

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 030382

This is to certify that Robdog Realty Llc /Monaghan Woodw

has permission to Tenant Fit Up/Office Space- Floor 0

AT 161 Commercial St L 032 S004001

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 in progress must be reported before this building or part thereof is closed-in. **HEAVY 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. *[Signature]*
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 4/30/23
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: 03-0382	Issue Date:	CBL: 032 S004001
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Location of Construction: 161 Commercial St	Owner Name: Robdog Realty Llc	Owner Address: 336 Danforth St	Phone: 774-1288
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Downtown Row House/Vacant	Proposed Use: Office Space/4th Floor	Permit Fee: \$401.00	Contract Work: 24,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: NA 4/30/03	

Proposed Project Description: Tenant Fit Up/Office Space- 4th Floor Only	Signature: <i>[Signature]</i>	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: gad	Date Applied For: 04/23/2003	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: <i>ok B 4/30/03</i>	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 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: <i>Any exterior work requires a separate review</i>
	<i>Separate permits for the septic & any new garage</i>		

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

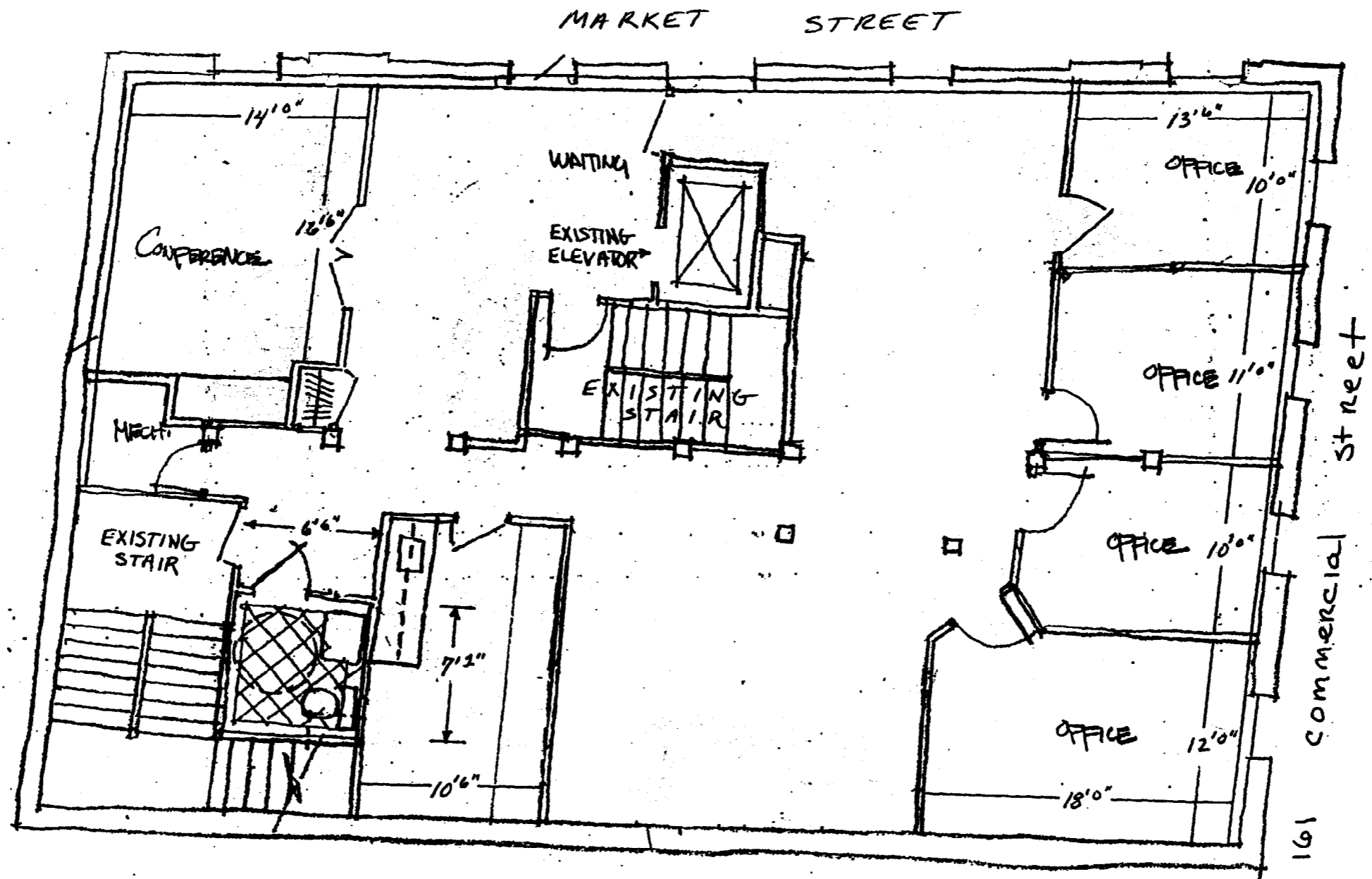
Permit No: 03-0382	Date Applied For: 04/23/2003	CBL: 032 S004001
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Location of Construction: 161 Commercial St	Owner Name: Robdog Realty Llc	Owner Address: 336 Danforth St	Phone: () 774-1288
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Office Space/4th Floor	Proposed Project Description: Tenant Fit Up/Office Space- 4th Floor Only
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 04/28/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 04/30/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 04/29/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) the fire alarm system shall be maintained to NFPA 72 standards			
2) the sprinkler system shall be maintained to NFPA 13 standards			

Comments:
04/29/2003-mjn: job exceeds \$50,000. Cost, plans must be provided and stamped by a design professional.
04/30/2003-mjn: Submitted new costs removing non building permit worthy items, new cost 48,000.



Moulton
Block

DATE: AUG. 30
SCALE: 1/8" = 1'-0"

4TH
FLOOR
PLAN

03-0382

All Purpose 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>161 COMMERCIAL ST - 4th FLOOR</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>3</u> Lot# <u>004</u>	Owner: <u>Robertson, John D & Sonia B</u>	Telephone: <u>774-1288</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MONAGHAN woodworks</u> <u>100 commercial st.</u>	Cost Of Work: \$48,000 <u>\$47,000</u> Fee: \$ <u>401.00</u>
Current use: <u>Vacant / ? Downtown Row / Retail / Personal</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>OFFICE</u>		
Project description: - <u>NO DEMO BASIC OFFICE FIT-UP, NO STRUCTURAL WORK</u> <u>4th FLOOR ONLY -</u>		
Contractor's name, address & telephone: <u>MONAGHAN woodworks</u> <u>100 commercial ST SUITE 311, PORTLAND</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775-2683 x 32</u> <u>756-5410</u> & cell		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Bradford H Fulmer</u>	Date: <u>4-23-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Monaghan



Woodworks Inc.

COMMERCIAL & RESIDENTIAL CONSTRUCTION

FACSIMILE TRANSMITTAL SHEET

TO:
MICHAEL NUGENT

FROM:
Michael Monaghan

FAX NUMBER:
874-8716

DATE:
04-29-04

COMPANY:
PORTLAND, CITY OF

TOTAL NO. OF PAGES
INCLUDING COVER:
1 OF 6

PHONE NUMBER:

SENDER'S REFERENCE
NUMBER:

RE:
MOULTON: Down 4th Floor

YOUR REFERENCE NUMBER:

URGENT

FOR REVIEW

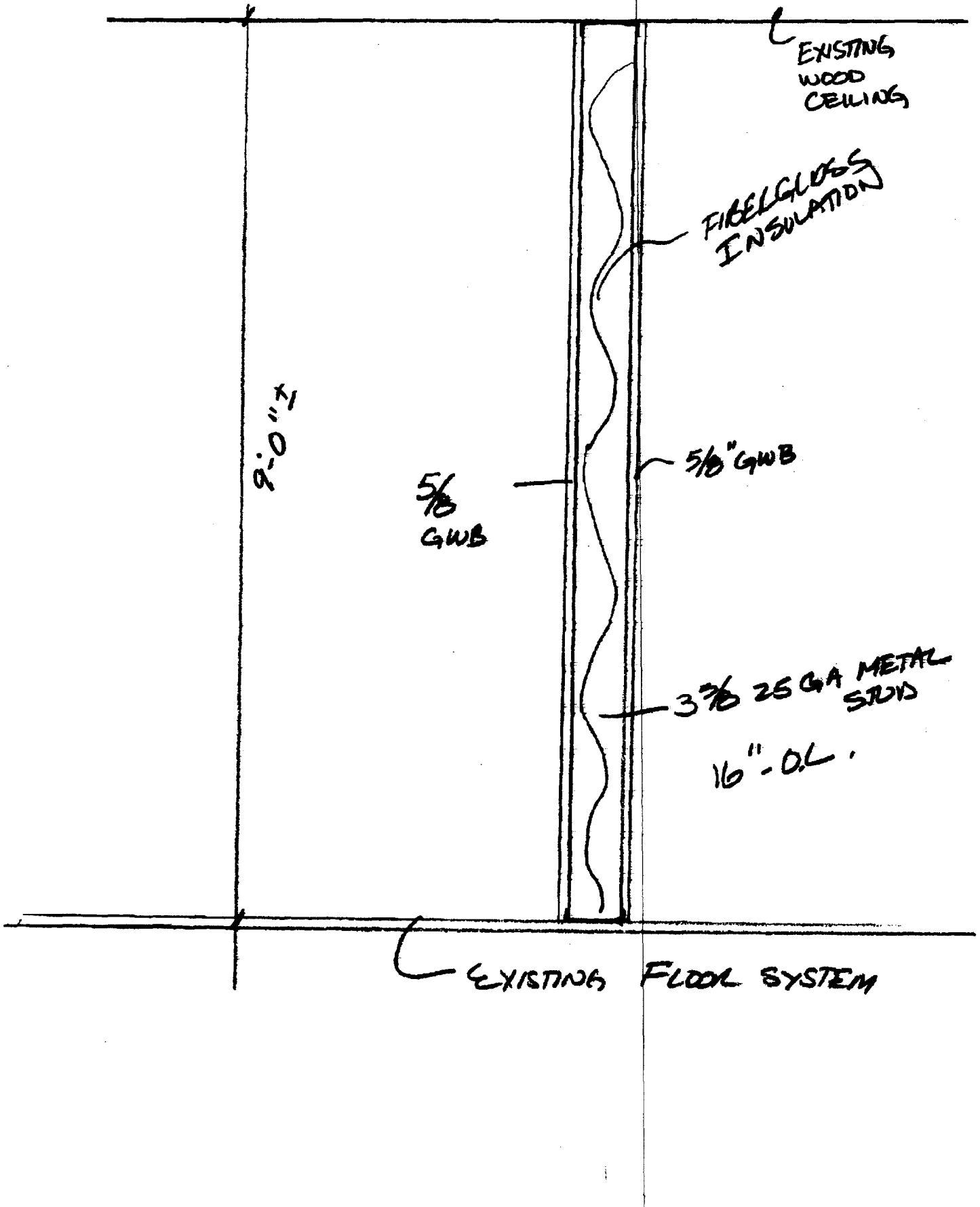
PLEASE COMMENT

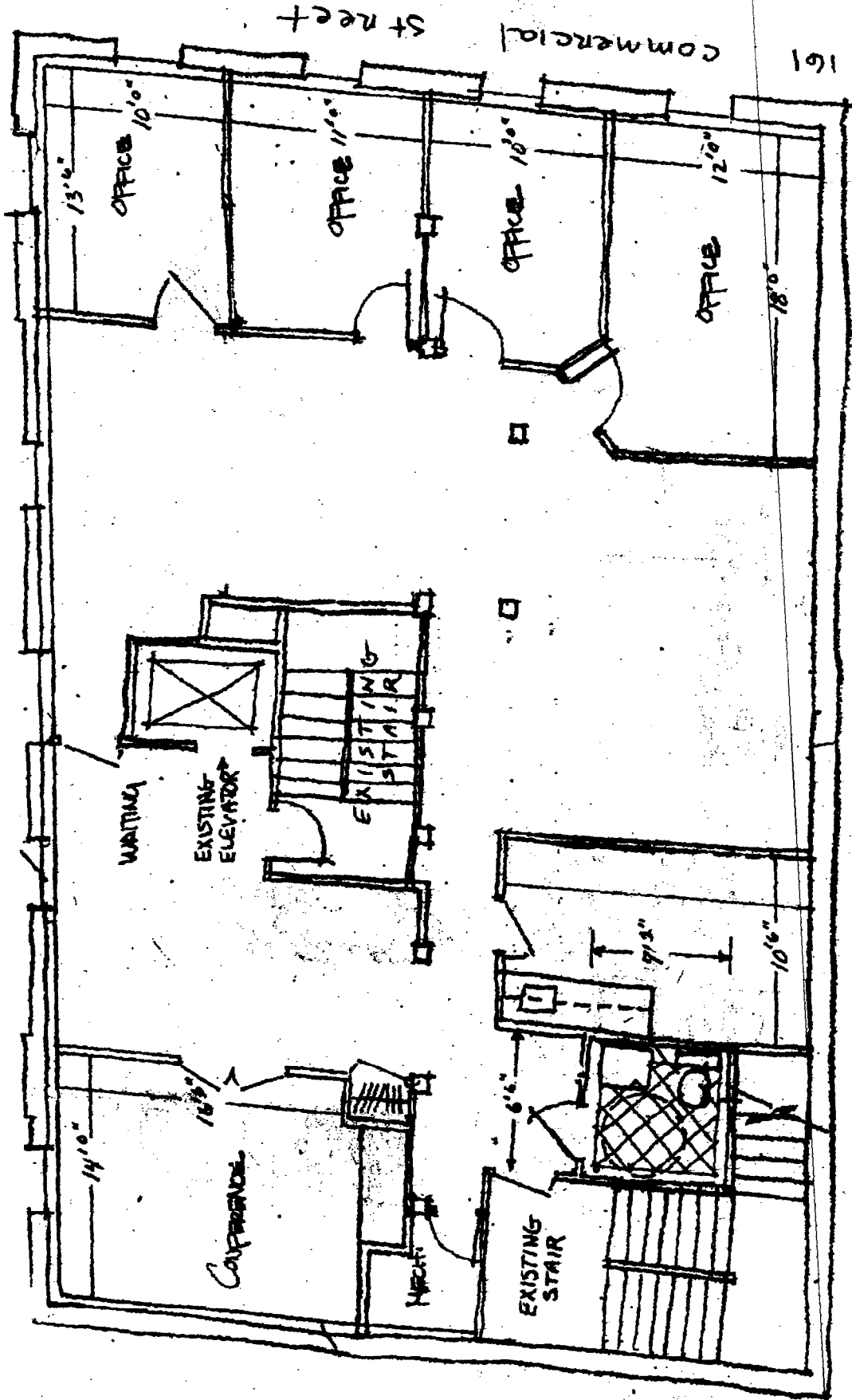
PLEASE REPLY

NOTES/COMMENTS:

*THANKS,
Michael*

TYP. INTERIOR NON-FIRE RATED WALLS

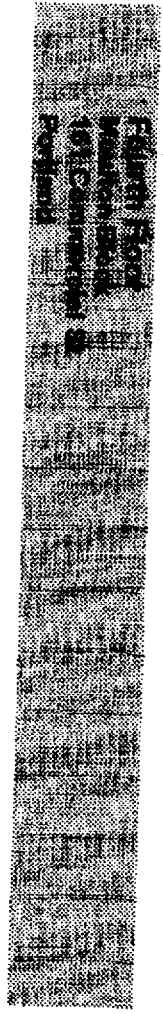




Moulton
Block

DATE: APR. 30
SCALE: 1/8" = 1'-0"

TH
Sheet
Plan



DESCRIPTION	TOTAL COST
DIV. 1 GENERAL CONDITIONS	
Permit and Fees	\$25.00
Arch and Eng.	0.00
Job Phone	125.00
SUBTOTAL Cost Factor	<u>650.00</u>
DIV. 2 SITE	
Waste Containers	300.00
SUBTOTAL Cost Factor	<u>300.00</u>
DIV. 3 CONCRETE	
N/A	0.00
SUBTOTAL Cost Factor	<u>0.00</u>
DIV. 4 MASONRY	
Repair	425.00
SUBTOTAL Cost Factor	<u>425.00</u>
DIV. 6 METALS	
N/A	0.00
SUBTOTAL Cost Factor	<u>0.00</u>

4/29/2003

4/29/2003

DISCRPTION			
	Div. 7	CARPENTRY	
		Finishwork & window trim	3,236.00
		Kitchen Cabinets	930.00
		SUBTOTAL	4,165.00
		Cost Factor	
	Div. 7	THERMAL & MOISTURE	
		Insulation, Wall	
		SUBTOTAL	0.00
		Cost Factor	
	Div. 8	DOORS & WINDOWS	
		Interior Doors	5,150.00
		Hardware	1,300.00
		SUBTOTAL	6,450.00
		Cost Factor	
	Div. 9	FINISHES	
		GWB & Steel	6,780.00
		Paint	2,600.00
		Flooring allowance	
		SUBTOTAL	9,380.00
		Cost Factor	
	Div. 10	SPECIALTIES	
		Bath Accessories	401.70
		3/8" Glass	0.00
		Mirrors	75.00
		SUBTOTAL	476.70
		Cost Factor	
	Div. 11	EQUIPMENT	
		N/A	
		SUBTOTAL	0.00
		Cost Factor	
		TOTAL COST	20,921.70

4/29/2003

DISCRPTION	TOTAL COST
Div. 15A	
MECHANICAL	
HVAC & Dist	7,900.00
SUBTOTAL	<u>7,900.00</u>
Cost Factor	
Div. 15B	
PLUMBING	
Bath Plumbing	
SUBTOTAL	<u>0.00</u>
Cost Factor	
Div. 16	
ELECTRICAL	
Electrical	9,800.00
Lights	3,500.00
Fire Protection	1,250.00
SUBTOTAL	<u>14,550.00</u>
Cost Factor	
SUBTOTAL	44,496.70
Contingency	
Administration and O&M @ 8%	3,559.74
TOTAL	<u>48,056.44</u>