



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1048 Brighton Ave CBL 263A A007001
Issued to Centro Heritage Spe 4 Llc /TBD Date of Issue 02/24/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-1077, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Located @ 1054 Brighton Ave

APPROVED OCCUPANCY

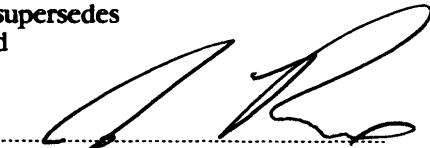
Retail "Cakes Extraordinaire"
Use Group: F-1
Type: 2B
IBC, 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

02/24/10
(Date)


.....
Inspector


.....
Inspector of Buildings

2/24/10
CAPT. K. Gauthreau

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091077

Please Read Application And Notes, If Any, Attached

This is to certify that NEW ENGLAND DEVELOPMENT
has permission to Commercial Retail - "Cafes Extrainaire" tenant fit-up of Vacant space for retail
AT 1048 Brighton Ave CBL 263A A007001

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 lath or other work is used-in. 2 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. CAPT. R. J. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland
SEP 29 2009
PERMIT ISSUED

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1077	Issue Date:	CBL: 263A A007001
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Location of Construction: 1048 Brighton Ave	Owner Name: NEW ENGLAND DEVELOPMEN	Owner Address: 1 WELLS AVE	Phone:
Business Name: CAKES EXTRAODINAIRE	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name STEVE LEEMAN	Phone: 289-4190	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial Vacant Space	Proposed Use: Commercial Retail - "Cakes Extraordinaire" Tenant fit-up of Vacant space for retail	Permit Fee: \$245.00	Cost of Work: \$15,000.00	CEO District: 3
Proposed Project Description: Commercial Retail - "Cakes Extraordinaire" Tenant fit-up of Vacant space for retail		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>F1</i> Type: <i>213</i> <i>IBC 2003</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: Ldobson	Date Applied For: 09/28/2009	Zoning Approval		
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<ol style="list-style-type: none"> 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"/> <i>OK with condit</i> Date: <i>9/29/09</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 type="checkbox"/> Denied Date: <i>[Signature]</i>
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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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE: SEP 29 2009	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE: City of Portland	PHONE
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1-11-10 OK - rough in interior walls - elec/plumb (AT) by Ely
1-22-10 OK - connect new service meter by Ely (label meter)

6/22/10 Final Okay, need to work out address.

- Fire Alarm Compliance letter
- Suppression System letter
- Mount extinguisher
- Separate E-lights / label

JAR &
Steve Corey

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1077	Date Applied For: 09/28/2009	CBL: 263A A007001
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Location of Construction: 1048 Brighton Ave	Owner Name: NEW ENGLAND DEVELOPMEN	Owner Address: 1 WELLS AVE	Phone:
Business Name: CAKES EXTRAODINAIRE	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name: STEVE LEEMAN	Phone: 289-4190	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Retail - "Cakes Extraordinaire" Tenant fit-up of Vacant space for retail	Proposed Project Description: Commercial Retail - "Cakes Extraordinaire" Tenant fit-up of Vacant space for retail
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/29/2009

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:** 10/29/2009

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/08/2009

Note: **Ok to Issue:**

- 1) Provide fire extinguisher in the area of oven.

Comments:

9/29/2009-mes: This was under the wrong CBL - I moved it to the correct one - no plot plan was submitted with the application - Lannie called the applicant to request a plot plan. I figured out that it is in one of the out buildings up front between Bangor Savings and the new vet going in.

9/30/2009-mes: got the plot plan

PERMIT ISSUED

SEP 29 2009

City of Portland

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.

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

 X **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.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

PERMIT ISSUED

SEP 29 2009

City of Portland

From: "John Charette" <John@portcityarch.com>
To: <tmm@portlandmaine.gov>
Date: 10/27/2009 3:29:05 PM
Subject: Cakes Extraordinaire revisions

Tammy,

Thank you for the call yesterday. I have made the attached revisions to the drawings. Given that adjacent spaces are occupied or at various stages of construction I have provided the contract and landlord various wall type options to achieve the required 2 hour rating for the space.

Please do not hesitate to call if you have any questions or need additional information. Thank you.

John Charette AIA, LEED-AP

Port City Architecture

65 Newbury Street

Portland, Maine 04101

Ph: 207-761-9000

Fx: 207-761-2010

www.portcityarch.com

CC: "Steve Leeman" <dleeman1@maine.rr.com>

NFPA/IBC CODE SUMMARY

1. TOTAL BUILDING AREA: 7,632 SQFT
2. TOTAL LEASE AREA: 1,499 SQFT
3. BUILDING USE: MIXED USE
4. SPACE USE: FI
5. A SINGLE MEANS OF EGRESS IS PERMITTED PER 36.2.4
6. BUILDING TYPE: 2B (NON COMBUSTIBLE, UNPROTECTED)
7. TRAVEL DISTANCE \leq 75' (37.2.4.3)
8. BUILDING IS PROTECTED ACCORDING TO NFPA-13
9. ONE 2-A RATED FIRE EXTINGUISHER SHALL BE PROVIDED PER NFPA 10 (CLASS A HAZARD)
10. FIRE ALARM NOTIFICATION SHALL BE AS PER 9.6.3 AND TIED TO BUILDING'S EXISTING FIRE ALARM SYSTEM



CAKES EXTRAORDINAIRE
PINE TREE SHOPPING CENTER

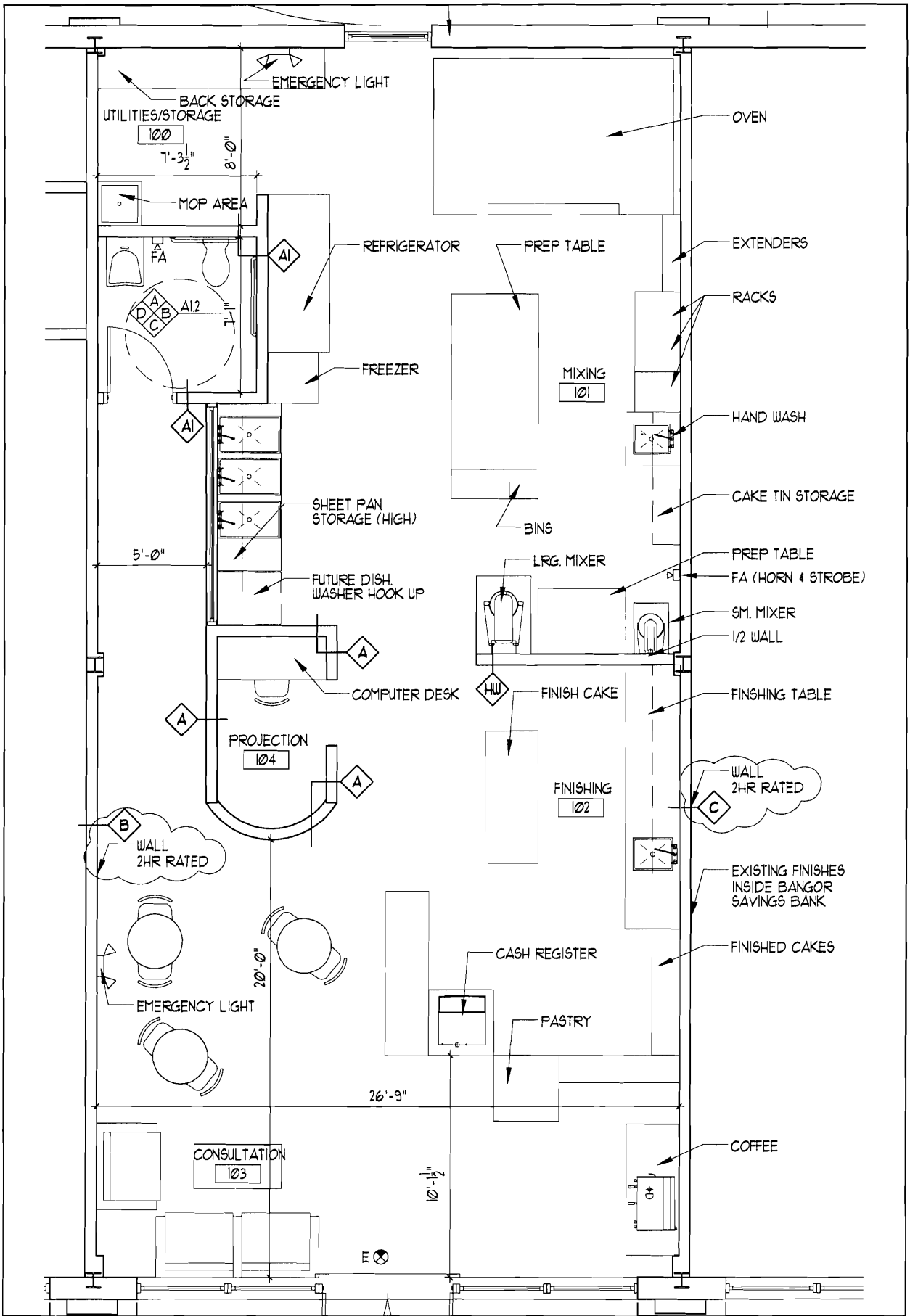
CODE
SUMMARY

Scale: 1/4"=1'

Issued :

Revised :

SK-2A



CAKES EXTRAORDINAIRE
 PINE TREE SHOPPING CENTER

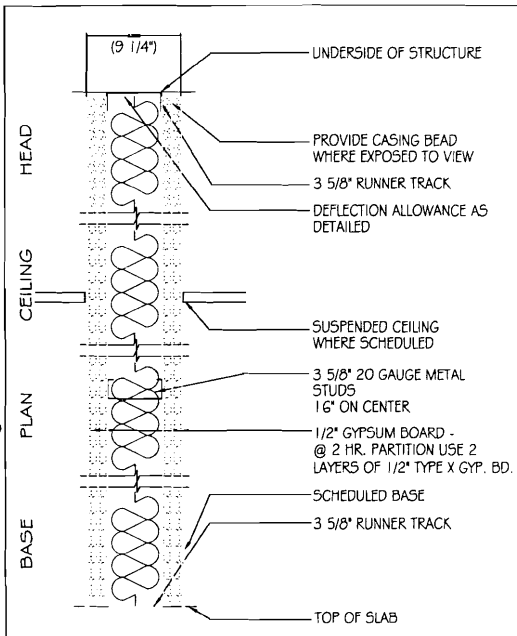
PLANS

Scale: 1/4"=1'

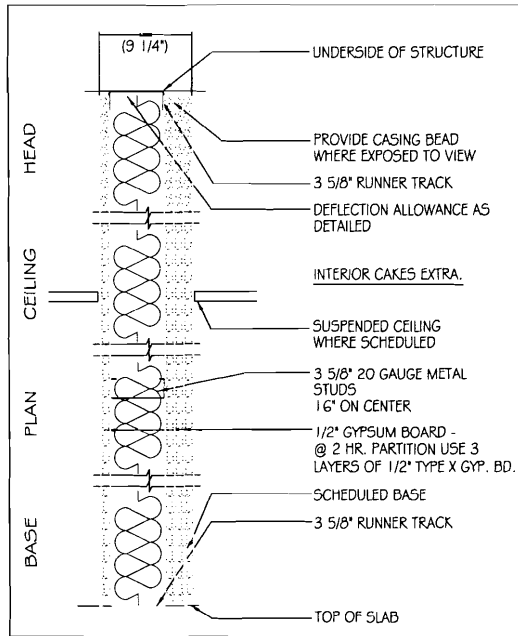
Issued :

Revised :

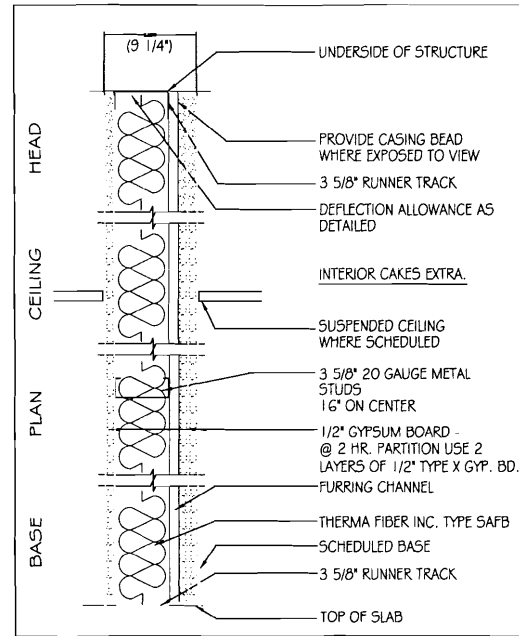
SK-2B



6' METAL STUD-FULL HGT
ACOUSTICAL WALL, 2HR RATED U419



6' METAL STUD-FULL HGT
ACOUSTICAL WALL, 2HR RATED U408



6' METAL STUD-FULL HGT
ACOUSTICAL WALL, 2HR RATED U453



* CONTRACTOR/LANDLORD TO VERIFY EXISTING INSTALLED WALL TYPES AND SELECT APPROPRIATE WALL TYPE FROM ABOVE.



WALL TYPES

SCALE: 1/2" = 1'-0"



CAKES EXTRAORDINAIRE
PINE TREE SHOPPING CENTER

WALL TYPES		
Ref Dwg:	Scale: 1/2" = 1'	Issued: 10/27/09
		Revised:

SK 2C



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</u> <u>1048 BRIGHTON AVE PORTLAND, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>1,500 S.F.</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>AA</u> Lot# <u>X7</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>STEVE LEEMAN</u> Address <u>14 FOXWELL DR.</u> City, State & Zip <u>SCARBOROUGH, ME 04074</u>	Telephone: <u>(207) 289-4190</u>
Lessee/DBA (If Applicable) <u>STEVE LEEMAN</u>	Owner (if different from Applicant) Name <u>NEW ENGLAND DEVELOPMENT</u> Address <u>1 WELLS AVE</u> City, State & Zip <u>NEWTON, MA 02459</u>	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>245</u>
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>NONE</u> Proposed Specific use: <u>RETAIL CAKE SALES</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>TENANT FIT OUT OF A PREVIOUSLY EXISTING BUILDING IN A NEW SHOPPING CENTER.</u> <i>Department of Building Inspections City of Portland Maine</i>		
Contractor's name: <u>TBD</u> SEP 28 2009		
Address: _____		
City, State & Zip _____		Telephone: <u>XXX-XXX-XXXX</u>
Who should we contact when the permit is ready: <u>STEVE LEEMAN</u>		Telephone: <u>(207) 289-4190</u>
Mailing address: <u>14 FOXWELL DR. SCARBOROUGH, ME 04074</u>		

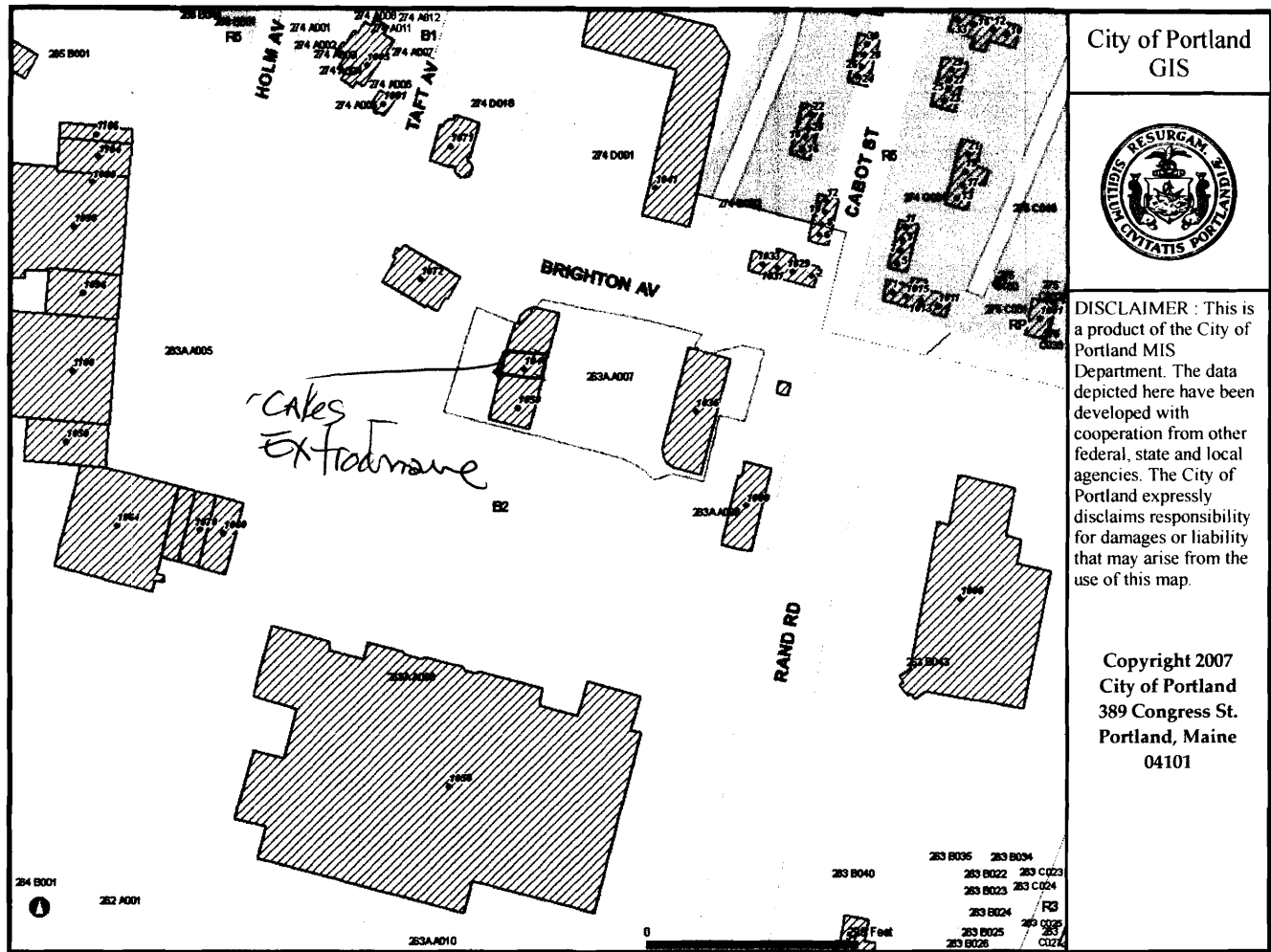
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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: [Signature] Date: 9/25/09

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



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101



Certificate of Design

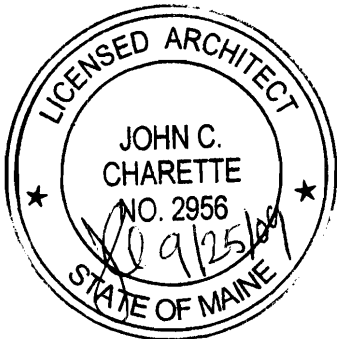
Date: _____

From: PORT CITY ARCHITECTURE / JOHN CHARETTE

These plans and / or specifications covering construction work on:

CAKES EXTRAORDINAIRE - A TENANT FIT OUT OF A PREVIOUSLY VACANT UNIT
IN A NEW SHOPPING CENTER.

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



(SEAL)

Signature: 

Title: ASSOCIATE

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST.

PORTLAND, ME 04101

Phone: (207) 761-9000

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



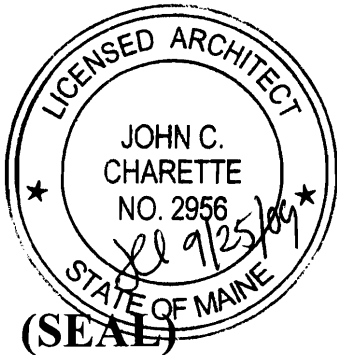
Accessibility Building Code Certificate

Designer: JOHN CHARETTE

Address of Project: PINE TREE SHOPPING CTR. 1048 BRIGHTON AVE. PORTLAND, ME 04102

Nature of Project: TENANT FIT OUT OF A PREVIOUSLY VACANT UNIT IN A NEW SHOPPING CENTER. NEW TENANT WILL FOCUS ON RETAIL CAKE SALES.

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: [Handwritten Signature]

Title: ASSOCIATE

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST. PORTLAND, ME 04101

Phone: (207) 761-9000

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 Application

From Designer: JOHN CHARETTE

Date: _____

Job Name: CAKES EXTRAORDINAIRE
PINE TREE SHOPPING CENTER

Address of Construction: 1048 BRIGHTON AVE. PORTLAND, ME 04102

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) M

Type of Construction IB

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

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

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

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	<u>N/A</u>
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____	Design option utilized (1609.1.1, 1609.6)
<u>N/A</u>	Basic wind speed (1809.3)
<u>N/A</u>	Building category and wind importance Factor, w_b (table 1604.5, 1609.5)
<u>N/A</u>	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)
_____	Seismic use group ("Category")
<u>N/A</u>	Spectral response coefficients, S_D s & S_I (1615.1)
_____	Site class (1615.1.5)

_____	Live load reduction
_____	Roof live loads (1603.1.2, 1607.11)
_____	Roof snow loads (1603.7.3, 1608)
_____	Ground snow load, P_g (1608.2)
_____	If $P_g > 10$ psf, flat-roof snow load P_f
<u>N/A</u>	If $P_g > 10$ psf, snow exposure factor, C_e
<u>N/A</u>	If $P_g > 10$ psf, snow load importance factor, I_s
_____	Roof thermal factor, C_t (1608.4)
_____	Sloped roof snowload, P_s (1608.4)
_____	Seismic design category (1616.3)
_____	Basic seismic force resisting system (1617.6.2)
_____	Response modification coefficient, R_f and deflection amplification factor C_d (1617.6.2)
_____	Analysis procedure (1616.6, 1617.5)
_____	Design base shear (1617.4, 1617.5.1)

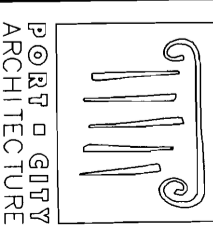
Flood loads (1803.1.6, 1612)

<u>N/A</u>	Flood Hazard area (1612.3)
_____	Elevation of structure

Other loads

_____	Concentrated loads (1607.4)
<u>N/A</u>	Partition loads (1607.5)
_____	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

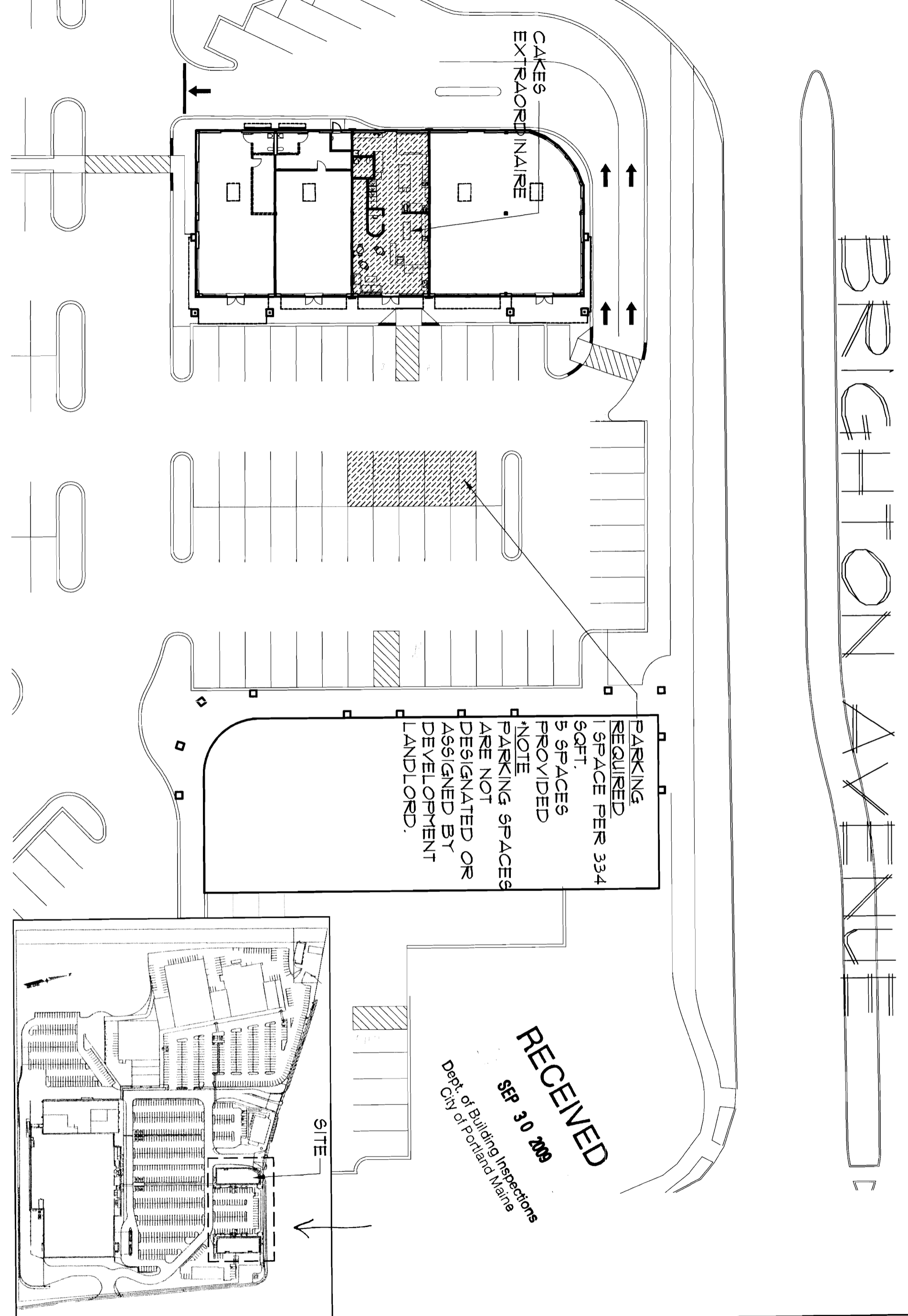
BRIGHTON AVENUE



PORT & GUTTY
ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
207.761.9000
info@portgutyarch.com

RECEIVED
SEP 30 2009
Dept. of Building Inspections
City of Portland Maine

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



CAKES EXTRAORDINAIRE
PINE TREE SHOPPING CENTER
Brighton Avenue
Portland, Maine

DATE	DESCRIPTION
REVISIONS	
DATE ISSUED	SEPTEMBER 25, 2009
PROJECT NUMBER	093021
DRAWING SCALE	1/32" = 1'

SHEET NAME
PLOT PLAN

Drawn By
JAP
Checked By
JCC

C-10

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