### CITY OF PORTLAND, MAINE



389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF INSPECTION SERVICES DIVISION

1600 Congress Street

January 20, 1988

Mr. Richard Linsman F. P. & C. H. Murray P. O. Bex 2530 South Portland, Maine 04106

Dear Mr. Tinsman:

We are about to issue foundation permits for Buildings A, B, & D of Tidewater Riuge development at 1600 Congress Street, but we can find no record that fees for the subdivision plan and site plan review were paid for this planned residential unit development. Please advise this office as to when these payments were made if you have the receipts for such payments.

It is my understanding that this development was reviewed by the Planning Board first on July 7, 1987, and was subsequently approved by the Planning Board in September of 1987.

Until we receive verification of the payment of the necessary fees for this site and subdivision review, we shall have to defer issuance of these permits for foundations for Buildings A, B, and D of the Tidewater Ridge Development at 1600 Congress Street.

Sincerely,

Warren J. Turner

Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Cnief, Inspection Services Hugh Irving, Code Enforcement Officer

930984  Permit # City of Portland BUILDING PERMIT APPLICA  Permit #	5,120.00 5,120.00 B-2 Map # 220 B Lot# it and 15
Posmit # City of Portland BUILDING PERMIT APPLICA	HON Fee
Please hit but any part with opposit	
Owner: 1600 Congress St. Assoc. Phone	October 19, 1993 For Official Use Only
Address: 100 Silver St. Portland, ME 04101	Name M. 22 1995
Address: 100 Silver St. Fortiands 125	Local de Front Limits
LOCATION OF CONSTRUCTION 1600 Congress St.	Put Code Overebia:
Contractor Benchmark Sub:	Time Limit
Contractor Bernmark Cape Elizabeth, ME 04107 767-9778	East mated Cost
Contractor_Benchmark Sub: 4 Belfield Rd Cape Elizabeth, ME 04107 Phone 4 Address:  Prof. Med. Offices	
1 020 000 Proposed Use F101. Ites.	Zoning: Street Frontage Provided: Provided Setbacks: Front Back Side Side
Est. Construction Cost: 170207	Provided Setbacks: Front Back Side
Past Use:	
* * C Now Pas Units	
	Placning Board Approval: Yes No Date: Placning Board Approval: Yes No Site Plan Subdivision Conditional Use: Variance Steephen Yes No
Building Dimerators L lot Size  # Stories: # Bedrooms lot Size from printing facility  Is Proposed Use: Seasonal From printing facility	Shoreland Zoning Yes No Floodplain Yes No
Stories: Fedrooms from printing facility	Shoreland Zoning
Is Proposed Use: Seasonal Concominism Conversion 10 medical	Other (Carpain)
Is Proposed Use: Seasonal Condomination (150 x 209) as per plans  Explain Conversion Construct Addition (150 x 209) as per plans	Other (Astrain) 10-21-23 HISTORIC PRESERVATION
Explain Conversion	
000 D 010/015	
220-B-010/015 Foundation:	2. Ceiling Strapping Size Spanis There are received terrible
1. Type of Soil.	3. Type Ceilings:  4. Insulation Type  Size  Requires Keriew.
1. Type of Soit. 2. Set Backs - Front Rear Sido(s)	4. Insulation Type 5. Ceiling Height:
2. Set Backs - Front 3. Footings Size 4. Foundation Size:	
4. Poundation Size 5. Other	Roof:  1. Truss or Rafter Size Size Appropriat with Conditions  Size Appropriat with Conditions
5. Other	1. Truss or Rafter Size Span Action Appropriate with Cardinous 2. Sheathing Type Size Appropriate with Cardinous 3. Roof Co. ering Type Date Ty, :: Number of Fire Places Size Number of Fire Places Size Span Action With Cardinous Size Appropriate with Cardinous Size Span Action Size Appropriate with Cardinous Size Size Span Action Size Span Action Size Size Size Size Size Size Size Size
Floor: Sille must be anchored.	3. Roof Covering Type
t Cille Sizer	Chimneys:
2. Girder Size:	Ту. : Манкет и так
2. Girder Size: 3. Lally Column Spacing: Size: Spacing 16 O.C.	Hearting: Type of Heat:
4. Joists Size:	Electrical: Sanda Detector Required Yes No
5. Bridging Type: Size: 6. Floor Sheathing Type: Size:	Electrical: Smoke Detector Required Yes No Service Entrance Size: Smoke Detector Required
7. Other Material:	Plumbing: Vea No
7. Other Material.	1 Sammyal of soil test if required
Exterior Walls: Species	2. No. of Tubs or Showers
· Cambbian Size	3. No. of Flushes 4. No. of Lavatories
2. No. windows	5. No. of Other Fixtures
3. No. Doors Span(s)	
4. nester outs	Swinming Pools:  1. Type: 2. Pool Size: 3. Must conform to National Extraction and Statement Sta
5. Bracing: Yes N.J	2. Pool Size:
6. Corner Posts Size Size 7. Insulation Type Size	3. Must conform to National Electrical
a ot attaches of the contract	
9. Siding Type Weather Exposure	Permit Received By Lattini
10. Masonry Materials	Date 7/27/93
11. Metal Materials	Mitchell and Assoc. Robert Metcalf
Interior Walls:  1. Studding Size Spacing 2. Header Sizes Span(s)	Permit Received B.  Latimi  Date 7/21/93  Mitchell and Assoc. Robert Metcalf  Date Date  Mark Woodward  Oct 19, 1993
1. Students Sizes Span(s)	1 Sphalart of 100 1003
3. Wall Covering Type	Mark Woodward Oct 19, 1993
4. Fire Wall if required	
5. Other Materials White-Tax Assesor Vallow-GF	COG White Tag -CEO 4/ Ma Carro

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### APPLICATION FOR PERMIT

## DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

Receipt and Remit and	19
To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:	iber (/()
The understaned hereby annies for a permit to make allowing to the state of the sta	
Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specific	the laws of
OWNER'S NAME: Prld. Lithograph Co ADDRESS:	
	7770
OUTLETS:	FEES
Receptacles Switches Plugmoki ft. TOTAL	
Incandescent Flourescent 45 (not strip) TOTAL 45 Strip Flourescent ft	6.50
Strip Flourescent ft. SERVICES:	
Ottobard II.	
Overhead Underground Temporary TOTAL amperes	
METERS: (number of)  MOTOBS: (number of)	
Fractional 1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
	•
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)  Electric Under 20 kws Over 20 kws	<del></del>
Electric Under 20 kws Over 20 kws APPLIANCES: (number of)	
Ranges Water Heaters	
Cook Tops Disposals	
Dis' washers	
Dryers — Compactors	
TOTAL Others (denote)	
TOTAL Others (denote)  MISCELLANEOUS: (number of)	
THE THE TAX DOC. (HUMDET OF)	
Granch Panels	
Deparate tinite (unprioue)	
Sign: 20 sq. ft. and under	
Orms av avg. At.	
The state of the s	
in Ground	
- mov per first 112 Vez'GGUASI	
Commercial Heavy Duty Outlets 220 Volt (cuch as mallous) 22	
outles, 220 voit (such as welders) 30 amps and under	
Circus, Faira etc.	
	-
Repairs after ire Emergency Lights, battery Emergency Genuators	
Emergency Genuators	
YNOMAT I AMERICA	
FOR ADDITIONAL WORK NOT ON ORIGINAL DEDICTOR DOCTOR	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	6.50
	U. JU
INSPECTION:	
Will be ready on, 19_; or Will Call XX	
CONTRACTOR'S NAME: Alladin Elec	
ADDRESS: 171 Warren Avc	
MASTER LICENSE NO.: 4471 SKINATIER OF CONTRACTOR	
MASTER LICENSE NO.: 4471 SKINATZER OF CONTRACTOR:	
[21 )-	

SECTIONS:	Service	by	7 G 7 C	e 7 0 t
	Service called in		Permit Applicat	ELECTRI Permit Number Location
		by	nspecto	Nur Nur
ESS INS	PECTIONS:	_/		ELECTRICAL mit Number
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VEDATE:	DELEADOR			
DATE:	REMARKS:			icali.
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	and the Advance of the section of the section of			
	mar un appropriation and a section	-		

Charles As.

940363	
Pormit # City of Porcland BUILDING PERMI	TAPPLICATION Fee 34.60 7one Map Lot form.  For Official Use Only  Date: 3 May 94 Subdivisor  Date: 4 May 94 Subdivisor  Bidy Code Owecrobing Public  Trans Limit Estimated Cost  Private  Y/Sign Zoning: Street Frontage Provide*  Provided Setbacks: Fruct Back Side Side  Review Required:  Zoning Board Approval: Yes No Date:  Planning Board Approval: Yes No Date:  Conditional Use: Variance Site Plan Subdivision
Please fill out any part which applies to job. Proper place must accompany	form.
Owner 164 Realty Inc. Phone?	For Official Use Only
Address: Center for Pealth Promotion 1600 Congress St	04102 Date 3 May 94 Subdivision
I	Inside re limits Lot 447 - 8 991
INCATION OF CONSTRUCTION	Bid Code Overship Public
Contractor Signature Signs Sub:	Type Light Private
Address Fhone ( S83-2300	Estimated Cost
Est. Constructic a Cost: Proposed Use: Therapy Ct	r w/sign Zaning
DL# AW978975 Past Use:	Street Frontage Provided - Back Side Side
Past Use:	Review Required:
# of Existing Res. Units # of New Res. Units	Review Required:  Zoning Board Approval: Yes No Date
building Dimensions LWTotal Sq. Ft	Planning Board Approvet Yes No Date:  Planning Board Approvet Yes No Date:  Site Plan Subdivision
Stories Bodrooms Lot Size	Panning Board Approved 1 Size Plan Subdivision Conditional Use: Variance Size Plan Subdivision Shortland Zoning Yes No Fluodplain Yes No Subdivision
's Proposed Use: Seasonal Condominium Conversion	Special Exercises
Is Proposed Use: Seasonal Condition in Chan 6v8 on ner nlane	Other Other (Column) 5-3-99
Explair Conversion Erect Lighted Sign 6x8 as per plans	Other Challin 5-3-97 HISTORIC PRESERVATION
	Ceiling:  1. Ceiling Josts Size:  2. Ceiling Strapping Size:  3. Type Ceilings:  4. Insulation Type:  Size:  Size:  BISTORIC FAMILIES TANGED TO STREET TO ST
Foundation:	1. Ceiling Joses Size:
1. Type of Soil:	2. Cening Strapping Size Boss not 19
2 Set Backs - Front Rear Side(s)	3. Type Ceilings: 4. Insulation Type Size Requires Review.
* Footings Size:	
1. Foundation Size	Roof:
5. C.Ber	6. Ceiling Height:  Roof:  1. Truss of Rafter Size 2. Sheathing Type 3. Roof Covering Type Chimneyu: Type: Number of Fire Places Size Size Size Size Size Size Size Size
Floor	2. Specificacy Type
1. Silis Size: Sills must be enchor	Chimneys:
2. Girder Size:	Type: Number of Fire Places Signature State Number of Fire Places
3. Latty Course Sparing:  Spacing 16" 0.0	C. Heating: Typs of Heat:
3. Lally Column Spacing: Size:  4. Joists Size: Spacing 16" O.0  5. Bridging Type: Size:	Electrical:
6. Floor Sheathing Type:Size:	Service Fatn ace Size: Smake Detector Required 108 100
7. Other Material:	Plumbing: 1 Approval of soil test if required Yes No No
Exterior Walls:	Plumbing: 1. Approval of soil test if required Yes No 2. No. of Tubs or Showers
1 Studding Size Spacing	2. No. of tube of Short-
2. No. windows ,	3. No. of Flushes USC GROUP U.
3. No. Doors	S. No. of Other Fixtures  Swin ming Pools:
4. Header Sizec Span(s) 5. Princing: Yes No.	Switz ming Pools:
6.1 mer Press Size	1. Type: 2. Pool Size  3. Must conform to National Electrical Code and Size Law.
6. Crner Posts SizeSize 7. Insulation TypeSize	2. Pool Size.  3. Must conform to National Electrical Code and State Law.
a Siding Type Weather Exposure	Permit Received By Mary Gresik
10. Mascary Materials 11. Meta. Materials	Signature of Applicant Nasser Chara Date 3 May 94
- A WAL 79	Signature of Applicant 1003-7 Court Date 5 May 7
	CEO's District 4 Nasser Chanani As agent For owner
2 Unadus Street Space	CEC's District 45 agent For owner
3. Wall Covering Type	
4. Fire Wall if required	CONTINUED TO REVERSE SIDE  Ivory Tag - CEO 4 1/1/16. Carro CC
White - Tax Assesse	Ivory Tag - CEO 4 / Nilli, Carroll
Mulic - 13X W25226	

OR.

CITY OF PORTIAND, MAINE
Department of Building Inspection

## Certificate of Occupancy

LOCATION 1600 Congress St

Issued to Bao Kedical Applications

Date of Issue

23 May 1994

This is to certify that the building premises, or part thereof, at the above location, built - altered — change d as to use under Building Permit No. 940191 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for ccupancy ruse, limited or otherway as indicated below.

Borth East Quadrant

Medical Pacility

Limiting Conditions:

46	150.00 Dump Permit
940191	LICATION Fee 1,145. Zone Map # Lot#
Please fill out any part which applies to job. Proper plans must accompany form.	DEPLOY WELL
Owner_ Bio Medical Application of MEPhone 761-7780	For Official Use Only
Address: 500 Southbore Dr. So Portland, Mf. 04105	Date 23 March 1994 Subdivision:
LOCATION OF CONSTRUCTION 1600 Congress St	Date
LOCATION OF CONSTRUCTION	Bldg Code Ownerstory Public
Contractor Ledgewood, Inc. Sub: P.O. Son 8107 Fild, ME 04104 Phone 767-1866	Tune Level CITY OF PRRTI-AND III
Address: Phone # 767-1600	Estinated Cost
Est. Construction Cost: 225,000. Proposed Use: Médical Office w/in	Street Prontage Provided:  Side Side
Est. Construction Cost: 223,000: Proposed Use: Medical Office  Past Use: Medical Office	Provided Scipacia: Front
# of Existing Res. Units # # of New Res. Units	Zarina Danad Annovasi: Yes No UAS:
Building Dimensions LWTotal Sq. Ft	Planning Board Approval: Yes No Date: Conditional Use: Variance Site Plan Subdivision
# Stories: # Bedrooms Lot Size:	Chamber 2 Zening Vos Vo Floodpiain 165 19
Is Proposed Use Seasonal Condominium Conversion	other Caplain 3
Explain Cor a Interior Renovations as per plans	
Single Axle Lump Truck = Receipt #07418 Permit #0102	Coilings 1 Coiling Joints Size: All Mole Mosevaling
Foundation: \$150.00	2. Ceiling Strapping Size Spring
1. Type of Svil:  2. Set Backs - Front Rear Side(s)	3. Type Ceilings:
3. Footings Size:	5. Ceiling Height:
4. Foundation Size: 5. Other	Roof: 1. Truss or Refter Size Span
· , , , , , , , , , , , , , , , , , , ,	2. Sheathing Type Size
1. Sills Size: Sills must be anchored.	Chimneys:
2. Girder Size:  3. Lally Coluran Specing.  Size:	Type: Number of Fire Places
4. Joints Size: Spacing 16 O.C.	Type of Heat:
5. Bridging Type: Size: Size:	Electrical: Smoke Detector Required Yes No
7. Other Material:	Plumbing  1. Approval of soil test if required  Yes No
Exterior Walls:	1. Approval of soil test if required 2. No. of Tube of Showers
1. Studding Size Spacies Spacies	3. No. of Flusher
3, No. Doors	4. No. of Cather Figures
4. Header Sizes Span(s)  5. Bracing: Yes No	Swimming Pools:
6. Corner Posts Size	1. Type: 3. Pool Size: x isquare Footage
7. Insulation Type Size 8. Sheathing Type Size	3. Must conform to had rasi Fictirical Code and State Law.
9. Siding Type Weather Ex	LISS Telling Received By Pary 125 ISSIE
10. Mascary Materials 11. Metal Materials 12. Metal Materials	TOTAL COLUMN TOTAL
Total on Weller	Appleau
1. Studding Size Spacing	CEO's District Land Bartine I man
3. Wall Covering Type	
4. Fire Wail if required 5. Other Materials	CEO's District 1 Tim Barthelman W. Continued to reverse Side 4 Mg Grosc
White - Tax Assessor	Ivory Tag - CEO

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	•		Inspection Reco	د
	FEES (Breakdown From From Base Fee	ين. ند	ткуресцоп кесо Туре	Date
	Subdivision Fee \$			
	Site Plea Review Fee \$Other Fees \$			
	(Explain)			
	Late Fee \$			
i.	Sins Perman		and the second s	+ <del></del>
OMMI	ENTS Porte of 3ldy		occupancy	•
	North Ent - Aunten	Jt-	Medical Exil	<b>⊀</b> ,
<del></del>	4,,,			
	LIMITANI CONSTITUTES		18 23/wa	. /-
	neve.	CERTIFICATION		110/1 -

A STATE OF THE STA

LAND DESCRIPTIONS ASSESSED TO THE A THREE PROPERTY OF THE PERSON OF THE

Inspection Services Samuel P. Hoffses



Planning and Urban Development Joseph E. Gray Jr Director

### CITY OF PORTLAND

March 25, 1994

RE: 1600 Congress Street, Portland

Ledgewood Inc. P.O. Box 8107 Portlani, ME 04104

Dear Sir:

Your application to make interior renovations has been reviewed and a permit is herewith scued subject to the following requirements: This permit coes not preclude the applicant from meeting the requirements of State and Pederal laws.

No Cortificate of Occupancy can be issued until all requirements of this letter are met.

- 1. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section and subsections 1023. & 1024.0 cf the City's building code. (The BOCA National Building Code/1993) Portable fire extinguishers shall be provided as per NFPA \$10.
- .. sprinkler work involving over 20 gheads must be approved by the State
- Fire Marchal's office.
- A fire alarm system must be installed.
- A fire alarm acceptance report shall be submitted to the Portland Fire Department. LT. G. McDougal
- The fire alarm system must be connected to the Portland Fire Department or U.L. listed Central Station.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

sincerely,

Chief of Inspection Services

/el

cc: LT. Gaylen McDoigal, Fire Provention Bureau

389 Congress Street · Portla..d, Maine 04101 · (207) 874-8704

CITY OF PORTLAND, MAINE
Department of Building Inspection

## Certificate of Occupancy

LOCATION 1600 ongress St

Issued to 1630 Congress St Assertate.

Date of Issue 23 Hay 1994

This is it rertify that the building, premises, or part thereof, at the above location, built -- altered — changed as to use under Building Permit No. 930984, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire South Half of building

Medical Of Mccs

Limiting Conditions:

This certificate supersedes certificate issued

Owner: 1600 Congress St	Portland BU. I.DING pplies to job. Proper plans must a  Assoc. Phore a  Portland, MS 04101	Company ford	ICATION Fee	120.00 200.00Zone B-2	Map # 220	R Y A
100 Silver (	Partleid, 163 04 101		· · · · · · · · · · · · · · · · · · ·	Arra Arra Arra Arra Arra Arra Arra Arra		
LOCATION OF CONSTRUCTION	Portleid, 13 04 101 160) Congress St.	-	Cetober 1e			
Contractor Benchmark  Address: Solfield Rd Cal  Est. Construction Cost: 1,020,0	160) Congress St.		Data Tasa	For Office	cial Use Only	The College
Aug 4 Bulfield Pa	Sub ·		Date duly	27:-1999	Subdivision:	ووروا والمناف والمناف والمستديد المستدي
Address La Ca	pe Elizaberi NE Colin	*	Ir side Fire Limis		Name	- 1
Est. Construction Cost: 1,020,0	Phone # 4107	767 0370			Lat.	77700
Car 1, 0.0,	NOO. JO Progred line "	797-9776			Ownership:	
		ed. Offices				Pablic
# of Existing Res. Units Building Dimensions L W	Past Use: Vacant		AN VALIDAY		2 2 2 3 3 3 3	The state of the
			Street Fronta	ge Provided:	frame: .e.'s	
Is Proposed Use: Sea 14.65 C. Explain Conversion Const. 11c.  220-2-010/015	Total Sc. Pt.		Review Provided Setb	acks: Front	Ba.kS	
- Bedravits	Lin		Zoning D		_ BarS	ideSide
Is Proposed Use: Sea HA GE C.	ISE LOCATE	_	Planning Board	Approval: YerN	Vo Date:  No Date: Site Plan Floodplain Yes	
Explain Corumi	Condom i m 17311 CF Tint	ng facilite.	Condition 17	d Approval: Ye	Vo Date:	
CCURE. JC	Addictor(150 - Post		Shoreland Zon	Varian:	Site Di-	
220-2 0104	(150 X 200) da	Par plane	offic Special Except	ing res No	Ploodplain Vos	Subdivision
Foundation: 220-2-010/015			Other // (P	zálain)		.110
2. Set Backs . Frant			Ceiling		11-01-9	<del>}</del>
3. Poctings Size:	RearSide(s)		1. Celling total	C+	1110	TORIC PRESERV
4. Poundation Size: 5. Other	DICO(s)					PRESERV
5. Other			3. Type Ceilings	ping Size		
Floor:			4. Instation Type	pe	Size	Does not com
1. Sills Size:			Roof:		Size.	Does not the new yorks
2 6/- 1	a		1. Truss or Runa	- Or		4 mr # 2 X 6 1 10 25
3. Lelly Column Sparing: 4. Joists Size:	Sills must be an	:hored_	2. Sivesthing Tvo	NEW	Span Action:	Does not content on 19 1919 Requires Keylow
4. Joiste Siene	Size		3. Reof Covering	Tyru	Size	APPE:Yes
5. Bridging Type:	S		himney-	-15,		Apprived win cha
D. Floris Shout	Size: Spacing 16°	O.C.	Heating -		OU OUE Date	たはカットフ
	Size:				Fire Places Signature	ロインメーナ
sterior Walls:			Electrica	· · ·	7	了了"大学的一
1. Str			Service Patrage	· ·	make Detector Required	<u></u>
2. No. winde as 3. No. Doors	Spacing	F	lumbing:		Toke Deceror P	
3. No. Doors			1. Approval of soil	hast to a	Secret tredmised	Yes
4. Heurer Since			2. No. of Tube or Si	ets Willy Affair	Hone Detector Required	
5. Bracing: Ves	Span(s)		3. No. of Flushes	TH MELE		No
5. Bracing: Yes 6. Corner Posts Size 7. Insulation Type	Vo		4. No. of Lavatories			
	P	151	No. of Other Fixt	ures		
8. Sheathing Type 9. Jing T, 22	_ Siz:		1 To	/		
10 M	_ 0.10	4	2 Post 6			
10. Masonry Materia 11. Metal Materia	Weather Explanation	XX.	3. Must and	2500		
		-60	THE COULDING	What A strical Co.	Square Fontage	
. 1. 2011.	Spacing Spacing	er and the	4. No. of Lavatories 5. No. of Other First winning Pools: 1. Type: 2. Pool Size: 3. Must conform rmit Received By  Thiture of Applicant Mi sature of CEO	3.7/	w ma State Law.	
2. Header Sizes 3. Wall Covering Type	Spacin 2	*************************************	1000	/4X:		
3. Wall Covering Type	Spai(s)	Se Carlo	Miture of Applicant	MATTO		
			7	A CANADA	Strain Proces	1/05 44
5. Other Materials		S	uature of CEO	tchell har	TO STATE OF THE PARTY OF THE PA	7/27/33
			1/1/	++++	WAS TE Mobert	lete 2], f
	White-Tax Assesor	Insp	ection Dates Nar	k Moodward	Date_	
	- LA ASSESOF	Yellow-CPCOG		- unodnety	F # "	Dan 10
·			White Tag -CEO			Oct 19, 1993
•				14/ 11/20	The GPCOG	1988
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N " - N - " "						
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PLOT PLAN	•	N.
	•	
FEES (Breakdown From Front)  se Fee \$	Inspection Record Type	Date
Site Plan Review Fee \$ Other Fees \$ 300.00 (Explain)		
COMMENTS seven packets submitted		:
Palin of Bld	Elderpord	
Entre South 12 g pely	Indial Office	
720 Izmitation		
D 5/23/94		
Signature of Applicant		
🕶 gas Hat Cape (1924) is a second contract of the second	A contract of the second secon	and the sale of th

### FIRE ALARM ACCEPTANCE REPORT

GENERAL	-
Address: 1600 Coagress st.	
Owner:	- "
Owners Address: 100 Silver 97	- "
Floors ?rotected:	- ,
EQUIPMENT INVENTORY	
Equipment Brand: Thouh	_ ;
	<b>-</b> ·
c a la Dotoctors: Iunious-un	<del></del> [
Type of Smoke Detectors: O  Number of Rate-of Rise Detectors: O	1
Number of Sounding Devices.   Horn Light: X Bell: Speaker Chimes	
Type of Sounding Devices; Horn Horn Light: X Bell. Prerecorded Tape Message:	_
Prerecorded Tape Message	
AUXILIARY EQUIPMENT	
and the state of t	ŗ
Number of Master Boxes: No. X	·
10.00	
haldors' Yes: NO A	
	, ,
Bi-o Fighters Telephone, 100	, }
Vision Communications, 168	1
n	
Pear Lock Control; les.	
Elevator Control; Yes No X	-, 1
WIRING No.	4.5
NEPA #70 (NEC), AFFICIE 700.	
	**
Is standby power provided Both Battery: X Generator: Both Battery: Yes No	•
Battery: X Generator: Have any devices been "T" tapped? Yes No V Have any devices been "T" tapped? Yes X No	2 *
Have any devices been "T" tapped to the back boxes provided for all devices: Yes X No	
Are back boxes provided	
TEST RESULTS	1
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Was a complete test conducted on this sytem including	
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# CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR BOVEGROUND PIPING

1897-1931

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REVIEWED FOR

BARRIER - FREE

COMPLIANCE

### STATE OF MAINE

DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit 'lo Ú ' Ü

	Location of project:	PROJECT TITLE:
PERMISSION IS HEREBY GIVEN TO:	• •	1600 Congress
Center for Health Promotion 1500 Congress Portland, ME 04102	1600 Congress Portland, ME	OCCUPANCY CLASSIFICATION:  26 Business
Commissioner and now approved. I	No departure from such plans sha	to the plans hitherto filed with the fill be made without prior approval in writing 4, 19, 94,
This permit will expire at	midnight on	, 19
This permit is issued	d under the provisions of Title 25,	Chapter 317, Section 2448
at it is to make about another		r the failure to comply with local
Dated the5th	day of <u>May</u> A.C	2. 19 grana R. Cleannes
FEE \$ 200.00/200.00	*SPRINKLED	Commissioner - Public Safety

# MINOR SITE PLAN CITY OF PORTLAND, MAINE SITE PLAN REVIEW

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Mitchell and Associates	<u> </u>	· 57	July 27	, 1993
Applicant	<del></del>		Date	; 
70 Center St. Portland, ME 04101 Mailing Address	Address o	OU Congress Si Coposed Site	•	
Professional Medical offices Proposed Use of Site	Site Ident	220-B-10 and ifier(s) from Asses	sors Maps	
6.5 plus / 25,500 Acreage of Site / Ground Floor Coverage	Zoning of	3-2 Proposed Site		
			ber of Floors	177 ***
Site Location Review (DEP) Required: ( ) Yes	( ) No ( ) No	Total Floor Are		
Board of Appeals Action Required: ( ) Yes		Total Floor Ale	· · · · · · · · · · · · · · · · · · ·	· /
Planning Board Action Required: ( ) Yes		114	- 	
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BUILDING	DEPARTMENT SITE	PLAN REVIEW		
(Does not	include review of cons	truction plans)		
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☐ Use does NOT comply with Zoning Ordinance ☐ Requires Board of Appeals Action				
Requires Planning Board/City Council A	Action	(0,1)	1. Aller	and a
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BUILDING DEPARTMENT—ORIGINAL

# CITY OF PORTLAND, MAINE SITE PLAN REVIEW

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## CITY OF PORTLAND, MAINE "SITE PLAN REVIEW

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SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

MINOR SITE PLAN
CITY OF PORTLAND, MAINE . SITE PLAN REVIEW Processing Form July 27, 1993 Mitchell and Associates Applicant 70 Center St. Portland, ME 04101 Mailing Address Professional Medical offices
Proposed Use of Site
6.5 plus / 25,500 Site . . . unier(s) from Assessors Maps 6.5 plus / 25,500 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site Proposed Number of Floors Site Location Review (DEP) Required: ( ) Yes Total Floor Area\_\_\_\_ Board of Appeals Action Required: Planning Board Action Required: Other Comments: \_ Date Dept. Review Due:\_ PUBLIC WORKS DEPARTMENT REVIEW APPROVED CONDITIONS SPECIFIED BELOW APPROVED REASONS SPECIFIED BELOW DISAPPROVED REASONS:

SIGNATURE OF REVIEWING STAFF/DATE
PUBLIC WORKS DEPARTMENT COPY

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(Attach Separate Sheet if Necessary)

CITY OF POLITIAND, MAINE

#### PLANNING BOARD

Kenneth M. Cole III, Chair Jadine R. O'Brien, Vice Chair Joseph R. DeCourcey Irving Fisher Cyrus Hagge John H. Carroll Donna Williams

september 30, 1993

Mr. Richard McGoldrick 1600 Congress Street Associates 100 Silver Street Portland, ME 04101

RE: 1600 Congress Street Medical Office

Dear Mr. McGoldrick:

On Sertember 28 the Portland Planning Board voted 7-0 on the iollowing motions regarding a proposed medical office building at 1600 Congress Straet.

- That the plan , in conformance with the Site Plan Ordinance of the Land Use Code with the following conditions:
  - that an executed drainage maintenance agreement with guarantee account in substantially the form of Attachment D (from Planning staff memo dated 09-28-93 be submitted prior to the issuance of a building permit.
  - b. the hours of rubbish removal from the site shall be limited from 7:00 a.m. to 8:00 p.m.
  - that note 16 (fourth sentence) on sheet 2 of the site plan shall be revised to read:

The applicant's design engineer shall inspect all down gradient areas after each significant storm vent (storms in excess of the 2 year event), and shall notify in writing the owner and the city of Portland Planning Department of the results of the inspection and of any areas of channelized stormwater runoff or erosion related problems.

 That the plan is in conformance with the Shoreland Regulations of the Land Use Code.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #32-93, which is attached. A parformance quarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

II there are any questions, please contact the Planning staff.

Kenneth M. Cole III Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development Alexander Jaegerman, Chief Planner Richard Knowland, Senior Planner P. Samuel Hoffses, Chief of Building Inspections William (iroux, Zoning Administrator George Flaherty, Director of Parks and Public Works John Rague, Principal Engineel Melodie Esterberg PE, Project Engineer William Bray, Deputy Director of Parks and Public Works Jeff Tarling, City Arborist Paul Niehoff, Materials Engineer Natalie Burns, Associate Corporation Counsel Lt. Gaylen McDougall, Fire Prevention Louise Chase, Building Permit Secretary Approval Letter File John Mitchell, Mitchell and Ac ociates, The Staples Building 70 Center Street, Portland, Maine 04101 Mark Gray, BH2M, 28 State Street, Gorham, ME 04038 Michael Nachez, Vice President, Construction Summary 734 Chestnut Street, Manchester, NH 03104

### MITCHELL & ASSOCIATES LANDSCAPE ARCHITECTS

July 27, 1993

Portland Planning Board City of Portland 389 Congress Street Portland, Maine 04101

1600 CONGRESS STREET

Dear Planning Board Members:

On behalf of 1600 Congress Street Associates, Mitchell & Associates is pleased to submit this application for Sketch Plan approval for the conversion of 1600 Congress Street to professional medical offices. The project is located on the west side of Congress Street at the intersection with Frost Street. The existing structure and site was formerly used by Portland Litho and Humboldt National Graphics, Inc.

The attached sketch plan addresses the information required by Article 5, Section 14-525 of the Portland Land Use Ordinance. Presently, there is an existing 25,500 square foot one story brick building with associated pavement for parking and service. The proposed use includes renovation and conversion of the existing structure to professional medical offices. The major site improvements include expansion of the paved area to accommodate 154 parking spaces, a second curb cut onto Congress Street, storm drainage system, fire sprinkler service, underground electric and telephone service, site lighting and new landscaping.

We trust that the information provided at this time for Sketch Plan is sufficient for discussion at your next scheduled workshop session on August 10, 1993. Should you have any questions or concerns, please do no hesitate to contact our office.

Sincerely, Mitchell & Associates

John D. Mitchell

Enclosure

THE STAPLES SCHOOL 70 CENTER STREET PORTLAND, MAINE 04101 TEL. (207) 774-4427 FAX (207) 874-2460



## APPLICATION FOR PERMIT

# DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

Note 3/30/94, 19
Receipt and Permit number 3374

To the CHIEF ELECTRICAL INSPECTOR, Post and, Maine:	e laws of
To the CHIEF ELECTRICAL INSPECTOP, Post and, Maine:  The undersigned hereby applies for a permit to make electrical installations in accordance with the indersigned hereby applies for a permit to make electrical Code and the following specifications, the Portland Electrical Ordinance, the National Electrical Code and the following specifications, the Portland Electrical Ordinance, the National Electrical Code and the following specifications, the Portland Electrical Ordinance, the National Electrical Code and the following specifications are the controlled to the	ons:
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LOCATION OF WORK: 1600 Congress St. (Kidney Brutysto)  OWNER'S NAME: Ledgewood Inc ADDRESS:	FEES
OWNERS NAME.	
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Receptacles 105 Switches 34 Plugminu	24 60
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FIXTURES: (number 01) Incandescent 8 Flourescent 115 (not strip) TOTAL 125 Strip Flourescent ft	
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Strip Flourescent Total amperes 600  SERVICES: Underground Temporary TOTAL amperes 600  METERS: (number of) 1	
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Alaman Posidential	10.00
Swimming Pools Above Ground  In Ground  Fire/Burglar Alarms Residential  Commercial X  Heavy Duty Outlets, 220 Volt (such as weiders) 30 sm; and under over 30 maps	
Heavy Duty Outlets, 225 von (carry over 30 maps	
Circus, Fairs, etc.  Alterations to wires	
Circus, Fairs, etc.	1.00
Alterations to wires  Repairs after fire	1.00
Test on heateners	
The among the Control of the Control	
DOUBLE FEE DOE:	
FOR ADDITIONAL WORK NOT ON ( 1GINAL PERMIT DOUBLE FEE DUE: FOR REMOVAL OF A "STOP ORDER" (304-105) TOTAL AMOUNT DUE:	116.10
FOR REMOVAL OF A "STOP ORDER" (304-15 5) TOTAL AMOUNT DUE:	
INSPECTION: 19 : or Will Call X	
TARRET FOR Christine & Morre	
ADDRESS: Iden Rd- So Peid	
TEL 772-3706 CONTARCTOR:	
ADDRESS: 100 Rd SO PEID  TEL. 772-3706 SIGNATURE OF CONTRACTOR:  MASTER LICENSE NO. William Swanton #03374 ULIVE WILLIAM SWANTON #03374	
HATE HE TOURSE NO.:	
<del></del>	

INSPECTOR 3 COPY -- W "E
OFFICE COPY -- CANARY
CONTRACTOR'S COPY -- GREEN

PROGRESS IN	Service called in	ELECTRICAL INSTALLATIONS— mit Number 3374  te of Permit 3-3074  te of Permit 3-3994  Inspection 3-3994  Inspector Stream Beauty  Inspector Register-Page No. 22
DATE:	///////	ons -

جمعوات ال المحمد عام جائزون

The state of the s

Inspection Services Samuel P. Hoffses Chief



Planning and Urbr n Development Joseph E. Grav Jr. Director

October 22, 1993

#### CITY OF PORTLAND

RE: 1600 Congress St.

Benchmack 4 Belfield Rd. Cape Elizabeth, ME 04107

Dear Sir:

Your application to construct a 150° X 32° addition and a change of use from printing facility to medical offices, has been reviewed and a permit is herewith issued subject to the following requirements:

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirments
Fire Department Approved LT. McDougall
Inspection Services Approved William Giroux
Public Works Approved Richard knowland
Planning Division 1. That a performance guarantee be submitted to cover the site improvements for staff review and approval. 2. That a drainage maintenance agreement be submitted for staff review and approval 3. Knowland

Building & Fire Code Requirements

1. Sprinkler work must be approved by the State Pire Marshall.

Portable fire extinguishers shall be provided as per N.F.P.A. 10.
 All exit signs, lights, and means of egress lighting shall be done in

accordance with Article 8 sections & 4 subsections 622 and 223 of the City's building code. (The BOCA National Duilding Code/100)
This permit is being issued with the understanding that a complete set

4. This permit is being issued with the understanding that a complete set of plans bearing the seal and signature of a registered architect or engineer must be submitted and approved within thirty(30) day of this date, October 21, 1993.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Noffses

Chief of Inspection Services

/~:

cc: LT. Gaylen McDouga'l, Fire Prevention Bureau Rick Knowland, Senior Planner William Giroux, Zoning Administrator

389 Congress Street · Portland, Maine 64101 - (207) 874-8704

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Please fill out any part which applies to jub. Profer plans must accompany form.	PPLICATION Fee Zone Map # Lot#
Owner: 144	
Address	For Ournal Use Unity High 1001127
LOCATION OF CONSTRUCTION	Listo
Contractor	
Contractor: Sub.: P.O.: Address: Phone s	Nime Limet Change Limet
Est. Construction Cost: Proposed Use:	Eatimated Cost Private
Past Use:	Street Prontage Provided: Provided Setbucks: Front Back Side Side
Fof Existing Res. Units of New Res. Units  Building Directed State of New Res. Units	Meview Elegatered:
10tal 5q Ft.	Zoning Beard Auprowal: Yes No Date
Stories: Let Size:	Planning Board Approval: Vo. No Date:  Conditional Use: Variance Site Plan Subdivision Shoreland Zening Yes No Floridplain Yes No
s Proposed Use: Seasonal Condominium Conversion	Shoreland Zoning Yes No Floodplain Yes No
Explain Conversion - Func Lighted Sign 6-2	Special Paceptine
oundario	Ceiling Coling Islan Sira
1. Twee of Sort-	The state of the s
2. Set Bucks - Fron: Rest City	2. Certag S rapping Size Spacing Botts of Spacing
D. I WALLES DITE.	3. Type Central Doesn Grequies Process
4. Poundation Size:	Diss January Review.
5. Other	Roof:
Coag;	1. Truss or Rafter Size Span Action: Approved
Sills Size Sills must be anchored.	
	S. Reof Covering Type  Chimneys:  Type:  Number of Fire Places
3. Lathy Column Spacing: Size:	Type: Number of Fire Place
4 Joists Size.  5 Bridging Type:  6 Fluor Sheathing Type:  6 Fluor Sheathing Type:	Heating
	Type of Heat:  Electrical:
6. Floor Sheathing Type: Size: 7. Other Material:	Service Entrance Size: Smoke Detector Required Yes No
sterior Walls:	s semonic.
1. Studding Size	1 Approval of soil test if required Veg No.
1. Studding Size Spacing Spaci	2. No. of Tubs or Showers
	3. No. of Fluches 4. No. of Lavatories Provided A. S. No. of Other Pixtures
4. Header Sizes Span(s)	5. No. of Other Pixtures
4. Header Sizes Span(s) 5. Bracing: Yes No.	Swimming Pools:
	Swimming Pools:  1. Type: 2. Pool Size: 3. Must conform to National Electrical Code and State Law
7. Insulation Type Size 8. Sheathing Type Size	2. Pool Size: Square Footage
9. Siding Type	3. Must conform to National Electrical Code and State Law.
10. Masonry Materials	Permit Received By Harry Ware 1
11. Metal Materials	
terior Walls:  1. Studding Succ	Signature of Applicant 162-2 Charles 1845
	Re of throne
2 header Sizes Span(s) 3. Wall Covering Type Span(s)	
1. Fire Wall if required	- its right Thor owner
5. Other Materials	CONTINUED TO REVERSE SIDE
White - Tax Assessor	CONTINUED TO REVERSE SIDE  Ivory Tag - CEO 14 1114 Carroll
	Interval and COCO 1111 PAIN F. 11

CNSIBLE PERSON IN CHARGE OF WORK, TITLE	er von juge		PHONE NO.
ATURE OF APPLICANT	ADDRESS		F: JNE NO.
eby certify that I am the owner of record of the name er to make this application as has authorized agent ication is issued, I certify that the code official or th onable hour to enforce the provisions of the code(s)	and I agree to conform to all apples  ocode official's authorized renres	vork is authorized by the owner of record licable laws of this jurisdiction. In addition	i hadiwaah xinw vol timan a ti n
Late Fee \$			
Subdivision Fee \$ Site Plan Review Fee \$ Other Fees \$ (Explain)			
FEES (Breakdown From Base Fee \$	-	Inspectio Type	on Record Date
	re W/out gry	s	
<u>-</u>			
	•		
PLOT PLAN	•	•	N A

