

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070599

Please Read Application And Notes, If Any, Attached

This is to certify that CENTRO HERITAGE SPECIALTY LLC /Schnee Architects Inc
 has permission to Canopy and selective building facade Renovation to existing shopping center
 AT 1064 BRIGHTON AVE 263A A005001
 provided that the person or persons firm or person 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.

PERMIT ISSUED
 JUL 10 2007
 CITY OF PORTLAND

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 opened or service is resumed in it. 4
 YOUR 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

Jemie Bowler 6/19/07
 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: 07-0599	Issue Date:	CBL: 263A A005001
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Location of Construction: 1064 BRIGHTON AVE	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name:	Contractor Name: Schnee Architects Inc	Contractor Address: 339 Auburn Street Newton	Phone 6176301900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial - Retail Shopping Center	Proposed Use: Commercial - Retail Shopping Center - Canopy and selective building Facade Renovations to existing shopping center	Permit Fee: \$7,520.00	Cost of Work: \$750,000.00	CEO District: 3
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Proposed Project Description:
Canopy and selective building Facade Renovations to existing shopping center

FIRE DEPT: Approved Denied
N/A

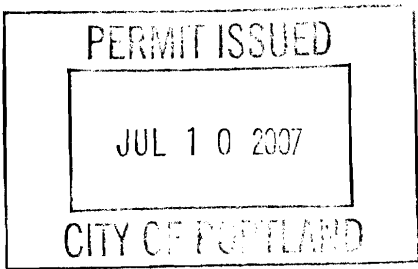
INSPECTION: Use Group: A₂/B/M Type: 2B
IBC-2003
Signature: JMB 6/19/07

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

Permit Taken By: Idobson	Date Applied For: 05/23/2007	Zoning Approval
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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..

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"/> Denied Date: 9/6/07	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	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:
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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: 07-0599	Date Applied For: 05/23/2007	CBL: 263A A005001
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Location of Construction: 1064 BRIGHTON AVE	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name:	Contractor Name: Schnee Architects Inc	Contractor Address: 339 Auburn Street Newton	Phone (617) 630-1900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Retail Shopping Center - Canopy and selective building Facade Renovations to existing shopping center	Proposed Project Description: Canopy and selective building Facade Renovations to existing shopping center
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/07/2007

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) It is understood that there will be no increase in the floor area. The only alterations are to facades.
- 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/19/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Not Applicable **Reviewer:** Capt Greg Cass **Approval Date:**

Note: 6/19/07 after my review, noticed that this had not been routed to fire.../jmb **Ok to Issue:**

Comments:

6/19/2007-jmb: this had not been routed to fire, gave to Greg for review....can issue if approved.../jmb



General 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>PINE TREE SHOPPING CENTER 1100 BREXTON AVENUE</u>		
Total Square Footage of Proposed Structure <u>EXISTING - 107,671</u>		Square Footage of Lot <u>604,592</u>
Tax Assessor's Chart, Block & Lot Chart# <u>263A</u> Block# <u>A</u> Lot# <u>5</u>	Owner: <u>CENTRO HERITAGE SPE LLC 40 SKOKIE BLVD, SUITE 600 NORTHEROOK, IL 60062</u>	Telephone: <u>847-272-9800</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SCINNE ARCHITECTS, INCORPORATED 339 AUBURN STREET AUBURNDALE, MA 02466 617-630-1900</u>	Cost Of Work: \$ <u>750,000</u> Fee: \$ <u>7,520</u> C of O Fee: \$ <u>75</u>
Current legal use (i.e. single family) <u>MERCANTILE-RETAIL SHOPPING CENTER</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>NO CHANGE</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>CANOPY AND SELECTIVE BUILDING FACADE RENOVATIONS TO AN EXISTING SHOPPING CENTER. SIGNAGE IS NOT IN CONTRACT.</u>		
Contractor's name, address & telephone: <u>TBD</u>		
Who should we contact when the permit is ready: _____ Mailing address: _____ Phone: <u>617-630-1900</u> <i>George</i>		

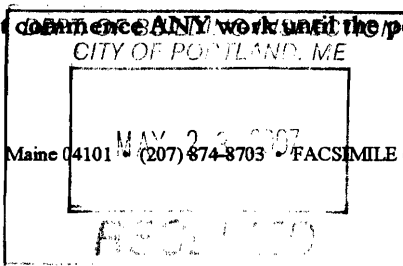
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: <i>[Signature]</i>	Date: <u>5/21/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.





CONFIDENTIAL LETTER OF TRANSMITTAL / FACSIMILE COVER SHEET

**TO: Inspections Division
City of Portland
389 Congress Street
Room 315
Portland, ME 04101**

**DATE: 21-May-07
SAI PROJECT NO: 05120
PROJECT NAME: Pine Tree
Shopping Center
Portland, ME**

**ATTN: Lani Dobson
CC: File**

Tel. # 207.874.8693 Fax #

CONFIDENTIALITY NOTICE: *The information contained in this communication is confidential and intended only for the use of the addressee. Unauthorized use, disclosure or copying is strictly prohibited. If you have received this communication in error, please notify us immediately at (617) 630-1900. If the transmission is incomplete or illegible, please call us at the above number.*

VIA: Priority Overnight Courier Facsimile
 Standard Overnight First Class Mail Number of Pages, Including Cover Sheet
 2nd Day Air Other Hard Copy to Follow

Copies:	Date:	No:	Description:
1	21-May-07		CD - Permit Drawings
1	14-May-07		Permit Drawings - Hard Copy Signed & Sealed
1	21-May-07		Permit Application/Certificates
1	18-May-07		Permit Application Fee - \$7595

These Are Transmitted:

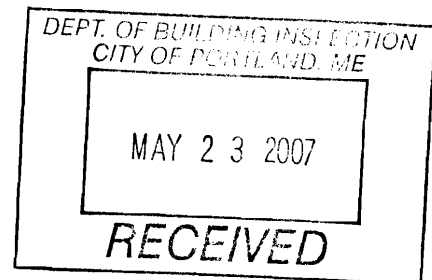
- For Your Use
- For Approval
- As Requested
- For Review and Comment
- For Bids Due ___/___/___

Remarks:

**Please begin processing the Building Permit Application.
Thank you.**

Signed:

**Richard Shatzman, AIA
Schnee Architects, Incorporated**





Certificate of Design Application

From Designer:

GEORGE W. SCHNEE, AIA, NCARB

Date:

Job Name:

FACADE RENOVATION FOR PINE TREE SHOPPING CENTER

Address of Construction:

1100 BRIGHTON AVENUE

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) ASSEMBLY (A2), BUSINESS, MERCANTILE

Type of Construction 2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC SUPPRESSION SYSTEM IS EXISTING TO REMAIN

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) EXISTING TO REMAIN

Supervisory alarm System? PARTIAL EXISTING Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.1.1, 1807)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

SIMPLIFIED Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
II 1.0 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
- Internal pressure coefficient (ASCE 7)
- Component and cladding pressures (1609.1.1, 1609.6.2.2)
- Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Design option utilized (1614.1)
I Seismic use group ("Category")
0.25 & 0.10 Spectral response coefficients, S_D & S_1 (1615.1)
D Site class (1615.1.5)

- Live load reduction
- Roof live loads (1603.1.2, 1607.11)
38 PSF Roof snow loads (1603.7.3, 1608)
50 PSF Ground snow load, P_g (1608.2)
- If $P_g > 10$ psf, flat-roof snow load p_f
0.9 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.2 Roof thermal factor, C_t (1608.4)
38 PSF Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
O.M.F.S Basic seismic force resisting system (1617.6.2)
5.5 / 3.0 Response modification coefficient, R , and
EXIV. deflection amplification factor, C_d (1617.6.2)
LATERAL FORCE analysis procedure (1616.6, 1617.5)
- Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- Flood Hazard area (1612.3)
- Elevation of structure

Other loads

- Concentrated loads (1607.4)
- Partition loads (1607.5)
- Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



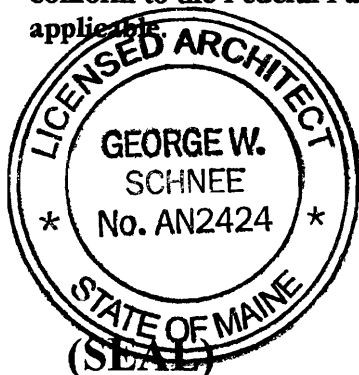
Accessibility Building Code Certificate


Designer: GEORGE W. SCHNEE, AIA, NCARB

Address of Project: 1100 BRIGHTEN AVENUE

Nature of Project: CANOPY AND SELECTIVE BUILDING FACADE
RENOVATIONS TO AN EXISTING SHOPPING
CENTER.

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 

Title: PRESIDENT

Firm: SCHNEE ARCHITECTS, INCORPORATED

Address: 339 AUBURN STREET
AUBURNDALE, MA 02466

Phone: 617 630 1900

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: MAY 21, 2007

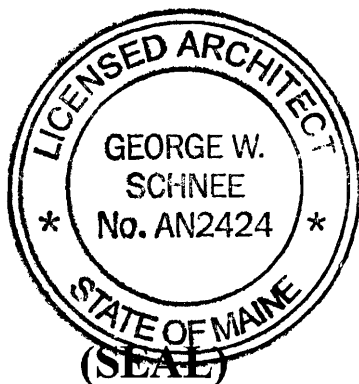
From: GEORGE W. SCHNEE, AIA, NCARB


These plans and / or specifications covering construction work on:

PINE TREE SHOPPING CENTER

1100 BRIGHTON AVENUE

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: 

Title: PRESIDENT

Firm: SCHNEE ARCHITECTS, INCORPORATED

Address: 339 AUBURN STREET
AUBURNDALE, MA 02466

Phone: 617 630 1900

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov