

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061255

This is to certify that MOSES KELLY M /Brian S

has permission to repair decks on 1st and 2nd floor, new deck on 3rd floor or extending 4" beyond lower decks, dormer

AT 48 BRAMHALL ST

054 D004003

APR 9 2007

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 altered or closed-in.
 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

4/3/07 Chet & M
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1255	Issue Date:	CBL: 054 D004003
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Location of Construction: 48 BRAMHALL ST	Owner Name: MOSES KELLY M	Owner Address: 48 BRAMHALL ST # 3	Phone:
Business Name:	Contractor Name: Brian Stone	Contractor Address: 16 Goodridge Rd Portland	Phone: 2078076178
Lessee/Buyer's Name	Phone:	Permit Type: <i>Alteration - Multi-family</i> Additions - Commercial	Zone: R6

Past Use: Residential / Condo	Proposed Use: Residential / Condo repair decks on 1st and 2nd floor, new deck on 3rd floor extending 4' beyond lower decks, dormer	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 2
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<i>legal use - 3 residential codes.</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB <i>IBC 2003</i>
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Proposed Project Description: repair decks on 1st and 2nd floor, new deck on 3rd floor extending 4" beyond lower decks, dormer 21' x 11'	Signature: <i>Craig Cross</i>	Signature: <i>4/3/07 DM</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: _____ Date: _____

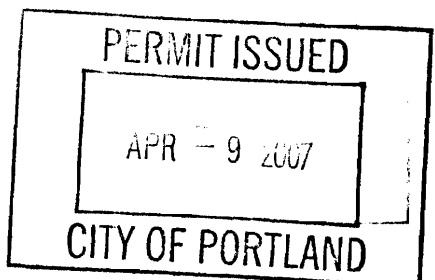
Permit Taken By: dmartin	Date Applied For: 08/24/2006	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <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>10/5/06 AFM</i>	<i>Section 14-42(14) This above info 3 1/2 of jobs allowed</i>
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Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____

Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>AFM</i>



CERTIFICATION

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

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

7/16/07 Carla Kingston #2 came in to complain that
The work on the decks is being done very slowly and
There is an area on her siding that is exposed and
during rain events she is getting water damage from
The valley water hitting this area. Called Brian
Stone - left msg to call. JMB

7/27/07 - Confirmed Area
called left msg
w/ Brian Stone

Talked to B. Stone
He says hes
done!

2:00 PM
Appt. w/
Carla
water damage

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1255	Date Applied For: 08/24/2006	CBL: 054 D004003
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Location of Construction: 48 BRAMHALL ST	Owner Name: MOSES KELLY M	Owner Address: 48 BRAMHALL ST # 3	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 repair decks on 1st and 2nd floor, new deck on 3rd floor extending 4' beyond lower decks, dormer	Proposed Project Description: repair decks on 1st and 2nd floor, new deck on 3rd floor extending 4" beyond lower decks, dormer 21.5'x11'
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/05/2006

Note: Permit 05-1691 added 395 s.f. This permit adds 107.5 s.f. for a total of 502.5 s.f. of 1531 s.f. that is allowed. This is 33% of the allowable 80% increase. **Ok to Issue:**

- 1) This property shall remain as three residential condominium units. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Chris Hanson **Approval Date:** 04/03/2007

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 4) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 7) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 12/13/2006

Note: need more info on means of egress 10-10-06 **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

Comments:

9/7/2006-amachado: Left message with the contractor, Brian Stone. Need permission from condo owners on the first and second floor to repair thier decks. Need setbacks from proposed extension of third floor deck to rear and side. Need a scalable cross section of the area where the dormer is going. Need clarification of exactly where dormer is going.

1/2/2007-jmb: Left msg. W/Brian S. For framing details on dormer and floor plan for that space. Also reminded of permission from other condo owners.

Location of Construction: 48 BRAMHALL ST	Owner Name: MOSES KELLY M	Owner Address: 48 BRAMHALL ST # 3	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	

1/30/2007-jmb: Brian S. Came in to find out what was needed. The framing will be typical for the dormers on permit #05-1691, made copy of that plan. Note dormer walls shall be 2x6 and the main rafters shall be tripled on each side. Need condo permission and floor plan of 3rd floor.

4/3/2007-csh: Permission from condo owners in file new plan reflecting changes OK per CSH

874-8716
Carla Kingston

Carla A. Kingston #2
Carla A. Kingston

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

883-0307
XXXXXXXXXX

MARTIN H GILES
Martin H. Giles #1

TO WHOM IT MAY CONCERN:
WE AS OWNERS OF
48 BEAMHALL GIVE PERMISSION TO
BEAMHALL STORE TO REPAIR A DECK.
BACK

3/12/07



General Building Permit Application

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

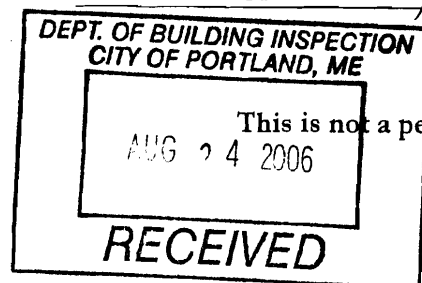
Location/Address of Construction: <u>48 BRAMHALL ST</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54 D 004003</u>	Owner: <u>KELLY MOSES</u>	Telephone: <u>807-6220</u>
Lessee/Buyer's Name (If Applicable) <u>-</u>	Applicant name, address & telephone: <u>Brian Stone</u> <u>Port. ME. 04101</u> <u>807-6178</u>	Cost Of Work: \$ <u>6,000</u> Fee: \$ <u>80.00</u> C of O Fee: \$ _____
Current Specific use: _____ Proposed Specific use: _____		
Project description: <u>Repair decks on 1st & 2nd floor Add new deck to 3rd floor Extending it 4' beyond original lower decks</u> <u>New 11'6" x 11' dormer - third floor</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>BRIAN STONE</u> Mailing address: _____ Phone: <u>807-6178</u>		

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

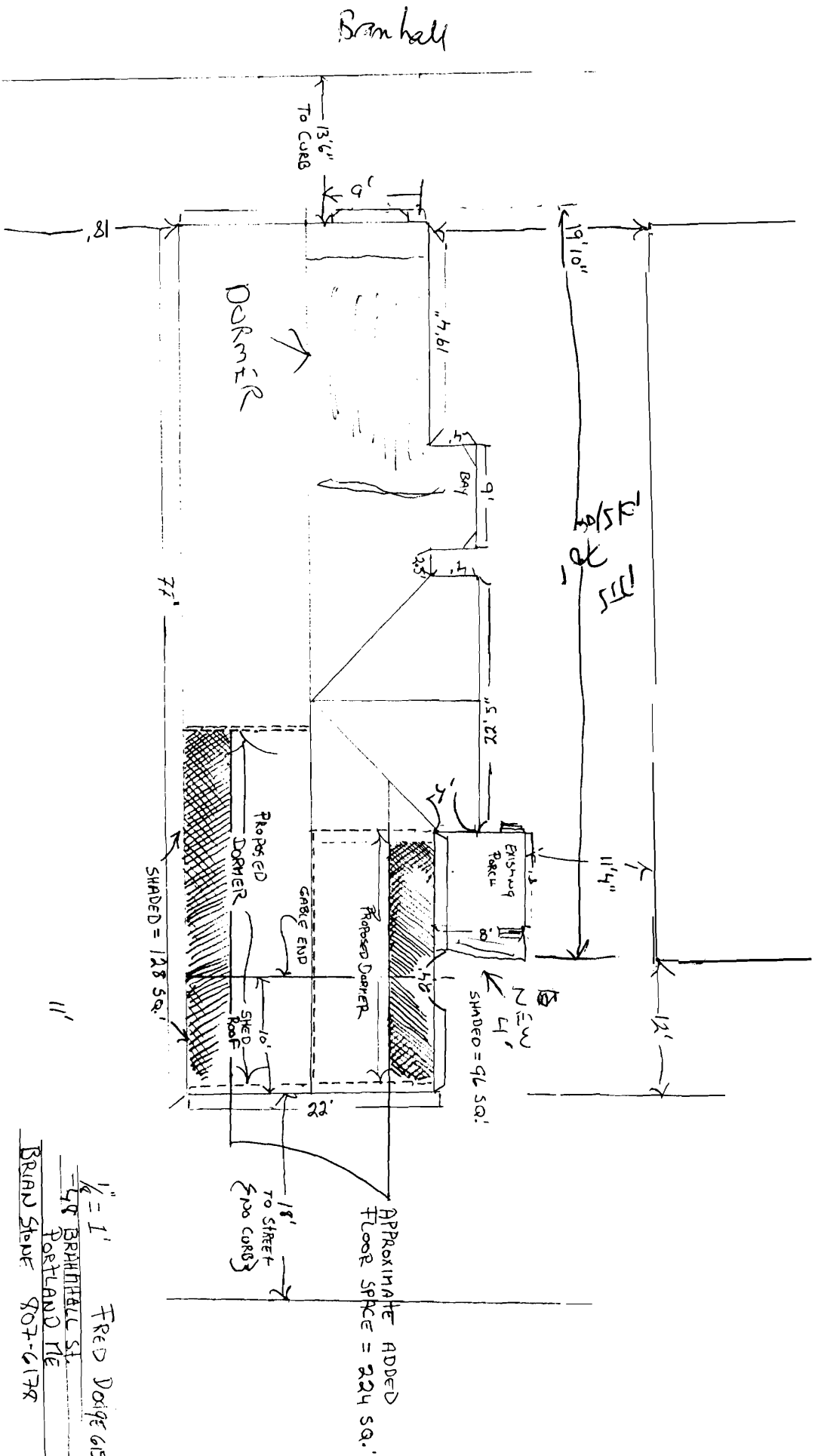
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

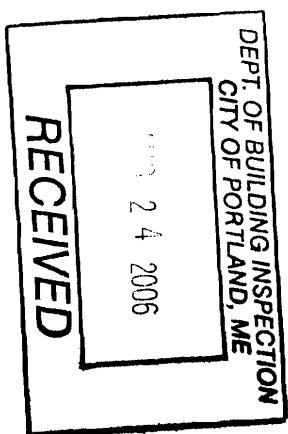
Signature of applicant: [Signature] Date: 8/24/73



#449



1" = 1'
 FRED DOIG 65-697
 47 BARNHALL ST.
 PORTLAND ME
 BRIAN STONE 807-6178





05-1691

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.

F 10' - ~~25'~~ 66' 5" iron
R 20' - 25'
S 3 sides 10' - close but OK.

lot size
42 x 95 = 3990 #
1000 # dr.

lot coverage. 50% - 1995

existing s.f. of footprint
1913.75

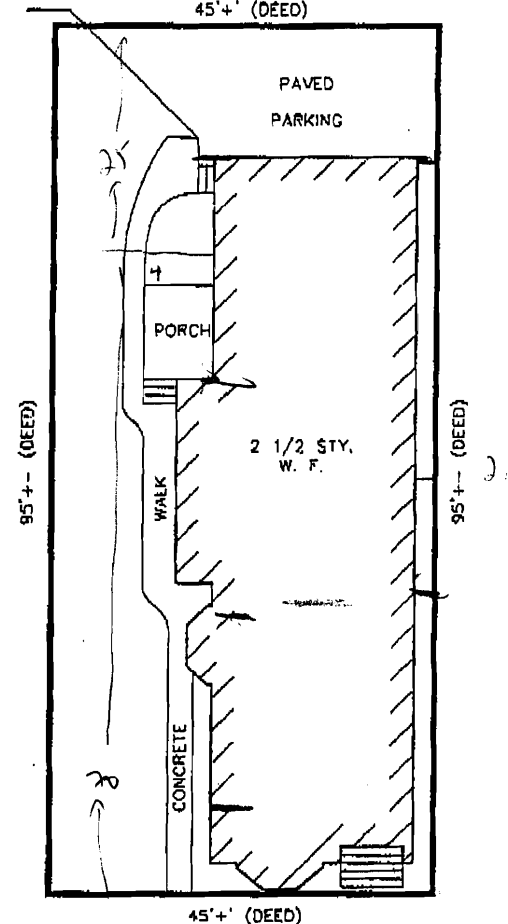
adding
32 (4 x 8)

1945.75

RUSSELL STREET

(PAVED)

45' + (DEED)



95' + (DEED)

95' + (DEED)

45' + (DEED)

BRAMHALL STREET

(PAVED)

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.

Brian W. Goodwin

CHAMBERLAIN DESIGNS

160 Old Alfred Road., Waterboro, ME 04030

(207) 247-8885 (tel.)

(207) 247-8884 (fax)

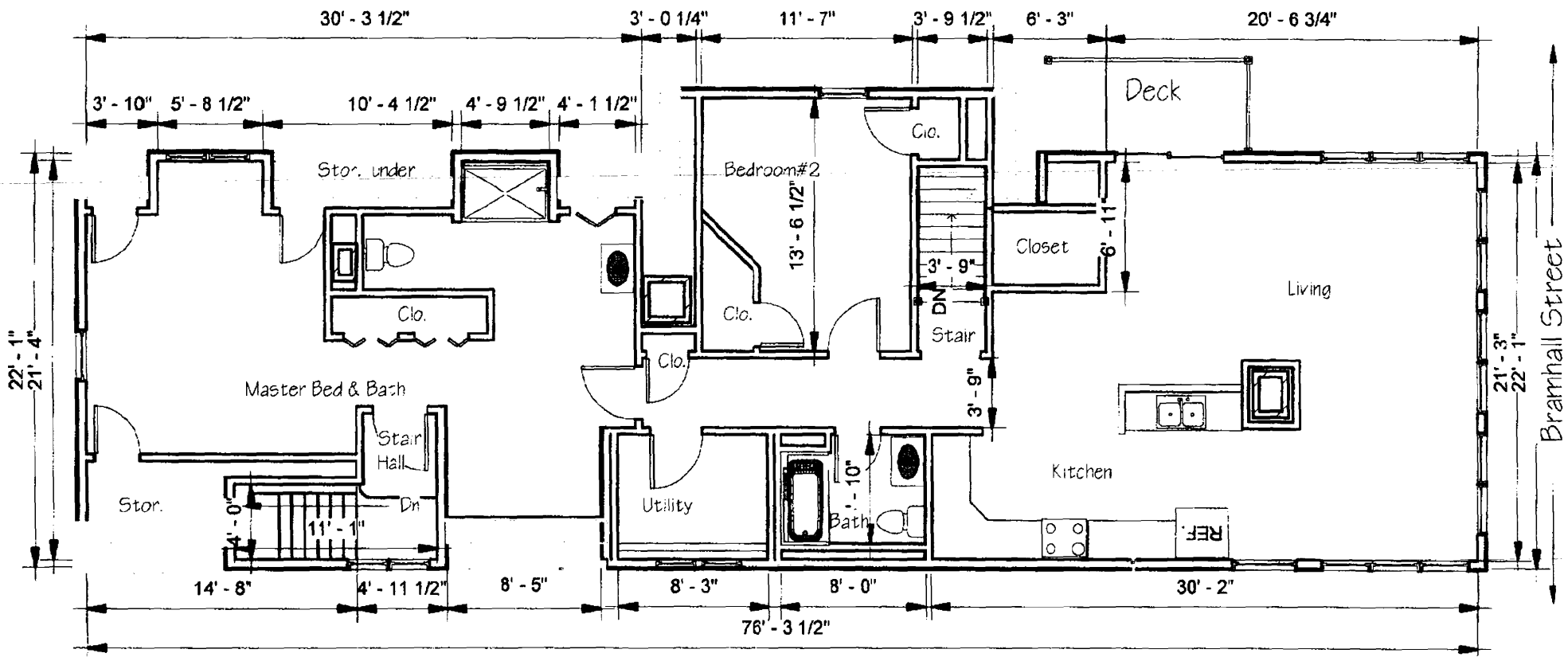
TO: CITY OF PORTLAND EXTENSION: _____
PHONE #: _____ FAX: 207 874 8716
COMPANY: CODE ENFORCEMENT DATE: 3/12/07

ATTN: CHRIS

FAXING COPY OF 48 BRAMHALL
FOR BRIAN STALE

**** PLEASE DELIVER THIS FAX IMMEDIATELY ****
TOTAL PAGES (INCLUDING THIS SHEET):

NOTIFY SENDER IF ILLEGIBLE OR INCOMPLETE

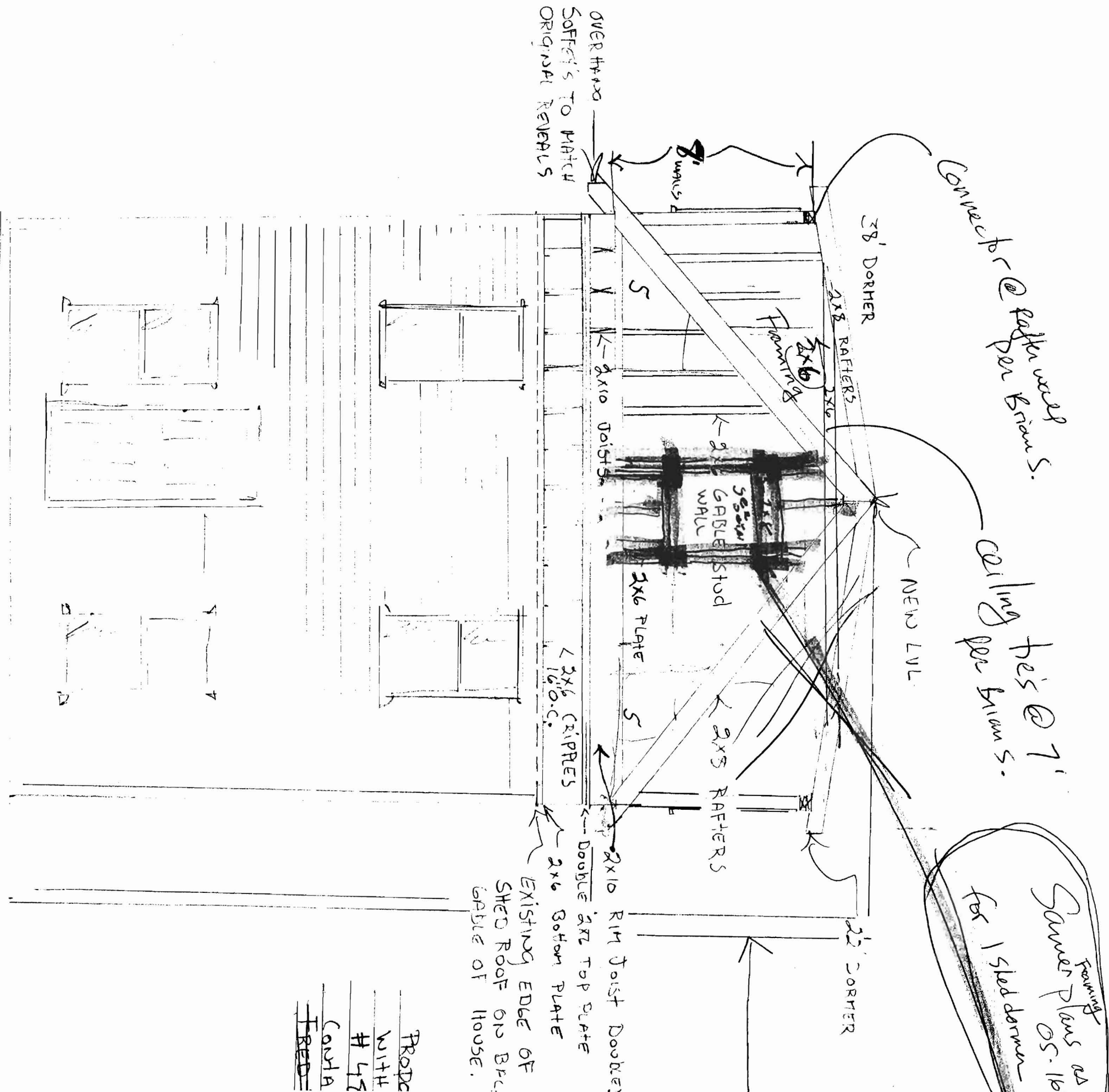


Stone Project
 48 Bramhall St., Portland, ME

CHAMBERLAIN
 DESIGNS
 3/12/2007 9:33:08
 AM

160 Old Alfred Road
 East Waterboro, ME 04030
 (207) 247-8885

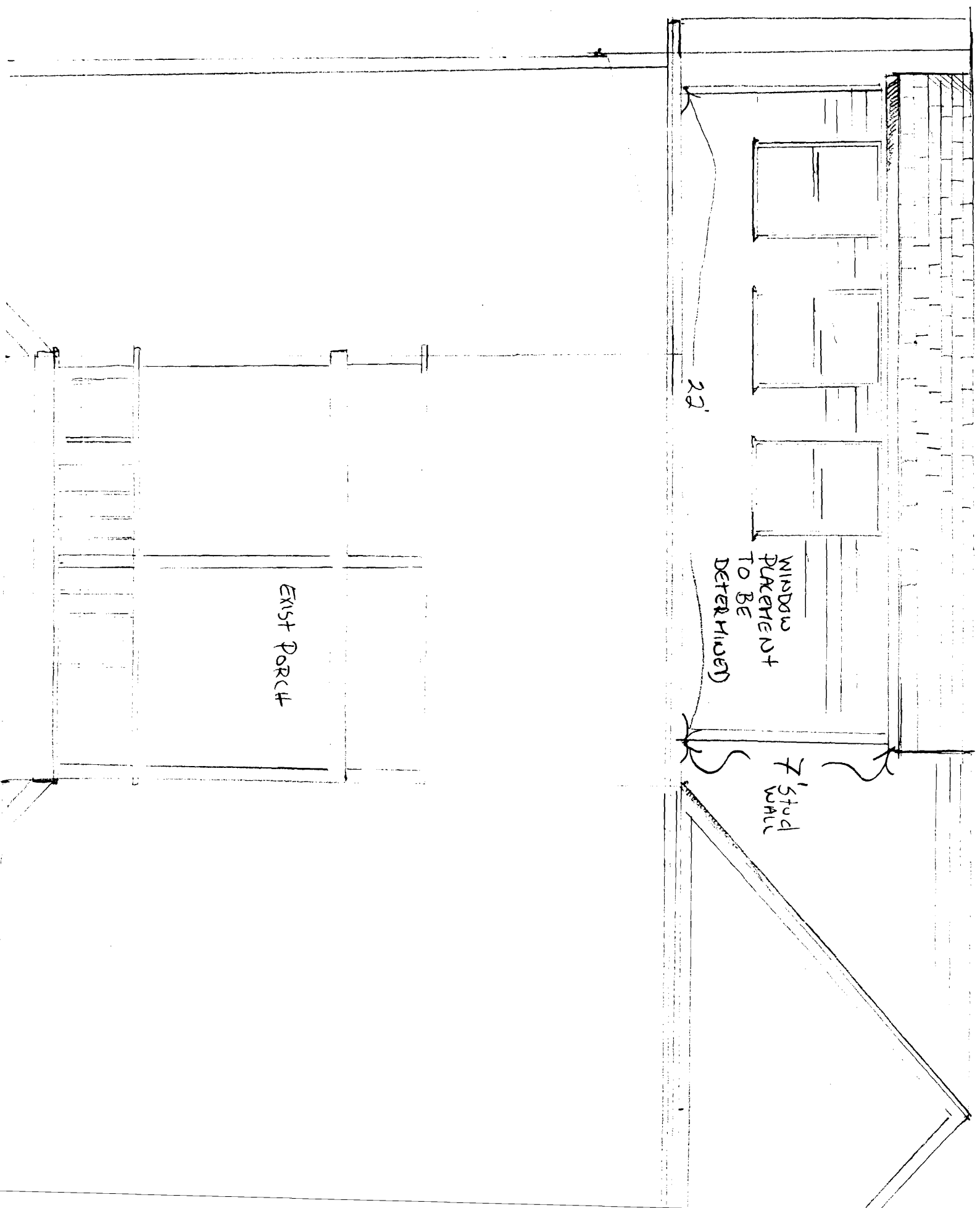
A5.3



Summer Plans 05.16.11

for 1 shed dormer

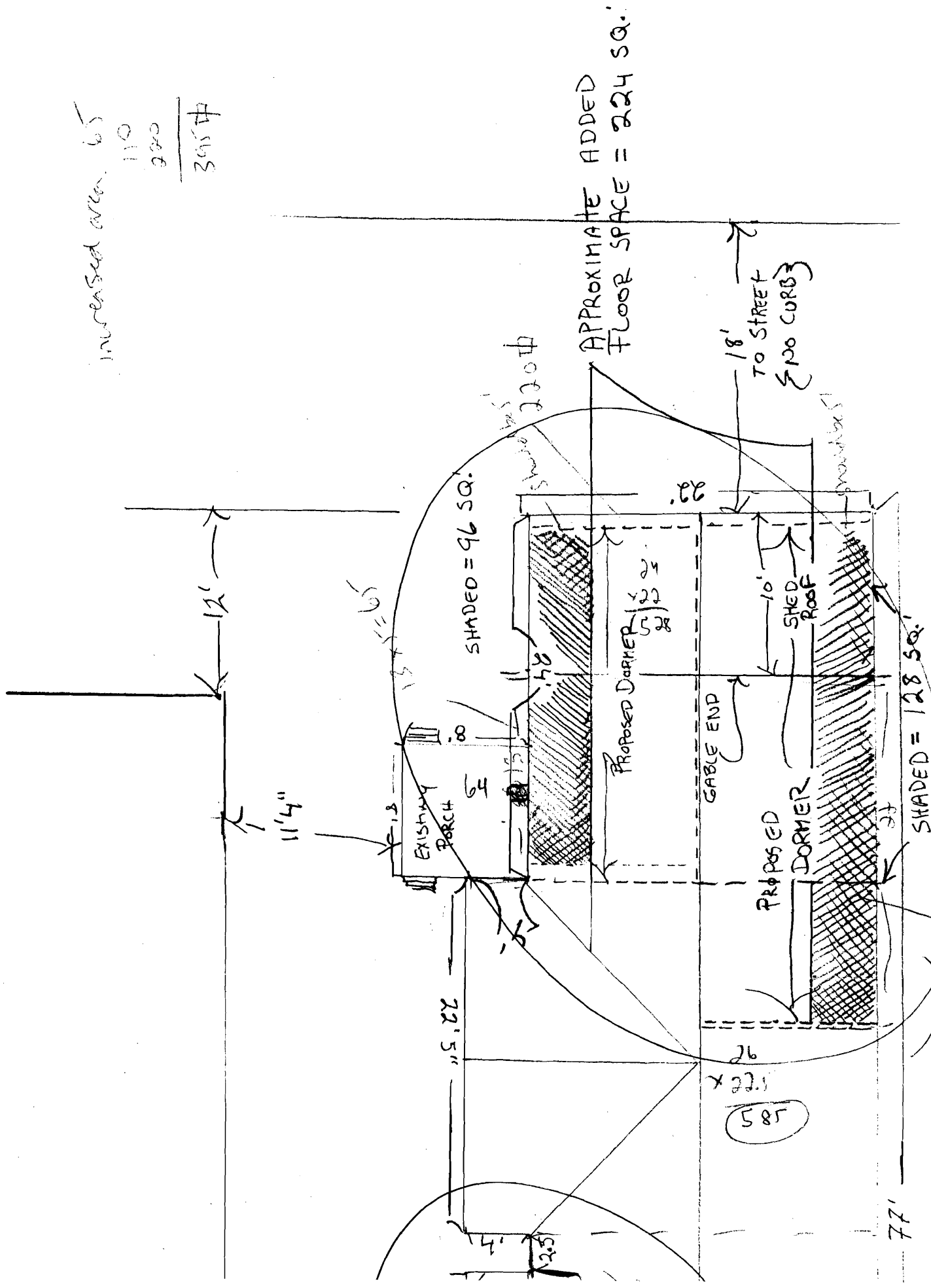
PROBE WITH #45 CONCRETE



Area of dormer from edge to

- 4' knee wall would be on existing floor - 5' on each side

increased area 65
 110
 220
 395



first floor
 37' x 44' x 11' x 25'
 11' x 11'

1591-05-1691
 F. W. J. R.

1" = 1' FRED DODGE 615-6971
 48 BRAHMHALL ST.
 PORTLAND ME

