

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030486

This is to certify that Robdog Realty Llc /Monaghan Woodwork
has permission to Add stairway, cooking demonstration kitchen w/ventilating, modification of interior walls
AT 161 Commercial St 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 on permit must be completed before this building or part thereof is laid or 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. W.M.D.
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 5/29/03
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: 03-0486	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: Retail kitchen store	Proposed Use: Retail kitchen store with cooking class kitchen and space on 2nd floor	Permit Fee: \$170.00	Cost of Work: \$21,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B 5/20/03
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Proposed Project Description:
Add stairway, cooking demonstration kitchen w/venting, modify interior walls

Signature: *[Handwritten Signature]* Signature: *[Handwritten Signature]*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 05/08/2003	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 <i>N/A</i> <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>5/16/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" 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: _____
	Separate permits 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0486	Date Applied For: 05/08/2003	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: Retail kitchen store with cooking class kitchen and space on 2nd floor	Proposed Project Description: Add stairway, cooking demonstration kitchen w/venting, modify interior walls
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/16/2003
Note: **Ok to Issue:**
1) ANY exterior work requires a separate review and approval thru Historic Preservation
2) Separate permits shall be required for any new signage.
3) 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:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/20/2003
Note: **Ok to Issue:**
1) Guards on opensided landings and stairways must be 42" in height w/ openings less than 4 inches.
Engineered shop drawings for stairs/installation must be provided prior to commencement of construction
Local exhaust system must comply with 1993 BOCA Mechanical Code. Exhaust exit must be as approved by Deb Andrews

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 05/19/2003
Note: **Ok to Issue:**
1) the fire alarm system shall be maintained to NFPA 72 standards
2) the sprinkler system shall be maintained to NFPA 13 standards
3) the venting shall be installed in accordance with NFPA 96 standards

Comments:
05/19/2003-mjn: Need a bit more detail, Mark Mueller notified.

03-0486

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.

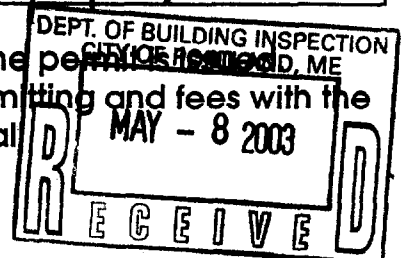
Location/Address of Construction: <u>101 COMMERCIAL ST.</u>		
Total Square Footage of Proposed Structure <u>3,300 SF. / FLOOR</u> ^{LEASE SPACE IS} <u>(2) STORIES</u>	Square Footage of Lot <u>N/A</u>	
(LEASEABLE) Tax Assessor's Chart, Block & Lot Chart# <u>21</u> Block# <u>5</u> Lot# <u>4</u> <u>032 S 004</u>	Owner: <u>Robdog LLC</u> <u>330 BANFORTH</u> <u>PORTLAND, MAINE</u>	Telephone: <u>774.1288</u>
Lessee/Buyer's Name (If Applicable) <u>MICHAEL LEVANDOWSKI</u> <u>LE ROUX KITCHEN</u> <u>101 COMMERCIAL ST.</u> <u>PORTLAND, ME.</u>	Applicant name, address & telephone: <u>MARK KWELER ARCHITECTS</u> <u>100 COMMERCIAL ST. #2005</u> <u>PORTLAND,</u>	Cost Of Work: \$ <u>21,200.00</u> Fee: \$ <u>170.00</u>
Current use: <u>RETAIL / BOCA BUSINESS USE</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>SAME AS ABOVE</u>		
Project description: <u>ADD INTERIOR NON-EGRESS COMMUNICATION STAIR, ADD COOKING DEMONSTRATION KITCHEN W/ VENTING HOOD, MODIFY INTERIOR WALLS</u>		
Contractor's name, address & telephone: <u>MONAHAN WORKWELLS</u> <u>100 COMMERCIAL ST, SUITE 105</u> <u>PORTLAND</u>		
Who should we contact when the permit is ready: <u>MIKE MONAHAN</u>		
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</u> <u>EXT. 30</u>		

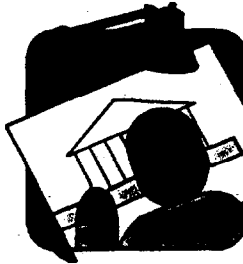
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>[Signature]</u>	Date: <u>MAY 6, 2003</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





CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: MARK MUELLER ARCHITECTS

DATE: MAY 8, 2003

Job Name: LE FOX KITCHEN

Address of Construction: 161 COMMERCIAL ST PORTLAND

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) MERCANTILE

Type of Construction 3 Bldg. Height N/A Bldg. Sq. Footage N/A

Seismic Zone N/A Group Class N/A

Roof Snow Load Per Sq. Ft. N/A Dead Load Per Sq. Ft. N/A

Basic Wind Speed (mph) N/A Effective Velocity Pressure Per Sq. Ft. N/A

Floor Live Load Per Sq. Ft. STORE 100 psf

Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No N/A

If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project.

MERCANTILE
FIRST FLOOR $3780 \text{ SF} / 30 \text{ gross} = 112$
SECOND FLOOR $2804 \text{ SF} / 60 \text{ " } = 47$

(Designers Stamp & Signature)

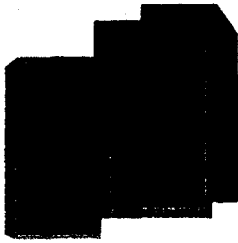
PSH 6/07/2K

SECOND FLOOR
STACK $516 \text{ SF} / 300 = 2$

TOTAL
OCCUPANT
LOAD 161



INTERNAL
RENOVATION



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

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

FROM: MARK MUELLER

RE: Certificate of Design

DATE: MAY 21, 2003

These plans and/or specifications covering construction work on:

LE ROUX KITCHEN
161 COMMERCIAL ST. PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)

Signature Mark Mueller

Title ARCHITECT

Firm MARK MUELLER ARCHITECTS
100 COMMERCIAL ST. #205

Address PORTLAND,

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.

From: Mike Nugent
To: DEB ANDREWS
Date: Mon, May 19, 2003 12:23 PM
Subject: 161 Comercial St. Leroux Kitchen

I am reviewing a permit to create the space for the "cooking school" with out and information for the local exhaust system, is there a final disposition on the exhaust issue?

I am hesitant to release this permit without local exhaust plans as a system is required for this use.

CC: John Lufkin; Lee Urban; MARK ADELSON



**M A R K
M U E L L E R
A R C H I T E C T S**

A.I.A.

To: Portland Bld'g Inspector	From: Mark Mueller
Attn: Mike Nugent	Date: May 1, 2003
Fax: 874-8716	Pages: 4 w/ Cover
Phone: 874-8700	Re: LeRoux / 100 Commercial

Urgent For Review Please Comment Please Reply

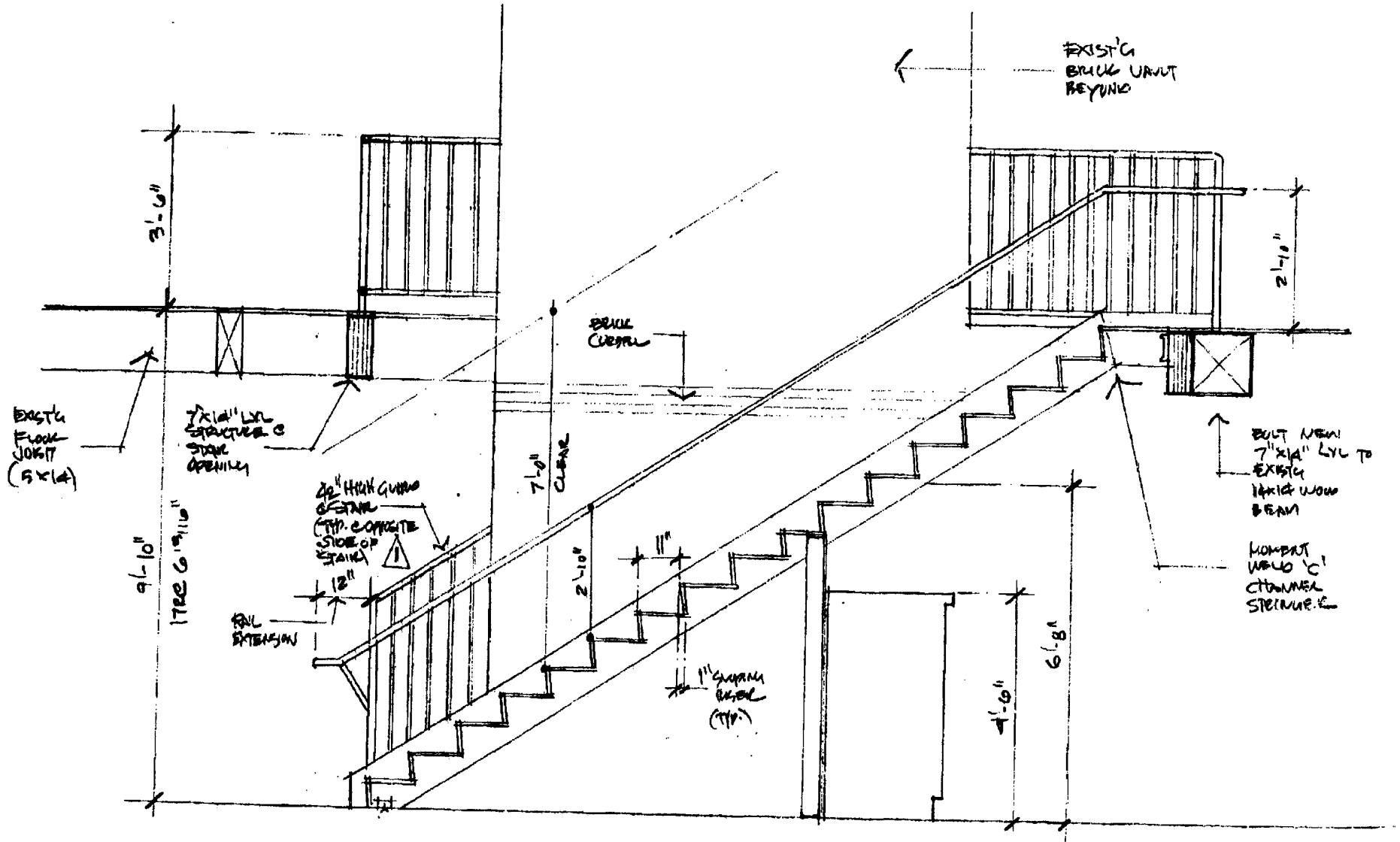
•Comments:

MIKE,

ENCLOSED ARE THE REVISIONS TO LEROUX KIRKON
MADE TO THE DRAWING ORIGINAL.

100 Commercial Street
Suite 205
Portland, Maine 04101
Phone/Fax 207.774.9057
E-mail: mm.arch@rcn.com





STAIR CONSTRUCTION:

- STAIR STRUCTURE SHALL BE C CHANNEL HOT ROLLED STEEL
- STAIR SHALL BE METAL TREADS, RISERS & HANDRAILS
- STAIRS SHALL BE DESIGNED TO MEET 100% LIVE LOAD
- TREADS SHALL BE SLIP-RESISTANT
- ENGINEER'S SHOP DRAWINGS WILL BE PART OF THE SUBMITTAL PROCESS

Stair Section

1/2" = 1'-0"



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 1/2 20 08 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy