

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

## BUILDING INSPECTION PERMIT

Permit Number: 030709

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Brown J B & Sons/Monaghan Woodworks Inc.

has permission to Install new interior walls, slab foundation

AT 65 West Commercial St 058 C001001

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 permit in progress before this building or part thereof is leased or otherwise occupied-in. HOUR NOTICES 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] 7/14/03  
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: 03-0709	Issue Date:	CBL: 058 C001001
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Location of Construction: 65 West Commercial St	Owner Name: Brown J B & Sons	Owner Address: Po Box 207	Phone:
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: B56

Past Use: Office space	Proposed Use: Office space with new interior walls, slab foundation	Permit Fee: \$898.00	Cost of Work: \$124,836.00	CEO District: 3
Proposed Project Description: Install new interior walls, slab foundation		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: JB 7/10/03	
		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: kwd	Date Applied For: 06/17/2003	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MIM <input type="checkbox"/></p> <p>Date: <i>7/1/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<p><i>separate permits are required for any new signage</i></p>		

**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 \_\_\_\_\_

4. Install new parabolic lights, switches and outlets per code.
5. Fire alarm installed per code.
6. Install emergency lights and exit signs per code.
7. Install new sub-slab plumbing required for kitchenette and baths.
8. Sprinkler per code.
9. Carpet to be replaced.
10. All debris to be disposed of legally.
11. MEPS to be disposed of legally.
12. No exterior work included.
13. No structural changes.
14. 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.

03-0709

# 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>65 WEST COMMERCIAL STREET - FIRST FLOOR</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>058</u> Block# <u>C</u> Lot# <u>001</u> <del>029 100 3001</del>	Owner: <u>J.B. BROWN + SONS</u>	Telephone: <u>774-5908</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>MONAGHAN Woodworks</u> <u>100 COMMERCIAL ST</u> <u>PORTLAND, ME 775-2683 x 32</u>	Cost Of Work: \$ <u>124,836</u> Fee: \$ <u>898.00</u>
Current use: <u>OFFICE</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>DEMO PER PLANS. CONSTRUCT NEW 3 5/8" STEEL STUD WALLS AS PER PLANS. ALL WORK IS NON-BEARING.</u>		
Contractor's name, address & telephone: <u>MONAGHAN Woodworks 100 COMMERCIAL ST</u> <u>775-2683 x 32</u>		
Who should we contact when the permit is ready: <u>BRAD FINLAY</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 x 32</u> <u>756-5410 c</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>Bradford A. Finlay</u>	Date: <u>6-4-03</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

100 Commercial Street, Box 105, Portland, Maine 04101

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## TRANSMITTAL SHEET

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TO:  
City of Portland

FROM:  
BRAD FINLAY

COMPANY:  
Monaghan Woodworks Inc.

DATE:  
June 3, 2003

PROJECT:  
65 WEST COMMERCIAL – 1<sup>ST</sup> FLR

TOTAL PAGES:

PHONE NUMBER:  
207-775-2683

FAX NUMBER:  
207-772-6726

ATTACHMENT:

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### WE TRANSMIT HEREWITH:

For Your:

- Information
- Review
- Approval
- Record

The following:

- Drawings
- Shop drawings
- Product literature
- Other \_\_\_\_\_

### REMARKS:

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#### Scope:

The proposed interior office renovation is located at 65 west Commercial Street. The space is currently used as an office and will remain as such.

#### Work to include:

1. Demo includes removal acoustical ceilings, removal of non-bearing walls per plan, removal of existing duct and wiring, and removal of existing carpet.
2. Pour new concrete floor to match existing.
3. Install new duct work for HVAC.

207- 775-2683 voice

207 772-6726 fax

info@monaghanwoodworks.com



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** PDT Architects

**Address of Project** 65-85 West Commerical Street

**Nature of Project** Interior fit up of existing tenant  
space

**Date** 09 June 03

**The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.**

(SEAL)



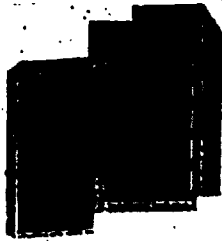
**Signature** [Handwritten Signature]

**Title** Principal

**Firm** PDT Architects

**Address** 49 Dartmouth St  
Portland, ME 04101

**Telephone** (207)-775-1059



**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:** PDT Architects

**RE:** Certificate of Design

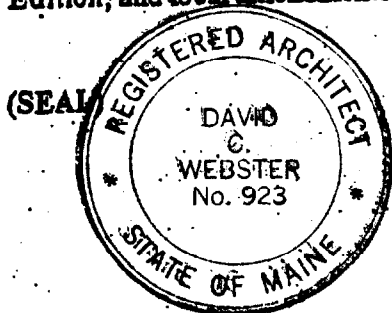
**DATE:** 09 June 03

These plans and/or specifications covering construction work on:

Sweetser Family Services

65-85 West Commercial Street, First Floor

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.



Signature [Handwritten Signature]

Title Principal

Firm PDT Architects

Address 49 Dartmouth St.  
Portland, ME 04101

**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.



# 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:** PDT Architects - David Webster

49 Dartmouth Street, Portland, ME 04101

**DATE:** 09 June 03

**Job Name:** Sweetser Family Services

**Address of Construction:** 65-85 West Commercial Street - First Floor

### 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):** B

**Type of Construction:** 3B **Bldg. Height:** 24' **Bldg. Sq. Footage:**

**Seismic Zone:** **Group Class:**

**Roof Snow Load Per Sq. Ft.:** **Dead Load Per Sq. Ft.:**

**Basic Wind Speed (mph):** **Effective Velocity Pressure Per Sq. Ft.:**

**Floor Live Load Per Sq. Ft.:** First Floor Slab On Grade

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

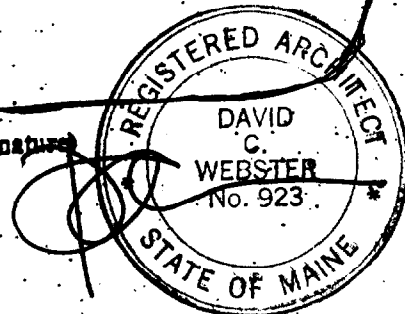
If mixed use, what subsection of 313 is being considered

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

Tenant Fit Up of Existing Building

(Designers Stamp & Signature)

PSH 6/07/2K





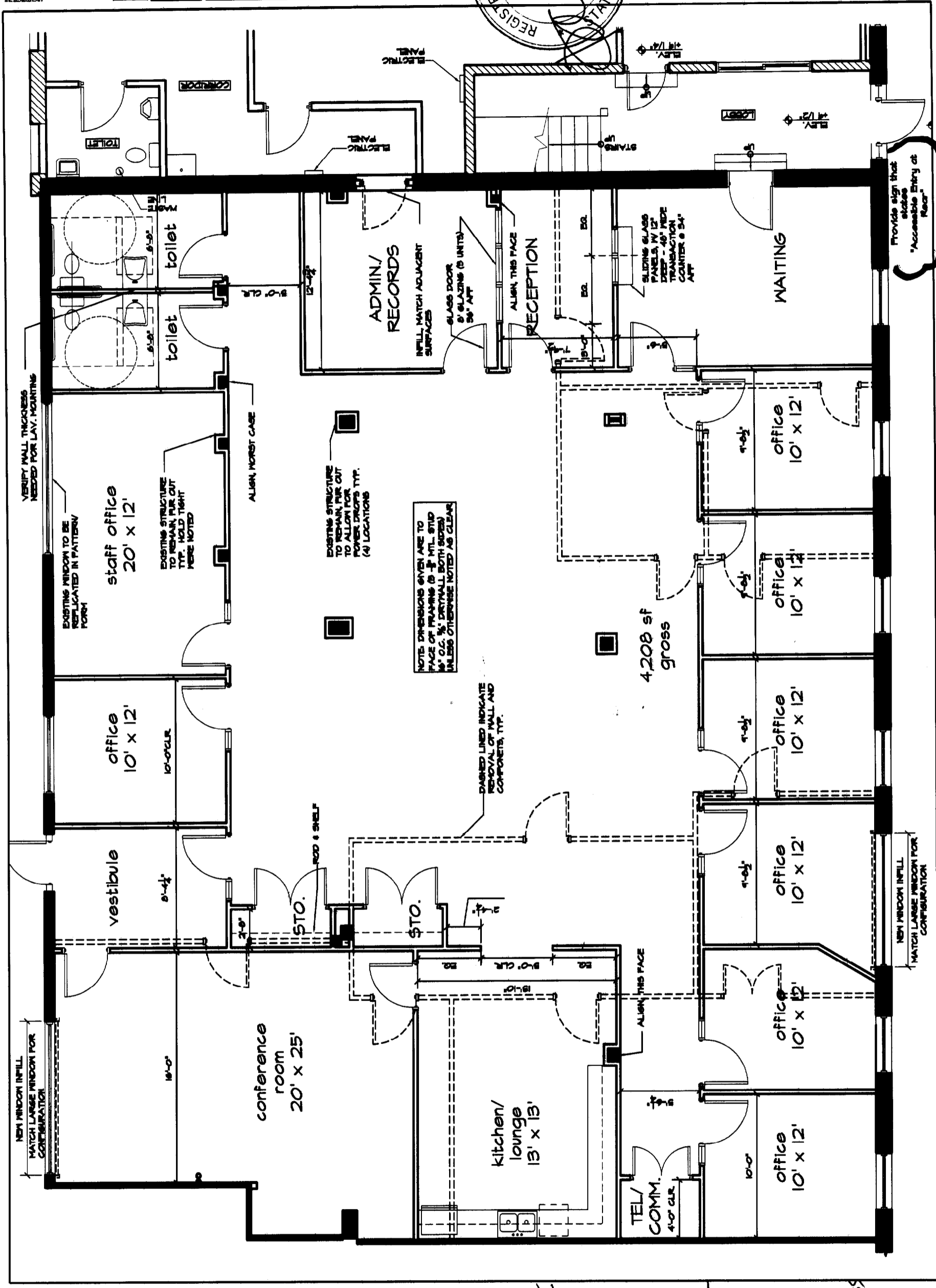
85 WEST COMMERCIAL STREET  
PORTLAND, MAINE 04101

DAVID C. WEBSTER  
REGISTERED ARCHITECT  
NO. 923

JOB NO. 02-000-001  
DRAWN: T.M. COE  
SCALE: 1/4" = 1'-0"  
ISSUE: 28 MAY 08  
TITLE: FLOOR PLAN  
SHEET: A1

REGISTERED ARCHITECT  
DAVID C. WEBSTER  
NO. 923  
STATE OF MAINE

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NOTES: DIMENSIONS GIVEN ARE TO FACE OF FRAMING (8" MIN. STUD) UNLESS OTHERWISE NOTED AS CLEAR UNLESS OTHERWISE NOTED AS CLEAR

DASHED LINES INDICATE REMOVAL OF WALL AND COMPONENTS, TYP.

EXISTING STRUCTURE TO REMAIN PER OUT TO ALLOW FOR POWER DROPS TYP. (4) LOCATIONS

EXISTING STRUCTURE TO REMAIN PER OUT TYP. HOLD TIGHT HERE NOTED

Provide sign that states "Accessible Entry at Recor"

VERIFY WALL THICKNESS NEEDED FOR LAV. MOUNTING

EXISTING WINDOW TO BE REPLICATED IN PATTERN/FORM

staff office 20' x 12'

office 10' x 12'

vestibule

conference room 20' x 25'

kitchen/lounge 13' x 13'

TEL/COMM. 4'-0" CLR

office 10' x 12'

office 10' x 12'

office 10' x 12'

office 10' x 12'

office 10' x 12'

office 10' x 12'

RECEPTION

ADMIN/RECORDS

toilet

toilet

WAITING

SLIDING GLASS PANELS, 14" DEEP - 48" WIDE TRANSACTION COUNTER @ 24" APRT

GLASS DOOR (5 UNITS) 50" APRT

INFILL MATCH ADJACENT SURFACES

ALIGN, WORST CASE

4200 sf gross

NEW WINDOW INFILL MATCH LARGE WINDOW FOR CONFIGURATION

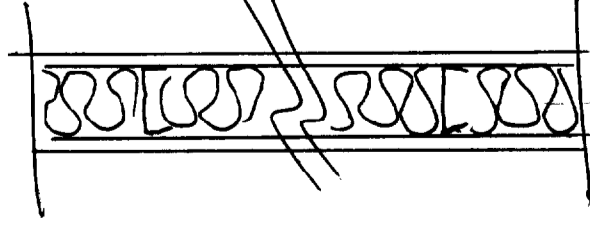
16'-0"

STO.

STO.

ALIGN THIS FACE

NEW WINDOW INFILL MATCH LARGE WINDOW FOR CONFIGURATION

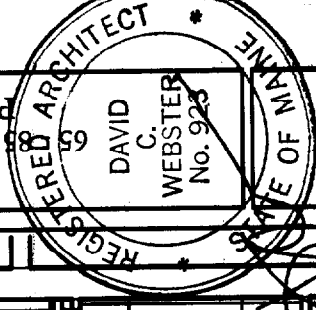


- 25ga METAL FRAMING 16" O.C. w/ 5/8" GUSSET BRACK SIDE AND Fiberglass INSULATION.

ARCHITECT  
DAVID C. WEBSTER  
65 WEST COMMERCIAL STREET  
PORTLAND, MAINE 04101  
PHONE 857-7344  
FAX 857-7344

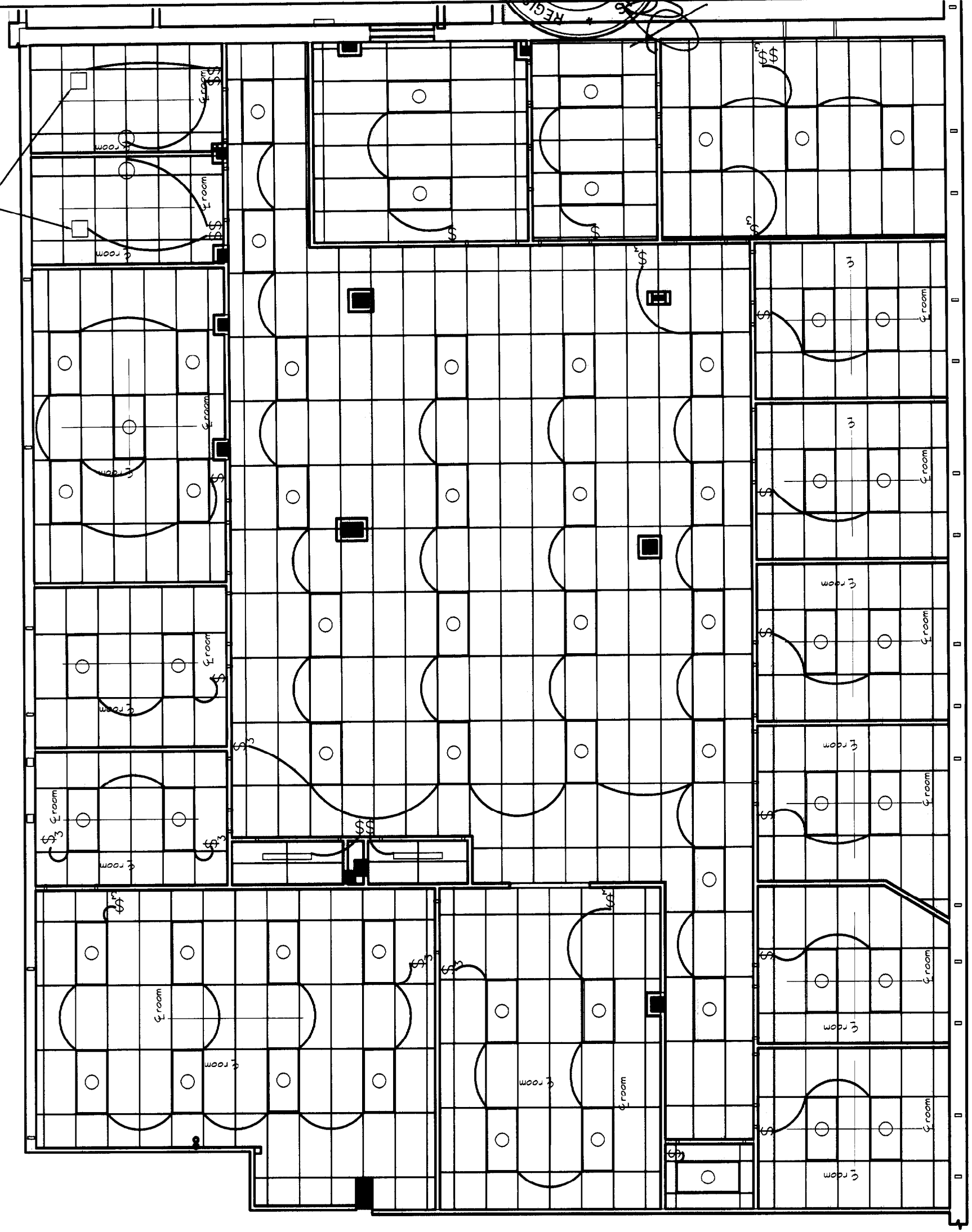
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THE ARCHITECT

65 WEST COMMERCIAL STREET  
PORTLAND, MAINE 04101







JOB NO. 08-000-010  
DRWN. T.M.C.  
SCALE 1/8" = 1'-0"  
ISSUE 29 MAY 08  
TITLE REFLECTED CEILING PLAN  
SHEET A2

FAN/LIGHT EXHAUST TO EXTERIOR



**LIGHTING**

-  2x4 RECESSED PARABOLIC FLUORESCENT
-  SURFACE MOUNT FLUORESCENT
-  DECORATIVE WALL MOUNT SCONCE ABOVE MIRROR
-  FAN EXHAUST / LIGHT