

940959

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 4020. Zone 16 Aug 1994 Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form. \$300 - major site plan review

Owner: Ronald McDonald House Phone # _____
 Address: Stand by ME, Inc. -
 LOCATION OF CONSTRUCTION 250 Brackett St.
254 Brackett St., 255 Brackett St., Carleton St
 Contractor: Pozhabit Co. 844 Stevens Ave Ptd, ME 04103 Phone # 797-3369
 Address: _____ Phone # _____
 Est. Construction Cost: 800,000. Proposed Use: lodging house
 Past Use: comm/rsntl
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal Major Condominium Conversion
 Explain Conversion: Change of Use - from comm/rsntl to lodging houses

Of Sent 194 - Bldg Permit
 Date 9/21/93
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost _____

For Official Use Only
 Subdivision _____
 Date SEP 12 1994
 Ownership: _____ Public _____
 CITY OF PORTLAND

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: WAT 9-8-94

V/ Addition (22 x 30) and Int Renc
 Foundations:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: Arch. Firm: (agent/owner)
Orcutt Simons P.A. 772-8123
100 Commercial St - YMX #410
Ptd, ME 04101
 Sills must be anchored.
 Floor:
 1. Sills Size: _____
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 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 _____
 Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
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 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____ Spacing _____
 2. Ceiling Strapping Size _____
 3. Type Ceilings: _____
 4. Insulation Type _____
 5. Ceiling Height: _____
 Roof:
 1. Truss or Rafter size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Ty _____
 Chimneys:
 Type: _____ Number of Fire Places _____
 Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By CC0000000000 Louise E. Chase
 Signature of Applicant Scott Simons Date 9/21/93
 Signature of CEO _____ Date _____
 Inspection Dates Scott Wimmer 16 Aug 94

White-Tax Assessor Yellow-GPCOG White Tag -CEO © Copyright GPCOG 1988
SP-1 131 MS SIMPSON

PLOT PLAN

999A demo started.

1.13.95 Interior roofing/ceiling inspection. Want to insulate, ok to do so, can enclose metal studs. Need to fill fire penetration areas where plumbing goes 4 in 2nd floor to tub/showers. Fire penetration at elevator area. Will reinspect.

1.20.95 Re-inspection of fire penetrations, not fixed yet. Testing sprinkler system (Eastern Fire) will forward copy to Mac. Elevator Contractor to start week of 1/23/95.

1.30.95 Re-inspection of fire penetrations, not done yet, will re-inspect later in week. Mac checked fire issues. Some concerns w/ one room located near elevator.

N
▲

Penetrations (ok)

FEES (Breakdown From Front)		Inspection Record	
	Type	Date	
Base Fee \$ _____	_____	_____	_____
Subdivisio Fee \$ _____	_____	_____	_____
Site Plan Review Fee \$ _____	_____	_____	_____
Other Fees \$ _____	_____	_____	_____
(Explain) _____	_____	_____	_____
Late Fee \$ _____	_____	_____	_____

COMMENTS

5.4.95 Conducted CPO inspection for apartment on 2nd floor. Issues - no problem. Have inspected balance of Building and need 4 or 5 items corrected (very minor). Will conduct CPO inspection for entire next week. Bob and Mike (Planning) will check site plan.

5/24/95 - Site plan (ok)

Signature of Applicant

[Handwritten Signature]

Date

9.21.93

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 63 Carleton St/252 Brackett St		Owner: Ronald McDonald House	Phone:	Permit No: 50304
Owner Address:	Lease/Buyer's Name: Ronald McDonald House	Phone:	Business Name:	PERMIT ISSUED Permit Issued: APR 7 1995 CITY OF PORTLAND
Contractor Name: Pochabitz Co. Inc.	Address: 644 Stevens Ave Portland, ME 04103	Phone: 797-3369		
Past Use: Lodging House	Proposed Use: Same	COST OF WORK: \$ 6,000.00	PERMIT FEE: \$ 50.00	Zoning: R-6 CBL: Zoning Approval: 3/11/95 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Demolish portion of building		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Permit Taken By: Mary Gresik		Date Applied For: 31 March 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Condition <input type="checkbox"/> Denied Signature: _____ Date: _____

- This permit application doesn't 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..

Dupp Fees Waived

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: **4/4/95**

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: **Scott Wagner** ADDRESS: _____ DATE: **31 March 1995** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

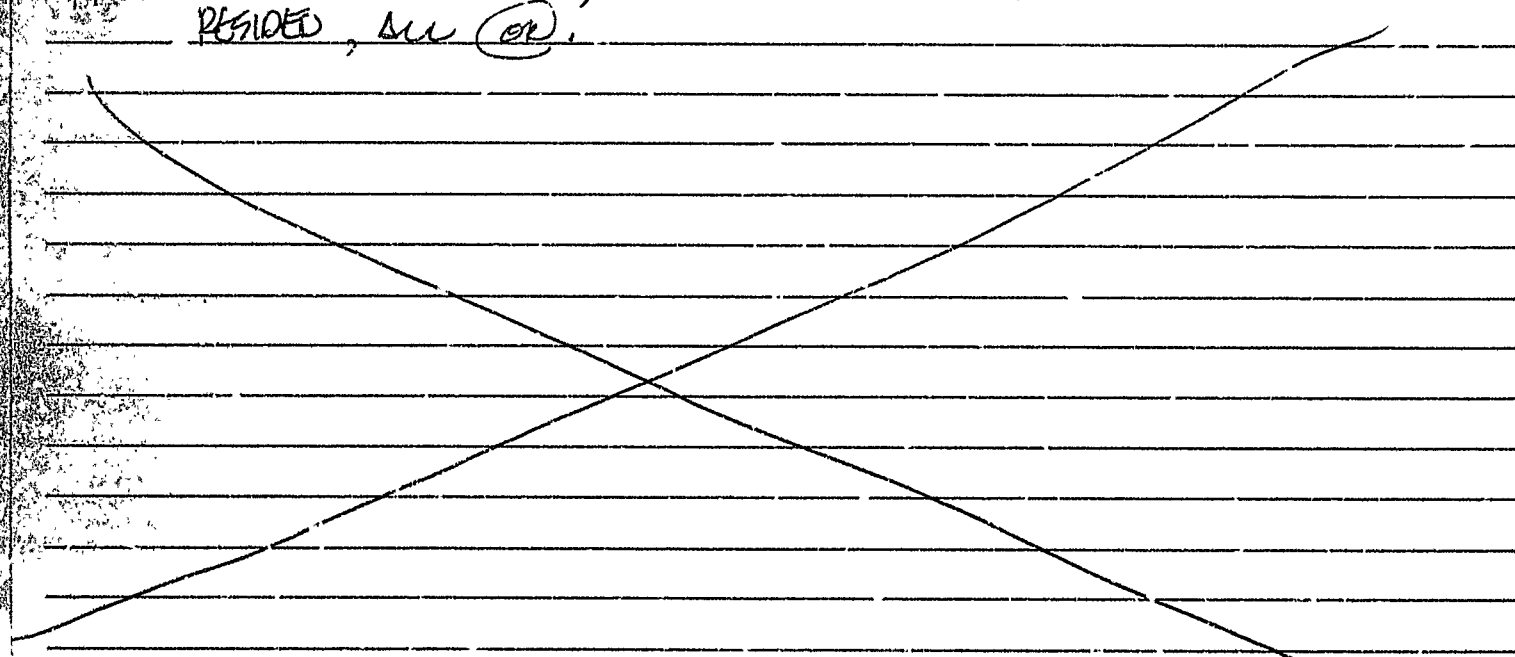
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **3**

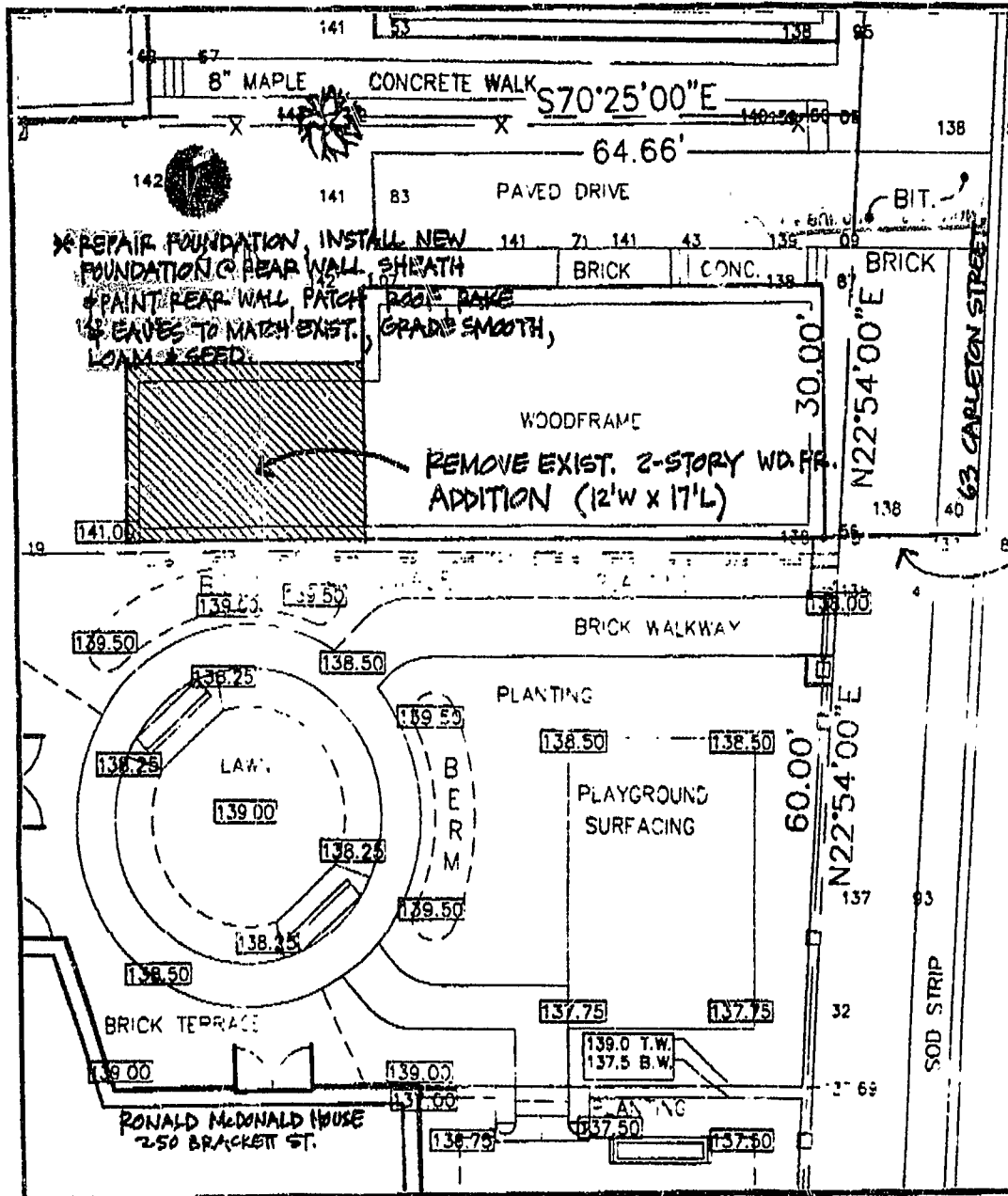
COMMENTS

1/13/95 All 3 exterior walls downed to top of brick fnd. wall
Removing of debris. @

5/1/95 - HOUSE FND. REBUILT, PER ALL COMPLETELY DEMO'D
RESIDED, ALL @.



Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____



Project Title	SITE PLAN @ 63 CARLETON ST.	Project Number	98010.02	Drawn By	SPS
Drawing Title	REMOVAL OF SMALL ADDITION @ BACK OF 63 CARLETON STREET.	Scale	1/8" = 1'-0"	Date	3/21/95
Orcutt Simons, P.A. 100 Commercial St., Suite 410, Portland, ME 04101 207/772-8123 Fax 207/879-0773				Drawing Number	SKA-02-1

Bldg Dept
(Sam Hoffman)

ORCUTT SIMONS

February 10, 1995

Architecture
Landscape Architecture
Interior Design
Planning

Mr. Joe Foley, President
Stand By Me, Inc.
P.O. Box 3928
Portland, Maine 04104-3928

Re: Ronald McDonald House - OS # 93010.00
Carleton Street Property

Dear Joe:

As discussed last December, there are serious structural problems with the building located at 63 Carleton Street, adjacent to the Ronald McDonald House (RMDH). As you know, this building is owned by Stand By Me, Inc. The problems were discovered when the site subcontractor regrade the area between the Carleton Street building and the west face of the RMDH. The foundation walls, which are made of rough rubble masonry, were found to be crumbling. The Contractor stabilized the foundation for the time being, but I do not recommend proceeding with final grading of the RMDH property until the structural problem is dealt with.

The Contractor and our structural engineer have reviewed the issue and have both informed us that major structural repair work to the foundation will have to be done in order to save the building. The rear portion of the building is in the worst condition, however I have serious questions about the stability and safety of the front part as well. I walked through the building again the other day and honestly feel that Stand By Me, Inc. should seriously consider taking it down. The cost of repairing the foundations and stabilizing the ground floor framing would be very high. As you know from your own walk-thru, the building is in terrible condition and has a very limited value to begin with.

If you remember from our Planning Board Review in the fall of '93, we were required to keep the building intact because the ordinance did not allow for the removal of single family residences in this district. At the time, Stand By Me, Inc. did not own the building and was not able to conduct a detailed survey of its interior layout. As they later found out, however, the building is divided into two apartments, and from conversations we had with many of our neighbors last fall, we found that it had been occupied as a family residence for many years. As the past use of the building will be a concern with the Planning Board, it will need to be established before removing any or all of the building.

100 Commercial Street
Suite 410
Portland, Maine 04101

Telephone (207) 772-8123
Facsimile (207) 874-0773

ORCUTT SIMONS

Architecture
Landscape Architecture
Interior Design
Planning

As April and final grading of the RMDH site are fast approaching, I recommend that we meet soon to discuss how to proceed with this building. I will send copies of this letter to the Planning Board and Building Department to let them know that we wish to meet and reassess the status of the Carleton Street property.

Very truly yours,



Scott Simons, Principal

SS/lcn

cc: Bruce Leddy
John Thaxter
The Pochebit Co., Inc.
Deb Andrews, Planning Board
Sam Hoffses, Building Department
PM File
Jobfile

100 Commercial Street
Suite 410
Portland, Maine 04101

Telephone: 207-772-8123
Facsimile: 207-772-0723

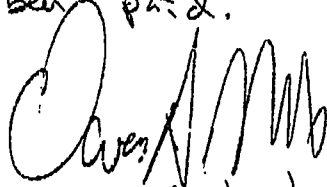
Post-It Fax Note	7671	Date	9/9/94	# of pages	1
To	MARY	From	OWENS		
Co/Dept		Co			
Phone #		Phone #	336-0277		
Fax #	374-8716	Fax #			

TO: MARY GRESIK
INSPECTIONS

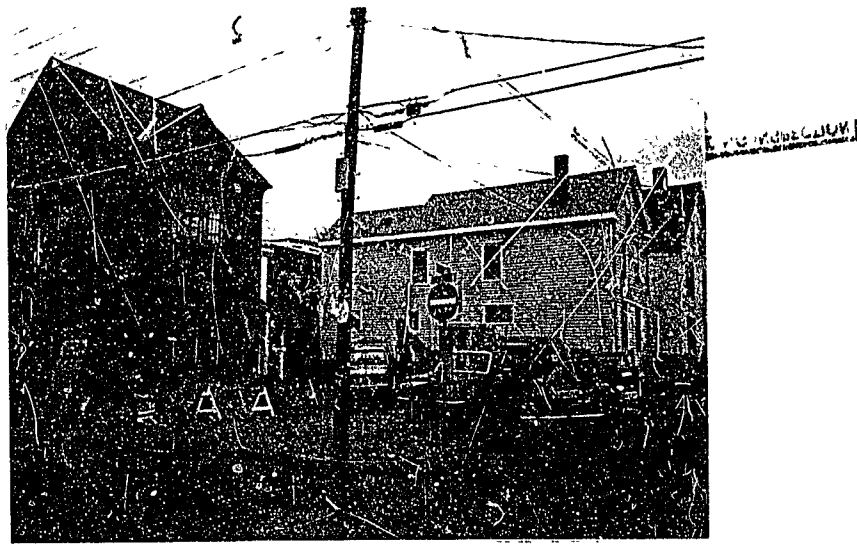
FROM: OWENS MCELLOUGH

SUBJECT: 250 BRACKETT STREET
R OLD McDONALD HOURS

It is my understanding that the original sign-off sheet for the Ronald McDonald House at 250 Brackett Street is among the missing. I had reviewed this project and have no objections to issuing a building permit for the project, provided that the performance bond and inspection fees have been paid.



Acting development Review
Coordinator - S.

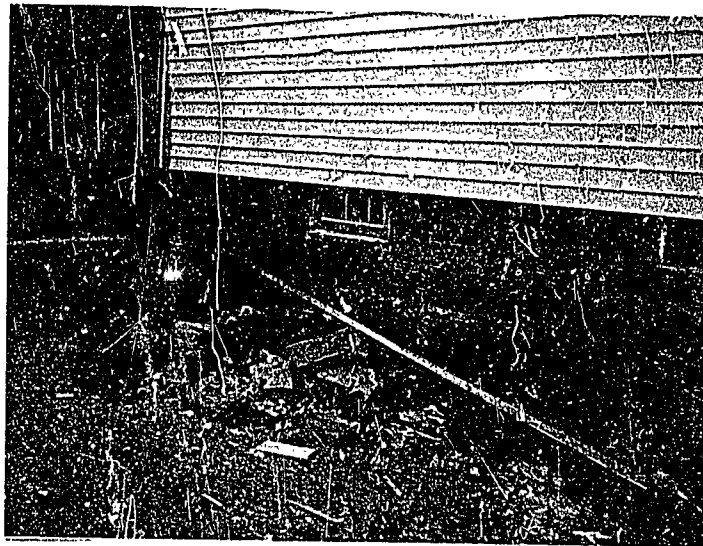


VIEW FROM BRACKETT STREET/CARLETON STREET CORNER

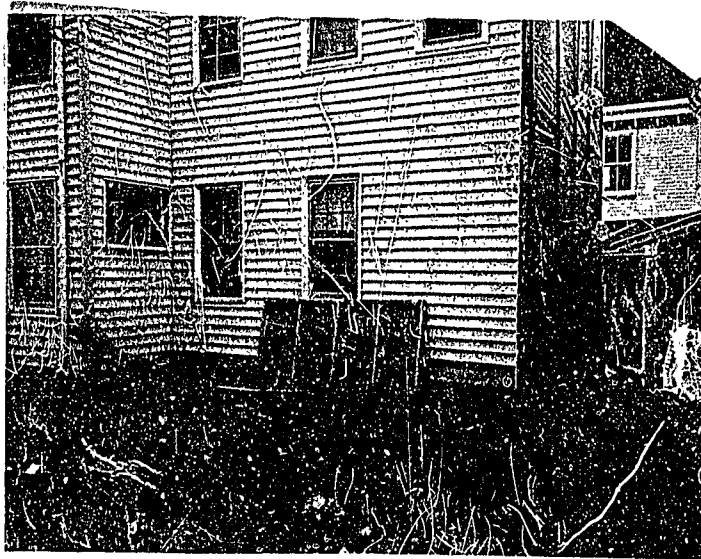


VIEW FROM CORNER OF RONALD MCDONALD HOUSE SITE

**RONALD MCDONALD HOUSE PROPERTY
@ 63 CARLETON STREET, PORTLAND, ME**



VIEW OF CRUMBLING FOUNDATION AT 12 X 17 ADDITION (TO BE REMOVED)



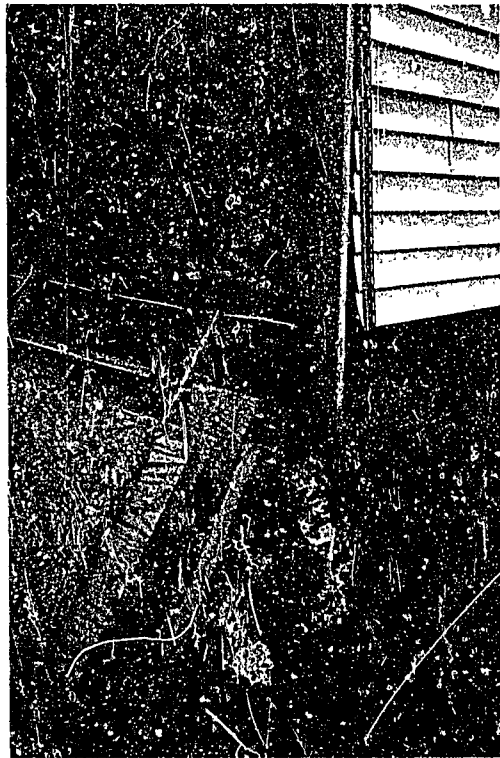
VIEW OF BACK SIDE OF ADDITION TO BE REMOVED

**RONALD MCDONALD HOUSE PROPERTY
@ 63 CARLETON STREET, PORTLAND, ME**



VIEW OF BACK SIDE OF ADDITION TO BE REMOVED

**RONALD MCDONALD HOUSE PROPERTY
@ 63 CARLETON STREET, PORTLAND, ME**



VIEW OF CRUMBLING FOUNDATION AT 12 X 17 ADDITION (TO BE REMOVED)

**RONALD MCDONALD HOUSE PROPERTY
@ 63 CARLETON STREET, PORTLAND, ME**

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 25.00 Zone _____ Map # _____ Lot# _____

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

Owner: Kenneth Jack Phone # _____
Address: Scott Simons 100 Commercial St Suite 410 Ptd 04101
LOCATION OF CONSTRUCTION 250 Brackett St
Contractor: _____ Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: _____ Proposed Use: Lodging Home
Past Use: Warehouse
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
In Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Change of Use from Warehouse to Lodging Home

For Official Use Only
Date June 22, 1993 Subdivision: _____
Name: _____
Inside Fire Limits _____ Lot: _____
Bldg Code: _____ Ownership: _____ Public
Time Limit: _____ Private
Estimated Cost: _____

Zoning: Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) _____

055-B-047 To complete building permit after Use approvals.

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

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____ MISC. CORRUSP.

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
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 _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

HISTORIC PRESERVATION

Ceiling:
1. Ceiling Joists Size: _____ Spacing _____ Not in District nor landmark.
2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
3. Type Ceilings: _____ Requires Review.
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size _____ Span Action: Approved.
2. Sheathing Type _____ Size _____ Approved with conditions.
3. Roof Covering Type _____ Denied.

Chimneys:
Type: _____ Number of Fire Places _____ Date: _____
Signature: _____

Heating:
Type of Heat: _____
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik

Signature of Applicant Scott Simons Date June 22, 1993

Signature of CEO (Architectural Representative) Date _____

Inspection Dates _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 7, 1993

RE: 250 Brackett Street

Mr. Kenneth Jack
Scott Simons
100 Commercial St.
Suite 410
Portland, ME 04101

Dear Mr. Jack:

This letter is in reference to your application to change the use of the building at 250 Brackett Street in Portland from a warehouse to lodging home. Before we can provide a preliminary indication as to compliance with the Land Use Code, it is necessary you supply us with a detailed description and preliminary floor plans regarding this use. Please also address the space and bulk requirements in the R-6 Zone where this property is located. It should also be noted that lodging houses require site plan review under section 14-521 of the Land Use Code.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kathy Lowe, Code Enforcement Officer
LT. Gaylen McDougall, Fire Prevention Bureau

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 4, 1993

RE: 250 Brackett St.
Ronald McDonald House

Mr. Orcutt Simons
100 Commercial St.
Suite 410
Portland, Maine 04101

Dear Mr. Simons,

This is in response to your letter of July 23, 1993 regarding Ronald McDonald House proposal to use 250 Brackett Street. The use you describe is permitted as a lodging house under Section 14-136(2)a. of the Portland Land Use Code. The existing conditions on the site, including those mentioned as numbers 3, 4, 5, and 8 in your letter, are grandfathered from the zoning regulations. I would note that any additions to the building must comply with current regulations. Your application for change of use will be held in anticipation of an application for site plan review.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "WDG" followed by a flourish.

William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Alex Jaegerman, Chief Planner
Natalie Burns, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jadine R. O'Brien, Chair
Kenneth M. Cole III, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

January 5, 1994

Joseph R. Foley
Stand By ME, Inc.
P.O. Box 3528
Portland, ME 04104

RE: Ronald McDonald House, Vicinity of 250 Brackett Street

Dear Mr. Foley:

On December 14, 1993 the Portland Planning Board voted unanimously to approve the site plan for the proposed Ronald McDonald House. The approval was granted for the project with the following conditions:

- i. That the applicant keep a log of actual parking demand and report to the Planning Department after six (6) months of full operation. The Department may at such time require additional off-street parking or refer the matter to the Planning Board.
- ii. That the contractor meet prior to construction with the Department of Parks and Public Works staff to coordinate activities in the public right of way and to ensure that the standards of the "Maine Erosion and Sediment Control Handbook for Construction" are followed during construction.

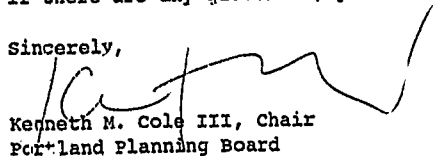
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #41-93, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If there are any questions, please contact the Planning Staff.

Sincerely,


Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Craig Carrigan, PE, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Farling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Louise Chase, Building Permit Secretary
Scott Simons, Orcutt Simons
Approval Letter File

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jadine R. O'Brien, Chair
Kenneth M. Cole III, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

January 5, 1994

Joseph R. Foley
Stand By ME, Inc.
P.O. Box 3928
Portland, ME 04104

RE: Ronald McDonald House, Vicinity of 250 Brackett Street

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- ii. That the contractor meet prior to construction with the Department of Parks and Public Works staff to coordinate activities in the public right of way and to ensure that the standards of the "Maine Erosion and Sediment Control Handbook for Construction" are followed during construction.

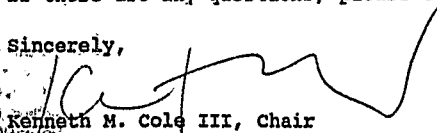
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Portland Planning Board

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P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Craig Carrigan, PE, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Louise Chase, Building Permit Secretary
Scott Simons, Orcutt Simons
Approval Letter File

Planning & Urban Development



CITY OF PORTLAND

rec'd 3/29/95

Joseph E. Gray Jr.
Director

March 29, 1995

Scott Simons Architect, AIA
The Community Architecture Project
94 Commercial Street
Portland 04101

Re: Site Plan Amendment - Ronald McDonald House

Dear Mr. Simons:

On March 28, 1995 the Portland Planning Authority granted approval for an amendment to the previously-approved site plan for the Ronald McDonald House at 250 Brackett Street. The approval is for the substitute wood fence as illustrated in the drawings submitted 3/20/95. Please note that if you need to make any additional modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie B... Associate Corporation Counsel
Lt Gav... Dougall, Fire Prevention
Marv... Building Permit Secretary
A... File

ORCUTT SIMONS

Architecture
Landscape Architecture
Interior Design
Planning

July 23, 1993

Mr. William Giroux, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 250 Brackett Street

Dear Mr. Giroux:

In response to your letter dated July 7, 1993, we are sending you diagrammatic floor plans for the first and second floors, a copy of the space program, and the following preliminary written description of the project. As I mentioned to you yesterday on the phone, Stand By Me, the group that is organizing the effort to bring a Ronald McDonald House to Portland, has not yet purchased this property. We have not been retained yet to prepare more detailed plans, but will review them with you as soon as we have them. They need to know as soon as possible whether or not the Ronald McDonald House is an acceptable lodging use in the R-6 Zone so they can proceed with negotiations to purchase the property.

The building at 250 Brackett Street is an existing two-story without basement. It has perimeter masonry bearing walls and timber frame floor and roof structures. It is currently being used for storage of piping supplies. There are two garage door openings on Brackett Street providing vehicular access to the upper and lower floors of the building.

Stand By Me proposes to convert the warehouse use to a lodging use and create the Portland Ronald McDonald House to serve the families of children being treated for serious illnesses at the Maine Medical Center.

The program calls for 15 guest rooms, a resident apartment and the various common spaces required to create a homelike environment for the guests (see attached program). It is anticipated that the majority of the guest rooms and the resident apartment will be on the second floor. The majority of the common spaces will be on the first floor (see attached plan diagrams).

In reference to the space and bulk requirements in the R-6 Zone, we offer the following:

Sec. 14-139

1 The lot size is approximately 7,049 sq.ft., well beyond the minimum required 4,500 sq.ft.

100 Commercial St.
Suite 110
Portland, Maine 04101

Telephone: (207) 581-1212
Facsimile: (207) 581-1212

ORCLE SIMONS

2a. The minimum rooming unit area will be approximately 548 sq.ft. per individual rooming unit (combined rooming unit and common area for each rooming unit), well beyond the minimum required, 200 sq.ft.

2. The minimum lot area per rooming unit will be approximately sq.ft., well beyond the minimum required, 250 sq.ft.

3. The existing street frontage is 39'. The minimum required is 40'. Stand By Me is attempting to purchase one or more of the neighboring properties to the west of 250 Brackett Street, which would increase their street frontage beyond the minimum required.

4. The minimum front, side and rear yard setback requirements are 10', 10', and 20', respectively. Setbacks at 250 Brackett Street are existing and do not appear to meet the minimum setback requirements. See #3 above.

5. Maximum lot coverage required = 50%. 250 Brackett Street currently exceeds this limit. See #3 above.

6. Minimum lot width required = 50'. The lot is 70.38' at the rear property line.

7. Maximum structure height = 45'. The existing building is approximately 20' high. Future renovations and additions will not exceed the maximum height limitation.

8. Open space ratio required = 20%. The existing building does not appear to meet this requirement. See #3 above.

Sec. 14-145

1. Off street parking required as per Division 20. For lodging houses, one space is required for each 5 rooming units. Stand By Me intends to purchase sufficient property adjacent to 250 Brackett to satisfy this requirement. See #3 above.

We trust this will address your concerns to date about this project. Please let us know if you require any additional information in order to determine if this is an acceptable use in the R-6 Zone. We look forward to hearing from you.

Very truly yours,



Scott Simons, Principal

SRS/sr

Inspection Services
Samuel P Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 7, 1993

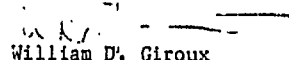
RE: 250 Brackett Street

Mr. Kenneth Jack
Scott Simons
100 Commercial St.
Suite 410
Portland, ME 04101

Dear Mr. Jack:

This letter is in response to your application to change the use of the building at 250 Brackett Street in Portland from a warehouse to lodging home. Before we can provide a preliminary indication as to compliance with the Land Use Code, it is necessary you supply us with a detailed description and preliminary site plans regarding this use. Please also address the space and building requirements in the R-6 Zone where this property is located. It should also be noted that lodging houses require site plan review under section 14-521 of the Land Use Code.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kathy Lowe, Code Enforcement Officer
LT. Gaylen McDougall, Fire Prevention Bureau

STAND BY ME

15 ROOMS (GUEST	2520sq'
10 BATHS	700sq'
COMMON AREA	
guest kitchen 2	340sq'
dining area	400sq'
family rm.	300sq'
COMMON AREA SMALL w/TV	196sq'
LAUNDRY	48sq'
PLAYROOM	196sq'
T V ROOM	196sq'
LIVING/GREATROOM	432sq'
LIBRARY (OPT)	144sq'
QUIET RM/RELIEF MANAGER PM	144sq'
GAME (OPTIONAL)	144sq'
PHONE RM 2 20 sq'	40sq'
PUBLIC TOILETS	140sq'
OFFICE	70sq'
PUBLIC ENTRY	80sq'
STORAGE 3	120sq'
JANITORS CLOSET	40sq'
HALLWAYS/STAIRS 16%	1023SQ'
SUBTOTAL	7417SQ'
MANAGER APT.	800SQ'
2 bedrooms	
1.5 baths	
living/dining	
TOTAL	8217SQ'

250 BRANNET STREET

NORTH



10'

124'-9"

10' X

10'

64'-10"

10'

FIRESTAIR

PUBLIC ENTRY
OFFICE
PUBLIC TOILETS & PHONES
RELIEF ROOMS

RMP#5

BATH

RMP#4

LIVING ROOM
LIBRARY

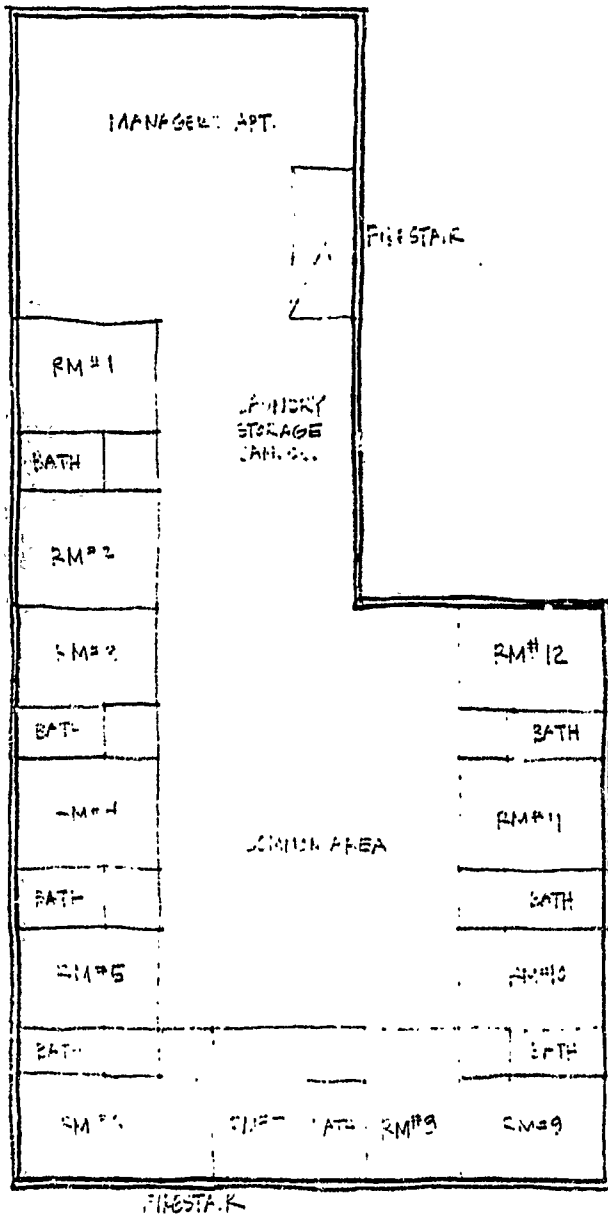
COMMON AREA - 2 RESIDENTAL KITCHENS,
DINING AREA & FAMILY RM.

TV ROOM
DRESSING

RMP#3

FIRESTAIR

SCALE
1" = 10'



SECOND FLOOR

OFFICE OF STATE

Department of Public Safety
317 State Street (207) 287-3473
State House Station #52 FAX (207) 267-5163
Augusta ME 04333



FIRE MARSHAL

Dennis Lundstedt
State Fire Marshal

file

July 20, 1994

Stand By Me, Inc.
P.O. Box 3928
Portland, ME 04101

RE: **Ronald McDonald House**

Dear Sirs:

After reviewing your plans submitted to this office, I find they are in compliance with the existing requirements of the Life Safety Code and Barrier-Free Construction. They will be considered for approval on submission of complete plans and specifications. **CONSTRUCTION SHALL NOT BEGIN UNTIL PERMIT IS ISSUED.**

If I may be of further assistance to you in this matter, please do not hesitate to contact this office.

Yours for better fire protection,

Donna L. Emerson

Donna L. Emerson
Fire Protection Specialist

DLE/agp

Enclosure

250 Brackett St.

OFFICE OF STATE FIRE MARSHAL
PLAN REVIEW SHEET

REVIEWER: DONNA L. EMERSON
TELEPHONE: (207) 287-3475
FAX #: (207) 287-5163

CONSTRUCTION PERMIT: X
SPRINKLER PERMIT: X
BARRIER/FREE PERMIT: X

PROJECT NAME: RONALD MCDONALD HOUSE

DATE: July 20, 1994

LOCATION: PORTLAND, ME

SPRINKLED YES

LOG NUMBER: 9266 CONTACT:

FAX NUMBER:

PHONE NUMBER:

ITEM#	SHEET#	CODE VIOLATION/COMMENTS
1.		Some of the wall types needs to specify "Type X" GWB all vertical opening - elevator and stairs. (The numbers indicated that those wall types are not type "X" GWB).
2.		Provide detailed HC bathroom plans and measurements.
3.		Provide door schedule and door hardware; also indicate door numbers on floor plan.

These items need to be addressed in writing
before permit can be issued.

REVIEWED FOR
BARRIER - FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No. 6697

NOTE: W/(60) MIN. STAIR DOORS INCL. #BOLA

PERMISSION IS HEREBY GIVEN TO:
Stand By Me, Inc.
P.O. Box 3928
Portland, ME 04104

Location of project:

250 Brackett St.
Portland, ME

PROJECT TITLE:

Ronald McDonald House

OCCUPANCY CLASSIFICATION:

Room and Lodging

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on February 16, 19 95.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 17th day of August A.D. 19 94

FEE \$ 200.00/200.00 *SPRINKLED

Col. Alfred R. Skolfield, J.C.
Commissioner - Public Safety

5/4 - CO2 DETECTOR
- FIREPROOF IN BANK.
- ESCUTHEON AROUND SPRINKLER ORATOR

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 12, 1994

Pochebi Company
844 Stevens Avenue
Portland, ME 04103

RE: 250 Brackett Street, Portland, Maine
(Ronald McDonald House)

Dear Sir:

Your application to change of use from commercial to lodging house has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Use Group R-2 Site Plan Review Requirement Type 3A

Inspection Services - Approved - William Giroux

Fire Department - Approved - Lt. McDougall

Planning Division - Deb Andrews:

1. Approved subject to return to original iron fence (see 12/9/93 elevation drawings).
2. Approval based on 8/15/94 drawings.

Public Works - Approved - Owens McCullough

Building & Fire Code Requirements

1. ^{HMC} A fire alarm acceptance report shall be submitted to the Portland Fire Department.
2. ^{Mo} A sprinkler certification shall be submitted to the Portland Fire Department.
3. The required mechanical ventilation air for the garage, the requirement of the City's mechanical code The BOCA National Mechanical Code/1993.
4. This permit is being issued with the understanding that the requirements set forth in a letter to Stand By Me, Inc. from the State Fire Marshall dated July 20, 1994 has been met.
5. All handrails and guards shall meet the requirements of Chapter 10, Section 1021.0 & Section 1022.0.

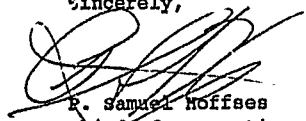
*make
check -
manual override
and how to test
CO2 detector for
proper working order.
OKES?*

*OK
1/24/76
Dr. Striker*

All exit signs and lights shall meet the requirements of Chapter 10,
Section 1023.0 of the City's building code, the BOCA National Building
Code/1993.

If you have any questions regarding these requirements, please do not
hesitate to contact this office.

sincerely,



P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. McDougall, Fire Prevention
William Giroux, Zoning Administrator
Deborah Andrews, Senior Planner

NOPRIS INC.
P. O. Box 2551
S. Portland, ME 04116-2551
(207) 883-FIRE (3473)

SERVICE REQUEST/DATE REQ: *5-7-78* TIME REQ: *1 AM*
Call for appt

N NETWORKS

System: *FA* Brand: *Vonfer* Model #: *9.500* Phone #:

CUSTOMER: *ORLY ELECTRIC* ADDRESS: *1 ROW MACDON HOUSE
PORTLAND*

Requested by: *Steve Meyer* PO#: Report to: *Tom Silva*

SERVICE REPORT

Installation Service Call Final Connect Warranty Maint Contract
WORK PERFORMED: *Final connections, programming & testing of
Fire Alarm, masterbox and device of inside ASSISTANCE*

	STK #	QTY.	BRAND/DESCRIPTION	\$ EA.	\$ EXT.
PARTS					
	Travel		Total Travel =		
	Labor		Total Time at Site =		

CERTIFICATE OF INSPECTION

Type: Monthly Quarterly Semi-Annual Annual Start-up Special

	QTY	OK	X SEE REMARKS	E-Call Sta Duty Sta	QTY	OK	X SEE REMARKS
Control Panel	1	✓		2	✓		
Pull Stations	1	✓					
Heat Detectors	1	✓					
Smoke Detectors	16	✓					
Door Holders							
Fan Shutdown							
Elev. Recall							
Trouble Devices							
City/Remote Commun	1	✓					
Batteries/Charger	4	✓					
Signal Devices	22	✓					

Remarks:

Remote Trans / Received @: Box reset by:

TECHNICIAN: *Tom Silva* CUSTOMER SIGN: *Tom Silva* DATE: *5-7-78*

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

rec'd 5/8/95 @

May 4, 1995

Scott Simons Architect
94 Commercial Street
Portland, ME 04101

Dear Scott:

On May 4, 1995 the Portland Planning Authority approved your request for a revision to the previously approved site plan for Ronald McDonald House. The approval is for the substitution of Bradford Pear and Honey Locust trees for the originally-specified Littleleaf Lindens and Crimson Maples.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Deboran Andrews, Senior Planner
✓ P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuokal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File

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

Applicant: Stand By Me, Inc. - (Ronald McDonald House) Date: 9/21/93
 Mailing Address: change of use Address of Proposed Site: 250 Brackett St. (254 Brackett St
lodging houses - from comm/resdn} 258 Brackett St - 1 Carleton St.)
 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 To Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: contact person: Scott Simon 4123

Date Dept. Review Due: _____

Major site plan review

PLANNING DEPARTMENT REVIEW

(Date Received)

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

*Performance Guarantee
received 8/16/94
Dev. Rev. Committee
has approved
signed [initials]*

	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
<input checked="" type="checkbox"/> APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY		✓				✓						
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS: Conditions: (1) Approved subject to return to original iron fence (see 12/9/93 elevation drawings)

→ Approval based on 8/15/94 drawings
(Attach Separate Sheet if Necessary)

(2) see also conditions of approval in attached letter
[Signature] G. Anderson 8/18/94
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Stand By, Inc. - (Ronald McDonald House) Date 9/21/93
 Mailing Address change of use Address of Proposed Site 250 Brackett St; (254 Brackett St
lodging house} - from comm/resdtn} 256 Brackett St- & Carleton St.)
 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: contact person: Scott Simons - 772-8123
 Date Dept. Review Due: _____

 Major Site plan review

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

- Plans in file cab -

Explanation _____

- Use complies with Zoning Ordinance --- Staff Review Below

Zoning: SPACE & BULK, as applicable

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

[Signature]

 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Stand By Me, Inc. - (Ronald McDonald House) Date: 9/21/93
 Mailing Address: change of use Address of Proposed Site: 250 Brackett St; (254 Brackett St - & Carleton St.)
 Proposed Use of Site: lodging houses - from comm/resdta} 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: contact person: Scott Simond - 772-3123

Date Dept. Review Due: _____
Major Site plan review

FIRE DEPARTMENT REVIEW

9/22/93
 (Date Received)

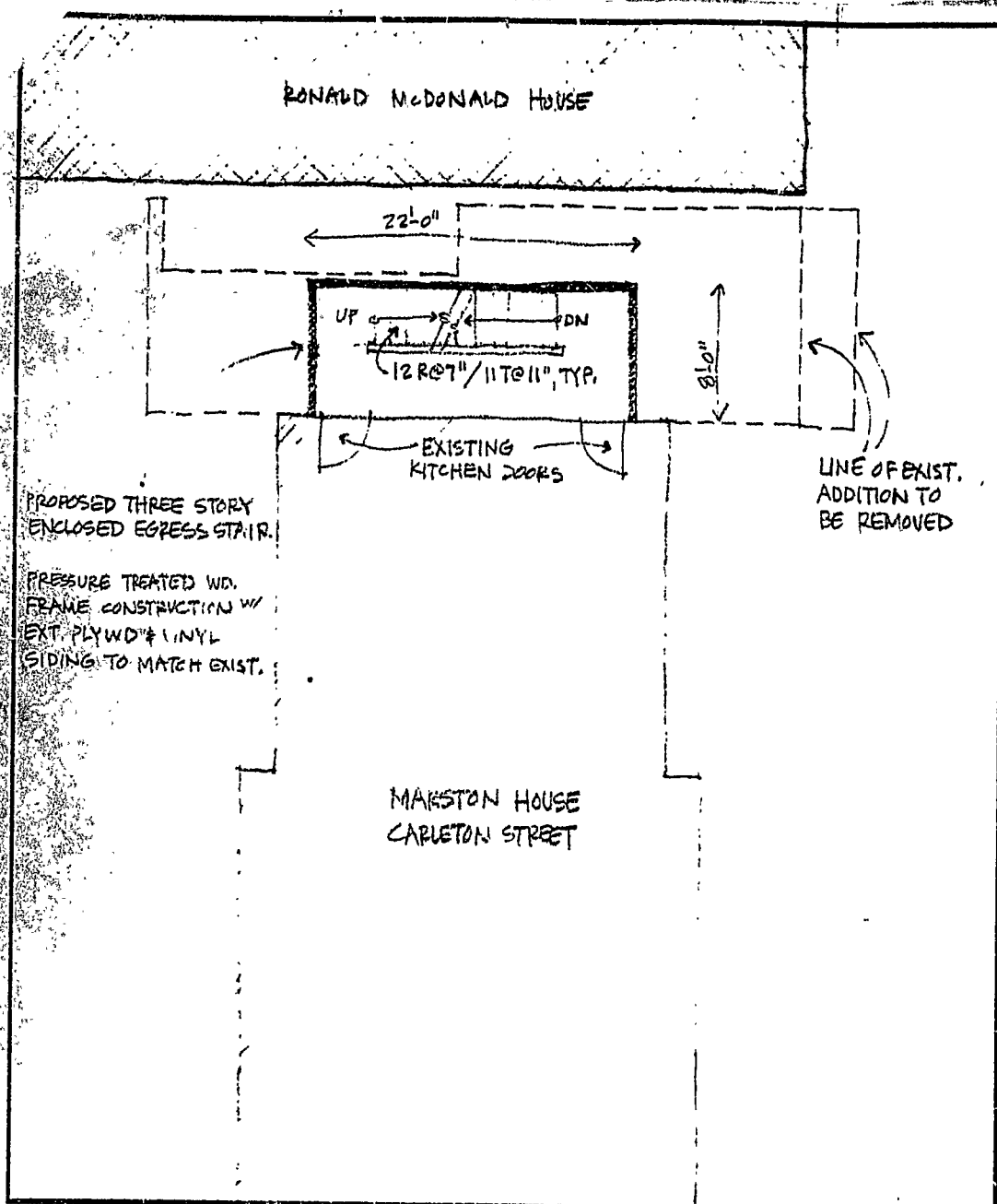
	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY



Project Title	Project Number	Drawn By
Drawing Title		Scale
		Date
		8/12/94
		Drawing Number
		SKA-3

Orcutt Simons, P.A.
 100 Commercial St., Suite 410, Portland, ME 04101 207/772-8123 Fax 207/879-0773



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 250 Brackett St

Issued to Ronald McDonald House

Date of Issue 19 May 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 940959, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORITION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Lofting House

Limiting Conditions:

This certificate supersedes
certificate issued:

Approved:

5/11/95

(Date)

Inspector

BW

B

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 250 Brackett St

Issued to Ronald McDonald House

Date of Issue 05 May 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 940959, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORITION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Second Floor

One Dwelling Unit

Limiting Conditions:

This certificate supersedes
certificate issued:

Approved:

5/14/95

(Date)

Inspector

AMS

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.