

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 021368

This is to certify that Pende Associates Inc/Monag Wood  
has permission to Renovations, office addition in space  
AT 470 Riverside St 321 A004001

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 occupied 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. UHM  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 12/18/02  
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: 02-1368	Issue Date:	CBL: 321 A004001
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Location of Construction: 470 Riverside St	Owner Name: Pende Associates Inc	Owner Address: 456 Payne Rd	Phone:
Business Name: n/a	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: <b>I-M</b>

Past Use: Commercial	Proposed Use: Commercial / Renovations, office addition within space.	Permit Fee: \$294.00	Cost of Work: \$27,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>NA</b> <b>12/18/02</b>	

Proposed Project Description:  
Renovations, office addition within space. *All interior*

Signature: *[Handwritten Signature]* Signature: *[Handwritten Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 12/10/2002	<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><b>Special Zone or Reviews</b></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 checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>12/10/02</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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>[Handwritten Signature]</i></p>
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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 \_\_\_\_\_

# 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.

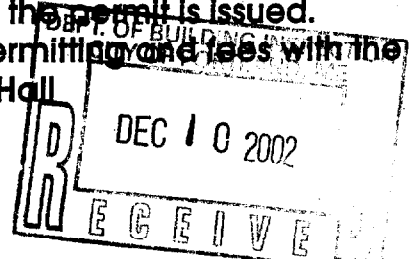
Location/Address of Construction: <b>470 RIVERSIDE ST</b>		
Total Square Footage of Proposed Structure <b>N/A</b>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>321            A            004</b>	Owner: <b>PENDE ASSOCIATES INC 456 DAYNE ROAD SCARBOROUGH, ME 04074</b>	Telephone:
Lessee/Buyer's Name (if Applicable) <b>M2 AMERICA 2800B HARRISON PARKWAY VALENIA, CA 91355</b>	Applicant name, address & telephone: <b>780-1630 MONAGHAN WOODWORKS INC. 100 COMMERCIAL ST SUITE 311 PORTLAND, ME 04101</b>	Cost Of Work: \$ <b>27,500</b> <sup>245.50</sup> + <sup>75.00 cl</sup> Fee: \$ <b>290.50</b> <sup>290.50</sup>
Current use: <b>1/2 OFFICE 1/2 WAREHOUSE</b>		
If the location is currently vacant, what was prior use: <b>SAME</b>		<b>Owed 3.50 at pickup</b>
Approximately how long has it been vacant: <b>N/A</b>		
Proposed use: <b>RENOVATION - OFFICE ADDITION W/IN SPACE</b>		
Project description:		
Contractor's name, address & telephone: <b>Monaghan Woodworks</b>		
Who should we contact when the permit is ready: <b>MICHAEL RUSSO 775-2683 EXT 33</b>		
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. <b>PHONE: 775-2683 Ex 33</b>		

**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:	Date: <b>12-09-02</b>
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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 4<sup>th</sup> floor of City Hall





**SUBMITTED TO:**

City Of Portland

**PROJECT:** 470 Riverside Street

**DIV: 1. GENERAL CONDITIONS:**

- Permits and inspections, as required by city.

**DIV: 2. SITE:**

**DEMO:**

- Remove wall between office 1 and 2 to create office 5.
- Ceiling to be removed in office 2 and connected to existing ceiling in office 1, ceiling in RM 5 to be removed.
- Remove all existing doors.
- Remove carpet and VCT.
- Acoustical ceilings to remain in RMS, 7,6,1,4,3.
- Remove bath fixtures.
- Remove flooring in bath 3 and kitchen 2.
- Remove lights and replace.

**DIV: 6. LABOR AND CO-ORDINATION:**

- Install 8 doors. *306 B*
- Trim one window in room reception 8.
- Install Bath accessories.
- Install stock kitchen cabinets and stock countertop.

**DIV: 8. DOORS AND WINDOWS:**

- 1) 6'-0" full glass pre-finished birch.
- 2) Solid pre-finished birch.
- 5) Full glass pre-finished birch.

**DIV: 9. FINISHES**

- Construct walls in blue to 10' and drywall and tape using a three-coat system.
- Patch drywall in Office 5. Patch drywall at kitchen 2.
- Paint all areas.
- Provide and install acoustical ceilings to match existing ceiling in Hall 9, Conference room 1, Reception 8 and Kitchen 5,. All other ceilings to remain. Tile will be provided for owner installation.

**DIV: 10. SPECIALITIES**

- Bath Accessories (2 grab bars, TP, Paper Towel)
- Mirror

**DIV: 15a. MECHANICAL**

- HVAC- duct to new areas.
- HVAC room to be Rated.
- Vent owner supplied hood to outside.
- Ventilate bath-Existing

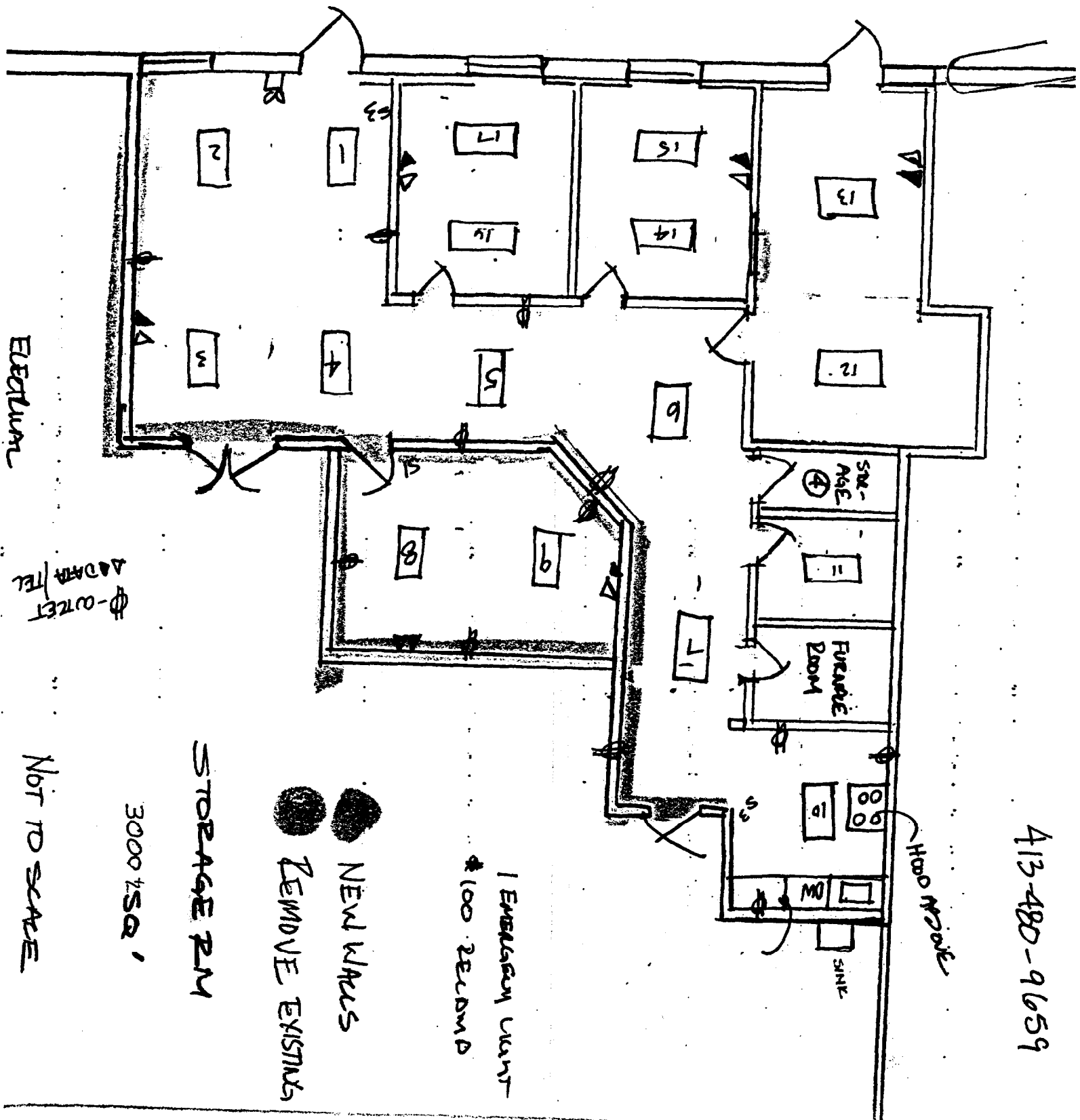
**DIV: 15b. MECHANICAL**

- Replace sink with wall hung lav. in Bath 3.
- Remove existing bath and install kitchen sink.
- Move and reuse existing slop sink.

**DIV: 16. ELECTRICAL**

- Provide and install 17 parabolic fixtures. To be jacked chain per code
- Provide 8 outlets
- Switching as necessary.
- Emergency lights and exit signs as required.

413-480-9659



LIGHTS

± 774-1992

879-1877

NEW

EMERGENCY LIGHT  
100 RELOAD

NEW WALLS  
REMOVE EXISTING

STORAGE RM

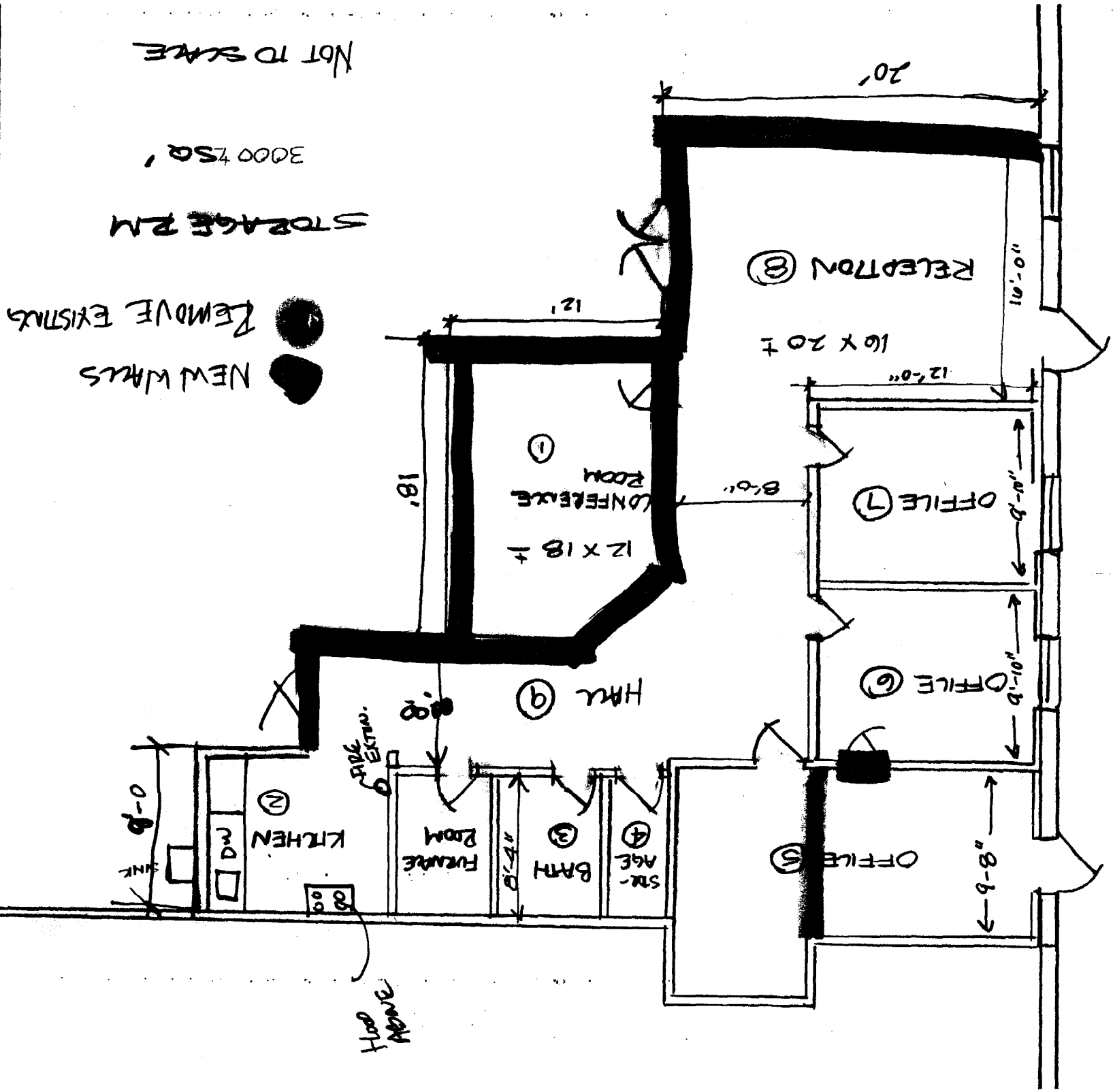
3000 SQ'

NOT TO SCALE

ELECTRICAL

Φ - WATER

NEW



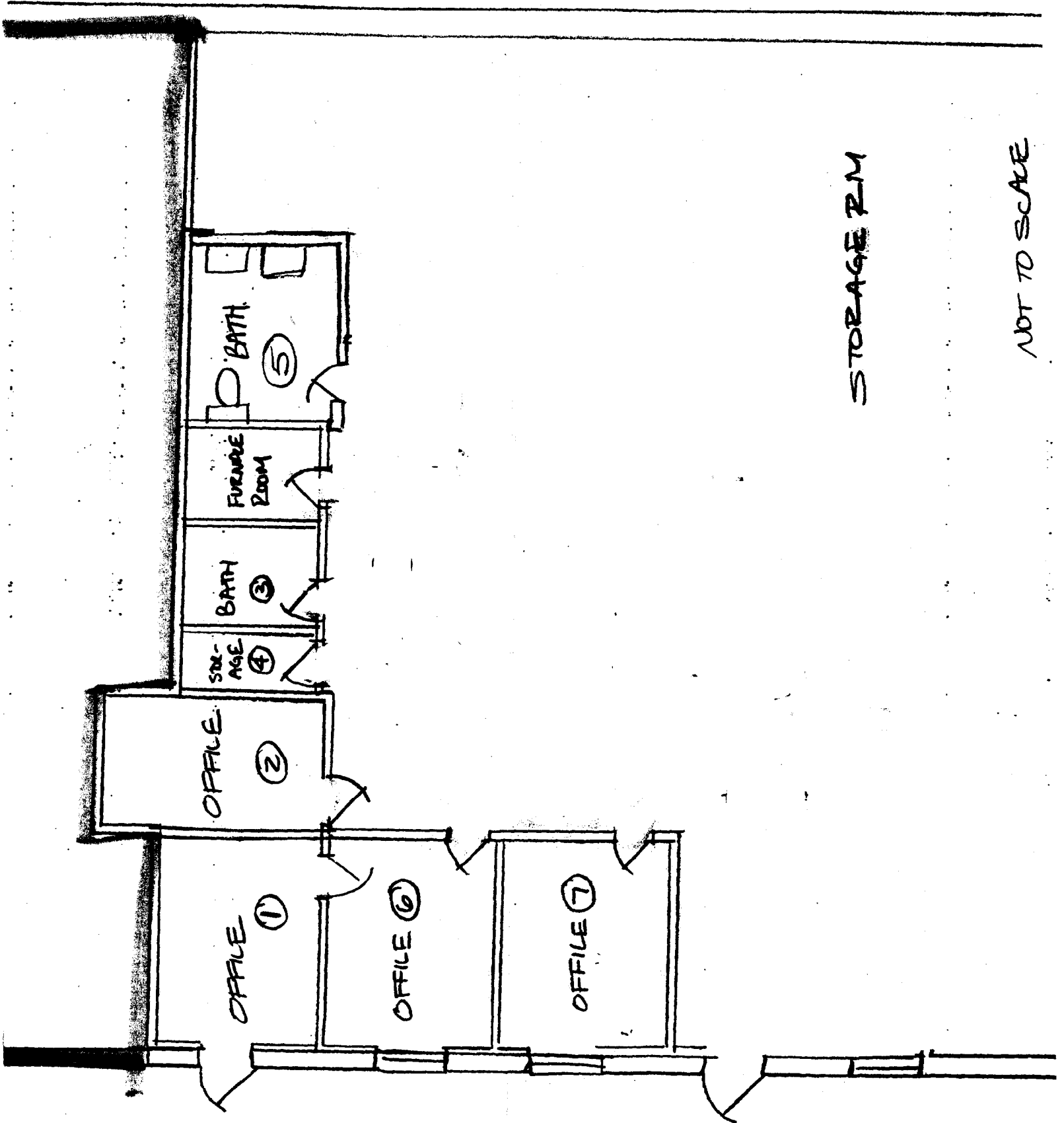
NOT TO SCALE

3000 TSO'

STORAGE RM

● REMOVE EXISTING  
 ● NEW WALLS

EXISTING CONDITIONS



STORAGE RM

NOT TO SCALE