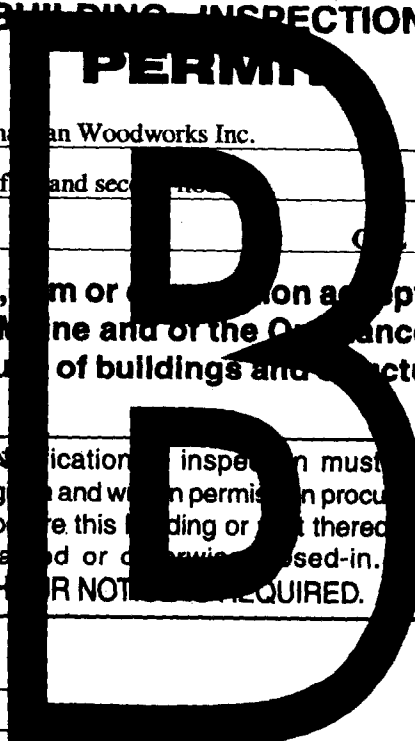


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 030792

Please Read
Application And
Notes, if Any,
Attached



PERMIT

This is to certify that Desmond & Payne Inc / Monahan Woodworks Inc.
has permission to Interior Renovations on the first and second floors
AT 25 Middle St City of Portland 020 E023001

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 work on permit must be completed before this building or part thereof is occupied or otherwise used-in. HOUR NOTIFICATION REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 7/18/03
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: 03-0792	Issue Date:	CBL: 020 E023001
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Location of Construction: 25 Middle St	Owner Name: Desmond & Payne Inc	Owner Address: Po Box 567	Phone:
Business Name: n/a	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone 2077752683
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Commercial /Retail & Personal Service	Proposed Use: Retail & Personal Service / Interior Renovations on the first and second floor.	Permit Fee: \$291.00	Cost of Work: \$29,191.00	CEO District: 1	B2b
Proposed Project Description: Interior Renovations on the first and second floor.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B 2/18/03 Signature: [Signature]		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date:			

Permit Taken By: gg	Date Applied For: 07/07/2003	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: 7/17/03	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 <input checked="" 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:
	Separate permits are required for any new signage OK with conditions		

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

Permit No: 03-0792	Date Applied For: 07/07/2003	CBL: 020 E023001
------------------------------	----------------------------------------	----------------------------

Location of Construction: 25 Middle St	Owner Name: Desmond & Payne Inc	Owner Address: Po Box 567	Phone:
Business Name: n/a	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Retail & Personal Service / Interior Renovations on the first and second floor.	Proposed Project Description: Interior Renovations on the first and second floor.
---------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/17/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Separate permits shall be required for any new signage. 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: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 07/17/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		



Commercial Building Permit Application

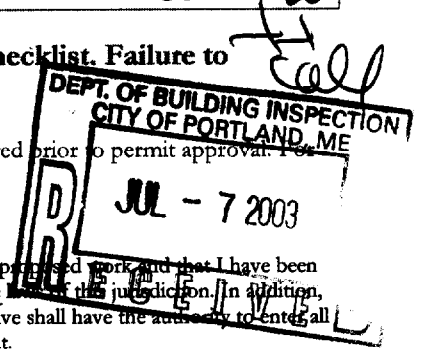
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 25-27 MIDDLE ST		
Total Square Footage of Proposed Structure 4178 sq	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 20 - E - 23 - 25	Owner: 25-27 MIDDLE ST ASSOC. 25 MIDDLE ST PORTLAND, ME 04101	Telephone: 775-2683-EXT 30
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: MONAGHAN WOODWORKS INC 100 COMMERCIAL ST. BOX 105 PORTLAND, ME 04107	Cost Of Work: \$ 28,191.00 Fee: \$ 282.00
Current Specific use: PERSONAL SERVICE		
Proposed Specific use: PERSONAL SERVICE		
Project description: SEE ATTACHED <i>first & second floors</i>		
Contractor's name, address & telephone: MONAGHAN WOODWORKS INC. 100 COMMERCIAL ST BOX 105 PORTLAND, ME 04101		
Who should we contact when the permit is ready: MICHAEL MONAGHAN		
Mailing address: SAME		
Phone: 775-2683-EXT 30		

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 the 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.

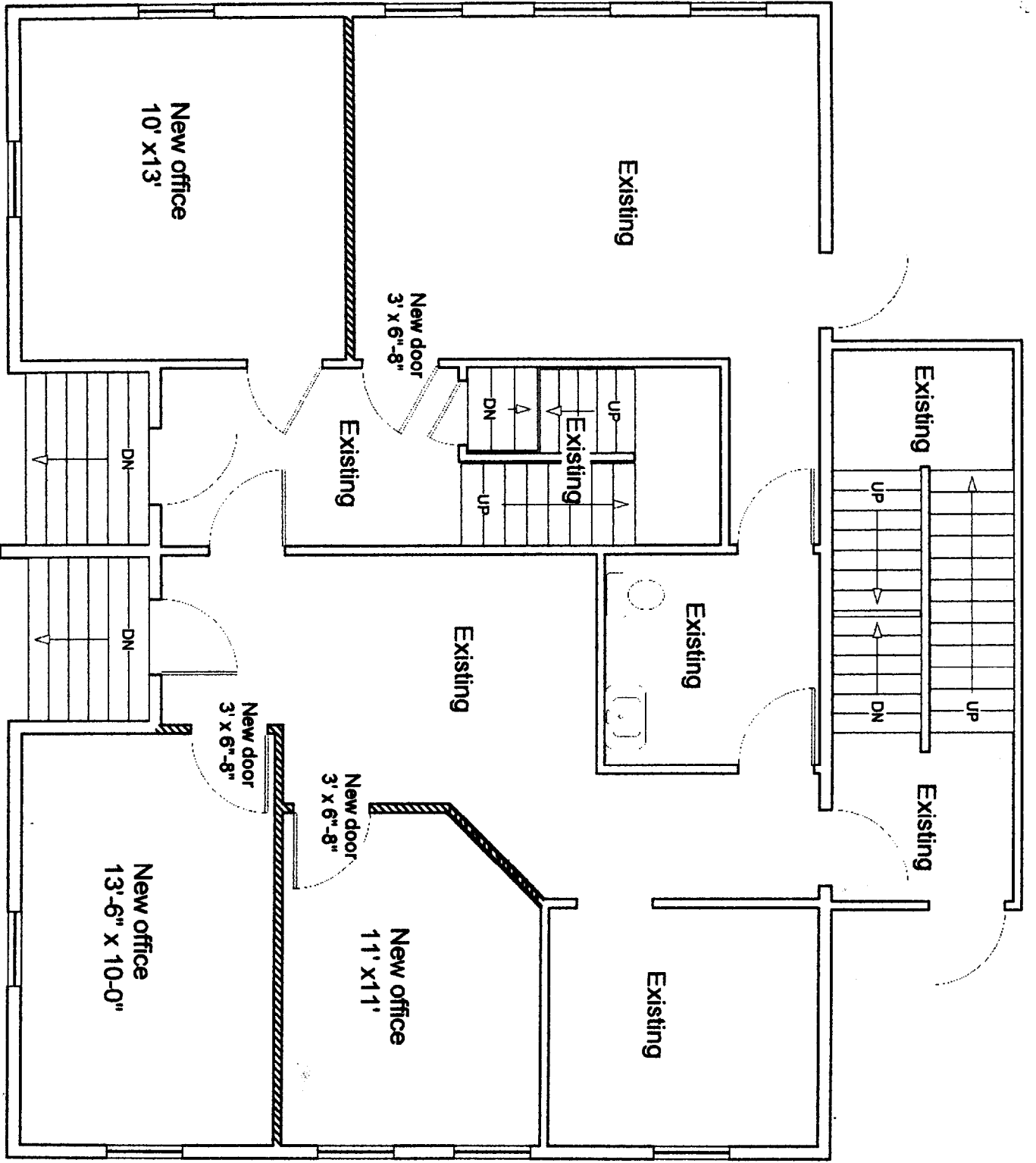


Signature of applicant: <i>[Signature]</i>	Date: 07-02-03
--------------------------------------------	-----------------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

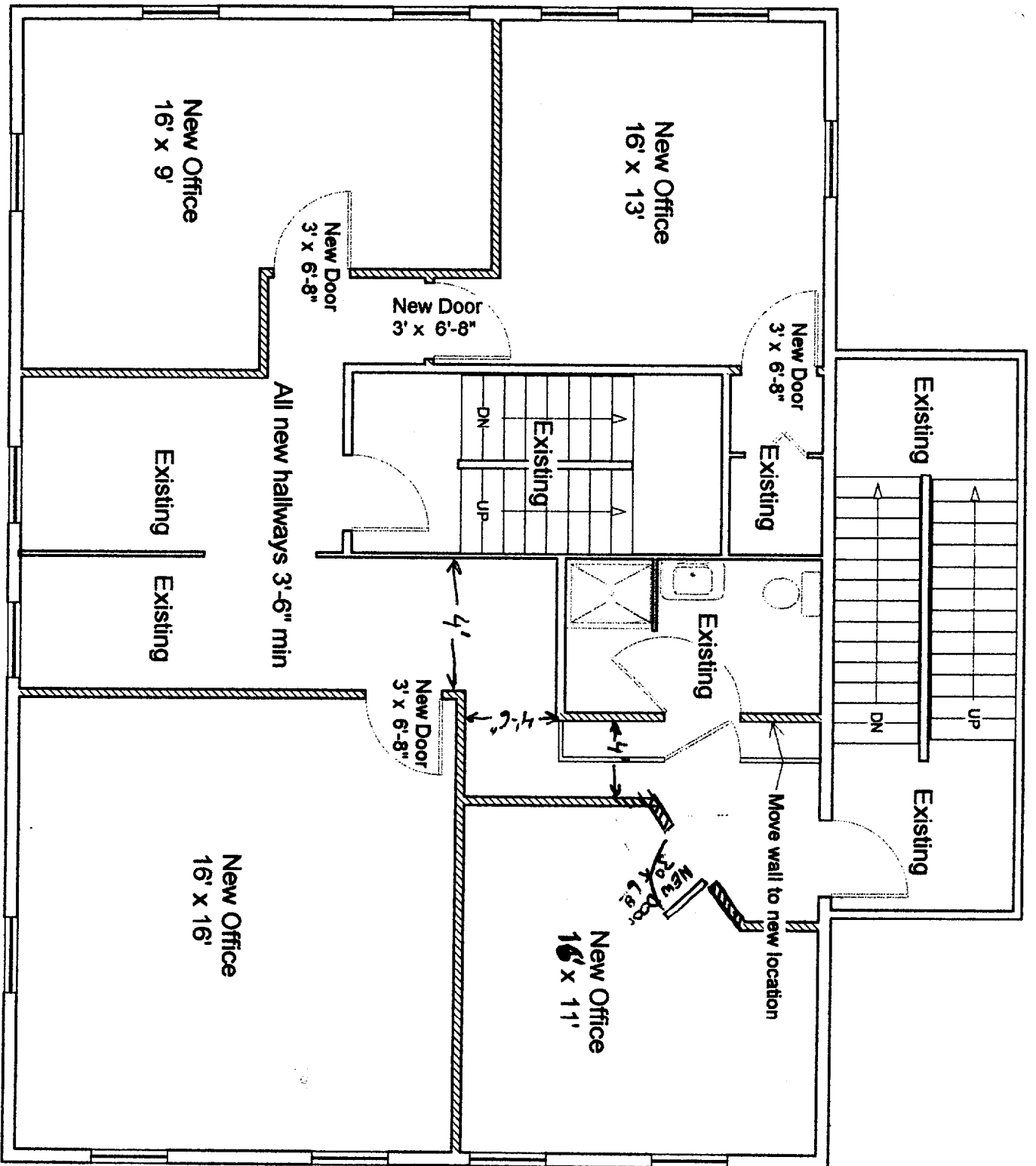
This is not a Permit; you may not commence any work until the Permit is issued.

244 71
30.00



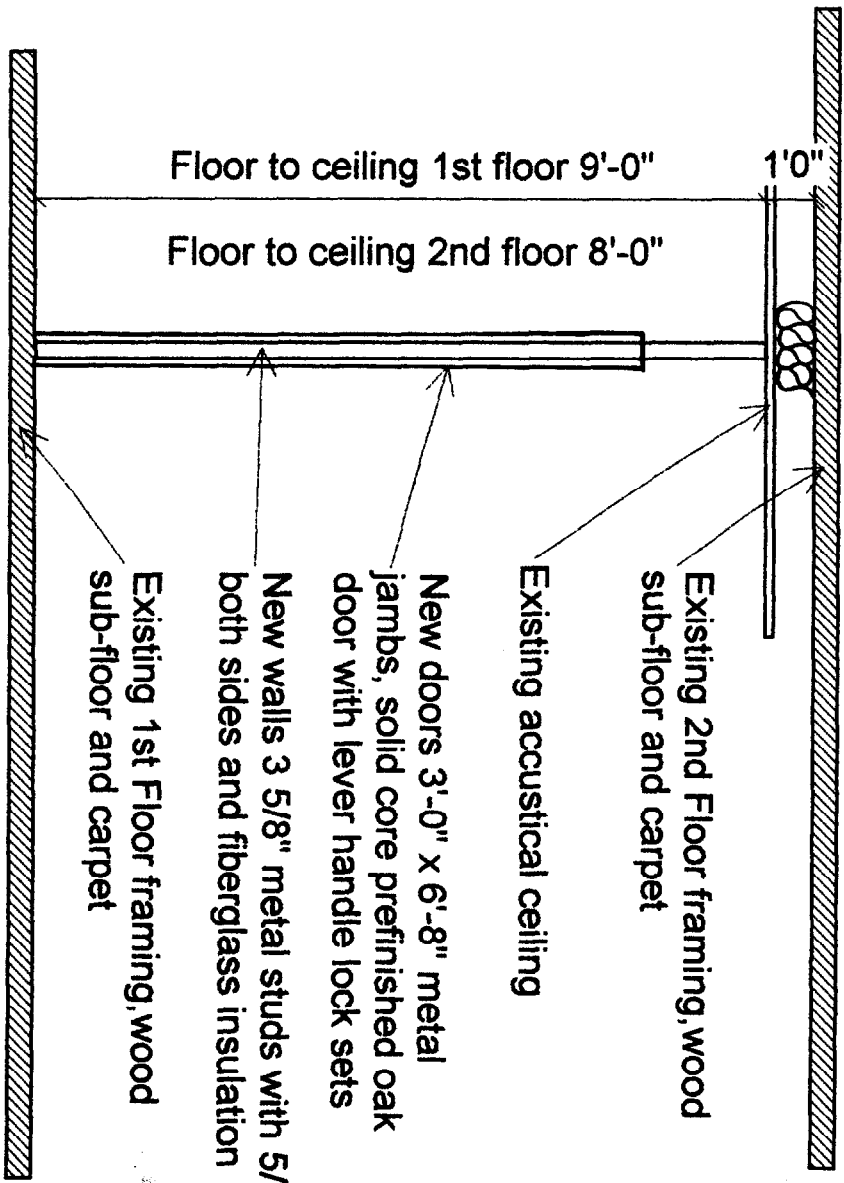
1st Floor existing plan with new office walls - NOT TO SCALE

All New walls to be 3 5/8" metal studs with 5/8" drywall framed on top of existing carpet to underside of existing acoustical ceiling



2nd Floor existing plan with new walls - NOT TO SCALE

All New walls to be 3 5/8" metal studs with 5/8" drywall framed on top
 of existing carpet to underside of existing accoustical ceiling



Framing cross section typical through out - Not to scale

Monaghan

Woodworks Inc.



COMMERCIAL & RESIDENTIAL CONSTRUCTION

100 Commercial Street, Box 105, Portland, Maine 04101

TRANSMITTAL SHEET

TO:	FROM:
City of Portland Building Office	Michael Monaghan
COMPANY:	DATE:
Monaghan Woodworks Inc.	7/2/2003
PROJECT LOCATION:	TOTAL PAGES:
25-27 Middle Street	
PHONE NUMBER:	FAX NUMBER:
207-775-2683	207-772-6726
PROJECT NAME:	ATTACHMENT:
25 Middle Street	Yes

WE TRANSMIT HEREWITH:

For Your:

- Information
- Review
- Approval
- Record

The following:

- Drawings
- Shop drawings
- Product literature
- Other _____

REMARKS:

Owner Address 25-27 Middle Street Assoc.
25 Middle Street
Portland, Maine 04101

Parcel ID 020 E023001

Location 25 to 27 Middle Street

Land Use RETAIL & PERSONAL SERVICE

Book/Page 17317/169

Legal 20-E-23-25
MIDDLE ST 23-27

4178 SF


1 Year	#	Bldg	Identical
Built	Units	Sq.	Units
1900	1	Ft.	1
		6740	

Work to include under this permit:

1. Demo walls per plan.
 - All walls non-structural.
 - All MEPS and other hazardous materials to be removed professionally.
 - Demo materials not to be stored outside and site to remain clean.
2. Construct walls per plan
 - Walls to be 2x4 metal stud with insulation, 5/8" drywall both sides.
3. Wire new offices per code.
4. Add emergency lights and signs per code.
5. Patch ceilings as necessary.
6. NO EXTERIOR WORK>
7. Provide and install fire extinguishers per code.

Please call 207-775-2683 ext 30 with any questions.

Thank you,



Michael Monaghan, President
Monaghan Woodworks Inc.



VACANT BUILDING

RESIDENCES

VILLAGE CAFE

FOOD WORKS

ARI INSURANCE

PARKING LOT

MCCALLUM & CONLEY ACCOUNTING

MIDDLE STREET



NOTE: ALL LOCATIONS ARE APPROXIMATE ONLY

APPROXIMATE SCALE: 1" = 10'

FIGURE 2

SITE PLAN
Office Building
25-27 Middle Street
Portland, Maine



200 St. John Street, Suite 714 Portland, Maine 04102

File J:\Site\027\027-01.dwg