

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT

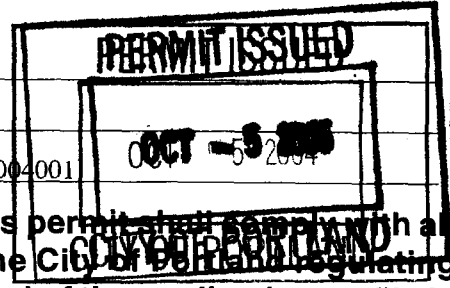
Permit Number: 050194

This is to certify that Heritage Realty Limited Partnership/Parcel Development

has permission to 1 story brick / EFIS clad structure w/ steel frame

AT 1030 Brighton Ave

263A A004001



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 written permission procured before this building or part thereof is altered or closed-in. **HEAR 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. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 3/22/05
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: 05-0194	CRL: 0004001
PERMIT ISSUED PERMIT ISSUED	
Owner Address: 535 Boylston St	Phone: 617-9651906
Contractor Address: 1 Wells Drive Newbury	Phone: 617-9651906
CITY OF PORTLAND CITY OF PORTLAND	
Permit Type: Commercial	Signature: <i>[Signature]</i>

Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership
Business Name:	Contractor Name: Packard Development
Lessee/Buyer's Name	Phone:

Past Use: Vacant / Parking Area	Proposed Use: Commercial Retail 1 story brick / EFIS clad structure w/ steel frame
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Proposed Project Description:
1 story brick / EFIS clad structure w/ steel frame

Bldg B

Permit Fee: \$5,403.00	Cost of Work: \$597,600.00	CEO District: 3
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B Type: 2B <i>3/22/05</i>	
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
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: 02/23/2005
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Zoning Approval		
<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel B zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0070</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>with conditions</i> Date: <i>2/22/05</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: <i>5</i>
	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 Date: <i>[Signature]</i>	

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: 05-0194	Date Applied For: 02/23/2005	CBL: 263A A004001
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Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone:
Business Name:	Contractor Name: Packard Development	Contractor Address: 1 Wells Drive Newton	Phone: (617) 965-1966
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial Retail 1 story brick in front of lot / EFIS clad structure w/ steel frame - called bldg "B"	Proposed Project Description: 1 story brick / EFIS clad structure w/ steel frame
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Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 03/02/2005

Note: **Ok to Issue:**

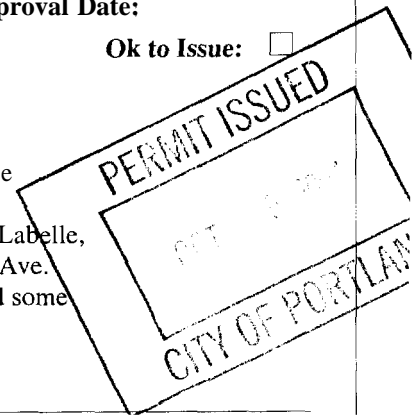
- 1) the fire alarm system and sprinkler system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department
- 2) contact Ben Diaz @ 874-8489 for the master box connection
- 3) the sprinkler system shall be installed in accordance with NFPA 13 standard
- 4) the fire alarm system shall be installed in accordance with **NFPA 72** standard
- 5) fire extinguishers shall be installed in accordance with NFPA 10 standard

Dept: Engineering **Status:** Open **Reviewer:** Tony **Approval Date:**

Note: PUBLIC WORKS ENGINEERING REVIEW....4/26/04 **Ok to Issue:**

I have reviewed the submittal dated 4/14/04 and offer the following comments:

1. Due to the limited content supplied and received, to date, a detail review of this project can not be accomplished.
2. The applicant's engineer should discuss modifications to the Brighton Avenue frontage with Eric Labelle, the City Engineer. He has some specific requirements as it relates to improvements along Brighton Ave.
3. The applicant needs to be aware that any roadway impacts to Rand Road will require permits and some substantial fees. The fees are large due to the fact that Rand Road is a moratorium roadway.



Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 05/05/2004

Note: **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.
- 2) access shall be from all sides of structure

	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone:
Business Name:	Contractor Name: Packard Development	Contractor Address: 1 Wells Drive Newton	Phone (617) 965-1966
Applicant/Buyer's Name	Phone:	Permit Type: Commercial	

3) additional hydrants required per meeting with fire protection engineer

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Steve Bushey **Approval Date:** 07/27/2004
Note: **Ok to Issue:**

1) see planning conditions

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Kandi Talbot **Approval Date:** 07/27/2004
Note: **Ok to Issue:**

- 1) 9. any revisions that shall occur, such as landscaping or parking changes, based on the securing of additional right of way, shall be reviewed and approved by the Planning Authority.
- 2) 2. That the developer revise the plans in accordance with the Traffic Engineer's memo dated July 20, 2004, to be reviewed and approved by the City's Traffic Engineer and that the developer shall reconfigure the Pine Tree Shopping Center Driveway approach to Brighton Avenue, opposite Taft Avenue, to provide an exclusive right turn lane and a shared left/through/right turn lane. The plans shall be revised to include additional low dense landscaping and/or berm, within the landscaped island on Brighton Avenue in front of the developer's leased area to deter mid block crossing on Brighton Avenue and the plan shall be amended to remove reference to the fence. Landscaping and/or berm for the island shall be reviewed and approved by the City Arborist.
- 3) 1. That within the first year after completion of the project, the Rand Road/Pine Tree/Forest City Driveway be monitored to determine whether the intersection meets signal warrants. Documentation shall be submitted to the City's Traffic Engineer. After monitoring, if it is determined that the intersection warrants a traffic signal, the developer shall be responsible for installation of the traffic signal. The developer shall also provide a performance guarantee, prior to issuance of a building permit, in the amount of \$75,000 to be held until that time that it is determined whether a traffic signal is warranted at this driveway and shall be held for up to 18 months. Monitoring data shall occur during one year after completion and traffic warrant shall be determined within 6 months of the monitoring.
- 4) 10. That the applicant shall place in escrow \$12,000 to extend the landscaping island within Rand Road, prior to issuance of a building permit. The funds will be placed in escrow until Rand Road is no longer a moratorium street, which will occur in 2008, at which time the improvements to Rand Road shall be completed.
- 5) 7. That the required fire hydrants be added to the site plan for review and approval by the Fire Department.
- 6) 4. That revised building elevations shall be submitted for review and approval by Planning staff.
- 7) 3. That the developer shall provide a pedestrian access easement for the sidewalk along Brighton Avenue, between Rand Road and Applebee's Restaurant, which is located out of the City's right of way. The pedestrian access easement shall be submitted prior to issuance of a building permit, and shall be reviewed and approved by Corporation Counsel.
- 8) 8. That as part of this development, the developer shall complete the Brighton Avenue streetscape from where the project was completed up to the Brighton Avenue Bridge. In lieu of completing the Brighton Avenue streetscape, the developer shall make a contribution of \$3000,000 to the City, prior to issuance of a building permit, for the City to complete the Brighton Avenue streetscape project. The developer will also utilize best efforts to secure, from Heritage Realty, additional Brighton Avenue right of way in fee or easement as required by the City for up to 15 feet on the southerly side of Brighton Avenue, plus the elimination of the property line "bulge", westerly of the entry drive to Pine Tree Shopping Center, or, if not able to secure such right of way prior to issuance of a building permit, the developer shall deposit up to \$100,000 in escrow to be used by the City to defray acquisition costs of such right of way if acquired by the City through an eminent domain proceeding, plus necessary structures to maintain the functionality of the existing development.
- 9) 6. That the plans be revised in accordance with the Development Review Coordinator's (DRC) memo dated July 19, 2004 and shall be reviewed and approved by the DRC. Any minor revisions during the DEP Site Location review shall be reviewed and approved by the DRC. To the extent that City requirements on the proposed changes are more stringent than DEP requirements, the City standards shall apply.
- 10) 5. That a sewer capacity letter from the Portland Sewer Division is submitted to staff prior to issuance of a building permit.

Comments:

3/3/2005-mjn: 1) I faxed a new page 3 certification form, the top part was not completed.

Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone:
Business Name:	Contractor Name: Packard Development	Contractor Address: 1 Wells Drive Newton	Phone (617) 965-1966
Lessee/Buyer's Name	Phone:		Permit Type: Commercial

- 3) Division 3, Cast in Place Concrete was omitted from my spec book.
- 4) Concrete strength not shown.
- 5) Does the use of 5/8 inch plywood for the sign band violate Section 603.1?
- 6) I do not have final planning approval to release this permit.
- 3/22/2005-mjn: HOLD FOR FINAL PLANNING SIGNOFF.....Done

Applicant: Pine Tree Shopping Center Date: 7/23/04

Address: 1030 Brighton Ave C-B-L: ~~B2 Zone~~

CHECK-LIST AGAINST ZONING ORDINANCE 263A-A-00

Date - Existing Development Bldg "B"
#05-0194

Zone Location - R-2

Interior corner lot - 3-R and Rd shows

Proposed Use/Work - to Tear Down old Ames? To build with a New

Sewage Disposal - City Lowes and build 2 New "retail" use

Lot Street Frontage - 50' min - 1000' + shown buildings along Brighton Ave

Front Yard - None except shall not exceed The Average depth on either side

Rear Yard - 10 min - 35' to trash compactor - 41' to bldg door?
Does Not About Res. Zone Use

Side Yard - None Req. - 43' to closest by bldg #2
Does Not About Res. Zone Use

Projections -

Width of Lot - None Req.

Height - 45' / 65' Allow over 5 Acres (was 25+)
None None 1091,313
'873,050

Lot Area - 10,000 min - 1091,313 sq ft $\div 43560 = 25.053$ Acres
None Submitted 2,8263

Lot Coverage (Impervious Surface) - 80% MAX of 873,050 sq ft
Showing Approx 223,350 sq ft MAX
My figures show 223,350

Area per Family - N/A

Off-street Parking - None permitted in front yard (already developed)
of existing RE front yard parking

Loading Bays - 40,000 to 100,000 = 2 bays } A 45' x 90' Area is shown
5,000 to 40,000 = 1 bay
- 14' x 50'

Site Plan - Major #2004-0070

Shoreland Zoning/Stream Protection - N/A
over 50,000 sq ft

Flood Plains - Panel 6 - Zone X

to be determined by The PB

Pg 3 of 13 dated 1415.01 pkg spaces req.

From: Marge Schmuckal
To: Kandi Talbot
Date: Mon, Feb 28, 2005 11:03 AM
Subject: 1030 Brighton Ave

Kandi,
I have a building permit application for the the new Lowe's at Pine Tree. Can I get a copy of their stamped approved site plan?
Thanks,
Marge

Received from Kandi
2/28/05

All Purpose Building 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>RETAIL 3 1030 BRIGHTON AVE PORTLAND ME</u>		
Total Square Footage of Proposed Structure <u>9,950 SQ. FT.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>263AA 004</u>	Owner: <u>FORTLAKE PINE TREE LLC</u> <u>C/O PACKARD DEVELOPMENT LLC</u>	Telephone: <u>617-965-1966</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>HOWARD MINTZ</u> <u>SAME AS ABOVE</u>	Cost Of Work: \$ <u>597,000</u> Fee: \$ <u>5,400</u>
Current use: <u>VACANT / PARKING AREA</u>		
If the location is currently vacant, what was prior use: <u>SHOPPING CENTER PARKING</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>RETAIL</u>		
Project description: <u>1STORY BRICK/EIFS CLAD STRUCTURE w/ STRUCTURAL STEEL FRAME</u>		
Contractor's name, address & telephone:		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> FEB 23 2005 RECEIVED </div>
Who should we contact when the permit is ready: <u>HOWARD MINTZ</u>		
Mailing address: <u>SEE ABOVE</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up . PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>2/15/05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

ACCESSIBILITY CERTIFICATE

Designer: PORT CITY ARCHITECTURE

Address of Project: 1030 BRIGHTON AVE / RETAIL ?

Nature of Project: 10,000 SQ.FT. RETAIL STRUCTURE

SHELL ONLY INCLUDING STORE FRONT

ENTRIES.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: [Handwritten Signature]

Title: PRINCIPAL

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST

PORTLAND, ME 04101

Phone: 207 761 9000

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Port City Architecture

RE: Certificate of Design

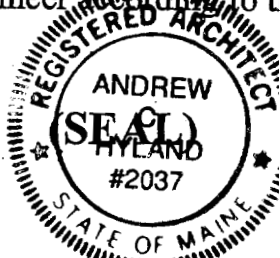
DATE: 2/17/05

These plans and/ or specifications covering construction work on:

RETAIL 3 PINE TREE SHOPPING CENTER 1030 BRIGHTON AVE

PORTLAND MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect/
Engineer according to the 2003 International Building Code and local amendments.



Signature: [Handwritten Signature]

Title:

Firm: PORT CITY ARCHITECTURE

Address: 605 ST PORTLAND ME

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: DECKER STRUCTURAL ENGINEERS

DATE: 17 FEB 2005

Job Name: PINE TREE SHEDDING CTR, PORTLAND, ME **RETAIL 2**

Address of Construction: BELSHIGN AVE **RETAIL 3**

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.2) _____

Supervisory alarm systems? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

STRUCTURAL DESIGN CALCULATIONS

COMPLETED Submitted for all structural members (1001.1, 1001.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1608)

(Uniformly distributed floor live loads (1603.11, 1607)

Floor Area Use	Loads Shown
<u>RETAIL</u>	<u>100 PSF</u>
_____	_____
_____	_____
_____	_____

- NO Live load reduction (1603.1.2, 1607.2, 1607.10)
- NO Roof live loads (1603.1.2, 1607.11)
- Roof snow loads (1603.7.3, 1608)
- 60 psf Ground snow load, P_g (1603.2)
- 16 psf If $P_g > 10$ psf, flat-roof snow load, P_f (1603.2)
- 1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1603.3.2)
- 1.0 If $P_g > 10$ psf, snow load importance factor, I_s (1603.1604.5)
- 1.1 Roof thermal factor, C_t (Table 1603.3.2)
- NA Sloped roof snowload, P_s (1603.4)

Wind loads (1603.1.4, 1609)

- ANALYTICAL** Design option utilized (1603.1.4, 1609)
- 100 mph Basic wind speed (1603.5)
- 1.0 Building category and wind importance factor, I_w (Table 1603.6, 1603.5)
- C Wind exposure category (1603.4)
- 1.0, 1.8 Internal pressure coefficient (ASCE 7)
- As Req'd** Component and cladding pressures (1609.1.1, 1609.8.2.2)
- 19.19 psf Minimum wind pressures (1603.1.1, 1609.8.2.1)

- REC** Seismic design category (1616.3)
- DESIGNED** Basic seismic-force-resisting system (Table 1617.8.2)
- $R=5.0, 3.0$ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)
- EQUM. LAF FUEL** Analysis procedure (1616.6, 1617.3)
- $E_0 = 200^k$ Design base shear (1617.4, 1617.5.1)
- $RET 3 = 11.5$

- Flood loads (1603.1.6, 1612)
- NA Flood hazard area (1612.3)
- NA Elevation of structure

Earthquake design data (1603.1.6, 1614-1623)

- ANALYTICAL** Design option utilized (1614.1)
- seismic use group ("Category") (Table 1614.5, 1614.2)
- spectral response coefficients, S_Ds & S_1 (1614.7)
- Site class (1616.1.6)

- Other loads
- Concentrated loads (1607.4)
- Person loads (1607.5)
- Impact loads (1607.8)
- Motor loads (Table 1607.9, 1607.9.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 1604)

RETAIL 3 = $\frac{1}{C_{10} = 3.2, C_{10} = 3.2}$

RETAIL 2 = $\frac{1}{C_{10} = 3.2, C_{10} = 3.2}$

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RETAIL 3 \rightarrow RETAIL 2

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A* Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. **All** projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

R. S. ... for Howard Mink
Signature of Applicant/Designee

Date: 10/5/05

[Signature]
Signature of Inspections Official

Date

CBL: 263 AA-4

Building Permit #: 05-0193
05-0194