

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

JAN 23 2006

Permit Number: 051691

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Simonds Gordon D Trustee / Alan Stone

has permission to 3rd floor dormers (32' long & 2' long) extend back of unit over the end of the second floor

AT 48 Bramhall St

054 D004003

provided that the person or persons who perform or supervise the construction accepting 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 altered or repaired. Closed-in 24 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. Greg Cass 12-22-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Debbie Bourke 1/23/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

teacher - 8-2 3(2x6)
5-2 3(2x6)

Change to 2x8's (3)

Add wall to support
Ridge beam

CEW 1/31/07

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	City:
05-1591	JAN 23 2006	054 D004003

Location of Construction: 48 Bramhall St	Owner Name: Simonds Gordon D Trustee	Owner Address: 104 West St	Phone:
Business Name:	Contractor Name: Brian Stone	Contractor Address: 16 Goodridge Rd, Portland, ME 04107	Phone: 207-876-1778
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings <i>mult family</i>	Zone: R6

Past Use: Residential/ Condo	Proposed Use: Residential / Condo 3rd floor dormers	Permit Fee: \$426.00	Cost of Work: \$45,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i> <i>IBC - 2003</i>	

Proposed Project Description: 3rd floor dormers (32' long & 22' long) & extend back of unit over the end of the second floor	Signature: <i>Greg Larsen</i>	Signature: <i>JMB 1/23/06</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: dmartin	Date Applied For: 11/16/2005	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>ex w/ conditions</i> Date: <i>12/12/05</i> <i>AKW</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>AKW</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1691	Date Applied For: 11/16/2005	CBL: 054 D004003
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Location of Construction: 48 Bramhall St	Owner Name: Simonds Gordon D Trustee	Owner Address: 104 West St	Phone:
Business Name:	Contractor Name: Brian Stone	Contractor Address: 16 Goodridge Rd Portland	Phone (207) 807-6178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential / Condo 3rd floor dormers	Proposed Project Description: 3rd floor dormers (32' long & 22' long) & extend back of unit over the end of the second floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/20/2005

Note: 12/02/05 Talked to Brian Stone. We need scalable floor plans for 1st & 3rd floor, scalable building plans that show cross section for each dormer and pictures of back of building. **Ok to Issue:**

12/20/05 The two dormers & addition on the back over the second floor add up to 395 sq.' increased living space. 80% of the first floor footprint is 1531 sq'.

- 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:** Jeanine Bourke **Approval Date:** 01/23/2006

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, and fire blocking per code at each level
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) There must be a 2" clearance maintained between the chimney and any combustible material, and fire blocking per code at each level
- 7) Any floor plan changes or new partitions must be approved prior to work on such areas.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/22/2005

Note: **Ok to Issue:**

- 1) Entire building to comply with NFPA 101

Comments:

11/23/2005-jmb: Gave back to Donna to correct to unit #3, and for her to pass on to Marge

12/02/2005-amachado: Talked to Brian Stone. Can only increase 80% of first floor footprint. We need scalable floor plans of first and third floors. We need scalable building plans that show a cross section of both dormers, and we need to know how deep each dormer is. Finally we need pictures of the back of the building.

01/06/2006-mjn: Left a message for Brian Stone, have questions regarding fire separation assemblies, egress and Condo Association approval. Also Spoke with the owner

Location of Construction: 48 Bramhall St	Owner Name: Simonds Gordon D Trustee	Owner Address: 104 West St	Phone:
Business Name:	Contractor Name: Brian Stone	Contractor Address: 16 Goodridge Rd Portland	Phone (207) 807-6178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

01/17/2006-jmb: Left vm w/Brian S. To verify details of work

01/23/2006-jmb: Brian S. Left vm on 1/19, spoke to him today about details as noted on plans and on condition sheet. Ok to issue.

All Purpose Building Permit Application

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>48 Bramhall St</u>		
Total Square Footage of Proposed Structure * <u>650</u>	Square Footage of Lot * <u>41275</u>	
Tax Assessor's Chart, Block & Lot * Chart# <u>87</u> Block# <u>K 004</u> Lot#	Owner: <u>GORDON SIMMONS</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$45,000</u>
Current use: <u>RESIDENTIAL</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME NOV 16 2004 RECEIVED
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:		
Proposed use: <u>NOT AN ADDITIONAL UNIT</u>		
Project description: <u>3rd floor Dormer</u>		
Contractor's name, address & telephone: <u>BRIAN STONE 10 BOSS RIDGE AVE PORTLAND ME 04103</u>		
Who should we contact when the permit is ready: <u>BRIAN STONE</u>		
Mailing address:		
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>507-6178</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 have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of the 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: [Signature] Date: 11/14/05

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

1144

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1691	Date Applied For: 11/16/2005	CBL: 054 D004003
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Location of Construction: 48 Bramhall St	Owner Name: Simonds Gordon D Trustee	Owner Address: 104 West St	Phone:
Business Name:	Contractor Name: Brian Stone	Contractor Address: 16 Goodridge Rd Portland	Phone (207) 807-6178
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Residential / Condo 3rd floor dormers	Proposed Project Description: 3rd floor dormers (32' long & 22' long) & extend back of unit over the end of the second floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/20/2005
Note: 12/02/05 Talked to Brian Stone. We need scalable floor plans for 1st & 3rd floor, scalable building plans tha **Ok to Issue:**
shpw cross section for each dormer and pictures of back of building.
12/20/05 The two dormers & addition on the back over the second floor add up to 395 sq.' increased living space. 80% of the first floor footprint is 1531 sq'.
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:** Pending **Reviewer:** Residential Plan Revie **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/22/2005
Note: **Ok to Issue:**
1) Entire building to comply with NFPA 101

Comments:
11/23/2005-jmb: Gave back to Donna to correct to unit #3, and for her to pass on to Marge
12/2/2005-amachado: Talked to Brian Stone. Can only increase 80% of first floor footprint. We need scalable floor plans of first and third floors. We need scalable building plans that show a cross section of both dormers, and we need to know how deep each dormer is. Finally we need pictures of the back of the building.
1/6/2006-mjn: Left a message for Brian Stone, have questions regarding fire separation assemblies, egress and Condo Association approval.

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the Northwesterly side of Bramhall Street in the City of Portland, Cumberland County, Maine, bounded and described as follows:

BEGINNING on the line of said street at a point ninety (90) feet Southwesterly from the South corner of Hill Street and said Bramhall Street; thence running Northwesterly parallel with Hill Street, ninety-five (95) feet to Russell Street; thence Southwesterly by Russell Street forty-two (42) feet; thence Southeasterly, parallel with Hill Street, ninety-five (95) feet to Bramhall Street; thence Northeasterly by said street forty-two (42) feet to the first mentioned bound.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1144		Issue Date: PERMIT DENIED	CBL: 054 D004001
Location of Construction: 48 Bramhall St	Owner Name: Simonds Ruth G	Owner Address: 04 West St	Phone: 207-874-6666
Business Name: n/a	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	Zone: R-6
Past Use: Multi Family / 3 units <i>leg 3 unit Bldg</i>	Proposed Use: Multi Family / Change of use from 3 unit dwelling to 3 unit condominium.	Permit Fee: \$75.00	Cost of Work: \$0.00
Proposed Project Description: Change of Use from 3 units to 3 condominium.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>10/22/02</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Permit Taken By: gg		Date Applied For: 10/08/2002	

Zoning Approval

- 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"/> Date: <i>5, 12/17/02</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 Date: <i>any exterior work requires a separate review</i>
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received 3rd floor tenants notice form 10/11/02

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

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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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

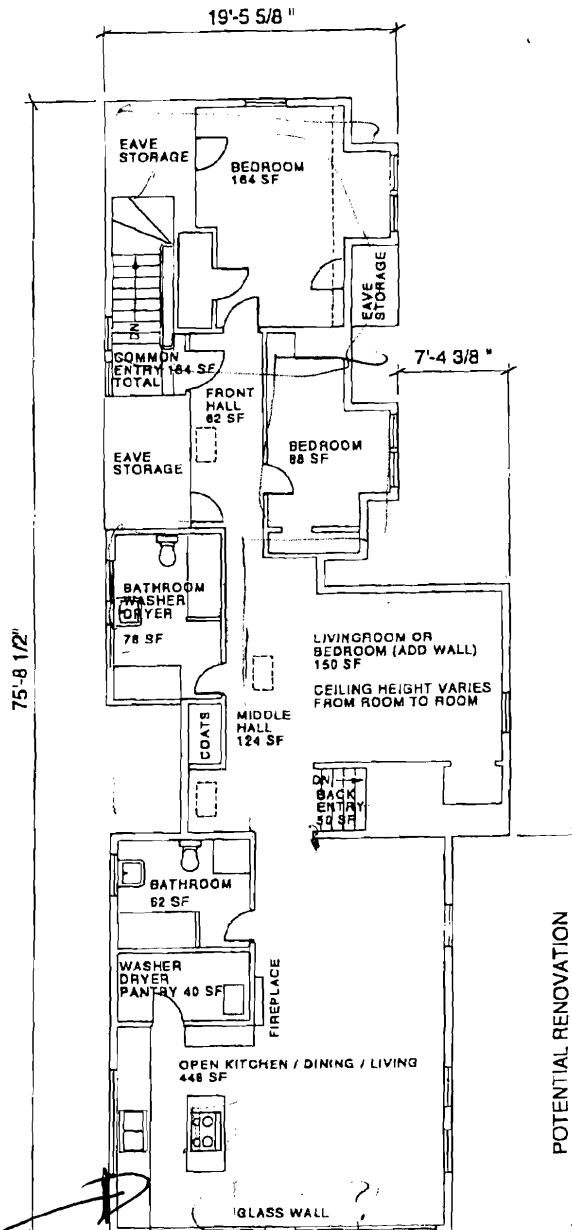
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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

XTB Signature of Applicant/Designee Date: 1/24/06

Carrie Bonita Signature of Inspections Official Date: 1/24/06

CBL: 54-D-4 Building Permit #: 05-1691



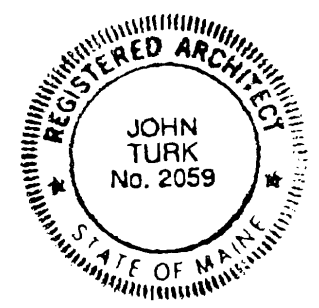
*Expand over
Rear Shed
Roof structure*

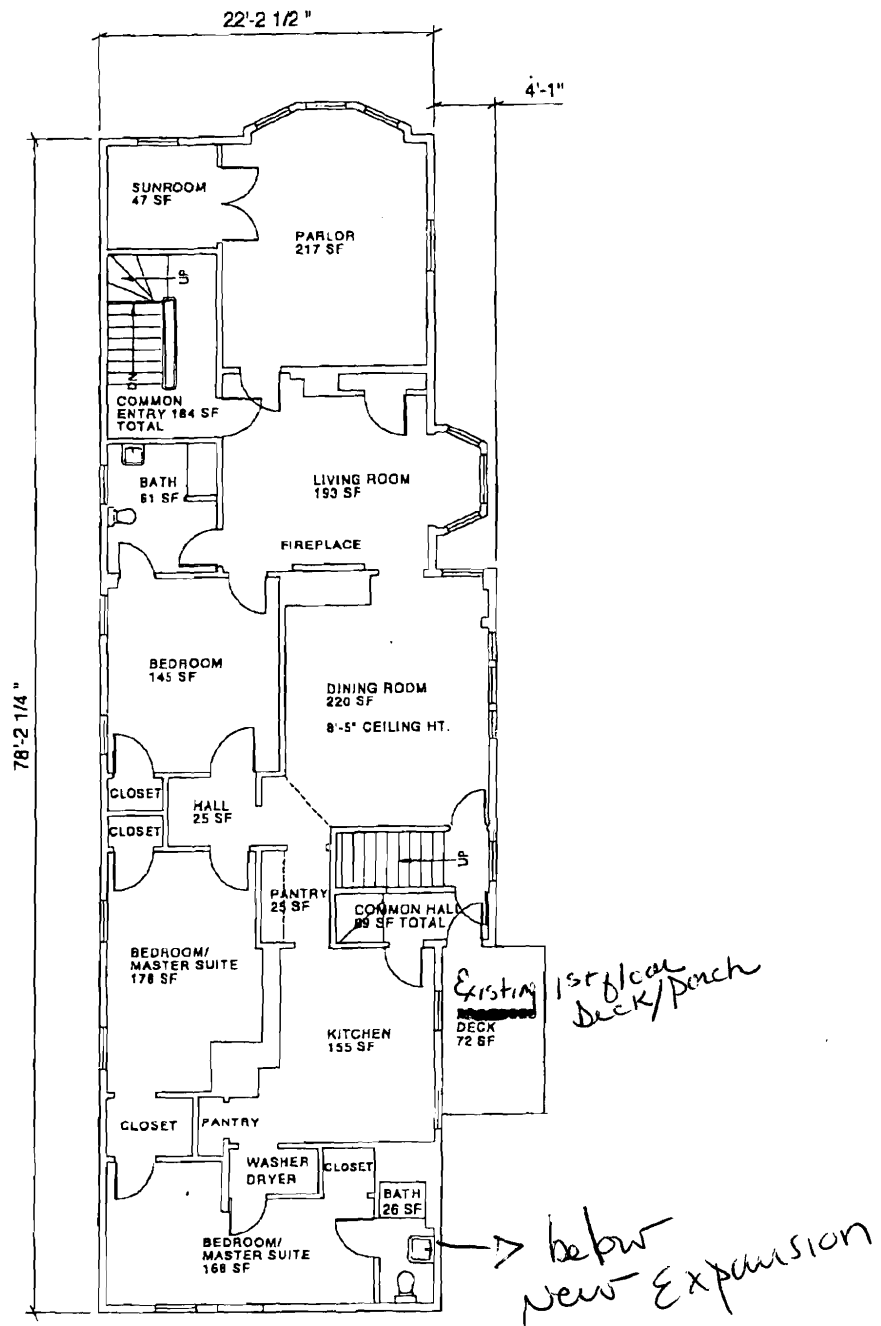
~~48 Bramhall
Third Floor~~

GROSS SF: 1,544 SF
NET SF: 1,264 SF
COMMON ENTRY: 184 SF



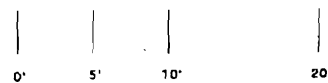
NOTES:
1. FIELD MEASUREMENTS BY MRLD, LLC AND TURK TRACY AND LARRY ARCHITECTS.
2. DRAWINGS FOR CONDO DOCUMENTATION, NOT FOR CONSTRUCTION PURPOSES
8.15.02





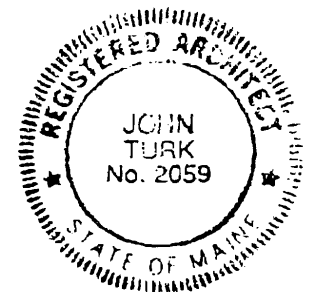
48 Bramhall Second Floor

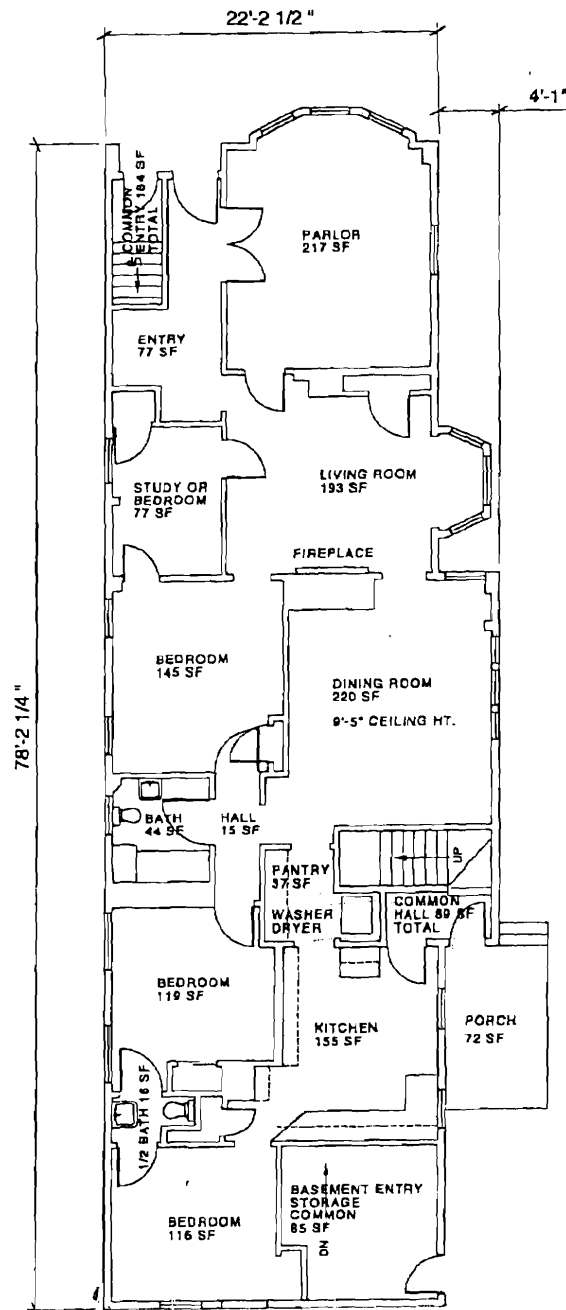
GROSS SF: 1,718 SF
 NET SF: 1,460 SF
 COMMON ENTRY: 273 SF
 NUMBERS DO NOT INCLUDE 72 SF DECK



NOTES:

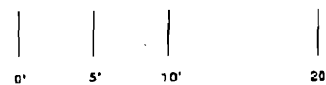
1. FIELD MEASUREMENTS BY MRLD, LLC AND TURK TRACY AND LARRY ARCHITECTS.
 2. DRAWINGS FOR CONDO DOCUMENTATION, NOT FOR CONSTRUCTION PURPOSES
- 8.15.02





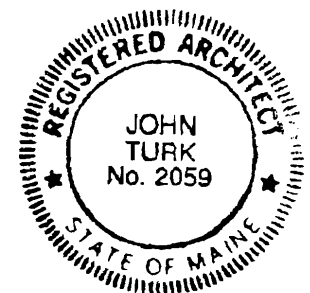
48 Bramhall First Floor

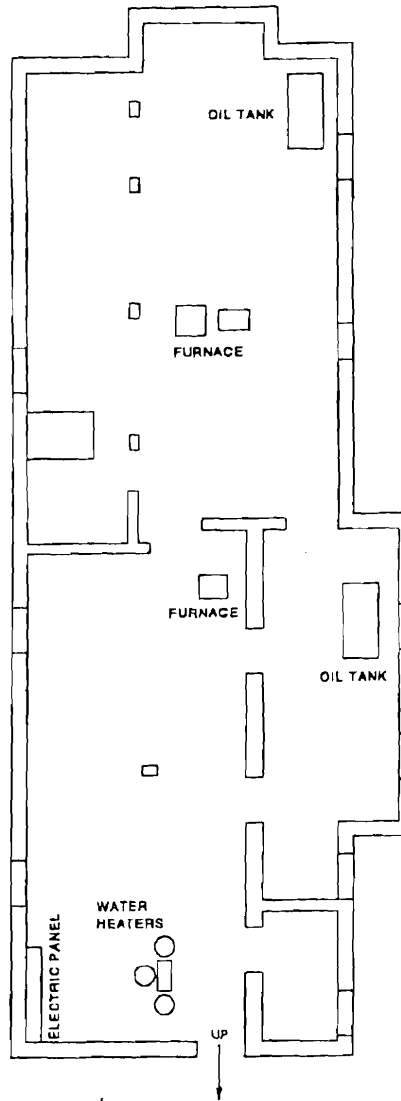
GROSS SF: 1,755 SF
 NET SF: 1,431 SF
 COMMON ENTRY: 89 SF
 NUMBERS DO NOT INCLUDE 72 SF PORCH



NOTES:

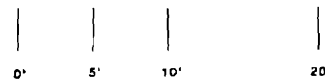
1. FIELD MEASUREMENTS BY MRLD, LLC AND TURK TRACY AND LARRY ARCHITECTS.
 2. DRAWINGS FOR CONDO DOCUMENTATION, NOT FOR CONSTRUCTION PURPOSES
- 8.15.02





48 Bramhall Basement

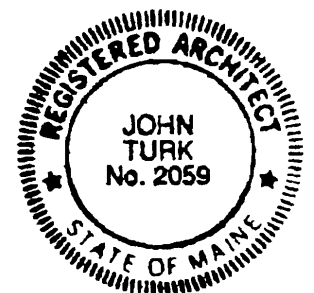
GROSS SF: 1,642 SF
NET SF: 1,401 SF



NOTES:

1. FIELD MEASUREMENTS BY MRLD, LLC AND TURK TRACY AND LARRY ARCHITECTS.
2. DRAWINGS FOR CONDO DOCUMENTATION, NOT FOR CONSTRUCTION PURPOSES

8.15.02



MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

Borrower(S): Ruth G. Simonds

St. No.: 00048

Street: Bramhall St.

Town: Portland, ME

Source Deed Bk. 12615 Pg. 00293

CL No.: 011056

Job No.: CTC08-06.

Date: 12/10/96

County: Cumberland

Plan Bk. Pg.

Lot(S):

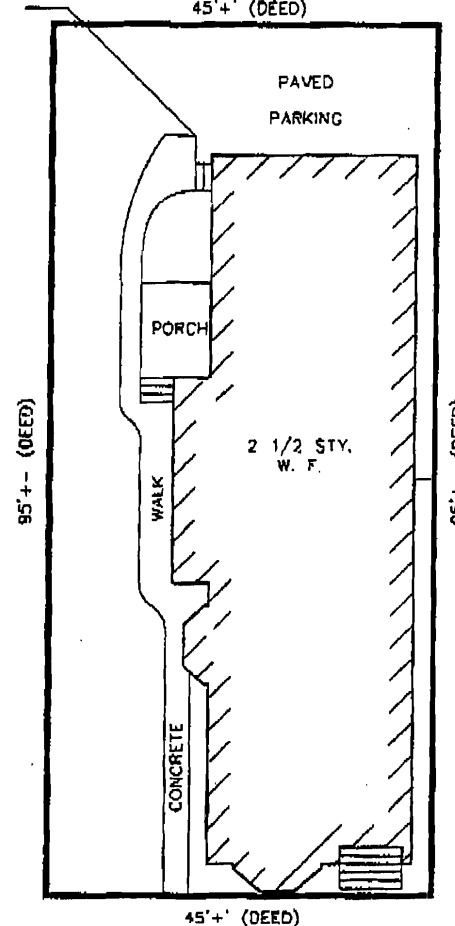
Scale: 1" = 20'

NOTE: A FULL BOUNDARY SURVEY IS
RECOMMENDED TO VERIFY
BOUNDARY AS SHOWN.

RUSSELL STREET

(PAVED)

45'+ (DEED)



95'+ (DEED)

95'+ (DEED)

45'+ (DEED)

BRAMHALL STREET

(PAVED)

F 10'
R 20'
S 3 doors 10'

lot size
40x95 = 3900 sq ft
1000 sq ft

NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to *Peoples Heritage Savings Bank*, and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- this plan was made from an inspection of the site.
- there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Barbara W. Goodwin

January 9, 2006

City of Portland
Building Department
389 Congress Street
Portland, Maine

To Whom It May Concern::

We, the owners of Condominium Units 1 and 2 at 48 Bramhall Street, Portland, Maine approve the alterations and improvements to be made to Condominium Unit 3 by the owner.

Thank you

Martha H Giles (owner of Unit 1)

MARTHA H GILES

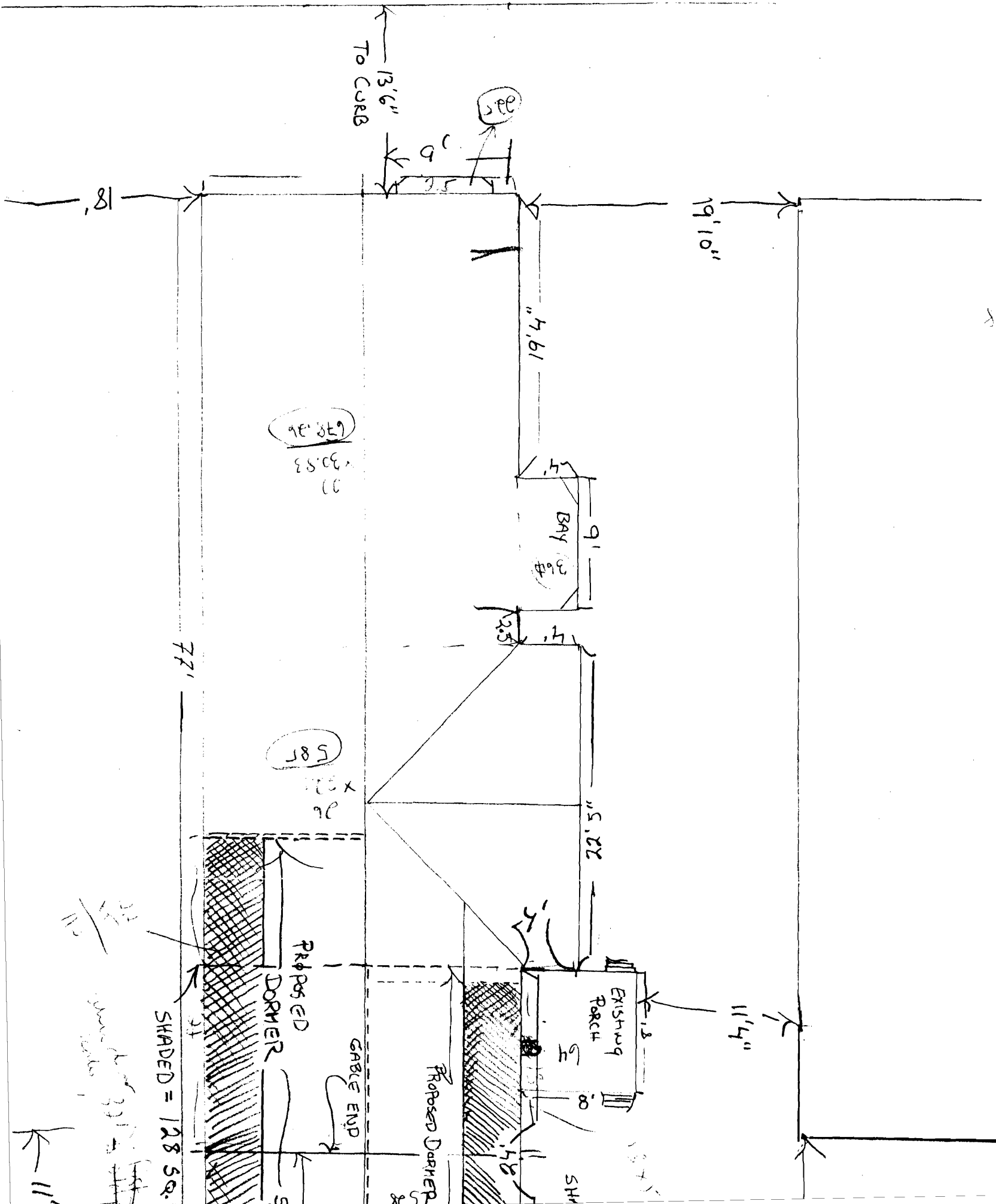
(Print Name)

Michelle Gendreau (owner of Unit 2)

Michelle Gendreau

(Print Name)

Bramhall



678.26	32	585	64	505
1891.26	320	1913.26 x .8	1531.72	

SHADED = 128 SQ. FT.

PROPOSED DORMER

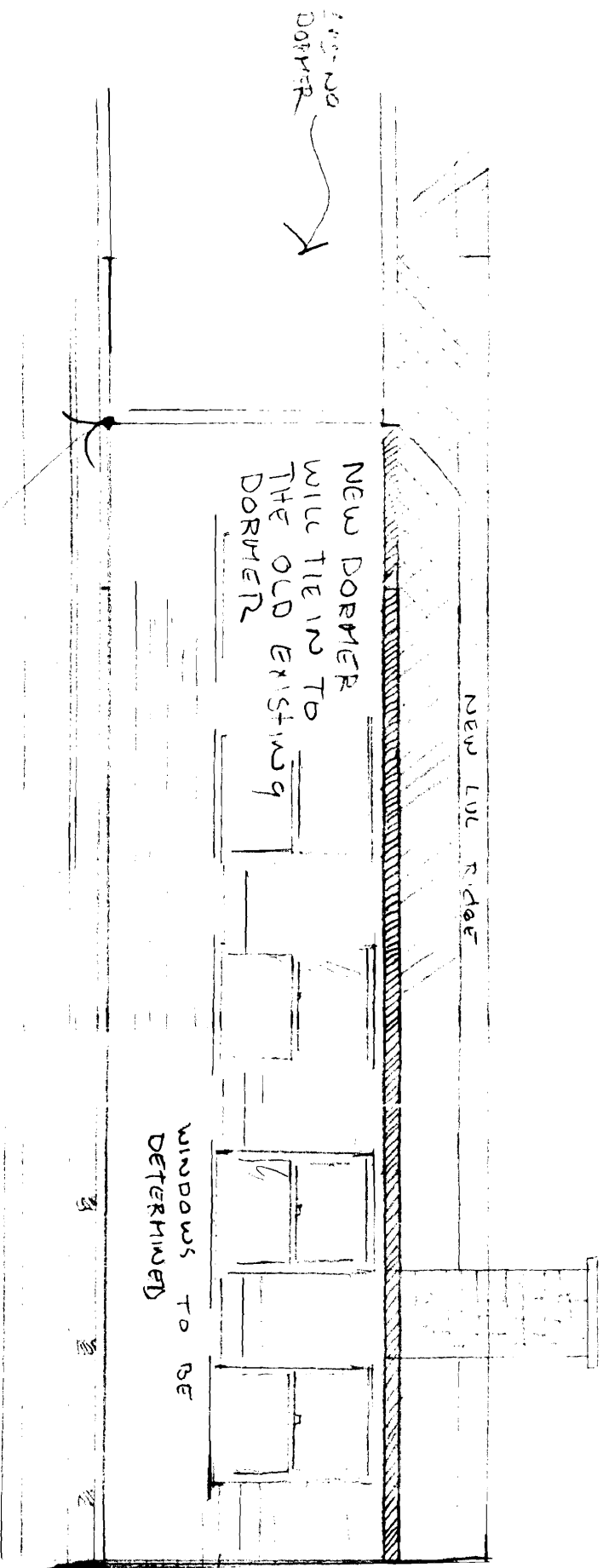
EXISTING PORCH

PROPOSED DORMER

GABLE END

11' 1/2"

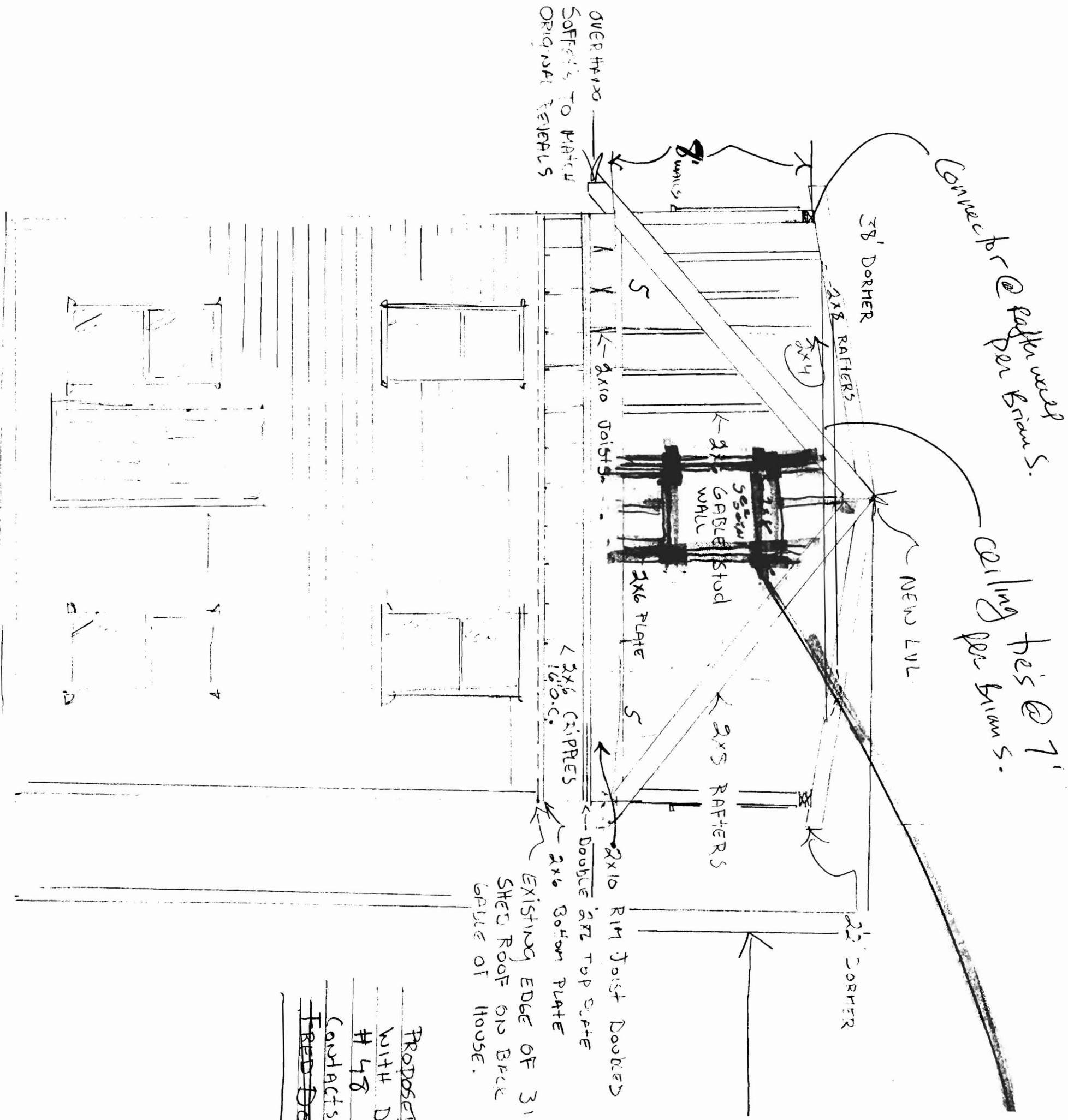
11'

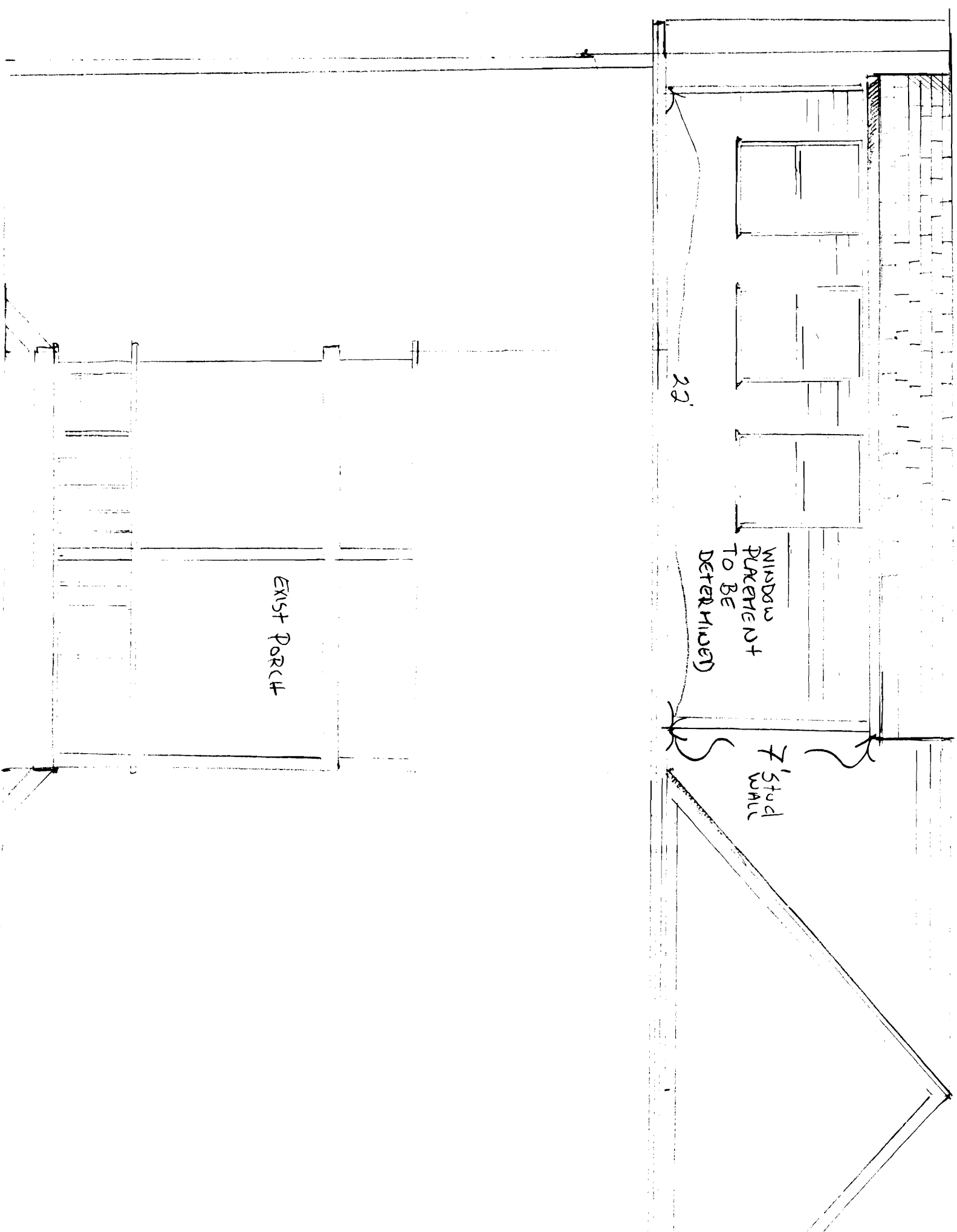


#48 BRANTHAU St. PORTLAND ME.
 CONTACTS: BRAD STONE TEL. 207.807.6178
~~FRANK DORSE 207.650.6991~~

38'

PROPOSED NEW DORMER
 WOULD BE 38' WITH A 4" IN 12
 PITCH





22'

WINDOW
PLACEMENT
TO BE
DETERMINED

7' stud
wall

EXIST PORCH

