

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061540

Please Read Application And Notes, If Any, Attached

This is to certify that HERITAGE REALTY LIMITED PARTNERSHIP /Pine Branch Cor

has permission to Change of use from Shell building to Bldg for Services Tenant up-

AT 1056 BRIGHTON AVE L 263A A007001

PERMIT ISSUED
NOV - 8 2006
CITY OF PORTLAND

provided that the person or persons term or condition 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 when permission procured before this building or part thereof is occupied or service closed-in. 4 HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeanie Bowke 11/6/06
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: 06-1540	Issue Date: NOV - 8 2006	City: 263A 007001
Owner Address: 131 DARTMOUTH ST 6TH FL		Phone:
Contractor Address: 37 Route 236 - State 105 Kittery		Phone: 2074597547
Permit Type: Commercial		Zone: B-2

Location of Construction: 1056 BRIGHTON AVE	Owner Name: HERITAGE REALTY LIMITED P
Business Name:	Contractor Name: Pine Brook Corporation
Lessee/Buyer's Name	Phone:

Past Use: Vacant Building	Proposed Use: Commercial/ Bangor Savings Bank Change of use from Shell building to Bangor Savings Tenant Fit-up-
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Permit Fee: \$1,895.00	Cost of Work: \$180,000.00	CEO District: 3
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B IBC-2003
Signature: <i>Greg Cross</i>	Signature: <i>JMB 11/6/06</i>

Proposed Project Description:
Change of use from Shell building to Bangor Savings Tenant Fit-up-

↓ permit # 06-0928

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 10/19/2006
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Zoning Approval

- 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..

<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i># 2006/0062</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with completing</i></p> <p>Date: <i>10/23/06</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>by Planning Board</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</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

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
- 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.

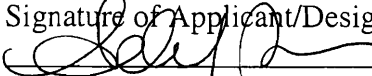
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

11/21/06
Date


Signature of Inspections Official

11.8.06
Date

CBL: 263AA7

Building Permit #: 061540

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: 1030 Brighton Ave. Retail Bldg 3 - Unit P306 Bangor Savings Bank fit out.		
Total Square Footage of Proposed Structure 3,000 Sq.ft.	Square Footage of Lot 768,310	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 263A Lot 4	Owner: Portland Pine Tree LLC	Telephone: 617-965-9600
Lessee/Buyer's Name (If Applicable) Bangor Savings Bank	Applicant name, address & telephone: BrandPartners 10 Main Street Rochester, NH 03839	Cost Of Work: \$ \$180,000 Fee: \$ 1,820 C of O Fee: \$ 75
Current Specific use: If vacant, what was the previous use? Shell building, new construction. Proposed Specific use: Retail banking center. Project description: Fit out of tenant space for use as a bank.		
Contractor's name, address & telephone: Pine Brook Corporation P.O. Box 281 Kittery, ME 03904 PH: 207-439-7547 FX: 207-439-8556 Who should we contact when the permit is ready: Dave Ranta Phone: 207-4397547		

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 visit us on-line at 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: 10/17/06
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This is not a permit; you may not commence ANY work until the permit is issued.



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: JOHN CHAPETTE

RE: Certificate of Design

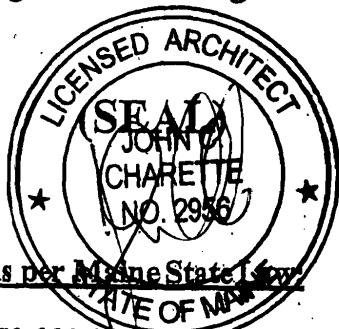
DATE: 10/17/00

These plans and/ or specifications covering construction work on:

BANGOR SAVINGS BANK FIT OUT AT THE PINE TREE

SHOPPING CENTER RETAIL 3 BUILDING

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



As per Maine State Law
STATE OF MAINE

\$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.

Signature: [Handwritten Signature]

Title: _____

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST

PORTLAND ME 04101



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

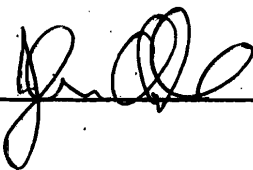
ACCESSIBILITY CERTIFICATE

Designer: JOHN CHARETTE

Address of Project: 1030 BRUNTON AVE RETAIL 3 SPACE

Nature of Project: FIT OUT FOR BANQUE SAVINGS BANK
OFFICES, TELLER & DRIVE THROUGH

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.

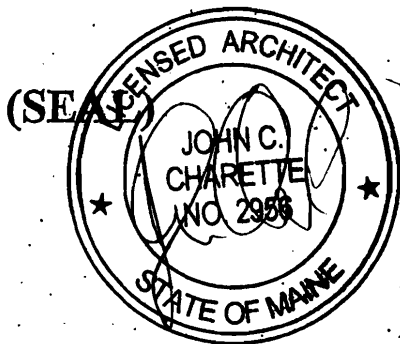
Signature: 

Title: _____

Firm: PORT CITY ARCHITECTURE

Address: 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.

FROM DESIGNER: JOHN CHAPETTE

DATE: 10/17/06

Job Name: PANOR SAVINGS BANK FIT OUT @ PINE TREE SHOPPING CNT.

Address of Construction: 1030 BRUNTON AVE RETAIL BUILDING 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) B

Type of Construction II B

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

Is the Structure mixed use? N if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? Y Geotechnical/Soils report required? (See Section 1802.2) N

NOT APPLICABLE TO FIT OUT WORK, SEE SHELL PERMIT FOR ALL REQUIRED INFORMATION SUBMITTED 6/23/06

STRUCTURAL DESIGN CALCULATIONS	Submitted for all structural members (100.1, 100.1.1)	Live load reduction (1803.1.1, 1807.8, 1807.10)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)	Uniformly distributed floor live loads (7603.11, 1807)	Roof live loads (1803.1.2, 1807.11)
Floor Area Use	Loads Shown	Roof snow loads (7603.7.3, 1808)
Wind loads (1803.1.4, 1809)	Design option utilized (1809.1.1, 1809.6)	Ground snow load, P_g (1808.2)
Basic wind speed (1809.3)	Building category and wind importance factor, I_w (Table 1804.6, 1809.5)	If $P_g > 10$ psf, flat-roof snow load, P_f (1808.3)
Wind exposure category (1809.4)	Internal pressure coefficient (ASCE 7)	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1808.3.1)
Component and cladding pressures (1809.1.1, 1809.6.2.2)	Main force wind pressures (7603.1.1, 1809.6.2.1)	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1804.6)
Earthquake design data (1803.1.5, 1814-1823)	Design option utilized (1814.1)	Roof thermal factor, C_r (Table 1808.3.2)
Seismic use group ("Category") (Table 1804.5, 1816.2)	Spectral response coefficients, S_{DS} & S_{D1} (1815.1)	Sloped roof snowload, P_s (1808.4)
Site class (1815.1.5)		Seismic design category (1816.3)
		Basic seismic-force-resisting system (Table 1817.6.2)
		Response modification coefficient, R, and deflection amplification factor, C_d (Table 1817.6.2)
		Analysis procedure (1816.6, 1817.5)
		Design base shear (1817.4, 1817.5.1)
		Flood loads (1803.1.6, 1812)
		Flood hazard area (1812.3)
		Elevation of structure
		Other loads
		Concentrated loads (1807.4)
		Partition loads (1807.5)
		Impact loads (1807.8)
		Misc. loads (Table 1807.6, 1807.6.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)

Applicant: Heritage Realty LTD ~~PTNS~~ Date: 1/12/06

Address: 1030 Brighton Ave C-B-L: 203A -A-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Development #06-0928

Zone Location - B-2

Interior or corner lot - The entire lot is on a corner

Proposed Use/Work - Revising lower approved site plan to allow PB

Sewage Disposal - A Drive-Thru Bank → NOT A conditional use to PB
Brighton Ave is over 100' wide
Per survey information to me from
Jim Robbins in PWD

Lot Street Frontage - 50' min - well exceeds 50'

Front Yard - None except shall not exceed the average depth of the front yards of
the closest developed lots on either side of the lot.

Rear Yard - 10' to rear property line - well over

Side Yard - None req.

Projections -

Width of Lot - None req.

Height - 45' max height

Lot Area - 13.65 Acres for lower based on 15.23 ^{est. of} lot = 20.88 Acres total

Lot Coverage/ Impervious Surface - No change? 80%

Area per Family - N/A

Off-street Parking - Determined previously by the PB

Loading Bays - N/A

Site Plan - # 2006-0012 AP 2006/0062

Shoreland Zoning/ Stream Protection -

Flood Plains -

No front yard plg - None shown