

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

Permit Number: 080234

This is to certify that IRVING OIL CORPORATION / TBDhas permission to Replace existing signage - 3' x 5' signAT 270 RIVERSIDE ST

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or permitted to be occupied. FOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Mackley 3/28/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

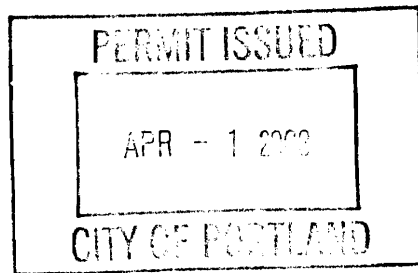
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0234	Issue Date:	CBL: 316 B008001
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Location of Construction: 270 RIVERSIDE ST	Owner Name: IRVING OIL CORPORATION	Owner Address: 190 COMMERCE WAY	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-4

Past Use: Irving Oil Corp - Convenience Store W/ Fuel	Proposed Use: Irving Oil Corp - Convenience Store w/ Fuel - Replace existing signage - 33 New Signs - 285.4 sq ft of signage 1 pylon sign, 2 building signs, 3 canopy signs & 2 diesel canopy signs	Permit Fee: 387.40 \$570.00	Cost of Work: \$570.00	CEO District: 5
Proposed Project Description: Replace existing signage - 33 New Signs - 285.4 sq ft of signage 1 pylon sign, 2 building signs, 3 canopy signs & 2 diesel canopy signs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>Council</i> Type: <i>Sign</i> <i>IBC 2003</i>	
		Signature:	Signature: <i>Jm 3/28/08</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 03/17/2008	Zoning Approval		
<ol style="list-style-type: none"> 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 <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"/> <i>OK w/ conditions</i> Date: <i>3/26/08</i> <i>ARM</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 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 <i>ARM</i> Date:



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0234	Date Applied For: 03/17/2008	CBL: 316 B008001
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Location of Construction: 270 RIVERSIDE ST	Owner Name: IRVING OIL CORPORATION	Owner Address: 190 COMMERCE WAY	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Irving Oil Corp - Convenience Store w/ Fuel - Replace existing signage - one new pylon sign, two new building signs and three new canopy signs. <i>2 diesel canopy signs.</i>	Proposed Project Description: Replace existing signage - one new pylon sign, two new building signs and three new canopy signs. <i>2 diesel canopy signs</i>
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/26/2008

Note: Permit #97-0092 allowed for three canopy signs where the present ones are located and two building signs **Ok to Issue:**
whose total square footage couldn't be more than 40 sf.

- 1) Only one pylon sign is allowed under this permit.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/28/2008

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

3/18/2008-amachado: There shall be only one pylon sign. Permit #07-1341 required the removal of the second pylon sign by 12/08/07. The sign ordinance only allows one pylon sign.

3/18/2008-amachado: Spoke to Carolyn Parker. Told her that we don't allow canopy column signs. Told her that the two Blue Canoe wall signs can't be more than a total of 40 sf and each sign can't be higher than two feet. She said that she would send new plans that meet the size requirement. She also confirmed that there is only one pylon sign.

3/24/2008-amachado: Received revised plans from Carolyn.



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>270 RIVERSIDE STREET</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>316 B0008001</u>	Owner: <u>IRVING OIL CORP</u> <u>190 COMMERCE WAY</u> <u>PORTSMOUTH, ME 03801</u>	Telephone: <u>(603)</u>
Lessee/Buyer's Name (If Applicable) <u>SAME</u>	Contractor name, address & telephone: <u>TBD</u>	Total s.f. of signage x \$200 X <u>269.4</u> Per s.f. plus \$30.00/\$63.00 For H.D. signage= Total Fee: \$ <u>568.80</u> Awning Fee= cost of work <u>N/A</u> Total Fee: \$ <u>568.80</u>
<u>W=WARREN</u> <u>R=RIVERSIDE</u> Who should we contact when the permit is ready: <u>CAROLYN PARKER</u> phone: <u>774-239-2781</u> <u>NO</u> <u>W/W</u> of <u>(CORNER LOT)</u> <u>28'-7" (W)</u> Tenant/allocated building space frontage (feet): Length: <u>62'-1" (R)</u> Height: <u>16'-4" (adjustable)</u> Lot Frontage (feet) <u>191.82' WARREN</u> Single Tenant or Multi Tenant Lot <u>154.05 RIVERSIDE</u> Current Specific use: <u>CONVENIENCE STORE W/ FUEL FACILITY</u> If vacant, what was prior use: _____ Proposed Use: <u>SAME</u>		
Information on proposed sign(s): <u>SEE DRAWING</u> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ Height from grade: <u>18'-0"</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ 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): <u>SEE DRAWING</u> 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: _____		
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: <u>Carolyn Parker</u>	Date: <u>3/3/08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

B4-gas station
 600 principal
 20' Φ auxiliary
 30' Φ gas privs
 110' Φ

freestanding
 ok 1625 principal
 55' height
 71.25
 height - 1P104 35' allowed

building - 30' Φ for principal, 9.31 each
 10' Φ for each additional, 2323"
 max vertical dimension 2'
 1 building sign each major activity
 - 2 previously permitted.

20' Φ for canopy - Irving - 11 13' Φ each
 2 canopy signs
 3 permitted previously

CAROLYN A. PARKER CONSULTING

March 20, 2008

City of Portland
389 Congress Street
Inspections Division – Room 315
Portland, ME 04101

Attn: Ms. Ann Machado
Zoning Officer

Irving Oil Corporation
270 Riverside Street
Portland, ME 04101
Delivery: Regular mail

Dear Ms. Machado,

Per our recent telephone conversation enclosed please find (2) two copies of the revised drawings of the Proposed Exterior Brand Upgrade, dated 3/18/08, for the existing Irving Oil gas station located at 270 Riverside Street, Portland, ME. Per our discussion we have modified the proposed site signage as follows:

	- (1) Pylon Sign	= 71.0 S.F. ✓ ok	
	- (2) Blue Canoe wall sign	= 18.6 S.F. ✓ ok	
	- (8) Pump Toppers	= (16.0 S.F.) no permit needed	149.4 site sign
revised	- (3) Irving canopy Logo	= 25.8 S.F.	x 2
40.14	- (2) Diesel canopy signs	= 34.0 S.F. ✓ ok	298.8 + 30 =
		<u>165.4 S.F. Total Site Signage</u>	\$328.80 wst
		<u>149.4</u>	

Please review the revised drawings and if you find everything is in order please return the permit to me in the previously sent self-addressed stamped envelope. If you have any questions or need further information please call me at (774) 239-2781 to discuss. Thank you in advance for your time in helping to expedite this matter.

Sincerely,

Carolyn A. Parker
Carolyn A. Parker

Cc: Irving Oil
File

revised

MAR 24 2008

SPECIALIZING IN THE PETROLEUM INDUSTRY

Project Management, Permit Expediting, Drafting & Fire Suppression Plans

3 Lorion Avenue, Worcester, MA 01606 • Tel: 508-853-1167 • Fax: 508-853-1176 • Cell: 774-239-2781 • capconsulting@verizon.net

CAROLYN A. PARKER
CONSULTING

March 11, 2008

City of Portland
389 Congress Street
Inspections Division – Room 315
Portland, ME 04101

MAR 17 2008

Attn: Christopher Hanson
Inspections Division

Irving Oil Corporation
270 Riverside Street
Portland, ME 04101
Delivery: Regular mail

Dear Mr. Hanson,

Enclosed please find (1) one Sign Permit Application, (2) two copies of the details for sign fastening and (2) two copies of the drawings for the Proposed Exterior Brand Upgrade and colored drawings of proposed site signage, for the existing Irving Oil gas station located at 270 Riverside Street, Portland, ME. AS mentioned the site was rebranded to an Irving back in November, Irving at this time wants to go in and fully reimagine the site so it looks like all their other gas stations (i.e. Pylon sign, building signs etc.).

With that in mind and we are proposing the following site signage:

① - (2) Pylon Sign	= 71.0 S.F. -- only one is allowed on roadside street
- (2) Blue Canoe wall sign	= 55.4 S.F. - smaller
- (8) Pump Toppers	= (16.0 S.F.)
- (3) Irving canopy Logo	= 25.8 S.F.
? - (16) Canopy column signs	= 67.2 S.F.
- (2) Diesel canopy signs	= 50.0 S.F.
	<u>285.4 S.F. Total Site Signage</u>

The proposed site signage will give the site a much cleaner look. Irving will remove and replace the existing Pylon sign, reusing the existing footings and bolt hold pattern, paint the existing canopy and install (3) three new externally illuminated canopy logos and install column cladding to the existing canopy & columns. Irving Oil also will install (2) two new "Blue Canoe" wall signs on the front and right side of the building. They also wish to install pump toppers which are approximately 2.0 square feet each (allowed without permit) and canopy column signs which are 4.2 square feet each. The diesel canopy will also be painted Irving blue and have (2) two new "Diesel" decals installed.

Lastly, please find check #1066 in the amount of \$568.80 for the Sign Permit fees (2 x 269.4 sf + \$30.00) Please review the Sign Permit package and if you find everything is in order please return the permit to me in the self-addressed stamped envelope. If you have any questions or need further information please call me at (774) 239-2781 to discuss. Thank you in advance for your time in helping to expedite this matter.

Sincerely,



Carolyn A. Parker

Cc: Irving Oil
File

SPECIALIZING IN THE PETROLEUM INDUSTRY

Project Management, Permit Expediting, Drafting & Fire Suppression Plans

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 8-0234	Applicant: IRVING OIL CORPORATION
Project Name:	Location: 270 RIVERSIDE ST
CBL: 316 B008001	Development Type:
Invoice Date: 03/17/2008	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$0.00		\$0.00		\$570.00		\$568.80		\$1.20		On Receipt

First Billing

revised 328.80

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Signs	1	\$30.00
Signs sq. feet	270	\$540.00
		\$570.00

Total Current Fees: + ~~\$570.00~~ *328.80*

Total Current Payments: - **\$568.80**

Amount Due Now: **\$1.20**

Detach and remit with payment

Bill to: IRVING OIL CORPORATION
190 COMMERCE WAY
PORTSMOUTH, NH 03801

CBL 316 B008001
Application No: 8-0234
Invoice Date: 03/17/2008
Invoice No: 30555
Total Amt Due: \$1.20

Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



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* Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
 - 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.
 - 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.
- N/A* Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage (*SEE DRAWING*)
- Details for sign fastening, attachment or mounting in the ground.

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, \$9.00 per additional \$1,000.00 of cost.

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

**CORE STATES
ENGINEERING**

4191 Pleasant Hill Rd. Suite 400 Duluth, GA 30096 770-242-9550 Fax 770-242-9560 Acct Fax 678-740-0136
 44355 Premier Plaza Suite 240 Ashburn VA 20147 703-723-9145 Fax 703-723-9657
 379 Campus Drive Suite 150 Somerset, NJ 08873 732-667-9500 Fax 732-667-9501
 86 King Street Suite 200 St. John, New Brunswick Canada E2L 1G4 506-633-8448 Fax 506-633-8449
 One Harris Street Newburyport, MA 01950 978-462-5788 Fax: 978-462-5723
 50 Crestwood Executive Suite 500 St. Louis, MO 63126 314-843-4320 Fax: 314-843-4323
 7251 Pineville Matthews Suite 200 Charlotte, NC 28226 704-927-8760 Fax: 704-927-8761
 6802 Lakeview Center Dr. Suite 500 Tampa, FL 33619 813-490-1755 Fax: 813-490-1759
 751 Park of Commerce Suite 124 Boca Raton, FL 33487 561-997-6273 Fax: 561-997-6963
 216 East Poplar Street Rogers, AR 72756 479-986-4400 Fax: 479-986-4401
 430 North Vineyard Ave. Suite 335 Ontario, CA 91764 909-467-8907 Fax: 909-467-8917

LETTER OF TRANSMITTAL

Date: March 27, 2008

Project Name: Irving Oil

Project Number: IRV-8641

Task Number:

Site Location: Portland, ME

270 Riverside St.

To: City of Portland
 389 Congress St., Inspections Division, Room 315
 Portland, ME 04101
 Attn: Ann Machado
 Phone: 207-874-8700

WE ARE SENDING YOU:

Plans Reports Letter Specifications Photocopies
 Prints Other:

VIA:

Overnight US Mail Courier Pickup Other

COPIES	DATE OR NO	REV DATE	DESCRIPTION
3			A50 - Proposed Exterior Brand Upgrade
3			A51 - Proposed Exterior Brand Upgrade

THESE ARE TRANSMITTED AS INDICATED BELOW

For your use As requested For your input For review & comment
 Other _____

Remarks:

Per Carolyn Parker's request, please find attached 3 copies of the Irving re-image plans. If you require any additional information, please do not hesitate to contact us at 978-462-5788 or Carolyn Parker. Thank you.

COPIES TO: _____

SIGNED: 

Karen Rennie