

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

DEPARTMENT OF BUILDING & INSPECTION

## PERMIT

Permit Number: 070814

This is to certify that SMITH ALICE /Dirigo Management Co

has permission to Replace Guards around exterior balcony

AT 310 CHANDLERS WHARF

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  
031 1002310  
JUL 6 2007  
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 is procured before this building or part thereof is altered or demolished-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

*7/6/07* *Chris M*  
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: 07-0814	Issue Date: <i>7/6/07</i>	CBL: 031 J002310
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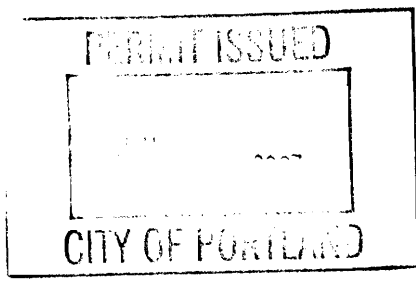
Location of Construction: 310 CHANDLERS WHARF	Owner Name: SMITH ALICE	Owner Address: 310 CHANDLERS WHARF	Phone:
Business Name:	Contractor Name: Dirigo Management Company	Contractor Address: One City Center Portland	Phone 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: <i>WER</i>

Past Use: Chandlers Wharf - Condo	Proposed Use: Chandlers Wharf - Condo - Replace Guards around exterior balcony	Permit Fee: \$40.00	Cost of Work: \$1,700.00	CEO District: 1
Proposed Project Description: Replace Guards around exterior balcony		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature:	Signature: <i>Chris 7/6/07</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: 07/03/2007	<b>Zoning Approval</b>		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>7/4/07</i> <i>CEM</i>	Date: _____	Date: <i>7/6/07</i> <i>CEM</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

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

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

<b>Permit No:</b> 07-0814	<b>Date Applied For:</b> 07/03/2007	<b>CBL:</b> 031 J002310
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<b>Location of Construction:</b> 310 CHANDLERS WHARF	<b>Owner Name:</b> SMITH ALICE	<b>Owner Address:</b> 310 CHANDLERS WHARF	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dirigo Management Company	<b>Contractor Address:</b> One City Center Portland	<b>Phone:</b> (207) 871-1080
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Chandlers Wharf - Condo - Replace Guards around exterior balcony	<b>Proposed Project Description:</b> Replace Guards around exterior balcony
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Chris Hanson      **Approval Date:** 07/06/2007  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 07/06/2007  
**Note:**      **Ok to Issue:**

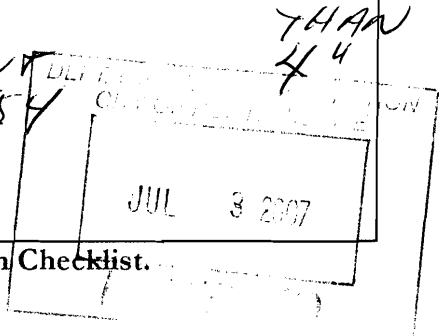
- 1) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required



# 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>UNIT 310 CHANDLERS WHARF</u>		
Total Square Footage of Proposed Structure <u>NO EXPANSION</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>831</u> Block# <u>J</u> Lot# <u>002310</u>	Owner: <u>ALICE SMITH 310 CHANDLER'S WHARF PORTLAND, MAINE 04101</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MIKE NUGENT DMC/59 SANFORD DR CORHAM, MAINE, 04038</u>	Cost Of Work: \$ <u>1700.00.</u> Fee: \$ <u>40.00</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>YES</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SINGLE FAMILY CONDO</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>CHANDLER'S WHARF.</u> Project description: <u>REPLACE GUARDS AROUND 8' x 19'6" EXTERIOR BALKONY - RAISE TO 42" W/ OPENINGS LESS</u>		
Contractor's name, address & telephone: <u>MIKE NUGENT</u> <u>THAN 44</u> Who should we contact when the permit is ready: <u>MIKE NUGENT</u> Mailing address: Phone: <u>329-2354</u>		



Please submit all of the information outlined in the Commercial Application 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 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 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 of applicant: [Signature] Date: 7/3/07

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



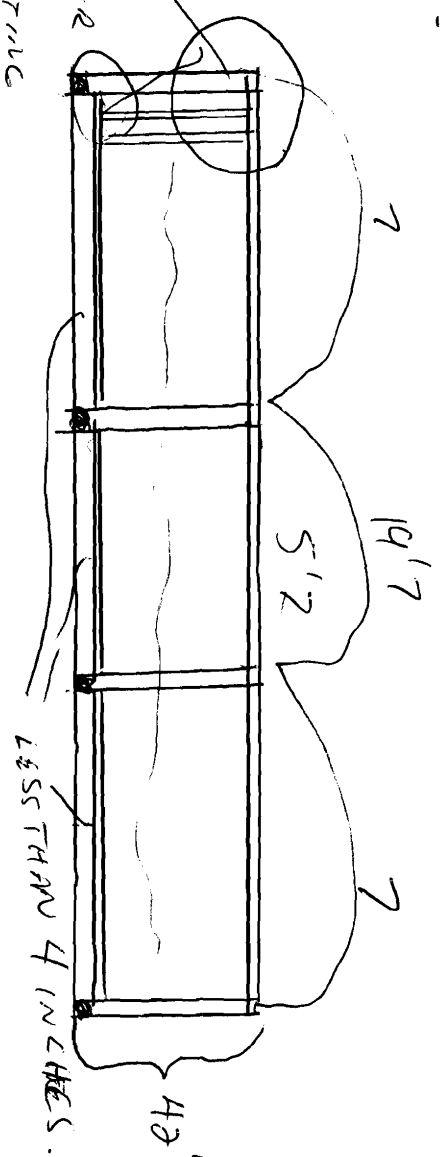
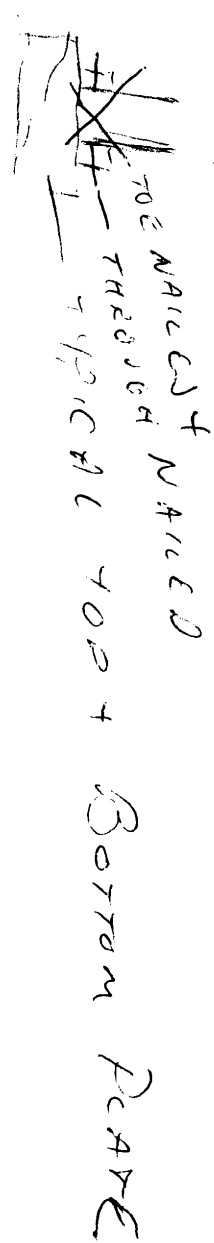
TYPICAL BALCONY ELEVATION.

ALL CEDAR

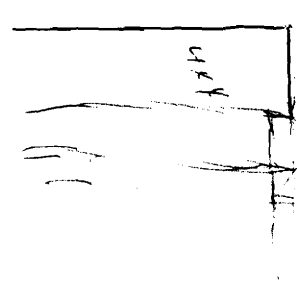
4" x 4" CEDAR  
NEWEL POSTS  
SET IN EXISTING  
STEEL POST HOLES  
RAM SET INTO CONCRETE.

6x8' BALUSTERS 4" O.C. (OPENINGS LESS THAN 4")  
2x4'S TOP + BOTTOM RAILS.

w/1



4x4  
TOE NAIL  
THREADED ROD  
NEWEL POST



THIS IS CURRENTLY AN OPEN ENDED  
PATTERN THAT IS A LADDER

WHICH WILL BE ELIMINATED &  
REPLACED w/ VERTICAL BALUSTERS  
(6x8" CEDAR 4" O.C.)