

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BLANCA SANTIAGO

Located At 23 PINE ST

Job ID: 2012-08-4699-ALTR

CBL: 055- E-013-003

has permission to Internal fire door at bulkhead, Unit 3

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Jeannie Bouke 9/21/12

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

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.**

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4699-ALTR

Located At: 23 PINE ST

CBL: 055- E-013-003

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. Installation shall comply with City Code Chapter 10.
2. A bulkhead is not an approved exit.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4699-ALTR	Date Applied: 8/10/2012	CBL: 055- E-013-003	
Location of Construction: 23 PINE ST	Owner Name: BLANCA SANTIAGO	Owner Address: 23 PINE ST # 3 PORTLAND, ME 04102 ME - MAINE	Phone: 207-749-4598
Business Name:	Contractor Name: Atlas Property Services	Contractor Address: PO Box 8585 Portland ME 04102	Phone: (207) 776-2758
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-1
Past Use: Ten Residential condos on property - 21 Pine - 2 units; 23 Pine - 3 units; 25 Pine - 1 unit & 27 Pine - 4 units	Proposed Use: Same - install internal fire door at bulkhead	Cost of Work: 1000.00	CEO District:
		Fire Dept: 9/20/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB MUBEL '09 Signature: <i>[Signature]</i> 9/18/12
Proposed Project Description: Internal fire door at bulkhead		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in Dist or Landmark
2. Building Permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
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.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: OK 8/22/12 <i>AKM</i>	Date:	Date: Any extenor work requires a separate review; approval thru historic preservation!

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 appication 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

B1



General Building Permit Application

Extended 8/14/12 BS

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.

2012-08-4699-ALTR

Location/Address of Construction: <u>23 Pine St., Unit 3</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>055 E013 003</u>	Applicant: (must be owner, lessee or buyer) Name <u>Blanca Santiago</u> Address <u>23 Pine St.</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>207-749-4598</u>
Lessee/DBA <u>Hopkin Eaton Co Associates</u> RECEIVED AUG 10 2012 Dept of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>700.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>700.00</u>
Current legal use (i.e. single family) <u>3 unit Condo</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? <u>N/A</u> Proposed _____ Specific _____ use: Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Internal fire door at bulkhead</u>		
Contractor's name: <u>Atlas Property Services</u> Email: <u>jose@atlasproperty</u> Address: <u>P.O. Box 8585</u> <u>services.biz</u> City, State & Zip <u>Portland, ME 04102</u> Telephone: _____ Who should we contact when the permit is ready: <u>Jose Ramos</u> <u>207-776-2758</u> Telephone: _____ Mailing address: <u>P.O. Box 8585 Portland ME 04102</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.

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

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: Jose Ramos Date: 7/28/12

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 232

Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/14/2012

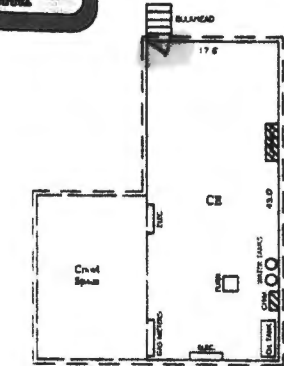
Receipt Number: 47066

Receipt Details:

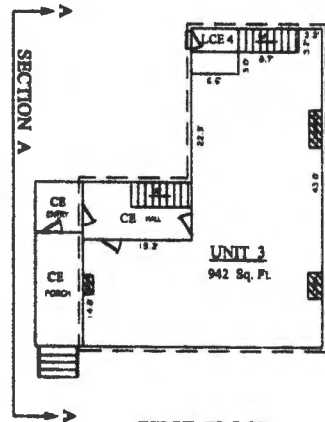
Referance ID:	7627	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-08-4699-ALTR - Internal fire door at bulkhead			
Additional Comments: 23 Pine			

Thank You for your Payment!

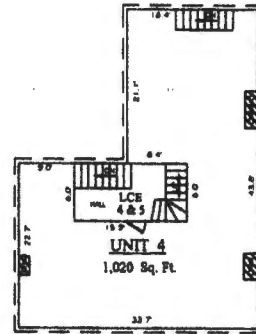
EXHIBIT



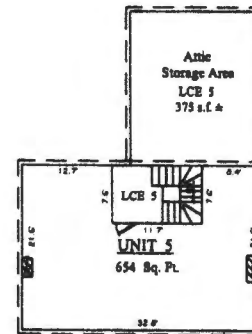
BASEMENT



FIRST FLOOR



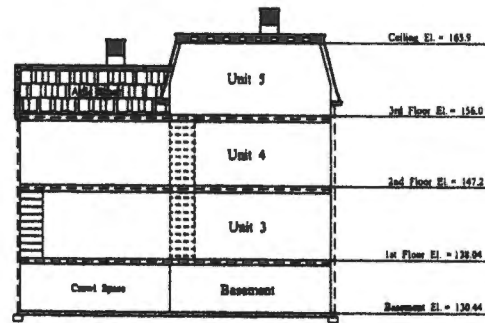
SECOND FLOOR



THIRD FLOOR

— PINE STREET —

VERTICAL BOUNDARY



SECTION A
HORIZONTAL BOUNDARY

NOTE: ELEVATIONS BASED ON CITY DATUM

- LEGEND:**
- CE COMMON ELEMENT
 - LCE LIMITED COMMON ELEMENT
 - UNIT BOUNDARY

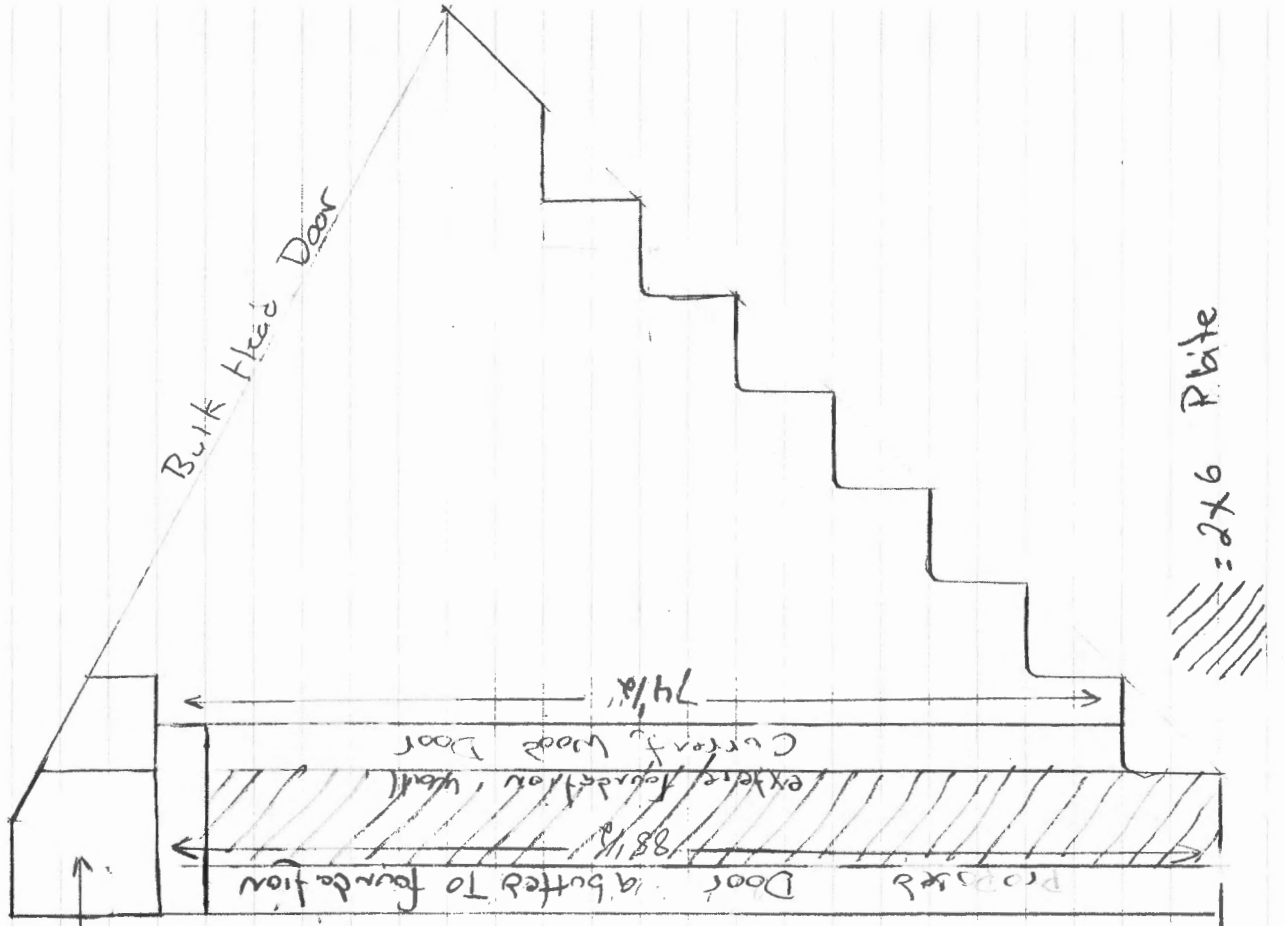
WILLIAM C. SHIPPEN, PLS #1118
DATE: _____

HORIZONTAL & VERTICAL BOUNDARIES
HOPHNI EATON HOUSE CONDOMINIUM
 #23 PINE STREET, PORTLAND, MAINE
 MADE FOR RECORD OWNER
 WAL HOLDINGS LLC
 P.O. BOX 4702, PORTLAND, MAINE

OWEN HASKELL, INC.
 10 GARDEN ST., PORTLAND, ME 04101 (207) 774-0004
 PROFESSIONAL LAND SURVEYOR

Drawn By	CE	Date	JAN 14, 2024	Job No.	2024-0112
Checked By	WCS	Scale	1/8" = 1'	Sheet No.	3 OF 3
Drawn By	PLZ				

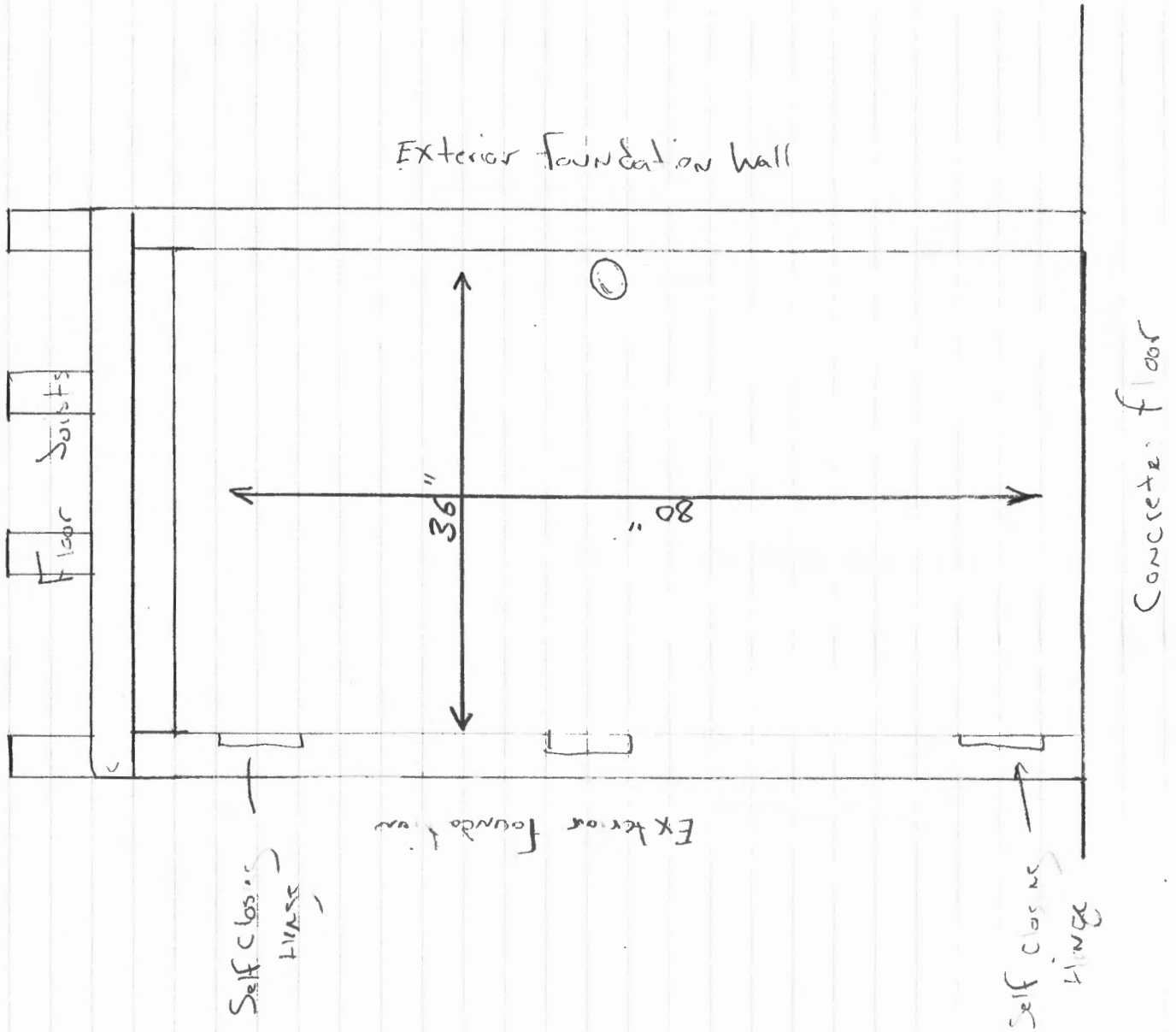
23 Pine St. Fire Door (Basement)



Built out Studing

Door will be butted up to opening rather than on last step of bulk head. 2x6 plates will be secured beside the edge of opening along the foundation wall. Framing will be assembled and the door secured to it.

23 Pine St. Fire Door (Basement)



PRODUCT DESCRIPTION

The Masonite 36 in. x 80 in. Steel White Prehung Right-Hand Inswing 6-Panel Fire Door offers a 90-minute fire rating that can help keep you and your loved ones safe in an emergency. It offers a traditional 6-panel design with a steel exterior that is primed and ready to paint. This door has a reinforced lock area for security and peace of mind and is pre-assembled for installation convenience.

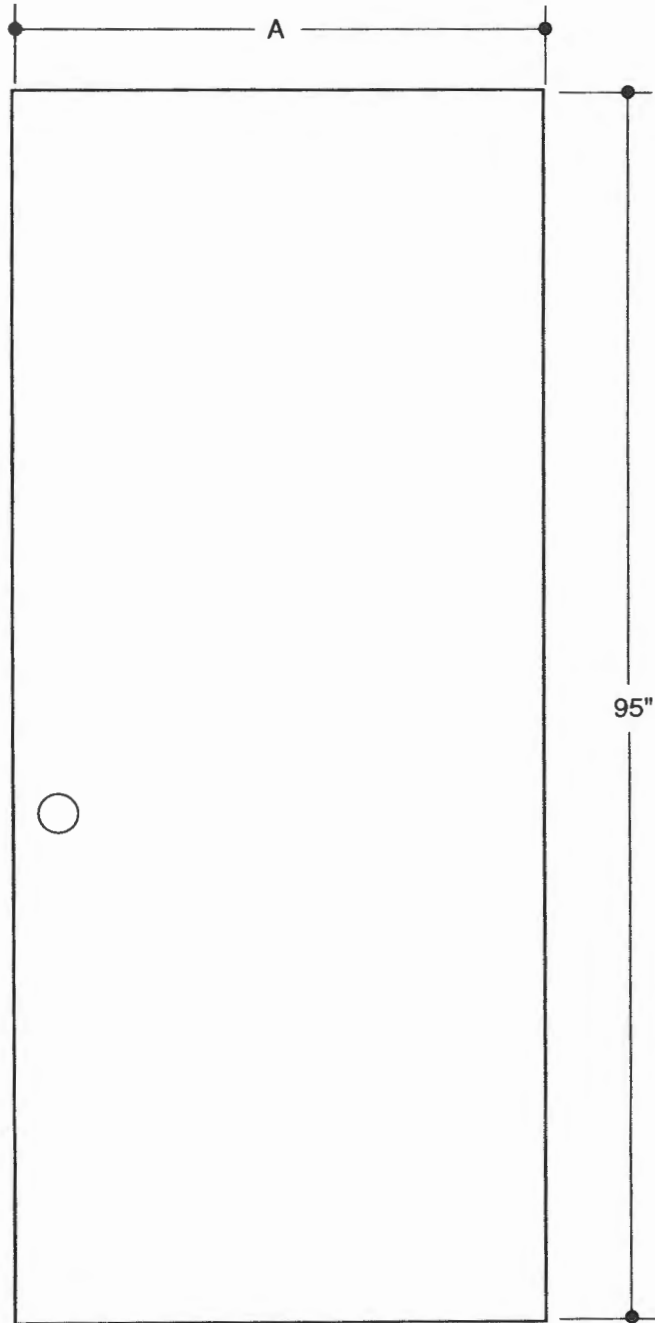
- High-quality steel provides strength and security
- Pre-assembled 1-3/4 in. thick stile-and-rail construction
- Included weather stripping and sill help seal out drafts
- 6-Panel design
- Primed white, finish in the color of your choice
- Reinforced for security
- Not designed for commercial use
- 90-Minute fire rating can provide a safety barrier in case of emergency
- Satin-brass hinges included
- Energy Star qualified for savings
- From outside, opens toward the inside of the house with hinges on the right
- MFG Brand Name : Masonite
- MFG Model # : 17895
- MFG Part # : 17895

[Return To Top](#)

SPECIFICATIONS

Assembled Depth (in.)	4.5625 in	Assembled Height (in.)	82.75 in
Assembled Width (in.)	37.5 in	Commercial	No
Door Color Family	White	Door Handing	Right-Handed
Door Material	Steel	Door Size	36 in. X 80 in.
Door Swing	Right Hand	Door Thickness (in.)	1.75 in
Door Type	Exterior Prehung	Door Width (in.)	36
Door color	White	Door height (in.)	80.0
Energy Star Qualified	Yes	ExcludedSellToStates	GU
Fire rating	90 minute	Frame Material	Steel
Frame color	White	Hinge finish family	Satin Brass
Hurricane rated	No	Item Package Type	No Package
Manufacturer Warranty	Limited Lifetime Warranty	Number of panels	6
Paintable/Stainable	Yes	Prefinished	No
Product Weight (lb.)	110.0	Returnable	90-Day
Sill finish family	Nickel		

8'0" FLUSH



	A	23-3/4"	2'0"
	A	29-3/4"	2'6"
	A	31-3/4"	2'8"
	A	33-3/4"	2'10"
	A	35-3/4"	3'0"

Please Note:

1. Available as Fire Rated - Warnock Hersey Labeled - Steel-Edge Only.

PART NO.	QTY.	DESCRIPTION
		MASONITE® HD 8'0" WOOD-EDGE STEEL DOORS

Our continuing program of product improvement makes specifications, design and product detail subject to change without notice.