

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 05-0977	Parcel No: [ ]	CBL: 066A G016001
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Location of Construction: 383 St John St	Owner Name: Mullen Richard G &	Owner Address: 12 Cliff Ave	Phone: [ ]
Business Name:	Contractor Name: Kevin Prescott	Contractor Address: 9 Holton Street Portland	Phone: 207 7493449
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Residential 2 buildings 5 units each	Proposed Use: 2 buildings 5 units each/ Rebuilding 3 (levels) decks on each building total of 6 decks	Permit Fee: \$165.00	Cost of Work: \$16,000.00	CEO District: 3
Proposed Project Description: Rebuilding 3 (levels) decks on each building total of 6 decks		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB IBC-2003 JMB 7/26/05	
		Signature:	Signature: JMB 7/26/05	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 07/20/2005	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance.</p> <p>- False information may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 7/26/05	<p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: JMB
	<p><i>Sec. 14-385 TO RECONSTRUCT IN EXISTING FOOTPRINT</i></p>		

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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COMPANY: NOT APPLICABLE

NOT APPLICABLE OR NOT AVAILABLE

DOUGLAS & JANICE LIBBY

NT: DOUGLAS & JANICE LIBBY

07/26/2001 SCALE: 1"=40'

TITLE REFERENCE

DEED BOOK: 4341 PAGE:

PLAN BOOK: N/A PAGE: N/A

PLAN NUMBER: N/A

ASSESSORS MAP

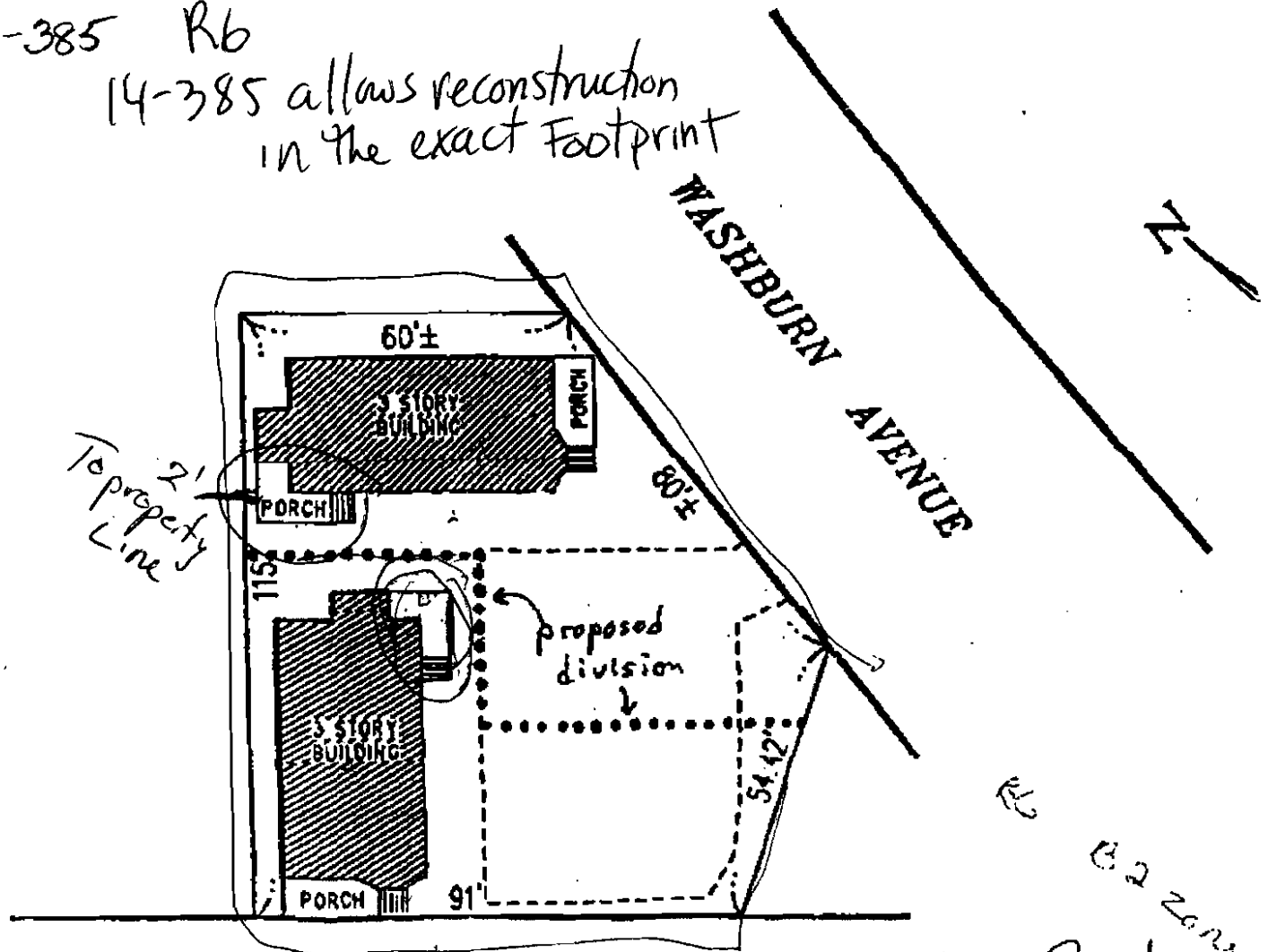
MAP: 66A BLOCK: G-16

# MORTGAGE INSPECTION PLAN

**383 ST. JOHN STREET & 169 WASHBURN AVENUE, POR**

*-385 R6*

*14-385 allows reconstruction  
in the exact footprint*



**ST. JOHN STREET**

*Geana Fazio  
City Code Enforcement  
says 2.5 unit  
blgs are legal  
5 unit*

*R6  
C-2 zone*

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 050977

**PERMIT ISSUED**

**JUL 27 2005**

**CITY OF PORTLAND**

This is to certify that Mullen Richard G & /Kevin J. Scott  
 has permission to Rebuilding 3 (levels) decks on each building total 12 decks  
 AT 383 St John St

City of Portland 066A G016001

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 written permission procured before this building or part thereof is entered or closed-in.  
**HEAR NOTICE IS REQUIRED.**

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

### OTHER REQUIRED APPROVALS

- Fire Dept. \_\_\_\_\_
- Health Dept. \_\_\_\_\_
- Appeal Board \_\_\_\_\_
- Other \_\_\_\_\_

Department Name

*Deanne Bank* 7/26/05  
 Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

# All Purpose Building Permit Application

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: 383 St John St

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Chart# <u>66</u> Block# <u>A 6</u> Lot# <u>016</u>	Owner: <u>Richard and Julienne Mullen</u>	Telephone: <u>207-831-5983</u> <u>207-255-4796</u>
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Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Richard Mullen 12 Cliff St., Scarborough ME 04074 - 207-831-5983</u>	Cost Of Work: \$ <u>16,000</u>  Fee: \$ <u>165.00</u>
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Current use: ~~Commercial~~ Residential - 2 buildings, 5 units each

If the location is currently vacant, what was prior use: \_\_\_\_\_

Approximately how long has it been vacant: \_\_\_\_\_

Proposed use: the same

Project description: rebuilding 3(levels) decks on each building(6 decks)

Contractor's name, address & telephone: Kevin Prescott, Port. ME - 749-3449

Who should we contact when the permit is ready: Patrick Mullen 831-5983

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: 831-5983

**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: <u>Patrick Mullen</u>	Date: <u>7/13/05</u>
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**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 4<sup>th</sup> floor of City Hall**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

July 19 2005

Received from Julienne Muller

Location of Work 383 ST. John / Washburn

Cost of Construction \$ 16 K

Permit Fee \$ 165.00

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 66-A6-16

Check #: 1170

Total Collected \$ 165.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

**City of Portland, Maine - Building or Use Permit**

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<b>Permit No:</b> 05-0977	<b>Date Applied For:</b> 07/20/2005	<b>CBL:</b> 066A G016001
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<b>Location of Construction:</b> 383 St John St	<b>Owner Name:</b> Mullen Richard G &	<b>Owner Address:</b> 12 Cliff Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Kevin Prescott	<b>Contractor Address:</b> 9 Holton Street Portland	<b>Phone</b> (207) 749-3449
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 2 buildings 5 units each/ Rebuilding 3 (levels) decks on each building total of 6 decks	<b>Proposed Project Description:</b> Rebuilding 3 (levels) decks on each building total of 6 decks
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/26/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Approved using Sec. 14-385 to reconstruct in the exact footprint, except that steps to grade can meet the IBC 2003 code.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/26/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.			

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BUCK REALTY LLC, a Maine limited liability company with a place of business at Portland, Maine, for consideration paid, grants to RICHARD G. MULLEN and JULIENNE E. MULLEN, of Scarborough, Maine, as joint tenants, with a mailing address of 12 Cliff Avenue, Scarborough, Maine 04074, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine and being numbered 383-385 St. John Street, bounded and described as follows:

Beginning at a point on the easterly sideline of St. John Street, which point is 50.26 feet from the point of intersection of the easterly sideline of St. John Street with the northwesterly sideline of Washburn Avenue; thence running in a northwesterly direction on the said easterly sideline of St. John Street a distance of 91 feet to a point; thence running northeasterly at a right angle to St. John Street to a point which is equally distant between the existing improvements of the building at 383-385 St. John Street and 167-169 Washburn Avenue; thence southeasterly and parallel with St. John Street to the northerly corner of an existing gravel parking lot and the northwesterly side of a concrete retaining wall; thence southwesterly along the northwesterly side of the concrete retaining wall to the halfway point of the parking lot; thence southeasterly and parallel with St. John Street to land conveyed by the Estate of John W. Deering to Carlton B. Chittick, et. al. recorded in the Cumberland County Registry of Deeds in Book 2360, Pages 280 and 282; thence southwesterly along the northerly sideline of said Chittick land to the point of beginning.

Together with an easement across other land of the Grantor at 167-169 Washburn Avenue for vehicular traffic to access to the parking lot.

The Grantees of this property agree to maintain the parking lot and retaining wall as an equally shared expense with the owners of the premises at 167-169 Washburn Avenue.

The premises herein conveyed are subject to and benefitted by all existing utility easements that may be shared by these premises and the premises at 167-169 Washburn Avenue.

Being a portion of the premises conveyed to the Grantor herein by deed dated August 31, 2001 recorded in the said



Being a portion of the premises conveyed to the Grantor herein by deed dated August 31, 2001 recorded in the said Registry of Deeds in Book 16697, Page 218. Reference is made to an affidavit, dated October 31, 2001, recorded in Book 16902, Page 108.

IN WITNESS WHEREOF, the said Buck Realty LLC has set its hand this 26 day of April, 2002.

Arthur R. [Signature]  
Witness

BUCK REALTY LLC  
BY: [Signature]  
Reginald F. Rouse, Jr.  
Its Member

STATE OF MAINE  
COUNTY OF CUMBERLAND

April 26, 2002

Then personally appeared Buck Realty LLC, by its member, Reginald F. Rouse, Jr. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,  
[Signature]  
~~Thomas F. [Signature]~~ R.E. DANIELSON  
Attorney at Law

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BUCK REALTY LLC, a Maine limited liability company with a place of business at Portland, Maine, for consideration paid, grants to RICHARD G. MULLEN and JULIENNE E. MULLEN, of Scarborough, Maine, as joint tenants, with a mailing address of 12 Cliff Avenue, Scarborough, Maine 04074, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine and being numbered 167-169 Washburn Avenue, bounded and described as follows:

Beginning at a point on Washburn Avenue, which point is the northeasterly corner of land conveyed by the Estate of John W. Deering to Carlton B. Chittick, et. al., recorded in the Cumberland County Registry of Deeds in Book 2360, Pages 280 and 282; thence, northeasterly along the westerly sideline of Washburn Avenue, eighty (80') feet to a strip of land five feet wide, conveyed by Edgar H. Deering to one Pike; thence running northwesterly on the westerly sideline of said strip of land, sixty (60') feet, more or less; thence southwesterly to a point which is equally distant between the existing improvements of the building at 383-385 St. John Street and 167-169 Washburn Avenue; thence southeasterly and parallel with St. John Street to the northerly corner of an existing gravel parking lot and the northwesterly side of a concrete retaining wall; thence southwesterly along the northwesterly side of the concrete retaining wall to the halfway point of the parking lot; thence southeasterly and parallel with St. John Street to land conveyed by the Estate of John W. Deering to Carlton B. Chittick, et. al.; thence northeasterly along the northerly sideline of said Chittick land to Washburn Avenue and the point of beginning.

Subject to an easement across other land of the Grantor at 383-385 St. John Street for vehicular traffic to access the parking lot.

The Grantees of this property agree to maintain the parking lot and retaining wall as an equally-shared expense with the owners of the premises at 383-385 St. John Street.

The premises herein conveyed are subject to and benefitted by all existing utility easements that may be shared by these premises and the premises at 383-385 St. John Street.

Registry of Deeds in Book 16697, Page 218. Reference is made to an affidavit, dated October 31, 2001, recorded in Book 16902, Page 108.

IN WITNESS WHEREOF, the said Buck Realty LLC has set its hand this 26 day of April, 2002.

Melvin P. [Signature]  
Witness

BUCK REALTY LLC  
BY: [Signature]  
Reginald F. Rouse, Jr.  
Its Member

STATE OF MAINE  
COUNTY OF CUMBERLAND

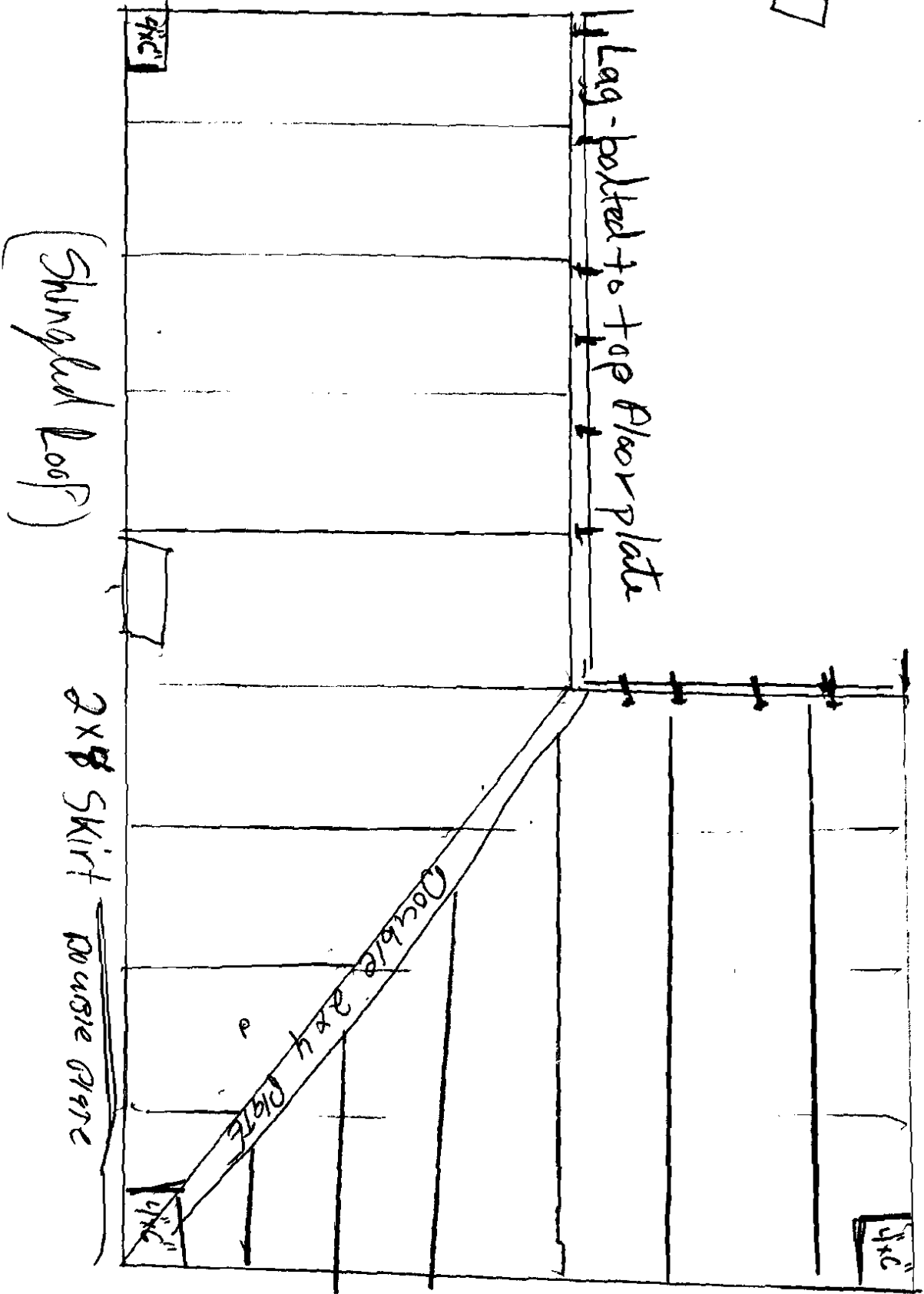
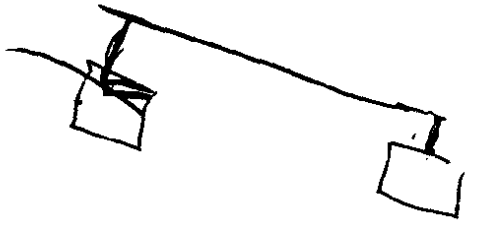
April 26, 2002

Then personally appeared Buck Realty LLC, by its member, Reginald F. Rouse, Jr. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me

[Signature]  
Thomas F. Jewell R.E. DANIELSON  
Attorney at Law

# ROOF TOP VIEW



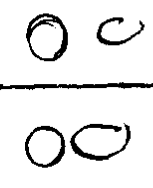
2x6 under 5/8 Plywood

FRONT VIEW

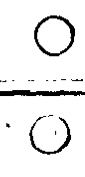
4 by 6 CONTIGUES UP FOR ROOF

10 FT 4 by 6

2nd FLOOR and 3rd FLOOR 4 by 6 Bolted to 2 by 8 plate



3rd FLOOR

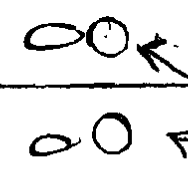


12 FT 4 by 6



12 FT 4 by 6

EACH 4 by 6 JOINED ONE ON TOP OF THE OTHER Bolted to 2 by 8 plate Both sides total 8 bolts 18 FT



2nd FLOOR 2 by 8



BOLT TO 1ST FLOOR 6 INCH BOLTS 4 by 6

4 by 6

RAILING 42" HIGH

BALUSTERS 15 INCH ON CENTER

4 by 6 18 FT

42" stair rail 2 handrails @ 34" 7" max rise 11" net run NO NOSING

34" - 38" w/ return ends RAILING 3 1/2" OFF DECK



FIRST FLOOR 2 by 8



5 INCH BOLTS

DECK 13 FT LONG

18 INCH SOWER Tube 4 FT BELOW FROST

3 FT 6 INCH FROM GRADE

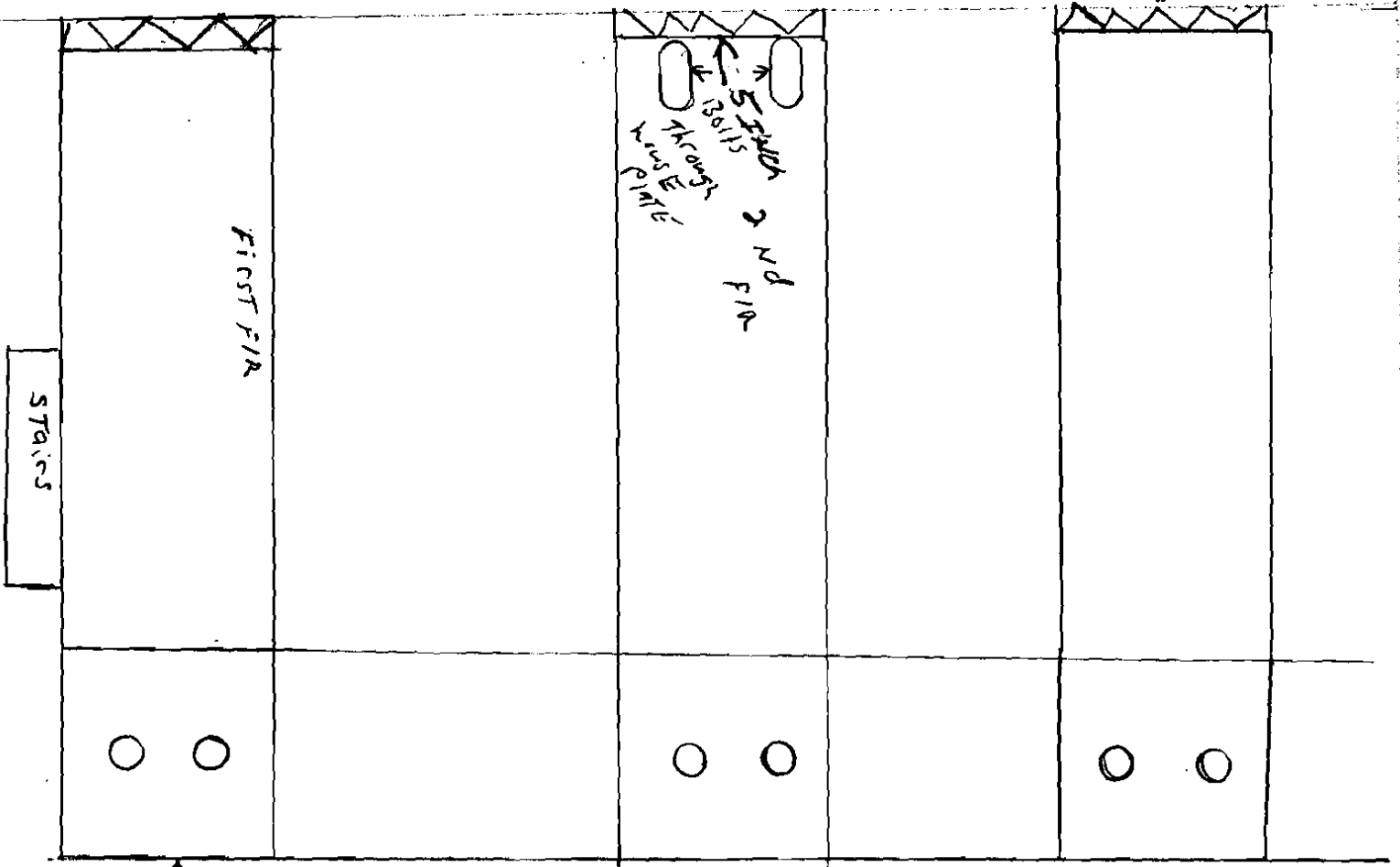
SOWER Tube

FRONT SIDE VIEW  
APPROXIMATELY 5 FT W

3<sup>rd</sup> FLOOR  
Plate

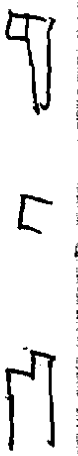
STAGGERED  
ROOF UP  
16 SILLIN  
on center

Building



STEEL LAG BOLTS

FIRST FLR JOE VIEW



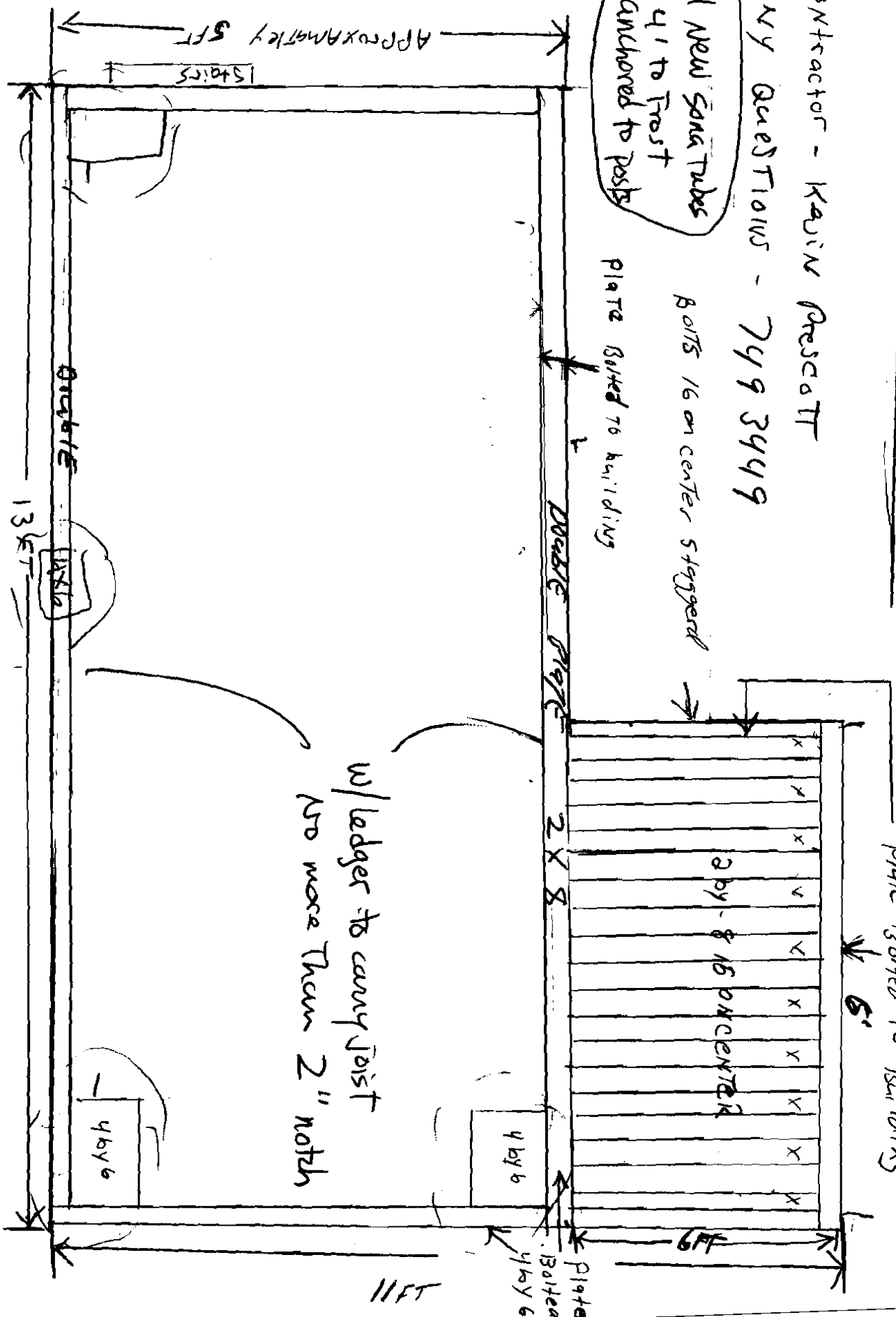
Contractor - Kevin Prescott

Any Questions - 749 3449

All New Soma Tubes  
4" to Frost  
Anchored to Posts

BoTS 16 on center staggered  
Plate Bolted to Building

Plate Bolted to Building



w/ ledger to carry joist  
AND more than 2" notch

Plate Bolted  
4 by 6

11 FT

6 FT

13 FT

15 stairs

Approximately 5 FT

Concrete

Double Plate

2 X 8

2 by 15 on center

4 by 6

4 by 6

5'

**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.

*re-demo*

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

- |  |   |                   |
|--|---|-------------------|
| <input checked="" type="checkbox"/> <u>Footing/Building Location Inspection:</u> | <u>Prior to pouring concrete</u>  | <i>to be done</i> |
| <i>NA</i> <u>Re-Bar Schedule Inspection:</u>                                     | <u>Prior to pouring concrete</u>  |                   |
| <i>NA</i> <u>Foundation Inspection:</u>  | <u>Prior to placing ANY backfill</u>  |                   |
| <input checked="" type="checkbox"/> <u>Framing/Rough Plumbing/Electrical:</u>    | <u>Prior to any insulating or drywalling</u>  |                   |
| <input checked="" type="checkbox"/> <u>Final/Certificate of Occupancy:</u>       | <u>Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.</u> |                   |

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.**

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*Robert Mullen*  
Signature of Applicant/Designee

        
Date *7/20/05*

        
Signature of Inspections Official

        
Date

CBL: *066 A 606* Building Permit #: *650907*