

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 100808

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Mack Alvin/RECA Construction Rick White

has permission to Repair steps & add roof overhang

AT 83 PLYMOUTH ST City of Portland 343 B002001

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 lath or other work is set-in. 24 HOUR 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. \_\_\_\_\_

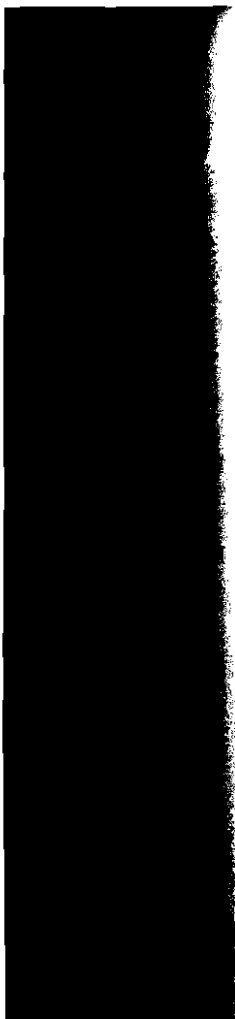
Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*James Burke* 9/14/10  
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 No: 10-0808	Issue Date:	CBL: 343 B002001
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Location of Construction: 83 PLYMOUTH ST	Owner Name: Mack Alvin	Owner Address: 750 Warren Ave	Phone:
Business Name:	Contractor Name: RECA Construction/ Rick whitney	Contractor Address: 35 Little Androscoggin Drive Auburn	Phone 2076894844
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-3

Past Use: Duplex	Proposed Use: Duplex - Repair steps & add roof overhang Repair all 4 entry porches & add roofs over front two <i>legal use is two d.v.</i>	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRG-2003 Signature: MB 9/14/10	

Proposed Project Description: Repair steps & add roof overhang all 4 entry porches & add roofs over front two.	Signature:	Signature:
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: 07/08/2010	<b>Zoning Approval</b>		
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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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 8/9/2/10 <i>MB</i>	Date:	Date: <i>MB</i>

**PERMIT ISSUED**

SEP 16 2010

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

<b>Permit No:</b> 10-0808	<b>Date Applied For:</b> 07/08/2010	<b>CBL:</b> 343 B002001
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<b>Location of Construction:</b> 83 PLYMOUTH ST	<b>Owner Name:</b> Mack Alvin	<b>Owner Address:</b> 750 Warren Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> RECA Construction/ Rick whitney	<b>Contractor Address:</b> 35 Little Androscoggin Drive Auburn	<b>Phone:</b> (207) 689-4844
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Duplex - Repair all four entry porches & add roofs over the front two	<b>Proposed Project Description:</b> Repair all four entry porches & add roofs over the front two
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/02/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/14/2010
<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) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**PERMIT ISSUED**

SEP 16 2010

**Comments:**

7/9/2010-ldobson: Permit in hold basket. Expressed to owner we would not be able to progress with the building permit w/o fee's being paid he said "I'm not dealing with that my contractor is" I expressed both on the phone and in person that his permit would not move forward without the additional info and the belated/fines paid LJD PERMIT IN HOLD BASKET

9/1/2010-ldobson: Finished application and paid all fee's moved forward

9/10/2010-jmb: Did preliminary review at counter with the owner with notes to call the contractor for clarification. Spoke with Rick W. About the support of the 4' x 4' roof overhang at the entry platform. He is proposing a single cable with turnbuckle on the inside of the roof framing spanning from the front collar tie to the building where the rafters are bolted. Questioned why the roof is not posted to the ground, he claims landscaping and he is building the steps on top of the existing floating precast steps and it is not frost protected. I asked who designed this, he did. I told him I would review the code and get back to him.

9/14/2010-jmb: Spoke with Rick W., I am not approving the wire and turnbuckle design. In lieu of posting this to grade with frost protection, he agreed to using 2-4x4 angle supports from the roof and lagged into a rim lagged into the wall studs. Ok to issue

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

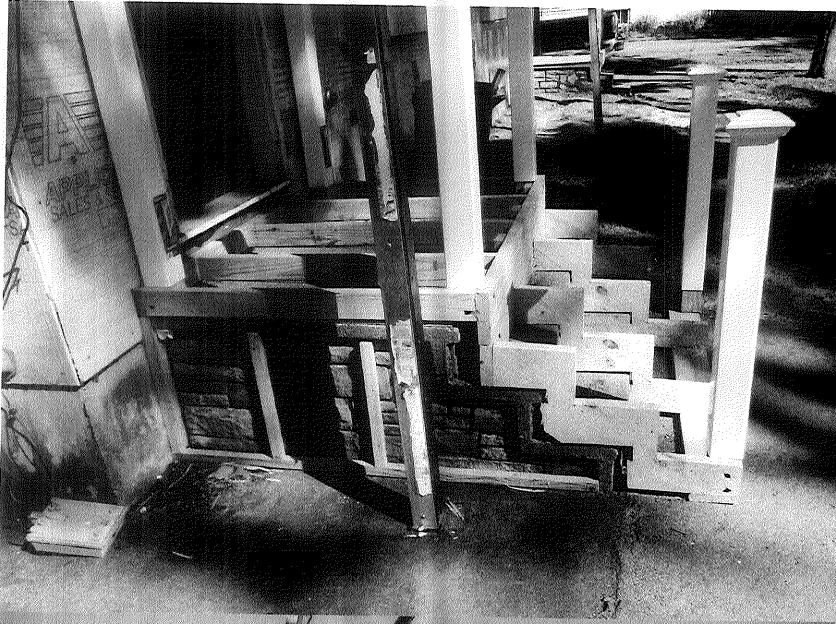
- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**





# General Building Permit Application

343 B2

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>83 + 87 Plymouth St</u>		
Total Square Footage of Proposed Structure/Area <u>80</u>	Square Footage of Lot <u>10,660</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>343</u> Block# <u>B 002001</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Alvin Mack</u> Address <u>750 Warren Ave</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>c/o Adam Mack</u> <u>318-5441</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000</u> C of O Fee: \$ <u>50</u> Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>Duplex</u>	Number of Residential Units <u>2</u>	
If vacant, what was the previous use? Proposed Specific use: <u>Duplex</u>		
Is property part of a subdivision? <u>NO</u>	If yes, please name _____	
Project description: <u>repair steps + Add roof overhang</u>		
Contractor's name: <u>BECA Construction</u>	<u>rick whitney</u>	
Address: <u>35 Little Archscoogan Dr</u>	<u>689-4844</u>	
City, State & Zip: <u>Portland ME 04210</u>	Telephone: _____	
Who should we contact when the permit is ready: <u>Adam Mack</u>	Telephone: <u>318-5441</u>	
Mailing address: <u>PO BOX 7332 Portland 04112</u>		

Please submit all of the information outlined on the applicable Checklists. Failure to do so will result in the automatic denial of your permit. **RECEIVED**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) or contact the Inspections Division office, room 315 City Hall or call 874-8703. **DEPT. OF BUILDING INSPECTIONS**  
City of Portland Maine

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: [Signature] Date: 6-28-10

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

83/87 Plymouth

RECEIVED

JUL - 9 2010

Dept. of Building Inspections  
City of Portland Maine

WARRANTY DEED

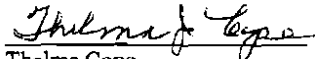
Know All Men By These Presents that **Thelma J. Cope** of 66 Pya Road in the City of Portland, County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations, grant, give, bargain, sell and convey to **Julia Kopytova and Alvin Mack**, both of Portland, Maine their heirs and assigns forever, with Warranty Covenants:

A certain lot or parcel of land, with the building thereon, located in the City of Portland, County of Cumberland, and State of Maine, and being lots # 84 & 85 as shown on the Plan of Deering Villa, made by C.S. Thayer, Engineering, Portland, Maine dated June, 1907 and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 71. The land is also known as **83 - 89 Plymouth Street**.

Being the same premises conveyed to Thelma & Mitchell Cope, by S. Richard Mack on October 31, 2006, and recorded in the Cumberland County Registry of Deeds in Book 24549, Page 28.


In Witness Whereof, I have hereunto set my hand this 22 day of April, 2010.

  
Witness

  
Thelma Cope

State of Maine  
County of Cumberland ss.

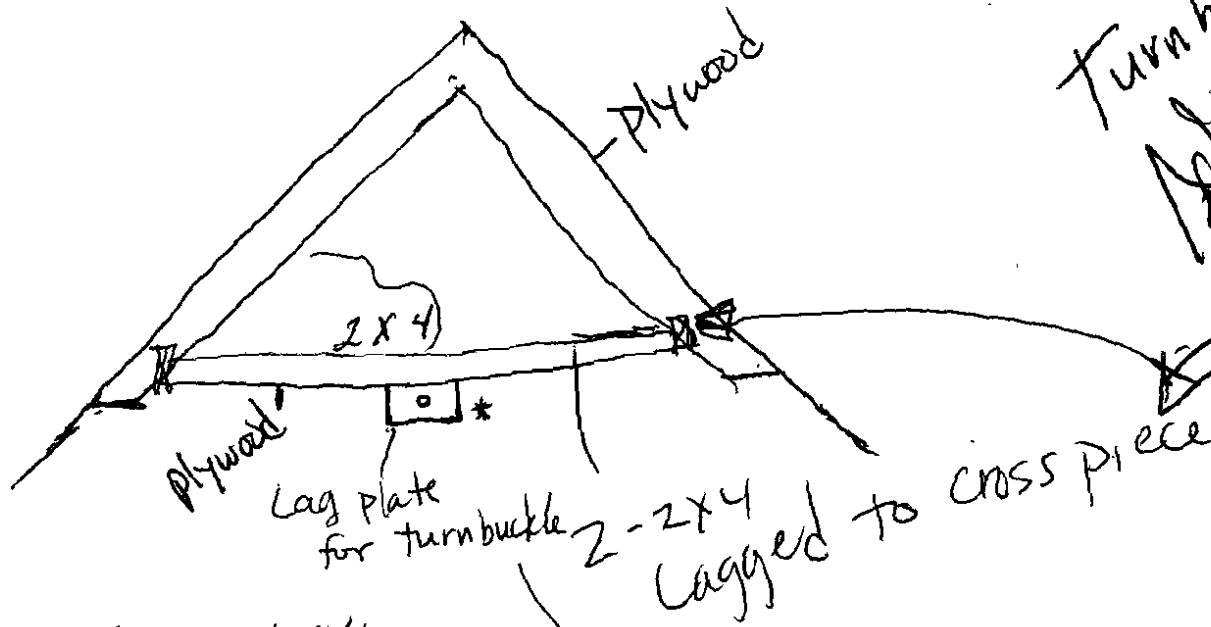
On this 22 day of April, 2010, personally appeared before me the above named Thelma J. Cope and acknowledged the foregoing to be her free act and deed.

  
Notary Public / Attorney at Law  
David Prewost

\* Junction box for exterior light mounted on stud

Turnbuckle  
Not Approved

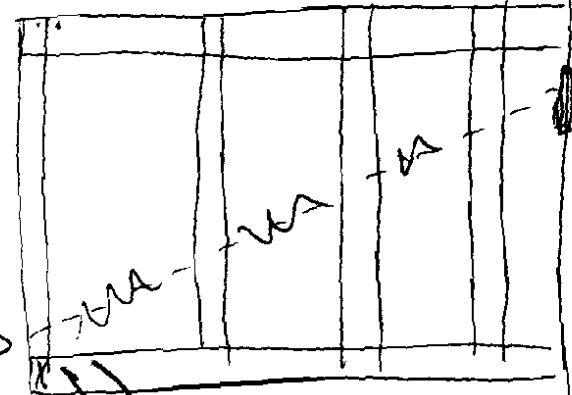
9/10/10 via tele  
Per Rick w.  
~~At counter~~  
Proposed design  
Plate lagged  
to wall framing



4-2x4 @ 5' 2 1/4  
Box for sof. + 16oc  
3-16 penny Each Joist  
8-2x4 rafters with  
16 penny spikes 16oc  
4" Lags in each stud  
mounted with cable  
& turn buckle to  
ridge

Need to  
contact contractor  
7/7/10  
At counter  
w/ Adam M

9/14/10  
Per Rick  
w.  
2 4x4  
Angle  
Supports  
OK



Rim  
Lagged



5-2x4-16oc for platform  
3-16 penny spikes per Joist  
5-4" Lags holding platform

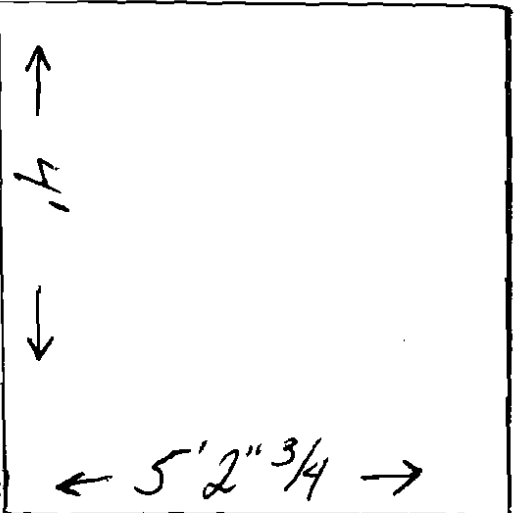
to rim joist of house  
also platform is  
Secured to concrete

east stairs (Bearings)  
4-4x4 post at 42"  
height 4 handrailing  
with 2 4" lags holding  
them on

4-2x12 stair stringers  
notch out around each  
stair tread & rise from  
one east stairs & secured  
to east treads

Rise is 7" tread is 10"

~~2~~ 4x4 post at 38" for  
36" height for stair rail  
with 2-4" lags

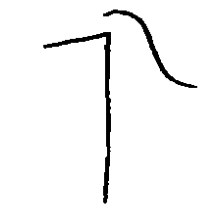


call contractor

36 inch High railing  
on steps (Graspable)

42 inch on Platform

Baluster spacing  
2.5 inch



Hand/Guard Detail  
OK  
vinyle graspable  
per Rick w.  
2/14/10

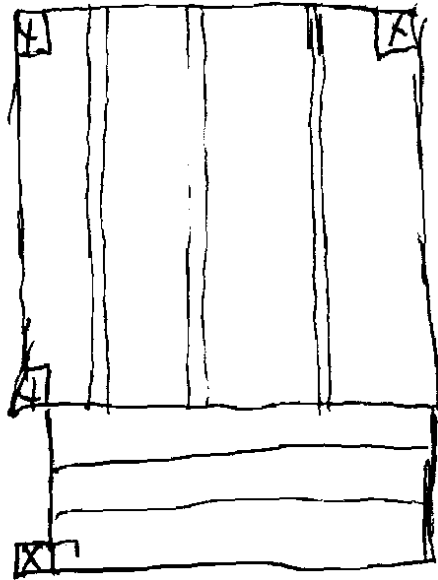
~~2x4~~  
spac  
~~4x4~~

# 4x4 side deck

4 - Joist 16oc 16 penny

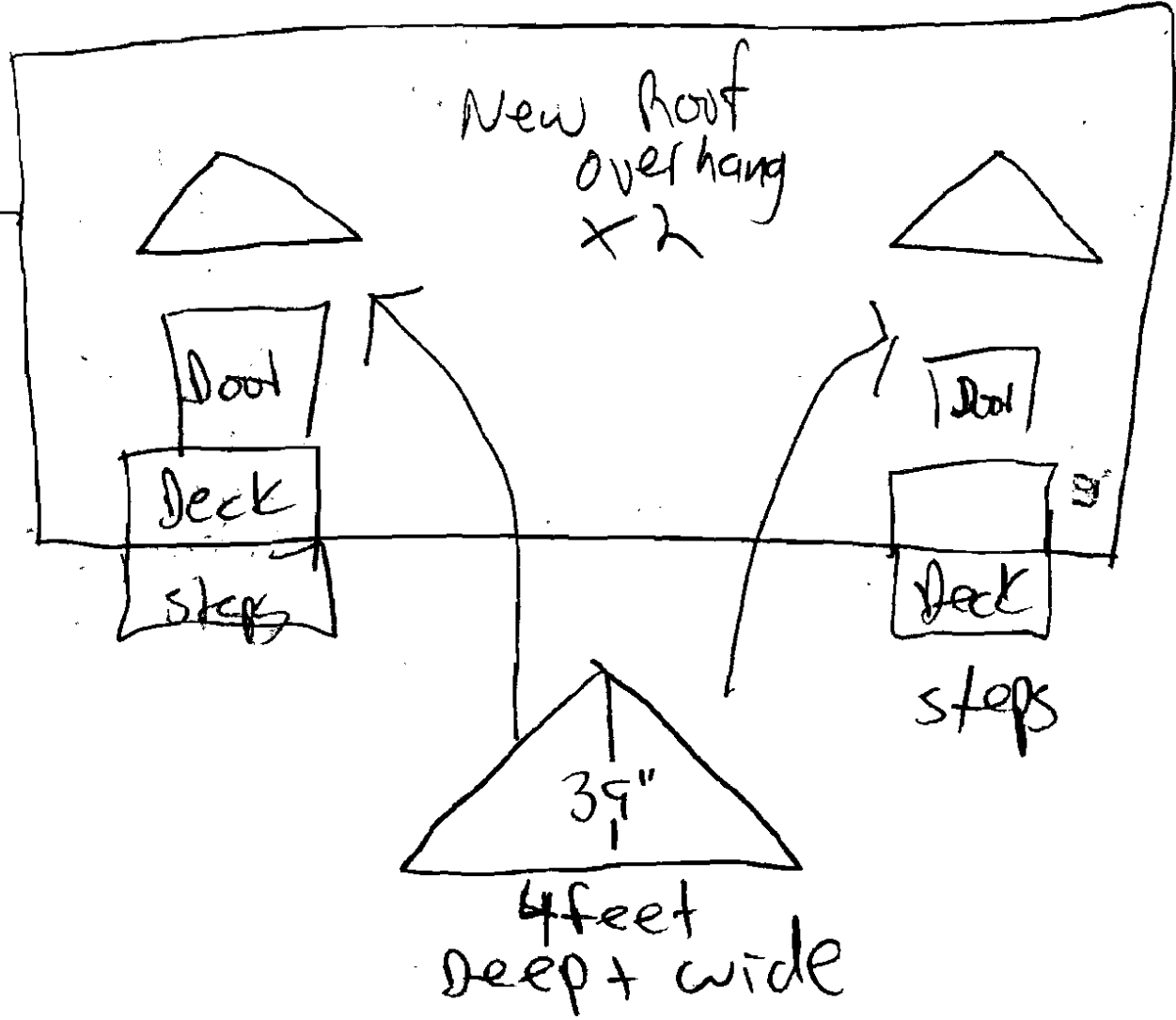
7 - 4x4 post for hand  
rail and laged 6 lags  
through deck to rim joist  
of house

3 - 2x12 stair treads  
compose decking



~~Steps + Deck~~  
~~Existing Concrete Steps~~  
~~Pressure treated Lumber Frame~~  
~~Composite Deck top + trisets~~

~~Steps~~  
~~7x11~~  
~~Side Decks~~  
~~same~~  
~~with~~  
~~Concrete~~  
~~Footings~~  
~~Same to go~~



NOT TO SCALE

100'

40

30'

DU PLEX

30'

24

24

New work

2 story

Repair decks

4x4 + steps

4x4

32"

4x4

32"

18"

40

4x4

32"

Roof on other side

4x4

32"

34'

steps to sidewalk

34'

level

R-3

lot size - 12,660

front 25' - 34' sidewalk

side - 14' - 30' sidewalk

rear - 48' (OB)

lot merge - have 200

35% = 3731 (OB)

100'

SIDE WALK

106

106

# 83+87

~~Row~~ Plymouth St.

83+81 Plymouth st Plumbing & unit review for unit - ... - the const -  
rd unit

new sink being installed single bowl

Replacing 1 toilet in each unit 2 units

Bathroom sink replacement in each unit x 2

Bathroom shower stall unit in each unit x 2 units, "Just Replacing"

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83-87 Plymouth st Falmouth "Electrical" \* Dormer photos in file w/  
profiles

Replacing receptical covers in 2 units.

wiring 2 exterior lights in dormers.

wiring 2 light switches to exterior lights.