

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BRIXMOR SPE 4, LLC/MFK Associates, Inc.

Located at

1064 Brighton Ave (1008)

PERMIT ID: 2012-50659

CBL: 263A A005001

has permission to **Renovations**

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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 Inspections 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.**

REQUIRED INSPECTIONS:

Close-in/Elec./Plmb./Framing

Above Ceiling Inspection

Final - Commercial

Final - Electric

Final - Fire

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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: 201250659	Date Applied For: 11/29/2012	CBL: 263A A005001
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Location of Construction: 1064 Brighton Ave (1008)	Owner Name: BRIXMOR SPE 4, LLC	Owner Address: 420 LEXINGTON AVE	Phone:
Business Name: Sullivan Tire of Maine, LLC	Contractor Name: MFK Associates, Inc.	Contractor Address: 63 Johnson Rd. Sanbornton	Phone (603) 286-4419
Lessee/Buyer's Name	Phone: 7819821550	Permit Type: Additions - Commercial	

Proposed Use: Same - Automotive Service Center - Sullivan Tire	Proposed Project Description: Renovations
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 12/10/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the condition that all the work is taking place within the existing footprint. 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 w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 12/20/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) 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. 2) A final special inspection compliance letter shall be submitted prior to the final inspection. All deficiencies and corrective measures taken shall be noted. 3) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved w/Conditions	Reviewer: Ben Wallace Jr	Approval Date: 12/24/2012
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) A separate annual fire permit is required for garage repair, cutting and welding, or flammable or combustible liquids. Permit may be applied for through the City Clerk's Office. 2) All means of egress to remain accessible at all times. 3) Any cutting and welding done will require a Hot Work Permit from Fire Department. 4) Fire extinguishers are required per NFPA 1. 5) A firefighter Building Marking Sign is required. 6) 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. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. This review does not include approval of fire alarm system design or installation. 7) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve. 8) Any installed Carbon Monoxide is detection shall be in accordance with NFPA 720, Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. 120 volt single-station CO alarms are not approved for this use. 9) Construction or installation shall comply with City Code Chapter 10. 			

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Lessee/Buyer's Name	Phone: 7819821550	Permit Type: Additions - Commercial	

City of Portland, Maine - Building or Use Permit Application

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

Permit No: <i>(2012-11-549)</i> 2012-50659	Issue Date:	CBL: 263A A005001
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Location of Construction: 1064 Brighton Ave (1100)	Owner Name: BRIXMOR SPE 4, LLC	Owner Address: 420 LEXINGTON AVE	Phone:
Business Name: Sullivan Tire of Maine, LLC	Contractor Name: MFK Associates, Inc.	Contractor Address: 63 Johnson Rd. Sanbornton	Phone (603) 286-4419
Lessee/Buyer's Name	Phone: (781) 982-1550	Permit Type: Additions - Commercial	Zone: B2
Past Use: Automotive Service Center - Century Tire	Proposed Use: Same - Automotive Service Center - Sullivan Tire	Permit Fee:	Cost of Work: \$411,000.00
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>12/24/12</i>	INSPECTION: Use Group: <i>S1</i> Type: <i>2B</i> <i>Mixed use nonseparated</i> <i>MUBEL 2009</i>
Proposed Project Description: Renovations		Signature: <i>[Signature]</i> (58)	Signature: <i>[Signature]</i> 12/20/12
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: Service_User - <i>Lannie</i>	Date Applied For: <i>35</i> 11/29/2012	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"/> Date: <i>12/10/12</i> <i>ABM</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>ABM</i>
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Reviewed in UI

CERTIFICATION

I, _____, owner of the property, or that the proposed work is authorized by the owner of record and that I agree to conform to all applicable laws of this permit at any reasonable hour to enforce the provision of the code(s) applicable to

_____	_____	_____	_____
SIC	ADDRESS	DATE	PHONE
_____	_____	_____	_____
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: MFK Associates, Check Number: 10316\$4,130.00

Tender Amount: 4130.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 11/29/2012

Receipt Number: 50662

Receipt Details:

Referance ID:	8908	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	4130.00	Charge Amount:	4130.00
Job ID: Job ID: 2012-11-5490-ALTCOMM - Automotive Service Ctr Renovations			
Additional Comments: 1064 Brighton			

Thank You for your Payment!

B-2

2012-11-5490

Urbanis. sub

2012-50659



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>1064 Brighton (100K) (1100)</u>		
Total Square Footage of Proposed Structure/Area <u>4,798 S.F.</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# <u>263A</u> Block# <u>A0065</u> Lot# <u>001</u> <u>(263A-A005)</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>SULLIVAN TIRE OF MAINE, LLC</u> Address <u>41 ACCORD PARK DRIVE</u> City, State & Zip <u>NORWELL, MA 02061</u>	Telephone: <u>781-982-1550</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Charles Davis</u> <u>BRIXMOR SPE4, LLC</u> Address <u>420 LEXINGTON AVE.</u> <u>7TH FLOOR</u> City, State & Zip <u>NEW YORK, N.Y 10170</u>	Cost Of Work: \$ <u>411,000.00</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>4,130.00</u>
Current legal use (i.e. single family) <u>S-1 - automotive repair</u>		
If vacant, what was the previous use? <u>S-1</u>		
Proposed Specific use: <u>S-1 - same - automotive repair</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>ONE STORY AUTOMOTIVE SERVICE CENTER RENOVATION</u>		
Contractor's name: <u>MFK ASSOCIATES, INC.</u>		
Address: <u>63 JOHNSON ROAD</u>		
City, State & Zip <u>SANBORNTON, NH 03269</u>		Telephone: <u>603-286-4419</u>
Who should we contact when the permit is ready: <u>MICHAEL KANIK</u>		Telephone: <u>603-235-8023</u>
Mailing address: <u>SAME</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.

RECEIVED
NOV 28 2012
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 11/27/12

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



Certificate of Design Application

From Designer: John T Brennan, AIA, NCARB
 Date: October 23, 2012
 Job Name: One Story Automotive Service Center Renovation
 Address of Construction: 1100 Brighton Ave, Portland, ME

2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) S1
 Type of Construction IIB
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC No
 Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Non-Separated
 Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

 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
Retail Lobby	100 PSF
First Floor	100 PSF

Wind loads (1603.1.4, 1609)

 Design option utilized (1609.1.1, 1609.6)
100 Basic wind speed (1809.3)
1.0 Building category and wind importance Factor, I_w
table 1604.5, 1609.5)
B Wind exposure category (1609.4)
0.18 Internal pressure coefficient (ASCE 7)
12.5 Component and cladding pressures (1609.1.1, 1609.6.2.2)
13.5 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

 Design option utilized (1614.1)
1 Seismic use group ("Category")
.37 & .16 Spectral response coefficients, S_D & S_{D1} (1615.1)
D Site class (1615.1.5)

 Live load reduction
 Roof *live* loads (1603.1.2, 1607.11)
 Roof snow loads (1603.7.3, 1608)
60 Ground snow load, P_g (1608.2)
46.2 If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
 Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
 Basic seismic force resisting system (1617.6.2)
6.5 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)

 Flood Hazard area (1612.3)
 Elevation of structure

Other loads

 Concentrated loads (1607.4)
 Partition loads (1607.5)
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: November 19, 2012

From: John T. Brennan, AIA

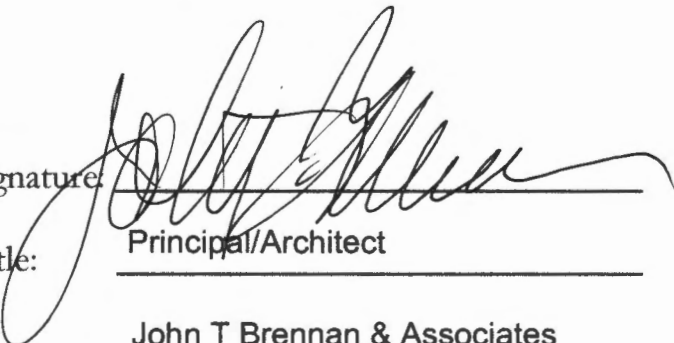
These plans and / or specifications covering construction work on:

One Story Automotive Service Building Renovation. Approx 4,798 gross sf.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



(SEAL)

Signature: 

Title: Principal/Architect

Firm: John T Brennan & Associates

Address: PO Box 4285
Windham, NH 03087

Phone: 603-893-4693

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 T Brennan, AIA, NCARB

Address of Project: 1100 Brighton Ave, Portland, ME

Nature of Project: Renovation of One Story, 4,798 gsf. Automotive Service Building

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: 

Title: Principal/Architect

Firm: John T Brennan & Associates

Address: PO Box 4285, Windham, NH 03087

Phone: 603-893-4693

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

Ann Machado - Re: Pine Tree Shopping Center

From: Ann Machado
To: Charles Davis (Charles.Davis@brixmor.com); Roy A Donlon
Date: 12/4/2012 1:51 PM
Subject: Re: Pine Tree Shopping Center

Charles -

Just following up on Roy's email. Currently our assessor's records show the owner of the property as Centro Heritage SPE 4, LLC, 131 Dartmouth St., Boston MA 02116. Roy has the owner as Brixmor SPE 4, LLC with a New York address. Is Brixmor the new owner of the property?

Second, our office needs a letter from the owner stating that Sullivan Tire is leasing the space at 1100 Brighton Av., Portland, ME. It can be sent as a pdf to my email.

Thank you.

Ann Machado
Zoning Specialist
(207) 874-8709
amachado@portlandmaine.gov

>>> Roy A Donlon <roy.donlon@sullivantire.com> 12/4/2012 1:43 PM >>>

Charles,

Ann from the Portland Zoning called us today and does not have record of Brixmor SPE 4 LLC and need confirmation that it is the owner of record as well as a statement that Sullivan Tire will be the tenant at that site prior to issuing our permit. Is this something you can handle? Thanks.

Roy Donlon
Asst. General Counsel
Director of Real Estate
Sullivan Tire Company
41 Accord Park Drive
Norwell, MA 02061
phone-(781)-982-1550 (x247)
fax-(781)-871-0176

BRIXMOR™

December 7, 2012

Roy Donlon
Asst. General Counsel
Director of Real Estate
Sullivan Tire Company
41 Accord Park Drive
Norwell, MA 02061

Re: Sullivan Tire of Maine, LLC, d/b/a Sullivan Tire Company
Lease of Premises at Pine Tree Shopping Center, Portland, ME

Dear Mr. Donlan:

Please be advised that on or about November 15, 2011, Centro Heritage SPE 4 LLC changed its name to Brixmor SPE 4 LLC. A copy of the name change certificate is enclosed.

This letter confirms further that pursuant to a certain Lease, dated September 24, 2012, Brixmor SPE 4 LLC, has leased store #23, consisting of approximately 4,906 square feet, at the Pine Tree Shopping Center located at 1100 Brighton Avenue in Portland, Maine to Sullivan Tire of Maine, LLC.

Very truly yours,

BRIXMOR SPE 4 LLC

By:



Patrick C. Bennison
VP, Regional Legal Services

cc: Ann Machado
Zoning Specialist
amachado@portlandmaine.gov

RECEIVED

DEC 10 2012

Dept. of Building Inspections
City of Portland Maine



CIVIL & STRUCTURAL ENGINEERING

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

December 18, 2012

Jeanie Bourke
City of Portland
389 Congress Street
Portland, ME 04101

Re: Sullivan Tire Special Inspections
1100 Brighton Ave
Portland, ME 04102


Project Number: 12-104

Dear Ms. Bourke:

This letter is to confirm that Casco Bay Engineering will provide oversight during construction of new anchor bolts, bolted connections and welds for the Sullivan Tire project in Portland, ME in accordance with Structural Drawings and the Portland Building Code. Upon satisfactory completion of the inspection, Casco Bay Engineering will submit a letter of Compliance to The City of Portland.

Please contact us if you have any additional questions or concerns.

Sincerely,


Eric Dube, P.E.
Casco Bay Engineering

RECEIVED
DEC 19 2012
Dept. of Building Inspections
City of Portland Maine