

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 051775  
**DEC 12 2005**

**CITY OF PORTLAND**

This is to certify that Mulligan Margaret M / Carey Connell & Co.

has permission to Add 64 sf dormer for new bay on 2nd fl

AT 99 Edwards St

120 D001001

provided that the person or persons who accept 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 opened or services closed-in. 4  
**YOUR NOTICES 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* 12/12/05  
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 No: 05-1775	Issue Date: <b>PERMIT ISSUED</b>	CBL: 20 D001001
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Location of Construction: 99 Edwards St	Owner Name: Mulligan Margaret M	Owner Address: 99 Edwards St	Phone: DEC 12 2005
Business Name:	Contractor Name: Carey Monsell & Co.	Contractor Address: 23 Glenwood Ave Portland	Phone: 77753984
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family add 64sf shed dormer for new bath on 2nd floor	Permit Fee: \$129.00	Cost of Work: \$12,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: JB IRL-2003	

**Proposed Project Description:**  
Add 64 sf dormer for new bath on 2nd floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: *AMB 12/12/05* Date: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 12/07/2005
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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. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>AMB 12/12/05</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>AMB</i></p>
	<p><i>Sec. 14-43B</i> <i>FOR 07/21/05</i> <i>ONLY 36-F</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
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> 05-1775	<b>Date Applied For:</b> 1210712005	<b>CBL:</b> 120 D001001
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<b>Location of Construction:</b> 99 Edwards St	<b>Owner Name:</b> Mulligan Margaret M	<b>Owner Address:</b> 99 Edwards St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Carey Monsell & Co.	<b>Contractor Address:</b> 23 Glenwood Ave. Portland	<b>Phone</b> (207) 775-3984
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family add 64sf shed dormer for new bath on 2nd floor	<b>Proposed Project Description:</b> Add 64 sf dormer for new bath on 2nd floor
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/12/2005

**Note:** **Ok to Issue:**

1) Approved using Sec. 14-436 to allow a 50% expansion of the first floor footprint if nonconforming to min. Land area. This construction only adds 36sf

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 1211212005

**Note:** **Ok to Issue:**

1) As discussed, the energy conservation code requires wall to be R-19, ceiling R-38 and windows to have max u-factor of 0.35

**Comments:**

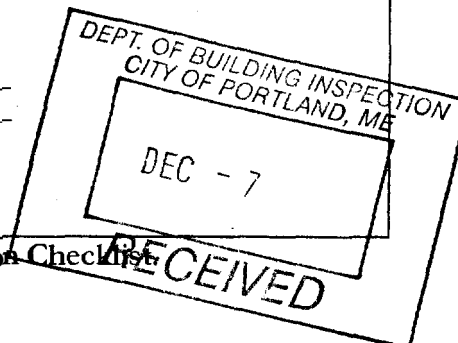
- 12/07/2005-jmb: customer requested same day review
- 12/12/2005-jmb: Left vm w/Carey M. & spoke w/iowner about energy code



# General 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.

Total Square Footage of Proposed Structure <b>64 SF</b>		Square Footage of Lot <b>6,600</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>180</b> Block# <b>D</b> Lot# <b>001</b>		Owner: <b>MARGARET MULLIGAN</b>	Telephone: <b>879-7911</b>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <b>CAREY MONSELL 23 GLENWOOD AVE PORTLAND, ME. 775-3984</b>	cost Of Work: \$ <b>12,000</b> Fee: \$ _____ C of O Fee: \$ <b>2900</b>
Current Specific use: <b>- NONE</b>		<b>Single Family</b>	
Proposed Specific use: <b>BATHROOM</b>		<b>64 SF</b>	
Project description: <b>BUILD SMALL SHED ROOF DORMER FOR NEW BATH on second floor</b>			
Contractor's name, address & telephone: <b>SAME AS APPLICANT =</b>			
Who should we contact when the permit is ready: <b>MARGARET MULLIGAN</b>		Phone: <b>879-7911</b>	
Mailing address: <b>99 EDWARDS ST PORTLAND, ME.</b>			



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <b>Carey A. Mmull</b>	Date: <b>12/7/05</b>
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This is not a permit; you may not commence ANY work until the permit is issued.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	120 0001001
Location	99 EDWARDS ST
Land Use	SINGLE FAMILY
 Owner Address	 MULLIGAN MARGARET M 99 EDWARDS ST PORTLAND ME 04102
 Book/Page	 21347/204
Legal	120-D-1 EDWARDS ST 99-101
	5867 SF

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$58,840	\$69,090	\$127,930

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$66,900	\$75,800	\$142,700

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1950	Cape	1	1140	0.135	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	Full Finsh	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
06/01/2004	LAND + BLDING	\$209,550	21347-204
06/01/1996	LAND + BLDING	\$92,900	12589-206

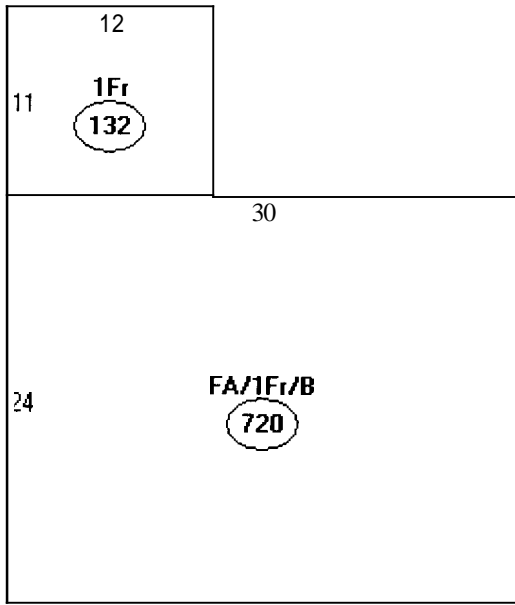
**Picture and Sketch**

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or c-



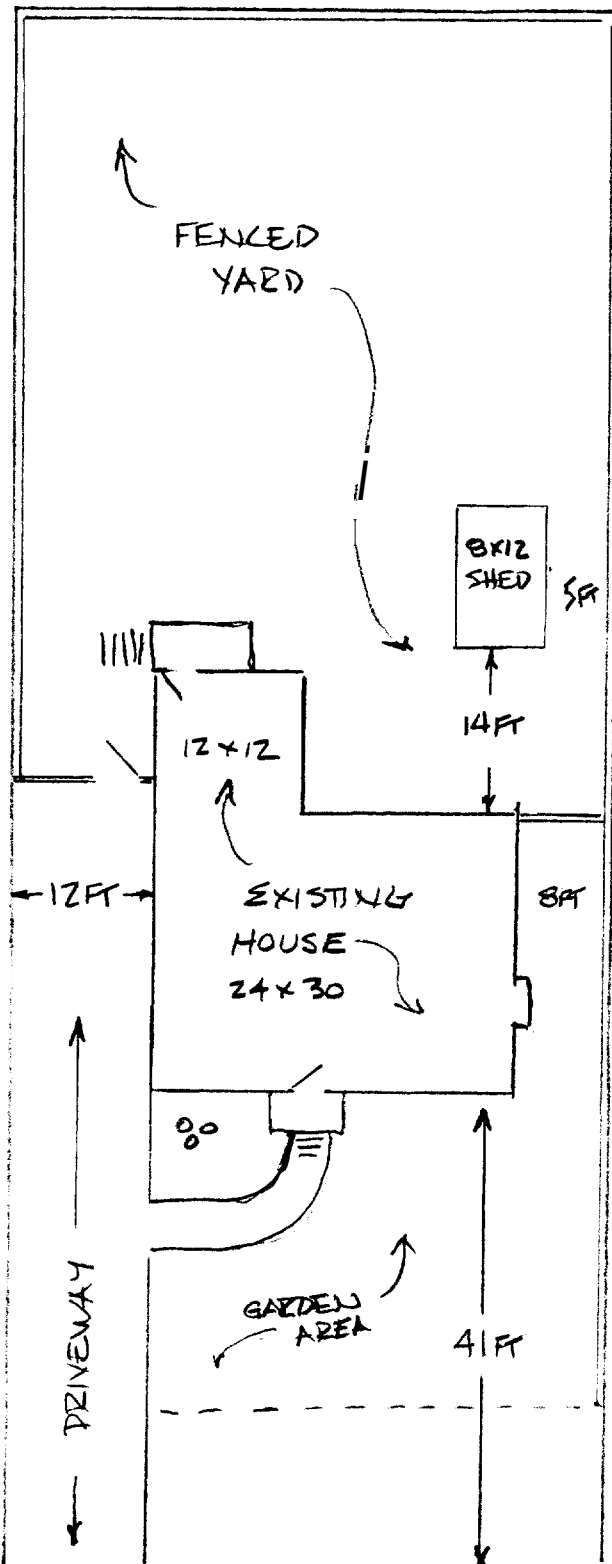


Descriptor/Area

A:FA/1Fr/B  
720 sqft

6:1Fr  
132 sqft

MULUGAN RESIDENCE - PLOT PLAN  
 # 99 EDWARDS ST.



R3 Zone

Lot 6580 SF  
 min.

Shows 5,867  
 Tax map

Sec. 14-434

allows  
 132 FT 50% expansion

This dormer adds

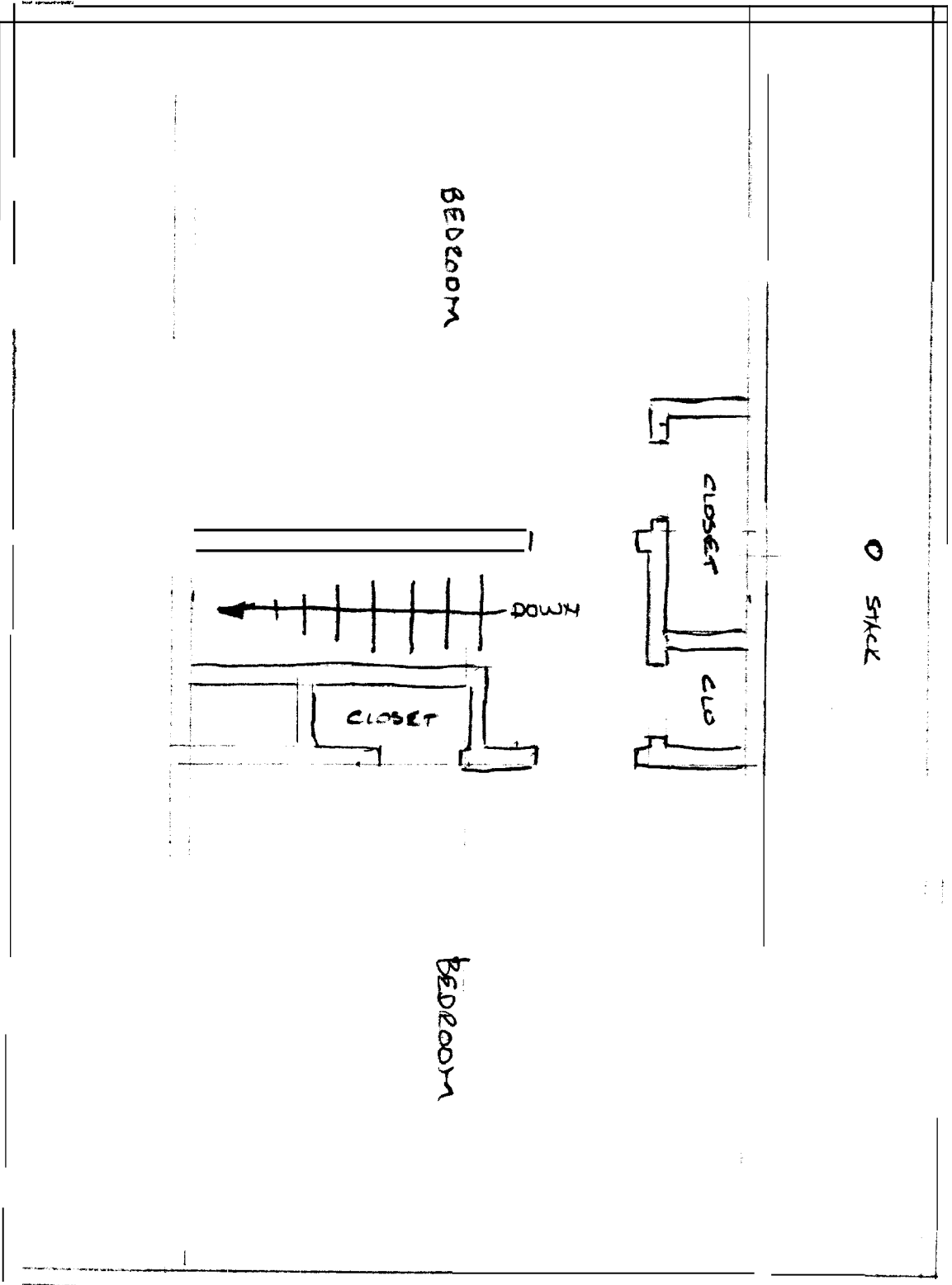
36 SF

OK

50 FT  
 EDWARDS ST

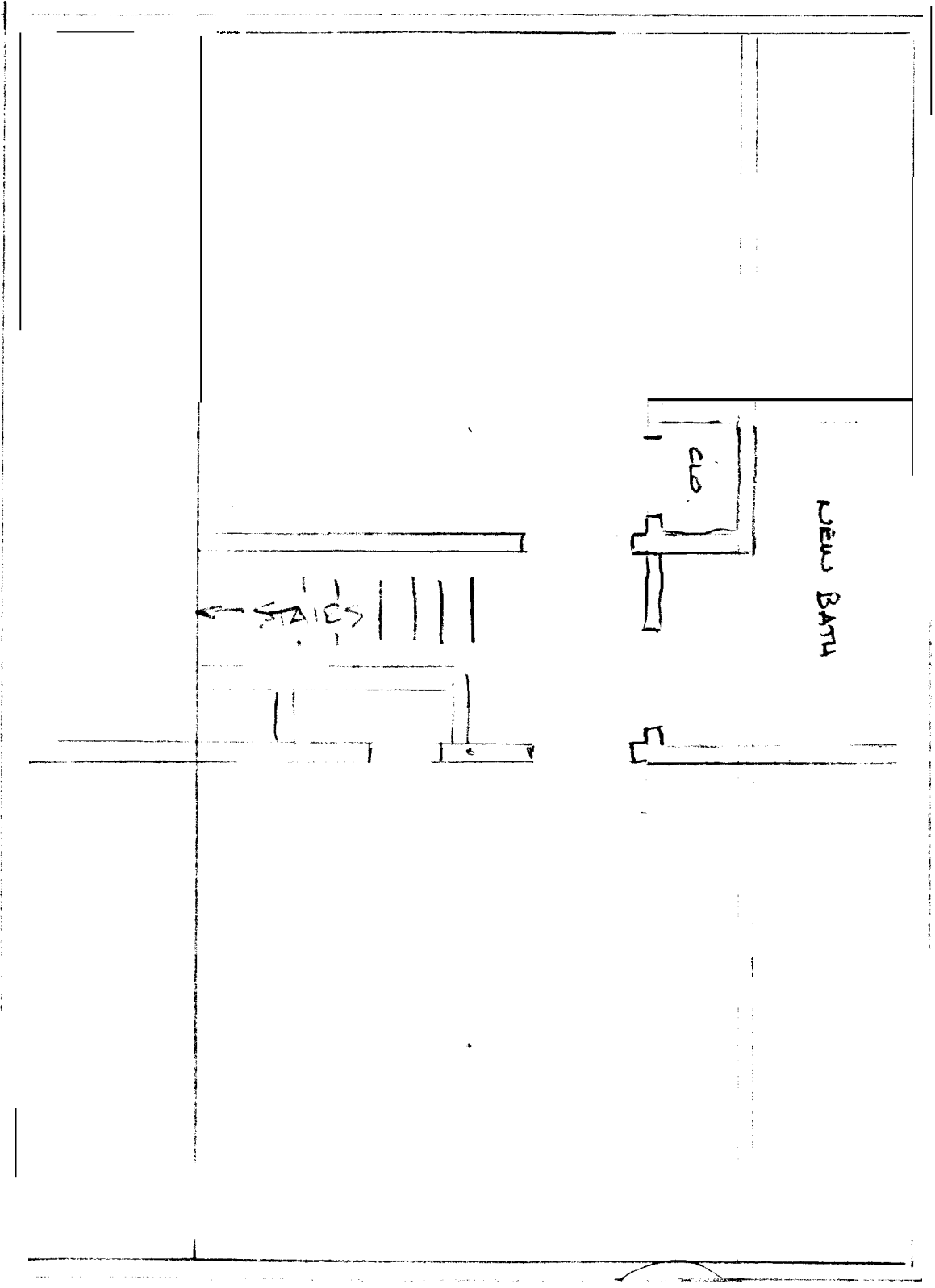


MULLIGAN RESIDENCE - 99 EDWARDS ST.  
EXISTING 2ND FLOOR PLAN



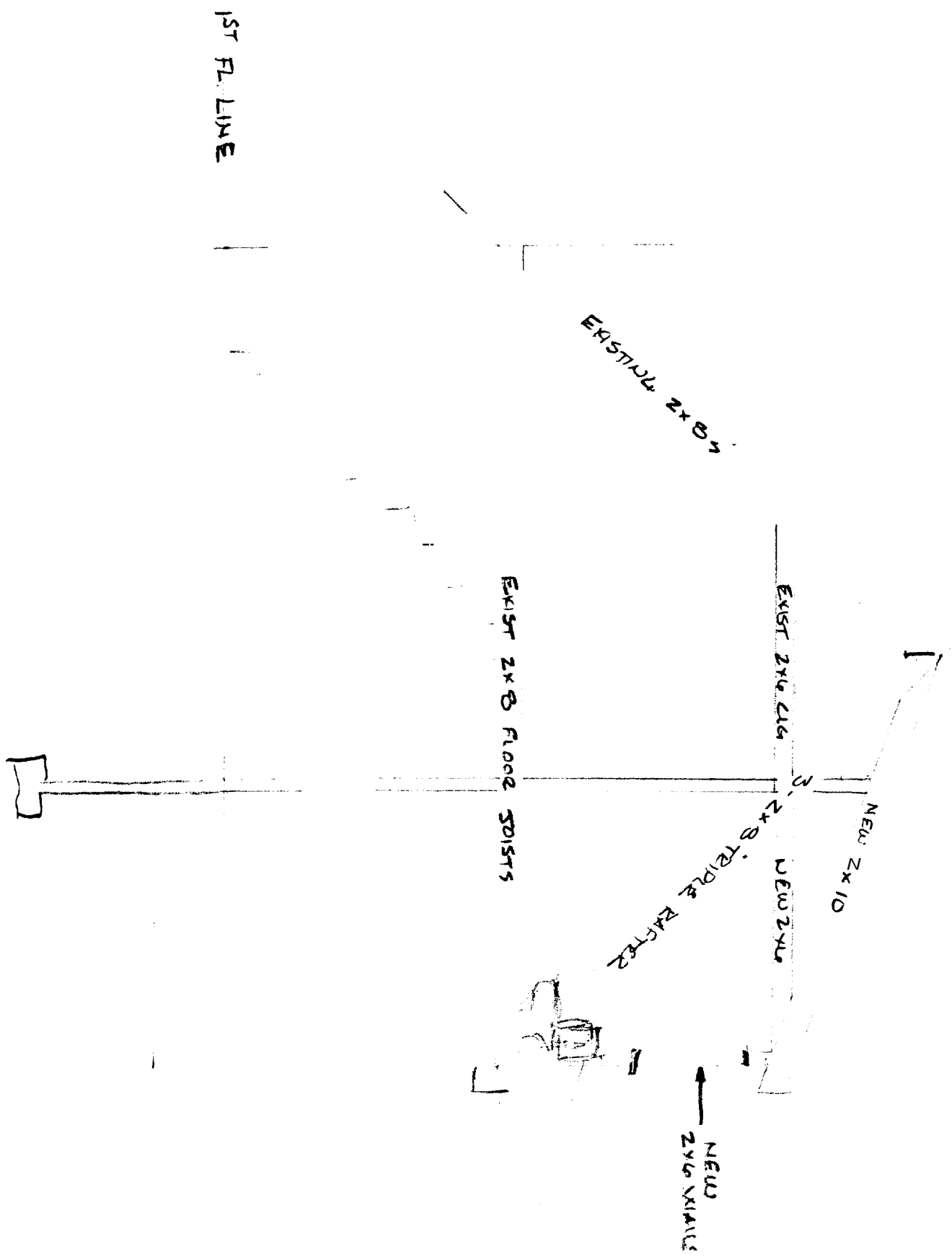
MULLIGAN RESIDENCE - 99 EDWARDS ST.  
PROPOSED PORCHER FOR 2ND FL BATH PLAN

← PORCHER →  
← 9'-0" →



MULLIGAN RESIDENCE - 99 EDWARDS ST

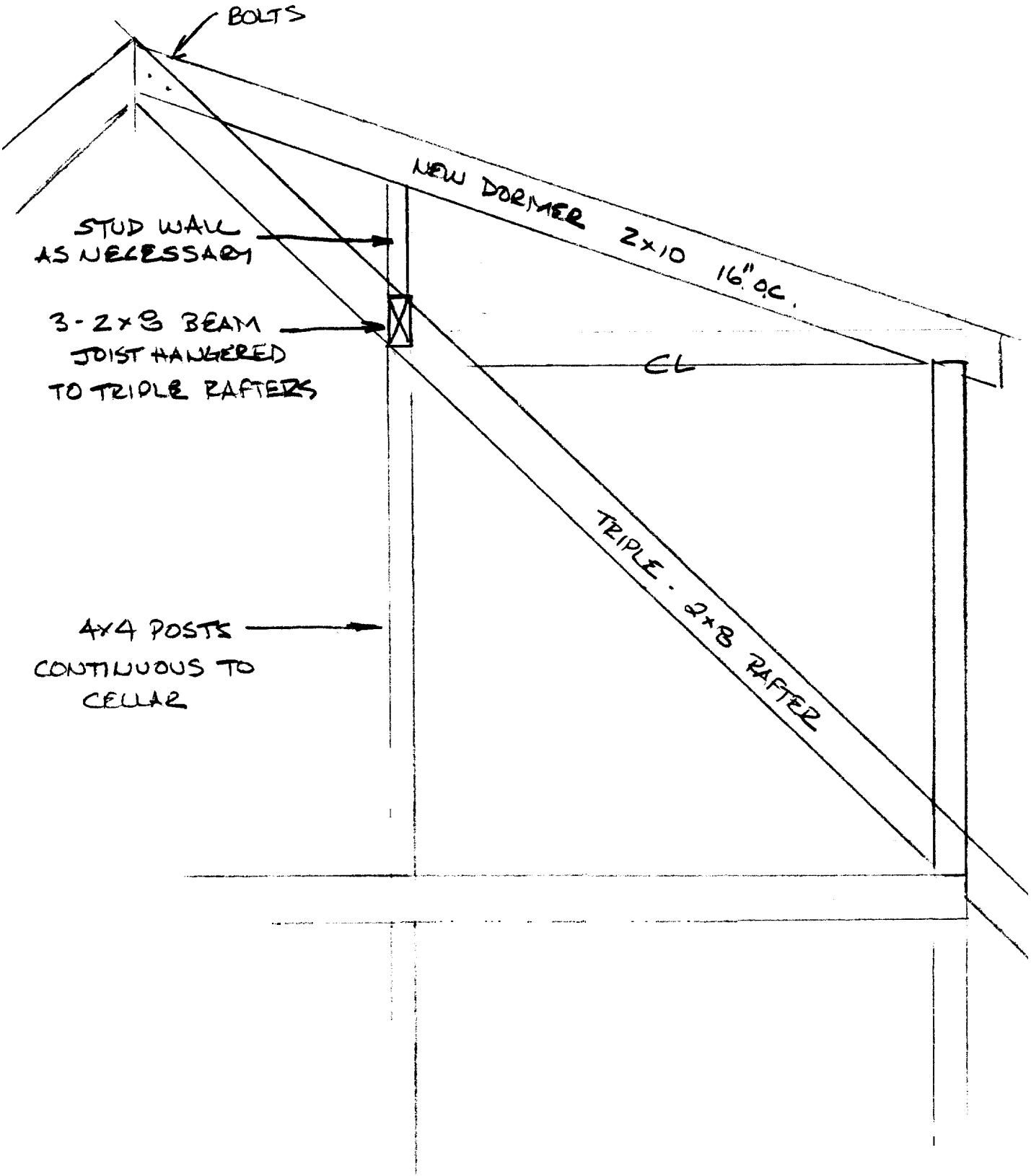
SECTION PLAN - NEW PORNER BATH



# MULLIGAN RESIDENCE

## ROOF BEAM SECTION

$1/2" = 1'-0"$



STUD WALL  
AS NECESSARY

3-2x8 BEAM  
JOIST HANGERED  
TO TRIPLE RAFTERS

4x4 POSTS  
CONTINUOUS TO  
CELLAR

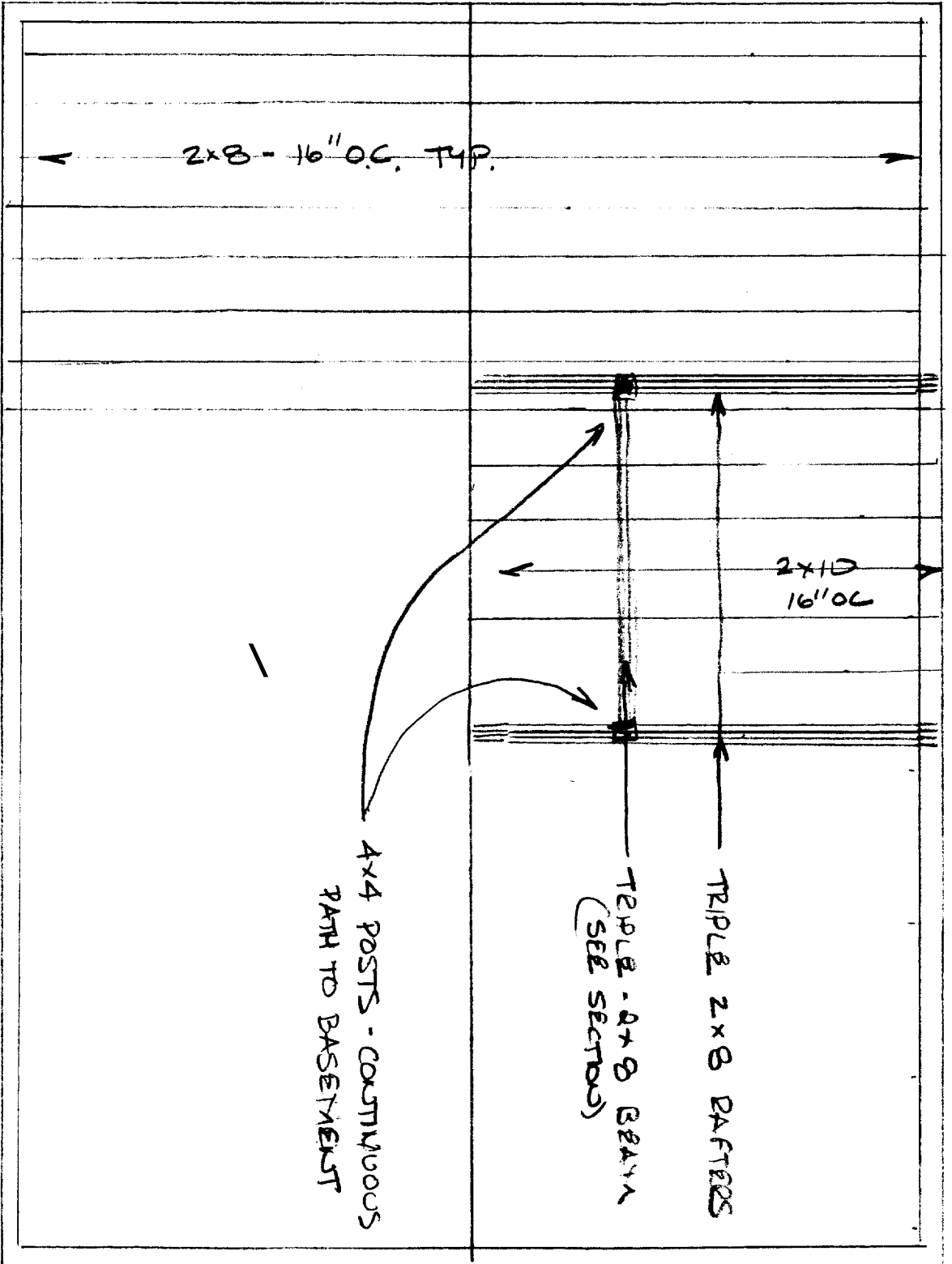
NEW DORMER 2x10 16" OC.

TRIPLE - 2x8 RAFTER

CL

BOLTS

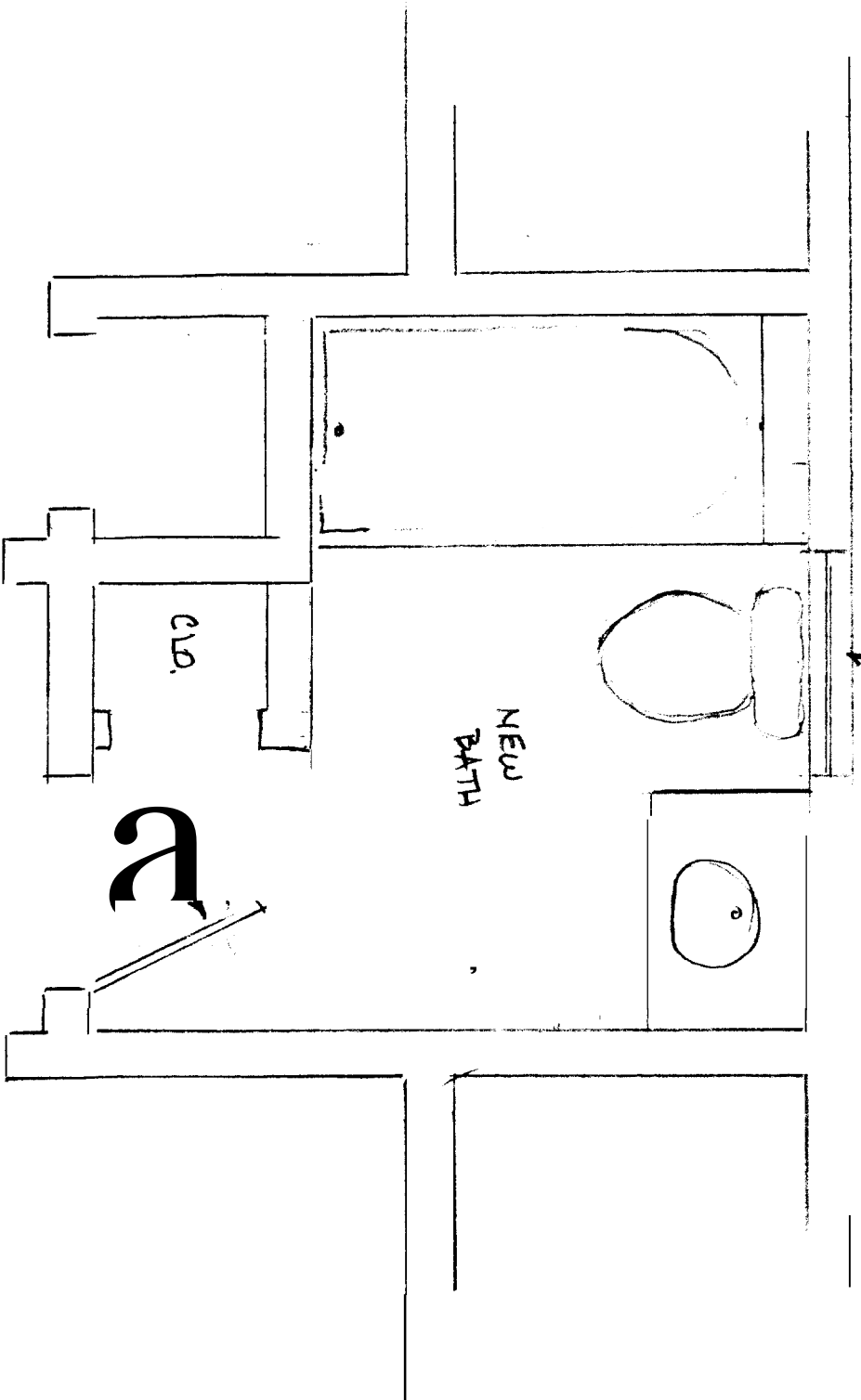
MULLIGAN RESIDENCE - ROOF FRAMING DETAIL



PROPOSED NEW BATH FLOOR PLAN  
MULLIGAN RESIDENCE - 99 EDWARDS ST

SCALE - 1/2" = 1'-0"

BEDROOM  
# 1



NEW ANDERSON CASEMENT

BEDROOM  
# 2



# 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.

- NA Footing/Building Location Inspection; Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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.**

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

Signature of Applicant/Designee

Signature of Inspections Official

Date

Date

CBL: 120-D-1

Building Permit #: 05-1725