

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 0801199  
**PERMIT ISSUED**This is to certify that WILDCAT LLC/Wild Cat LLC / Fred Dembriehas permission to Change of use from Bar to Food Service / Health Care Office w/ADA BathroomAT 931 CONGRESS ST

APR 24 2008

065 D014001

provided that the person or persons performing or supervising the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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 procedure before this building or part thereof is occupied or services closed-in. 4 HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. Area Class

Health Dept. \_\_\_\_\_

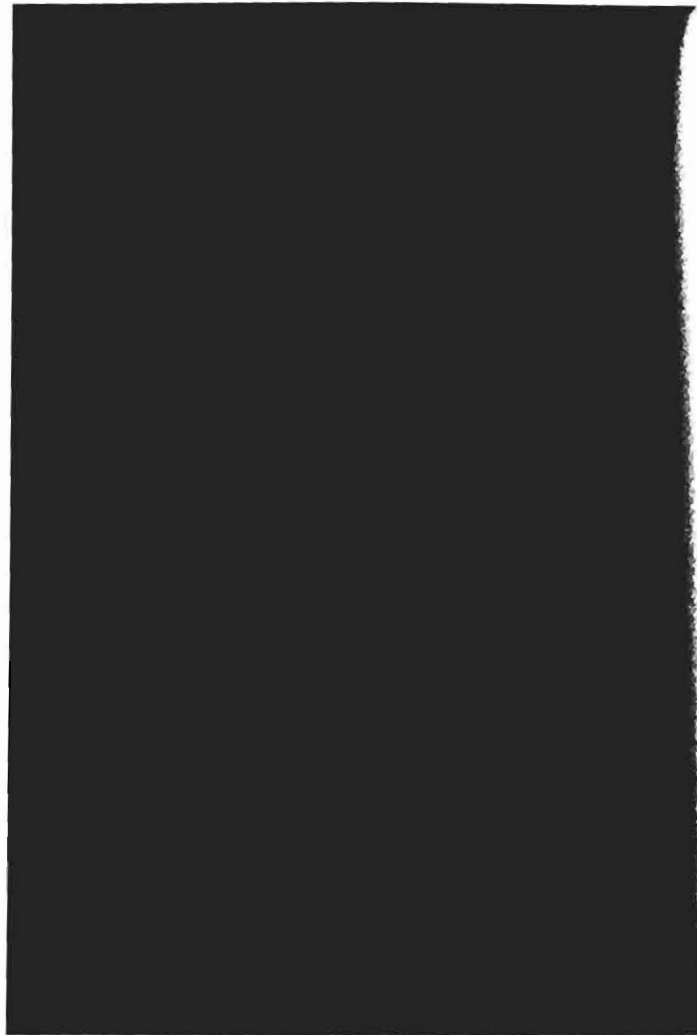
Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Jan Bank* 4/23/08  
 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: 08-0199	Issue Date:	CBL: 065 D014001
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Location of Construction: 931 CONGRESS ST	Owner Name: WILDCAT LLC	Owner Address: 465 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wild Cat LLC / Fred Dambrie	Contractor Address: P O Box 328 Jackson	Phone 6033565019
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial - Bar & Beauty Salon	Proposed Use: Commercial - Home Health Care Office "Amedisys Inc" Change of use from Bar to Home Health Care Office w/ADA bathroom	Permit Fee: \$445.00	Cost of Work: \$35,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>SB</i> <i>IBC-2003</i>	

Proposed Project Description: Change of use from Bar to Home Health Care Office w/ADA bathroom	Signature: <i>Ceron Clark</i>	Signature: <i>JMB 4/23/08</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: ldobson	Date Applied For: 03/05/2008	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/18/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>6-0</i> <input checked="" type="checkbox"/> Denied Date: <i>4/17/08</i>	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>ABU</i>
	Signature: _____ Date: _____		

**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 )

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

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

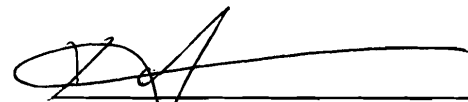
  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

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

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

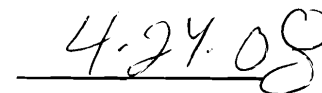
**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  
\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 08-0199	<b>Date Applied For:</b> 03/05/2008	<b>CBL:</b> 065 D014001
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<b>Location of Construction:</b> 931 CONGRESS ST	<b>Owner Name:</b> WILDCAT LLC	<b>Owner Address:</b> 465 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Wild Cat LLC / Fred Dambrie	<b>Contractor Address:</b> P O Box 328 Jackson	<b>Phone</b> (603) 356-5019
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Home Health Care Office "Amedisys Inc" Change of use from Bar to Home Health Care Office w/ADA bathroom	<b>Proposed Project Description:</b> Change of use from Bar to Home Health Care Office w/ADA bathroom
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/17/2008

**Note:** Needs six spaces for the units above. Needs 9 spaces for the change of use. Needs total of 15 spaces. ZBA **Ok to Issue:**   
granted 4/17/08 see comments

- 1) If there are any changes to the required parking either off-site or on-site, this offices shall be notified PRIOR to those changes.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/23/2008

**Note:** **Ok to Issue:**

- 1) A copy of the rated floor/ceiling detail is required.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) 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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 04/01/2008

**Note:** **Ok to Issue:**

- 1) Fire extinguishers are required.
- 2) Emergency lights and exit signs are required
- 3) A single source supplier should be used for all through penetrations.
- 4) A copy of the current sprinkler test report is required with a compliance letter stating the system has been designed for this space..
- 5) Separation business to residential requires 2hr or 1 hr. with sprinkler system please provide documentation. This includes the stairs to the basement.

**Comments:**

3/18/2008-amachado: Fred brought in bigger set of plans that was dimensioned and siteplan showing the parking area within 100' on 3/14/07. Fred brought in copy of lease for parking area on Valley Street (065 D010) and the dimensions of the parking area.

3/21/2008-amachado: Fred brought in letter from Robert Cloutier stating that Fred will lease ten spaces at 887 Congress until the parking lot is built on Valley Street. (The parking lot at Valley Street - 065 D010 - needs minor site plan application.) The parking spaces are more than 100' (313') from 929 Congress so Fred needs miscellaneous appeal to ZBA for the parking. Can't issue permit until miscellaneous appeal goes through.

<b>Location of Construction:</b> 931 CONGRESS ST	<b>Owner Name:</b> WILDCAT LLC	<b>Owner Address:</b> 465 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Wild Cat LLC / Fred Dambrie	<b>Contractor Address:</b> P O Box 328 Jackson	<b>Phone</b> (603) 356-5019
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

3/24/2008-amachado: Moved permit forward to fire and inspectiions. Asked them to review it and return it to me so that the permit could be issued once the miscellaneous appeal went through for the parking.

3/6/2008-amachado: Left message for Fred D. Need full size set of plans. Need plot plan that shows the parking either to scale or dimensioned.

4/18/2008-mes: The Zoning Board of Appeals granted a Miscellaneous Appeal for the needed parking spaces on 4/17/08. The needed parking spaces are at Lang's Express on St. John St and Valley Street, #065-C-4, 7, 11.

4/23/2008-jmb: Spoke to Fred D., about the floor/ceiling assembly separation. He claims it was submitted on a previous permit, I can't find it electronically. He will submit the architects drawing.



# 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>929 Congress Street</u>		
Total Square Footage of Proposed Structure/Area <u>3300 +/-</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>65</u> Block# <u>D</u> Lot# <u>14</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Wildcat LLC</u> Address <u>929 Congress Street</u> City, State & Zip <u>Portland, Maine</u>	Telephone: <u>207-632-4128</u>
Lessee/DBA (If Applicable) <u>Amedisy's Inc</u>	Owner (if different from Applicant) Name <u>Wildcat LLC</u> Address <u>929 Congress St.</u> City, State & Zip <u>Portland, Maine</u>	Cost Of Work: \$ <u>35,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <del>BAR</del> If vacant, what was the previous use? <u>BAR</u>	Proposed Specific use: <u>Office</u>	370
Is property part of a subdivision? <u>NO</u>	If yes, please name _____	75
Project description: <u>Change of use from Bar to office w/tenant fit-out w/ADA Bathroom</u>		
Contractor's name: <u>Wildcat LLC</u>		
Address: <u>929 Congress Street</u>		
City, State & Zip: <u>Portland, Maine 04102</u>		Telephone: <u>207-632-4128</u>
Who should we contact when the permit is ready: <u>Fred D'Ambrice</u>		Telephone: _____
Mailing address: <u>P.O. Box 328 JTC</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 5 MAR 08

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

Letter of Agreement

Wildcat LLC

P.O. Box 328

Jackson, New

Hampshire 03846

Maine Medical Center

Property Management Division

Brighton Avenue

Portland, Maine

Dear Fred,

We will lease 10 (ten) parking spaces to you at 887 Congress Street. These spaces will be available to you until your parking lot on Valley Street is complete. In return you will release us from the requirement of funding the security deposits for units 1, 3 & 8. We understand that any damage to the units or furniture that goes beyond normal wear is our responsibility. I hope this helps in your endeavors.

Sincerely,

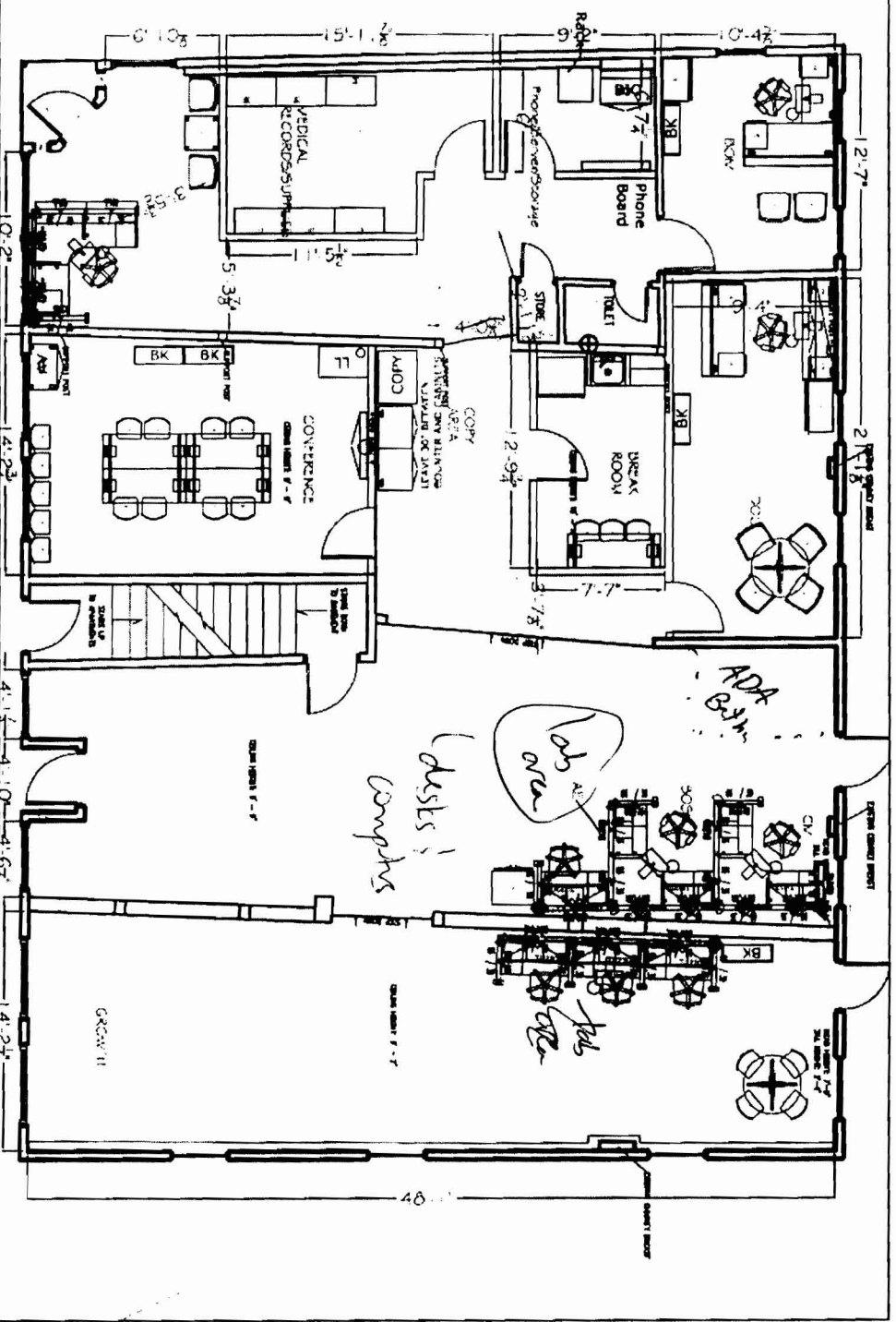
Robert Cloutier



3/21/2008

MAR 21 2008

New Partitions - New - load Bearing. (2x4 w.o.c.)



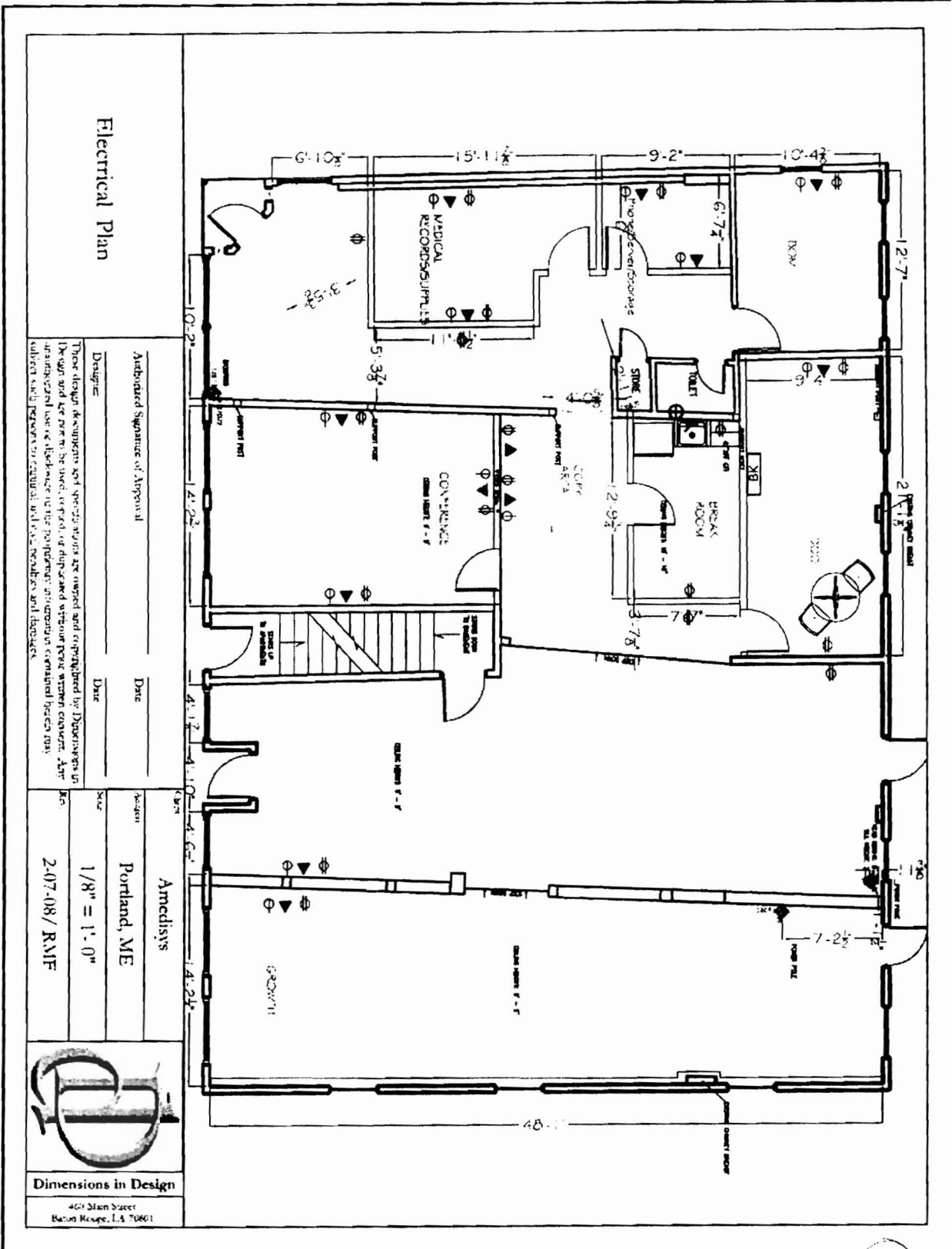
**Furniture Plan**

Authorized Signature of Approval Designer:	Date Date:	Amedisys Portland, ME 1/8" = 1'-0" 1-24-08/RMF	
These design drawings and specifications are owned and prepared by Dimensions in Design and are not to be used, copied, or duplicated without prior written consent. Any unauthorized use of such items or the performance of similar work without our consent shall subject such persons to criminal and civil penalties and damages.			

Dimensions in Design  
 450 Main Street  
 Baton Rouge, LA 70801

ALM  
 OCC load  
 15 people  
 per Fed D  
 RMF - 2008





*Handwritten initials/signature*  
*Aim*

Exhibit B  
Work Letter

**Building Standard Requirements (throughout the entire Premises). All construction will comply with ADA and state applicable codes and laws. Landlord will notify tenant prior to Commencement Date if Electrical Panels or Thermostats will interfere with furniture or workstation placement.**

- **Finishes** --

1. Paint:
    - Wall Color - Kilim Beige (SW6106) Satin Finish
    - Wood Trim Color - Pure White (SW7005) Satin Finish
    - Metal Trim Color - Turkish Coffee (SW6076) Satin Finish
    - Door Color - Match to trim color
  2. Carpet - Over Drive (#00103), On Demand, Philadelphia by Shaw (in open area and offices)
  3. Base cover - Black-Brown (P193), Roppe
  4. VCT - Coaster Greige (#52515) Armstrong
  5. Counter top Laminate -
    - 1<sup>st</sup> Option - Tuscan Marble #7736-42) Formica
    - 2<sup>nd</sup> Option - Brune Slate (# 1763-60) Wilsonart Laminate
  6. Cabinetry -
    - 1<sup>st</sup> Option - Graphite Matte Finish (#837-58) Formica
    - 2<sup>nd</sup> Option - Slate Grey (D91-60) Wilsonart Laminate
  7. Cabinetry Hardware - Brushed Silver Handles, Style and Manufacturer is up to Landlord
- Cabinetry - Landlord will provide all Kitchen or Break Room Cabinetry, unless Tenant chooses to keep existing cabinetry. Tenant will provide all other cabinetry in the space.
  - Window Coverings -- Building Standard Blinds
  - Lighting
  - Electrical Outlets
  - HVAC
  - Door Locks - Interior Doors: All Locking Doors, as listed below, will be keyed separately, but have a Master Key. Exterior Doors: Keyed alike, but separately from Interior doors.
  - Plumbing/ Hot Water Heater
  - Ceiling Tiles - Replace any discolored or damaged ceiling tiles.
  - Restrooms - Single stall toilet room with standard fixtures
  - Fire and Safety Code: Thermostats, Fire Extinguishers and Exit Signs
  - Signage -- Building Standard - Amedisys to provide logo, Door - Building Standard

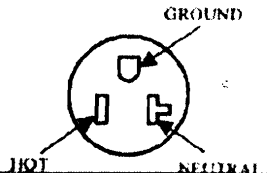
**Office Specific Build Out/Electrical Work: As specified below and referenced on Exhibit A - Floor Plan.**

- **Reception Area**
  1. Receptionist - Electrical - Ceiling In Feed Outlet for power pole. Landlord will have electrician come back to hook up electrical in power pole and tie down on the day of installation. Referenced on Exhibit A - Floor Plan
  2. Guest Chair/End Table - Standard electrical outlet
  3. Carpet, as specified above with the exception of a portion of the space being White Carrera Marble and accent marble to match standard carpet
  4. Period Lighting
- **All Hallways/Open Area**
  1. Adequate electrical for janitorial
  2. Carpet, as specified above

- **BOM Office**
  1. Two electrical outlets, one in location of desk
  2. Locking door
  3. Carpet, as specified above
  
- **Open Area for Nurse work stations**
  1. Adequate electrical outlets in the open area for Janitorial
  2. Electrical - Ceiling In Feed Outlet for power pole. Landlord will have electrician come back to hook up electrical in power pole and tie down on the day of installation. Referenced on Exhibit A – Floor Plan
  3. Carpet, as specified above
  
- **Open Area for AE/BOS work stations**
  4. Adequate electrical outlets in the open area for Janitorial
  5. Electrical - Ceiling In Feed Outlet for power pole. Landlord will have electrician come back to hook up electrical in power pole and tie down on the day of installation. Referenced on Exhibit A – Floor Plan
  6. Carpet, as specified above
  
- **DOO Office**
  1. Three electrical outlets, one in location of credenza
  2. Locking door
  3. Carpet, as specified above
  
- **Break Room**
  1. Electrical outlet for Refrigerator, as indicated on Exhibit A – Floor Plan
  2. Electrical outlet for Vending Machine
  3. Requires stainless steel sink w/ upper and lower cabinets and space for a full size refrigerator as indicated on Exhibit A
  4. Counter top to house microwave, coffee maker, toaster – Adequate electrical outlets to meet this requirement
  5. Counter top Laminate – as specified above
  6. Cabinetry – as specified above
  7. Cabinetry Hardware – as specified above
  8. VCT, as specified above
  
- **Bathroom**
  1. Locking Door
  2. **Travertine will be used as flooring in the restroom**
  
- **Medical Records/ Supplies**
  1. Three electrical outlets. One in location of desk, see Exhibit A for furniture placement
  2. Locking Door
  3. VCT, as specified above
  
- **Phone/Server Room**
  1. See Exhibit C – Telecommunications Department Specifications for Specs
  2. Electrical – See Exhibit C
  3. Locking door
  4. VCT, as specified above

- **CM Office**
  1. Adequate electrical outlets, see furniture placement.
  2. Locking Door
  3. Carpet, as specified above
  
- **Conference Room**
  1. Need four electrical outlets at standard height (one each at the location of LL Desk and A/V Cart)
  2. Carpet, as specified above
  3. **Period Lighting**
  
- **Copier Area**
  1. Two standard electrical outlets at 36" height at location of Tenant supplied cabinetry, Referenced on Exhibit A – Floor Plan
  2. Carpet, as specified above
  3. Electrical Outlet for the Copier as specified below, location referenced on Exhibit A – Floor Plan:

ELECTRICAL REQUIREMENTS	
SUPPLY	Voltage: 115VAC ± 10% dedicated line
	Current: 20A
	Frequency: 60 HZ
	Grounding: Isolation recommended
TERMINATION	NEMA Type 5-20R receptacle (125V 2-pole, 3-wire, grounded)
	




## Exhibit C

### Telecommunications Department Specifications

#### Server Room:

- At a minimum 6' x 6'
- Must have air vent (**no heat**), light, and lock on door.
- One wall in this room must have a **4' x 8' sheet of ¾"** plywood painted with fire resistant paint as indicated on Exhibit A – Floor Plan.
- All old wiring and equipment must be removed from this room except Phone Company feeds.
- Install all necessary conduit and boxes according to local code.

#### Electrical Specifications:

- On the plywood wall a #6 insulated building ground with a bus (Square D part # PK7GTA) screwed to the wood at outlet height to one side of the board.
- One orange 20amp-120v isolated ground outlet (Leviton part # 5362-IG) on its own 20amp breaker.
- On the wall opposite the plywood one orange 20amp-120v isolated ground outlet (Leviton part # 5362-IG) on its own 20amp breaker.

Please contact Tenant for room arrangement.



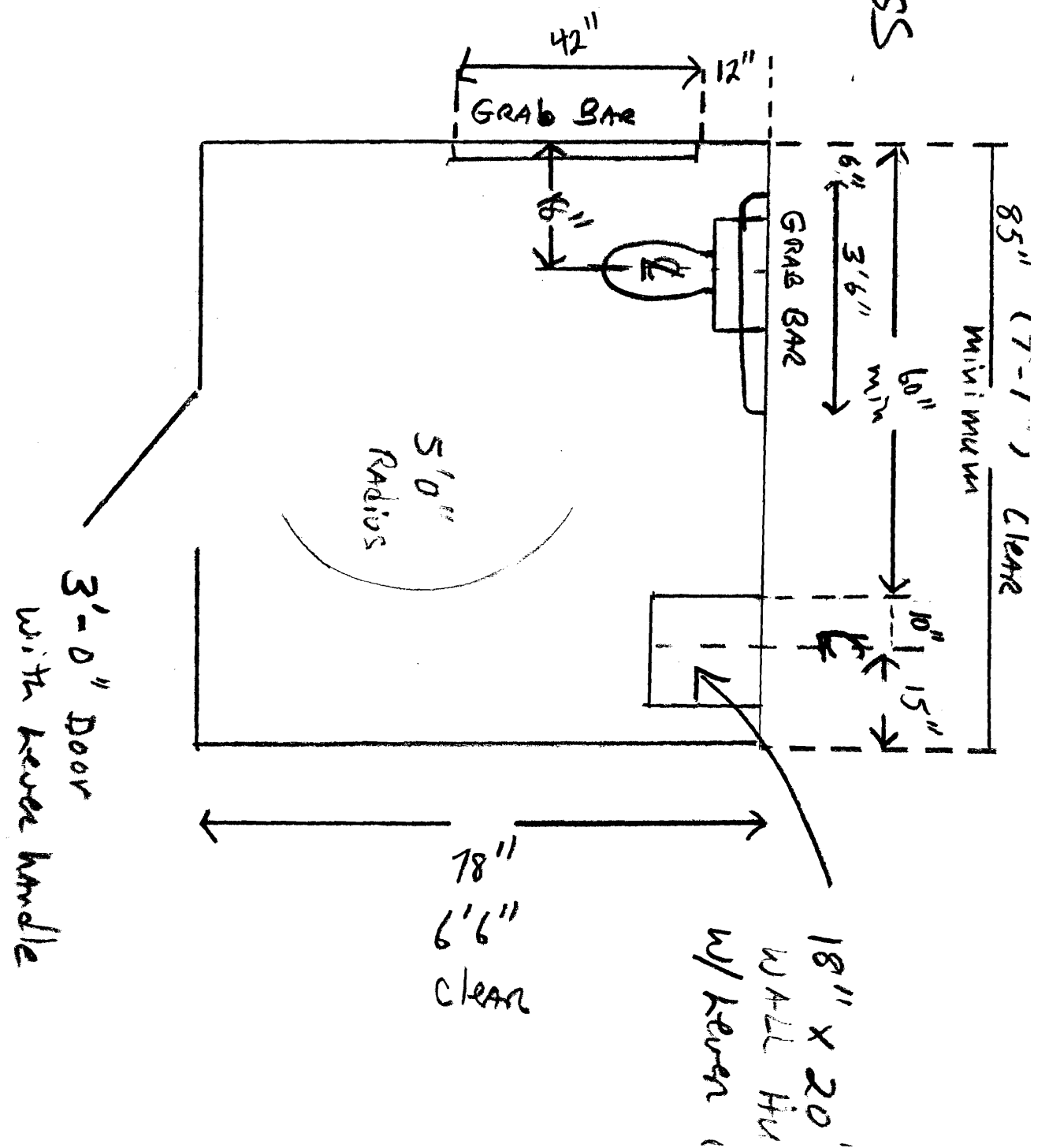
# 929 Congress

INSET

ADA

BATH ROOM

DATE: 1 - 2008



**CITY OF PORTLAND, MAINE**  
**ZONING BOARD OF APPEALS**

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B-2 Community Business Zone Off Street Parking Distance:

**Miscellaneous Appeal**

**DECISION**

Date of public hearing:

4/17/08

Name and address of applicant:

Jim Cloutier, Wild Cat LLC, 465 Congress Street, Portland, ME 04101

Location of property under appeal:

887 Congress Street, Portland, ME

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Jim Cloutier

Exhibits admitted (e.g. renderings, reports, etc.):

Packet handed out at public hearing (Maps, Lease Agreement)

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §§14-334:

Required off street parking in all nonresidential zones shall be located on the same lot with the principal building or use, or within one hundred (100) feet measured along lines of public access, except that where off street parking cannot be provided within these limits, the Board of Appeals may permit such off street parking to be located a reasonable distance from the principal building or use measured along lines of public access if the premises to be used for parking are held under the same ownership or lease. Evidence of such control, either deed or lease, shall be required.

Satisfied X Not Satisfied     

Reason:

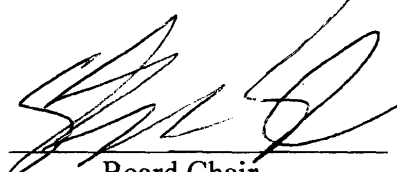
6-0  
Distance between building and parking is approximately 195'; board finds this to be a reasonable distance.

Conclusion: (check one)

X Option 1: The Board finds that the relevant standards described in section A above have been satisfied and therefore GRANTS the application.

     Option 2: The Board finds that the relevant standards described in section A above have NOT been satisfied and therefore DENIES the application.

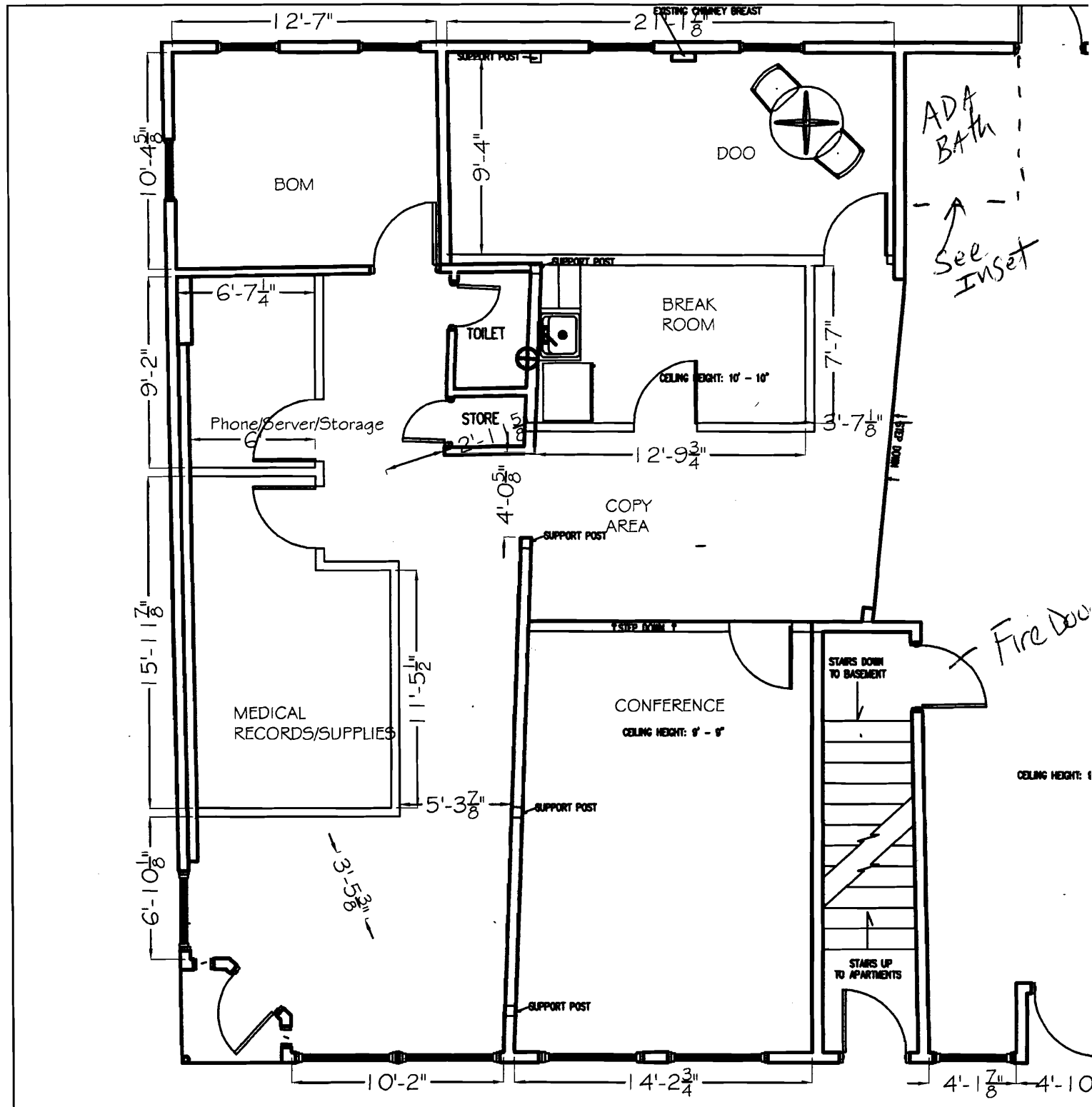
Dated:

  
Board Chair



MAR 14 2008

48'1" x 59'29 1/4"  
577" x 737.25"  
= 488  
42534325#  
= 2954.1#  
= 334 = 8.8 spaw  
9 spaws needed  
for charge fuse.  
need 6 spaws for  
units above.  
total 15 spaws.



### Floor Plan

Authorized Signature of Approval \_\_\_\_\_

Date \_\_\_\_\_

Designer \_\_\_\_\_

Date \_\_\_\_\_

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