

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Mulkern, Michael

Located At 39 PLYMOUTH ST

Job ID: 2012-11-5420-SF

CBL: 343- B-014-001

has permission to build 28' x 44' ranch

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-11-5420-SF

Located At: 39 PLYMOUTH ST

CBL: 343- B-014-001

## Conditions of Approval:

### Zoning

1. This permit is being approved on the basis of plans submitted including the revised plans submitted on 12/14/12.. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.
4. The new deeds must be recorded and we must receive copies of the recorded deeds with the book and page before the certificate of occupancy is issued.

### Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
5. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
  - a. **See attached documentation for "Slab-on-grade floors", Table 502.2(1).**
6. R316.5.10 Interior finish. Foam plastics shall be permitted as interior finish where approved in accordance with Section R316.6 Foam plastics that are used as interior finish shall also meet the flame spread index and smoke-developed index requirements of Sections R302.9.1 and R302.9.2.
7. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
8. Fastener schedule per IRC, 2009 (MUBEC).
9. Submit specifications for engineered trusses prior to construction.

## **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

## **Sprinkler requirements**

1. The sprinkler system shall be installed in accordance with NFPA 13D.
2. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
3. A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.

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

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

Job No: 2012-11-5420-SF	Date Applied: 11/16/2012	CBL: 343- B-014-001	
Location of Construction: split off from 39 PLYMOUTH ST	Owner Name: MICHAEL & LYNNE MULKERN	Owner Address: 39 PLYMOUTH ST PORTLAND, ME 04103	Phone: 207-899-5158
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Building – New Single family	Zone: R-3
Past Use: Vacant land split from 39 Plymouth Street (343-B-013)	Proposed Use: Build new single family ranch – 28' x 44'	Cost of Work: \$92,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 MUBER Signature: <i>[Signature]</i>
Proposed Project Description: split lot off, build 28' x 44' ranch		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<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. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetlands  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM                  Date: <i>OK w/ conditions</i>  <i>2/1/13 ABM</i></p>	<p><b>Zoning Appeal</b></p> <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</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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</p> <p>Date: <i>ARM</i></p>
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**CERTIFICATION**

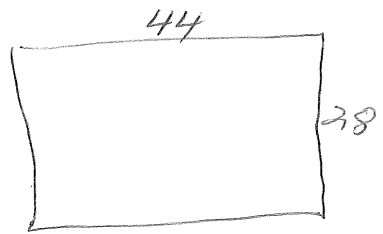
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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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4-3-13 DWM Scott 752-2216 Mike (899-5158) to provide survey after footing is poured

4-10-13 DWM Charley 232-8069 under slab plumb OK



## 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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Foundation Backfill

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

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

**Brad Saucier - Fwd: 39 Plymouth Street, Mulkern Single Family Home - Building Permit Issuance**

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**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 2/6/2013 12:22 PM  
**Subject:** Fwd: 39 Plymouth Street, Mulkern Single Family Home - Building Permit Issuance  
**Attachments:** Standard Conditions of Approval 12-17-12.docx

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In case you didn't already get this.....

It's in UI now.

Thanks.

Phil

>>> Philip DiPierro 12/17/2012 4:42 PM >>>

Hi all, this project, site plan #2012-11-5420-SF, the Mulkern Single Family home project located at 39 Plymouth Street, meets minimum DRC site plan requirements for the issuance of the building permit.

I tried to sign off in 1S but it wouldn't allow me to enter the information or condition of approval. Please see attached conditions of approval.

Let me know if you have any questions. Thanks.

Phil

**Ann Machado - New Single family home split form 39 Plymouth Street (#2012-11-5420)  
in One Solution**

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**From:** Ann Machado  
**To:** Brad Saucier; Gayle Guertin; Lannie Dobson  
**Date:** 2/5/2013 1:25 PM  
**Subject:** New Single family home split form 39 Plymouth Street (#2012-11-5420) in One Solution

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Zoning, building and fire have signed off for this permit. Phil still has it on hold for DRC. Once he signs off the permit can be issued.

I have put it in the residential (Jon's) hold basket.

Ann



## Planning Department Conditions of Approval

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
11. The site shall be developed and maintained as depicted on the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
12. The new deeds (with the corrected spelling for Villa Street, the paper street, on two of the three proposed new deeds) must be recorded and we must receive copies of the recorded deeds with the book and page numbers before the certificate of occupancy is issued.
13. A sewer cleanout must be installed in the sewer service lateral no more than 100 feet from the sewer main.

2012-11-5420 SF

**Project Address: 39 Plymouth Street, Portland, Maine**

**Total Square Footage of Proposed Structure/Area:**

1,232 s.f. (28'x44' Ranch)

**Area of lot (total sq. ft.):** 20,760 s.f.+/-

**Garage:** Yes \_\_\_ No X

**Attached** \_\_\_\_\_

**Detached** \_\_\_\_\_

**Sq. Ft.:** \_\_\_\_\_

**Number of Stories:** 1

**Number of Bathrooms:** 1

**Number of Bedrooms:** 3

**Tax Assessor's Chart, Block & Lot(s):**

Chart# 343 Block # 14 Lot# 1

343

Development of a 28'x44' Ranch, residential structure and associated shared driveway.

**Current legal use:** undeveloped portion of a residence

**Number of Residential Units** 1

**If vacant, what was the previous use?** lawn and woods area

**Is property part of a subdivision?** No If yes, please name \_\_\_\_\_

**Project Description:** Development of a 28'x44' Ranch, residential structure and associated shared driveway.

**Applicant – must be owner, Lessee or Buyer**

Name: Michael Mulkern

Business Name, if applicable:

Address: 241 Elm Street

City/State : South Portland, ME Zip Code: 04106

**Applicant Contact Information**

Work # 207-899-5158

Home# 207-799-2682

Cell # 207-899-5158

e-mail:

**Owner – (if different from Applicant)**

Name:

Address:

City/State : Zip Code:

**Owner Contact Information**

Work #

Home#

Cell #

e-mail:

RECEIVED  
MAY 16 2012  
Dept of Building Inspections  
City of Portland Maine

**Billing Information**

Name: Michael Mulkern

Address: 241 Elm Street

City/State : South Portland, ME Zip Code: 04106

Phone Number: 207-899-5158

**Contact when Building Permit is Ready:**

Name: Michael Mulkern

Address: 241 Elm Street

City/State : South Portland, ME Zip Code: 04106

Phone Number: 207-899-5158

**DEVELOPMENT REVIEW FEES:**

Payment may be made in cash, credit card or check addressed to the City of Portland.

<p><b>Level I Minor Residential Site Plan</b></p> <p><b>1. Application Fee - \$300.00</b></p> <p><b>2. Inspection Fee - \$100.00</b> (for site plan inspection by the Planning Division)</p> <p><b>3. Certificate of Occupancy Fee - \$75.00</b></p> <p><b>4. Building Permit (Cost of Work)</b></p> <p style="text-align: right;"><b>Total Due:</b></p>	<p><b>Fees Paid:</b></p> <p>\$ <u>300.00</u></p> <p>\$ <u>100.00</u></p> <p>\$ <u>75.00</u></p> <p>\$ <u><del>51,000</del> 92,227</u></p> <p>\$ <u>1005 \$1,417</u></p>
<p><b>Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.</b></p>	
<p><b>Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.</b></p>	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


**Property Taxes:**

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 a permit of any kind is accepted.

**Separate Permits:**

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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.

<p><b>Signature of Applicant:</b></p> 	<p><b>Date:</b></p> <p>10/23/12</p>
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**This is not a permit - you may not commence any work until the permit is issued.**

(A CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire application, including all plans, must be submitted with the application.)

**General Submittal Requirements – Level I Minor Residential**

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
x		2	Completed application form and check list.
x		1	Application fees.
x		2	Evidence of right, title and interest.
n/a		2	Copies of required state and/or federal permits.
n/a		2	Written Description of existing and proposed easements or other burdens.
n/a		2	Written requests for waivers from individual site plan and/or technical standards.
		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.



**Site Plans and Boundary Survey Requirements – Level I Minor Residential**

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
X		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
X			<ul style="list-style-type: none"> <li>Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &amp;/or Stream Protection Zone.</li> </ul>
X			<ul style="list-style-type: none"> <li>Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</li> </ul>
X			<ul style="list-style-type: none"> <li>Location and dimension of existing and proposed paved areas.</li> </ul>
X			<ul style="list-style-type: none"> <li>Proposed ground floor area of building.</li> </ul>
X			<ul style="list-style-type: none"> <li>Finish floor elevation (FEE) or sill elevation.</li> </ul>
			<ul style="list-style-type: none"> <li>Exterior building elevations (show all 4 sides).</li> </ul>
X			<ul style="list-style-type: none"> <li>Existing and proposed utilities (or septic system, where applicable)</li> </ul>
X			<ul style="list-style-type: none"> <li>Existing and proposed grading and contours.</li> </ul>
X			<ul style="list-style-type: none"> <li>Proposed stormwater management and erosion controls.</li> </ul>
X			<ul style="list-style-type: none"> <li>Total area and limits of proposed land disturbance.</li> </ul>
N/A			<ul style="list-style-type: none"> <li>Proposed protections to or alterations of watercourses.</li> </ul>
N/A			<ul style="list-style-type: none"> <li>Proposed wetland protections or impacts.</li> </ul>
X			<ul style="list-style-type: none"> <li>Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</li> </ul>

N/A		▪ Existing and proposed curb and sidewalk, except for a single family home.
N/A		▪ Existing and proposed easements or public or private rights of way.
X		▪ Show foundation/perimeter drain and outlet.
N/A		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
X			▪ Cross section with framing details
X			▪ Floor plans and elevations to scale
N/A			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
X			▪ Window and door schedules
			▪ Foundation plans w/required drainage and damp proofing , if applicable
			▪ Detail egress requirements and fire separation, if applicable
X			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
N/A			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
X			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
X			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**\*\* Reminder: \*\***

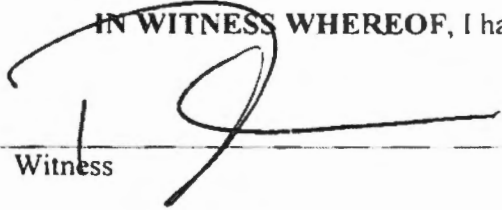
1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Subject

**WARRANTY DEED – SHORT FORM DEEDS ACT**  
**33 M.R.S.A. §§ 761 et seq.**

**KNOW ALL BY THESE PRESENTS**, that I, Clifton R. Hilton, of Portland, Cumberland County, State of Maine, for valuable consideration received, hereby grant to Michael Mulkern and Lynne M. Mulkern of South Portland, Cumberland County, State of Maine, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any improvements thereon, located at 39 Plymouth Street, Portland, Cumberland County, State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on August 3, 2012.

  
\_\_\_\_\_  
Witness

*Clifton R. Hilton by Michelle A. Hilton Attorney in fact*

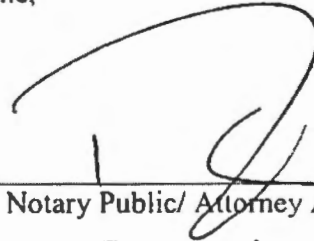
\_\_\_\_\_  
Clifton R. Hilton  
BY: Michelle A. Hilton  
His Attorney in Fact

\_\_\_\_\_  
Witness

STATE OF MAINE  
Cumberland, ss.:

On August 3, 2012, personally appeared the above-named Michelle A. Hilton, Attorney in Fact for Clifton R. Hilton and acknowledged the foregoing deed to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/ Attorney At Law

*Thomas W. COUTER*  
\_\_\_\_\_  
Type or Print Name

**EXHIBIT A**  
**Legal Description of Property in Cumberland County**  
**39 Plymouth Street, Portland, ME 04103**

File No. R12041

Tax Map 343, Block B, Lot 13-15

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the easterly side of Plymouth Street as marked by the City of Portland, said iron marking the southwest corner of Lot Numbered Ninety-five (95) on plan of Deering Villa, recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 71; thence by said Plymouth Street and on a course South 19° 12' East, eight and twenty-six hundredths (8.26) feet to a stake marking the point of curvatures in the side line of said Plymouth Street as determined by the City of Portland; thence on a curve to the left whose radius is about two hundred ninety-three and sixty-two hundredths (293.62) feet, a distance of fifty-three and seventy-four hundredths (53.74) feet as measured on the arc thereof to an iron marking the northwest corner of Lot Number Ninety-seven (97) shown on said recorded plan; thence by said Lot No. 97 and on a course of North 56° 45' East one hundred forty and fifty-two hundredths (140.52) feet to an iron marking a point on the westerly sideline of Lot Numbered One Hundred Nine (109) on said plan; thence by said Lot No. 109 and Lot No. 110 and on a course of North 29° 16' West thirty-seven and five tenths (37.5) feet to an iron at the southeast corner of Lot No. 95 on said plan; thence by said Lot No. 95 and on a course of South 66° 50' West, one hundred thirty-four and ninety-nine hundredths (134.99) feet to the point of beginning. Said above described courses are magnetic and of the date of 1951.

\*Being Lot Numbered Ninety-six (96) on said plan, and being the same lot of land conveyed to Carl F. Cloudman by Everett L. Sawyer, by his deed of warranty dated October 22, 1956, and recorded in the Cumberland County Registry of Deeds in Book 2321, Page 175, and being the same lot conveyed to Everett L. Sawyer by the New England Land Company by deed dated January 15, 1912 and recorded in said Registry of Deeds in Book 887, Page 488.

Also hereby conveying another certain lot or parcel of land, situated on the east side of Plymouth Street, in the City of Portland, County of Cumberland and State of Maine and more particularly bounded and described as follows:

✓ Land East side Plymouth St., Nos. 41-43, Lot 95, Rec. Plan Deering Villa, Portland, Maine, City Assessors' Plan 343-B-12, Area 6625 sq. feet. Val. \$75.00."

as so described in the quitclaim deed without covenants of the City of Portland to Carl F. Cloudman, dated April 24, 1952 and of record in the Cumberland County Registry of Deeds, Book 2074, Page 385.

The above parcel is all and the same premises conveyed by deed of Carl F. Cloudman to Robert F. Dean and Avis H. Dean, as joint tenants, dated January 16, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4370, Page 76. Robert F. Dean was the surviving joint tenant of Avis H. Dean who died a resident of Portland, Maine on November 15, 1993.

✓ Also, a certain lot or parcel of land located in Portland, Maine and being Lot 110 located in Deering Villa, plan of which, made by C. A. Thayer, Civil Engineer, dated July, 1907, and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 71, to which reference may be made for a more particular description.

✓ Also another certain lot or parcel of land located on Plymouth Street, Portland, Maine, and being Lot 97 on Plan of Deering Villa, which was made by C.A. Thayer, Civil Engineer, dated July, 1907, and recorded in Cumberland County Registry of Deeds Plan Book 11, Page 71, to which reference may be made for a more particular description.

Title to Lot 110 was conveyed by tax deed from the City of Portland to Walter E. Rollins, dated June 29, 1948, and recorded in the Cumberland County Registry of Deeds in Book 1921, Page 267.

lots 95, 96, 97 & 110.

Title to Lot 97 was conveyed by tax deed from the City of Portland to Walter E. Rollins, dated July 22, 1948, and recorded in the Cumberland County Registry of Deeds in Book 1921, Page 266.

Madeline R. Rollins inherited these two lots described in next above from her late husband, Walter E. Rollins, Cumberland County Probate Court Docket No. 70264.

The two lots next above are all and the same premises conveyed by deed of Madeline R. Rollins to Robert F. Dean, dated October 10, 1980, and recorded in the Cumberland County Registry of Deeds in Book 4678, Page 260, and subsequently conveyed by deed of Robert F. Dean to Robert F. Dean and Avis H. Dean, as joint tenants, dated April 19, 1989, and recorded in the Cumberland County Registry of Deeds in Book 8724, Page 238. Robert F. Dean was the surviving joint tenant of Avis H. Dean who died a resident of Portland, Maine on November 15, 1993.

Meaning and intending to convey and hereby conveying the same premises conveyed to Clifton R. Hilton by Deed of Distribution By Personal Representative by Clifton R. Hilton, Personal Representative of the Estate of Robert F. Dean dated November 13, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24582, Page 114.

Received  
Recorded Register of Deeds  
Aug 06, 2012 11:52:38A  
Cumberland County  
Pamela E. Lovley



**QUITCLAIM DEED WITH COVENANT**  
Maine Statutory Short Form

**KNOW ALL MEN BY THESE PRESENTS**, that I, Lynne M. Mulkern, of South Portland, County of Cumberland, State of Maine, for consideration paid, grant to Michael E. Mulkern, of South Portland, County of Cumberland, State of Maine, whose mailing address is 241 Elm Street, South Portland, Maine 04106, with Quitclaim Covenant, a certain lot or parcel of land with the buildings thereon, bounded and described as follows: See attached Exhibit A.

Meaning and intending to convey and hereby conveying the same premises conveyed to Michael E. Mulkern and Lynne M. Mulkern by Warranty Deed of Arlington Investments, Inc., dated August 1, 1996 and duly recorded in the Cumberland County Registry of Deeds, Book 12646, Page 251.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Michael E. Mulkern, his heirs and assigns, to his and their use and behoof forever. And I do covenant with the said Grantee, his heirs and assigns, that I shall and will warrant and defend the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I, the said Lynne M. Mulkern in this deed as Grantor, and relinquish and convey all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this \_\_\_\_ day of the month of April, 2008.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Lynne M. Mulkern

**ACKNOWLEDGMENT**

State of Maine  
Cumberland, ss:

April 8, 2008

Then personally appeared the above-name Lynne M. Mulkern and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law

ELIZABETH SMALL  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES  
FEBRUARY 21, 2009

**SEAL**

**EXHIBIT A**

The real property situated at 164 Allen Avenue in Portland, County of Cumberland and State of Maine, described as follows:

Those certain lots or parcels of land, with the improvements thereon, identified as Lot Nos. One Hundred Seven (107), One Hundred Eight (108) and One Hundred Nine (109) as shown on a Plan of Deering Villa, which said Plan was made by C. A. Thayer, C.E., dated June 1907 and is recorded in the Cumberland County (Maine) Registry of Deeds in Plan Book 11, at page 71, to which Plan reference is made for a more particular description of said lots.

This conveyance is subject to the following:

Sewer and water rights as set forth in deed dated June 8, 1995 and recorded in said Registry of Deeds in Book 12004, Page 40.

Rights and easements granted to Central Maine Power Company as set forth in deed dated November 29, 1972 and recorded in said Registry of Deeds in Book 3346, Page 342.

Meaning and intending to convey a portion of the premises conveyed to Arlington Investments, Inc., by Deed of Madeline R. Rollins dated December 16, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10475, Page 144.

Received  
Recorded Register of Deeds  
May 28, 2008 11:31:06A  
Cumberland County  
Pamela E. Lovles



Copyright 2011 Esri. All rights reserved. Tue Nov 20 2012 12:57:49 PM.

164 Allen Villa Ave - May 2008, - part of lot 343 B26.  
 32,556 + 6474 = 39,330.

39 Plymouth: 2 Villa  
 13:12 13507 + 5957 = 26,382  
 14 6878  
 (20,385)

August 6, 2012 - two lots.  
 Michael Lyne.

- 164 Allen 343-B-24/25. Michael F. Mulken
- 1 Villa Ar. 343-B-26 Michael F. Mulken
- 2 Villa Ar 343-B-27 Michael Mulken & Lyne Mulken.
- 39 Plymouth Michael.

*\* 8/6/2012*

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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*(R-3)*

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

<b>CBL</b>	343 B013001
<b>Land Use Type</b>	SINGLE FAMILY
<b>Property Location</b>	39 PLYMOUTH ST
<b>Owner Information</b>	MULKERN MICHAEL & R LYNNE M MULKERN JTS 39 PLYMOUTH ST PORTLAND ME 04103
<b>Book and Page</b>	29812/215
<b>Legal Description</b>	343-B-13-12 PLYMOUTH ST 35-43
<b>Acres</b>	0.3101

*Remaining House lot  
- 9147.66  
- .21 acres - need min of 6500\$  
- rear setback - 25' min - 25' to bulkhead  
- side-overstay 5' - 14' 6" steps.*

**Current Assessed Valuation:**

[browse city services a-z](#)

[browse facts and links a-z](#)

<b>TAX ACCT NO.</b>	36312	<b>OWNER OF RECORD AS OF APRIL 2012</b>
<b>LAND VALUE</b>	\$74,500.00	MULKERN MICHAEL & R LYNNE M MULKERN JTS
<b>BUILDING VALUE</b>	\$125,400.00	39 PLYMOUTH ST
<b>NET TAXABLE - REAL ESTATE</b>	\$199,900.00	PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$3,762.12	

*lot coverage 35% = 3201.66  
= 1463\$ **OK***

*street frontage - 50' = 116.03' **OK***

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



Best viewed at 800x600, with Internet Explorer

**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1955
<b>Style/Structure Type</b>	RANCH
<b># Stories</b>	1
<b># Units</b>	1
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Total Rooms</b>	7
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1288

[View Sketch](#)      [View Map](#)      [View Picture](#)



**Outbuildings/Yard Improvements:**

<b>Building 1</b>	
<b>Year Built</b>	1960
<b>Structure</b>	GARAGE-WD/CB
<b>Size</b>	24X24
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

<b>Building 1</b>	
<b>Year Built</b>	1960
<b>Structure</b>	SHED-FRAME
<b>Size</b>	8X12
<b>Units</b>	1
<b>Grade</b>	D
<b>Condition</b>	A

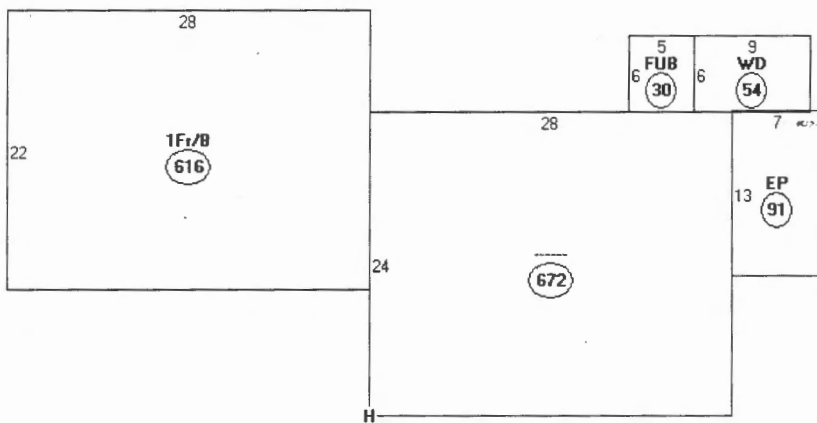
<b>Building 1</b>	
<b>Year Built</b>	1950
<b>Structure</b>	SHED-FRAME
<b>Size</b>	8X9
<b>Units</b>	1
<b>Grade</b>	D
<b>Condition</b>	A

**Sales Information:**

Sale Date	Type	Price	Book/Page
8/6/2012	LAND + BUILDING	\$190,000.00	29812/215
11/17/2006	LAND + BUILDING	\$0.00	24582/114

[New Search](#)

39 Plymouth.



Descriptor/Area	Area
A: ---	672 sqft
B: FUB	30 sqft
C: WD	54 sqft
D: EP	91 sqft
E: 1Fr/B	616 sqft
F: RG1	96 sqft
G: RS1	72 sqft
H: RS1	96 sqft

= 1463

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

<b>CBL</b>	343 B014001
<b>Land Use Type</b>	VACANT LAND
<b>Property Location</b>	39 PLYMOUTH ST
<b>Owner Information</b>	MULKERN MICHAEL & LYNNE M MULKERN JTS 39 PLYMOUTH ST PORTLAND ME 04103
<b>Book and Page</b>	29812/215
<b>Legal Description</b>	343-B-14 PLYMOUTH ST 29-33 6878 SF
<b>Acres</b>	0.1579

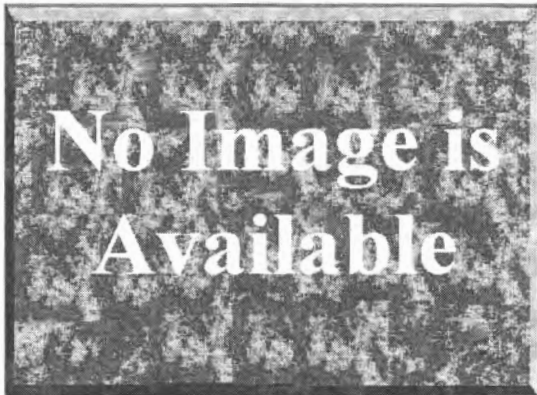
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	36314	<b>OWNER OF RECORD AS OF APRIL 2012</b>
<b>LAND VALUE</b>	\$5,900.00	MULKERN MICHAEL & LYNNE M MULKERN JTS
<b>BUILDING VALUE</b>	\$0.00	39 PLYMOUTH ST
<b>NET TAXABLE - REAL ESTATE</b>	\$5,900.00	PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$111.04	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

**Sales Information:**

Sale Date	Type	Price	Book/Page
8/6/2012	LAND	\$190,000.00	29812/215
11/17/2006	LAND + BUILDING	\$0.00	24582/114
4/19/1989	LAND + BUILDING	\$0.00	8724/238

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**Current Owner Information:**

**Services**

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[browse facts and links a-z](#)

<b>CBL</b>	343 B027001
<b>Land Use Type</b>	VACANT LAND
<b>Property Location</b>	2 VILLA AVE
<b>Owner Information</b>	MULKERN MICHAEL & LYNNE M MULKERN JTS 39 PLYMOUTH ST PORTLAND ME 04103
<b>Book and Page</b>	29812/215
<b>Legal Description</b>	343-B-27 VILLA AVE 5997 SF
<b>Acres</b>	0.1377

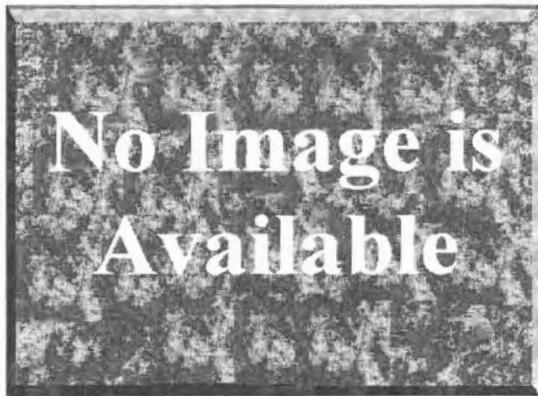
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	36332	<b>OWNER OF RECORD AS OF APRIL 2012</b>
<b>LAND VALUE</b>	\$5,100.00	MULKERN MICHAEL & LYNNE M MULKERN JTS 39 PLYMOUTH ST PORTLAND ME 04103
<b>BUILDING VALUE</b>	\$0.00	
<b>NET TAXABLE - REAL ESTATE</b>	\$5,100.00	
<b>TAX AMOUNT</b>	\$95.98	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

**Sales Information:**

Sale Date	Type	Price	Book/Page
8/6/2012	LAND	\$190,000.00	29812/215
11/17/2006	LAND + BUILDING	\$0.00	24582/114

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**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

**CBL** 343 B024001  
**Land Use Type** TWO FAMILY  
**Property Location** R ALLEN AVE  
**Owner Information** MULKERN MICHAEL E  
 241 ELM ST  
 SOUTH PORTLAND ME 04106  
**Book and Page** 26084/165  
**Legal Description** 343-B-24-25  
 R ALLEN AVE 160-168  
**Acres** 0.7543

**Current Assessed Valuation:**

browse city services a-z

browse facts and links a-x

**TAX ACCT NO.** 36328 **OWNER OF RECORD AS OF APRIL 2012**  
 MULKERN MICHAEL E  
**LAND VALUE** \$90,900.00 241 ELM ST  
**BUILDING VALUE** \$223,800.00 SOUTH PORTLAND ME 04106  
**NET TAXABLE - REAL ESTATE** \$314,700.00  
**TAX AMOUNT** \$5,922.66

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

**Building Information:**

**Building 1**  
**Year Built** 1920  
**Style/Structure Type** COLONIAL  
**# Stories** 2  
**# Units** 2  
**Bedrooms** 8  
**Full Baths** 3  
**Total Rooms** 18  
**Attic** UNFIN  
**Basement** FULL  
**Square Feet** 3374

[View Sketch](#) [View Map](#) [View Picture](#)



**Outbuildings/Yard Improvements:**

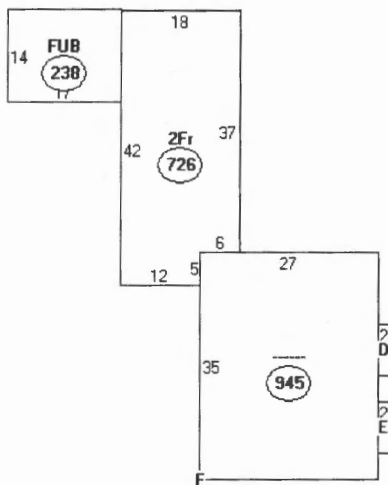
**Building 1**  
**Year Built** 1920  
**Structure** FLAT BARN  
**Size** 24X30  
**Units** 1  
**Grade** C  
**Condition** F

**Sales Information:**

Sale Date	Type	Price	Book/Page
5/28/2008	LAND + BUILDING	\$0.00	26084/165
8/2/1996	LAND + BUILDING	\$125,000.00	12646/251
12/16/1993	LAND + BUILDING	\$45,000.00	10475/144

[New Search](#)





Descriptor/Area	
A: ---	945 sqft
B: 2Fr	726 sqft
C: FUB	238 sqft
D: FBAY/B	16 sqft
E: FBAY/B	16 sqft
F: AB2	720 sqft

164 Allen

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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**Current Owner Information:**

**Services**

Applications

Doing Business

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Q & A

browse city services a-z

browse facts and links a-z

**CBL** 343 B026001  
**Land Use Type** VACANT LAND  
**Property Location** 1 VILLA AVE  
**Owner Information** MULKERN MICHAEL E  
 241 ELM ST  
 SOUTH PORTLAND ME 04106  
**Book and Page** 26084/165  
**Legal Description** ~~343-B-26~~  
 VILLA AVE  
**Acres** 0.1486  
**6474 SF**

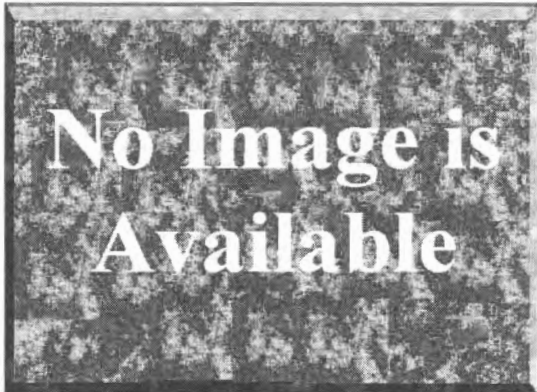
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	36330	<b>OWNER OF RECORD AS OF APRIL 2012</b>
		MULKERN MICHAEL E
<b>LAND VALUE</b>	\$5,500.00	241 ELM ST
<b>BUILDING VALUE</b>	\$0.00	SOUTH PORTLAND ME 04106
<b>NET TAXABLE - REAL ESTATE</b>	\$5,500.00	
<b>TAX AMOUNT</b>	\$103.52	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

**Sales Information:**

Sale Date	Type	Price	Book/Page
5/28/2008	LAND + BUILDING	\$0.00	26084/165
8/2/1996	LAND + BUILDING	\$125,000.00	12646/251
12/16/1993	LAND + BUILDING	\$45,000.00	10475/144

**New Search!**

October 23, 2012

City of Portland, Inspection Division  
Room 315, City Hall  
389 Congress Street  
Portland, ME 04101

**Level 1 – Minor Residential Development Review Application – 39 Plymouth Street, Portland, Maine**

Mr. Michael Mulkern, current owner of 39 Plymouth Street property is proposing to split the existing lot and develop a single family house in the rear of the property.

Mr. Mulkern currently owns two adjoining lots off Plymouth Street and Allen Ave. The proposed development will occur at the rear of these properties and will be located on a new, third lot. The driveway to the new home will be shared with the existing single family home at 39 Plymouth Street in an effort to maintain safety and decrease the development and impervious area.

The construction of the driveway will require the relocation of an existing garage at 39 Plymouth to the abutting property owned by Mr. Mulkern.

The new building will be a 28'x44' ranch with partial basement and no garage. The building will be serviced by City water and sewer and underground power lines. There will also be stone drip-edge stormwater features at the front and back of the building to help compensate for the increase in impervious area on the site.

Please review the attached materials and plans for more information and please feel free to contact us with any questions or comments you may have. We appreciate your review of this application.

Prepared by,  
**Terradyn Consultants, L.L.C.**



Jon H. Whitten, Jr., P.E.  
Project Manager

# Building-Cost.net

Calculate building costs:

Figure out the basic structure of the house

Find out the type of heating and cooling used in the house

Adjust the construction costs based on your area of building

Review the finished report  
> Email report

## Building costs for this house

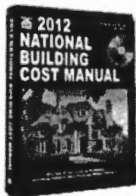
This is an estimate for a single-family residence built under competitive conditions in Zip area **041 Portland, Maine** in **November, 2012**. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Item Name	Material	Labor	Equipment	Total
Excavation	--	1,069.00	343.00	1,412.00
Foundation, Piers, Flatwork	2,815.00	3,623.00	697.00	7,135.00
Rough Hardware	275.00	354.00	69.00	698.00
Rough Carpentry	9,103.00	10,994.00	--	20,097.00
Insulation	1,705.00	953.00	--	2,658.00
Exterior Finish	5,239.00	2,499.00	360.00	8,098.00
Exterior Trim	328.00	423.00	82.00	833.00
Doors	832.00	571.00	--	1,403.00
Windows	1,433.00	797.00	--	2,230.00
Finish Hardware	139.00	95.00	--	234.00
Garage Door	--	--	--	--
Roofing, Flashing, Fascia	3,806.00	2,612.00	--	6,418.00
Finish Carpentry	505.00	2,082.00	--	2,587.00
Interior Wall Finish	2,425.00	3,064.00	--	5,489.00
Painting	1,449.00	2,767.00	--	4,216.00
Wiring	1,471.00	2,272.00	--	3,743.00
Lighting Fixtures	1,103.00	284.00	--	1,387.00
Flooring	1,083.00	1,258.00	--	2,341.00
Carpeting	2,156.00	629.00	--	2,785.00
Bath Accessories	534.00	269.00	--	803.00
Shower & Tub Enclosure	341.00	234.00	--	575.00
Countertops	1,031.00	707.00	--	1,738.00
Cabinets	3,390.00	872.00	--	4,262.00
Built In Appliances	1,649.00	188.00	--	1,837.00
Plumbing Rough-In and Connection	1,548.00	3,076.00	226.00	4,850.00
Plumbing Fixtures	3,144.00	815.00	--	3,959.00
Heating and Cooling Systems	--	--	--	--
Unit Heating and Cooling	176.00	263.00	--	439.00
Fireplace and Chimney	--	--	--	--

**Subtotal Direct Job Costs      \$47,680.00      \$42,770.00      \$1,777.00      \$92,227.00**

Final Cleanup	--	453.00	--	453.00
Insurance	3,171.00	--	--	3,171.00
Permits & Utilities	1,925.00	--	--	1,925.00
Plans & Specs	453.00	--	--	453.00

**Subtotal Indirect Job Costs      \$5,549.00      \$453.00      --      \$6,002.00**



Where do these costs come from?

The numbers used in this calculator are from the [National Building Cost Manual](#), published by Craftsman Book Company.

[Order this title online!](#)

---

concrete 10  
Excavating 10  
plumber 8  
Electrical 8  
building 30  
Appliance 8  
miscellaneous 5  
Add 10% \$90,000



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 2195\$1,417.00

**Tender Amount:** 1417.00

## Receipt Header:

**Cashier Id:** Ldobson

**Receipt Date:** 11/16/2012

**Receipt Number:** 50327

## Receipt Details:

Referance ID:	8773	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-11-5420-SF - Single Family Home - 3 bedroom, 1 bath, no garage			
Additional Comments: 39 Plymouth			

Referance ID:	8774	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	940.00	Charge Amount:	940.00
Job ID: Job ID: 2012-11-5420-SF - Single Family Home - 3 bedroom, 1 bath, no garage			
Additional Comments:			

Referance ID:	8775	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	

Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-11-5420-SF - Single Family Home - 3 bedroom, 1 bath, no garage			
Additional Comments:			

Referance ID:	8776	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-11-5420-SF - Single Family Home - 3 bedroom, 1 bath, no garage			
Additional Comments:			

Referance ID:	551	Fee Type:	BP-Micro
Receipt Number:	0	Payment Date:	
Transaction Amount:	2	Charge Amount:	2
Job ID: Miscellaneous charges			
Additional Comments: OVER PAYMENT			

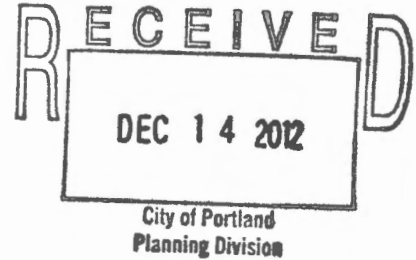
Thank You for your Payment!



R.W.  
**EATON**  
**ASSOCIATES**  
LAND SURVEYING & REAL ESTATE

December 10, 2012

Philip DiPierro  
Development Review Coordinator

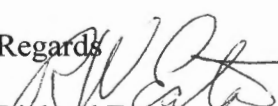


RE: Michael Mulkern Single family at 39 Plymouth St

Attached is the revised plans.

- 1) The bulkhead has been removed from the site plan.
- 2) The rear setback line is shown behind the existing house and rear and side setback lines for the new location of the garage are shown on the survey plan by R W Eaton Associates.
- 3) Attached are the deed description of the 3 new created lots with the proposed easement language for the shared driveway and utility easement. (note: it will record the survey plan for a reference in the driveway easement.)
- 4) The applicant is in the process of getting a building permit for the bulkhead and the new set of steps on the existing Plymouth Street house and moving the garage to a new location. *applied for both.*
- 5) The addition of existing trees are shown on the RW Eaton survey plan. No large trees will be cut down except the possibility of one of the maple or cherry and only if during the construction of the sewer line it becomes damaged. The proposed two city required trees are shown on the Terradyn map.
- 6) I will be setting the irons at the property corners, then locate the corners of the new house and garage on December 14<sup>th</sup> 2012

Regards

  
Richard Eaton  
P.L.S. # 2075

R W Eaton Associates  
58 Pleasant Street  
Westbrook, Maine 04092  
Office # 207-854-2402

RECEIVED

DEC 14 2012

Dept. of Building Inspections  
City of Portland Maine



RECEIVED

DEC 14 2012

Dept. of Building Inspections  
City of Portland Maine

Deed Description : Mulkern 0.49 Acre Lot

*New lot 343-13-14*

A certain lot or parcel of land located on the northeast bounds of Plymouth Street and northwest of land of Steve Marquis et al described in Book 19476 Page 152 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a one inch iron pipe found on the northeast bounds of Plymouth Street at the southwest corner of land of Steve Marquis et al described in Book 19476 Page 152 and also being northwesterly three hundred thirty one and sixteen hundredths 331.16' feet along the northeast bounds Plymouth Street from the intersection of the northeast bounds of Plymouth Street and the westerly bounds of Allen Ave.

- 1) Thence northwest on an arc to the right fifty and fifty hundredths 50.50' feet with a radius of two hundred ninety three and sixty two hundredths 293.62' feet along the northeast bounds of Allen Ave to a 5/8" rebar set with cap at the southwest corner of remaining land of grantor.
- 2) Thence N48°-02'-51"E eighty five and forty nine hundredths 85.49' feet along remaining land of grantor to a 5/8" rebar set with cap.
- 3) Thence N22°-48'-39"W ninety five and ninety two hundredths 95.92' feet along remaining land of grantor to a 5/8" rebar set with cap on the south bounds Brackett and Company Inc described in Book 29308 Page 43.
- 4) Thence N67°-11'-21"E forty five and seventy nine hundredths 45.79' feet along the south bounds of Brackett and Company to a 5/8" rebar set with cap on the west bounds of land of City of Portland described Book 12850 Page 236.
- 5) Thence S29°-13'-23"E fifteen and zero hundredths 15.00' feet along the west bounds of land of City of Portland to a 5/8" rebar set.
- 6) Thence N52°-17'-45"E one hundred twelve and ninety four hundredths 112.94' feet along the south bounds of land of the City of Portland to a 5/8" rebar set with cap on the west bounds of Ulla Ave. a paper street.
- 7) Thence S42°-30'-23"E sixty three and eighty three hundredths 63.83' feet along the west bounds of Ulla Ave. to a 5/8" rebar set with cap on other land of grantor.
- 8) Thence S37°-22'-33"W one hundred ninety and sixty seven hundredths 190.67' feet along other land of grantor to a one inch pipe found at the north corner of land of Steve Marquis et al described in Book 19476 Page 152.
- 9) Thence S45°-36'-55"W eighty seven and thirty five hundredths 87.35' feet along the north bounds of land of Steve Marquis to the point of beginning.

Containing 0.49 Acres and being a portion of land of Michael Mulkern described in Book 26084 Page 165 and being a portion of land of Michael and Lynne Mulkern described in Book 29812 Page 215.

Including a right of way shared with west abutter for ingress and egress from Plymouth Street to the above described lot over the shared driveway on the south portion of the west abutter property. Along with the equally shared responsibility of maintenance and snow plowing.

Also including an utility easement overhead or underground across the southern portion of the west abutter property from Plymouth Street to the above described property.

For further reference see boundary survey with new lot layout owned by Michael and Lynne Mulkern recorded in Plan Book XXXX Page XXX

RECEIVED

DEC 14 2012

Deed Description : Mulkern 0.73 Acre Lot <sup>Dept. of Building Inspections</sup>  
City of Portland Maine

A certain lot or parcel of land located west of Ulla Ave. a paper street and west of land of Lynn Huff described in Book 22185 Page 31 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a 5/8" rebar set with cap on the south bounds of Ulla Ave. a paper street and being the north east corner of land of Lynn Huff described in Book 22185 Page 31.

- 1) Thence S37°-05'-26"W one hundred seventy and thirty nine hundredths 170.39' feet along the northwest bounds of Lynn Huff, Robert and Martha Smith described in Book 3852 Page 257, shared driveway, and land of Richard Shaw et al described in Book 12176 Page 130. To a 5/8" rebar set with cap on the northeast bounds of Kevin and Maureen Keniston described in Book 8832 Page 21.
- 2) Thence N49°-03'-46"W one hundred seventy six and fifteen hundredths 176.15' feet along the northeast bounds of land of Kevin and Maureen Keniston, land of Alan and Dominic Grosso described in Book 21418 Page 340, and land of Steve Marquis described in Book 19476 Page 152 to a one inch pipe found on the east bounds of other land of grantor.
- 3) Thence N37°-22'-33"E one hundred ninety and sixty seven hundredths 190.67' feet along remaining land of grantor to a 5/8" rebar set with cap on the west bounds of Ulla Ave. a paper street.
- 4) Thence S42°-30'-23"E one hundred seventy seven and seventy two hundredths 177.72' feet along the west bounds of Ulla Street a paper street to the point of beginning.

Containing 0.73 acres and being a portion of land of Michael Mulkern described in Book 26084 Page 165 and being a portion of land of Michael and Lynne Mulkern described in Book 29812 Page 215.

Including a right of way for ingress and egress from Allan Ave. to the above described property as shown on plan of Deering Villa recorded in Plan Book 11 Page 71.

Also including an easement of sewer and water rights described in Book 12004 Page 40.

Also subject to easement granted to Central Maine Power dated November 29, 1972 recorded in Book 3346 Page 342.

For further reference see plan of land of Michael and Lynne Mulkern recorded in Plan Book XXX Page XXX.

RECEIVED

DEC 14 2012

Dept. of Building Inspections  
City of Portland Maine

Deed Description : Mulkern 0.21 Acre Lot

39 Plymouth St  
343-B-13

A certain lot or parcel of land located in the east bounds of Plymouth Street and south of land of D A Brackett and Company Inc described in Book 29308 Page 43 in the City of Portland , Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at an iron rod found on the east bounds of Plymouth Street at the south west corner of land of D A Brackett and Company Inc described in Book 29308 Page 43.

- 1) Thence N67°-11'-21"E eighty and four hundredths 80.04' feet along the south bounds of land of D A Brackett and Company Inc to a 5/8" rebar set with cap on remaining land of grantors.
- 2) Thence S22°-48'-39"E ninety five and ninety two hundredths 95.92' feet along remaining land of grantor to a 5/8" rebar set with cap.
- 3) Thence S48°-02''-51"W eighty five and forty nine 85.49' feet along remaining land of grantor to a 5/8" rebar set with cap on the east bounds of Plymouth Street.
- 4) Thence northerly on an arc to the right sixty six and three hundred 66.03' feet with a radius of two hundred ninety three and sixty two hundredths 293.62' feet along the east bounds of Plymouth Street to a point.
- 5) Thence N19°-05'-05"W fifty eight and twenty six hundredths 58.26' feet along the east bounds of Plymouth Street to the point of beginning.

Containing 0.21 acres and being a portion of land of Michael Mulkern described in Book 26084 Page 165.

Subject to and reserving a right of way for ingress and egress from Plymouth Street to the east abutting lot over the shared driveway on the south portion of the above described property. Along with the equally shared responsibility of maintenance and snow plowing.

Also subject to a utility easement overhead or underground across the southern portion of the above described property from Plymouth Street to the east abutting property.

For further reference see plan of land of Michael and Lynne Mulkern recorded in Plan Book XXX Page XXX.

## STORMWATER REPORT

39 Plymouth Street  
Michael Mulkern  
October 22, 2012

The following Stormwater Report has been prepared to summarize the stormwater impact of a single family structure at 39 Plymouth Street in Portland, Maine.

### **Project Description:**

Mr. Mulkern is proposing the development of a single family home at 39 Plymouth Street. The new home will introduce approximately 2,402 square feet of impervious area to the 20,760 s.f. lot. The impervious area includes the building and an extension of the existing driveway.

### **Existing Conditions:**

Mr. Mulkern currently owns the proposed new house lot, an existing two-unit property and existing single family home lot, concurrently. The proposed new house lot is to be located at the rear of the two, existing buildings. The area to be developed is currently a mix of lawn area and woods. The lot slopes toward the rear and runoff is directed to an undeveloped portion of the adjacent school's campus. There is city water and sewer within Plymouth Street and no storm drainage system.

### **Proposed Conditions:**

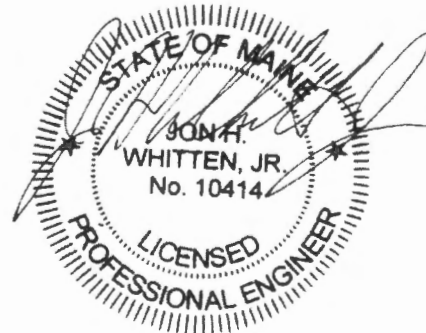
The new home will be located in the rear of the property. A crushed rock infiltration trench is proposed along the front and back edges of the home with a storage capacity of approximately 480 cubic feet. This represents the difference in the volume of runoff produced in the post-development conditions versus the pre-development conditions. Runoff will enter the trench and be allowed to exit via the foundation drain piping. The foundation drain piping has a free outflow at the rear of the property. Some runoff will be allowed to infiltrate into the sub-soils of the property. This reduces the overland flow of runoff during rain events.

The temporary storage of runoff volume and the use of a shared driveway to reduce the overall impervious area of the development will help to maintain pre-development runoff numbers for the properties. Therefore this project is not expected to have a significant, negative impact on downstream areas.

Prepared by,  
**Terradyn Consultants, L.L.C.**



Jon H. Whitten, Jr., P.E.  
Project Manager



10-22-12



# 1240 PLYMOUTH STREET

Prepared by Terradyn Consultants, LLC  
HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

Type III 24-hr 25-year Rainfall=5.50"

Page 2  
10/23/2012

## Subcatchment POST:

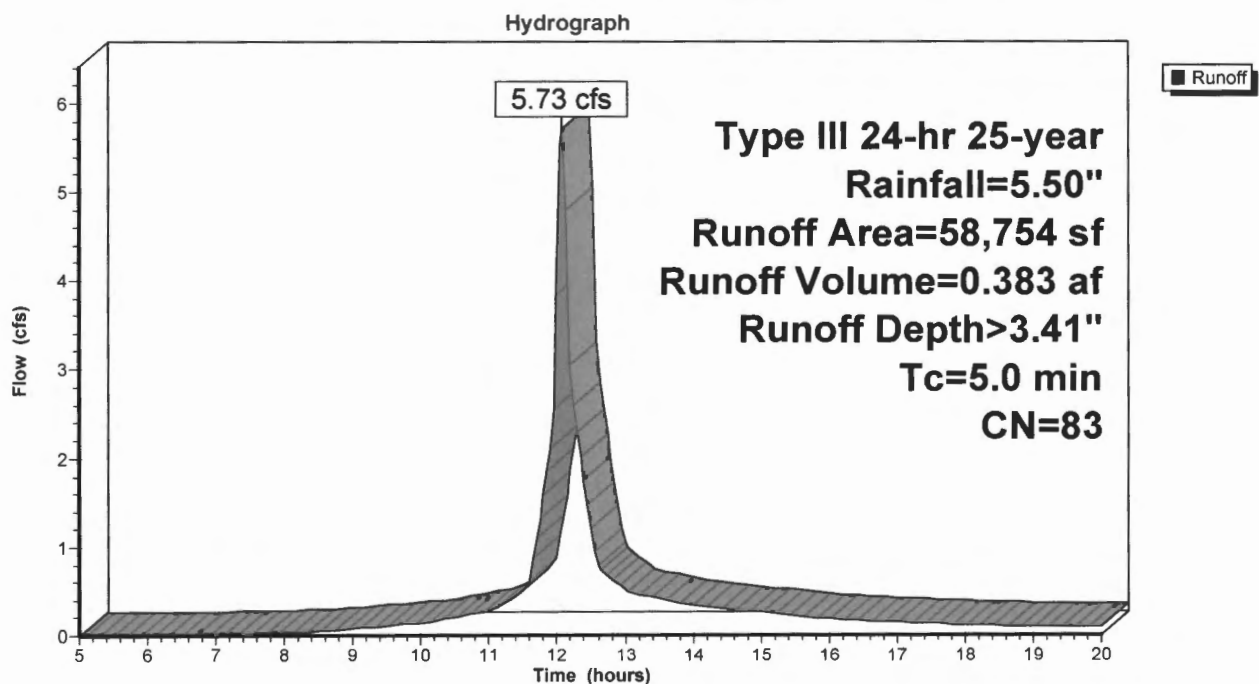
Runoff = 5.73 cfs @ 12.07 hrs, Volume= 0.383 af, Depth> 3.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-year Rainfall=5.50"

Area (sf)	CN	Description
21,574	98	impervious area
13,620	70	Woods, Good, HSG C
21,158	74	>75% Grass cover, Good, HSG C
1,170	98	new driveway
1,232	98	new ranch house
58,754	83	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment POST:



# 1240 PLYMOUTH STREET

Type III 24-hr 25-year Rainfall=5.50"

Prepared by Terradyn Consultants, LLC

Page 3

HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

10/23/2012

## Subcatchment PRE:

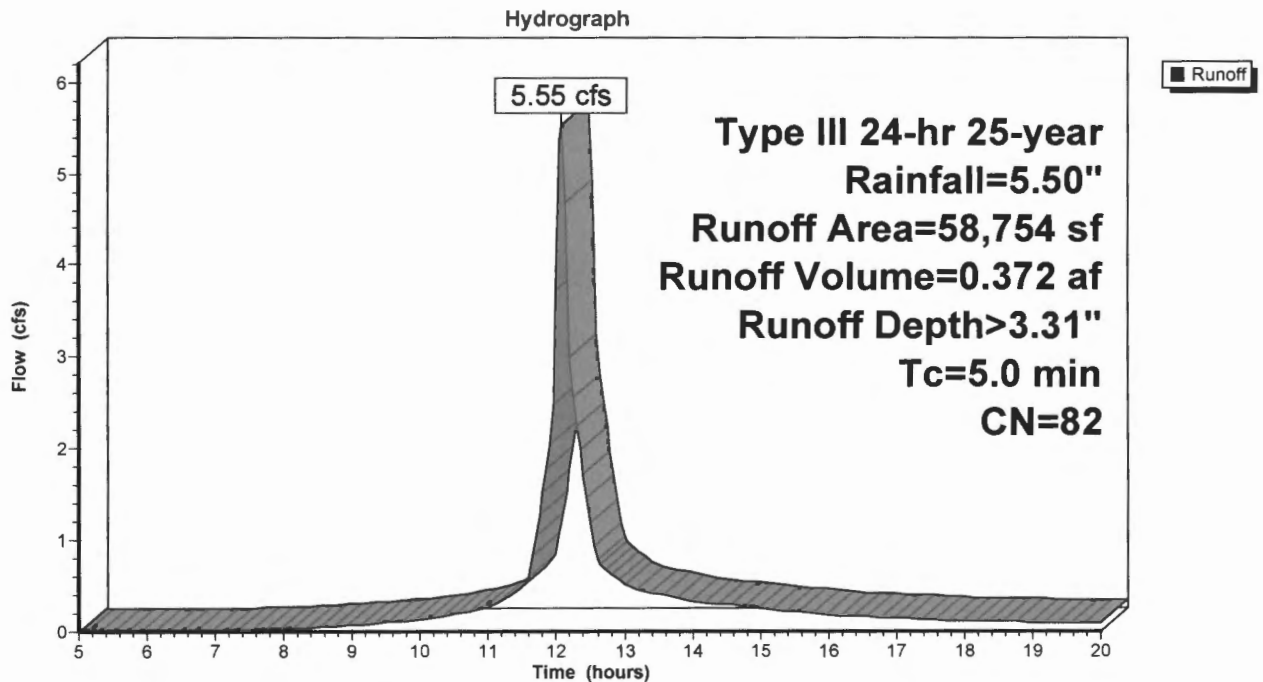
Runoff = 5.55 cfs @ 12.08 hrs, Volume= 0.372 af, Depth> 3.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25-year Rainfall=5.50"

Area (sf)	CN	Description
21,574	98	impervious area
13,620	70	Woods, Good, HSG C
23,560	74	>75% Grass cover, Good, HSG C
58,754	82	Weighted Average

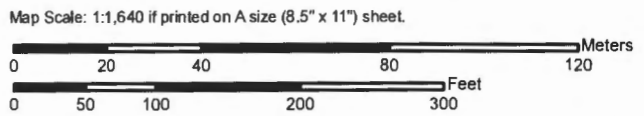
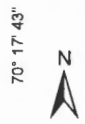
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

## Subcatchment PRE:






Soil Map—Cumberland County and Part of Oxford County, Maine



## MAP LEGEND






















### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Units

### Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other

### Special Line Features

-  Gully
-  Short Steep Slope
-  Other

### Political Features

 Cities

### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

## MAP INFORMATION

Map Scale: 1:1,640 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 7, Jan 8, 2009

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Buxton silt loam, 3 to 8 percent slopes	4.3	59.8%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	2.8	38.7%
Wa	Walpole fine sandy loam	0.1	1.5%
<b>Totals for Area of Interest</b>		<b>7.2</b>	<b>100.0%</b>



343 B004

343 B034

343 C007

343 B005

343 B033

343 C008

343 B006

343 B032

343 C009

343 B007

343 B031

343 C010

343 C013

343 B008

343 B030

343 C011

343 C012

343 A007

343 B029

343 B009

343 B028

343 A009

343 B027

PLYMOUTH ST

343 B011

343 B026

343 A010

343 B012

343 B025

343 B024

343 B023

343 A022

343 B013

343 B022

343 A011

343 B014

341 H020

343 B015

341 H019

343 A012

343 B016

343 B021

343 A013

343 B017

343 B018

343 A014

343 B020

342 B034

343 A015

343 B019

343 A016

2-58  
1-57

342 B033

343 A017

343 A018

343 A019

342 B022

342 B021

342 B005

342 B032

342 B003

342 B004

342 B031

342 B049

342 B054

342 B050

342 B017

MARQUIS-CONNER MEGAN M &  
NICHOLAS CONNER JTS  
25 PLYMOUTH ST  
PORTLAND , ME 04103

MULKERN MICHAEL &  
LYNNE M MULKERN JTS  
39 PLYMOUTH ST  
PORTLAND, ME 04103

MULKERN MICHAEL & R  
LYNNE M MULKERN JTS  
39 PLYMOUTH ST  
PORTLAND, ME 04103

MULKERN MICHAEL E  
241 ELM ST  
SOUTH PORTLAND , ME 04106

**Labels Requested For CBL:**

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343 A015

343 B013

343 B014

343 B015

343 B025

343 B026

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Michael and Lynn Mulkern to build a new single family home at 39 Plymouth Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

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## Gayle Guertin - 39 Plymouth St., abutters notices

---

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 12/18/2012 10:14 AM  
**Subject:** 39 Plymouth St., abutters notices  
**CC:** Gayle Guertin

---

mailed out abutters notices as of 12-18-12 for 39 Plymouth St.  
Gayle



Applicant: Michael Mulkern

Date: November 20, 2012

Address: Split from 39 Plymouth St. (will be 29-33)

C-B-L: 343-B-13412 (343-B-14)  
343-B-27 ~~343-B-27~~

CHECK-LIST AGAINST ZONING ORDINANCE

Permit # 2012-11-5426

Date - new.

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build split existing lot single lot into two single family lots -  
build 28'x44' ranch on new single family lot.

Sevage Disposal - city

Lot Street Frontage - 50' min - 50.5' sided (OK)

Front Yard - 25' min - 26.5' sided (OK)

Rear Yard - 25' min - 113.5' sided (OK)

Side Yard - 8' min (1 story) - n/side - 11.5' sided - 7.5' b side steps on building pier  
- left - 5' sided - OK 22' Footprint

Projections -

Width of Lot - 65' min - 105' sided

Height - 35' max

Lot Area - 6,500 sq ft - .49 acres (21,344.4 sq ft) (OK)

Lot Coverage/Impervious Surface - 35% = 2,275 sq ft

Area per Family - 6,500 sq ft (OK)

Off-street Parking - 2 spaces required - 60.5 x 16 - (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Zone X-panel 7

\* Existing House lot - 343-B-13412, 14427

\* Remaining House lot 343B-13412 New House lot 343-B-14, 27' part of 26.

28x44 = 1232  
5.5x35 = 192.5  
5x5 = 25

1276.5 sq ft

OK.

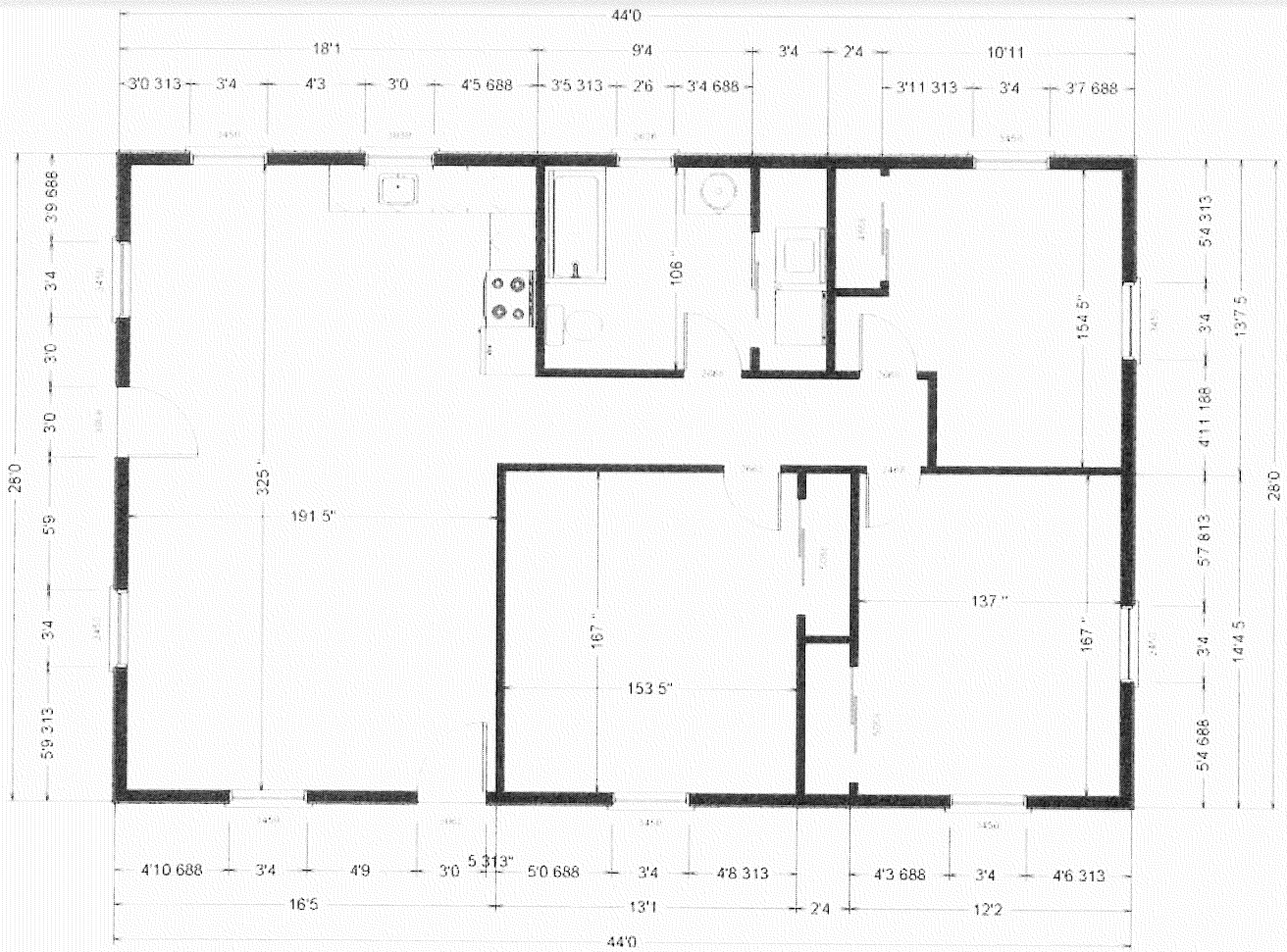
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6 <sup>12</sup> / <sub>12</sub> Trusses @ 24" O.C.	> Specs. needed
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: Slab / Wall: 7/16" / Roof: 5/8" w/ clips	> okay
Fastener Schedule (Table R602.3(1) & (2))	Wrong Table	> (3)
<b>Private Garage</b> (Section R302.5) Living Space (Above or beside)?	N/A	
Table R302.6 Fire separation (Section R302.6)	N/A	
Opening Protection (Section R302.5.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	"Egress shown in br's"	> okay → Heights? (5)
Roof Covering (Section R905)	Asphalt 30 yr	> okay
Safety Glazing (Section R308)	"Tempered" in Bathroom	
Attic Access (Section R807)	22x30" min.	> okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Tables R502.5(1) & (2))	(2) 2x8" Headers	> okay
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	→	(4) Discussed w/ Owner

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16x10" Footing 8" thick wall	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	No basement filter fabric & pipe	①
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	Okay
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" 4-0" o.c. 1-0" @ corners	Okay
Lally Column Type (Section R407)  Girder & Header Spans (Table R 502.5(2))	N/A	Okay
Built-Up Wood Center Girder Dimension/Type	N/A	Okay
Sill/Band Joist Type & Dimensions	2x6" P.T.	Okay ②
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	S/L	③ Okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A & Attic Trusses	

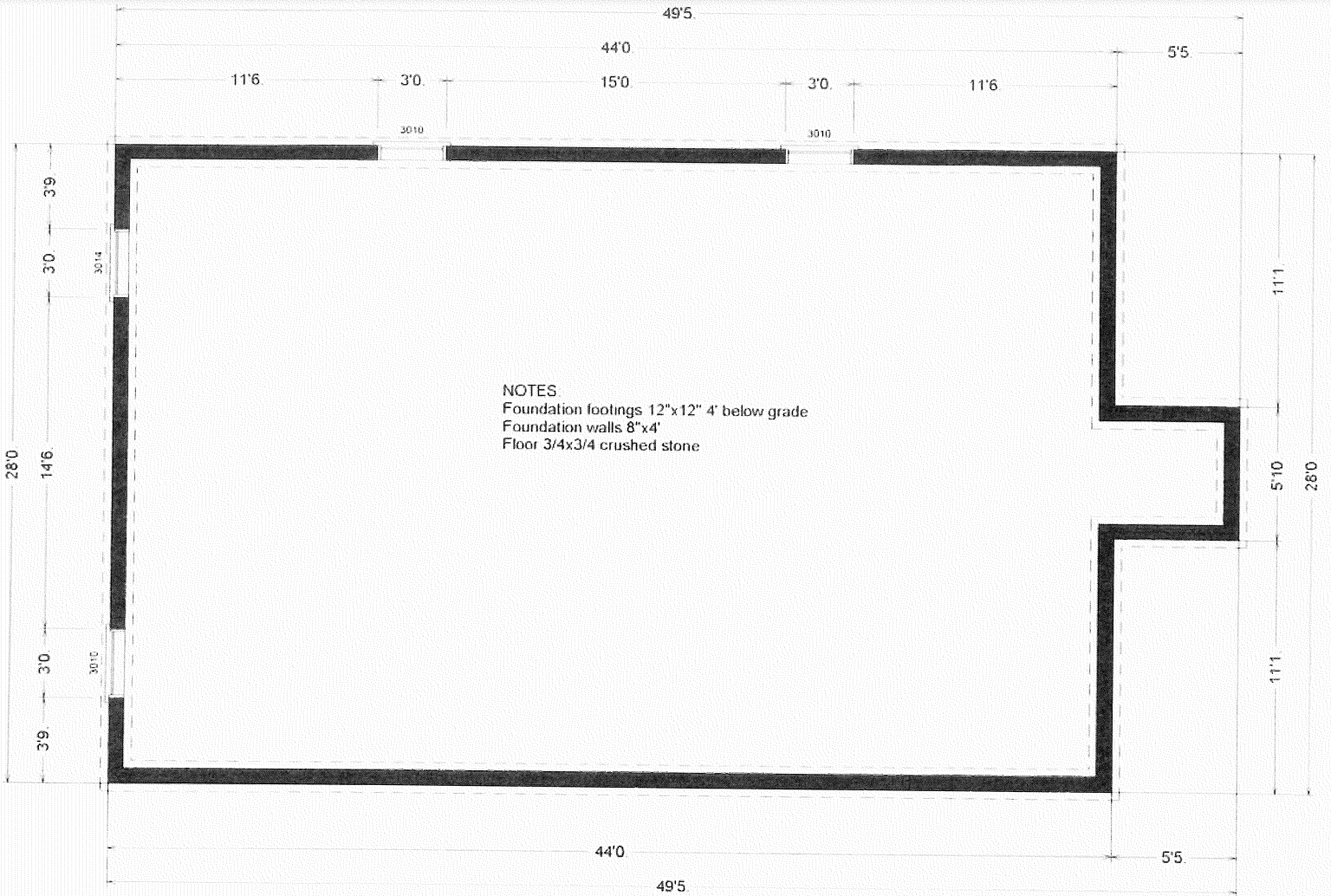
<p>Type of Heating System</p>		
<p><b>Means of Egress</b> (Sec R311 &amp; R312)</p>		
<p>Basement</p>		
<p>Number of Stairways</p>		
<p>Interior</p>		
<p>Exterior</p>		
<p>Treads and Risers (Section R311.5.3)</p>	<p>7 3/4" by 10" Net 38" width</p>	<p>&gt; okay</p>
<p>Width (Section R311.5.1)</p>		
<p>Headroom (Section R311.7.2)</p>	<p>4" max between balusters</p>	
<p>Guardrails and Handrails (Section R312 &amp; R311.5.6 - R311.5.6.3)</p>	<p>36 to 38" Rail / 36" Guard</p>	<p>&gt; okay</p>
<p>Carbon Monoxide Alarms (R315)</p>		
<p>Smoke Alarms (Section R314)</p>		
<p>Location and Interconnected</p>	<p>smk &amp; CO show</p>	<p>&gt; okay</p>
<p>Dwelling Unit Separation (Section R302.3)</p>	<p>N/A</p>	
<p>Deck Construction (Section R502.2)</p>		

*Floor Plan  
different on large  
set of plans*

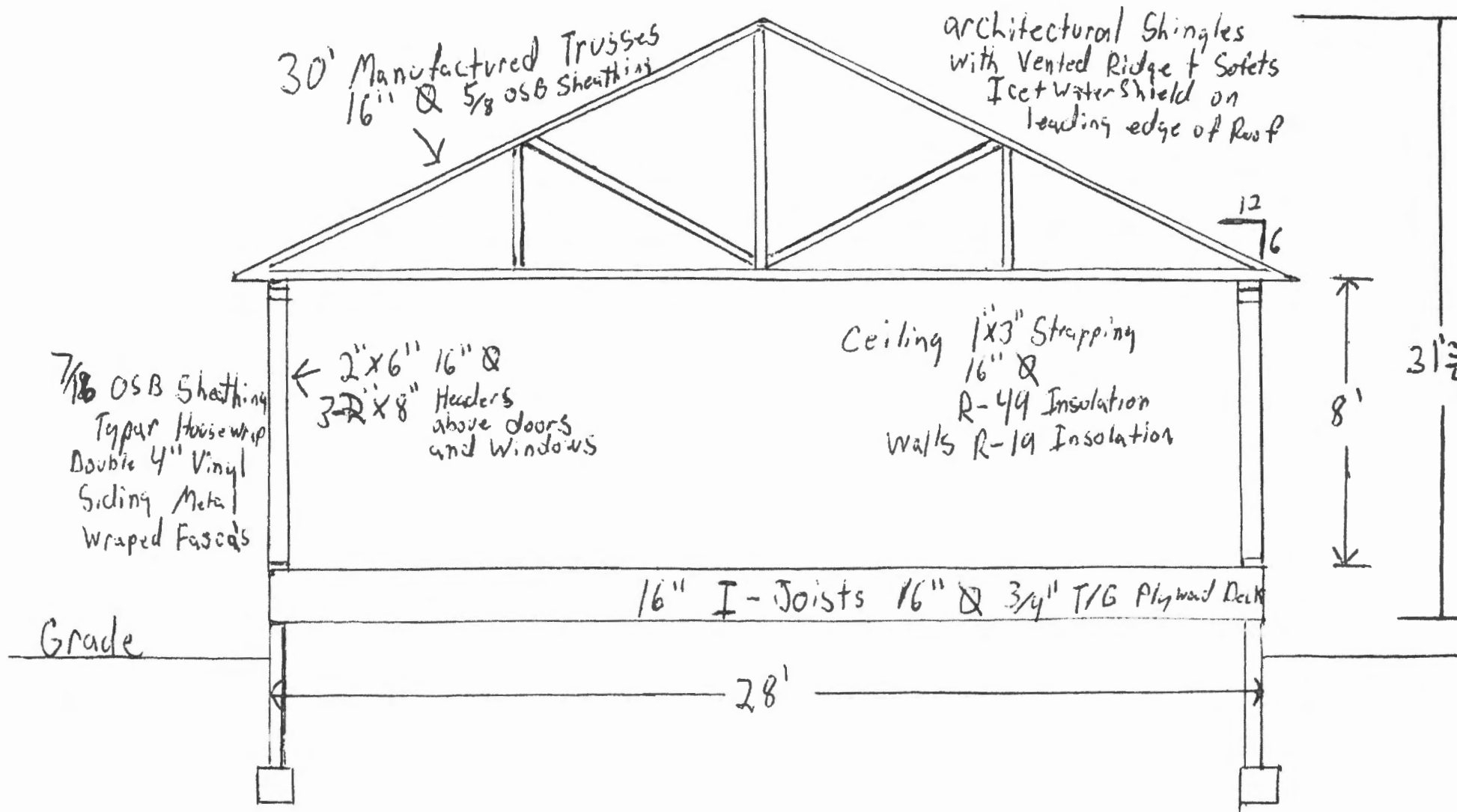
Michael Mulkern  
39 Plymouth St.  
Portland, Maine 04103



Michael Mulkern  
39 Plymouth St.  
Portland, Maine 04103



Michael Mulkern  
39 Plymouth St.  
Portland, Maine 04103



# 28 X 44 Ranch on slab

- Roof trusses to be manufactured roof trusses 6/12 Pitch 1' overhang.
- Insulation in wall R-19 / ceiling R-49
- Window + Doors to be insulated units
- Windows to be egress in bedrooms  
33 X 59 single hung, latch no more than 54" at floor
- Doors 28 68 insulated 9 lites
- Electric heat
- Public sewer + water
- Exterior walls to be 2X6 construction sheathed with  $\frac{7}{16}$  OSB
- Interior walls to be 2X4
- Vinyl siding
- Architectural shingles on roof with ridge vent
- roof sheathing to be  $\frac{5}{8}$ " with clips