

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 071322

Please Read Application And Notes, If Any, Attached

This is to certify that 250-256 DANFORTH STREET LLC
has permission to Change of ownership from 6 unit residence to 6 unit Condo
AT 254 DANFORTH ST 057 G003001

PERMIT ISSUED
NOV - 5
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 leased or otherwise disposed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Case
Health Dept. _____
Appeal Board _____
Other _____
Department Name

11/7/07 [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Condominium Conversion

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>254-256 Danforth</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>57</u> <u>G</u> <u>3</u>		Owner: <u>Louise Murphy</u> <u>250-256 Danforth street LLC</u> Telephone: <u>653-6672</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Louise Murphy</u> <u>39 Coveseide</u> <u>Yarmouth, ME. 04096</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>under construction - Apartments/condos</u> We currently have a building permit.		
If the location is currently vacant, what was prior use: <u>Apartments</u> #05-1745		
Approximately how long has it been vacant: <u>2 1/2 years</u> #06-0412		
Proposed use: <u>Condominiums</u> Project description: <u>see building /electrical permits.</u>		
Contractor's name, address & telephone: <u>Jared Hartley</u> <u>653-7098</u> <u>780 Deer Wonder Rd.</u> <u>Hollis, ME.</u>		
Who should we contact when the permit is ready: <u>Louise Murphy</u>		
Mailing address: <u>39 Coveseide Lane</u> <u>Yarmouth, ME.</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>653-6672</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 Murphy</u>	Date: <u>10/15/07</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**

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 1-21-10
 Permit # 2010-4030
 CBL# 57-6-3

LOCATION: 254-256 DANFORTH ST METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER LOUISE MURPHY
 TENANT _____ PHONE # 925-1844

RECEIVED
 JAN 21 2010
 5
 6
 7
 5

					TOTAL EACH FEE
OUTLETS	Receptacles	Switches	Smoke Detector		.20
FIXTURES	Incandescent	Fluorescent	Strips		.20
SERVICES	Overhead	Underground	TTL AMPS	<800	15.00
	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	Interior	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
	Others (denote)				2.00
MISC. (number of)	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
	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
					55.00
					TOTAL AMOUNT DUE
	MINIMUM FEE/COMMERCIAL 45.00				MINIMUM FEE 35.00

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME SEACOAST SECURITY MASTER LIC. # MC 60009638
 ADDRESS 4 SUMMER ST, FREEPORT LIMITED LIC. # _____
 TELEPHONE 865-0394

SIGNATURE OF CONTRACTOR Christopher H. Brown



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 254 DANFORTH ST CBL 057 G003001

Issued to 250-256 Danforth Street Llc Date of Issue 02/02/2010

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. 07-1322 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 Three (3)

APPROVED OCCUPANCY

Residential Unit (Condominium)
Use Group: R-2
Type: 5B
IBC, 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

02/02/10
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

CAPT. R. Gauthier
2/4/10

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 254 DANFORTH ST CBL 057 G003001

Issued to 250-256 Danforth Street Llc Date of Issue 02/02/2010

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. 07-1322, 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 Four (4)

APPROVED OCCUPANCY

Residential Unit (Condominium)

Use Group: R-2

Type: 5B

IBC, 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

02/02/10

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

CAPT. K. Gauthier
2/4/10

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 254 DANFORTH ST CBL 057 G003001

Issued to 250-256 Danforth Street Llc Date of Issue 02/02/2010

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. 07-1322, 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 Five (5)

APPROVED OCCUPANCY

Residential Unit (Condominium)
Use Group: R-2
Type: 5B
IBC, 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

02/02/10

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

CAPT. R. Gauthier
2/4/10

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 254 DANFORTH ST CBL 057 G003001

Issued to 250-256 Danforth Street Llc Date of Issue 02/02/2010

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. 07-1323 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 Six (6)

APPROVED OCCUPANCY

Residential Unit (Condominium)
Use Group: R-2
Type: 5B
IBC, 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

02/02/10
(Date)

Inspector

Inspector of Buildings

CAPT. K. Gauthier
2/4/10

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.

City of Portland, Maine - Building or Use Permit Application

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

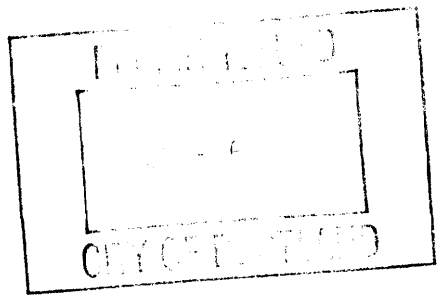
Permit No: 07-1322	Issue Date: 11/07/07	CBL: 057 G003001
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Location of Construction: 254 DANFORTH ST	Owner Name: 250-256 DANFORTH STREET LL	Owner Address: 81 HILLCREST AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-6

Past Use: 6 unit residential	Proposed Use: 6 unit Condominium - Change of ownership from 6 unit residential to 6 unit Condo <i>Resolution: 6 duw (permit 05-1745)</i>	Permit Fee: \$1,350.00	Cost of Work: \$1,350.00	CEO District: 2
Proposed Project Description: Change of ownership from 6 unit residential to 6 unit Condo <i>(connected to permit #05-1745)</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>To Existing Apartments</i>		INSPECTION: Use Group: <i>R-2</i> Type: <i>513</i> <i>IBC-2003</i>
		Signature: <i>[Signature]</i>		Signature: <i>11/7/07 [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: _____				

Permit Taken By: Idobson	Date Applied For: 10/22/2007	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 w/conditions</i> Date: <i>11/07/07 ABU</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 <i>ABU</i> 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2 open permits in file cabinet #05-1745 & #06-0412 - no obstructions inspection scheduled but no comments on card for the permit 05-1745. No inspections for permit 06-0412 scheduled.

01-29-10 Final walkthrough: door knobs throughout missing, unit one (1) & unit two (2) not complete i.e. plumbing & door closers needed, JGR & LG.

4-6 Ready

~~1-2~~ need final Inspt. JGR

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1322	Date Applied For: 10/22/2007	CBL: 057 G003001
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Location of Construction: 254 DANFORTH ST	Owner Name: 250-256 DANFORTH STREET LL	Owner Address: 81 HILLCREST AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 6 unit Condominium - Change of ownership from 6 unit residential to 6 unit Condo -(connected to permit #05-1745)	Proposed Project Description: Change of ownership from 6 unit residential to 6 unit Condo
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/06/2007

Note: According to owner, building has been vacant since when purchased in April of 2005. **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) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 3) With the issuance of the permit and the certificate of occupancies, this property will be six residential condominiums. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 11/07/2007

Note: **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 11/06/2007

Note: **Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"

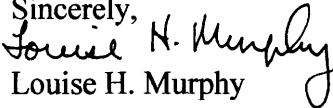
Louise Murphy
Sea Otter LLC
39 Coveside Lane
Yarmouth, Maine 04096
October 15, 2007

Dear City of Portland,

I am applying for a condominium conversion permit for 254-256 Danforth Street in Portland. No tenants have lived in the building for more than two years. All of the tenants were month to month tenants when I purchased the building in the spring of 2005. Because we planned electrical upgrades which required demolition as soon as I closed on the property, all of the tenants moved shortly before or after the closing in 2005.

I am enclosing \$900 for the 6 units in the building. We have already obtained a building permit for the renovations which began late in 2005. We have made the decision to sell the building as condominiums. If you have any questions, please call me at 653-6672.

Sincerely,


Louise H. Murphy

Submit with Condominium Conversion Permit Application

Project Data:

Address: 254-256 Danforth

C-B-L: 57 6 3

Number of Units in Building: 6

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Vacant since 2005				
Unit 2 Vacant since 2005				
Unit 3 Vacant since 2005				
Unit 4 Vacant since 2005				
Unit 5 Vacant since 2005				
Unit 6 Vacant since 2005				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 2 1/2 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) Currently have one #05-1745?
#06-0412

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

\$ 10,000 Exterior walls, windows, doors, roof

\$ 12,000 Insulation

\$ 20,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
Permit Number: 060412

APR - 6 2006

This is to certify that 250-256 Danforth Street LLC Deck Star

has permission to build roof deck w/ stairs

AT 254 Danforth St

057 G003001

RECEIVED

provided that the person or persons who accept 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 proceeds before this building or part thereof is started or closed-in. 4 HOUR 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. Craig Case 3-31-06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

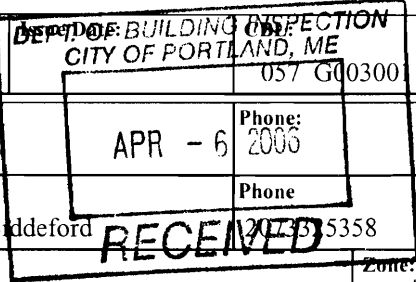
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0412	DEPT OF BUILDING INSPECTION CITY OF PORTLAND, ME 057 00300
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Location of Construction: 254 Danforth St	Owner Name: 250-256 Danforth Street Llc	Owner Address: 81 Hillcrest Ave	Phone: 2006
Business Name:	Contractor Name: Jack Star	Contractor Address: 44 Emery Street Biddeford	Phone: 5358
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R1



Past Use: Multi- unit building <i>legal use: 6</i>	Proposed Use: Multi-unit building- build roof deck w/ stairs <i>dwelling units</i>	Permit Fee: \$282.00	Cost of Work: \$28,500.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>4/4/06</i> Signature: <i>[Signature]</i>
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Proposed Project Description:
build roof deck w/ stairs

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 03/28/2006	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 <i>addition part of 14-436(h)</i> <input type="checkbox"/> Flood Zone <i>using 15% of 80%</i> <input type="checkbox"/> Subdivision <i>increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Reviewed: hms</i> Date: <i>3/30/06 ABN</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 <i>ABN</i> 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

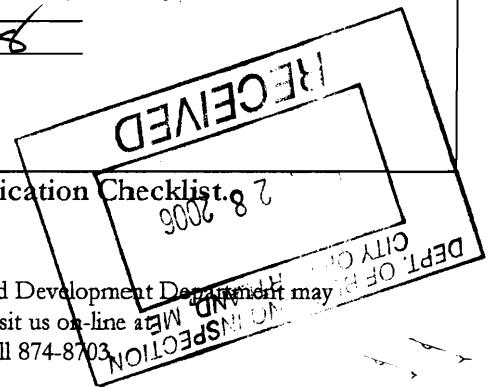


General Building Permit Application

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.

254-256

Location/Address of Construction: <u>256-262 - VINFORTH / ADDITION TO PERMIT 051745</u>		
Total Square Footage of Proposed Structure <u>EXISTING STRUCTURE - 8,454 (3 FLOORS)</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>057</u> Block# <u>6</u> Lot# <u>001</u>	Owner: <u>SEA OTTER LLC</u> <u>LOUISE MURPHY</u> <u>39 COASTSIDE LAKE</u> <u>YARMOUTH ME 04096</u> <u>207-846-1401</u>	Telephone: <u>207-846-1401 HOME</u> <u>207-653-6672 CELL</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DACK STAR / STAR CONSTRUCTION</u> <u>44 EMERY ST.</u> <u>BIDDEFORD, ME 04005</u> <u>207-332-5358</u>	Cost Of <u>LABOR</u> \$ <u>17,000</u> Work: \$ <u>MATERIALS, 11,500</u> Fee: \$ <u>\$28,500.00</u> C of O Fee: \$
Current Specific use: <u>APARTMENT RENOVATION</u>	Proposed Specific use: <u>APARTMENT RENOVATION</u>	
Project description: <u>ROOF DECK & (2) STAIR ENCLOS BUILDOUT</u> <u>FOR PERMIT # 051745 ALREADY FILLED.</u>		
Contractor's name, address & telephone: <u>DACK STAR - STAR CONSTRUCTION</u> <u>44 EMERY ST. / BIDDEFORD, ME 04005 - (207) 332-5358</u>		
Who should we contact when the permit is ready: <u>DACK STAR</u>		Phone: <u>332-5358</u>
Mailing address: <u>I WILL PICK-UP PERMIT.</u>		



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 information 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.

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>DACK STAR</u>	Date: <u>3/24/06</u>
--	----------------------

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

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

February 28, 2006

Christopher M. Delano, Architect
24 Ice House Road
Windham, Maine 04062

Subject: 254-256 Danforth Street, Portland, Maine – Roof Top Exterior Decks

Dear Mr. Delano,

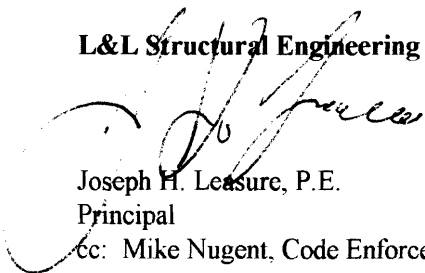
As per your request we have reviewed the final structural design drawings for the proposed exterior deck on top of the existing roof at the apartment building located at 254-256 Danforth Street in Portland, Maine. The purpose of our review was to insure that the design drawings properly indicated the structural design and detail for the rear deck additions to the aforementioned building. The drawings were prepared by Christopher M. Delano, Architect and were dated February 28, 2006.

The proposed exterior roof top deck consists of a 16'-6 1/2" x 17'-3" dimensional timber framed platform supported by the side walls of the new stair housing structure that protrudes above the existing roof elevation. In addition, we reviewed the stair housing structure, the stair structure and the support of the new structure on the existing building super-structure and foundation systems. The existing structural systems have been modified or re-supported as required to support the intended structural loads. Our analysis and review of the structure was performed utilizing the 2003 International Building Code (IBC) adopted by the City of Portland, Maine. The analysis considered the Building Code Requirements for Wood Construction (NDS-latest edition) published by the National Forest Products Association. The drawings we reviewed sufficiently indicated the design intent and details for the structural modifications and additions to the building as previously described.

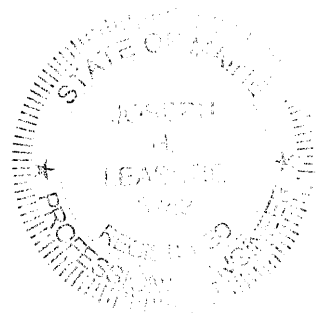
If you have any questions, or require any additional technical assistance, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.


Joseph H. Leasure, P.E.
Principal

cc: Mike Nugent, Code Enforcement Officer for the City of Portland, Maine





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, ARCHITECT

RE: Certificate of Design

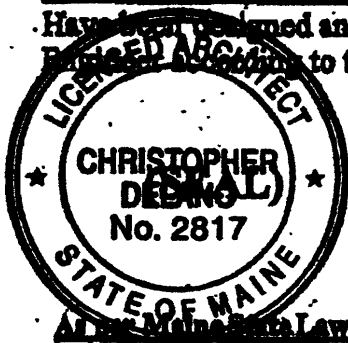
DATE: 2/28/06

These plans and / or specifications covering construction work on:

254 - 256 DANFORTH ST. APARTMENT

RENOVATION - ROOF DECK / STAIRS ADDITION

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



ALL AS 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: Ch M Delano

Title: ARCHITECT

Firm: CHRISTOPHER M. DELANO, ARCHITECT

Address: 2A ICE HOUSE RD.
WINDHAM, ME 04062

FROM DESIGNER: CHRISTOPHER M. DELAND, ARCHITECT

DATE: 2/28/06

Job Name: 25A-256 DANFORTH ST, PORTLAND, MAINE - APARTMENT RENOVATION ROOF DECK ADDITION

Address of Construction: 25A-256 DANFORTH STREET, PORTLAND, MAINE

2003 International Building Code

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

Building Code and Year IBC 2003 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 IRC _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.3) _____

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

STRUCTURAL DESIGN CALCULATIONS

YES Submitted for all structural members (1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1003)

Uniformly distributed floor live loads (1003.1.1, 1007)

Floor Area Use	Loads Shown
<u>RESIDENTIAL FLOORS</u>	<u>40 PSF</u>
<u>STAIRS & EXITS</u>	<u>100 PSF</u>
_____	_____
_____	_____

NA Live load reduction (1003.1.1, 1007.8, 1007.10)

42 PSF Roof live loads (1003.1.2, 1007.11)

Roof snow loads (1003.1.3, 1008)

60 PSF Ground snow load, P_g (1008.2)

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

1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1003.3.1)

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

1.0 Roof thermal factor, C_t (Table 1003.3.2)

1.0 Sloped roof snowload, P_s (1008.4)

Wind loads (1003.1A, 1009)

1609.6 Design option utilized (1009.1.1, 1009.6)

100 MPH Basic wind speed (1009.3)

1.0 Building category and wind importance factor, I_w (Table 1004.6, 1009.5)

B Wind exposure category (1009.4)

7/-0.18 Internal pressure coefficient (ASCE 7)

17.2/-18.7 psf Component and cladding pressures (1009.1.1, 1009.6.2.2)

10.5/15.7 psf Main force wind pressures (1009.1.1, 1009.6.2.1)

C Seismic design category (1015.2)

K Basic seismic-force-resisting system (Table 1017.2.2)

0.5/0.4 Response modification coefficient, R , and deflection amplification factor, C_d (Table 1017.2.2)

1616.6 Analysis procedure (1015.6, 1017.5)

0.057 W Design base shear (1017.4, 1017.5.1)

Flood loads (1009.1.6, 1012)

_____ Flood hazard area (1012.3)

_____ Elevation of structure

Earthquake design data (1003.1.5, 1014 - 1023)

SECT 1615/1616 Design option utilized (1014.1)

I/C Seismic use group ("Category") (Table 1004.8, 1016.2)

0.31/0.16 Spectral response coefficients, S_{DS} & S_{D1} (1015.1)

D Site class (1015.1.6)

Other loads

NA Concentrated loads (1007.4)

NA Partition loads (1007.5)

NA Impact loads (1007.6)

NA Misc. loads (Table 1007.8, 1007.8.1, 1007.7, 1007.12, 1007.13, 1010, 1011, 1004)

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0412	Date Applied For: 03/28/2006	CBL: 057 G003001
------------------------------	--	----------------------------

Location of Construction: 254 Danforth St	Owner Name: 250-256 Danforth Street Llc	Owner Address: 81 Hillcrest Ave	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 - Multi Family	

Proposed Use: Multi-unit building- build roof deck w/ stairs	Proposed Project Description: build roof deck w/ stairs
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/30/2006

Note: Using section 14-436(b), the roof deck & stairs use 18% of the allowable 80% increase. **Ok to Issue:**

- 1) 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:** 04/04/2006

Note: **Ok to Issue:**

- 1) The roof ceiling assembly below the deck must have a 1 hour fire rating w/ an STC of 50.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 03/31/2006

Note: **Ok to Issue:**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

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

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 057 G-003

Building Permit #:

0606412

ELECTRICAL PERMIT

City of Portland, Me.

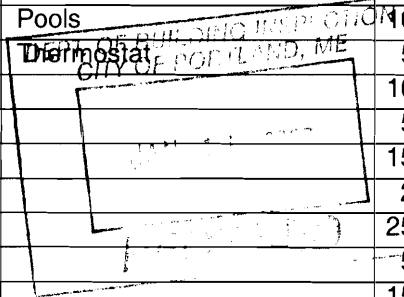


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 1-16-07
 Permit # 2007 4072
 CBL# 5763

LOCATION: 256 DANFORTH ST. METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER LOUISE MURPHY
 TENANT _____ PHONE # 653-6672

					TOTAL EACH FEE	
OUTLETS	Receptacles	Switches	Smoke Detector			.20
FIXTURES	Incandescent	Fluorescent	Strips			.20
SERVICES	Overhead	Underground	TTL AMPS <800			15.00
	Overhead	Underground	TTL AMPS >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
	Others (denote)					2.00
MISC. (number of)	Air Cond/win					3.00
	Air Cond/cent					10.00
	HVAC	EMS				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
	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 <u>55.00</u>	MINIMUM FEE 45.00



CONTRACTORS NAME SEACREST SECURITY MASTER LIC. # LM 50000 606
 ADDRESS 4 SUMNER ST., FREEPORT LIMITED LIC. # _____
 TELEPHONE 865-0394

SIGNATURE OF CONTRACTOR Christopher H. Brown
 White Copy - Office • Yellow Copy - Applicant

8359

ELECTRICAL PERMIT

City of Portland, Me.

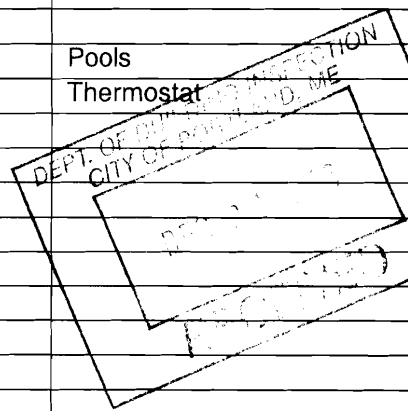


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 12/20/06
 Permit # 57-63
 CBL# 2006-5151

LOCATION: 254-256 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		Overhead		Underground		TTL AMPS <800	15.00
		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
		Others (denote)					2.00
MISC. (number of)		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	X				5.00
		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 55.00		X
					MINIMUM FEE		45.00

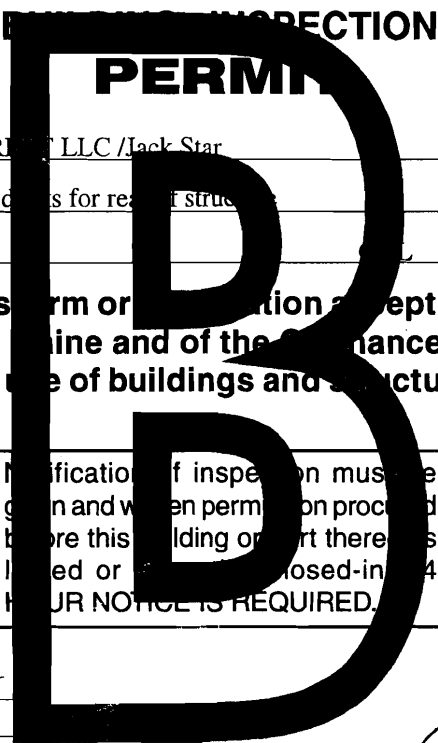


CONTRACTORS NAME Nichols and Miles MASTER LIC. # M340089613
 ADDRESS 143 Meadow Rd Raymond 04071 LIMITED LIC. # _____
 TELEPHONE (207) 831-0062

SIGNATURE OF CONTRACTOR

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached



PERMIT ISSUED
Permit Number: 051745
JAN 18 2005
CITY OF PORTLAND

This is to certify that 250-256 DANFORTH STREET LLC / Jack Star

has permission to interior renovations & new doors for rear of structure

AT 254 DANFORTH ST

057 G005001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is occupied or closed-in. 24 HOUR 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. Craig Case 12-15-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



General Building Permit Application

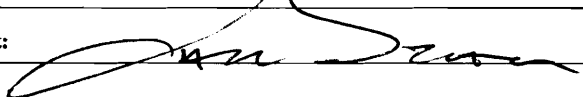
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

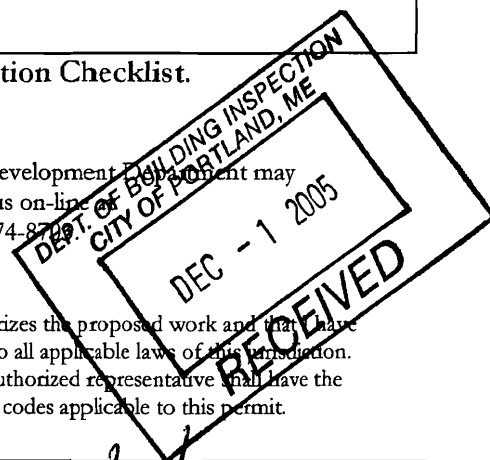
Location/Address of Construction: <u>254-256 DAUFORTH</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>G</u> Lot# <u>3</u>	Owner: <u>SEA OTTER, LLC</u> <u>LOUISE MURPHY</u>	Telephone: <u>#646-1401</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JACK SCAR</u> <u>44 EMEY ST.</u> <u>BIDDEFORD, ME 04005</u> <u>207-332-5358</u>	Cost Of Work: \$ <u>379,000</u> Fee: \$ <u>3432</u> C of O Fee: \$ _____
Current Specific use: <u>APARTMENTS</u>	Proposed Specific use: <u>APARTMENTS</u>	
Project description: <u>MOVE BATHROOM & KITCHEN LAYOUT -</u> <u>REWIRE & NEW DRYWALL, TRIM -</u> <u>NEW DECKS FOR REMA OF STRUCTURE.</u>		
Contractor's name, address & telephone: <u>JACK SCAR - 44 EMEY ST</u> <u>SCAR CONSTRUCTION - BIDDEFORD ME 04005</u>		
Who should we contact when the permit is ready: <u>JACK SCAR</u>		Mailing address: _____
		Phone: <u>332-5358</u>

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 information 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 874-8740.

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: 	Date: <u>12/1/05</u>
--	----------------------



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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1745	Issue Date: PERMIT ISSUED	CBL: D57 G003001
-----------------------	-------------------------------------	---------------------

Location of Construction: 254 DANFORTH ST	Owner Name: 250-256 DANFORTH STREET LL	Owner Address: 81 HILLCREST AVE	Phone:
Business Name:	Contractor Name: Jack Star	Contractor Address: 44 Emery Street Biddeford	Phone: 2073325358
Lessee/Buyer's Name	Phone:	Permit Type: Alterations CITY OF PORTLAND	Zone: R6

Past Use: Multi-Family	Proposed Use: Multi-Family- interior renovations & new decks for rear of structure	Permit Fee: \$3,432.00	Cost of Work: \$379,000.00	CEO District: 2
<i>legal use - 6.d.u.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Sprinkle + NFPA 101</i>	INSPECTION: Use Group: R2 Type: 5B 1/13/06	

Proposed Project Description: interior renovations & new decks for rear of structure	Signature: <i>Craig Coors</i>	Signature: <i>[Handwritten 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:

Permit Taken By: ldobson	Date Applied For: 12/01/2005	Zoning Approval
-----------------------------	---------------------------------	------------------------

<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 w/cond. has</i> Date: <i>12/14/05</i> <i>ABM</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 <i>ABM</i> Date:
	Signature: _____ Date: _____		

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: 05-1745	Date Applied For: 12/01/2005	CBL: 057 G003001
------------------------------	--	----------------------------

Location of Construction: 254 DANFORTH ST	Owner Name: 250-256 DANFORTH STREET LL	Owner Address: 81 HILLCREST AVE	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 - Multi Family	

Proposed Use: Multi-Family- interior renovations & new decks for rear of structure	Proposed Project Description: interior renovations & new decks for rear of structure
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/14/2005

Note: 12/05/05 Talked w/ Jack Star. The proposed decks go beyond allowable lot coverage, the front step of the porch encroaches on the front average setback, and we need a new site plan showing new side steps. 12/05/05 Talked w/Chris Delano (architect). He is redesigning the decks to meet lot coverage & reconfiguring the average for the front setbacks. Will bring in new site plan showing these things. **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain as six family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 01/13/2006

Note: **Ok to Issue:**
1) The building must be full sprinkled per Captain Cass. He has authorized the released of the permit pending the final decision of the appear of this ruling. Chris Delano has agreed to abide by the final decision of the Fire chief regarding sprinkling this structure. It is specifically exempt by the 2003 IEBC.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/15/2005

Note: **Ok to Issue:**
1) All building construction to comply with NFPA 101
2) Sprinkler system required. To comply with NFPA 13R 30.3.5.2

Comments:

12/5/2005-amachado: Spoke with Jack Star. The plans for the building addition and decks go beyond the allowable lot coverage. The steps of the front porch encroach on the front setback average, and the boundary survey does not have the new proposed side steps, it has the old ones so we need a new site plan. Jack is going to have the architect call me.

12/5/2005-amachado: Talked with Chris Delano (architect) He will redesign the deck to make it conform to lot area coverage. He will also give the new average for the front setback. He is giving us a new site plan showing these things.

12/14/2005-amachado: Got new site plan & new average for the front setback. All set.

12/16/2005-mjn: Sent emailed list of questions to Chris Delano

CHRISTOPHER M. DELANO, architect

Addendum #2:

December 22, 2005

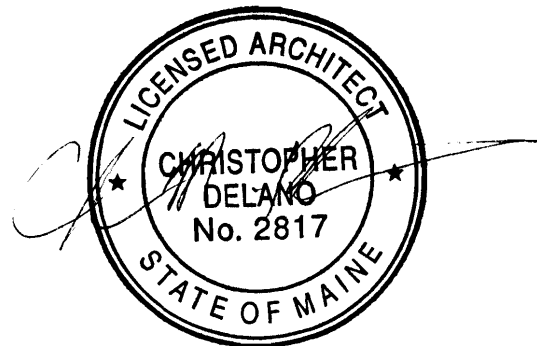
Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

The following are revisions to the Architectural Drawing Set dated October 14, 2005.

The following notes describe the parts of the revision, with the successive pages indicating the necessary graphic changes within the Drawing Set.

New Drawing Sheet submitted for note #1: **A5: Rear Deck Plans/Details**
Resubmitted sheet to address note #3: **E1: Electrical Plans- All levels**

1. The new drawing, **A5** is added to the Permitting Set to describe the construction of the rear decks.
2. The "FD" in the area of the washer/dryers designates a "floor drain" as keyed in the "General Specs". Regarding the venting of this and the ceiling's fire rating, I have noted this under the "Fire Rating Notes" on sheet A1.
3. **Sheet E1** is being resubmitted to show the location of the smoke detectors.
4. **SK-1** shows the typical foundation drainage for the perimeter foundation wall.
5. **SK-2(a,b,c)** show revisions to the fire-rated wall assemblies in order to meet the I.B.C. required STC rating of 50 required on all walls/ceilings separating tenant spaces from other tenants or public areas/pathways.
6. All windows in the bedrooms are existing. At least one of the existing double hung windows in all the bedrooms has a clear area available which exceeds the required 5.7 sf and the minimum height and width requirements.
7. **SK-3** shows the revision to the interior layout for each of 6 units to include a gas fireplace insert. Venting will be taken care of directly to the outside wall below the rated ceiling assembly.

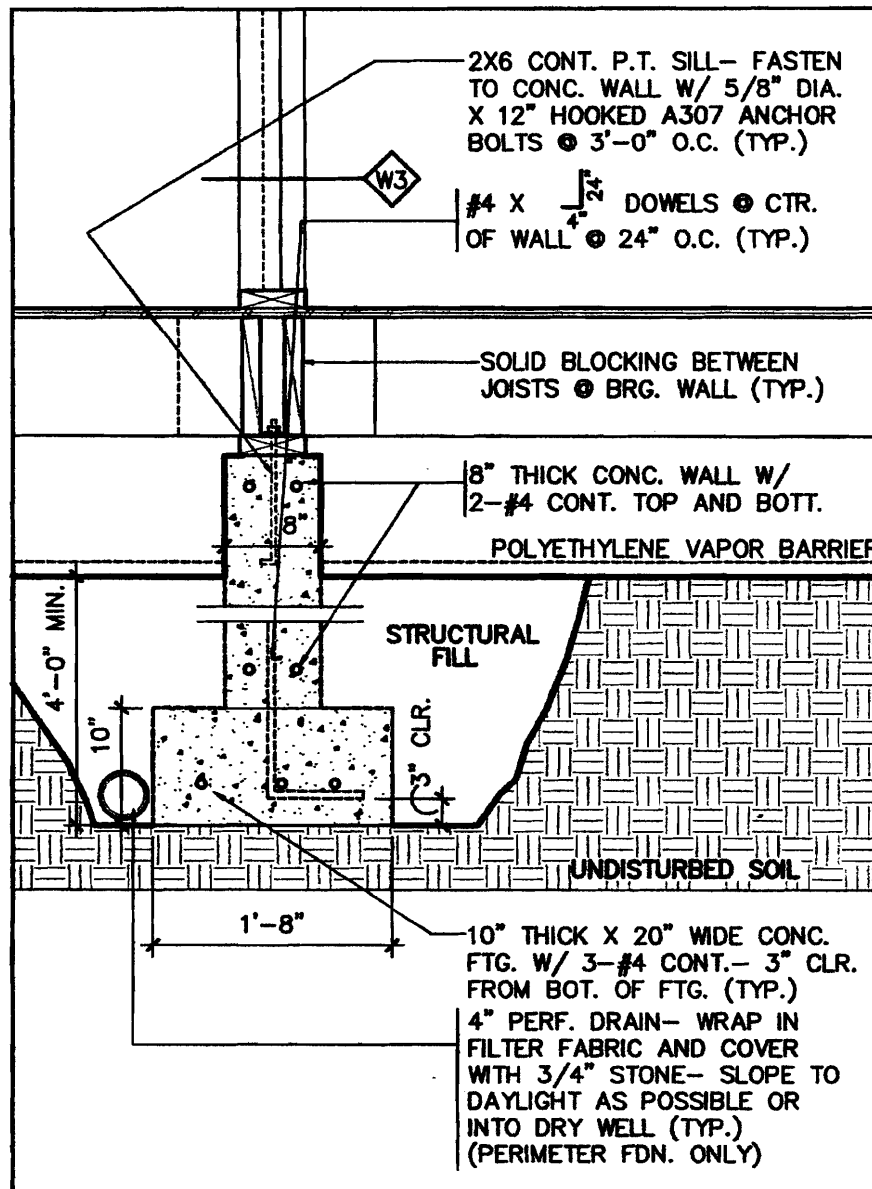


CHRISTOPHER M. DELANO, architect

Addendum #2: cont'

December 22, 2005

Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

SK-1: Foundation Drainage Detail

CHRISTOPHER M. DELANO, architect

Addendum #2: cont'

December 22, 2005

Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

SK-2a: Fire rated wall assembly revisions & STC ratings

CODE INFORMATION	
PORTLAND LAND USE ORDINANCE	
ZONE: R-6	
ZONED HEIGHT LIMIT: 45'	
EXIST. BUILDING HT. ABOVE AVG. GRADE: 33'-0"	
EXIST. BUILDING SQUARE FOOTAGE: 2,818 SF PER FLOOR	
8,454 TOTAL SF FOR THREE FLOORS	
[70 SF ADDED PER FLOOR	
210 SF TOTAL ADDITIONAL SQ. FT.]	
CURRENT BUILDING CODE: I.B.C.(INTERNATIONAL BUILDING CODE) 2003	
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 (NEW)	
2'-8" WIDE DOORS--MIN.	
1 HR. FIRE SEPARATION FOR SHAFT WALLS UL #U311: 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 OR UL #340]	
1 HR. TENANT SEPARATION: WALLS UL #U309 UL #U311	
1 HR. TENANT SEPARATION: FLOOR-CEILING UL #U514	
WALL FIRE RATED ASSEMBLY-- SHAFT AND TENANT SEPARATION	
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.	
2X4/2X6 WOOD STUDS @ 16" O.C.	
STUD CAVITIES FIRE BLOCKED AT EACH LEVEL	
WALL FIRE RATED ASSEMBLY-- TENANT SEPARATION	
UL #U311: 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.-- (ONE SIDE)	
(OTHER SIDE) 5/8" GWB SCREWED TO RESILIENT CHANNELS	
@ 24" O.C. MAX W/ 1-1/4" TYPE S SCREWS	
2X4 OR 2X6 WOOD STUDS @ 16" O.C.	
SOUND ATTENUATION BATTS INSTALLED BETWEEN STUDS	
STUD CAVITIES FIRE BLOCKED AT EACH LEVEL AS NECESSARY	
FLOOR-CEILING FIRE RATED ASSEMBLY	
UL #U514: 5/8" THICK TYPE 'X' GWB INSTALLED LENGTH PERP. TO	
RESILIENT CHANNELS @ 24" O.C. MAX. - USE 1-1/4" TYPE S	
SCREWS TO ATTACH PANELS TO CHANNELS	
3" SOUND ATTENUATION BATTS--MIN.	
FLOOR TO BE 1" NOMINAL WD. SUBFLOOR AND 1X WD. FLOORING	
ADD SOLID BLOCKING AT MIDSPAN	

CHRISTOPHER M. DELANO, architect

Addendum #2: cont'

December 22, 2005

Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

SK-2b: Fire rated wall assembly revisions & STC ratings

WALL TYPES

W1	TYP.	2X4 STUDS @ 16" O.C. POLYETHYLENE VAPOR BARRIER @ INT. SIDE OF EXT. WALLS 5/8" GWB @ INT. SIDES R-13 BATTS MIN. @ EXT. WALLS R-13 BATTS IN ALL PARTITIONS SURROUNDING BATHROOMS M.R. SHEETROCK IN BATHROOMS 1/2" CEMENT BD. BEHIND TILE-TYP.	W4	PLUMBING WALL: 2X6 @ 16" O.C. R-13 BATTS FOR SOUND
W2	1 HR.	2X4 STUDS @ 16" O.C. 1 LAYER 5/8" TYPE 'X' GWB BOTH SIDES UL #J309- SEE AO FOR DETAILS		
W3	1 HR.	<div style="border: 1px solid black; padding: 5px;"> <p><u>TENANT DIVIDING WALL:</u></p> 2X6/2X4 @ 16" O.C. R-13 SOUND ATTENUATION BATTS RESIL. CHANNEL @ 24" O.C. ONE SIDE OF WALL ONLY 5/8" TYPE 'X' ATTACH TO CHANNELS ON ONE SIDE AND DIRECTLY TO THE STUDS ON THE OTHER UL #J311 STC-50 SEE FLOOR/CEILING ASSEMBLY UNDER FIRE RATING NOTES </div>		

CHRISTOPHER M. DELANO, architect

Addendum #2: cont'

December 22, 2005

Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

SK-2c: Fire rated wall assembly revisions & STC ratings

FIRE RATING NOTES

SEE SHT. A0 FOR NECESSARY FIRE RATED ASSEMBLY NOTES.

CEILING FINISH- ALL LEVELS:

SEE BELOW DETAIL AND SHEET A0 FOR UL LISTING INFORMATION

ALL NEW VENTS (BATH/DRYER/RANGE HOOD) MUST VENT TO THE OUTSIDE WALL UNDERNEATH THIS RATED CLG. ASSEMBLY & SHALL NOT PENETRATE THROUGH IT.

PENETRATIONS INTO BASEMENT FROM FLOOR ABOVE SHALL BE SEALED WITH A MIN. 5/8" TYPE 'X' AND SEALED AGAINST ADJACENT MATERIAL WITH FIRE CAULK (TYP.)

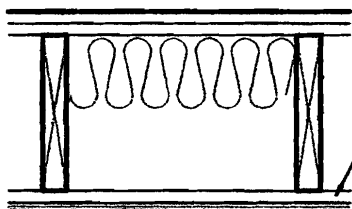
FIRE BLOCKING IS NECESSARY FOR ALL WALLS AT EACH FLOOR- (TYP.) THIS SHALL BE ADDED WHERE EXIST. STUDS RUN CONTINUOUS FOR TWO LEVELS

ALL ELEC./PLUMBING CHASES SHALL BE SEALED AT EVERY LEVEL (TYP.)

FLOOR/CEILING ASSEMBLY

TYP. AT ALL FLOOR/CEILING ASSEMBLIES BETWEEN TENANTS & 3RD LEVEL CEILING

1-HOUR RATED
UL #L514
STC-51*
IIC-70*



1. 3/4" WOOD FLOOR
2. 3/4" SUBFLOOR
3. 3" SOUND ATTENUATION BATTS- MIN.
4. EXIST. 2X10 JOISTS @ 16" O.C. +/-
5. NEW RESILIENT CHANNEL, ^ @ 24" O.C.
6. 5/8" TYPE 'X' GWB- 1-1/4" TYPE 'S' SCREWS
END JOINTS BLOCKED WITH RES. CHANNEL

* USG FIRECODE CORE CK-6412-4 OR EQUAL
^ USG RC-1 RESILIENT CHANNEL OR EQUAL

End of Addendum #2

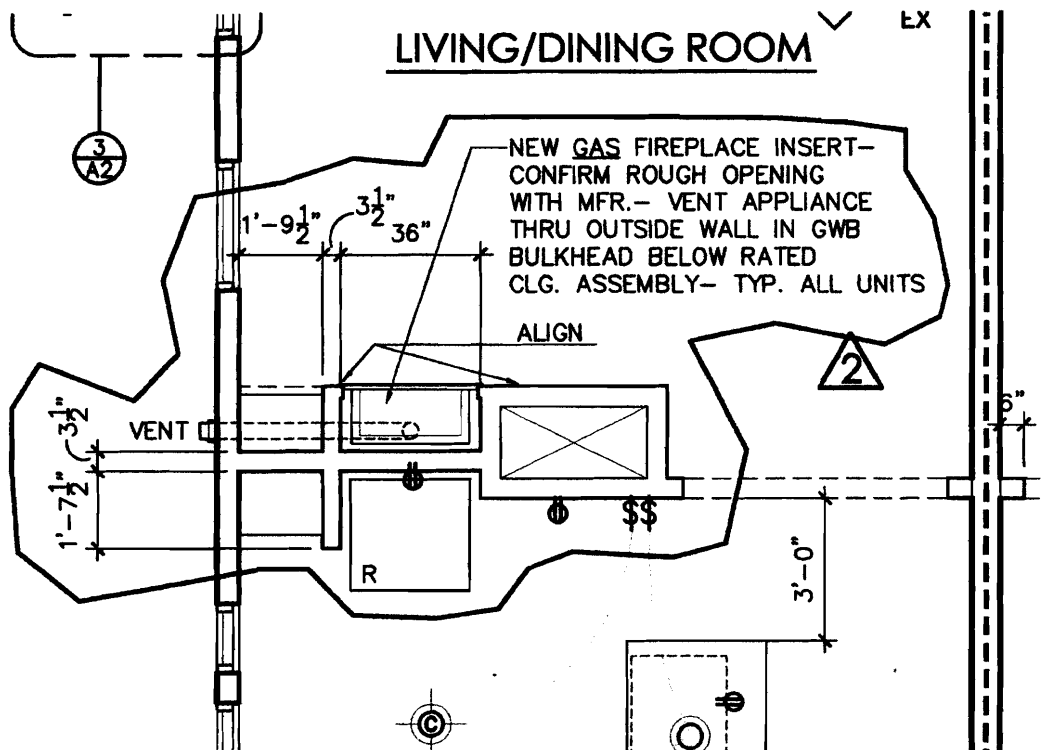
CHRISTOPHER M. DELANO, architect

Addendum #2: cont'

December 22, 2005

Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

SK-3: Interior layout revision for the addition of new gas fireplace inserts @ all units.



End of Addendum #2

SEA OTTER; LLC: 254 DANFORTH REMODELING BUDGET

PRE-PLANNING

ARCHITECT	\$4,500.00
ENGINEER	\$3,700.00
SURVEY	\$2,700.00
DEMO OF PLASTER OFF WALLS	\$9,000.00
ASBESTOS ABATEMENT (NEW MEADOWS)	\$12,500.00
PRE-PERMIT BUDGET	\$19,900.00

PERMIT REMODELING BUDGET

ELECTRICIANS (MILES & NICHOLS)	LABOR	\$37,000.00
	MATERIALS	\$7,500.00
PLUMBERS (LECLAIR PLUMBING)	LABOR	\$29,000.00
	MATERIALS	\$8,200.00
FRAME TO FINISH (STAR CONSTRUCTION)	LABOR	\$21,550.00
REAR BUILD OUT & BATH WET WALLS		
DOORS, WINDOWS, LUMBER & VINYL	MATERIALS	\$19,450.00
INSULATION & DRYWALL PREP, STRAPPING & FIRE BLOCKING	LABOR	\$9,500.00
	MATERIALS	\$8,700.00
DRWALL INSTALL	LABOR	\$29,500.00
	MATERIALS	\$12,500.00
PAINTING	LABOR	\$12,000.00
	MATERIALS	\$5,600.00
FINISH TRIM INSTALL & DOORS	LABOR	\$21,500.00
	MATERIALS	\$27,600.00
FLOORING NEW & RESANDED MAPLE	LABOR	\$9,500.00
	MATERIALS	\$6,600.00
FRONT PORTICO REMODEL LABOR & MATERIALS		\$10,000.00
FLOORING CARPET COMMON HALLS		\$5,000.00
GRANITE FLOORING TILES LABOR & MATERIALS		\$14,200.00
LIGHT FIXTURES		\$3,000.00
SECURITY & FIRE ALARM PULL SYSTEM		\$10,000.00
KITCHEN FIXTURES & INSTALL		\$33,000.00
PLUMBING FIXTURES		\$14,000.00
PUNCH LIST & MISC. RESERVE		\$5,000.00
REMODELING BUDGET TOTAL		\$359,900.00



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, ARCHITECT

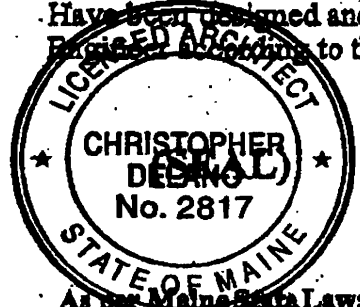
RE: Certificate of Design

DATE: 12/1/05

These plans and / or specifications covering construction work on:

254 - 256 DANFORTH ST. APARTMENT
RENOVATION

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



Signature: Ch M Delano

Title: ARCHITECT

Firm: CHRISTOPHER M. DELANO, ARCHITECT

Address: 24 ICE HOUSE RD.
WINDHAM, ME 04062

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.



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

ACCESSIBILITY CERTIFICATE

Designer: CHRISTOPHER M. DELANO

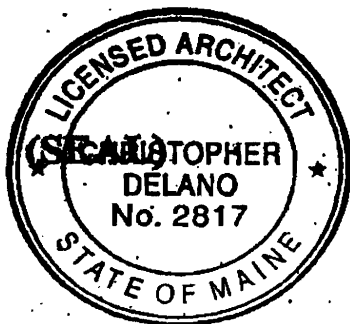
Address of Project: 254 - 256 DANFORTH ST.

Nature of Project: 254 - 256 DANFORTH ST.

APARTMENT RENOVATION

INTERIOR RENOVATION, NEW FRONT PORCH

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 Delano

Title: PRINCIPAL

Firm: CHRISTOPHER M. DELANO ARCHITECT

Address: 24 ICE HOUSE RD
WINDHAM, ME 04092

Phone: 207.892.1643

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

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

Post-It® Fax Note	7671	Date	12/1	# of pages	2
To	Lanny		From	JOE LEASURE	
Co./Dept.			Co.		
Phone #			Phone #		
Fax #			Fax #		

October 31, 2005

Christopher M. Delano, Architect
24 Ice House Road
Windham, Maine 04062

Subject: 254-256 Danforth Street, Portland, Maine – Apartment Renovation

Dear Mr. Delano,

As per your request we have reviewed the final design drawings for the structural renovations to the existing apartment building located at 254-256 Danforth Street in Portland, Maine. The purpose of our review was to insure that the design drawings properly indicated the design and detail for the structural modifications and additions to the aforementioned building. The design review also incorporated a review of the required structural modifications to the existing building to implement a design for a future rooftop deck and the stair enclosure structure necessary to access the future rooftop deck. Christopher M. Delano, Architect prepared the drawings we reviewed dated October 14, 2005.

The existing main building is a three-story structure with a flat roof and a full basement beneath. The structural modifications to the existing building included enclosing the 6'-0" x 12'-0" building indentation for three floors at the rear of the building, a new front porch deck and roof structure, a side stair structure, the structural reinforcement to the existing building required for the future rooftop deck and stair access structure, and the foundation system required to support the future rear decks on three floors. Our analysis and review of the structure was performed utilizing the 2003 International Building Code (IBC) adopted by the City of Portland, Maine. The analysis considered the Building Code Requirements for Wood Construction (NDS-latest edition) published by the National Forest Products Association. The drawings we reviewed sufficiently indicated the design intent and details for the structural modifications and additions to the building as previously described.

If you have any questions, or require any additional technical assistance, please do not hesitate to call.

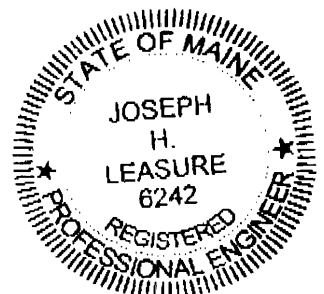
Sincerely,

L&L Structural Engineering Services, Inc.


Joseph H. Leasure, P.E.

Principal

cc: Mike Nugent, Code Enforcement Officer for the City of Portland, Maine



FROM DESIGNER: CHRISTOPHER M. DELAND, ARCHITECT

DATE: 10/31/05

Job Name: 254-256 DANFORTH ST, PORTLAND, MAINE - APARTMENT RENOVATION

Address of Construction: 254-256 DANFORTH STREET, PORTLAND, MAINE

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.3) _____

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

STRUCTURAL DESIGN CALCULATIONS

YES Submitted for all structural members (1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>RESIDENTIAL FLOORS</u>	<u>40 PSF</u>
<u>STAIRS & EXITS</u>	<u>100 PSF</u>
_____	_____
_____	_____
_____	_____

<u>NA</u>	Live load reduction (1603.1.1, 1607.9, 1607.10)
<u>A2 PSF</u>	Roof live loads (1603.1.2, 1607.11)
<u>60 PSF</u>	Roof snow loads (1603.1.3, 1608)
<u>A2 PSF</u>	Ground snow load, P_g (1608.2)
<u>1.0</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
<u>1.0</u>	Roof thermal factor, C_t (Table 1608.3.2)
<u>1.0</u>	Blowed roof snowload, P_s (1608.4)

Wind loads (1609.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1609.3)

1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

B Wind exposure category (1609.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

17.2/-18.7 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)

10.5/15.9 psf Main force wind pressures (1609.1.1, 1609.6.2.1)

<u>C</u>	Seismic design category (1615.3)
<u>K</u>	Basic seismic-force-resisting system (Table 1617.8.2)
<u>0.5/4</u>	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)
<u>1616.6</u>	Analysis procedure (1616.6, 1617.5)
<u>0.57W</u>	Design base shear (1617.4, 1617.8.1)

Flood loads (1603.1.6, 1612)

_____ Flood hazard area (1612.3)

_____ Elevation of structure

Other loads

<u>NA</u>	Concentrated loads (1607.4)
<u>NA</u>	Partition loads (1607.6)
<u>NA</u>	Impact loads (1607.8)
<u>NA</u>	Misc. loads (Table 1607.6, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 1604)

Earthquake design data (1603.1.5, 1614 - 1623)

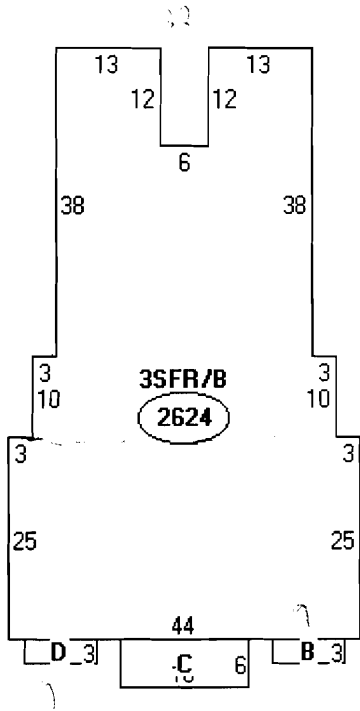
SECT 1615/1616 Design option utilized (1614.1)

I/C Seismic use group ("Category") (Table 1604.5, 1615.2)

0.31/0.16 Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

D Site class (1615.1.5)





Descriptor/Area

A: 3SFR/B
2624 sqft

B: 3SFRBAY/B
27 sqft

C: OFP
96 sqft

D: 3SFRBAY/B
27 sqft

CHRISTOPHER M. DELANO, architect

project: 254-256 Danforth Street Apartment Renovation
date of drawings: October 14, 2005
re: **Addendum #1**, December 7, 2005

December 12, 2005

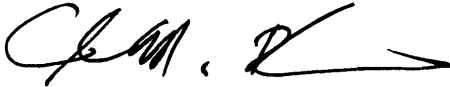
City of Portland
Zoning Department
attn: Ann Machado
Marge Smuckel

Following are the requested revisions to the Drawing Set for the above referenced project. Addendum #1 addresses the following items:

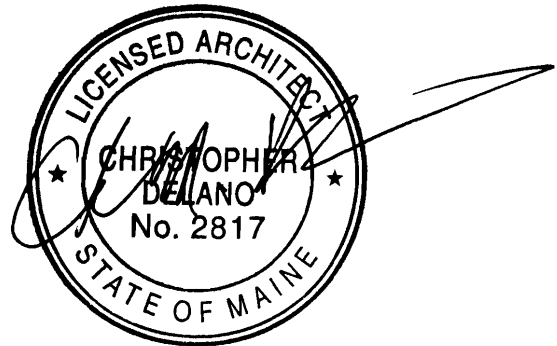
1. Rear/side yard setbacks for the new rear decks
2. Revised zoning information for the new front porch.
3. Square footage calculations of the existing building and new renovations as they pertain to the 50% lot coverage for the R-6 zone.

Please let me know if there are any further questions.

Most Sincerely,



Christopher M. Delano



**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

December 22, 2005

Christopher M. Delano, Architect
24 Ice House Road
Windham, Maine 04062

Subject: 254-256 Danforth Street, Portland, Maine - Rear Exterior Decks

Dear Mr. Delano,

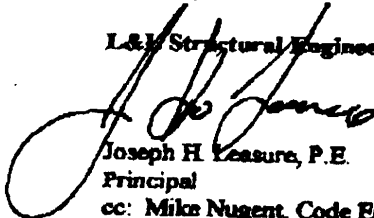
As per your request we have reviewed the final structural design drawings for the proposed exterior rear decks at the apartment building located at 254-256 Danforth Street in Portland, Maine. The purpose of our review was to insure that the design drawings properly indicated the structural design and detail for the rear deck additions to the aforementioned building. Christopher M. Delano, Architect prepared the drawings we reviewed dated December 22, 2005.

The exterior decks consist of 11'-0" x 21'-6" dimensional timber framed platforms at three levels (first, second and third floors) with a roof above the third floor deck. The exterior decks and roof structure are supported at the face of the main building at the interior edge and a concrete frost wall foundation at the exterior edge. The foundation system was previously reviewed and discussed in our prior letter dated October 31, 2005. Our analysis and review of the structure was performed utilizing the 2003 International Building Code (IBC) adopted by the City of Portland, Maine. The analysis considered the Building Code Requirements for Wood Construction (NDS-latest edition) published by the National Forest Products Association. The drawings we reviewed sufficiently indicated the design intent and details for the structural modifications and additions to the building as previously described.

If you have any questions, or require any additional technical assistance, please do not hesitate to call.

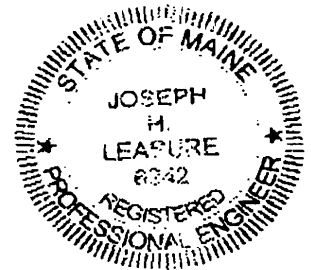
Sincerely,

L&L Structural Engineering Services, Inc.

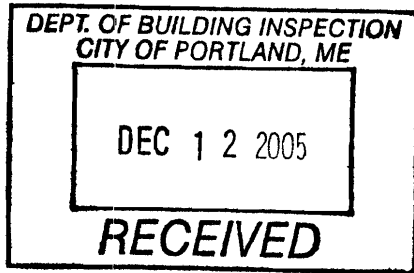


Joseph H. Leasure, P.E.
Principal

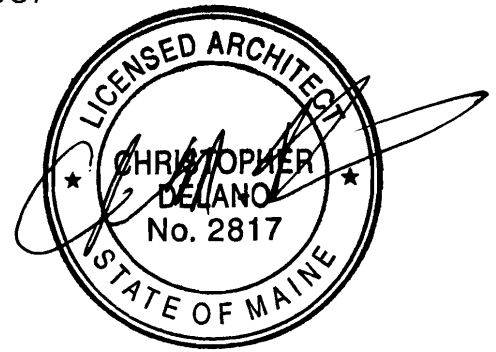
cc: Mike Nugent, Code Enforcement Officer for the City of Portland, Maine



CHRISTOPHER M. DELANO, architect



Addendum #1:
December 7, 2005



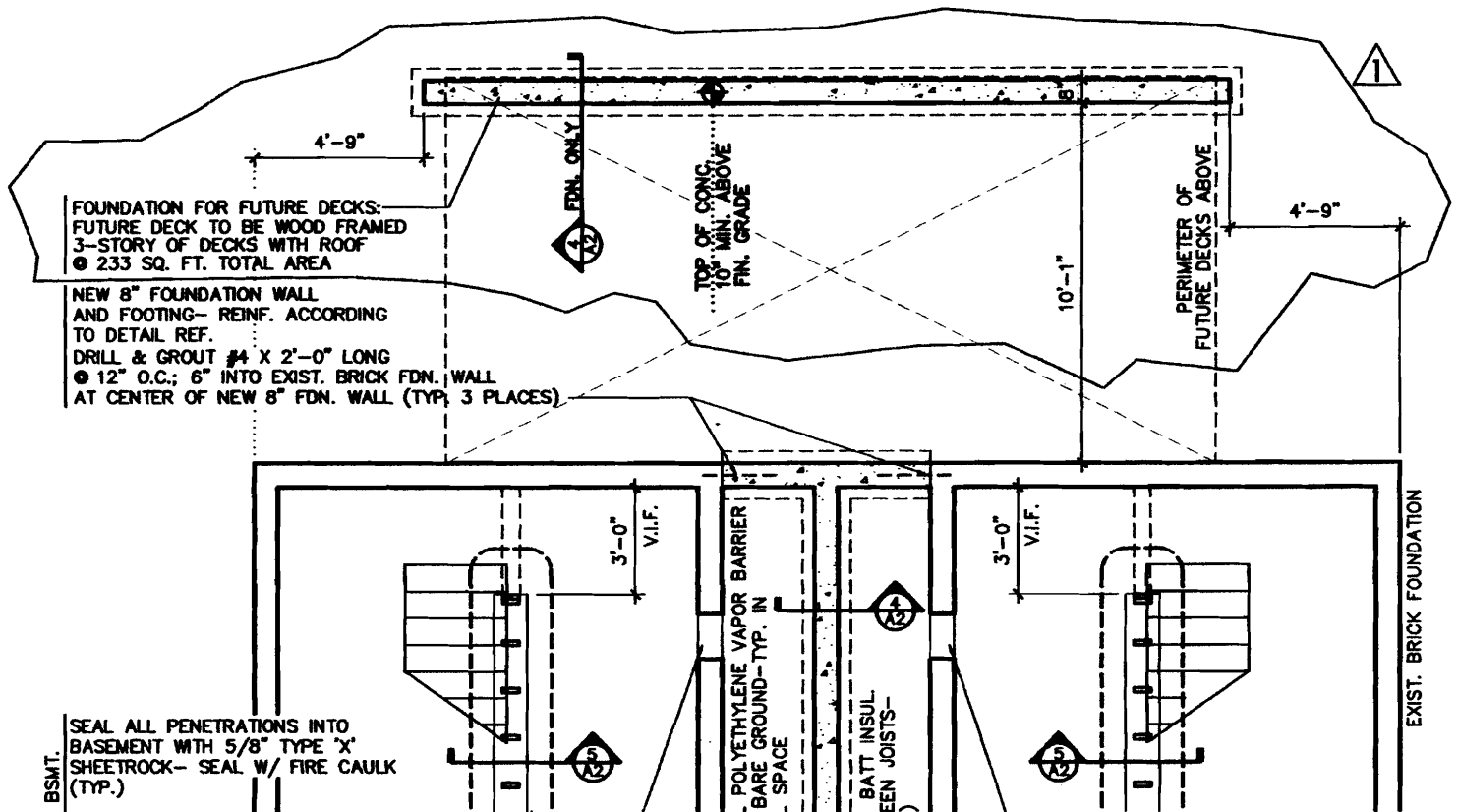
Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

The following are revisions to the Architectural Drawing Set dated October 14, 2005.

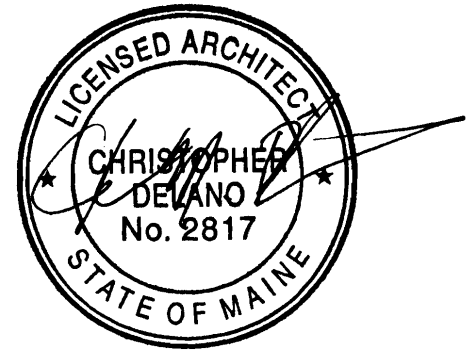
The following notes describe the parts of the revision, with the successive pages indicating the necessary graphic changes within the Drawing Set.

Location of drawing revision note #1: **Sheet A1: Detail 4 "Proposed Basement Plan"**
Sheet L1 "Plot Plan"

- The scope of the rear foundation wall, built to support 3 stories of wood-framed deck and roof (details will be described in Phase II of the renovation which has not yet been submitted for permit), has changed- see drawing for revised dimensions and height. The area of the future decks is shown as a revision on this plan.
A new Plot Plan, sheet L-1 will be submitted as a part of this addendum.



CHRISTOPHER M. DELANO, architect

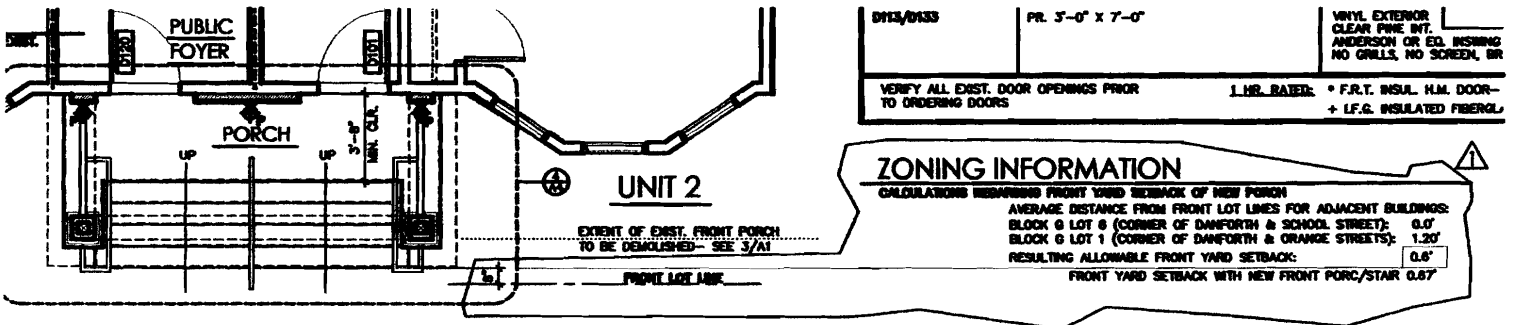


Addendum #1: cont'
December 7, 2005

Project: 254-256 Danforth Street, Portland, Maine
Apartment Renovation

Location of drawing revision note #2: **Sheet A1: Detail 1 "Proposed First Level Plan"**

- The zoning information has been revised to show that the full extent of the front stair is within the allowable front yard setback. See attached sketch which



*also call
poly line*

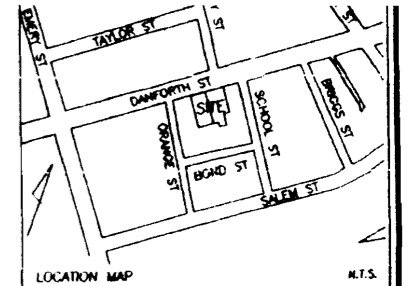
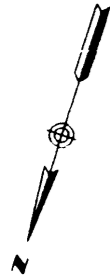
- Zoning information necessary for computing conformance to R-6 zoning regulations:

Total Lot area (Boundary survey):	6,448 sf
R-6 allows 50% coverage of lot by building:	3,224 sf
Building area computations: (Architectural Plans)	
Gross area of building	2,818.2 sf
Side egress stairs (2@27.25 sf)	54.5 sf
Front porch/stairs	115.0 sf
New Rear decks	233.2 sf
Total area of building	3,220.9 sf

*area 6x12 that
enclosing = 274*

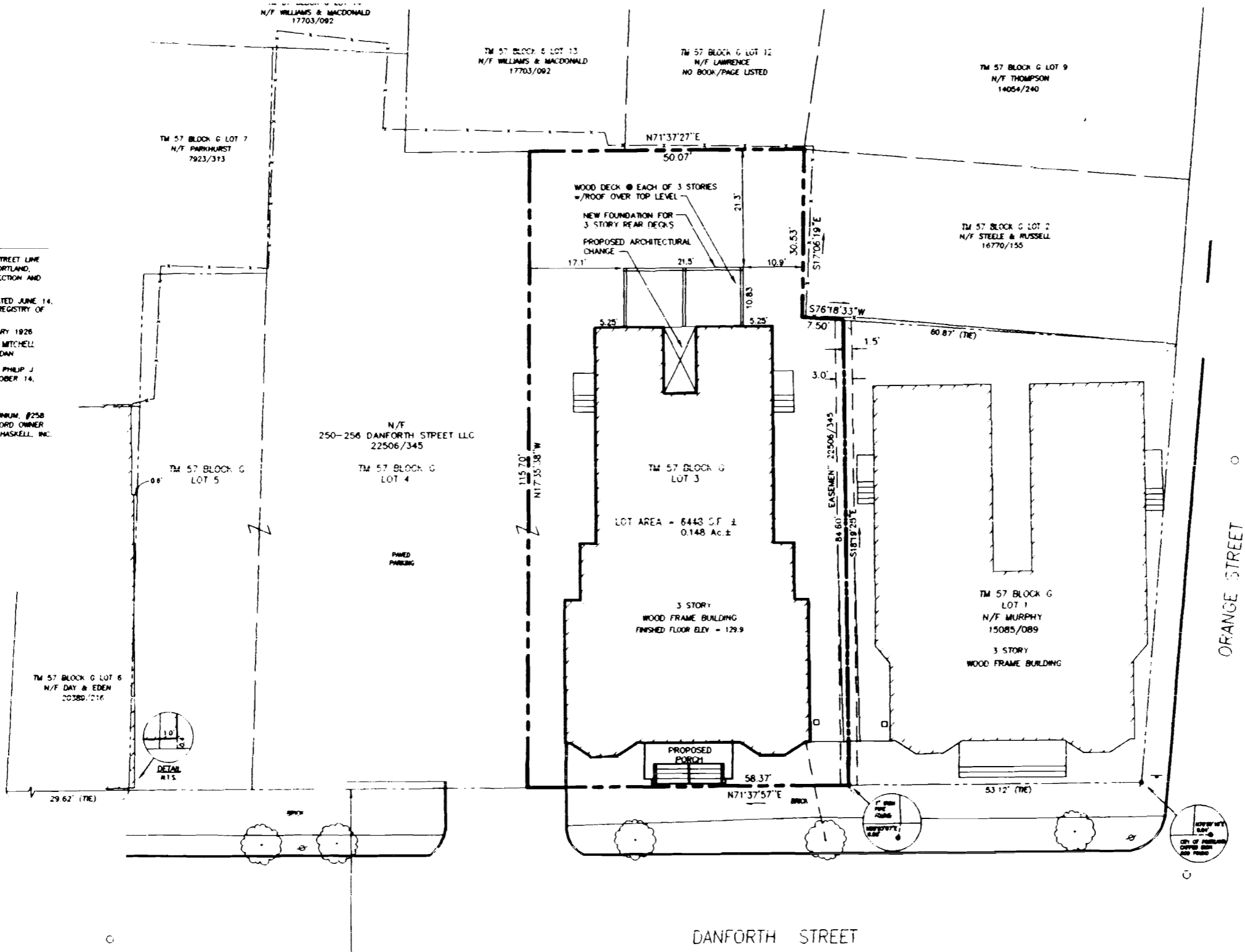
2781.5
272.3
3.1 feet

End of Addendum #1



PLAN REFERENCES:

1. "EMERY STREET, DANFORTH STREET, SALEM STREET, STREET LINE RETRACEMENT PLAN" PERFORMED BY THE CITY OF PORTLAND, MAINE'S PUBLIC WORKS DEPARTMENT ENGINEERING SECTION AND DATED MARCH 2003
2. "PLAN OF BRESLIN ESTATE ON DANFORTH STREET" DATED JUNE 14, 1885 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 47
3. CITY OF PORTLAND "BLUE SHEET" #160 DATED JANUARY 1928
4. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MITCHELL E. BURNS" DATED APRIL 1947 BY H. I. & E. C. JORDAN
5. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR PHILIP J. McDONOUGH AND BETTY B. McDONOUGH" DATED OCTOBER 14, 1975 BY H. I. & E. C. JORDAN
6. CITY OF PORTLAND'S ASSESSOR'S MAPS
7. "CONDOMINIUM PLAN, 258 DANFORTH STREET CONDOMINIUM, #258 DANFORTH STREET, PORTLAND, MAINE MADE FOR RECORD OWNER LOURSE MURPHY" DATED MARCH 14, 2005 BY OWEN HASKELL, INC.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 12 2005
RECEIVED

LEGEND:

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- MANHOLE
- SIGN
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES



NOTES:

1. OWNER OF RECORD IS 250-256 DANFORTH STREET LLC C.C.R.D. BOOK 22506 PAGE 345.
2. BEARINGS AND STREET LINES ARE BASED ON PLAN REFERENCE 1
3. THERE APPEAR TO BE SLIGHT DISCREPANCIES BETWEEN PLAN REFERENCES 1, 2, 3, 4 AND 5.
4. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
5. SURVEY PERFORMED UNDER WINTER CONDITIONS
6. SUBJECT PROPERTY IS SHOWN AS LOT 3 ON MAP 57, BLOCK G ON THE CITY OF PORTLAND'S ASSESSOR'S MAPS

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

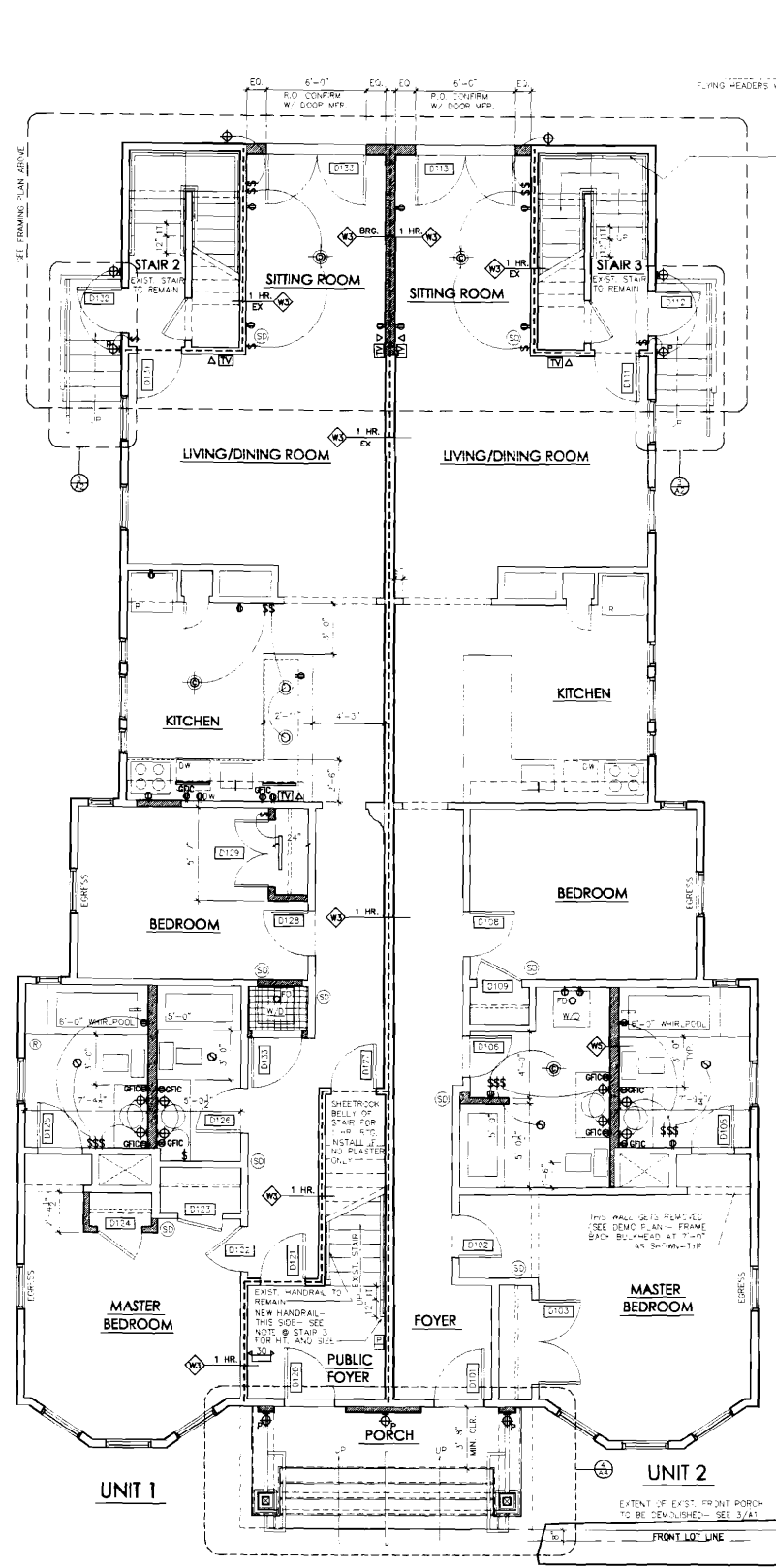
12/12/05
DATE

Joe M. Haskell, PLS
JOE M. HASKELL, PLS
PROFESSIONAL LAND SURVEYOR

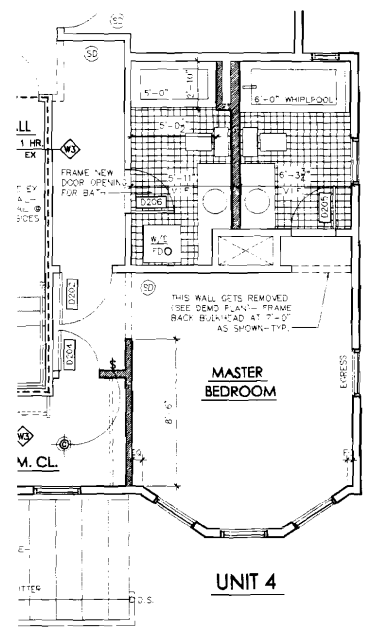
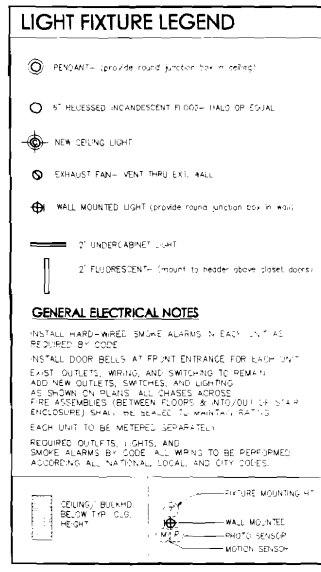
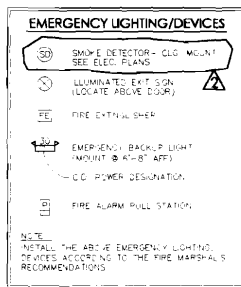
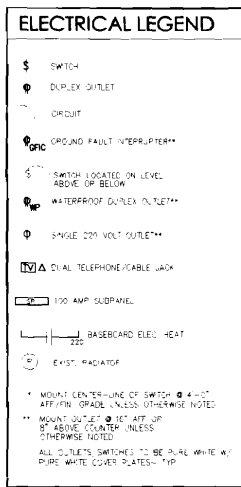
REV. 1 12-06-05 NEW WOOD DECK @ EA. OF 3 STORIES		
BOUNDARY SURVEY		
AT		
#254-256 DANFORTH STREET, PORTLAND, MAINE		
MADE FOR RECORD OWNER		
250-256 DANFORTH STREET LLC		
81 HILLCREST AVENUE, YARMOUTH, ME 04096		
OWEN HASKELL, INC.		
16 CAROL ST., PORTLAND, ME 04101 (207) 794-0484		
PROFESSIONAL LAND SURVEYORS		
Drawn By: JMW	Date: OCT 13, 2006	Job No.: 2004-322 P
Trood By: RUC/ALW	Scale: 1" = 10'	Drawn No.: 1
Check By: JMW		
Book No.: 1006		

254-256 DANFORTH STREET

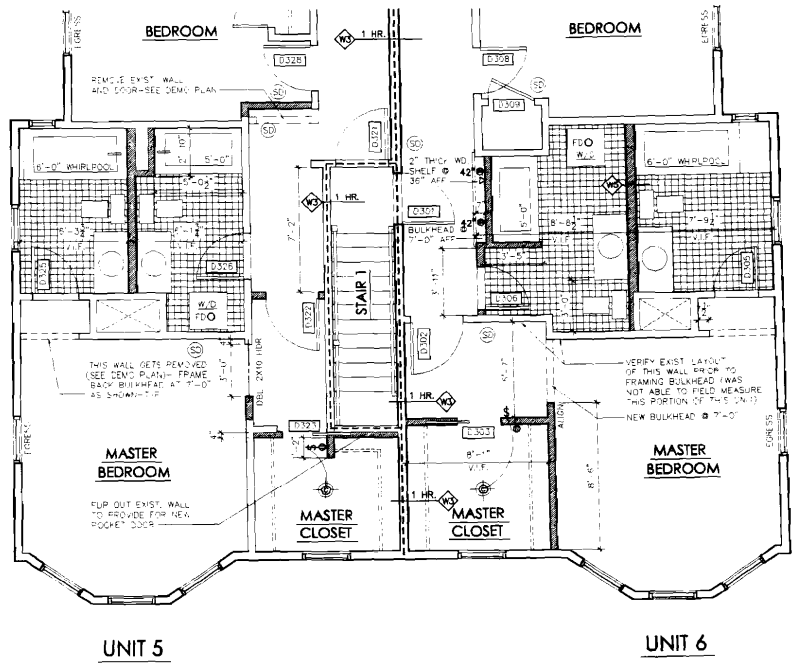
APARTMENT RENOVATION Portland, Maine



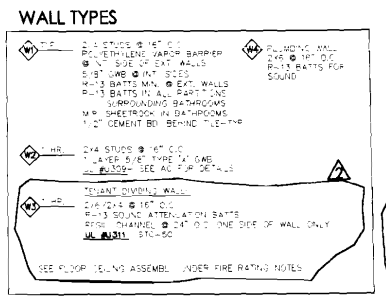
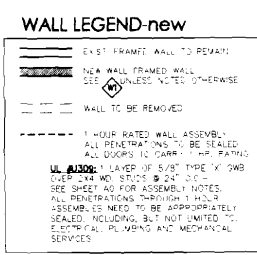
1 ELECTRICAL PLAN FIRST LEVEL- TYP. UNLESS SHOWN OTHERWISE



2 PARTIAL ELECTRICAL PLAN SECOND LEVEL



3 PARTIAL ELECTRICAL PLAN THIRD LEVEL



GENERAL NOTES

ROUGH OPENINGS FOR DOOR JAMBES ARE AT FROM ADJACENT WALL UNLESS OTHERWISE NOTED

ALL DIMENSIONS ARE TO FRAMING OF NEW WALLS OR TO EXIST. PLASTER OF EXISTING WALLS

EXIST. STRUCTURE IS ASSUMED TO BE IN SOUND STRUCTURAL CONDITION. ANY PORTION OF THE STRUCTURE WHICH IS FOUND TO BE IN ANY STATE OF DETERIORATION SHALL BE COMMUNICATED TO THE ARCHITECT'S ENGINEERING

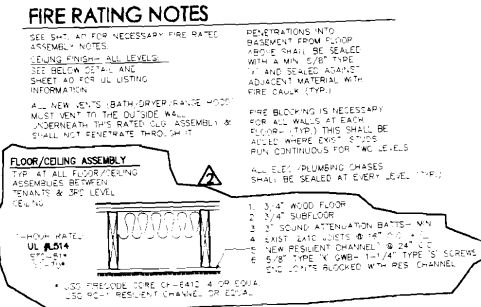
GENERAL SPECS.

NEA, OSMA, AND BASEBOARD THROUGHOUT ALL FLOORS- SEE SPECIFICATIONS

FLOORING- HARDWOODS TO BE SAWN TO BARE WOOD AND REFINISHED WHERE POSSIBLE

SEE SPECIFICATION PACKAGE FOR DETAILS OF EACH MATERIAL DIVISION

SEE ABBREV. FOR FLOOR DRAIN, TEST, FLOOR DRAIN UNDER ALL WASHERS- TILE UNDER WASHER- TYP.



- October 14, 2005
 Revision #2 December 22, 2005
- DRAWING LIST:**
- A1 CASE AND TRIM FOR CLOSET DOORS
 - U1 RENT PLAN
 - R1 RENT LEVEL AND BENCH IN ALL BATHROOMS
 - A0 SCHEDULED LEVELS, EXIST. FRAMING AND DETAILS
 - A2 THIRD LEVEL PLANS & FRAMING DETAILS
 - A3 FLOORING ELEVATIONS & FRONT PORCH DETAILS
 - A4 MEASUREMENTS
 - E1 ELEC. PLAN- ALL LEVELS

254-256 DANFORTH STREET
ROOF DECK AND EGRESS STAIRS, Portland, Maine
APARTMENT RENOVATION

PERMIT SET

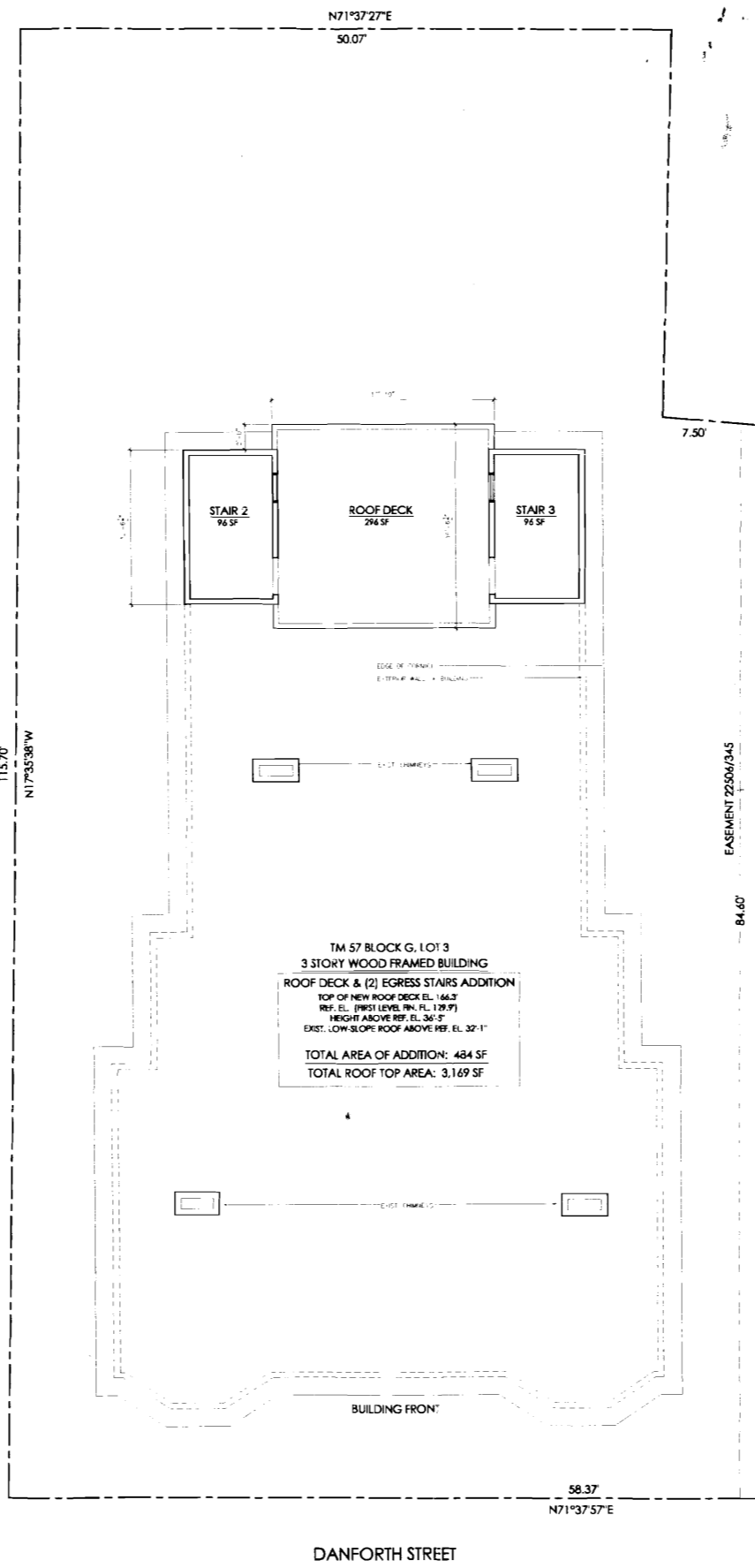
february 28, 2006

PLOT PLAN- ROOF DECK

- 21-000000-0000-0001-0001
- A0 CONSTRUCTION NOTES & ELEVATIONS
- E1 EGRESS STAIRS
- A1 CONTIGUOUS AND DETACHED WALLS AND HOLD
- A2 WINDUP STAIRS AND EGRESS STAIRS AND STAIRS
- A3 FLOOR LEVELS AND PROFILES
- A4 ELEVATIONS ELEVATIONS & PROFILES
- A5 REAR CONTIGUOUS WALLS
- E1 REAR CONTIGUOUS WALLS

ADDITIONAL SHEETS FOR NEW PERMIT

- L2 PLOT PLAN- ROOF DECK
- A6 ROOF DECK AND STAIRS



80% 3267.6

2614.24 allowable increase
14-436(b)

deck	297φ
2 stairwells	179.25φ
	<hr/>
	476.25φ

18.2%
of 80%
increase

stairwell height - 12.7'

building height 33' per plan
(05-1745)

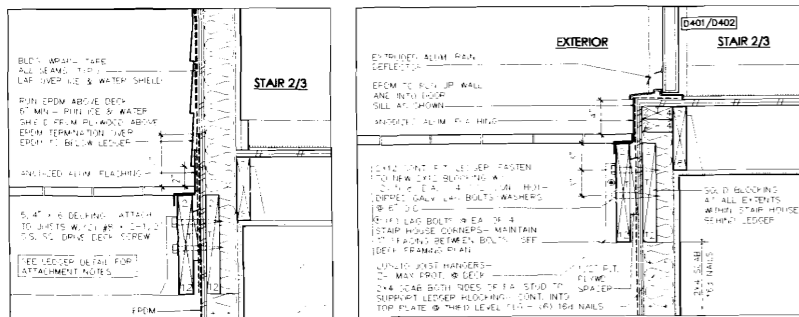
\$ 45.7

OK per 14-430

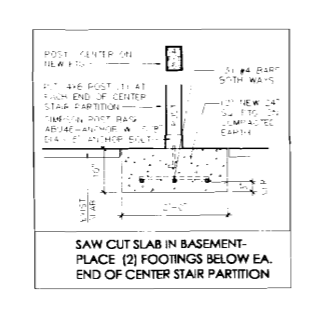


1 PLOT PLAN- NEW ROOF DECK

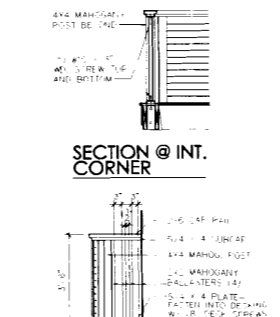




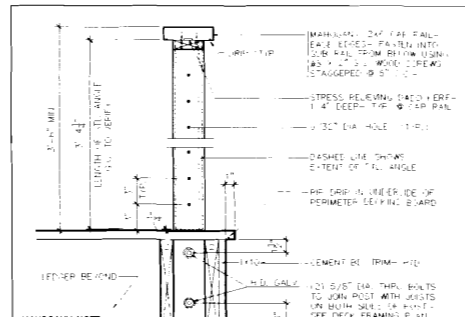
9 LEDGER DETAILS @ DOOR AND TYP. WALL



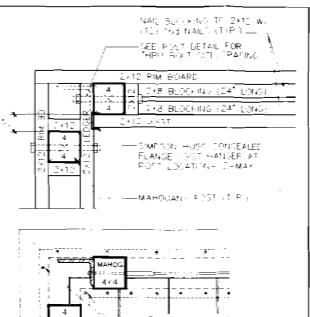
10 FOOTING DETAIL @ CENTER PART.



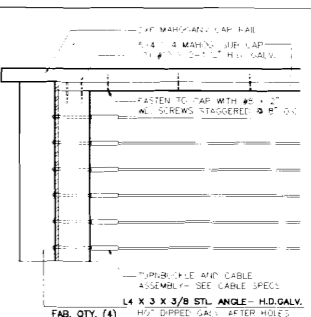
12 GUARD DET. @ EAST/WEST



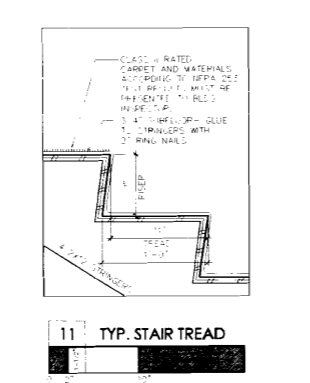
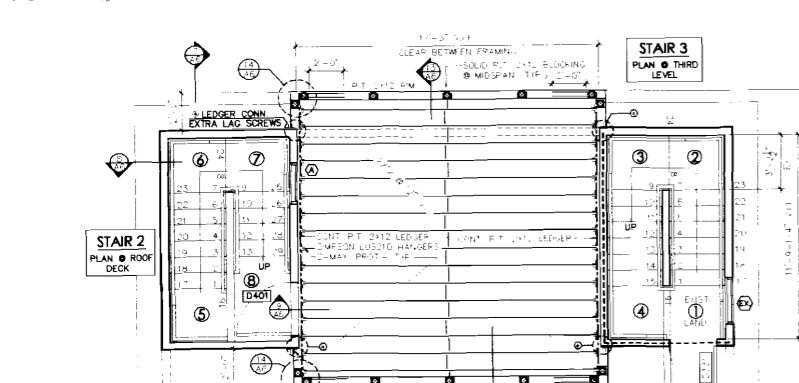
13 TYP. GUARD POST DETAIL



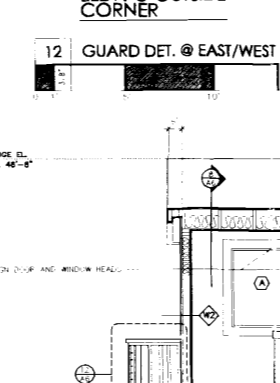
14 DECK CORNER DETAIL



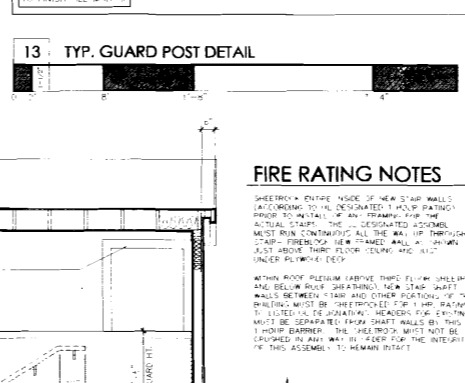
15 GUARD RAIL ELEV. @ END CONDION



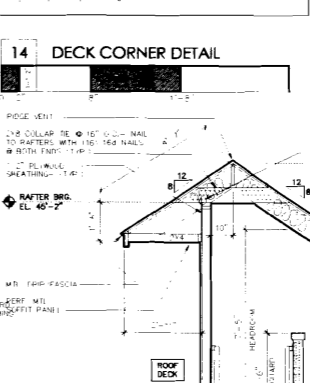
11 TYP. STAIR TREAD



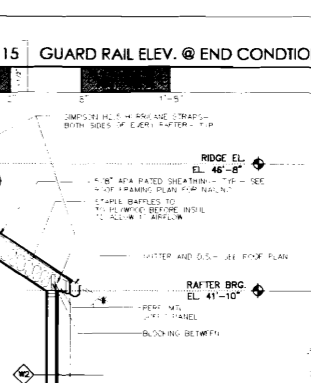
12 GUARD DET. @ EAST/WEST



13 TYP. GUARD POST DETAIL



14 DECK CORNER DETAIL



15 GUARD RAIL ELEV. @ END CONDION

GENERAL CALCULATIONS
 AREA OF ROOF DECK 246 SF
 TOTAL AREA ABOVE STAIRS 813 SF
 TOTAL COVERABLE AREA 404 SF
 TOTAL FLOOR TOB AREA 3,169 SF

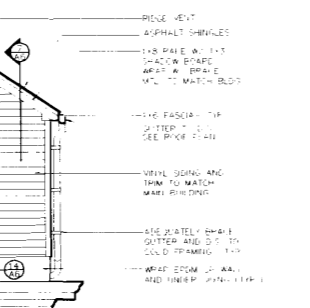
CABLE SPECIFICATIONS
 CABLE (CABLE PAUL) SHALL BE IN ACCORDANCE WITH THE FOLLOWING: SEE CABLE HARDWARE FOR WEBSITE OR APPROVED EQUIV. 1/4\"/>

CODE INFORMATION
 PORTLAND LAND USE ORDINANCE
 ZONE R-6
 ZONED HEIGHT LIMIT 40'
 EXIST. BUILDING HT. ABOVE GRADE 30'-0\"/>

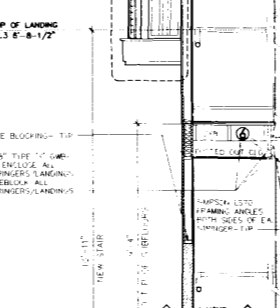
WALL FIRE RATED ASSEMBLY - SHAFIT AND TENANT SEPARATION
 UL #3309: 5/8\"/>

DOOR/WINDOW SCHEDULE- roof deck

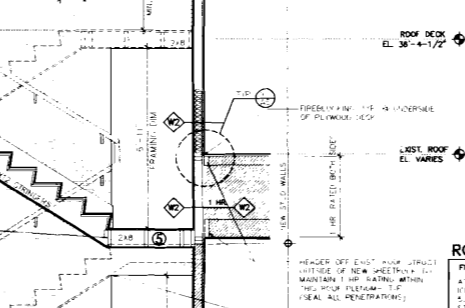
DOOR/WINDOW #	SIZE	TYPE	MT. TRM	HARDWARE	RATING	FINISH	REMARKS
D402/402	3'-0\"/>						



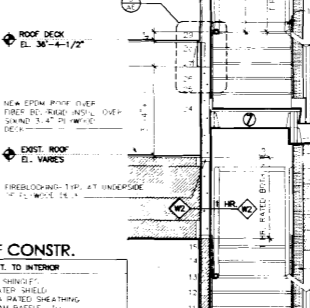
7 SOUTH-NORTH STAIR SECTION



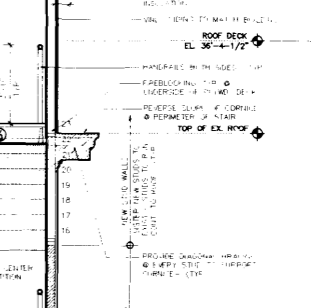
8 WEST-EAST STAIR SECTION



3 ROOF PLAN-DRAINAGE



4 HOLD-DOWN DET.



5 STAIR FRAMING PLAN- EAST SHOWN



6 STAIR HOUSE ROOF FRAMING

1 ROOF DECK AND STAIR FLOOR PLANS

2 STAIR HOUSE ELEVATIONS

3 ROOF PLAN-DRAINAGE

4 HOLD-DOWN DET.

5 STAIR FRAMING PLAN- EAST SHOWN

6 STAIR HOUSE ROOF FRAMING

CHRISTOPHER M. DELANO
 24 Ice House Road, Winthrop, Maine 04092
 207.892.1643

L & L STRUCTURAL ENGINEERING, INC.
 4 G Street, South Portland, Maine
 207.767.4830

254-256 DANFORTH STREET
 ROOF DECK AND EGRESS STAIRS, Portland, Maine
 APARTMENT RENOVATION

february 28, 2006
 PERMIT SET
 ROOF DECK AND STAIRS
 PREVIOUS PERMIT DRAWING LIST:
 A5 COVER SHEET
 A6 ROOF DECK AND STAIRS
 A7 STAIR HOUSE ELEVATIONS
 A8 STAIR FRAMING PLAN - EAST SHOWN
 A9 STAIR HOUSE ROOF FRAMING
 A10 STAIR HOUSE ROOF FRAMING
 A11 STAIR HOUSE ROOF FRAMING
 A12 STAIR HOUSE ROOF FRAMING
 A13 STAIR HOUSE ROOF FRAMING
 A14 STAIR HOUSE ROOF FRAMING
 A15 STAIR HOUSE ROOF FRAMING
 A16 STAIR HOUSE ROOF FRAMING
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A-6