

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: 100567
JUN 7 2010
CITY OF PORTLAND

This is to certify that LANDRY TOM/Cornerstone Building & Construction

has permission to Single Family Home - interior remodel

AT 18 HOWARD ST

City of Portland 014 F012001

provided that the person or persons, firm or corporation accepting this permit shall comply with 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 with 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 done-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. _____

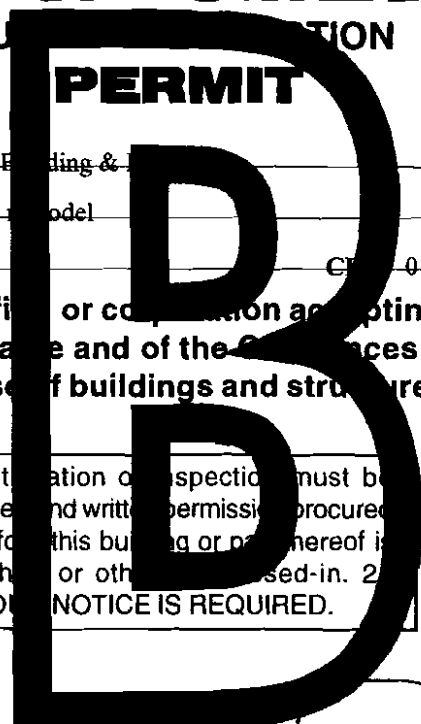
Appeal Board _____

Other _____

Department Name

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: 10-0567	Issue Date:	CBL: 014 F012001
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Location of Construction: 18 HOWARD ST	Owner Name: LANDRY TOM	Owner Address: 44 COYLE	Phone: 207-939-0185
Business Name:	Contractor Name: Cornerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone: 2077759085
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - interior remodel and add exterior side porch entry	Permit Fee: \$970.00	Cost of Work: \$95,000.00	CEO District: 1	3,239#
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: R-3 Type: SR <i>IRC 2003</i> Signature:
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Proposed Project Description:
Single Family Home - interior remodel and add exterior side porch entry

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	Signature:	Date:

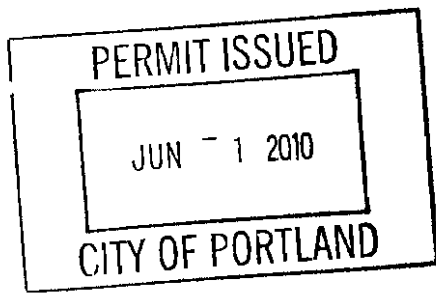
Permit Taken By: ldobson	Date Applied For: 05/25/2010	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews
<input type="checkbox"/> Shoreland
<input type="checkbox"/> Wetland
<input type="checkbox"/> Flood Zone
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Site Plan
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied
Date: <i>5/26/10</i>

Zoning Appeal
<input type="checkbox"/> Variance
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Interpretation
<input type="checkbox"/> Approved
<input type="checkbox"/> Denied
Date: <i>5/26/10</i>

Historic Preservation
<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Requires Review
<input type="checkbox"/> Approved
<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied
Date: <i>S</i>



CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0567	Date Applied For: 05/25/2010	CBL: 014 F012001
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Location of Construction: 18 HOWARD ST	Owner Name: LANDRY TOM	Owner Address: 44 COYLE	Phone: 207-939-0185
Business Name:	Contractor Name: Cornerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone: (207) 775-9085
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - interior remodel and add exterior side porch entry	Proposed Project Description: Single Family Home - interior remodel and add exterior side porch entry
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/26/2010
Note:			Ok to Issue: ✓
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 05/28/2010
Note:			Ok to Issue: ✓
<ol style="list-style-type: none"> 1) The basement is NOT approved as habitable space. 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 5) A CO detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery. 			

Comments: 5/26/2010-mes: called contractor to just confirm that there is no change in the roof lines, only a beefing up of what is existing. Later in the day, the owner called back and stated that there is no change to the roof line - just beefing it up.
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BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: 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.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5.25 2010

Received from

Cornerstone

Location of Work

13 Howard St

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

970

Building (U)

Plumbing (15)

Electrical (12)

Site Plan (U2)

Other

CBL:

14F12

Check #:

3431

Total Collected \$

970

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

J. P. D.

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



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.

Location/Address of Construction: <u>18 Howard St Portland Me</u>		
Total Square Footage of Proposed Structure/Area <u>1202 sqft</u>		Square Footage of Lot <u>3239 sqft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Tom Landry</u> Address <u>44 Coyle St</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>939-0185</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>95,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>YES Single Family</u> If vacant, what was the previous use? <u>Single Family</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Interior Remodel & New Porch entry</u>		
Contractor's name: <u>Cornerstone Building + Restoration</u>		
Address: <u>44 Coyle St</u>		Telephone: <u>775-9085</u>
City, State & Zip <u>Portland Me 04101</u>		Telephone: <u>257-97</u>
Who should we contact when the permit is ready: <u>Alan Trask</u>		Telephone: <u>252-8552</u>
Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

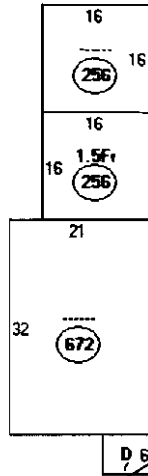
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 5-25-2010 **RECEIVED**

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

MAY 25 2010

Dept. of Building Inspections
City of Portland Maine



Descriptor/Area	
A: -----	672 sqft
B: 1.5Fr	256 sqft
C: -----	256 sqft
D: WD	42 sqft

Handwritten notes next to the table:
 672
 256
 256
 42
 40 = 5 x 8

$3239\# \times 50\% = 1619.5\#$ max lot cov
~~1266\# under~~



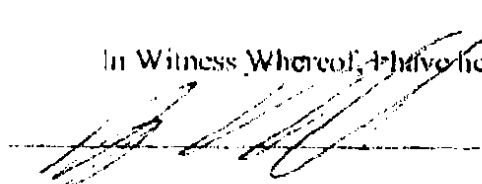
WARRANTY DEED

Know All Men By These Presents That I, Constance M. Rutherford of 880 Forest Avenue Unit 10-11, Portland, and State of Maine for consideration paid, grant to **Thomas J. Laundry** of 44 Coyle Street, Portland and State of Maine, the following described premises: with **WARRANTY COVENANTS**:

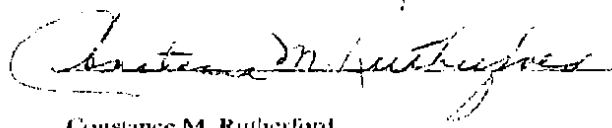
A certain lot or parcel of land with the buildings thereon situated on the southwesterly side of Howard Street in said Portland, and bounded on the northeast by said Howard Street; on the southeast by land formerly owned or occupied by Mrs. Kennedy; on the southwest by land formerly owned or occupied by Robert Barze; and on the northwest by land formerly owned or occupied by Stephen Knights: said lot being the homestead lot formerly of Thomas H. Goody and of the corner lot in the Coffin Field, so-called, and being 41' in width on said Howard Street and about 80' in depth from said street.

Reference is hereby made to a certain Warranty deed from **Warren J. Rutherford and Constance M. Rutherford**, co-trustees of the **Rutherford Family Property Trust** to **Warren J. Rutherford and Constance M. Rutherford** dated April 29, 1996 and recorded in the **Cumberland County Registry of Deeds** in **Book 12486, Page 221**. **Warren J. Rutherford** died on **March 15, 2005** leaving **Constance M. Rutherford** sole surviving joint tenant.

In Witness Whereof, I have hereunto set my hand this 13th day of May, 2010.



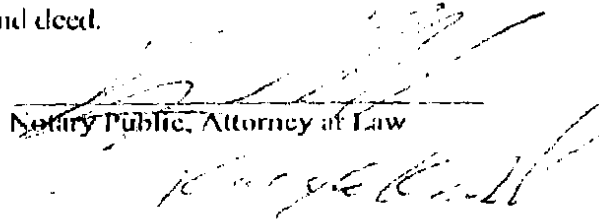
Witness



Constance M. Rutherford

State of Maine
County of Cumberland ss.

On this 13th day of May, 2010 before me personally appeared the above-named Constance M. Rutherford acknowledged the foregoing to be her free act and deed.


Notary Public, Attorney at Law

CORNERSTONE

Fax

Number of sheets including cover: 2

To: Lannie Dawson

Company: Portland

Fax: 874-8216

From: Alan Trask - G: 252-8552

Subject: 18 Howard St. Portland

Notes:

Lannie,

Thanks for your help yesterday!

Here is the Doc. Tom

thought you were looking for.

We'd love to stay right

off so keep me posted.

Al