

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION **PERMIT**

Permit Number: 071444

This is to certify that CENTRO HERITAGE SPE LLC /Sign Concepts

has permission to New Signage - new 25'3" x sign attached to building

AT 1064 BRIGHTON AVE

263 ALA005001

provided that the person or persons who obtain or accept 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 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.

Verification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4  
YOUR 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 \_\_\_\_\_

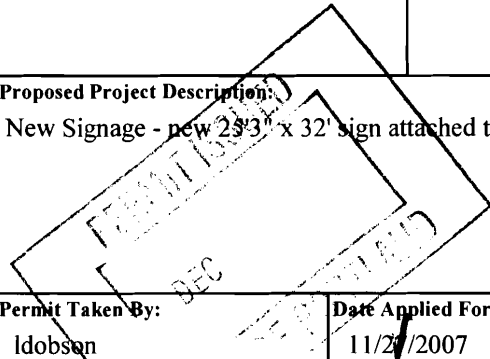
Department Name

*[Signature]* 12/4/07  
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

<b>Permit No:</b> 07-1444		<b>Issue Date:</b>		<b>CBL:</b> 263A A005001	
<b>Location of Construction:</b> 1064 BRIGHTON AVE		<b>Owner Name:</b> CENTRO HERITAGE SPE 4 LLC		<b>Owner Address:</b> 131 DARTMOUTH ST	
<b>Business Name:</b> JOANN FABRICS & CRAFTS		<b>Contractor Name:</b> Sign Concepts		<b>Contractor Address:</b> 75 Bishop Street Portland	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Phone:</b> 2076992920	
<b>Past Use:</b> Commercial - Retail - Joann Fabric		<b>Proposed Use:</b> Commercial - Retail - Joann Fabric - New Signage - new 25'3" x 32' sign attached to building		<b>Permit Fee:</b> \$330.00	
<b>Proposed Project Description:</b> New Signage - new 25'3" x 32' sign attached to building		<b>Cost of Work:</b> \$150.00		<b>CEO District:</b> 3	
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>		<b>INSPECTION:</b> Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i> Signature: <i>[Signature]</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: _____ Date: _____			
<b>Permit Taken By:</b> Idobson		<b>Date Applied For:</b> 11/29/2007		<b>Zoning Approval</b>	
<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"/> CK Date: 11/29/07 <i>AKM</i>		<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 <i>AKM</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



# 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>1064 Brighton Ave. Portland, ME 04102</u>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>263A A005001</u>	Owner: <u>Centro Properties Group</u> <u>171 Dartmouth St.</u> <u>Boston, MA 02116</u>	Telephone: <u>617-247-2200</u> <u>x2616</u>
Lessee/Buyer's Name (If Applicable) <u>JoAnn Fabrics</u> <u>5555 Darrow Rd.</u> <u>Hudson, OH 44236</u>	Contractor name, address & telephone: <u>Sign Concepts</u> <u>75 Bishop St.</u> <u>Portland, ME 04103</u> <u>207-699-2920</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>314.40</u> Awning Fee= cost of work <u>—</u> Total Fee: \$ <u>314.40</u>

Who should we contact when the permit is ready: David phone: 207-699-2920

Tenant/allocated building space frontage (feet): Length: 98' Height: 32'  
 Lot Frontage (feet) \_\_\_\_\_ Single Tenant or Multi Tenant Lot Multi

Current Specific use: JoAnn Fabrics  
 If vacant, what was prior use: \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_

**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: 25'3" x 5'11"

**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):** ? None  
 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.

142.2 sq ft  
x 2  
284.40  
+ 30  
314.40

150 x 2 x 30  
330 sq ft

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: [Signature]

Date: 11/20/07

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

82 multi line  
98 x 1.5 = 147 ft

OK

303" x 48" = 14544 sq ft = 101 sq ft  
282 x 412 sign

142.2 sq ft

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

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

<b>Permit No:</b> 07-1444	<b>Date Applied For:</b> 11/21/2007	<b>CBL:</b> 263A A005001
------------------------------	--	-----------------------------

<b>Location of Construction:</b> 1064 BRIGHTON AVE	<b>Owner Name:</b> CENTRO HERITAGE SPE 4 LLC	<b>Owner Address:</b> 131 DARTMOUTH ST	<b>Phone:</b>
<b>Business Name:</b> JOANN FABRICS & CRAFTS	<b>Contractor Name:</b> Sign Concepts	<b>Contractor Address:</b> 75 Bishop Street Portland	<b>Phone</b> (207) 699-2920
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Retail - Joann Fabric - New Signage - new 25'3" x 5'11" sign attached to buiding	<b>Proposed Project Description:</b> New Signage - new 25'3" x 5'11" sign attached to buiding
---	--

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 11/29/2007  
**Note:**      **Ok to Issue:** ☒

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 12/04/2007  
**Note:**      **Ok to Issue:** ☒

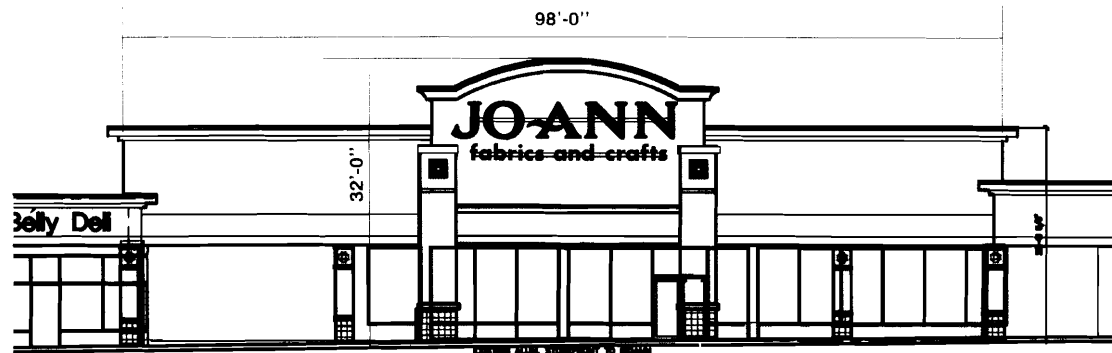
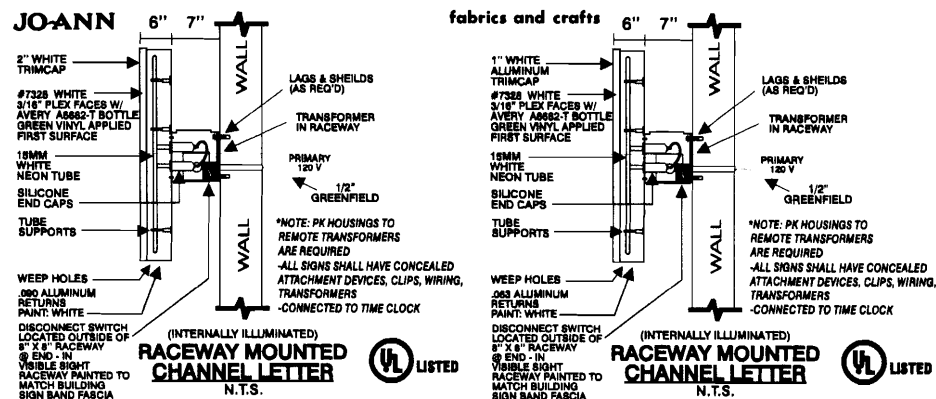
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

**101 SQ. FT.**

1' 11'

**\*NOTE: BUILDING FASCIA COLOR  
TO BE CONFIRMED BY JOANN**

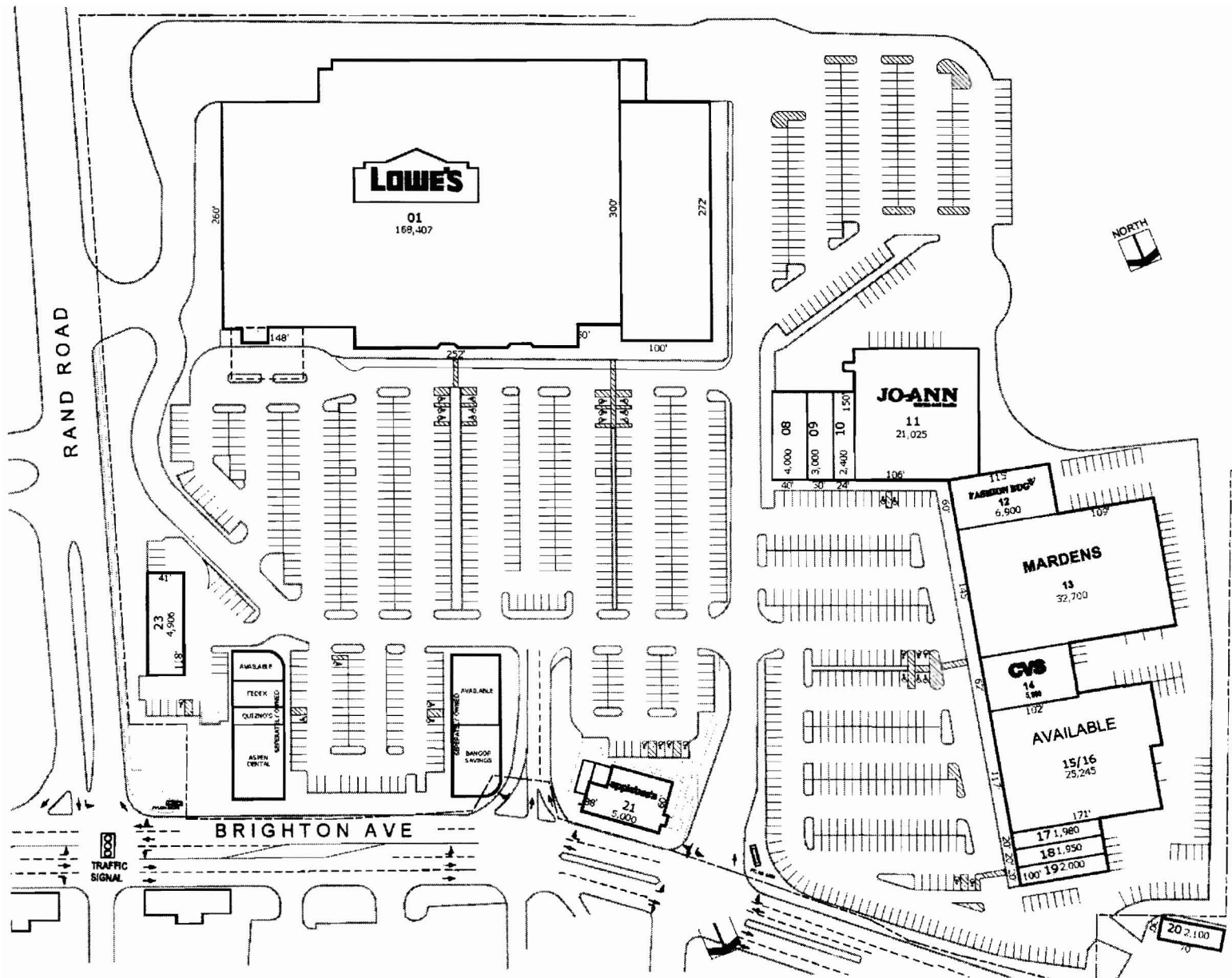
CUSTOM FABRICATED .063 ALUMINUM 6" DEEP CHANNEL LETTERS W/ ALUMINUM 1" RETURNS FINISHED WHITE.  
3/16" #7326 WHITE PLEX FACES W/ AVERY A6682-T BOTTLE GREEN VINYL OVERLAY WITH 1" WHITE TRIMCAP.  
ILLUMINATED W/ 15MM WHITE NEON TUBING AS REQ'D. FOR PROPER ILLUMINATION, POWERED BY 60 MA. TRANSFORMERS.  
NOTE: FABRICATION AND INSTALLATION PER U.L. SPECIFICATIONS. 7" HIGH X 7" DEEP RACEWAY PAINTED TO MATCH BUILDING FASCIA.



**PARTIAL ELEVATION SCALE: 1/16" = 1'-0"**

**CLIENT SIGNATURE & APPROVAL DATE:**

NOTICE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MC SIGN COMPANY" ANY UN-AUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY © MC SIGN CO. 1998



PINETREE SHOPPING CENTER		
RETAILER DATA PINEPINET1		
NO.	RETAILER	SQ. FT.
01-07	LOWE'S	168,407
08	DADDY'S JUNKY MUSIC STORE	
09	RADIO SHACK	
10	FULLY BELLY DELI	
11	JO-ANN FABRIC	21,025
12	FASHION BUG	6,900
13	MARDENS	32,700
14	CVS	5,000
15/16	AVAILABLE	25,245
17	AVAILABLE	17,190
18	HAIR EXCITEMENT	181,950
19	KEY BANK	192,000
20	REPUBLICASH	202,100
21	APPLESBEE'S	5,000
23	CENTURY TIRE	4,500
TOTAL (SQUARE FEET)		281,900

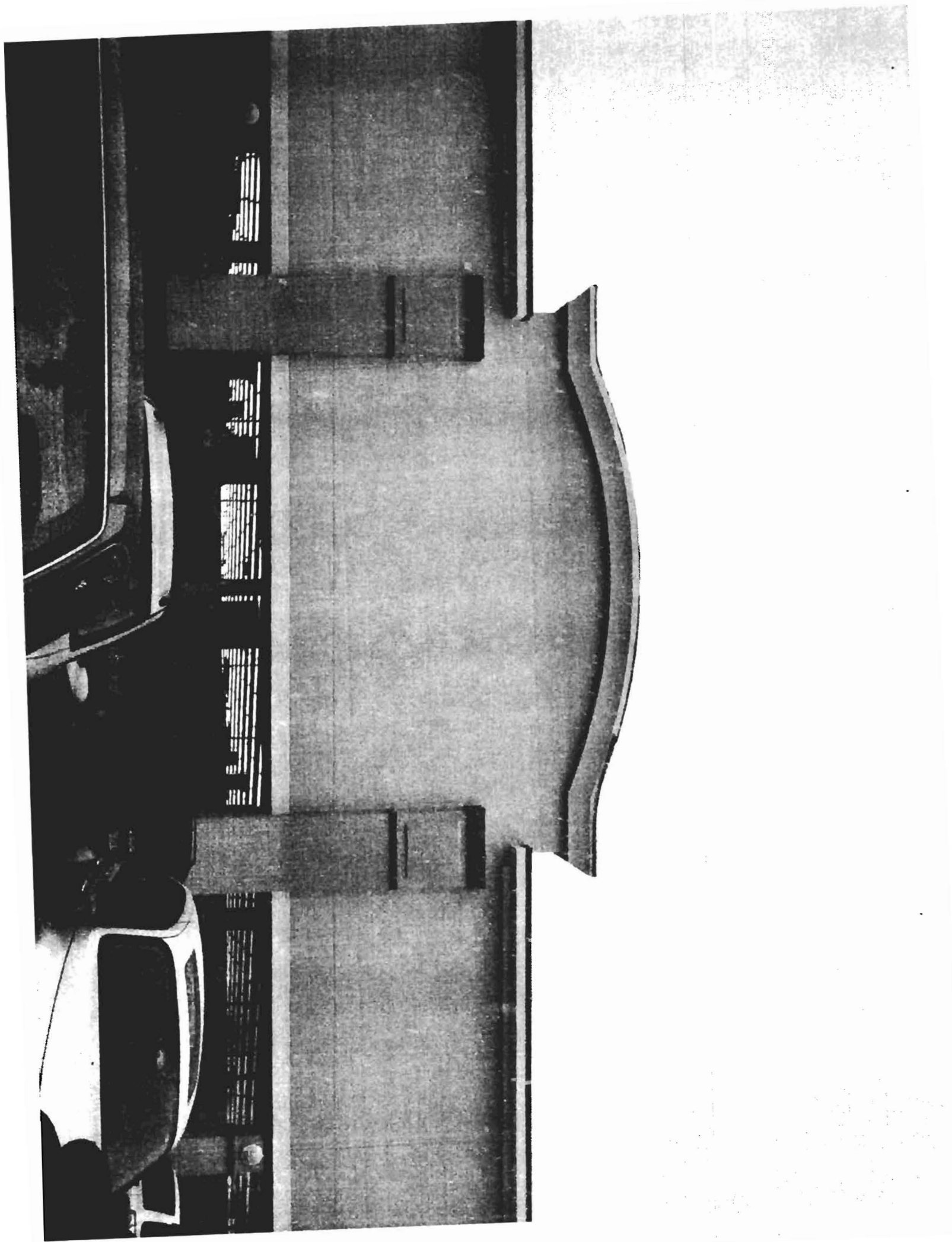
## PINETREE SHOPPING CENTER

PORTLAND, MAINE

APRIL 2007



Centric  
Properties



# **SIGN**Concepts

VISUAL COMMUNICATION EXPERTS

75 Bishop St., Portland, ME 04103

207.699.2920

To: Lisa  
Company: City of Portland  
Fax: 874-8716

From: David  
Phone: 207.699.2920  
Fax: 207.878.7790

Date: 11/20/07  
Pages w/ cover: 8

Comments: Hi Lisa, I have copied the check I'm sending along  
with the hardcopy in the mail today. Thanks for putting  
this in the system for me.

David

Please call if you need further information.



City of Portland

Check Number: 2188  
Check Date: Nov 20, 2007  
Duplicate  
Check Amount \$314.40

Invoice	Date	Discount Taken	Amount Paid	Quantity	Description
	11/20/07		314.40		Permit for JoAnn Fabrics on Brighton Avenue

**SignConcepts**  
Visual Communication Solutions

9 Storm Drive  
Windham, ME 04062  
(207) 894-7651

**Gorham**  
SAVINGS BANK

766 Roosevelt Trail  
Windham, Maine 04062  
Phone: (207) 892-2821

52-7457/2112

Memo:

Three Hundred Fourteen and 40/100 Dollars

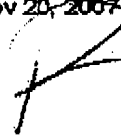
City of Portland

PAY  
TO THE  
ORDER OF

DATE  
Nov 20, 2007

CHECK NO.  
002188

AMOUNT  
314.40



AUTHORIZED SIGNATURE

⑈002188⑈ ⑆211274573⑆ 603 0041831⑈

November 20, 2007

Mr. Chris Aiken  
JoAnn Fabrics  
5555 Darrow Road  
Hudson, Ohio 44236

RE: Signage  
Pine Tree Shopping Center, Portland, Maine

Dear Tenant:

Centro Properties Group is in receipt of plans and renderings (copy enclosed) of the proposed signage change for the JoAnn Fabrics store at the above shopping center. In accordance with the plans prepared by MC Sign Company dated November 12, 2007; the signage is approved, subject to the terms of your lease agreement and the following conditions:

- ☒ Tenant or its designated contractor must secure all permits where necessary.
- ☒ Your compliance with all state and local codes and ordinances.
- ☒ A copy of your contractor's certificate of insurance must be received in this office before work commences.
- ☒ Contractor must exercise extreme caution during the installation and install barriers to secure areas from any possible accident or injury.
- ☒ All debris must be removed from the site by Tenant or its designated contractor.
- ☒ All work to be done in a good workmanlike manner at your sole cost and expense.
- ☒ Maintenance of the sign will be the sole responsibility of Tenant.
- ☒ All licensed tradesmen must be used when necessary.

- ☒ Contractor(s) must exercise extreme caution during installation of electrical lines to prevent damage or interruption of service to other tenants in the shopping center.
- ☒ Any cuts made to the canopy must be returned to a finished state.
- ☒ Any demising wall or roof parapet affected by this installation must be returned to their original state.

If you have any questions regarding this, please do not hesitate to contact me at 617-247-2200 x2616.

Sincerely,

Lawrence Pope  
Senior Property Manager  
Northeast Region

Cc: MC Sign Company

Enclosure