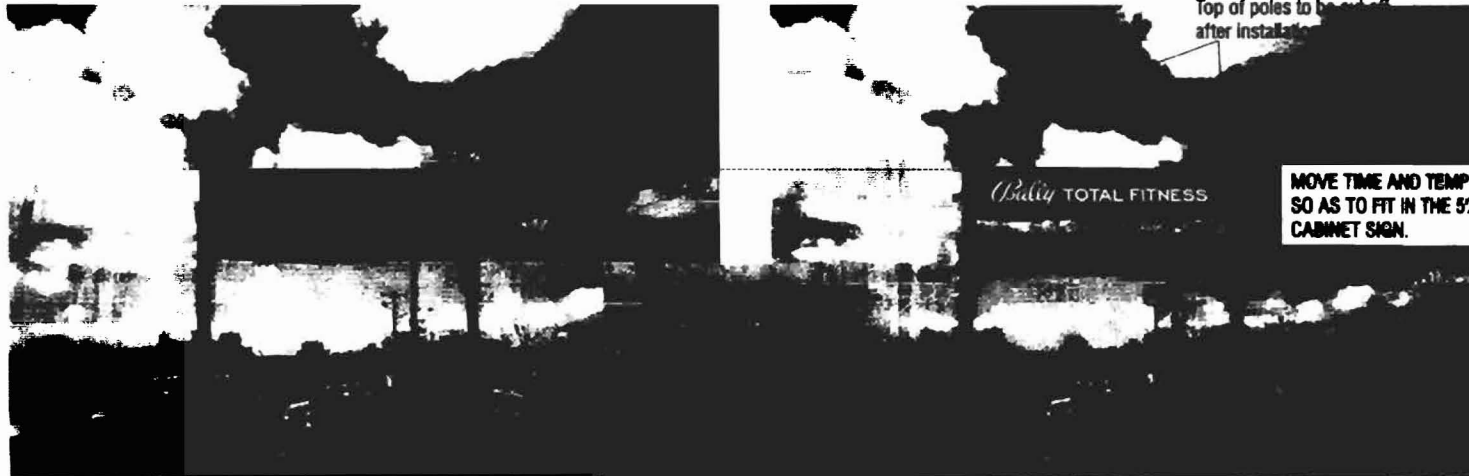


**D/F INTERNALLY ILLUMINATED PYLON SIGN**



ALUMINUM CABINET PAINTED RED TO MATCH PMS 485 SEMI-GLOSS  
RETAINERLESS (BLEED) FACES W/ RED 73 TRANSLUCENT VINYL  
COPY IS REVERSED OUT TO SHOW WHITE FLEX AND "BALLY" HAS A BLACK KEYLINE

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



EXISTING SIGNAGE CONDITIONS

FORMER CONDITIONS

PROPOSED NEW SIGN

permit 00-0072

Using Section 2.12 Special Provisions for Zones within 800' of I-295  
11lb on wall signs

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS.

ADDRESS: 275 Marginal Way ZONE: B-5 on free stands

OWNER: Cardente Properties

APPLICANT: Barlo Signs 158 Greeley St Hudson NH 03051

ASSESSOR NO. \_\_\_\_\_

SINGLE TENANT LOT? YES  NO

MULTI TENANT LOT? YES  NO

FREESTANDING SIGN? YES  NO

(ex. pole sign...)

MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

BLDG. WALL SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

(attached to bldg)

MORE THAN ONE SIGN? YES  NO  DIMENSIONS \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

(1) 8x20' Banner/Wall sign Will Remove if Required. This is in place of the one up there

LOT FRONTAGE (FEET): \_\_\_\_\_

BLDG FRONTAGE (FEET): 150'

AWNING YES  NO  IS AWNING BACKLIT? YES  NO

HEIGHT OF AWNING: \_\_\_\_\_

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

\*\*\* TENANT BLDG. FRONTAGE (IN FEET) 150' x 166% = 2100# x 166% = 336# Allowed

**REQUIRED INFORMATION**

**AREA FOR COMPUTATION**

UL#

Wall ~~area~~  $14 \times 150 = 31.00$

(1)  $86.83 = 17.40$

(2) ~~160 x 20~~  $8 \times 20 = 160 \times 20 = 32.00$

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: Jean Delchandel

DATE: 1/28/00