

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT PERMIT

Permit Number: 050152

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Mccain Mark /Owner
has permission to Interior and exterior renovation inc. Roof deck access
AT 69 State St 044 G004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in.
FOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED
OTHER REQUIRED APPROVALS
MAR - 1 2005
CITY OF PORTLAND
Department of Building & Inspection Services

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

[Signature] 3/1/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 05-0152	Issue Date: MAR - 1 2005	CBL: 44 G004001
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Location of Construction: 69 State St	Owner Name: McCain Mark 772-6741	Owner Address: 31 Mill St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:		Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home / Interior and exterior renovations inc. Rooftop deck & access	Permit Fee: \$300.00	Cost of Work: \$31,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group R.3 Type 5B IRC 2003
Signature: [Signature]	Signature: [Signature]

Proposed Project Description:

Signature: _____ Date: _____

Approved w/Conditions Denied

Permit Taken By: Idobson	Date Applied For: 02/03/2005	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM

Date: 3/1/05

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

Date: [Signature] 2/17/05

PERMIT ISSUED
MAR - 1 2005
CITY OF PORTLAND

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0152	Date Applied For: 02/03/2005	CBL: 044 G004001
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Location of Construction: 69 State St	Owner Name: Mccain Mark	Owner Address: 31 Mill St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home / Interior and exterior renovations inc. Rooftop deck & access	Proposed Project Description: Interior and exterior renovations inc. Rooftop deck & access
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 02/17/2005
Note: **Ok to Issue:**

- 1) * Approval subject to Historic Preservation Board conditions--see attached approval letter.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/01/2005
Note: **Ok to Issue:**

- 1) **ANY** exterior work requires a separate review and approval thru Historic Preservation
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/01/2005
Note: **Ok to Issue:**

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
3) Separate permits are required for any electrical, plumbing, or heatmg.
4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

2/24/05-tmm: Left message w/owner - need more info.

EXTERIOR WORK APPROVED BY HISTORIC PRESERVATION BOARD 2/2/05

All Purpose Building Permit Application

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: 69 STATE STREET		
Total Square Footage of Proposed Structure 2,600 (EXISTING)	Square Footage of Lot 2,330	
Tax Assessor's Chart, Block & Lot Chart# 044 Block# G Lot# 4	Owner/Applicant: MARK MCCAIN	Telephone: 846-0697
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: 31 MILL ST. YARMOUTH ME 04096	cost Of Work: \$ <u>31,000</u> Fee: \$ <u>300</u>
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>SINGLE-FAMILY RESIDENCE</u>		
Approximately how long has it been vacant: <u>+ 20 YEARS</u>		
Proposed use: <u>SINGLE-FAMILY RESIDENCE</u>		
Project description: <u>INSTALL NEW SYSTEMS, BATHROOMS & KITCHEN, WHILE MAINTAINING INTERIOR AND EXTERIOR HISTORICAL INTEGRITY, ALSO A ROOFTOP DECK & ACCESS.</u>		
Contractor's name, address & telephone: <u>OWNER</u>		
Who should we contact when the permit is ready: <u>OWNER</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>846-0697</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit

Signature of applicant: 

Date: **1/27/05**

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 3 2005

RECEIVED
on the 4th floor of City Hall

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing **ANY** backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

 CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X [Signature] 3/1/05
Signature of Applicant/Designee Date

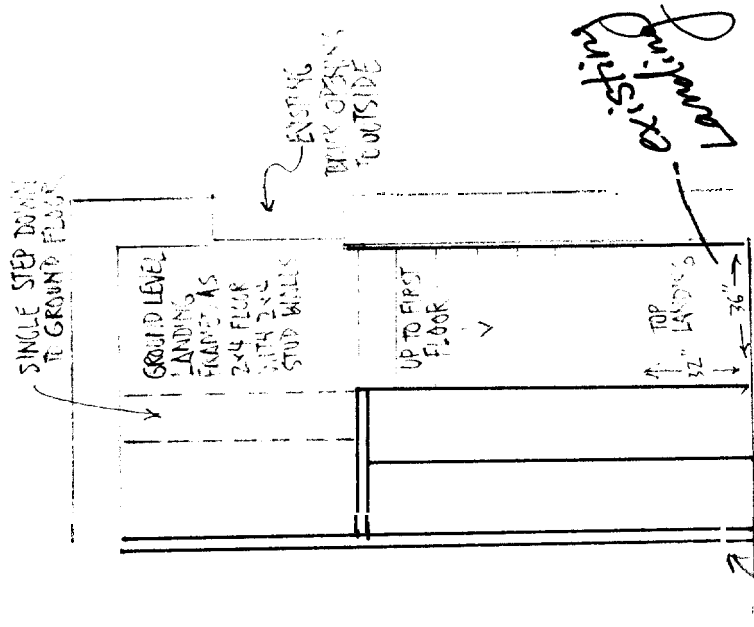
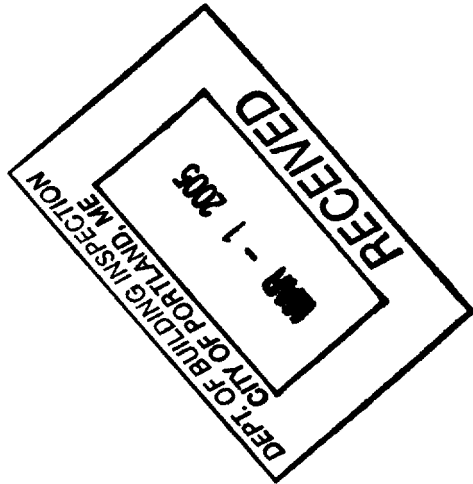
[Signature] 3/1/05
Signature of Inspections Official Date

CBL: 44-G-004.001 Building Permit #: 05-0152

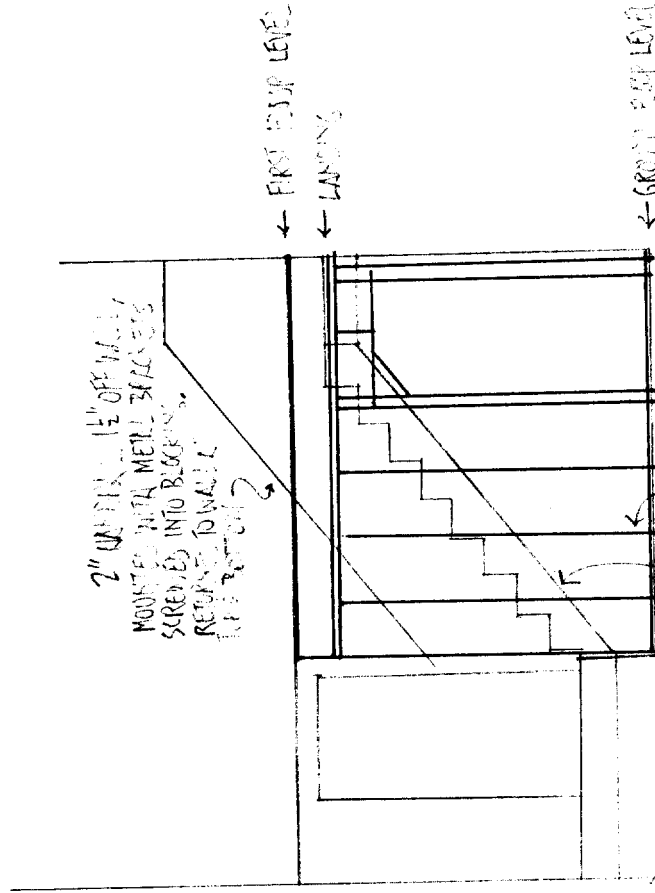
69-71 STATE STREET PORTLAND

STAIRWAY DETAILS

2-26-05 1" = 1/4"



2x8 FRAMING 16 O.C.
 USING EXISTING BRICK WALLS
 NEW-IP = 13' 3" SPAN
 JOIST BRACKETS WERE NEEDED

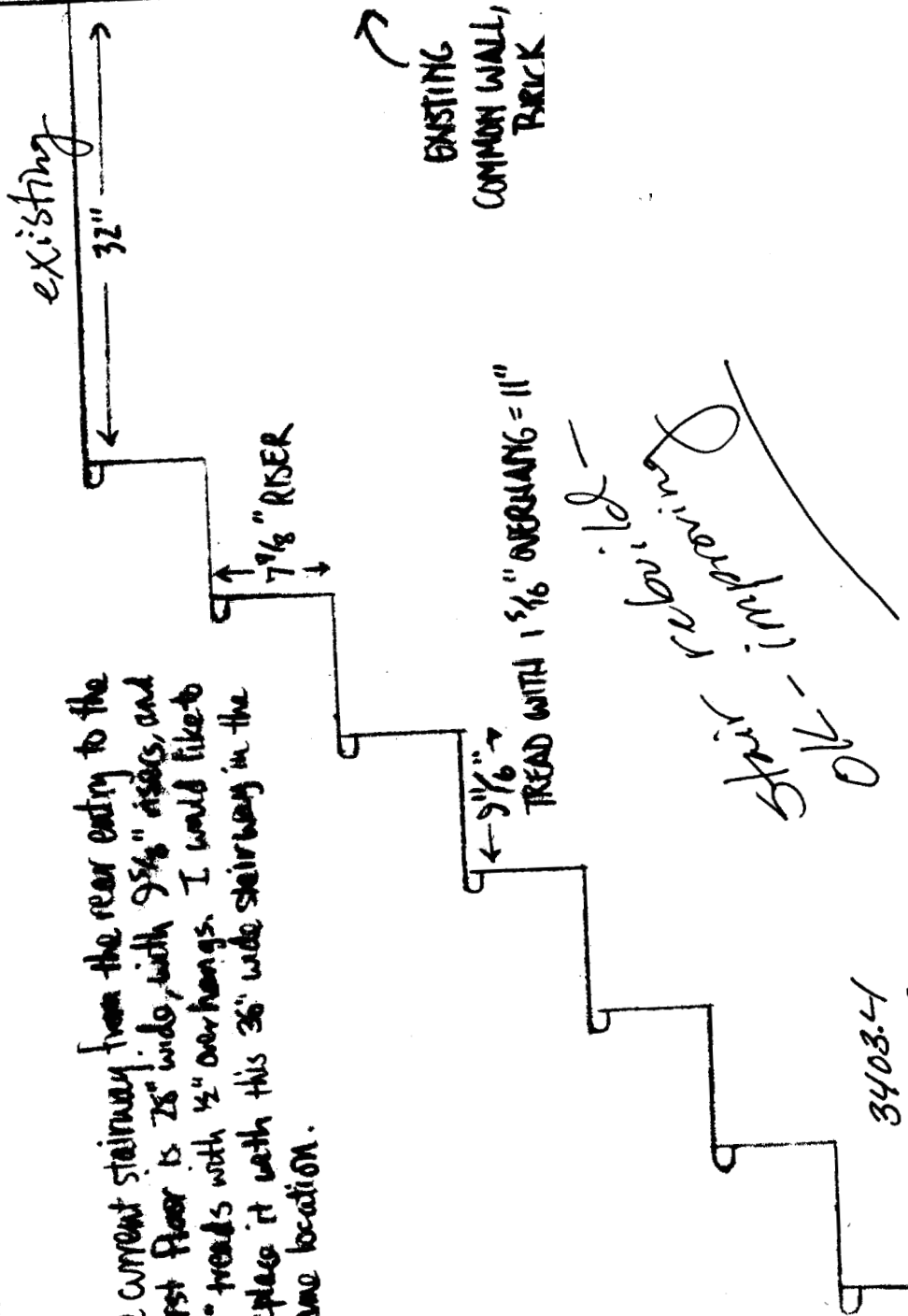


STAIRWAY WILL BE SECURED BY
 2x4 STUD WALLS ON BOTH SIDES
 TWO 2x2 CARRIES WITH 1/2" THICK TIE RODS

71 STATE STREET, PORTLAND
 PROPOSED STAIRWAY

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAR - 1 2005
 RECEIVED

FIRST FLOOR HEIGHT



The current stairway from the rear entry to the first floor is 28" wide, with 9 3/4" risers, and 9" treads with 1/2" overhangs. I would like to replace it with this 36" wide stairway in the same location.

EXISTING DOOR
 OPENING IN
 REAR BRICK
 WALL →

HEIGHT COMING IN FROM REAR ENTRY DOOR,
 REAR END - FIRST FLOOR IS TWO STEPS DOWN

3403.4

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Tuck, Vice Chair
Marc Belanger
Kimberley Geyser
Edward Hobler
Steve Sewall
Susan Wroth

February 15, 2005

Mark McCain
31 Mill Street
Yarmouth, Maine 04096

Re: 69-71 State Street – exterior alterations and additions

Dear Mr. McCain:

On February 2, 2005, the City of Portland's Historic Preservation Board voted 6-0 (Hobler absent) to approve your application for a Certificate of Appropriateness for exterior alterations and additions at 69-71 State Street.

Board approval was made subject to the following conditions:

- e Where door opening on rear ell is to be infilled, new brick shall be set back 2 inches from leading plane.
- e Replacement front doors at #71 to replicate exactly the design of remaining original doors at #69.
- Glass in replacement windows to be clear, not Low-E. Exterior hardware for storm panels to be painted out to match color of window frame.
- e Metal railing around the proposed rear deck to feature vertical pickets, as shown in catalogue cut.
- e Roofing material to conform to specification shown at hearing.
- e Height of cellar windows to be increased by lowering the sills.
- Applicant **may** substitute full-lite doors for paneled doors originally proposed for rear dormer.

All improvements shall be carried out as shown on the final submitted plans and as described at the 2/02/05 public hearing. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability **PRIOR** to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within

twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

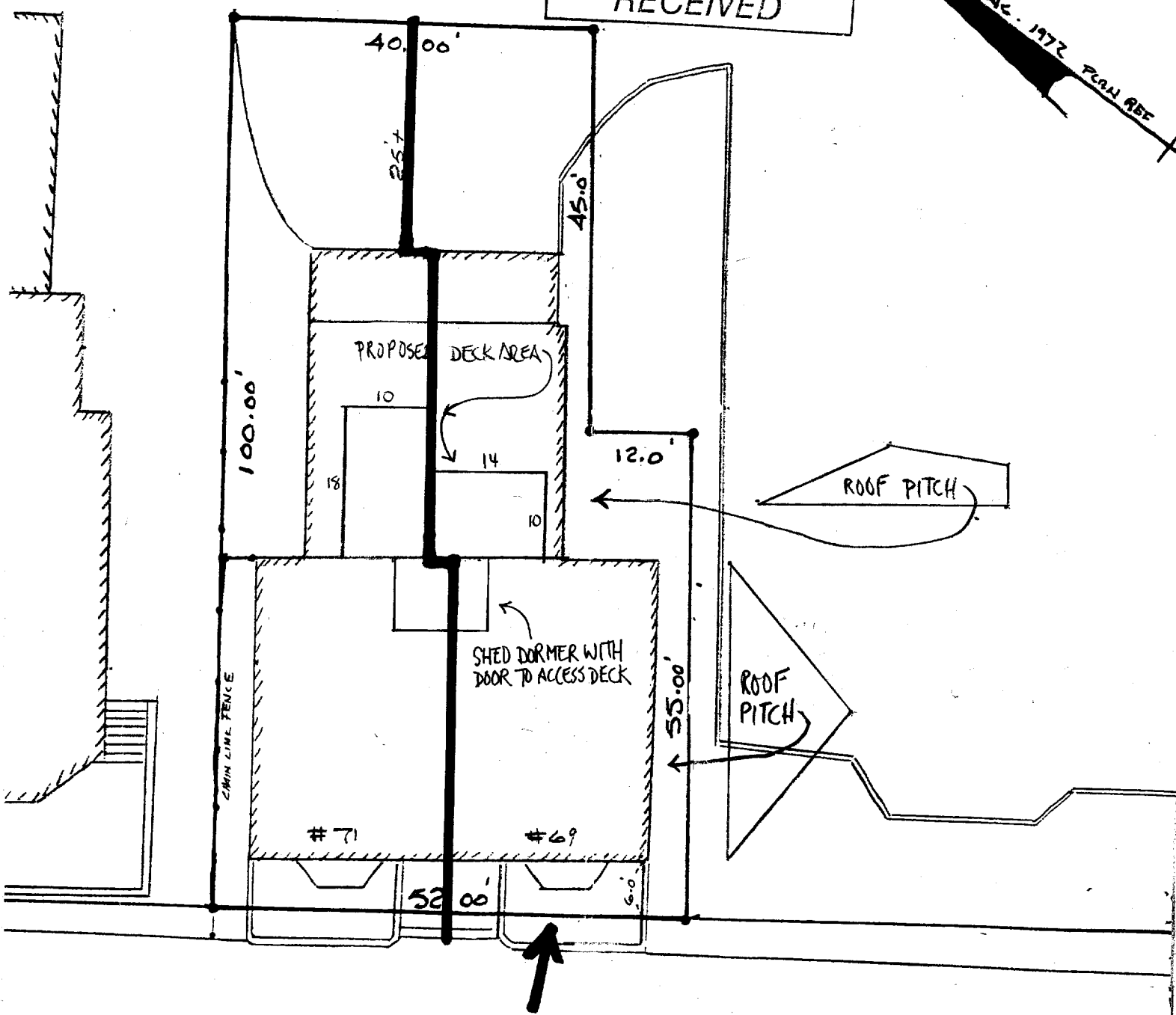


Cordelia Pitman, Chair
Historic Preservation Board

cc: Approval Letter File
Building Inspections

DEPT. OF BUILDING
 CITY OF PORTLAND, ME
 FEB 3 2005
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MAR. 1972 PERM REC



**SUBJECT
 PROPERTY**

SCALE:	1" = 16'
DATE:	06-20-04
BY:	DANIEL T. DALE LAND SURVEYOR 87A OCEAN STR SOUTH PORT LA

69 71 STATE STREET CHART 044, BLOCK G, LOTS 4 & 5

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 3 2005

RECEIVED



REAR VIEW OF 69-71 STATE STREET