

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 25 Bramhall LLC/Gary Lamson

Located At 25 BRAMHALL ST

Job ID: 2012-08-4772-CH OF USE

CBL: 063-A-002-001

has permission to C of U to Single Family & minor construction

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4772-CH OF USE

Located At: 25 BRAMHALL ST

CBL: 063- A-002-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
4. This property shall remain a single family dwelling after the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.

Historic

1. No exterior *alterations* are approved at this time. Applicant's detailed plans for new entry must be reviewed and approved by Historic Preservation Board prior to commencing with construction.
2. Exterior *repairs* or replacement of deteriorated trim, etc. is permissible without further review provided there is no change in design or detail. Removal of existing fire escape is also approved without further review.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Application approval based upon information provided by the applicant or design professional.
2. Any deviation from approved plans requires separate review and approval prior to work.
 1. The attic scuttle opening must be 22" x 30".
 2. Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
 3. Frost protection must be installed 4'-0" below grade.
 4. Egress windows must be installed in all bedrooms.

5. A nosing of 3/4" to 1-1/4" must installed on the treads.

Fire

1. All construction shall comply with City Code Chapter 10.
2. **A sprinkler system shall be installed** for change of use with construction and second means of escape purposes.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. Hardwired smoke alarms with battery backup are required in each sleeping room, outside of each sleeping area, and on each level of the dwelling.
5. All smoke detectors and smoke alarms shall be photoelectric.
6. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4772-CH OF USE	Date Applied: 8/21/2012	CBL: 063- A-002-001	
Location of Construction: 25 BRAMHALL ST	Owner Name: 25 BRAMHALL LLC & GARY LAMSON	Owner Address: PO BOX 9715-327 PORTLAND, ME 04104	Phone: 671-1233
Business Name:	Contractor Name: CHARLES A JR DEROCHE,	Contractor Address: PO BOX 9715-327 PORTLAND MAINE 04104	Phone: 671-1233
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-	Zone: R-6
Past Use: 3 doctor's offices and 1 dwelling unit	Proposed Use: Change of use to be a Single Family Dwelling with interior and exterior renovations - to remove third floor fire escape add 4'x10' side entry	Cost of Work: \$64,000.00	CEO District:
Proposed Project Description: C of U to Single Family & minor construction		Fire Dept: 10/10/12 Signature: <i>[Signature]</i>	Inspection: Use Group: R-3 Type: SB TRC 09 Signature: <i>[Signature]</i>
		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>8/29/12</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 <i>within</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>D. Andrews</i> <i>9/7/12</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 appication 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



General Building Permit Application

Entered 8/21/12

(B)

Ref

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.

2012-08-4772 - Ch of Use

Historic

Location/Address of Construction: <u>25 Bramhall St</u>		
Total Square Footage of Proposed Structure/Area <u>3,298</u>	Square Footage of Lot <u>4,613</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>A</u> Lot# <u>2</u>	Applicant: (must be owner, lessee or buyer) Name <u>25 Bramhall LLC</u> <u>Gary Lamson</u> Address <u>P.O. Box 9715-327</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>207-671-1233</u>
Lessee/DBA <u>25 Bramhall LLC</u>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$64,000</u> C of O Fee: <u>\$75.00</u> Historic Review: <u>\$50.00</u> Planning Amin.: <u>\$710.00</u> Total Fee: <u>\$66,835.00</u>
Current legal use (i.e. single family) <u>Office 3 Drs off</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Single family</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Change to single family + construction</u>		
Contractor's name: <u>Charles DeRoche</u>		Email: <u>charlesderoche2@gmail.com</u>
Address: <u>P.O. Box 9715-327</u>		
City, State & Zip: <u>Portland, ME 04104</u>		Telephone: <u>671-1233</u>
Who should we contact when the permit is ready: <u>Charles DeRoche</u>		Telephone: <u>671-1233</u>
Mailing address: <u>P.O. Box 9715-327 Portland, ME 04104</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.

RECEIVED

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, or stop by the Inspections Division, Room 315 City Hall or call 874-8703.

APR 21 2012
Dept. of Building Inspections
City of Portland Maine

and 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: _____ Date: 7/25/12

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



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Receipts Details:

Tender Information: Check , Check Number: 121
Tender Amount: 810.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 8/21/2012
Receipt Number: 47350

Receipt Details:

Referance ID:	7741	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	660.00	Charge Amount:	660.00
Job ID: Job ID: 2012-08-4772-CH OF USE - C of U to Single Family & minor construction			
Additional Comments: 25 Bramhall			

Referance ID:	7742	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-08-4772-CH OF USE - C of U to Single Family & minor construction			

Additional Comments:

Referance ID:	7743	Fee Type:	BP-Plumbing
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-08-4772-CH OF USE - C of U to Single Family & minor construction			
Additional Comments:			

Thank You for your Payment!



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Receipts Details:

Tender Information: Check , Check Number: 123
Tender Amount: 75.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 8/21/2012
Receipt Number: 47351

Receipt Details:

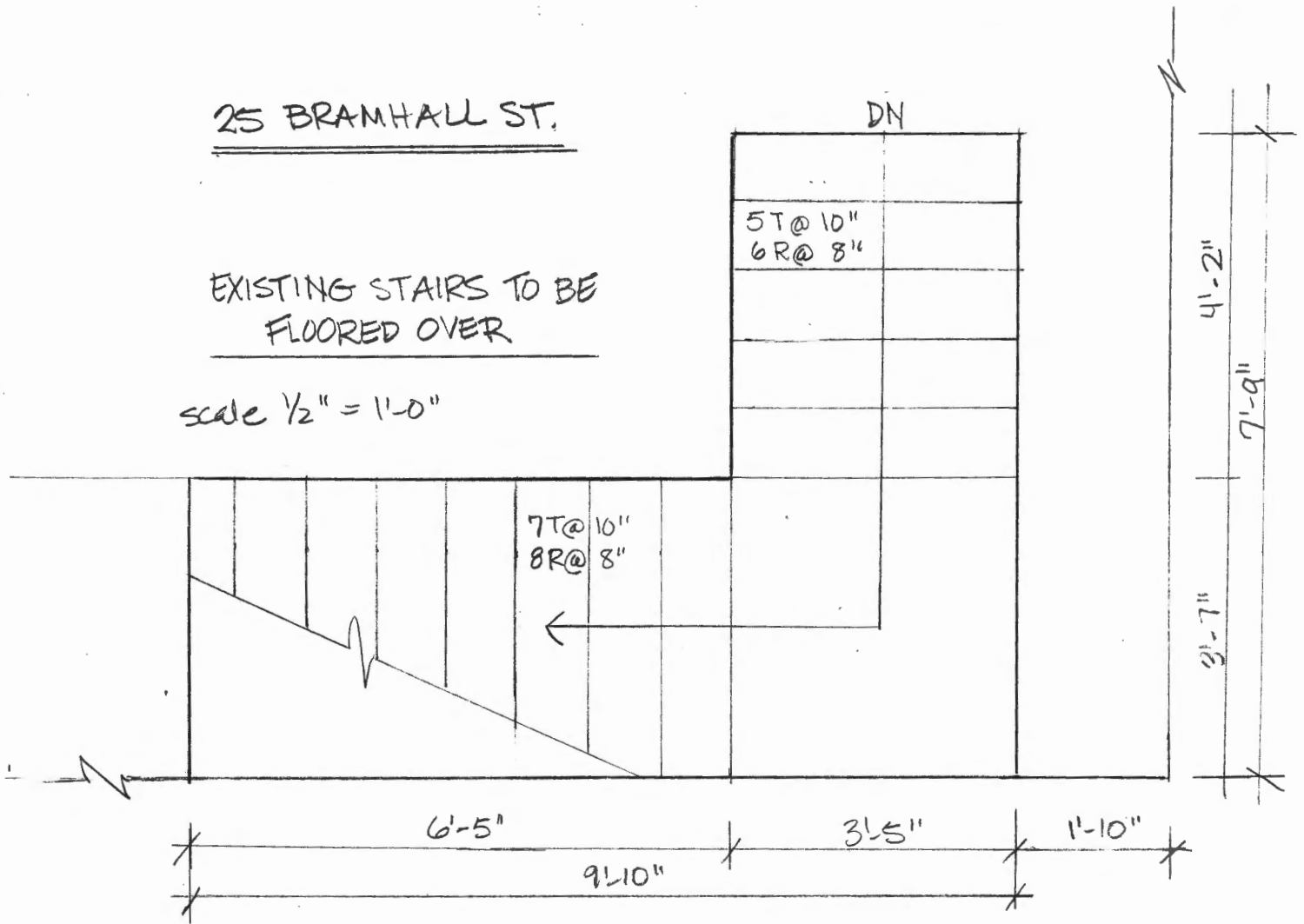
Referance ID:	7740	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4772-CH OF USE - C of U to Single Family & minor construction			
Additional Comments: 25 Bramhall			

Thank You for your Payment!

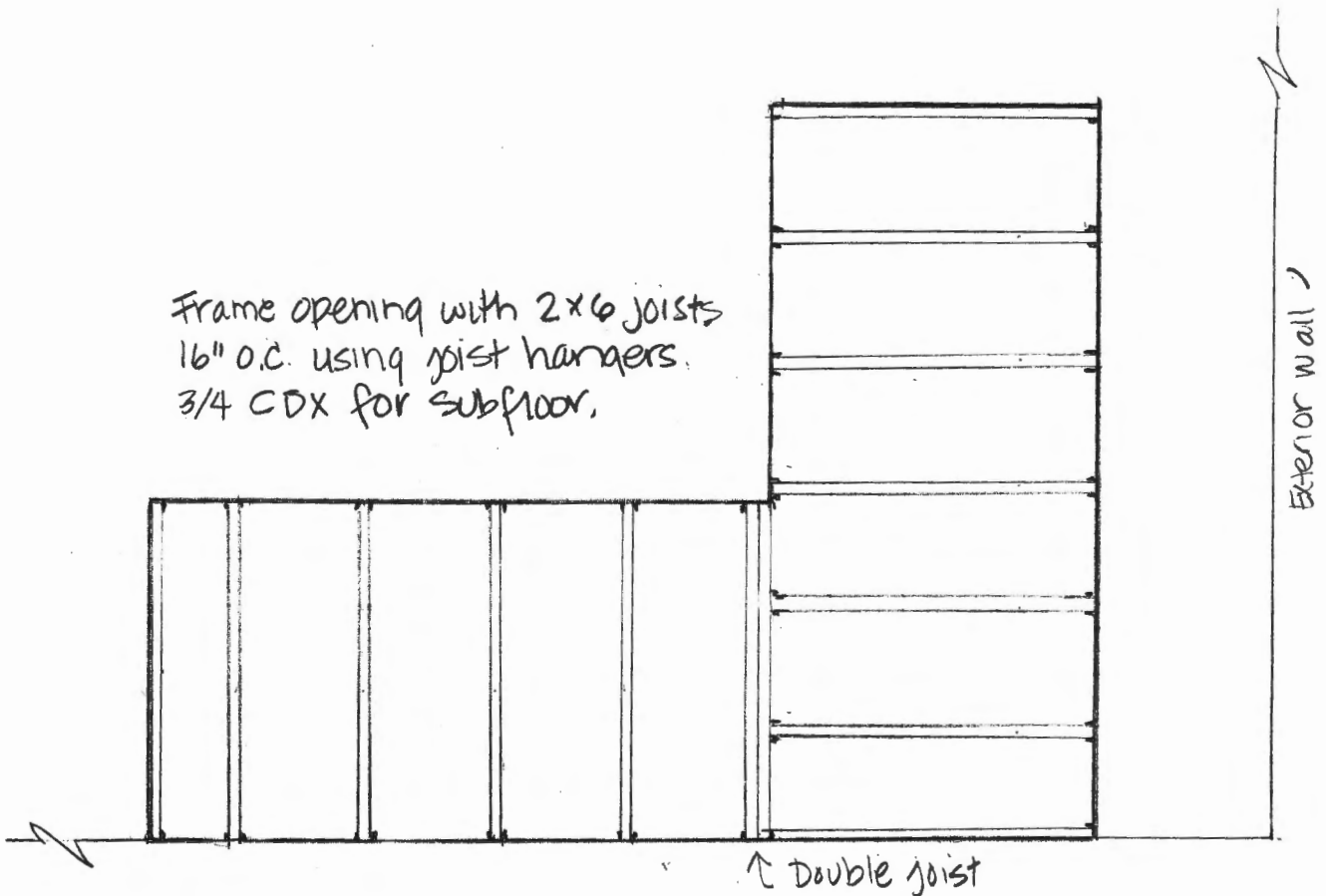
25 BRAMHALL ST.

EXISTING STAIRS TO BE FLOORED OVER

scale 1/2" = 1'-0"



Frame opening with 2x6 joists
16" o.c. using joist hangers.
3/4 CDX for subfloor.



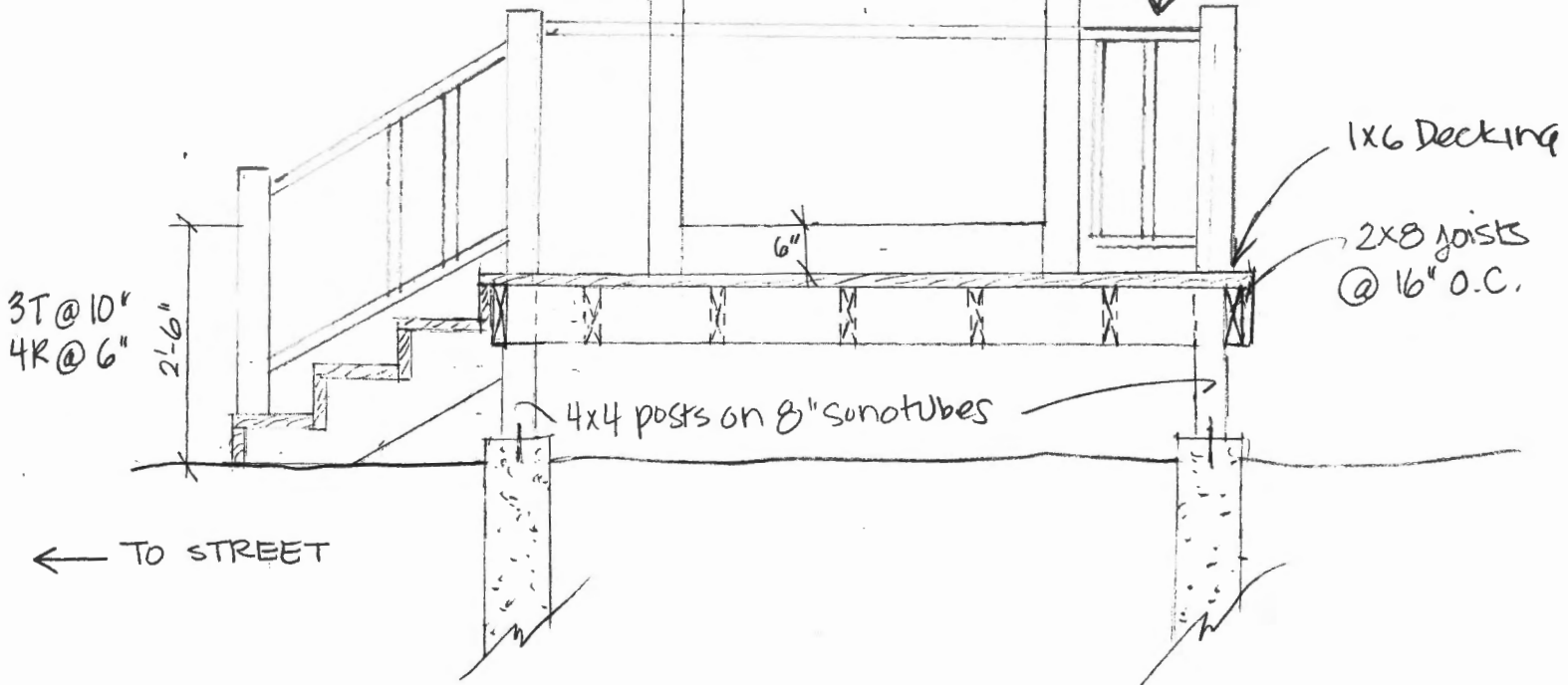
25 BRAMHALL ST

Exterior Door
& Landing

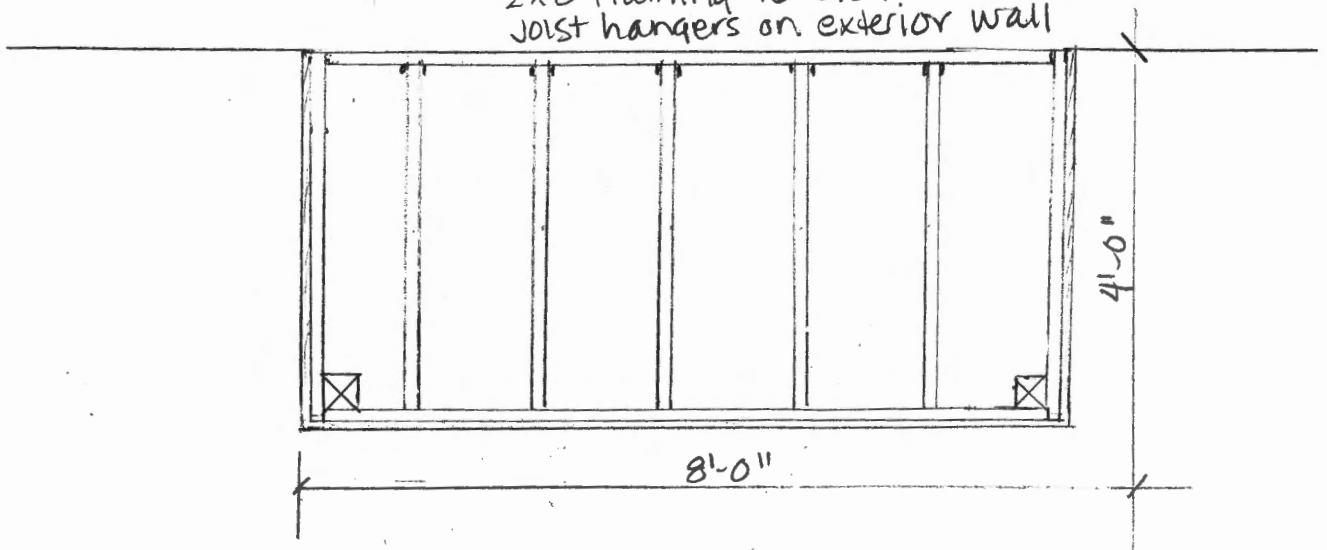
scale: 1/2" = 1'-0"

Handrails/balusters

Details to be approved
by Deb Andrews

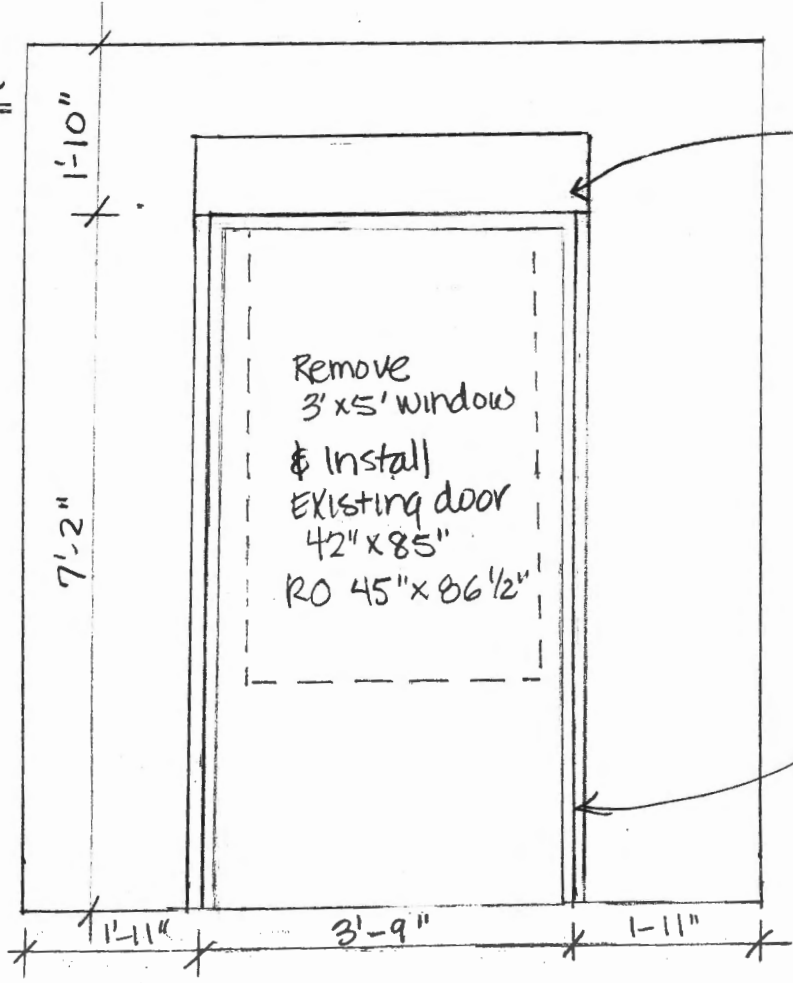


2x8 Framing 16" O.C.
Joist hangers on exterior wall



25 BRAMHALL ST.

scale 1/2" = 1'-0"



Double 2x10 header with 1/2 inch plywood in between glued and nailed

FOYER

Remove 3'x5' window & Install EXISTING door 42" x 85" RO 45" x 86 1/2"

2x4 jacks

7'-2"

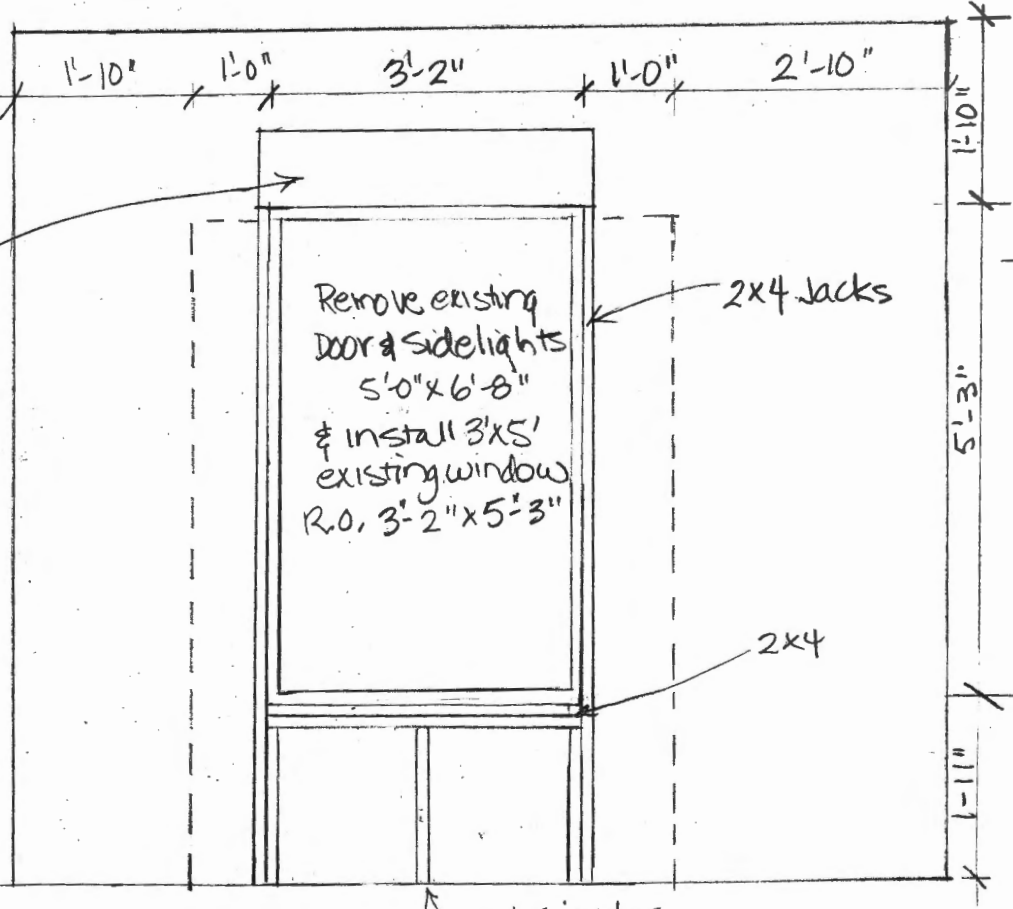
1'-10"

1'-11"

3'-9"

1'-11"

Double 2x10 header with 1/2" plywood in between, glued & nailed



EXISTING ENTRY WAY

Remove existing door & sidelights 5'-0" x 6'-8" & install 3'x5' existing window R.O. 3'-2" x 5'-3"

2x4 jacks

2x4

2x4 cribs

1'-10"

1'-0"

3'-2"

1'-0"

2'-10"

1'-10"

5'-3"

1'-11"

Description of work to be done at: 25 Bramhall St, Portland, ME 04102

1st Floor:

Room #1: Close opening to stairway in basement

2" x 10" Joists with 2"x10" Headers

Sub-floor 3/4" plywood, finish floor 5/8" hardwood

Remove entry door and replace with 36" x 60" window from left side of bldg

Framing and header to be to code

Room #2: Remove non-structural partitions as shown on plans

Room #3: Remove non-structural partitions as shown on plans

Room #4 (Kitchen): Remove non-structural partitions as shown on plans

2nd Floor:

Room #7: Install plumbing fixtures for full bath

36" x 8 ft high End Wall for tub and shower unit, as shown on plans

Exterior Work:

1. West side center of bldg: Install 36"x 80" Exterior door (from front of bldg).
All framing to be done to code.
2. Build a new set of steps for new entry on west side of bldg. Footprint not to exceed 4' wide and 10' long, as shown on plot plan. All framing on building to be done to code. Style, materials, framing details to be approved by Historic Preservation Dept.
3. Rear of bldg (Chadwick St side): Remove metal fire escape as shown on plans.
4. Front of bldg: Remove front steps as shown on plans.
5. Install 31 1/4" x 55 1/2" skylight (egress) for 3rd Floor room #10, as shown on plans.
Framing to be done to code.
7. Existing basement partitions and drop ceilings to remain as is.
8. Wiring – Bldg to be rewired as needed to bring it up to code. Smoke/CO detectors on each floor and basement, also smoke detectors installed in room #s 5, 6, 8, 9, 10 and 11.

QUITCLAIM DEED

That, Maine Medical Center, a non-profit corporation organized and existing under the laws of the State of Maine and having a mailing address of 22 Bramhall Street, Portland, Maine 04102-3175,

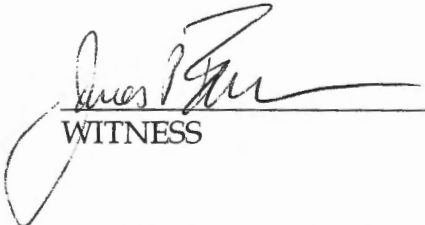
FOR CONSIDERATION PAID, GRANTS TO

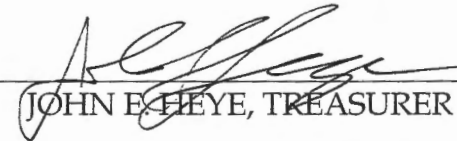
25 Bramhall Street, LLC., as to an undivided 75% interest, and Gary Lamson, as to an undivided 25% interest, as Tenants in Common, in the County of Cumberland, and State of Maine whose mailing address is: P.O. Box 9715-327, Portland, Maine 04104,

WITH QUITCLAIM COVENANTS, the land situated in the City of Portland, County of Cumberland, and State of Maine, as more particularly described in Exhibit 1, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Maine Medical Center has caused this instrument to be sealed with its corporate seal and signed in its corporate name by John E. Heye, its Treasurer, thereunto duly authorized, this twenty first day of the month of June, 2012.

MAINE MEDICAL CENTER


WITNESS

By: 
JOHN E. HEYE, TREASURER

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

June 21, 2011

Then personally appeared the above-named John E. Heye, Treasurer of said Maine Medical Center and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation, before me

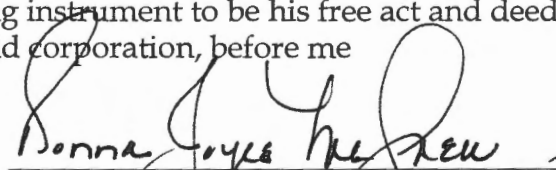

NOTARY PUBLIC
MY COMMISSION EXPIRES: SEPTEMBER
13, 2012

Exhibit 1
to
Quitclaim Deed from Maine Medical Center to 25 Bramhall Street, LLC., as to an
undivided 75% interest, and Gary Lamson, as to an undivided 25% interest,
as Tenants in Common

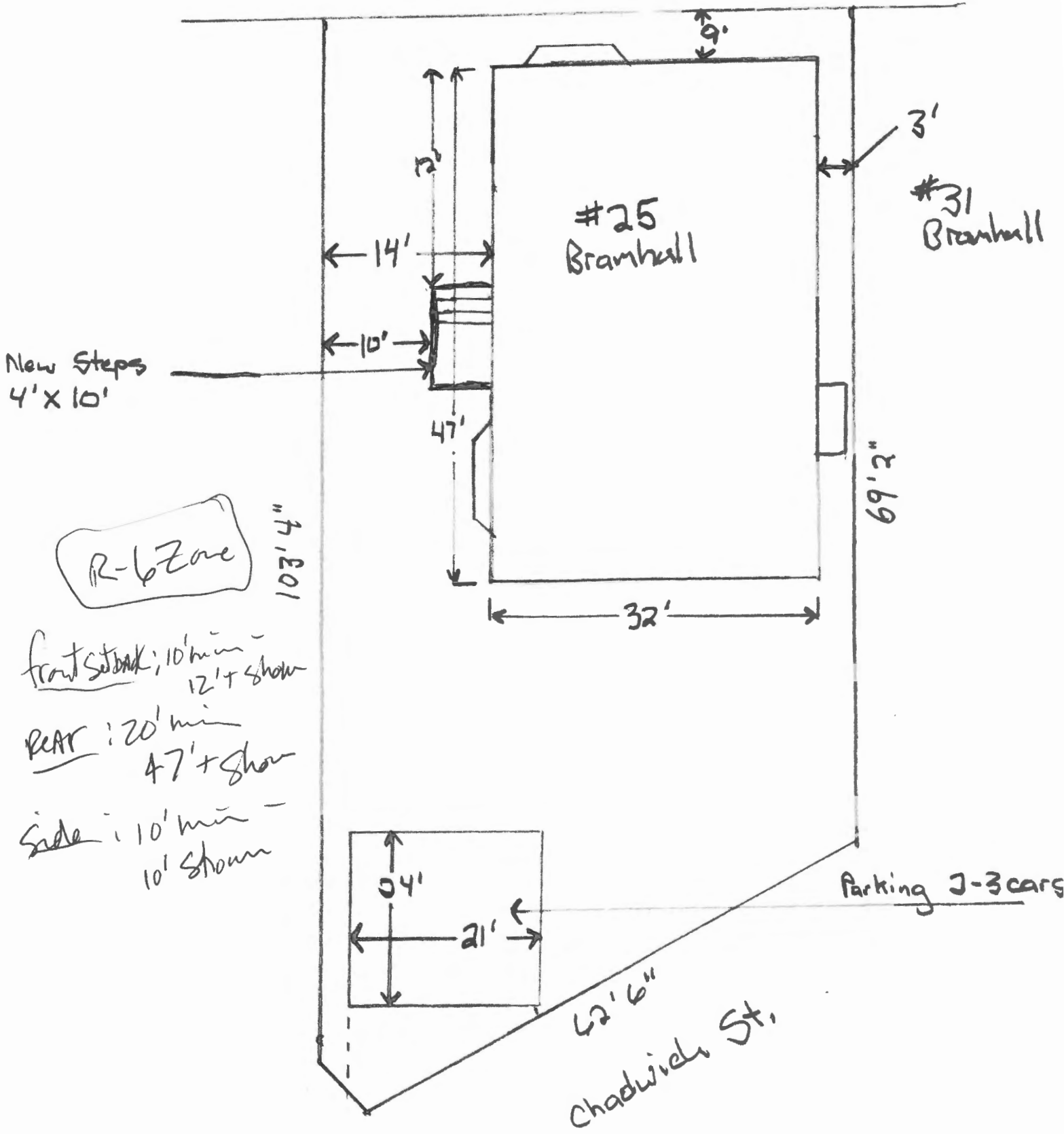
A certain lot or parcel of land together with the buildings thereon situated on the southeasterly side of Bramhall Street in the City of Portland, County of Cumberland and State of Maine, and extending through to the westerly side of Chadwick Street, and being bounded and described as follows:

Beginning at a point on the southeasterly boundary line of said Bramhall Street, distant three hundred six and nine one hundredths (306.09) feet northeastwardly from the intersection of said line of Bramhall Street with the southerly line of the Western Promenade; thence southeastwardly in a direction determined by an angle to the right from the northeasterly direction of Bramhall Street of $90^{\circ} 36'$ one hundred three and four tenths (103.4) feet to a point; thence on a line at right angles with the westerly boundary line of Chadwick Street, nine and nine tenths (9.9) feet to said westerly line of Chadwick Street; thence northwardly along said westerly line of Chadwick Street sixty and two tenths (60.2) feet to the southerly boundary line of a lot of land on Chadwick Street and Bramhall Street, now or formerly owned by Ella J. W. Randall; thence northwestwardly along said southerly boundary line of said Randall land, parallel with the first line mentioned herein, sixty-nine and two tenths (69.2) feet to the line of Bramhall Street; thence southwestwardly along said line of said Bramhall Street fifty (50) feet to the point of beginning, containing four thousand six hundred and thirteen and thirty-four hundredths (4,613.34) square feet of land, more or less.

The above described property sometimes is referred to as The Marshall House located at 25-27 Bramhall Street.

Meaning and intending to convey and hereby conveying the same premises conveyed from MMC Realty Corp. to Maine Medical Center by deed dated November 1, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13504, Page 80.

50' Bramhall St.



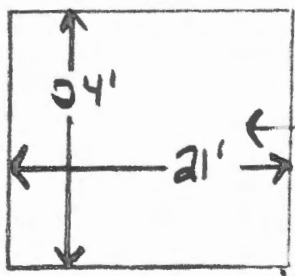
New Steps
4' X 10'

R-6 Zone
10' 4"

front setback: 10' min -
12' + show

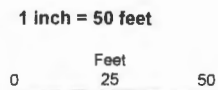
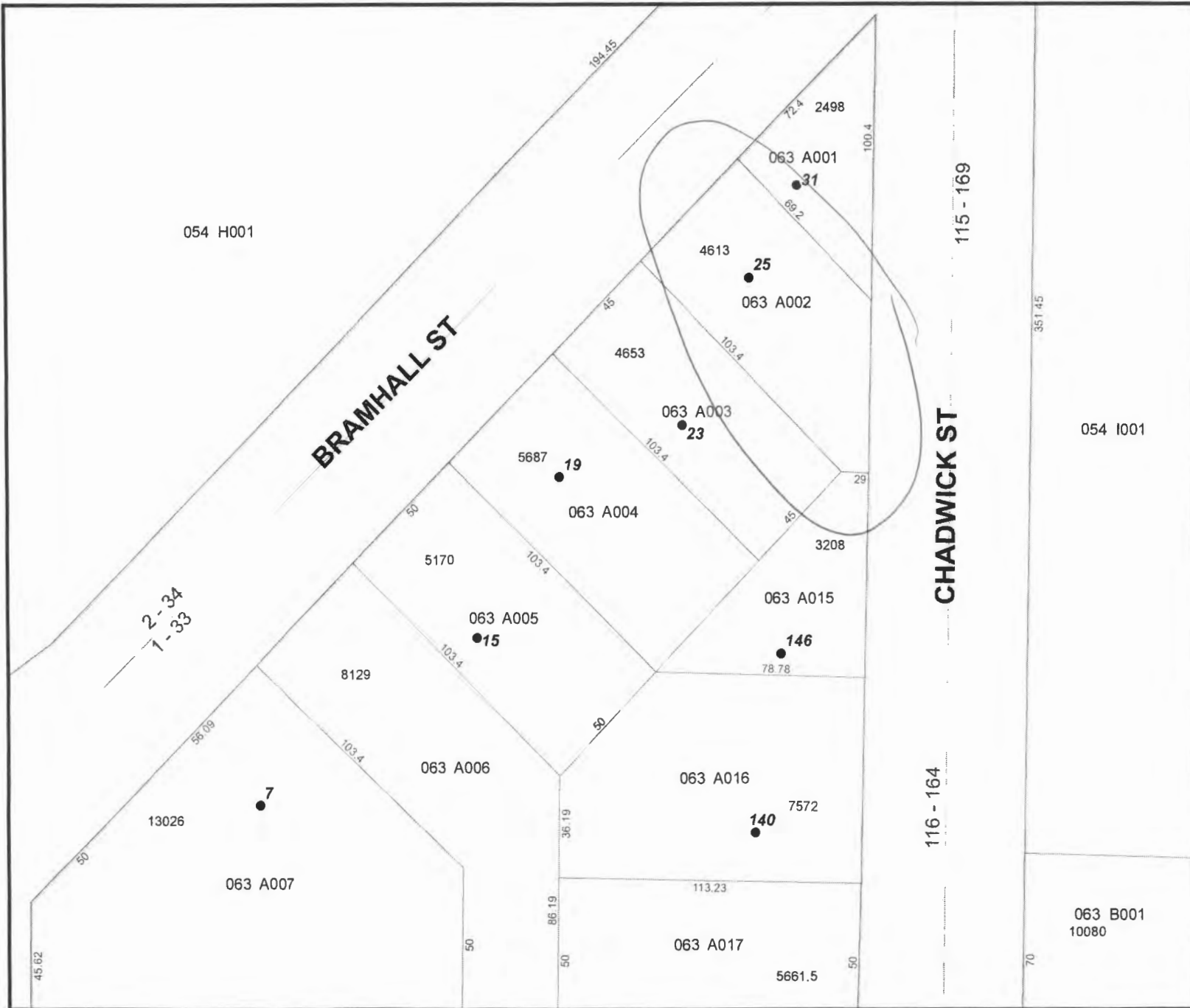
REAR: 20' min
47' + show

Side: 10' min -
10' show



Parking 3-3 cars

62' 6"
Chadwick St.



Map Produced by the City of
Portland's ArcGIS Server
Web Application.

063 A004