

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

CITY OF PORTLAND

Permit No: 03-1073	Issue Date: SEP 16 2003	PERMIT ISSUED 037 1004001 SEP 16 2003
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Location of Construction: 480 Congress St	Owner Name: Congress Street 480 Llc	Owner Address: 5 Hackmatack Dr	Phone: 2077752683
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	PHONE OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Office Space	Proposed Use: Office space with interior alterations to add 2 offices on 3rd floor	Permit Fee: \$138.00	Cost of Work: \$13,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: B3 9/14/03	

Proposed Project Description: Add two offices on 3rd floor	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Handwritten Signature]</i> Date: 9/10/03		

Permit Taken By: kwd	Date Applied For: 09/05/2003	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"/> MVI Date: <i>OK 9/10/03</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 Any extract work requires a separate review Date:
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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

PERMIT ISSUED

SEP 16 2003

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 031073

CITY OF PORTLAND

This is to certify that Congress Street 480 Llc /Mohan Woodworks Inc.

has permission to Add two offices on 3rd floor

SEP 16 2003

AT 480 Congress St

037 I004001

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.

PERMIT ISSUED

Apply to Public Works for street line and grade if nature of work requires such information.

Notification inspection must be given and when permission is procured before this building or part thereof is leased or otherwise used-in. HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. UHMJ
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
9/16/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Permit No: 03-1073	Date Applied For: 09/05/2003	CBL: 037 I004001
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Location of Construction: 480 Congress St	Owner Name: Congress Street 480 Llc	Owner Address: 5 Hackmatack Dr	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: Alterations - Commercial	

Proposed Use: Office space with interior alterations to add 2 offices on 3rd floor	Proposed Project Description: Add two offices on 3rd floor
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 09/10/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 09/16/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 09/11/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) the sprinkler system shall be maintained to NFPA 13 standards			



03-1073

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: <u>480 CONGRESS STREET</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>I</u> Lot# <u>4</u>	Owner: <u>INDY MAINE</u> <u>480 CONGRESS LLC.</u>	Telephone: <u>253-5739</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MONAGHAN WOODWORKS</u> <u>100 COMMERCIAL ST.</u> <u>PORTLAND, ME 04101</u> <u>775-2683</u>	Cost Of Work: \$ <u>13,000.00</u> Fee: \$ <u>138.00</u>
Current Specific use: <u>OFFICE</u>		
Proposed Specific use: <u>OFFICE</u>		
Project description: <u>- CONSTRUCT new 2 offices as per plans. NO DEMO. NO</u> <u>STRUCTURAL, NO EXTERIOR.</u>		
Contractor's name, address & telephone: <u>MONAGHAN WOODWORKS INC. 100 COMMERCIAL</u> <u>PORTLAND, ME. 775-2683</u>		
Who should we contact when the permit is ready: <u>BRAD FINLAY</u>		
Mailing address: <u>SAME</u>		
Phone: <u>775-2683 x 32</u>		

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.

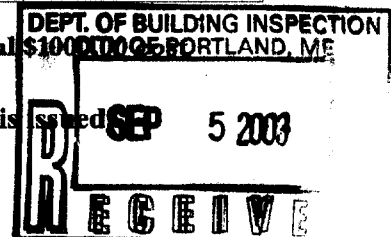
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 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 Finlay</u>	Date: <u>9-5-03</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00

This is not a Permit; you may not commence any work until the Permit is issued



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 037 I004001
Location 480 CONGRESS ST
Land Use OFFICE & BUSINESS SERVICE

Owner Address CONGRESS STREET 480 LLC
 5 HACKMATAACK DR
 SCARBOROUGH ME 04074

Book/Page 16360/194
Legal 37-I-4
 CENTER ST 128-136
 CONGRESS ST 480-482
 3880 SF

Valuation Information

Land	Building	Total
\$84,740	\$353,740	\$438,480

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1911	1	14784	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.089	14784		DOWNTOWN ROW	CASCO HOMESTEAD

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1896	SUPPORT AREA
1	B1/B1	1800	MULTI-USE OFFICE
1	01/01	3696	RETAIL STORE
1	02/03	3696	OFFICE BUILDING

Height	Walls	Heating	A/C
9			
9		NONE	NONE
12	BRICK/STONE	NONE	NONE
10	BRICK/STONE	NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	ELEVATOR - ELEC. PASSENGER	1
2	STORE FRONT - AVG	1
3	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Sales Information

Date	Type	Price	Book/Page
05/31/2001	LAND + BLDING	\$735,000	16360-194

Picture and Sketch

Picture

Sketch

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Monaghan

Woodworks Inc.



COMMERCIAL & RESIDENTIAL CONSTRUCTION
100 Commercial Street, Box 105, Portland, Maine 04101

TRANSMITTAL SHEET

TO: City of Portland	FROM: BRAD FINLAY
COMPANY: Monaghan Woodworks Inc.	DATE: September 5, 2003
ADDRESS: 100 COMMERCIAL STREET	TOTAL PAGES:2
PHONE NUMBER: 207-775-2683	FAX NUMBER: 207-772-6726
PROJECT: 480 CONGRESS STREET – 3 RD FLR	ATTACHMENT:

WE TRANSMIT HEREWITH:

For Your:

- Information
- Review
- Approval
- Record

The following:

- Drawings
- Shop drawings
- Product literature
- Other _____

REMARKS:

Scope:

1. No demolition.
2. Construct new walls as per plans (see also wall section).
3. Install new duct work for HVAC (separate permit).
4. Install new switches and outlets per code.
5. Install emergency lights and exit signs per code.
6. No plumbing.
7. Existing carpet.
8. All debris to be disposed of legally.
9. Sprinkler per code.

10. No exterior work included.
11. No structural changes.
12. Monaghan Woodworks Inc. to arrange all inspections as required.

Please call 207-775-2683 ext 32 with any questions.

Thank you,

Brad Finlay, Project Manager
Monaghan Woodworks Inc.