

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 080317

This is to certify that CENTRO HERITAGE SPECIALTY LLC / Build A Signhas permission to Sidewalk sign 24" x36"AT 1064 BRIGHTON AVE

263A A005001

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.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or service is closed-in. 4 HOUR NOTICE 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

Director - Building & Inspection Services

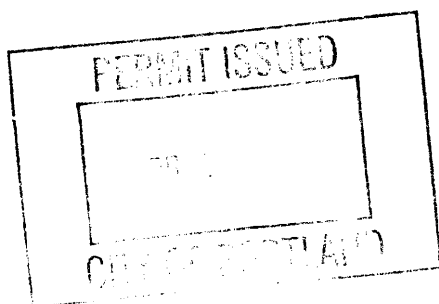
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0317		Issue Date:		CBL: 263A A005001	
Location of Construction: 1064 BRIGHTON AVE		Owner Name: CENTRO HERITAGE SPE 4 LLC		Owner Address: 131 DARTMOUTH ST	
Business Name:		Contractor Name: Build A Sign		Contractor Address:	
Lessee/Buyer's Name		Phone:		Permit Type: Signs - Side Walk	
Past Use: Commercial - Hair Salon - "Xclusive" See Previous sign permits # 061393 & 070339		Proposed Use: Commercial - Hair Salon - "Xclusive" - Sidewalk sign 24" x36"		Zone: B-2	
Permit Fee: \$42.00		Cost of Work: \$42.00		CEO District: 3	
Proposed Project Description: Sidewalk sign 24" x36"		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: <i>U</i> Type: Signature: <i>[Signature]</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: 04/08/2008		Zoning Approval	

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 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"/> Date: <i>4/9/08</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 Date: <i>9</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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
08-0317	04/08/2008	263A A005001

Location of Construction: 1064 BRIGHTON AVE	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name:	Contractor Name: Build A Sign	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Side Walk	

Proposed Use: Commercial - Hair Salon - " Xclusive" - Sidewalk sign 24" x36"	Proposed Project Description: Sidewalk sign 24" x36"
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/09/2008**Note:** **Ok to Issue:** ☒

- 1) All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 04/10/2008**Note:** **Ok to Issue:** ☒



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>1124 Brighton Ave Suite 23</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>AA</u> Lot# <u>5</u>	Owner: <u>Tammy Morales</u>	Telephone: <u>2077752299</u>
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: \$
Who should we contact when the permit is ready: <u>Tammy Morales</u> phone: <u>775-2299</u>		
Tenant/allocated building space frontage (feet): Length: <u>30</u> Height: <u>16</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: <u>Sandwich Board for Advertisement</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): <u>Sandwich Board</u> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>24" x 36"</u> Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes _____ 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): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____ <i>*All of my information is on file with you*</i>		
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>Tammy Morales</u>	Date: <u>4/4/08</u>
--	---------------------

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



NEED HELP? 1-800-330-9622

or [Chat Now!](#)[Login](#)[My Account](#)[Cart](#)[Help](#)
[Home](#) [Signs](#) [Banners](#) [Magnetics](#) [Accessories](#) [All Products](#)

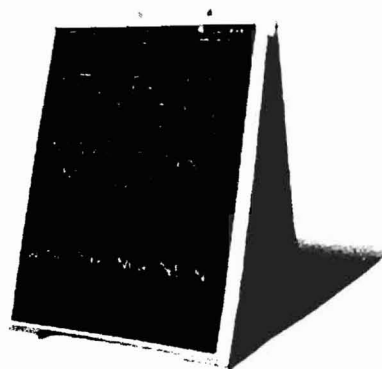
Acrylic Black Board Marquee (White)

Product Description:

Sandwich Board with 24" x 36" Acrylic Face and Markers.

Options:

Select a Quantity: 1



PRICING BREAKDOWN

Qty.:	1	5	20	50
Price/Item:	\$155.50	\$151.61	\$142.98	\$133.65

[Add To Cart](#)
[Continue Shopping](#)

HELP

[- Contact Us](#)
[- F.A.Q.](#)
[- Sitemap](#)
[- Site Map](#)
[- Pricing](#)

ACCOUNT

[- My Account](#)

PRODUCTS

[- Signs](#)
[- Banners](#)
[- Magnetics](#)
[- All Products](#)

COMPANY

[- Overview](#)
[- Press Room](#)
[- Careers](#)
[- Testimonials](#)

PROGRAMS

[- Affiliate](#)
[- Business Solutions](#)

LEGAL

[- Privacy Policy](#)
[- Terms of Service](#)
[- Shipping Policy](#)
[- Terms of Sale](#)

Copyright © 2008 BuildASign.com™ All Rights Reserved

Bacon Center

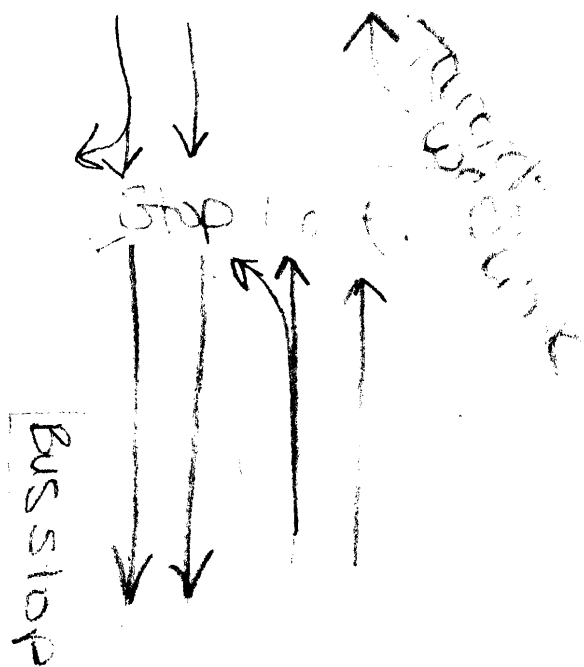


Figure 1
Map location

Perkins

Republica

Exclusive
Dorian

All my information is on file.

Park
Building

Park
waiting area

Ground
Pine tree
Shopping
Center

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1393		Issue Date: <div style="border: 1px solid black; padding: 2px; text-align: center;"> PERMIT ISSUED </div>		CBL: 263A A005001	
Location of Construction: 1064 BRIGHTON AVE		Owner Name: HERITAGE REALTY LIMITED P		Owner Address: 131 DARTMOUTH ST 6TH FL	
Business Name: Xclusive		Contractor Name: Sign Solutions		Contractor Address: 55 Bishop St. Portland	
Lessee/Buyer's Name: Tammy Morales		Phone: 207-854-4247		Permit Type: Signs - Permanent	
Past Use: Hair Salon "Xclusive" Connected w/ Permit#061366		Proposed Use: Hair Salon "Xclusive" Connected w/ Permit#061366- Signage for new Hair Salon 1 2' x 8' Sign & 1 3' x 20 Building sign		Permit Fee: \$182.00	
				Cost of Work: \$182.00	
				CEO District: 3	
Proposed Project Description: Signage for new Hair Salon 1 2' x 8' Sign & 1 3' x 20 Building sign <i>permit is for building sign only. free standing sign is denied.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>Retracing only</i> <i>+ BCD 2003</i>	
		Signature:		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:			
Permit Taken By: Idobson		Date Applied For: 09/21/2006		Zoning Approval	
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 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/ condition</i> Date: 9/29/06 <i>ABU</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>ASU</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: 06-1393	Date Applied For: 09/21/2006	CBL: 263A A005001
-----------------------	---------------------------------	----------------------

Location of Construction: 1064 BRIGHTON AVE	Owner Name: HERITAGE REALTY LIMITED P	Owner Address: 131 DARTMOUTH ST 6TH FL	Phone:
Business Name: Xclusive	Contractor Name: Sign Solutions	Contractor Address: 55 Bishop St. Portland	Phone: (207) 878-8000
Lessee/Buyer's Name Tammy Morales	Phone: 207-854-4247	Permit Type: Signs - Permanent	

Proposed Use: Hair Salon " Xclusive" Connected w/ Permit#061366- Signage for new Hair Salon 1 2' x 8' Sign & 1 3' x 20 Building sign	Proposed Project Description: Signage for new Hair Salon 1 2' x 8' Sign & 1 3' x 20 Building sign
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/29/2006**Note:** Application was for two signs. 3'x20' building sign is approved. 2'x8' panel on free standing sign is denied **Ok to Issue:** ☒
because the pole sign is legally nonconforming, so the size can't be increased.. See letter dated 9/29/06.

- 1) This permit is to erect a 3'x 20' building sign only.

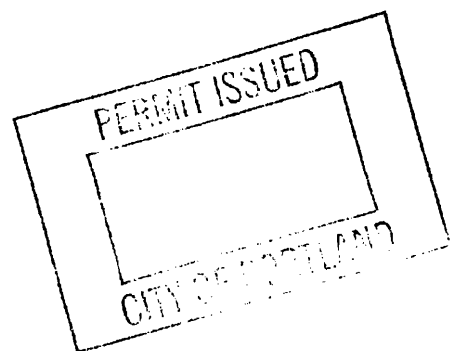
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 10/10/2006**Note:** refacing signs only **Ok to Issue:** ☒

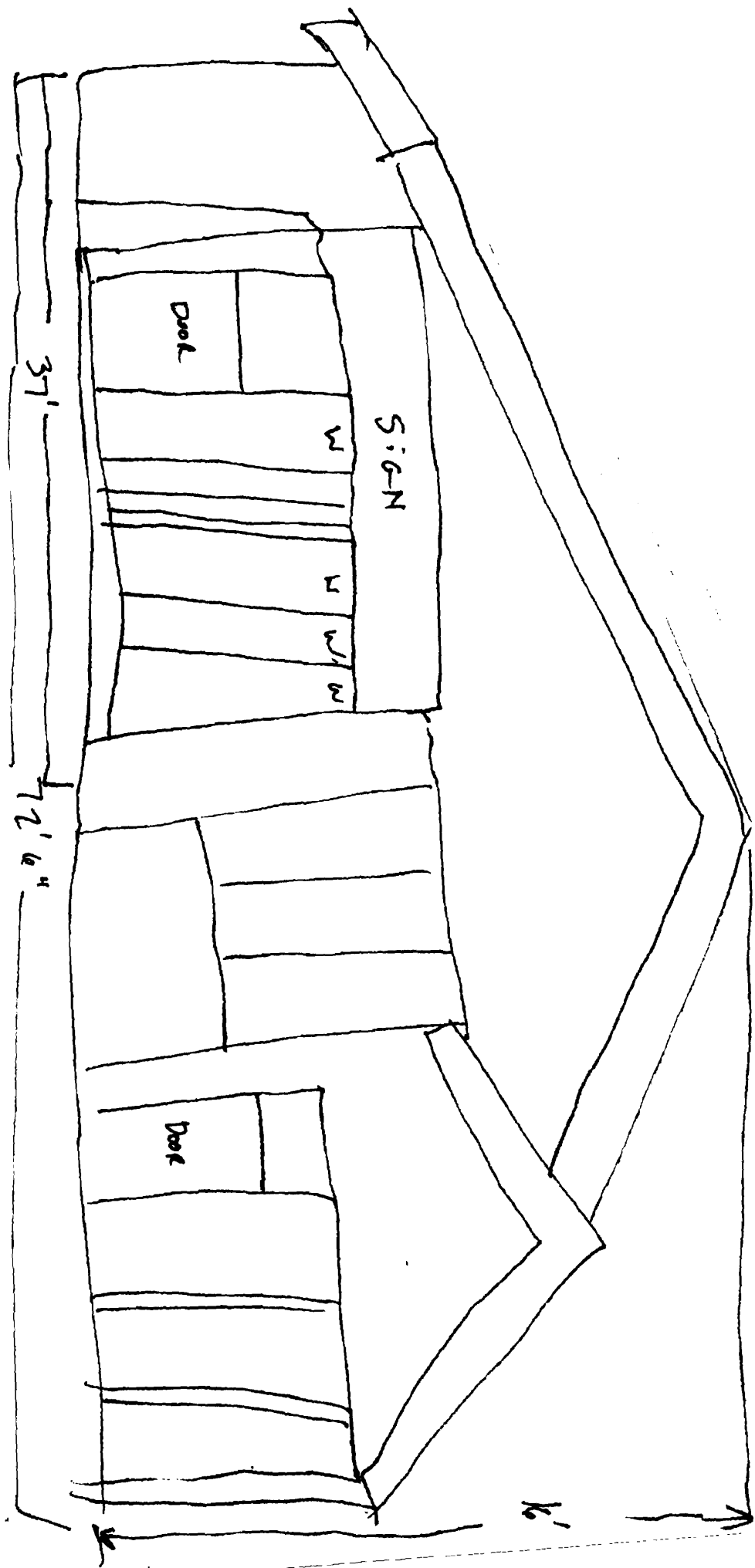
- 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Comments:

9/28/06-amachado: Left message with Tammy Morales. I can't find a permit for the Republic Cash Free standing sign for the 8' x 2' spot and this sign is legally nonconforming. The 3' x 20' box on the building for the tenant is too big and there is no permit for that. The sign must be a maximum of 55.5 s.f.

9/29/06-amachado: 3' x 20' sign is OK. Previously permitted and allowable maximum signage is 108 feet. Panel for free standing sign is denied. See letter dated 9/29/06.





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000059

JAN 29 1986

ZONING LOCATION 3-2 PORTLAND, MAINE Jan. 24, 1985 City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1080. ~~Brighton~~ Brighton Avenue. Fire District #1 ☐ #2 ☐

1. Owner's name and address Net Properties - Boylston St. Boston, Ma Telephone

2. Lessee's name and address Speedy Auto Glass - Presumpscot St. Telephone

3. Contractor's name and address Bailey Sign Co. - 9 Thomas Drive Telephone 774-2843

Westbrook No. of sheets

Proposed use of building retail of glass No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Appeal Fees \$

FIELD INSPECTOR- Mr. Base Fee 77.00

@ 775-5451 Late Fee

To erect pole sign - free standing - 5' x 15'
also to erect 3' x 20' on front of building
as per plans. 2 sheets of plans.

TOTAL \$

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 3 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION-PLAN EXAMINER

ZONING: O.P. 91.9.1. 1/22/86

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

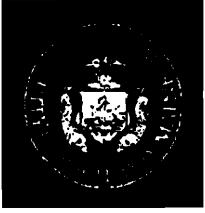
MISCELLANEOUS

Will work require disturbing of any tree on a public street? NO

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Signature of Applicant Robert Young f. Phone # same

Type Name of above Bailey Sign Co. 1 ☐ 2 ☐ 3 ☐ 4 ☐



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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

September 29, 2006

Tammy Morales
Xclusive, LLC
1124 Brighton Avenue
Portland, ME 04102

RE: 1124 Brighton Avenue – 263A A 005 – B2 – sign – permit # 06-1393

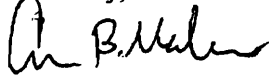
Dear Ms. Morales,

I am in receipt of your application to erect two signs for your business, Xclusive, at 1124 Brighton Avenue. Section 14-369.5 Table 2.13 of the ordinance states that for a building sign for an individual business in a multi tenant lot, the maximum allowable size is 1.5 square feet per linear foot of building frontage. The building frontage is seventy-two feet, so the maximum allowable sign size is 108 square feet. The proposed 3'x 20' building sign is sixty square feet, so it meets the requirements of the ordinance and can be permitted. Unfortunately, the same is not true for the proposed 2' by 8' sign attached to the free standing sign pole. Section 14-369.5 Table 2.13 states that there is only one free standing sign allowed per lot unless the lot fronts on another street and then there can be a sign on the abutting street. Your business is part of the Pine Tree Shopping Center, and there is already a sign for this center. The sign pole that you want to attach your sign to is legally nonconforming because it was erected before the ordinance went into effect. Since you cannot increase the size of a legally nonconforming sign, we must deny your request to add the 2'x 8' sign to the existing sign pole.

You have the right to appeal my decision. Section 14 – 368.5(g) of the ordinance states that an applicant who has been denied an approval for failure to meet the signage regulations of section 14 – 369.5 “may apply to the planning authority for review of the denied signage pursuant to the standards set forth in section 14 – 526(a)(23)”. If the planning authority disapproves the application, then under section 14 – 527 of the ordinance you may appeal the decision to the Planning Board within ten (10) days of the decision being rendered.

Please feel free to call me at 874-8709 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann B. Machado". The signature is fluid and cursive, with the first name "Ann" being more prominent.

Ann B. Machado
Zoning Specialist
(207) 874-8709