

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 070055

Please Read Application And Notes, If Any, Attached

This is to certify that MMC REALTY CORP /Mohan Woodworks, Inc.

has permission to Interior Demo & tenant fit-up

AT 887 CONGRESS ST

053 I001011

PERMIT ISSUED  
FEB - 7 2007  
CITY OF PORTLAND

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 when permission is procured before this building or part thereof is opened or service closed-in. 4  
YOUR 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. Greg Clark  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
2/2/07  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 07-0055	Issue Date:	CBL: 053 I001011
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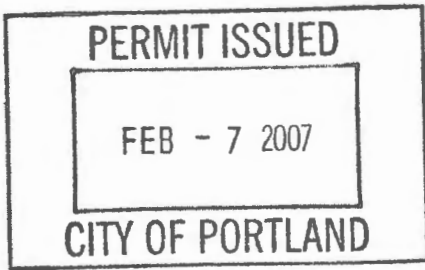
Location of Construction: 887 CONGRESS ST	Owner Name: MMC REALTY CORP	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: C-18

Past Use: Commercial 4th Floor Suite 400	Proposed Use: Commercial - Office- Interior Demo & tenant fit-up	Permit Fee: \$800.00	Cost of Work: \$78,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Greg Cass</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>TBC 2003</i>	

Proposed Project Description: Interior Demo & tenant fit-up	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: Idobson	Date Applied For: 01/16/2007	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK 1/17/07</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

<b>Permit No:</b> 07-0055	<b>Date Applied For:</b> 01/16/2007	<b>CBL:</b> 053 I001011
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<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks, Inc.	<b>Contractor Address:</b> 100 Commercial St Suite 311 Portland	<b>Phone</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Office- Interior Demo & tenant fit-up	<b>Proposed Project Description:</b> Interior Demo & tenant fit-up 4th floor
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/17/2007  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/02/2007  
**Note:**      **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the required rating.
- 3) All interior non-bearing studs must be non-combustible material.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 01/09/2007  
**Note:**      **Ok to Issue:**

- 1) NFPA 13 compliance letter required

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b>

<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 01/17/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
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SIGNATURE OF APPLICAN

ADDRESS

DATE

PHO

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RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO

SEC inspection print out. 9/2

7/5/02 final O.K.  
C.A.

**City of Portland, Maine**  
**Inspections Division**  
**Inspection Schedule**

**Appointment Date Between 1/1/2007 And 5/18/2007**

Dist. # Fire Insp.	Sch. Date: Contact:	ParcelNo:	Appl. Type Inspector	Schedule Type Comments	Appl #:	Location
2	02/23/2007 MMC REALTY CORP	053 1001011	Electrical Permit Reside Tammy Munson Mike Menario	Electrical Only Call Phil @ 329-8592 Phil needs a call he is not on site and GC wants to be there also.	2007-4129	887 CONGRESS ST
2	02/28/2007 MMC REALTY CORP	053 1001011	Building Permit Tammy Munson	Close-in/Elec./Plmb./Framing Brad 756-5410 Electric is a couple of outlets no service work	07-0055	887 CONGRESS ST
2	03/07/2007 MMC REALTY CORP	053 1001011	Plumbing Tammy Munson	Plumbing Only Brad 756-5410 SCHEDULED PER TAMMY	2007-8066	887 CONGRESS ST
2	03/13/2007 MMC REALTY CORP	053 1001011	Building Permit Tammy Munson	Close-in/Elec./Plmb./Framing 329-6186 Tim	07-0055	887 CONGRESS ST
2	03/19/2007 MMC REALTY CORP	053 1001011	Building Permit Tammy Munson	Close-in/Elec./Plmb./Framing Call Jeremy @ 318-1659 for 2nd floor suite 200 - small Dr. Office for ME Med, one bathroom, minimum electrical. Needs CEO....scheduled per JMB....as 4th on shchedule.....need at least building inspection.	07-0085	887 CONGRESS ST
2	03/21/2007 MMC REALTY CORP	053 1001011	Building Permit Tammy Munson	Close-in/Elec./Plmb./Framing Close in ceiling check for jackchains. Call Brad @ 756-5410 call before so Brad can meet you there.	07-0055	887 CONGRESS ST
2	05/15/2007 MMC REALTY CORP	053 1001011	Building Permit Michael Collins	Close-in/Elec./Plmb./Framing Call Brad @ 756-5410	07-0055	887 CONGRESS ST

**Total Listed: 7**

7/3/07 final O.K.  
C.W.

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**Total Listed: 7**

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

<b>Permit No:</b> 07-0055	<b>Date Applied For:</b> 01/16/2007	<b>CBL:</b> 053 I001011
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<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks, Inc.	<b>Contractor Address:</b> 100 Commercial St Suite 311 Portland	<b>Phone</b> (207) 775-2683
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- 1) NFPA 13 compliance letter required





# 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: 887 CONGRESS ST.		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 53      I      1	Owner: MAINE MEDICAL CENTER	Telephone: 602-8065
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: MONAGHAN Woodworks Inc for MAINE SURGICAL CARE GROUP 100 COMMERCIAL ST PORTLAND 775-2683	Cost Of Work: \$ 78,000.00 Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>MEDICAL OFFICE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>MEDICAL OFFICE</u>		
Project description: <u>DEMO AND RENOVATE AS PER ATTACHED PLANS.</u>		
Contractor's name, address & telephone: <u>MONAGHAN Woodworks Inc. 100 COMMERCIAL ST PORTLAND, ME. (207) 775-2683</u>		
Who should we contact when the permit is ready: <u>BRAD Finlay</u>		Phone: <u>756-5410</u>
Mailing address: _____		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>Brad Finlay</u>	Date: <u>1/16/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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*State of Maine*  
 Department of Public Safety  
**Construction Permit**



Reviewed  
 for Barrier  
 Free

# 16409

**Sprinkled**  
**Sprinkler Supervised**

**MMC-887 CONGRESS ST 4TH FLOOR RENOVATION**

Located at: 887 CONGRESS ST.

**PORTLAND**

Occupancy/Use: BUSINESS

053 I001

**Permission is hereby given to:**

JANICE FISCHER  
 SUITE 400  
 887 CONGRESS STREET  
 PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 10th of July 2007*

Dated the 11th day of January A.D. 2007

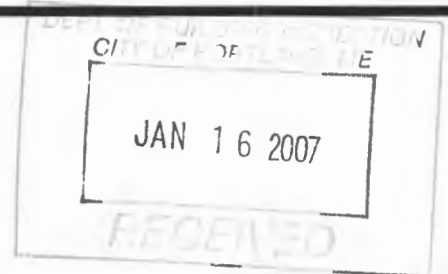
*Michael P. Cantara*

Commissioner

**Copy-3 Code Enforcement Officer**

Comments:

Code Enforcement Officer  
 PORTLAND, ME



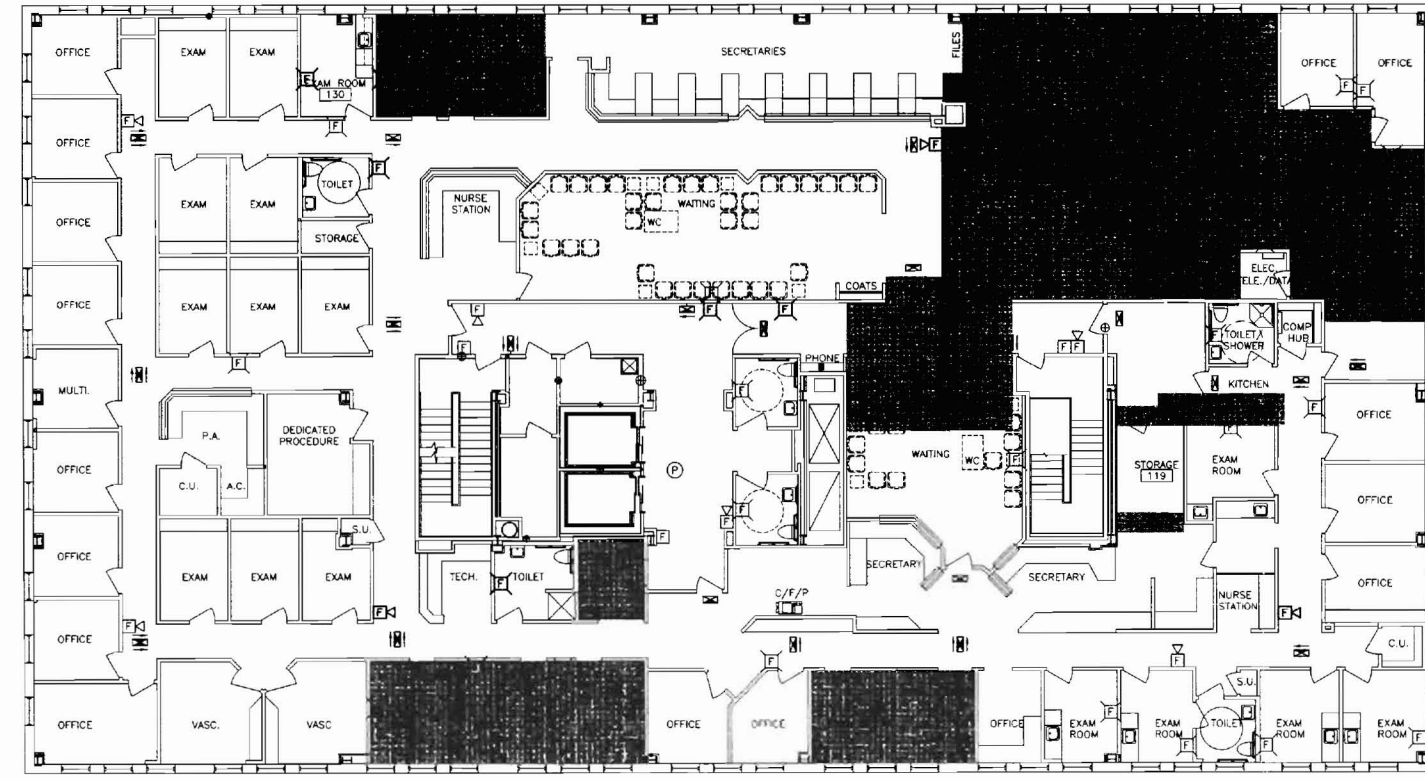
# THE MAINE SURGICAL GROUP CONGRESS ST. MEDICAL BUILDING 4TH FLOOR RENOVATION PORTLAND, MAINE

- GENERAL NOTES:**
- FIELD VERIFY ALL DIMENSIONS AND LAYOUT PRIOR TO PROCEEDING WITH WORK. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR INCONSISTENCIES. FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
  - "PROVIDE" MEANS "FURNISH AND INSTALL".
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS (UNLESS NOTED OTHERWISE), AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS.
  - THE CONTRACTOR AND ALL TRADES SHALL NOTE REQUIREMENTS OF "GENERAL NOTES" ON ALL SHEETS.

- SYMBOL LEGEND**
- BUILDING SECTION
  - WALL SECTION
  - DETAIL
  - EXTERIOR ELEVATION
  - INTERIOR ELEVATION
  - LEVEL LINE
  - CIRCLE NOTE
  - WINDOW TAG
  - PARTITION TAG
  - DOOR TAG
  - ROOM NAME  
ROOM NUMBER
  - COLUMN BUBBLE AND  
CENTER LINE
  - BACKER ROD AND SEALANT

**DRAWING LIST**

- ARCHITECTURAL  
A-100 COVER PAGE & LIFE SAFETY PLAN  
A-101 FOURTH FLOOR DEMOLITION & FLOOR PLAN

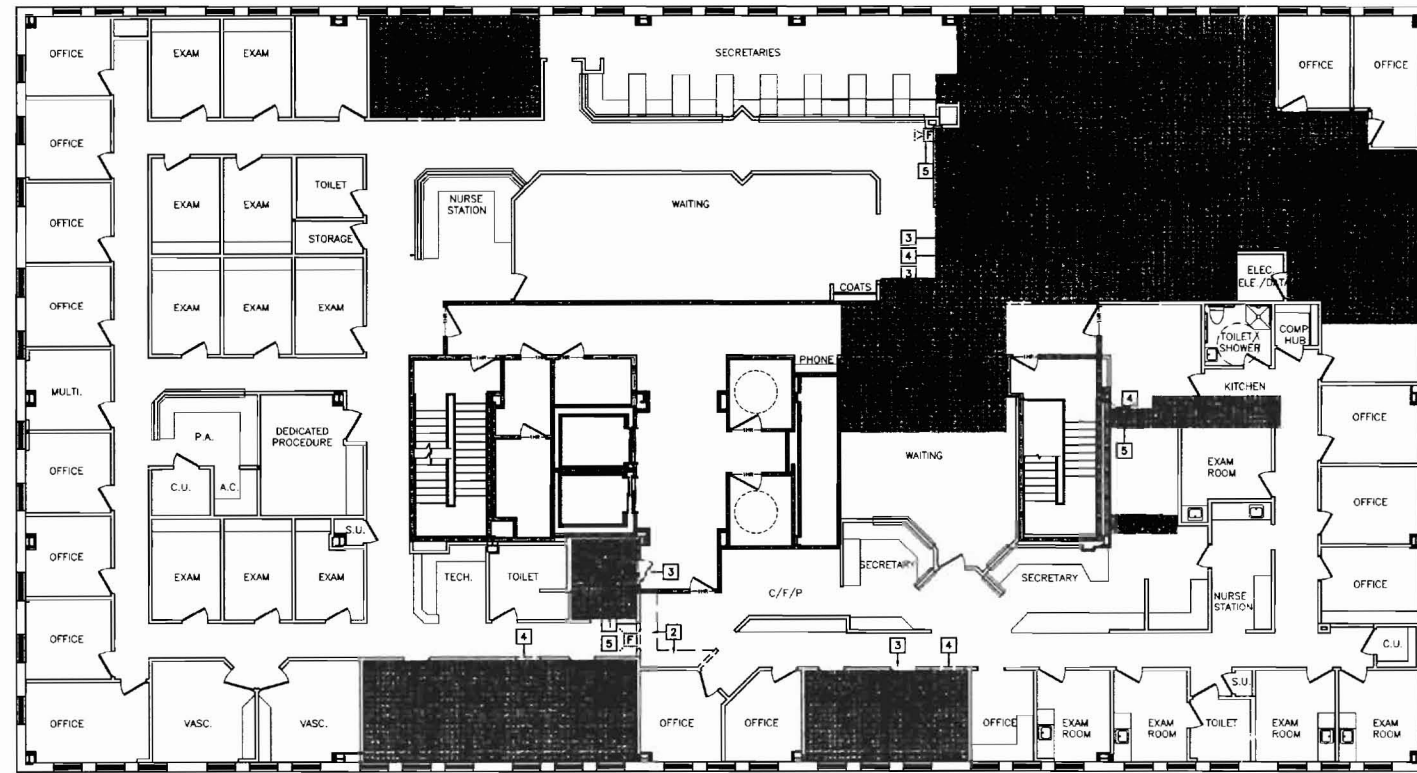


- NOTE:**
- BUILDING IS FULLY SPRINKLED.
  - EGRESS LIGHTING SHALL BE PROVIDED IN ALL CONFERENCE ROOMS, FILE ROOMS, CORRIDORS AND PASSAGEWAYS LEADING TO EXITS. A MINIMUM AVERAGE OF 1 FOOT-CANDLE IS TO BE PROVIDED. THE SOURCE OF ILLUMINATION NEEDS TO BE PROVIDED FOR A MINIMUM 90 MINUTES AND CAN BE EITHER OF THE FOLLOWING:
    - A. GENERATOR BACKED-UP LIGHT FIXTURES
    - B. BATTERY BALLAST LIGHT FIXTURES
    - C. INDIVIDUAL BATTERY UNIT WITH UNIT MONITOR OR REMOTE LAMPS.

- LEGEND:**
- 1 HOUR FIRE PROTECTION
  - AREA OF WORK

- SYMBOL LEGEND**
- EXIT SIGN, CEILING MOUNTED ARROW INDICATES EGRESS DIRECTION SHADING INDICATES SIGN FACE. GREEN LED WITH BATTERY BACK-UP.
  - EXIT SIGN, WALL MOUNTED SHADING INDICATES SIGN FACE. GREEN LED WITH BATTERY BACK-UP.
  - DUAL HEAD EMERGENCY LIGHT BATTERY PACK TD - TIME DELAY RESET
  - FIRE ALARM AUDIBLE/VISIBLE NOTIFICATION APPLIANCE (GENERAL EVACUATION)
  - FIRE ALARM VISIBLE ONLY NOTIFICATION APPLIANCE
  - FIRE ALARM MANUAL PULL STATION.

REV.	DESCRIPTION	DATE
<b>ISSUED FOR CONSTRUCTION 1-4-06</b>		
CURRENT ISSUE STATUS:		
<b>SM RT</b> ARCHITECTURE ENGINEERING PLANNING 144 Fore Street P.O. Box 618 Portland, Maine 04104 Tel. (207) 772-3846 Fax. (207) 772-1670		
887 CONGRESS ST. THE MAINE SURGICAL GROUP 4TH FLOOR RENOVATION PORTLAND, ME		
PROJECT: <b>COVER PAGE &amp; LIFE SAFETY PLAN</b>		
SHEET TITLE:	1/8"=1'-0"	DATE: 1-4-06
SCALE:	PROJECT MANAGER: CDP	GRAPHIC SCALE: 0' 1"
JOB CAP/DRAWN: ART	A/E OF RECORD: CDP	SHEET No. <b>AE100</b>
SMRT CAD FILE: AE100-06110-01	PROJECT No. 06110-01	



**DEMOLITION KEY NOTES:**

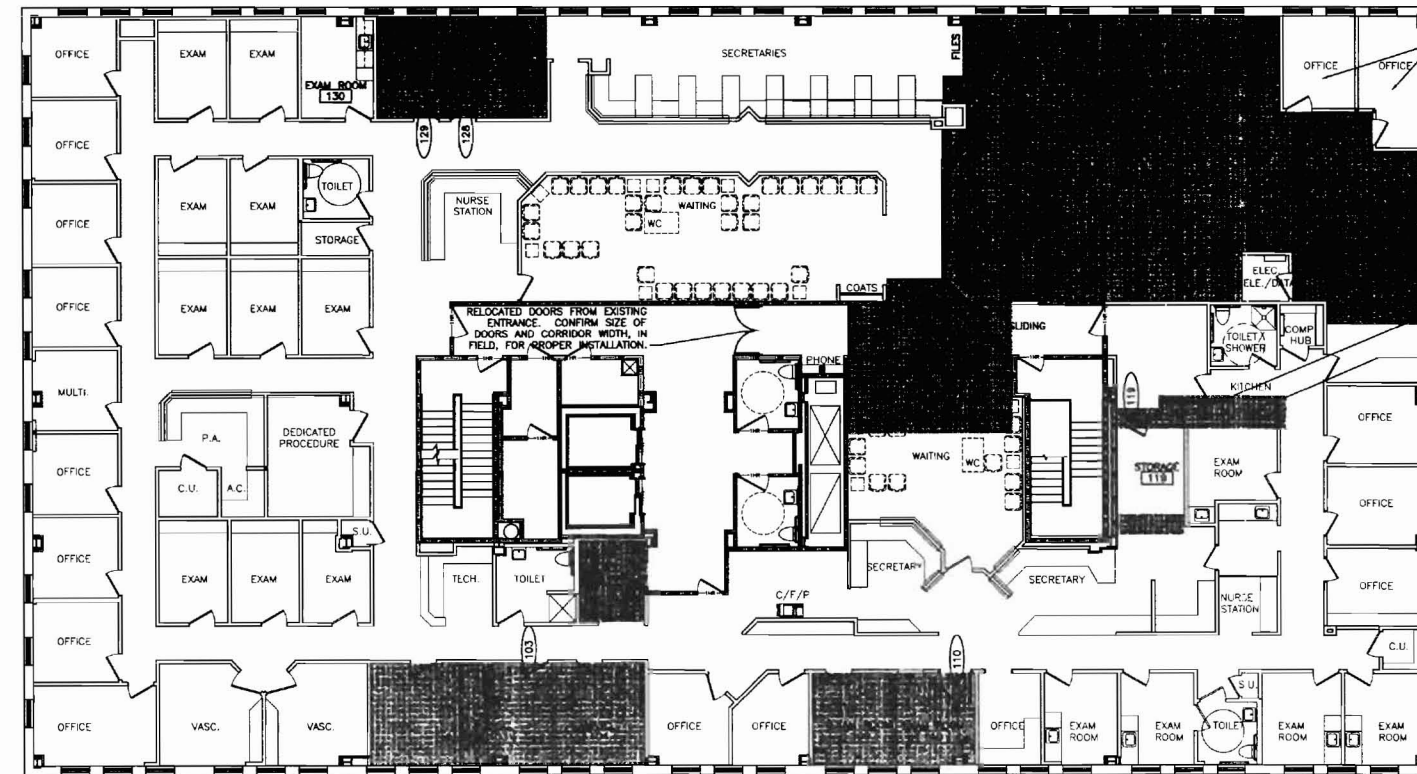
- 1 REMOVE PARTITION COMPLETE.
- 2 REMOVE EXISTING CASEWORK COMPLETE FOR POTENTIAL RELOCATION. COORDINATE WITH OWNER.
- 3 REMOVE DOOR, FRAME AND HARDWARE COMPLETE. COORDINATE POTENTIAL RELOCATION.
- 4 REMOVE PORTION OF PARTITION FOR INSTALLATION OF DOOR. COORDINATE EXTENTS WITH FINISHES TO REMAIN. REFERENCE DOOR SCHEDULE.
- 5 REMOVE EXISTING LIFE SAFETY ELECTRICAL FOR POTENTIAL RELOCATION.

**GENERAL DEMOLITION NOTES:**

1. COORDINATE EXTENT OF DEMOLITION WITH LOCATIONS OF PARTITIONS DESCRIBED ON PLANS AND WITH LOCATIONS OF FINISHES NOTED AS EXISTING TO REMAIN.
2. ANY WALL, PARTITION OR SURFACE DISTURBED BECAUSE OF WORK OR DEMOLITION SHALL BE PATCHED AND FINISHED CONTINUOUSLY TO THE NEAREST CORNER UNLESS NOTED OTHERWISE. MATCH EXISTING ADJACENT CONSTRUCTION FINISHES, CONTINUITY AND FIRE RATINGS UNLESS NOTED OTHERWISE.
3. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL FINISHES, MATERIALS AND EQUIPMENT DAMAGED DURING CONSTRUCTION.
4. FOR EXTENTS OF CEILING GRID REMOVALS AND ADJUSTMENTS REFER TO SHEET AE77?
5. DIMENSIONS INDICATED ± ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.

**J1 DEMOLITION PLAN**

1/8"=1'-0"



**FINISH NOTES:**

1. CARPET IN NEW OFFICES/ADMIN, CHECK-IN/CHECK-OUT, FILES, CORRIDORS, WAITING & CONFERENCE/BREAK/KITCHEN. PATCH CARPET WHERE POSSIBLE.
2. VCT IN NEW EXAM ROOMS AND STORAGE.
3. ALL NEW EXAM ROOMS TO HAVE NEW (PRE-FABRICATED) CASEWORK. (CASEWORK TO BE PRICED OUT SEPARATELY)
4. CHECK-IN/CHECK-OUT RECEPTION DESK TO BE CUSTOM MILLWORK WITH GLAZED SLIDING WINDOWS.
5. ALL NEW WALLS TO BE CONSTRUCTED TO UNDERSIDE OF DECK, EXCEPT NORTH WALL OF FILE ROOM.

TOTAL # OF OFFICES: 14  
TOTAL # OF EXAM ROOMS: 20

**GENERAL NOTES:**

1. RELOCATE SPRINKLERS AS REQUIRED.
2. REPAIR AND REPAINT EXISTING FINISH AS NEEDED.
3. CLEAN ENTIRE SPACE

**A1 FLOOR PLAN**

1/8"=1'-0"

REV.	DESCRIPTION	DATE

**ISSUED FOR CONSTRUCTION**  
**1-4-06**

CURRENT ISSUE STATUS:



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THE MAINE SURGICAL GROUP  
4TH FLOOR RENOVATION  
PROJECT: PORTLAND, ME

**DEMOLITION & FLOOR PLAN**

SHEET TITLE:	1/8"=1'-0"	DATE:	1-4-06
SCALE:	CDP	GRAPHIC SCALE:	0"
PROJECT MANAGER:	ART	SHEET No.:	AE101
JOB CAP/DRAWN:	CDP	PROJECT No.:	06110-01
A/E OF RECORD:			
SMART CAD FILE: AE101-06110-01			