

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0091		Issue Date:		CBL: 044 F003001	
Location of Construction: 101 Danforth St		Owner Name: 99-101 Danforth Street Associates		Owner Address: 337 Brighton Ave	
Business Name:		Contractor Name: Bates, Shane		Contractor Address: 377 Brighton Avenue Portland	
Lessee/Buyer's Name		Phone:		Phone: 207-415-4493	
Past Use: apartments		Proposed Use: condo unit #12		Permit Fee: \$44.00	
Proposed Project Description: remodel kitchen & bath		original condopment 01-1035 max-12 Condo units		Cost of Work: \$3,000.00	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		CEC District: 2	
		INSPECTION: Use Group: RZ Type: 3B BOCA 99		Zone: R-6	
		Signature: [Signature]		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: gg		Date Applied For: 01/31/2002		Zoning Approval	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.		Special Zone or Reviews		Zoning Appeal	
2. Building permits do not include plumbing, septic or electrical work.		<input type="checkbox"/> Shoreland		<input type="checkbox"/> Variance	
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..		<input type="checkbox"/> Wetland		<input type="checkbox"/> Miscellaneous	
		<input type="checkbox"/> Flood Zone		<input type="checkbox"/> Conditional Use	
		<input type="checkbox"/> Subdivision		<input type="checkbox"/> Interpretation	
		<input type="checkbox"/> Site Plan		<input type="checkbox"/> Approved	
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>		<input type="checkbox"/> Denied	
		Date: [Signature] 2/1/02		Date: [Signature]	
				Historic Preservation	
				<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: [Signature] Sep 02	

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

2/4/02 Close-in inspection. Need SPECS on LAM-BEAM.
Everything else is OK. For Close-in JN

2/5/02 Rec'd Specs on Beam JN

3/7/02 Final inspection w/ Ed GARONER. OK. For clo JN



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Danforth St

CBL 044 F003001

Issued to 99-101 Danforth Street Associates /Bates, Shane

Date of Issue 03/07/2002

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. 02-0091, 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

Unit #12 Only(condo)

APPROVED OCCUPANCY

Use Group R2 Type 3b
(Boca 1999)

Limiting Conditions:

This certificate is for unit #12 only

This certificate supersedes
certificate issued

Approved:

3/7/02
(Date)

Jon Reed
Inspector

[Signature]
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.

MAA 3/31/02

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: <u>101 Danforth St #12</u>		
Total Square Footage of Proposed Structure <u>558</u>	Square Footage of Lot <u>9828</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>F</u> Lot# <u>3</u>	Owner: <u>99-101 Danforth St Associates</u>	Telephone: <u>715-4493</u>
Lessee/Buyer's Name (If Applicable) <u>n/a</u>	Applicant name, address & telephone: <u>Ed Gardner</u> <u>377 Brighton Ave</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>3000.00</u> Fee: \$ <u>42.00</u>
Current use: <u>Condominium</u>		
If the location is currently vacant, what was prior use: <u>Apartment</u>		
Approximately how long has it been vacant: <u>6 months</u>		
Proposed use: <u>Condominium</u>		
Project description: <u>remodeling kitchen + bath</u> <u>replace wall with microlam beam in living area</u>		
Contractor's name, address & telephone: <u>Shane Bates</u> <u>Naples, ME</u> <u>632-0822</u>		
Who should we contact when the permit is ready: <u>Ed Gardner</u>		
Mailing address: <u>377 Brighton Ave</u> <u>Portland, ME 04102</u>		
Phone: <u>715-4493</u>		

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: <u>[Signature]</u>	Date: <u>1-10-02</u>
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This is not a permit, you may not commence ANY work until the permit is issued

Dropped off

JAN 31 2002

Application ID Number: 2-0091

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 101 Danforth St

Approval Date: 02/01/2002

Given On Date: 01/31/2002

☒ OK to Issue Permit

By: Marge Schmuckal

Date: 02/01/2002

Date 2:

Conditions Section:

This property shall remain a twelve (12) family dwelling (condos). Any change of use shall require a separate permit application for review and approval.

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 conditions on the original permit still are in force.

Create Date: 01/31/2002 By: gg

Update Date: 02/01/2002 By: mes



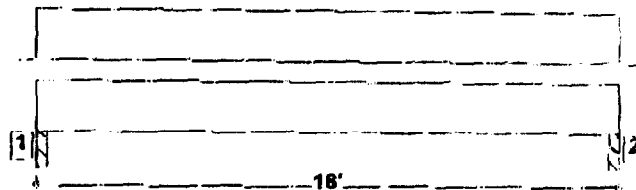
TJ-Beam™ v5.55 Serial Number: 700114178
 BEAMUSA 1111 1/30/02 1:37:41 PM
 Page 1 of 1 Build Code: 149

Rufus Deering

RTN: Ed Gardiner

3 Pcs of 1.75" x 16" 1.9E Microllam® LVL

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



Product Diagram Is Conceptual.

LOADS:

Analysis for Beam Member Supporting FLOOR - RES. Application. Tributary Load Width: 11'
 Loads(psf): 100 Live at 100% duration; 12 Dead; 0 Partition

SUPPORTS:

	INPUT	BEARING	REACTIONS(lbs.)				
	WIDTH	LENGTH	LIVE/DEAD/TOT.	PLY	DEPTH	DETAIL	OTHER
1 Column	3.50"	3.5"	8800 / 1242 / 10042	1	16.0"	Other:	
2 Column	3.50"	3.5"	8800 / 1242 / 10042	1	16.0"	Other:	

DESIGN CONTROLS:

	MAXIMUM	DESIGN	CONTROL	CONTROL	LOCATION
Shear(lb)	9832	8002	15960	Passed(50%)	Lt. end Span 1 under Floor loading
Moment(ft-lb)	38510	38510	46671	Passed(83%)	MID Span 1 under Floor loading
Live Defl.(in)		0.487	0.522	Passed(L/386)	MID Span 1 under Floor loading
Total Defl.(in)		0.555	0.783	Passed(L/339)	MID Span 1 under Floor loading

- Deflection Criteria: STANDARD(LL: L/360, TL: L/240).

- Bracing(Lu): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:

- IMPORTANT! The analysis presented is output from software developed by Trus Joist (TJ). TJ warrants the sizing of its products by this software will be accomplished in accordance with TJ product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by a TJ Associate.
- Not all products are readily available. Check with your supplier or TJ technical representative for product availability.
- THIS ANALYSIS FOR TRUS JOIST PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.
- Allowable Stress Design methodology was used for Code NER analyzing the TJ Residential product listed above.
- Note: See TJ SPECIFIER'S / BUILDER'S GUIDES for multiple ply connection.

PROJECT INFORMATION

Flat Roof beam 2
 Ed Gardiner

OPERATOR INFORMATION:

Weyerhaeuser Company
 Justin Russell
 1 Mill Pond Rd.
 Walpole, MA 02081
 508-868-9400

WARRANTY DEED

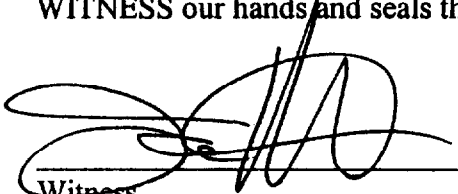
We, **Thomas F. Conneen and Mary F. Conneen**, of 797 Princes Point Road
Yarmouth ME 04096

for consideration paid, grant to **99-101 Danforth Street Associates**, a Maine corporation,
with a mailing address of 337 Brighton Avenue, Portland, ME 04102, as **joint tenants and not
as tenants in common**, with WARRANTY COVENANTS, the following described real
property in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the
premises hereinabove described.


WITNESS our hands and seals this 29th day of June, 2001.



Witness



Thomas F. Conneen



Mary F. Conneen

State of Maine,
County of Cumberland,

Personally appeared before me the above-named Thomas F. Conneen and Mary F. Conneen and
acknowledged the foregoing instrument to be their free act and deed.

Before me,



James A. Hopkinson
Attorney at Law

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated on the northerly side of Danforth Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Southerly by Danforth Street; Easterly by land now or formerly of John Mussey; northerly by land now or formerly of Edwin Churchill and Westerly by land now or formerly of R.S. Morse and the heirs of J.P. Carroll. Being the same premises conveyed by James W. Hamblin to Edgar O. Stephenson by deed dated April 20, 1918, and recorded in the Cumberland County Registry of Deeds in Book 108, Page 58.

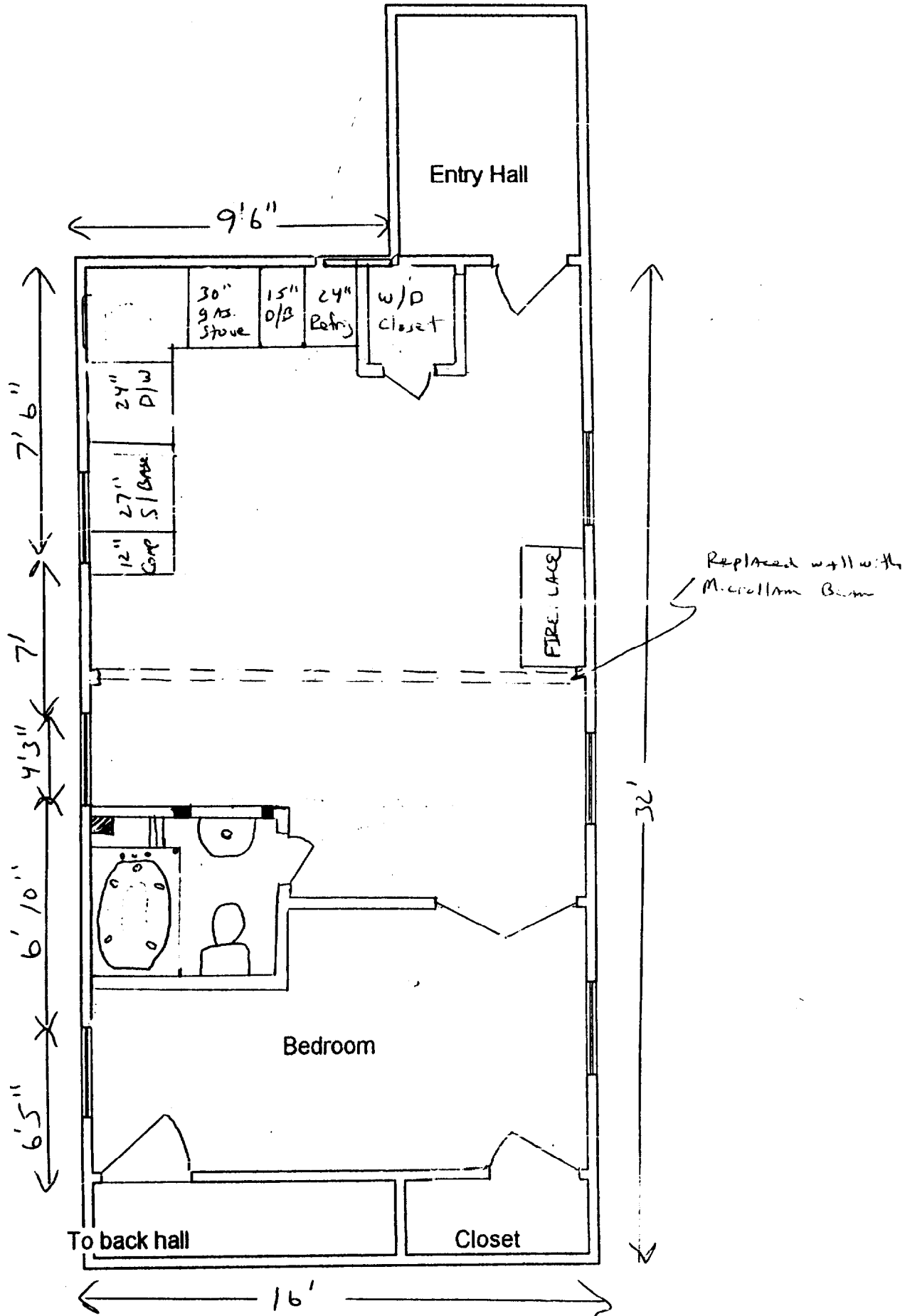
For title of Grantors reference is hereby made to the deed of Frank C. Morang dated June 29, 1982, and recorded in the Cumberland County Registry of Deeds in Book 4984, Page 17.

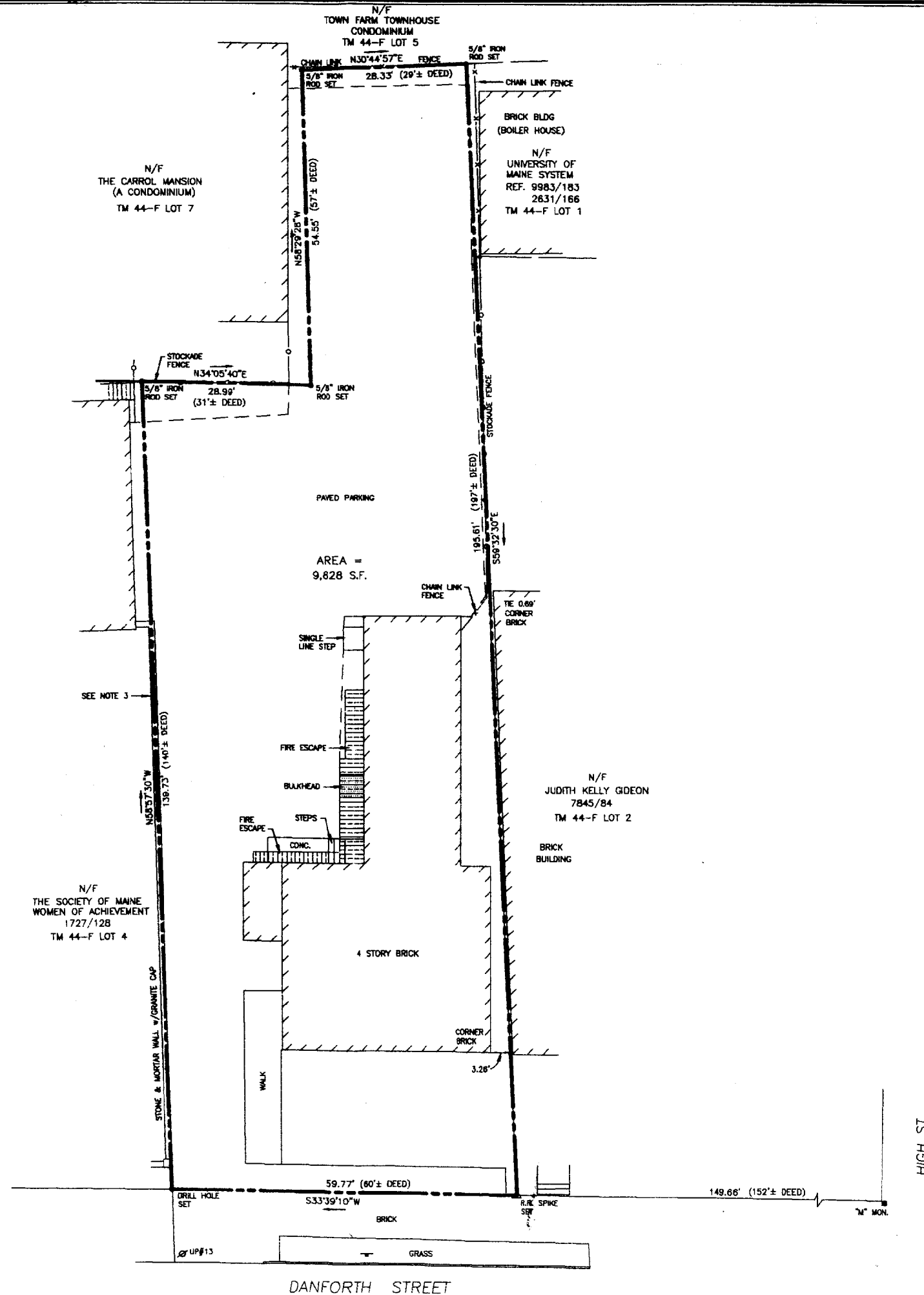
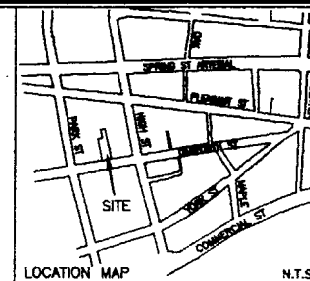
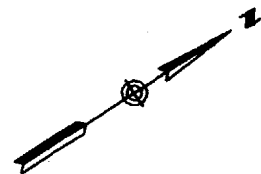
RECEIVED
RECORDED REGISTRY OF DEEDS

2001 JUL -2 PH 1:51

CUMBERLAND COUNTY

John B O'Brien



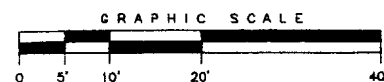


PLAN REFERENCES:

1. SECOND AMENDED SURVEY, THE CARROLL MANSION A CONDOMINIUM, 77 PARK STREET, PORTLAND, MAINE DATED 6/20/84 (REVISED 3/20/85) AND RECORDED IN REGISTRY OF DEEDS PLAN BOOK 146 PAGE 60.
2. PLAN OF TOWN FARM TOWNHOUSE CONDOMINIUM, HIGH & PLEASANT STREET, PORTLAND, MAINE MADE FOR PLEASANT STREET DEVELOPMENT ASSOCIATES DATED 8/2/84 AND RECORDED IN REGISTRY OF DEEDS PLAN BOOK 145 PAGE 46.

LEGEND:

- UTILITY POLE
- SIGN
- CHAIN LINK FENCE
- STOCKADE FENCE
- CURB



STEPHEN S. SHAW, PLS 779

NOTES:

1. OWNERS OF RECORD: THOMAS F. AND MARY F. CONNEEN C.C.R.D. BOOK 4984 PAGE 17.
2. THE SURVEYED PREMISES IS SHOWN AS LOT 3 ON CITY TAX MAP 44-F.
3. THIS BOUNDARY IS EVIDENCED BY THE REMAINS OF AN IRON FENCE PROTRUDING FROM THE GRANITE WALL CAP.
4. BEARING ORIENTATION IS BASED UPON PLAN REFERENCES 1 AND 2 HEREON.

CONDOMINIUM PLAT		
OLIVER B. DORRANCE HOUSE		
99-101 DANFORTH STREET, PORTLAND, MAINE		
MADE FOR		
99-101 DANFORTH STREET ASSOC.		
99-101 DANFORTH STREET, PORTLAND, MAINE		
OWEN HASKELL, INC.		
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424		
PROFESSIONAL LAND SURVEYORS		
Drawn By SSS	Date AUGUST 6, 2001	Job No. 2001-109P
Trace By JLW	Scale 1" = 10'	Drwg. No. 1 OF 2
Check By SSS		
Book No. 922&916		