

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 0808866

**PERMIT ISSUED**

AUG 1 2008

This is to certify that CENTRO HERITAGE SPE LLC/Sin Construction

has permission to Interior Demolition & Removal for "Big Pots!" S - unit 1-5

AT 1064 BRIGHTON AVE

263A A005001

provided that the person or persons, firm or corporation accepting 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 procured before this building or part thereof is lashed 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. Craig Chase

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 7/23/08  
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: 08-0835	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: Simmons Construction	Contractor Address: P.O. Box 1770 New Tazewell	Phone: 4236264578
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Vacant Space (retail clothing)	Proposed Use: Commercial - Retail - "Big Lots!" - Interior Demolition & Remodel for "Big Lots!" Store - unit 15/16	Permit Fee: \$1,675.00	Cost of Work: \$158,000.00	CEO District: 3
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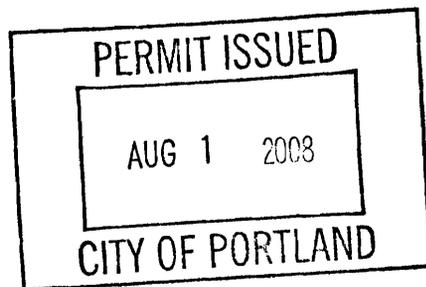
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>Merantib</i> Type: <i>3A</i> <i>IBC 2003</i>
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Proposed Project Description: Interior Demolition & Remodel for "Big Lots!" Store - unit 15/16	Signature: <i>Cora Cass</i>	Signature: <i>[Signature]</i> 7/29/08
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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: ldobson	Date Applied For: 07/09/2008	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9 7/10/09</i></p>	<p><b>Zoning Appeal</b></p> <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 <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <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 <p>Date: <i>[Signature]</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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

CISA  
Landy

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.**

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# General Building Permit Application

Between CUS & Little  
Cousins

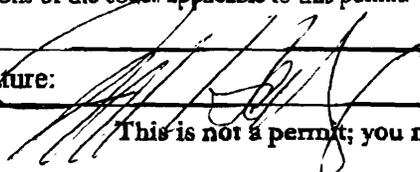
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 1100 Brighton Ave Portland, ME 04102		
Total Square Footage of Proposed Structure/Area 24,245		Square Footage of Lot 276,000
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name POS STORES INC Address 300 Phillips Reef City, State & Zip COIS, CA 43228	Telephone: (14-2) 78 6800
Center ID # 2634-5-8	Lessee/DBA (If Applicable) Big Cus Stores, Inc	Owner (if different from Applicant) Name Centro Heritage Address 450 Lexington Ave City, State & Zip New York, NY 10170
Current legal use (i.e. single family) <u>was retail - clothing</u>		Cost of Work: \$ <u>158,000</u>
If vacant, what was the previous use? _____		C of O Fee: \$ _____
Proposed Specific use: <u>RETAIL</u>		Total Fee: \$ _____
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Interior Demo, Interior Remodel</u>		
Contractor's name: <u>Simmons Construction</u>		
Address: <u>PO BOX 1770 New Tazewell, TN</u>		
City, State & Zip: <u>New Tazewell 37824</u>		Telephone: <u>423-626-4578</u>
Who should we contact when the permit is ready: <u>Marvin Simmons</u>		Telephone: <u>423-626-4578</u>
Mailing address: <u>PO BOX 1770 New Tazewell, TN 37824</u>		

Please submit all of the information outlined on the applicable 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](http://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:  Date: 6-25-08

This is not a permit; you may not commence ANY work until the permit is issued

JUL - 8 2008

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

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

Permit No: 08-0835	Date Applied For: 07/08/2008	CBL: 263A A005001
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Business Name:	Contractor Name: Simmons Construction	Contractor Address: P.O. Box 1770 New Tazewell	Phone (423) 626-4578
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Retail - "Big Lots!" - Interior Demolition & Remodel for "Big Lots!" Store - unit 15/16	Proposed Project Description: Interior Demolition & Remodel for "Big Lots!" Store - unit 15/16
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/10/2008

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/29/2008

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) 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:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 07/11/2008

**Note:** **Ok to Issue:**

- 1) Emergency lights shall be located so as to illuminate the exit access aisles.
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) Walls in structure are to be labeled according to fire resistance rating.  
IE;      1 hr. / 2 hr. / smokeproof.
- 4) Fire alarm system requires a Masterbox connection per city ordinance.
- 5) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 7) A single source supplier should be used for all through penetrations.
- 8) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance.
- 9) All construction shall comply with NFPA 101
- 10) Application requires State Fire Marshal approval.



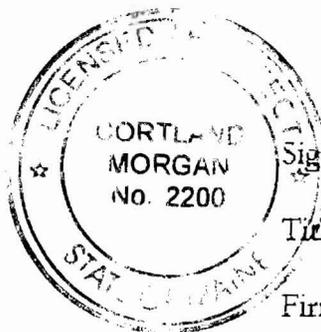
## Accessibility Building Code Certificate

Designer: Cortland Morgan, Architect

Address of Project: 1100 Brighton Avenue, Portland, ME 04102

Nature of Project: INTERIOR FIT-OUT IN EXISTING SPACE  
Repairs - 1 NEW STOCK ROOM WALL

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.



(SEAL)

Signature: Cortland Morgan

Title: Architect

Firm: Cortland Morgan, AIA

Address: 711 N. FIELDER Rd.  
ARLINGTON, TX 76012

Phone: 817-635-5696

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaiac.gov](http://www.portlandmaiac.gov)



## Certificate of Design

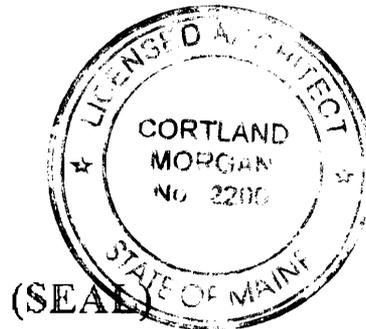
Date: 7/2/08

From: Cortland Morgan, Architect

These plans and / or specifications covering construction work on:

BIG LOTS STORE, PINE TREE SHOPPING CTR.  
1100 BRIGHTON AVENUE, PORTLAND, ME 04102

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: Cortland Morgan

Title: ARCHITECT

Firm: CORTLAND MORGAN, AIA

Address: 711 N. FIELDER RD

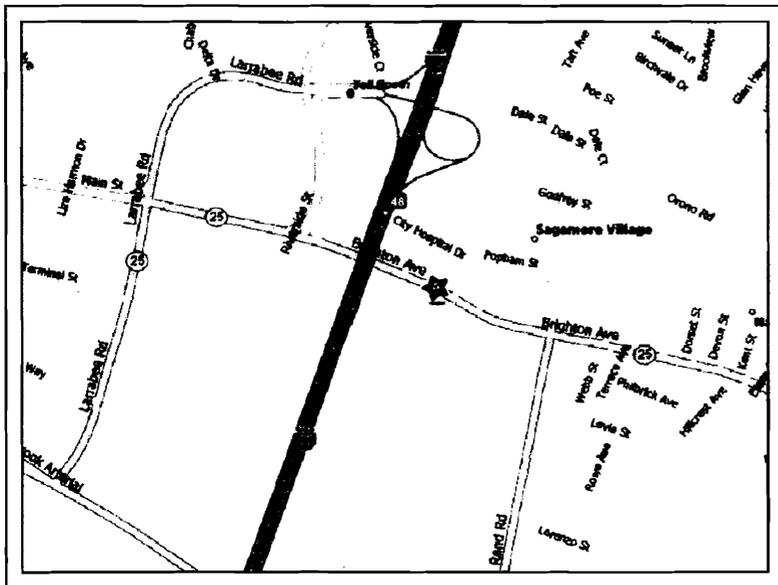
WILMINGTON, TX 76012

Phone: 817-635-5296

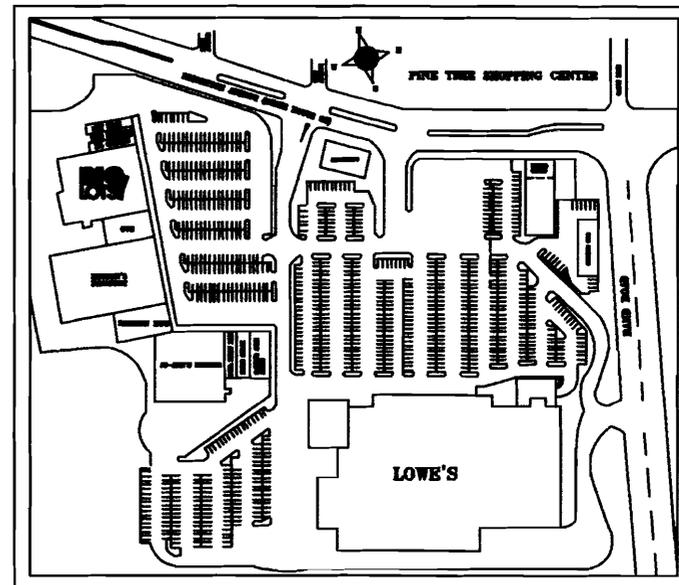
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# BIG LOTS!

BIG LOTS STORES, INC.  
PINE TREE SHOPPING CENTER  
1100 BRIGHTEN AVE.  
PORTLAND, ME 04102

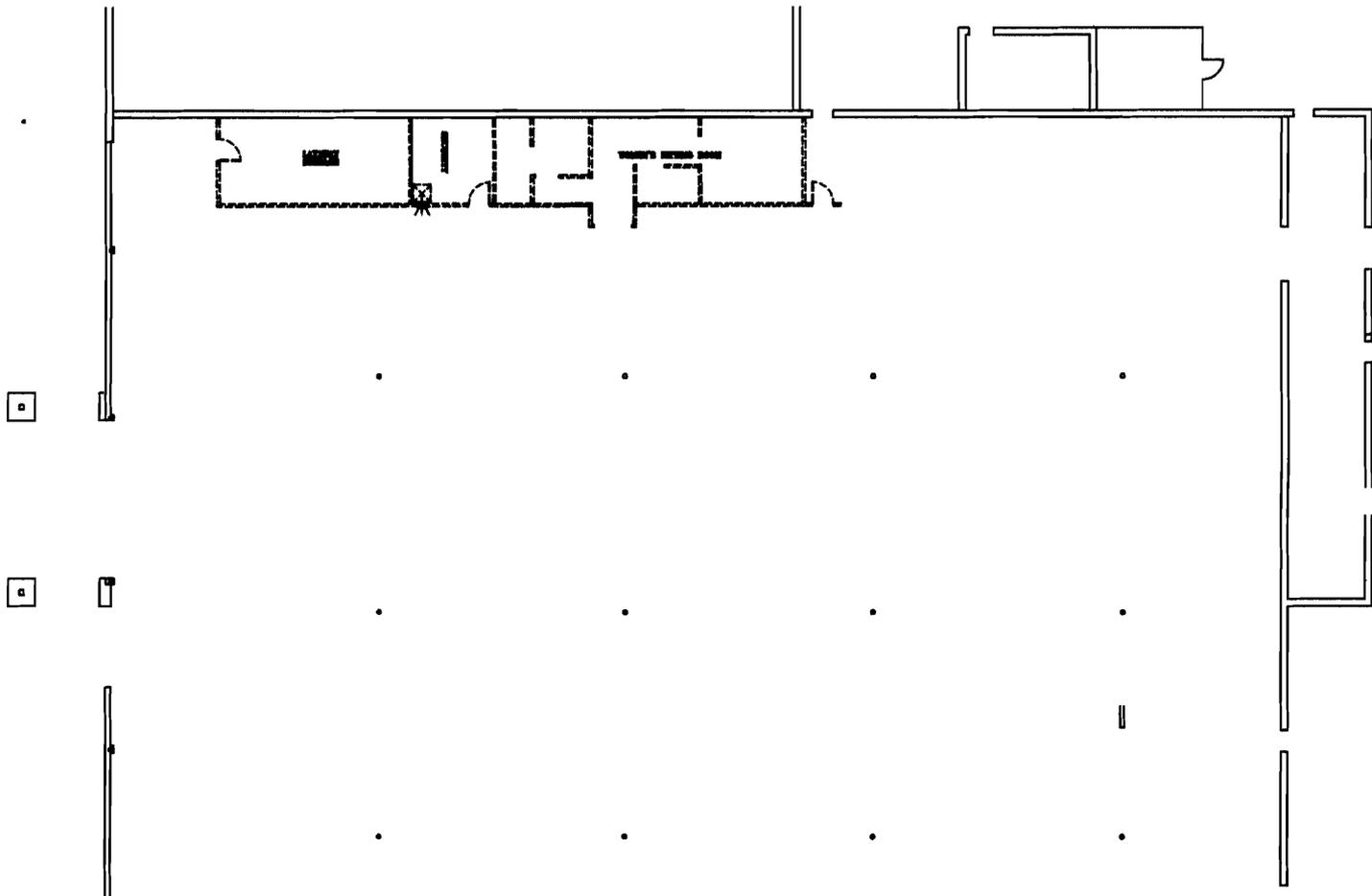


PROJECT LOCATION



SITE MAP

TABLE 101.1 - GENERAL CONTRACTOR WORK REQUIREMENTS

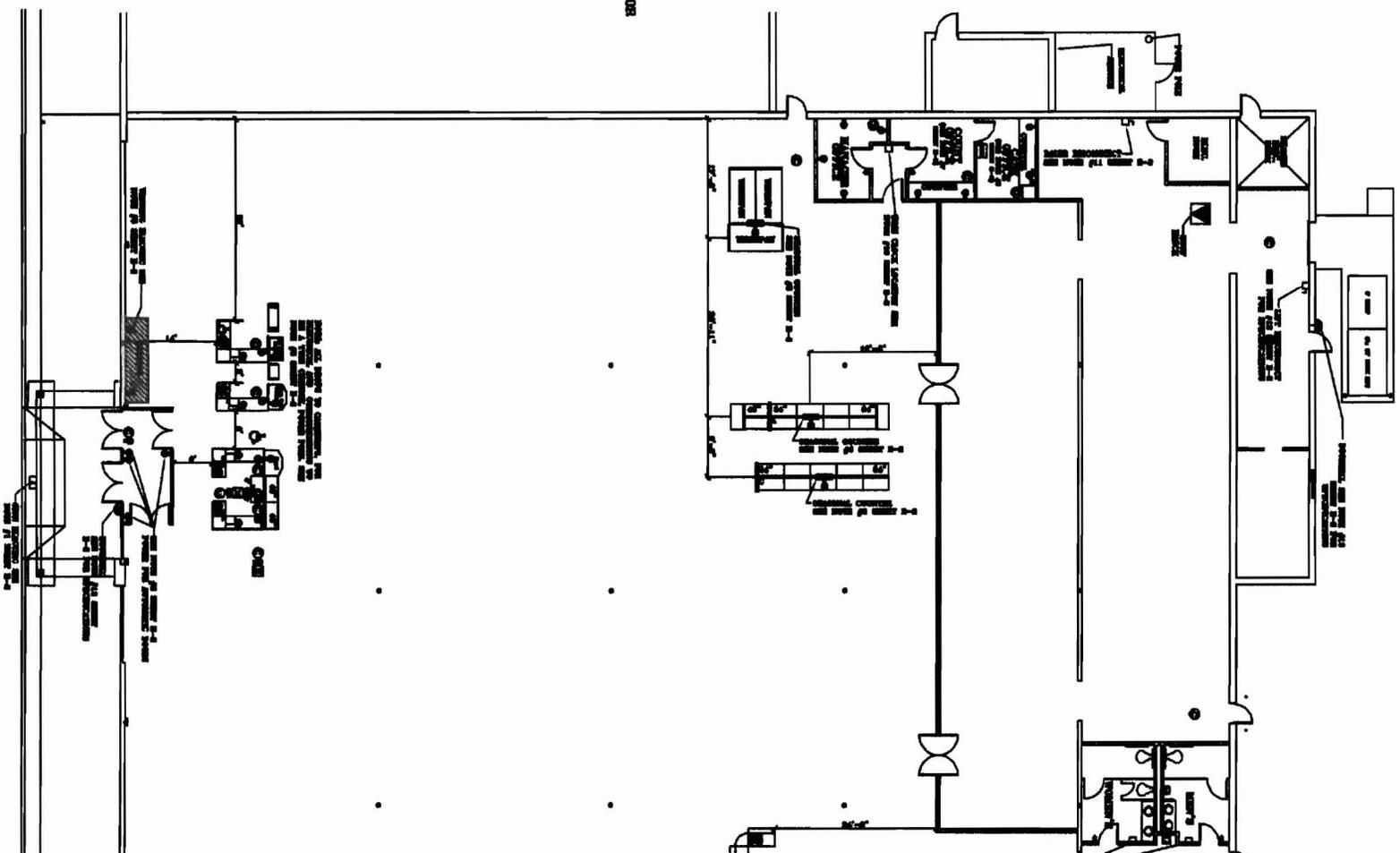








- ELECTRICAL LEGEND**
- ⊕ DUPLEX CONVENIENCE RECEPTACLE OUTLET
  - ⊖ ISOLATED GROUND TWIST LOCK RECEPTACLE TO BE NEMA L5-15R
  - ⊖ HUBBELL ICPVOLA (OR EQUIVALENT)
  - ⊖ ISOLATED GROUND STRAIGHT BLADE RECEPTACLE TO BE NEMA 5-20R
  - ⊖ HUBBELL CROSSSEC (OR EQUIVALENT)
  - ⊕ VOLT STOPPER TYPE WB-200
  - ⊕ SEE NOTE #80 SHEET E-2
  - ⊕ COAX CABLE FOR CCTV (SEE NOTE #4 SHEET E-2)
  - ⊕ COAX CABLE TERMINATION POINT
  - ⊕ BOX FOR SIGN
  - ⊕ CCTV MONITOR
  - ⊕ TELEPHONE, ROUGH-IN
  - ⊕ DOORBELL
  - ⊕ DISCONNECT SWITCH
  - ⊕ CORD REEL





- NOTES:
1. PROJECT IS NFPA CLASSIFICATION MERCHANTILE, CLASS B
  2. PROJECT IS A GENERAL MERCHANDISE STORE SELLING CLOTHING, PACKAGED FOODS, FURNITURE AND GENERAL HARDWARE.
  3. SPACE HAS EXISTING SPRINKLER SYSTEM WITH MONITORED ALARM SYSTEM (ALARM AND MONITORING BY TENANT UNDER SEPARATE PERMIT)
  4. ALL EXISTS ARE CODE COMPLIANT
  5. ALL HVAC AND DUCTS ARE CODE COMPLIANT
  6. PLEASE NOTE PLACEMENT OF FIRE EXTINGUISHERS AND EMERGENCY LIGHTING
  6. PLEASE NOTE -----> PATH OF TRAVEL AND TRAVEL DISTANCES

FIRE EXTINGUISHER	
TYPE	LOCATION
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EXIT AND EMERGENCY LIGHTS LEGEND

- 1 EXIT LIGHT
- 2 EMERGENCY LIGHT WITH BATTERY BACK-UP
- 3 EMERGENCY LIGHT EXIT SIGN ONLY

EXIT PATH AND DISTANCE OF TRAVEL

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