

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

Permit Number: 080193

This is to certify that MMC REALTY CORP / No Shore Construction  
 has permission to 2 Family Dwelling inc. Smoke detectors, press, flows, kitchen sink, cabinets & Misc repairs c 2003  
 AT 325 BRACKETT ST 054 D007001

provided that the person or persons firm or person 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 procured before this building or part thereof is started or otherwise 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. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*Thomas M. Malley* 3/4/08  
 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: 08-0193	Issue Date:	CBL: 054 D007001
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Location of Construction: 325 BRACKETT ST	Owner Name: MMC REALTY CORP	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: North Shore Construction	Contractor Address: P.O. Box 2564 South Portland	Phone 2077742800
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: Two Family	Proposed Use: Two Family residential - 2 Family Dwelling inc. Smoke detectors, egress windows, kitchen sink, cabinets & Misc repairs <i>Reestablish the legal use of a two family</i>	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: 2 Family Dwelling inc. Smoke detectors, egress windows, kitchen sink, cabinets & Misc repairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i> Signature: <i>Jm 3/4/08</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 03/04/2008	<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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>3/4/08</i> <i>ASB</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 <input type="checkbox"/> Denied 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 <i>ASB</i> Date: _____

**CERTIFICATION**

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

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

## 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 (Very Little)
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. (Dr)

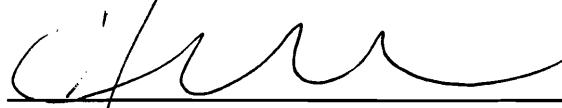
NOTE: There is a \$75.00 fee per inspection at this point.

NEED NEW CO

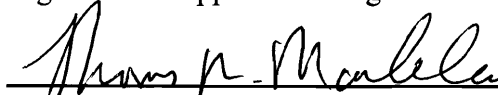
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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.

  
\_\_\_\_\_  
Signature of Applicant/Designee

3/7/08  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

3/4/08  
Date

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

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

<b>Permit No:</b> 08-0193	<b>Date Applied For:</b> 03/04/2008	<b>CBL:</b> 054 D007001
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<b>Location of Construction:</b> 325 BRACKETT ST	<b>Owner Name:</b> MMC REALTY CORP	<b>Owner Address:</b> 22 BRAMHALL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> North Shore Construction	<b>Contractor Address:</b> P.O. Box 2564 South Portland	<b>Phone</b> (207) 774-2800
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Two Family residential - Re-establish the legal use as a two family with the necessary alterations inc. Smoke detectors, egress windows, kitchen sink, cabinets & Misc repairs	<b>Proposed Project Description:</b> Re-establish the legal use as a two family with the necessary alterations inc. Smoke detectors, egress windows, kitchen sink, cabinets & Misc repairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/04/2008

**Note:** The establishment of 325 Brackett Street as a two family is part of the conditions of the Contract zone (C-41) **Ok to Issue:**   
for Maine Medical Center. As part of this permit a certificate of occupancy is required.

- 1) With the issuance of this permit and the certificate of occupancy, this property shall be a two family dwelling. 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:** Tom Markley      **Approval Date:** 03/04/2008

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

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



# 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>325 Brackett St.</u>		
Total Square Footage of Proposed Structure/Area <u>NA</u>		Square Footage of Lot <u>NA</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>54      D      7</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>MMC Realty Grp.</u> Address <u>22 BRAMHALL ST.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207.662.8065</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>175</u>
Current legal use (i.e. single family) <u>TWO FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Reform work to confirm use @ 2 Family Dwelling Inc. Smoke Detectors, egress windows, Kitchen Sink + Cabinets, Misc Repairs Fire Ratings Between units</u> <u>See Plans</u>		
Contractor's name: <u>North Shore Construction</u> Address: <u>P.O. Box 2564</u> City, State & Zip <u>South Portland, ME 04116</u> Telephone: <u>207-774-2800</u> Who should we contact when the permit is ready: <u>HERB use cell #</u> Telephone: <u>207-650-2547</u> Mailing address: <u>P.O. Box 2564 South Portland, ME 04116</u> <u>cell</u>		

**Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature]

Date: 3/3/08

**This is not a permit; you may not commence ANY work until the permit is issue**

6. **MMC** shall provide to the **CITY** a performance guarantee covering all required site improvements under section 14-525(j) of the City Code and the two replacement dwelling units provided under paragraph 6(d) of this Agreement.

7. The **PROPERTY** shall be governed by the zoning provisions, as such may be amended from time to time, applicable in the zoning districts underlying the Conditional Zone except as follows:

(a) Height Limits. The maximum structure height (measured according to the definition of "building, height of" in section 14-47) shall be:

- 95 feet for the Charles Street Addition, as depicted on the Site Plan
- 70 feet for the New Parking Garage, as depicted on the Site Plan
- 45 feet for the Central Utility Plant, as depicted on the Site Plan
- 111 feet for the L. L. Bean Wing, as already constructed.

(a) Setbacks.

- The minimum setback of the New Parking Garage shall be zero (0) feet from the right of way line of Congress Street.
- The minimum setback of the southeast corner of the Charles Street Addition shall be five (5) feet from the relocated right of way line of Ellsworth Street, as depicted on Exhibit B.
- The minimum setback of the Central Utility Plant shall be five (5) feet from Gilman Street.

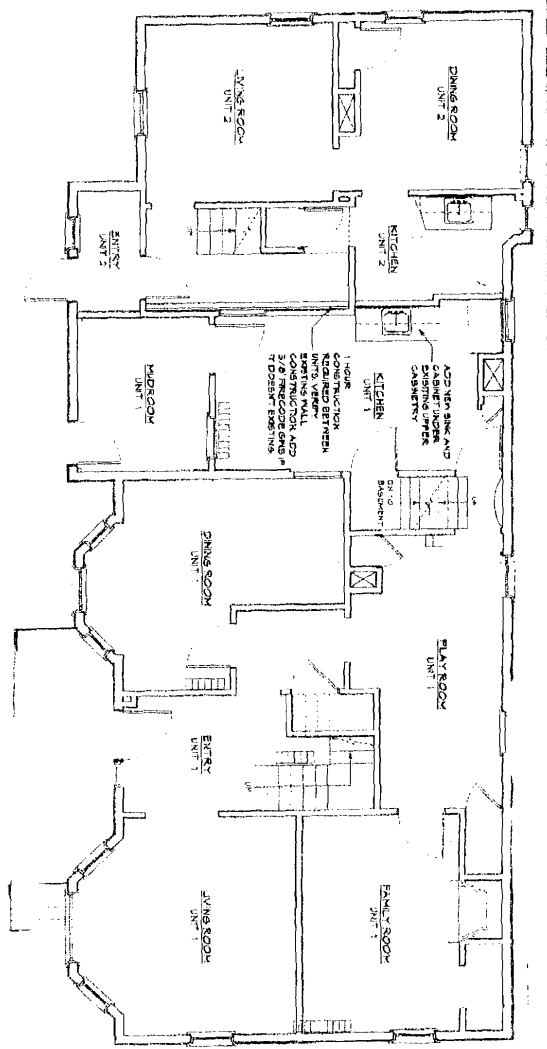
(d) Replacement Housing. The replacement of the two existing residential structures at 33 Crescent Street (identified as Map 53, Block E, Lot 2) and 37 Crescent Street (identified as Map 53, Block E, Lots 1, 10 and 13) containing a total of seven dwelling units and two single-room occupancies by a portion of the New Parking Garage shall be deemed to meet the requirements of section 14-137(c), provided that **MMC** shall comply fully with the requirements of section 14-483 (Preservation and Replacement of Housing Units). Specifically, **MMC** shall comply with section 14-483 by (i) converting the building at 325-329 Brackett Street identified as Map 54, Block D, Lot 7 (the last approved use of which was office space) into two dwelling units prior to the issuance of a certificate of occupancy for the New Parking Garage and then divesting itself of ownership of the building prior to the issuance of a certificate of occupancy for the Charles Street Addition and (ii) paying Three Hundred Fifteen Thousand Five Hundred Eighty dollars (\$315,580.00) into the **CITY**'s Housing Development Fund (representing five dwelling units and two single-room occupancies) upon

+ .09

Side Yard

Side Walk Bracket

85' +/-



Sidewalk

30' +/-

Bramhall

Plot Plan 325 Bracket St.  
 NTS  
 MMC Realty Corp. 3/3/08

Attn. <sup>Anne</sup> ~~Tom~~ ~~Planning~~ Zoning

Attn. Tom M. Inspection

RE: 325 Brachett — MMC Realty





REAR AND RUSSELL STREET ELEVATION



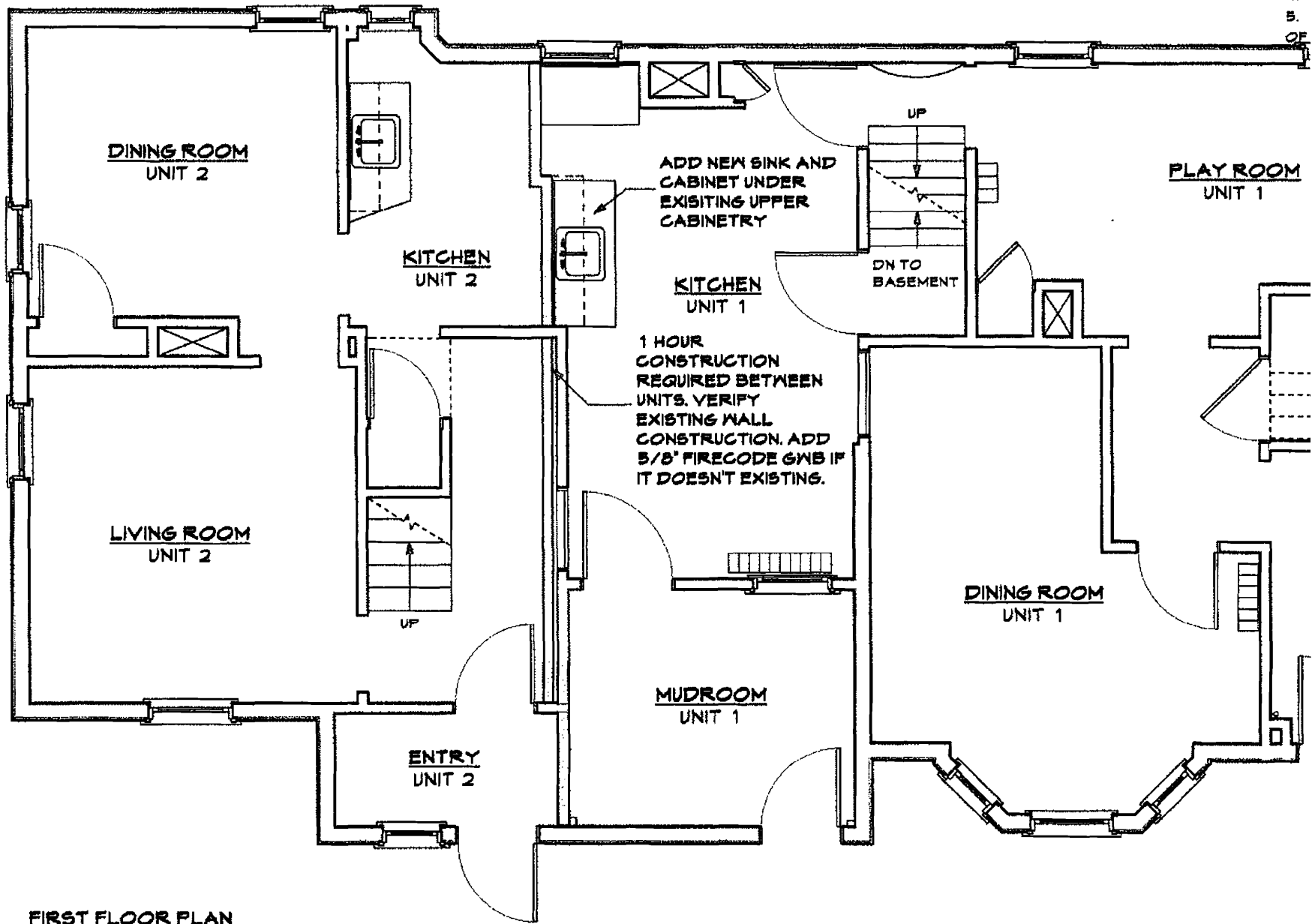
BRACKETT STREET ELEVATION

**WHIPPLE CALLENDER ARCHITECTS**

19 Commercial St.  
Portland ME 04101  
207-775-2696

**325 BRACKETT STREET - Change of Use**  
OFFICE TO TWO-FAMILY CONVERSION  
MMC REALTY CORP., 22 Bramhall Street, Portland, ME. 04

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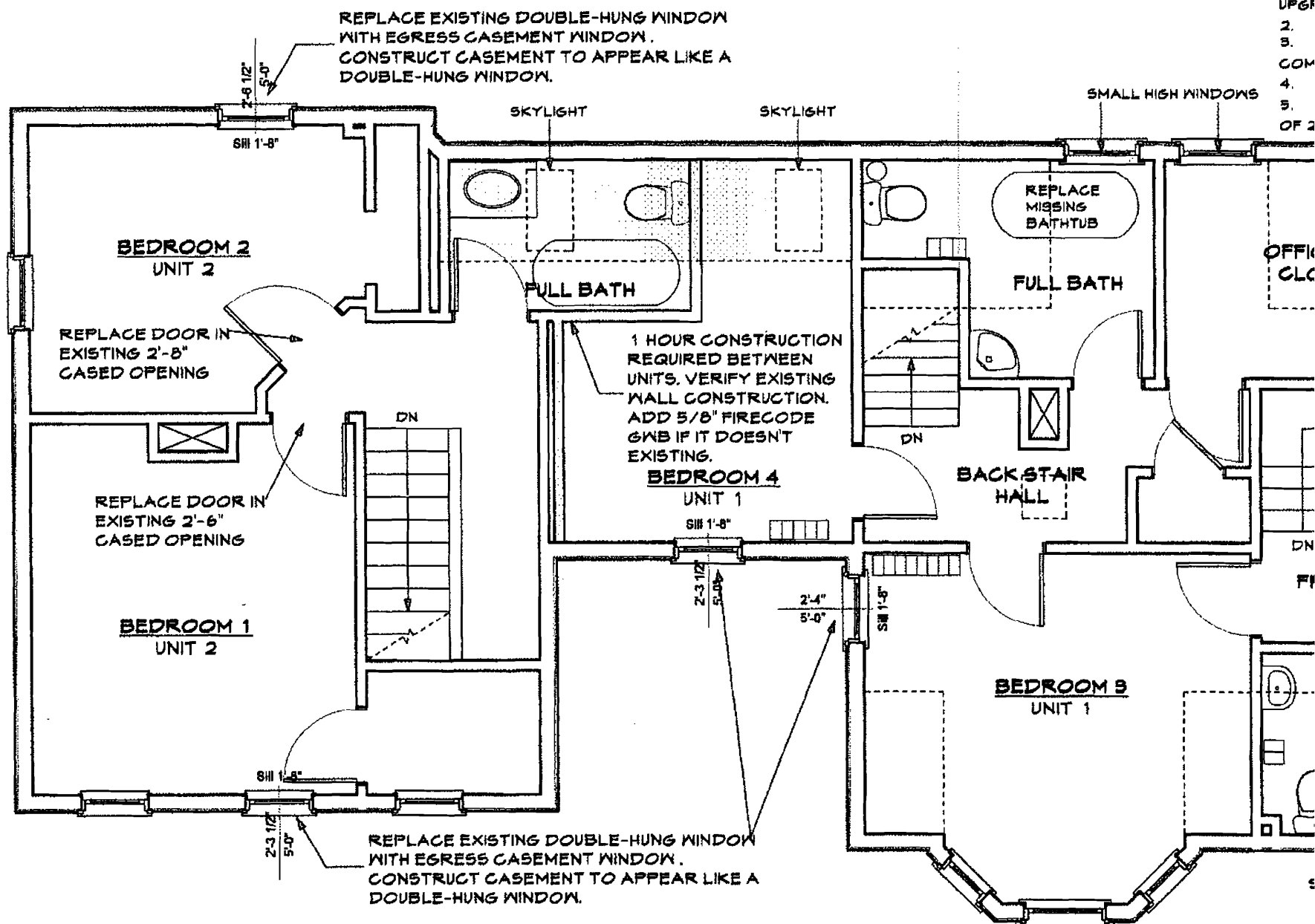


**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**WHIPPLE CALLENDER ARCHITECTS**

19 Commercial St.  
Portland ME 04101  
207-715-2696

**325 BRACKETT STREET - Change of Use**  
OFFICE TO TWO-FAMILY CONVERSION  
MMC REALTY CORP., 22 Bramhall Street, Portland, ME. 04101



**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

WHIPPLE CALLENDER ARCHITECTS

19 Commercial St.  
Portland ME 04101  
207-775-2696

**325 BRACKETT STREET - Change of Use**  
OFFICE TO TWO-FAMILY CONVERSION  
MMC REALTY CORP., 22 Bramhall Street, Portland, ME. 04101

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REPLACE EXISTING DOUBLE-HUNG WINDOW WITH EGRESS CASEMENT WINDOW. CONSTRUCT CASEMENT TO APPEAR LIKE A DOUBLE-HUNG WINDOW.