

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that NEW EARTH ASSOCIATES, LLC

Located At 19 BRAMHALL ST

Job ID: 2011-05-1200-CH OF USE

CBL: 063 - - A - 004 - 001 - - - -

has permission to Change of use, office to Lodging House with 10 rooms, transient or non-transient 1-1st fl, 5-2nd fl, 4-3rd fl provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

[Signature] 6/22/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1200-CH OF USE	Date Applied: 5/22/2011	CBL: 063 - - A - 004 - 001 - - - -	
Location of Construction: 19 BRAMHALL ST	Owner Name: Charles DeRoche - New Earth Associates, LLC	Owner Address: PO Box 9715-327, Portland, ME 04104	Phone: 671-1233
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use	Zone: R-6
Past Use: Four Doctor's Offices	Proposed Use: To Change the Use from Four Doctor's Offices to a Lodging House with 10 Rooms - 1 on 1st floor - 5 on 2nd floor - 4 on 3rd floor	Cost of Work: \$28,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IBC-2009 Existing Signature: JMB
Proposed Project Description: Ch. of use / sf to a 10 room, lodging house		Signature: <i>Bjornell for KING</i>	Signature: <i>JMB</i> 6/22/11
Permit Taken By: Lannie	Zoning Approval		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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>	<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:	<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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>any exterior work requires a separate review & approval</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	PHON



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1200-CH OF USE

Located At: 19 BRAMHALL

CBL: 063 - - A - 004 - 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. Separate permits shall be required for future decks, sheds, pools, and/or garages.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. This property shall remain a 10 room lodging house with 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.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Application requires State Fire Marshal approval.
4. The interior doors opening to the stair shall be treated with an approved intumescent paint, have a smoke seal and 2 self-closing hinges.
5. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
6. This building requires a supervised fire alarm system. A master box is not required. Initiation shall be by manual pull stations, water flow and smoke detectors in the common areas.
7. A separate Fire Alarm Permit is required.
8. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
9. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
10. All smoke detectors and smoke alarms shall be photoelectric.
11. Hardwired smoke alarms with battery backup shall be installed inside each sleeping room and interconnected on the same floor.
12. Hardwired Carbon Monoxide alarms with battery back up are required on each floor outside of the sleeping rooms.
13. This building will require an NFPA 13D sprinkler system complying with section 23.3.6.3 of the *Life Safety Code*.
14. A separate Suppression System Permit is required.

5/27/11

tx's ✓ c



General Building Permit Application R-6

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>19 Bramhall St. Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>5600 Sqft</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>A</u> Lot# <u>4</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Charles DeRoche</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 (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>28,000.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>375</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>Dr. Office</u> Proposed Specific use: <u>Rooming / Lodging</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Single family to 10 room Rooming/Lodging house</u>		
Contractor's name: <u>owner (Charles DeRoche)</u> Address: <u>P.O. Box 9715-327</u> City, State & Zip: <u>Portland, ME 04104</u> Telephone: <u>207-671-1233</u> Who should we contact when the permit is ready: <u>Charles DeRoche</u> Telephone: <u>207-671-1233</u> Mailing address: <u>P.O. Box 9715-327 P.O. Box, ME 04104</u>		

owes \$50.00
left
mess. rd fees
3/27
ASTATIC

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, 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.

RECEIVED

MAY 25 2011

Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 3/17/11

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

From: "McCarthy, Richard" <RICHARD.M.MCCARTHY@maine.gov>
To: <wallaceb@portlandmaine.gov>
Date: 6/15/2011 2:43 PM
Subject: Re: 19 Bramhall St, Portland

Ben

First I will keep answers short since I am on my blackberry I am at MMC in Portland my son was transported there last night.

First this building was reviewed under rooming and lodging so title 25 second 2453 does not apply and the code allows one exit.

Second I spoke to Capt Gatreau about an alternate means of compliance for the 1/2 hour separation. We came up with the sprinkler company placing additional heads near the doors, painting them with an intumescent paint I also spoke to Eric Ellis and he agreed with us.

Hope this clears it up a bit

Rich

----- Original Message -----

From: Benjamin Wallace [mailto:wallaceb@portlandmaine.gov]
Sent: Wednesday, June 15, 2011 01:27 PM
To: McCarthy, Richard
Subject: 19 Bramhall St, Portland

? OK If R-3 use
≤ 16 Rooms
non transient

Hi Rich,

I was hoping to pick your brain about the conversion from business use to rooming and lodging house at 19 Bramhall St here in Portland. The building is being sprinklered 13D per LSC requirements and does/will have a supervised fire alarm system. There is 2 unseparated exit stairs from the 1st to 2nd floor, but only one from 2nd to 3rd.

Q. Did you sign off on the two means of egress above the first floor required by MRSA 25 SS 2453 under the exception for apartment buildings 3 stories or less?

Q. Did you sign off on the unenclosed vertical openings not having a 1/2-hour rating? I don't see an exception to the enclosure in LSC.

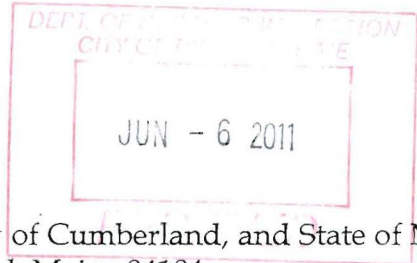
Thanks,

Ben

Lt. Benjamin Wallace Jr
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)756-8096
wallaceb@portlandmaine.gov

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

New Earth Associates, LLC of Portland 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 fifteenth day of the month of April, 2011.

MAINE MEDICAL CENTER

[Signature]

WITNESS

By: *[Signature]*

JOHN E. HEYE, TREASURER

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

April 15, 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

Mechelle Connolly

NOTARY PUBLIC
MY COMMISSION EXPIRES:

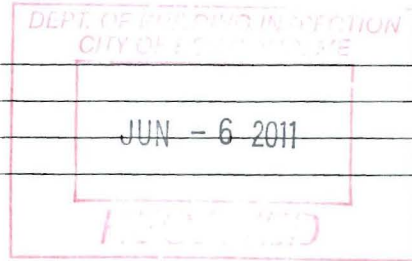
Mechelle Connolly
Notary Public, Maine
My Commission Expires
April, 2012

OPERATING AGREEMENT
OF

New Earth Associates, LLC
A MAINE LIMITED LIABILITY COMPANY

THIS OPERATING AGREEMENT ("Agreement") is entered into the 27th day of March, 20 , by and between the following persons:

- 1. Charles DeRoche
- 2. Joy Carren
- 3. Gary Lamson
- 4. Jennifer Lamson



hereinafter, ("Members" or "Parties").

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant, contract and agree as follows:

**ARTICLE I
FORMATION OF LIMITED LIABILITY COMPANY**

1 Formation of LLC. The Parties have formed a Maine limited liability company named New Earth Associates, LLC ("LLC"). The operation of the LLC shall be governed by the terms of this Agreement and the applicable laws of the State of Maine relating to the formation, operation and taxation of a LLC, specifically the provisions of the Maine Limited Liability Company Act (Maine Revised Statutes, Title 31, Chapter 13), hereinafter referred to as the "Act." To the extent permitted by the Act, the terms and provisions of this Agreement shall control if there is a conflict between such Law and this Agreement. The Parties intend that the LLC shall be taxed as a partnership. Any provisions of this Agreement, if any, that may cause the LLC not to be taxed as a partnership shall be inoperative.

2 Articles or Organization. The Members acting through one of its Members, _____, filed Articles of Organization, ("Articles") for record in the office of the with the Maine Secretary of State on _____, thereby creating the LLC

3 Business. The business of the LLC shall be:

- (a) Real Estate
-
-

and

Fire Department requirements

1. Charles DeRoche
P.O. Box 9715-327
Portland, ME 04104
207-671-1233
2. Rooming and lodging (occupancy 16)
Unprotected woodframe: Type V (000)
3. 3800 Sq. Ft. 1st Floor 1400
2nd Floor 1400
3rd Floor 1000
4. Monitored fire alarm system
Sprinkler system
5. A. Maine Fire Protection Systems
P.O. Box 1050 Bangor, ME 04402
Tel. # 207-942-8809
B. Protection Professionals (currently in place)
325 U.S. Rte. 1 Falmouth, ME 04105
Tel. 207-775-5755
6. A.
B.
C.
D.
E.
F.
7. N/A No elevators

RECEIVED

MAY 25 2011

Dept. of Building Inspections
City of Portland Maine

166 Living room

156 Reading Room

176 Kitchen

→ Now a Bedroom

1st floor

100 Laundry/BATH

598 #

72

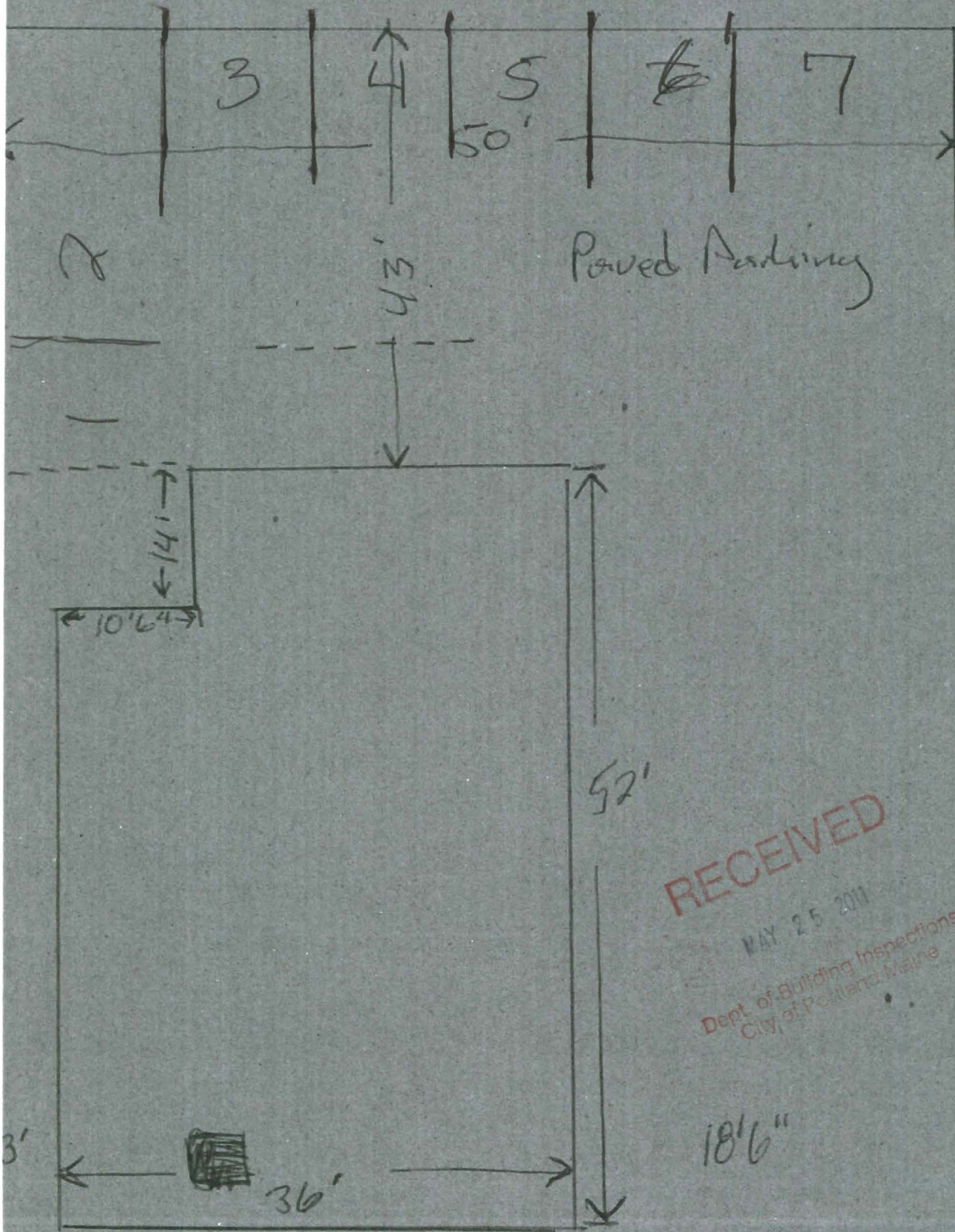
2nd floor Common Area

670 # total common area

144 +
88

-105
+ 88
193 #

— doesn't include
storage
meas & left over



RECEIVED

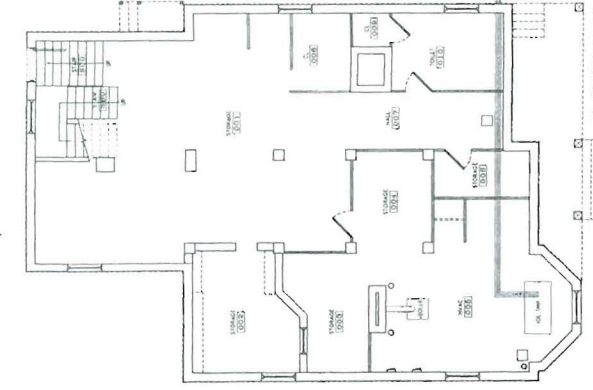
MAY 25 2011

Dept. of Building Inspections
City of Portland, Maine

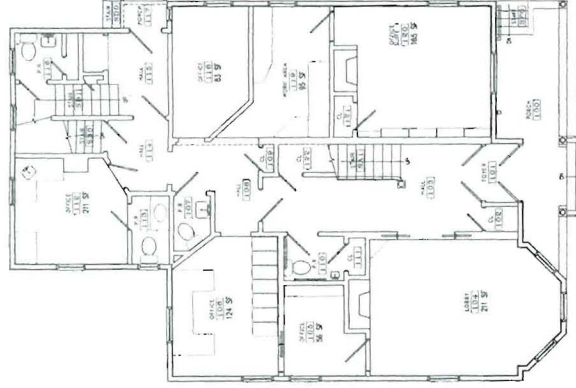
19 Bramhall Street Plot Plan

current condition

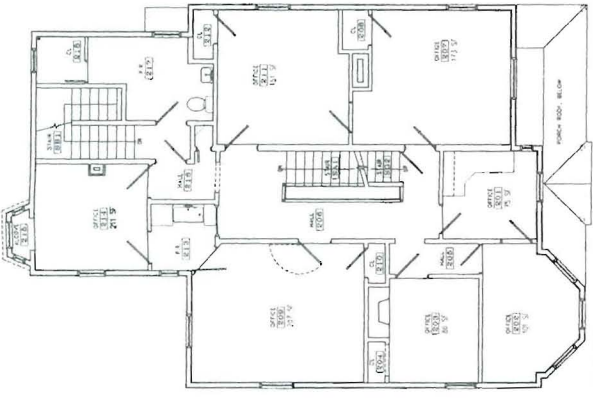
19 Bramhall Stee



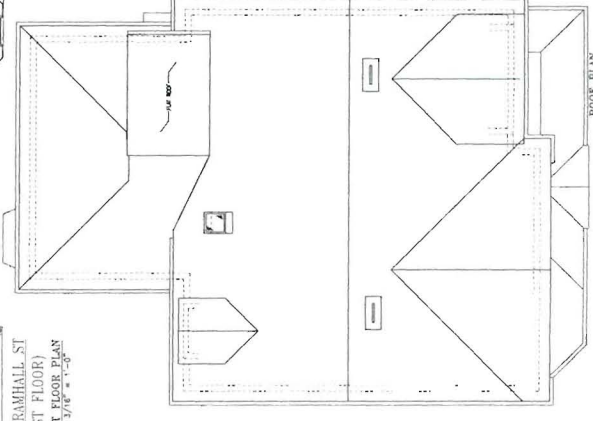
19 BRAMHALL ST
(BASEMENT)
BASEMENT PLAN
SCALE: 3/16" = 1'-0"



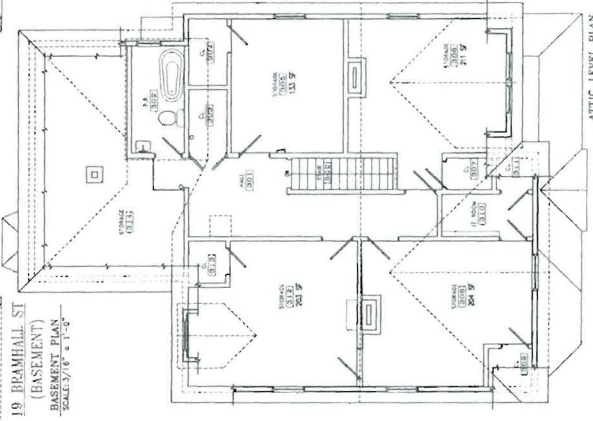
19 BRAMHALL ST
(FIRST FLOOR)
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
19 BRAMHALL ST
(SECOND FLOOR)



ROOF PLAN
SCALE: 3/16" = 1'-0"
19 BRAMHALL ST
(ROOF)



ATTIC LEVEL PLAN
SCALE: 3/16" = 1'-0"
19 BRAMHALL ST
(THIRD FLOOR)



07-31-09

Light manufacturing use: The fully enclosed assembly or fabrication of materials but excluding basic processes such as smelting, refining, distilling, forging, brewing, and similar processes involving converting raw materials to a finished or semi-finished product.

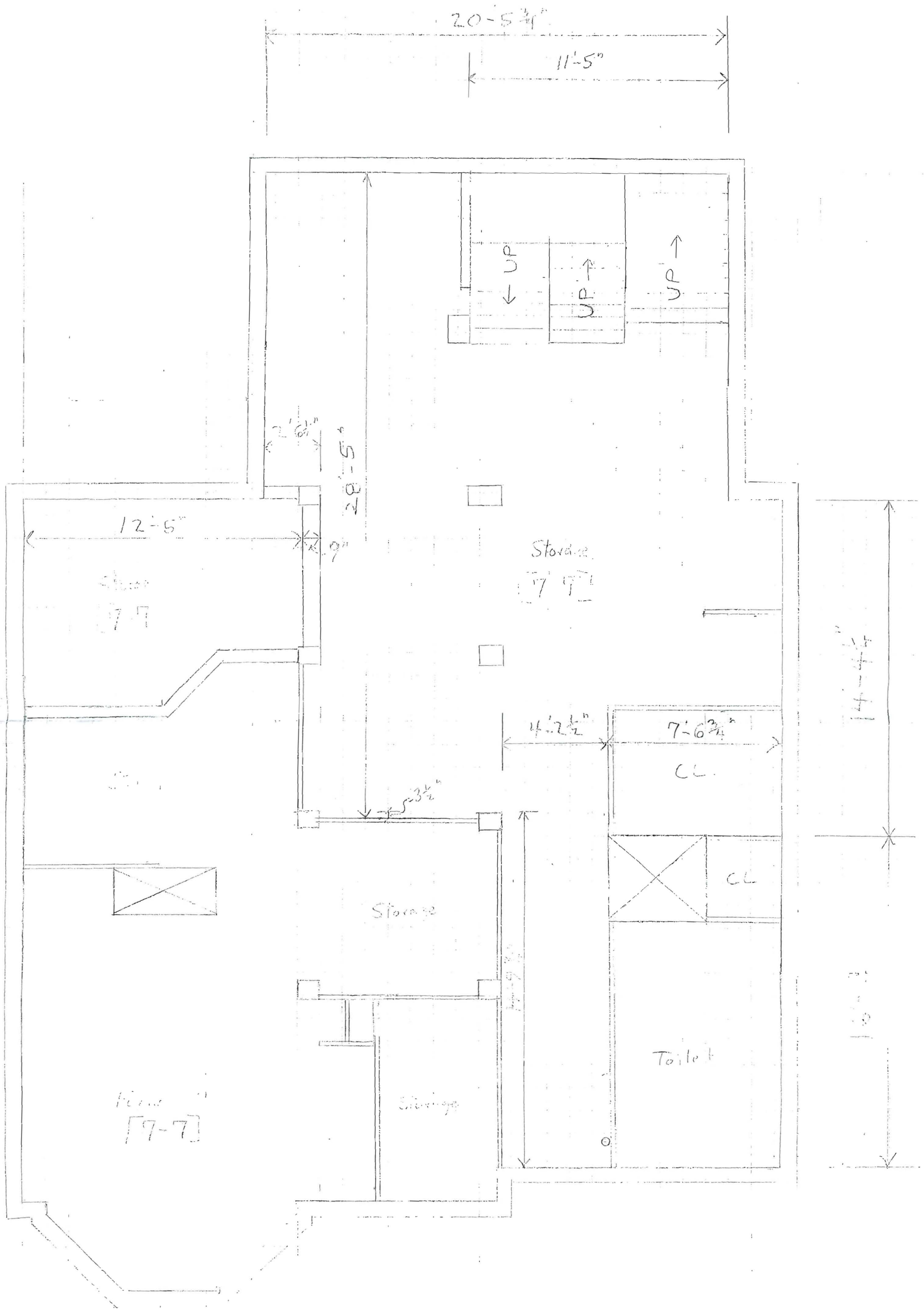
Lodging house: A house, building or portion thereof containing two (2) or more rooming units and providing such units, with or without meals, to individuals on not less than a weekly or monthly basis for compensation. A lodging house, except for lodging houses located in the IR-2, IR-3 and I-B zones, shall contain common areas for use by all residents, including a kitchen. A kitchen need not be available as part of the common areas where all meals are provided on a daily basis. No owner, operator, director, employee, shareholder, partner, corporate officer or agent of a bed and breakfast facility, hotel, inn, lodging house, motel, or tourist home (as defined in this code) may, for direct or indirect economic remuneration, arrange for or provide any housing accommodations including but not limited to long term, short term or overnight accommodations for an actual or potential guest, customer, or patron of the business at any off-premises site in the City, unless such a facility is authorized, under the applicable provisions of Portland's Land Use Code, to offer such accommodations as a bed and breakfast, hotel, inn, lodging house, motel or tourist home.

Long term or extended care facility: An institution or a distinct part of an institution that is licensed or approved to provide full-time convalescent or chronic care, or health care under medical supervision for twenty-four (24) or more consecutive hours, to nine (9) or more individuals who, by reason of advanced age, illness, or infirmity are unable to care for themselves, and who are not related to the governing authority by marriage, blood, or adoption.

Lot: Except when reference is made herein to a lot of record, a lot is a single tract of land located within a single block which at the time of filing for a building permit or certificate of occupancy is designated by its owner or developer as a tract to be used, developed, or built upon as a unit under single ownership or control.

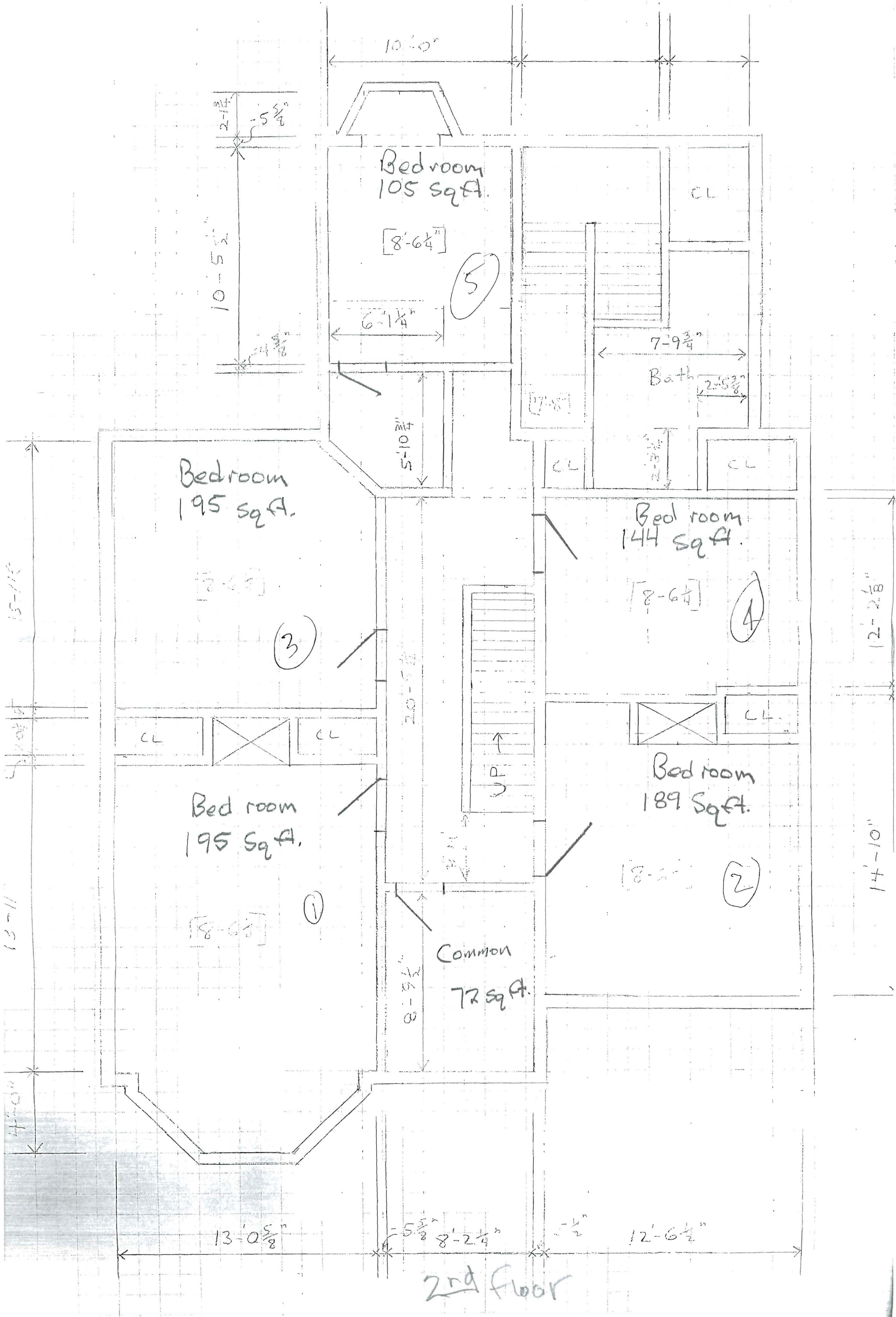
Lot area: The area of land enclosed within the boundary lines of a lot.

Lot width: The distance parallel to the front of the building measured between side lot lines through that part of the principal building where the lot is narrowest.

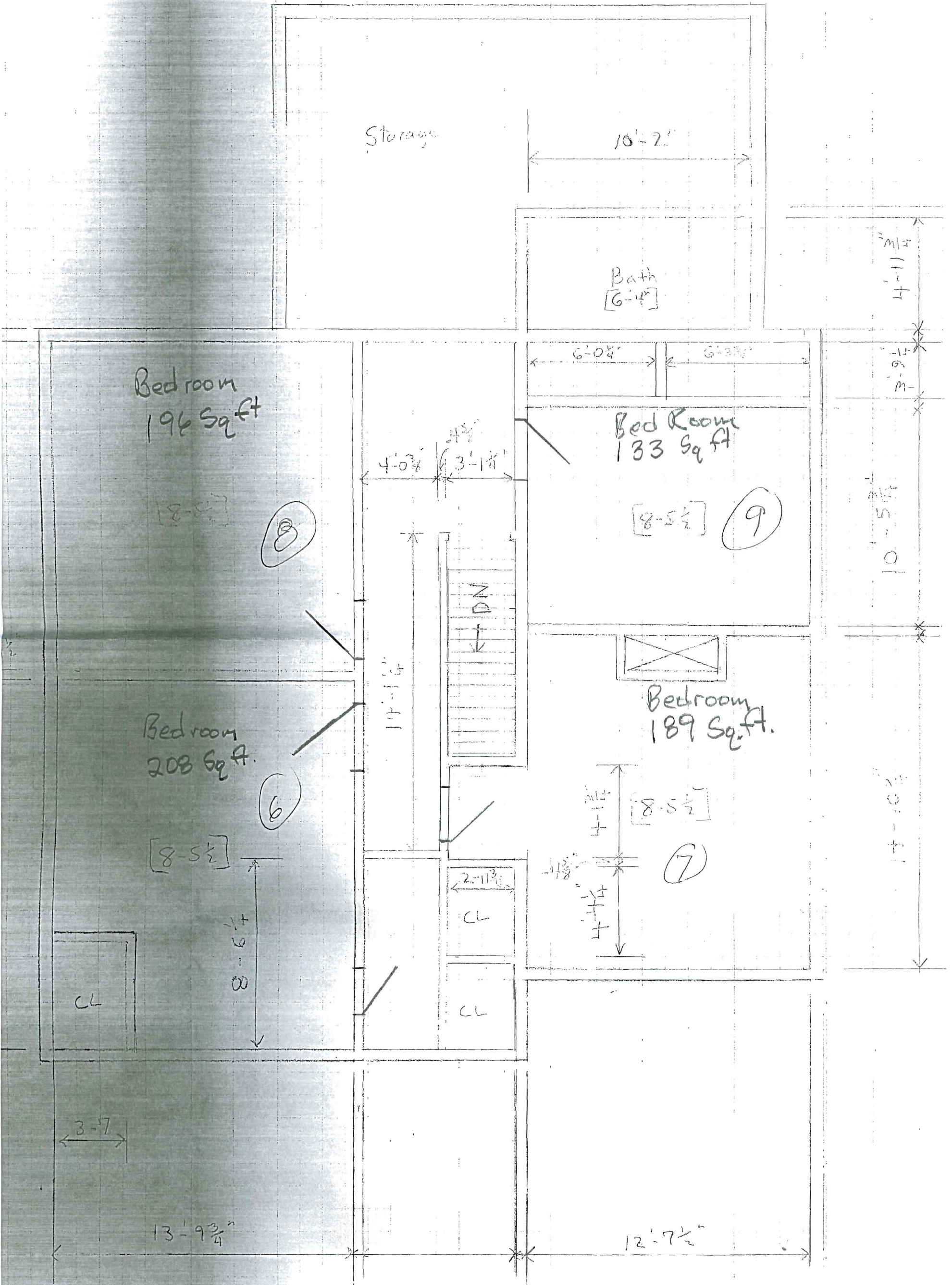


Basement

$\frac{1}{4}'' = 1'-0''$



2nd floor



Third Floor

10-2

1st floor - 1 unit ^{Roofing}
 2nd floor - 5 R.U.
 3rd floor - 4 R.U.

 10 R.U.

Location: _____

Design Basis

1. Density (GPM/SQ.FT.) _____

2. Area (SQ.FT.) _____

3. No. of Sprinklers _____

4. Classification _____

5. Max storage height (FT.) _____

Demand

1. Water flow rate (GPM) _____

2. Residual pressure at the base of the riser (PSI) _____

3. Hose Stream allowance (GPM) _____

Design Standard: _____

Variations: _____

Log: _____

124 #	+ 76	=	200
195 #	+ 5	=	200
189 #	+ 11	=	200
195 #	+ 5	=	200
244 #	+ 56	=	200
105 #	+ 95	=	200
208 #		=	over 200
189 #	+ 11	=	200
196 #	+ 4	=	200
133 #	+ 67	=	200

330 # needed for
 common
 area
 ok
 showing 670 #

RECEIVED
 25 2011
 9 Inspections
 70 Maine

GENERAL NOTES

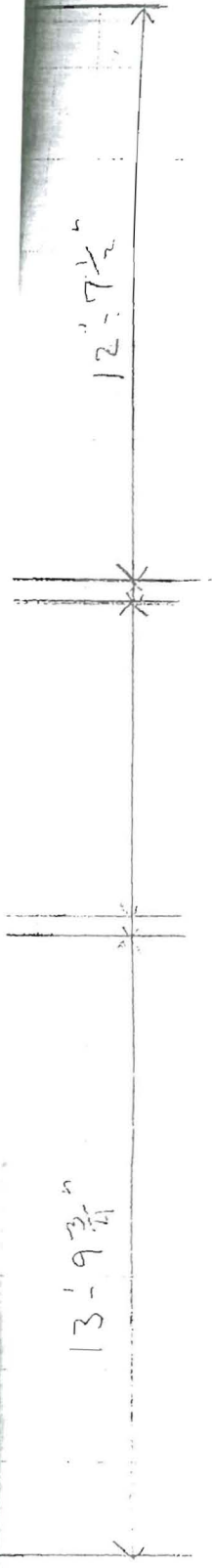
ALL DIMENSIONS SHOWN ARE CENTER TO CENTER.

ALL PIPES AND HANGERS ARE TO BE INSTALLED PER _____

HANGERS ARE TO BE U.L. LISTED AND F.M. APPROVED.

OWNER SHALL PROVIDE ADEQUATE HEAT TO PREVENT WET-PIPE SPRINKLER PIPING FROM FREEZING. OWNER SHALL MAINTAIN SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 25 AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

THIS SYSTEM HAS BEEN DESIGNED BY AND SHALL



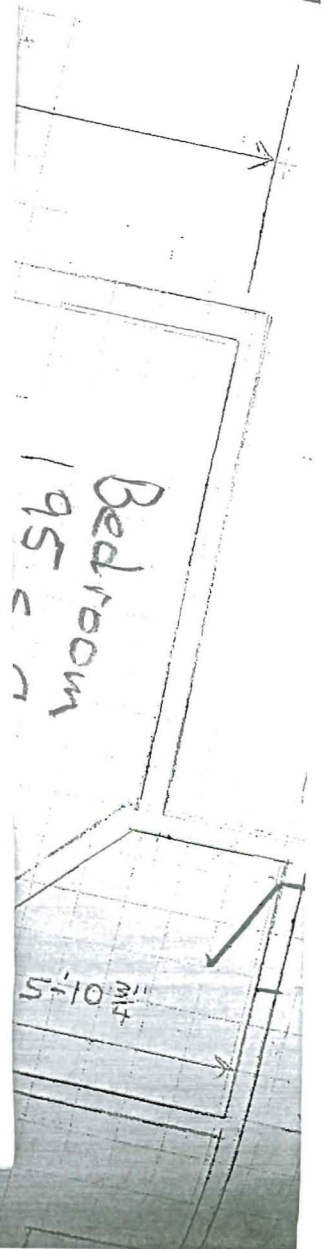
Third Floor

$\frac{1}{4} = 1.00$

1,554 sq ft. Bedroom area total
 670 sq ft. Common area total

$\frac{2,224}{200} = 11.12$ units — only showing 10 units

SPRINKLER SYST	
QTY	ORIFAC



Design Standard: _____
 Variations: _____

Demand
 1. Water flow rate (GPM) _____
 2. Residual pressure at the base of the riser (PSI) _____
 3. Hose Stream allowance (GPM) _____