

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1510	Issue Date: JAN 17 2002	CBL: 044 F003001
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<b>Location of Construction:</b> 101 Danforth St	<b>Owner Name:</b> Edmund Gardner Jr.	<b>Owner Address:</b> 45 Eastern Prom 9-F	<b>Phone:</b> 780-0435
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Gardner, Edmund Jr.	<b>Contractor Address:</b> 45 Eastern Prom 9-F Portland	<b>Phone:</b> 2077800435
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	<b>Zone:</b> R-6

<b>Past Use:</b> Commercial / Condominiums  UNIT #1	<b>Proposed Use:</b> Commercial / Condominium; Interior Renovations for 1 condo	<b>Permit Fee:</b> \$114.00	<b>Cost of Work:</b> \$15,000.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Interior Renovations		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R2 Type SB Boca 99	
		<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> gad	<b>Date Applied For:</b> 12/10/2001	<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>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>1/9/02</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 type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>any exterior work requires a separate review</i>
	<i>01-1075</i> <i>See All previous restrictions when received a condo conversion</i> <i>ok with conditions</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 \_\_\_\_\_

2/6/02 - Close in inspection for unit 12. Need specs for wood beam  
OK to close in this unit only. JM

4/17/01 OK for CGO.

A. Rowe



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 101 Danforth St CBL 044 F003001

Issued to Edmund Gardner Jr./Gardner, Edmund Jr. Date of Issue 10/08/2002

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-1510, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Condo Unit #3

APPROVED OCCUPANCY

Use Group R2 Type 5b  
(Boc 1999)

**Limiting Conditions:**

This Certificate is valid for unit #3 Only

This certificate supersedes certificate issued

Approved:

10/08/02  
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

01-1510

# All Purpose 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: 101 DANFORTH ST. APT. #1

Total Square Footage of Proposed Structure 427 Square Footage of Lot 10,292

Tax Assessor's Chart, Block & Lot  
Chart# 44 Block# F Lot# 3 Owner: EDMUND GARDNER JR. Telephone: 7800435

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: EDMUND GARDNER JR.  
45 EASTERN PROM 9-F JR.  
PORTLAND, ME. 04101 Cost Of Work: \$ 15,000.  
Fee: \$ 114.00

Current use: EMPTY  
If the location is currently vacant, what was prior use: 1 APARTMENT  
Approximately how long has it been vacant: 6 MOS.  
Proposed use: 1 CONDOMINIUM  
Project description: Change of OWNERSHIP

Contractor's name, address & telephone:  
Who should we contact when the permit is ready: EDMUND GARDNER JR.  
Mailing address: 45 EASTERN PROM 9-F xx call  
PORTLAND, ME. 04101 Phone: 7800435

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: Edmund Gardner Jr. Date: 12/10/01

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

*Gardner*

DEC 10 2001  
RECEIVED

# 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
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- 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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AN PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

*Donald S. [Signature]*  
Signature of applicant/designee

01/18/02  
Date

*Marland [Signature]*  
Signature of Inspections Official

01-18-02  
Date

CBL: 044 F003

BP # 011510

Application ID Number: 1-1510

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 101 Danforth St unit #1

Approval Date: 01/09/2002

Given On Date: 01/09/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 01/09/2002

Date 2:

Conditions Section

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.

All previous conditions on your condominium conversion permit are still in force and shall be met.

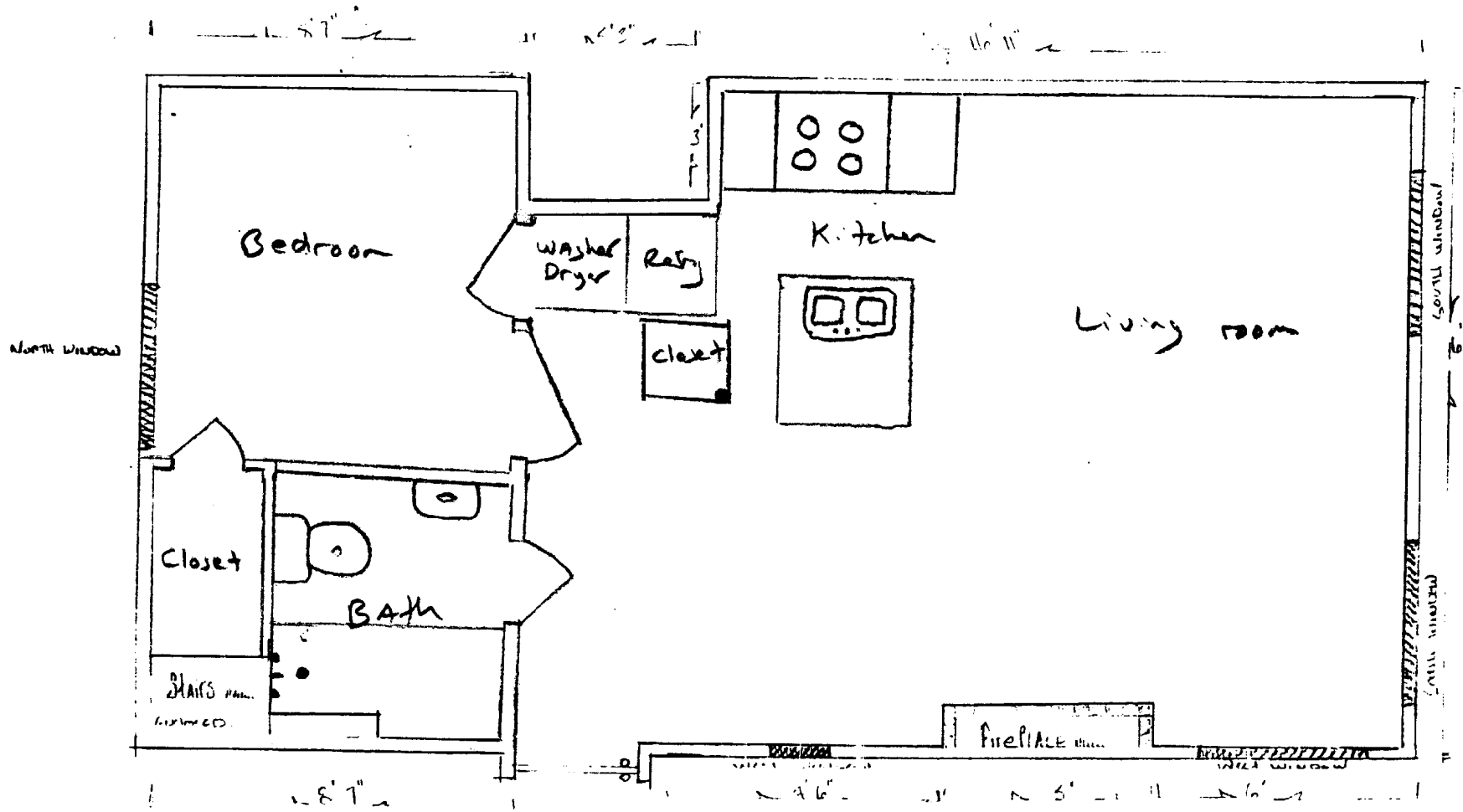
Create Date: 01/09/2002

By: Jodinea

Update Date: 01/09/2002

By: mes

# NEW FLOOR PLAN

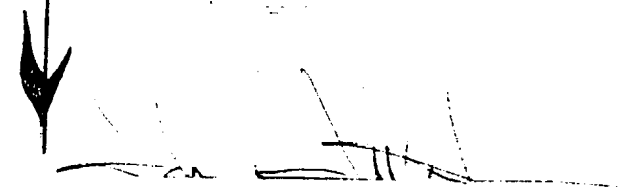


Project: 101 DANFORTH ST #ONE  
 PORTLAND, ME. 04101  
 Prop: EDWARD GARDNER II

CARPENTERRA & A World of Wood  
 John Locke II, 245 Street  
 336 Main St - Yarmouth ME 04096  
 671-8884

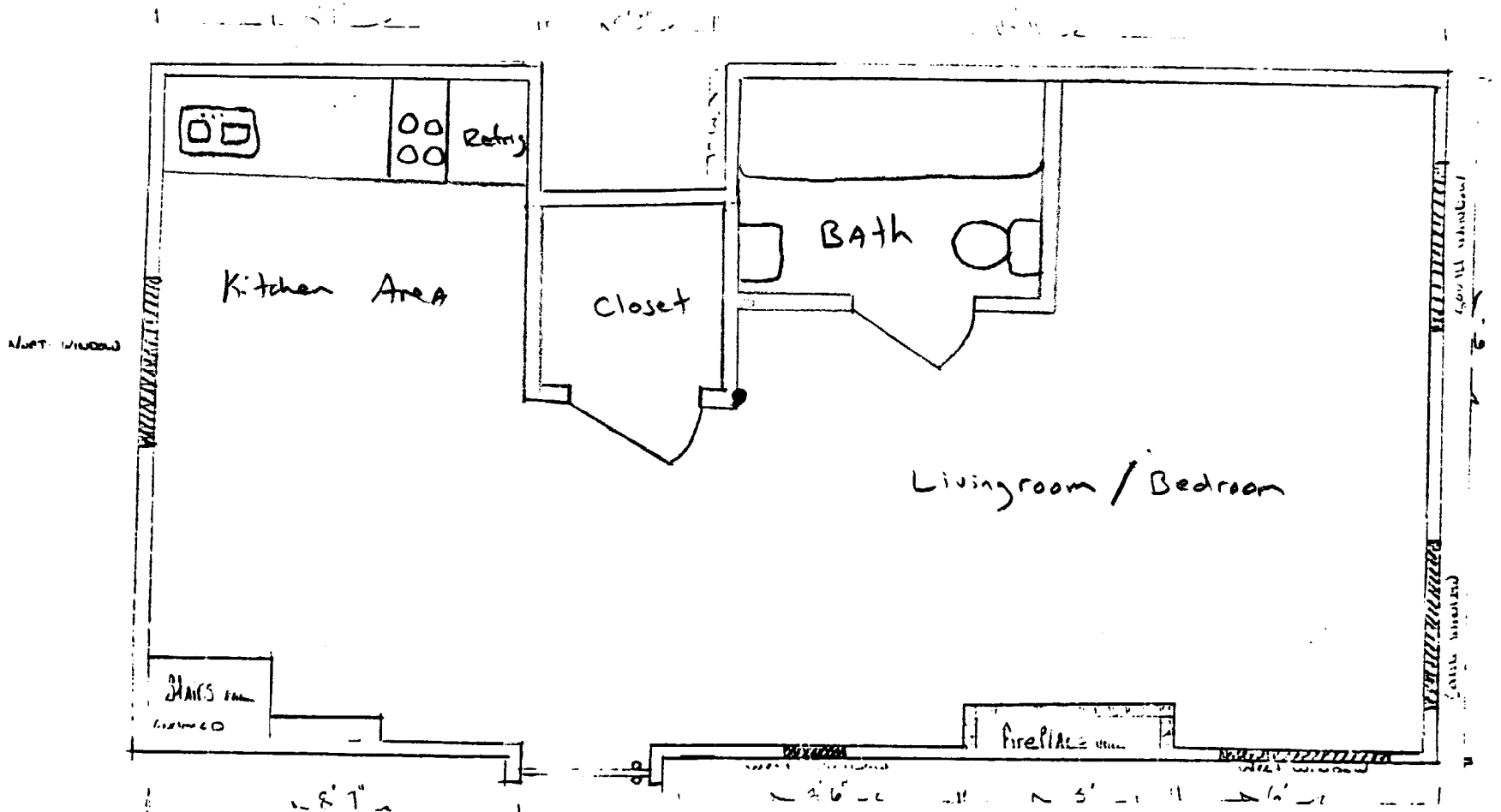
APPROXIMATE SCALE: 1/4" = 1'

427 SQ. FT.



# Old Floor Plan

Not to scale



Project: 101 DANFORTH ST #ONE  
PORTLAND, ME. 04101

Rep: Edward Gardner II

CARPENTERRA & A LUND OF WOOD  
Jill Locke 11 GUN STREET  
336 WOOD ST - PORTLAND ME 04106  
1071-8524

APPROXIMATE SCALE: 1/4" = 1'

427 sq. ft.



DUPLICATE



GENERAL RECEIPT

# CITY OF PORTLAND, MAINE

DEPARTMENT Administration DATE 12/10/01  
 RECEIVED FROM Richard S. Gendron, Jr.  
 ADDRESS 101 Danforth

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Building		114.00
	Check # 557		
	CDL OHU F 203		

CASH  CHECK  OTHER TOTAL 114.00

RECEIVED BY [Signature]