

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND PERMIT ISSUED

## BUILDING INSPECTION

### PERMIT

Permit Number: 180776  
JUL 8 2006

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that WILLIAMS MICHAEL & EMILY / MR Brewer, Eric, Woodworking

has permission to Remove wall between kitchen & living room **City of Portland**

AT 79 CHANDLERS WHARF CBL 031 J002079

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 lathed or otherwise closed-in. 24 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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7.1 2010

Received from MR Brewer

Location of Work 79 Chambers Way

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

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

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

Total: 30

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 3152

Check #: 6003 Total Collected \$ 30

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: S. J.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

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

Permit No: 10-0776	Issue Date:	CBL: 031 J002079
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Location of Construction: 79 CHANDLERS WHARF	Owner Name: WILLIAMS MICHAEL & EMILY	Owner Address: 55 BOWDOIN STREET	Phone: 207-871-0074
Business Name:	Contractor Name: MR Brewer Fine Wookworking	Contractor Address: 91 Bell Street Portland	Phone: 7977977534
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: WCZ

Past Use: Single Family Condo	Proposed Use: Single Family Condo - Remove wall between kitchen & living room	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
Proposed Project Description: Remove wall between kitchen & living room  <i>Entire Project - 90 res Condo within 7 bldgs</i>		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	
		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: ldobson	Date Applied For: 07/01/2010	<b>Zoning Approval</b>		
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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 information may invalidate a building permit and stop all work..  <b>PERMIT ISSUED</b>  JUL - 8 2010  City of Portland	<b>Special Zone or Reviews</b> <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"/> Date: <i>7/1/10</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 checked="" type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" 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: _____
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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

## **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 Inspection 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 with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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

**PERMIT ISSUED**

JUL - 8 2010

City of Portland

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

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

<b>Permit No:</b> 10-0776	<b>Date Applied For:</b> 07/01/2010	<b>CBL:</b> 031 J002079
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<b>Location of Construction:</b> 79 CHANDLERS WHARF	<b>Owner Name:</b> WILLIAMS MICHAEL & EMILY	<b>Owner Address:</b> 55 BOWDOIN STREET	<b>Phone:</b> 207-871-0074
<b>Business Name:</b>	<b>Contractor Name:</b> MR Brewer Fine Wookworking	<b>Contractor Address:</b> 91 Bell Street Portland	<b>Phone:</b> (797) 797-7534
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Single Family Condo - Remove wall between kitchen & living room	<b>Proposed Project Description:</b> Remove wall between kitchen & living room
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/01/2010**Note:** **Ok to Issue:** ✓

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This entire property shall remain 90 residential condominiums within 7 buildings. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/08/2010**Note:** **Ok to Issue:** ✓

- 1) This permit only authorizes removal of interior non-bearing walls. It does not authorize any structural work.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**PERMIT ISSUED**

JUL - 8 2010

City of Portland



# 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>709 CHANDLER'S WHARF</u>		
Total Square Footage of Proposed Structure/Area <u>APPROX 810 SQ FT</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>C</u> Lot# <u>18</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Emily &amp; Michael Williams</u> Address <u>55 Bowdoin St.</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>207-871-0074</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>1,000.00</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>GAME</u> Proposed Specific use: <u>GAME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remove wall BETWEEN kitchen &amp; living room.</u>		
Contractor's name: <u>M.R. Brewer, Fine Woodworking, Inc</u> Address: <u>91 Bull St.</u> City, State & Zip: <u>Portland, ME 04103</u> Telephone: <u>207-797-7534</u> Who should we contact when the permit is ready: <u>Mike Locke</u> Telephone: _____ Mailing address: <u>GAME</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.

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 hours for the purposes of the provisions of the codes applicable to this permit.

RECEIVED  
JUN 21 2010  
Dept. of Building Inspections  
City of Portland, Maine

Signature: Michael Locke M.R. Brewer Date: 6/30/10

This is not a permit; you may not commence ANY work until the permit is issued for Emily & Michael Williams



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

**Inspections are still required per City Code of Ordinance.**

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

*Michael J. [Signature]*  
for Emily & Michael Williams

Date:

6/30/10

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



## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

**One (1) complete set of construction drawings must include:**

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost  
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This is not a Permit; you may not commence any work until the Permit is issued.**

**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

**KNOW ALL PERSONS BY THESE PRESENTS, That**

**Sandra L. Ragan and Thomas M. Rousselle**

of 22 Ocean Avenue, Biddeford Pool, Maine 04006

for consideration paid, grant to **Michael J. Williams and Emily B. Williams**

*of new*

of 55 Bowdoin Street, Portland, Maine 04102

with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

**WITNESS** our/my hand(s) and seal(s) this 15 day of April, 2010.

*Signed, Sealed and Delivered in presence of:*

*Juan Garcia*

*Shirley M. Coughlin*

*Sandra L. Ragan*  
Sandra L. Ragan

*Thomas M. Rousselle*  
Thomas M. Rousselle

MAINE REAL ESTATE TAX PAID

STATE OF Florida

April 15, 2010

COUNTY OF Lee

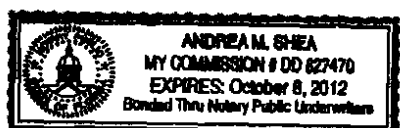
Then personally appeared the above named Sandra L. Ragan and Thomas M. Rousselle and acknowledged the foregoing instrument to be Their free act and deed.

Before me,

*Andrea M. Shea*

Notary Public  
Printed Name: Andrea M. Shea

My Commission Expires:



## Exhibit A

All that certain premises and proportionate interest in Chandler's Wharf Condominium situated in Portland, Cumberland County, Maine more particularly described as follows:

Unit 709 of Chandler's Wharf

Certain real property located in Portland, Cumberland County, Maine:

Residential Unit 7-9, of Chandler's Wharf Condominium as described in the Declaration of Condominium for Chandler's Wharf Condominium dated February 17, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7642, Page 294, as amended by First Amendment to Declaration of Condominium dated April 22, 1987, and recorded in said Registry in Book 7743, Page 187, and by Second Amendment to Declaration of Condominium dated July 20, 1987, and recorded in said Registry of Deeds in Book 7885, Page 280, (the "Declaration") and by Third Amendment to Declaration of Condominium dated December 30, 1988, and recorded in said Registry of Deeds in Book 8613, Page 246 (the "Declaration"); and as shown on the Plats and Plans of Chandler's Wharf Condominium drawn by Archtellic which Plats and Plans are recorded in said Registry of Deeds in Plan Book 161, Page 3, as amended by Plan entitled "First Floor Units, Typical Cross Section," revised April 8, 1987, and recorded in said Registry in Plan Book 162, Page 30, as further amended by the Condominium Plat for Chandler's Wharf Condominium (Revision 7, dated June 25, 1987) and recorded in said Registry of Deeds in Plan Book 164, Page 15, and as further amended by Plan of Central Wharf consisting of three sheets dated September 3, 1987, and recorded in said Registry in Plan Book 165, Page 63 (the "Plats and Plans").

Said Unit is conveyed together with:

1. An undivided percentage interest in the Common Elements and facilities of the Condominium as set forth in the Declaration, as amended;
2. An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration and as shown on the Plats and Plans;
3. All rights and easements as described in the Declaration.

Said Unit is conveyed subject to:

4. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration;
5. The provisions of the Declaration, the Plats and Plans and the By-laws for Chandler's Wharf Owner's Association, as the same may be amended or modified from time to time, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit.
6. Current real estate taxes with respect to the Unit, which taxes the Grantee by Acceptance of this deed, hereby assumes and agrees to pay.

**Exhibit A**

*(continued)*

Reference is hereby given to a Warranty Deed from Richard Benson and Scott Robie, to Thomas M. Rousselle and Sandra L. Ragan dated June 26, 1998, and recorded June 30, 1998, in Book 13943, Page 155 in the Cumberland County Registry of Deeds.

Received  
Recorded Register of Deeds  
Apr 16 2010 10:39:05A  
Cumberland County  
Pamela E. Lovley

