

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100375

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that HEGA REALTY LLC /DMC Painting & Remodeling has permission to remove 2 walls build 9 walls to create office & Conference room relocate door & kitchen area AT 531 CONGRESS ST CBL 037-0014400 MAY - 5 2010

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 lathed or otherwise 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] (002) Health Dept. Appeal Board Other Department Name

[Signature] 5/5/10 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0375	Date Applied For: 04/15/2010	CBL: 037 C014400
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Location of Construction: 531 CONGRESS ST (suite 401)	Owner Name: HEGA REALTY LLC	Owner Address: 218 EAST RD	Phone:
Business Name:	Contractor Name: DMC Painting & Remodeling	Contractor Address: 59 Sanford Drive, Suite 3 Gorham	Phone (207) 871-1080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office ("Molleur Law - remove 2 walls build 9 walls to create office & Conference room relocate door & kitchen area	Proposed Project Description: remove 2 walls build 9 walls to create office & Conference room relocate door & kitchen area
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 04/16/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/05/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Ben Wallace Jr.	Approval Date: 04/22/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.			
2) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model .			
3) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.			
4) All construction shall comply with NFPA 1 and 101.			

Comments:
4/29/2010-Idobson: Wants to Pick-up DO NOT MAIL - 400-3405 A1
5/5/2010-jmb: Spoke to Al K., to clarify the occupant load for the door swing out of the suite. He clarified the right side of the plan is a different suite, and the law office employs 3-4 people. Ok to issue

PERMIT ISSUED

MAY 5 2010

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0375	Issue Date:	CBL: 037 C014400
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Location of Construction: 531 CONGRESS ST (suite 401)	Owner Name: HEGA REALTY LLC	Owner Address: 218 EAST RD	Phone:
Business Name:	Contractor Name: DMC Painting & Remodeling	Contractor Address: 59 Sanford Drive, Suite 3 Gorham	Phone: 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office	Proposed Use: "Major Law" Commercial - Office - remove 2 walls build 9 walls to create office & Conference room relocate door & kitchen area	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
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Proposed Project Description: remove 2 walls build 9 walls to create office & Conference room relocate door & kitchen area	FIRE DEPT: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied 4/22/10 Signature: <i>[Signature]</i>	INSPECTION: Use Group: B Type: 3B IBC-2003 Signature: <i>[Signature]</i> 5/5/10
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Permit Taken By: Idobson	Date Applied For: 04/15/2010	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation YG <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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PERMIT ISSUED

MAY - 5 2010

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

MAY 5 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 4.15 20 10 _____

Received from Hega Realty LLC

Location of Work 537 Congress St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 170

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 37-C-14

Check #: 2392 **Total Collected \$** 170

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

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.

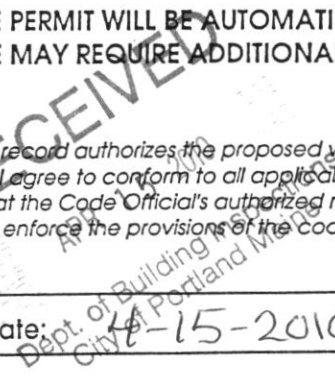
Location/Address of Construction: <u>537 Congress St. Portland, ME Suite 401</u>		
Total Square Footage of Proposed Structure _____	Square Footage of Lot _____	
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>C</u> Lot# <u>014</u>	Owner: <u>HEGA Realty Trust. c/o Dirigo Management Co. One City Center - Portland, ME</u>	Telephone: <u>207-871-1080</u>
Lessee/Buyer's Name (If Applicable) _____	Applicant name, address & telephone: <u>Al Knight Dirigo Management Co. One City Center Portland, ME 04101 871-1080</u>	Cost Of Work: \$ <u>15,000.</u> Fee: \$ <u>170.00</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>office</u>		
Approximately how long has it been vacant: <u>10 years</u>		
Proposed use: <u>Same (office)</u>		
Project description: <u>Remove 2 walls. Construct 9 walls to create offices + conference rooms. Relocate suite door. Relocate used cabinets to new kitchen area.</u>		
Contractor's name, address & telephone: <u>DMC Painting + Remodeling - c/o Dirigo Mgmt. Co. - One City Center, Portland, ME, 04101 207-871-1080</u>		
Who should we contact when the permit is ready: <u>Al Knight</u>		
Mailing address: <u>Dirigo Management Co. One City Center Portland, ME. 04101</u>		Phone: <u>871-1080</u>

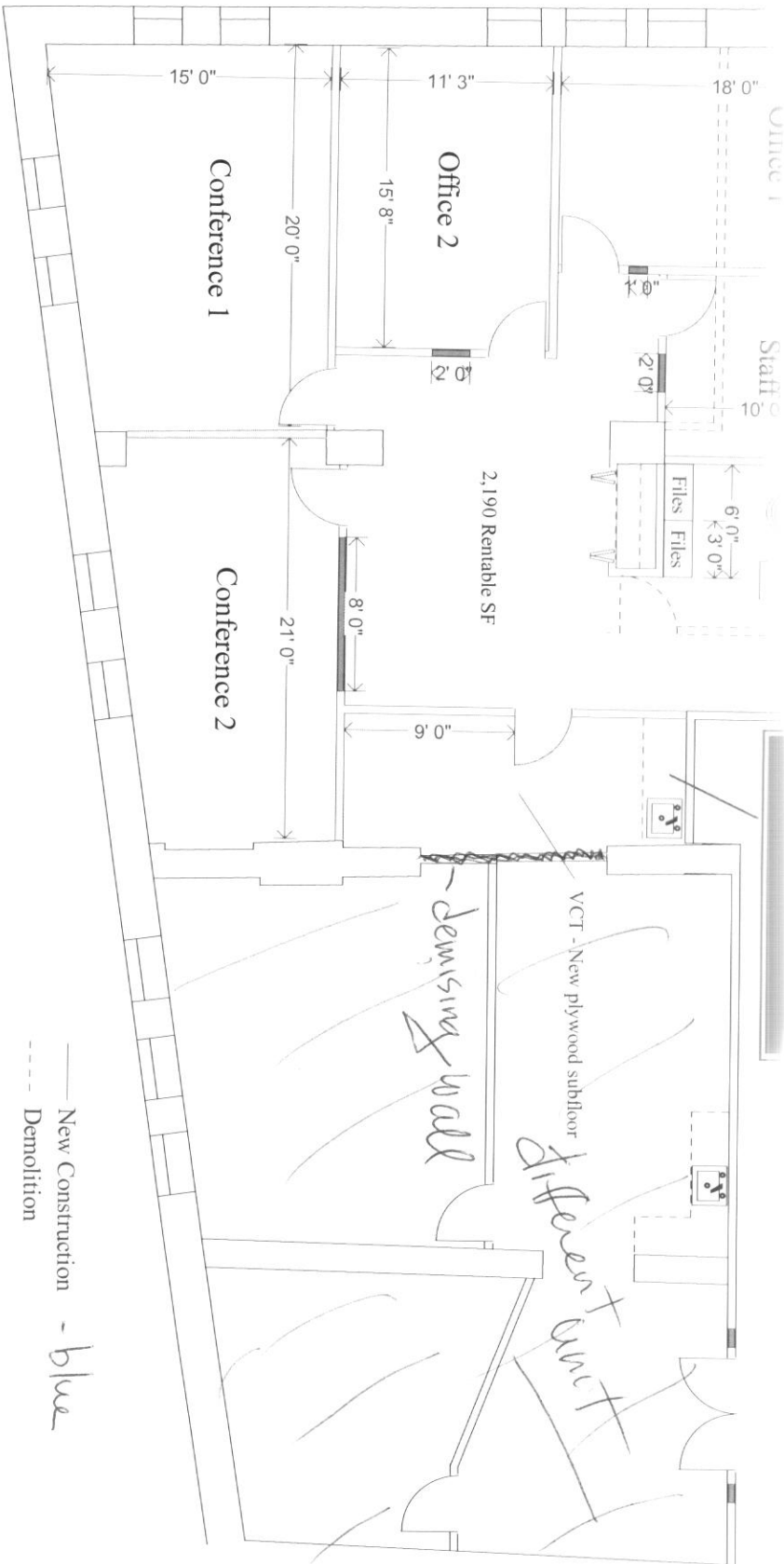
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

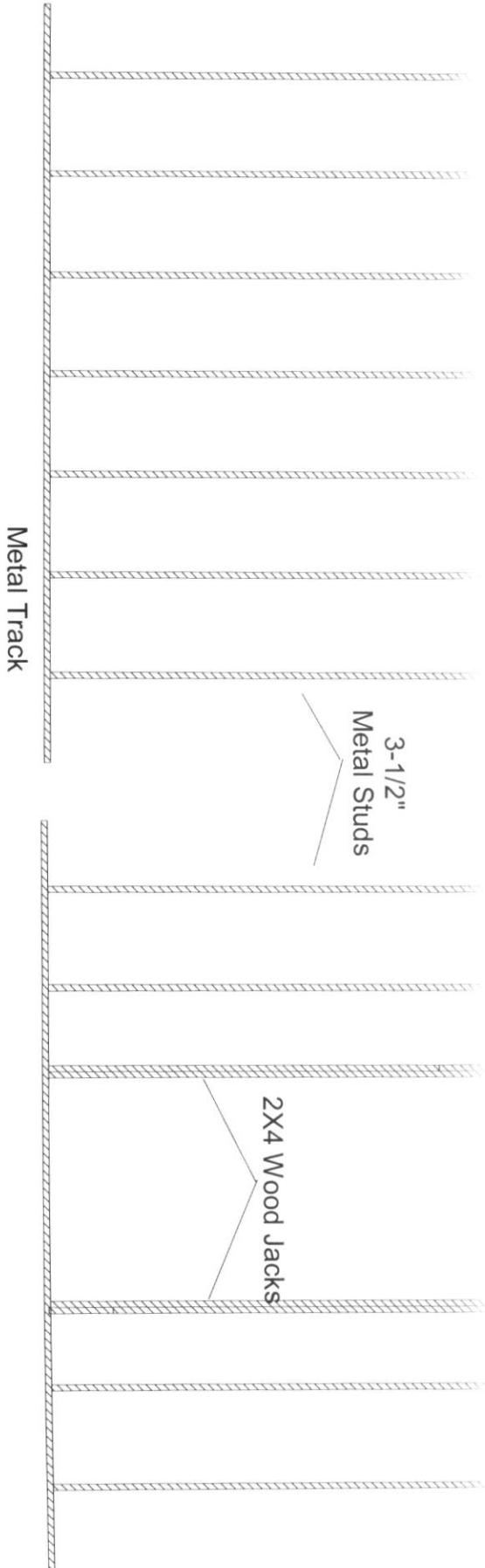
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>Al Knight</u>	Date: <u>11-15-2010</u>
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This is not a permit, you may not commence ANY work until the permit is issued







Metal Track

3-1/2"
Metal Studs

2X4 Wood Jacks

Wall Details

Molleur Law

Specifications for Construction

Suite 401

537 Congress St.
April 15, 2010

Carpentry:

- Remove Suite door and reinstall to be flush with hallway. Construct new walls and doors as shown on plan to include Reception, Staff Room, 2 offices, and kitchen. Walls to be insulated for sound and also insulation is approx. 3' out from new walls on either side. Construct as shown using metal studs and 5/8" firecode drywall.

Painting:

- Paint all walls, trim, and doors as selected by Tenant.

Electrical:

- Install new meter for space and locate new breaker panel.
- Install new wall outlets as needed and to meet codes.
- Install all new 2X4 parabolic T-8 lighting as needed to provide adequate lighting.
- Install emergency lighting and exit signage as required.
- Additional specialty wiring is at Tenant expense. Low voltage network cabling is not included. Dedicated FAX, printer, and other specialty wiring also at tenant expense.

Flooring:

- Install new carpet throughout. Tenant to select from carpet samples provided. Tenant to select VCT for kitchen area and cove base.

Ceilings:

- Install all new suspended ceilings. Tiles to be 2X4 size.

HVAC:

- Replace old HVAC unit with new 5 ton. Unit to be located outside of conference rooms.
- Check HVAC for proper operation. Rework diffusers as needed.

Plumbing:

- Remove kitchen cabinets and sink in adjacent suite area as shown on plan.

Sprinklers:

- Rework all sprinklers as needed to meet codes.

Window Treatments: NA – (Tenant Expense)

Locks:

- Re-key suite door. All keys to be keyed to Master Set.

The Tenant, at its sole cost and expense, is responsible for the following

items:

- ▶ Any phone, computer network, cable, or alarm wiring
- ▶ Any specialty lighting
- ▶ Outside signage
- ▶ Any window treatments