

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0955	Issue Date: 7/4/01	CBE: 045 E038001
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Location of Construction: 181 Brackett St	Owner Name: Portland West Neighborhood	Owner Address: 155 Brackett St PORTLAND	Phone: 775-0105
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: B-1

Past Use: Commercial / Business	Proposed Use: Commercial / Business; Construct second floor above the existing block masonry addition. Install elevator & improve life safety existing conditions.	Permit Fee: \$1,476.00	Cost of Work: \$242,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B PERMIT ISSUED BY: [Signature] WITH REQUIREMENTS 7/19/01	

Proposed Project Description:
Construct second floor & install elevator.

3rd floor shall remain vacant until conditions are met

Signature: [Signature]
 Signature: [Signature]
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 08/03/2001	Zoning Approval	
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- 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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0023 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK with conditions 8/23/01</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 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 Reviewed by: <i>Bill N.</i> Date: _____
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PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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010952

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: 181 BRACKETT STREET

Total Square Footage of Proposed Structure
ADDITION 2,125 SF EXISTING 9,191 SF Square Footage of Lot 6,891 SF

Tax Assessor's Chart, Block & Lot
Chart# 045 Block# E Lot# 038 Owner: PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL Telephone: 775-0105

Lessee/Buyer's Name (if Applicable) N/A Applicant name, address & telephone: STEPHEN FRASER SCOTT SIMONS ARCHITECTS 15 FRANKLIN ST. ART. PORTLAND, ME 04101 Cost Of Work: \$ 242,000 Fee: \$ 1,476

Current use: BUSINESS
If the location is currently vacant, what was prior use: N/A
Approximately how long has it been vacant: N/A
Proposed use: BUSINESS
Project description: CONSTRUCT A SECOND FLOOR ABOVE THE EXISTING BLOCK MASONRY ADDITION TO THE REAR OF THE PROPERTY. INSTALL ELEVATOR AND IMPROVE LIFE SAFETY EXITING CONDITIONS.

Contractor's name, address & telephone: Self
Who should we contact when the permit is ready: TOM PEARSON
Mailing address: PORTLAND WEST 181 BRACKETT STREET MA. 1 PORTLAND, ME 04102 Phone: 775-0105

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: Stephen J. Fraser Date: 1 AUGUST 2001

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

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

Applicant PORTLAND WEST
(TOM PEARSON)

Application Date 02.16.01

Applicant's Mailing Address 181 BRACKETT ST.
PORTLAND, ME 04101

Project Name/Description ELEVATOR
INSTALLATION & 2ND STORY ADDITION

Consultant/Agent SCOTT DIMONS ARCHITECTS
(LYNN CHAFFER)

Address Of Proposed Site
181 BRACKETT ST.

Applicant/Agent Daytime telephone and FAX 772-4656 (PHONE)
828-4656 (FAX)

Assessor's Reference, Chart#, Block, Lot#

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify)

EXISTING BUILDING: 9,191 s.f.

ADDITION: 2,125 s.f.

TOTAL: 11,316 s.f.

.16 ACRES

B-1

Proposed Building Square Footage and /or # of Units

Acreeage of Site

Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant:



Date: 02.16.01

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

BUILDING PERMIT REPORT

DATE: 7 AUGUST 2001 ADDRESS: 181 BRACKETT ST. CBL: 045-E-038

REASON FOR PERMIT: To Construct second floor/interior reno.

BUILDING OWNER: Portland West Neighborhood

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: B CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 242,000. PERMIT FEES: 1,476.45

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *12, *13, *14, *15, *19, *21, *22, *24, *28, *29, *30, *31, *32, *33, *34, *35, *36, *38

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in **Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.** All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

X21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

X22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

X23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

X24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

X29. All requirements must be met before a final Certificate of Occupancy is issued.

X30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

X31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached Site Development review sheets shall be met*

X33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

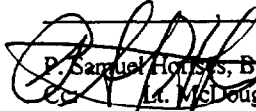
X34. Bridging shall comply with Section 2305.16.

X35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

X36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X38. *This project shall require State Fire Marshal's approval -*


P. Samuel Hootis, Building Inspector
C. L. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager
M. Nugent

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Applicant: Portland West Neighborhood date: 3/21/01 & 8/23/01

Address: 181 Brackett St

C-B-L: 045-E-38

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - B-1

per Lynn Shaffer
now really for offices - class rooms too
(classroom space & offices for Portland West) LATA fold fore

Interior or corner lot -

Proposed Use/Work - 2nd Story addition Above the rear concrete block garage

Sevage Disposal - City and elevator within Existing Bldg

Lot Street Frontage - Existing -

Front Yard - ^{NA} "Bldg additions are not required to meet this MAXIMUM Setback"

Rear Yard - Abuts A residential zone however Sec. 14-436(2) Lawfully NonConforming

Side Yard - None required - ~~Doesn't~~ - AS to set backs - limited to not more than 80% of the 1st floor footprint, 1st floor footprints: 5032 s.f., Addition: 2,125 s.f. - a 42% - ~~ok~~

Projections -

Width of Lot -

Height - Shows 32' to the New Ridge

Lot Area - 6,969 sq ft per assessors

Lot Coverage/ Impervious Surface - has not changed lot coverage

Area per Family -

parking shall be required if at any time the 3rd floor area is in use
Off-street Parking - ~~8 SPACES shown~~ - ? 28 SPACES required if

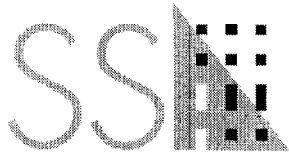
Loading Bays -

Site Plan - minor req 2001-0023

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 Zone C

Note: After many discussions including with the Fire Dept. and Lt. Madagall the third floor of the existing Bldg must remain vacant - the addition is to house that use
Need to ~~18~~ 22 spaces



Scott Simons Architects

15 Franklin St. Art
Portland, ME 04101-4169

ph: 207-772-4656
fax: 207-828-4656
e-mail: stephen@simonsarchitects.com

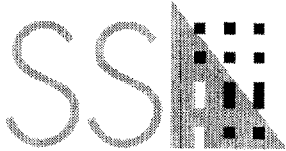
Date: August 2, 2001
Project name/number: 181 Brackett St., SSA #00126.00
Re: Description of Work
From: Stephen Fraser
To: Sam Hoffses
Cc: Scott Simons, Tom Pearson, Jobfile 2.1

The proposed work @ Portland West shall include the following construction and renovations. Construct a second story addition to the top of the existing one story CMU building at the rear of the lot. The existing roof joist will be restructured to support the new floor as shown. This addition will be of type 5B construction and be separated from the front and middle type 3B buildings by a 2 hour fire barrier. The new addition will consist of second floor meeting spaces with a new exit stair.

Renovations to the existing building include the addition of an elevator to provide handicapped accessibility to the second and third floors. The third floor will not be developed at this point and will remain storage. *Not to be occupied* The existing stair at the front of the building will be reconstructed to exit directly to the exterior and provide a second remote exit from the second floor. A new exit door will also be added on the first floor to improve exiting from the center stair and central first floor area.

The building will not include a sprinkler system because it is not required at this time. Emergency lighting, alarms and pull stations will be added and upgraded as required and shown on plans.

This work has been reviewed and approved by Historic Preservation.



Scott Simons Architects

15 Franklin St. Art
Portland, ME 04101-4169

ph: 207-772-4656
fax: 207-828-4656
e-mail: stephen@simonsarchitects.com

Date: August 2, 2001
Project name/number: 181 Brackett St., SSA #00126.00
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The building will not include a sprinkler system because it is not required at this time. Emergency lighting, alarms and pull stations will be added and upgraded as required and shown on plans.

This work has been reviewed and approved by Historic Preservation.

Application ID Number: 2001-0023

Department: Planning Status: Approved Reviewer: William B. Needelm

Comments: [Redacted]

Approval Date: 07/13/2001
Expiration Date: 07/13/2002
Extension: [Redacted]

OK to Issue Building Permit

Name: William B. Needelman Date: 07/13/2001 Date 2: [Redacted]

Conditions Section: [Redacted]

Approval is conditioned on the Zoning Adminrator's restrictions on third floor use of the addition.. See Inspections Conditions.

All exterior design elements must be constructed according to the elevation drawings approved by the Historic Preservation Committee.

Create Date: 07/13/2001 By: wbn Update Date: 07/13/2001 By: wbn

J.R. [Signature]

045 E 03 E

Application ID Number: 2001-0023

Department: DRC

Status: []

Review: []

Comments: No site work. DRC review not required

Approval Date: []

Expiration Date: []

Extension: []

OK to Issue Building Permit

Name: William B. Needelman

Date: 07/17/2001

Date 2: []

Conditions Section:

Any site work requires that applicant apply for an amendment to the approved site plan.

Create Date: 07/13/2001

By: wbn

Update Date: 08/03/2001

By: wbn

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Insp Copy**

2001-0023

Application I. D. Number

02/22/2001

Application Date

Second Floor Addition

Project Name/Description

Portland West Neighborhood

Applicant

155 Brackett St, Portland, ME 04101

Applicant's Mailing Address

Scott Simons Architects

Consultant/Agent

Agent Ph: 772-4656

Agent Fax: 828-4656

Applicant or Agent Daytime Telephone, Fax

181 - 181 Brackett St, Portland, Maine

Address of Proposed Site

045 E038001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 2nd Story Addition

9,191 sf

16 Acres

B1

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 02/16/2001

Insp Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer Marge Schmuckal

Approval Date 08/23/2001 Approval Expiration 08/23/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 08/23/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0023

Application I. D. Number

02/22/2001

Application Date

Second Floor Addition

Project Name/Description

Portland West Neighborhood

Applicant

155 Brackett St, Portland, ME 04101

Applicant's Mailing Address

Scott Simons Architects

Consultant/Agent

Agent Ph: 772-4656

Agent Fax: 828-4656

Applicant or Agent Daytime Telephone, Fax

181 - 181 Brackett St, Portland, Maine

Address of Proposed Site

045 E038001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 Approval is conditioned on the Zoning Administrator's restrictions on third floor use of the addition.. See Inspections Conditions.
- 2 All exterior design elements must be constructed according to the elevation drawings approved by the Historic Preservation Committee.

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 After many discussions, including with the Fire Dept. And Lt. McDougall, the third floor of the existing building **MUST REMAIN VACANT** due to Fire and Building Code issues. The addition takes the place of that third floor area.
IF IN THE FUTURE THE THIRD FLOOR IS IN USE FOR OFFICES OR CHILD CARE OR ANY USE OTHER THAN AN ATTIC AREA, IT WILL BE NECESSARY TO SHOW ADDITIONAL PARKING. A PERMIT SHALL BE REQUIRED AND A PARKING ANALYSIS SHALL BE DONE AT THAT TIME.
- 3 **THERE SHALL BE NO OCCUPATION OF THE THIRD FLOOR WITHOUT THE PROPER REVIEWS AND PERMITS.**

Approval Conditions of DRC

- 1 Any site work requires that applicant apply for an amendment to the approved site plan.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Department Copy**

20010023

I. D. Number

Portland West Neighborhood Pla

Applicant

155 Brackett Street, Portland, ME 04101

Applicant's Mailing Address

Scott Simons Architects

Consultant/Agent

207-772-4656

207-828-4565

Applicant or Agent Daytime Telephone, Fax

2/22/01

Application Date

2,125 s.f. 2nd floor addition

Project Name/Description

181 - 181 Brackett St

Address of Proposed Site

045-E-038

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **2nd story addition**

9,191 s.f.

16 acres

B1

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **2/16/01**

Fire Approval Status:

Approved *[Signature]* Approved w/Conditions see attache Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Inspections Office Copy**

20010023

I. D. Number

Portland West Neighborhood Pla

Applicant

155 Brackett Street, Portland, ME 04101

Applicant's Mailing Address

Scott Simons Architects

Consultant/Agent

207-772-4656

207-828-4565

Applicant or Agent Daytime Telephone, Fax

2/22/01

Application Date

2,125 s.f. 2nd floor addition

Project Name/Description

181 - 181 Brackett St

Address of Proposed Site

045-E-038

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **2nd story addition**

9,191 s.f. **16 acres** **B1**
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **2/16/01**

Inspections Approval Status:

Approved Approved w/Conditions see attache Denied Reviewer _____

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	submitted date	amount	
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	expiration date

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

November 21, 2000

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

Ethan Strimling
Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Re: 181 Brackett Street; 2nd Floor Addition to Garage

Dear Mr. Strimling:

On November 15, 2000, the City of Portland's Historic Preservation Committee voted 4-0 to approve your application for a Certificate of Appropriateness. Approval is for construction of a second floor addition to the garage behind 181 Brackett Street. The Committee approved your preferred "Option B", which features a 5/12 roof pitch.

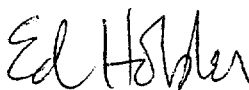
Approval is based on the following condition:

- * That the windows on the front facade of the addition be repositioned or scaled back so as not to crowd the rake of the eave.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the condition above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

 (12/14)

Edward Hobler, Chair
Historic Preservation Committee

cc: Tom Pierson, PWNPC
Lynn Shaffer, Scott Simons Architects ✓

approved was confirmed.
window be moved further off
line of roof trim.

11/10/12





CITY OF PORTLAND

March 1, 2001

Mr. Tom Pearson,
Scott Simons Architects,
15 Franklin Street, Arterial,
Portland, Maine 04101-4169

RE: The Capacity to handle an Anticipated Increase in Wastewater Flows, from the Proposed addition to be located at 181 Brackett Street Portland Maine.

Dear Mr. Pearson:

The existing fifteen-inch diameter vitrified clay sanitary sewer pipe located in Brackett street, has adequate capacity to transport the anticipated wastewater flows of 225 GPD, from your proposed addition. The Portland Water District sewage treatment facilities located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 225 GPD, from your proposed addition.

<u>Anticipated Wastewater Flows from the Proposed addition</u>	
Present Wastewater flows	= 300GPD
Fifteen Additional Employees @ 15GPD/Employee	= <u>225GPD</u>
Total Proposed Increase in Wastewater Flows for this Project	= 225 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely
Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB/hld

- cc: Joseph E. Gray, Director, Department of Planning, & Urban Development, City of Portland
- Sarah Greene Hopkins, Planner, Dept. of Planning & Urban Development, City of Portland
- Katherine A. Staples, PE, City Engineer, City of Portland
- Bradley Roland, PE, Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, PE, Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk File

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

November 21, 2000

Ethan Strimling
Portland West Neighborhood Planning Council
181 Brackett Street
Portland, ME 04102

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

Re: 181 Brackett Street; 2nd Floor Addition to Garage

Dear Mr. Strimling:

On November 15, 2000, the City of Portland's Historic Preservation Committee voted 4-0 to approve your application for a Certificate of Appropriateness. Approval is for construction of a second floor addition to the garage behind 181 Brackett Street. The Committee approved your preferred "Option B", which features a 5/12 roof pitch.

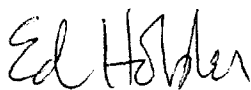
Approval is based on the following condition:

- * That the windows on the front facade of the addition be repositioned or scaled back so as not to crowd the rake of the eave.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the condition above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

 (7214)

Edward Hobler, Chair
Historic Preservation Committee

cc: Tom Pierson, PWNPC
Lynn Shaffer, Scott Simons Architects

From: Marge Schmuckal
To: William Needleman
Subject: 181 Brackett St - Portland West Neighborhood

After getting a tiny floor plan showing existing uses, I have been able to determine the number of spaces required for this site. Based on what I received, 22 parking spaces are required. Only four (4) spaces are shown on site. Let me point out that there is another separate lot adjoining this lot with a couple buildings. That lot also shows 4 parking spaces. However, those 4 spaces are allotted to that particular lot, and not to this other lot that 181 Brackett Street is on. So they would need to show 18 more parking spaces off site. We would need leases. Depending on where those 18 spaces are located, they may need a conditional or miscellaneous appeal.

CC: Sarah Hopkins



Scott Simons Architects

15 Franklin Street Art. Portland, ME 04101-4169 • 207-772-4656 – 207-828-4656 • scott@simonsarchitects.com

FAX TRANSMITTAL FORM

03.21.01

4

Date

Time

No. of pages (including Transmittal sheet)

Sydney Shaffer

Fax From

Marge Schmuckal

Fax To (Name)

(Company)

(Fax #)

874-8716

Portland West - 181 Brackett St

Regarding (Project)

(Project #)

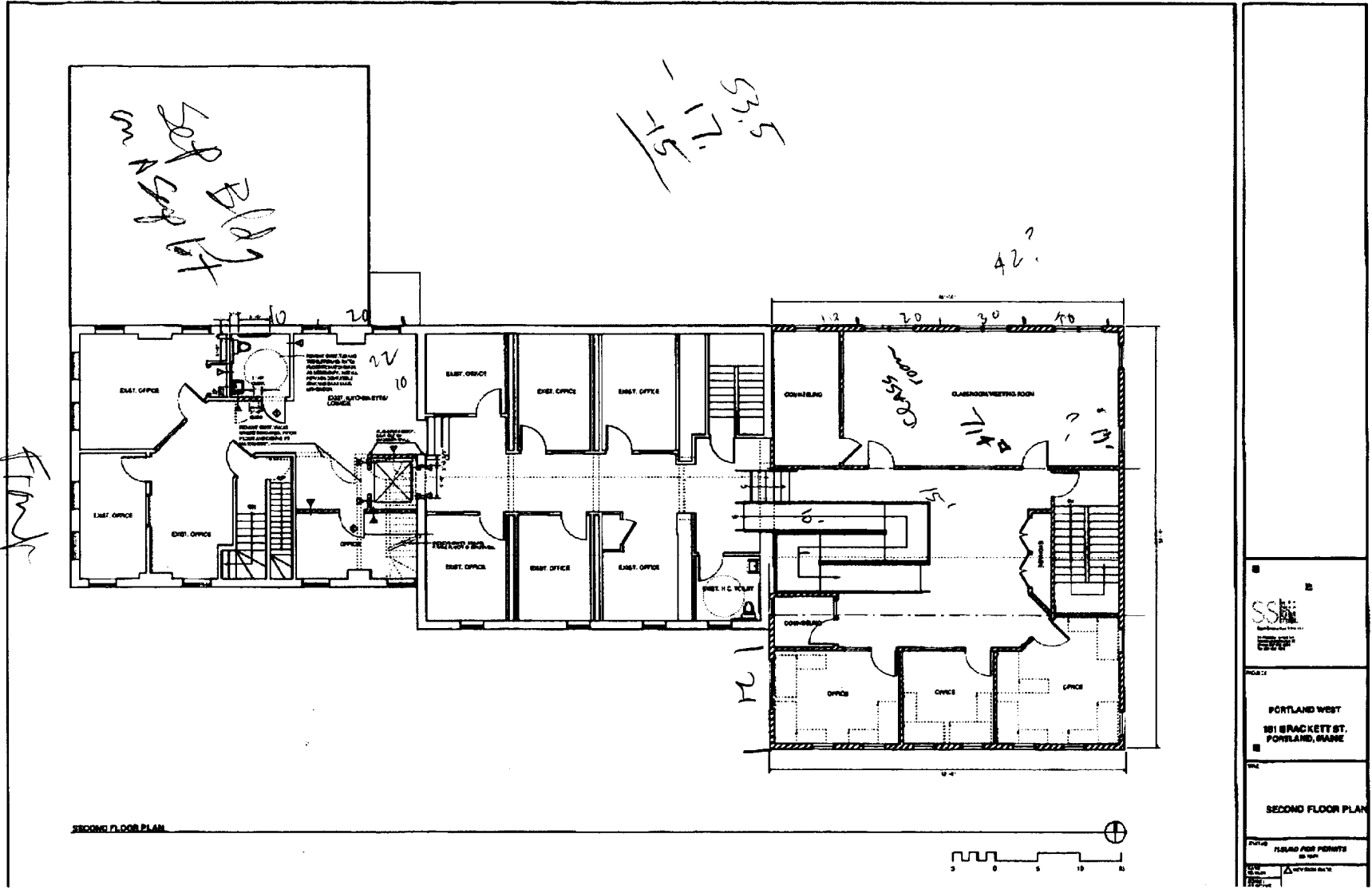
00126.00

Please call 207-772-4656 should there be any problems with receipt of this transmission.


Here are the floor plans you requested. As I said, the exact use of the new additions is in flux. I have a classroom/meeting room shown, but I know they are still rethinking that use. You might want to talk directly to Tom Pearson at Portland West - 775-0105.

$17 \times 42 = 714 \text{ sq ft CLASS room}$
 $10 \times 22 = 220 \text{ sq ft}$
 $15 \times 42 = 630 \text{ sq ft}$

 1564 sq ft

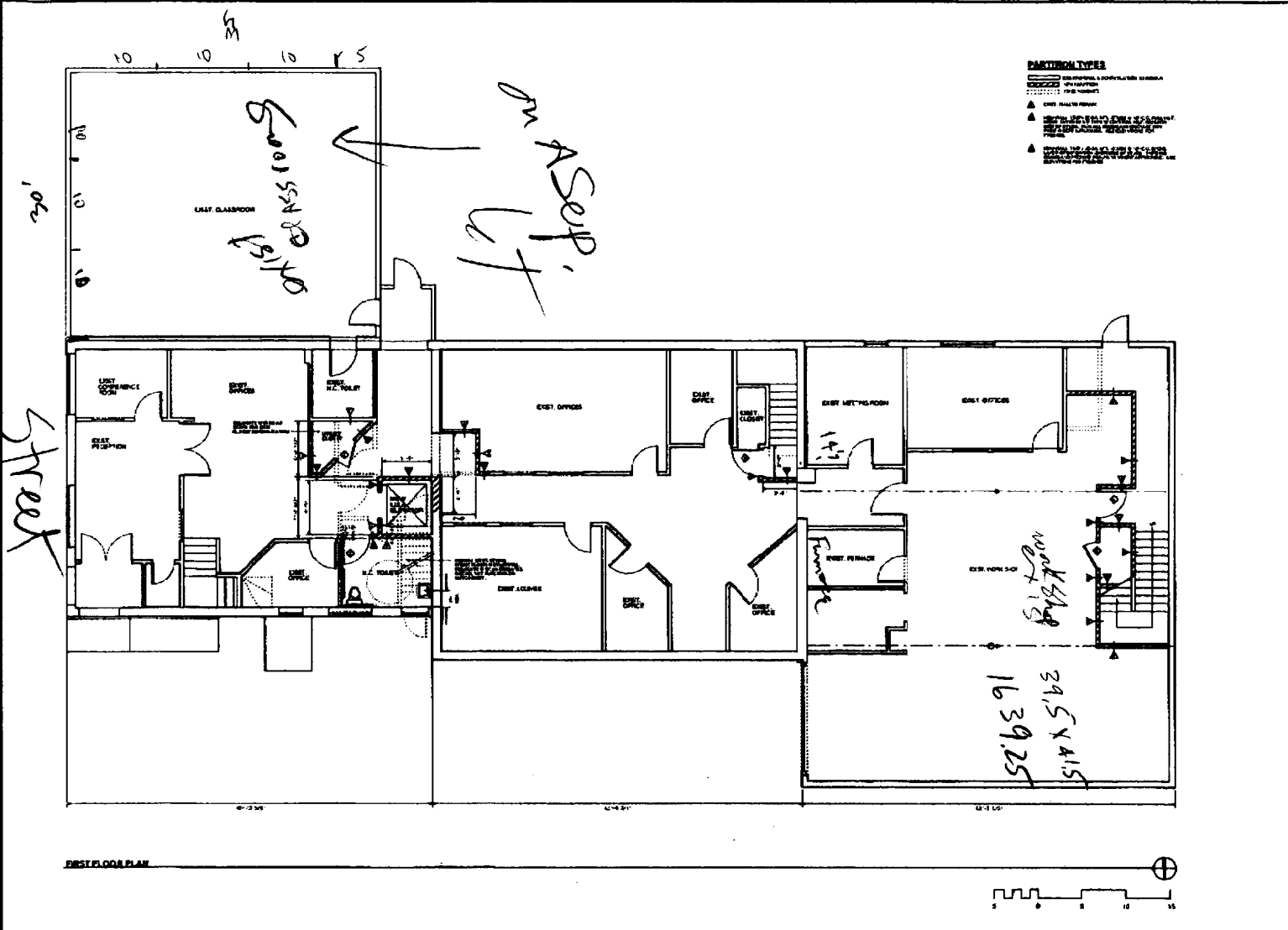


SECOND FLOOR PLAN


 PORTLAND WEST
 101 BRACKETT ST.
 PORTLAND, MAINE
 SECOND FLOOR PLAN
 SCALE: AS SHOWN
 DATE: 3/21/01

3/21/01

30 x 35 = 1050 #

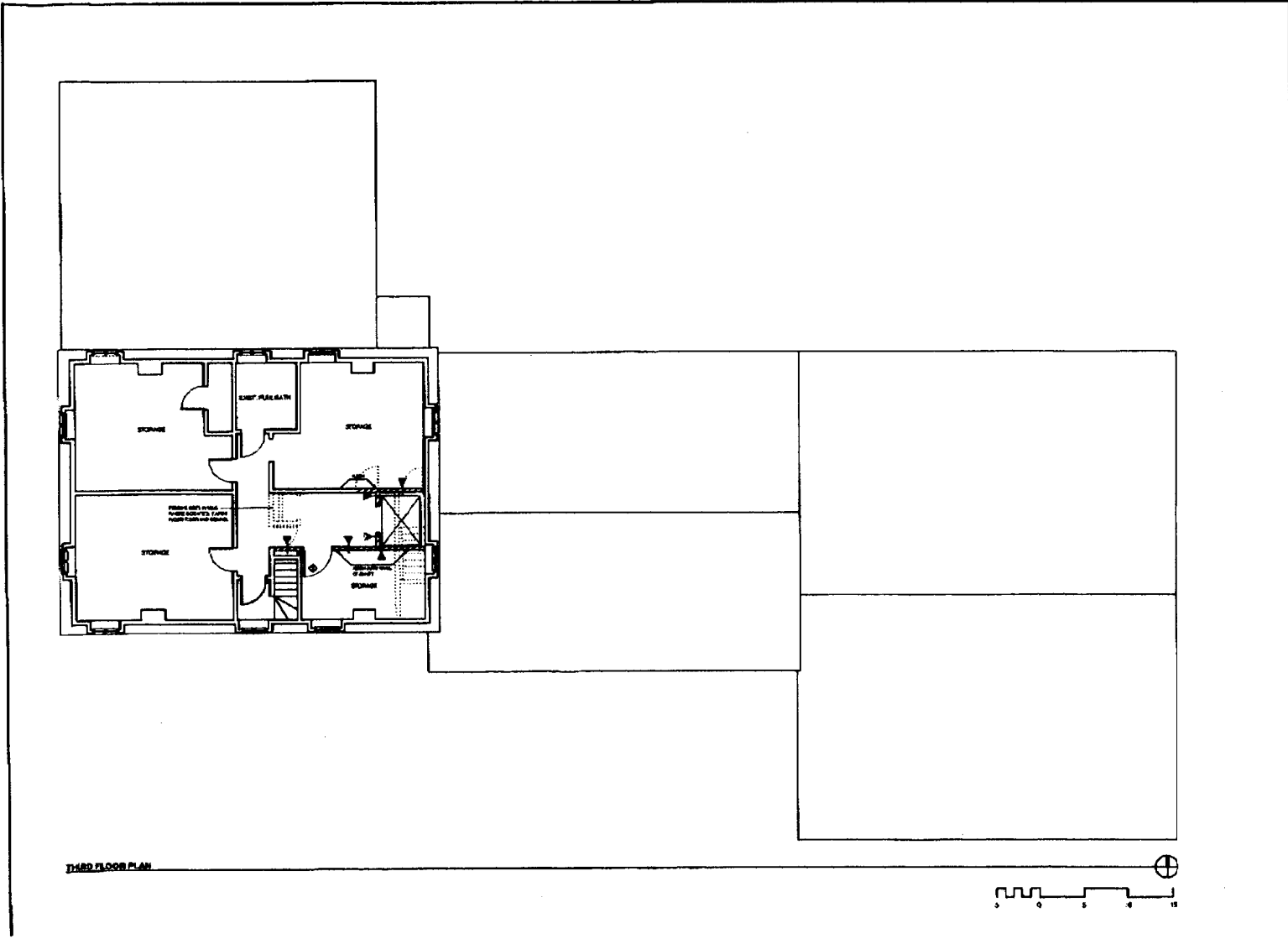


- PARTITION TYPES**
- ▬ 1/2" Gypsum Board
 - ▬ 5/8" Gypsum Board
 - ▬ 1" Gypsum Board
 - ▬ 1 1/2" Gypsum Board
 - ▬ 2" Gypsum Board
 - ▬ 2 1/2" Gypsum Board
 - ▬ 3" Gypsum Board
 - ▬ 4" Gypsum Board
 - ▬ 5" Gypsum Board
 - ▬ 6" Gypsum Board
 - ▬ 8" Gypsum Board
 - ▬ 10" Gypsum Board
 - ▬ 12" Gypsum Board
 - ▬ 14" Gypsum Board
 - ▬ 16" Gypsum Board
 - ▬ 18" Gypsum Board
 - ▬ 20" Gypsum Board
 - ▬ 24" Gypsum Board
 - ▬ 30" Gypsum Board
 - ▬ 36" Gypsum Board
 - ▬ 42" Gypsum Board
 - ▬ 48" Gypsum Board
 - ▬ 54" Gypsum Board
 - ▬ 60" Gypsum Board
 - ▬ 72" Gypsum Board
 - ▬ 84" Gypsum Board
 - ▬ 96" Gypsum Board
 - ▬ 108" Gypsum Board
 - ▬ 120" Gypsum Board
 - ▬ 144" Gypsum Board
 - ▬ 168" Gypsum Board
 - ▬ 192" Gypsum Board
 - ▬ 216" Gypsum Board
 - ▬ 240" Gypsum Board
 - ▬ 288" Gypsum Board
 - ▬ 336" Gypsum Board
 - ▬ 384" Gypsum Board
 - ▬ 432" Gypsum Board
 - ▬ 480" Gypsum Board
 - ▬ 528" Gypsum Board
 - ▬ 576" Gypsum Board
 - ▬ 624" Gypsum Board
 - ▬ 672" Gypsum Board
 - ▬ 720" Gypsum Board
 - ▬ 768" Gypsum Board
 - ▬ 816" Gypsum Board
 - ▬ 864" Gypsum Board
 - ▬ 912" Gypsum Board
 - ▬ 960" Gypsum Board
 - ▬ 1008" Gypsum Board
 - ▬ 1056" Gypsum Board
 - ▬ 1104" Gypsum Board
 - ▬ 1152" Gypsum Board
 - ▬ 1200" Gypsum Board

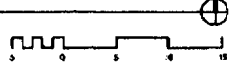
SSA
 PORTLAND WEST
 881 BRACKETT ST.
 PORTLAND, MAINE
 FIRST FLOOR PLAN
 ISSUE FOR PERMITS
 02/20/01

3/21/01

3/21/01



THIRD FLOOR PLAN



<p>PORTLAND WEST 181 BRACKETT ST. PORTLAND, MAINE</p>	
<p>THIRD FLOOR PLAN</p>	
<p>SCALE</p>	<p>ISSUED FOR PERMITS REPLAN</p>
<p>DATE</p>	<p>BY</p>

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND LEGAL NOTICE

February 22, 2001

Site Location: 179-181 Brackett Street
Nature of Project: 2,125 s.f. second floor addition
C/B/L: 045-E-038

Dear Property Owner;

An application was submitted to the City of Portland Inspections Office on February 16, 2001 from Portland West. The applicant is requesting to add a second story addition over the existing concrete block garage at the rear of the building for **additional office space consisting of 2,125 s.f.**

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4th floor.

MAILED 2/22/01

02/22/2001

2:44 PM

MARSDEN DAVID S & LOUISE M JTS
112 WINTER ST
PORTLAND, ME 04102

MERCY HOSPITAL
144 STATE ST
PORTLAND, ME 04101

PUTNAM RAYMOND F III
PO BOX 7701
PORTLAND, ME 04112

STEVENS DANIEL W &
JOHN R JORDAN
64 EASTERN PROMENADE
PORTLAND, ME 04101

WIZARD ACQUISITIONS LIMITED
LIABILITY COMPANY
64 EASTERN PROMENADE
PORTLAND, ME 04101

Labels Requested For CBL:

045 E004

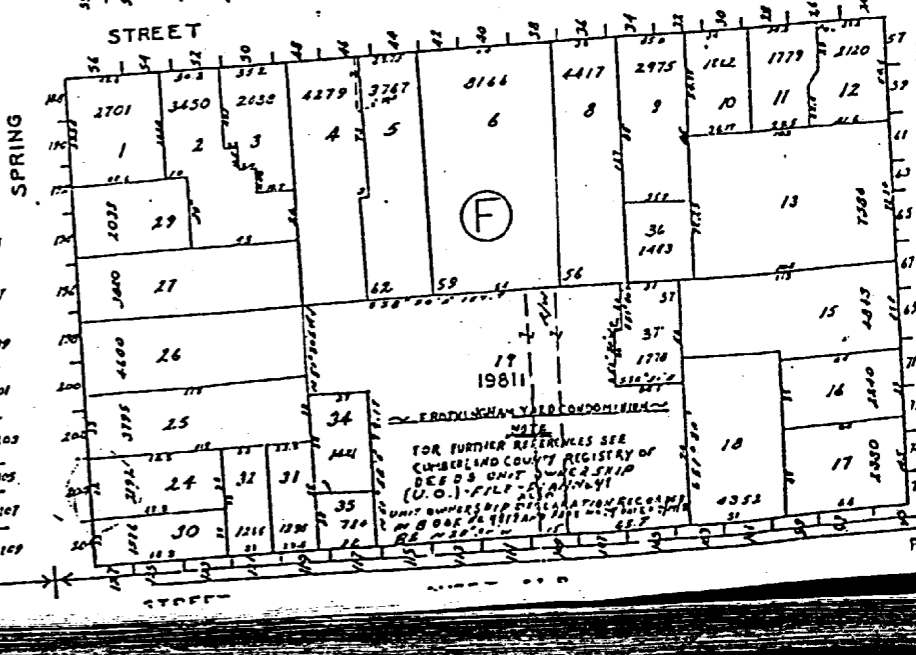
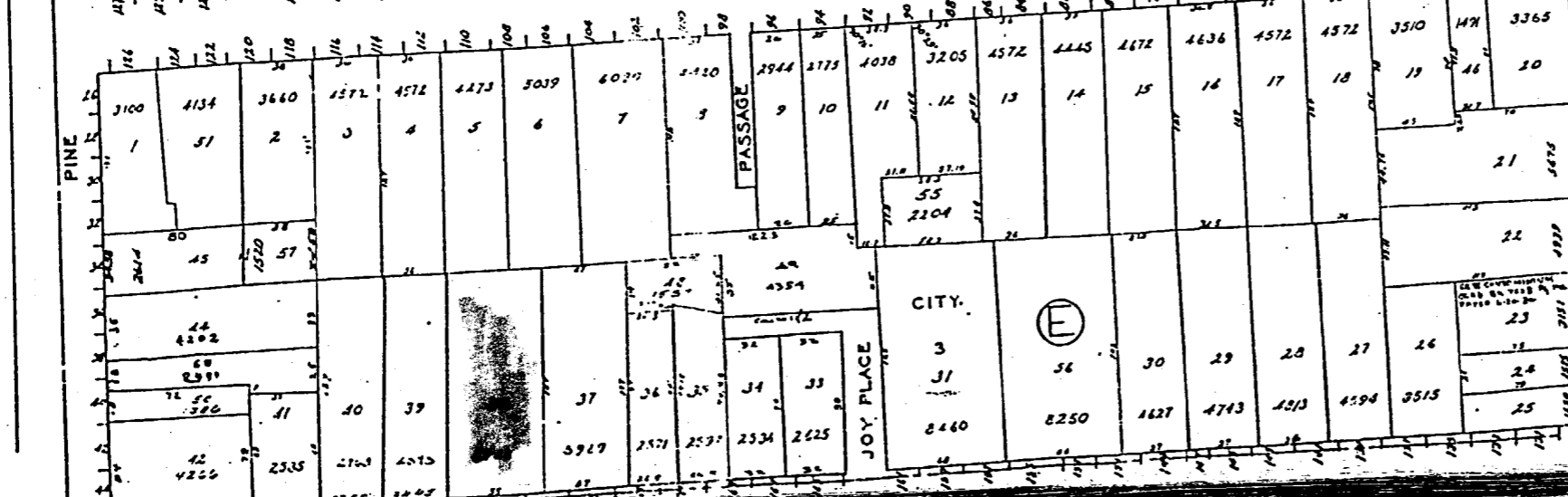
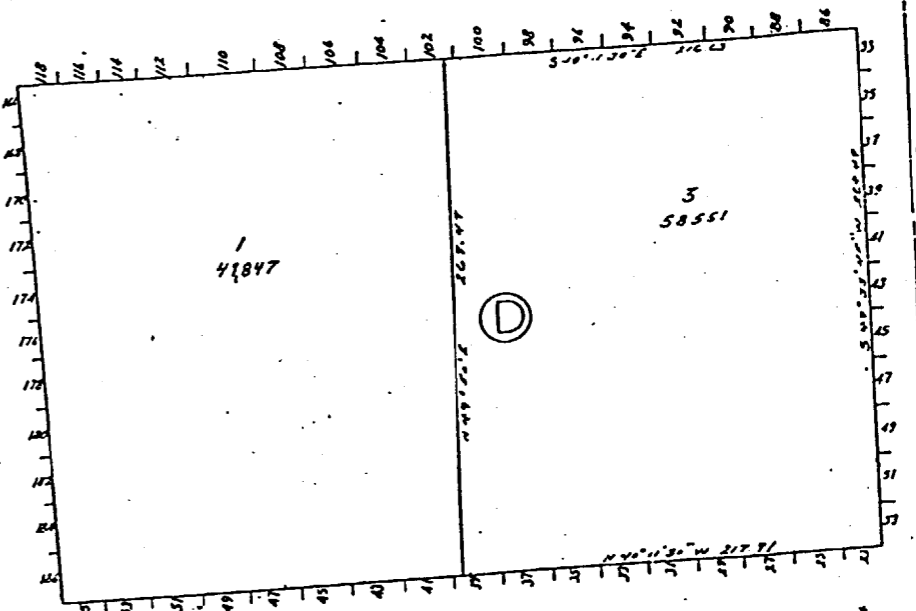
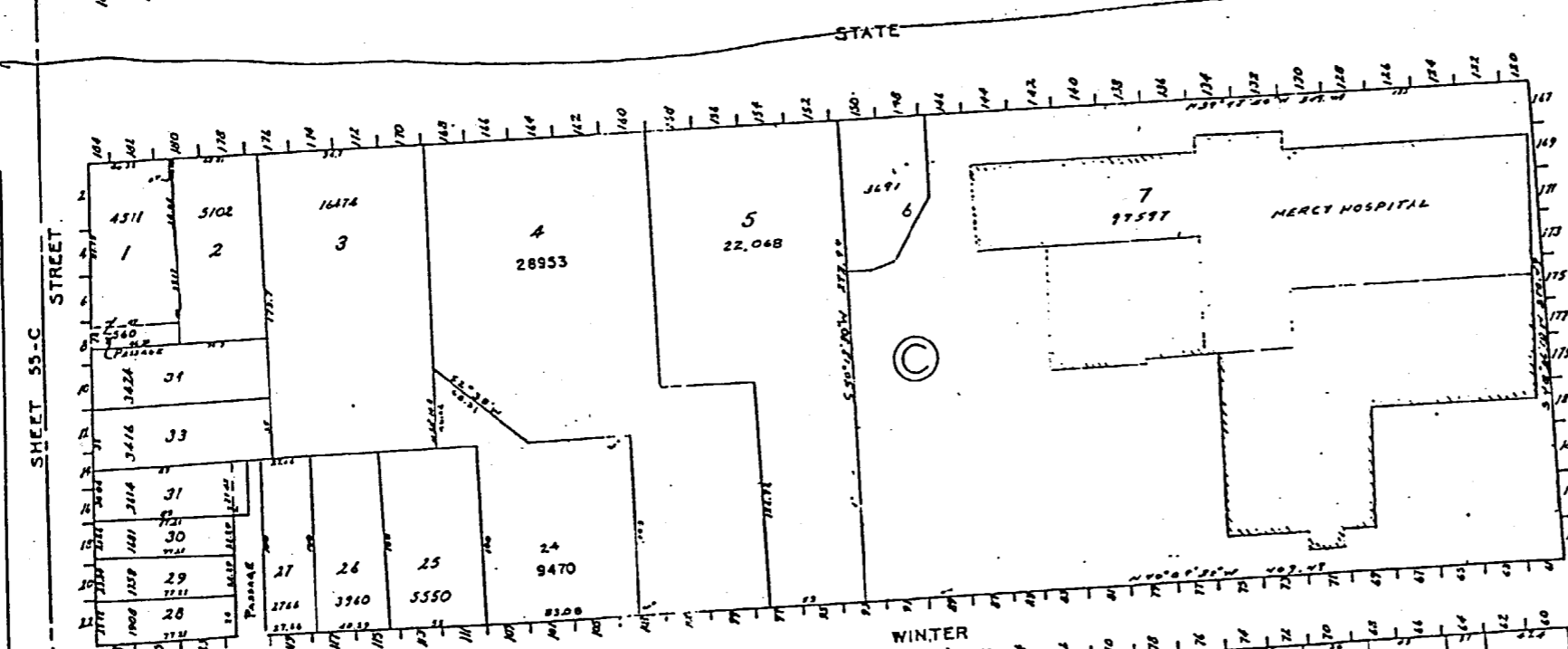
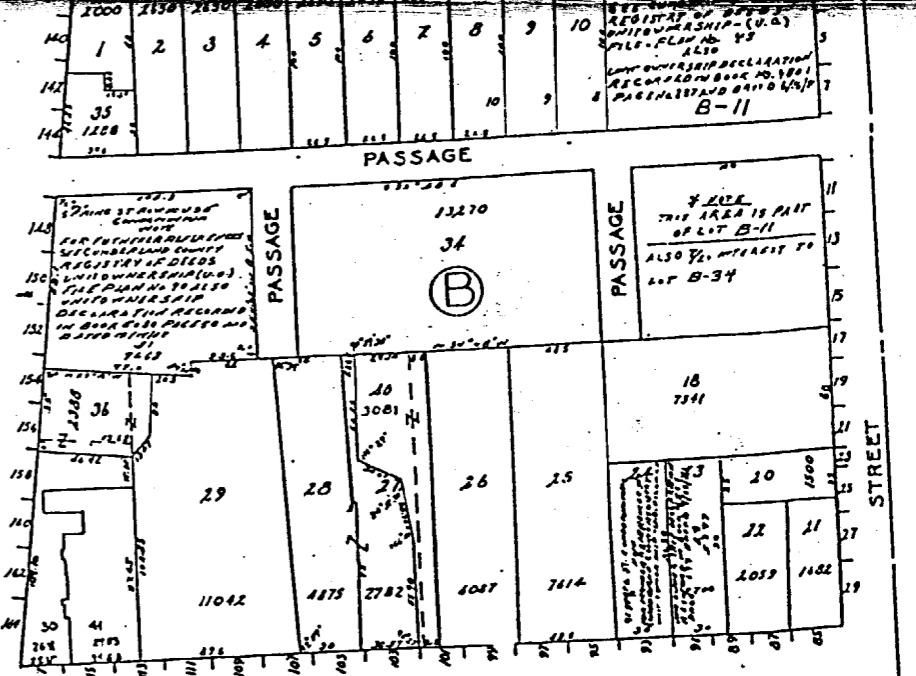
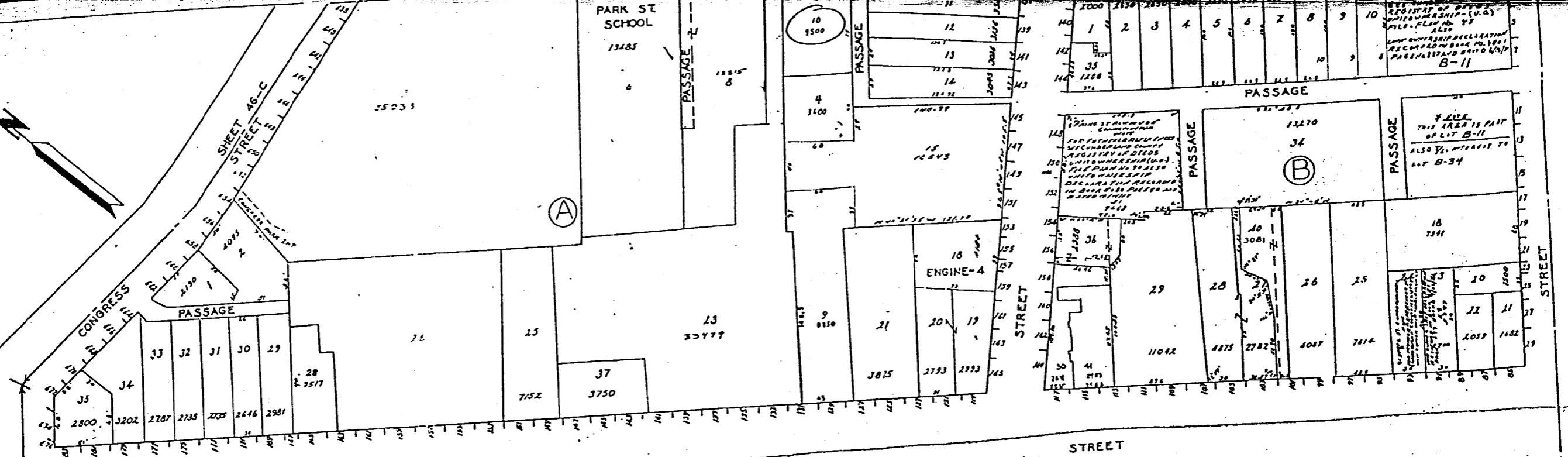
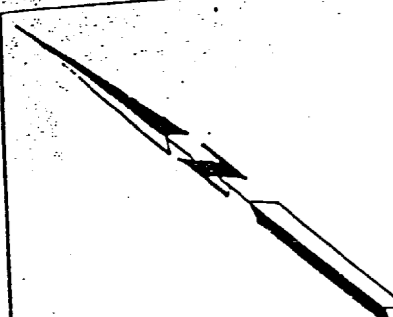
045 E005

045 E006

045 E037

045 E039

056 E001

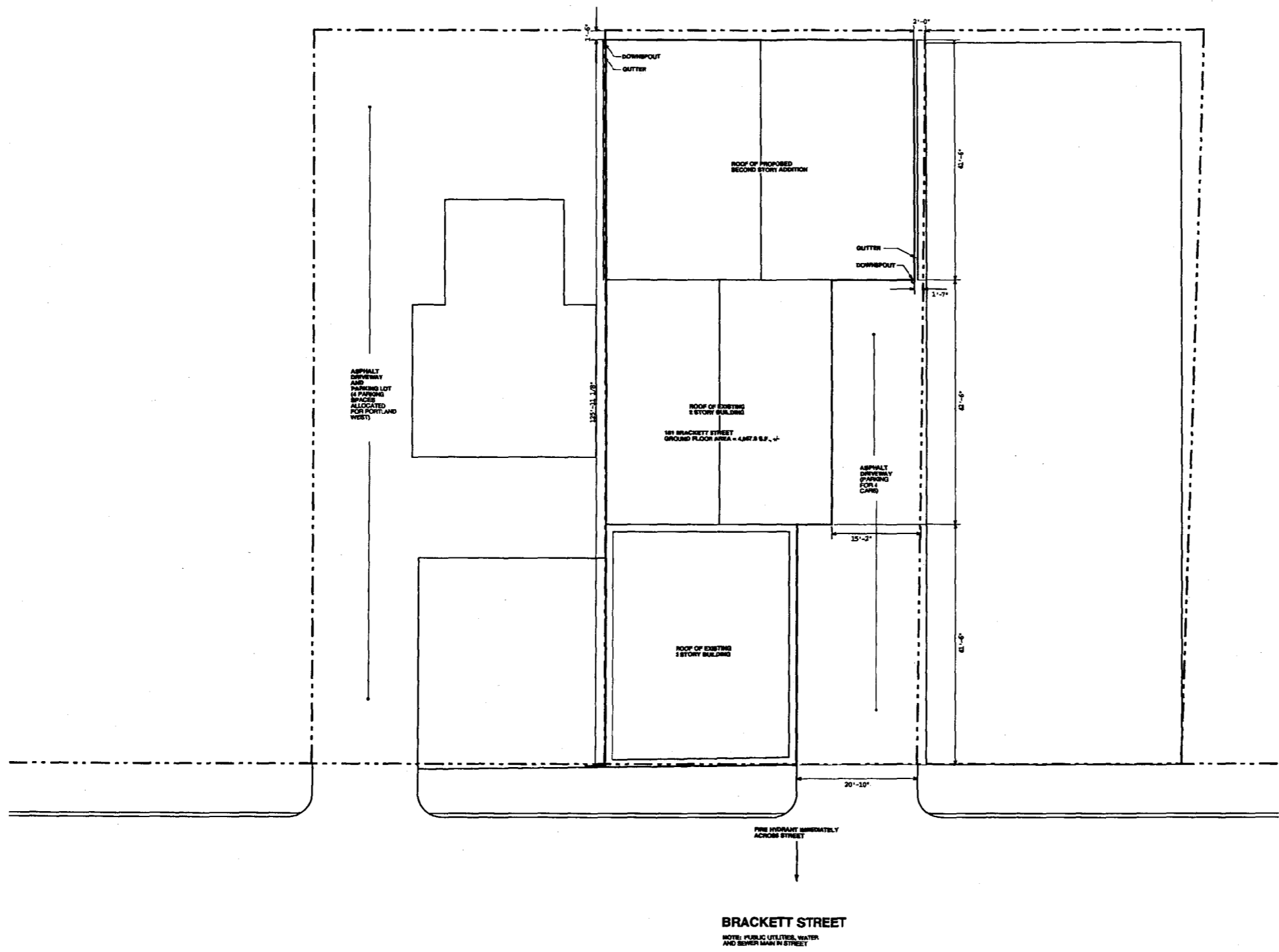


CITY OF PORT
ASSESSORS P
SCALE 1" = 5'

RETRACED 12-9



SHEET 45-C

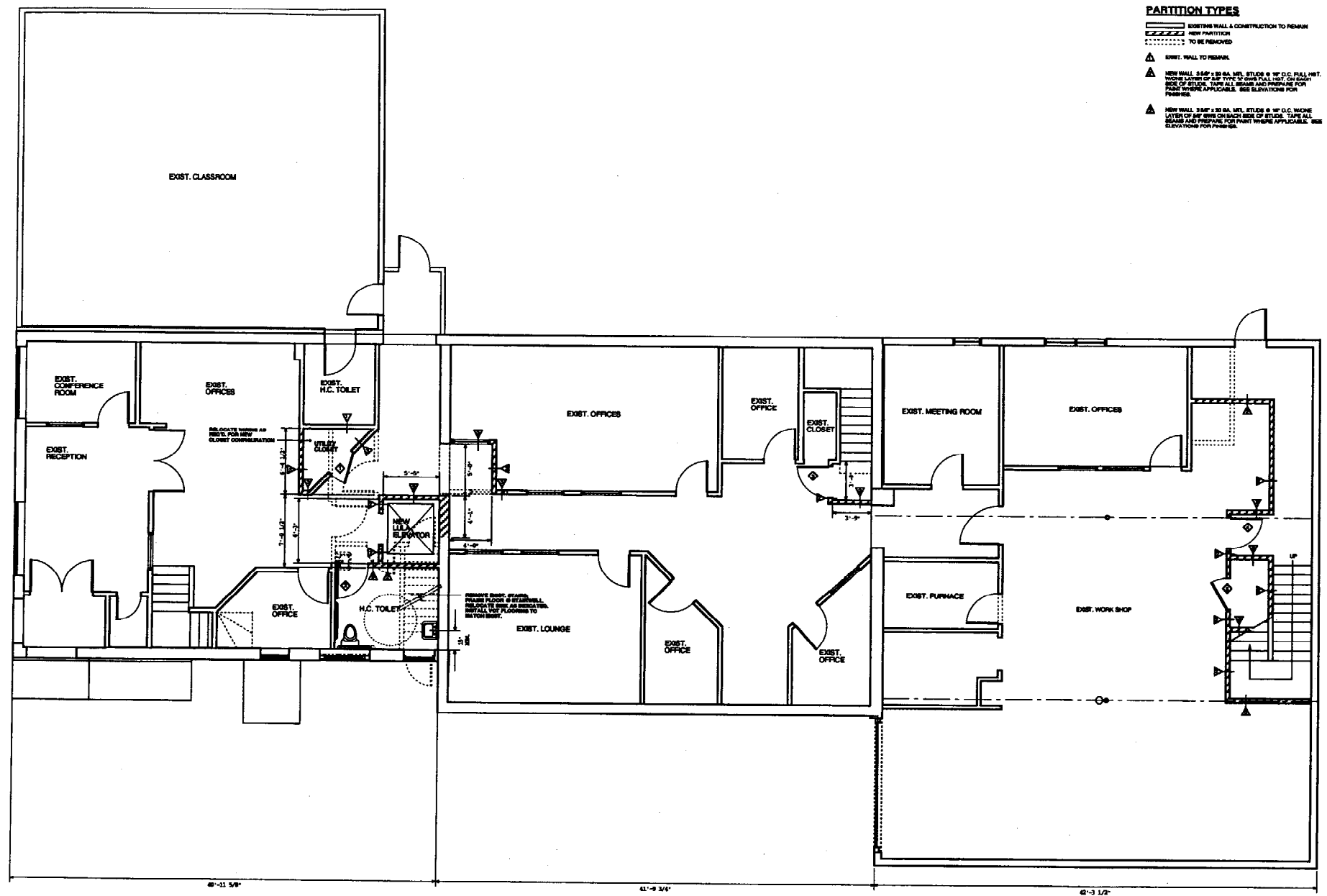


CITY OF PORTLAND
 PORTLAND WEST
 181 BRACKETT STREET
APPROVED SITE PLAN

TITLE
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL **JUL 13 2011**

STATUS: ISSUED FOR PERMITS

DATE: 02.19.11	REVISION DATE:
SCALE: AS NOTED	
PROJECT NO: 001.26.10	
DRAWN BY:	SSA South Street Architects
DWG NO:	A-0.1



PARTITION TYPES

- EXISTING WALL & CONSTRUCTION TO REMAIN
- NEW PARTITION
- TO BE REMOVED
- EXIST. WALL TO REMAIN
- NEW WALL 2 1/2" IS 1/4" G.I. STUDS @ 16" O.C. FINAL FINISH WORK IS LAYERS OF 1/2" GYPSUM BOARD @ 1/4" O.C. FINAL FINISH. SIDE OF STUDS, TYP. ALL BRASS AND BRASS-PLATE FOR PARTS WHERE APPLICABLE. SEE ELEVATIONS FOR FINISHES.
- NEW WALL 2 1/2" IS 1/4" G.I. STUDS @ 16" O.C. INSIDE LAYER OF 5/8" GYPSUM BOARD @ 1/4" O.C. INSIDE. TYP. ALL BRASS AND BRASS-PLATE FOR PARTS WHERE APPLICABLE. SEE ELEVATIONS FOR FINISHES.

FIRST FLOOR PLAN

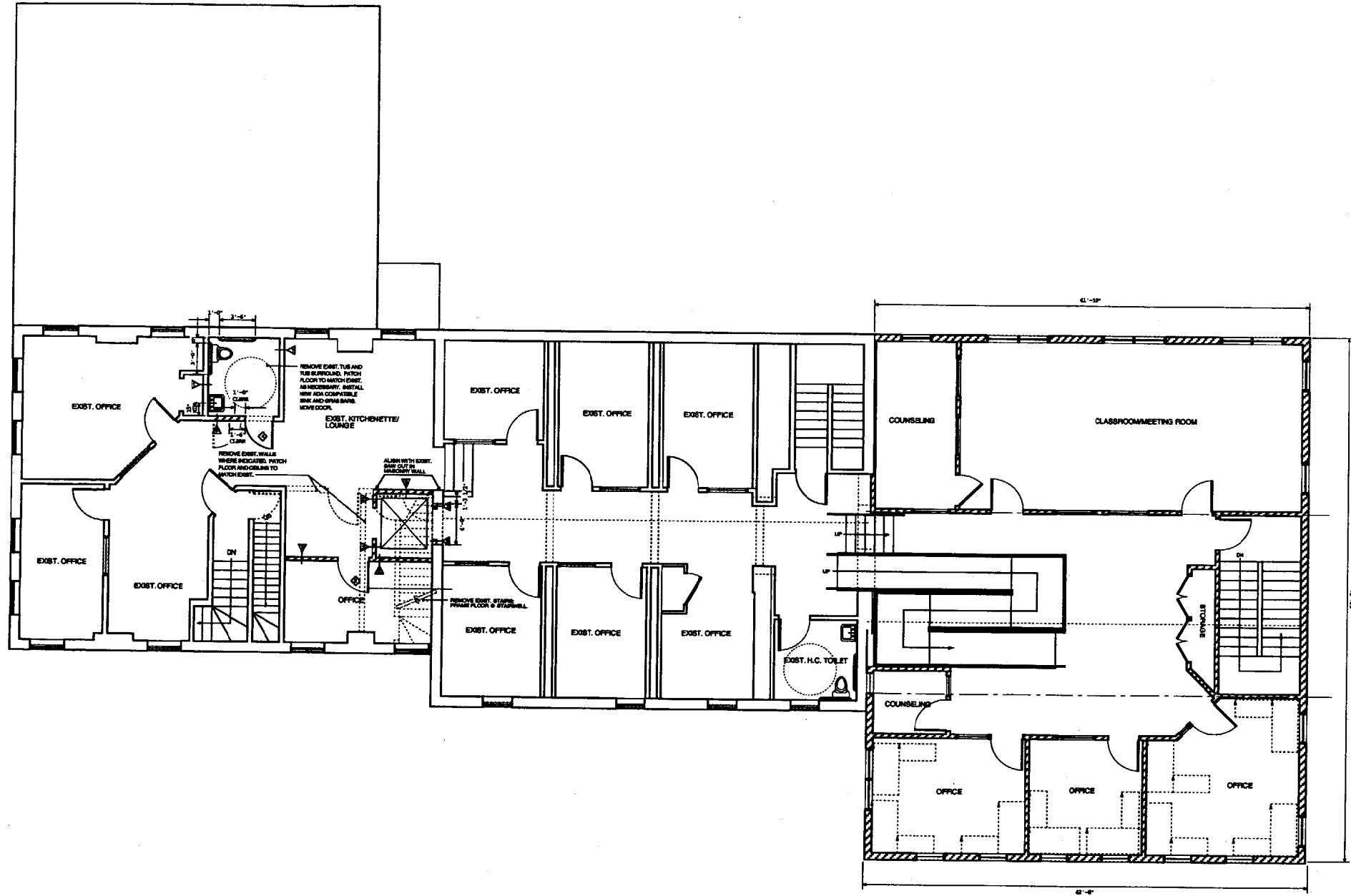
SSA
Scribble Systems Architecture

PROJECT
PORTLAND WEST
181 BRACKETT ST.
PORTLAND, MAINE

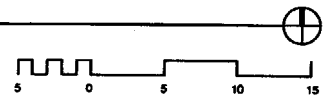
TITLE
FIRST FLOOR PLAN

STATUS: **ISSUED FOR PERMITS**
02.16.07

DATE: 02.16.07
REVISION DATE:



SECOND FLOOR PLAN



PROJECT

PORTLAND WEST
181 BRACKETT ST.
PORTLAND, MAINE

TITLE

SECOND FLOOR PLAN

STATUS

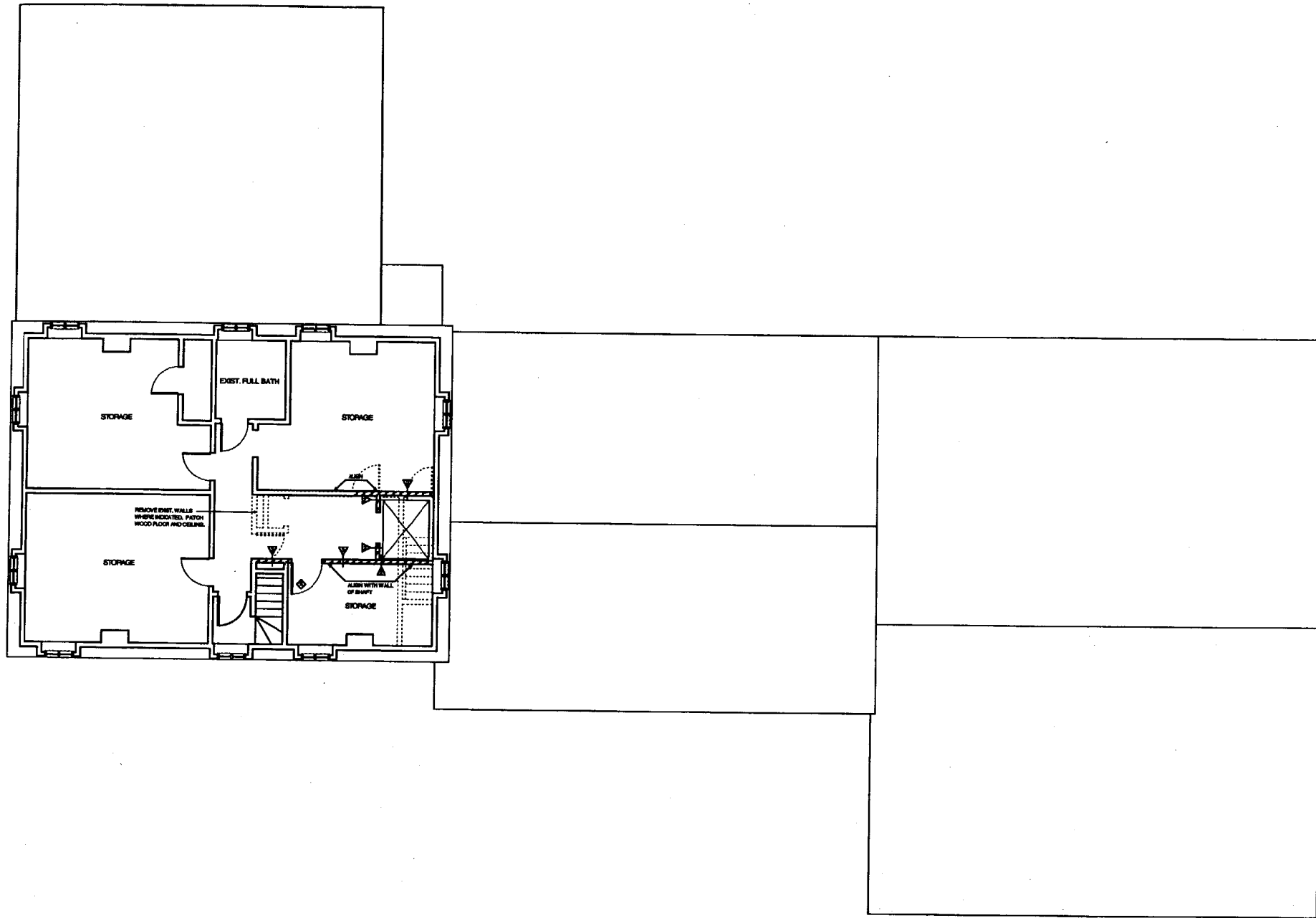
ISSUED FOR PERMITS
02.16.07

DATE

02.16.07

SCALE

AS SHOWN



THIRD FLOOR PLAN



SSI
Architects

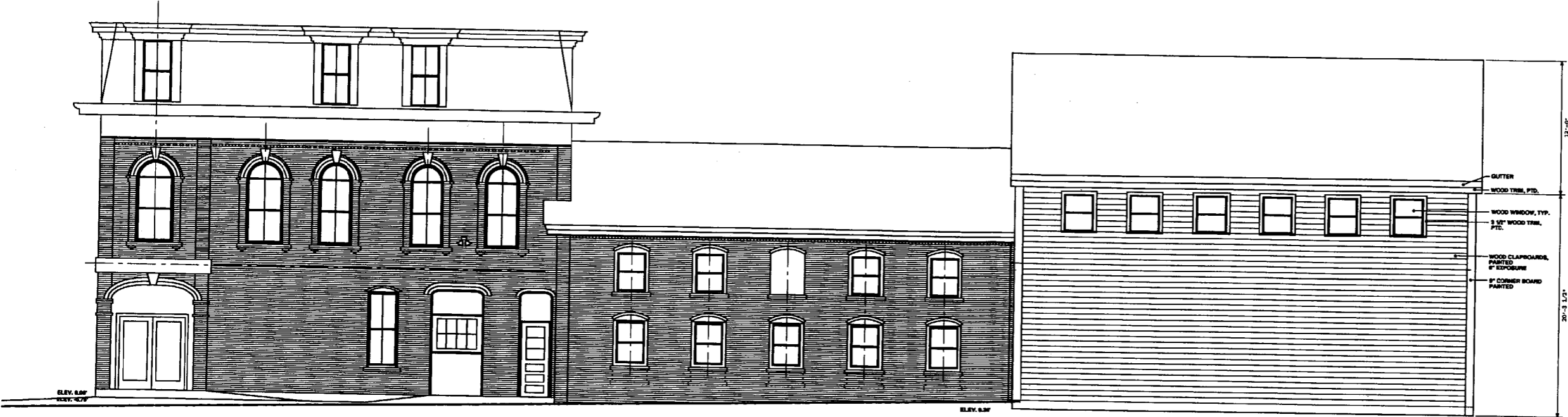
PROJECT
PORTLAND WEST
181 BRACKETT ST.
PORTLAND, MAINE

TITLE
THIRD FLOOR PLAN

STATUS: **ISSUED FOR PERMITS**
02.16.07

DATE: 02.16.07
SCALE: AS SHOWN

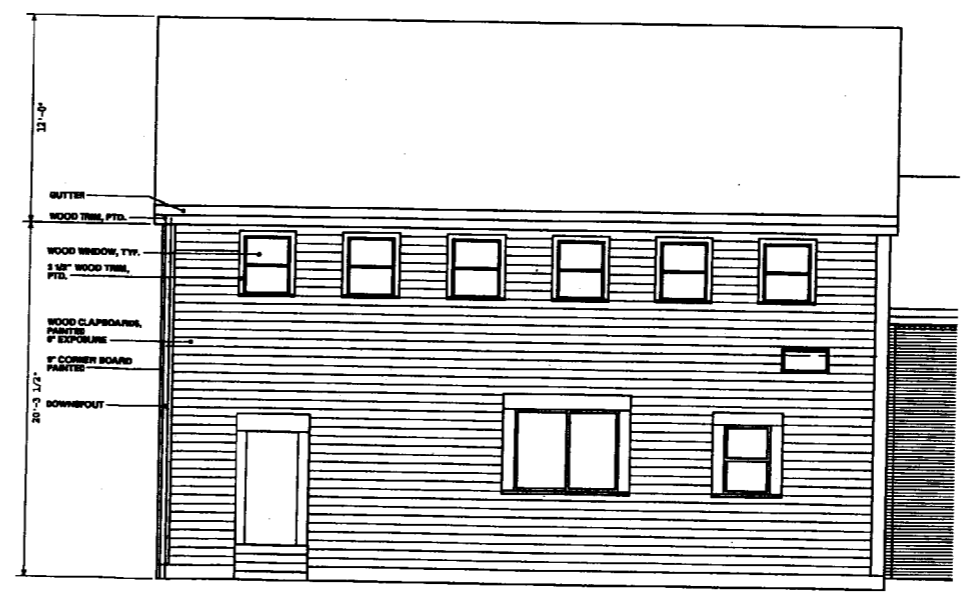
REVISION DATE



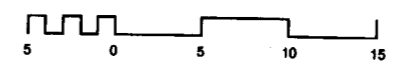
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



PROJECT
PORTLAND WEST
181 BRACKETT ST.
PORTLAND, MAINE

TITLE
EXTERIOR ELEVATIONS

STATUS: **ISSUED FOR PERMITS**
 02.16.01

DATE: 02.16.01
 SCALE: AS NOTED
 PROJECT NO.: 00138.06
 DRAWN BY: [Signature]

DWG NO.: **A-2.1**