

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number 041830

PERMIT ISSUED

DEC 27 2004

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Avalon Commercial Properties, Inc / DM Construction & Contracting has permission to Demolish center wall to create work station create opening between rooms 5 & 6, create new window at kitchen a AT 1685 Congress St 219 A013001

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 work on permit on procedure before this building or part thereof is altered or closed-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. [Signature] Health Dept. Appeal Board Other Department Name

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: 04-1830	Issue Date: <b>PERMIT ISSUED</b> DEC 27 2004	219 A013001
Location of Construction: 1685 Congress St	Owner Name: Avalon Commercial Properties Llc	Owner Address: 771 10th Ave
Business Name:	Contractor Name: DMC Painting & Contracting	Contractor Address: One City Center 4th Floor Portland, ME 04101
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial

Past Use: Commercial <i>offices</i>	Proposed Use: Commercial demolish center wall. create opening between rooms & create window
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Permit Fee: \$111.00	Cost of Work: \$10,000.00	CEO District: 3	Zone: RP/C7
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>B</i> Type <i>57</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:	

**Proposed Project Description:**  
Demolish center wall to create workstation, create opening between rooms 5 & 6, create new window to kitchen area

Permit Taken By:  
dmartin

Date Applied For:  
121512004

Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/21/04</i>	Date:	Date: <i>[Signature]</i>

**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> 04-1830	<b>Date Applied For:</b> 1211512004	<b>CBL:</b> 219 A013001
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<b>Location of Construction:</b> 1685 Congress St	<b>Owner Name:</b> Avalon Commercial Properties Llc	<b>Owner Address:</b> 771 10th Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> DMC Painting & Contracting	<b>Contractor Address:</b> One City Center 4th Floor Portland	<b>Phone</b> (207) 871-1080
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial demolish center wall, create opening between rooms & create window	<b>Proposed Project Description:</b> Demolish center wall to create workstation, create opening between rooms 5 & 6, create new window to kitchen area
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 12121/2004  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 1212212004  
**Note:**      **Ok to Issue:**

1) Non structural renovations

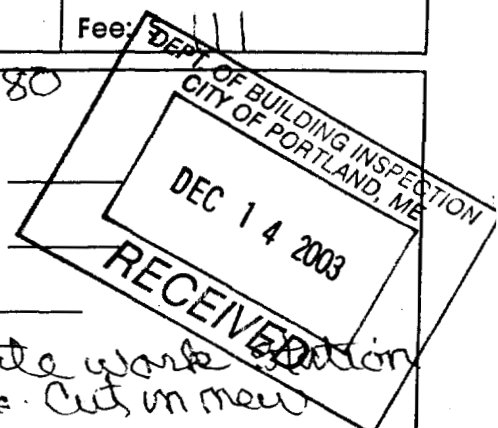
**Dept:** Fire      **Status:** Approvedwith Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 1212112004  
**Note:**      **Ok to Issue:**

- 1) the fire alarm system shall be maintained to NFPA 72 standards
- 2) the sprinkler system shall be maintained to NFPA 13 standards

# All Purpose 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>1685 Congress St. - 1st floor</u>		
Total Square Footage of Proposed Structure <u>NA</u>	Square Footage of Lot <u>NA</u>	
Tax Assessor's Chart, Block & Lot Chart: <u>219</u> Block#: <u>A</u> Lot#: <u>---</u>	Owner: <u>Qualon LLC c/o Drigo Mgmt Co One City Center</u>	Telephone: <u>207-871-1080</u>
Lessee/Buyer's Name (if Applicable) <u>Health South</u>	Applicant name, address & telephone: <u>Al Knight Drigo Mgmt Co. One City Center</u>	Cost Of Work: <u>\$10,000</u> Fee: <u>---</u>
Current use: <u>office</u>	871-1080	
If the location is currently vacant, what was prior use: <u>---</u>		
Approximately how long has it been vacant: <u>---</u>		
Proposed use: <u>office</u>		
Project description: <u>Demo center offices to create work areas. Cut opening between rooms 5 + 6. Cut in new window to kitchen area.</u>		
Contractor's name, address & telephone: <u>DMC. Painting + Remodeling - One City Center - 4th floor - 871-1080</u>		
Who should we contact when the permit is ready: <u>Al Knight</u>		
Mailing address: <u>Same as applicant</u>		
Phone: <u>871-1080</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT] WE **MAY** REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Al Knight Date: 12-7-04

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

# Specifications for Construction Health South Stroudwater Crossing Portland, Maine

December 6, 2004

## Carpentry:

- ▶ Demo all interior offices as shown on plan. Leave existing reception wall, door, and glass intact. Leave @ 5' of right hand wall and cap end with new drywall.
- ▶ Patch all affected areas and prep for painting.
- ▶ Construct @ 12' of new post form countertop behind reception wall from corner to doorway. Countertop to be supported with wood triangular gussets.
- ▶ In rooms 5 & 6, create a 6' wide opening in adjoining wall. Create a soffit so no ceiling work will have to be done.
- ▶ Cut in a new small window to the left of the entrance to the kitchenette area as shown on plan.

## Electrical:

- ▶ Remove all lighting and wiring needed for demo of interior area. Re-install lights once new ceiling is installed. Re-install emergency lighting to meet code.

## Sprinklers:

- ▶ Install sprinkler drops to new ceiling height and install new heads as needed to meet all codes.

## HVAC:

- ▶ Rework ducting in new ceiling as needed to adequately heat and cool the new open area.

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME.

DEC 1

## Paint:

- ▶ Prime all new work and then apply one coat to all walls in space. Paint to be similar in color to existing and in an latex eggshell washable finish.

## Flooring:

- ▶ Remove all carpet in the interior spaces. Carpet in exterior offices to remain. Install new carpet chosen by tenant from owner's building standard carpet books.

## Plumbing:

- ▶ Remove all fixtures in restroom and cap off pipes below floor level. Remove raised portion of floor in restroom.

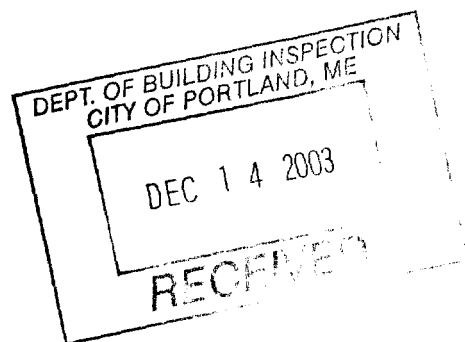
Ceilings:

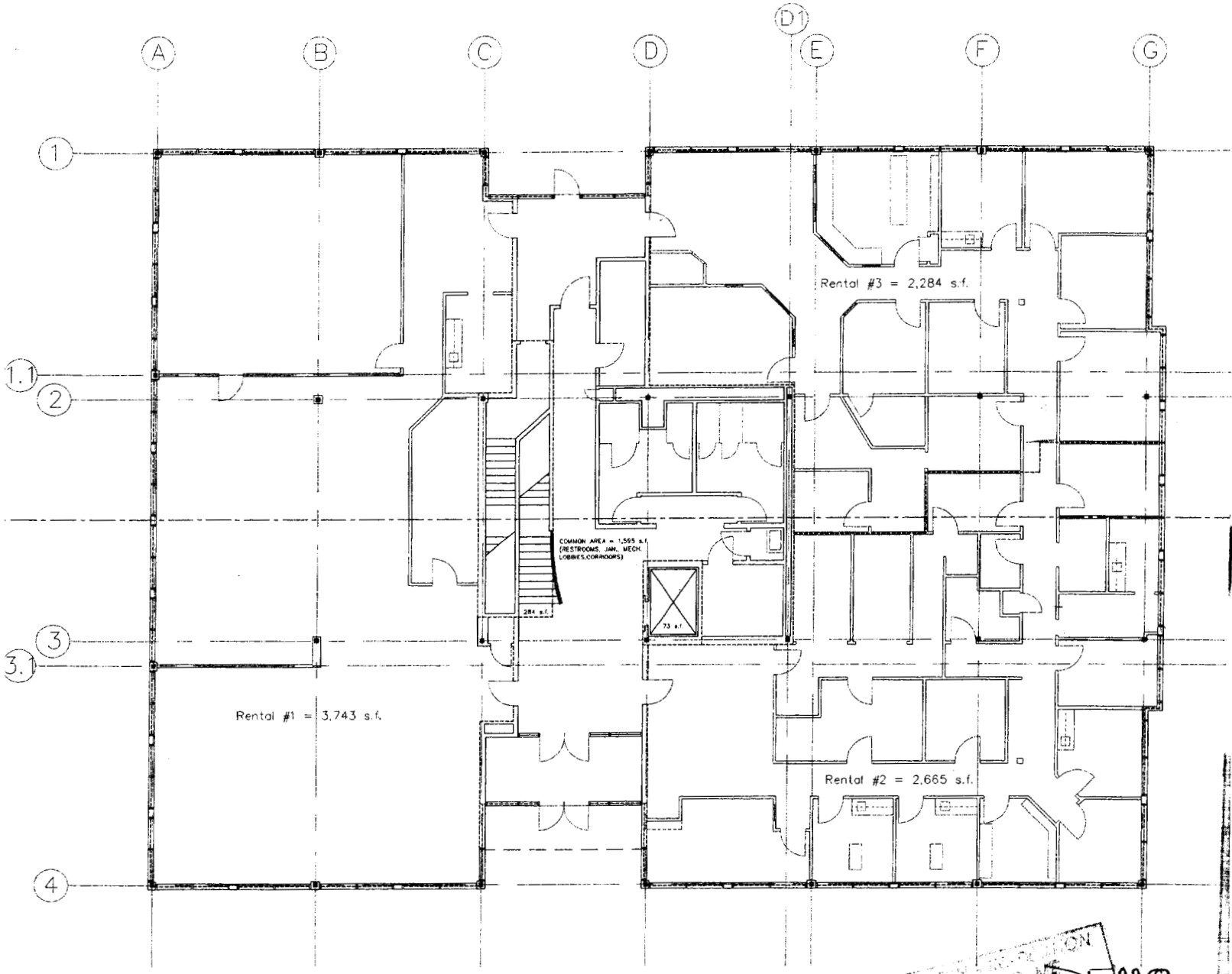
- ▶ Remove ceilings in area of demo. Replace with new ceiling matching existing.

Locks:

- ▶ Re-key Suite door

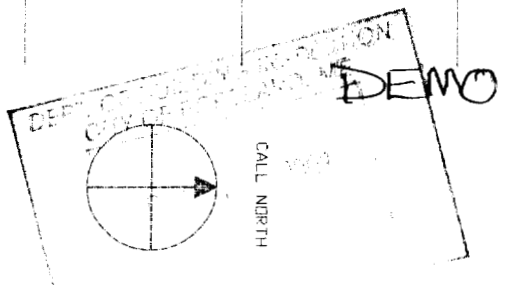
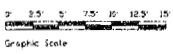
**NOTE: ALL TRADES TO BE RESPONSIBLE FOR THEIR OWN DAILY CLEANUP AND DESPOSAL OF TRASH AND DEBRIS.**

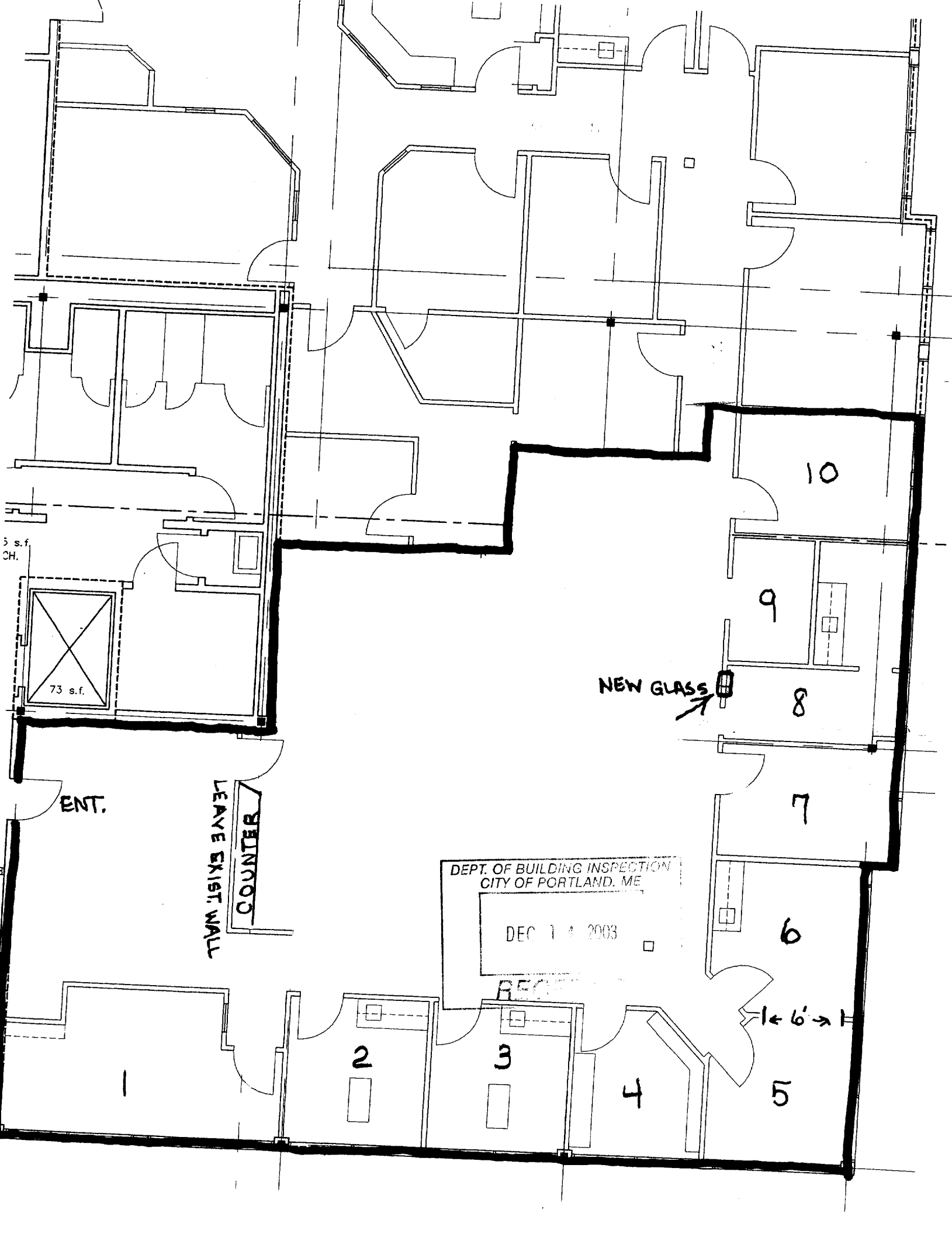




FIRST FLOOR PLAN -- ARCHITECTURAL

SCALE: 1/8" = 1'-0"





73 s.f.

ENT.

LEAVE EXIST. WALL

COUNTER

NEW GLASS

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

DEC 14 2003

REC'D

6'



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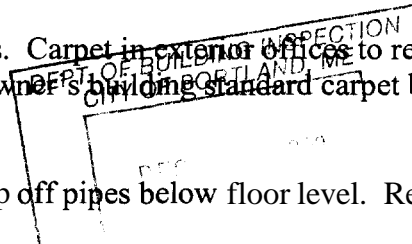
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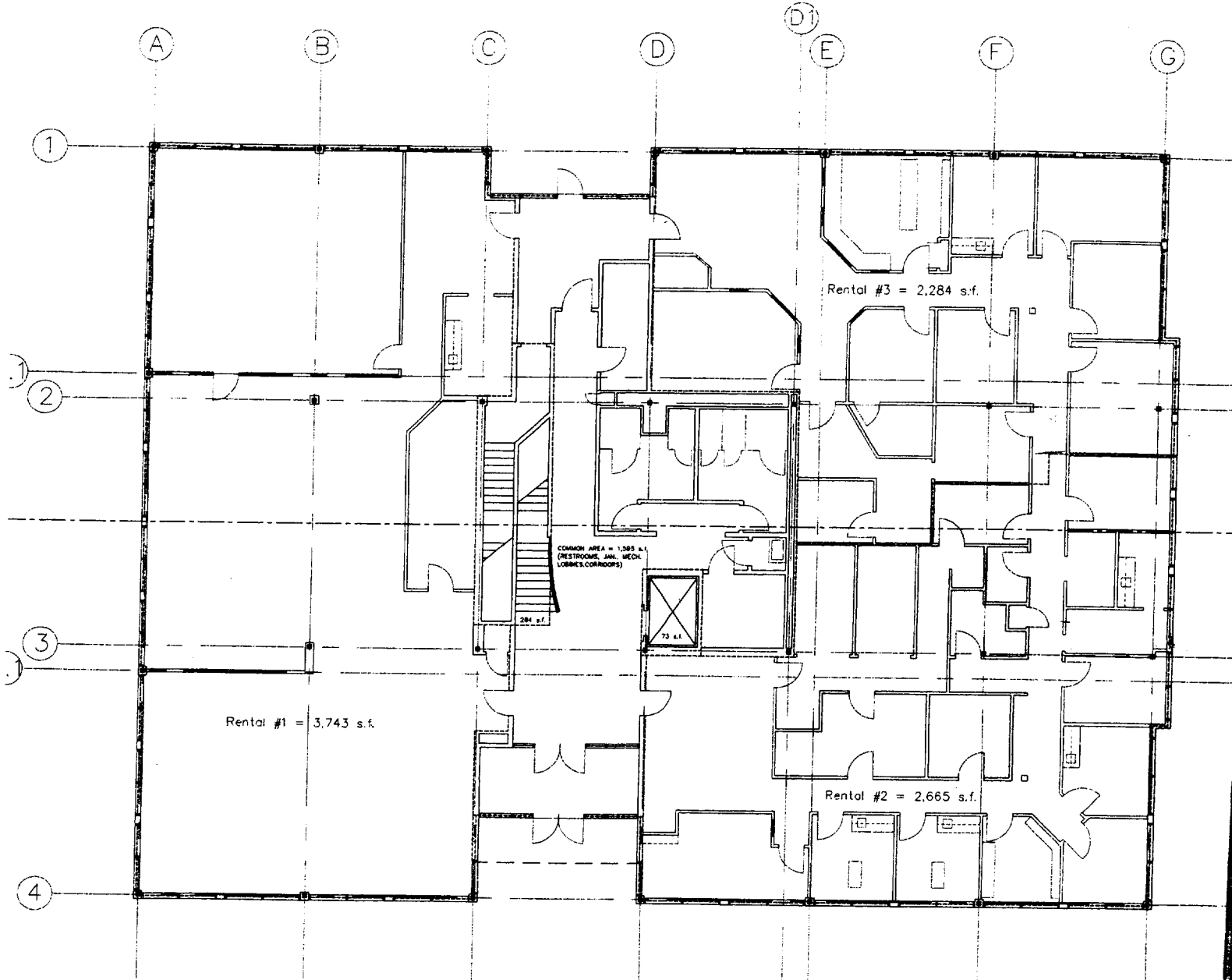
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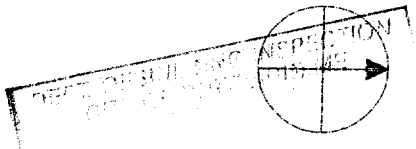
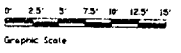
- ▶ Re-key Suite door.

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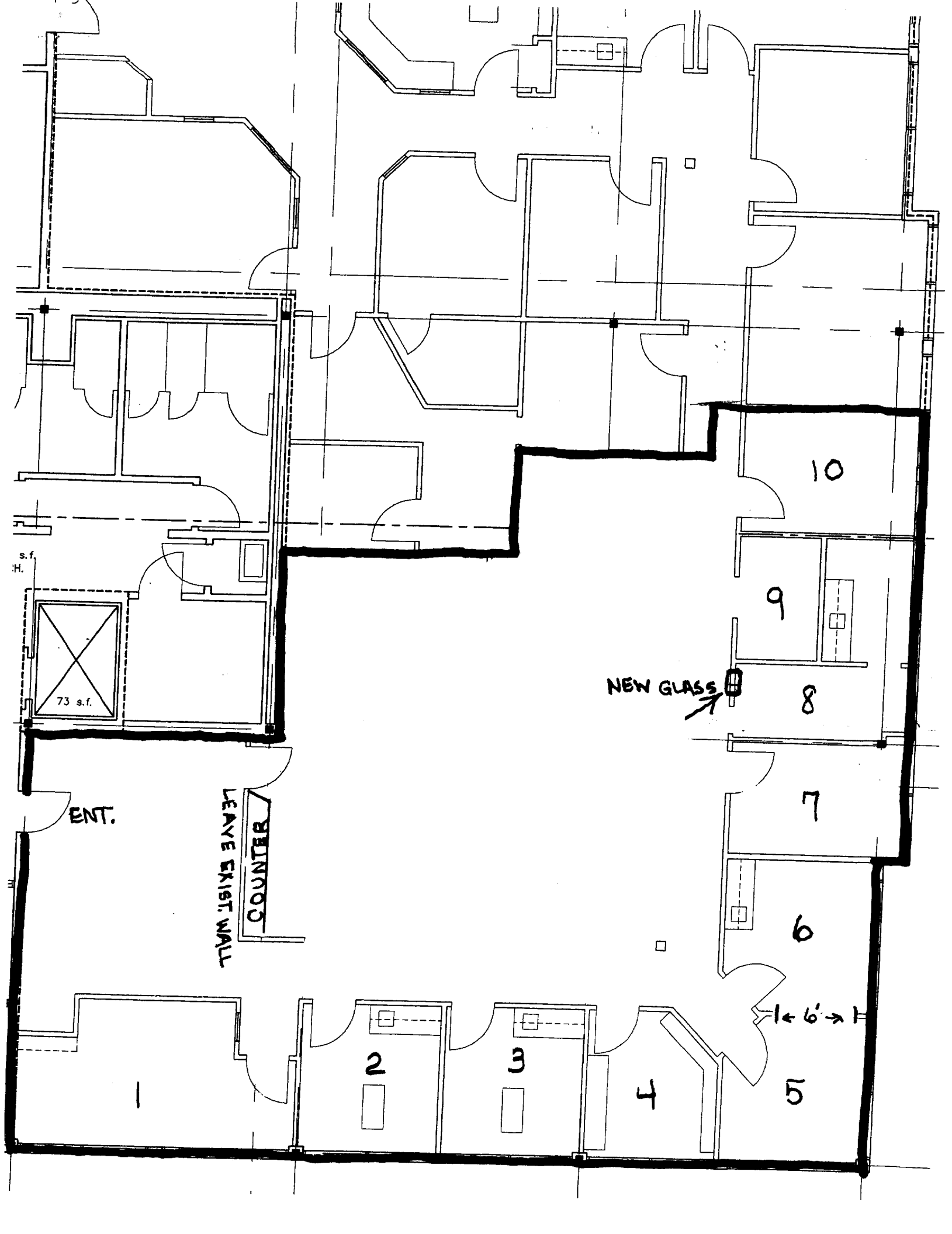
FIRST FLOOR PLAN — ARCHITECTURAL

SCALE: 1/8" = 1'-0"



CALL NORTH

DEMO



s.f.  
H.

73 s.f.

ENT.

LEAVE EXIST. WALL  
COUNTER

NEW GLASS



9

8

7

6

6' ->

2

3

4

5

10