

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that CHRISTIANA E MANN

Located At 267 COMMERCIAL ST UNIT 5-F

Job ID: 2011-11-2800-ALTCOMM

CBL: 038- G-002-05F

has permission to Replace windows for unit 5F

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**

Required inspections:

Final Inspection

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2800-ALTCOMM

Located At: 267 COMMERCIAL  
ST UNIT 5-F

CBL: 038- G-002-05F

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### **Historic**

1. See letter from Historic Preservation Program Manager for conditions.

### **Fire**

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-11-2800-ALTCOMM	Date Applied: 11/28/2011	CBL: 038- G-002-05F	
Location of Construction: 267 COMMERCIAL ST UNIT 5-F	Owner Name: CHRISTIANA E MANN	Owner Address: 269 COMMERCIAL ST # 5F PORTLAND, ME 04101	Phone: 207-239-5502
Business Name:	Contractor Name: Ruben A. Flores	Contractor Address: 107 Pennell Ave., Portland, ME 04101	Phone: 207-712-1904
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Residential Condo	Proposed Use: Residential Condo – replace windows	Cost of Work: 5000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: IBC 09
Proposed Project Description: Replace windows for unit 5F		Signature: <i>Capt. Perrine 12/5/11</i> Pedestrian Activities District (P.A.D.)	

Permit Taken By:  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 informatin may invalidate a building permit and stop all work.	<b>Zoning Approval</b>		
	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 12/1/11</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>12/1/11</i> <i>D. Andrews</i>

**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



B-3  
history

2011-11-2800



# 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. #5F Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>878</u>	Square Footage of Lot <u>N/A (Condo Unit)</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>G</u> Lot# <u>00205F</u>	Applicant: (must be owner, lessee or buyer) Name <u>Christiana E. Mann</u> Address <u>269 Commercial St. #5F</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-239-5502</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>same</u> Address City, State & Zip	Cost of Work: <u>\$4,460.00</u> C of O Fee: \$ Historic Review: <u>\$50</u> Planning Amin.: \$ Total Fee: \$ <u>70</u> <u>- 50</u>
Current legal use (i.e. single family) <u>Single Family Condo</u> Number of Residential Units <u>24 (in building)</u> If vacant, what was the previous use? <u>120</u> Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replacement windows; 2 double hung windows, one slider and one skylight.</u>		
Contractor's name: <u>Ruben A. Flores (Lowe's)</u> Email: _____		
Address: <u>107 Pennell Ave</u>		
City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>712-1904</u>		
Who should we contact when the permit is ready: <u>Christiana Mann</u> Telephone: <u>239-5502</u>		
Mailing address: <u>same as above</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: [Signature] Date: 11/15/2011

This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED  
NOV 28 2011  
Dep. of Building Inspections  
City of Portland, Maine

11.29.11



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 11-23 20 11 \_\_\_\_\_

Received from \_\_\_\_\_ MGM \_\_\_\_\_

Location of Work \_\_\_\_\_ 269 Commercial St \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_ Building Fee: 70 \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: 50 \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 120 \_\_\_\_\_

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 38-6 0075F

Check #: CC Total Collected \$ 120

**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



**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

---

Rick Romano, Chair  
Martha Burke, Vice Chair  
Scott Benson  
Rebecca Ermlich  
Michael Hammen  
Ted Oldham  
Susan Wroth

November 28, 2011

Christiana Mann and John Nason  
269 Commercial Street #5F  
Portland, Maine 04101

Re: Request to replace windows in roof dormer

Dear Ms. Mann and Mr. Nason:

This office has reviewed and approved your request to replace the existing windows within your unit at the Richardson Wharf Company Building at 269 Commercial Street. Approval is for replacement of a sliding glass window, 2 double hung windows and one skylight. Except for the skylight, the windows are located within inverted roof dormers on the south-facing roof plane. Approval is for the windows specified in your application.

Approval is subject to the following condition:

- \* The design and finish of the skylight shall match existing skylights on the roof. This is to ensure visual consistency as viewed from the street.

Installation shall be carried out as described and illustrated in your application. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work. This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah Andrews  
Historic Preservation Program Manager

Cc: Building Inspections

Unable to see windows from street level  
Unit is on top floor and accessed into the roof.

Unit 5F (middle)





[Back to Quote](#)

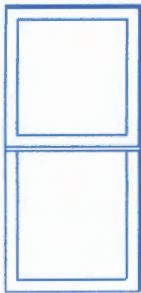
LOWE'S HOME CENTERS, INC. #2407  
 1000 GALLERY BOULEVARD  
 SCARBOROUGH, ME 04074  
 USA  
 (207) 883-1309

**SPECIAL  
 ORDER**  
 Pedido especial

Date: 11/15/2011

Project #: 340109591 Description: 3 clad windows sky light  
 Customer Name: JOHN MASON  
 Customer Phone: (207) 809-9851  
 Customer Address: 269 COMMERCIAL ST  
 PORTLAND, ME 04101  
 USA

Line Item Frame Size	Product Code Description	Unit Price	Quantity	Total Price
0001 Exact Size = 71 1/2" W x 59 1/2" H Rough Opening = 72" W x 60" H	<b>Manufacturer:</b> Peachtree Doors and Windows Division : Millwork Product : Windows Type : Sliding Material : Vinyl Clad Frame : 4 9/16" Frame Depth Product Family : 300 Series Configuration : Two Lite Double Sliding Exterior Color : White Interior Material : Pine - Stain Grade Opening Type : Exact Exact Width : 71 1/2" Exact Height : 59 1/2" Rough Opening Width : 72" Rough Opening Height : 60" Glass Type : Dual Glazed (Insulated Glass) Tempered Glass : Yes Low E Glass : Low E Tint : No Glass Option : Clear Gas Filled : Inert Gas High Altitude Option : No Grid Type : No Grids Wall Depth : 4 9/16" Brick Mould (Exterior Casing) : None Interior Finish : None Hardware Finish : White Screen : Yes Screen Color : White Screen Mesh : No-See-Um Delivery : Store Lead Time : 28 Days  Disclaimer: Colors depicted in preview are shown as a representation and can vary from the actual material color.	\$691.66	1	\$691.66
0002 Exact Size = 27 1/2" W x 58 1/2" H Rough Opening = 28" W x 59" H	<b>Manufacturer:</b> Peachtree Doors and Windows Division : Millwork Product : Windows Type : Double Hungs Material : Vinyl Clad Frame : 4 9/16" Frame Depth Performance Rating : Standard Performance Product Family : 300 Series Configuration : 1-Wide	\$387.95	1	\$387.95



Sash Configuration : Standard  
 Exterior Color : White  
 Interior Material : Pine - Stain Grade  
 Opening Type : Exact  
 Exact Width : 27 1/2"  
 Exact Height : 58 1/2"  
 Rough Opening Width : 28"  
 Rough Opening Height : 59"  
 Glass Type : Dual Glazed (Insulated Glass)  
 Tempered Glass : Bottom Sash Only  
 Low E Glass : Low E  
 Tint : No  
 Glass Option - Top Sash : Clear  
 Glass Option - Bottom Sash : Clear  
 Gas Filled : Inert Gas  
 High Altitude Option : No  
 Grid Type : No Grids  
 Wall Depth : 4 9/16"  
 Brick Mould (Exterior Casing) : None  
 Interior Finish : None  
 Hardware Finish : White  
 Screen : Yes  
 Screen Color : White  
 Screen Mesh : No-Sec-Um  
 Delivery : Store  
 Lead Time : 28 Days

Disclaimer: Colors depicted in preview are shown as a representation and can vary from the actual material color.

0003

RO Size = 44 1/4" W x 45 3/4"  
 H



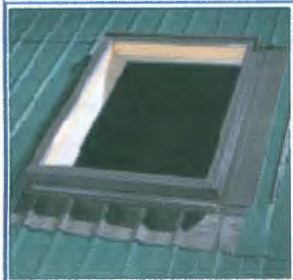
**Manufacturer:** VELUX  
 Division : Millwork  
 Product : Skylight / Roof  
 Type : Skylight  
 Egress : No  
 Style : Flat - Glass  
 Installation Method : Deck Mount  
 Sub Style : Fixed  
 Roof Type : Metal  
 Pitch : Greater than or equal to 3/12 pitch (14°)  
 Frame Spacing : 24" On Center  
 Dimension Type : Rough Opening  
 Rough Opening Width : 44 1/4"  
 Rough Opening Length : 45 3/4"  
 Glass Type - Outside Pane : LoE3 Tempered  
 Glass Type - Inside Pane : Impact  
 Series : FS - Fixed Skylight  
 Exterior Color - Cladding : Umber Grey  
 Interior Color - Trim : Pre Painted White  
 Lead Time : 7 Days  
 \*\*\*Product Code is: FS S06 2006

\$842.22

1

\$842.22

0004



**Manufacturer:** VELUX  
 Division : Millwork  
 Product : Skylight / Roof  
 Type : Accessories/Parts/Other  
 Model Type : Fixed Skylight  
 Original Model Number : FS - Fixed Skylight  
 Accessory Part : Flashing Kit  
 Width : 44 1/4"  
 Length : 45 3/4"  
 Accessory Item : Metal roof flashing w/ adhesive underlayment  
 Finish : Umber Grey  
 Lead Time : 7 Days  
 \*\*\*Product Code is: EDM S06 0000B

\$322.22

1

\$322.22

0005

**Manufacturer: VELUX**

Division : Millwork  
 Product : Skylight / Roof  
 Type : Accessories/Parts/Other  
 Model Type : Fixed Skylight  
 Original Model Number : FS - Fixed Skylight  
 Accessory Part : Sealant / Underlayment  
 Accessory Item : Adhesive skylight underlayment  
 Lead Time : 7 Days  
 \*\*\*Product Code is: ZOZ 216

\$38.89

1

\$38.89

**Project Total: \$2,282.94****Salesperson:** BRAD KLIMEK (S2407BK1)**Accepted by:** \_\_\_\_\_

Date: 11/15/2011

[Print this Page](#)

This Millwork Quote is valid until 11/21/2011. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.