

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 040642

PERMIT ISSUED

JUL 12 2004

CITY OF PORTLAND

This is to certify that East Danforth Llc /Nathan H reshas permission to Replace front porch W/ 11 x 11 porchAT 71 Danforth St

040 A019001

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 when permission procured before this building or part thereof is altered or otherwise enclosed-in. NO FURTHER NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. adam

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

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

Other \_\_\_\_\_

Department Name

*Al Camp* 7/12/04  
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 ISSUED

Permit No: 04-0642	Issue Date: JUL 12 2004	CBL: 040 A019001
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Location of Construction: 71 Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummer Road Gorham	Phone: 938 2905 2078925669
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use:	Proposed Use:	Permit Fee: \$129.00	Cost of Work: \$11,941.00	CEO District: 1
<p>Legal Use per map page 17 Dwelling units</p> <p>Proposed Project Description: Replace front porch W/ 11 x 5.9 porch</p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type SB 7/12/04	
		<p>Signature: [Signature]</p> <p>Signature: [Signature]</p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>		

Permit Taken By: Idobson	Date Applied For: 05/20/2004	<b>Zoning Approval</b>		
<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK with conditions date: 6/9/04</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmar</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>date: [Signature]</p>
		<p>OK per revised plans 6/29/04 15% average frontage</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

7/21/04 set back ok. A line  
8/5/04 Job completed ok  
just need to turn in  
H.R. money

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

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

<b>Permit No:</b>	<b>Date Applied For:</b>	<b>CBL:</b>
04-0642	05/20/2004	040 A019001

<b>Location of Construction:</b> 71 Danforth St	<b>Owner Name:</b> East Danforth Llc	<b>Owner Address:</b> 104 Grant St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Nathan Hawkes	<b>Contractor Address:</b> 11A Plummer Road Gorham	<b>Phone</b> (207) 892-5669
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi-Family Apartment - to remain 7 dwelling units/ Replace front porch W/ 11 x 5.9 porch	<b>Proposed Project Description:</b> Replace front porch W/ 11 x 5.9 porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2004**Note:** 6/29/04 Nathan Hawkes revised plans to show deck reduction and used the averaging of the front yards on either side of this property to reduce the required front yard setback to 7.75'.      **Ok to Issue:**

- 1) The new stairs down to the sidewalk shall be the same width as the previous stairs.
- 2) 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.
- 3) This property shall remain a seven (7) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of revised plans submitted on 6/29/04. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**  
**Note:**      **Ok to Issue:** |**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/10/2004**Note:**      **Ok to Issue:**

- 1) the ballusters shall be spaced so that a 4' sphere shall not pass thru them

**Comments:**

5/21/04-mjn: Plans exceed the footprint of existing will discuss with Marge

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

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

<b>Permit No:</b> 04-0642	<b>Date Applied For:</b> 05/20/2004	<b>CBL:</b> 040 A019001
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<b>Location of Construction:</b> 71 Danforth St	<b>Owner Name:</b> East Danforth Llc	<b>Owner Address:</b> 104 Grant St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Nathan Hawkes	<b>Contractor Address:</b> 11A Plummer Road Gorham	<b>Phone</b> (207) 892-5669
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

**Proposed Use:**

Multi-Family Apartment - to remain 7 dwelling units/ Replace front porch W/ 11 x 5.9 porch

**Proposed Project Description:**

Replace front porch W/ 11 x 5.9 porch

**Dept:** Building  
**Note:****Status:** Pending**Reviewer:** Mike Nugent**Approval Date:****Ok to Issue:** ☐**Dept:** Fire  
**Note:****Status:** Approved with Conditions**Reviewer:** Lt. MacDougal**Approval Date:** 06/10/2004**Ok to Issue:** ☒

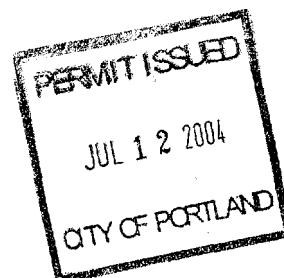
1) the ballusters shall be spaced so that a 4' sphere shall not pass thru them

**Comments:**

06/21/2004-mjn: Plans exceed the footprint of existing will discuss with Marge

07/01/2004-mjn: Marge Approved

07/02/2004-mjn: Winders are not permitted ,Mr. Hawkes is coming in 7/6/04



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Permit No: 04-0642	Date Applied For: 05/20/2004	CBL 040 A019001
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Location of Construction: 71 Danforth St	Owner Name: East Danforth Llc	Owner Address: 104 Grant St	Phone:
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Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummer Road Gorham	Phone (207) 892-5669
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family
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	Proposed Project Description: Replace fi-ont porch W/ 11 x 5.9 porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2004  
**Note:**      **Ok to Issue:** ☒

- 1) The replacement of the fi-ont porch shall not increase the existing footprint.
- 2) 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.
- 3) This property shall remain a seven (7) family dwelling. **Any** change of use shall require a separate permit application for review and approval.
- 4) 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:** Pending      **Reviewer:**      **Approval Date:**  
**Note:**      **Ok to Issue:** ☐

**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.**

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Ley Johnson Date: 5/18/04

**This is NOT a permit, you may not commence ANY work until the permit is Issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**

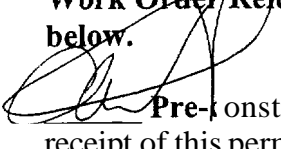
# BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon**

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

 **Pre-Construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

☒ **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing **ANY** backfill

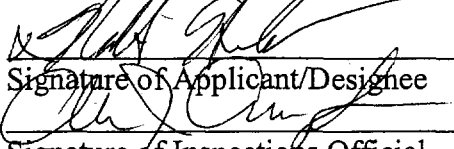
☒ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

☒ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

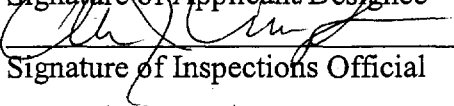
Certificate of Occupancy is not required for certain projects. *Your* inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

☒ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

 **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

 Signature of Applicant/Designee

Date

 Signature of Inspections Official

Date

CBL: 040A019

Building Permit #: 040642

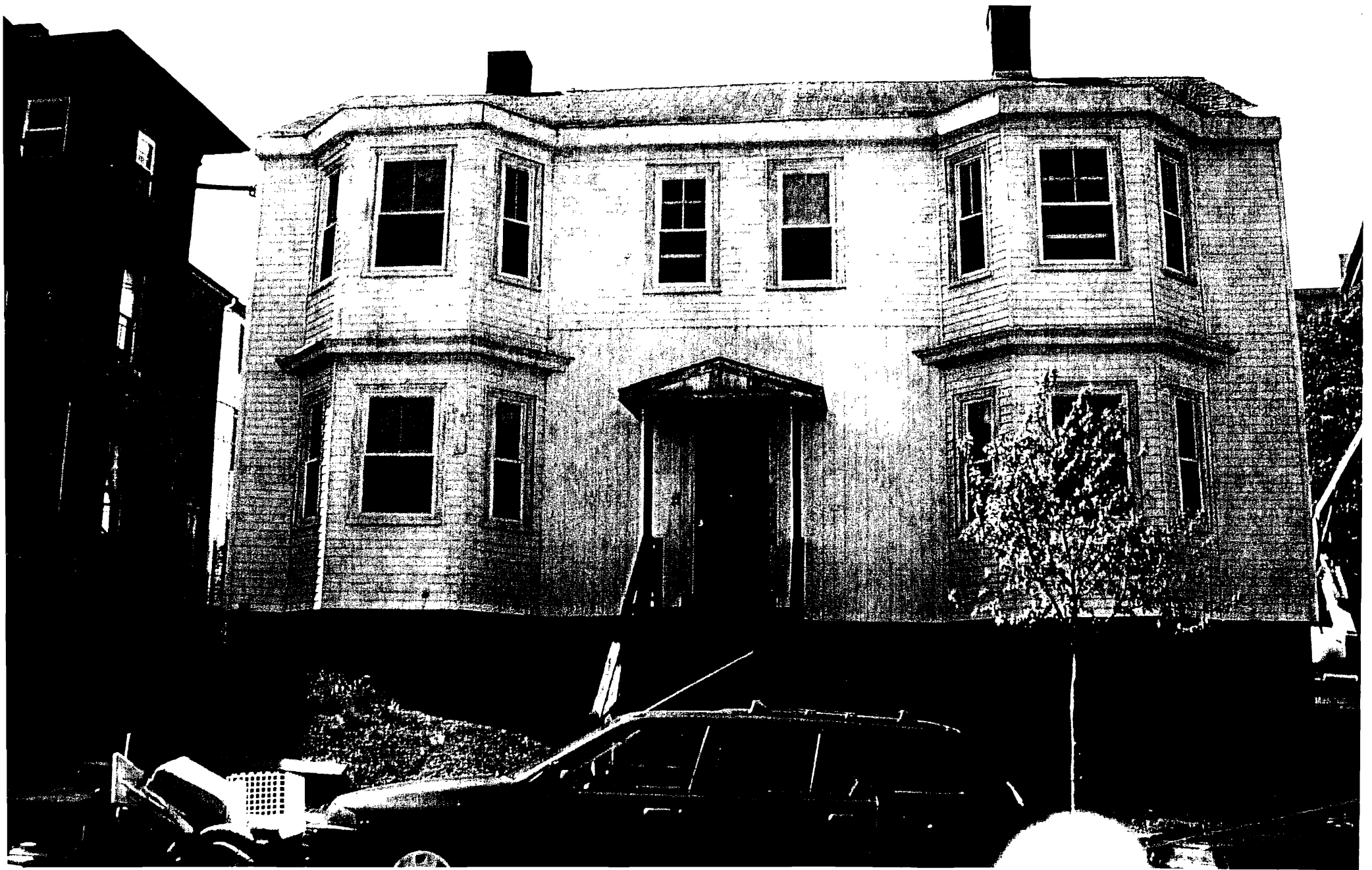


Parcel #	Area	Multiplier	Coefficient
040 A019001	1149.6	80	8716
Year	Unit	Coefficient	Land Value
19	20	8716	1568 7173



Surveyed by W. C. [illegible]

(Remarks on other Side)



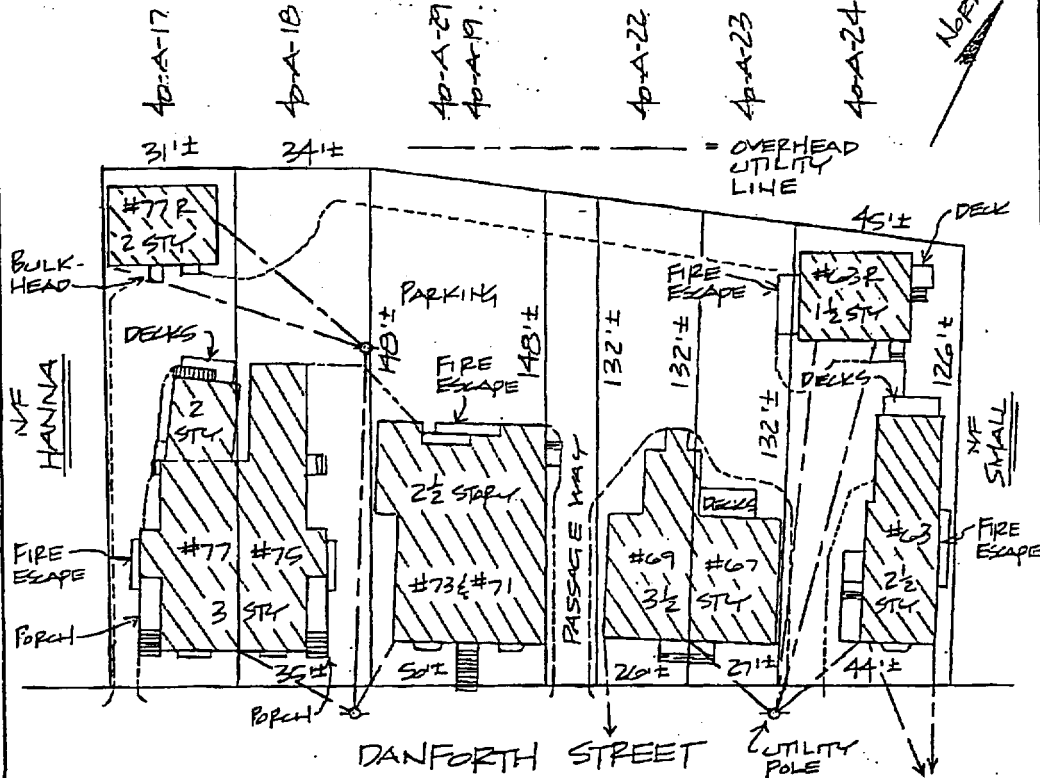
# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL PHYSICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 63-77 DANFORTH ST INSPECTION DATE: 9-26-03  
PORTLAND, ME SCALE: 1" = 40'

RECOMMEND BOUNDARY SURVEY FOR ACCURATE LOCATION OF BOUNDARY LINES.

STREET #15 PER BUILDINGS, NOT MUNICIPAL RECORDS.



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: WATSON REQUESTING PARTY: LEETE & LEMIEUX  
 OWNER: HARRIS ATTORNEY: WILLIAM H. LEETE  
 LENDER: \_\_\_\_\_ FILE No. 20314559

## TITLE REFERENCES:

DEED BOOK: 6176 PAGE: 61  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_  
 COUNTY: CUMB

## MUNICIPAL REFERENCE:

MAP: 42 BLOCK: A LOT: 17, 18, 21, 19, 22, 23 & 24

THE DWELLINGS ☒ DO NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 220021  
 PANEL: 003B ZONE: C DATE: 02-15-92

THE DWELLINGS WAS ☒ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

## COMMENTS:

ALL DWELLINGS PRE-DATE ZONING.

## NADEAU & LODGE, INC.

PROFESSIONAL LAND SURVEYORS  
 318 BRIGHTON AVENUE PORTLAND, ME. 04103 (207) 878-7870  
 132 CLARES WOODS ROAD LYMAN, ME. 04062 (207) 438-2358

*William H. Leete*  
 9-29-03

INSR. BY JPB

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

Hip Roof 2/12 pitch  
↓

watershield + 3 tab Roof shingles

8" Alum Drip

1x6  
Facia-  
Rake  
with  
Crown

crown

2x6

2x6

1x12 pine

1x12 pine wrapped beam

1/2 CDX ply

1x6  
U-math

6x

42" HT

2x2  
Fir  
Battens

2x8 PT

2

1/1

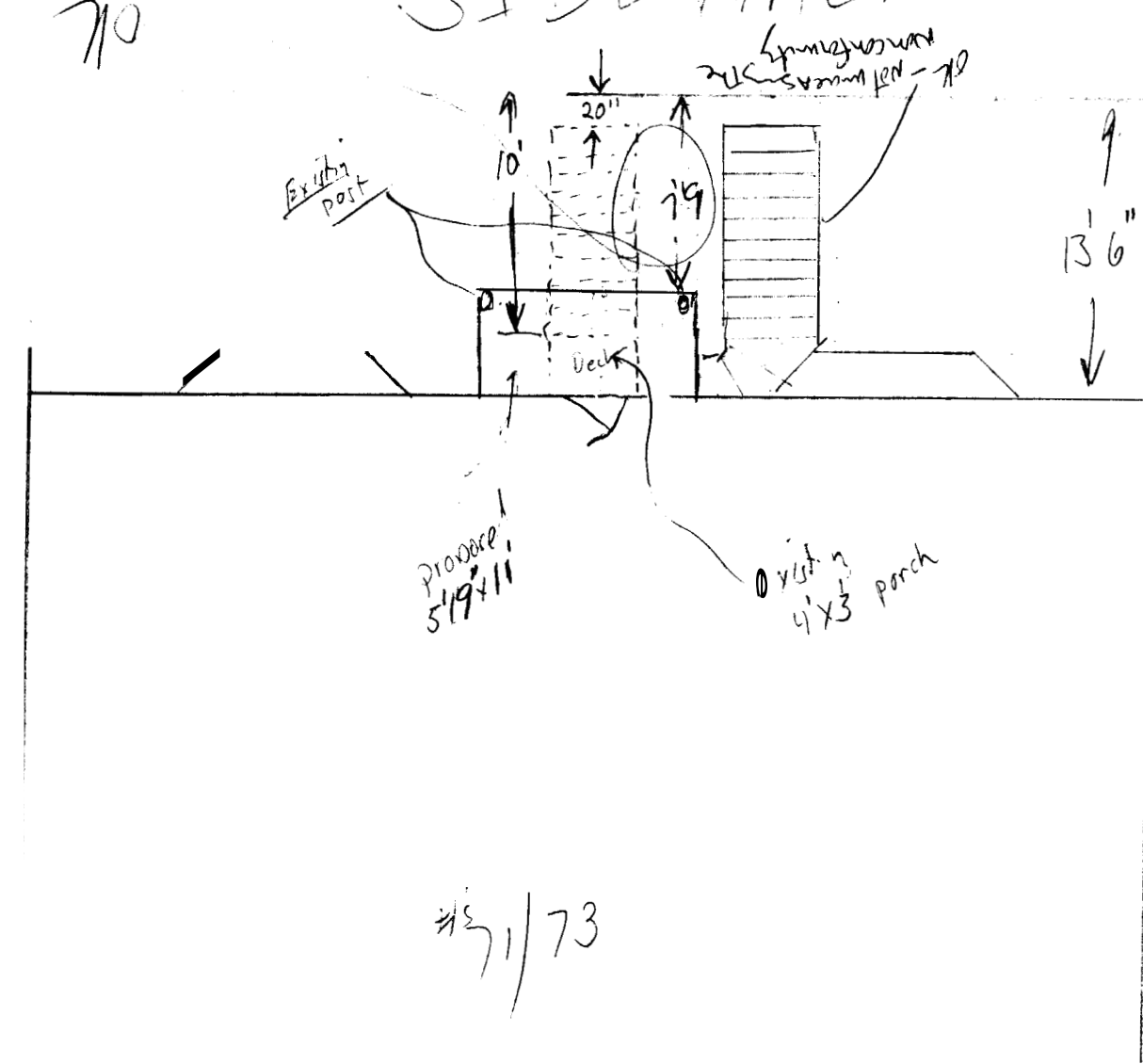
i

$15.5 \div 2 = 7.75$   
 $10.01$   
 $5.5$   
 provision  
 6/29/04

ANTHONY ST

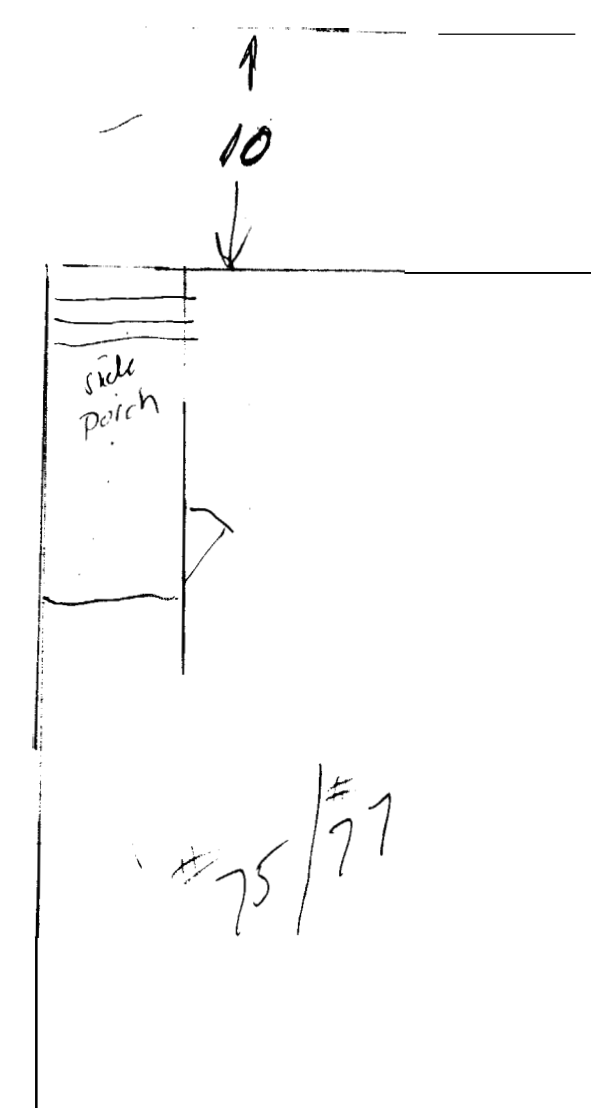
OK SIDE WALK  
 The Area 83

SIDE WALK



#5/73

6/29/04  
 covered

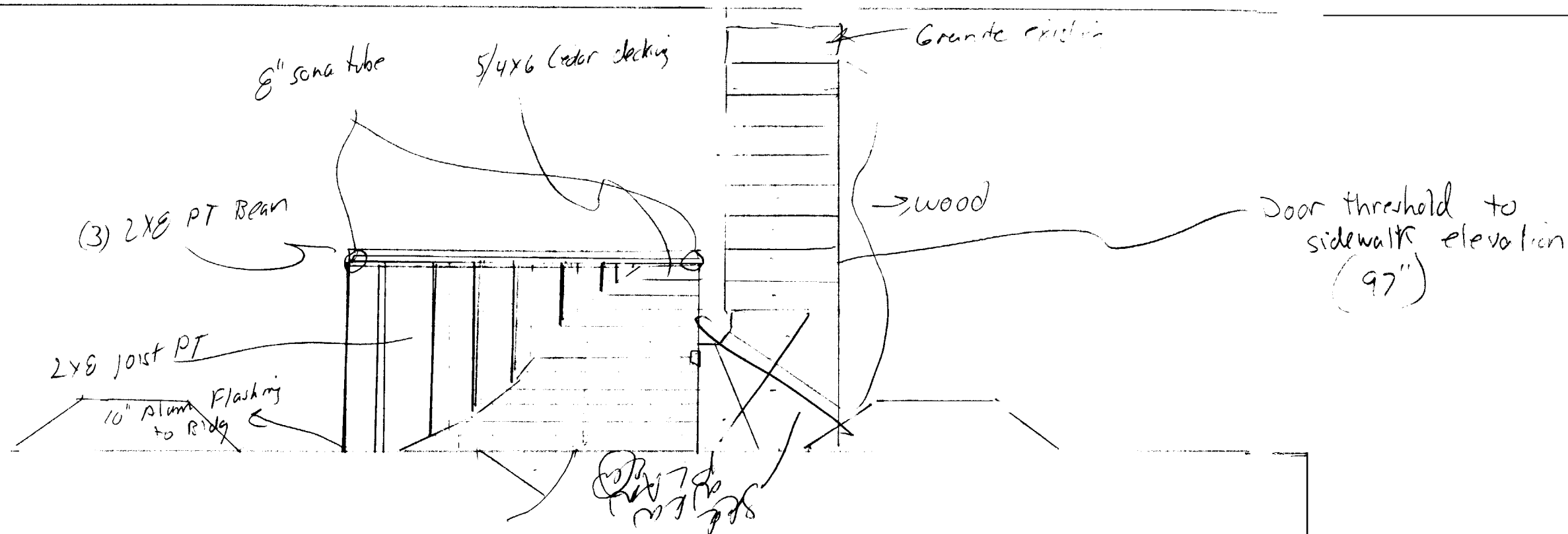


#75/77

$13'6$   
 $7'9$   
 $5'9$

DANFORTH ST

## SIDEWALK

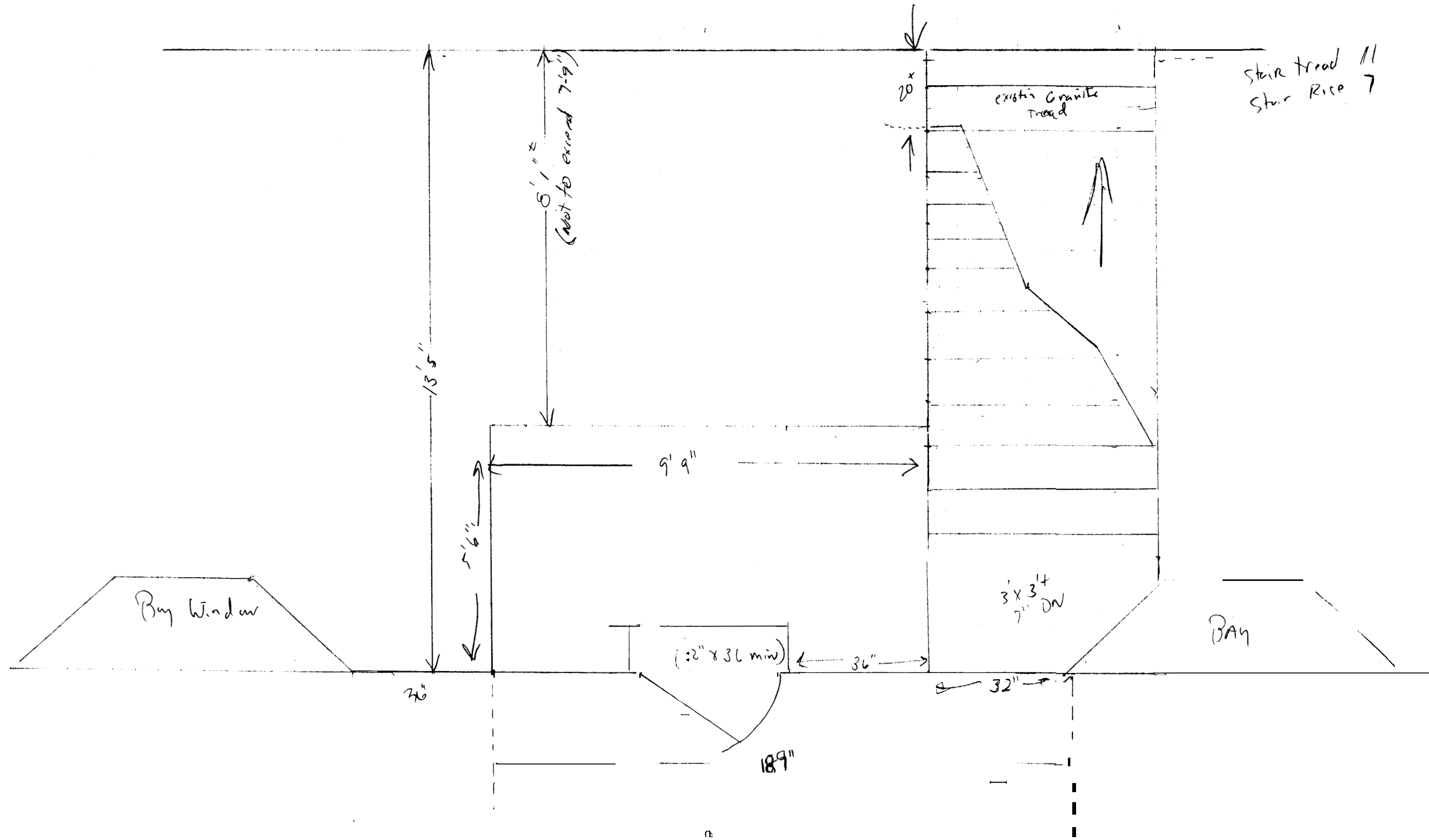


3" Sona tubes @ Ground Elevation  
4x6 PT Post Sona tube to Deck  
2x8 PT Joist 16 o.c.  
5/4x6 Cedar decking  
6x6 Hemlock post (Deck to Roof line - pine wrapped)  
2x6 Rafter 16 o.c.  
2x6 Ceiling joist 2' o.c.  
V-match ceiling pine  
1/2 CDX Roof Sheathing  
Watershed entire roof  
3" x 1/2" Sona  
8" Alum. Dip edge

(3) 2x8 support beam for Roof system  
pine wrap on beam  
overhang 8-10" to match Bay windows  
crown moulding underside of overhang  
1x6 fascia with crown moulding @ Roofs edge  
stairs PT Risers 7" cedar treads 11" (no nosing)  
stringers PT 2x12  
Railings 2x4 Top + Bottom Rail  
2x2 Fir Ballesturs  
skirt-chimney board lattice w/pine trims

# SIDEWALK

cell # 939-2905  
Nathan Hawker





# CITY OF PORTLAND, MAINE

## Department of Building Inspections

20

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

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

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

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_

**Total Collected \$** \_\_\_\_\_

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy