

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

Please Read Application And Notes, If Any, Attached

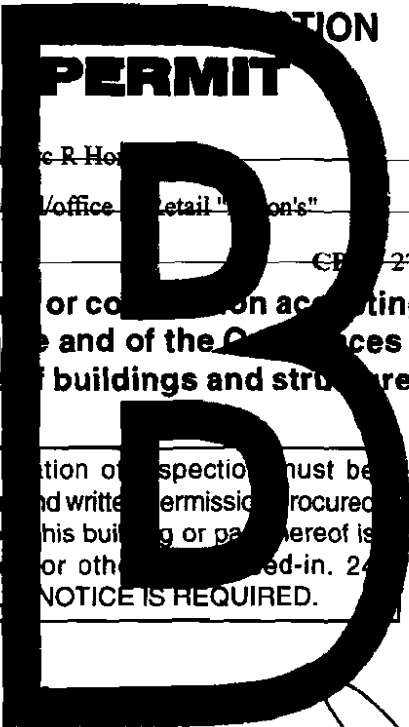
Permit Number: 100151

This is to certify that 1041 BRIGHTON AVE LLC / R Home

has permission to Change of use to Commercial office Retail "shops"

AT 1041 BRIGHTON AVE CE 274-D001001

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 finished-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.	<u>CRP. G. Sturges</u>
Health Dept.	<u>MAR 30 2010</u>
Appeal Board	
Other	

James [Signature] 3/18/10
Director - Building & Inspection Services

Department of Planning
CITY OF PORTLAND

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: 10-0151	Issue Date:	CBL: 274 D001001
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Location of Construction: 1041 BRIGHTON AVE	Owner Name: 1041 BRIGHTON AVE LLC	Owner Address: 1 CANAL PLAZA	Phone:
Business Name:	Contractor Name: Marc R Hortie	Contractor Address: 140 Loomis Ridge West Field	Phone: 4134780822
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

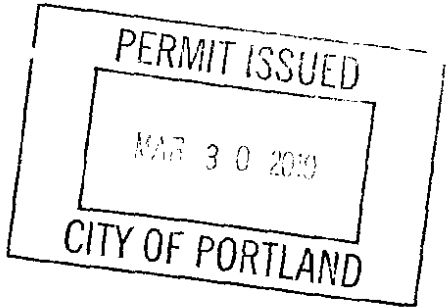
Past Use: Commercial retail/office	Proposed Use: Commercial Retail - "Aaron's" Change of use to Commercial retail/office to Retail "Aaron's"	Permit Fee: \$1,695.00	Cost of Work: \$160,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: M Type: 2B IBC-2003	

Proposed Project Description: Change of use to Commercial retail/office to Retail "Aaron's"	Signature: <i>(Signature)</i>	Signature: <i>AMB 3/18/10</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: Idobson	Date Applied For: 02/22/2010	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>me 2/24/10</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:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0151	Date Applied For: 02/22/2010	CBL: 274 D001001
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Location of Construction: 1041 BRIGHTON AVE	Owner Name: 1041 BRIGHTON AVE LLC	Owner Address: 1 CANAL PLAZA	Phone:
Business Name:	Contractor Name: Marc R Hortie	Contractor Address: 140 Loomis Ridge West Field	Phone: (413) 478-0822
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Retail - "Aaron's" Change of use to Commercial retail/office to Retail "Aaron's"	Proposed Project Description: Change of use to Commercial retail/office to Retail "Aaron's"
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 02/24/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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: 03/18/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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) 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.			
3) 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: Capt Keith Gautreau	Approval Date: 03/02/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.			
2) Fire extinguishers required. Installation per NFPA 10			
3) All means of egress to remain accessible at all times			
4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.			
5) All construction shall comply with NFPA 1 and 101.			

Comments:
2/22/2010-mes: No plot plan with the submitted plans - I don't know where this is going in this small shopping center - Front staff did not get as required - I call Marc Hortie and asked for a plot plan or site plan showing where this new retail use is being located on the site. On hold until I receive -MES
3/17/2010-jmb: Guy L. Called, discussed IEBC Sec.604.2.2 for sprinklers. They are not required in this work area as it does not meet all (3) of the criteria for installation in this use group. I checked with Keith G. And NFPA agrees. Ok to issue.
2/24/2010-mes: received plot plan showing where Aaron's is going in the shopping plaza

Location of Construction: 1041 BRIGHTON AVE	Owner Name: 1041 BRIGHTON AVE LLC	Owner Address: 1 CANAL PLAZA	Phone:
Business Name:	Contractor Name: Marc R Hortie	Contractor Address: 140 Loomis Ridge West Field	Phone (413) 478-0822
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

3/15/2010-jmb: Spoke with Guy L. To clarify the version of IBC (not 2006), also to ask to reference the IEBC for mixed use separated for possible code requirements for separation or sprinklering. Also verified the fire doors into the incidental storage space will be primarily closed with latch and center astragal and are only on ADA opener for transport of item to the showroom. The double doors will be coordinated.

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.



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>1041 Brighton Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>7,106</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>274</u> Block# <u>D</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>SEI/Aarons Inc.</u> Address <u>3108 Piedmont Rd.</u> City, State & Zip <u>Suite 202 Atlanta, GA</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$160,000.00</u> C of O Fee: <u>\$ 75</u> Total Fee: <u>\$ 1,695</u>
Current legal use (i.e. single family) <u>Mercantile / office - Coast Guard</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Mercantile B Mixed Use</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Retail - tenant fit-up = "Aarons"</u>		
Contractor's name: <u>MARC R Hortie</u> Mail		
Address: <u>140 Loomis Ridge</u>		
City, State & Zip <u>West Field MA</u>		Telephone: <u>413-478-0822</u>
Who should we contact when the permit is ready: <u>MARC R Hortie</u>		Telephone: <u>413-478-0822</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.

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 the Inspections Division office, room 315 City Hall or call 874-8703.

Dept. of Building Inspections
City of Portland, Maine

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes me 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: Marc R Hortie Date: 2-22-10

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



Certificate of Design

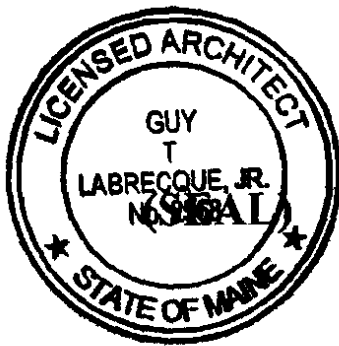
Date: February 19, 2010


From: CWS Architects - Guy Labrecque

These plans and / or specifications covering construction work on:

Renovations for an Aaron's Retail

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: Vice-President

Firm: CWS Architects

Address: 434 Cumberland Ave.

Portland, ME 04101

Phone: 207-774-4441

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



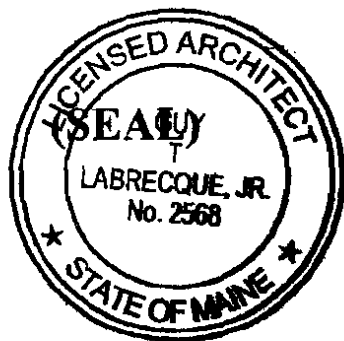
Accessibility Building Code Certificate


Designer: CWS Architects Guy Labrecque

Address of Project: 1041 Brighton Ave.

Nature of Project: Renovations for an Aaron's retail.

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: Vice President

Firm: CWS Architects

Address: 434 Cumberland Ave.
Portland, ME 04101

Phone: 207-774-4441

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: CWS Architects
 Date: 2/19/2010
 Job Name: Renovation For Aaron's Retail
 Address of Construction: 1041 Brighton Ave.

2003 International Building Code

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

Building Code & Year IBC 2006 Use Group Classification (s) Mercantile

Type of Construction IBC Type II (B)

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 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? No Geotechnical/Soils report required? (See Section 1802.2) No

Structural Modifications Not Applicable To This Project

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

Wind loads (1603.1.4, 1609)

Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 Building category and wind importance Factor, w
 table 1604.5, 1609.5)
 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")
 Spectral response coefficients, S_D & S_1 (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
 If $P_g > 10$ psf, snow exposure factor, C_e
 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 , 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 Application

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 Date: 2/19/2010
 Job Name: Renovation For Aaron's Retail
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 If $P_g > 10$ psf, flat-roof snow load P_f
 If $P_g > 10$ psf, snow exposure factor, C_e
 If $P_g > 10$ psf, snow load importance factor, I_s
 Roof thermal factor, C_t (1608.4)
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 Basic seismic force resisting system (1617.6.2)
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 Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

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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)



STATE OF MAINE
Department of Public Safety
Bureau of Building Codes and
Standards
State House Station
Augusta, ME 04333-0052

JOHN ELIAS BALDACCI
GOVERNOR

ANNE H. JORDAN
COMMISSIONER

Project Information

Project Name: Renovation for an Aaron's Retail

Street Location: 1041 Brighton Ave. Town: Portland

Square Footage: 7,106 Building Code Surcharge: \$284.24

Sec. 13. 25 MRSA §2450-A is enacted to read:

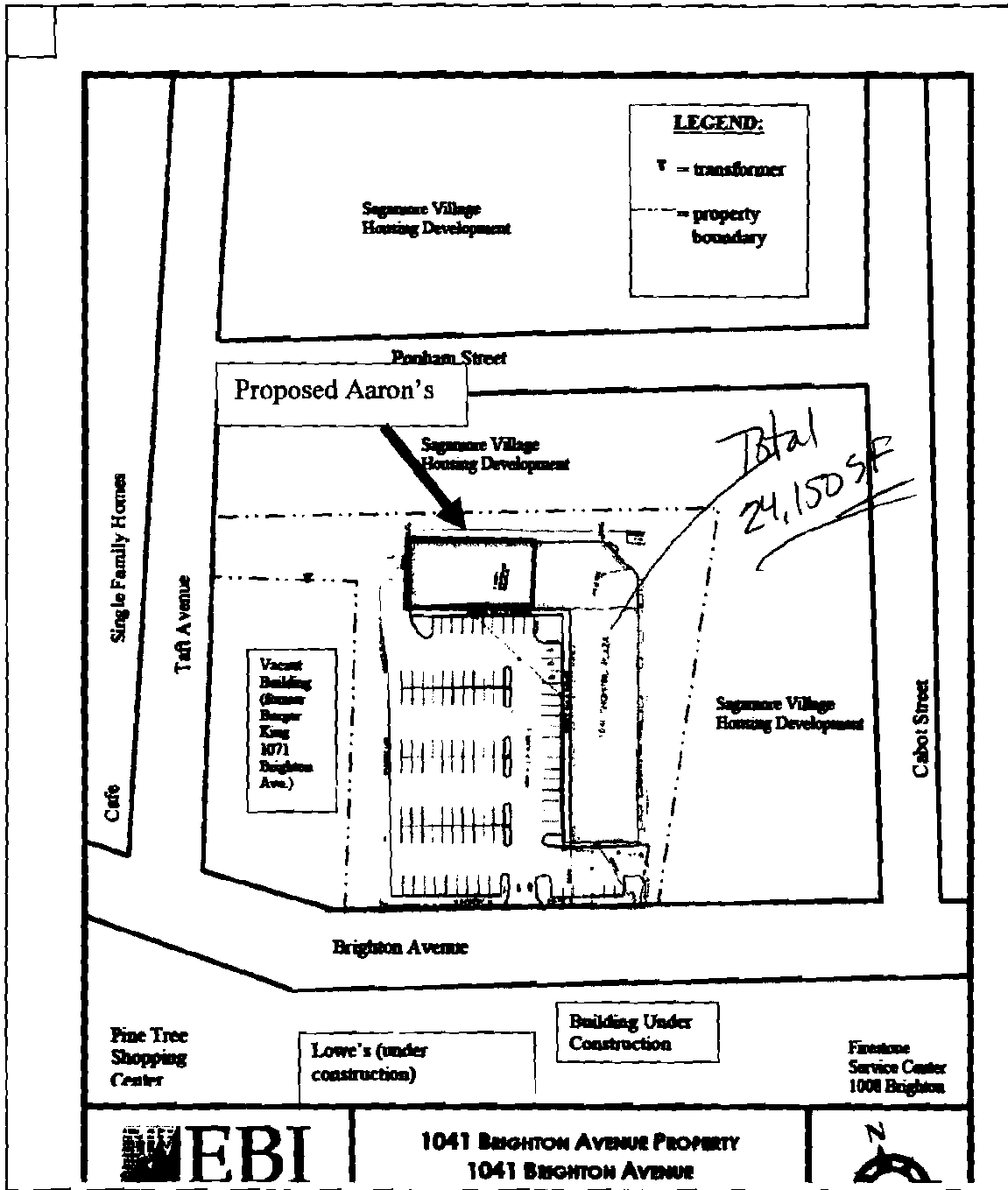
§ 2450-A. Surcharge on plan review fee for Uniform Building Codes and Standards Fund

In addition to the fees established in section 2450, a surcharge of 4¢ per square foot of occupied space must be levied on the existing fee schedule for new construction, reconstruction, repairs, renovations or new use for the sole purpose of funding the activities of the Technical Building Codes and Standards Board with respect to the Maine Uniform Building and Energy Code, established pursuant to the Title 10, chapter 1103, the activities of the Bureau of Building Codes and Standards under chapter 314 and the activities of the Executive Department, State Planning Office under Title 30-A, section 4451, subsection 3-A, except that the fee for review of a plan for the renovation of a public school, including the fee established under section 2450, may not exceed \$450. Revenue collected from this surcharge must be deposited into the Uniform Building Codes and Standards Fund established by section 2374.

Date Fee Received: _____

Check #: _____

All fire doors shall meet NFPA 80 (2007 edition) including listed and labeled builders and fire door hardware(closers, latches, etc.), self latching, and coordinators for double doors as required.



DEPT. OF PLANNING & ZONING
 CITY OF PORTLAND, ME

FEB 24 2010

1041