

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 22 Free St		Owner: Fore River Hingham		Phone: 879-1671		Permit No: 941144
Owner Address: 5 Milk St Portland, ME		Leasee/Buyer's Name: Hoon, Moss, McGill & Vachelder P.A.		Phone: BusinessName:		
Contractor Name: Donalco, Inc. 141 Main St		Address: So. Portland, ME 767-3248		Phone:		Permit Issued: PERMIT ISSUED OCT 20 1994 201A CBL CITY OF PORTLAND
Past Use: Office		Proposed Use: Office w/int. remod		COST OF WORK: \$ 30,000. FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		
Proposed Project Description: Make Interior Renovations as per plans/2nd fl				PERMIT FEE: \$ 170.00 INSPECTION: Use Group: <u>B</u> Type: <u>_____</u> Signature: <u>[Signature]</u>		Zoning Approval: <u>38-A-005</u> 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gresik		Date Applied For: 18 Oct 94				

1. This permit application doesn't 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..

**PERMIT ISSUED
WITH LETTER**

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT Eric Hoot ADDRESS: _____ DATE: 18 Oct 94 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- ☐ Variance
 - ☐ Miscellaneous
 - ☐ Conditional Use
 - ☐ Interpretation
 - ☐ Approved
 - ☐ Denied

- Historic Preservation**
- ☐ Not in District or Landmark
 - ☐ Does Not Require Review
 - ☐ Requires Review

- Action:**
- ☐ Approved
 - ☐ Approved with Conditions
 - ☐ Denied

Date: 11/19/94

CEO DISTRICT [Signature]
MS Mansoor

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 19, 1994

RE: 22 Free Street-2nd floor

Donalco, Inc.
141 Main St.
So. Portland, ME 04106

Dear Sir:

Your application to make interior renovations as per plans has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

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

1. If the sprinkler system is altered, the new proposed system must meet N.F.P.A. 13 Standards.
2. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Samuel P. Hoffses", with a long horizontal line extending to the right.

P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. G. McDougal, Fire Prevention Bureau

donalco inc.

141 main st.
so. portland, maine 04106
(207)767-3248

22 FREE STREET : 2ND FLOOR

OFFICE FIT-UP

- OWNER: FORE RIVER MANAGEMENT
5 MILK ST.
PORTLAND, ME 879-1671
CONTACT: BRUCE KISTLER
- TENANT: MOON, MOSS, McHILL, & BACHOLDER P.A.
10 FREE ST.
PORTLAND, ME 775-6001
CONTACT: DEBBIE BURTON
- CONTRACTOR: DONALCO, INC.
141 MAIN ST.
S. PORTLAND, ME 767-3248
CONTACT: ERIC MORA

38-A-5

DONALCO. INC.
141 Main Street
South Portland, Maine 04106
(207) 767-3248

LETTER OF TRANSMITTAL

TO

CITY OF PORTLAND

BUILDING INSPECTOR'S OFFICE

DATE	10/18/94	JOB NO.	
ATTENTION	CITY OF PORTLAND, BUILDING INSPECTOR		
RE	22 FREE STREET 2ND FLOOR.		

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings

☐ Prints

☒ Plans

☐ Samples

☒ Specifications

☐ Copy of letter

☐ Change order

☐ _____

COPIES	DATE	NO.	DESCRIPTION
2	10/18/94		SCOPE OF WORK & PLANS FOR 22 FREE STREET FIT-UP (2ND FLOOR)

THESE ARE TRANSMITTED as checked below:

☒ For approval

☒ Approved as submitted

☐ Resubmit _____ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☐ For review and comment

☐ _____

☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

* COST OF RENOVATION (LABOR & MATERIAL)
\$ 30,000.00 TOTAL

170.00
95.00
215.00

COPY TO

File

SIGNED:

Eric S. Mora

ERIC S. MORA
PROJECT MANAGER

SCOPE OF WORK

PROJECT: 22 Free Street, 2nd Floor Fit-up
Portland, Maine
DATE: October 14, 1994

Contractor to provide the labor and material to complete the following work:

DEMOLITION:

- * Remove all existing flooring, suspended ceiling, and partitions from fit-up space and dispose..
- * Remove all existing electrical light fixtures, outlets, and switches.
- * Cut pass through in brickwall for doorway as shown on drawings.
(No amount has been carried for engineering or unusual conditions that may exist at that part of the wall, like steel beams or bearing columns)

NEW PARTITIONS: (APPROXIMATELY 190 L.F.)

- * Install new partitions as indicated by drawings.
- * New partitions to be 3 5/8" metal studs with insulation batts, 1/2" G.W.B. taped and sanded ready for paint.

PERIMETER WALLS:

- * Any existing G.W.B. perimeter walls will be patched and sanded where necessary and readied for paint.

PAINTING:

- * New partitions will receive 3 coats of paint (1 P and 2 F)
- * Existing perimeter walls will receive 1 finish coat of paint.
- * Paint colors will be chosen by tenant or landlord.

INTERIOR DOORS:

- * All existing doors and frames will be reused as necessary and repainted to new color.
- * Any new doors shall match the existing ones.
- * New hardware shall be provided to match the tenants hardware in other space.
- * One new 1 hr. steel door will be installed at new opening between the spaces, magnetic hold open will be provided.

CEILING:

- * A new suspended ceiling shall be provided in the entire space.
- * The ceiling to be 2'x4' Armstrong "Second Look" with 12"x12" grid pattern or equal.
- * Ceiling heights to be determined by placement of HVAC equipment and other. (Should be close to heights specified on drawings)

FLOORING AND BASE:

- * Provide and install new carpeting in entire area.
- * Provide and install vinyl base on walls except for brick walls.
- * No floor preparation included. New flooring to be on existing subfloor condition.
- * Tenant and/or landlord to approve and choose color of carpet and vinyl base.
- * An allowance of \$ 6,400.00 has been carried for the flooring section of this contract which includes the ripping up and disposal of the existing flooring.

CHAIR RAIL:

- * Install cherry wood chair rail matching tenants existing chair rail.
- * An amount has been carried for approximately 79 L.F. only.
- * Finish of chair rail to match tenants existing.

MECHANICAL:

- * Reconfigure HVAC system (diffusers and cold air returns) into new spaces of the fit-up to accomodate normal office use as shown on drawings.
- * No amount has been carried for any new heat pumps, condensing units, air handlers, or any other mechanical equipment.
- * Sprinkler system to be adapted to new ceiling system.
- * No special HVAC or sprinkler protection to be provided for the computer room.

ELECTRICAL:

- * New lighting to be 2x4 and 2x2 fluorescent parabolics placed as shown on drawings.
- * 120 volt outlets are to be located as shown on drawings.
(Approximately 30 outlets)
- * Switches for lights to be located as shown on drawings.
(Approximately 10 regular and 2 3-ways)
- * One dedicated circuit will be provided for the computer room.
- * Emergency lighting: 1 unit will be located as shown on drawings.
- * AV Fire Alarm: 1 unit will be located as shown on drawings.
- * Exit Signage: 2 units located as shown on drawings.

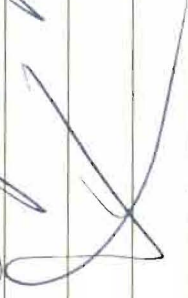
NOT INCLUDE IN CONTRACT AMOUNT:

- * Any computer wiring or phone wiring.
- * Any built-in furniture, reception desks, shelves, or other fixtures.

COMMENTS

12-5-94 - Enclosure around fire door needs to be sealed - electromagnetic holder not activated - proper fire separation does not exist
see permit # 941114.

Work Complete - appears done per plans.



Inspection Record

Type

Foundation: N/A

Framing: _____

Plumbing: N/A

Final: _____

Other: _____

Date

N/A

N/A

CEILING/LIGHTS/OUTLETS LAYOUT PLAN

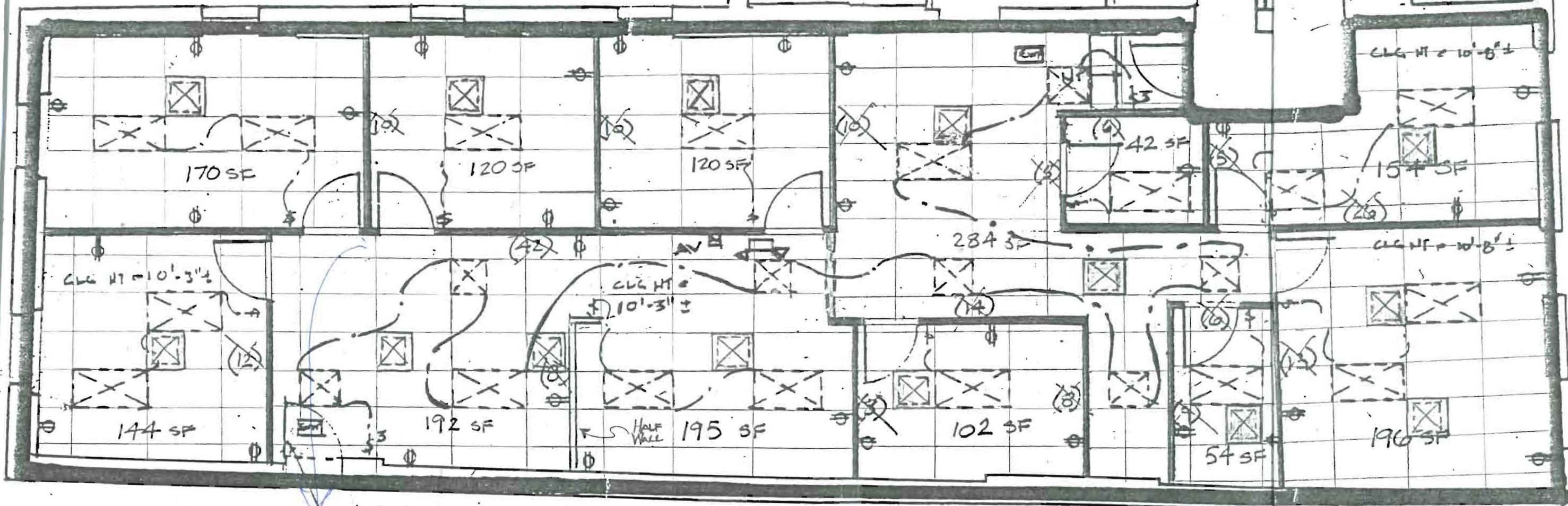
SCALE: 3/16" = 1'-0"

2x2 HVAC
DIFFUSERS

ELECTRICAL LEGEND

- 2x4 FLOOR PARABOLIC (17)
- 2x2 FLOOR PARABOLIC (7)
- ⊕ : LIGHT SWITCH (10)
- ⊕3 : 3 WAY LIGHT SWITCH (2)
- ⊕ : DUPLEX RECEPTACLE (120V)
- EXIT : ILLUMINATED FLOOR EXIT SIGN (2)
- ⚡ : EMERGENCY LIGHT (1)
- AV : AV FIRE ALARM (1)

**PROPOSED
Work**

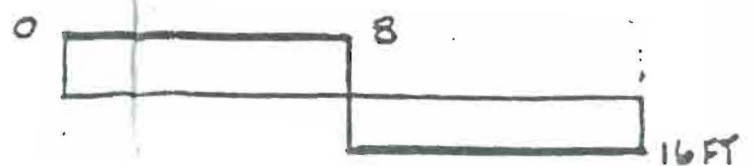


NEW MASONRY OPENING &
1 HR F.R. DOOR, CLOSER
& MAGNETIC HOLD OPEN
IF REQ'D BY CODE

185 LF OF PARTITIONS
(FULL HEIGHT)
8 LF OF HALF WALL

AREA:
1773 SF

EXHIBITS "A" + "B" - MOON MOSS MCGILL AND BACHELDER
22 FREE STREET - PARTIAL 2ND FLOOR PLAN - 9.1.94



ng
Floor:
Chair
Electr
Mech
Struc
Note:

Existing Conditions

TAKE CELLING CHAIR
TO WIND UP
TYPE FILE (2)

EXPOSED BRICK -

1 1/2" STOD w/ 1/2" SW
THIS WALL ONLY:

SEE DETAIL

EXPOSED MEMBER

4. 5.11.15. * 1.12.15.

1. Review

1202555

$$\boxed{ZC \cong A}$$

DN

WOMEN

2020
C.G. H.T. 9

2102

REMOVE EXISTG
PAVE & FLAME &
INFILL W/ G.W.B.

57

182015

CH HT

Ch. HT

(EXPOSED BRICK)

INMATION IS PARALLEL
TO EAST (BECK) WALL,
LOCATION DETERMINED
BY (5)

PAVEMENT IS PARALLEL TO
NORTH WALL.
EXPOSED BRICK TO BE CLEANED