

THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 031480

This is to certify that Mesden Llc /Granite Construction
has permission to Amend Permit #030784 to rework the structure by 4 story and one unit to be a 4 story 4 unit condominium.
AT 20 Brackett St 058 F013001

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 occupied or closed-in.
HEAVY 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 12/12/03
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: 03-1480	Issue Date:	CBL: 058 F013001
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Location of Construction: 20 Brackett St	Owner Name: Mesden Llc	Owner Address: 28 Chestnut St	Phone:
Business Name:	Contractor Name: Granite Construction	Contractor Address: Portland	Phone: 2076321124
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	Zone: R-10

Past Use: Demolished three unit structure	Proposed Use: Amend Permit #030784 to reduce the structure by one story and one unit to be a 4 story 4 unit condominium.	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Amend Permit #030784 to reduce the structure by one story and one unit to be a 4 story 4 unit condominium.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: JB 12/10/03 Signature: [Signature]	
		Signature: [Signature]	Signature: [Signature]	
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: mjn	Date Applied For: 12/04/2003	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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Original # 2002-0295 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK with conditions Date: 12/5/03	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: 12/5/03	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: [Signature]
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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

Statement of Special Inspections

Miscellaneous Correspondence

**Engineer Reports etc. for this permit are archived
with permit #030784**

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Permit No: 03-1480	Date Applied For: 12/04/2003	CBL: 058 F013001
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Location of Construction: 20 Brackett St	Owner Name: Mesden Llc	Owner Address: 28 Chestnut St	Phone:
Business Name:	Contractor Name: Granite Construction	Contractor Address: Portland	Phone (207) 632-1124
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	

Proposed Use: Amend Permit #030784 to reduce the structure by one story and one unit to be a 4 story 4 unit condominium.	Proposed Project Description: Amend Permit #030784 to reduce the structure by one story and one unit to be a 4 story 4 unit condominium.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/05/2003

Note: 12/4/03 the front porch has changed and is larger than the allowed 50 sq.ft. in the front yard (sec 14-425). **Ok to Issue:**
Received revisions to the plan showing no more than 50 s.f. in the front yard - also confirmed that the side decks still would NOT extend into required 15' side yard setback

- 1) This property shall remain a four (4) family dwelling condominiums. 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 on 12/5/03. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/10/2003

Note: **Ok to Issue:**

- 1) Need new cost estimates to verify actual construction cost prior to commencement of construction.
- 2) Need Dryer and Bathroom vent info prior to framing.
- 3) all the requirements of permit # 030784 must be maintained
Decks that encroach on setbacks cannot be constructed, new plans showing this must be submitted.

An additional Special Inspection for sprayed on fire rated materials must occur pursuant to Section 1705.12

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 12/09/2003

Note: **Ok to Issue:**

- 1) all the requirements of permit # 030784 must be maintained

Memorandum

To: Glenn Harmon
From: Mike Nugent/Manager of Inspection Services
Date: 09/15/2003
Re: 20 Brackett St. (058 F013)

I have released the construction permit for the above project. As a condition of approval, the following information is required to be submitted and approved prior to the installation/construction of the items specified on this list:

- 1) A door Schedule must be submitted.
- 2) Stamped Mechanical plans must be provided and a separate permit applied for an approved.
- 3) Interior finish details with smoke development and flame spread classifications (See chapter 8, 1999 BOCA)
- 4) What type of Fire Suppression system supervision is proposed?
- 5) Skylight Specs establishing compliance with Section 2404. of the Code.

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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/05/2003
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2) This permit is being approved on the basis of plans submitted on 12/5/03. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Pending	Reviewer: Lt. MacDougal	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>



Residential Building Permit Application

AMENDED

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: 20-24 Brackett Street		
Total Square Footage of Proposed Structure 7,528	Square Footage of Lot 5,421	
Tax Assessor's Chart, Block & Lot Chart# 58 Block# F Lot# 13/14	Owner: MESDEN LLC 28 Chestnut St OOB	Telephone: 653-0722
Lessee/Buyer's Name (If Applicable) n/a	Applicant name, address & telephone: Granite Construction Portland 632-1124	Cost Of Work: \$ 556,000 Fee: \$ 5,025
Current Specific use: 3 unit residential		
Proposed Specific use: 4 unit residential		
Project description: Four unit condominium with parking below (flats).		
Contractor's name, address & telephone: Jim Messer 632-1124		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
Phone: _____		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: <i>[Handwritten Signature]</i> for Jim Messer	Date: 3 Dec 03
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



OAK POINT Associates

FACSIMILE TRANSMITTAL COVER SHEET

DATE: 5 December 03

DELIVER TO: Marge Schmucler, City of Portland

PHONE NUMBER:

FAX NUMBER: 874-8714

SENT BY: Glen Harmon

OPA PHONE NUMBER (207) 283-0193

OPA FAX NUMBER (207) 283-4283

SUBJECT: 24 Brackett St Condominium

NUMBER OF PAGES INCLUDING COVER LETTER: 2

Revised porch dimensions

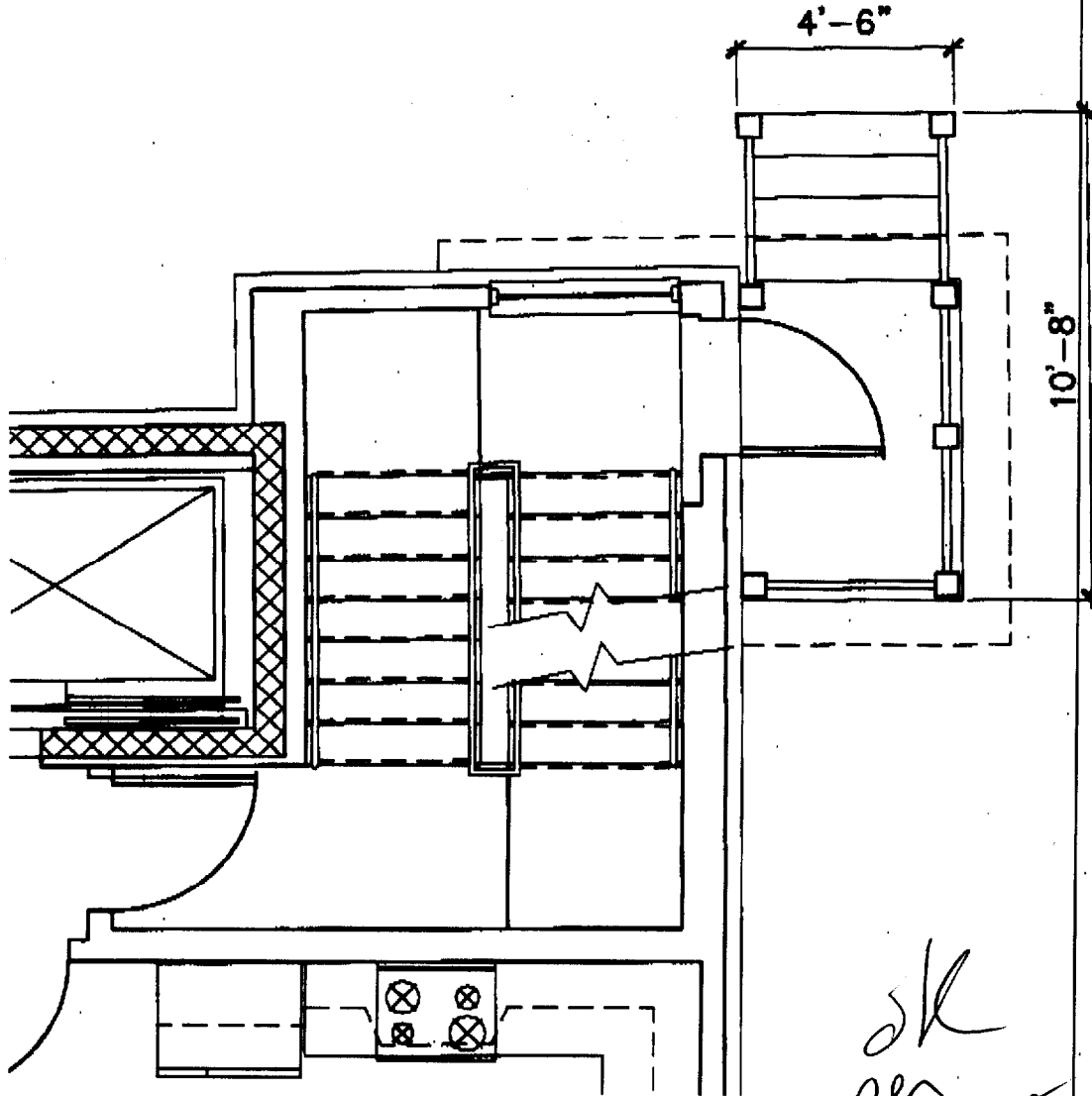
Call with questions

12/5/03 per phone Glen also verified that the Decks off the left side of the Bldg would be less in size than the original site plan depicted

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC - 5 2003
RECEIVED

ARCHITECTS - ENGINEERS - SURVEYORS

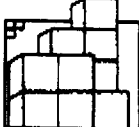
PORCH AREA: 48 SF (INCLUDING STEPS)



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

DEC - 5 2003

RECEIVED

DATE 12/05/03	SCALE 1/4"=1'-0"	PROJECT NAME BRACKET STREET CONDOS BRACKET ST & YORK ST PORTLAND, MAINE		OAK POINT ASSOCIATES ARCHITECTS-ENGINEERS 231 MAIN STREET, POST OFFICE BOX 1250 BIDDEFORD, MAINE 04005
DRAWN BY TGB	CHECKED BY GLH	CLARIFICATION SKETCH 001		
REVISION SK-A1				