

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0428	Issue Date: APR 25 2006	CBL: 263A A001001
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Location of Construction: 1032 BRIGHTON AVE (1032)	Owner Name: HERITAGE SPE LLC	Owner Address: 535 BOYLSTON ST	Phone: 2077809719
Business Name:	Contractor Name: KGM Properties	Contractor Address: 62 Pennwood Ave Portland	Phone: 2077809719
Lessee/Buyer's Name:	Phone:	Permit Type: Signs - Permanent	Zone: B2

Past Use: Quiznos Sub	Proposed Use: Quiznos Sub - install sign for new Quiznos connected w/ permit #060427	Permit Fee: \$106.00	Cost of Work: \$106.00	CEO District: 3
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Proposed Project Description: install sign for new Quiznos connected w/ permit #060427	<p>FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied</p> <p>INSPECTION: Use Group: U Type: 5</p> <p>Signature: <i>[Signature]</i> Signature: <i>[Signature]</i></p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: <i>[Signature]</i> Date: <i>[Date]</i></p>
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Permit Taken By: Idobson	Date Applied For: 03/31/2006	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>4/13/06</i> <i>Jan</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Date]</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
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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
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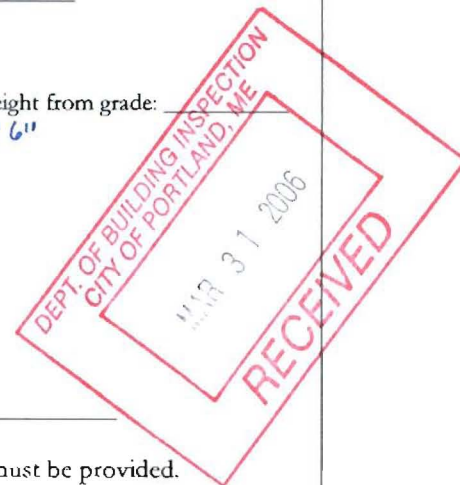
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Signage/Awning Permit Application

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>1030 BRIGHTON AVE (PINE TREE PLAZA)</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>AA</u> Lot# <u>1</u>	Owner: <u>PACARD DEVELOPMENT PORTLAND PINE TREE, LLC</u>	Telephone: <u>207-797-5102</u>
Lessee/Buyer's Name (If Applicable) <u>RKR ASSOCIATES</u>	Contractor name, address & telephone: <u>KEM PROPERTIES 62 PENNACOT AVE PORTLAND, ME 780-9719</u>	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: \$ <u>106</u>
Who should we contact when the permit is ready: <u>KEN MADORE</u> phone: <u>207-329-1577</u>		
Tenant/allocated building space frontage (feet): Length: <u>33'</u> Height: <u>19'6"</u> Lot Frontage (feet) <u>N/A</u> Single Tenant or Multi Tenant Lot <u>MULTI-TENANT</u>		
Current Specific use: <u>VACANT - NEW CONSTRUCTION</u> If vacant, what was prior use: <u>NEW CONSTRUCTION</u> Proposed Use: <u>GRIZZOS SUB</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input type="checkbox"/> No <input checked="" 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>19'4" x 2'6"</u>		
Proposed awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/> Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/> 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 type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes <input type="checkbox"/> No <input type="checkbox"/> 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.		



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>[Signature]</u>	Date: <u>03/31/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

1.5 x 33 = 49.5
1 sign per business

OK

232" x 30" = 6960" = 48.33 ft
144

City of Portland, Maine - Building or Use Permit

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

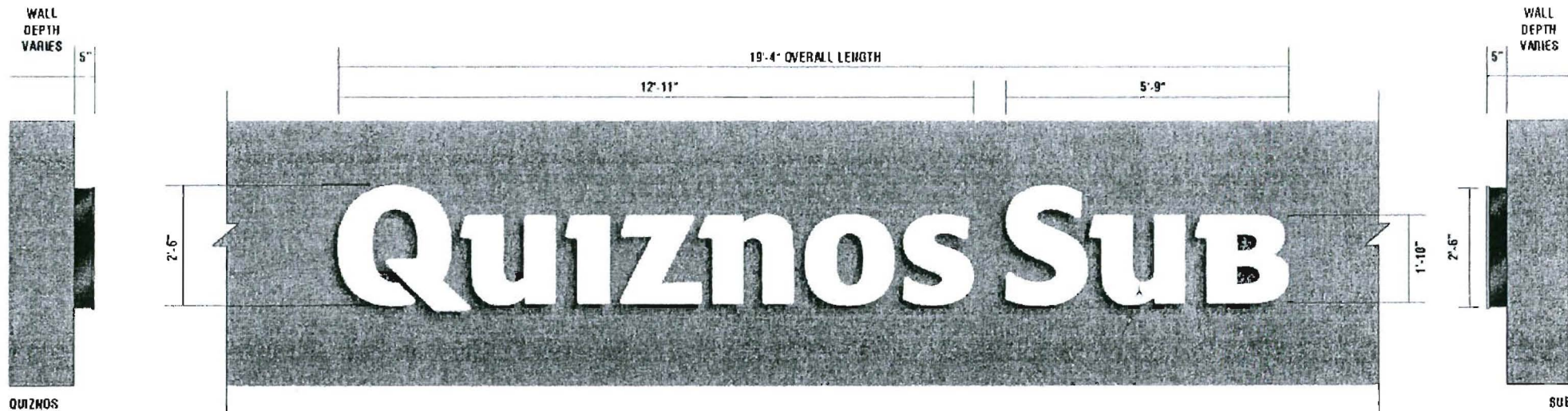
Permit No:	Date Applied For:	CBL:
06-0496	04/06/2006	263A A001001

Location of Construction: 1032 BRIGHTON AVE	Owner Name: HERITAGE SPE LLC	Owner Address: 535 BOYLSTON ST	Phone:
Business Name:	Contractor Name: Hanley Sign Company Inc	Contractor Address: 26 Sicker Rd Latham	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Commercial - install on bldg 2 channel letter signs - 44.35 sf & 35.05 sf	Proposed Project Description: Install on bldg - 2 channel letter signs - 44.35 sf & 35.05 sf
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Dept: Zoning**Status:** Approved**Reviewer:** Ann Machado**Approval Date:** 04/20/2006**Note:****Ok to Issue:** ☒**Dept:** Building**Status:** Approved with Conditions**Reviewer:** Tammy Munson**Approval Date:** 04/20/2006**Note:****Ok to Issue:** ☒

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



SIGN TYPE A.1D / INTERIOR ILLUMINATED WHITE FACE LIT WALL MOUNT CHANNEL LETTERS ON DARK BACKGROUND

SCALE: 1/2" = 1'-0"

QUIZNOS CHANNEL LETTER SPECIFICATIONS

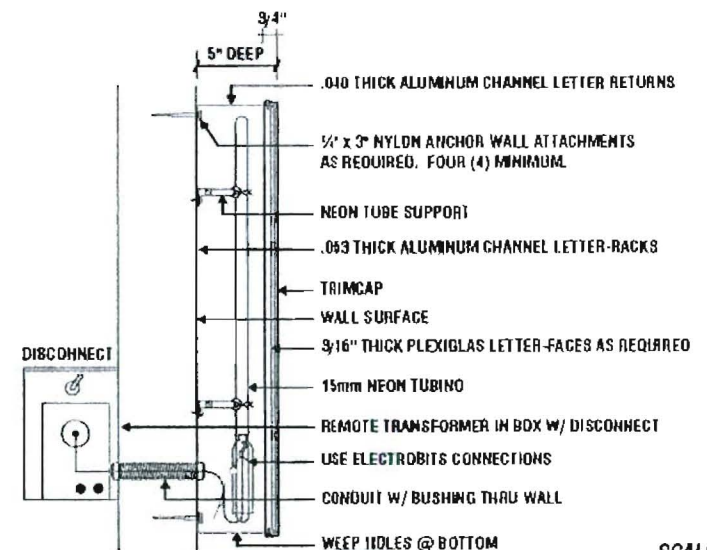
LETTERS: CUSTOM FABRICATED INTERIOR ILLUMINATED CHANNEL LETTERS
 FACES: #7328DR WHITE ACRYLIC PLASTIC
 RETURNS: 5" DEEP PRE-COAT ALUMINUM DURANODIC BRONZE
 TRIMCAP: 1/4" DURANODIC BRONZE TRIMCAPS

SUB CHANNEL LETTER SPECIFICATIONS

LETTERS: CUSTOM FABRICATED INTERIOR ILLUMINATED CHANNEL LETTERS
 FACES: #7328DR WHITE ACRYLIC PLASTIC
 RETURNS: 5" DEEP PRE-COAT ALUMINUM DURANODIC BRONZE
 TRIMCAP: 1/4" DURANODIC TRIMCAPS

ALL ILLUMINATION: 15mm #6500 WHITE U.L. LISTED NEON WITH TRANSFORMERS MOUNTED REMOTELY

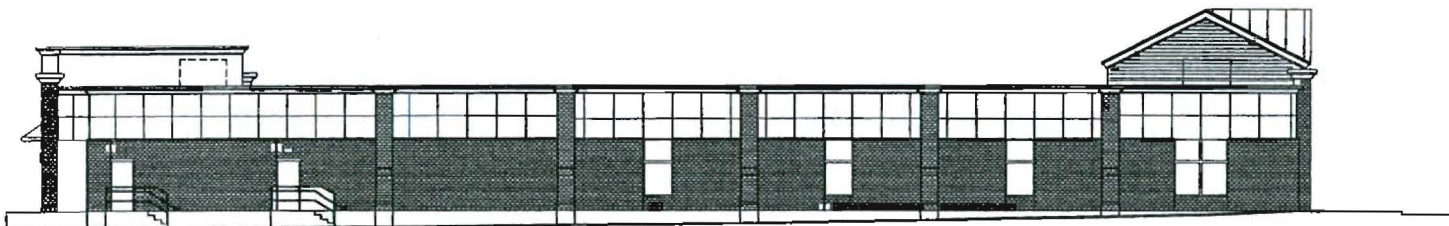
ALL VINYL SPECIFICATIONS
 APPROVED BY QUIZNOS CORPORATE



SCALE: NTS

A.1 SIGN TYPE / TYPICAL SINGLE FACE ILLUMINATED C/L SECTION VIEW DETAIL

SIGN TYPE A.1D



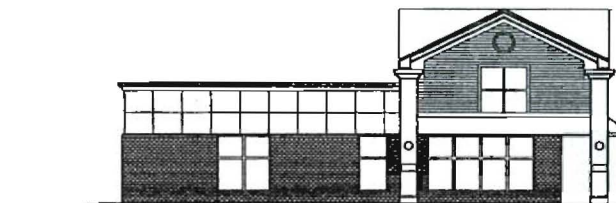
4 RETAIL TWO EAST ELEVATION
SCALE: 1/8" = 1'-0"

from Rad Rd



1 RETAIL TWO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Quinn's



1 RETAIL TWO NORTH ELEVATION (BRIGHTON)
SCALE: 1/8" = 1'-0"



1 RETAIL TWO WEST ELEVATION (PARKING)
SCALE: 1/8" = 1'-0"

Aspen Dental

SIGNAGE REQUIREMENTS		
	TEENY FRONTAGE LESS THAN 500 L.F.	TEENY FRONTAGE MORE THAN 500 L.F.
MAXIMUM AREA	MAXIMUM AREA 500 SQ. FT.	N/A
DEPTH OF SIGN PER L.F. OF TEENY FRONTAGE	15 SQ. FT. (11' X 1' 3/4")	N/A
MAX. PERCENT OF WALL AREA ON WHICH SIGN CAN BE PLACED	N/A	5%
NUMBER OF SIGNS PERMITTED PER TEENY	ONE (1) SEE NOTE (A)	ONE (1) SEE NOTE (A)

NOTE A: If individual tenant fronts on more than one (1) street, one (1) additional building sign is permitted for each additional frontage, but at one-half the maximum allowable area of the first. NOTE: PROJECT PERMITS ONLY ONE (1) PUBLIC STREET.

Computation of area of individual signs for all signs other than setting signs, the area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or simple polygon that will encompass the extreme limits of the writing representation, whether or other display, together with any material or color forming an integral part of the background of the display, but not any supporting framework, bracing or decorative fence or wall when such fence is clearly incidental to the display itself.

EXAMPLE BASED ON ELEVATIONS SHOWN

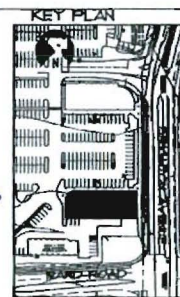
SIGNAGE
5.5' x 11' 6" = 62.7 SQ. FT.

MAXIMUM ALLOWED:
20' x 40' (TEENY FRONTAGE) X 15' x 31.5' (BRIGHTON)

ALL SIGNAGE SHALL BE INDIVIDUALLY LIT CHANNEL LETTERS IN SIGNAGE AREA INDICATED ON THIS DRAWING. PLYWOOD BACKING IS PROVIDED AT LOCATION BEHIND SIGN ONLY.

POLYGON SURROUNDING
CHANNEL LETTER

Quinn's
Sign



PORT CITY
ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
207.751.9000
fax: 207.751.2010
info@portcityarch.com

CONSULTANTS

ANY ENGINEERING INC.
80 STATE STREET
PORTLAND, ME 04101
PHONE: 207-751-2571
FAX: 207-751-2575

PRECOR STRUCTURAL INC. INC.
15 YORK STREET
PORTLAND, ME 04101
PHONE: 207-751-2575
FAX: 207-751-2575

MEASO TECHNIQUES
1 CHURCH STREET
PORTLAND, ME 04101
PHONE: 207-751-2575
FAX: 207-751-2575

FIVE TREE SHOPPING CENTER
Retail Redevelopment
Brighton Avenue
Portland, Maine

DATE: 29 NOVEMBER 2009
PROJECT NUMBER: 04235
DRAWING NUMBER: 140' x 1'-0"
SHEET: 140'

RETAIL TWO
ELEVATIONS

DESIGNED BY: JCC
CHECKED BY: ACH
SIGN
CRITERIA
EXHIBIT

QUIZNOS SUB SIGNAGE REQUIREMENTS

The Quizno's Master LLC enjoys the benefit of having a registered Trademark:

QUIZNOS SUB

**QUIZNOS
SUB**

This text must appear as the sign over the main entry at every location. The text may be arranged as two lines, stacked or all on a single line. Capped, internally illuminated pan channel letters are to be mounted either individually, on the building sign band, or on a raceway, depending on local conditions. This is Quizno's minimum required sign installation. When permitted by the Landlord or Owner:

- There should also be signs and/or awnings placed directly over every public entrance into the store.
- In addition to the exterior sign, Quizno's also specifies canvas shed style awnings to further enhance the exterior appearance. The awnings usually run below, or in line with the letter signs.
- If the location is an end cap with good visibility, it should also have signs and awnings for the front, side and rear (and a pole sign too, if possible).
- Interior neon window signs (see attached sample specifications) should be displayed in the storefront windows.



The sign program should maximize visibility and aesthetics while working within the budgetary guidelines established.

Quizno's standard sign specifications call for pan channel letters with white Lexan faces and the use of the Quizno's specified 3M VT vinyls over the white with the use of the Green and Red sign (see attached sample specifications).

White colored buildings:	QUIZNOS	Green face, green trim, black returns, green neon
	SUB	Red face, red trim, black returns, red neon
Any other colored buildings:	QUIZNOS SUB	White faces, bronze trim, bronze returns

The neon should be left on during all hours of operation to provide good visibility. Quizno's standard for mounting the letters is flat on the building surface. Some locations may require the letters to be mounted on exposed "raceways" to preserve the surface of the building from drilling. The raceways are to be painted to match the color of the building, unless otherwise specified by the Landlord or Owner.

Channel Letter Visual Standards

- The custom "Quizno's Green" VT#11399 and "Quizno's Red" VT#11398 vinyl, manufactured exclusively for Quizno's by 3M, must be used and applied as a first surface application.
 - Any other color except for white (see below), or any variations of the corporate colors will be unacceptable.
 - When using white faces, the trim cap must be bronze and the returns must be bronze.
 - Green and Red letter faces must have a first surface vinyl application; white faces must be white acrylic with a flat or matt finish.
 - When using the green and red faces, the word "Quiznos" must be the corporate green color and the word "Sub" must be the corporate red color.
 - ® Registered and ™ Trade Mark symbols **are not to be used** or included in any signage.
- The letter faces will be a flat or matte finish.
 - Gloss finishes that reflect light in the daytime or appear as distorted or to be "oil canning/wavy" because of the reflection are unacceptable.
- The proper logo and/or spelling must be presented.
 - "Quiznos Sub" is the proper spelling.
 - The apostrophe has been eliminated from the word "Quizno's".
 - The lower case "s" has been eliminated from the word "Subs"
 - The  is the new logo and is always used in conjunction with "Quiznos Sub" and never alone. When the  is used with white letters, then it is completely white, no green or red.
- The signs must be properly illuminated.
 - The illumination for each letter must be brightly illuminated. Dim signs are unacceptable. Light leaks should not appear anywhere around the edges of the faces, returns, top, or back, of the letters. The only expectable light leak may come from the bottom of each letter where weep holes are located to allow for any moisture or water to drain.
- The proper color for "returns" and "trim cap" must be used.
 - The standard color for the returns is **bronze** when using **white** faces and **black** when using **green** and **red** faces. Any other color is unacceptable.
- The current standard color for the trim cap is **bronze for white faces**, **green for green faces**, and **red for red faces**. Any other color is unacceptable.

Awning Visual Standards

- **Shed style canvas awning with 48" high by 48" deep with a 10" valance.**
- **Awning material will be canvas, by "Sunbrella", color Forest Green.**
- **White vinyl graphics applied on awning incline or valance.**
- **White only "Q" logo can be used on awning incline.**
- **White only "Quiznos Sub" logo can be placed on the valance.**

It is the responsibility of the Quizno's Area Director, Franchisee and the approved sign vendor to evaluate the location & develop a suitable sign package for approval by the Landlord or Owner and by Quizno's. Once submitted to Quizno's, the approval process requires a minimum of five business days.



CITY OF PORTLAND, MAINE

Department of Building Inspections

3.31 20 06

Received from

Ken G Madore -

Location of Work

1032 Brighton

Cost of Construction

\$

Permit Fee

\$

106⁰⁰/₁₀₀

Building (IL) ☐

Plumbing (IS) ☐

Electrical (I2) ☐

Site Plan (U2) ☐

Other

Sign

CBL:

263 AA 1001

Check #:

3383

Total Collected \$

106

THIS IS NOT A PERMIT

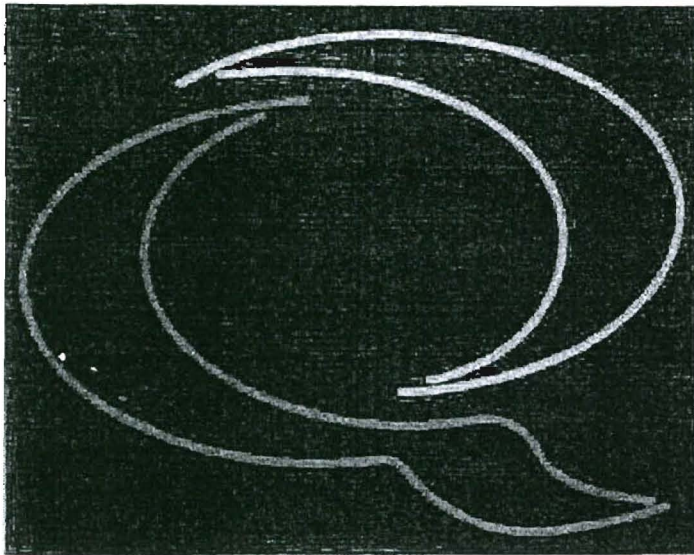
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

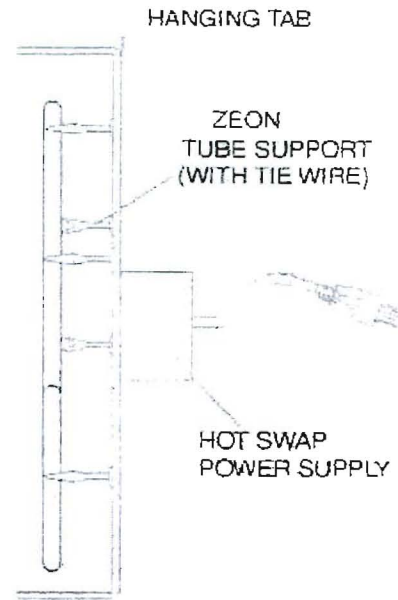
YELLOW - Office Copy

PINK - Permit Copy

Quizno's "Q" Logo – Window Sign (NEON)



36"x28"



General Specifications

All signs are UL and cUL Listed. They are supplied as self-contained, ready-to-hang units. Hanging chains and "S" hooks are included. Installation requires only a means of attachment for the hanging chains and a grounded, 120V electrical outlet within the proximity of the lines cord's reach.

Listing: UL and cUL (Canadian UL)

Neon: OPEN – 12 mm EGL 6500 White tubing
Bubble left side – 12mm Clear Red tubing
Bubble right side – 12mm EGL Green tubing
Electrodes and cross – overs are dipped black

Back Panel: 3/16" Smoke Gray Acrylic

Electrical Insulation Components: Black ElectroBits Caps, Shortstops, and Black G.T.O. Sleeving

Tube Supports: Snap Retension Black Valox 357

Transformer: 6000 V/30 mA HotSwap Solid State, UL and cUL (Canadian UL) listed

Dimensions: 36"X28"

On/Off Switch: Pull Chain (on transformer)

Line Cord: 3 Prong (grounded) 10' 120v Power cord

Wiring: 14 AWG 15,000V G.T.O. Cable

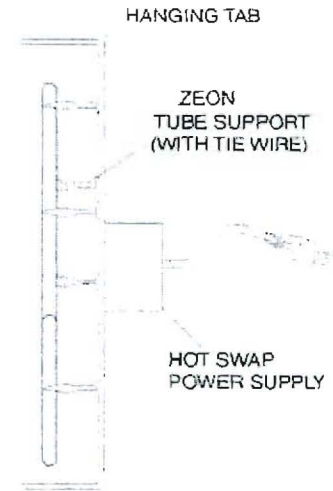
Input Requirements: Volts: 120Vac 50/60 Hz
Amps: 1.2 amps

Installation: Hang with supplied chain and plug into any 120v grounded outlet.

Quizno's Open- Window Sign (NEON)



24"x16"



General Specifications

All signs are UL and cUL listed. They are supplied as self-contained, ready-to-hang units. Hanging chains and "S" hooks are included. Installation requires only a means of attachment for the hanging chains and a grounded, 120V electrical outlet within the proximity of the line cord's reach.

Listing : UL and cUL (Canadian UL)

Neon: OPEN - 12 mm EGL 6500 White tubing
Bubble left side - 12mm Clear Red tubing
Bubble right side - 12mm EGL Green tubing
Electrodes and cross - overs are dipped black.

Back Panel: 3/16" Smoke Gray Acrylic

Electrical Insulation Components: Black ElectroBits Caps, Shortstops, and Black G.T.O. Sleeving

Tube Supports: Snap Retension Black Valox 357

Transformer: 6000 V/30 mA HotSwap Solid State, UL and cUL (Canadian UL) listed

Dimensions: 24"x16"

On/Off Switch: Pull Chain (on transformer)

Line Cord: 3 Prong (grounded) 10' 120v Power cord

Wiring: 14 AWG 15,000V G.T.O. Cable

Input Requirements: Volts: 120 Vac 50/60 Hz
Amps: 1.2 amps

Installation: Hang with supplied chain and plug into any 120V grounded outlet.