

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that COVECOMPANY BACK

Located At 127 MARGINAL

Job ID: 2011-03-684-SIGN

CBL: 025 - - A - 014 - 001 - - - -

has permission to install 48sf sign

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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR**

4/8/11

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-03-684-SIGN	Date Applied: 3/28/2011	CBL: 025 - - A - 014 - 001 - - - -	
Location of Construction: 127 MARGINAL WAY	Owner Name: BACK COVE COMPANY	Owner Address: PO BOX 7525 PORTLAND, ME - MAINE 04112	Phone:
Business Name:	Contractor Name: Bruce Kissler	Contractor Address:	Phone: 772-8286 x207
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-7
Past Use: Retail (Walgreens)	Proposed Use: Same: Retail (Walgreens) - to install replacement sign 4'x12' on existing free-standing sign	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: <i>Sign</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: 127 Marginal Way - To instal replacement sign on existing freestand sign		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <i>Replacement Panel</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan _ Maj _ Min _ MM Date: <i>3/31/11</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 Dist 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>[Signature]</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 appication 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
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BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

1. Final inspection required upon completion of installation.

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-684-SIGN

**Located At: 127
MARGINAL**

**CBL: 025 - - A - 014 - 001 - - -
- -**

Conditions of Approval:

Zoning

1. Planning has reviewed and approved the replacement panel sign in the existing free-standing sign on site. Received the permit back from planning on 4/4/11

Building

Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

3/28/11

Job Summary Report
Job ID: 2011-03-684-SIGN

Report generated on Mar 29, 2011 9:41:47 AM

Job Type:	Signs	Job Description:	127 Marginal Way	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	991	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:	48		
Related Parties:		COVE BACK			<i>Property Owner</i>

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 49408

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
	025 A 014 001						-70.263036	43.662553

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				127 MARGINAL WAY

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
WHOLESALE							DISTRICIT 4	

Structure Details

Structure: 48 sf sign

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Stores & Customer Services (Mercantile)	0	48		127 MARGINAL WAY

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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Permit #: 20112269

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
49408	48 sf sign	Initialized	48sf sign			

Inspection Details

Gayla

In Que

Job Summary Report
Job ID: 2011-03-684-SIGN

Report generated on Mar 29, 2011 9:41:47 AM

Page 2

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Signs	\$126.00							



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>127 MARGINAL WAY</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>25-A-014-001</u>	Owner: <u>BACK COVE COMPANY</u>	Telephone: <u>772-6A04</u>
Lessee/Buyer's Name (If Applicable) <u>WALGREEN EASTERN CO., INC</u>	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ <u>126.00</u>
Who should we contact when the permit is ready: <u>BRUCE KISTLER</u> phone: <u>772-8286 x 207</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi-Tenant Lot _____		
Current Specific use: <u>RETAIL</u> If vacant, what was prior use: _____ Proposed Use: <u>RETAIL</u> <u>MAR 28 2011</u> <u>45' Sq Ft</u>		
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: _____		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Dimensions: <u>4x12 existing</u> 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.		

RECEIVED

Dept. of Building Inspections
City of Portland Maine

45 x 2 = 96.
Bldg Fee 30.

replaced panel
sent email
126.00

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: <u>Bruce Kistler</u>	Date: <u>3/25/11</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Bruce Kistler

From: Bruce Kistler
Sent: Monday, March 28, 2011 11:02 AM
To: 'buildinginspections@portlandmaine.gov'
Cc: Rick Knowland; Ronald Ward; Peter Quesada; Marge Schmuckal
Subject: Back Cove Co--127 Marginal Way-- Walgreens signage
Attachments: 127 Marginal Way signage application 032511.pdf

Dear Building Inspections,

Attached is the required electronic copy of the signage application for the replacement sign panels at 127 Marginal Way. I will hand deliver the hard copy and a check for the permit fee shortly.

Please call with questions or comments.

Sincerely,

BK

Bruce Kistler
Fore River Company
5 Milk Street
P O. Box 7525
Portland, ME 04112
fax: (207) 772-9078
direct line: (207) 772-8286 x207
bkistler@forerivercompany.com



Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- N/A* Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
N/A - SIGN IS NOT OVER PUBLIC ROW.
- N/A* Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage. *N/A - OWNER IS APPLICANT.*
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
ATTACHED
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
ATTACHED
- N/A* Certificate of flammability required for awning, canopy or banner.
N/A
- N/A* A UL# is required for lighted signs at the time of final inspection.
N/A - REPLACING PANELS ONLY IN EXIST. CABINET ON EXISTING Pylon
- Photos of existing signage
ATTACHED
- N/A* Details for sign fastening, attachment or mounting in the ground.
N/A REPLACING PANELS ONLY IN AN EXISTING CABINET ON AN EXISTING Pylon SIGN.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

Area of sign } 48 FT
= 4x12

• 48 SF @ \$2/SF = \$96.00
+ 30.00

PERMIT FEE AMT ATTACHED = \$126.00

Peter Quesada

From: Peter Quesada
Sent: Monday, March 28, 2011 9:58 AM
To: 'Marge Schmuckal'
Cc: Rick Knowland; Bruce Kistler; 'Ronald Ward'
Subject: RE: FW: Back Cove Co--127 Marginal Way-- Walgreens signage

Marge: the sign permit application for the replacement pylon panel, with application fee, is headed your way this morning by hand. Thanks for your help. As previously noted, this is a landlord application for the pylon only; the City should continue to deal with Walgreens on building signage issues, and Walgreens will get landlord's signature as needed. Peter

Peter Quesada
Fore River Company
5 Milk Street
PO Box 7525
Portland, ME 04112
(207) 772-6404
(207) 772-9078 fax
Direct line: (207) 772-8286 x203
pquesada@forerivercompany.com

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Friday, March 25, 2011 1:28 PM
To: Peter Quesada
Cc: Rick Knowland
Subject: Re: FW: Back Cove Co--127 Marginal Way-- Walgreens signage

Peter,
We would need a sign application (there are ones on-line, or here in our office, or I could mail you one) filled out and returned along with all the appropriate information as stated on that permit.

I hope this helps you,
Marge

>>> Peter Quesada <pquesada@forerivercompany.com> 3/25/2011 11:03 AM >>>
Marge: Rick Knowland sent me your email as I was sending the email to him below. My apology for tangling up our pylon with the Walgreens signage issues. You or Rick pls let me know how you'd like us to proceed on the pylon panel permit.. Thanks. Peter

Peter Quesada
Fore River Company
5 Milk Street

3/28/2011

PO Box 7525
Portland, ME 04112
(207) 772-6404
(207) 772-9078 fax
Direct line: (207) 772-8286 x203
pquesada@forerivercompany.com

From: Peter Quesada
Sent: Friday, March 25, 2011 11:00 AM
To: 'Rick Knowland'
Cc: Bruce Kistler; 'Ronald Ward'
Subject: Back Cove Co--127 Marginal Way-- Walgreens signage

Rick: following up on our phone call this AM about signage at Walgreens-- pls forward a copy to Marge.

The terms of our Walgreens lease and construction plan allocated Walgreens' building signage responsibility to Walgreens-- We permitted and built the store, but they are responsible for permitting and installing the building signage. We reviewed and approved the installation for appropriate fasteners, building penetrations and the like, and we have a provisions which limits Walgreens to its fair share of the building signage (so they do not squeeze out West Marine, for example) As owner, we understand that our name may need to be on permits, but the fair generalization is that "signage" on the building is Walgreens responsibility.

Separate but related, we allocated one sign panel in the existing pylon to Walgreens. Since the panel is multi-tenant, we took on supervision of that task. We would like to maintain supervision of the pylon panel, and keep it as distinct as possible from other signage issues, since the pylon has always been maintained as a common feature by the landlord. We mistakenly read the ordinance to say that no permit was required for change of a panel in an unchanged pylon, so we told Walgreens they could put their panel in the pylon. We understand from you that we should have applied for a permit for a new panel in the pylon, and would like to do so now. I see that Walgreens has made some mistakes in how it navigated the building signage permitting, but want to make clear that we made the mistake on the pylon panel. Please let me know how you would like us to apply for a permit for Walgreens to put a new panel in the pylon, and please allow us to keep the pylon permitting sepraate from the building sigange permitting. Peter

Peter Quesada
Fore River Company
5 Milk Street
PO Box 7525
Portland, ME 04112
(207) 772-6404
(207) 772-9078 fax
Direct line: (207) 772-8286 x203
pquesada@forerivercompany.com

 West
Marine

Walgreens

 MORC
Rock Climbing
Center

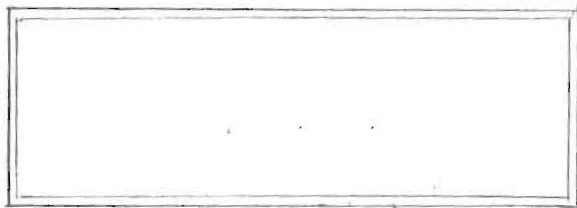
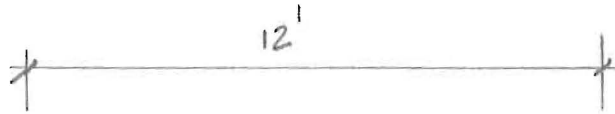
Sullivan's BEAUTY SUPPLY

127

NO
PARKING
ANY
TIME



NOTE: D/F PLEXI PANELS IN FLOURESCENT BACK-LIT
ALUM SIGN CABINETS.



127

NOTE: FIELD VERIFY



25' ±

↻ FIN. GRADE

WALGREENS TENANT PANEL
127 MARGINAL WAY EXISTING Pylon SIGN ELEVATION

1/4" = 1'-0"

3/25/11



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:		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner:	Telephone:
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
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Signature of applicant:	Date:
-------------------------	-------

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