

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

MGM OLD PORT LLC /Tim W. Gilbert Inc

Located at

269 COMMERCIAL ST - Unit 2a

PERMIT ID: 2012-65689

CBL: 038 G00202A

has permission to **Replace 4 exterior windows for unit #2a**

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 procured prior to occupancy.

Fire Prevention Officer

 02/05/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A 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: 2012-65689	Issue Date:	CBL: 038 G00202A
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Location of Construction: 269 COMMERCIAL ST - unit 2a	Owner Name: MGM OLD PORT LLC	Owner Address: 168 POND RD MANCHESTER, ME 04351	Phone:
Business Name:	Contractor Name: Tim W. Gilbert Inc	Contractor Address: P.O. Box 31 East Poland ME 04230	Phone (207) 749-2716
Lessee/Buyer's Name	Phone:	Permit Type: Replacement windows	Zone: B3
Past Use: Harbor Landing - Condo unit#2a 24 residential condos	Proposed Use: Harbor Landing - Condo unit#2a	Permit Fee: \$130.00	Cost of Work: \$11,000.00
Proposed Project Description: Replace 4 windows ^{exterior} with unit #2a		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: Type: III IBC, 2009 (MVBEC)
		Signature:	Signature:
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: Idobson	Date Applied For: 12/26/2012	Zoning Approval
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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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 1/2/13 ASU</p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Date: 1/7/13</p>
	<p><i>Robert Wiener</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

2012-65689



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 #2A</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>737</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>G</u> Lot# <u>00202A</u>	Applicant: (must be owner, lessee or buyer) Name <u>Adam Mattson</u> Address <u>269 Commercial St #3B</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-446-3564</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>MGM OLD Port LLC</u> Address <u>168 Pond Road</u> City, State & Zip <u>Manchester, ME 04351</u>	Cost of Work: \$ 11,000 <u>10,740.39</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>10,740.39</u>
Current legal use (i.e. single family) <u>Condo</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Condo</u> Proposed Specific use: <u>Condo</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Replace four (4) windows</u>		
Contractor's name: <u>Tim Gilbert</u> Email: _____ Address: <u>PO Box 31</u> City, State & Zip <u>East Poland, ME 04230</u> Telephone: <u>749-2716</u> Who should we contact when the permit is ready: <u>Adam Mattson</u> Telephone: <u>446-3564</u> Mailing address: <u>269 Commercial St #3B, Portland, ME 04101</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 400, City Hall or call 874-8703.

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City of Portland Maine

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: Adam Mattson Date: 12/20/12

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

MARVIN DESIGN GALLERY

a complete window and door showroom
by Eldredge

Marvin Design Gallery
317 Marginal Way
Portland, ME 04101
(207) 772-2003 Fax: (207) 772-0418
Sales Person: Dave Thibeau
dthibeau@marvinportland.com
www.marvinbyeldredge.com

October 31, 2012

Adam Mattson
269 Commercial St
Portland, ME 04101
Home: (207) 446-3564
Email: adamattson@gmail.com

Project: Swasey Bldg
REVISION #1

PROPOSAL

The Marvin Design Gallery proposes to supply all product as listed below. Please review to ensure all sizing and specifications are correct and meet your project requirements. Marvin products are special order items and may not be changed, cancelled or returned once the order is approved and processed.

GENERAL PRODUCT SPECIFICATIONS EXCEPT AS NOTED BELOW

Manufacturer: Marvin

Product Line: Wood

Glass: Clear Insulating Glass

Grille/Divided Lite Bar Type: 7/8" Simulated Divided Lite w/ Spacer

Interior Finish: Primed Pine

Exterior Finish: Primed Pine

Interior Casing: None

Exterior Casing: 5/4 x 3 Wood

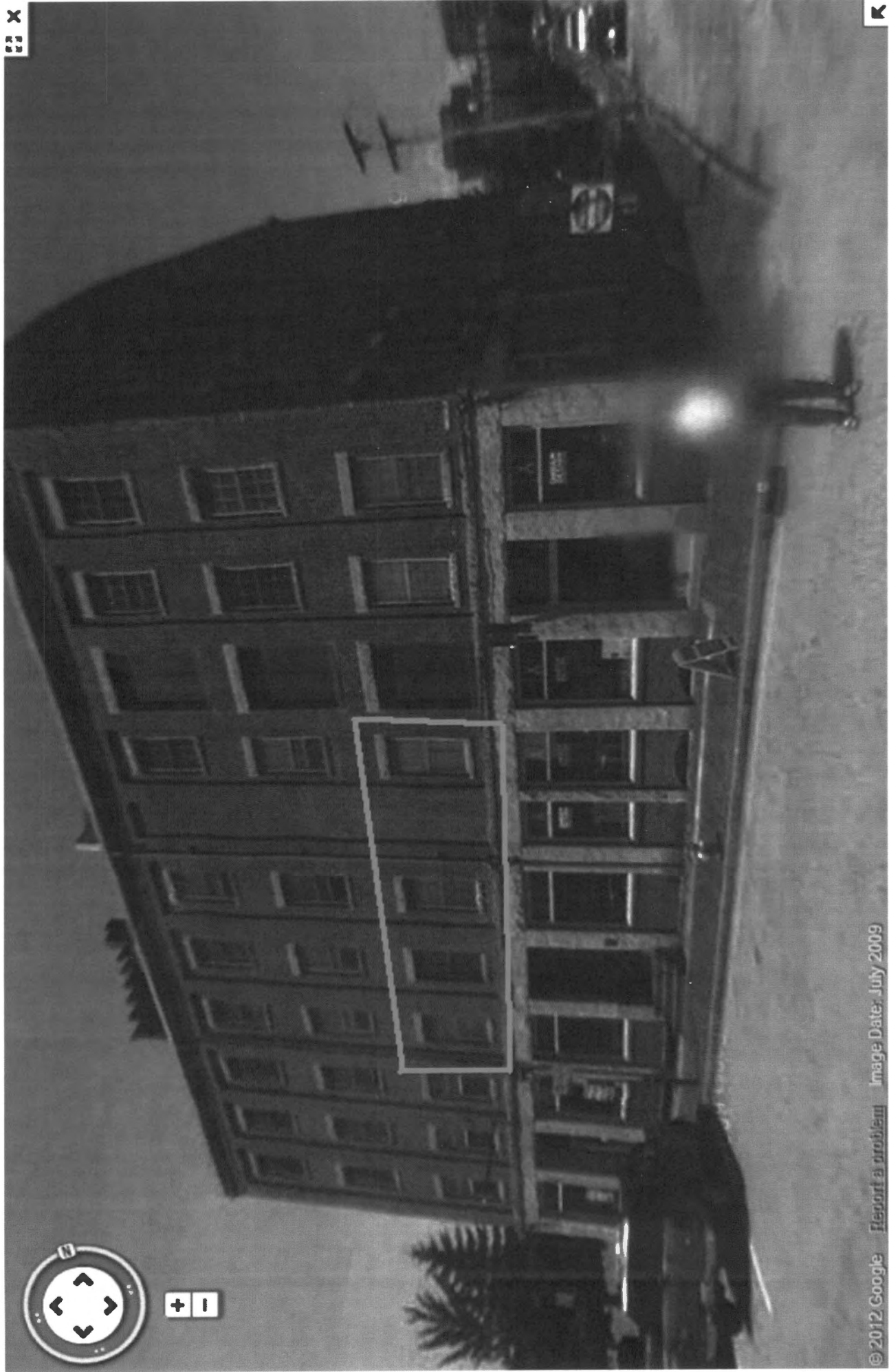
Jamb Depth: 4 9/16" Standard

Screen: None

Jambliner Color: beige

Window Hardware: Satin Taupe

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<u>Total Material</u>	<u>\$6,228.94</u>
Sub Total	\$6,228.94
<u>Sales Tax (5.0%)</u>	<u>\$311.45</u>
Grand Total	\$6,540.39

Payment schedule terms

- \$3,270.20 deposit due upon acceptance
- \$3,270.19 deposit due upon delivery

THIS PROPOSAL IS VALID FOR 30 DAYS

Acceptance Of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. Any changes or modifications to this contract must be in writing and signed by both parties. Marvin Design Gallery by Eldredge Lumber is authorized to place order as specified above.

Accepted:

Adam Mattson

Date

David Thibeau

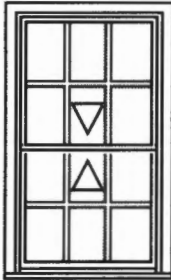
Date

Millwork Specialist

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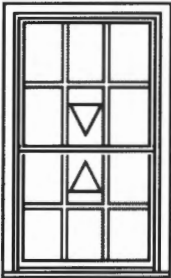
LEFT TO RIGHT - OUTSIDE VIEW

Item#: 1 Location: UNIT #1 Qty: 1 Total: \$1,557.92



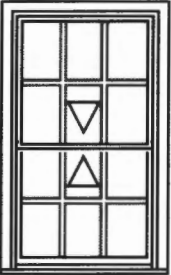
Manufacturer: Marvin; Wood ultimate double hung; Call number: custom; Rough opening with subsill: 39 9/16" X 72 1/2"; 4 9/16" jamb depth; #add for clear, sill; Top & bottom sashes; insulated glass – 1 lite, clear, 7/8" rectangular simulated divided lite – with spacer bar – special lite cut 3 wide x 2 high: primed pine ext – primed pine int, sash interior sticking type: ovolo; Clear blindstop; Clear, 2 1/2" 5/4 flat casing casing; Clear subsill; Satin taupe sash lock; Beige jamb hardware; #7/8" putty, glaze simulated divided lite, w8536 & w8535 putty bead; No installation method; Primed pine exterior, primed pine interior, #add for black spacer bar & perimeter, #do not prep for screens, #change csg overlap on top to: 1 15/32" & on sides: 1 3/4"21.00, simulated thick sill.

Item#: 2 Location: UNIT #2 Qty: 1 Total: \$1,557.92



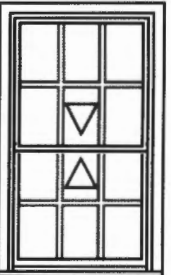
Manufacturer: Marvin; Wood ultimate double hung; Call number: custom; Rough opening with subsill: 39 9/16" X 72 5/16"; 4 9/16" jamb depth; #add for clear, sill; Top & bottom sashes; insulated glass – 1 lite, clear, 7/8" rectangular simulated divided lite – with spacer bar – special lite cut 3 wide x 2 high: primed pine ext – primed pine int, sash interior sticking type: ovolo; Clear blindstop; Clear, 2 1/2" 5/4 flat casing casing; Clear subsill; Satin taupe sash lock; Beige jamb hardware; #7/8" putty, glaze simulated divided lite, w8536 & w8535 putty bead; No installation method; Primed pine exterior, primed pine interior, #add for black spacer bar & perimeter, #do not prep for screens, #change csg overlap on top to: 1 15/32" & on sides: 1 3/4"21.00, simulated thick sill.

Item#: 3 Location: UNIT #3 Qty: 1 Total: \$1,557.01



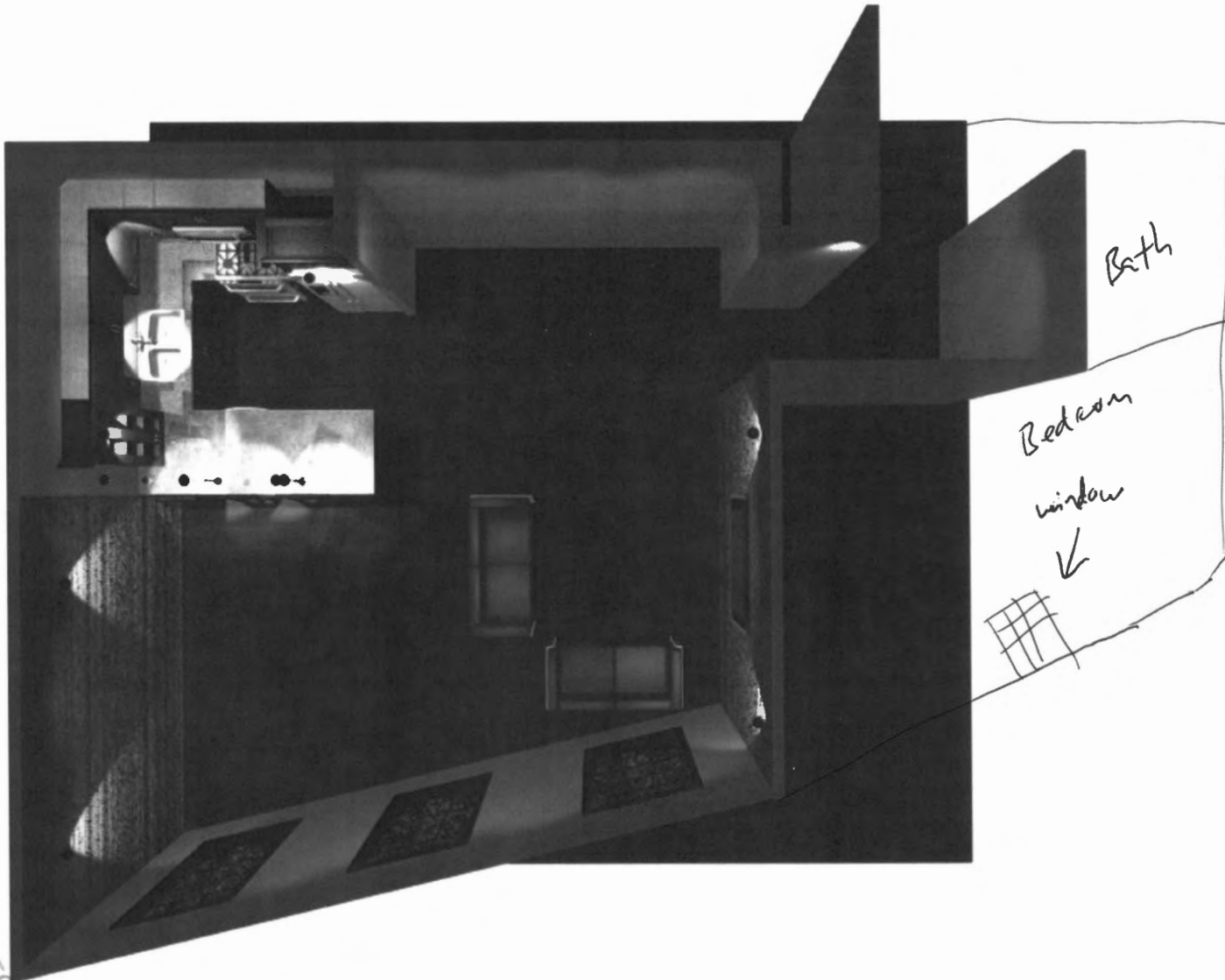
Manufacturer: Marvin; Wood ultimate double hung; Call number: custom; Rough opening with subsill: 39 5/8" X 72 1/16"; 4 9/16" jamb depth; #add for clear, sill; Top & bottom sashes; insulated glass – 1 lite, clear, 7/8" rectangular simulated divided lite – with spacer bar – special lite cut 3 wide x 2 high: primed pine ext – primed pine int, sash interior sticking type: ovolo; Clear blindstop; Clear, 2 1/2" 5/4 flat casing casing; Clear subsill; Satin taupe sash lock; Beige jamb hardware; #7/8" putty, glaze simulated divided lite, w8536 & w8535 putty bead; No installation method; Primed pine exterior, primed pine interior, #add for black spacer bar & perimeter, #do not prep for screens, #change csg overlap on top to: 1 15/32" & on sides: 1 3/4"21.00, simulated thick sill.

Item#: 4 Location: UNIT #4 Qty: 1 Total: \$1,556.09



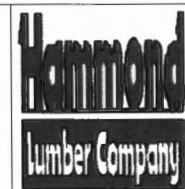
Manufacturer: Marvin; Wood ultimate double hung; Call number: custom; Rough opening with subsill: 38 3/4" X 72"; 4 9/16" jamb depth; #add for clear, sill; Top & bottom sashes; insulated glass – 1 lite, clear, 7/8" rectangular simulated divided lite – with spacer bar – special lite cut 3 wide x 2 high: primed pine ext – primed pine int, sash interior sticking type: ovolo; Clear blindstop; Clear, 2 1/2" 5/4 flat casing casing; Clear subsill; Satin taupe sash lock; Beige jamb hardware; #7/8" putty, glaze simulated divided lite, w8536 & w8535 putty bead; No installation method; Primed pine exterior, primed pine interior, #add for black spacer bar & perimeter, #do not prep for screens, #change csg overlap on top to: 1 15/32" & on sides: 1 3/4"21.00, simulated thick sill.

1/4" = 1' 0" - All drawings are exterior views.



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Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed: 11/14/2012
 Printed: 11/28/2012

Mattsons' Condo-DYN.kit

All

Drawing #: 1

Jonathan Rioux - FW: 269 Commercial St (Unit 2A).

From: Adam Mattson <adam.mattson@mattsondevelopment.com>
To: "jrioux@portlandmaine.gov" <jrioux@portlandmaine.gov>
Date: 2/5/2013 3:28 PM
Subject: FW: 269 Commercial St (Unit 2A).

Jon – Please see Dave’s responses below; he is my contact at Marvin Design. As to your first question, the windows are a direct replacement, same size/location. Please let me know if you need anything else.

Thanks

Adam

From: Dave Thibeau [mailto:dthibeau@marvinportland.com]
Sent: Tuesday, February 05, 2013 2:54 PM
To: Adam Mattson
Subject: RE: 269 Commercial St (Unit 2A).

Tempered glass is not required. They are not near a stairway, nor are they near a tub/shower and they are more than 18” off the floor. And yes they meet the minimal energy requirements.

Dave Thibeau

Millwork Specialist
Installation Specialist
Marvin Design Gallery by Eldredge
317 Marginal Way
Portland, ME 04101
Phone: (207) 772-2003
Fax: (207) 772-0418
dthibeau@marvinportland.com
www.marvinbyeldredge.com

MARVIN
DESIGN GALLERY

a complete window and door showroom
by Eldredge

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From: Adam Mattson [mailto:adam.mattson@mattsondevelopment.com]
Sent: Tuesday, February 05, 2013 2:49 PM
To: Dave Thibeau

Subject: Fwd: 269 Commercial St (Unit 2A).

Hi Dave - Could you help me with questions 2 and 4 below? Thanks

Adam

Sent from my iPhone

Begin forwarded message:

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: February 5, 2013, 12:49:36 PM EST
To: Adam Mattson <adam.mattson@mattsondevelopment.com>
Subject: 269 Commercial St (Unit 2A).

Adam,

See below:

- Are the windows a direct replacement, same size/ location?
- Is the window in a hazard area that would require safety glazing in accordance with Chapter 24 of the IBC, 2009, (ex. tub enclosures, stairwells, etc.)?
- What is the window sill height above the finished floor of each room?
- Will the window meet minimal energy requirements?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov