

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND**RECEIVED**

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION**PERMIT**Permit Number: 100669
JUL - 6 2010

This is to certify that CENTRO HERITAGE SPE 4 LLC / Commonwealth Building Inc.
has permission to build (2) 1hr demising partitions - Tenant fit-up to follow w/ separate permits

Dept. of Building Inspections
City of Portland Maine

AT 1056 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 lathed or otherwise 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. CHP. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 10-0669	Issue Date:	CBL: 263A A007001
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Location of Construction: 1056 BRIGHTON AVE	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name:	Contractor Name: Commonwealth Building Inc	Contractor Address: 265 Willard Street Quincy	Phone: 6175923876
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial - Vacant Space	Proposed Use: Commercial - Vacant Space - build (2) 1hr demising partitions - Tenant fit-up to follow w/ separate permits	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: *See Conditions IBC 2003		

Proposed Project Description: build (2) 1hr demising partitions - Tenant fit-up to follow w/ separate permits	Signature: (KG) PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:
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Permit Taken By: Idobson	Date Applied For: 06/09/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/> Date: 6/10/10	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:
	RECEIVED JUL - 6 2010 Dept. of Building Inspections City of Portland Maine		

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 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

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

 X Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-0669	06/09/2010	263A A007001

Location of Construction: 1056 BRIGHTON AVE	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name:	Contractor Name: Commonwealth Building Inc	Contractor Address: 265 Willard Street Quincy	Phone (617) 592-3876
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Vacant Space - build (2) 1hr demising partitions - Tenant fit-up to follow w/ separate permits	Proposed Project Description: build (2) 1hr demising partitions - Tenant fit-up to follow w/ separate permits
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 06/10/2010
Note: Ok to Issue: ✓

- 1) Separate permits are required to establish the uses in the new areas PRIOR to any further work being done, or PRIOR to occupancy.
- 2) Separate permits shall be required for any new signage.
- 3) 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: 07/06/2010
Note: Ok to Issue: ✓

- 1) Separate permits are required for tenant fit ups
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. 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: 06/16/2010
Note: Ok to Issue: ✓

- 1) Permit is for walls only, any tenant fit up would require separate permits.
- 2) All construction shall comply with NFPA 1 and 101.



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>Brighton Ave Pine-tree Shopping Center Portland ME</u>			
Total Square Footage of Proposed Structure/Area <u>3,000</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>263</u> Block# <u>AA</u> Lot# <u>7</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name <u>Commonwealth Building</u> Address <u>265 Willard St</u> City, State & Zip <u>Quincy MA 02169</u>	
		Telephone: Cost Of Work: \$ <u>25,200⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>Retail (Merchandise)</u> If vacant, what was the previous use? <u>Empty/Vacant for Retail use</u> Proposed Specific use: <u>Retail</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Build (2) 1hr demising partitions, metal stud gyp ex side to deck w/ insulation & fire proofing. Tenant interiors to follow w/sep plans & permits</u>			
Contractor's name: <u>Commonwealth Building Inc</u> Address: <u>265 Willard St</u> City, State & Zip <u>Quincy MA 02169</u> Telephone: <u>617-770050</u> Who should we contact when the permit is ready: <u>Chris Fontaine</u> Telephone: <u>617-592-3876</u> Mailing address: <u>same as above</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:

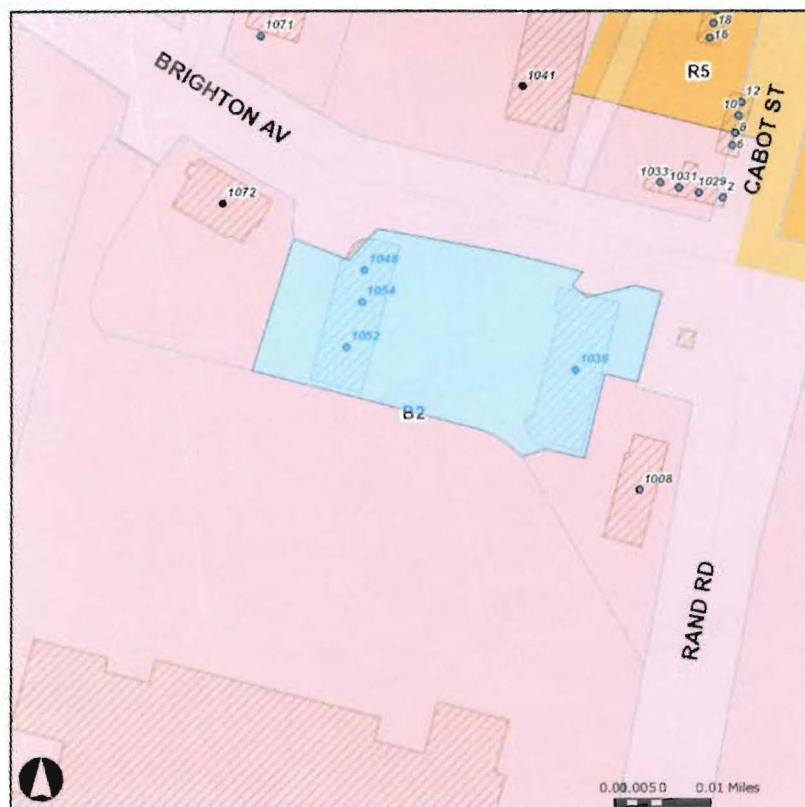
Christal Fontaine

Date:

6/9/10

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

Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream Overlay Zone	OP Office Park	C23
Interstate	Stream_protection	R1 Residential	C24
Streets	Island Zoning	R2 Residential	C25
Buildings	C43	R3 Residential	C26
Building	I-B	R4 Residential	C27
Out Building	I-TS	R5 Residential	C28
Parcels	I-R1	R6 Residential	C29
Traveled Ways	I-R2	ROS Recreation Open Space	C30
Stream	I-R3	RP Residential Professional	C31
Wetland	ROS	RPZ Resource Protection	none
Lake/Pond	RPZ	WCZ* Waterfront	C32
under_road	Zoning	WPDZ Waterfront	C33
waterbody	AB Airport Business	WSUZ Waterfront	C34
Jetport	EWPZ	C1	C35
Coastal Bluff	C44	C2	C36
H - Highly Unstable	C45	C3	C37
U - Unstable	R7	C5	C38
Overlay Zones	B1 Neighborhood Business	C7	C39
DEQZ	B1b Neighborhood Business	C8	C40
FH	B2 Business Community	C9	C41
Helistop Overla	B2b Business Community	C10	C42
R-7	B3* Downtown Business	C11	County Streets
USM	B3c Downtown Business	C13	A15
	B4 Commercial Business	C14	A21
	B5 Urban Commercial	C15	A31
	B5b Urban Commercial	C16	ME Towns
	IH Industrial - High Impact	C17	Land
	II Industrial - Low	C18	Water Body
		C19	Ocean
		C20	

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PORT • CITY
ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portcityyarch.com

CONSULTANTS:

ARM ENGINEERING INC.
88 STATE STREET
GORHAM, ME 04038
PHONE: 207-839-7167
FAX: 207-839-7168

BECKER STRUCTURAL ENG. INC.
75 YORK STREET
PORTLAND, ME 04101
PHONE: 207-875-1838
FAX: 207-875-1822

SEBAGO TECHNICS
1 CLABOT STREET
P.O. BOX 1339
WESTBROOK, ME 04091
PHONE: 207-854-8777
FAX: 207-854-2204

PINE TREE SHOPPING CENTER
Retail Redevelopment
Brighton Avenue
Portland, Maine

DATE	DESCRIPTION
REVISIONS	
Date Issued	APRIL 28, 2007
Project Number	0-4276
Drawing Scale	AS NOTED
SHEET NAME	

RETAIL 2
EXHIBIT PLAN

Drawn By

Checked By _____

EXHIBIT
PLAN 1

