

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

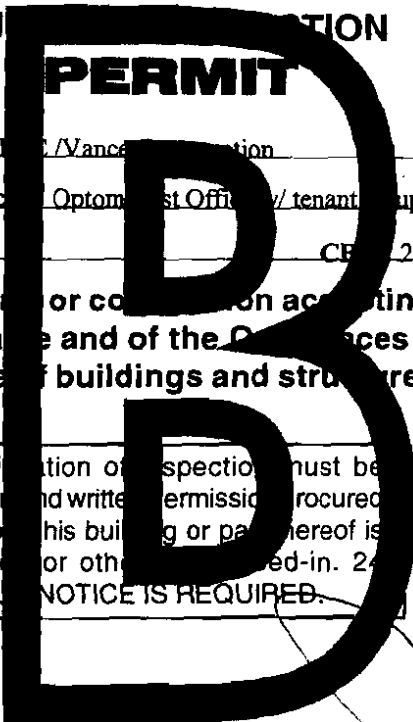
CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: 101170 OCT 18 2010



This is to certify that CENTRO HERITAGE SPE 4 / Vance

has permission to change of use from vacant space Optom.../ tenant group City of Portland

AT 1056 BRIGHTON AVE CE 263A A007001

provided that the person or persons, firm or corporation accounting 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 altered or otherwise changed-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. [Signature]
Health Dept.
Appeal Board
Other

Department Name

[Signature] 10/14/10
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: 10-1170	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:
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Business Name:	Contractor Name: Vance Construction	Contractor Address: 6 Terry Street Gorham	Phone: 2076531186
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2
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Past Use: Commercial - Vacant Space	Proposed Use: Commercial - Optometrist office - change of use from vacant space to Optometrist Office w/ tenant fit-up	Permit Fee: \$995.00	Cost of Work: \$90,000.00	CEO District: 3
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FIRE DEPT: w/conditions 9/28/10	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B IBL-2003 Signature: JMB 10/4/10
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Proposed Project Description:
change of use from vacant space to Optometrist Office w/ tenant fit-up

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

Permit Taken By: ldobson	Date Applied For: 09/17/2010	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"/> Date: <i>9/20/10</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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PERMIT ISSUED

OCT 18 2010

City of Portland

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/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

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: 10-1170	Date Applied For: 09/17/2010	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: Vance Construction	Contractor Address: 6 Terry Street Gorham	Phone (207) 653-1186
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Optometrist office - change of use from vacant space to Optometrist Office w/ tenant fit-up	Proposed Project Description: change of use from vacant space to Optometrist Office w/ tenant fit-up
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/20/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 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: Jeanine Bourke	Approval Date: 10/14/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 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) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Ben Wallace Jr.	Approval Date: 09/28/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required. 2) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. 3) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model . 4) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve. 5) Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smokeproof. 6) Fire extinguishers required. Installation per NFPA 10 7) Non- combustible construction of this structure requires all construction to be Non-combustible. 8) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit. 9) All construction shall comply with City Code Chapter 10. 			

Location of Construction: 1056 BRIGHTON AVE	Owner Name: CENTRO HERITAGE SPE 4 LLC	Owner Address: 131 DARTMOUTH ST	Phone:
Business Name:	Contractor Name: Vance Construction	Contractor Address: 6 Terry Street Gorham	Phone (207) 653-1186
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Comments:

10/13/2010-jmb: Left vcmmsg with Andrew H. For clarificaion on use classification (F-1), stamped plans and that this is connected to VIP Eyes.

10/14/2010-jmb: Andy H. Called and clarified the above as noted on plans



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

9. 2010

Received from

Vance Construction

Address of Work

1036 BRIGHTON

Cost of Construction \$

Building Fee

935

Permit Fee \$

Site Fee

Certificate of Occupancy Fee:

95

Total

935

Building (10)

Plumbing (15)

Electrical (12)

Sub Perm (10)

Other

or

263 AN 7

Check #

1083

Total Collected \$

935

No work is to be started until permit issued.
 Please keep original receipt for your records.

Taken by:

[Signature]

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



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>1036 Brighton Ave</u>		
Total Square Footage of Proposed Structure/Area <u>1420</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 <u>Peter Hall</u> Address <u>1036 Brighton Ave</u> City, State & Zip <u>Portland Maine</u>	Telephone: <u>253-5333</u>
Lessee/DBA (If Applicable) <u>Peter Hall</u> <u>Portland Eye Care</u>	Owner (if different from Applicant) Name <u>Packard development</u> Address <u>1 wells Avenue</u> City, State & Zip <u>Newton Mass 02459</u>	Cost Of Work: \$ <u>90,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>995</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Optometrist</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Pine tree</u> Project description: <u>optometrist fit up</u>		
Contractor's name: <u>Vance Construction Brandon Vance</u> <u>Will P/UC</u>		
Address: <u>6 Terry St Gorham ME</u>		Telephone: <u>707-63-1186</u>
City, State & Zip: <u>Gorham ME 04033</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Brandon Vance</u>		Telephone: _____
Mailing address: <u>6 Terry St Gorham Maine 04033</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.

RECEIVED

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 Inspections Division office, room 315 City Hall or call 874-8705. **SEP 17 2010**

I have been authorized by the owner to make this application as his/her authorized agent. If a permit for work described in this application is issued, the 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. **Dep. of Building Inspections City of Portland Maine**

Signature: [Signature] Date: 9/17/10

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



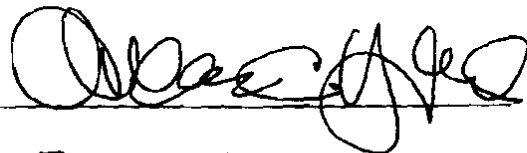
Accessibility Building Code Certificate

Designer: PORT CITY ARCHITECTURE

Address of Project: 1036 BRIGHTON AVE - DR. HALL

Nature of Project: TENANT FIT-OUT OPTOMETRIST

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.

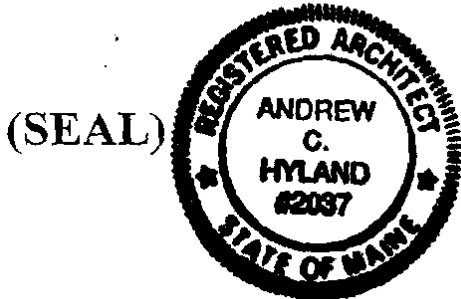
Signature: 

Title: PRINCIPAL

Firm: PORT CITY ARCHITECTURE

Address: 65 NEWBURY ST.
PORTLAND.

Phone: 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 RECEIVED

SEP 17 2010

Date:

9.16.10

Dept. of Building Inspections
City of Portland Maine

From:

PORT CITY ARCHITECTURE

These plans and / or specifications covering construction work on:

1036 BRIGHTON AVE . DR. HALL OFFICE

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:

PRINCIPAL

Firm:

PORT CITY ARCHITECTURE

Address:

105 NEW BURY ST

Phone:

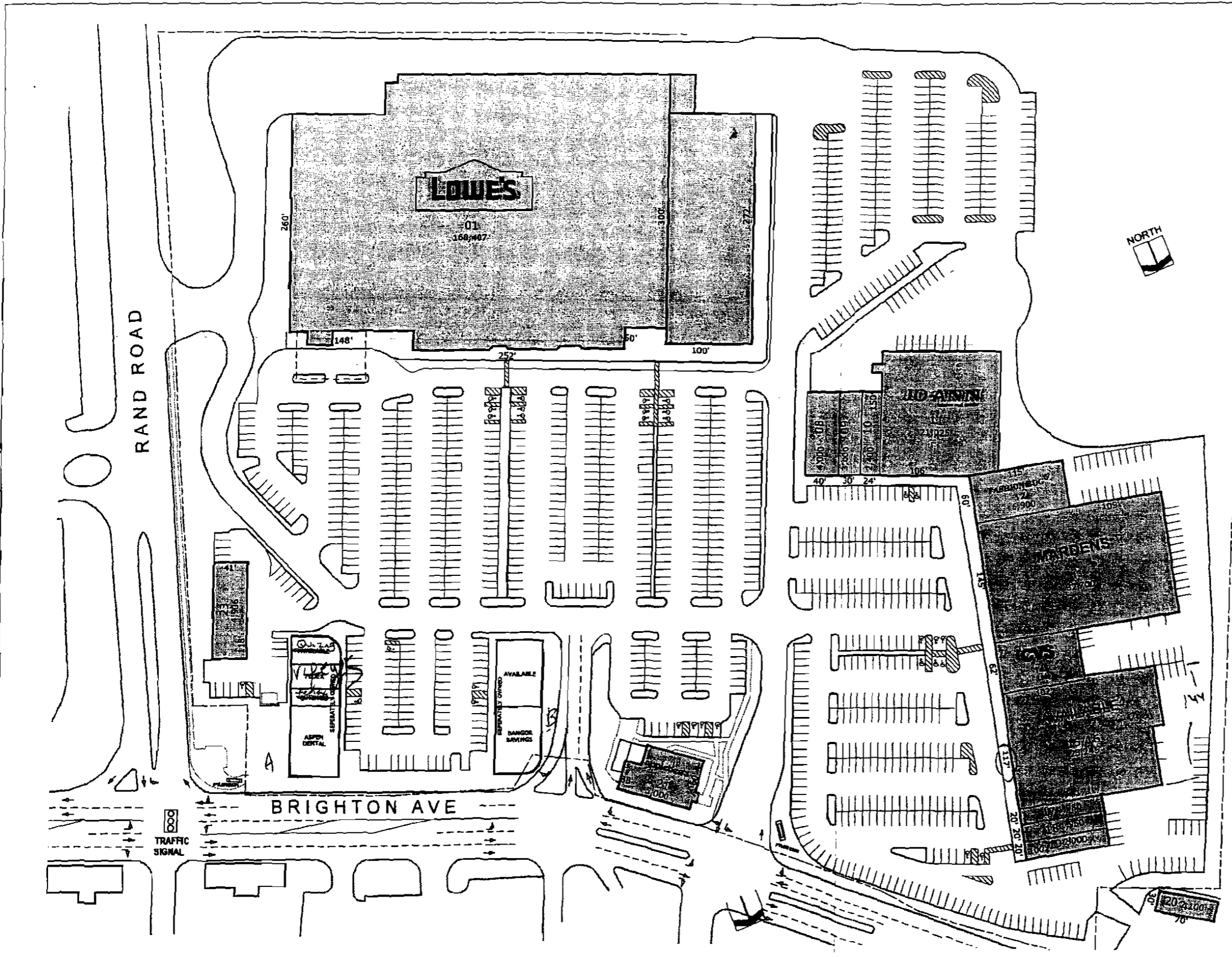
207 761-9000



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

PINETREE SHOPPING CENTER		
RETAILER DATA PINEPINET1		
NO.	RETAILER	SQ. FT.
01-07	LOWE'S	168,407
08	DADDY'S JUNKY MUSIC STORE	4,000
09	RADIO SHACK	3,000
10	FULLY BELLY DELI	2,400
11	JO-ANN FABRIC	21,025
12	FASHION BUG	6,900
13	MARDENS	32,700
14	CVS	5,900
15/16	AVAILABLE Big Lots	25,245
17	AVAILABLE Little Caesars	1,980
18	HAIR EXCITEMENT	1,950
19	KEY BANK	2,000
20	REPUBLICASH	2,100
21	APPLESBEE'S	5,000
23	CENTURY TIRE	4,906
TOTAL (SQUARE FEET)		287,513

263A-A-005 ⁷



PINE TREE SHOPPING CENTER

PORTLAND, MAINE
APRIL 2007

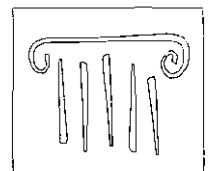
* Leading Edge of new sign will be exactly the same as existing



DR HALL - OPTOMETRIST - TENANT FIT-OUT

PINE TREE SHOPPING CENTER

Portland, Maine



PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portcityarch.com

X220

LIST OF DRAWINGS

- T-100 TITLE SHEET (CODE INFO.)
- A-100 FLOOR PLANS, RCP, AND WALL TYPES
- A-300 BUILDING SECTION AND ADA
- A-800 SCHEDULES AND ELEVATIONS

*per Andy H.
B occupancy*

NFPA/IBC CODE SUMMARY

1. TOTAL BUILDING AREA: 9,988 SQFT
2. TOTAL LEASE AREA: 1,421 SQFT
INCLUDES LEASABLE SPACE TO VIP EYES (131 SQ. FT.)
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
7. TRAVEL DISTANCE: ≤ 15' (312.4.3) ACTUAL: 64'-5"
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

TYPICAL ABBREVIATIONS

AND	ELEC	ELECTRIC
ANG	ELEV	ELEVATION
AT	EMP	EMPLOYEE
ADA	ENCL	ENCLOSE
ADJ	ENT	ENTRY or ENTRANCE
AF	EQ	EQUAL
ALUM	EQUIP	EQUIPMENT
ARCH	EUC	ELECTRIC WATER COOLER
AVG	EXH	EXHAUST
BD	EXIST	EXISTING
BLDG	EXP	EXPANSION
BLK	EXT	EXTERIOR
BM	FBO	FURNISHED BY OWNER
BO	FDN	FOUNDATION
CL	FF	FINISH FLOOR
CAB	FFE	FINISH FLOOR ELEVATION
CLG	FIN	FINISH
CLR	FIXT	FIXTURE
CMU	FLG	FLOORING
CONTR	FLR	FLOOR
COL	FLUOR	FLUORESCENT
CONC	FT	FOOT or FEET
CONT	GA	GAUGE
COORD	GALV	GALVANIZED
COR	GC	GENERAL CONTRACTOR
CPT	GL	GLASS
CU	GWB	GYPSPUM WALL BOARD
DBL	HGT	HEIGHT
DEG	HM	HOLLOW METAL
DHW	HORIZ	HORIZONTAL
DIA	HR	HOUR
DIM	HVAC	HEATING, VENTILATION & AIR CONDITION
DN	IBC	INSTALLED BY CONTRACTOR
DR	IN	INCHES
DS	INSUL	INSULATION
DW	INT	INTERIOR
DWG	JT	JOINT
E	LAM	LAMINATED
EA	LB	POUNDS
EJ	LF	LINEAR FEET
LL	RO	ROUGH OPENING
LWC	RM	ROOM
MAX	RTU	ROOF TOP UNIT
MECH	S	SOUTH
MFG	SAY	SUSPENDED ACOUSTICAL TILE
MH	SCHED	SCHEDULE
MIL	SD	STORM DRAIN
MIN	SECT	SECTION
MSB	SF	SQUARE FEET
MTD	SIM	SIMILAR
MTL	SP	SHELL PACKAGE
MW	SPEC	SPECIFICATIONS
N	S6	STAINLESS STEEL
N/A	SQ	SQUARE
NAT	STD	STANDARD
NIC	STL	STEEL
*	STRUC	STRUCTURAL
NTS	SUSP	SUSPENDED
OC	SYMM	SYMMETRICAL
OH	T	THERMOSTAT
PAR	T & B	TOP AND BOTTOM
P/C	TEL	TELEPHONE
PERF	TGL	TEMPERED GLASS
PERP	THICK	THICKNESS
PL	TI	TYPICAL
P-LAM	T.O.	TOP OF
PLAS	TOJ	TOP OF JOIST
PLBG	TOS	TOP OF STEEL
PLYUD	TYP	TYPICAL
PSI	UL	UNDERWRITERS LABORATORIES, INC
PT	UNO	UNLESS NOTED OTHERWISE
FTD	VB	VINYL BASE
QTY	VCT	VINYL COMPOSITE TILE
R	VERT	VERTICAL
RAD	VF	VERIFY IN FIELD
RCP	W	WIDE or WEST
RD	WD	WOOD
REF	WC	WATER COOLER
REIN	W	WITH
REQD	W/O	WITHOUT
	X	EXISTING

LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- SHEET WHERE DETAIL IS TAKEN
- INDICATES BUILDING SECTION OR BUILDING ELEVATION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- SHEET WHERE BUILDING SECTION IS TAKEN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- LOBBY
- ROOM NAME AND NUMBER
- KEYED NOTE
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE
- WINDOW TYPE

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER)
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE DISPOSED OF IN A STATE APPROVED LANDFILL.
9. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
13. ALL DOORS SHOULD HAVE ADA COMPLIANT LEVER HANDLES.

RENOVATION GENERAL NOTES

1. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION, JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.
2. UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.
3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.
5. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.
6. ALL KNOWN HAZARDOUS MATERIALS REMOVALS REQUIRED FOR THE SAFE IMPLEMENT OF THIS PROJECT HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.
7. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.
8. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL FOR ADDITIONAL DEMOLITION REQUIREMENTS.

RECEIVED

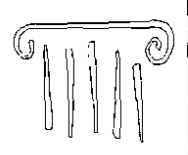
SEP 17 2010

Dept. of Building Inspections
City of Portland Maine

DR. HALL OPTOMETRIST
TENANT FIT-OUT
PINE TREE SHOPPING CENTER
PORTLAND, ME

5/29/2010	Construction Set
4/21/2010	Revised BID Set
3/21/2010	BID Set
2/26/2010	Design Review
1/26/2010	Design Review
DATE DESCRIPTION	
REVISIONS	
Date Issued	-
Project Number	-
Drawing Scale	NOT TO SCALE
SHEET NAME	TITLE SHEET
Drawn By	GAB
Checked By	ACH
T-100	

CONSTRUCTION SET



PORT CITY ARCHITECTURE

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

CONSULTANTS:
 10/14/10
 Per Andy H

In door w/closer

**DR. HALL OPTOMETRIST
 TENANT FIT-OUT
 PINE TREE SHOPPING CENTER
 PORTLAND, ME**

DATE	DESCRIPTION
5/29/2010	Construction Set
4/07/2010	Revised BID Set
3/07/2010	BID Set
2/07/2010	Design Review
1/06/2010	Design Review

Date Issued: -
 Project Number: -
 Drawing Scale: SCALE

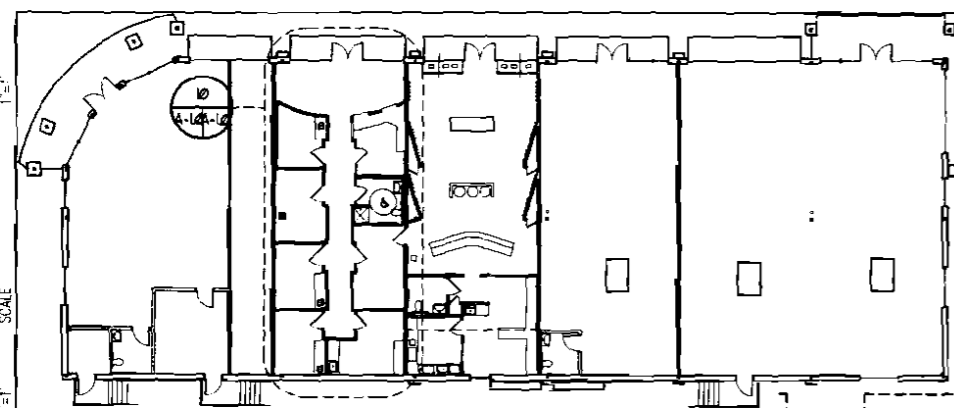
SHEET NAME:
**FLOOR PLANS,
 RCP, & WALL TYPES**

Drawn By: GAB
 Checked By: AGH
A-100

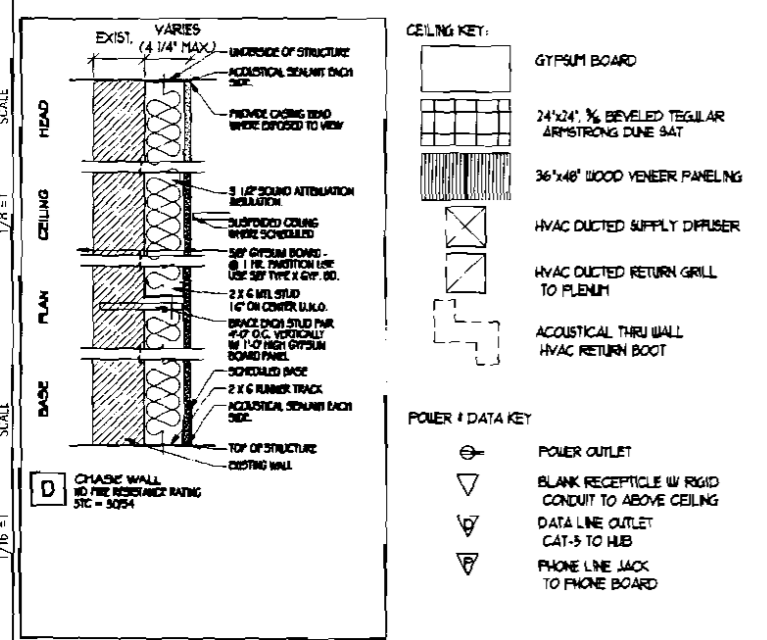
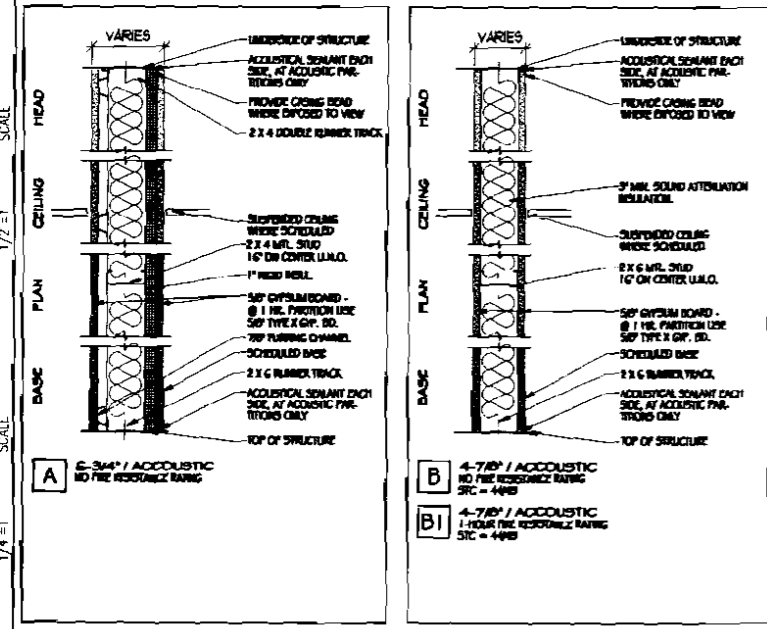
LIGHTING CODE	LOCATION	PRODUCT (1)	MANUFACTURER	DESCRIPTION	SERIES/COLOR	MANUFACTURER'S REP.	REMARKS
A	LD SOFFITS, SAT, GUB	VARIES	LIGHTOLIER	LYTECASTER, 5" DIA, LOW VOLTAGE RECESSED ADJ. APERTURE	CLEAR DIFFUSE	MIKE LARRABEE	
B	HALL, WALL MOUNTED	3021 - CHR - 1W / NC	EUREKA	1 1/2" x 3 1/2" ADA WALL SCONCE	CHROME / WHITE SHADE ALUMINUM FRAME	SHAWN SWANEY	WITH LOW CRI G23-2 LIGHT BULB
C	HALL, ABOVE PICTURE FRAME	3482 - 000BSC / LED	EUREKA	1 1/2" x 9 1/2" WALL MOUNTED LED	SC	SHAWN SWANEY	
D	BUILT INTO 2'x2' SAT ARMSTRONG GRID			24" x 36" FLOURESCENT TROUGH LIGHT			SOME ARE TO BE INSTALLED WITH DIMMABLE SETTING
E	ABOVE SINK IN BATH	5491 (W4)	BELMONT		WHITE, 120-27W		

EMERGENCY KEY:

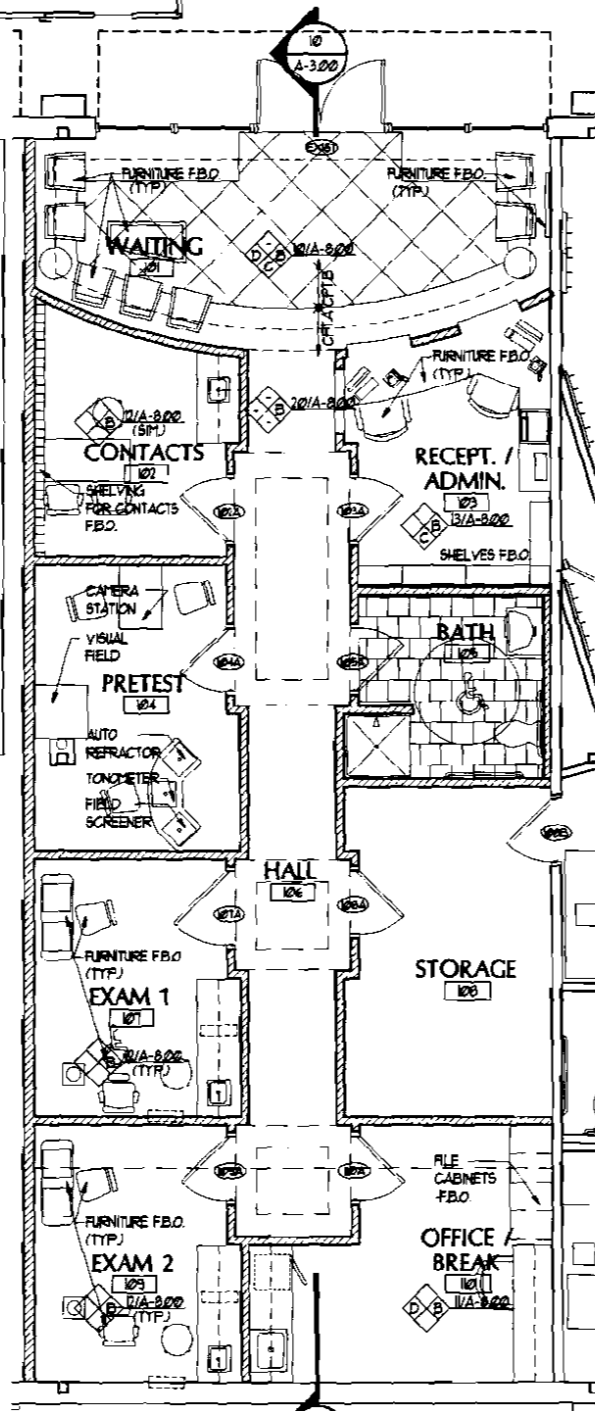
- EMERG. LIGHTS, IN THE EVENT OF A FIRE
- EMERG. ALARM (HORN), IN THE EVENT OF A FIRE
- EMERG. REC. IN THE EVENT OF A FIRE, BUILT INTO WALL
- EMERGENCY SMOKE DETECTOR
- EMERG. PULL, IN THE EVENT OF A FIRE EXIT
- EMERGENCY EXIT SIGN



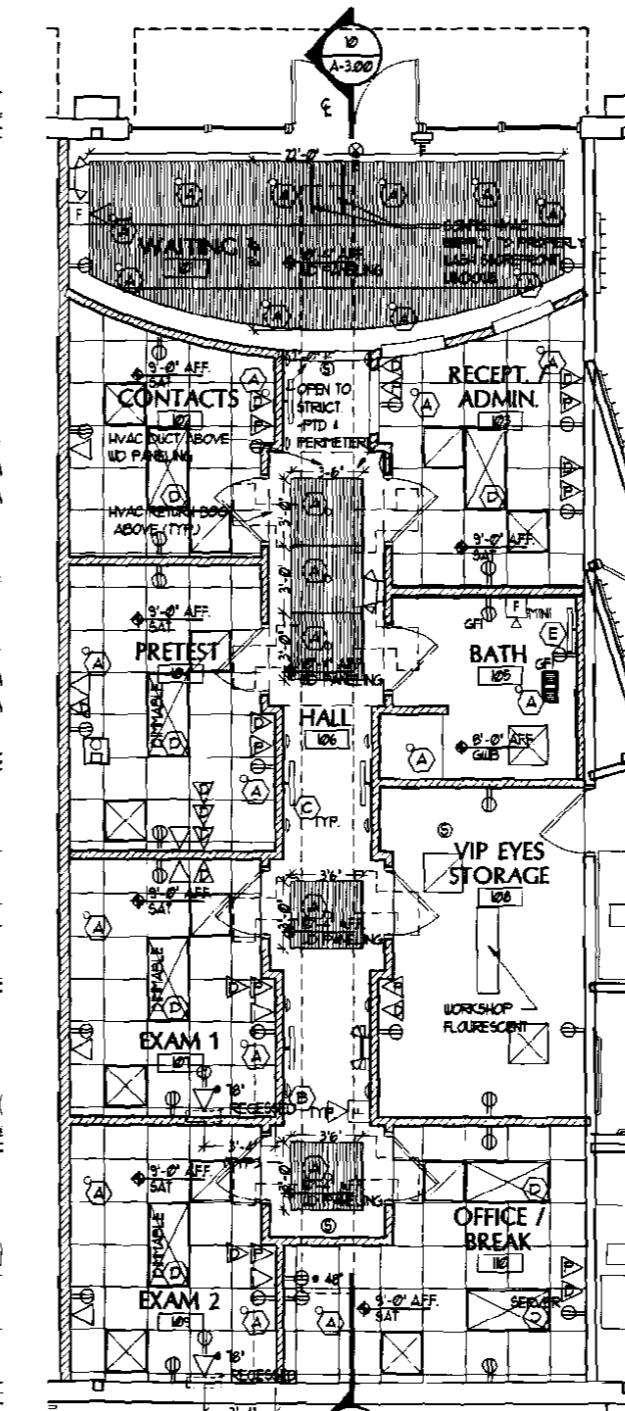
41 RETAIL 2 - KEY PLAN
 SCALE: 1/16" = 1'-0"



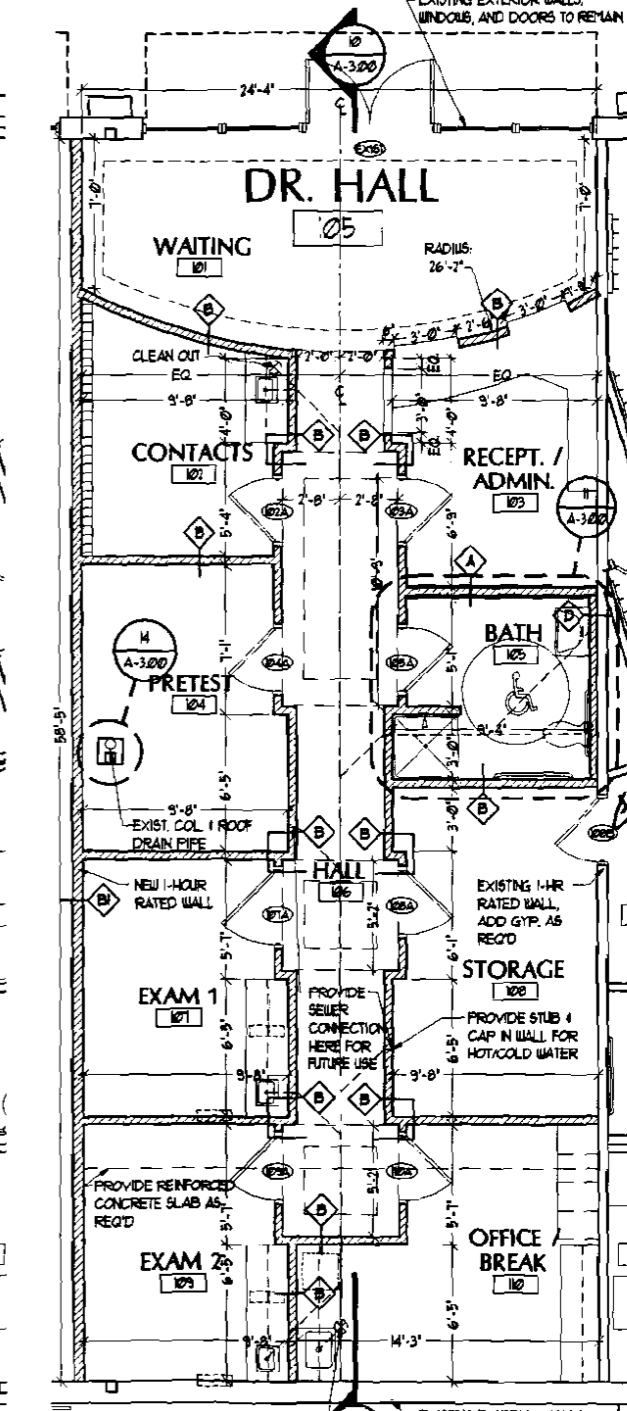
40 TYPICAL WALL TYPES
 SCALE: 1/16" = 1'-0"



30 FURNITURE & FINISH FLOOR PLAN
 SCALE: 1/4" = 1'-0"



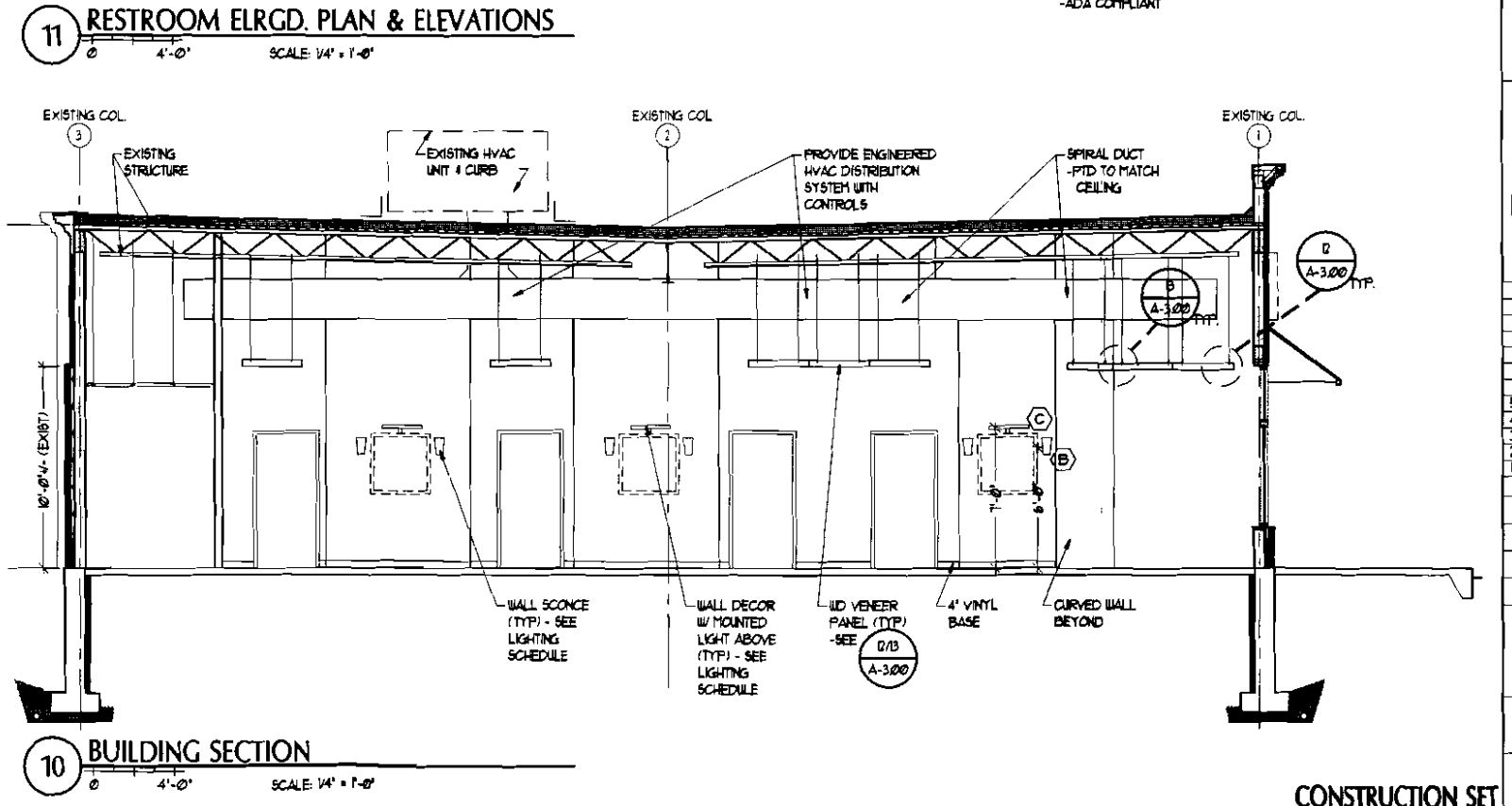
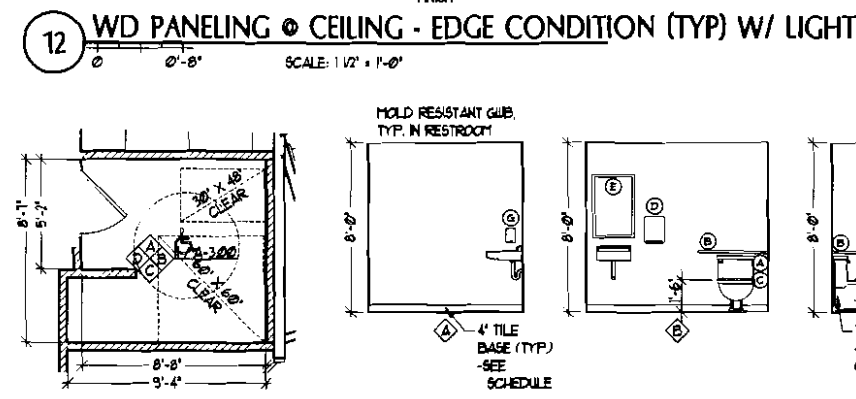
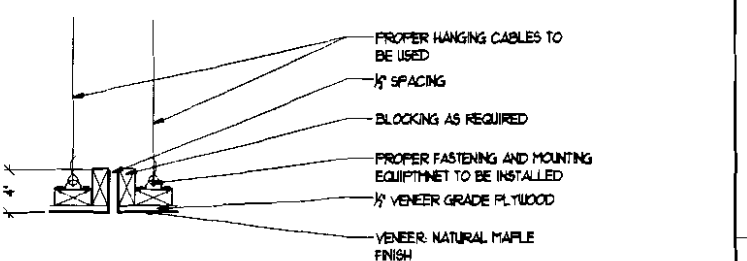
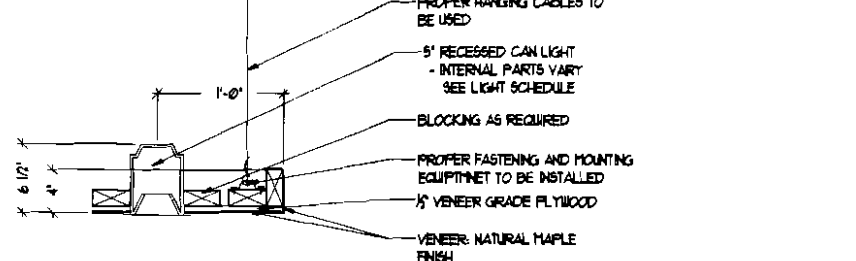
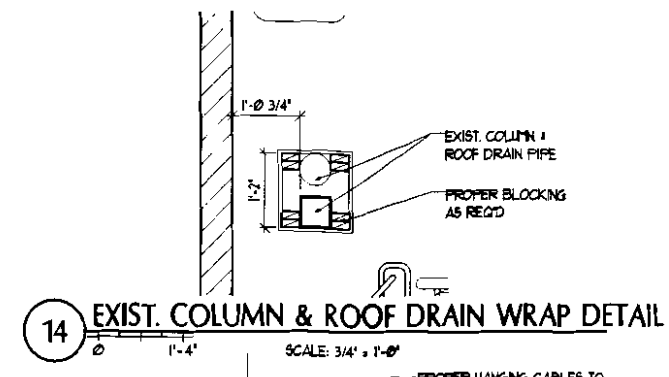
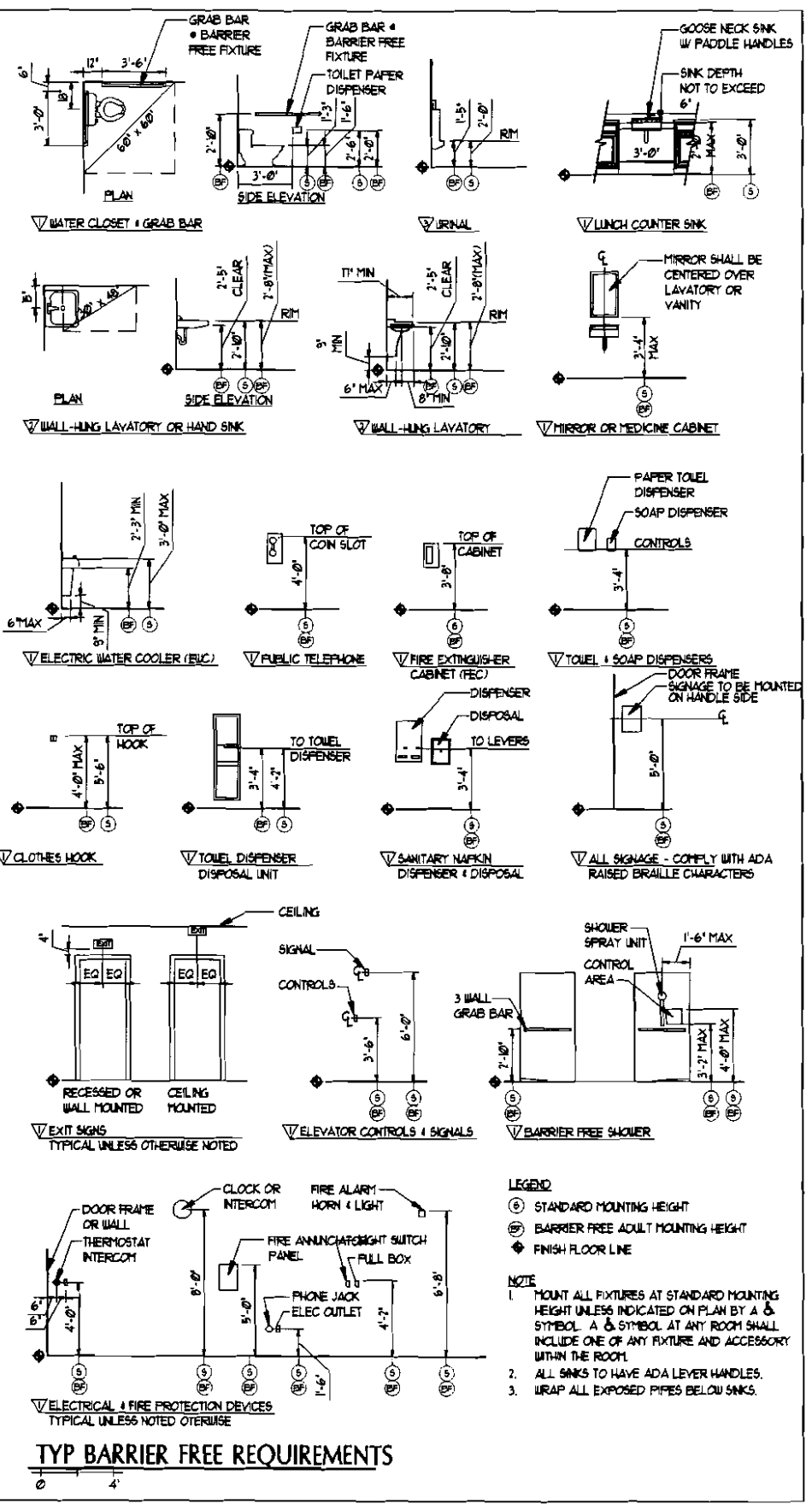
20 REFLECTED CEILING / POWER / DATA PLAN
 SCALE: 1/4" = 1'-0"



10 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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

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



BATHROOM ACCESSORIES SCHEDULE

NUM	ITEM	MOUNTING HEIGHT	COMMENTS
(A)	3'-6" 1 1/2" DIA GRAB BAR	4" @ 2'-0" AFF	-
(B)	3'-0" 1 1/2" DIA GRAB BAR	4" @ 2'-0" AFF	-
(C)	TOILET PAPER DISPENSER	4" @ 2'-0" AFF	FBO / IBC
(D)	PAPER TOWEL DISPENSER	BOTTOM @ 40" AFF	FBO / IBC
(E)	36" x 24" MIRROR	BOTTOM @ 40" AFF (MAX)	-
(F)	HOOK	TOP @ 54"	-
(G)	SOAP DISPENSER	BOTTOM @ 42" AFF	FBO / IBC

PORT CITY ARCHITECTURE
 65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 fax: 207.761.2010
 info@portcityarch.com

CONSULTANTS:

**DR. HALL OPTOMETRIST
 TENANT FIT-OUT
 PINE TREE SHOPPING CENTER
 PORTLAND, ME**

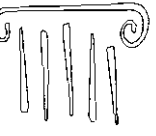
NO.	DATE	DESCRIPTION
5	09/01/20	Construction Set
4	07/12/20	Revised BID Set
3	07/12/20	BID Set
2	07/28/20	Design Review
1	06/07/20	Design Review

REVISIONS
 Date Issued: -
 Project Number: -
 Drawing Scale: SCALE
 SHEET NAME

BUILDING SECTION AND ADA

Drawn By: GAB
 Checked By: ACH
A-3.00

CONSTRUCTION SET



PORT CITY ARCHITECTURE

65 NEWBURY STREET
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207 761 9000
fax 207 761 2010
info@portcityarch.com

CONSULTANTS:

DR. HALL OPTOMETRIST
TENANT FIT-OUT
PINE TREE SHOPPING CENTER
PORTLAND, ME

5/05/2010 Construction Set
4/07/10/2010 Revised BID Set
3/07/10/2010 BID Set
2/07/2010 Design Review
1/06/10/2010 Design Review

REVISIONS

Date Issued -

Project Number -

Drawing Scale - SCALE

SHEET NAME

SCHEDULES

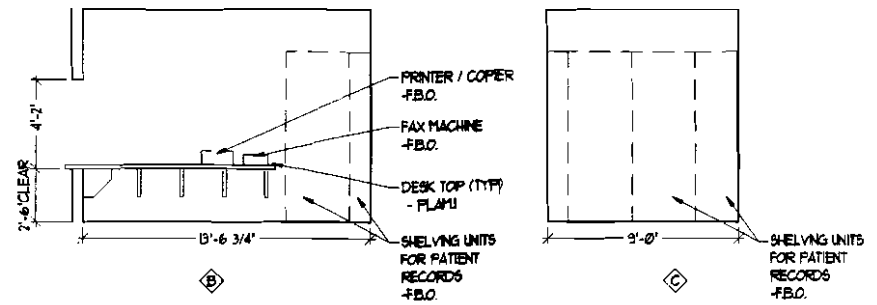
Drawn By
GAB

Checked By
ACH

A-8.00

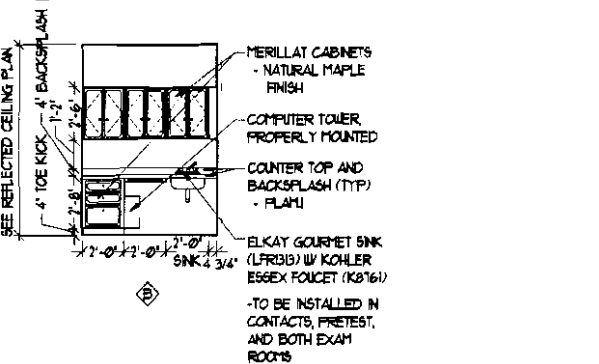
CONSTRUCTION SET

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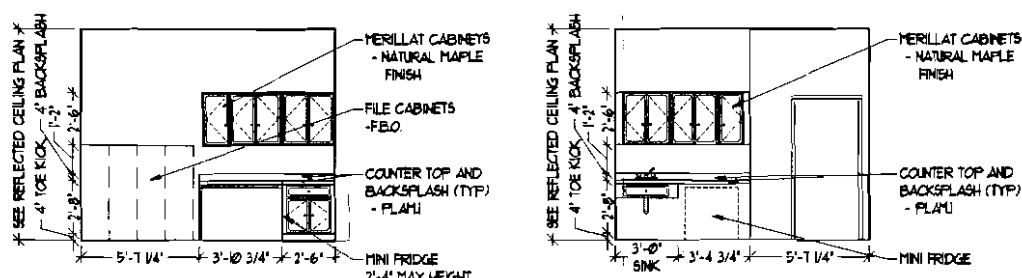
13 ELEVATIONS AT RECPT. / ADMIN.

SCALE: 1/4" = 1'-0"



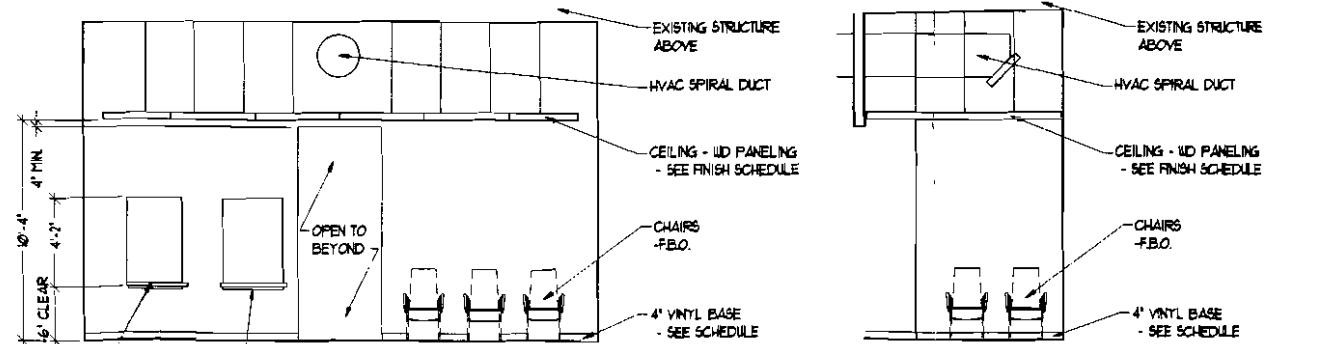
12 ELEVATION AT EXAM ROOM (TYP)

SCALE: 1/4" = 1'-0"



11 ELEVATIONS AT OFFICE/BREAK RM

SCALE: 1/4" = 1'-0"



10 ELEVATIONS AT ENTRY

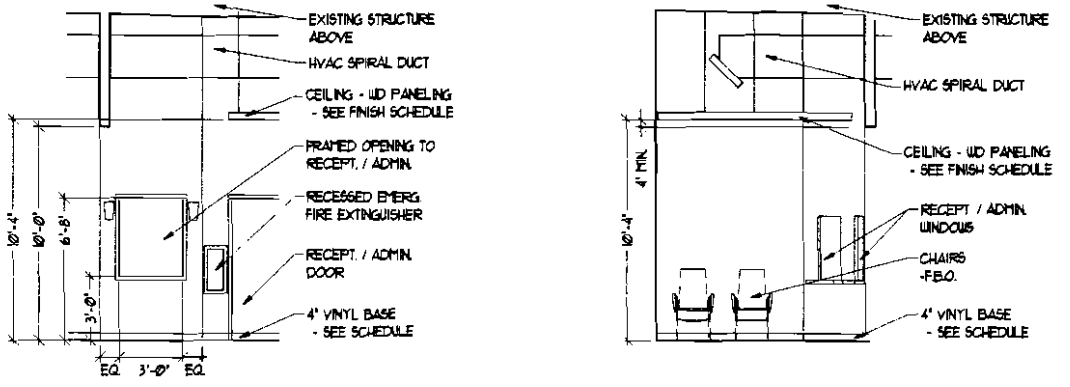
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE table with columns for Room Name, Floor, Base, Walls, Ceiling, and Notes.

MATERIALS KEY: CPT. A - JU INVISION UNDFALL (6235)... T1 - RAGNO METROPOLITAN... PT1 - BENJAMIN MOORE... SAT1 - ARMSTRONG DUNE... YB1 - MANNINGTON... FLAM1 - PIONITE... UD1 - 4" NATURAL MAPLE...

NOTE KEY: A - CPT.B PATTERN: ROTATED 45 DEGREES B - T1 PATTERN: BLOCK PATTERN

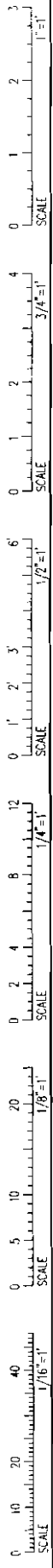
DOOR SCHEDULE table with columns for Room, Description, Size, Lockset Function, Door, Frame, and Notes.



20 ELEVATION AT HALL TO ADMIN. OPENING

SCALE: 1/4" = 1'-0"

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





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1040 BRIGHTON AVE CBL 263A A007001

Issued to Centro Heritage Spe 4 Llc /Vance Construction Date of Issue 02/22/2011

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. 10-1179, 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

Entire

APPROVED OCCUPANCY

Optometrist Office
Use Group B
Type 2B
IBC-2003

Limiting Conditions: None

This certificate supersedes certificate issued

Approved:

2011 *[Signature]*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

CAPT. K. Sautter
2.22.11

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.