

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING PERMITS SECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
Permit Number: 050278  
**APR - 5 2005**  
**CITY OF PORTLAND**

This is to certify that Murphy Louise H/Applicant

has permission to 6 unit apartment to 6 unit con

AT 258 Danforth St

057 G001001

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 written permission procured before this building or part thereof is laid or occupied or closed-in. **HEAR NOTICE IS REQUIRED.**

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

**OTHER REQUIRED APPROVALS**  
Fire Dept. PER JAY KELLEY  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*Cliff August 10/05*  
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: 05-0278	Issued: <b>PERMIT ISSUED</b>	APL: 054 G001001
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Location of Construction: 258 Danforth St	Owner Name: Murphy Louise H	Owner Address: 30 East Elm St	Phone: [Blank]
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone: [Blank]
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-6

**APR - 5 2005**  
**CITY OF PORTLAND**

Past Use: 6 unit apartment	Proposed Use: 6 unit cond	Permit Fee: \$1,350.00	Cost of Work: \$1,350.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R2 Type SB Signature: <i>PAR J. KELLEY</i> Signature: <i>4/5/05</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Proposed Project Description: 6 unit apartment to 6 unit condo  <i>legal use: 6 residential D.4</i>				

Permit Taken By: Idobson	Date Applied For: 03/18/2005	<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..	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 conditions</i> Date: <i>3/25/05</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 type="checkbox"/> Denied Date: _____	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: _____
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**CERTIFICATION**

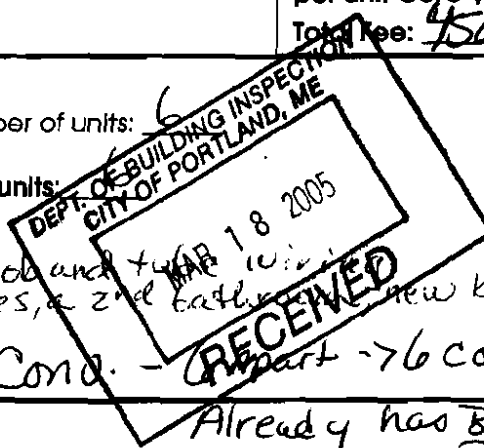
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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
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# Condominium Conversion and 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 Street</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>6</u> Lot# <u>1</u>	Owner: <u>Louise Murphy</u> <u>Sea Otter LLC</u>	Telephone: <u>846-1401</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Louise Murphy</u> <u>39 Coveseide Lane</u> <u>Yarmouth, ME. 04096</u>	Cost Of Work: \$ <u>320,000</u> Fee: \$ <u>6</u> units @ \$150.00 per unit \$ _____ + \$75.00 per unit Condo \$ _____ Total Fee: <u>450.00</u>
Current use: <u>Apartment Building</u> number of units: <u>6</u>		
Proposed use: <u>Condominiums</u> number of units: <u>6</u>		
Project description: <u>Project to replace knob and tube wiring, add new kitchen cabinets for each unit. Add new siding, a roof deck, new furnaces, a 2nd bath, and new kitchen cabinets for each unit.</u> <u>Condo Cond. - Apartment -&gt; 6 condo</u>		
Contractor's name, address & telephone: <u>Already has Building Permit</u>		
Whom should we contact when the permit is ready: <u>Louise Murphy</u>		
Mailing address: <u>39 Coveseide Lane</u> <u>Yarmouth, ME. 04096</u>		Phone: <u>846-1401</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>Louise A Murphy</u>	Date: <u>March 3, 2005</u>
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**This is not a Permit, you may not commence ANY work until the Permit is issued.**

## **Condominium Conversion Permit Application 258-262 Danforth Street., Portland, ME**

### **Introduction**

This project arose out of a dire need to upgrade the electrical system in the building and make other improvements to the units. In order to provide proper access for complete removal and replacement of the original knob and tube wiring, considerable demolition was required. Furthermore and because the building was vacant, it was decided to make kitchen and bathroom improvements as well. As the project evolved it was decided to convert the use and sell the units as condominiums. We expect the units to be available in May, 2005.

### **Scope of Work**

- Install new 600 amp electrical service with seven sub panels.
- Completely rewire building per code including proper hard wired smoke detectors, convenience receptacles throughout and GFI protection provided is hazardous locations.
- Upgrade plumbing to accommodate kitchen(s) and bathroom(s) requirements per code.
- Install six new steam boilers.
- Install new replacement windows as needed to uniformity and energy efficiency.
- Install insulation where accessible for improved energy efficiency.
- Install new vinyl siding and new exterior trim to improve weatherproofing and appearance.
- Install new front steps and entrance doors.
- Install new porch railings per code.
- Install new enclosures of back decks.
- Install new roof deck with two stairways per code.

### **Former Tenants**

None of the former tenants were current in their payment of rent. They were individually given proper notice to vacate because their rent was in arrears and full access was required to improve the electrical system. Former tenants vacated without providing any forwarding contact information presumably to discourage their pursuit for unpaid rent. Attached here are copies of the Notice to Terminate Tenancy with accompanying rental statements. The former tenant of Unit 3 262 Danforth had already vacated and therefore no notice was given.

**CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART III: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: Map 57-G-1
2. Number of Units before conversion: \_\_\_\_\_  
\_\_\_\_\_ Units with 1 bedroom      6 Units with 2 bedrooms  
\_\_\_\_\_ Units with 3 or more bedrooms
3. Monthly rent range (specify with or without utilities, being specific about the utilities)  
\$ 850 per month w/o any utilities except water and sewer
- 

4. Number of Units after conversion: \_\_\_\_\_  
\_\_\_\_\_ Units with 1 bedroom      6 Units with 2 bedrooms  
\_\_\_\_\_ Units with 3 or more bedrooms
5. Purchase Price range: \$250,000
6. Length of time building owned by applicant: 5 years
7. Improvements, renovations or modifications being made in association with this conversion will require the following permits (please circle all that apply):

Building

Plumbing

Heating

Electrical

8. Type and cost of building improvements being made in association with this conversion that will not require permits:

\$ 30,000 exterior walls, windows, doors, roof

\$ \_\_\_\_\_ insulation

\$ 30,000 interior cosmetic (wall/floor refinishing, etc.)

\$ \_\_\_\_\_ other (please specify) \_\_\_\_\_

\$ 0.00 no improvements being made

**Submit with Condominium Conversion Permit Application**

**Project Data:**

Address: 258-262 Danforth Street

C-B-L: 57-6-1

Number of units in building: 6

	Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$ ?
Unit 1	Bobbi Ferelli	879-2855	2 years	8/31/04	
Unit 2	Nicole Root		1 year	8/31/04	
Unit 3	Greg Connelly		6 mos.	8/31/04	
Unit 4	William Kesseli Peter O'Brien		5 years	8/31/04	
Unit 5	Alicia Daggett		4 years	8/31/04	
Unit 6	Erin Compton Mel Quion		9 mos.	8/31/04	
Unit 7					
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant 5 years

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit? YES  NO  (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ 30,000 exterior walls, windows, doors, roof

\$ \_\_\_\_\_ insulation

\$ 30,000 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$ \_\_\_\_\_ other (specify)

Sea Otter LLC  
 39 Coveside Lane  
 Yarmouth, ME 04096

# Statement

Date

To:
Erin Compton 260-262 Danforth Street, Apt 3 Portland ME 04102

		Amount Due	Amount Enc.
		\$2,875.00	
Date	Transaction	Amount	Balance
09/30/2004	Balance forward		2,275.00
10/01/2004	E Compton Rent-Rent	600.00	2,875.00
			<b>Amount Due</b>
			<b>\$2,875.00</b>

A285-10

# NOTICE TO TERMINATE TENANCY

To: Nicole Prost  
Tenant  
258 - #1 Cornforth St.  
Address  
Rolland, ME 04402

You and each of you are hereby notified that the tenancy of the premises occupied by you as tenant of the undersigned landlord, described as follows, to wit: Rental Queens and extended renovations for insurance purposes regarding electrical work.

in the County of Cumberland, State of Maine, is hereby terminated on or before, and not later than midnight of, the 30th day of September, 2004 (year) which is the last day of the rent period, and that on said day you be required by these presents to surrender the possession of said premises to said landlord or his agent named below. Upon your failure to do so, proceedings will be commenced to dispossess you and to gain possession of said premises together with such costs as may be allowed by law.

Dated at Cumberland County, State of Maine  
this 31st day of August, 2004 (year).

**THIS IS NOT  
AN EVICTION NOTICE.**

Edward H. Murphy  
LANDLORD  
BY Nicole Prost  
AGENT  
191 Emery St. #1  
ADDRESS  
Rolland, ME 04402



Sea Otter LLC  
 39 Covese Lane  
 Yarmouth, ME 04096

# Statement

Date
2/7/2005

To:
Nicole Ferrelli Root 258 Danforth Street Apt 258-1 Portland ME 04102

		Amount Due	Amount Enc.
		\$6,534.98	
Date	Transaction	Amount	Balance
12/31/2003	Balance forward		1,934.98
01/01/2004	Root Rent-		
	Rent	850.00	2,784.98
02/01/2004	Rent	850.00	3,634.98
02/02/2004	PMT - 450 Root + 400 Ferrelli	-850.00	2,784.98
03/01/2004	Rent	850.00	3,634.98
03/26/2004	PMT #102	-900.00	2,734.98
04/01/2004	Rent	850.00	3,584.98
04/30/2004	PMT	-500.00	3,084.98
05/01/2004	Rent	850.00	3,934.98
05/17/2004	PMT - rest of April	-350.00	3,584.98
06/01/2004	Rent	850.00	4,434.98
07/01/2004	Rent	850.00	5,284.98
07/16/2004	PMT	-500.00	4,784.98
08/01/2004	Rent	850.00	5,634.98
08/13/2004	PMT	-800.00	4,834.98
08/13/2004	#NSF - Rent - ck ret'd NSF	800.00	5,634.98
08/31/2004	PMT #NSF re-submit	-800.00	4,834.98
09/01/2004	Rent	850.00	5,684.98
10/01/2004	Rent	850.00	6,534.98
			Amount Due
			\$6,534.98

A285-10

# NOTICE TO TERMINATE TENANCY

To: Gregory Connelly  
Tenant  
258 A. Danforth St #2  
Address  
Batland, Maine 04102

You and each of you are hereby notified that the tenancy of the premises occupied by you as tenant of the undersigned landlord, described as follows, to wit: Due to rental arrears, and extended renovations for electrical work.

in the County of Cumberland, State of Maine, is hereby terminated on or before, and not later than midnight of, the 30th day of September, 2004 (year) which is the last day of the rent period, and that on said day you be required by these presents to surrender the possession of said premises to said landlord or his agent named below. Upon your failure to do so, proceedings will be commenced to dispossess you and to gain possession of said premises together with such costs as may be allowed by law.

Dated at Cumberland County, State of Maine  
 this 31st day of August, 2004 (year).

James H. Murphy, Jr.  
 LANDLORD

BY James H. Murphy, Jr.  
 AGENT

91 Cony St #1  
 ADDRESS

Batland, Maine 04102

**THIS IS NOT  
AN EVICTION NOTICE.**

Sea Otter LLC  
 39 Coveseide Lane  
 Yarmouth, ME 04096

# Statement

Date
2/7/2005

To:
Greg Conley 258 Danforth Street Apt 258-2 Portland ME 04102

		Amount Due	Amount Enc.
		\$3,550.00	
Date	Transaction	Amount	Balance
03/31/2004	Balance forward		0.00
	Conley Rent-		
04/26/2004	PMT - 1st month's rent & 700 SD	-850.00	-850.00
04/26/2004	PMT - 1st month's rent & 700 SD	-700.00	-1,550.00
05/01/2004	Rent	850.00	-700.00
05/01/2004	#SD - Security Deposit	850.00	150.00
05/01/2004	#Last - Last Month's Rent paid when apartment leased	850.00	1,000.00
06/01/2004	Rent	850.00	1,850.00
07/01/2004	Rent	850.00	2,700.00
07/16/2004	PMT - June	-850.00	1,850.00
08/01/2004	Rent	850.00	2,700.00
09/01/2004	Rent	850.00	3,550.00
09/25/2004	PMT - A	-850.00	2,700.00
10/01/2004	Rent	850.00	3,550.00
			<b>Amount Due</b>
			<b>\$3,550.00</b>

A285-10

# NOTICE TO TERMINATE TENANCY

To: Alicia Daggelle  
Tenant  
258-A Oakleaf St. #3  
Address  
Portland, ME 04102.

You and each of you are hereby notified that the tenancy of the premises occupied by you as tenant of the undersigned landlord, described as follows, to wit: Due to extended renovations for insurance purposes regarding electrical work and rental arrears.

in the County of Cumberland, State of Maine, is hereby terminated on or before, and not later than midnight of, the 31st day of October, 2004 (year) which is the last day of the rent period, and that on said day you be required by these presents to surrender the possession of said premises to said landlord or his agent named below. Upon your failure to do so, proceedings will be commenced to dispossess you and to gain possession of said premises together with such costs as may be allowed by law.

Dated at Cumberland County, State of Maine  
this 31st day of August, 2004 (year).

**THIS IS NOT  
AN EVICTION NOTICE.**

James H. Murphy (sp.)  
LANDLORD  
BY Chris S. Pinsky  
AGENT  
91 E. Green St. #1  
ADDRESS  
Portland, ME 04102

# Statement

Sea Otter LLC  
 39 Covese Lane  
 Yarmouth, ME 04096

Date
2/7/2005

To:
Alicin Daggett 258 Danforth Street, Apt 258-3 Portland ME 04102

		Amount Due	Amount Enc.
		\$2,550.00	
Date	Transaction	Amount	Balance
12/31/2003	Balance forward		2,725.00
01/01/2004	Daggett Rent-		
02/01/2004	Rent	850.00	3,575.00
02/09/2004	Rent	850.00	4,425.00
02/09/2004	PMT - back rent	-500.00	3,925.00
02/09/2004	PMT - 475 + 375	-850.00	3,075.00
02/24/2004	PMT	-125.00	2,950.00
02/24/2004	PMT - 225 + 500, both from J.A.M.	-725.00	2,225.00
03/01/2004	Rent	850.00	3,075.00
03/08/2004	PMT - C 500+350 current, 500 JAM back	-1,350.00	1,725.00
03/12/2004	#NSF - Rent - bad check	500.00	2,225.00
03/19/2004	PMT	-500.00	1,725.00
04/01/2004	Rent	850.00	2,575.00
04/01/2004	#Late - Late Fee charged if rent is 20 days overdue	25.00	2,600.00
04/06/2004	PMT - B	-350.00	2,250.00
05/01/2004	Rent	850.00	3,100.00
05/10/2004	PMT - JAM	-500.00	2,600.00
06/01/2004	Rent	850.00	3,450.00
06/07/2004	PMT - May & June	-1,725.00	1,725.00
07/01/2004	Rent	850.00	2,575.00
07/16/2004	PMT - JAM	-700.00	1,875.00
07/26/2004	PMT - 150 + 25 late charge	-175.00	1,700.00
08/01/2004	Rent	850.00	2,550.00
08/23/2004	Late Fee charged if rent is 20 days overdue	25.00	2,575.00
08/23/2004	PMT - 500 + 375	-875.00	1,700.00
09/01/2004	Rent	850.00	2,550.00
09/25/2004	Late Fee charged if rent is 20 days overdue	25.00	2,575.00
09/25/2004	PMT - Sept	-875.00	1,700.00
10/01/2004	Rent	850.00	2,550.00
			<b>Amount Due</b>
			<b>\$2,550.00</b>

A285-10

# NOTICE TO TERMINATE TENANCY

To: Bobbi Ferrilli  
Tenant  
260-262 Danforth St. #1  
Address  
Portland, ME 04102

You and each of you are hereby notified that the tenancy of the premises occupied by you as tenant of the undersigned landlord, described as follows, to wit: Rental Access and extended warranties for electrical purposes.

in the County of Cumberland, State of Maine, is hereby terminated on or before, and not later than midnight of, the 30th day of September, 2004 (year) which is the last day of the rent period, and that on said day you be required by these presents to surrender the possession of said premises to said landlord or his agent named below. Upon your failure to do so, proceedings will be commenced to dispossess you and to gain possession of said premises together with such costs as may be allowed by law.

Dated at Cumberland County, State of ME  
this 31st day of August, 2004 (year).

**THIS IS NOT  
AN EVICTION NOTICE.**

Joseph H. Murphy  
LANDLORD  
BY [Signature]  
AGENT  
191 Every St. #1  
ADDRESS  
Portland, ME 04102

Sea Otter LLC  
 39 Coveside Lane  
 Yarmouth, ME 04096

# Statement

Date
2/7/2005

To:
Bobbi Ferrelli 260-262 Danforth Street Apt 1 Portland ME 04102

		Amount Due	Amount Enc.
		\$4,265.00	
Date	Transaction	Amount	Balance
12/31/2003	Balance forward		2,190.00
	Ferrilli, Bobbi Rent-		
01/01/2004	Rent	800.00	2,990.00
01/12/2004	PMT - Jan	-850.00	2,140.00
02/01/2004	Rent	850.00	2,990.00
02/24/2004	PMT - Feb	-500.00	2,490.00
03/01/2004	Rent	850.00	3,340.00
03/15/2004	PMT - 350 remainder Feb, 425 1/2 March	-775.00	2,565.00
04/01/2004	Rent	850.00	3,415.00
04/05/2004	PMT - March	-425.00	2,990.00
04/13/2004	PMT - 1/2 for April	-425.00	2,565.00
04/13/2004	Rent-NSF check	425.00	2,990.00
04/30/2004	PMT - 425 NSF + 425 + 425	-1,275.00	1,715.00
05/01/2004	Rent	850.00	2,565.00
06/01/2004	Rent	850.00	3,415.00
06/01/2004	PMT - part May	-550.00	2,865.00
06/30/2004	PMT - remainder of May	-300.00	2,565.00
07/01/2004	Rent	850.00	3,415.00
07/07/2004	PMT - A June	-850.00	2,565.00
08/01/2004	Rent	850.00	3,415.00
08/17/2004	PMT	-850.00	2,565.00
09/01/2004	Rent	850.00	3,415.00
10/01/2004	Rent	850.00	4,265.00
			<b>Amount Due</b>
			\$4,265.00

A285-10

# NOTICE TO TERMINATE TENANCY

To: William Kesseli  
Tenant  
260-262 Danforth St. #2  
Address  
Baldwin, Maine 04410.2

You and each of you are hereby notified that the tenancy of the premises occupied by you as tenant of the undersigned landlord, described as follows, to wit: Due to extended renovations for insurance purposes regarding electrical work and rental arrears.

in the County of Cumberland, State of Maine, is hereby terminated on or before, and not later than midnight of, the 31st day of October, 2004 (year) which is the last day of the rent period, and that on said day you be required by these presents to surrender the possession of said premises to said landlord or his agent named below. Upon your failure to do so, proceedings will be commenced to dispossess you and to gain possession of said premises together with such costs as may be allowed by law.

Dated at Cumberland County, State of Maine  
this 31st day of August, 2004 (year).

**THIS IS NOT  
AN EVICTION NOTICE.**

Lynne H. Murphy  
LANDLORD  
BY John S. Bunch  
AGENT  
91 Emery St. #1  
ADDRESS  
Baldwin ME 04410.2



# Statement

Sea Otter LLC  
 39 Covese Lane  
 Yarmouth, ME 04096

Date
2/7/2005

To:
William Kesselli 260-262 Danforth Street Apt 2 Portland ME 04102

		Amount Due	Amount Enc.
		\$750.00	
Date	Transaction	Amount	Balance
12/31/2003	Balance forward		0.00
	Kesselli Rent-		
01/01/2004	Rent	750.00	750.00
01/08/2004	PMT	-750.00	0.00
02/01/2004	Rent	750.00	750.00
02/09/2004	PMT	-750.00	0.00
03/01/2004	Rent	750.00	750.00
03/08/2004	PMT - C	-750.00	0.00
04/01/2004	Rent	750.00	750.00
04/06/2004	PMT - B	-750.00	0.00
05/01/2004	Rent	750.00	750.00
05/10/2004	PMT - May	-750.00	0.00
06/01/2004	Rent	750.00	750.00
06/07/2004	PMT	-750.00	0.00
07/01/2004	Rent	750.00	750.00
07/09/2004	PMT	-750.00	0.00
08/01/2004	Rent	750.00	750.00
08/05/2004	PMT	-750.00	0.00
09/01/2004	Rent	750.00	750.00
09/03/2004	PMT	-750.00	0.00
10/01/2004	Rent	750.00	750.00
			Amount Due
			\$750.00

**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 Application: 13508 DEL: 057 G001001			
Location of Construction: 258 Danforth St	Owner Name: Murphy Louise H	Owner Address: JAN - 7 2005	Phone:
Business Name:	Contractor Name: Jack Star	Contractor Address: 44 Emery Street CITY OF PORTLAND	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 <i>Revised permit</i>	Permit Fee: \$462.00	Cost of Work: \$48,150.00
Proposed Project Description: Renovate-repairs in all 6 units, add bathrooms, replace 6 piers, expand master suite, rebuild front porch. <i>leg. use: 6 rental D.U.</i> <i>This is NOT a condo conversion</i> <i>Appraisal</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R2 Type 5B 1/2/05 Signature: <i>[Signature]</i>
Permit Taken By: Idobson	Date Applied For: 12/07/2004	Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
<b>Zoning Approval</b>			
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..	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>12/10/04</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>

**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: 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
Lessee/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: \_\_\_\_\_      Okto Issue:

Dept: Fire      Status: Approved with Conditions      Reviewer: Lt. MacDougal      Approval Date: 12/13/2004  
 Note: \_\_\_\_\_      Okto Issue:

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

**Comments:**

12/20/2004-mja: ~~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.

*on previous permit approval*

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

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

Permit No: 05-0278	Date Applied For: 03/18/2005	CBL: 057 G001001
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<b>Location of Construction:</b> 258 Danforth St	<b>Owner Name:</b> Murphy Louise H	<b>Owner Address:</b> 30 East Elm St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> 6 unit cond	<b>Proposed Project Description:</b> 6 unit apartment to 6 unit condo
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/25/2005

**Note:** **Ok to Issue:**

- 1) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 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 six (6) family residential condominium dwelling with the issuance of this permit and subsequent certificate of occupancy. 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:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 04/04/2005

**Note:** **Ok to Issue:**

- 1) This is a Change of ownership ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Jay Kelley      **Approval Date:** 04/04/2005

**Note:** **Ok to Issue:**

- 1) Vertical openings shall be Fire rated with a minimum of 1hr rating
- 2) Smoke Detectors shall be installed in accordance with NFPA 101
- 3) The boiler Shall be seperated with a 1hr Fire rated enclosure with a domestic sprinkler

# 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 initialzing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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]  
Signature of Applicant/Designee

1/7/05  
Date

[Signature]  
Signature of Inspections Official

1/7/05  
Date

CBL: 057-G-1

Building Permit #: 047809

# ELECTRICAL PERMIT

## City of Portland, Me.

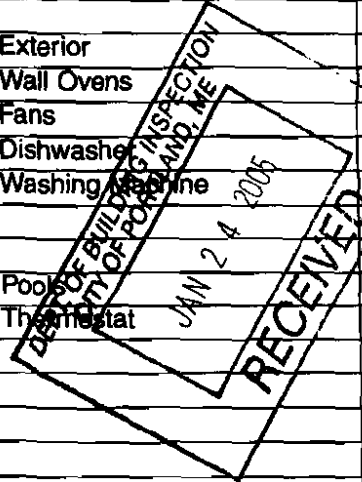


To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 1/24  
 Permit # 054080  
 CBL# 5761

LOCATION: 258-262 Danforth METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER Louis Murphy  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

					TOTAL EACH FEE	
OUTLETS	Receptacles	Switches	Smoke Detector		.20	
FIXTURES	Incandescent	Fluorescent	Strips		.20	
SERVICES	X Overhead	Underground	TTL AMPS <800		15.00	15.
	Overhead	Underground	>800		25.00	
Temporary Service	Overhead	Underground	TTL AMPS		25.00	
					25.00	
METERS	(number of)				1.00	
MOTORS	(number of)				2.00	
RESID/COM	Electric units				1.00	
HEATING	oil/gas units	Interior	Exterior		5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens		2.00	
	Insta-Hot	Water heaters	Fans		2.00	
	Dryers	Disposals	Dishwasher		2.00	
	Compactors	Spa	Washing Machine		2.00	
MISC. (number of)	Others (denote)				2.00	
	Air Cond/win				3.00	
	Air Cond/cent			Pools	10.00	
	HVAC	EMS	Thermostat		5.00	
	Signs				10.00	
	Alarms/res				5.00	
	Alarms/com				15.00	
	Heavy Duty(CRKT)				2.00	
	Circus/Carnv				25.00	
	Alterations				5.00	3.00
	Fire Repairs				15.00	
	E Lights				1.00	
E Generators				20.00		
PANELS	Service	Remote	Main		4.00	
	TRANSFORMER	0-25 Kva			5.00	
	25-200 Kva				8.00	
	Over 200 Kva				10.00	
TOTAL AMOUNT DUE						
MINIMUM FEE/COMMERCIAL 45.00					X	
MINIMUM FEE					35.00	45



CONTRACTORS NAME Nichols + Miles Electrical Services MASTER LIC. # MS40089613  
 ADDRESS 15 Bluff Drive LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE Steep Falls ME  
 SIGNATURE OF CONTRACTOR [Signature]



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

3. 18 2005

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

Location of Work 258 Danforth

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

6 x 75 ctyd  
#450

Permit Fee ~~900~~ 700

900

Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (12) \_\_\_\_\_

Cardo Cow.

5761

Check # 10395

Total Collected ~~900~~ 1350

**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

**GAGNON ENGINEERING, INC.**

Structural Consultants

Gorham, Maine 04038

Tel: (207) 839-8085 Fax: 839-8035

**Fax Transmission Cover Sheet**

Date: 06/08/06 From: Roger G  
 To: Mike N Fax: 874-8716 Tel: 8703  
 Co/Org: Portland/CEO No. of Pgs: 2 (Incl Cover Pg)  
 Re: 258 - 262 Danforth St

Report of Special Inspection -  
Roof Steel

Notice: This message is intended only for the use of the addressee & copied individuals, and may contain confidential & privileged information. Any dissemination, distribution, or copying of this communication, except by the addressee or copied individuals is strictly prohibited. If you have received this communication in error, please notify Gagnon Engineering immediately by telephone.

Message:

Mike - this is for Roof  
Deck Steel Framing

(Wood Framing was sent earlier)

Please Review and Call if Questions, Problems, etc. Thanks,

Copy: 892-1643 Fax/Tel: 1File (GEM): Chris DFile # 449

JUN 08 '06 (FRI) 08:48

COMMUNICATION No: 59

PAGE 1

5761

Roger



CHRISTOPHER M. DELANO, architect

Report of Special Inspections

project: Roof Deck over 6-unit Condominiums  
location: 258-262 Danforth Street, Portland, Maine.  
building owner: Louise Murphy, Sea Otter, L.L.C.  
contractor: Star Construction, 332.5358 (Jack Star)  
architect: Christopher M. Delano, P.A. 207.892.1643  
structural engineer: Gagnon Engineering, Inc. 207.839.8085 (Roger Gagnon, P.E.)

Agent: ROGER GAGNON, P.E.

Special Inspector: STRUCTURAL ENGINEER

Inspection Item: A A CONFORMANCE OF DETAILS TO  
CONSTRUCTION DOCUMENTS (STEEL) Roof Deck

To the best of my information, knowledge, and belief, the Special Inspections required for this project, itemized in the Statement of Special Inspections submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following. Describe any discrepancies found and action taken.

Comments:

N/A

Attach additional sheets if required to describe discrepancies which have not been corrected.

Respectfully,  
Agent or Special Inspector

Roger R Gagnon

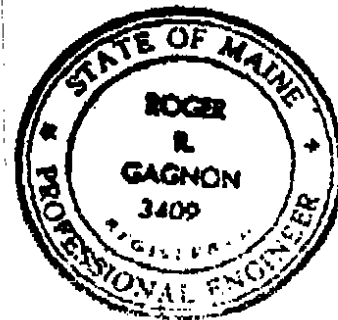
Name

Roger R. Gagnon

Signature

Date

6/7/06



5761

Licensed Professional Seal