

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number 050959
PERMIT ISSUED
AUG - 9 2005
CITY OF PORTLAND

This is to certify that GROVE CORPORATION TRADING COMPANY /JSP Land Development
has permission to Remove 3 existing signs replace w/ 2 -Channel letter signs 17 sq ft each
AT 865 BRIGHTON AVE City of Portland 284 G001001

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 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 work in progress must be reported before this building or part thereof is occupied or closed-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

[Signature] 8/9/05
Director - Building & 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: 05-0959	Issue Date: AUG - 9 - 2005	CBL: 284 G00 001
Owner Address: PO BOX 866	Contractor Address: 181 Notre Dame Westfield	Phone: 4135640404
Permit Type: Signs - Permanent		Zone: 31

Location of Construction: 865 BRIGHTON AVE	Owner Name: GROVE CORPORATION THE
Business Name:	Contractor Name: JSP Land Development
Lessee/Buyer's Name	Phone:

Past Use: Commercial	Proposed Use: Commercial/ Remove 3 existing signs replace w/ 2 -Channel letter signs 17 sq ft each
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Permit Fee: \$98.00	Cost of Work: \$133.00	CEO District: 3
FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group U Type: Sign IBC 2003	

Proposed Project Description:
Remove 3 existing signs replace w/ 2 -Channel letter signs 17 sq ft each

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

Permit Taken By: Idobson	Date Applied For: 07/12/2005
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Zoning Approval		
<p>1.</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>	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"/> Date: <i>07/14/05</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 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 checked="" 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 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

J.S. PECHULIS/LAND DEVELOPMENT SERVICES, INC.

JSP

- *Site Design*
- *Canopy & Painting Services*
- *Permitting*
- *Traffic Analysis*

181 NOTRE DAME STREET, WESTFIELD, MA 01085

PHONE: 413-564-0404

FAX: 413-564-0405

www.jsplds.com

July 7, 2005

Ms. Marge Schmuckal
Planning & Development Department
389 Congress St
Portland, ME 04101

RE: 865 Brighton Ave

Dear Ms. Schmuckal:

On behalf of The Grove Corporation, Owner of the gas station/convenience store at 865 Brighton Ave, JSP Land Development has been contracted to upgrade the canopy at this location to an updated Citgo brand image. This conversion will include the items listed below.

Specifically, The existing three Cigo canopy signs (approx 9 sf ea) will be removed and replaced with ~~two~~ Citgo channel letter signs (approx 17 sf ea) on opposite sides of the canopy. All other signs on site will remain with no changes.

Please find the following enclosed items:

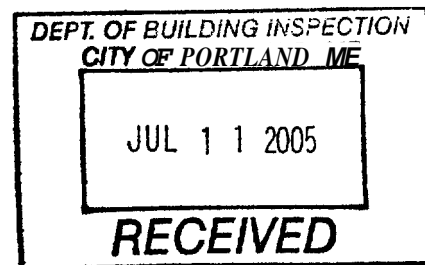
- Sign Permit Application
- Site Plan with existing building/signs and locations
- Photos of existing and proposed canopy signs
- Specification sheet for proposed signs

If you have any questions regarding the proposed changes or require additional information please contact our office at 413-564-0404. Thank you for your assistance on this project.

Sincerely,



Paul R. Labbe
Project Manager





Sign 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: 865 Brighton Ave Zone: B2

Total square footage of proposed structure: _____ Square footage of lot: 10,568
Lot frontage: 100' Tenant frontage: 27'

Tax Assessor's Chart, Block & Lot Chart# _____ Block# _____ Lot# _____
Owner: The Grove Corporation Telephone: _____
PO Box 866
North Grosvenordale, CT 06255 860-935-5200

Lessee/buyer's name (If applicable) _____ Current use: Gas/Convenience Total s.f. of signage 34
Proposed use: Gas/Convenience \$2.00 per s.f. \$68.00, plus \$65.00 base fee
Fee: \$ 133.00

Applicant name, address & telephone: _____ If vacant, prior use: N/A
JSP Land Development How long has it been vacant? _____ Awning-without signage:
181 Notre Dame St. Project description: \$30.00 for first \$1,000
Westfield, MA 01085 plus \$9.00 each addict.
413-564-0404 Number of tenants in lot? _____ \$1,000
Fee: \$ _____

Freestanding sign? Yes No Dimensions _____ Height _____
More than one sign? Yes No Dimensions 24" x 104" Height Mounted on Canopy
Sign Attached to Building? Yes No Dimensions _____ Height _____

Awning Yes No Is awning backlit? Yes No Height off sidewalk? _____
Awning Height: _____ Length: _____ Depth: _____
Is there any message, trademark or symbol on it? Yes No If Yes, total s.f. of panels/graphics: _____

Please describe: Remove 3 existing canopy signs and replace with 2 channel letter signs approximately 17's.f each.

List ALL existing signage and their dimensions: Freestanding sign 8'x6'
Building sign 4'x11' (3) Canopy signs 3'x3' (to be removed)

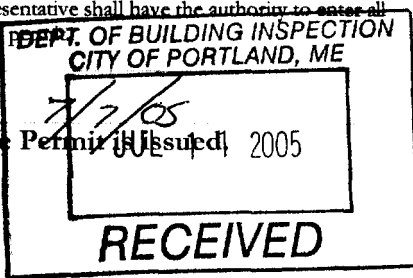
Contractor's name, address & telephone: JSP Land Development 181 Notre Dame Westfield, MA
Who should we contact when the permit is ready: Paul Lybke
Mailing address: 181 Notre Dame St. Westfield, MA 01085 Phone: 413-564-0404

Once your permit is approved, we will notify you to come in and pick up your permit and review the requirements with our plan reviewer. Beginning work prior to receiving your permit will result in a violation fee of \$50.00.

Please submit all of the information outlined in the Signage Application Checklist including a building sketch showing exactly where existing is and proposed signage will be located. Please include sketches/pictures of proposed signage. Failure to do so will result in the automatic denial of your permit.
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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.

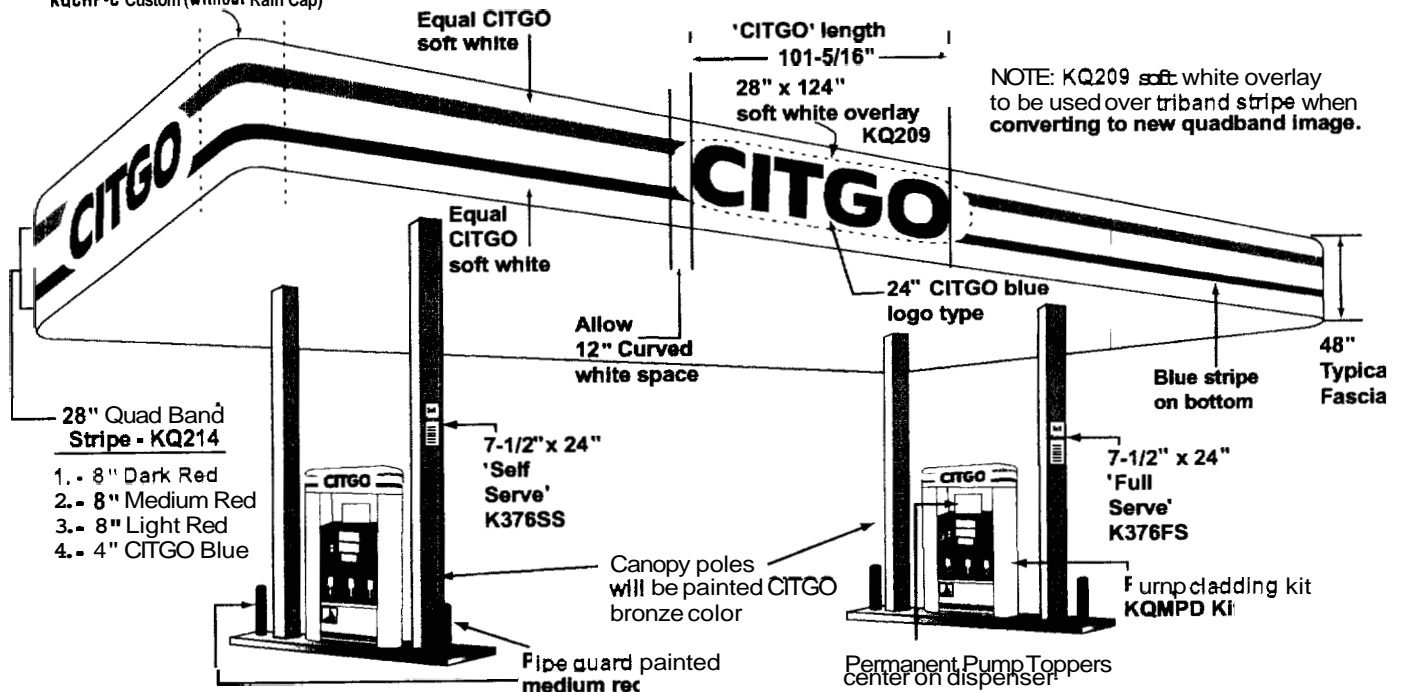
Signature of applicant _____ Date: _____
This is not a Permit; you may not commence any work until the Permit is issued.



CANOPY/ISLANDS IMAGE STANDARDS

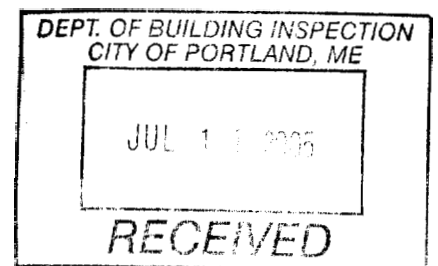
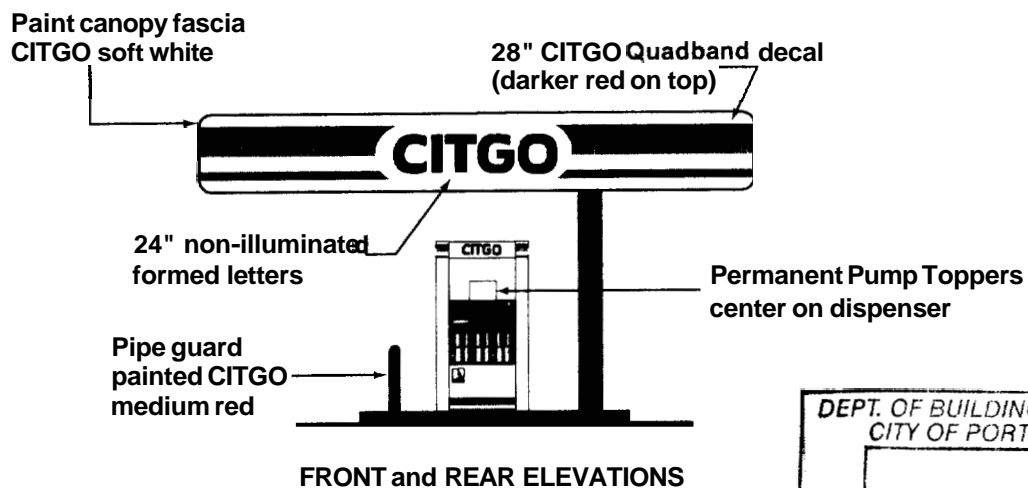
Flat Canopy Specifications

*Radius Corner
 Conversion Kits
 KQCRC 90° (with Rain Cap)
 KQCRP 90° (without Rain Cap)
 Custom Corners: Other than 90°
 KQCRC-C Custom (with Rain Cap)
 KQCRP-C Custom (without Rain Cap)



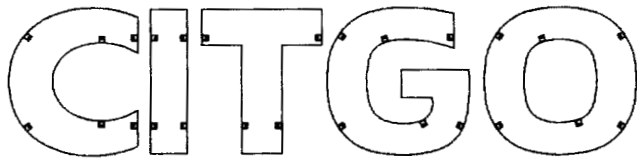
NOTE: Center 24" blue CITGO logotypes on all four sides. Wrap 28" quad-band stripe around 18" radius corners

* NOTE: Canopy radius corner conversion kits are available in standard 90° and custom angle shapes. (For custom angles see page 11)

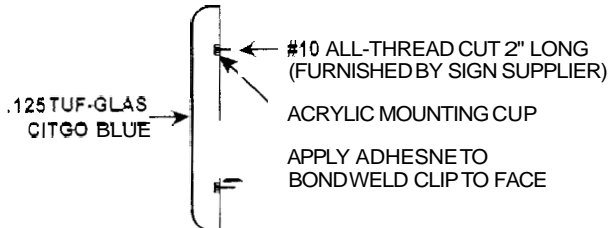


CANOPY/ISLANDS IMAGE STANDARDS

24" Formed Plastic Letters — Nan-Illuminated



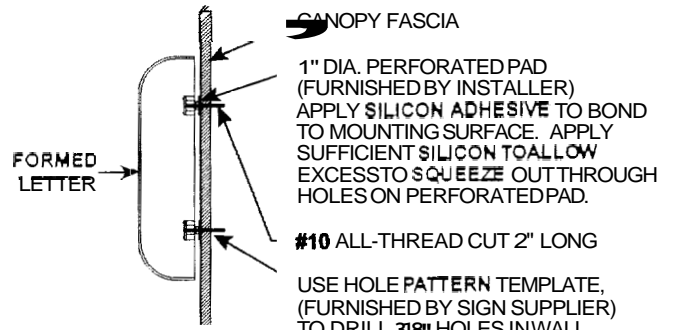
FACE ELEVATION



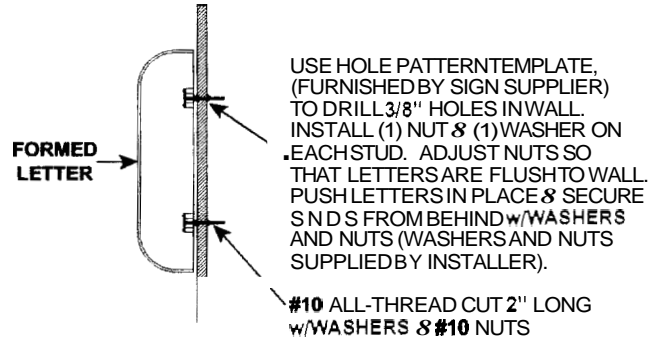
TYPICAL SECTION DETAIL

SPECIFICATIONS

Size:
 Area — Letter Faces Only - 9.52 Sq. Ft.
 Area — Encompassing Rectangle - 16.66 Sq. Ft.
 Actual Size - 24 Vacuum Formed Letters
 Approx. Weight - 23 lbs.
 Design Windload - 30 PSF

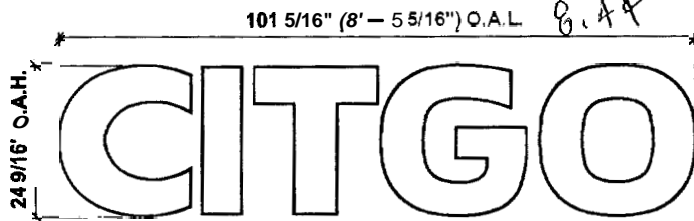


TYPICAL PAD MOUNT DETAIL
(USE FOR BUND INSTALLATION ON THIN FASCIA)

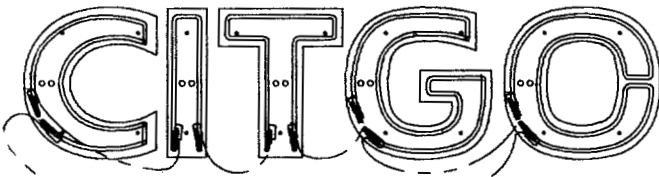


TYPICAL SURFACE STUD MOUNT w/ NUT DETAIL
(USE WHERE ACCESS IS AVAILABLE THROUGH FASCIA)

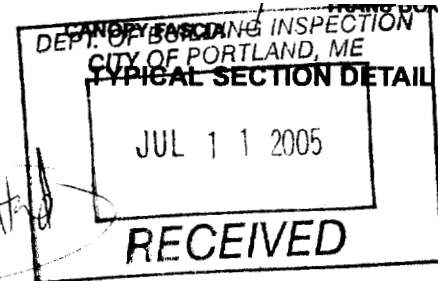
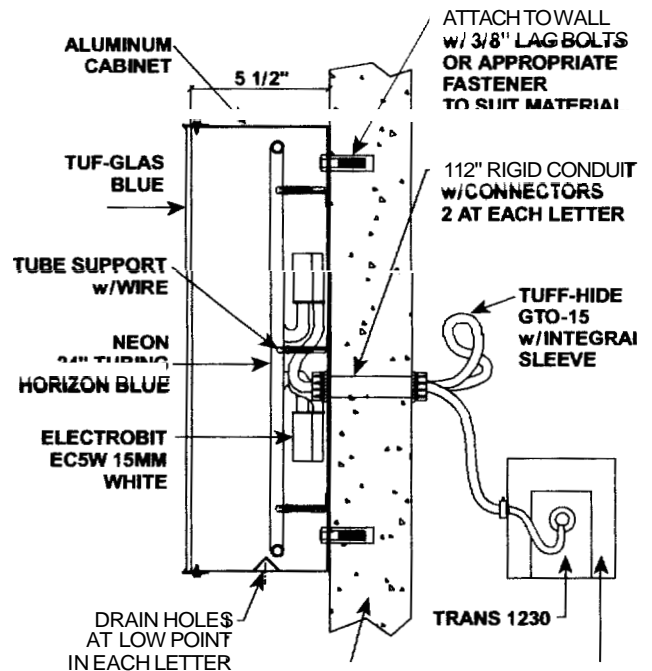
24" Illuminated Channel Letters



FACE w/ TRIMCAP ELEVATION



NEON & MOUNTING LAYOUT



SIGN SPECIFICATIONS

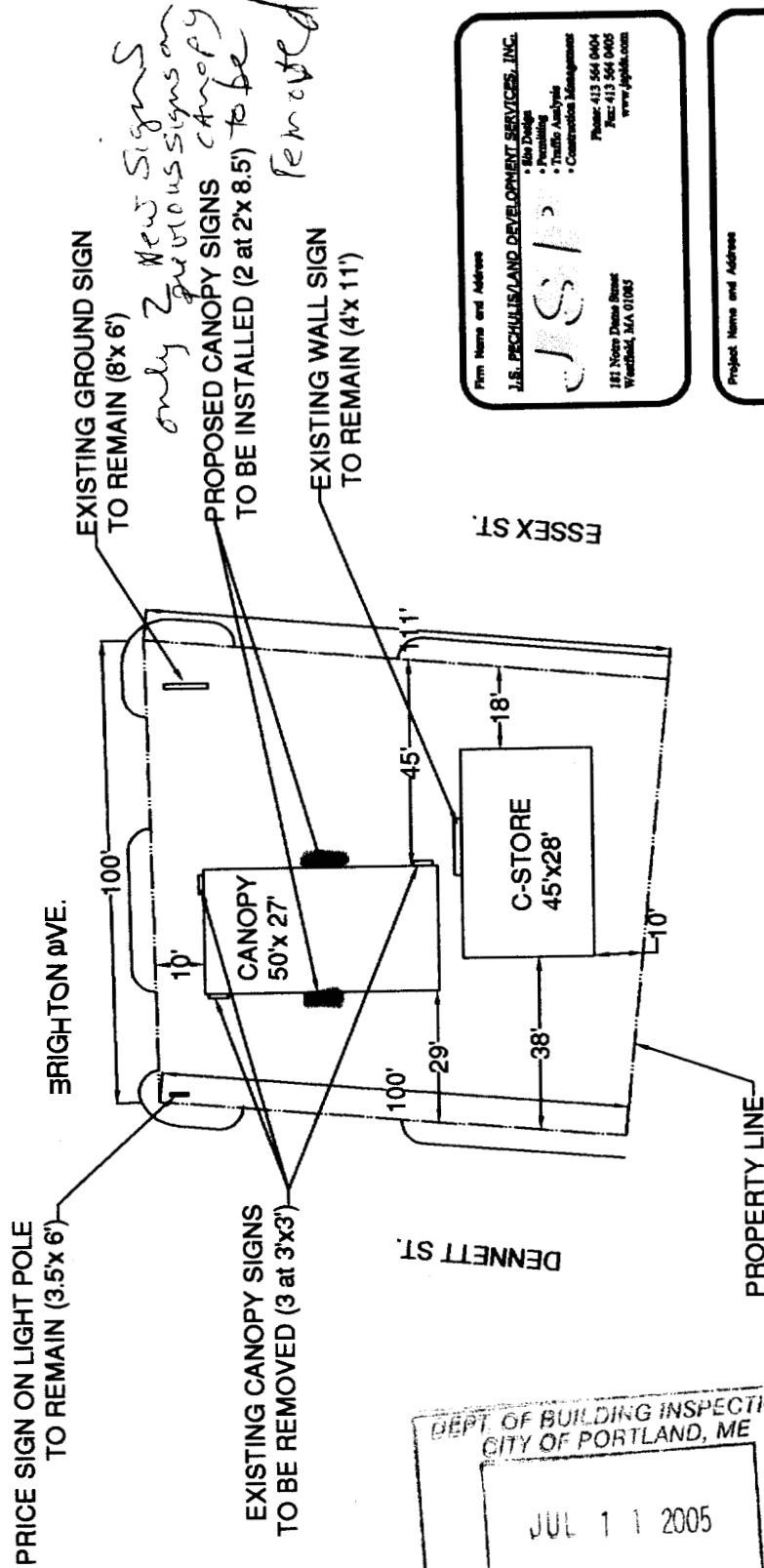
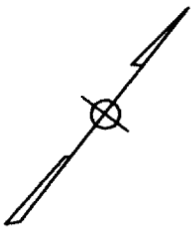
Sign Size:
 Area — Letter Faces Only - 9.96 Sq. Ft.
 Area — Encompassing Rectangle - 17.28 Sq. Ft.
 Designed Windload - 30 PSF

Electrical:
 Amps - 3.0
 Circuits - (1) 20
 Volts - 120

Handwritten notes:
 2.05 x 8.44 = 17.302 sq ft
 OK 20 ft only furnished

NOTES

- Field measurements approximate
Plan not for construction
- All structures are to remain in place
and unaltered
- All proposed signs conform to local regulations



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 11 2005
RECEIVED

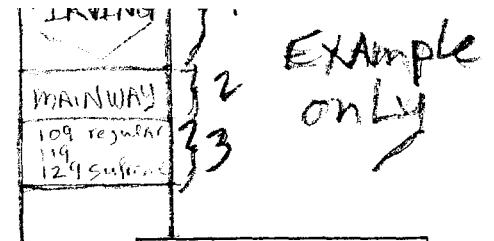
SCALE: 1"=40'

Firm Name and Address
J.S.P.
J.S. PECHUIS/LAND DEVELOPMENT SERVICES, INC.
• Site Design
• Permitting
• Traffic Analysis
• Construction Management
Phone: 413 564 0404
Fax: 413 564 0405
www.jspld.com
181 North Chase Street
Warefield, MA 01085

Project Name and Address
**CITGO IMAGE UPDATE
XTRAMART CITGO**
865 Brighton Ave.
Portland, ME

Table 2.14

Gas Stations - All Zones Where Permitted



	B-1, IB	B-4	All Other Zones
Freestanding Signs			
- Area	32 sq. ft./10 sq. ft. 3 / 20 sq. ft. (a)	60 sq. ft./20 sq. ft./ 30 sq. ft. (a)	40 sq. ft./15 sq. ft./ 3 24 sq. ft. (a)
- Height	16 feet	35 feet	18 feet
- Setback	5 feet	5 feet	5 feet
- # Permitted per lot	1/major principal and auxilliary use + 1 price sign (a)(b)	same	same

(a) Area limits are broken down according to sign types, as follows: sign area for principal use/sign areas for additional major auxilliary use(s) on site (for example, car wash, repair garage, convenience store)/sign area for gas prices. In the B-1 and IB zones, for example, the maximum permitted sign area for the principal use is 32 sq. ft. The maximum permitted sign area for each auxilliary use is 10 sq. ft. and the maximum permitted area for the gas price sign is 20 sq. ft.

(b) All signs shall be mounted on the same base.

Building/Canopy Signs

	All Zones
- Maximum permitted area	30 sq. ft. for principal building sign/10 sq. ft. for each additional major activity/20 sq. ft. for canopy sign
- Square feet per linear foot of building facade on which sign will be placed	na
- Maximum vertical dimension	2 feet
- # Permitted per lot	1 building sign for each major activity/2 canopy signs (a)

(a) Maximum two signs allowed on large canopy; one each on opposite facing planes.

Miscellaneous Signs

Signs placed on individual pumps shall be considered incidental signs and shall not be calculated in total allowable sign area. Incidental signs shall not be limited in number. However, no individual sign shall exceed 1 sq. ft.

Existing Canopy w/ signs



Proposed Canopy Image



DEPT. OF BUILDING INSPECTION
OF PORTLAND, ME

JUL 11 2005

RE 11