

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

## BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 041151  
RECEIVED  
SEP 10 2004  
CITY OF PORTLAND

This is to certify that Robdog Realty Llc / Monaghan Woodworks Inc.

has permission to Commercial Office Tenant Group

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.

ification of inspection must be  
en and written permission procured  
ore this building or part thereof is  
hed or otherwise closed-in  
OUR NOTICE 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 \_\_\_\_\_  
DepartmentName

[Signature] 9/10/04  
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: 04-1171	Issue Date: 08/16/04	CBL: 032 S004001
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161 Commercial St	Robdog Realty Llc	336 Danforth St
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Suite 311 Portlan
Lessee/Buyer's Name	Phone:	Phone: 2077752683
		Permit Type: Commercial
		Zone: B-3

Past Use: Commercial Office	Proposed Use: Commercial Office Tenant Fit-up <i>22' x 11' level</i>	Permit Fee: \$525.00	Cost of Work: \$55,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>B</i> Type: <i>4</i> <i>9/10/04</i>	

Proposed Project Description: Commercial Tenant Fit-up	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>within but above 1st floor</i>	
	Action: <input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Signature: <i>[Signature]</i>	Date: <i>8/19/04</i>

Permit Taken By: Idobson	Date Applied For: 08/16/2004
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Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>8/19/04</i>	Date: <i>8/19/04</i>	Date: <i>Requires A</i>

*Separate review and approval*

**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

04 1171

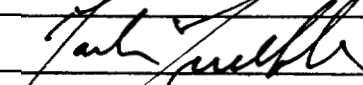

# All Purpose Building Permit Application

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.</u>		
Total Square Footage of Proposed Structure <u>1840</u>	Square Footage of Lot <u>.083 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>S</u> Lot#	Owner: <u>Rob Dog LLC</u> <u>336 Danforth St.</u> <u>Portland, ME</u>	Telephone: <u>774-1288</u>
Lessee/Buyer's Name (If Applicable) <u>Jean Hoffman</u>	Applicant name, address & <u>MARK MUELLER ARCHITECTS</u> <u>100 COMMERCIAL ST.</u> <u>SUITE 205 PORTLAND,</u>	cost Of _____
<u>Retail / Professional</u>		
<u>Office /</u>		
<u>OFFICE</u>		
<u>MONAGHAN WOODWORKS INC.</u> <u>100 COMMERCIAL ST. SUITE 311</u> <u>PORTLAND, MAINE</u> Contact: <u>MIKE</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.

	
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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 - Building or Use Permit**

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

<b>Permit No:</b> 04-1171	<b>Date Applied For:</b> 08/16/2004	<b>CBL:</b> 032 S004001
<b>Location of construction:</b> 161 Commercial St	<b>Owner Name:</b> Robdog Realty Llc	<b>Owner Address:</b> 336 Danforth St
<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks Inc.	<b>Contractor Address:</b> 100 Commercial St. Suite 311 Portland
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial

<b>Proposed Use:</b> Commercial Office Tenant Fit-up - mezzanine level	<b>Proposed Project Description:</b> Commercial Office Tenant Fit-up
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/19/2004  
**Note:** **Ok to Issue:**

1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.  
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:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 08/30/2004  
**Note:** **Ok to Issue:**

**Comments:**  
08/31/2004-mjn: this is the 6th story and cannot be done with this type of construction...designer notified



**City of Portland, Maine - Building or Use Permit**  
**389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716**

<b>Permit No:</b> 04-1 171	<b>Date Applied For:</b> 08/16/2004	<b>CBL</b> 032 SO04001
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<b>Location of Construction:</b> 161 Commercial St	<b>Owner Name:</b> Robdog Realty Llc	<b>(Owner Address:</b> 336 Danforth St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks Inc.	<b>Contractor Address:</b> 100 Commercial St. Suite 311 Portlan	<b>Phone</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> Commercial Office Tenant Fit-up - mezzanine level	<b>Proposed Project Description:</b> Commercial Office Tenant Fit-up
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M A R K  
M U E L L E R  
A R C H I T E C T S

September 01,2004

Mike Nugent  
Portland Building Inspector  
389 Congress St.  
Portland, Maine 04101

RE: 161 Commercial St.

**Dear Mike,**

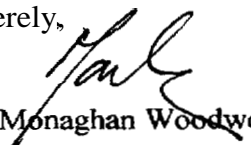
In reference to **your** request regarding building height, the following code research should clarify this **matter**.

The existing structure is five **stones** (**not** including the basement) **and** a mezzanine. The design approach was to provide horizontal **floor** separations to achieve *allowable* building heights per 1999 BOCA **code**. Two (1hr) floor separations have been provided **as** shown in **the** plans; one at the third **floor** to separate use groups (M&B) and the other at the **fourth floor** to achieve building height compliance per table 503.

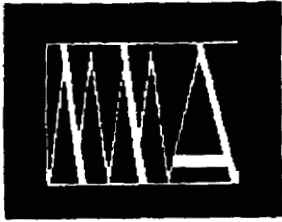
Note the building **has** been fully sprinklered **and** is of construction type 3B.

**At** the upper limits of the building, floors **four**, five and the mezzanine are within the allowable (3) **story** height **and** **area** limitation.

Sincerely,



C.C. Monaghan Woodworks



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

**A.I.A.**

<b>To:</b> Portland Bld'g Inspector	<b>From:</b> Mark Mueller
<b>Attn:</b> Mike Nugent	<b>Date:</b> September 1, 2004
<b>Fax:</b> 874-8716	<b>Pages:</b> 2 w/ Cover
<b>Phone:</b> 874.8703	<b>Re:</b> 161 Commercial St.

Urgent     For Review     Please Comment     **Please Reply**

**•Comments:**

6905

100 Commercial Street  
Suite 205  
Portland, Maine 04101  
Phone/Fax 207.774.9057  
E-mail: MMArch@owinet