

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Ellsworth St. Associates

Applicant 75 Market Street - 773-5700

Mailing Address Commercial & Apts

Proposed Use of Site /

Acres of Site / Ground Floor Coverage /

Site Location Review (D.C.F. Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

Date April 18, 1986

Address of Proposed Site 79 Bramhall Street, Corner of Congress & Bramhall Sts.

Site Identifier(s) from Assessors Maps _____

Zoning of Proposed Site _____

Proposed Number of Floors _____

Total Floor Area _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

72, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISP.	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	0'-F-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: _____

Sam [Signature] 9/25/86.
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant: Ellsworth & Associates Date: April 15, 1980
 Mailing Address: 75 Market Street, Portland, ME 04102 Address of Proposed Site: 29 Bramhall St., Corner of Old Orchard St., Portland, ME
 Proposed Use of Site: _____ Site Identifier(s) from Assessors Maps: _____
 Acreage of Site / Ground Floor Coverage: _____ Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes () No Total Floor Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY										✓						CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: 1) Developer shall install a hydrobrake in the catch basin behind the fire station, as shown on the approved plan.
 2) The new manhole to be constructed over the existing sewer in Macmillan Road shall be done in accordance with City specifications, under the supervision of the Sewer Division of Public Works.

Royce J. G. 5/20/80
 SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY										✓						
DISAPPROVED																

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 (Attach Separate Sheet if Necessary)
 in accordance with city specifications, under the supervision of the Sewer Division of Public Works.

Royce J. G. 5/20/80
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Ellsworth St. Associates Date: April 18, 1988
 Mailing Address: Market Street - 771-5700 Address of Proposed Site: 72 Franklin Street, Corner of Commercial
 Proposed Use of Site: Commercial & Office Site Identifier(s) from Assessors Maps: _____
 Acreage of Site / Ground Floor Coverage: _____ Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes () No Total Floor Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED													

REASONS: _____

(Attach Separate Sheet if Necessary)

 SIGNATURE OF REVIEWING STAFF/DATE
 PLANNING DEPARTMENT COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 1318

SEP 30 1986

ZONING LOCATION PORTLAND, MAINE April 17, 1986

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 79. Bramhall St., Corner of Bramhall & Congress St. Fire District #1 , #2

1. Owner's name and address Maine Medical Center - 22 Bramhall St. Telephone

2. Lessee's name and address Ellsworth St. Associates - 75 Market St. Telephone ..773-5700..

3. Contractor's name and address Ledgerwood - 39 Portland Pier. Telephone 775-0741.

..... No. of sheets

Proposed use of building ... Commercial & apts. No. families

Last use

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$... 235,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$

Site plan review 350.00

Base Fee

Late Fee ... 1,200.00

TOTAL \$

major site plan review

Stamp of Special Conditions

Interior demolition of existing building as per plans, 4 sheets of plans.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... **yes** Is any electrical work involved in this work? ... **yes**

Is connection to be made to public sewer? ... **existing** If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor , 2nd , 3rd , roof

On centers: 1st floor , 2nd , 3rd , roof

Maximum span: 1st floor , 2nd , 3rd , roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot , to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: **DATE**

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Fire Dept.: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Health Dept.:

Other:

Signature of Applicant Phone # same

Type Name of above Jane Rector for 1 2 3 4

Ellsworth St. Assoc. Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP PERMIT ISSUED
B.O.C.A. TYPE OF CONSTRUCTION 001318 SEP 30 1986

ZONING LOCATION PORTLAND, MAINE April 17, 1986

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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- LOCATION 79 Bramhall St., Corner of Bramhall & Congress St. Fire District #1 , #2
1. Owner's name and address Maine Medical Center - 22 Bramhall St. Telephone
2. Lessee's name and address Ellsworth St. Associates - 75 Market St. Telephone 773-5700
3. Contractor's name and address Ledgewood - 39 Portland Pier. Telephone 775-0741

Proposed use of building ... commercial & apts ... No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot

Estimated contractual cost \$... 236,000...

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Site plan review 350.00
Late Fee 1,200.00
TOTAL \$

major site plan review
Interior demolition of existing building as per plans. 4 sheets of plans.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... yes Is any electrical work involved in this work? ... yes
Is connection to be made to public sewer? ... existing If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-1 1/2" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept. James P. Callahan, Chief
Health Dept.
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Jane Rector Phone # same
Type Name of above Jane Rector, for Ellsworth St. Assoc. Other and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY

OFFICE FILE COPY

15 M. Leary

Permit No. 816/1918

Location 99 W. 12th St.

Owner Mr. Fred Lewis

Date of permit: 4-17-56

Approved 9-30-56

Dwelling

Garage

Alteration *structural work*

NOTES

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Large lined notes area on the right side, crossed out with a large 'X'.

REALTY
DEVELOPMENT
GROUP INC.

COPY

75 MARKET STREET • PORTLAND, MAINE 04101 • (207) 773-5700

MEMORANDUM

TO: David Klenk, Planner
City of Portland
FROM: Peter B. McKinney
Realty Development Group, Inc.
DATE: 30 April 1986
RE: BRAMHALL HOUSE (Formerly Maine Eye and Ear Hospital)

SITE PLAN REVIEW

Please accept this and the attached memo dated April 17, 1986 to Chairman Humeniuk from Paula Craighead as additional information to the enclosed site plan prepared by Terrien Architects and project survey by Haskell Owen, Inc. Ms. Craighead's memo addresses those subjects raised in subsection (b-2) of Section 14-526 Final Site Plan of the Portland Code.

This memo addresses those seven concerns raised in your memo of April 22, 1985 to the Chairman and members of the Portland Planning Board.

1. Paula Craighead has met with Charles Shannon, the acting City Arborist, and on his recommendation we have added cedar trees on either side of the off-site parking lot and flowering crabs at its entry. Cedar tree size will be four feet and deciduous trees will have a caliper of 2 1/2" to 3". Mr. Shannon expressed satisfaction with the remainder of the plan.
2. George Weimer of Waste Management of Maine - Portland has been on-site to discuss location of trash receptacles. After reviewing the geography of the proposed parking lot, Mr. Weimer recommended the location designated on the site plan based on the criteria of quick (and less disruptive) service by a garbage truck and reasonable accessibility by residential tenants of Bramhall House.
3. A six foot solid cedar fence is proposed as the buffer where lots abutt the Bramhall House parking lot. Please refer to the site plan for locations of this fence and designated green spaces.
4. Bob Roy has met with us on the Bramhall House site to discuss the storm water drainage system for both the on-site and off-site parking lot. Subject to plan review, he agreed that at the on-site lot, use of the two existing and the two proposed catch basins should be sufficient to drain any storm water from the site. He did caution that we would probably be required to use flow restricters and make provisions for temporary ponding of water around the catch basins. Bill Goodwin confirmed this probability in a phone conversation.

Terrien Architects is presently having an engineer calculate storm water volume at the on-site parking area, which information will be submitted as soon as possible. Realty Development Group, Inc. is prepared to restrict flow to the storm water drainage system as necessary.

Haskell Owen, Inc. has not, in its field and map investigations, been able to find any evidence that abutters' sewer or storm drain lines tie into the existing storm drain system. Bob Roy suggested that this line should be privately maintained to the property line at McMillan Road, if this was the case. John Schwanda of Haskell Owen, Inc. will verify his current information. Realty Development Group, Inc. is prepared to maintain this drainage system if it is verified that there are no connections to abutters. If there are abutter connections found, we are prepared to grant an easement to the City for maintenance of the storm drainage system.

With Mr. Roy's concurrence, we have chosen to surface drain the water from the off-site parking area into Congress Street. The fill required to accomplish this does not detrimentally affect the abutters' property. The other solution, to install a catch basin and drain system to the storm drain system in Congress Street, causes concern to both Mr. Roy and us because of presumed poor condition of the existing drain line in the street and the traffic congestion caused by in-street work.

5. Utilities presently on-site should be adequate to service the restored building. Don Wyman is verifying water availability, having received volume requirements from Terrien Architects. Bill Goodwin was comfortable with sewer volume. Verification is forthcoming from Central Maine Power Company concerning electrical supply.
6. In Bruce Bell's absence, I met with Ray Blake on-site to discuss snow removal on that portion of McMillan Road remaining City maintained. Pending approval from Mr. Bell, Mr. Blake agreed that snow removal equipment could back up McMillan street and push snow to Congress Street.
7. On a temporary basis on-site parking area snow will be plowed into designated parking spaces in the on-site parking area. There are currently sixty-six available car spaces (after deducting for the fire station spaces). The minimum number of required spaces is fifty-nine, leaving seven available spaces for such temporary snow storage. Tentatively, we propose those spaces to be used for the purpose of snow storage be spaces 21-25 and 66 & 67. The snow will be removed by truck and loader as required.

I hope this memo answers any concerns you and other staff members may have. We will provide additional information as it becomes available. Please do not hesitate to call us as you have questions.

PBM:jrr
cc: Terrien Architects
Haskell Owen, Inc.

ELLSWORTH
STREET
ASSOCIATES

COPY

75 MARKET STREET • PORTLAND, MAINE 04101 • (207) 773-5700

MEMORANDUM

TO: Chairman Humeniuk and Members of the Planning Board
FROM: Paula Craighead, Realty Development Group, Inc.
RE: BRAMHALL HOUSE (Formerly Maine Eye and Ear Hospital)
Preliminary Site Plan Review
DATE: April 17, 1986

The site plan submitted for the workshop on April 22 shows the location of the building to be rehabilitated. Known as the former Maine Eye and Ear Hospital (also, Holt Hall), the newly restored building will be known as Bramhall House.

Bramhall House will have 40 units of market rate apartments, with a ratio of approximately 2 to 1 of 2-bedroom to 1-bedroom units. On the first floor, the building will have approximately 8,000 square feet of retail/commercial space. The storefronts, put in when the hospital was built in 1892 in order to bring in extra income, will be returned to their original appearance. The historical business area of the hospital, the lobby on the second floor, will become 6,000 square feet of office space. The remainder of the building will be residential. The building will be placed on the National Register of Historic Places and restored according to U.S. Department of Interior guidelines.

The total land area of the site, including all adjacent property acquired or subject to Council approval for acquisition, is 38,300 square feet. The total floor area of the building as it exists is 60,000 square feet. The building has seven floors, which includes a basement area. Ground coverage of the structure is, and will remain, 10,200 square feet.

Easements that now exist on the property are: five foot easement right-of-way benefiting the lot known as the Rudy parcel. Proposed easements include a right-of-way granted by the City of Portland to Stephen Thomas for access to his garage; license for maintaining parking lot lights on the fire station; 12 parking spaces so long as the fire station is City owned.

Solid waste disposal will be handled by contracting with a private rubbish disposal company.

Availability of off-site, public facilities is very good as the project is located in a dense, urban business and residential neighborhood. Information concerning water consumption has been sent to Mr. Don Wyman at the Portland Water

Memorandum to Portland Planning Board
April 17, 1986 Page Two

Company. Mr. Bill Goodwin at Public Works is reviewing sewer requirements. Lt. Collins has been advised and consulted about the project. Mr. Bill Bray and Mr. Bob Roy have also been consulted and reviewed preliminary designs, especially the parking scheme.

In our opinion, there are no drainage or topography problems with the site.

The time period required for completion of the development is 12 months. Occupancy is scheduled for August, 1987.

cc: David Klenk, Planning Staff

REALTY
DEVELOPMENT
GROUP INC.

COPY

75 MARKET STREET • PORTLAND, MAINE 04101 • (207) 773-5700

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2. George Weimer of Waste Management of Maine - Portland has been on-site to discuss location of trash receptacles. After reviewing the geography of the proposed parking lot, Mr. Weimer recommended the location designated on the site plan based on the criteria of quick (and less disruptive) service by a garbage truck and reasonable accessibility by residential tenants of Bramhall House.
3. A six foot solid cedar fence is proposed as the buffer where lots abutt the Bramhall House parking lot. Please refer to the site plan for locations of this fence and designated green spaces.
4. Bob Roy has met with us on the Bramhall House site to discuss the storm water drainage system for both the on-site and off-site parking lot. Subject to plan review, he agreed that at the on-site lot, use of the two existing and the two proposed catch basins should be sufficient to drain any storm water from the site. He did caution that we would probably be required to use flow restricters and make provisions for temporary ponding of water around the catch basins. Bill Goodwin confirmed this probability in a phone conversation.

Terrien Architects is presently having an engineer calculate storm water volume at the on-site parking area, which information will be submitted as soon as possible. Realty Development Group, Inc. is prepared to restrict flow to the storm water drainage system as necessary.

Haskell Owen, Inc. has not, in its field and map investigations, been able to find any evidence that abutters' sewer or storm drain lines tie into the existing storm drain system. Bob Roy suggested that this line should be privately maintained to the property line at McMillan Road, if this was the case. John Schwanda of Haskell Owen, Inc. will verify his current information. Realty Development Group, Inc. is prepared to maintain this drainage system if it is verified that there are no connections to abutters. If there are abutter connections found, we are prepared to grant an easement to the City for maintenance of the storm drainage system.

With Mr. Roy's concurrence, we have chosen to surface drain the water from the off-site parking area into Congress Street. The fill required to accomplish this does not detrimentally affect the abutters' property. The other solution, to install a catch basin and drain system to the storm drain system in Congress Street, causes concern to both Mr. Roy and us because of presumed poor condition of the existing drain line in the street and the traffic congestion caused by in-street work.

5. Utilities presently on-site should be adequate to service the restored building. Don Wyman is verifying water availability, having received volume requirements from Terrien Architects. Bill Goodwin was comfortable with sewer volume. Verification is forthcoming from Central Maine Power Company concerning electrical supply.
6. In Bruce Bell's absence, I met with Ray Blake on-site to discuss snow removal on that portion of McMillan Road remaining City maintained. Pending approval from Mr. Bell, Mr. Blake agreed that snow removal equipment could back up McMillan street and push snow to Congress Street.
7. On a temporary basis on-site parking area snow will be plowed into designated parking spaces in the on-site parking area. There are currently sixty-six available car spaces (after deducting for the fire station spaces) The minimum number of required spaces is fifty-nine, leaving seven available spaces for such temporary snow storage. Tentatively, we propose those spaces to be used for the purpose of snow storage be spaces 21-25 and 66 & 67. The snow will be removed by truck and loader as required.

I hope this memo answers any concerns you and other staff members may have. We will provide additional information as it becomes available. Please do not hesitate to call us as you have questions.

FEM:jrr
cc: Terrien Architects
Haskell Owen, Inc.

ELLSWORTH
STREET
ASSOCIATES

COPY

75 MARKET STREET • PORTLAND, MAINE 04101 • (207) 773-5700

MEMORANDUM

TO: Chairman Humeniuk and Members of the Planning Board
FROM: Paula Craighead, Realty Development Group, Inc.
RE: BRAMHALL HOUSE (Formerly Maine Eye and Ear Hospital)
Preliminary Site Plan Review
DATE: April 17, 1986

The site plan submitted for the workshop on April 22 shows the location of the building to be rehabilitated. Known as the former Maine Eye and Ear Hospital (also, Holt Hall), the newly restored building will be known as Bramhall House.

Bramhall House will have 40 units of market rate apartments, with a ratio of approximately 2 to 1 of 2-bedroom to 1-bedroom units. On the first floor, the building will have approximately 8,000 square feet of retail/commercial space. The storefronts, put in when the hospital was built in 1892 in order to bring in extra income, will be returned to their original appearance. The historical business area of the hospital, the lobby on the second floor, will become 6,000 square feet of office space. The remainder of the building will be residential. The building will be placed on the National Register of Historic Places and restored according to U.S. Department of Interior guidelines.

The total land area of the site, including all adjacent property acquired or subject to Council approval for acquisition, is 38,300 square feet. The total floor area of the building as it exists is 60,000 square feet. The building has seven floors, which includes a basement area. Ground coverage of the structure is, and will remain, 10,200 square feet.

Easements that now exist on the property are: five foot easement right-of-way benefiting the lot known as the Rudy parcel. Proposed easements include a right-of-way granted by the City of Portland to Stephen Thomas for access to his garage; license for maintaining parking lot lights on the fire station; 12 parking spaces so long as the fire station is City owned.

Solid waste disposal will be handled by contracting with a private rubbish disposal company.

Availability of off-site, public facilities is very good as the project is located in a dense, urban business and residential neighborhood. Information concerning water consumption has been sent to Mr. Don Wyman at the Portland Water

Memorandum to Portland Planning Board
April 17, 1986 Page Two

Company. Mr. Bill Goodwin at Public Works is reviewing sewer requirements. Lt. Collins has been advised and consulted about the project. Mr. Bill Bray and Mr. Bob Roy have also been consulted and reviewed preliminary designs, especially the parking scheme.

In our opinion, there are no drainage or topography problems with the site.

The time period required for completion of the development is 12 months. Occupancy is scheduled for August, 1987.

cc: David Klenk, Planning Staff



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 25, 1986

Ledgewood
39 Portland Pier
Portland, Maine 04101

Ref; 79 Bramhall St. (Holt Hall).

Dear Sir:

Your application to make interior demolition has been reviewed and a permit is herewith issued subject to the following requirements.

Site Plan Review Requirements

Inspection Services	Approved	9/25/86	P. Samuel Hoffses
Fire Department	Approved	4/22/86	Lt. Collins
Plumbing Division	Approved	6/11/86	Mr. D. Klink
Public Works	Approved/w conditions	5/20/86	Mr. R. Roy

- Approval conditions:
1. Developer shall install a hydrobrake in the catch basin behind the fire station as shown on approved plan.
 2. The new manhole to be constructed over the existing sewer in MarMillan Road shall be done in accordance with city specifications, under the supervision of the Sewer Division of Public Works.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

-2-

Building Code Requirements

1. No bearing walls or structural elements shall be removed until a certified structural engineer has given his approval and a permit is approved from this office.
2. If it is required to occupy the sidewalk or any public way a permit must be obtained from Public Works.
3. Material shall not be dropped by gravity or thrown outside the exterior walls of the building during demolition or erection. Wood or metal chutes shall be provided for this purpose and any material which its removal will cause an excessive amount of dust shall wet down to prevent the creation of a nuisance.

If you have any questions regarding to these requirements please call this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "P. Samuel Hoffses".

P. Samuel Hoffses
Chief of Inspection Services

/jaw

PERMIT # 725 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT # _____

Please fill out any notes which applies to job. Proper plans must accompany form.

Owner: Neality Development Group

Address: 79 Franklin Street

CONTRACTOR: Protection Co. SUB CONTRACTORS _____

ADDRESS: Arch-Low, Ind. Air Park, P.O. Box 1190, Auburn, ME

Est. Construction Cost: 50,000.00 Type of Use: Vacant Bldg

Building Dimensions: _____ Sq. Ft. # Stories: _____ Lot Size: _____

Proposed Use: _____ Seasonal _____ Cardboard _____ Apartment _____

Conversion: Explain: Install Sprinkler System

COM-PLATE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: # Of Dwelling Units _____

Foundations:

1. Type of Soil: _____
2. Foot Pads - Front _____ Rear _____ Side(s) _____
3. Footings Size _____
4. Foundation Size _____
5. Other _____

Floors:

1. Sills Size _____ Sills must be anchored
2. Girders _____
3. Lally Columns Spacing _____
4. Joists Size _____ Spacing 18" O.C.
5. Bridging Type _____
6. Floor Sheathing Type _____
7. Other Material _____

Exterior Walls:

1. Siding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Recessed _____ Spacing _____
5. Bracing Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____

10. Masonry Materials

11. Metal Materials

- Exterior Walls:
1. Studding Size _____ Spacing _____
 2. Header Size _____ Spacing _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date: June 16, 1988

Subdivision: Yes / No _____

Name: _____

Lot: _____

Block: _____

Permit Expiration: _____

Ownership: _____ Public _____ Private _____

Trade Area: _____

Estimated Cost: \$50,000

Value/Structure: _____

Zone: 7C-00

Ceiling:

1. Ceiling Joists Size: _____ Spacing: _____
2. Ceiling Trapping Type _____
3. Type Ceiling _____
4. Insulation Type _____ Size _____
5. Ceiling Height _____

Roof:

1. Truss or Rafter Size _____
2. Sheathing Type _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Lumber _____ Fire Place _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of _____ Yes _____ No _____

2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Pool Size _____
2. Pool Size _____
3. Must conform to National Electrical Code _____

Grading:

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval Yes _____ No _____ Date _____

Planning Board Approval Yes _____ No _____ Date _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt _____ Special Exception _____

Other (Explain): _____

Not Approved _____

Permit Received By _____ Date _____

Signature of Applicant _____ Date _____

Signature of C.O. _____ Date _____

Inspection Dates _____