



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that CENTRO HERITAGE SPE 4 LLC

Located At 1064 BRIGHTON AVE

Job ID: 2011-08-1909-ALTCOMM

CBL: 263A-A-005-001

has permission to Install 3' x 32' wall sign for Dollar Tree

provided that the person or persons, firm or corporation accepting 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

N/A

[Signature]

10/27/11

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1909-ALTCOMM

Located At: 1064 BRIGHTON
AVE

CBL: 263A- A-005-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of revised plans submitted 10/27/11. Any deviations shall require a separate approval before starting that work.

Building

1. Signage Installation to comply with Chapters 31 & 32 of the IBC 2009 building code.
-

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1909-ALTCOMM 2011-10984-Sign	Date Applied: 10/7/2011	CBL: 263A- A-005-001		
Location of Construction: 1064 BRIGHTON AVE (1100)	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST BOSTON, MA 02116	Phone:	
Business Name:	Contractor Name: BAILEY SIGNS	Contractor Address: 9 THOMAS DRIVE, WESTBROOK, Me 04092	Phone: (207) 774-2843	
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN	Zone: B-2	
Past Use: Retail - Dollar Tree	Proposed Use: Same - Dollar Tree - install building sign - 3' x 32'	Cost of Work:	CEO District:	
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Sign Signature: <i>Ken</i>	
Proposed Project Description: Building wall sign For Dollar Tree		Pedestrian Activities District (P.A.D.)		
Permit Taken By:		Zoning Approval		
<ol style="list-style-type: none">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 informatin may invalidate a building permit and stop all work.		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: OK w/condition 10/27/11 <i>APM</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 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:
		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 appication 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



B-2

2011-2012 - 1991 - fit up for dollar tree

Signage/Awning Permit Application (2011-10984)

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>1160 Brighton Ave. (1064)</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>AA</u> Lot# <u>5</u>	Owner: <u>Brixmor Property Group</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Dollar Tree</u>	Contractor name, address & telephone: <u>Bailey Sign, Inc</u> <u>9 Thomas Dr.</u> <u>Westbrook, ME 04092</u> <u>(207) 774-2843</u>	Total s.f. of signage x \$2.00 <u>246.00</u> Per s.f. plus \$30.00/\$65.00 <u>30.00</u> For H.D. signage= Total Fee: \$ <u>876-</u> Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Deanna@BaileySign</u> phone: <u>774-2843 x 115</u>		
Tenant/allocated building space frontage (feet): Length: <u>65'</u> Height: <u>23'</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>multi</u>		
Current Specific use: <u>Retail</u> If vacant, what was prior use: _____ Proposed Use: <u>Retail</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <u>X</u> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <u>X</u> No _____ Dimensions proposed: <u>3'6" x 37'6" = 122.28 sq ft.</u>		
Proposed awning? Yes _____ No <u>X</u> 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 <u>X</u> No _____ Dimensions: <u>existing plaza sign</u> Bldg. wall sign? (attached to bldg) Yes _____ No <u>X</u> Dimensions: _____ Awning? Yes _____ No <u>X</u> 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.		

11.3.10.1
12.5

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:

Deanna Emory / Bailey Sign Inc.

Date:

10-6-11

B-2 multi-hunt.

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

$$1.5 \times 65 = 97.5$$

$$42 \times 450.75 = 18,931.5 = 131.42$$

$$220.75 \times 36 = 55.194$$

$$136.625 \times 36 = 34.16$$

$$89.354 \text{ (10)}$$



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.

- ☒ 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.
- ☒ 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.
- ☒ 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
- ☒ 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, \$10.00 per additional \$1,000.00 of cost.**

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

Pine Tree Shopping Center



BLAIR COMPANY
ARCHITECTURAL IMAGING
BOOKS • PAPER • POSTERS • PHOTOGRAPHY

Ann Machado - Dollar Tree - 1100 Brighton Ave.

From: "Deanna Emery" <demery@baileysign.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 10/27/2011 2:00 PM
Subject: Dollar Tree - 1100 Brighton Ave.
Attachments: DOLLAR TREE_Portland ME (08-30-11) Rev 1a1.pdf

Hi Ann,

So I went over to confirm the running length of the Dollar Tree's storefront and it is in fact 65 feet. They previously had told us that they had space to the right of the doors which is where the 86+/- came from. Anyway.... I have attached a revised drawing with a smaller set of letters that should be within their allowed square footage. If you would, please let me know that you have received this and also if there is anything further you need from me before this can be approved. Thanks again for all your help!

Deanna Emery

Bailey Sign, Inc.
9 Thomas Dr.
Westbrook, ME 04092
tel: (207) 774-2843 ext. 115
fax: (207) 774-1193
demery@baileysign.com

Vist us on the web at:
www.baileysign.com
www.baileyflagcenter.com

BRIXMOR

October 4, 2011

Dollar Tree Stores, Inc.
500 Volvo Parkway
Chesapeake, VA 23320

Re: Dollar Tree-Pine Tree Shopping Center-1100 Brighton Avenue Portland, ME 04102
Signage Approval


Dear Tenant:

Please be advised that the sign drawing(s) dated 08/24/11 submitted by Blair Companies for the above named tenant have been reviewed and approved as noted with the following provisions in addition to the provisions already set forth in the Lease Agreement:

1. Tenant and/or sign contractor is to obtain all necessary approvals and permits from all governing agencies with copies to be forwarded to Landlord within 10 days of receipt of said permits and approvals.
2. Contractor shall furnish a Certificate of Insurance to Landlord's prior to commencement of work. Contractor shall indemnify and hold harmless as an additionally insured the following entities:
BrixMor Property Group and Centro Heritage SPE 4 LLC
3. Sign construction and installation to conform to the latest codes; federal, state, city, township, etc.
4. Contractor shall be responsible for all initial costs, taxes, and any additional expenses which may arise.
5. Contractor shall be responsible for all modifications required for the sign installation including those required on the building fascia and/or electrical systems. Any damages caused to any portion to the building or common areas as a result of the sign installation shall be the contractor's responsibility to repair.
6. Landlord has reviewed sign drawings but is not responsible for any errors or omissions in the design or construction.
7. Contractor shall be responsible for issues arising with local Building Trade unions, if applicable, to insure no disruption to shopping center operations.
8. The drawings submitted for Landlord review have become the property of the Landlord for record purposes.

Should you have any questions, please feel free to contact the undersigned.

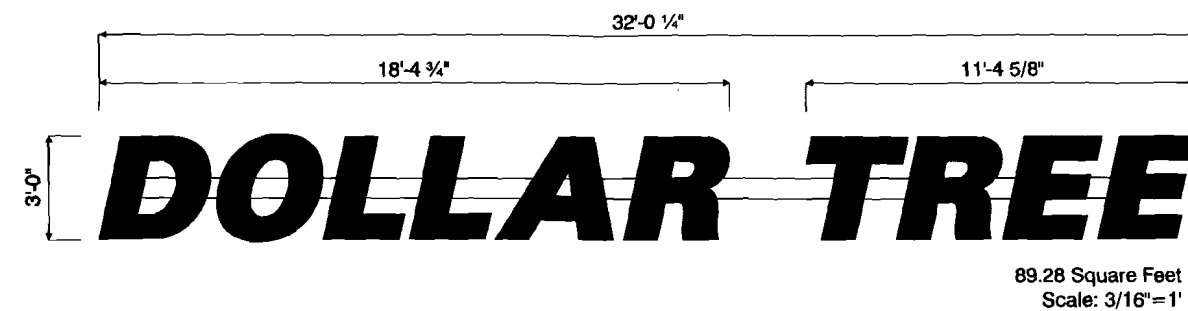
Sincerely,


Stephanie Dunbar
Senior Property Manager
BrixMor Property Group
Northeast Region

Cc: Howard Porter, VP Property Management
Josh Berman, Construction
Charles Davis, Leasing Manager
Monika Petrikova, Lease Administrator
National Accounts Specialist

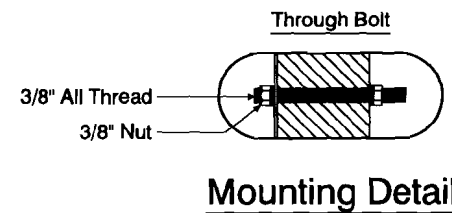
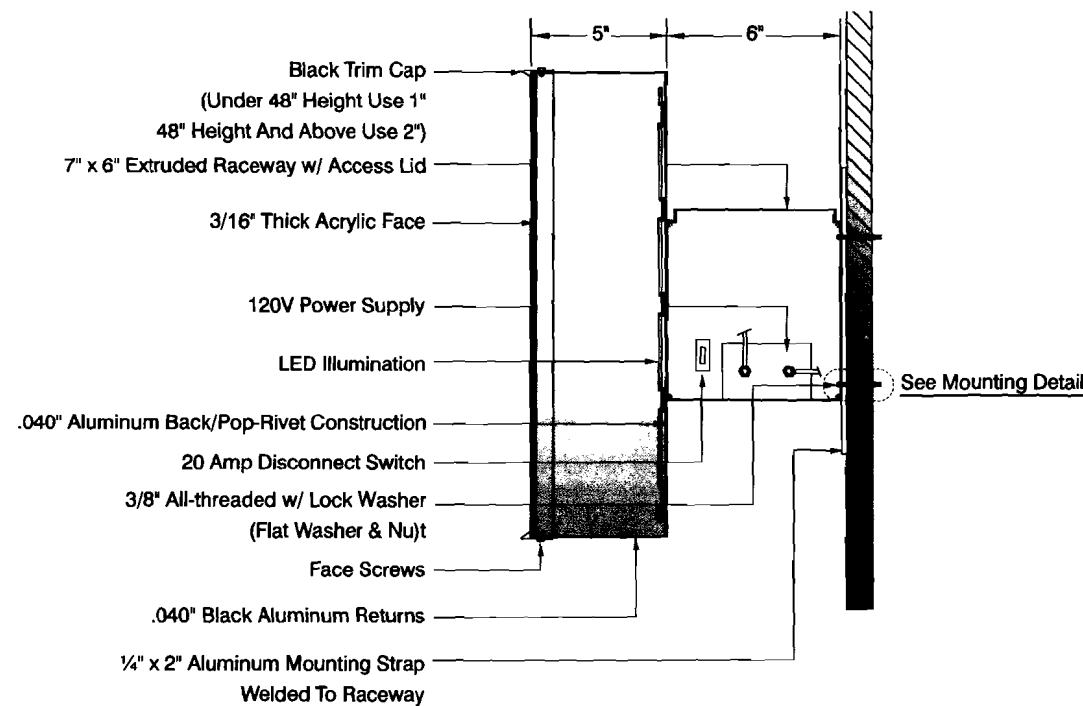
36" Internally Illuminated Channel Letters
Raceway Mounted

$$220.75 \times 36 = 7947 \text{ in} = 55.19 \text{ ft}$$
$$136.625 \times 2 = 273.25 \text{ in} = 22.77 \text{ ft}$$
$$7947 \text{ in} - 273.25 \text{ in} = 7673.75 \text{ in} = 63.95 \text{ ft}$$



Electrical Note:
DOLLAR TREE LED Letters:
-(1) 240 watt Power Supply (DOLL)
-(1) 60 watt Power Supply (A)
-(1) 60 watt Power Supply (R)
-(1) 240 watt Power Supply (TREE)
-(1) 20 amp 120v Circuit Req.

Color Schedule:
A. Acrylic Face : White #7328 With Vinyl Overlay, Arlon #2500-156 Vivid Green
B. Trim Cap: Black
C. Metal Letter - Exterior: Black
D. Metal Letter - Interior: White
E. LED: Green (6500k)
F. Raceway to Match Background




Side View

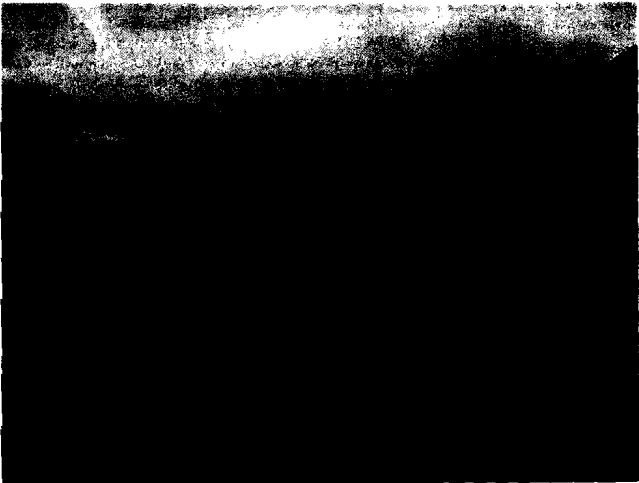
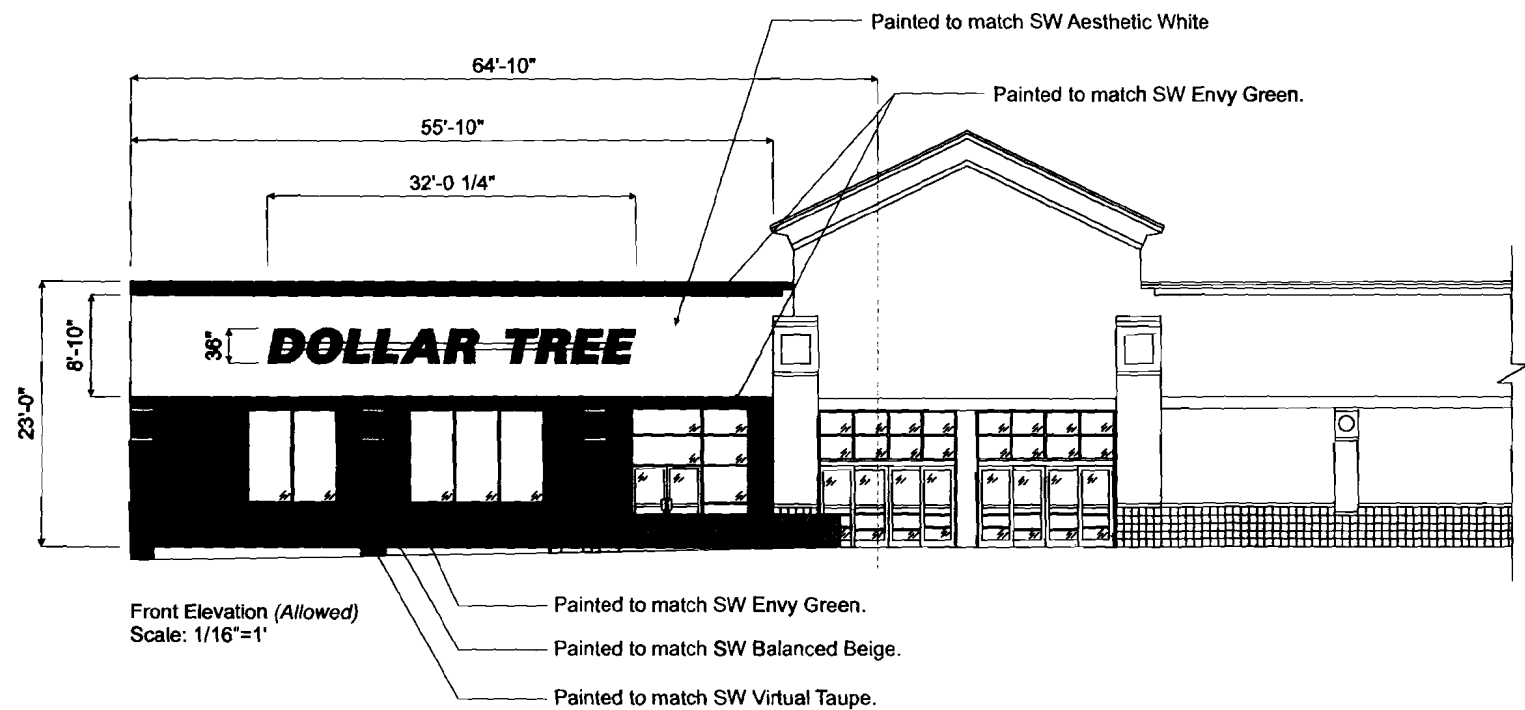
RECEIVED

OCT 27 2011

Dept. of Building Inspections
City of Portland Maine

DOLLAR TREE	Client: Dollar Tree	8-26-11	Original Rendering	JLC	These drawings are not for construction. The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from Blair Companies.	 BLAIR COMPANIES ARCHITECTURAL IMAGING SIGNS • FIXTURES • LOGISTICS
	Site #: ---	8-30-11	Painted elevations	JLC		
	Address: 1100 Brighton Avenue					
	Portland, ME 04102					
	M Number: 97740					

Sign A	Option 1
Site:	Dollar Tree
Sign Type:	36" Linear Channel Letters on Raceway
Material:	Internally Illuminated with LED
Square Footage:	89.28



Existing


RECEIVED

OCT 27 2011

Dept. of Building Inspections
City of Portland Maine

Allowable Square Footage for this Elevation: 97.5

Actual Square Footage for this Elevation: 89.28

DOLLAR TREE	Client: Dollar Tree	REVISION INFO	8-26-11	Original Rendering	JLC	These drawings are not for construction. The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from Blair Companies.	 BLAIR COMPANIES ARCHITECTURAL IMAGING SIGNS • FIXTURES • LOGISTICS
	Site #: —		8-30-11	Painted elevations	JLC		
	Address: 1100 Brighton Avenue						
	Portland, ME 04102						
	M Number: 97740						