

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## INSPECTION PERMIT

Permit Number: 060351

**PERMIT ISSUED**  
MAR 28 2006

This is to certify that 50 MONUMENT SQUARE / C / Monaghan Woodworks, Inc.  
has permission to Construction of a 10' sheetrock wall w/ door for security purposes (5th floor lobby for Ingraham)  
AT 50 MONUMENT SQ 027 F001001

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission proceeds before this building or part thereof is occupied or closed-in. 4 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. Craig Cross 3-20-06  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Department Name \_\_\_\_\_

*[Signature]* 3/24/06  
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: | <b>PERMIT ISSUED</b> | CBL:        |
| 06-0351    |                      | 027 R001001 |

|  |   |  |                             |
|--|---|--|-----------------------------|
| <b>Location of Construction:</b><br>50 MONUMENT SQ | <b>Owner Name:</b><br>50 MONUMENT SQUARE LLC        | <b>Owner Address:</b><br>PO BOX 868  | <b>Phone:</b>               |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Monaghan Woodworks, Inc. | <b>Contractor Address:</b><br>100 Commercial St Suite 311 Portland, ME 04101 | <b>Phone:</b><br>2077752683 |
| <b>Lessee/Buyer's Name</b>                         | <b>Phone:</b>                                       | <b>Permit Type:</b><br>Alterations - Commercial                              | <b>Zone:</b><br>B3          |

|                                |   |                               |                                    |                           |
|--------------------------------|---|-------------------------------|------------------------------------|---------------------------|
| <b>Past Use:</b><br>Commercial | <b>Proposed Use:</b><br>Commercial/ Construction of a 10' sheetrock wall w/ door for security purposes (5th floor lobby for Ingraham) | <b>Permit Fee:</b><br>\$39.00 | <b>Cost of Work:</b><br>\$2,000.00 | <b>CEO District:</b><br>1 |
|--------------------------------|---|-------------------------------|------------------------------------|---------------------------|

|   |   |   |
|---|---|---|
| <b>Proposed Project Description:</b><br>Construction of a 10' sheetrock wall w/ door for security purposes (5th floor lobby for Ingraham) | <b>FIRE DEPT:</b><br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>See Conditions</i> | <b>INSPECTION:</b><br>Use Group: 3 Type: 2c<br><i>3/24/06</i><br><i>Ch. Gump</i><br>Signature: <i>5/24/06</i> |
|---|---|---|

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action  Approved  Approved w/Conditions  Denied

Signature \_\_\_\_\_ Date \_\_\_\_\_

|                                    |  |                        |
|------------------------------------|--|------------------------|
| <b>Permit Taken By:</b><br>Idobson | <b>Date Applied For:</b><br>03/16/2006 | <b>Zoning Approval</b> |
|------------------------------------|--|------------------------|

|   |   |   |
|---|---|---|
| <p><b>Special Zone or Reviews</b></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 _____</p> | <p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><i>see with Bick</i></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 <i>Any other work requires a separate permit!</i></p> <p>Date: <i>approved this Historic Preservation</i></p> |
|---|---|---|

**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 |

|  |   |   |  |                                |
|--|---|---|--|--------------------------------|
|  |   | <b>Permit No:</b><br>06-0351  | <b>Date Applied For:</b><br>03/16/2006 | <b>CBL:</b><br>027 F001001     |
| <b>Location of Construction:</b><br>50 MONUMENT SQ   | <b>Owner Name:</b><br>50 MONUMENT SQUARE LLC        | <b>Owner Address:</b><br>PO BOX 1868  |  | <b>Phone:</b>                  |
| <b>Business Name:</b>  | <b>Contractor Name:</b><br>Monaghan Woodworks, Inc. | <b>Contractor Address:</b><br>100 Commercial St Suite 311 Portland  |  | <b>Phone</b><br>(207) 775-2683 |
| <b>Lessee/Buyer's Name</b>   | <b>Phone:</b>                                       | <b>Permit Type:</b><br>Alterations - Commercial   |  |                                |
| <b>Proposed Use:</b><br>Commercial/ Construction of a 10' sheetrock wall w/ door for security purposes (5th floor lobby for Ingraham)  |   | <b>Proposed Project Description:</b><br>Construction of a 10' sheetrock wall w/ door for security purposes (5th floor lobby for Ingraham) |  |                                |
| <b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 03/20/2006<br><b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span><br>1) ANY exterior work requires a separate review and approval thru Historic Preservation<br>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.   |   |   |  |                                |
| <hr/> <b>Dept:</b> Building <b>Status:</b> Approved <b>Reviewer:</b> Mike Nugent <b>Approval Date:</b> 03/24/2006<br><b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span>   |   |   |  |                                |
| <hr/> <b>Dept:</b> Fire <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Cptn Greg Cass <b>Approval Date:</b> 03/20/2006<br><b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span><br>1) The Fire alarm system shall be certified to NFPA 72 compliance.<br>2) The sprinkler system shall be certified to NFPA 13 compliance<br>3) Any locking device should match existing master key. OR new labeled key shall be placed in the knox box.<br>4) New wall required to be smoke proof and one hour fire rated assembly. |   |   |  |                                |

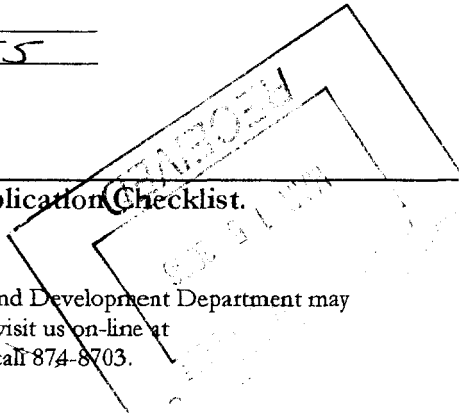




# General Building Permit Application

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>50 Monument Sq, Portland ME 04101</u>  |                    |  |  |
| Total Square Footage of Proposed Structure<br><u>10 linear feet</u>   |                    | Square Footage of Lot  |  |
| Tax Assessor's Chart, Block & Lot   |                    | Owner:   | Telephone:                                   |
| Chart#<br><u>27</u>   | Block#<br><u>4</u> | Lot#<br><u>1</u>   | <u>50 Monument Sq LLC</u><br><u>874-1055</u> |
| Lessee/Buyer's Name (If Applicable)   |                    | Applicant name, address & telephone:   | Cost Of Work: \$ <u>2000</u>                 |
|   |                    | <u>50 Monument Sq, LLC</u><br><u>50 Monument Sq.</u><br><u>Portland, ME 04104</u><br><u>Att: Peter Dietz</u> | Fee: \$ <u>39.00</u>                         |
|   |                    |  | C of O Fee: \$ <u>39.00</u>                  |
| Current Specific use: <u>x Common area passageway</u>   |                    |  |  |
| Proposed Specific use: <u>Secured passageway.</u>   |                    |  |  |
| Project description: <u>Construction of 10' sheetrock wall with one 70 lockable door. The purpose is to secure existing office suite from common area elevator lobby.</u> |                    |  |  |
| Contractor's name, address & telephone: <u>Monahan Woodworks, Inc., 100 Commercial St., Portland, Maine 04101 (207)-775-2683</u>  |                    |  |  |
| Who should we contact when the permit is ready: <u>Peter Dietz</u>  |                    |  |  |
| Mailing address:  |                    | Phone: <u>(207) 874-1055</u>   |  |
| <u>Ingraham</u><br><u>50 Monument Sq</u><br><u>Portland, ME 04104</u>   |                    |  |  |



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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), 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: *Peter Dietz* for 50 Monument LLC Date: 3/15/06

**This is not a permit; you may not commence ANY work until the permit is issued.**



COMMERCIAL & RESIDENTIAL CONSTRUCTION  
100 Commercial Street, Box 105, Portland, Maine 04101

**SUBMITTED TO:**

Ingraham  
50 Monument Sq.  
Portland, ME 04101

**PHONE:** (207)874-1055  
**PROPOSAL DATE:** January 11, 2006  
**PROJECT:** Fifth Floor Lobby Work.  
**LOCATION:** 50 Monument Square

**PROPOSAL**

**DESCRIPTION OF WORK**

The proposed fifth floor elevator lobby project consists of framing a new L-shaped wall approximately 10' in length, as discussed. The new wall will be steel framed to the underside of the acoustical ceiling (ACT). The wall will be insulated and finished with 5/8" drywall on both sides and terminated with mud on the ceiling bead at the ACT. Both sides will receive wood baseboard to match existing. The existing door and hardware (as discussed) will be installed.

Exclusions:

- Permit.
- Any additional exit signs.
- Any additional emergency lights.
- Painting.
- Sprinkler work.
- HVAC work.

**TOTAL, PRICE PER ABOVE:** **\$1,890.00**

**Terms:** 30 Days from date of invoice. A delinquency charge of 11/2% per month (Annual Percentage rate of 18%) will be applied to all accounts not paid when due.

**Note:** We may withdraw this proposal if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and accepted. Monaghan Woodworks Inc. is authorized to do the work as specified. Payment will be made as outlined above.

**SUBMITTED BY:** \_\_\_\_\_  
Michael Monaghan, President

**DATE:** \_\_\_\_\_

**ACCEPTED BY:** \_\_\_\_\_  
(Authorized Signature)

**DATE:** \_\_\_\_\_

2741

**Dietz, Peter**

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**From:** Brad Finlay [bfinlay@mwoodworks.com]  
**Sent:** Friday, January 20, 2006 1:02 PM  
**To:** Dietz, Peter  
**Subject:** FW: Ingraham glass  
**Attachments:** Ali Malone.vcf; Lobby Glass Budget.pdf

Hi Peter,

The attached spreadsheet should be self explanatory, but please give me a call if there are any questions I can answer for you. Thank you.

Brad Finlay  
Monaghan Woodworks  
100 Commercial Street  
Portland, Maine 04101  
207-775-2683  
207-772-6726 (fax)



-----Original Message-----

**From:** Ali Malone  
**Sent:** Friday, January 20, 2006 11:11 AM  
**To:** Brad Finlay  
**Subject:** Ingraham glass

*Ali Malone*  
Monaghan Woodworks, Inc.  
[amalone@mwoodworks.com](mailto:amalone@mwoodworks.com)  
P - 207-775-2683x35  
F - 207-772-6726

2741

# BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Footing/Building Location Inspection;  | Prior to pouring concrete  |
| <input checked="" type="checkbox"/> Re-Bar Schedule Inspection:            | Prior to pouring concrete  |
| <input type="checkbox"/> Foundation Inspection:                            | Prior to placing ANY backfill  |
| <input checked="" type="checkbox"/> Framing/Rough Plumbing/Electrical:     | Prior to any insulating or drywalling  |
| <input checked="" type="checkbox"/> <b>Final/Certificate</b> of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. **All** projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

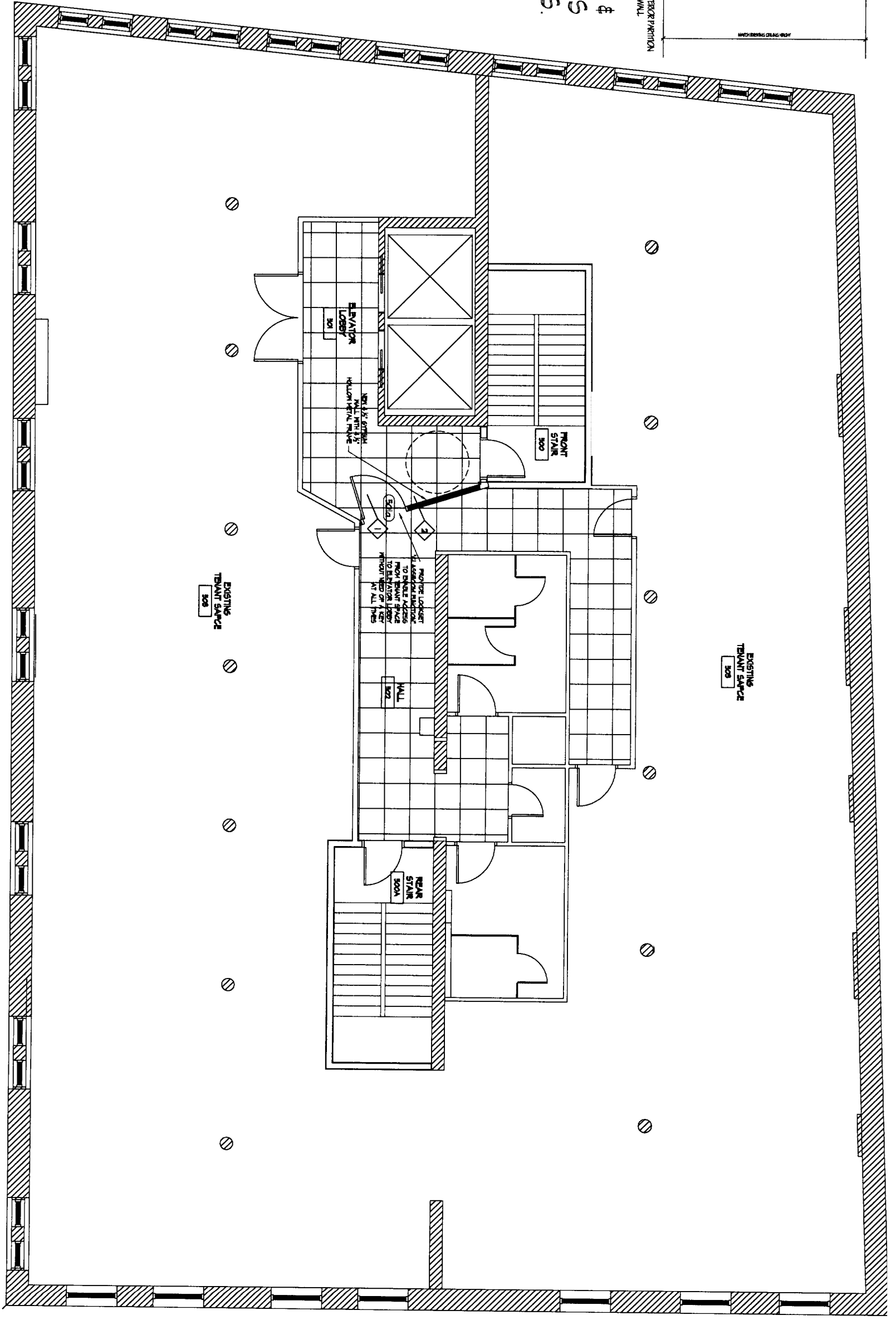
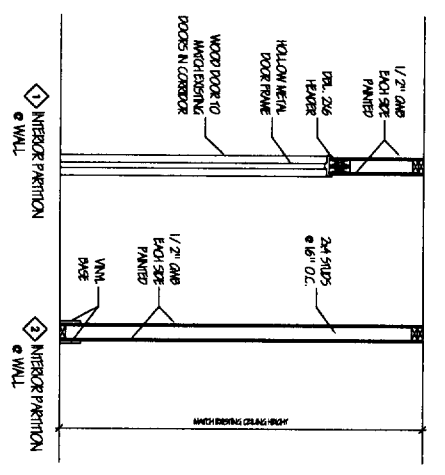
\_\_\_\_\_  
Date

CBL: 2771

Building Permit #:

060.751

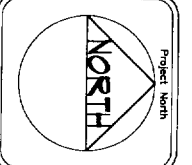
**TYPICAL WALL &  
HEADER DETAILS  
N.T.S.**



Fifth Floor Plan

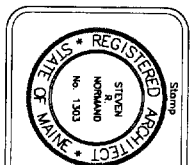
Sheet Number  
**A1.5**

Revisions  
2



Project  
Ingraham Offices  
50 Monument Square  
Portland, Maine

Title  
Security Partition w/ Door  
Fifth Floor Plan  
Scale: 1/4" = 1'-0"  
Date: March 14, 2006



154 Park Row, 9th  
Floor, Office, Box 04011  
Brunswick, Maine, 04011  
Tel: (207) 725-1799  
Fax: (207) 725-1799  
Email: info@normand.com

