

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

**PERMIT ISSUED**

Permit Number: 051387  
OCT 17 2005

CITY OF PORTLAND

d  
nd  
y.

by that HEGA REALTY TRUST / ley Construction

to install new windows in rear 5 th flr

*Windows*

NGRESS ST

L 037 C014001

that the person or persons, firm or corporation accepting this permit shall comply with all provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating construction, maintenance and use of buildings and structures, and of the application on file in Department.

Public Works for street line if nature of work requires notification.

Notification inspection must given and when permit on procured before this building or part thereof laid or construction commenced. HOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Department Name

*[Signature]* 10/13/05  
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: 05-1387	Issue Date: <b>PERMIT ISSUED</b> OCT 17 2005	CDL: 637 C014001
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Location of Construction: 531 CONGRESS ST	Owner Name: HEGA REALTY TRUST	Owner Address: 218 EAST RD	Phone: 2077738499
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial Office	Proposed Use: Commercial/ Office install new windows in rear of 5 th flr	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 1
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Proposed Project Description: install new windows in rear of 5 th flr	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>Windows Only</b> <b>10/13/05</b>
	Signature:	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:

Permit Taken By: Idobson	Date Applied For: 09/21/2005	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: <i>9/30/05</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <i>yes landmark</i> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D.A.</i> Date:
	D. Andrews 10/7/05		

**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> 05-1387	<b>Date Applied For:</b> 09/21/2005	<b>CBL:</b> 037 C014001
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<b>Location of Construction:</b> 531 CONGRESS ST	<b>Owner Name:</b> HEGA REALTY TRUST	<b>Owner Address:</b> 218 EAST RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Keeley Construction	<b>Contractor Address:</b> P.O. Box 1174 Portland	<b>Phone</b> (207) 773-8499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial/ Office install new windows in rear of 5 th flr	<b>Proposed Project Description:</b> install new windows in rear of 5 th flr
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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 10/07/2005

**Note:** Ok to Issue:

1) \* Any field changes will require review and approval by HP Staff.

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/30/2005

**Note:** Ok to Issue:

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 10/17/2005

**Note:** Ok to Issue:

1) This is a WINDOWS ONLY PERMIT, a separate permit is required for the tenant fit up

**Comments:**

10/13/2005-mjn: have questions, Spoke w/ bill hopkins, need fire separation distance to new windows from adjoining lot lines to establish compliance with Section 704

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-1387	<b>Date Applied For:</b> 09/21/2005	<b>CBL:</b> 037 C014001
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<b>Business Name:</b>	<b>Contractor Name:</b> Keeley Construction	<b>Contractor Address:</b> P.O. Box 1174 Portland	<b>Phone</b> (207) 773-8499
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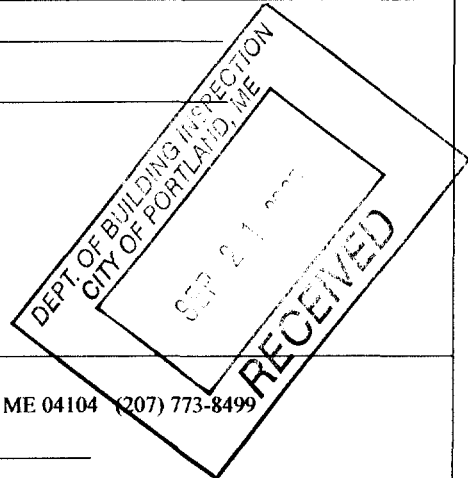
<b>Dept:</b> Historical	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 10/07/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) * Any field changes will require review and approval by HP Staff.			
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/30/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>		



# Commercial 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: 531 Congress Street, JB Brown Building		
Total Square Footage of Proposed Structure	110,520 sq. ft. 5th Floor 15,127 Sq Ft. Mezzanine 9,057 Sq. Ft.	Square Footage of Lot .484 acres
Tax Assessor's Chart, Block & Lot Chart# 037 Block# C Lot# 14	Owner: HEGA Realty Trust C/O Dirigo Management Co. One City Center Portland, ME 04101	Telephone: (207) 871-1080
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Archetype, P.A. 772-6022 C/O HEGA Realty Trust Dirigo Management Co. One City Center Portland, ME 04101	Cost Of Work: \$ 30,000  Fee: \$ 291.00
Current Specific use: <u>Vacant</u>		
Proposed Specific use: <u>Office</u>		
Project description: <u>New Windows at rear of the 5th Floor</u>  Specifications: N/A Geotech Report: N/A		
Contractor's name, address & telephone: <u>Jim Keeley</u> Keeley Construction, PO Box 1074, Portland, ME 04104 (207) 773-8499		
Who should we contact when the permit is ready: <u>Jim Keeley</u>		
Mailing address: <u>Keeley Construction, PO Box 1074, Portland, ME 04104</u>		
Phone: (207) 773-8499		



Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant:	Date: 9/21/05
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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

# J.B. BROWN BUILDING SEPARATION SITE PLAN

PROJECT: NEW WINDOWS TO J.B. BROWN BUILDING (531 CONGRESS ST.)

ALLOWABLE  
EXTERIOR WALL  
OPENINGS  
(PROTECTED) 75%

16.5% PROPOSED

1 STORY  
OFF 16  
CASCO ST

16 CASCO ST.

J.B. BROWN  
LOWER ROOF

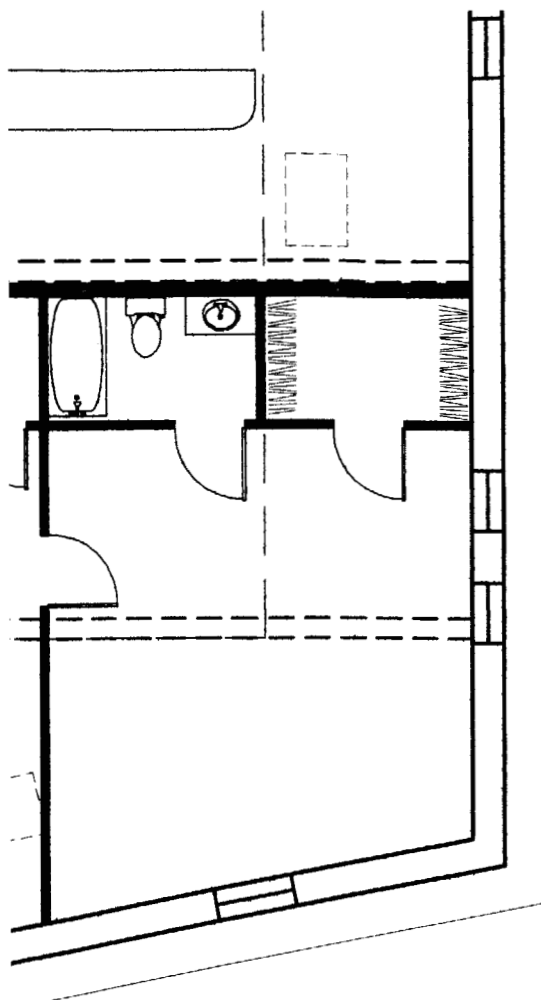
J.B. BROWN  
6TH FLOOR

CASCO ST.

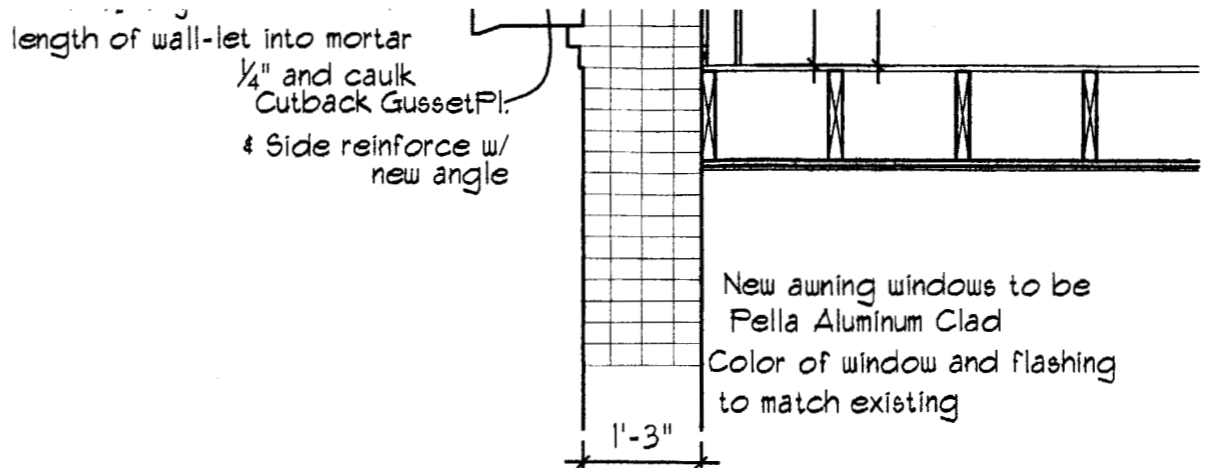
CONGRESS ST.

ARCHETYPE ARCHITECTS  
DRAWING N.T.S 10-13-05

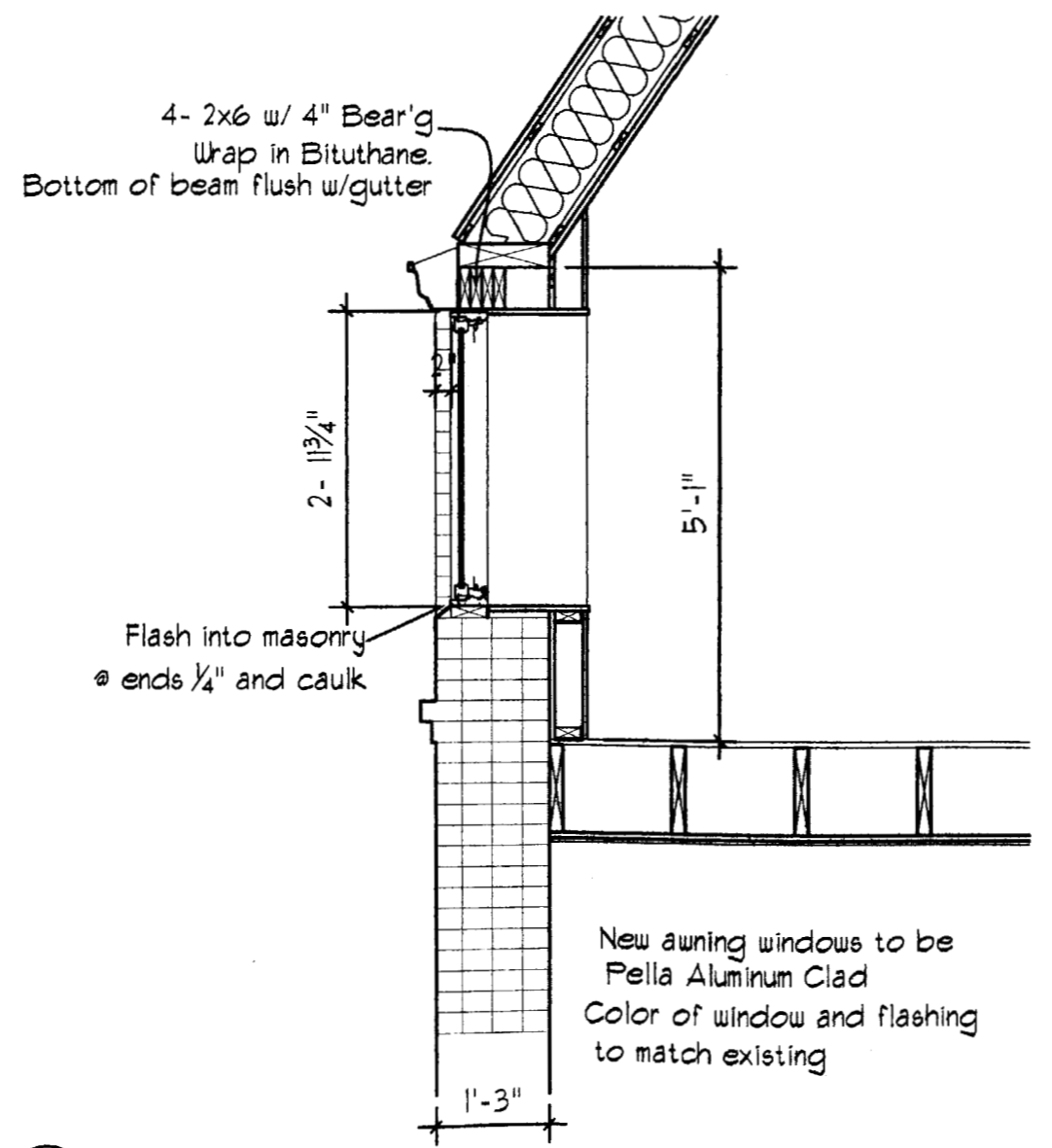
10/13/2005 2:26:51 PM



——— existing wall  
 ■ new wall  
 - - - truss



**3** EXISTING WALL W/ TYPE "A" WINDOW  
 SCALE: 1/2"=1'-0"



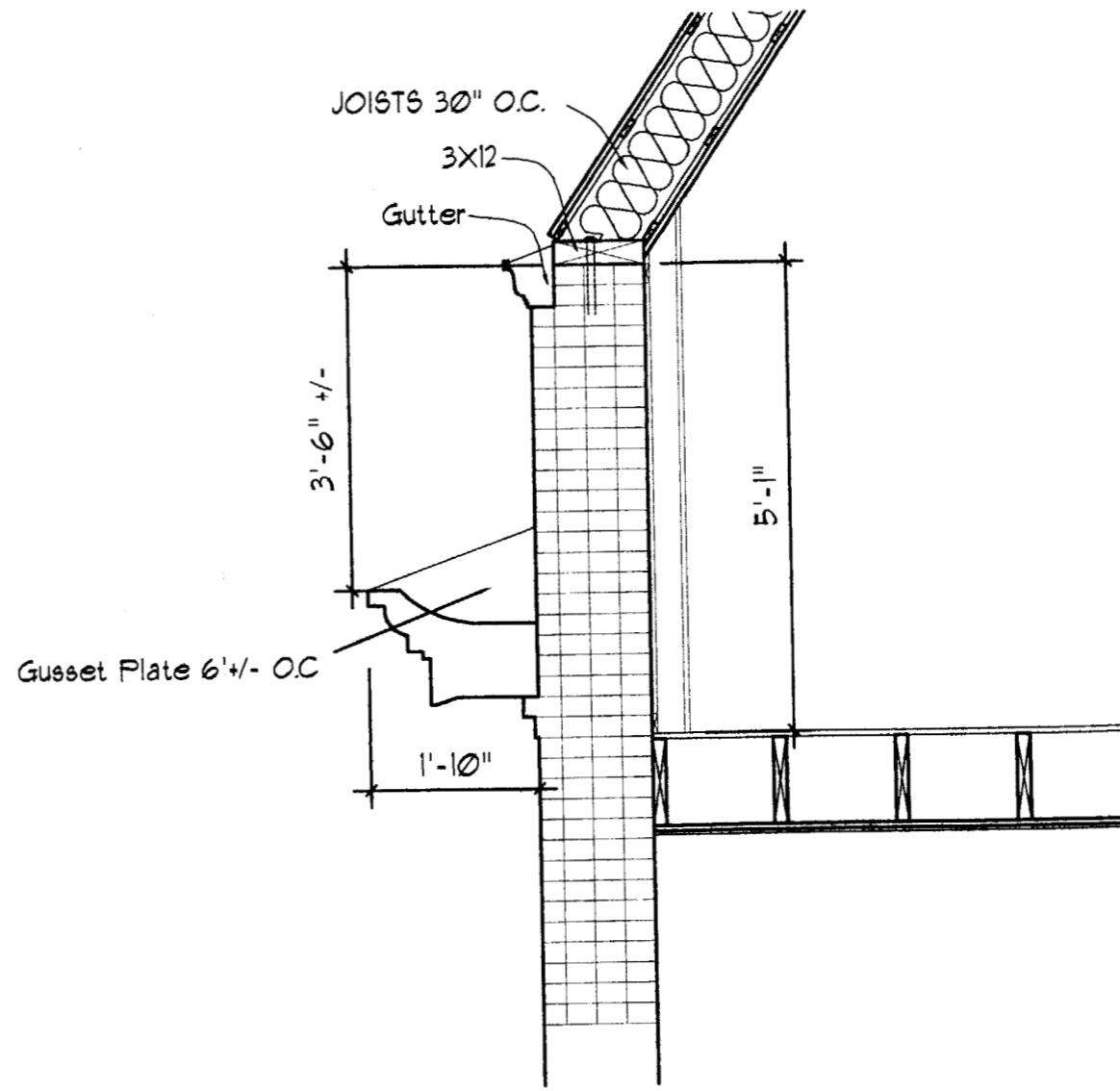
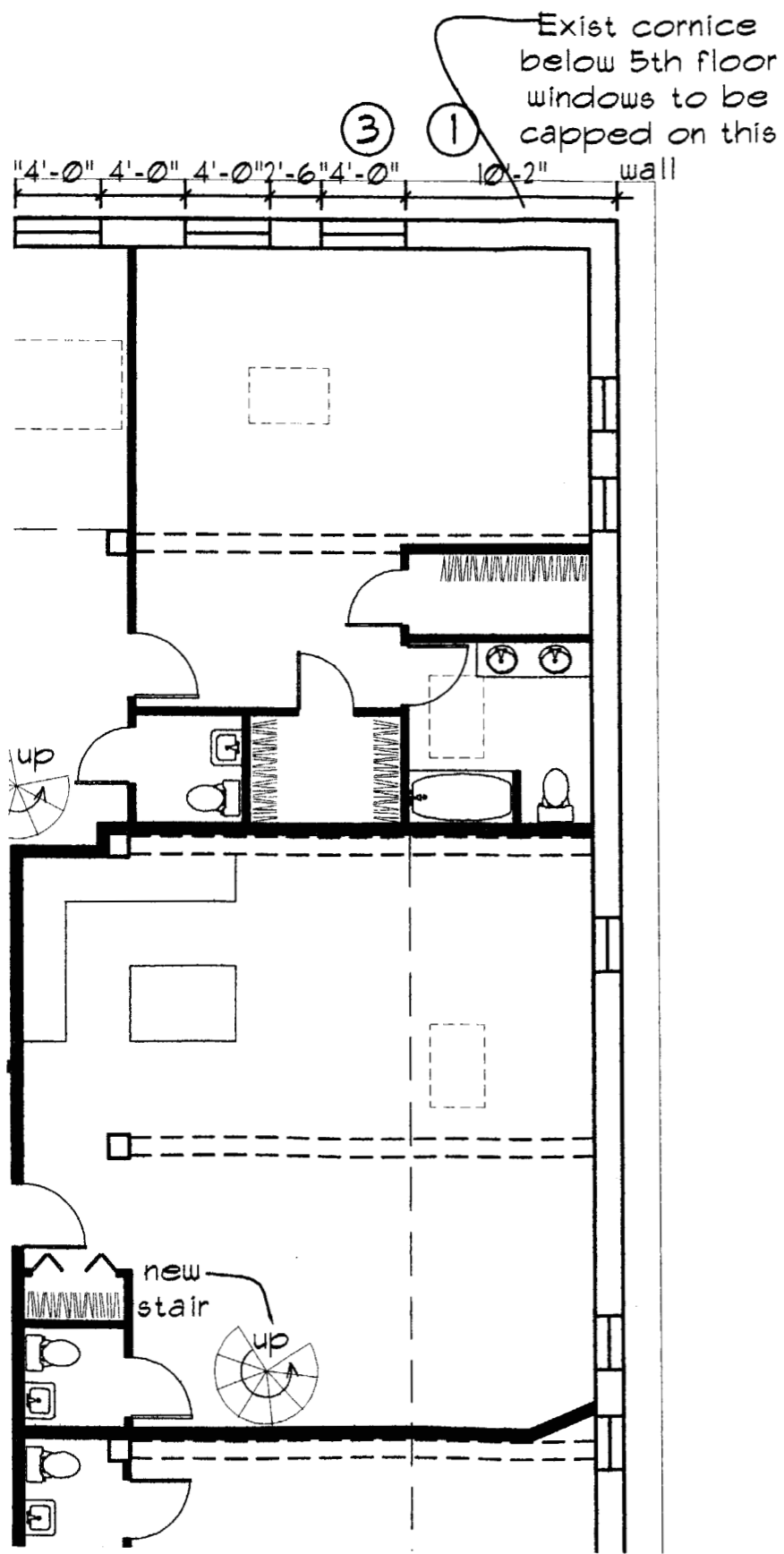
**4** EXISTING WALL W/ TYPE "B" WINDOW  
 SCALE: 1/2"=1'-0"

OWNER		C/O Di	
Project:		J.B. BROWN CONGRESS ST. PORTLAND, MAINE	
Date	Scale	AS NOTED	
SEP 20, 2005			
Revisions:	Sept 20, 2005 Added rear awning windows		
5TH FLOOR NEW WINDOWS			
<b>W1</b>			

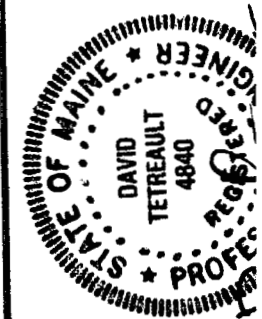
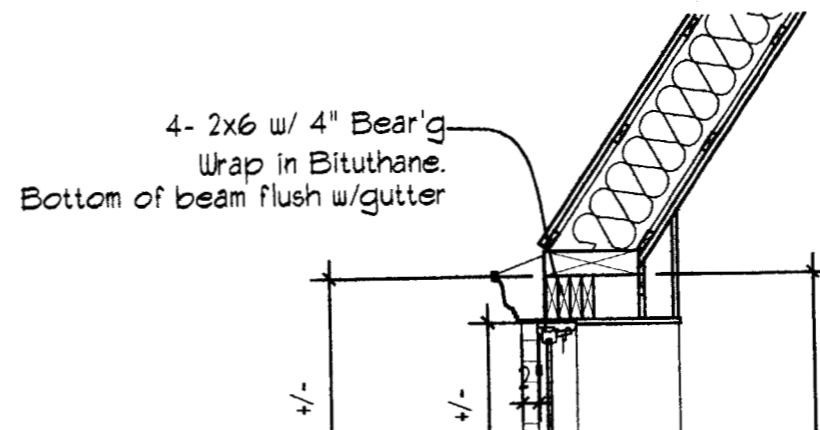


1 5TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"





2 EXISTING WALL SECTION  
SCALE: 1/2" = 1'-0"



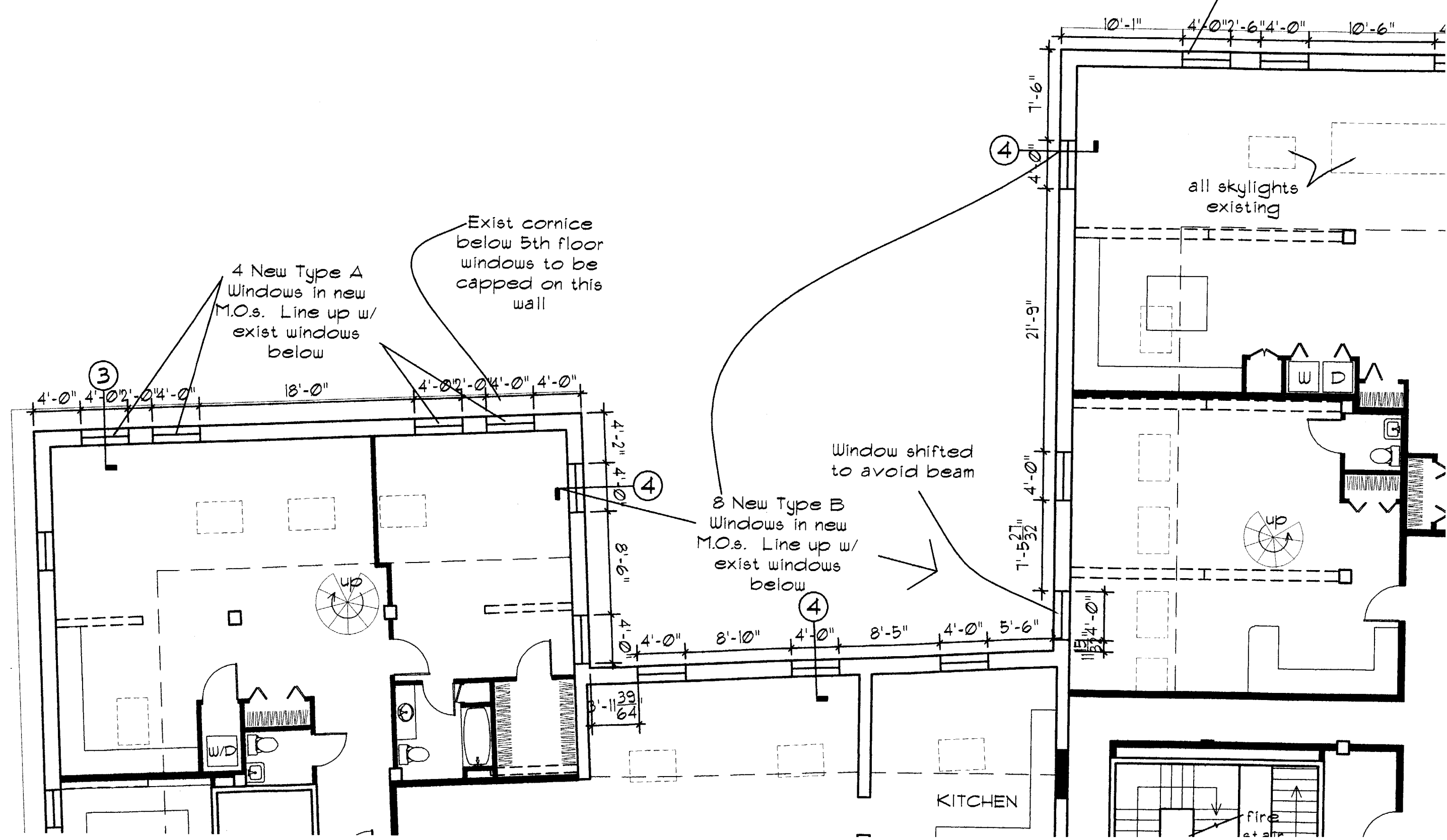
STRUCTURAL DESIGN  
CONSULTING, INC.

22 Oakmont Drive

ARCHETYPE, P.A.  
ARCHITECTS

erty Trust  
ement Company

6 New Type A Windows in new M.O.s. Line up w/ exist windows below



4 New Type A Windows in new M.O.s. Line up w/ exist windows below

Exist cornice below 5th floor windows to be capped on this wall

8 New Type B Windows in new M.O.s. Line up w/ exist windows below

Window shifted to avoid beam

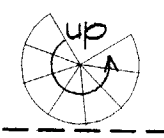
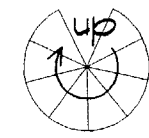
all skylights existing

KITCHEN

fire escape

4'-0" 4'-0" 2'-0" 4'-0" 18'-0" 4'-0" 2'-0" 4'-0" 4'-0"

4'-2" 4'-0" 8'-6" 4'-0" 4'-0" 8'-10" 4'-0" 8'-5" 4'-0" 5'-6" 1'-5 1/2" 4'-0" 1'-6" 21'-9" 1'-6" 4'-0" 4'-0" 1'-5 1/2" 1'-6" 4'-0" 1'-6" 10'-1" 4'-0" 2'-6" 4'-0" 10'-6"



8'-11 39/64

11'-4 1/4" 1'-6"



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

20

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (IL) \_\_\_\_ Plumbing (I5) \_\_\_\_ Electrical (I2) \_\_\_\_ Site Plan (U2) \_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_

**Total Collected \$** \_\_\_\_\_

# **THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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