

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number 06116306
AUG 25 2006

This is to certify that MAD ID W LLC / Monaghan Woodworks Inc.

has permission to Tenant fit-up w/ exterior modifications

CITY OF PORTLAND

AT 121 COMMERCIAL ST

029 D002001

provided that the person or persons in firm or possession 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 when permission is procured before this building or part thereof is used or service is closed-in. 4
YOUR 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. Corea C...

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (07) 874-8703, Fax: (207) 874-8716

Permit No:	06-1163	PERMIT ISSUED	DL:	029 D002001
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Location of Construction: 121 COMMERCIAL ST	Owner Name: MAD COW LLC	Owner Address: 100 COMMERCIAL ST	Phone:	AUG 25 2006
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone: 207752683	
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3	

Past Use: Commercial - Angies Pizza restaurant	Proposed Use: Commercial change of use Tenant fit-up for retail (Company C) w/ exterior modifications	Permit Fee: \$775.00	Cost of Work: \$68,000.00	CEO District: 1
Proposed Project Description: Change of use and Tenant fit-up for retail w/ exterior modifications		FIREDEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Greg Crag</i>	INSPECTION: Use Group: <i>M</i> Type: <i>50</i> <i>8/21/06</i> <i>[Signature]</i>	
		Signature:	Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>retail use</i>		
		Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: <i>[Signature]</i>	Date: <i>8.10.06</i>	

Permit Takes By: dmartin	Date Applied For: 08/04/2006	Zoning Approval		
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<p>1.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</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"/> Denied</p> <p><i>ok with conditions</i> Date: <i>8/10/06</i></p>	<p>Zoning Appeal</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>Historic Preservation</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 checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>to this date 8/10/06</i></p> <p>Date: <i>8/15/06</i> <i>[Signature]</i></p>
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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

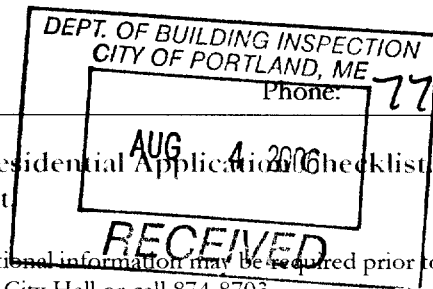


Commercial Building Permit Application

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: 123 COMMERCIAL ST		
Total Square Footage of Proposed Structure 2,470 # EXISTING	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 029 0002 001	Owner: MAD COW LLC 100 COMMERCIAL ST. SUITE 305 PORTLAND, ME 04101	Telephone: 775-2252
Lessee/Buyer's Name (If Applicable) COMPANY C 102 TURNPIKE RD. CONCORD, NH 03301	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. SUITE 205 PORTLAND, ME 04101	Cost Of Work: \$ 68,000 Fee: \$ 633.00 + 75.00 C.O.
Current Specific use: VACANT (Was and Angies Pizzeria)	\$708.00	
Proposed Specific use: RETAIL (Company C)		
Project description: TEHANT FIT-UP WITH REAR EXTERIOR MODIFICATIONS.	Total 775.00 5189 Fee 700.00 copy 75.00 775.00	
Contractor's name, address & telephone: MONAGHAN WOODWORKS		
Who should we contact when the permit is ready: MICHAEL MONAGHAN		
Mailing address: 100 COMMERCIAL ST. SUITE 311 PORTLAND, ME 04101		
		Phone: 775-2683

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 representatives 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: *[Signature]* Date: **AUG 03, 2006**

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1 163	Date Applied For: 08/04/2006	CBL: 029 D002001
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Location of Construction: 121 COMMERCIAL ST	Owner Name: MAD COW LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial change of use Tenant fit-up for retail (Company C) w/ exterior modifications	Proposed Project Description: Change of use and Tenant fit-up for retail w/ exterior modifications
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 08/15/2006

Note: **Ok to Issue:**

- 1) • Repoint and clean entire façade, replacing very poor infill on western end of wall if necessary for a uniform treatment. New brick and mortar shall match predominant brick and mortar. Do not introduce a third type of brick.
- 2) • That all of the pipes (currently rusted) be painted out in a dark or recessive color.
- 3) • The existing metal fascia be replaced or repaired on the eastern end of the building.
- 4) • Submit window and door installation detail (brickmold?) to staff for final approval.
- 5) • Submit window and door cuts to staff for final approval (must equal in quality those that have received approval for use on Wharf Street).
- 6) • This approval is subject to an on-site inspection by Historic Preservation Staff upon completion.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/10/2006

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District
- 3) This property shall remain a retail use with the issuance of this permit and subsequent issuance of a certificate of occupancy.. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for any new signage.
- 5) This property is located within a Pedestrian Activities District where first floor uses are limited to retail-like uses. Any existing windows shall not be reduced in size or covered without a specific review.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/21/2006

Note: **Ok to Issue:**



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: MARK MUELLER ARCHITECTS

Address of Project: 123 COMMERCIAL ST. - PORTLAND, ME 04101

Nature of Project: TENANT FIT-UP WITH REAR EXTERIOR
MODIFICATIONS.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: 

Title: ARCHITECT

Firm: MARK MUELLER ARCHITECTS

(SEAL).

Address: 100 COMMERCIAL STREET
SUITE 205
PORTLAND, MAINE 04101

Phone: 207.774.9057

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, ~~Maine~~ 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MARK MUELLER ARCHITECTS

RE: Certificate of Design

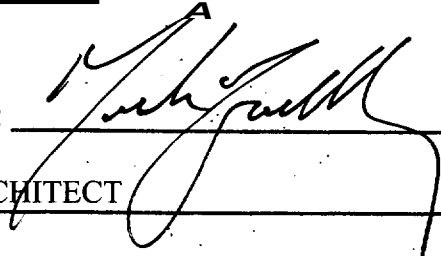
DATE: AUGUST 03,2006

These plans **and/** or specifications covering construction work on:

TENANT FIT-UP WITH REAR EXTERIOR MODIFICATIONS.

Have been designed **and** drawn **up** by the undersigned, a Maine registered Architect/
Engineer according to the 2003 International Building Code and local amendments.

(SEAL)

Signature: 

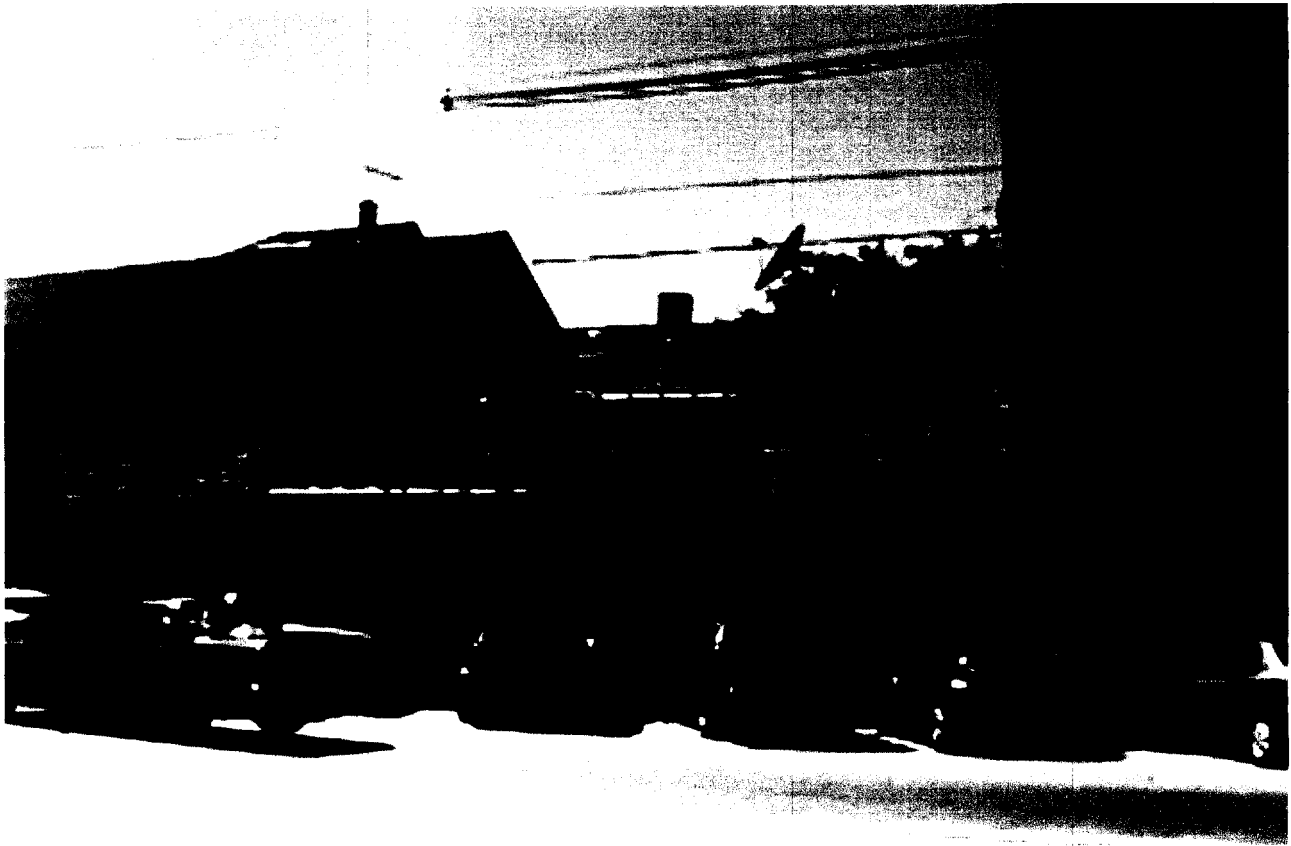
Title: ARCHITECT

Firm: MARK MUELLER ARCHITECTS

As per Maine State Law:

\$50,000.00 or more in new construction, repair
expansion, **addition**, or modification for
Building or **Structures**, **shall** be prepared by a
registered design **Professional**.

Address: 100 COMMERCIAL STREET
SUITE 205
PORTLAND, MAINE 04101





City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of ~~Buildings~~ City of Portland, Maine
 Department of Planning & Urban Development
 Division of ~~Housing~~ & Community Services

FROM: MARK MUELLER ARCHITECTS

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: AUGUST 03, 2006

These plans and/or specifications covering construction work on:

TENANT FIT-UP WITH REAR
EXTERIOR MODIFICATIONS

Have been **designed** and **drawn up** by the undersigned, a **Maine** registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

Signature *Mark Mueller*
 Title ARCHITECT
 Firm MARK MUELLER ARCHITECTS
 Address 100 COMMERCIAL ST.
SUITE 205
PORTLAND, ME 04101

FROM DESIGNER: MARK MUELLER ARCHITECTS

DATE: AUGUST 03, 2006

Job Name: COMPANY C

Address of Construction: 123 COMMERCIAL ST. - PORTLAND, ME 04101

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) MERCANTILE

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO
Is the Structure mixed use? YES if yes, separated or non separated (see Section 302.3) NON-SEPERATED

Supervisory alarm system? NO Geotechnical/Soils report required? (See Section 1802.2) N/A

STRUCTURAL DESWVN CALCULATIONS

SEE SHEET Submitted for all structural members
S0 (100.1, 100.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area Use	Loads Shown
<u>RETAIL: 1ST FLOOR</u>	<u>100 psf</u>
-	-
-	-
-	-
-	-

- Live load reduction (1603.1.1, 1607.9, 1607.10)
N/A Roof live loads (1603.1.2, 1607.11)
Roof snow loads (7603.7.3, 1608)
60 Ground snow load, P_g (1608.2)
- If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.6)
1.0 Roof thermal factor, C_t (Table 1608.3.2)
- Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1609.3)
1.0 Building category and wind importance factor, I_w (Table 1604.6, 1609.5)
C Wind exposure category (1609.4)
+/- 0.18 Internal pressure coefficient (ASCE 7)
- Component and cladding pressures (1609.1.1, 1609.6.2.2)
19.5 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

N/A Seismic design category (1616.3)
- Basic seismic-force-resisting system (Table 1617.8.2)
- Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)
- Analysis procedure (1616.8, 1617.5)
- Design base shear (1617A, 1617.5.1)

Flood loads (1603.1.6, 1612)

N/A Flood hazard area (1612.3)
- Elevation of structure

Other loads

Earthquake design data (1603.1.5, 1614-1623)

1614.3 Design option utilized (1614.1)
N/A Seismic use group ("Category") (Table 1604.5, 1616.2)
- Spectral response coefficients, S_Ds & S_D1 (1615.1)
- Site class (1615.1.5)

- Concentrated loads (1607.4)
- Partition loads (1607.5)
- Impact loads (1607.8)
- Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

From: "Mark Mueller" <mark@muellerarchitects.com>
To: "Gregory Cass" <GEC@portlandmaine.gov>
Date: 8/23/2006 11:09:13 AM
Subject: RE: plan review, Company C

Greetings Greg,

I have reviewed your checklist and feel the information requested is already on the drawings. One item (7b) could use clarification.

Regarding 7b. The most restrictive dimension is from the basement where we propose one exit. The maximum common path of travel distance per NFPA 101, sect. 36.2.4 (2) allowing a single exit is 75'. In our project the most remote point in the basement to the exit itself in the rear alley is 71'.

Therefore; we meet this requirement.

If you have any additional questions please do not hesitate to call.

mark

Mark Mueller AIA
Mark Mueller Architects
100 Commercial Street
Suite 205
Portland, Maine 04101
mark@muellerarchitects.com
Tele: 207.774.9057
Fax: 207.773.3851

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

From: Gregory Cass [mailto:GEC@portlandmaine.gov]
Sent: Wednesday, August 23, 2006 7:58 AM
To: mark@muellerarchitects.com
Subject: plan review

this is the minimum information I need to do plan reviews. I'm sending both Site and building checklists.

Thanks for your help
Greg