

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CENTRO HERITAGE SPE 4 LLC /Sign Design Inc

Located at

1064 BRIGHTON AVE (called 1008)

PERMIT ID: 2013-00303

CBL: 263A A005001

has permission to **Install a 42" x 176" wall sign on the façade facing Brighton Ave** 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 procured prior to occupancy.

Fire Prevention Officer

 3/4/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00303

Located at: 1064 BRIGHTON AVE (called

CBL: 263A A005001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00303	Date Applied For: 02/15/2013	CBL: 263A A005001
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Location of Construction: 1064 BRIGHTON AVE (called 100)	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name: Sullivan Tire	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone (207) 856-2600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Same - Auto repair -Sullivan Tire	Proposed Project Description: Install a 42" x 176" wall sign on the façade facing Brighton Ave
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Dept: Zoning Status: Approved Reviewer: Ann Machado Approval Date: 03/04/2013

Note: 2-19-13 Sullivan Tire is a separate building within a multi-tenant lot. Two building signs and six 1' x 8' directional signs over the garage bays were permitted under permit #2013-00164. Now Sullivan Tire wants a wall sign facing Brighton Ave. It does not meet the ordinance, so sending it to the Planning Authority under section 14-368.5(g).
3/4/13 Approved by planning. Ok to Issue:

Dept: Building Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 03/04/2013

Note: Ok to Issue:
1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

Dept: Planning Status: Approved Reviewer: Shukria Wiar Approval Date: 03/04/2013

Note: Proposed Sign Exception meets waiver criteria (Section 14-526 b (8) a (iv)) b, c, d. Site is in the B2 zone; building sits about 157 feet from Brighton Ave. b)The proposed sign is appropriate to the scale and character of the neighborhood; c) There is an unique circumstance associated with the property since it does sit back from Brighton Ave; d) the site is in a business zone. Ok to Issue:

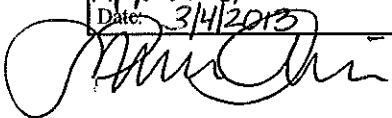
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00303	Issue Date: 3/4/13	CBL: 263A A005001
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Location of Construction: 1064 BRIGHTON AVE (called 1008)	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST BOSTON, MA 02116		Phone:
Business Name: Sullivan Tire	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook ME 04098		Phone: (207) 856-2600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent		Zone: B2
Past Use: Auto Repair - Century Tire	Proposed Use: Same - Auto repair -Sullivan Tire	Permit Fee: \$207.00	Cost of Work: \$0.00	CEO District: 6
Proposed Project Description: Install a 42" x 176" wall sign on the façade facing Brighton Ave		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: Type: STR	
		Signature:		Signature: APR 3/1/13
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: bjs	Date Applied For: 02/15/2013	Zoning Approval		
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<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"/>	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	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
	Approved Date: 3/4/2013 	Date:	Date: APR

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 owns 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: 1064 Brighton Ave.

Tax Assessor's Chart, Block & Lot Chart# <u>263</u>	Block# <u>A</u>	Lot# <u>005001</u>	Owner: <u>Centro Heritage SPE 4, LLC.</u> <u>131 Dartmouth St.</u> <u>Boston, MA 02116</u>	Telephone:
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Lessee/Buyer's Name (If Applicable) <u>Sullivan Tire Co.</u> <u>41 Acord St Park Drive</u> <u>Norwell, MA 02061</u> <u>781-982-1550 x255/magbeth</u>	Contractor name, address & telephone: <u>Sign Design, Inc.</u> <u>P.O. Box 207</u> <u>Westbrook, ME 04098</u> <u>856-2600</u>	Total s.f. of signage x \$2.00 <u>102.00</u> Per s.f. plus \$30.00/\$65.00 For HD. signage = Total <u>75 Appeal</u> Fee: \$ <u>30</u> Awning Fee = cost of work Total Fee: \$ <u>207</u>
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Who should we contact when the permit is ready: Roger/Diana phone: 856-2600

Tenant/allocated building space frontage (feet): Length: 118' Height: 18'
Lot Frontage (feet) 340' Single Tenant or Multi Tenant Lot

Current Specific use: Vehicle service/tires
If vacant, what was prior use: Yes same
Proposed Use: same

Information on proposed sign(s): Brighton Ave side

Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Dimensions proposed:	Height from grade:
Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Dimensions proposed: <u>42" X 176"</u>	<u>51.34 s.f.</u>

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): Century was 65 s.f. / current 64.67

Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Dimensions: <u>see recent app # 203-0064</u>
Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/>	Dimensions: <u>total existing <u>153.01</u> Bm</u>
Awning? Yes <input type="checkbox"/> No <input type="checkbox"/>	Sq. ft. area of awning w/communication: _____

Century was 1322 s.f.

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>Diane Olmstead</u>	Date: <u>2/13/13</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

2 s.f x 40 = 80 s.f 51.34 s.f pro paid.

RECEIVED
FEB 15 2013
Dept. of Building Inspections
City of Portland Maine



PORTLAND MAINE

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

*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

February 19, 2013

Shukria –

Here is a sign appeal for Sullivan Tire at 1008 Brighton Ave., in the Pine Tree Shopping Center.

Sullivan Tire was issued a sign permit (#2013-00164) on 2/6/13 to replace existing signs at the property as the former tenant was Century Tire. They replaced the wall signs facing Rand Road and facing the rest of the mall. Now they want to add a sign to the façade facing Brighton Ave. The ordinance [section 14- 369.5 - Table 2.6 – if you consider this a single tenant lot – it is an individual building] allows for two building signs if you front on two streets (Rand Road & Brighton Ave.) The two building signs were approved under the previous permit. They are appealing to Planning to have this third building sign because of their unique circumstances of fronting on two streets but having their main entrance face the rest of the mall

As an aside, Century Tire had may more signs then what Sullivan Tire is proposing although Century Tire did not have permits for them.

Ann

2/15/13

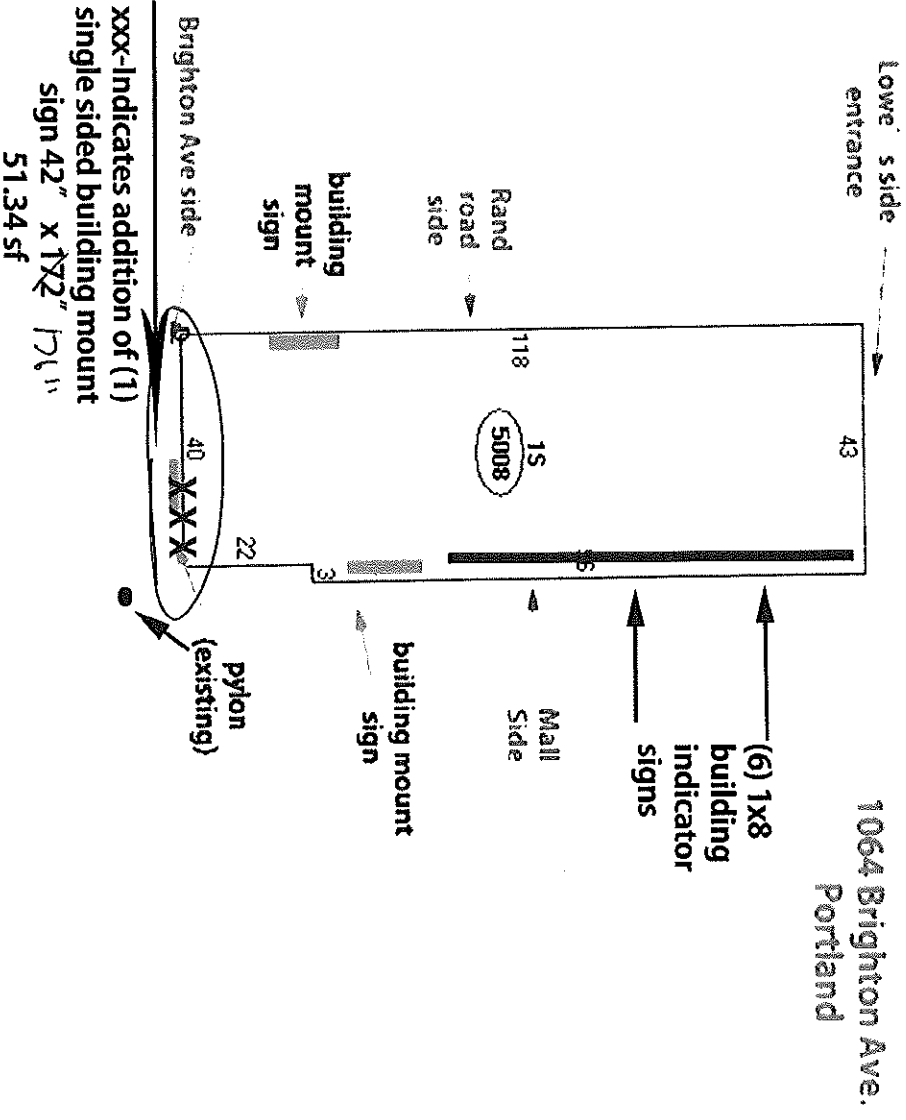
We are currently at the limit (2) allowed for this site. Because of the unique circumstances at this site, we are requesting (1) additional building mount sign on the Brighton Avenue side.

Respectfully,

Diana Amstead
Sign Design, Inc.

207) 856-2660

Quirk
Forest City



1064 Brighton Ave.
Portland

Descriptor/Area

- A: 047
4128 sqft
- B: 094
880 sqft
- C: OVERHEAD DR-WOOD/MTL
80 sqft
- D: STORE FRONT /AV MET F
sqft
- E: 1S
5008 sqft

Proposed

Sign Design Inc.

306 Warren Ave. Portland, Maine
Tel. 207.856.2600 Fax 207.856.7600
email: signdesi@maine.rr.com

This design is the property of

Client: Sullivan Tire

File: 111912

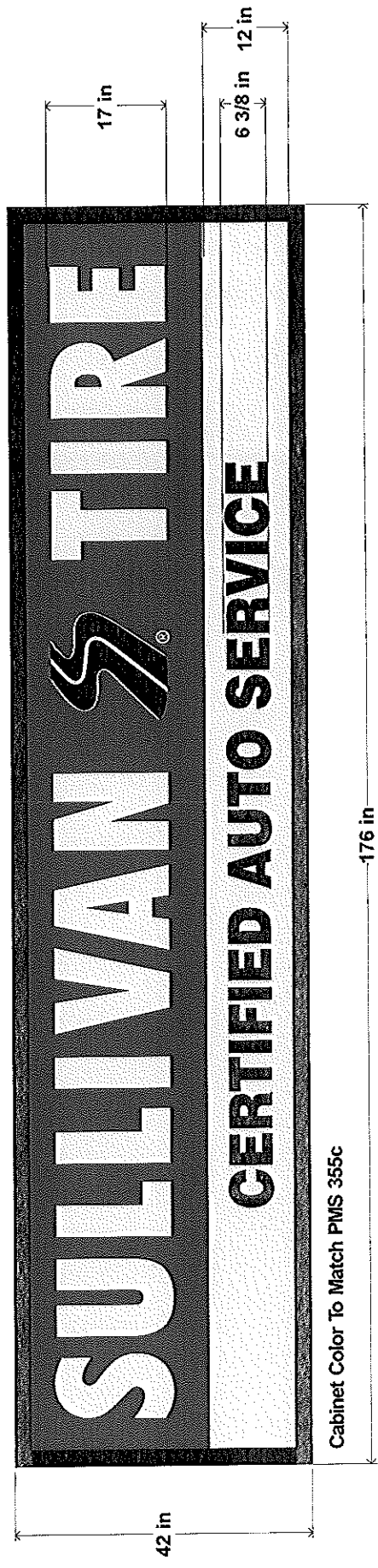
Revision:

Date: 2.12.13

bag-bolted to wall

51.34 SF

1, Single Sided, Interior Illuminated Sign Cabinet, With Lexan Face And Vinyl Graphics
To Match, 3M 3630-015 Yellow, 3M 3630-156 Green & Black



Brighton Ave. Side

This job proof may reflect color shifts due to the conversion from ink to paint and/or vinyl. PMS colors will be approximated to the best of our ability. Client provided artwork will be used as is and Sign Design Inc. is not responsible for any artwork design faults nor for errors occurring due to improper review of this submitted job proof.


Design By: E.F.C. Comp. 2

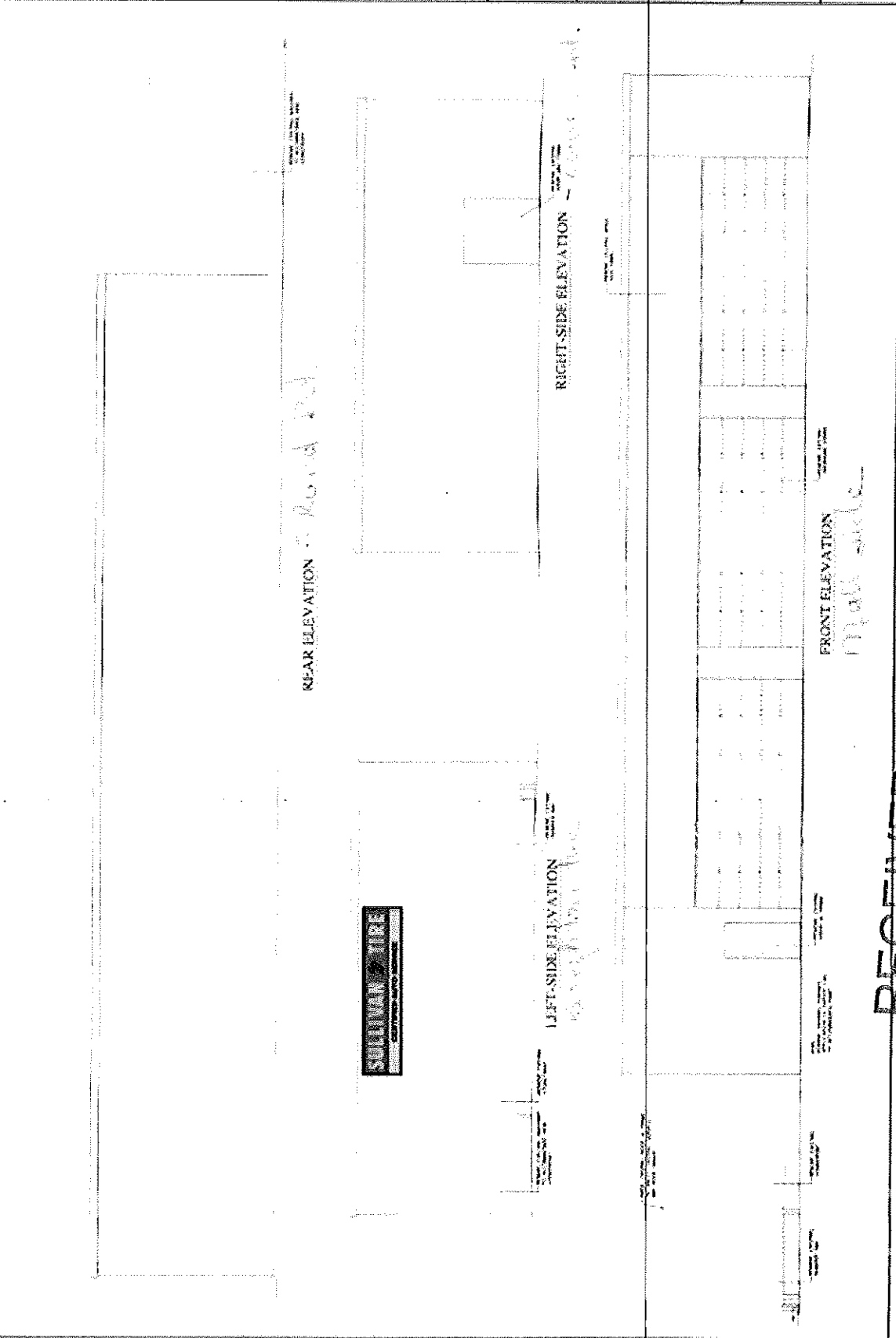
I Have Checked The Above Drawing For Layout And Spelling. I Find No Mistakes Or Errors.
 I Approve This Drawing For Final Completion.

Do Not Proceed - Changes Requested

APPROVAL SIGNATURE

Proposed.

	2011 SULLIVAN ASSOCIATES ARCHITECT 1000 W. 12th Ave., Suite 100 Portland, ME 04102 Phone: 603.763.1234 Fax: 603.763.1235 Email: info@sullivanassociates.com	EXISTING EXTERIOR ELEVATIONS PROPOSED DEMO	SCALE 1/8" = 1'-0"	BUILDING ELEVATION SULLIVAN TIRE RETAIL CENTER 1000 W. 12th Ave. Portland, ME 04102	A5
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REAR ELEVATION

LEFT-SIDE ELEVATION

RIGHT-SIDE ELEVATION

FRONT ELEVATION

SULLIVAN TIRE

RECEIVED

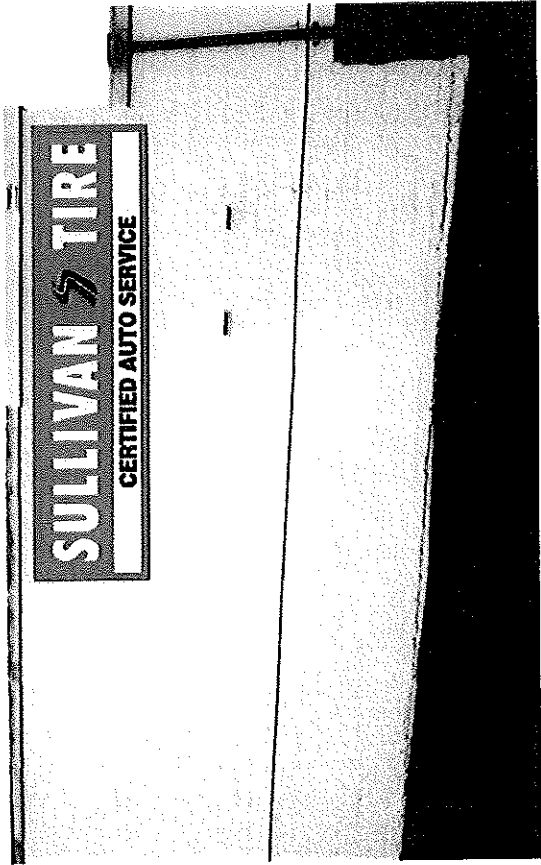
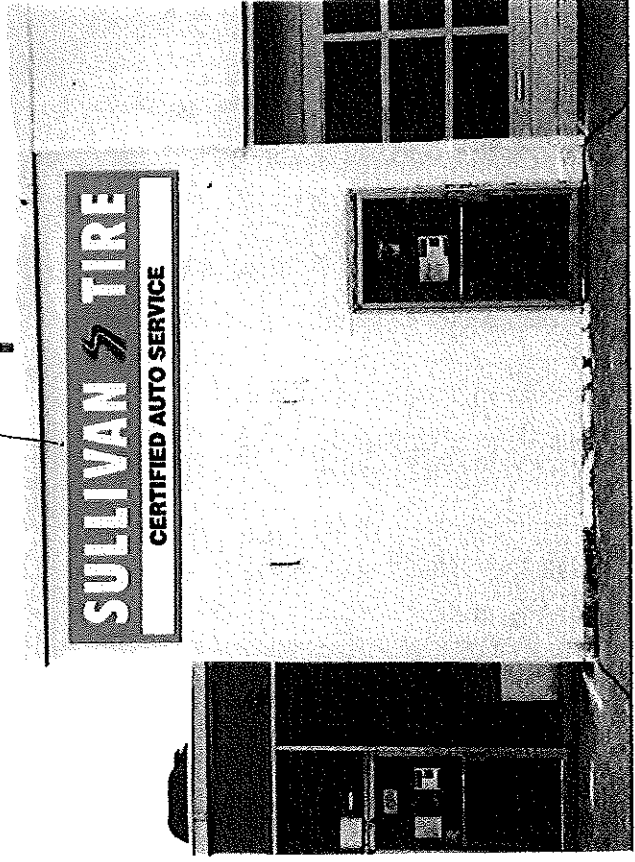
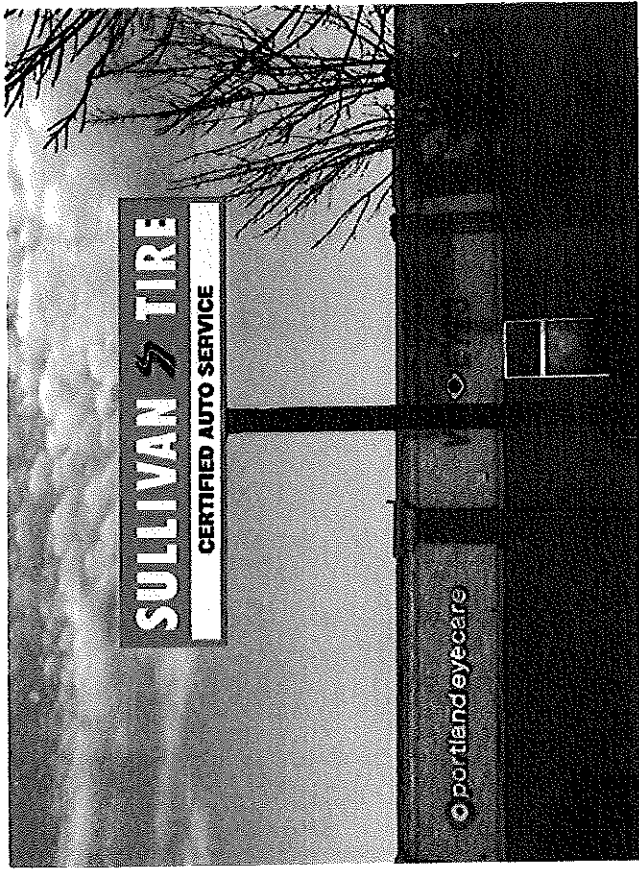
FEB 19 2013

Dept. of Building Inspections
City of Portland Maine

Recently permitted -
Future existing!

* 2013 - 2014

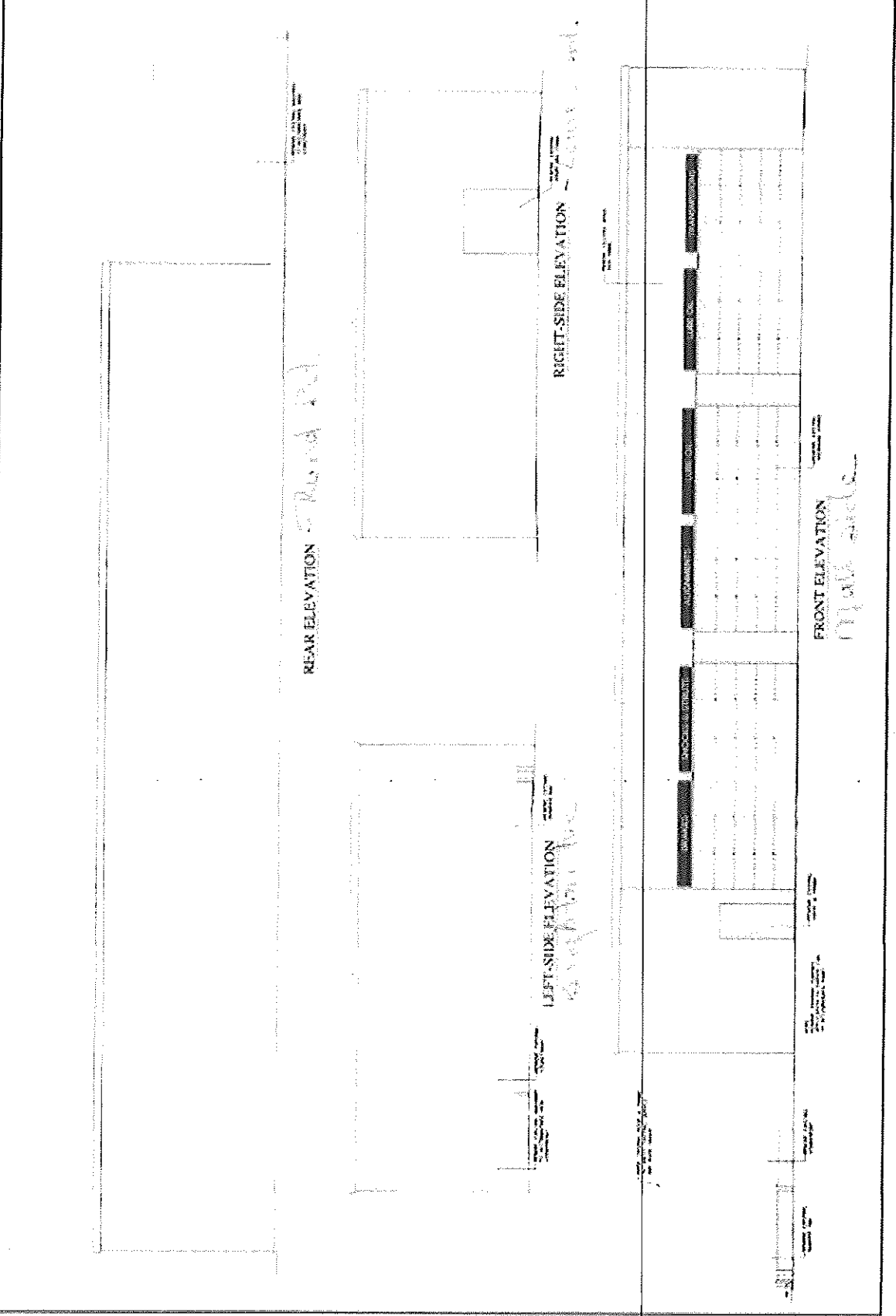
fray apparatus (main)



fray Road Rd

Existing - permit 2013-00164

	J. PAUL & ASSOCIATES ARCHITECTS 1000 10th Street, Suite 100 St. Paul, MN 55102 Phone: 612-291-1111 Fax: 612-291-1112 Email: jpa@jpa.com	EXISTING EXTERIOR ELEVATIONS PROPOSED DEMO	DATE: _____ SCALE: _____	BUILDING ELEVATION RETAIL CENTER SULLIVAN TIRE	SHEET NO. A5
	PROJECT: _____ LOCATION: _____		DATE: _____ SCALE: _____	SHEET NO. A5	SHEET NO. A5





Sign Contractors

1500 ...
1500 ...
1500 ...
1500 ...
1500 ...
1500 ...

at 1500 ...

...

...

1500 ...

...

I authorize Sign Design Inc. to install signs, sign face replacements as detailed on attached paperwork.

[Signature]
Signature

1-16-13
Date

[Signature]
Print Name



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/18/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Driscoll Agency, Inc. 93 Longwater Circle P.O. Box 9120 Norwell MA 02061	CONTACT NAME: Teresa O'Sullivan															
	PHONE (A/C, No, Ext): 781-681-6656	FAX (A/C, No): 781-681-6686														
E-MAIL ADDRESS: jbd@driscollagency.com																
INSURED 6170 Sullivan Tire of Maine, LLC 41 Accord Park Drive Norwell MA 02061		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Charter Oak Fire Insurance Co.</td> <td>25615</td> </tr> <tr> <td>INSURER B : NORTH RIVER INS CO</td> <td>21105</td> </tr> <tr> <td>INSURER C : The Travelers Indemnity Company</td> <td>25658</td> </tr> <tr> <td>INSURER D : Starr Indemnity & Liability Company</td> <td>38318</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Charter Oak Fire Insurance Co.	25615	INSURER B : NORTH RIVER INS CO	21105	INSURER C : The Travelers Indemnity Company	25658	INSURER D : Starr Indemnity & Liability Company	38318	INSURER E :		INSURER F :	
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INSURER E :																
INSURER F :																

COVERAGES **CERTIFICATE NUMBER:** 984985344 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		630-5597N325-12	6/1/2012	6/1/2013	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> Garage Ops. <input checked="" type="checkbox"/> Comp/Collisio		810-6329N814-12	6/1/2012	6/1/2013	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Garagekeepers \$5,000,000
D B	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTIONS \$		SISCELO1791112 552-015899-1	6/1/2012 6/1/2012	6/1/2013 6/1/2013	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 Excess \$5,000,000 W/C STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property Building and contents Flood, Quake, BI EE		630-5597N325-12	6/1/2012	6/1/2013	Blanket Limit \$114,236,713

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: 1008 Brighton Ave, Portland, ME 04101
City of Portland, Maine is included as Additional Insured for General Liability as required by written contract or agreement.

CERTIFICATE HOLDER City of Portland, Maine 389 Congress Street Portland ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 