Form # P 04

DISPLAY THIS CARD *ON* PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060809
JUN 19 2006
CITY OF PORTLAND

PERMIT

This is to certify that WEST END DEVELOPMENT LLC / Company/ Kirk Love

has permission to 10 unit apartment / interior renovations

AT 167 DANFORTH ST L 044 I001001

(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 lathed or plastered-in 24 HOUR NOTICE IS REQUIRED.

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

OTHER REWIRED APPROVALS

Fire Dept. _____

Health Dept _____

Appeal Board _____

Other _____
Department Name

6/15/06
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:	Issue Date:	CBL:
06-0809	PERMIT ISSUED	044 I001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
167 DANFORTH ST	WEST END DEVELOPMENT LL	6 OLD COLONY LN JUN 19 2006	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Lowe Company/ Kirk Lowe	40 Waveret Street Old Orchard B	2073184187
Lessee/Buyer's Name	**Phone:**	**Permit Type:** CITY OF PORTLAND	**Zone:**
		Alterations - Multi Family	R-6

Past use:	Proposed use:	Permit Fee:	cost of work:	CEO District:
Commercial/ 10 unit condominium residential units	Commercial/ 10 unit condominiums/ interior renovations	$237.00	$24,000.00	2

legal use: 10 unit condominium Res. D.U.

Proposed Project Description:

10 unit condominiums/ interior renovations

FIRE DEPT ☑ Approved ☐ Denied

To NFPA 101

Signature: Greg Cass

INSPECTION: Use Group: R-2 Type: 5B

6/15/06

Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: a Approved a Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	0513 112006

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☐ Not in District or Landmark
☐ wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
ok with conditions		Any exterior work
Date: 8/16/06	Date:	Date: requires A Separate review and approval

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

Permit No:	Date Applied For:	CBL:
06-0809	05/31/2006	044 I001001

Location of Construction:	Owner Name:	Owner Address:	Phone:
167 DANFORTH ST	WEST END DEVELOPMENT LLC	6 OLD COLONY LN	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Lowe Company/ Kirk Lowe	40 Waveret Street Old Orchard B	(207) 318-4187
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Alterations - Multi Family	

'roposed Use:	Proposed Project Description:
Commercial/ 10 unit condominiums / interior renovations	10 unit condominiums / interior renovations

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/06/2006

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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.

4) This property shall remain a ten (10) residential condominium building. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 06/15/2006

Note: **Ok to Issue:** ☐

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/13/2006

Note: **Ok to Issue:** ☐

1) All building construction shall comply with NFPA 101

Comments:

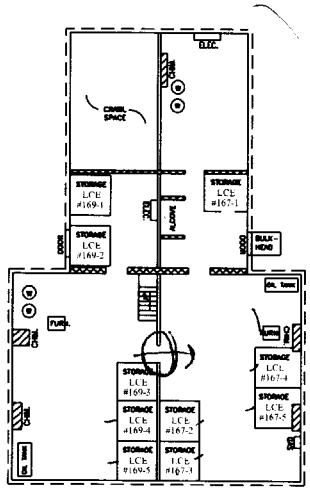
6/15/2006-mjn: need floor plans applicant notified

6/15/2006-ldobson: received new plan. Re-routed to MJN

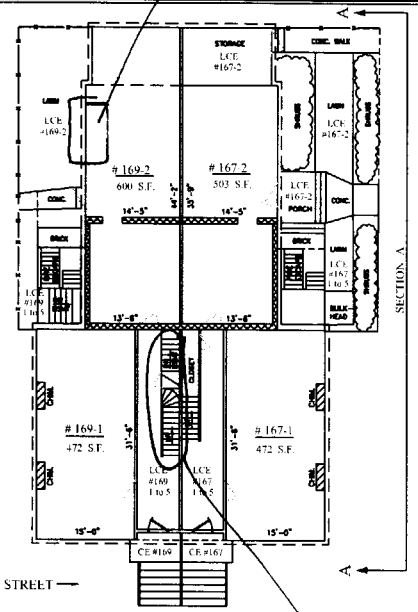
1

Contact
Luke Mahoney
653-1203

sill replacement

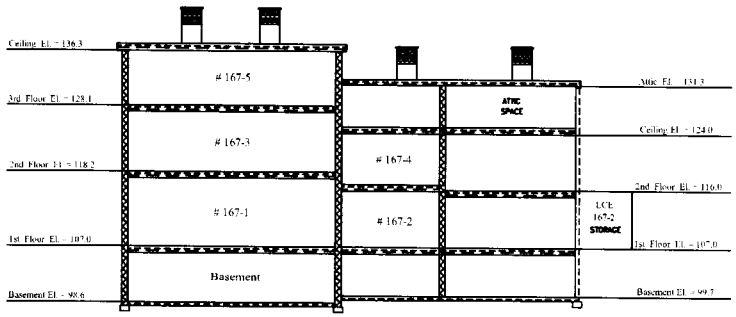


BASEMENT



FIRST FLOOR

— DANFORTH STREET —



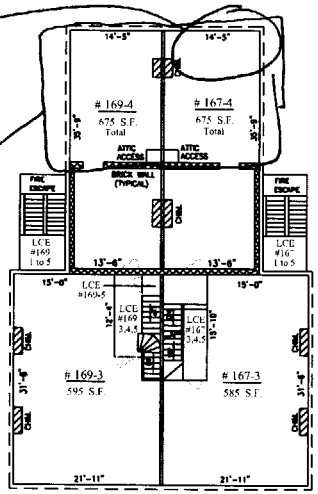
SECTION A

HORIZONTAL BOUNDARY

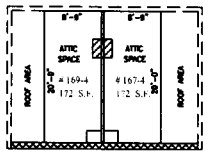
NOTE: ELEVATIONS BASED ON CITY DATUM

Repair work

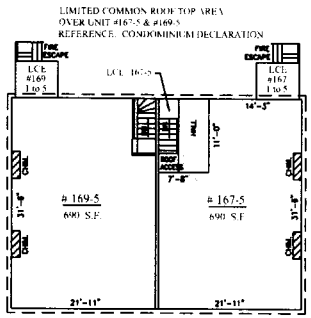
staircase being shored up (not replaced)



SECOND FLOOR



ATTIC SPACE



THIRD FLOOR

—DANFORTH STREET—

VERTICAL BOUNDARY

LEGEND:

CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
UNIT BOUNDARY

060809
4 of 1

ceiling being removed to expose attic space

HORIZONTAL & VERTICAL BOUNDARIES
"167 & 169 DANFORTH STREET CONDOMINIUM"
#167 & #169 DANFORTH STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
WEST END DEVELOPMENT, LLC
ONE CITY CENTER, PORTLAND, MAINE

OWEN HASKELL, INC.
10 Canco St., Portland, ME 04101 (207)774-0424
Professional Land Surveyors

Drawn By	DB	Date	Job No.
Trace By	JLW	NOV. 14, 2005	2005-231P
Check By	DB/JMW	Scale	Drwg. No.
Book No.	FILE	1/8" = 1'	2 OF 2

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JOE M. WALKER, PLS #2338
DATE: JUN 15 2006
RECEIVED

- 167-169 Danforth -

General Building Permit Application

If you or the property ow-ner 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: 167 - 169 DANFORTH ST.		
Total Square Footage of Proposed Structure: N/A	Square Footage of Lot: .14 ACRES	
Tax Assessor's Chart, Block & Lot: Chart# 44 Block# I Lot# 1-2	Owner: WEST END DEVELOPMENT, LLC	Telephone: 207.653.1203
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: WEST END DEVELOPMENT, LLC P.O. Box 145 PORTLAND, ME 04112	Cost Of Work: $ 24,000 Fee: $ 237.00 C of O Fee: $

Current Specific use: NEAR VACANT 10-UNIT APT. BLDG.
Proposed Specific use: CONDO CONVERSION → Already Done - See previous Approval

Project description: Please see attached.
Interior Renovations

Contractor's name, address & telephone: KIRK LOWE, LOWECO (d/b/a), 207.318-4187
40 MAVELLE ST. OOB, ME 04064

Who should we contact when the permit is ready: Mike Mahoney
Mailing address: P.O. Box 145 Portland, ME 04112 Phone: 207.653.1203

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 infomation **prior** to **the** issuance of a permit. For further information visit us on-line at www.portlandmaine.gov,stop by the Building Inspections office, room 315 City Hall or call 874-8703.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME MAY 31 2006 RECEIVED

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:** 5/26/06

This is not a [illegible] **you may not** [illegible] **until the it is issued.**

Project Description

1. Removal of ceiling joists to create a sloped cathedral type ceiling over the bedroom in **169 Danforth, Unit 4.** See L&L Structural Engineering Services, Inc. letter dated April 17,2006 at p. ***2,*** para. **4.**

2. Removal of ceiling joists to create a sloped cathedral type ceiling over the bedroom in **167 Danforth, Unit 4.** See L&L Letter, p. 2, para. **4.**

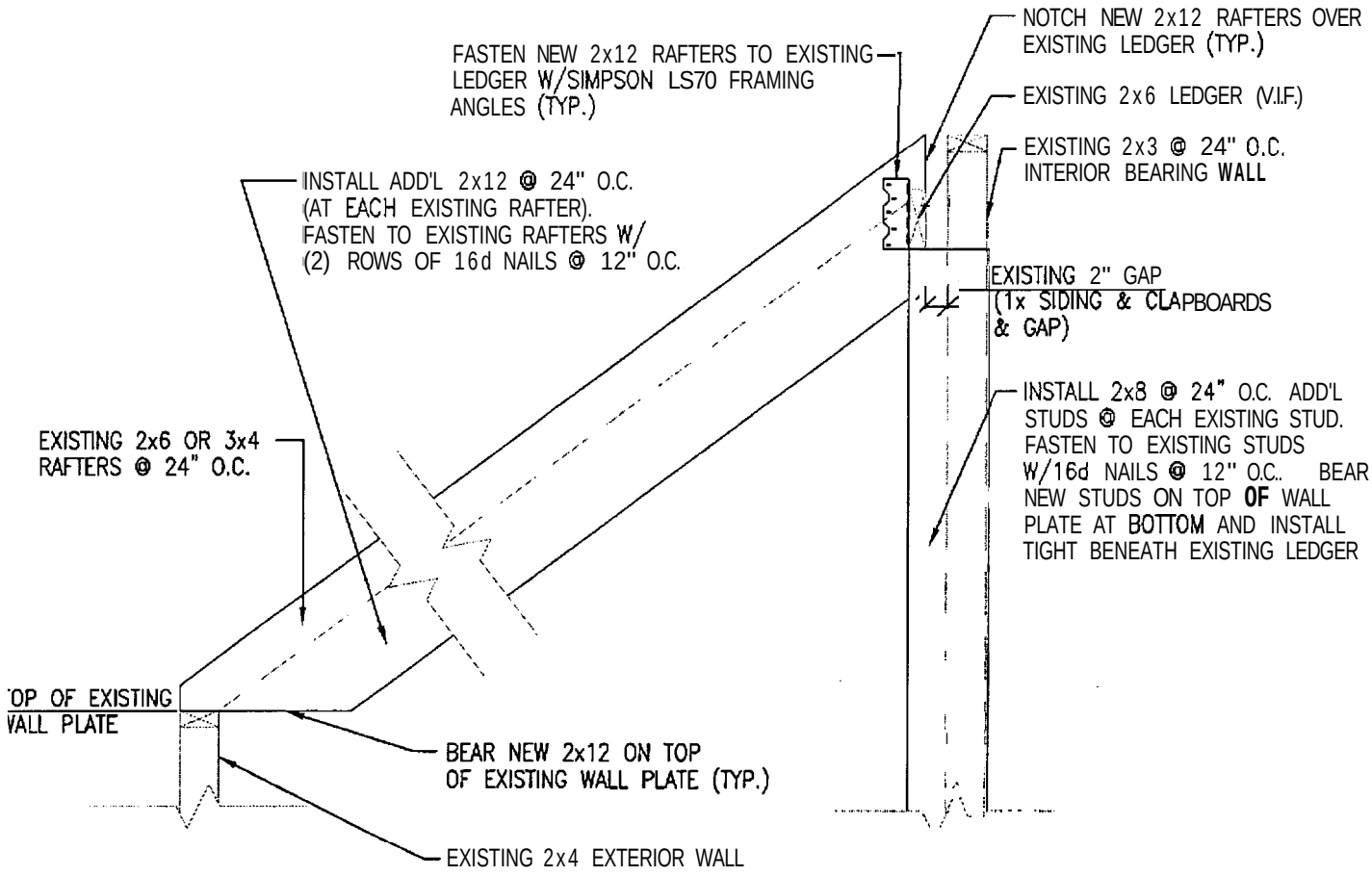
3. Removal and replacement of the existing floor structure and sill plate in the first floor of the left rear corner of the building. See L&L Letter, p. **2,** para. 1. **(169 Danforth, Unit 2)**

4. Repair of the existing staircase from the first to the second floor in the left front portion of the building. See L&L Letter at p. 2, para. 3. **(169 Danforth)**

5. Installation of infill framing in the floor opening at the attic above the second floor in the right rear comer of the building. See L&L Letter at p. 2, para. 5. **(167 Danforth, Unit 4)**

***Also attached to this application is a letter from CWS Architecture outlining the steps to be taken to address the fire separation requirements for Items 1 and 2 above.**

ITEMS #1 + #2



20064

designed by:	JL
drawn by:	LEM
checked by:	JHL
scale:	3/4"=1'-0"
date:	APRIL 17, 2006

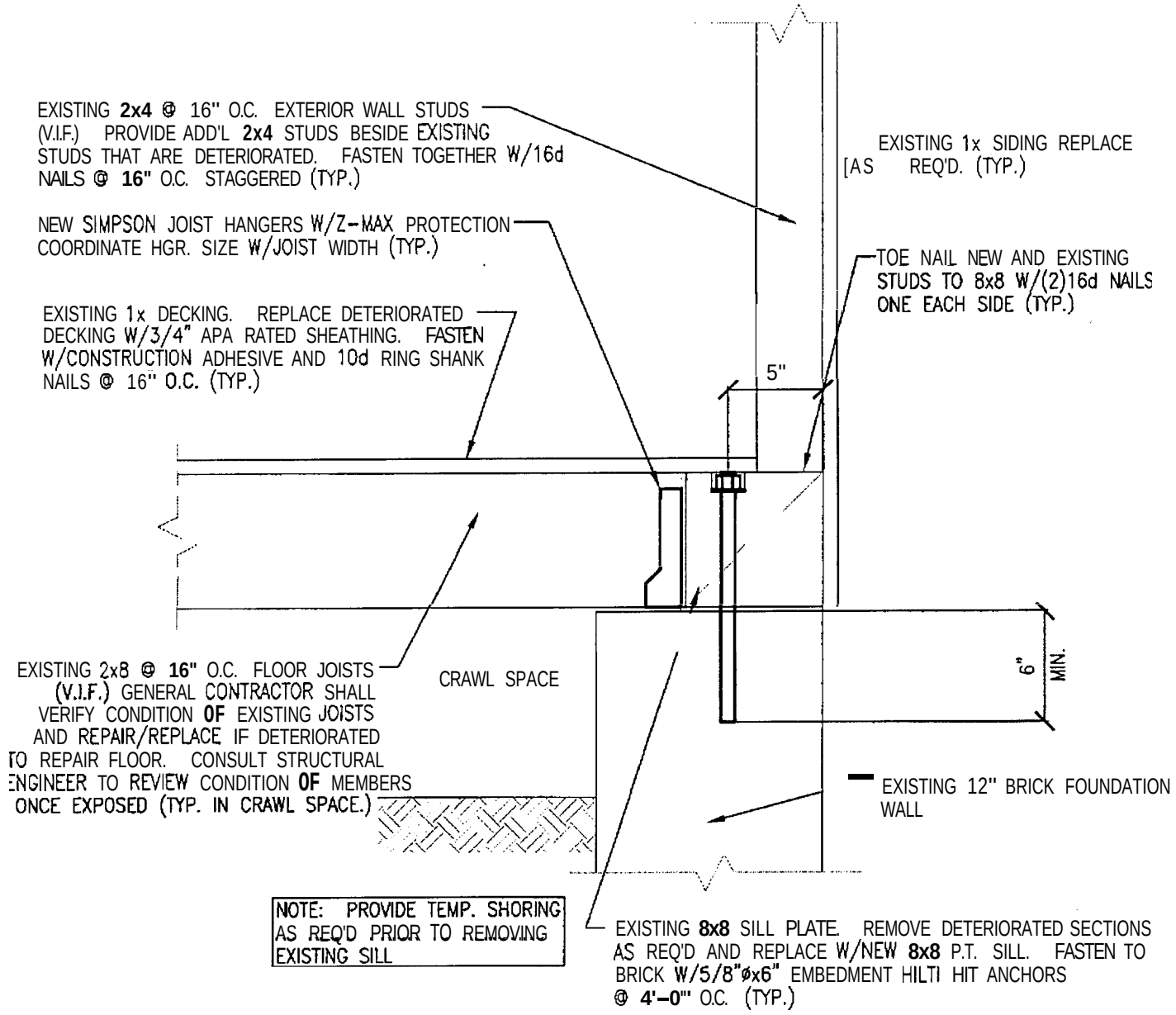
BUILDING LOCATED AT
167/169 DANFORTH STREET
PORTLAND, MAINE

MODIFICATIONS TO EXISTING ROOF AT LEFT REAR CORNER OF BLDG.

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 787-4850
FAX: (207) 799-5432

S1

[ITEM #3]



FLOOR REINF. ABOVE CRAWL SPACE AT LEFT REAR CORNER OF BLDG.

1 1/2" = 1'-0"

ITEM #1 ON REPORT DATED 4/17/06

designed by:	JL
drawn by:	LEM
checked by:	JHL
scale:	1 1/2"=1'-0"
date:	MAY 30, 2006

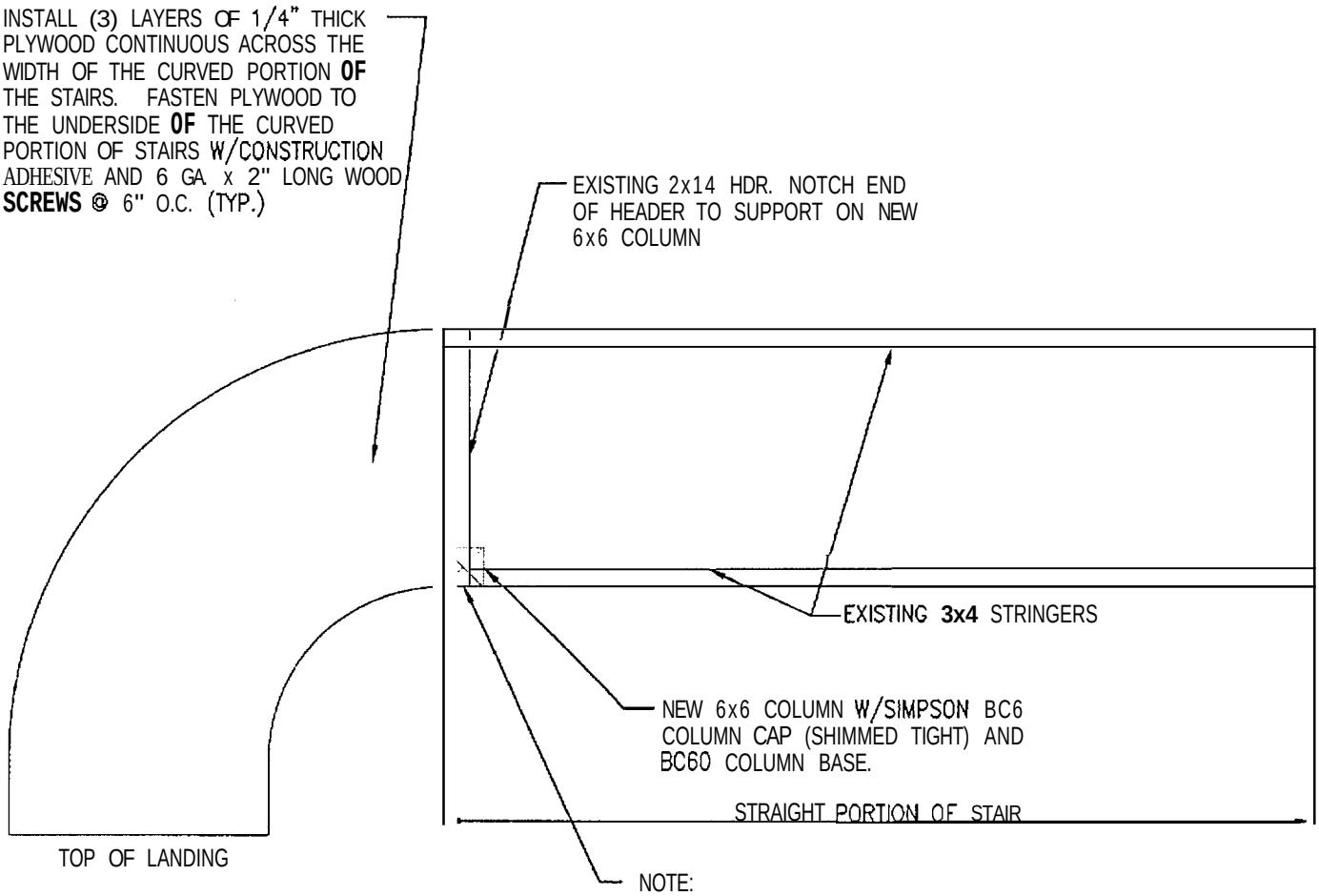
BUILDING LOCATED AT
167/169 DANFORTH STREET
PORTLAND, MAINE

FLOOR REINF. ABOVE CRAWL SPACE AT LEFT REAR CORNER OF BLDG.

L & L STRUCTURAL
ENGINEERING SERVICES, INC
SIX Q STREET
SOUM PORTLAND, MAINE 04106
PHONE (207) 767-4830
FAX: (207) 799-5432
EMAIL: LLENGOAOLCW

S2

[ITEM #4]



NOTE:
INSTALL ADDITIONAL 3 1/2"ø LALLY COLUMN IN BASEMENT ALIGNED W/TIMBER COLUMN ABOVE. PROVIDE 2x8 SOLID TIMBER BLOCKING WITHIN FLOOR SYSTEM BENEATH TIMBER COLUMN ON TOP OF LALLY COLUMN. SUPPORT LALLY COLUMN ON 1'-6" SQUARE x 10" THICK CONCRETE FOOTING IN BASEMENT.

STAIR REINFORCEMENT FROM 1st TO 2nd FLR. @ LEFT SIDE OF BLG.

1/2" = 1'-0"

ITEM #3 ON REPORT DATED 4/17/06

20064

designed by:	JL
drawn by	LEM
checked by:	JHL
scale:	1/2"=1'-0"
date:	MAY 30, 2006

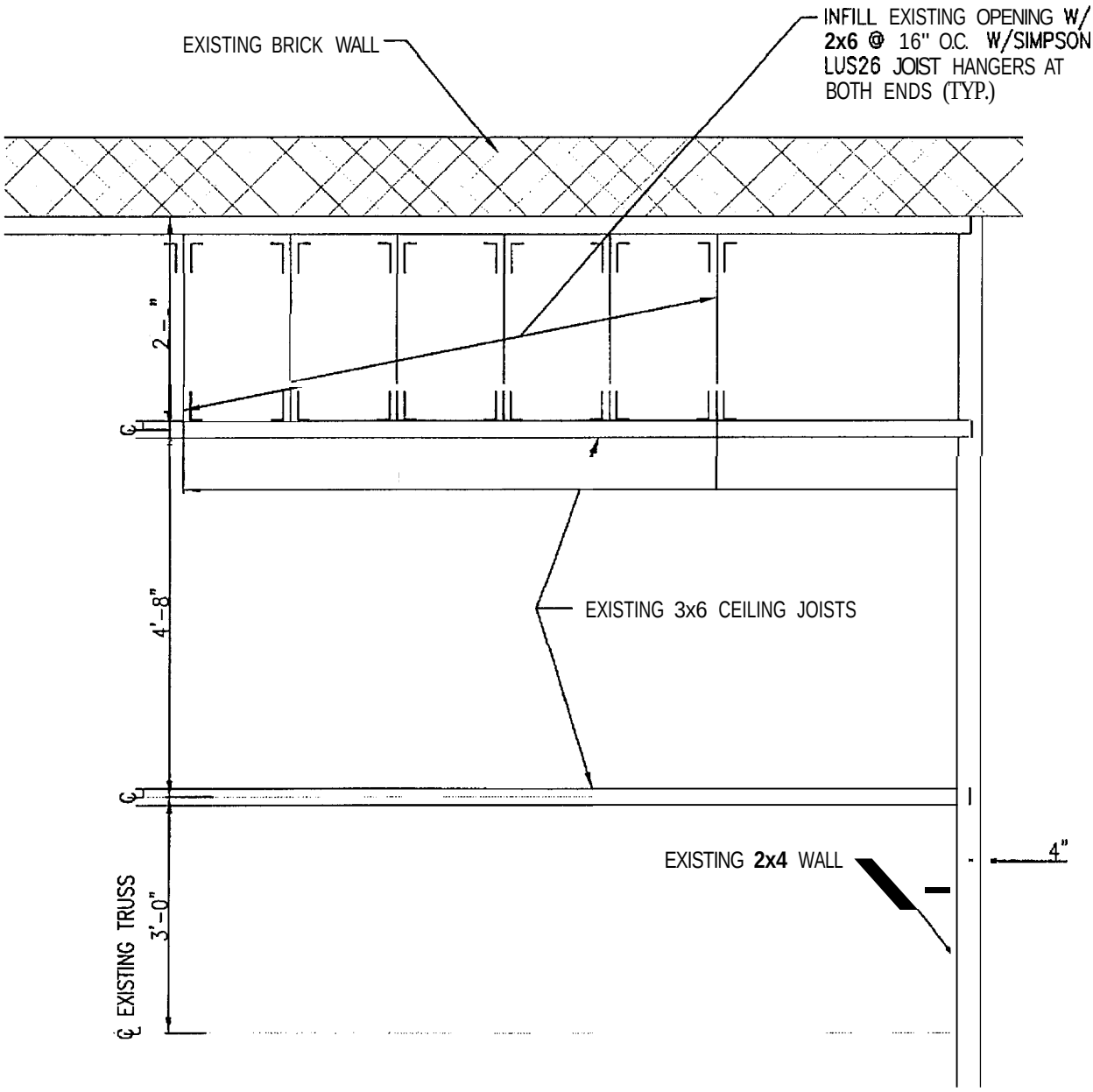
BUILDING LOCATED AT
167/169 DANFORTH STREET
PORTLAND, MAINE

STAIR REINFORCEMENT FROM 1st TO 2nd FLR. @ LEFT SIDE OF BLG.

L & L STRUCTURAL
ENGINEERING SERVICES, INC
SIX Q STREET
SOUM PORTLAND, MAJNE 04106

PHONE (207) 767-4830
FAX: (207) 794-5432

[ITEM #5]



ATTIC FLOOR INFILL AT RIGHT REAR CORNER OF BLDG.

1/2" = 1'-0"

ITEM #5 ON REPORT DATED 4/17/06

20064

designed by	JL
drawn by:	LEM
checked by:	JHL
scale:	1/2"=1'-0"
date:	MAY 30, 2006

BUILDING LOCATED AT
167/169 DANFORTH STREET
PORTLAND, MAINE

REAR CORNER OF BLDG.

L & L STRUCTURAL
ENGINEERING SERVICES, INC
SIX Q STREET
SOUM PORTLAND. MAINE 04106

S4

L & L STRUCTURAL
ENGINEERING SERVICES, **INC.**
Six Q Street
South Portland, ME **04106**
Phone: **(207)767-4830**
Fax: (207) **799-5432**

April 17, *2006*

Mr. Michael Mahoney
West End Development, LLC
P.O.Box 145
Portland. Maine **041**12

Subject: Structural Review of the building located at
167/169 Danforth Street, Portland, Maine

Dear Mr. Mahoney,

As per your request we have reviewed and analyzed the existing building located at 167/169 Danforth Street in Portland, Maine. Our **analysis** and review of the structure **was** performed **utilizing** the 2003 International Building Code (IBC) adopted by the City of Portland. The analysis considered the timber design information in the National Design Specification **for Wood** Construction (NDS-latest edition) published by the National Forest Products Association. The purpose of our review **and** analysis is to determine **the** condition of the existing structure and evaluate the feasibility **of** converting the existing building to privately owned condominiums. The conversion to condominiums also includes some developer-initiated changes to the existing structure **that** we will discuss.

The original building **was** constructed circa **1900's.** The existing building consists of two connected portions of structure **at** the front **and** rear of the site. The portion of building at the **front** is an approximately 44'-0" wide (parallel to Danforth Street) **by** 32'-0" **long** three-story structure with a full basement beneath divided by a brick party wall **at** the center. The ***portion*** of building ***at the rear is an*** *approximately* 32'-0" *wide (parallel **to*** Danforth Street) by 36'-0" long two-story structure divided by a brick party wall at the center **with a** full basement beneath the right side and a partial **full** basement **and** crawl space beneath the left rear corner of the building. The roof **structure** consists of 2x dimensional rafters supported on **the** exterior walls **and the four heavy** timber hip beams. The hip beams are supported on the exterior walls at the low end and an interior column at the high end **that is** supported on **a** heavy timber beam in the ceiling framing. The second and third **floor** super-structure consists of ***2x8*** (assumed) dimensional timber **floor** joists supported on exterior brick walls and **a** combination of interior 2x4 timber bearing walls **and** the interior brick party wall at **the** center of the building. The first floor structure consists of 2x8 dimensional timber joists supported on heavy timber interior beams (beneath the interior 2x4 bearing walls) and foundation walls at the perimeter and beneath the interior party wall at ***the*** center of **the** building. The foundation **system** appears to be a combination of brick, fieldstone and granite.

The structural appears to be in good condition showing no evidence of deterioration and/or distress with the exception of the following deficiencies we discovered.

ITEM #3

1. The left rear corner of the building where the crawl space is located beneath is showing evidence of deterioration We are unable the access the first floor structure due to the proximity of the structure to existing site grade. However, we suspect that the existing floor structure and sill plate is experiencing some deterioration in that area of the first floor, The existing structure shall be exposed for review and potential structural reparations and additions may need to be implemented.

2. The existing 2x8 floor joists at the first floor (and second and third floors assumed) span approximately 14'-8" maximum and are capable of supporting the 40 PSF code stipulated live load in addition to tlie existing dead loads (weights of building materials). However, the floor joist will experience slightly excessive live load deflections when full code stipulated loading is applied. However, the floor systems will safely support tlie code stipulated loading yet could experience some excessive vertical movement that may cause cosmetic damage to finishes when fully loaded. The existing floor beam in tlie first floor framing beneath the interior bearing walls is acceptable as long as there are existing columns or brick pier supports at a maximum spacing of 7'-4". Additional columns with properly designed and constructed footings beneath shall be Installed beneath the existing beam if the existing beam span is greater that 7'-4".

ITEM #4

3. The existing stair from the first to the second floor in the left front portion of the building is inadequately supported We recommend that an additional 6x6 timber column be installed beneath the 2x14 header and the 3x4 stringer at the top of the straight portion of the stair. The post shall be installed such that the header and stringer are notched slightly to bear level on top of the column which will be anchored to the existing timbers with a Simpsoii BC6 column cap shimmed tight and fastened at the base with a Simpson BC60 column base per manufacturers instructions. An additional 3%"diameter lally column shall bc installed in the basement aligned with the new 6x6 timber column above the first. The column shall be fastened to additional 2x8 timber blocking installed between tlie first floor joists for the width of the timber column above. The lally column shall be supported on a 1'-6" square by 10" thick concrete footing in the basement. In addition, the underside of the existing stii shall bc reinforced at the curved section with 3-layers of 1/4" thick plywood continuous across the width of the stair for the full length of the curved section of the stair. Each plywood layer shall be glued and screwed with construction adhesive and 6 gauge x 2" long wood screws at 6" on center.

ITEMS #1 + #2

4. The left rear corner of the building at the second floor is proposed to have a vaulted ceiling by removing the existing attic joists and insulating the existing roof. This is acceptable as long as the roof structure is reinforced and the connections arc implemented as indicated on drawing S1 attached. In addition, we evaluated the existing attic structure adjacent to the proposed vaulted ceiling area at the left rear corner of the building. The existing floor joists are capable of supporting a live load of 20 PSF as prescribed by the code for minimum attic loading.

ITEM #5

5. The right rear corner of the building at the attic above the secund floor requires some infill framing in tlie floor opening that currently exists. The framing shall bc 2x6 @16" on center infill framing with double 2x6 headers and triple 2x6 members at the ends of tlie headcrs. All members shall be connected with Simpson hangers (LUS26 at singles, LUS26-2 at doubles and LUS26-3 at triples) as required.

6. **We** did **not analyze** the **roof structure because the roof is** not being **re-insulated** hence the loading **conditions are unchanged. Consequently, the existing roof structure is** "grandfathered" **and does not require** evaluation. **In addition, there is no apparent distress in the existing structure** evident.

In conclusion, the building is in good condition with the exception or the left rear **corner and the structure sufficient** to **support the anticipated loading as long as the** previously **discussed items are addressed.**

If you have any further questions or **require any additional** information and/or **technical assistance, please do not** hesitate **to call.**

Sincerely,

Str ural . gn g Services, Inc.

Joseph H. Leasure, P.E.
Principal

STATE OF MAINE
JOSEPH H. LEASURE
6242
REGISTERED PROFESSIONAL ENGINEER

ITEMS #1 + #2

CWS Architects

Benedict B. Walter

434 Cumberland **Avenue**
Portland ME **04**101-**2325**

Phone: **207.774.4441**
Fax: 207.774.401 6
E-mail: BWalte@CWSafch.com

May 10,2006

Michael Mahoney
West End Development, LLC
PO Box 145
Portland Maine, 041 12

Re: Limited Area Fire Rating Review & Detailing
167/169 Danforth Street, Portland, Maine

Dear Mike:

As per your direction, CWS has reviewed the existing conditions at second floor unit at the rear of 169 Danforth where you are proposing to remove the ceiling joists to create a sloped cathedral type ceiling over the rear bedroom. This upper ceiling space will also extend above the adjacent kitchen space. I have reviewed the L&L Structural Engineering Services, Inc. letter of April 17,2006 and, specifically Item 4. on page 2 and proposed detail S1, MODIFICATIONS TO EXISTING ROOF AT LEFT REAR CORNER OF BLDG. that provides a structural support solution for the above referenced cathedral ceiling modifications. CWS has been asked to review this structural modification as related to the fire rating requirements of the 2003 International Building Code (IBC) as adopted by the City of Portland and, thus, this review is limited to the above scope.

I visited the site and met with Kirk Lowe on April 24th to review the existing and proposed conditions. The removal of the ceiling joists exposed the framing details of the demising wall between the unit in question and the adjacent unit at 167 Danforth Street. The attached photographs document this condition. It was clear in my observations and as documented in the photographs that providing a 1 hour rating utilizing the components of the existing demising wall would be very difficult, time consuming and costly. Therefore, CWS Architects proposes the installation of a new self supporting 1 hour fire rated cavity shaft wall system installed adjacent to the existing demising wall.

In order to restore the required rating at the location indicated above, provide a 1 hour rated **USG** Cavity Shaft Wall System as per System Reference **A** or equal (see attached USG literature) consisting of 5/8" Sheetrock Brand Gypsum Panels, Firecode Core, one side – 1" Sheetrock Brand Gypsum Liner Panels set between USG steel C-H studs at 24" o.c., etc. as oer UL Design U415 or **U469** installed adjacent *to* existing demising wall tight from top *of* the second floor sheathing to the bottom of the underside of roof sheathing, notched between ceiling joists, and taped to adjacent

cathedral ceiling GWB. Install as per manufacturers recommendations and specifications and include all required framing clips and components. Extend this system over entire exposed wall area of bedroom and the cathedral space above the kitchen as indicated.

Please call if you have questions regarding this specification.

Very truly yours,

CURTIS WALTER STEWART ARCHITECTS

Benedict B. Walter, Architect
Vice President

Attachements: Existing Photographs
USG Cavity Shaft Wall System