

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 080494

Please Read Application And Notes, If Any, Attached

This is to certify that BAYSIDE VILLAGE STUDENT HOUSING LLC

has permission to New Signage attached to building

AT 132 MARGINAL WAY

442 A001001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City of Portland 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.

PERMIT ISSUED  
JUN - 6 2008  
CITY OF PORTLAND

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

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS 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

*6/4/08*  
*[Signature]*  
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

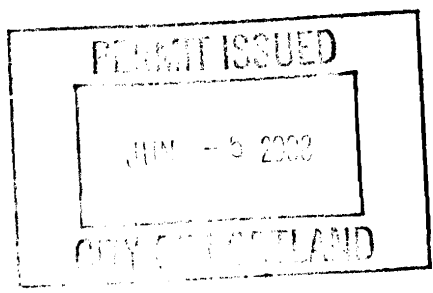
Permit No: 08-0494	Issue Date: 10/4/08	CBL: 442 A001001
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Location of Construction: 132 MARGINAL WAY	Owner Name: BAYSIDE VILLAGE STUDENT H	Owner Address: 247COMMERCIAL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-7

Past Use: Bayside Village Student Housing -	Proposed Use: Bayside Village Student Housing - New Signage attached to building 1 2'x23'4" sign over entry	Permit Fee: \$124.00	Cost of Work: \$124.00	CEO District: 1
Proposed Project Description: New Signage attached to building - one 2'x23'4" sign over entry		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Signage IBB-2003 Signature: 6/4/08 [Signature]	
		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: 05/09/2008	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: 5/20/08 OK [Signature]	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 ABM Date: _____
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**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.

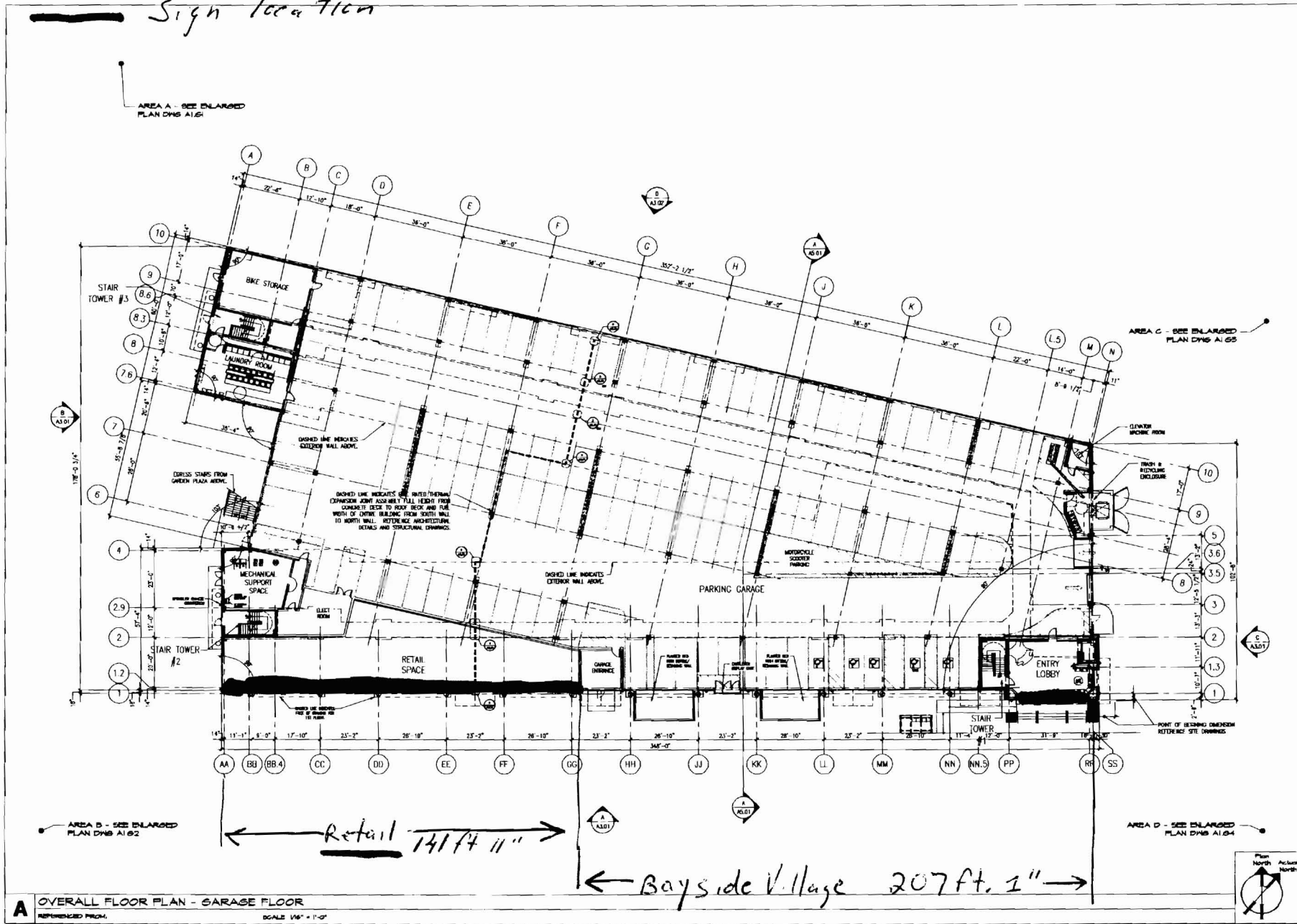
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



- Bayside Village  
 Retail Space (1-3 tenants)

1A

Sign location



**A** OVERALL FLOOR PLAN - GARAGE FLOOR  
 REFERENCED FROM: SCALE 1/8" = 1'-0"

**CWS**  
 CWS Architects  
 Architects  
 Space Planning  
 Value Design  
 134 Colquhoun Avenue  
 Portland, ME 04103  
 Phone: (207) 774-4443  
 Fax: (207) 774-4814  
 www.CWSarch.com

**SOUTHERN MAINE STUDENT HOUSING LLC**  
 141 COMMERCIAL STREET  
 PORTLAND, MAINE 04103  
 TEL: 207 874-6867

**PIZZAGALLI CONSTRUCTION**  
 51 FRESHFISH STREET  
 PORTLAND, ME, 04103  
 TEL: 207 874 3223  
 FAX: 207 874 3707

**BAYSIDE VILLAGE - A STUDENT HOUSING COMPLEX**  
 10 BAYSIDE WAY  
 PORTLAND, MAINE

Project No: 2008-02.000  
 Drawing Title: **OVERALL FLOOR PLAN - GARAGE FLOOR**

Scale: 1/8" = 1'-0"  
 Date: SEPTEMBER 14, 2009  
 Designer:

Issued For Construction

**A1.GO**

1A

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

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

<b>Permit No:</b> 08-0494	<b>Date Applied For:</b> 05/09/2008	<b>CBL:</b> 442 A001001
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<b>Location of Construction:</b> 132 MARGINAL WAY	<b>Owner Name:</b> BAYSIDE VILLAGE STUDENT H	<b>Owner Address:</b> 247COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Bayside Village Student Housing - one building sign 2' x 23'4" (over entry)	<b>Proposed Project Description:</b> One building sign 2' x 23' 4" (over entry)
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 05/20/2008	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 06/04/2008	<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"/>
<b>Dept:</b> Planning	<b>Status:</b> Approved	<b>Reviewer:</b> Rick Knowland	<b>Approval Date:</b> 05/20/2008	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

<b>Comments:</b> 5/14/2008-amachado: Gave permit to Rick Knowland, so he could review it with the siteplan requirements.
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## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**BUILDING PERMIT INSPECTION PROCEDURES**

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\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# 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>132 Marginal Way</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>34A</u> <u>142</u>	Block# <u>B</u> <u>A</u>	Lot# <u>1</u> <u>1</u>
Owner: <u>Bayside Village Student Housing, LLC</u>		Telephone: <u>207-712-6948</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Contractor name, address & telephone: <u>Pizzagali Construction</u> <u>131 Presumpscot</u> <u>Portland, ME 04103</u> <u>(207)-874-2323</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>124.00</u> Awning Fee= cost of work <u>---</u> Total Fee: \$ <u>---</u>
Who should we contact when the permit is ready: <u>Scott Ranger</u> phone: <u>712-6948</u>		
Tenant/allocated building space frontage (feet): Length: <u>349 ft.</u> Height: <u>59 ft.</u> Lot Frontage (feet) <u>383.45 ft</u> Single Tenant or <u>Multi Tenant Lot</u> - <u>owner - 207' 2"</u> <u>- 1-3 Retail spaces - 142' 11"</u>		
Current Specific use: <u>- NA -</u> If vacant, what was prior use: <u>New Construction</u> Proposed Use: <u>Student Housing</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: <u>- NA -</u> Height from grade: <u>- 20 ft 8 in - 11 ft</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>23' 4" by 24"</u>		
Proposed awning? Yes <input type="checkbox"/> No <input checked="" 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): <u>NA - New Construction</u> 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/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.		

MAY 2008

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: Scott P. Ranger Date: 5/9/08

B-7 m o l h - t r e n t  
5% of 349 x 59 = 20,591  
5% of 1029.55 ft

This is not a permit; you may not commence ANY work until the permit is issued.

OK. 5150 - 46.65 ft





# 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.

- NA  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.
- NA  Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage. *We are the owners*
- ①  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.
- ②  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.
- NA-  Certificate of flammability required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection. (TBD)
- This Form  Pre-application questionnaire completed and attached.
- NA  Photos of existing signage *New Construction.*
- ③  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.

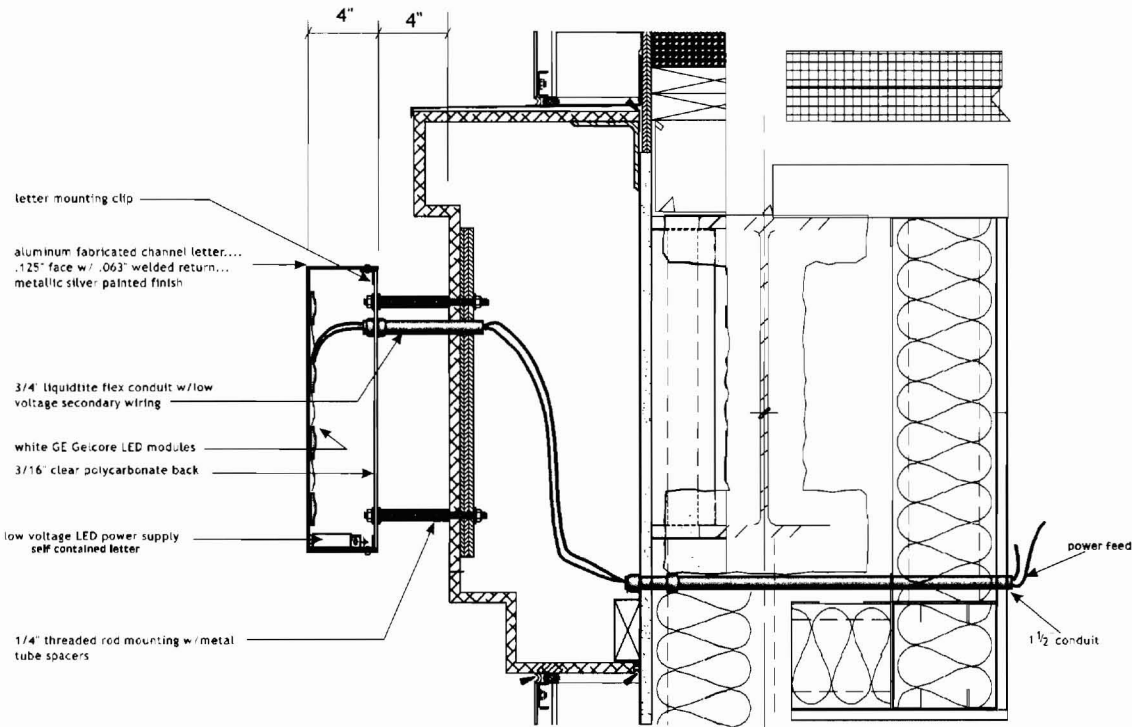
Fee Calculation

Length	23.33 Ft	
x Width	2 Ft.	
		46.66 sq. Ft.
x		\$ 2 per Sq. Ft
		\$ 93.32
		+ 30.00
		\$ 123.32
		Roundup → \$ 124.00

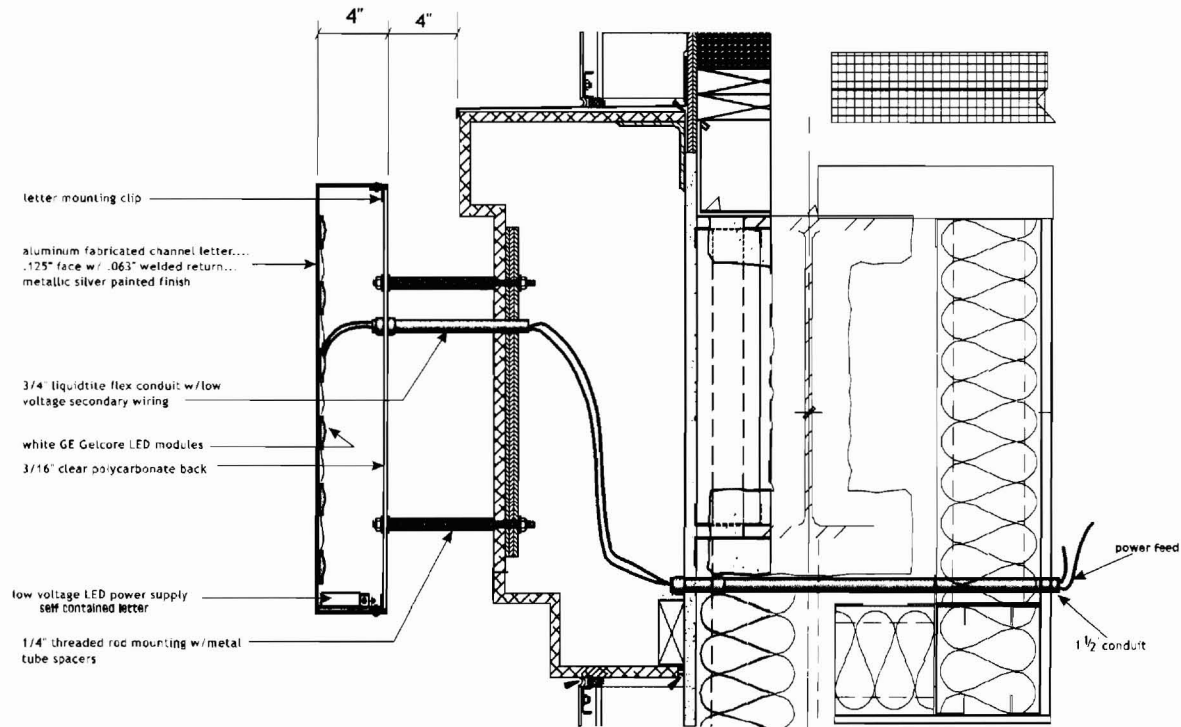
$279.875 \times 24 = 6717 \text{ sq.} = 46.65 \text{ sq.}$

# BAYSIDE 132 VILLAGE

ELEVATION REVERSE (HALO) CHANNEL LETTER SIGN...1/2"=1'-0"



SECTION THRU LETTERS..NTS



SECTION THRU NUMBERS..NTS

# SIGN

Representative: S. Hands

Job Name: Bayside

Job Location: MN

Sheet: 1 of 1

Date: 3/6/08

Job Number: B-01

Scale: As Noted

Drawn By: L.Hadfield

**NOTICE OF COPYRIGHT**  
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## NOTE

Mounting Hardware  
 Low Voltage Wire  
 Full Size Pattern

Provided by Sign Services

Requires (2) 15 amp circuits  
 Total Square Footage 26.6 sq. ft.

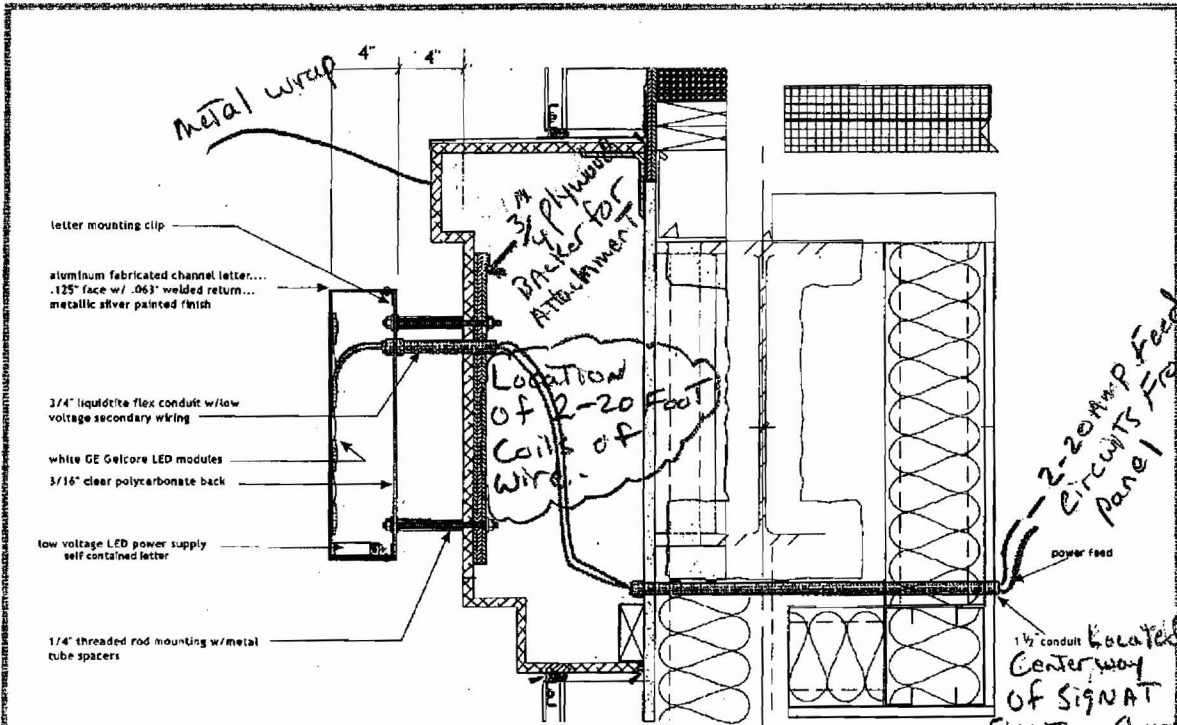
23.33 sq. ft.

279 7/8"

2283  
2A/B  
Sketch of  
Sign w/ dimensions  
materials,  
illumination,  
construction



ELEVATION REVERSE (HALO) CHANNEL LETTER SIGN... 1/2"=1'-0"



**Sign Services**  
202-296-7400  
202-296-7401  
sign@signs.com

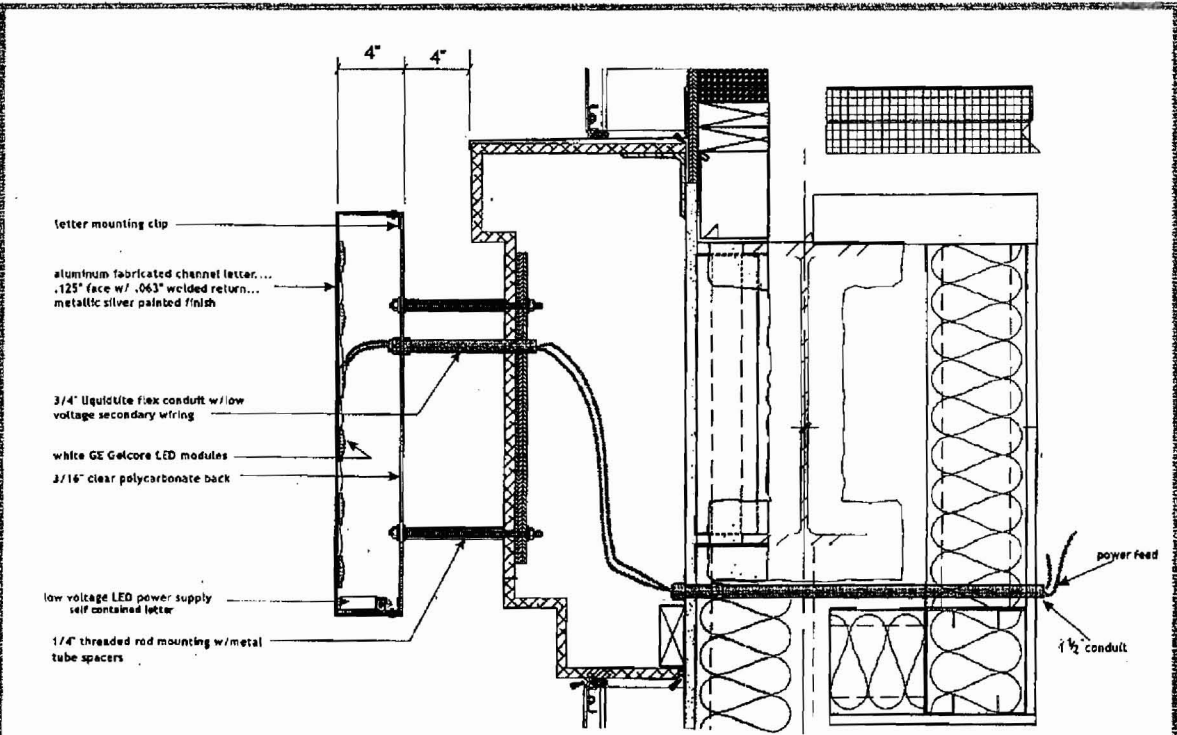
Representative: S. Hands  
Job Name: Bayside  
Job Location: MN  
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**NOTE**  
Mounting Hardware  
Low Voltage Wire  
Full Size Pattern  
Provided by Sign Services upon next meeting

Requires (2) 15 amp circuits

SECTION THRU LETTERS..NTS



SECTION THRU NUMBERS..NTS

2B/3

Specifics of installation  
attachment

Details of sign  
fastening

**From:** Street, Tim  
**Sent:** Saturday, March 29, 2008 2:34 PM  
**To:** Michael Lynch; 'Sign Services Graphics Dept.'; Ryan Leavitt  
**Cc:** Noblet, Daniel; Manz, David; Gallagher, Tim  
**Subject:** RE: Revised Specs

Team,

I have spoke with Sam from Sigh Services and we do have a plan. He has asked for the following below to be provide by the electrician on site.

- 2 - 15 amp circuits 20 feet of wire per circuit coiled up behind the plywood backer attachment area run back to an electrical panel.
- 1 - 1.5" Conduit for power to be located center of the sign as shown on Sam's drawing

After talking with Sam from Sign Services here is my interpretation of what we will need to do to complete the sign installation.

We will set a 1.5" conduit at the center location of the sign at the elevation shown and run 2-15 amp circuits through the conduit and leave 2-20 foot coils of wire (1 per circuit) behind the plywood backer attachment area.

We will install the plywood backer and install the finish metal at the sign attachment area only and leave the top and bottom plywood and metal off for Sign Services access. From there Sign Services will come and pre drill their holes for their bolts and conduits with a template. Sign Services will at that time install there attachment bolts and conduit through the metal and plywood areas where needed and seal around them to make them water tight. Sign Services will take the 2-20' coils of wire and run the wires to their numbers and letter locations as needed. They will also test all wires to make sure they are all ok. At that point we will finish installing the plywood on the top and bottom along with installing the finish metal. Sign Services will then come and install the sign to the pre drilled bolts and finish hooking up the wires as needed to the numbers and letters. If all is in agreement please respond. Please call me with any questions.

Thanks,

Timothy J Street  
Project Superintendent  
Bayside Village Student Housing  
132 Marginal Way Portland Maine  
04103  
Phone: 761-1535 ext-107  
Fax-842-9196

**From:** Sign Services Graphics Dept. [mailto:ssigraphics@tds.net]  
**Sent:** Tuesday, March 18, 2008 10:32 AM  
**To:** Street, Tim  
**Subject:** Revised Specs

Construction  
and  
Lighting

26



"Frame is attached to light pole  
by chain."

Between 10'8" to 11"

Height of sign

27