

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070101

PERMIT ISSUED

FEB 25 2007

CITY OF PORTLAND

This is to certify that Heritage Realty Limited Partnership/John Charlotte

has permission to Sign Plan for 2 satellite at Port Tree

AT 1056 Brighton Ave

263A A007001

provided that the person or persons performing or supervising 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 enclosed-in 24 HOUR NOTICE IS 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 &amp; Inspection Services

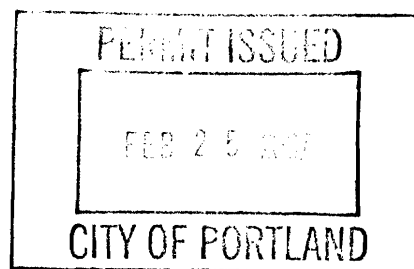
PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 07-0101		Issue Date:		CBL: 263A A007001	
Location of Construction: 1056 Brighton Ave		Owner Name: Heritage Realty Limited Partnership		Owner Address: 131 Dartmouth St 6th Fl	
Business Name:		Contractor Name: John Charette		Contractor Address: Portland	
Lessee/Buyer's Name		Phone:		Permit Type: Signs - Permanent	
Past Use: Commercial / Retail		Proposed Use: Commercial / Retail Sign Plan for 2 <del>satellite</del> <i>satellite buildings</i> at Pine Tree.		Permit Fee: \$710.00	
Proposed Project Description: Sign Plan for 2 <del>satellite</del> <i>satellite buildings</i> at Pine Tree.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>V/A</i>		INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>	
		Signature:		Signature:	
		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: dmartin		Date Applied For: 01/30/2007		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..



<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>Denied</i> <input type="checkbox"/> Wetland <i>Sent to Planning for Review under Section 14-265.5(2)</i> <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</i> Date: <i>1/31/07</i> <i>ABM</i>	<b>Zoning Appeal</b> <input checked="" type="checkbox"/> Variance <i>Site Plan Exemption</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>1/31/07</i> <i>ABM</i>	<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 <i>ABM</i> Date:
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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
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:
07-0101	01/30/2007	263A A007001

Location of Construction: 1056 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 131 Dartmouth St 6th Fl	Phone:
Business Name:	Contractor Name: John Charette	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial / Retail Sign Plan for 2 satelite buildings at Pine Tree Shopping Center.	Proposed Project Description: Sign Plan for 2 satellite buildings at Pine Tree Shopping Center.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/31/2007**Note:** 1/31/07 Application is denied. Section 14-369.5, Table 2.13 allows an individual tenant in a multi-tenant lot **Ok to Issue:** ☒

one sign. They may have a second sign at half the allowable square footage of the first if the tenant fronts on more than one street. The only tenant in these two buildings that fronts on more than one street is Aspen Dental which was granted two signs (06-0496). Quiznos also has two signs, the first approved under permit #06-0428 and the second approved by Deb Andrews under section 14-368.5(g) under permit #06-0873. Bangor savings applied for two signs under permit #07-0080. One was approved and the second was denied subject to review under section 14-368.5(g). This second sign for Bangor Savings is part of this sign application. This application is proposing two signs for each of the remaining tenant spaces in the two buildings. The ordinance only allows one per tenant so we must deny it. Under section 14-368.5(g) the application is being sent to planing for review. The application is meeting the size requirement for the primary sign and the proosed second sign for each tenant is half the allowable size of the priamary one. 1/31/07 Planning authority reviewed application under section 14-368.5(g) and approved it.

- 1) This permit is only approving an overall sign plan for the two satellite buildings. Each tenant must apply for a separate sign permit for their signs.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/21/2007**Note:** **Ok to Issue:** ☒

- 1) Signage installation was NOT applied for under this permit. No installation shall occur until individual permits are obtained.

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Alex Jagerman      **Approval Date:** 01/31/2007**Note:** **Ok to Issue:** ☒

- 1) No more than one sign per facade for remaining (undesigned) retail spaces. Bangor approved as shown.

**Comments:**

1/31/2007-amachado: Denied under section 14-369.5, Table 2.13. Sent to planning for review under section 14-368.5(g).

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

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

<b>Permit No:</b> 07-0101		<b>Date Applied For:</b> 01/30/2007	<b>CBL:</b> 263A A007001
<b>Location of Construction:</b> 1056 Brighton Ave	<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> John Charette	<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 / Retail Sign Plan for 2 satelite buildings at Pine Tree Shopping Center.		<b>Proposed Project Description:</b> Sign Plan for 2 satellite buildings at Pine Tree Shopping Center.	

**Dept:** Zoning**Status:** Denied**Reviewer:** Ann Machado**Approval Date:**

**Note:** 1/31/07 Application is denied. Section 14-369.5, Table 2.13 allows an individual tenant in a multi-tenant lot **Ok to Issue:** ☐  
one sign. They may have a second sign at half the allowable square footage of the first if the tenant fronts on more than one street. The only tenant in these two buildings that fronts on more than one street is Aspen Dental which was granted two signs (06-0496). Quiznos also has two signs, the first approved under permit #06-0428 and the second approved by Deb Andrews under section 14-368.5(g) under permit #06-0873. Bangor savings applied for two signs under permit #07-0080. One was approved and the second was denied subject to review under section 14-368.5(g). This second sign for Bangor Savings is part of this sign application. This application is proposing two signs for each of the remaining tenant spaces in the two buildings. The ordinance only allows one per tenant so we must deny it. Under section 14-368.5(g) the application is being sent to planning for review. The application is meeting the size requirement for the primary sign and the proposed second sign for each tenant is half the allowable size of the primary one.

**Dept:** Building**Status:** Pending**Reviewer:** Alex Jaegerman **Approval Date:** Jan 31, 2007

**Note:** No more than one sign per facade for remaining (undesignated) retail spaces. **Ok to Issue:** ☒  
Bangor approved as shown.

**Comments:**

1/31/2007-amachado: Denied under section 14-369.5, Table 2.13. Sent to planning for review under section 14-368.5(g).



# 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: 1048 Brighton Avenue; Overall Signage Package		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  263AA Lot 7	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: \$ <u>710.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>710.00</u>

Who should we contact when the permit is ready: John Charette phone: 761-9000

Tenant/allocated building space frontage (feet): Length: See Plan Height: 18'-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 \_\_\_\_\_ No \_\_\_\_\_ Dimensions proposed: \_\_\_\_\_ Height from grade: \_\_\_\_\_  
Bldg. wall sign? (attached to bldg) Yes X No \_\_\_\_\_ Dimensions proposed: See Plan attached

Proposed awning? Yes \_\_\_\_\_ No X 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):

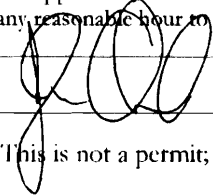
Freestanding (e.g., pole) sign? Yes X No \_\_\_\_\_ Dimensions: Existing entry on  
Bldg. wall sign? (attached to bldg) Yes X No \_\_\_\_\_ Dimensions: Quizno's, Aspen Dental, Bangor Savings,  
Awning? Yes \_\_\_\_\_ No \_\_\_\_\_ Sq. ft. area of awning w/communication: See attached plan.

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.

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.

**PACKARD**  
DEVELOPMENT

January 30, 2007

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

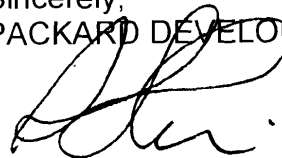
RE: Pine Tree Shopping Center  
Packard Development

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

# PINE TREE

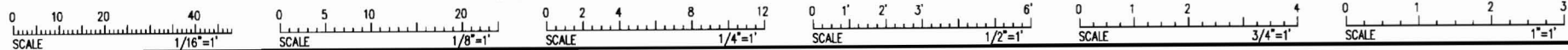
## SIGN AREA CHART

APPLICATION 1048, TAXMAP 263 AA, RETAIL 2 & 3

SPACE	EXIST./NEW	PRIMARY/SECOND.	S.F. Allowed	S.F. Proposed	SIC
P200 QUIZNOS	EXISTING	PRIMARY	59.7 SF	PREVIOUS APPLICATION #00-0433	
P200 QUIZNOS	EXISTING	SECONDARY	29.8 SF	PREVIOUS APPLICATION #00-0593	
P202 VACANT	NEW	PRIMARY	37.5 SF	37.5 S.F.	
P202 VACANT	NEW	SECONDARY	18.75 SF	18.75 S.F.	
P204 VACANT	NEW	PRIMARY	37.5 SF	37.5 S.F.	
P204 VACANT	NEW	SECONDARY	18.75 SF	18.75 S.F.	
P206 VACANT	NEW	PRIMARY	37.5 SF	28.6 S.F.	
P206 VACANT	NEW	SECONDARY	18.75 SF	16.1 S.F.	
P208 ASPEN DENTAL	EXISTING	PRIMARY	75 SF	44.25 S.F. PREVIOUS APPLICATION #06-0406	
P208 ASPEN DENTAL	EXISTING	SECONDARY	37.5 SF	35 S.F. PREVIOUS APPLICATION #06-0406	
P300 VACANT	NEW	PRIMARY	40.5 SF	40.5 S.F.	T-B TIT
P300 VACANT	NEW	SECONDARY	20.25 SF	20.25 S.F.	B-0 KEY
P302 VACANT	NEW	PRIMARY	40.5 SF	40.5 S.F.	B-1 RET
P302 VACANT	NEW	SECONDARY	20.25 SF	20.25 S.F.	B-2 RET
P304 VACANT	NEW	PRIMARY	40.5 SF	40.5 S.F.	B-3 RET
P304 VACANT	NEW	SECONDARY	20.25 SF	20.25 S.F.	D-1 DIR
P306 BANGOR SAVINGS	SEP. APPLICATION	PRIMARY	80.25 SF	19.8 S.F. PREVIOUS APPLICATION #06-0406	D-2 DIR
P306 BANGOR SAVINGS	SEP. APPLICATION	SECONDARY	<del>80.25 SF</del> 40.135 F	26 S.F. PREVIOUS APPLICATION #06-0406	
				339.45 S.F. (previous applications not included in total)	

Packard Dev  
One Wells  
Newton, M  
tel: 617.9  
fax: 617.9

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



EXISTING  
MONUMENT  
SIGN

1  
A/D  
DIRECTIONAL SIGN

QUINZOS  
TENANT  
TENANT  
TENANT  
TENANT  
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TENANT

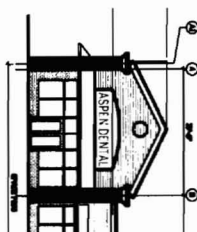
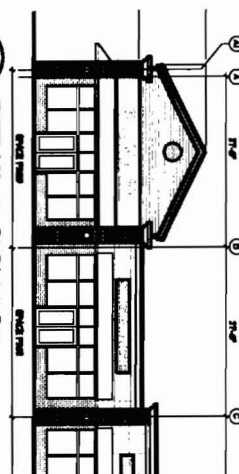
BRIGHTON AVENUE

CABOT ST.

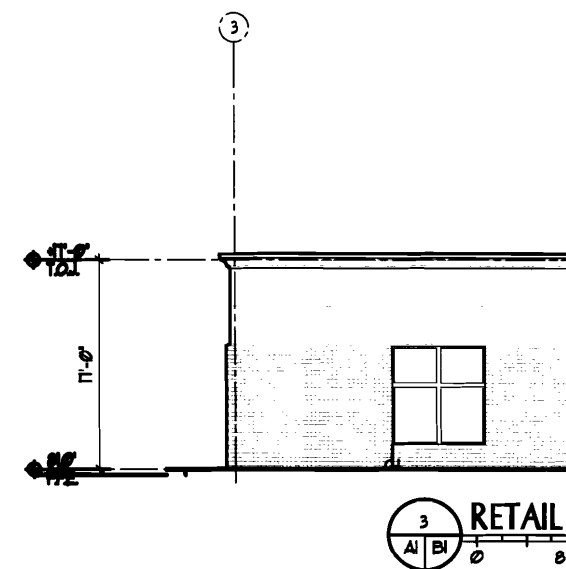
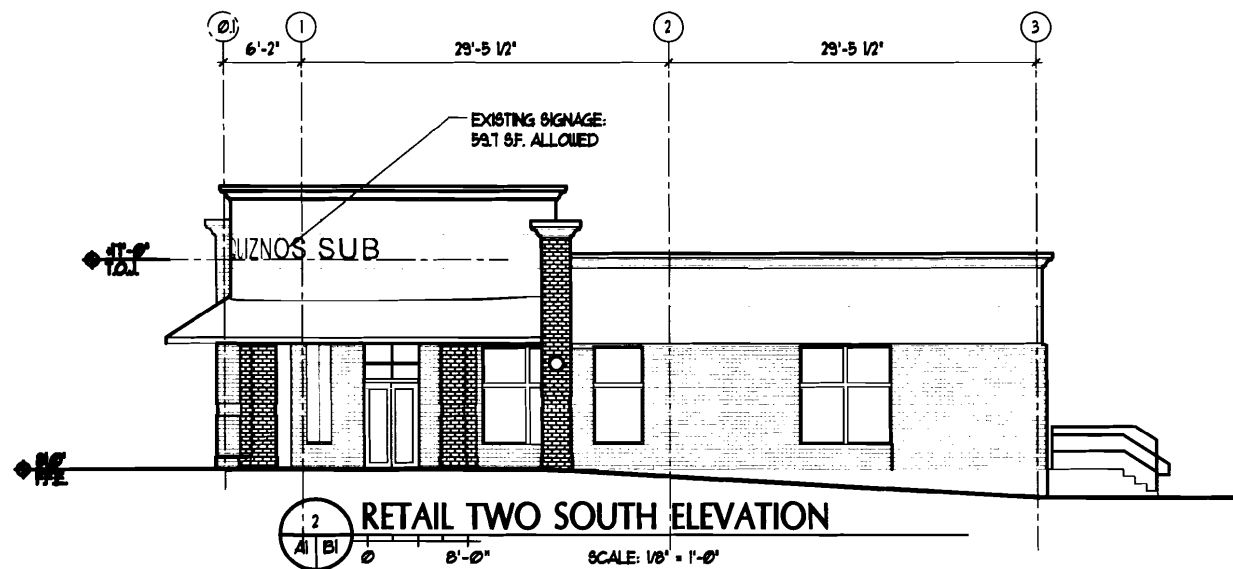
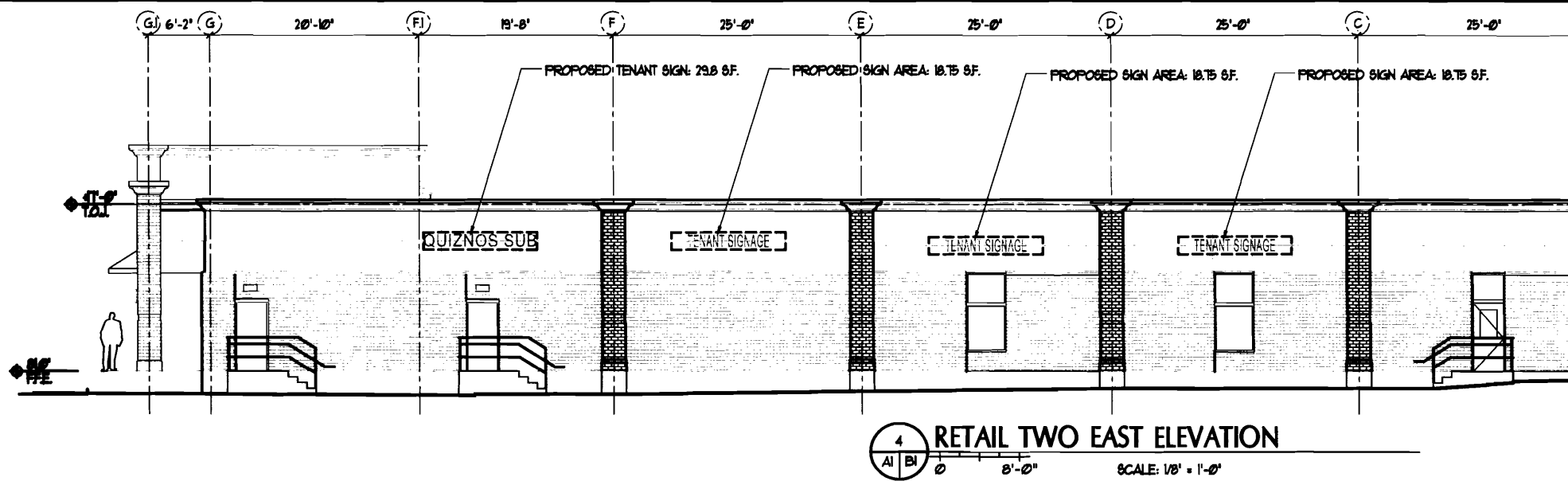
RAND ROAD

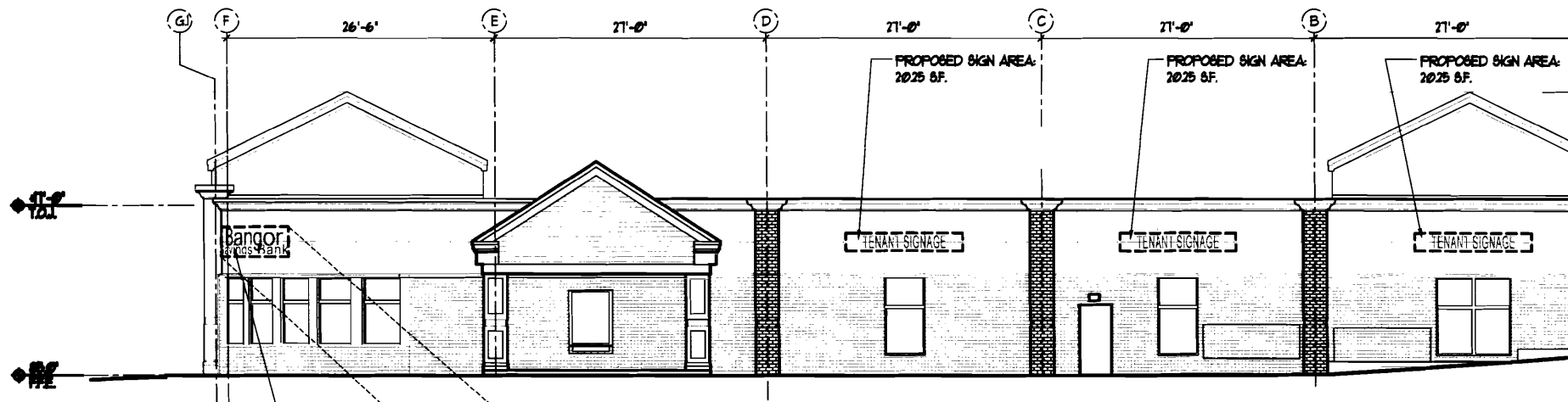
1  
A/B  
RETAIL 3 SIGNAGE

EXIS  
PYL  
SIGN

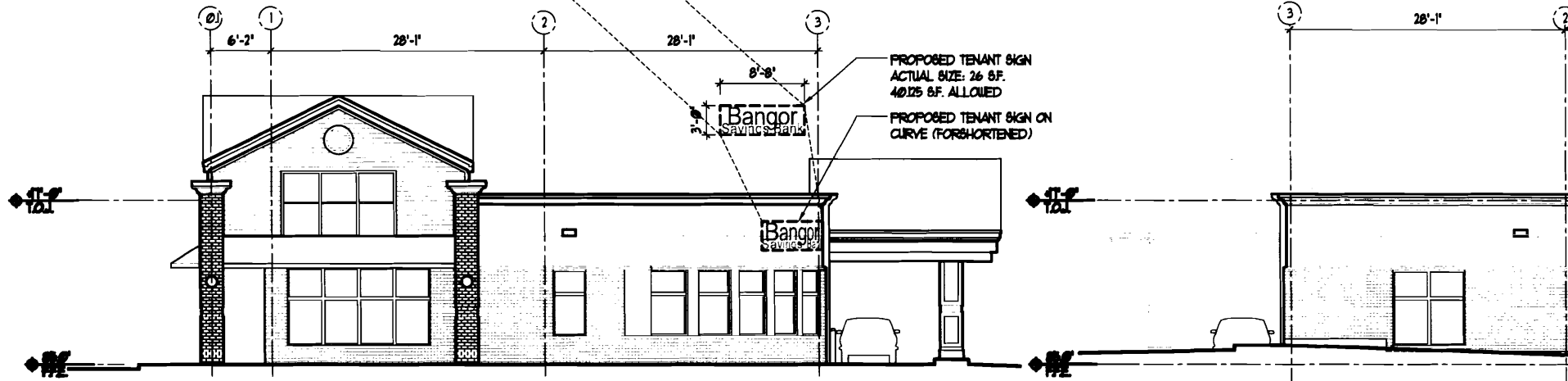






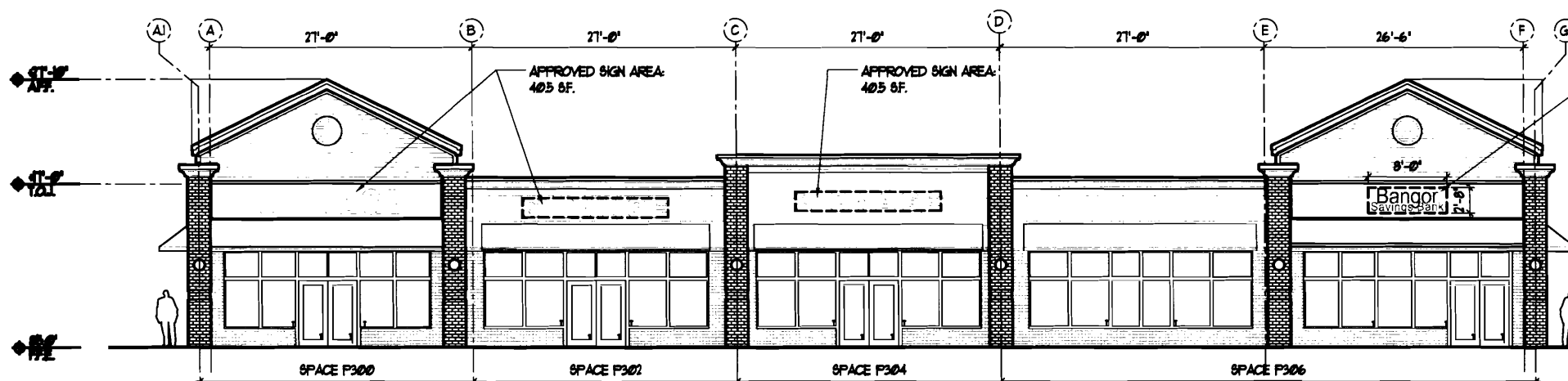


4 RETAIL THREE WEST ELEVATION  
 AI B2 0' 8'-0" SCALE: 1/8" = 1'-0"

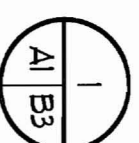


2 RETAIL THREE SOUTH ELEVATION (BRIGHTON)  
 AI B2 0' 8'-0" SCALE: 1/8" = 1'-0"

3 RETAIL THR  
 AI B2 0' 8'-0"



AI B2 A3.2 0' 8'-0" SCALE: 1/8" = 1'-0"

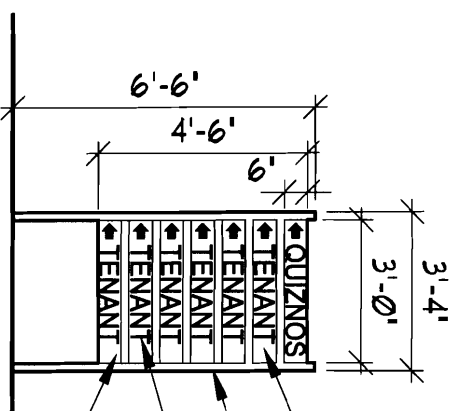


RETAIL 2 SIGN REN

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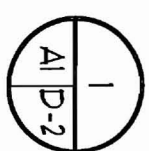
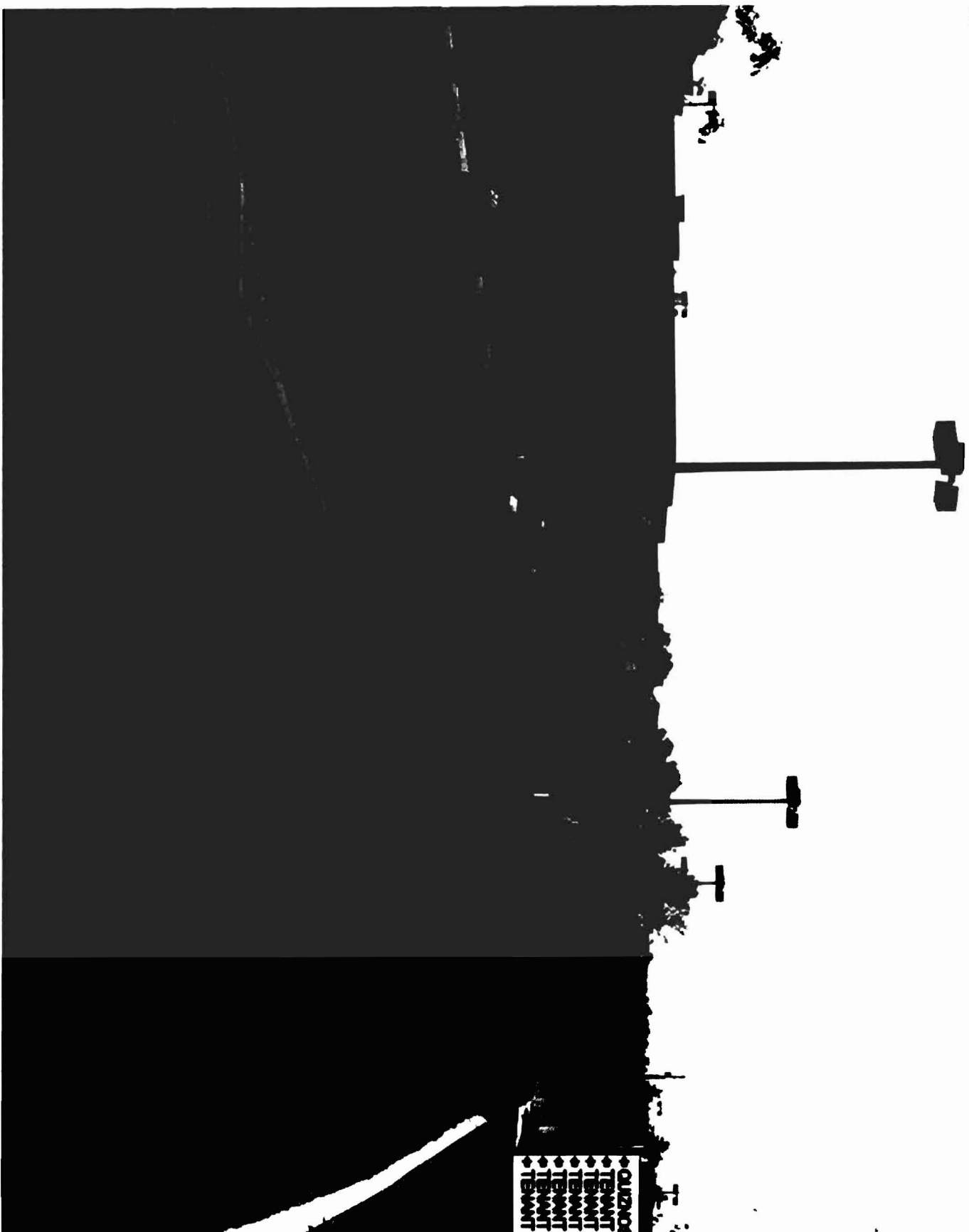
X

NTS



5' TALL LETTERS x 36" W  
7 SIGNS x 125 SF





ENTRANCE VIEW

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X

NTG