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PROJECT  
191 MARGINAL WAY  
RETAIL CENTER  
191 MARGINAL WAY  
PORTLAND, MAINE 04101

DRAWING  
BUILDING ELEVATIONS  
& MASTER SIGNAGE  
PLAN  
CWS PROJECT NUMBER: 15.063

REVISIONS

NO.	DESCRIPTION

DRAWING NUMBER  
**A3.01**  
SCALE: AS NOTED  
DATE: 02/10/2017

CITY OF PORTLAND - CHAPTER 14 LAND USE CODE  
DIVISION 22. SIGNS  
REVIEW OF SIGNAGE ALLOWANCES IN B-7 ZONE

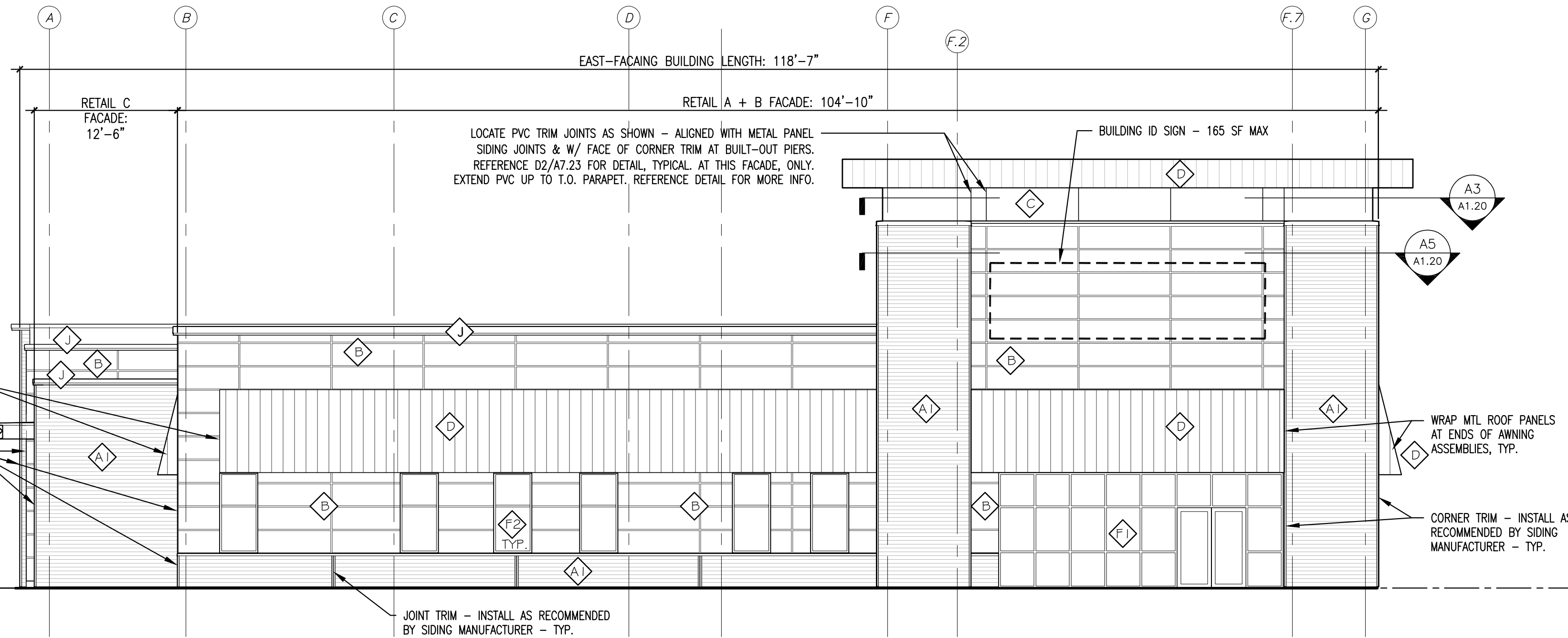
APPLICABLE SIGN TYPES ALLOWED BY PERMIT:  
TABLE 2.8 SIGN REGULATIONS BY ZONE - 2.8 SIGN REGULATIONS FOR B-3 DOWNTOWN BUSINESS, B-5 URBAN COMMERCIAL, B-6 AND B-7 MIXED USE URBAN, WC WATERFRONT CENTRAL, AND EWP, EASTERN WATERFRONT PORT ZONES

- MAX CUMULATIVE SIGN AREA: N/A
- FREESTANDING: ALLOWED FOR RETAIL C, 1, 2, 3, 4 AND 5 SINCE THEIR FACADES ARE SET BACK MORE THAN 20' FROM THE RETAIL A+B TENANT FAÇADE. ONE FREESTANDING SIGN IS LOCATED ON THE SITE PLAN.
- BUILDING ID SIGNAGE: ALLOWED: 1 PER FAÇADE, 5% MAX OF FAÇADE WALL AREA PROPOSED: ONLY ON THE EAST AND NORTH FACADES.
- GROUND FLOOR TENANT SIGNS: 1 PER TENANT, 2 SF PER LF OF TENANT FAÇADE (IF MORE THAN ONE (1) STREET FRONTAGE, ONE (1) ADDITIONAL SIGN FOR EACH ADDITIONAL FRONTAGE (A)  
(A): THE PORTLAND PLANNING AUTHORITY HAS ENCOURAGED THE APPLICANT TO DEVELOP THE PROPERTY WITH DUAL TENANT ENTRANCES FACING BOTH MARGINAL WAY AND THE BAYSIDE TRAIL. THE APPLICANT CONSIDERS THAT THE BAYSIDE TRAIL TO BE CONSIDERED A 'STREET', ALBEIT A BICYCLE AND PEDESTRIAN WAY, SINCE THE APPLICANT AGREED TO ACCOMMODATE THE CITY'S REQUESTED PARKING LOCATION AT THE REAR.

**EXTERIOR FINISH LEGEND**

CODE	MATERIAL	MANUFACTURER	PRODUCT, STYLE AND COLOR	FINISH	REMARKS / NOTES
A	UNINSULATED HORIZ METAL PANELS	REF SPEC. SECT.: 074213	EXPOSED FASTENER HORIZONTAL METAL WALL PANELS; COLOR TO BE SELECTED BY ARCHITECT FROM MFR STANDARD COLOR OPTIONS	FACTORY	-
A2	INSULATED HORIZ METAL PANELS	REF SPEC. SECT.: 074214	INSULRIB 7.2	FACTORY	-
B	METAL PANELS	REF SPEC. SECT.: 074215	CF ARCHITECTURAL WALL PANEL; 2'X8' REVEAL PATTERN, PANEL SIZE TBD; COLOR: SW7565 'OYSTER BAR'	FACTORY	-
C	PVC SHEET FASCIA	TBD	PVC PANEL, AS DETAILED; REF ELEVATIONS FOR JOINT LAYOUT; COLOR: WHITE, TBD	PAINT	-
D	METAL ROOF PANELS	REF SPEC. SECT.: 074113	PRE-FINISHED STANDING SEAM METAL PANEL ROOFING SYSTEM; COLOR: "CARDINAL RED"	FACTORY	-
E	ALUMINUM FRAME FABRIC AWNING	TBD	TBD	FACTORY	-
F	ALUMINUM STOREFRONT	KAWNEER	451T; COLOR: "BONE WHITE" WITH ≤ 70% VLT GLAZING	FACTORY	-
F2	ALUMINUM STOREFRONT	KAWNEER	451T; COLOR: "BONE WHITE" SOLARBRONZE GLAZING	FACTORY	-
G	ALUMINUM STOREFRONT	KAWNEER	451T; COLOR: "MEDIUM BRONZE" WITH ≤ 70% VLT GLAZING	FACTORY	-
G2	ALUMINUM STOREFRONT	KAWNEER	451T; COLOR: "MEDIUM BRONZE" WITH SPANDREL GLAZING	FACTORY	-
H	EXTERIOR DOORS	TBD	INSULATED HOLLOW METAL - REF DOOR SCHEDULE; COLOR: MATCH "MEDIUM BRONZE"	PAINT, GLOSS	-
J	BREAK METAL FASCIA AND CORNICE	TBD	COLOR: "BONE WHITE"	FACTORY	-
K	EXPOSED STRUCTURAL STEEL	TBD	COLOR: TBD	TNEMIC PAINT	-
L	METAL SOFFIT PANELS	REF SPEC. SECT.: 074216	CONCEALED FASTENER METAL SOFFIT PANEL; REF RCP FOR JOINT LAYOUT; COLOR: WHITE - TO BE SELECTED BY ARCHITECT, FROM MFR STANDARD COLOR OPTIONS	FACTORY	-

**A2 CODE REFERENCE**



**A3 SIDE (EAST) ELEVATION**  
REFERENCED FROM: PLANS

**191 Marginal Way Plaza**

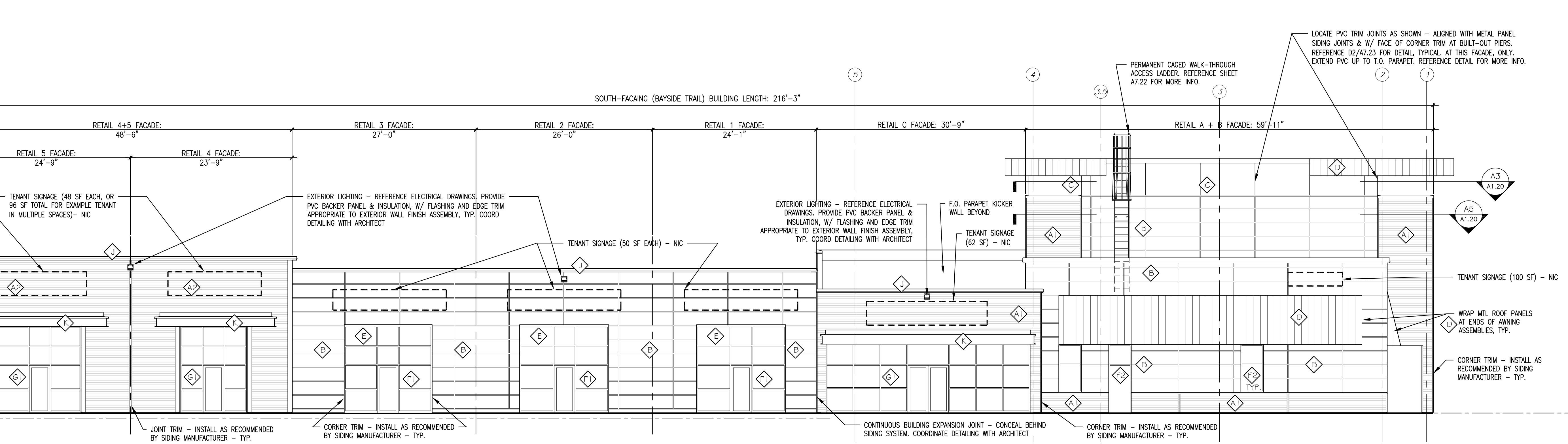
Marginal Way	Bayside Trail		AT&T/Planet Dog		Office Bldg	
	North	South	East	West	North	West
Building ID Signs (1) Allowabel Areas (choose two sides)	Area of Wall (SF)	5745.00	3678.00	3304.00	5560.00	
	5% of Wall Area (SF)	287.25	183.90	165.20	278.00	
Ground Floor Tenant Signs	2 SF per LF of Façade	See Individual Tenant Spaces Below				
Front	Retail A/B	58	116	N/A	N/A	N/A
Rear	Retail A/B	50	N/A	100	N/A	N/A
Front + Rear	Retail C	31	62	62	N/A	N/A
Front + Rear	Retail 1	25	50	50	N/A	N/A
Front + Rear	Retail 2	25	50	50	N/A	N/A
Front + Rear	Retail 3	25	50	50	N/A	N/A
Front + Rear	Retail 4 (2)	24	48	48	N/A	N/A
Front + Rear	Retail 5 (2)	24	48	48	N/A	N/A
Front + Rear	(2) or Retail 4-5	48	96	N/A	N/A	N/A

(1) Sec. 14-369 - Computation of individual signs: "... the area of the sign face shall be computed by means of the smallest square, circle, rectangle, triangle or simple polygon that will encompass the extreme limits of the wrighting, representation, emblem or other display, together with any material or color forming and integral part of the background of the display, but not any supporting framework, bracing or decorative fence or wall when such fence is clearly incidental to the display itself."

(2) Combined Retail Space Example (if one tenant takes multiple spaces)

**E3 EXTERIOR LEGENDS AND TABLES**  
REFERENCED FROM: BUILDING ELEVATIONS

**A5 REAR (SOUTH) ELEVATION**  
REFERENCED FROM: PLANS



**A5 REAR (SOUTH) ELEVATION**  
REFERENCED FROM: PLANS

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