

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 030682

This is to certify that Desmond & Payne Inc /Carmichael, Gregg

has permission to Tenant Fit Up/Counseling Services

AT 25 Middle St

020 E023001

*Application abandoned
Expired
1/17/08*

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 procedure before this building or part thereof is issued or otherwise closed-in that HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. *[Signature]*

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: 03-0682	Issue Date:	CBL: 020 E023001
-----------------------	-------------	---------------------

Location of Construction: 25 Middle St	Owner Name: Desmond & Payne Inc	Owner Address: Po Box 567	Phone: 828-7904
Business Name:	Contractor Name: Carmichael, Gregg	Contractor Address: 167 Long Hill Road Gray	Phone: 2079392900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Commercial Office Space	Proposed Use: Office Space	Permit Fee: \$177.00	Cost of Work: \$21,750.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description:
Tenant Fit Up/Counseling Services

Application abandoned + expired 1/17/08

Signature: *[Signature]* Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: Date:

Permit Taken By: gad	Date Applied For: 06/12/2003	Zoning Approval
-------------------------	---------------------------------	------------------------

<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>Special Zone or Reviews</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><i>ok 6/16/03</i></p> <p>Date:</p>	<p>Zoning Appeal</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>Historic Preservation</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><i>[Signature]</i></p> <p>Date:</p>
	<p><i>Separate permits are required for any new signage</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

03-0682

All Purpose 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>25-27 Middle St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>4,178</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>020</u> Block# <u>E</u> Lot# <u>023</u>	Owner: <u>Hilary Andrew</u>	Telephone: <u>828-7904</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Gregg Carmichael</u> <u>167 Long Hill Rd. Gray</u> cell <u>939-2900</u>	Cost Of Work: <u>\$21,750.00</u> Fee: \$ <u>177.00</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>offices - insurance</u>		
Approximately how long has it been vacant: <u>2 mos.</u>		
Proposed use: <u>offices - counseling services</u>		
Project description: <u>tenant fit-up of interior</u>		
Contractor's name, address & telephone: <u>Gregg Carmichael 167 Long Hill Rd Gray, Me</u> <u>939-2900</u>		
Who should we contact when the permit is ready: <u>Gregg</u>		
Mailing address: <u>SAME</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>939-2900</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: <u>Gregg Carmichael</u>	Date: <u>6 - 2012</u>
---	-----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

C & G HOME IMPROVEMENTS

Gregg Carmichael

167 Long Hill Rd. Gray, Me. 04039

Home (207) 939 2900

**Building *Repairs *Renovations *Additions. *Landscaping *Snowplowing
*References Available *Insured *Free Estimates*

RE: Renovations to 25/27 Middle St. Portland, Me.

2nd. Floor

- (1) Remove 13 ft. of wall on 2nd. Floor bath, move sink, build new wall**
- (2) Build a total of 95 ft. partitions, install six 3'x6'8" solid doors, drywall to point of paint**
- (3) Reconnect dropped ceiling to new walls**

1st. Floor

- (1) Build a total of 43' partitions, install four 3'x6'8 " solid doors, drywall to point of paint**
- (2) Reconnect dropped ceiling to new walls**

We propose hereby to furnish material and labor complete in accordance with above specifications, for the sum of \$21,750.00

Payment to be made ½ upon acceptance (\$10,875.00) ¼ upon completion of 2nd floor (\$5,437.50) remainder upon completion of 1st floor (\$5,437.50)

All material is guaranteed to be as specified. All work to be completed in workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above estimate. All agreements contingent upon delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are covered by workers compensation and liability insurance. This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do work as specified. payment to made as outlined above.

Date of Acceptance: _____

Signature

Signature

**CONSTRUCTION SPECIFICATIONS
FOR RENOVATIONS TO PROPERTY
25/27 Middle St. Portland,ME.**

**Specifications By:Gregg Carmichael Sr.
General Contractor: C&G Homeimprovements
Owner Steve & Hilary Andrew**

GENERAL REQUIREMENTS:

1. The laws and codes of the place of the building will govern the construction. The contractors and subcontractors will obtain all required permits, licenses, and the inspections for their required trades. The contractor will obtain the building permit and payment as part of the contract price.
2. The drawings and specifications are intended as guidelines. Any omissions in the description does not relieve the Contractor or owner in their respective responsibilities from delivering a complete project, as generally described in a workmanlike manner, in accordance with accepted practice.
3. When one or more product names are designated in the specifications, they are intended to indicate the function required; it is to be assumed "as equal" are implied. For a product to be deemed as an equal in appearance, design, performance, operation, and maintenance. A substitution must have the differential determined and approved before installation. Any changes to the plans or specifications should be agreed upon by the Contractor and the Owner and defined in writing, including any subsequent changes in the contract price.
4. Any items of work or materials necessary for the proper completion of construction within the scope of this contract that are not specifically covered in the drawings and specifications will be performed or installed in a manner deemed good practice of the trade involved.

CONSTRUCTION SPECIFICATION

All framing to be 2x4" studs,plates,headers

- I Walls to be insulated for sound barrier
- Drywall to point of paint
- Electrical to code by a licensed electrician
- Plumbing to code by a licensed plumber

The Contractor will not be responsible for materials supplied by others (owners). This includes damage (shipping or storage on site) and defects. Any costs incurred by Contractor due to materials supplied by others (owner) will be paid by the owner. Any materials supplied by others will be delivered in a timely manner. The contractor will advise owner on the appropriate delivery schedule. Delays due to any reason will be the responsibility of the owner. Owner will be responsible for any and all shipping costs for said materials.

SITE CLEANUP- The removal of debris from the construction site will be the responsibility of the contractor. Upon completion of the project the structure will be "broom clean". Professional cleaning will be the responsibility of the owner.

Signed:

Contractor _____ Date _____

Owner _____ Owner _____
Date _____

DRAFT

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that DESMOND & PAYNE, INC., a Maine corporation, for consideration paid, hereby grants to HILARY E. J. ANDREW, an individual with a mailing address of 51 Middle Street, Portland, Maine 04101, with Warranty Covenants, the land and buildings situated in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning on the northwesterly sideline of Middle Street at the most easterly corner of land now or formerly of India & Middle LLC as described in deeds recorded in the Cumberland County Registry of Deeds in Book 12682, Page 143, and Book 358, Pages 119 and 120;

Thence along said land the following courses and distances:

N 32° 44' 00" W a distance of 32.70 feet;

N 02° 03' 06" W a distance of 5.50 feet;

N 56° 19' 22" E a distance of 2.00 feet;

N 32° 44' 00" W a distance of 14.00 feet;

N 00° 30' 31" E a distance of 29.33 feet;

N 32° 35' 31" W a distance for 4.00 feet to land now or formerly of Brenda S. Nicholas as described in a deed recorded in said Registry in Book 22858, Page 279;

Thence N 58° 39' 14" E along said land 36.54 feet;

Thence S 34° 04' 51" E a distance of 79.13 feet to said northwesterly sideline of Middle Street;

Thence S 57° 16' 00" W along said sideline 59.29 feet to the Point of Beginning, containing 4,178 square feet, more or less.

SUBJECT TO:

- 1. Rights and easements granted to the Thomas Laughlin Co. from Francesco and Teresina Quatrano in an instrument dated July 12, 1940 and recorded in said Registry in Book 1611, Page 415;**
- 2. Rights and easements granted to the Thomas Laughlin Co. from Mary Lapomardo in an instrument dated December 29, 1941 and recorded in said Registry in Book 1662, Page 203;**
- 3. Rights of the public in and to those portions of the property lying within the bounds of adjacent streets, if any; and**
- 4. Conflicts, if any, in the above-described boundary line with the adjacent property now or formerly owned by India & Middle, LLC.**

Being the same property conveyed from ARI Real Estate Holdings, L.L.C. to Desmond & Payne, Inc. by Warranty Deed dated February 11, 2002, recorded at the Cumberland County Registry of Deeds in Book 17317, Page 169.

WITNESS our hands and seals this _____ day of May, 2003

WITNESS:

DESMOND & PAYNE, INC.

DRAFT

By: _____

Print: _____

Its: _____

STATE OF MAINE
COUNTY OF CUMBERLAND

On May _____, 2003, personally appeared _____ of said Desmond & Payne, Inc., and be his free act and deed and the free act and deed of

Before

Notary Public/Attorney-at-Law

Printed Name:



NORTH

VACANT
BUILDING

RESIDENCES

VILLAGE
CAFE

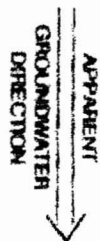
FOOD
WORKS

ARI
INSURANCE

PARKING
LOT

MCCALLUM & CONLEY
ACCOUNTING

MIDDLE STREET



APPARENT
GROUNDWATER
DIRECTION

NOTE: ALL LOCATIONS
ARE APPROXIMATE ONLY

APPROXIMATE SCALE: 1" = 10'

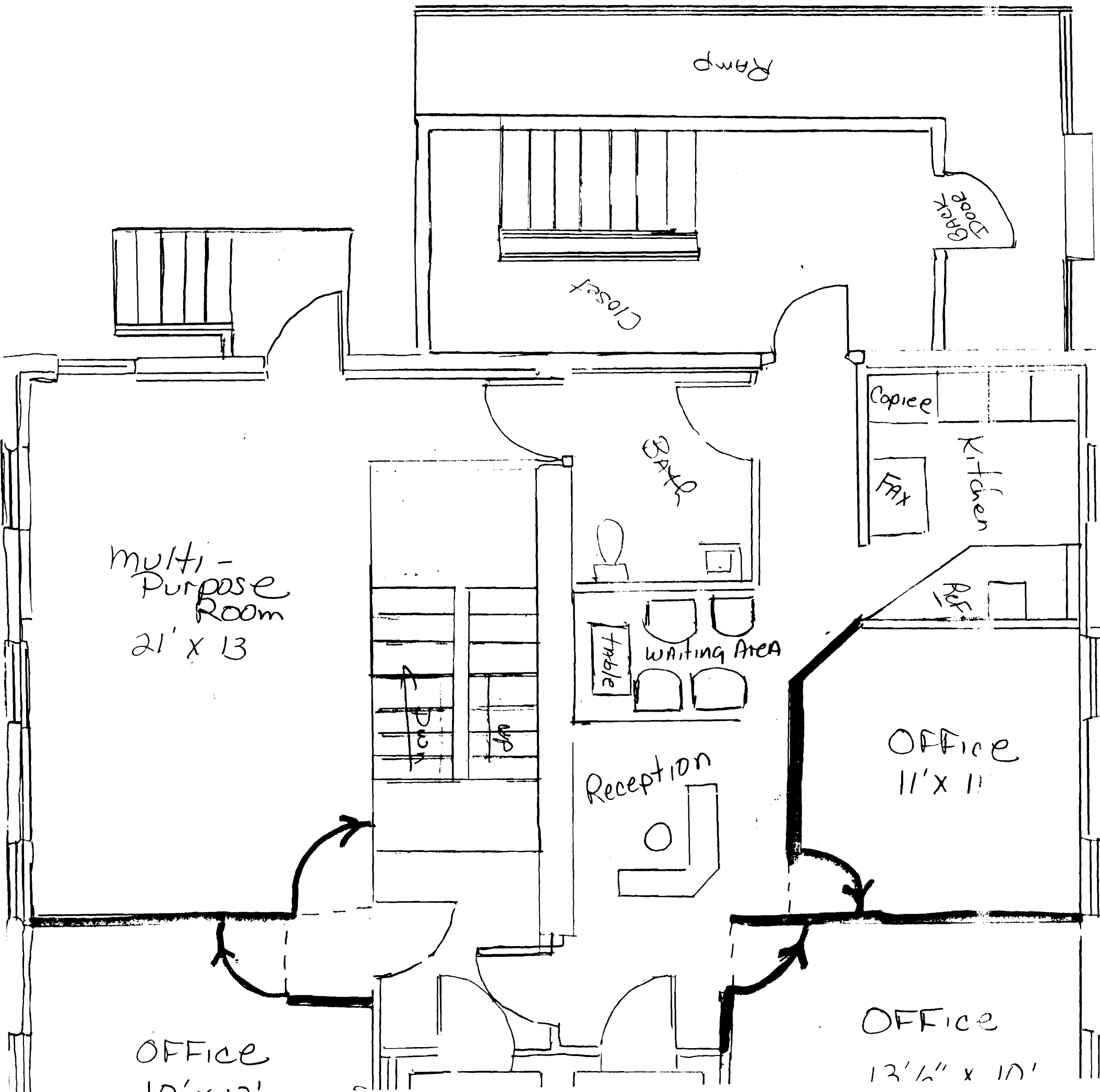
FIGURE 2

SITE PLAN
Office Building
25-27 Middle Street
Portland, Maine



222 St. John Street, Suite 514 Portland, Maine 04102

File: J:\Eco\997\997-01.dwg



Ramp

Back Door

Closest

Multi-Purpose Room
21' x 13

Office Bath

Copy

FAX

Kitchen

ASB

Table

Waiting Area

Reception

Office
11' x 11'

Office
10' x 12'

Office
13' 1/2" x 10'

Put up
Add

Remove

Second Floor
 $\frac{1}{4}'' = 1'$

Middle St.

Front Entrance

