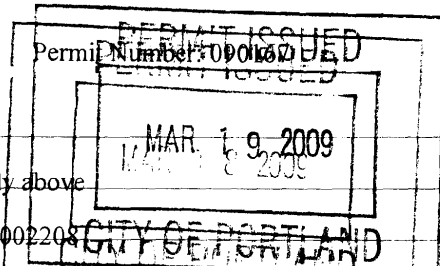


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that DOCTOROFF MARK G /Rust Puffin M.../ Alan Kro  
has permission to Condo Units 307 & 208 - Add external stairs unit # to unit 3 directly above

AT 15 BROWN ST CE 037 1002208

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 lathed or otherwise worked-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. CAPT. R. Hartman

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*James Banks* 3/19/09  
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

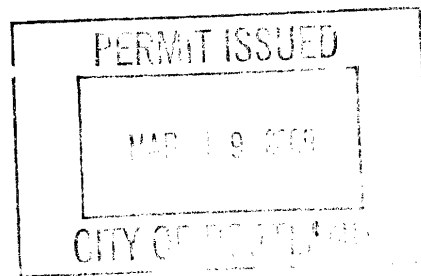
Permit No: 09-0167	Issue Date:	CBL: 037 1002208
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Location of Construction: 15 BROWN ST	Owner Name: DOCTOROFF MARK G	Owner Address: PO BOX 513	Phone:
Business Name:	Contractor Name: Rusted Puffin Metal Works/ Alan Kr	Contractor Address: 361 Cassidy Point Portland	Phone: 2076507336
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Type: <b>B-3</b>

Past Use: Condo Units 307 & 208	Proposed Use: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  * See Conditions	INSPECTION: Use Group: R2 Type: 3B  IBL-2003 Signature: <i>[Signature]</i> 3/19/08	
		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: 03/05/2009	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>3/10/09</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

Permit No: 09-0167	Date Applied For: 03/05/2009	CBL: 037 I002208
-----------------------	---------------------------------	---------------------

Location of Construction: 15 BROWN ST	Owner Name: DOCTOROFF MARK G	Owner Address: PO BOX 513	Phone:
Business Name:	Contractor Name: Rusted Puffin Metal Works/ Alan Kr	Contractor Address: 361 Cassidy Point Portland	Phone (207) 650-7336
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above	Proposed Project Description: Condo Units 307 & 208 - Add spiral staircase unit #208 to unit 307 directly above
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/10/2009

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

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) The entire property shall remain a twenty-three residential condominiums and 4 commercial condominiums. Any change of use shall require a separate permit application for review and approval. This permit does not change the use of the property. Both of the two residential condominiums involved with this permit will remain separate dwelling units with an interconnecting stairway.
- 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:** Jeanine Bourke      **Approval Date:** 03/19/2009

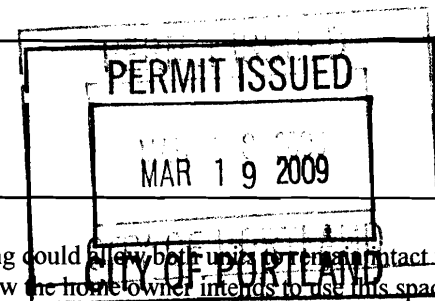
**Note:****Ok to Issue:** 

- 1) This permit approves a communicating spiral stairway between 2 dwelling units that will be utilized by 1 extended family per the letter from owner Mark Doctoroff dated 3/9/09. If the intended utilization of these 2 units changes a separate permit is required to restore the fire separation of the floor/ceiling assembly prior to such change. These units cannot be rented individually without such approvals.
- 2) The 3rd floor windows that border the spiral stair may need to be tempered per code.
- 3) After the exploratory phase, a framing detail for structural support of the floor is required for review prior to performing this work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 03/10/2009

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

- 1) Two means of egress are required from every story. "State Law"

**Comments:**

3/9/2009-mes: I met with Ann & Jeanie concerning this property. Zoning and building could allow both units to remain intact with an interconnecting stairway. I suggested that we get something in writing concerning how the home owner intends to use this space. I later called Mark G. Doctoroff and requested a letter from him concerning how the property is to be used.

3/10/2009-mes: I received a fax from the owner concerning the use of this property. It will remain two dwelling units with kitchens in both with an interconnection stairway.

3/18/2009-jmb: Left vcmg with Alan K. For details on windows in relation to new stair and if the 2x12 for the framing of opening are doubled all around or is there bearing to below. He called back and will get back with more information. Will need to put a condition on the framing detail.

<b>Location of Construction:</b> 15 BROWN ST	<b>Owner Name:</b> DOCTOROFF MARK G	<b>Owner Address:</b> PO BOX 513	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Rusted Puffin Metal Works/ Alan Kr	<b>Contractor Address:</b> 361 Cassidy Point Portland	<b>Phone</b> (207) 650-7336
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

3/19/2009-jmb: Al K. Called back to inform the existing windows are 21" off the floor and there are 2- 2' x 6'. Ok to issue with conditions



March 9, 2009

Attn: Marge  
Portland City Hall

Via Facsimile: (207) 874-8716

From: Mark G. Doctoroff  
Units 208 & 307  
15 Brown Street  
Portland, Maine 04101

**RE: 15 Brown Street, Unit #208 & #307 / Proposal for Internal Staircase**

Dear Marge:

As per our conversation, I wanted to clarify our intentions and use of our proposal to construct a spiral staircase between our two units at 15 Brown Street, Portland, ME – units #208 and #307 that are directly on top of each other.

We utilize both units as a second home/vacation home. We have no intention to rent out either unit at anytime as we expect to continue to use both units as a vacation residence. Actually, at the time we put a deposit on unit#208 in 2003, in the pre-construction phase of the building, we had thought about also making an offer on unit#307, but at the time it was already reserved by another party. As the units came to completion, the party that had reserved #307 dropped out and we were able to purchase the unit above #208, but all the construction had already been completed. We had planned to at some point in the future combine the units. Since acquiring unit #307, we have kept it vacant with the intent to do so until we were able to construct a staircase between the units.

Going forward, once the proposed staircase is installed, we intend to use the extra room in unit #307 for guest bedrooms for family members and our own children. The use will only be for our own family, and we will not be offering the units for rental or use by others at anytime.

Please do let me know if you have any further questions pertaining to our permit proposal as I would be happy to answer them. My direct number is (917) 885-9268 (cell) or (212) 622-1878 (office).

Thank you for your kind attention to our permit application.

With best regards,

  
Mark G. Doctoroff

MAR 9 2009

(15 Baum St) | 3/9/09

NB01A  
MARCH 19B  
Colo EXAMS

Still A-two D.U

Letter from owner

Not rented out

line sep between

Not intended to separate by front  
ceiling and  
internal connection

both with S  
Address is it  
used full time  
Not is this a primary  
Not his

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	037 I002208
<b>Location</b>	15 BROWN ST
<b>Land Use</b>	RESIDENTIAL CONDO
<b>Owner Address</b>	DOCTOROFF MARK G 15 BROWN ST # 208 PORTLAND ME 04101
<b>Book/Page</b>	24350/135
<b>Legal</b>	37-I-2 BROWN ST 15 CONGRESS ST 490-494 KIMBALL COURT CONDO # 208

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$58,400	\$233,600	\$292,000

### Property Information

<b>Year Built</b> 1870	<b>Style</b> Condo	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1275	<b>Total Acres</b> 0		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 4	<b>Attic</b> None	<b>Basement</b> Pier/slab	

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b> 09/08/2006	<b>Type</b> LAND + BLDING	<b>Price</b> \$401,725	<b>Book/Page</b> 24350-135
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### Picture and Sketch

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**



#208 / #307<sup>15</sup> BROWN STREET

NOTE: ADD 12' SPIRAL STAIRCASE BETWEEN APARTMENTS # 208 & # 307. APARTMENT # 307 IS DIRECTLY ABOVE # 208. BOTH HAVE THE SAME OWNER.

\* SPIRAL STAIRS HAVE BEEN BUILT TO MEET ALL CODE REQUIREMENTS

- 34" RAILING HT
- TREADS PROPER DESIGN & WIDTH
- 4" SPACING BETWEEN BALUSTRADES
- 7.5" RISER
- APPROX. 450 LBS. TOTAL WEIGHT

\* NO WALLS WILL BE TOUCHED DURING CONSTRUCTION

\* FLOOR CUTOUT IS 6'2" x 6'2"  
NO ELECTRICAL - PLUMBING - OR HVAC IN THIS AREA.

\* MEETS REQUIREMENTS

2003 INTERNATIONAL RESIDENTIAL CODE

R311.5 STAIRWAYS

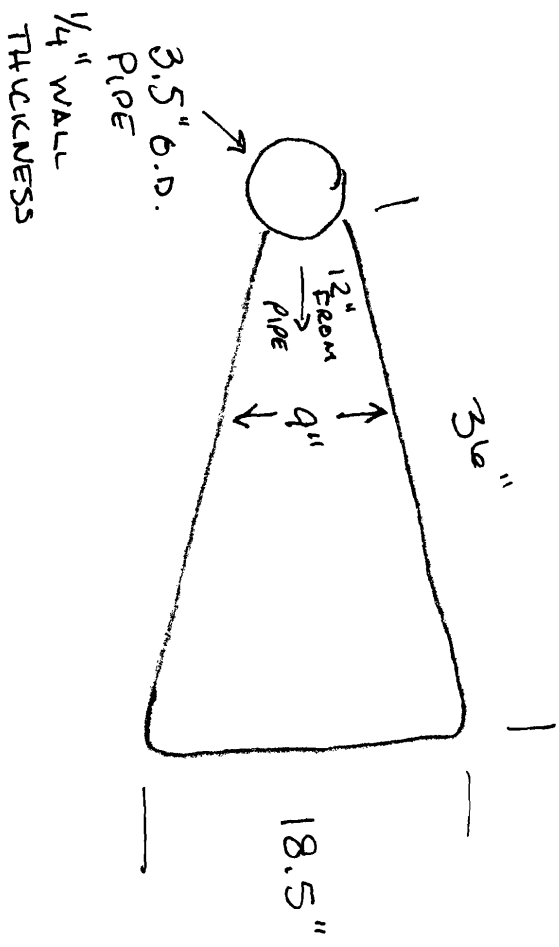
R311.1 MEANS OF EGRESS

2. APPROX. 450 LBS. TOTAL WEIGHT  
APPROX. 150 LBS. PER 10' x 10' AREA  
(650-7336)

\* DESIGN BY: [unclear] ENGINEER, [unclear] ARCHITECTS - FIRE CODE LOADS DESIGN

\* BOTH APARTMENTS ARE CURRENTLY OCCUPIED ~~WITH~~ AND HAVE OCCUPANCY PERMITS

SPAZAL TRENCH LAYOUT



## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.**

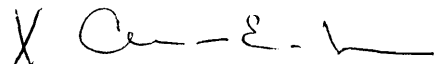
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

X 

Signature of Applicant/Designee

3-19-09

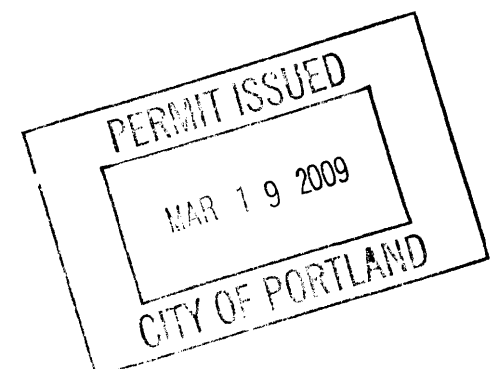
Date



Signature of Inspections Official

3/19/09

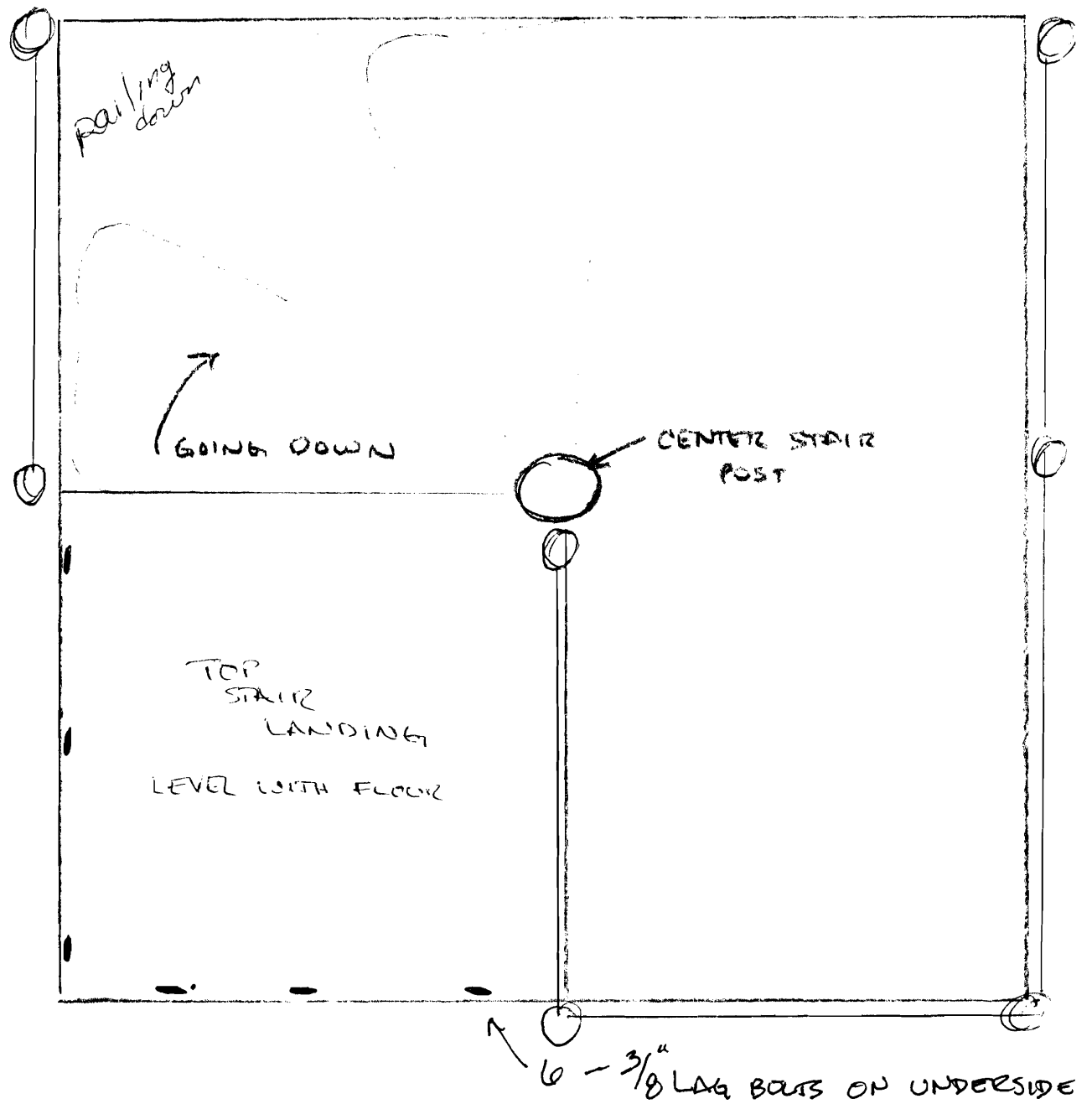
Date



# RAILING LAYOUT

TOP LANDING APT. # 307

- \* 36" TALL
- \* 2"  $\frac{5}{8}$ " PIPE CAP/HAND RAILING
- \*  $\frac{1}{2}$ " PIPE HORIZONTAL BALUSTRADES @ 4" CENTERS

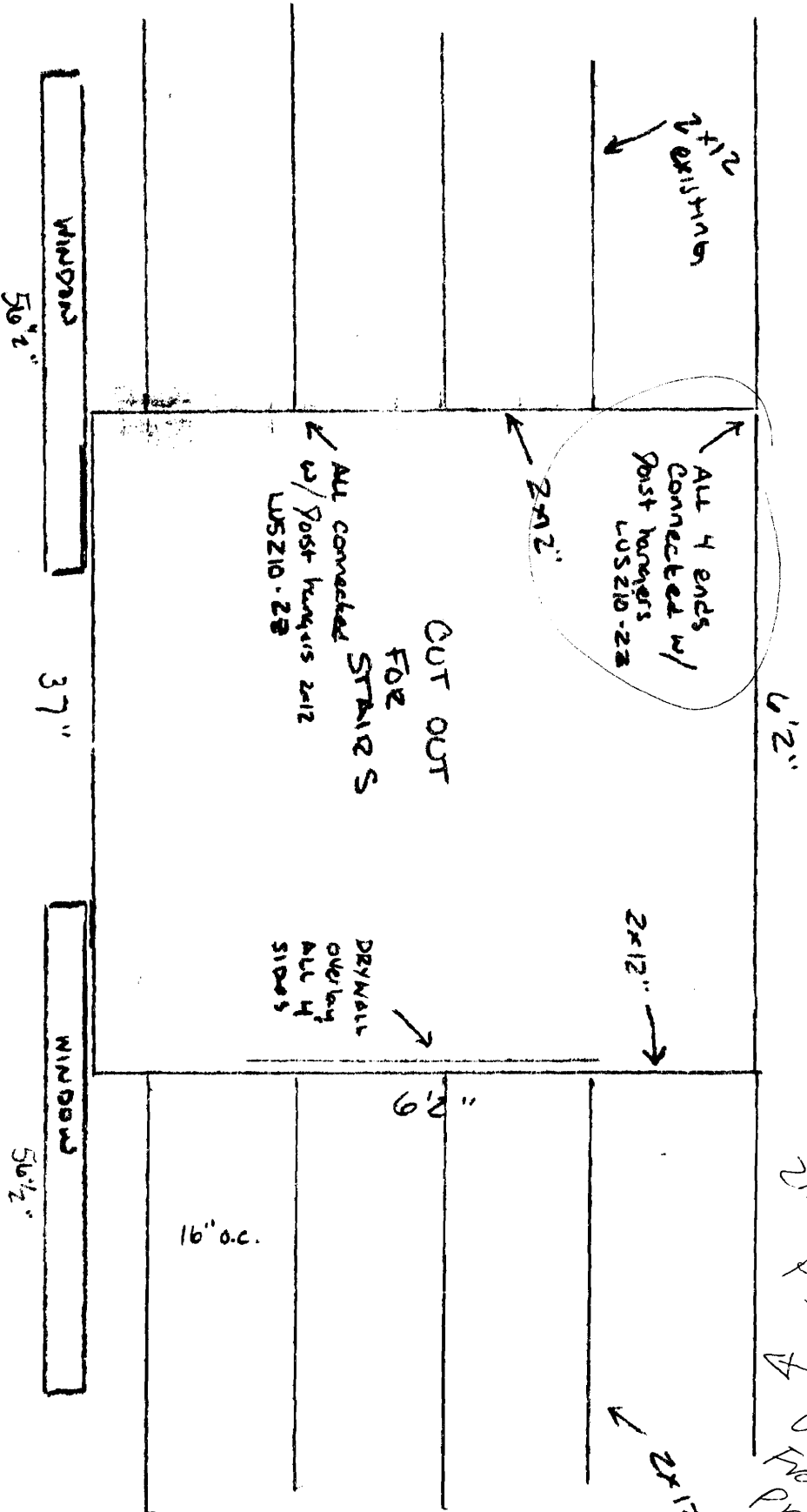


# FRAMING PLAN

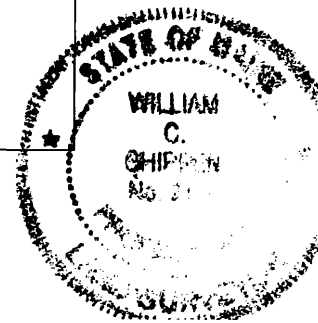
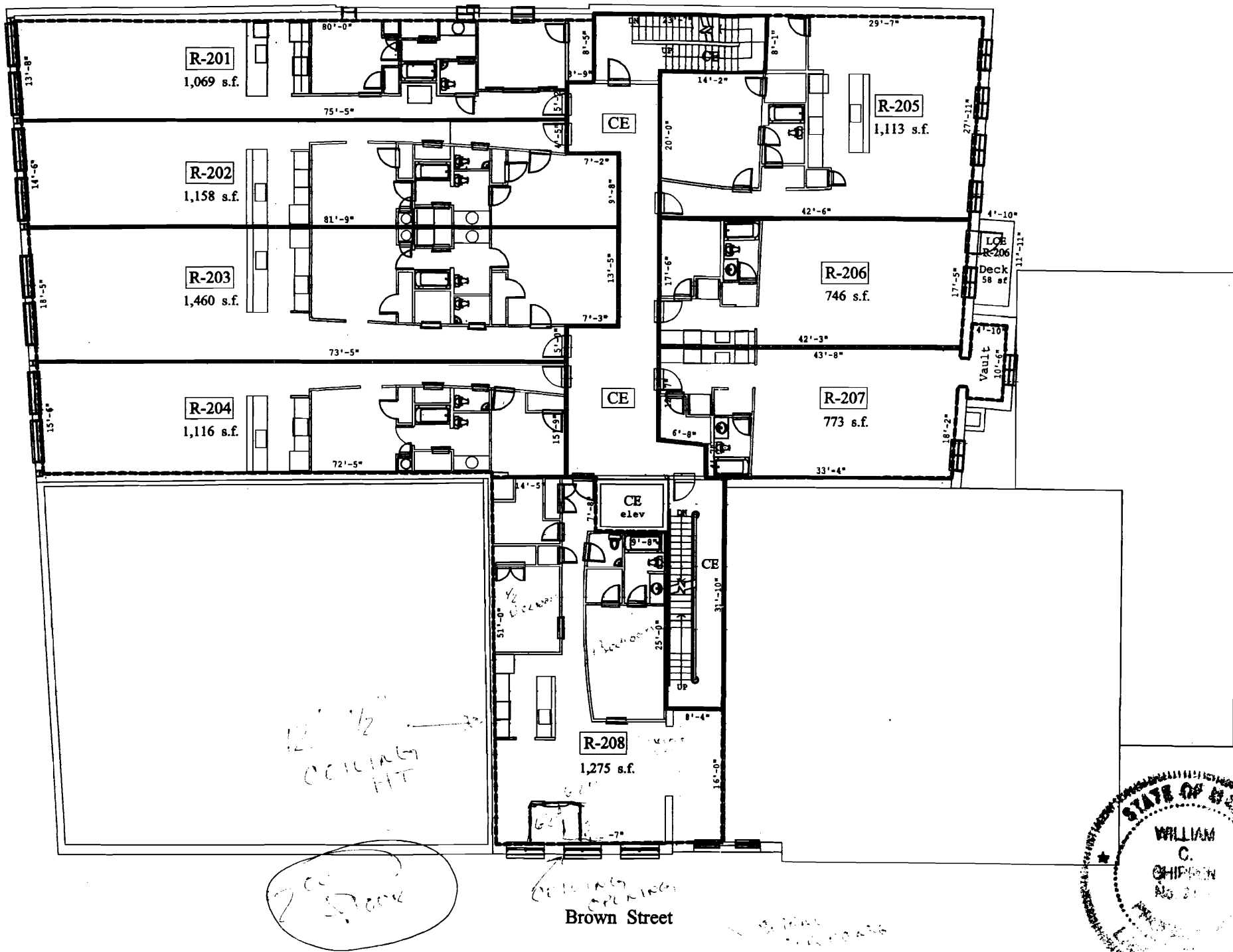
3/18/09 Tel/can  
w/ ALK.

This plan is to Run  
2x2xR all around  
not sure if existing is 2x12  
Asked about length of  
2nd - Full to bearing  
pts?

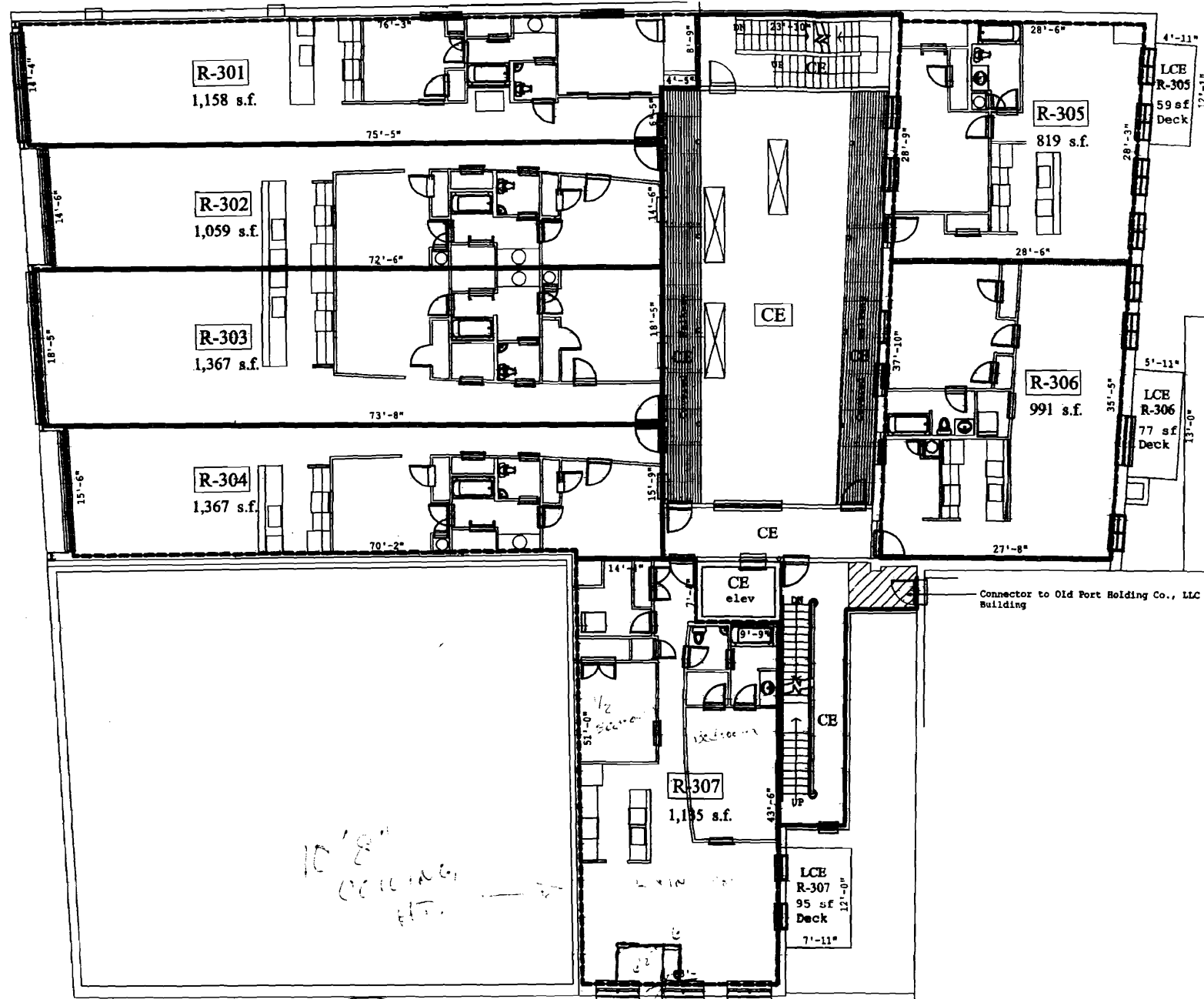
Will need  
Framing detail  
prior to work  
for review  
JMP



Congress Street



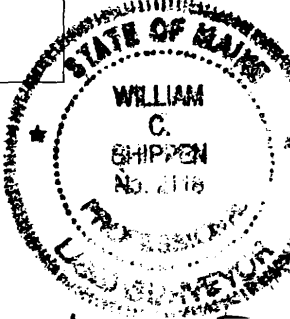
Congress Street



3rd Floor

Brown Street

Connector to Old Port Holding Co., LLC Building



LEGEND:

ING/UNIT DIMENSIONS ARE

**PLAN REFERENCES**

- 1. PLAN OF SPRING-MIDDLE ARTERIAL FOR CITY OF PORTLAND, MAINE, INC. (SEE FILE NO 7887P).
- 2. PLAN FOR EASTMAN BROS. AND BANCROFT DATED BY E.C. JORDAN.
- 3. PLAN FOR PORTLAND, MAINE MADE FOR CITIES SERVICE DATED MAY 1848 BY H.L. AND E.C. JORDAN.
- 4. PLAN FOR PORTLAND, MAINE DATED JULY 27, 1883 BY E.C. JORDAN.
- 5. PLAN FOR PORTLAND, MAINE MADE FOR ABRAHAM REL. 5, 1848 BY H.L. AND E.C. JORDAN.
- 6. PLAN FOR PORTLAND, MAINE MADE FOR ABRAHAM KAPLAN 1 BY H.L. AND E.C. JORDAN.
- 7. PLAN FOR PORTLAND, MAINE MADE FOR LAIDALENA 1 MARCH 22, 1886 BY H.L. AND E.C. JORDAN.
- 8. LED AS DRAWINGS 181 FROM THE RECORDS OF DAN.
- 9. AUTHORITY GENERAL PLAN PART 2 BROWN STREET CITY DRAWING 484/B.

**NOTES**

- 1. THE KIMBALL BUILDING, LLC 480 CONGRESS STREET, - C.C.R.D. BOOK 21272 PAGE 81
- 2. AS LOT 2, BLOCK 4, ON THE CITY OF PORTLANDS 7.
- 3. SHOWN ON PLAN REFERENCE 1.
- 4. DIMENSIONS SHOWN ARE BASED ON THE DEEDS OF RECORD FORMED BY H.L. AND E.C. JORDAN. THESE LINES MAY BE "PARTY WALLS" OR COMMON WALLS BETWEEN THE PARCELS. MEASUREMENTS WERE TAKEN ON THE ROOF OF THE PORTION OF THE SURVEYED PARCEL WHICH APPEAR ON THE DEEDS. MEASUREMENTS WERE ALSO TAKEN ON THE FOUR STORY PORTION OF THE SURVEYED PREMISES. MEASUREMENTS MAY NEED TO BE TAKEN ON THE ROOF PARCELS.
- 5. DATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND COMMUNITY PANEL NO. 230001 0013 B EFFECTIVE 10/18/10.
- 6. DIMENSIONS TAKEN FROM VARIOUS UTILITY PLANS AND RECORDS.

**ZONING:**  
 THE PARCEL IS LOCATED WITHIN THE B3 ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE: NONE  
 MINIMUM STREET FRONTAGE: 15 FT.

