

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT PERMIT

PERMIT ISSUED
Permit Number: 1012041

This is to certify that ROBDOG REALTY LLC / Morrison Wood
has permission to Office 3rd floor - addition of 2 offices walls doors
AT 161 COMMERCIAL ST 3rd floor CB# 032 S004001 City of Portland

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 written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 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. CAPT. N. Fontaine
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

James Burke 10/18/11
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: 10-1204	Issue Date:	CBL: 032 S004001
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Location of Construction: 161 COMMERCIAL ST 3rd floor	Owner Name: ROBDOG REALTY LLC	Owner Address: 336 DANFORTH ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office 3rd floor	Proposed Use: Commercial - Office 3rd floor - addition of 2 offices walls & doors	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: B Type: 3B IBC-2003	

Proposed Project Description:
Office 3rd floor - addition of 2 offices walls & doors

Signature: *(K6)*

Signature: *JMB 10/18/10*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 09/29/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

Maj Minor MM

dlw with conditions

Date: *9/29/10*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark *with*

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

any exterior work

Date: _____

PERMIT ISSUED

OCT 18

City of Portland

requires a separate review? Approved

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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City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1204	Date Applied For: 09/29/2010	CBL: 032 S004001
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Location of Construction: 161 COMMERCIAL ST 3rd floor	Owner Name: ROBDOG REALTY LLC	Owner Address: 336 DANFORTH ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone: (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office 3rd floor - addition of 2 offices walls & doors	Proposed Project Description: Office 3rd floor - addition of 2 offices walls & doors
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/29/2010

Note: Ok to Issue:

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 10/18/2010

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 10/06/2010

Note: Ok to Issue:

- 1) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 2) No means of egress shall be affected by this renovation
- 3) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) All construction shall comply with City Code Chapter 10.

PERMIT ISSUED

OCT 18 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

OCT 18

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

9.29 2010

Received from

Monahan

Location of Work

161 Commercial St

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 60

Building (1L) _____ Plumbing (1S) _____ Electrical (1Z) _____ Site Plan (1Z) _____

Other _____

CBL: 3254

Check #: 1795

Total Collected \$ 60

**No work is to be started until permit issued.
Please keep original receipt for your records.**


Taken by: [Signature]

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



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: MOULTON BLOCK - 161 COMMERCIAL STREET - 3RD FLOOR		
Total Square Footage of Proposed Structure 3,356 SQ. FT. (3RD FLOOR)		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 S004 001	Owner: ROBDOG REALTY LLC 336 DANFORTH STREET PORTLAND, MAINE 04102	Telephone: 207.774.1288
Lessee/Buyer's Name (If Applicable) TBD	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851	Cost Of Work: \$ <u>4,000.00</u> Fee: \$ <u>60.00</u> C of O Fee: \$ _____
Current Specific use: <u>BUSINESS</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>BUSINESS</u>		
Project description: ADDITION OF TWO OFFICES AT THE THIRD FLOOR ONLY. WALLS & DOORS, NO FIRE RATINGS. ALL EXISTING EGRESS & LIFE SAFETY COMPONENTS TO REMAIN (NO WORK).		
Contractor's name, address & telephone: MONAGHAN WOODWORKS		
Who should we contact when the permit is ready: <u>BRAD FINLAY</u> Mailing address: MONAGHAN WOODWORKS Phone: <u>207.775.2683</u> 100 COMMERCIAL STREET SUITE 311 PORTLAND, MAINE 04101 		

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, 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: 	Date: SEPTEMBER 28, 2010
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This is not a permit; you may not commence ANY work until the permit is issued.



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 stories (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.

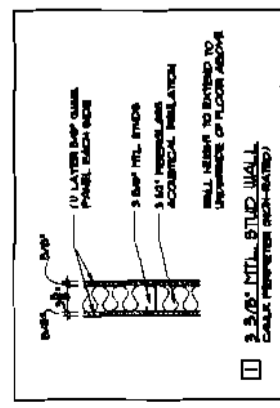
Sincerely,

C.C. Monaghan Woodworks

1001 Commercial St Suite 203
Portland, Maine 04101
Phone/Fax: 877.714.6087
E-mail: MMonaghan@aol.com
Member AIA

GENERAL NOTES:

1. THE SPACE SHALL BE CONSTRUCTED TO COMPLY WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 99, AND UNAS, INCLUDING ADA/ANSI 90.1.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING WALLS, DOORS, AND CEILING. DO NOT SCALE THE DRAWINGS.
3. NOT ALL BLOCKING FOR SERVICE APPLIED FURNISHING SHALL BE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING WALLS, DOORS, AND CEILING. DO NOT SCALE THE DRAWINGS.
4. ALL CHANGES TO THE DRAWINGS SHALL BE INDICATED BY A REVISION TABLE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING WALLS, DOORS, AND CEILING. DO NOT SCALE THE DRAWINGS.
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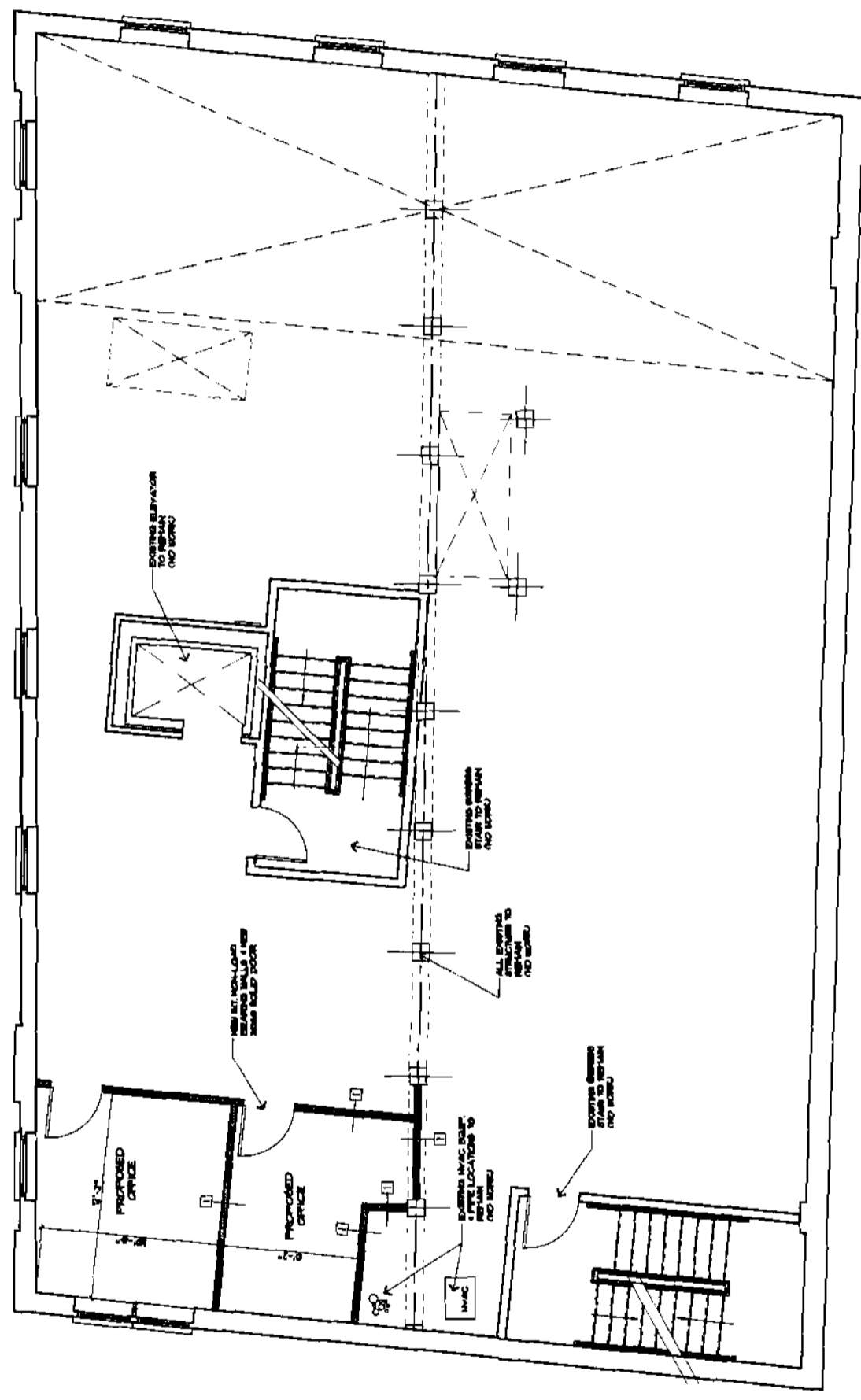


PROJECT NOTES:

1. SCOPE OF WORK: THE PROJECT INCLUDES THE INTERIOR RENOVATIONS FOR THE MOULTON BLOCK AT 181 COMMERCIAL STREET AND CHANGE OF USE.
2. SUBMITTALS: ALL NEW WORK SHALL MEET THE IBC AND NFPA 99. ALL LIFE SAFETY REQUIREMENTS AT THE EXISTING WALL SHALL MEET NFPA 101.
3. APPROVALS: ALL NEW WORK SHALL MEET THE IBC AND NFPA 99. ALL LIFE SAFETY REQUIREMENTS AT THE EXISTING WALL SHALL MEET NFPA 101.
4. ALL EXISTING SERVICE CONNECTIONS SHALL BE PROTECTED AS SHOWN OR DETAILED.
5. EXISTING LIFE SAFETY REQUIREMENTS SHALL REMAIN. ANY LIFE SAFETY WORK PERFORMED IN FIELD SHALL CONFORM TO NFPA 101 AND BE APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT.
6. HVAC: VERIFY HVAC SYSTEMS + DUCTS WITH NEW PLAN.

WALL LEGEND

	EXISTING WALL
	NEW WALL
	FIRE RATED WALL
	EXISTING WALL TO BE REMOVED



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



**MARK
MUELLER
ARCHITECTS**
AIA

100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9087
Fax: 207.773.9051
http://www.muellerarchitects.com

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MUELLER ARCHITECTS P.C.

MOULTON BLOCK
181 COMMERCIAL STREET - 3RD FLOOR
PORTLAND, MAINE 04101

INTERIOR RENOVATIONS FOR

FLOOR PLANS

A-1.0

PERMIT SET: SEPTEMBER 28, 2010