

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

Please Read  
Application And  
Notes, if Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 070103

This is to certify that Heritage Realty Limited Partnership/n/a

has permission to Freestanding sign for Lowes and other tenants

AT 37 Rand Rd

263A A006001

PERMIT ISSUE

FEB - 9 2007

provided that the person or persons who apply for or accept this permit shall comply with  
of the provisions of the Statutes of this State and of the Ordinances of the City of Portland  
the construction, maintenance and use of buildings and structures, and of the application on file  
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  
leased or occupied. 24  
HOUR NOTICE IS REQUIRED.

A certificate of occupancy must  
procured by owner before this bui  
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 2/9/07  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**EXPIRED**

*Scanned*

~~WITHDRAW~~

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

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

Permit No: 07-0103	Issue Date:	CBL: 263A A006001
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Location of Construction: 37 Rand Rd	Owner Name: Heritage Realty Limited Partnership	Owner Address: 131 Dartmouth St 6th Fl	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B2

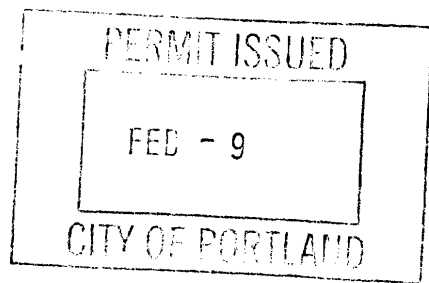
Past Use: Commercial / Lowes	Proposed Use: Commercial / Lowes Freestanding sign for Lowes and other tenants	Permit Fee: \$270.00	Cost of Work: \$270.00	CEO District: 5
Proposed Project Description: Freestanding sign for Lowes and other tenants		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <input checked="" type="checkbox"/> Type: <i>Sign</i> <i>IBC 2003</i>	

Signature: *[Signature]*  
Signature: *[Signature]*  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 01/30/2007	<b>EXPIRED</b>	Zone: <i>Sign</i>
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- 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..

<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>1/31/07</i>	Denied. <i>Sent to Planning for review under section 14-368.5(g)</i> <input checked="" type="checkbox"/> Variance <i>site plan exception</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" 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 Date: _____
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*approved 2 AM 02/06/07*

**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

<b>Permit No:</b> 07-0103	<b>Date Applied For:</b> 01/30/2007	<b>CBL:</b> 263A A006001
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<b>Location of Construction:</b> 37 Rand Rd	<b>Owner Name:</b> Heritage Realty Limited Partnership	<b>Owner Address:</b> 131 Dartmouth St 6th Fl	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/ a	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial / Lowes Freestanding sign for Lowes and other tenants	<b>Proposed Project Description:</b> Freestanding sign for Lowes and other tenants
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/07/2007

**Note:** 1/31/07 Sign is denied because it does not meet the ordinance under section 14-369.5, Table 2.13. A Multi-tenant lot can have one freestanding sign plus one if it fronts on a second street. There are already two freestanding signs at the location, so the request for a third free standing sign must be denied. Application is being sent to planning for review under section 14-368.5(g).  
2/6/07 Planning authority approved application.

- 1) Each individual tenant must apply for a separate sign permit for thier panel in the sign.
- 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 with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/07/2007

**Note:** **Ok to Issue:**

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

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Carrie Marsh      **Approval Date:** 02/06/2007

**Note:** **Ok to Issue:**

**Comments:**

1/31/2007-amachado: Sent to planning unders section 14-368.5(g).

10/19/2009-amachado: Permit has expired. It was issued 2/9/07 but never installed. Now a pylon sign has been approved (#09-1130) to be located on Brighton Avenue for the tenants of the two satellite buildings. This new permit is in place of this one that was never installed. There cannot be a sign at the Rand Road entrance unless the applicant receives specific approval from the planning division.

# EXPIRED



# 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: 1030 Brighton Avenue; Overall Signage Package		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 263AA Lot #10	Owner: Portland Pine Tree LLC 1 Wells Ave. Newton, Ma	Telephone: 617-965-1966
Lessee/Buyer's Name (If Applicable) N/A	Contractor name, address & telephone: N/A	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ 270.00 Awning Fee= cost of work _____ Total Fee: \$ 270.00
Who should we contact when the permit is ready: John Charette phone: 761-9000		
Tenant/allocated building space frontage (feet): Length: See Plan Height 15'-0" Lot Frontage (feet) Greater than 200 Single Tenant or Multi Tenant Lot Multi Tenant		
Current Specific use: New Construction retail center If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: 12'-0" Height from grade: 15'-0" Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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: Existing entry above. Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: Quizno's, Aspen Dental, Bangor Savings, Awning? Yes _____ No _____ Sq. ft. area of awning w/communications: See attached plan.		
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.		

**EXPIRED**

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:

Date:

1/30/07

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

32 multi-tenant freestanding  
1 per lot + 1 probability street - 2 exist can't have third

second could be either  
20 front or 125 ft

**PACKARD**  
DEVELOPMENT

January 30, 2007

**EXPIRED**

Ann Machado  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Pine Tree Shopping Center  
Packard Development

Dear Ms. Machado:

I am writing to confirm Packard Development's authorization for John Charette of Port City Architecture to file for signage permits on our behalf.

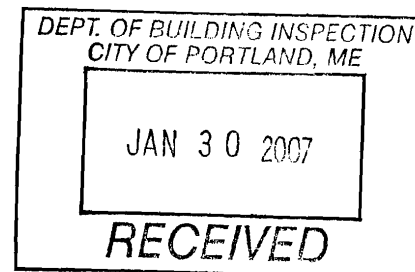
Should you have any questions, please feel free to call me at 617.610.6101.

Sincerely,  
PACKARD DEVELOPMENT



Paul S. Cincotta  
Project Manager

cc: Barbara Barhydt  
John Charette  
Howard Mintz



**From:** Ann Machado  
**To:** Carrie Marsh  
**Date:** 2/5/2007 2:37:04 PM  
**Subject:** Re: Packard

Carrie -

As I said in my comments in Urban Insight that I printed out, we had to deny the sign because there are already two freestanding signs on the property, the main sign for the shopping center on Brighton Ave across from Taft Avenue and the Firestone Century Tire sign on Rand Road, closer to Brighton. Since the ordinance only allows two freestanding signs we could not permit the proposed third sign. The size of the sign does meet the ordinance as far as square footage and size and height for a second sign.

Ann

>>> Carrie Marsh 2/5/2007 2:18:29 PM >>>

Hi Ann - I have an application for the proposed sign at Rand Road for the Packard development. It was denied, as I believe that the entire sign package exceeded the allowed signage. I am curious if there was a particular size and scale that would be acceptable for the proposed sign?

Thanks -C arrie

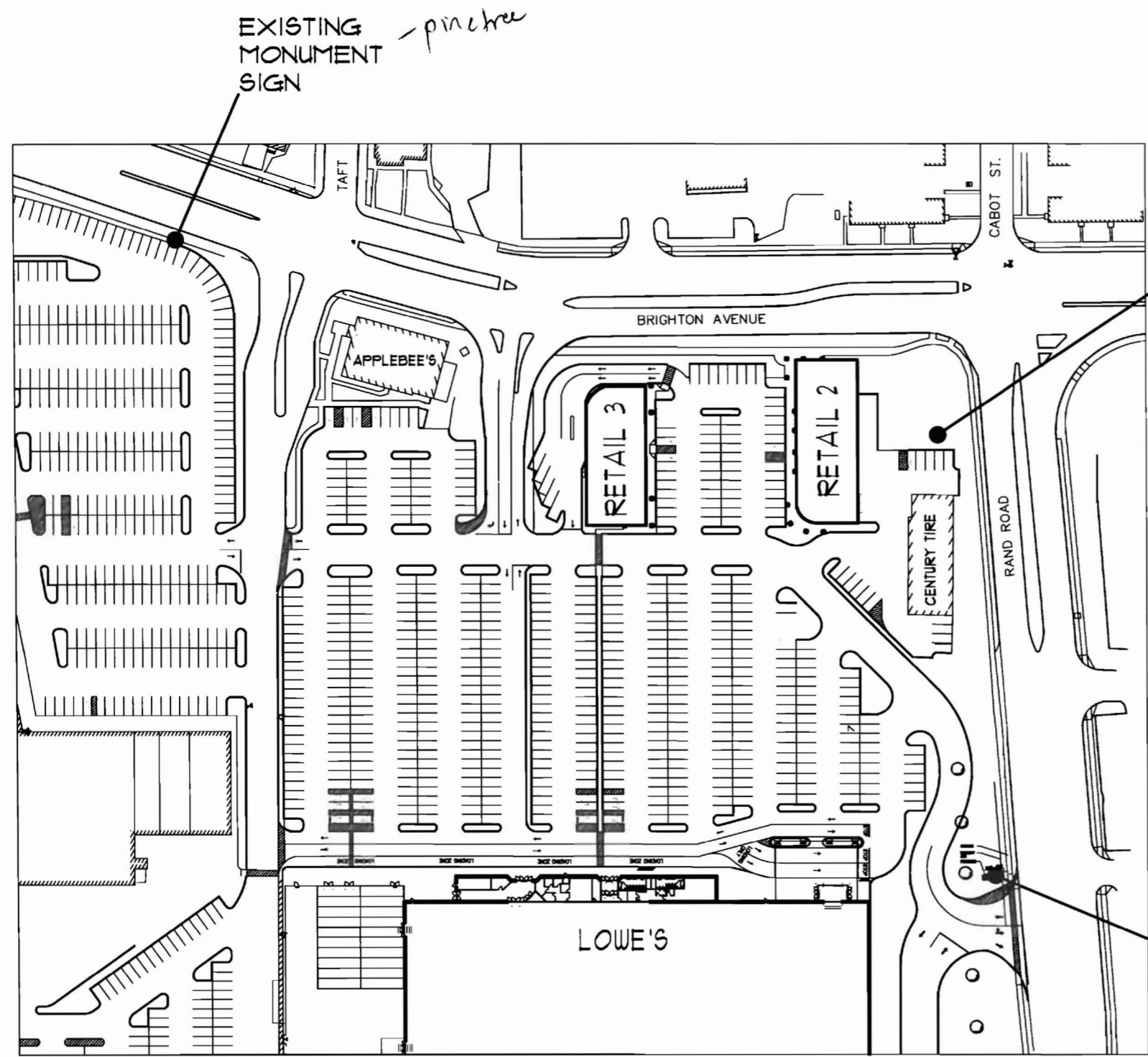
**CC:** Marge Schmuckal

**EXPIRED**

**PINE TREE**  
Retail Signage  
Portland, Maine

DATE	DESCRIPTION
REVISIONS	
Date Issued	12/5/2006
Project Number	0623
Drawing Scale	As Noted
SHEET NAME	
SIGNAGE KEY PLAN	

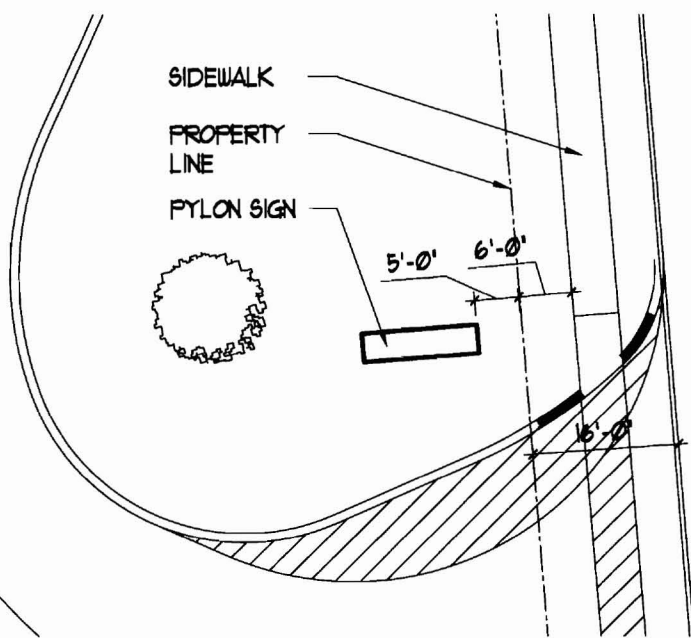
Drawn By	BAC
Checked By	JCC
<b>P-0</b>	



**EXPIRED**



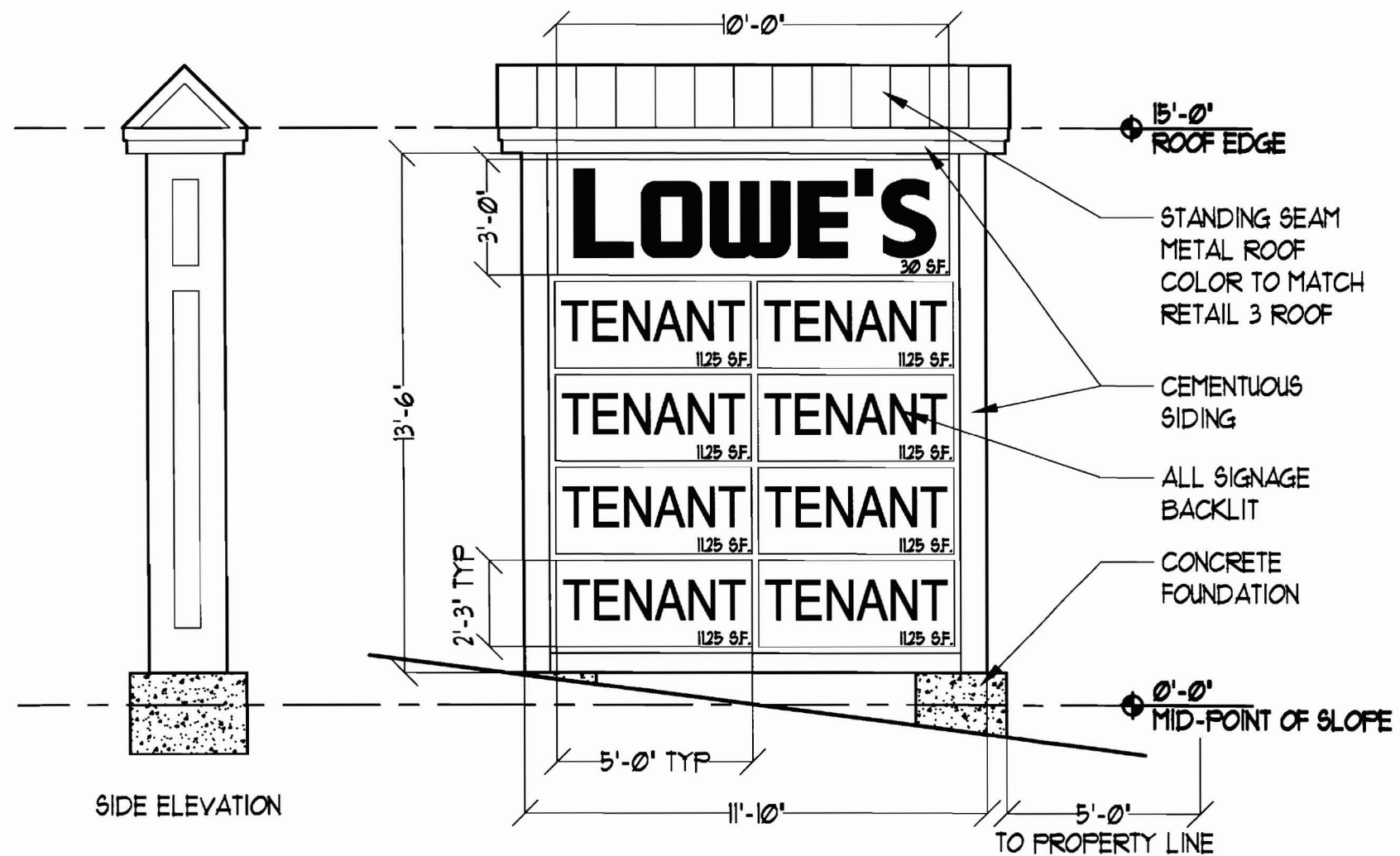
**PYLON SIGN**



PYLON PLAN

EXPIRED

PYLON AREA CHART	
LOWE'S	30 SF
8 TENANT SIGNS	1125 SF EACH
<b>TOTAL</b>	<b>120 SF</b>



PYLON SIGN

SCALE: 1/4" = 1'-0"

\*TWO SIDED SIGN  
ELEVATION TYPICAL  
ON FRONT AND BACK



65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 207.761.2010  
info@portcityarch.com  
www.portcityarch.com

**PINE TREE**  
Retail Signage  
Portland, Maine

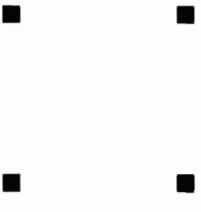
DATE	DESCRIPTION
REVISIONS	
Date Issued	12/15/2006
Project Number	06215
Drawing Scale	As Noted
SHEET NAME	
PYLON DRAWING	
Drawn By	EAC
Checked By	JCC





**PORT CITY  
ARCHITECTURE**

65 NEWBURY STREET  
 PORTLAND, ME 04101  
 207.761.9000  
 fax: 207.761.2010  
 info@portcityarch.com  
 www.portcityarch.com



**PINE TREE  
Retail Signage**  
  
Portland, Maine


DATE	DESCRIPTION
REVISIONS	
Date Issued	12/18/2006
Project Number	26623
Drawing Scale	As Noted

SHEET NAME  
**PYLON  
RENDERING**

Drawn By	P-2
EAC	
Checked By	
JCC	

**EXPIRED**

