

City of Portland, Maine - Building or Use Permit Application

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

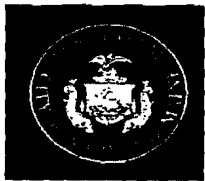
Job No: 2011-11-2657-SIGN	Date Applied: 10/26/2011	CBL: 073- A-001-001	
Location of Construction: 175 FORE RIVER PKWY	Owner Name: MERCY HOSPITAL	Owner Address: 144 STATE ST PORTLAND, 04101 ME - MAINE	Phone: 207-879-3605
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - Temporary banner	Zone: C-26
Past Use: Mercy Hospital	Proposed Use: Same - Mercy Hospital - hang 24' x 24' banner on wall for the opening of the Red Claw Season	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
Proposed Project Description: 576 sf temporary banner on wall		Pedestrian Activities District (P.A.D.)	

DENIED

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 12/1/11 <i>Jean Froust</i>	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 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>ARM</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	



PORTLAND MAINE

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

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

December 1, 2011

DENIED

Kim Toppi and Mike Connelly
Mercy Hospital
144 State Street
Portland, ME 04101

**Re: Sign Permit application for Red Claws Banner
Permit #2011-11-2657**

Dear Ms. Toppi and Mr. Connelly:

I refer to your application for a temporary Red Claws banner to be hung on the Fore River Parkway hospital building for 3 weeks. The proposed banner is 24 by 24 feet and would be visible from the Parkway.

After careful consideration the City is unable to issue a permit for this particular banner because it does not comply with the City's Sign Ordinance and also is inconsistent with the 2002 Contract Zone Agreement that relates to the Fore River Mercy site. I apologize for the delay in formalizing the City's decision, which in part stems from the fact that this is, to our knowledge, the first time an applicant has requested such a large banner relating to an off-premises commercial activity.

The proposed temporary Red Claws banner/sign was reviewed under Ordinance Section 14-404 (d) Accessory Use – Signs; 14-368 (Sign) Regulations; Section 14.369.5 (Sign) Tables; Section 14-370 Portable/temporary signs; and Section 14-370.7 Special sign types. The proposed placement of the Red Claws banner would be advertising a commercial entity that is not accessory to the hospital use and is scaled to be visible from outside the Mercy campus.

The City Ordinances are all approved by the City Council and provide clarity to all who wish to develop or undertake other activities in the City. They may be revised if there is evidence of unintended adverse impacts. You may wish to consider proposing a text change to the sign ordinance that would give more flexibility if you wish to install the Red Claws banner or anything similar in the future, for example by adding commercial sports events to section 14-370.7(e). If you or the Red Claws wish to pursue an amendment, please contact us for further information. A proposed text change would be reviewed by the Planning Board (who would make a recommendation) before going to the City Council for final approval.

The Contract Zone Agreement with Mercy stipulates (provision 10 (h)) that signs be identified as part of the development and be designed in proportion and character with the building facades and made of permanent materials that coordinate with the building and landscaping design.

In summary, the proposed Red Claws banner does not comply with the current City ordinances that relate to temporary signs, nor with the Contract Zone Agreement 2002, and therefore the sign permit application is denied.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Gregory A. Mitchell, Acting Director, Planning and Urban
Development Department
Barbara Barhydt, Development Review Services Manager
Deborah Andrews, Historic Preservation Program Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator

Tammy Munson, Inspections Division Director
Marge Schmuckal, Zoning Administrator
Ann Machado, Zoning Specialist
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Assessor's Office
Approval Letter File

Hard Copy: Project File

Planning Notes

12-1-11 Permit is denied. See letter dated 12/1/11.

DENIED

ZONING CONDITIONS

1. Under the Development Standards for the contract zone for Mercy Hospital (C-26), section h addresses criteria for signs. It must be reviewed by the planning division since it does not fall under Division 22 in the ordinance. Also a temporary sign cannot exceed 32 sf. under section 14-370. Sent application to planning.

Ann Machado - Fwd: Red Claws Sigh Decision

From: Jean Fraser
Date: 12/1/2011 4:15 PM
Subject: Fwd: Red Claws Sigh Decision
CC: Machado, Ann

for info

>>> Alex Jaegerman 12/1/2011 4:01 PM >>>

I signed the letter denying the Red Claws banner today, and called Kim Toppi at Mercy to explain our reasoning and why the decision took as much time as it did. She suggested that I should also talk to Susan Ruland, Chief Development Officer at Mercy, so I talked to her as well. As we know, they are not pleased with the decision, but they understand why and how the decision was made. Kim is submitting a request for a refund of the permit application, which I would support, if we can do so.

I offered to work with Susan Ruland if she wants to pursue an amendment to allow city pride related signs, and we might want to allow the United Way type banners. I said that would not solve their immediate needs, but they just purchased the banner and will likely want to ask again next year if the ordinances can be amended in the meanwhile.

They both said that they appreciated being contacted personally about the decision.

Alex.

Alexander Jaegerman, AICP
Planning Division Director
389 Congress Street, Suite 400
Portland, ME 04101

Phone: (207)874-8724

C-26

2011 11 26 57



Signage/Awning Permit Application enforced 11/1/11

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: 175 Fore River Parkway Portland		
Tax Assessor's Chart, Block & Lot Chart# 093 Block# A Lot# 001	Owner: Mercy Hospital	Telephone: 879-3605
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 = 96 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee = cost of work _____ Total Fee: \$ 126.00
DENIED		
Who should we contact when the permit is ready: Mike Connolly phone: 879-3574		
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: hang banner for 3 weeks at start of Red Claws Season		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: 24' x 24' = 576 x 2 = 1,152.00		
Proposed awning? Yes _____ No _____ 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 _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED OCT 26 2011 Dept. of Building Inspections City of Portland Maine </div>		
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, 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: <i>Kim Tozzi</i>	Date:
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This is not a permit; you may not commence ANY work until the permit is issued.

Revised 10/19/09

mail to: **Kim Tozzi**
Mercy Hospital
144 State Street
Portland 04101

(879-3605)



96-D Allen Boulevard
 Farmingdale, New York 11735-5626 USA
 Tel: +1 (631) 293-8944 Fax +1 (631) 293-8956
 e-mail: info@govmark.com

Received: 10/22/2007 Completed: 10/23/2007 Letter: A her P.O.#: Test Report #: 2-70245-0-RE-RV

Client's Identification Style: Duratex 13 oz Scrim - Vinyl. Co tent: Polyester. Width 38" Finish: Semi. Weight: 440 gm/yd²

Tested For: Pitman 21908 E. Valley Blvd. Walnut, CA 91789
 Key Test: NFPA 701-2004 TM#2 Fold RE RV 50
 Tel: 1-(909)-595-3478 Ext:
 Fax: 1-(909)-595-4261

PC: 1H

TEST PERFORMED: NFPA 701 - Standard Methods of Fire Tests for Flame Propagation of Textiles and Films - 2004 Edition - Test Method #2 - Folded Specimens
 RETEST

TEST CONFIGURATION: Single Layer; Multi Layer

RESULTS REPORTED: Initially After 72 hours water leaching
 After 3 dry cleanings After 100 hours accelerated weathering
 After 5 launderings @ 160°F

RESULTS:

Length Specimen #	Afterflame (seconds)	Drip Burn (seconds)	Char Length (mm)
1	0	0	380
2	0	0	520

APPROXIMATE WEIGHT OF MATERIAL (as measured by Govmark): 493 g/m²

FAILURE CRITERIA: For each individual specimen --

Afterflame	Drip Burn	Char Length
Exceeds 2.0 Seconds	Exceeds 2 seconds	Exceeds 1,050 mm (41.34")

RETEST PROVISION: None.

CONCLUSION: Based on the results of 6 specimens tested (reports 2-70245-0-RV and 2-70245-0-RE-RV) and the Failure criteria, the item tested:

Passes; Fails

CERTIFICATION: I certify that the above results were obtained after testing specimens in accordance with the procedures and equipment specified by NFPA 701 - 2004 Edition Test Method #2 Folded Specimens.

Scott E Roberto

AUTHORIZED SIGNATURE
 THE GOVMARK ORGANIZATION, INC.

RV.2.11.08 /jd

RS. 11/1/07

DESCRIPTIONS (Continued from Page 1)

right of way.



ADDITIONAL INSURED ENDORSEMENT COMMERCIAL GENERAL LIABILITY

Attached to and forming part of Policy Number:	Insured:	Effective Date
2-15499GL	Mercy Health System of Maine	12/01/2010

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Subject to all other terms and conditions of the policy and in consideration of the premium charged, it is agreed and understood that City of Portland is/are added as an additional insured(s), but only with respect to liability arising out of your operations or premises owned by or rented to you in conjunction with hospital sidewalk signs that abuts or encroaches on any public right of way or can fall into any public right of way.

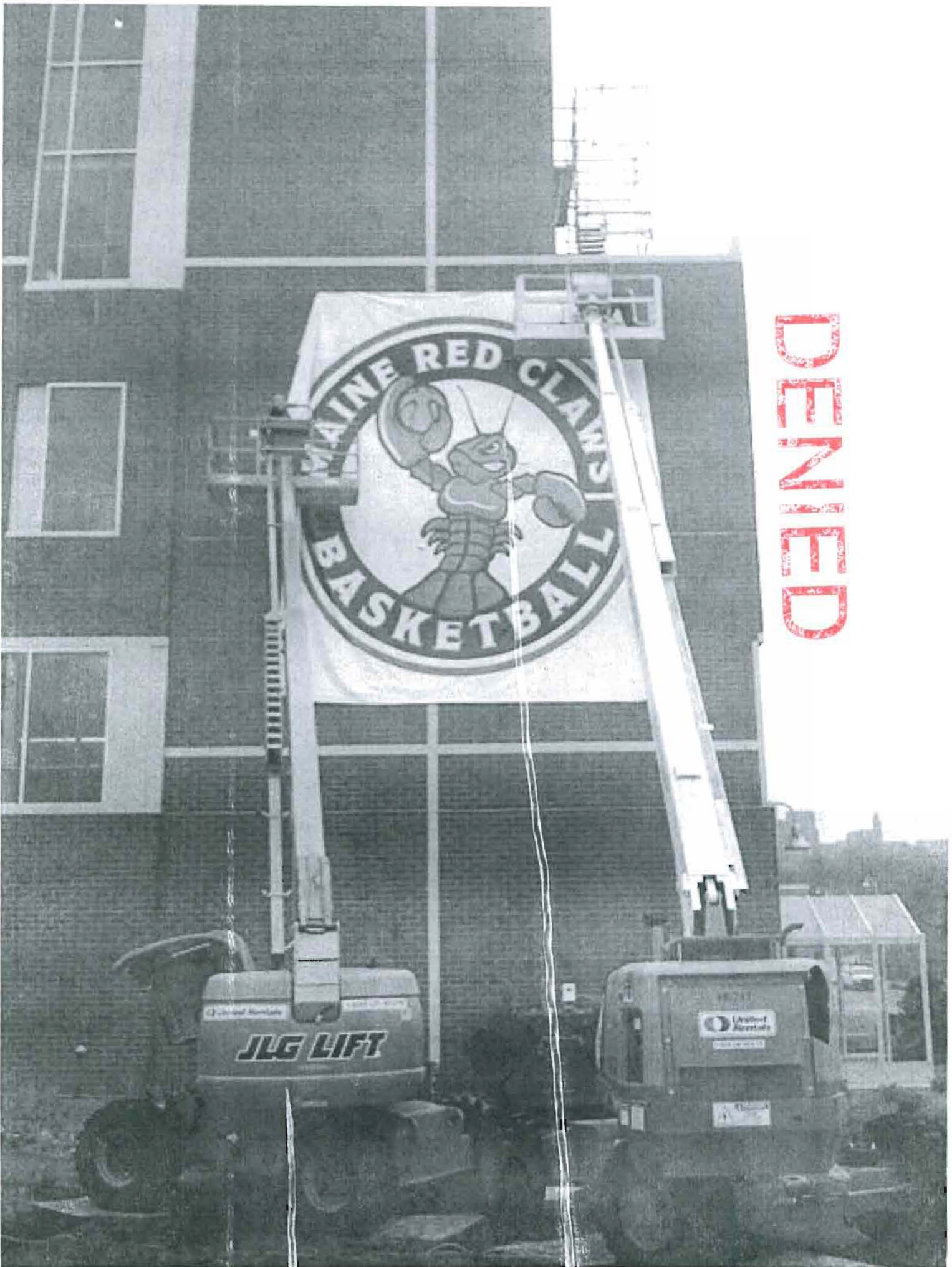
The limits of liability shall apply jointly and not severally to this additional insured(s) and this extension of coverage shall not operate to increase the company's limit of liability.

Nothing in this endorsement shall vary, alter, waive or extend any of the terms and conditions of the policy, other than as expressly stated above.

Richard W. Brewer Janice W. Allegretto

Richard W. Brewer
President & CEO

Janice W. Allegretto
Asst. Sec.



DENIED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct 31 2011

Received from Kim Tappi

Location of Work 155 Fore River Parkway

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

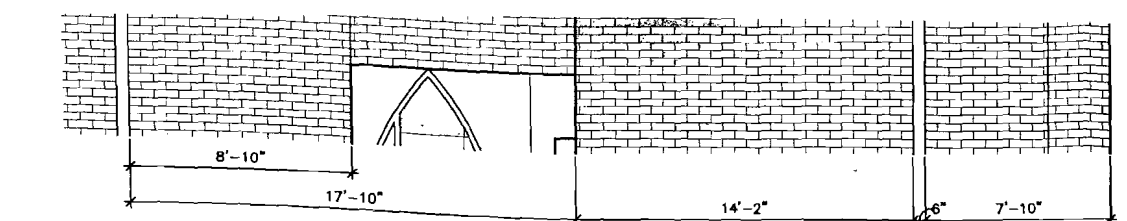
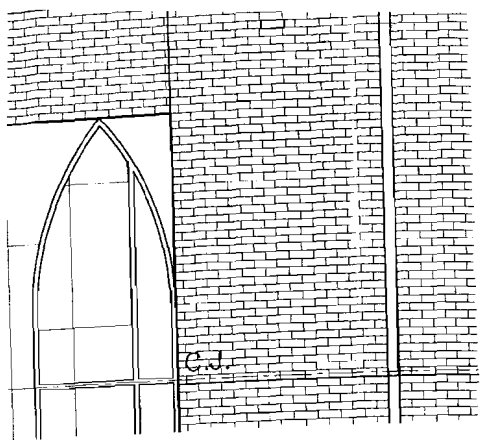
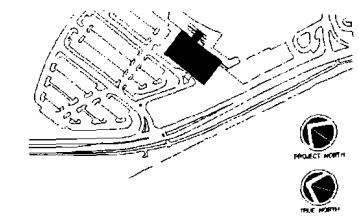
CBL: 013 A 001

Check #: 1500 Total Collected \$ 1,150.00

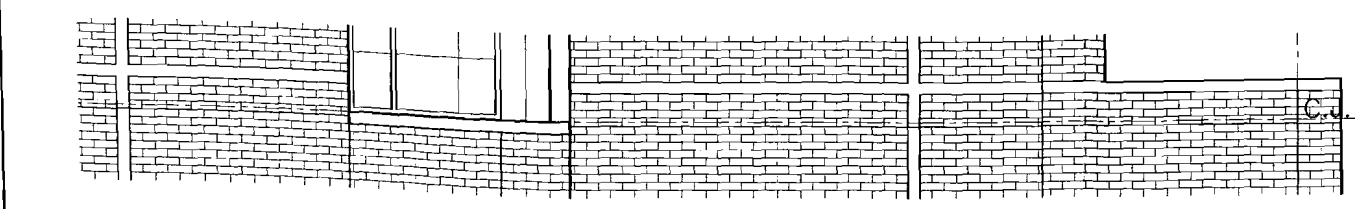
**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Hayle

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



4 COURSING DETAIL - SOUTH ELEVATION
SCALE: 1/4"=1'-0"



5 COURSING DETAIL - SOUTH ELEVATION
SCALE: 1/4"=1'-0"

COURSING DETAIL - PARTIAL SOUTH ELEVATION
SCALE: 1/8"=1'-0"



Sign to be attached w/
masonry nails

Building is 180' to
highway

191 yds from ground
to bottom of sign

T.O.S. - MAIN ROOF	79'-4"
T.O. SLAB - FIFTH FLOOR	59'-4"
T.O. SLAB - FOURTH FLOOR	44'-10"
T.O. SLAB - THIRD FLOOR	30'-4"
T.O. SLAB - SECOND FLOOR	15'-2"
T.O. SLAB - FIRST FLOOR	0'-0"

Consultant
CIVIL ENGINEER
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, ME 04106
Phone: (207) 775-1121
Fax: (207) 679-0896

Consultant
ASSOCIATE ARCHITECT/STRUCTURAL ENGINEER
SMRT
144 Fore Street P.O. Box 618
Portland, Maine 04104
Phone: (207) 772-3846
Fax: (207) 772-1070

Consultant
MECHANICAL/ELECTRICAL ENGINEER
Bord, Rao + Athanas Consulting Engineers, LLC
The Arsenal on the Charles
311 Arsenal Street
Watertown, MA 02472-5789
Phone: 617.254.0016
Fax: 617.924.9339

Consultant
EQUIPMENT PLANNING
Gene Burfan & Associates
1893 General George Patton Drive
Franklin, Tennessee 37067
Phone: (615) 376-3100
Fax: (615) 376-3114

Consultant
CONSTRUCTION MANAGER
Gibson Building Company
7 Jackson Walkway
Providence, Rhode Island 02903
Phone: (401) 456-5905
Fax: (401) 456-5516

Consultant
FOOD SERVICE
Inman Foodservice, LLC
1808 West End Ave. Suite 1400
Nashville, TN 37203
Phone: (615) 321-5591
Fax: (615) 321-5689

It is the responsibility of the Construction Manager/General Contractor and all Sub-Contractors to verify all dimensions and accept conditions of prior work by related trades before proceeding with any work.

Date
11/10/06 FINAL - ISSUE FOR BID
Drawn By
MAF/JJL/CLB/CLJ
Scale
AS NOTED

Francis

Cauffman

Foley

Hoffmann

Francis Cauffman 2120 Arch Street
Foley Hoffmann Philadelphia, PA 19103
Architects Ltd. 215-588-8250

Project Title

Mercy Health Care System of Maine

FORE RIVER SHORT STAY HOSPITAL

