

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

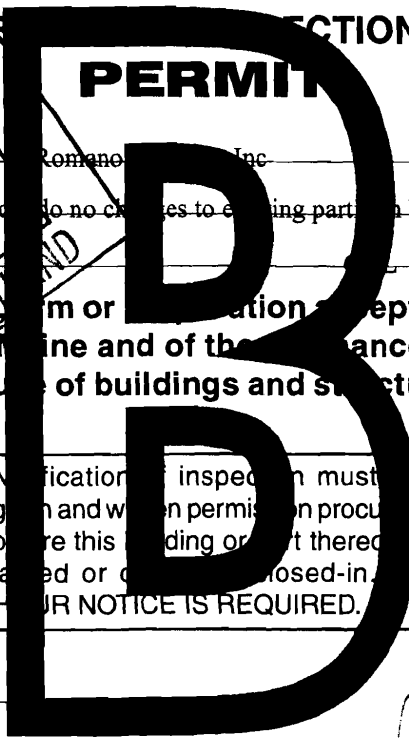
SECTION PERMIT

Permit Number: 080057

This is to certify that CONKLIN HENRY C / Papir Romano Inc
has permission to renovate existing apartment/condo no changes to existing partition between apartments
AT 269 COMMERCIAL ST 3E 038 G00203E

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
FEB 20 2008
CITY OF PORTLAND



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

Notification of inspection must be given and when permission procured before this building or part thereof is started or closed-in. FOUR 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. Graig Clark
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Burke 2/15/08
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

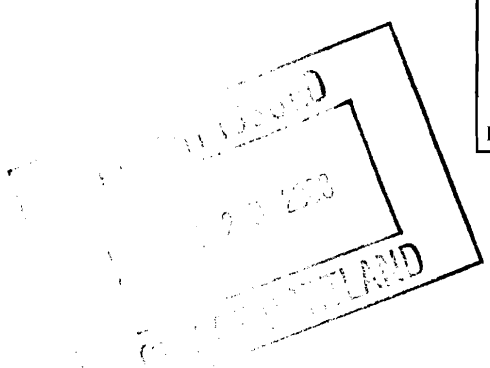
Permit No: 08-0057	Issue Date:	CBL: 038 G00203E
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Location of Construction: 269 COMMERCIAL ST 3E	Owner Name: CONKLIN HENRY C	Owner Address: PO BOX 219	Phone:
Business Name:	Contractor Name: Papi & Romano Builders, Inc	Contractor Address: PO Box 1079 Portland	Phone 2077973381
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: B-3

Past Use: Unit 3E - Single Family Condo	Proposed Use: Unit 3E - Single Family Condo - renovate existing apartment/condo no changes to existing partition between apartments	Permit Fee: \$870.00	Cost of Work: \$85,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 22 Type: 3B	

Proposed Project Description: renovate existing apartment/condo no changes to existing partition between apartments	Signature: <i>Craig Cross</i>	Signature: <i>JMB 2/15/08</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: ldobson	Date Applied For: 01/22/2008	Zoning Approval
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<ol style="list-style-type: none"> 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 <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"/> MM <input type="checkbox"/> <i>OK w/cond. hair</i> Date: <i>1/22/08</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 YC <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 Date:
			

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 _____

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Sarah Roman
Signature of Applicant/Designee

2/20/08
Date

Rosa Campbell
Signature of Inspections Official

2/20/08
Date

CBL: 038 G002

Building Permit #: 08-0057

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0057	Date Applied For: 01/22/2008	CBL: 038 G00203E
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Location of Construction: 269 COMMERCIAL ST 3E	Owner Name: CONKLIN HENRY C	Owner Address: PO BOX 219	Phone:
Business Name:	Contractor Name: Papi & Romano Builders, Inc	Contractor Address: PO Box 1079 Portland	Phone (207) 797-3381
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Unit 3E - Single Family Condo - renovate existing apartment/condo no changes to existing partition between apartments	Proposed Project Description: renovate existing apartment/condo no changes to existing partition between apartments
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 01/22/2008

Note: **Ok to Issue:**

- * Approved on the basis of the window specification and detail provided with the building permit application. Any deviations require new review and approval.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/22/2008

Note: **Ok to Issue:**

- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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:** 02/15/2008

Note: **Ok to Issue:**

- All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/23/2008

Note: **Ok to Issue:**

- Emergency lights and exit signs are required
- All construction shall comply with NFPA 101
Fire door to unit requires 20 min. Rating
- The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

JAN 22 2008



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: <u>269 COMMERCIAL ST.</u>		
Total Square Footage of Proposed Structure/Area <u>800 RENOVATION</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>38 6 203E</u>	Applicant * must be owner, Lessee or Buyer * Name <u>HANK CONKLIN</u> Address _____ City, State & Zip _____	Telephone: <u>230-4155</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$ <u>85,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>870⁰⁰/100</u>
Current legal use (i.e. single family) <u>APARTMENT/CONDO</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME/RENOVATE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>RENOVATE EXISTING APARTMENT/CONDO NO CHANGES TO EXISTING PARTITIONS BETWEEN APARTMENTS</u>		
Contractor's name: <u>PAPI & ROMANO BUILDERS, INC.</u> Address: <u>P.O. BOX 1079</u> City, State & Zip <u>PORTLAND, ME 04104</u> Telephone: <u>✓ ✓</u> Who should we contact when the permit is ready: <u>RICK ROMANO</u> Telephone: <u>797-3381</u> Mailing address: <u>P.O. BOX 1079 PORTLAND, ME</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: By: Rick Romano Date: 1/22/08

This is not a permit; you may not commence ANY work until the permit is issue
FOR: PAPI & ROMANO BUILDERS, INC.
ITS PRESIDENT

1 MITCHELL LN
HANOVER, NH 03755
JANUARY 23, 2008

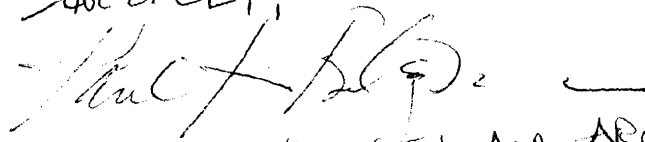
LONNIE DOBSON
PLANNING & DEVELOPMENT OFFICE
289 CONGRESS ST
PORTLAND, MAINE 04101-3509

DEAR MS DOBSON,

ENCLOSED IS A SET OF CONSTRUCTION DOCUMENTS
FOR A RENOVATION TO UNIT 3-E IN THE HARBOR
LANDING CONDOMINIUMS ON COMMERCIAL STREET
IN PORTLAND. RAPI & ROMANO HAVE APPLIED
FOR A BUILDING PERMIT TO CONSTRUCT THIS PROPOSED
RENOVATION AND HAVE SUBMITTED A SET OF THESE
PLANS WITH THEIR APPLICATION.

PLEASE ACCEPT THIS DRAWING SET AT 11"X17" FOR
ARCHIVE PURPOSES.

SINCERELY,



PAUL R. BILGEN, AIA, ARCHITECT

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Kimberley Geyer
Ted Oldham
Cordelia Pitman

January 7, 2007

Rick Romano
Papi & Romano Builders
PO Box 1079
Portland, Maine 04104

Dear Rick:

This is in response to your request to inspect a window mock-up prepared for your clients, Hank Conklin and Carol Pierson, for potential installation at Unit 3E of the Richardson Wharf Company Building at 269 Commercial Street. Based on my inspection of the unit, which is comprised of a custom-built frame and Marvin sash-and-track replacement kit, I am satisfied that the mock-up is consistent with the historic character of the subject property and in conformance with the standards of Portland's historic preservation ordinance. Accordingly, I am prepared to approve your clients' application for window replacement, subject to the following condition:

- * A completed application, including photographs and measured drawings of the approved mock-up, shall be submitted for final review and approval.

It is my understanding that, at this time, you are requesting approval to install the subject windows in your clients' unit only. Please be advised, however, that *this approval shall set the precedent for all future window replacement at 269 Commercial Street*. In order to maintain architectural consistency, any and all subsequent window replacement at this address must meet the same specifications (including relevant dimensions, profiles, materials and details) in order to gain approval under the historic preservation ordinance.

Please feel free to call if you have questions.

Sincerely,



Deborah Andrews
Historic Preservation Program Manager

Cc: Sue Kimball, Property Manager, Richardson Wharf Company Building.