

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01-1410	Issue Date: DEC - 5 2001	CBL: 037 C014001
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Location of Construction: 531 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	Phone: 207-871-1080
Business Name: Dirigo Management Co.	Contractor Name: Knight, Al	Contractor Address: One City Center Portland	Phone: 2078711080
Lessee/Buyer's Name	Phone: 207-871-1080	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Office Space	Proposed Use: Office Space	Permit Fee: \$144.00	Cost of Work: \$20,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type:	

Proposed Project Description: Interior Renovations-New Office Space	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: gad	Date Applied For: 11/14/2001	Zoning Approval	
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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>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"/> MM <input type="checkbox"/></p> <p>Date: <i>11/20/01</i></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 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><i>my exterior work would require a separate review</i></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

01-1410

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: 537 Congress St, 3RD Floor

Total Square Footage of Proposed Structure Square Footage of Lot

Tax Assessor's Chart, Block & Lot Chart# 037 Block# C Lot# 014 Owner: Hega Realty Trust Telephone: 207-871-1080
C/O Divigo Mgmt Co.

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: Al Knight
Divigo Mgmt Co
One City Center
Portland, Me 04101 Cost Of Work: \$ 20,000
Fee: \$ 144

Current use: office
If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:
Proposed use: office
Project description: Demo of walls + construction of new offices
See attached drawings

Contractor's name, address & telephone: See Below
Who should we contact when the permit is ready: Al Knight
Mailing address: C/O Divigo Management Co.
One City Center
Portland, Me. 04101 ++ mail Phone: 871-1080

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: Albert W. Knight Date: 11-14-01

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

DEPT. OF BUILDING INSPECTION
NOV 14 2001
Gay

Application ID Number: 1-1410

Department: Zoning

Status: Approved

Reviewer: Marge Schmuckal

Comments: 531 Congress St - third floor

Approval Date: 11/20/2001

Issue On Date: 11/19/2001

OK to Issue Permit Name: Marge Schmuckal Date: 11/20/2001

Conditions Section

Any exterior work would require a separate permit and review.

Issue Date: 11/19/2001 By: dgc

Update Date: 11/20/2001 By: mes

U. S. Probation
~~Specifications for Construction~~
Third Floor
J.B. Brown Building
537 Congress St.
Portland, Maine 04101
November 2001

Carpentry:

- ◆ Demo walls as outlined in orange. Construct new walls using 5/8" drywall and insulate walls for sound reduction. Walls to be from floor to ceiling gridwork using "eliminator" track.
- ◆ Install two new 3/0 X7/0 solid core doors and hardware to match existing. Re-use three existing doors. Key new Suite lock to new pass key and to Probation master. Metro Room to have lockable lockset.
- ◆ Cut new opening in wall to connect to existing Probation space and construct stairs with handrails for difference in floor heights. Tread length, riser height, & handrail heights to be too standard building codes.
- ◆ Remove upper transom window from existing wall and re-install it on new wall of Deputy Chief's office.

Electrical:

- ◆ Install electrical outlets as required to meet code in new walls.
- ◆ Install new 2X4 T-8 lights throughout old Image Works space.
- ◆ Move Emergency, exit lighting, and horn/strobe as necessary to meet code.
- ◆ Install ceiling fan in restroom and tie into existing common restroom ducting.

Sprinklers:

- ◆ Add and move heads to conform to NFPA codes.

HVAC:

- ◆ Split off existing ducting to supply office with proper HVAC. Balance system upon completion.

Paint:

- ◆ All paint to be eggshell latex to match existing. New doors to be polyurtheraned and stained to match existing.

Ceilings:

- ◆ Install new 2X4 "New Look" revealed ceiling tiles in the old Image Works space. Rework ceiling where wall was removed at Existing office area.

T-11" x 7" R



Plumbing:

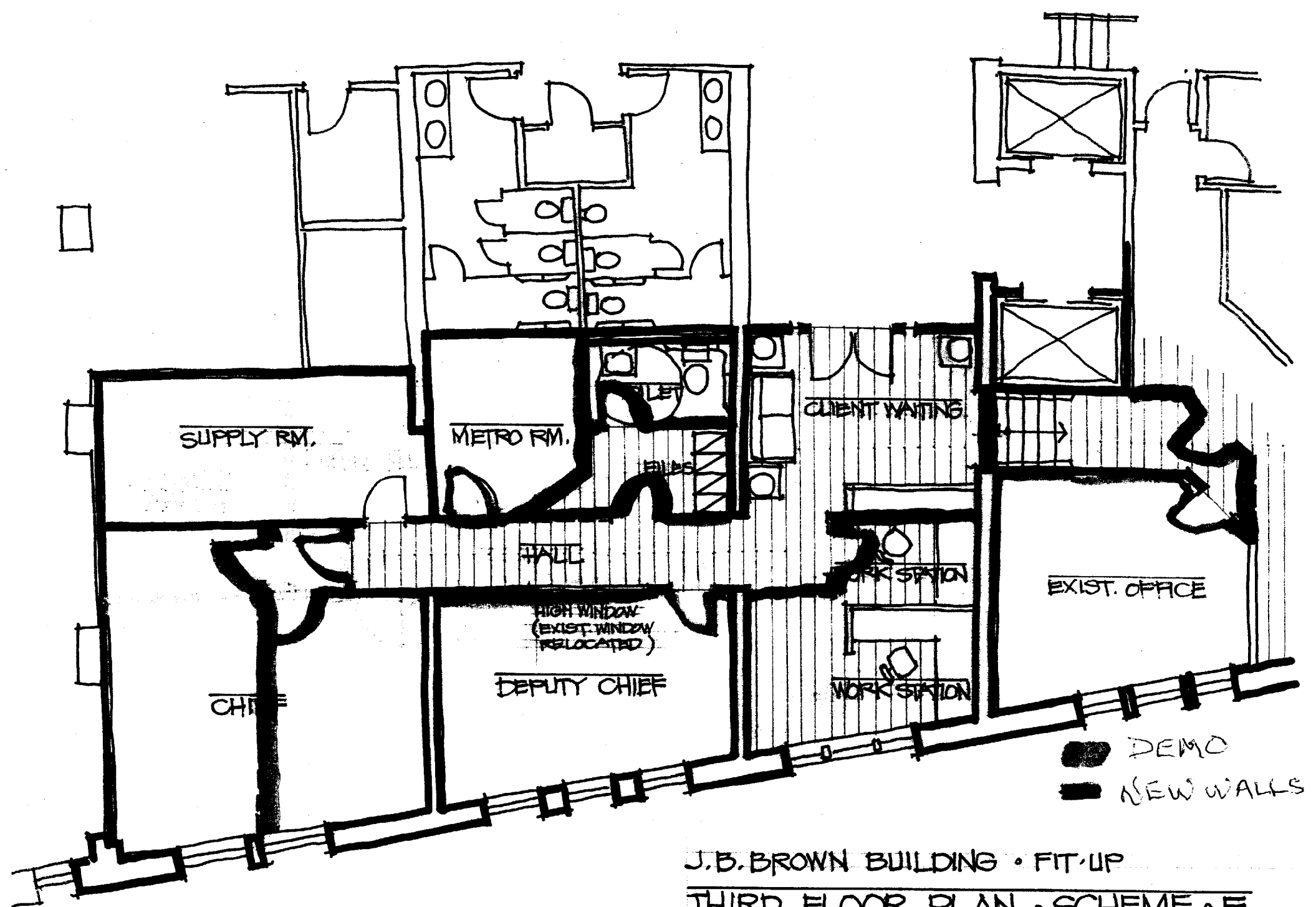
- ◆ Install new flush, mirror, vanity and sink in new restroom.

Window Treatments:

- ◆ Install translucent film over sidelight glass on entrance doors and on door across the hall.

Flooring:

- ◆ Patch carpet where wall was removed by existing office. Install new carpet and vinyl base in the Image Work's old Suite and install new VCT and vinyl base in the new restroom. Tenant to make color selections.

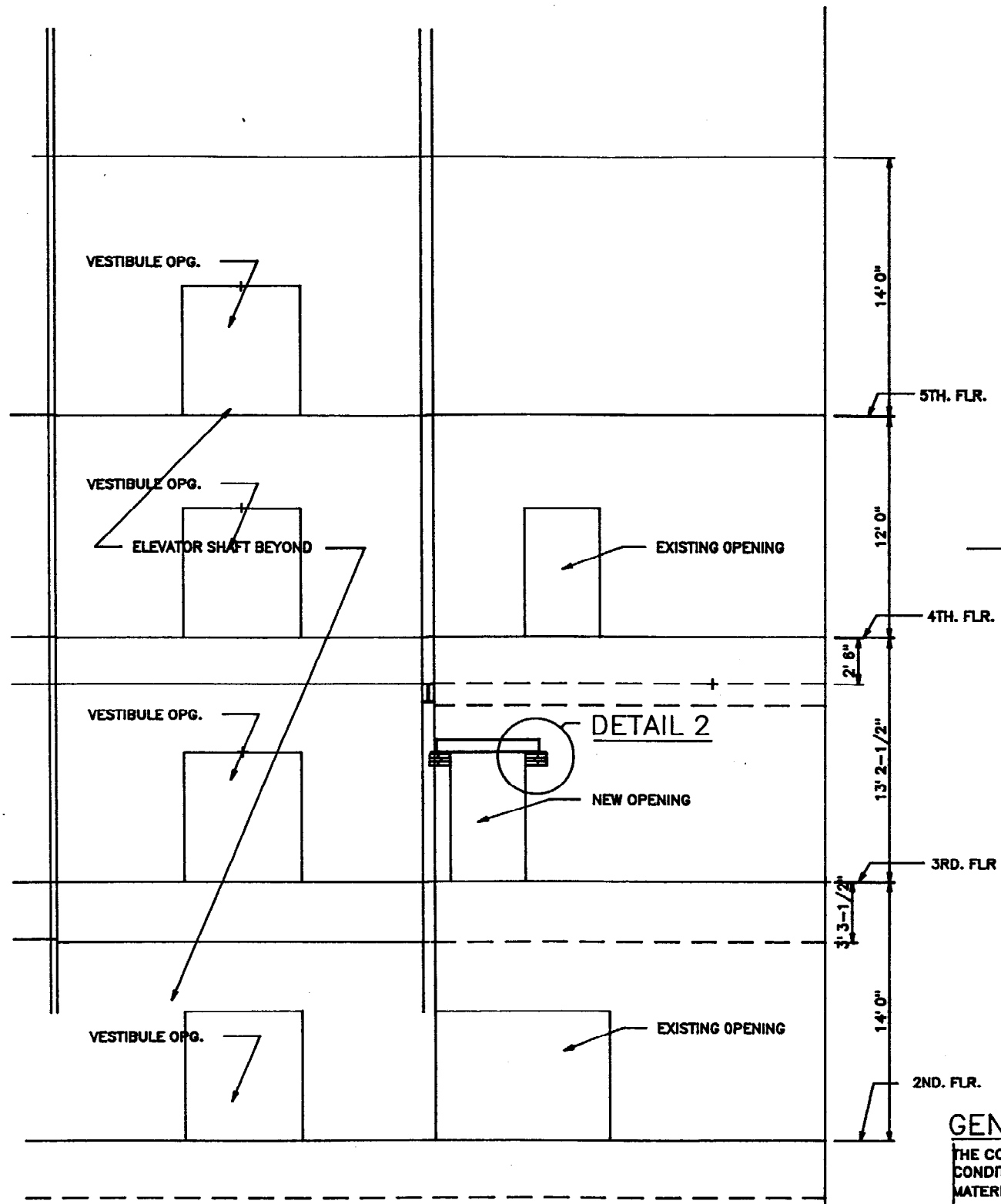


J.B. BROWN BUILDING • FIT-UP

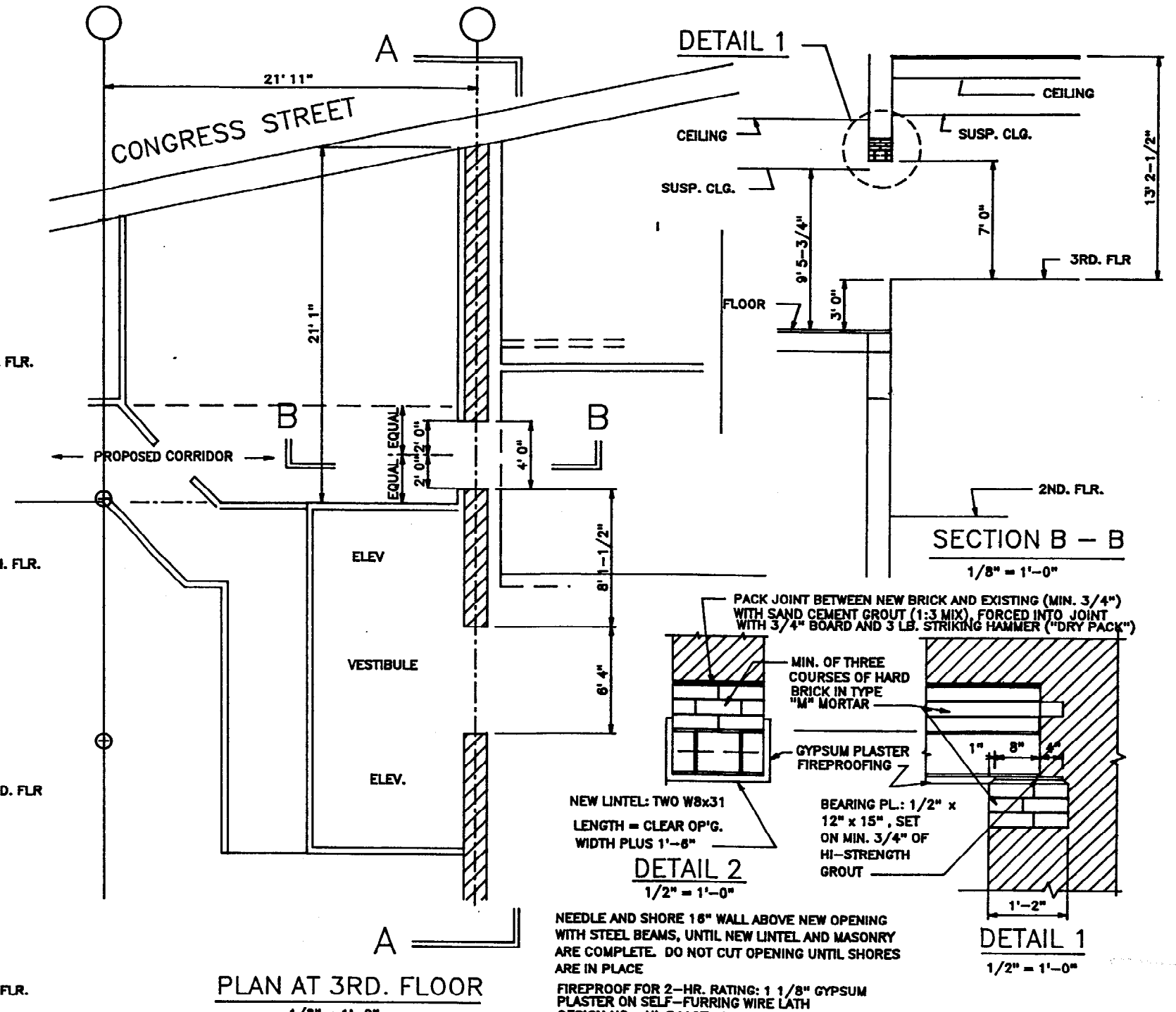
THIRD FLOOR PLAN • SCHEME • E

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

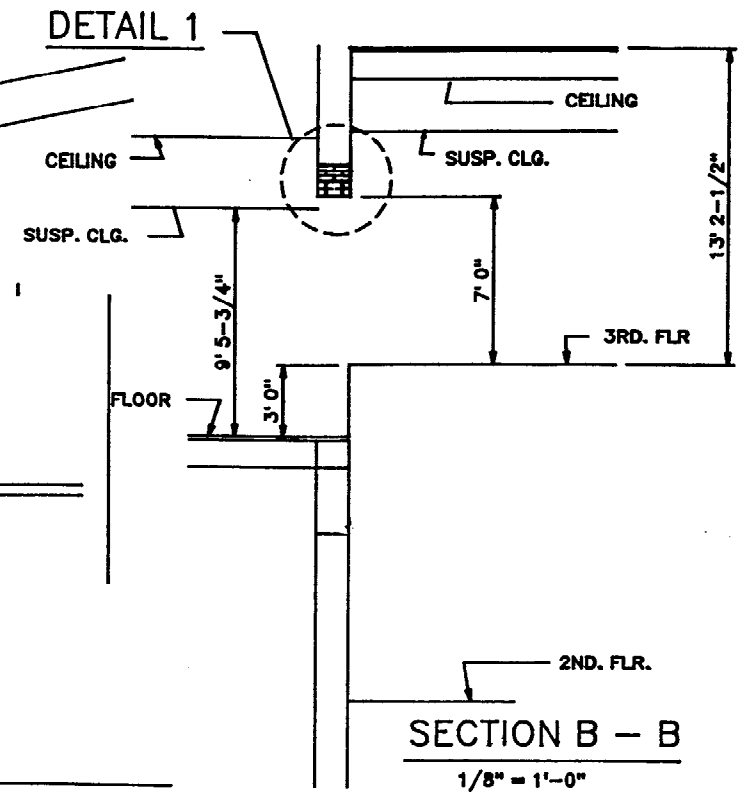
OCT. 24, 2001



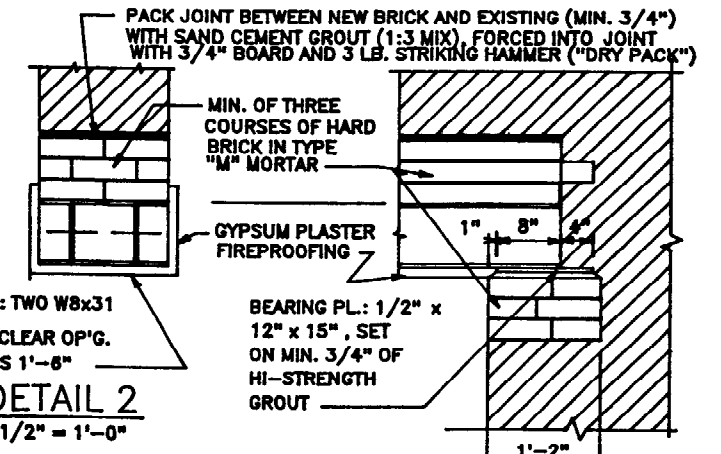
SECTION A - A
1/8" = 1'-0"



PLAN AT 3RD. FLOOR
1/8" = 1'-0"



SECTION B - B
1/8" = 1'-0"



DETAIL 2
1/2" = 1'-0"

DETAIL 1
1/2" = 1'-0"

NEW LINTEL: TWO W8x31
LENGTH = CLEAR OP'G.
WIDTH PLUS 1'-8"

BEARING PL.: 1/2" x 12" x 15", SET ON MIN. 3/4" OF HI-STRENGTH GROUT

NEEDLE AND SHORE 18" WALL ABOVE NEW OPENING WITH STEEL BEAMS, UNTIL NEW LINTEL AND MASONRY ARE COMPLETE. DO NOT CUT OPENING UNTIL SHORES ARE IN PLACE

FIREPROOF FOR 2-HR. RATING: 1 1/8" GYPSUM PLASTER ON SELF-FURRING WIRE LATH
DESIGN NO.: UL R4197-1

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY, BY HIS OWN MEASUREMENTS AND OBSERVATIONS, THE CONDITIONS AND DIMENSIONS SHOWN ON THIS DRAWING, BEFORE ORDERING ANY MATERIALS OR BEGINNING ANY WORK.
- THE CONTRACTOR SHALL FURNISH THE OWNER A CURRENT CERTIFICATE OF HIS INSURANCE BEFORE BEGINNING ANY WORK.
- THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT, AND SHALL COMPLY WITH LOCAL, STATE AND FEDERAL CODES AND REGULATIONS IN THE EXECUTION OF THE WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS OF EXECUTION OF THE WORK, INCLUDING PROVISIONS FOR SAFETY AND PROTECTION OF THE PROPERTY FROM HAZARDS. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE EXECUTION OF THE WORK.
- STRUCTURAL STEEL SHALL BE NEW, ASTM A-36, PRIME COATED ONE COAT
- NEW BRICK SHALL BE GRADE SW; MORTAR SHALL BE TYPE "M"

**PROPOSED OPENING IN MASONRY WALL
THIRD FLOOR
J.B. BROWN BUILDING
539 CONGRESS STREET
PORTLAND, MAINE**

**ALEXANDER HUTCHEON Associates,
Engineers**
519 Congress Street
Portland, ME 04101
(207) 774-0484
DEC. 4, 2001
Fax: (207) 774-0484



Alexander Hutcheon
12/4/01

REC 5 2001