

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 080807

Please Read Application And Notes, If Any, Attached

This is to certify that TUNDRA ASSOCIATES C MAINE EYE CENTER/Herb Con  
has permission to Maine Eye Center Reconfig waiting room, create new office, Larger File Storage area  
AT 15 LOWELL ST 067 J00101A

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 procured before this building or part thereof is lashed or closed-in. 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. Craig Cross

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

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

Other \_\_\_\_\_

Department Name \_\_\_\_\_

**PERMIT ISSUED**  
JUL 25 2008  
CITY OF PORTLAND

*[Signature]*  
7/24/08  
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: 08-0807	Issue Date:	CBL: 067 J00101A
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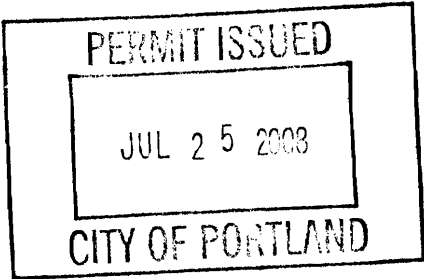
Location of Construction: 15 LOWELL ST	Owner Name: TUNDRA ASSOCIATES C/O MAI	Owner Address: 15 LOWELL ST	Phone:
Business Name:	Contractor Name: Herbert Construction, LLC	Contractor Address: 9 Gould Road Lewiston	Phone 2077832091
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial - Office - Maine Eye Center	Proposed Use: Commercial - Office - Maine Eye Center- Reconfigure waiting room, create 1 new office, Larger File Storage area	Permit Fee: \$530.00	Cost of Work: \$51,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B IBC 2003	

Proposed Project Description: Maine Eye Center- Reconfigure waiting room, create 1 new office, Larger File Storage area	Signature: <i>Greg Cross</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: ldobson	Date Applied For: 07/02/2008	<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><b>Special Zone or Reviews</b></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"/> Denied</p> <p>Date: <i>7/3/08</i></p>	<p><b>Zoning Appeal</b></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>Date:</p>	<p><b>Historic Preservation</b></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:</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



# 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>15 Lowell Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>67</u> <u>J</u> <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>MAINE EYE CENTER</u> Address <u>15 Lowell Street</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>207-774-8277</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>51,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>530,00</u>
Current legal use (i.e. single family) <u>LASER VISION &amp; OPTOMETRY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME AS ABOVE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RECONFIGURE WAITING ROOM, CREATE ONE NEW OFFICE &amp; LARGER FILE STORAGE AREA</u>		
Contractor's name: <u>HEBERT CONSTRUCTION LLC</u> Address: <u>9 GOULD ROAD</u> City, State & Zip <u>LEWISTON, ME 04240</u> Telephone: <u>783-2091</u> Who should we contact when the permit is ready: <u>DAN HEBERT</u> Telephone: <u>SAME</u> Mailing address: <u>SAMP</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 Officer'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: Daniel R Hebert Date: 7/1/08

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

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

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

<b>Permit No:</b> 08-0807	<b>Date Applied For:</b> 07/02/2008	<b>CBL:</b> 067 J00101A
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<b>Location of Construction:</b> 15 LOWELL ST 1A	<b>Owner Name:</b> TUNDRA ASSOCIATES C/O MAI	<b>Owner Address:</b> 15 LOWELL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Herbert Construction, LLC	<b>Contractor Address:</b> 9 Gould Road Lewiston	<b>Phone:</b> (207) 783-2091
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Office - Maine Eye Center- Reconfigure waiting room, create 1 new office, Larger File Storage area	<b>Proposed Project Description:</b> Maine Eye Center- Reconfigure waiting room, create 1 new office, Larger File Storage area
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 07/03/2008
<b>Note:</b>			<b>Ok to Issue:</b> <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.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 07/24/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.			
2) 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.			
3) All penetrations between units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the required rating.			
4) 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.			
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 07/11/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

**Dan Hebert**

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**From:** David Webster [webster@pdtarchs.com]  
**Sent:** Wednesday, May 21, 2008 9:34 AM  
**To:** Brian Neprash  
**Subject:** FW: Maine Eye Center Renovations

Brian-

Looks like blocking of the door is OK. Keep this in your files.

-David

David C. Webster, AIA, LEEDAP  
Principal

 Please consider the environment before printing this email

-----Original Message-----

**From:** Todd Kilborn  
**Sent:** Wednesday, May 21, 2008 9:31 AM  
**To:** David Webster; Suzanne Morin  
**Subject:** FW: Maine Eye Center Renovations

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**From:** Dodge, Stephen B [mailto:Stephen.B.Dodge@maine.gov]  
**Sent:** Wednesday, May 21, 2008 7:28 AM  
**To:** Todd Kilborn  
**Subject:** RE: Maine Eye Center Renovations

**remove exit sign,OK**

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**From:** Todd Kilborn [mailto:kilborn@pdtarchs.com]  
**Sent:** Tuesday, May 20, 2008 6:00 PM  
**To:** Dodge, Stephen B  
**Subject:** Maine Eye Center Renovations

Hello Mr. Dodge-

We're doing a renovation project for the Lasik department at the Maine Eye Center in Portland. Since I couldn't explain it well enough in an email I've attached a pdf.

The Lasik suite is an 1,860 SF (fully sprinklered) space on the first floor and in the past we've added an oversized door directly to the outside to move equipment in and out. They'd like to put an office in front of this door, keeping the door to move equipment but not have the potential to exit thru the space. There is an exit sign above the door and it's operable from the inside out. There however is no directional signage to this door from within the suite, people are currently directed to exit out the lobby area.

Is building an office in front of this oversized door acceptable?

7/1/2008

Thank you-

Todd A Kilborn

PDT Architects  
49 Dartmouth Street  
Portland, Maine  
(207) 775-1059 x 221  
fax (207) 775-2694  
[www.pdtarchs.com](http://www.pdtarchs.com)

7/1/2008