

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1809	Issue Date: ISSUED JAN - 7 2005	OBL: 057 G001001
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Location of Construction: 258 Danforth St	Owner Name: Murphy Louise H	Owner Address: 44 Emery Street	Phone: 2073325358
Business Name:	Contractor Name: Jack Star	Contractor Address: 44 Emery Street	Phone: 2073325358
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: 6 Unit Apartments	Proposed Use: 6 Unit Apartment/ Renovate-repairs in all 6 units, add bathrooms, replace 6 piers, expand master suite	Permit Fee: \$462.00	Cost of Work: \$48,150.00	CEO District: 2
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Proposed Project Description: Renovate- repairs in all 6 units, add bathrooms, replace 6 piers, expand master suite, rebuild front porch.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R2 Type 5B 1/2/05 Signature: [Signature]
<i>leg. use - 6 rental D.U.</i>	Signature: [Signature]	Signature: [Signature]
<i>This is NOT a condo conversion approval</i>	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

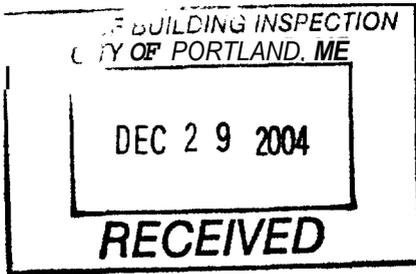
Permit Taken By: Idobson	Date Applied For: 12/07/2004	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, 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 <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"/> <i>ok with condit.</i> Date: <i>12/10/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: <i>[Signature]</i>	Historic Preservation <input checked="" 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>[Signature]</i>
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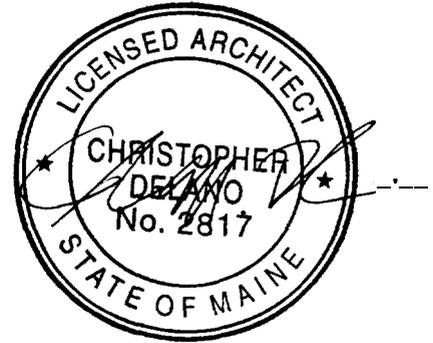
CERTIFICATION

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



CHRISTOPHER M. DELANO, architect



Addendum and Clarification:

Revision # 1 December 22, 2004

Project: 258-262 Danforth Street, Portland, Maine
Condominium conversion

The following are revisions to the Architectural Drawing Set dated November 30, 2004

- 1. Sheet A0:

CODE INFORMATION

PORTLAND LAND USE ORDINANCE
 ZONE R-6
 ZONED HEIGHT LIMIT: 45'
 EXIST. BUILDING HT. ABOVE AVG. GRADE: 37'-4"
 WST. BUILDING SQUARE FOOTAGE: 2,852 SF PER FLOOR
 8,556 TOTAL SF FOR THREE FLOORS
 NO CHANGE IN SQUARE FOOTAGE

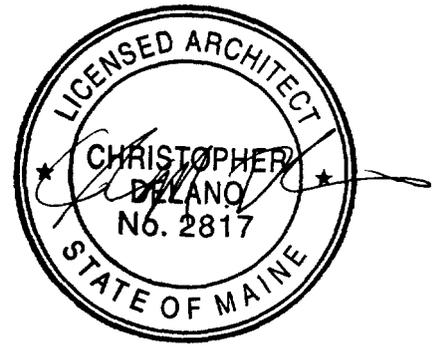
CURRENT BUILDING CODE: I.B.C.(INTERNATIONAL BUILDING CODE) 1993
 CONSTRUCTION TYPE: 5B UNPROTECTED
 USE GROUP CLASSIFICATION: R-2 (MULTI-FAMILY W/ SHARED EGRESS ROUTES
 MEANS OF EGRESS REQUIREMENTS: STAIRWAY SHAFT
 36" WIDE EGRESS PATHWAYS- STAIRWAY WIDTH
 2'-8" WIDE DOORS-MIN.
 1 HR. FIRE SEPARATION FOR SHAFT WALLS | **UL #U309: 1 HR. RATED**
 1 HR. SMOKE SEPARATION FOR SHAFT WALLS |
 [ALL NEW EGRESS WALLS TO BE BUILT ACCORDING TO WALL
 ASSEMBLY SPECIFICATIONS UNDER UL #U309]

**UL #U309: 5/8" THICK TYPE 'X' GWB INSTALLED HORIZ. OR VERT., AND NAILED
 TO STUDS AND BRG. PLATES WITH 6d CEMENT-COATED NAILS
 1-7/8" LONG SPACED 7" O.C.
 2X4 WOOD STUDS @ 24" O.C.
 STUD CAVITIES FIRE BLOCKED AT EACH LEVEL.**

TENANT SEPARATION REQUIREMENTS: FLOOR/CEILING ASSEMBLY
 1 HOUR RATING REQUIRED OF ALL NEW WORK: 1 LAYER 5/8" TYPE 'X'
 SHEETROCK OVER EXIST. STRUCTURE SHALL BE REQUIRED
 EXIST. PLASTER CEILINGS TO REMAIN AND SHALL BE SATISFACTORY
 UNDER GRANDFATHER STATUS UNLESS DEEMED OTHERWISE BY
 OFFICIALS WITH THE CITY OF PORTLAND

- 2. The entire sheet A2 has been reissued under this Addendum. See revision bubbles for specifics.

CHRISTOPHER M. DELANO. architecti

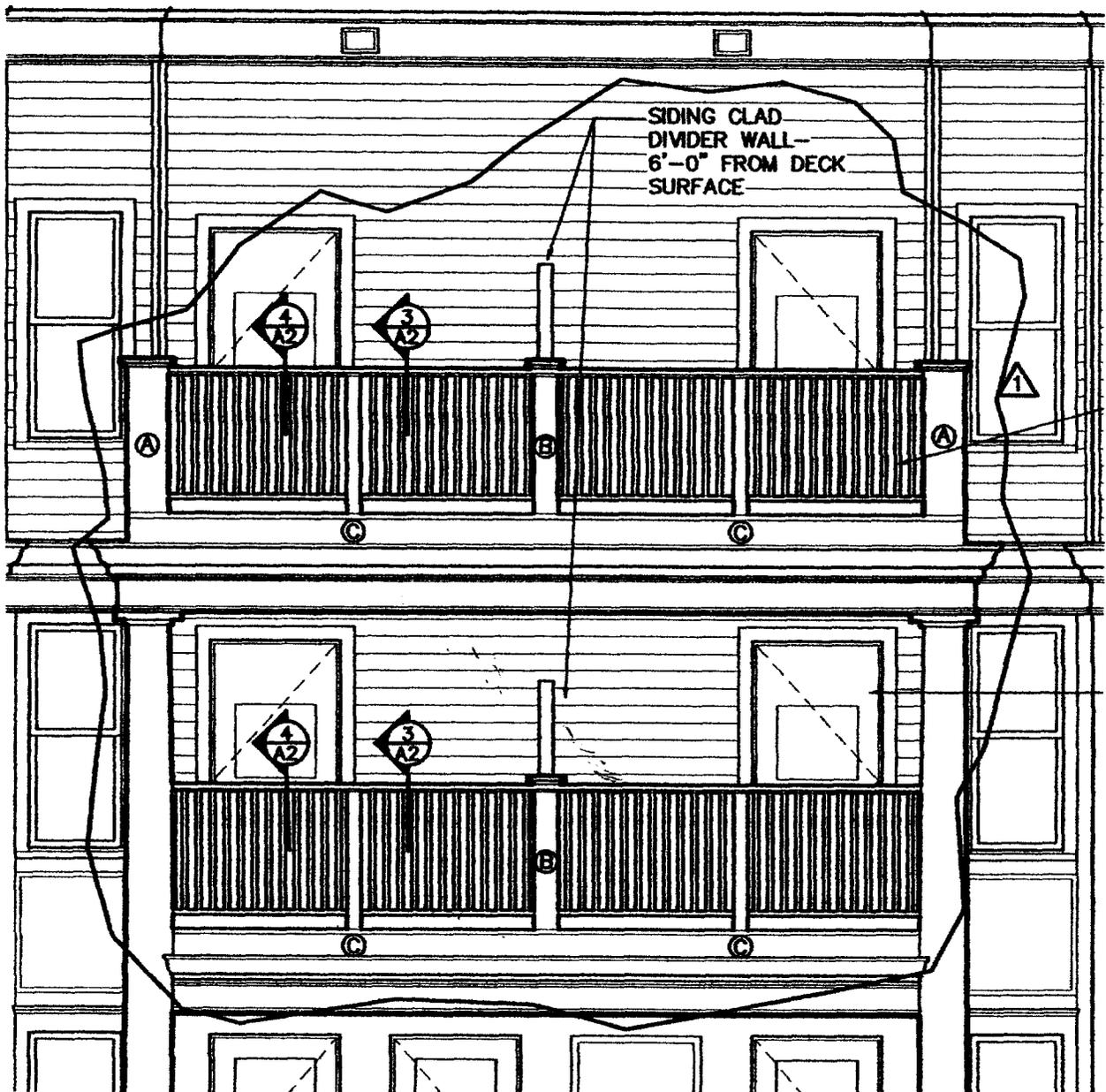


Addendum and Clarification:

Revision #1 December 22, 2004

Project: 258-262 Danforth Street, Portland, Maine
Condominium conversion

3. Detail 2, Sheet A3. The front porches and guard rails on levels 2 & 3 are revised in the new Sheet A2 and shown in the following front elevation.





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: CHRISTOPHER M. DELANO

RE: Certificate of Design

DATE: 12/20/04

These plans and / or specifications covering construction work on:

258-262 DANFORTH ST. CONDOMINIUM CONVERSION

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law.

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: CM Delano

Title: PRINCIPAL

Firm: CHRISTOPHER M. DELANO ARCHITECT

Address: 29 ICE HOUSE RD.
WINDHAM, ME 04062



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: CHRISTOPHER M. DELANO, ARCHITECT

Address of Project: 258-262 DANFORTH ST., PORTLAND

Nature of Project: INTERIOR / EXTERIOR RENOVATION

TO AN EXISTING 3-STORY

APARTMENT BUILDING, C. EARLY 20TH CENTURY.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: CM DL

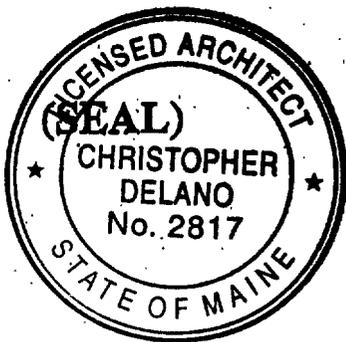
Title: PRINCIPAL

Firm: CHRISTOPHER M. DELANO, ARCHITECT

Address: 24 ICE HOUSE ROAD

WINDHAM, ME 04062

Phone: 207 892-1643



01/05/2605 15:58

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GAGNON ENGINEERING

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TO: 874, 8716 - MICHAEL NULLENT

FROM DESIGNER: CHRISTOPHER M. DELANO, ARCHITECT PH: 207.892.1643

DATE: DEC 20, 2004

Job Name: 258 - 262 DANFORTH ST CONDOMINIUM CONVERSION

Address of Construction: 258 - 262 DANFORTH ST., PORTLAND, MAINE

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 I.B.C., Use Group Classification(s) R-2

Type of Construction SB UNPROTECTED

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC NO

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)

Supervisory alerts system? NO Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (IBC 1.10.1, 102.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1009)

Uniformly distributed floor live loads (1009.1.1, 1007)

Floor Area Use	Loads Shown
RESIDENTIAL	
MULTI-FAMILY	40 PSF
PUBLIC ROOM	
DECK	40 PSF
STAIRS	100 PSF, 300 LB CONC

Wind loads (1609.1.4, 1609)

Design option utilized (1609.1.1, 1609.1.2) 1609.6

Basic wind speed (1609.5) 100

Building category and wind importance factor, I_w (Table 1604.5, 1609.6) 1.00

Wind exposure category (1609.4) EXP B

Internal pressure coefficient (ASCE 7) N/A

Component and cladding pressures (1609.7.1, 1609.8.2.2) 26.3 PSF

Main force wind pressures (1609.1.1, 1609.8.2.1) 17.3 PSF

Earthquake design data (1609.1.5, 1614 - 1638)

Design option utilized (1614.1) N/A

Seismic use group (Category) (Table 1641.5-1641.8) N/A

Spectral response coefficients, S_{DS} & S_{D1} N/A

N/A Live load reduction (1008.1.1, 1007.8, 1007.10)

N/A Roof live loads (1008.1.2, 1007.11)

Roof snow loads (1008.7.8, 1008) 60 PSF

Ground snow load, P_g (1008.2) 38 PSF

If $P_g > 10$ psf, flat-roof snow load, P_f (1008.3) 0.9

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1008.3.1) 1.0

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1004.5) 1.0

Floor thermal factor, C_t (Table 1008.3.2) N/A

Sloped roof snowload, P_s (1008.4) N/A

Seismic design category (1610.5) N/A

Seismic seismic-force-resisting system (Table 1617.2.2) N/A

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.2.3) N/A

Analyze procedure (1616.2, 1617.3) N/A

Design base shear (1617.4, 1617.5.1) N/A

Flood loads (1602.1.5, 1612)

Flood hazard area (1612.4) N/A

Elevation of structure N/A

Other loads

Concentrated loads (1007.4) N/A

Partition loads (1007.5) N/A

Impact loads (1007.6) 200 LB

Misc. loads (Table 1007.6, 1007.6.1, 1007.7, 1007.12, 1007.15, 1012, 1011, 1011.1) 50 PSF (RAILING)

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PORTLAND MAINE INSPECTION ENGINEERING DEC 20 04 TUE 15:59

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1809	Date Applied For: 12/07/2004	CBL: 057 G001001
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Location of Construction: 258 Danforth St	Owner Name: Murphy Louise H	Owner Address: 30 East Elm	Phone:
Business Name:	Contractor Name: Jack Star	Contractor Address: 44 Emery Street Biddeford	Phone: (207) 332-5358
Tenant/Leasee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	
Proposed Use: 6 Unit Apartment/ Renovate- repairs in all 6 units, add bathrooms, replace 6 piers, expand master suite		Proposed Project Description: Renovate- repairs in all 6 units, add bathrooms, replace 6 piers, expand master suite, rebuild front porch.	

**Dept:** Building**Status:** Pending**Reviewer:** Mike Nugent**Approval Date:****Note:****Ok to Issue:** **Dept:** Fire**Status:** Approved with Conditions**Reviewer:** Lt. MacDougal**Approval Date:** 12/13/2004**Note:****Ok to Issue:**

1) smoke detectors shall be installed in accordance with NFPA 101 life safety code, 2000 edition

Comments:

12/20/2004-mjn: The construction plans lack framing details, penetration protection, guard details, cost estimate is low..Builder and designer notified.

12/08/2004-ldobson: 12/082004

Spoke with Jack Star - states they are not ready to apply for the condo conversion I informed him I would put the application through as is but - no decision can be made in regards to condo conversion without first submitting the appropriate forms and application.

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>258-262 DANFORTH ST.</u>		
Total Square Footage of Proposed Structure <u>2852 DAN FLOOR</u>	Square Footage of Lot <u>4679</u>	
<u>S. G</u>	Owner: <u>LOUISE MUEPHY</u> <u>39 COASTSIDE DRIVE</u> <u>YARMOUTH, ME 04096</u>	<u>207-846-0422</u>
Lessee/Buyer's Name (If Applicable) _____	Applicant name, address & telephone: <u>DALL STARK</u> <u>SEAR CONSTRUCTION</u> <u>44 EMERY ST. / BIDDFORD ME 05005</u> <u>207-332-5358</u>	Cost Of <u>CONSTRUCTION ONLY</u> Work: \$ <u>46,150.</u> Fee: \$ _____
<u>/ APARTMENT</u>		
Approximately how long has it been vacant: <u>to be A to</u> <u>DEC 7 2004</u>		
Proposed use: <u>CONVIT / CONDOMINIUMS</u> <u>SEP 2nd</u> <u>per unit per</u> <u>Lanmie</u>		
Project description: <u>(REWIRE) ADD BATHROOM / ENLARGE MASTER SUITE / SEE PLANS & LETTER</u>		
Contractor's name, address & telephone: <u>DALL STARK OF SEAR CONSTRUCTION</u> <u>(207) 332-5358</u> <u>44 EMERY ST. BIDDFORD ME 05005</u>		
Who should we contact when the permit is ready: <u>DALL STARK - 332-5358</u>		
Mailing address: <u>(WILL PICKUP)</u> <u>SEE ABOVE</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u># 332-5358</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>DALL STARK</u>	Date: <u>12/7/04</u>
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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 4th floor of City Hall