

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090317

Please Read
Application And
Notes, If Any,
Attached

This is to certify that 1685 CONGRESS LLC / Wright Ryan Construction, Inc.has permission to Reduction in scope to reduce cost Interior strip of 3rd floor space including Wall, ceiling, floor, interior floorAT 1685 CONGRESS ST CE 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 written permission procured before this building or part thereof is lath or other work is used-in. 2 HOUSING 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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jaime Benke 4/15/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit Taken By: Ldobson	Date Applied For: 04/09/2009	Zoning Approval		
<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"/> MIM <input type="checkbox"/></p> <p>Date: 4/15/09</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:</p>

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.

PHONE

PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0317	Date Applied For: 04/09/2009	CBL: 219 A013001
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Location of Construction: 1685 CONGRESS ST	Owner Name: 1685 CONGRESS LLC	Owner Address: 202 MAMARONECK AVE	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Amend permit #090231 Reduction in scope to reduce cost. Interior fit-up of 3rd floor space including Wall, ceiling , floor, interior floor & window removal/reuse upgrade to mechanical and electrical system	Proposed Project Description: Reduction in scope to reduce cost. Interior fit-up of 3rd floor space including Wall, ceiling , floor, interior floor & window removal/reuse upgrade to mechanical and electrical system
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/15/2009**Note:** **Ok to Issue:** ☒

1) All previous conditions apply to the amendment

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/15/2009**Note:** **Ok to Issue:** ☒

1) All previous conditions apply to the amendment

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/15/2009**Note:** **Ok to Issue:** ☒

1) All previous conditions apply to the amendment



FAX

MEMO

NOTES

TELCON

TRANSMITTAL

DATE: 08 April 2009
TO/COMPANY: Portland Fire Department
PROJECT: Maine Eye Center – Stroudwater Crossing
FROM: Todd Kilborn
PAGES: 1
RE: Construction Permit – Fire Department Requirements (Revised Amendment)

Contact Info

Applicant:
Brian Neprash
Maine Eye Center
15 Lowell Street
Portland ME 04102
(207) 774-8277
Architect:
David Webster
PDT Architects
49 Dartmouth Street
Portland ME 04101
(207) 775-1059

Proposed Use

NFPA: Existing Business Occupancy
IBC: Business Group B(no change)

Square Footage

Building - 32,134 (per Assessor's office)
Third Floor – 9,355 (per working drawings)

Fire Protection

Existing NFPA Type of Construction = II(000) Stl framing members and mtl deck.
General Contractor to confirm / establish 1 hour rated stair/elevator assembly.

Separate Plans

General Contractor to coordinate plans for suppression system and detection system

Life Safety Plan

Included – one with clouded areas that have changed

Elevator

Existing Cab size = 80 1/4" x 50"

Thanks, please contact with questions or further information

Todd Kilborn 775-1059 x348



General Building Permit Application

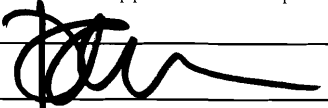
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 1685 Congress Street, Portland, Maine			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 219 A 13		Applicant * <u>must be owner, Lessee or Buyer</u> * Name Maine Eye Center Address 15 Lowell Street City, State & Zip Portland, ME 04102	
Lessee/DBA (If Applicable) APR - 9 2009		Owner (if different from Applicant) Name Novack Medical Partners Address 6 West 20th Street City, State & Zip New York, NY 10011	
		Telephone: 207-774-8277 Cost Of Work: \$ <u>250,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>2,520</u>	
Current legal use (i.e. single family) <u>vacant</u> If vacant, what was the previous use? <u>medical offices</u> Proposed Specific use: <u>medical offices</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: Revised amendment due to reduction in scope to reduce cost. Interior fit-up of third floor space including wall, ceiling, floor, interior floor and window removal/reuse upgrades to mechanical and electrical system.			
Contractor's name: <u>Wright-Ryan Construction, Inc.</u> Address: <u>10 Danforth Street</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>207-773-3625</u> Who should we contact when the permit is ready: <u>Todd Kilborn</u> Telephone: <u>207-775-1059</u> Mailing address: <u>PDT Architects, 49 Danforth Street, Portland, ME 04101</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, 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: Date: April 8, 2009

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



Certificate of Design Application

From Designer: BDT Architects
 Date: 08 April 2009
 Job Name: Maine Eye Center Interior Fit-Up
 Address of Construction: 1685 Congress Street, 3rd Floor

2003 International Building Code

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

Building Code & Year NFPA 2006 IBC 2003 Use Group Classification (s) existing business

Type of Construction (II 0,0,0), IIB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yes

Is the Structure mixed use? not currently If yes, separated or non separated or non separated (section 302.3) non-separated

Supervisory alarm System? yes Geotechnical/Soils report required? (See Section 1802.2) _____

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, I_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_I (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_f
 _____ 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)



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- ☐ Cross sections w/framing details
- ☐ Detail of any new walls or permanent partitions
- ☐ Floor plans and elevations
- ☐ Window and door schedules
- ☐ Complete electrical and plumbing layout.
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- ☐ Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- ☐ Proof of ownership is required if it is inconsistent with the assessors records.
- ☐ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage.
- ☐ Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☐ Name, address and phone number of applicant **and** the project architect.
- ☐ Proposed use of structure (NFPA and IBC classification)
- ☐ Square footage of proposed structure (total and per story)
- ☐ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



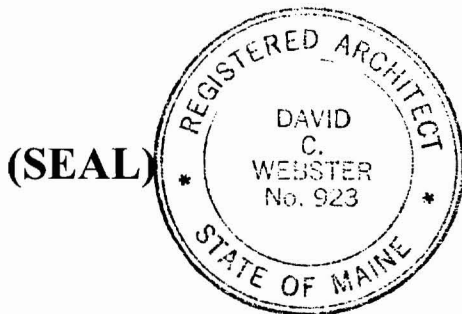
Accessibility Building Code Certificate


Designer: PDT Architects

Address of Project: 1685 Congress Street, 3rd Floor

Nature of Project: Interior Fit-Up for Maine Eye Center
to Relocate

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: Principal

Firm: PDT Architects

Address: 49 Dartmouth Street
Portland, ME 04101

Phone: 207-775-1059

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

Date: 08 April 2009

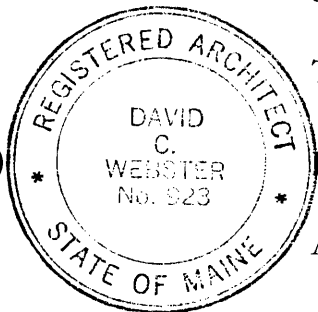
From: PDT Architects

These plans and / or specifications covering construction work on:

Interior fit-up at 1685 Congress Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.

(SEAL)



Signature: 

Title: Principal

Firm: PDT Architects

Address: 49 Dartmouth Street

Portland, ME 04101

Phone: 207-775-1059

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