

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: (5-1521	Issue Date: NOV - 2005	CBL: 143 A025001
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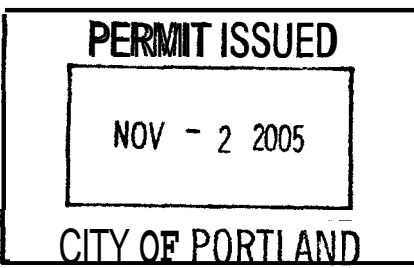
Location of Construction: 32 Tremaine St	Owner Name: Mackinnon Sherry Alison	Owner Address: 32 Tremaine St	Phone:
Business Name:	Contractor Name: Smart Carpentry/ Keith Smart	Contractor Address: 155 Rochester Street Westbrook	Phone: 2073515265
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home/ Demolish old Garage and storage space Replace w/ new same footprint	Permit Fee: \$84.00	Cost of Work: \$6,926.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group <i>U</i> Type <i>5B</i> <i>IRC 2003</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature:			Date:	

Permit Taken By: Idobson	Date Applied For: 10/03/2005
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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..

Zoning Approval		
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"/> <i>Handwritten: None performing under 14-385</i> Date: <i>11/2/05</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:	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>11/2/05</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: 05-1521	Date Applied For: 10/03/2005	CBL: 143 A025001
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Location of Construction: 32 Tremaine St	Owner Name: Mackinnon Sherry Alison	Owner Address: 32 Tremaine St	Phone:
Business Name:	Contractor Name: Smart Carpentry1 Keith Smart	Contractor Address: 155 Rochester Street Westbrook	Phone (207) 351-5265
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ Demolish old Garage and storage space Replace w/ new same footprint	Proposed Project Description: Demolish old Garage and storage space Replace w/ new same footprint
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/02/2005
Note: **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/02/2005
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

11/1/05-tmm: met w/contractor - went over changes - ok to issue.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 051521

This is to certify that Mackinnon Sherry Alison / Sr Carpenter with Smart
has permission to Demolish old Garage and store the space in place with new same footprint
AT 32 Tremaine St City of Portland 143 A025001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

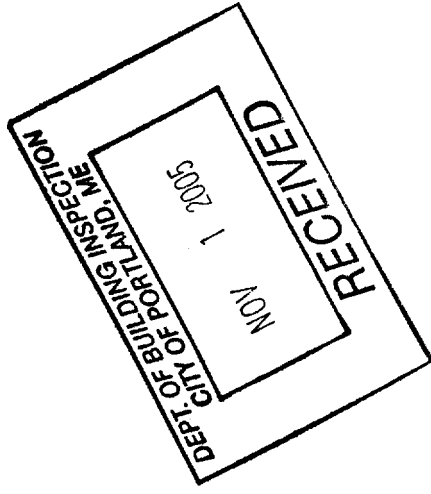
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____
PERMIT ISSUED
NOV - 2 2005
CITY OF PORTLAND

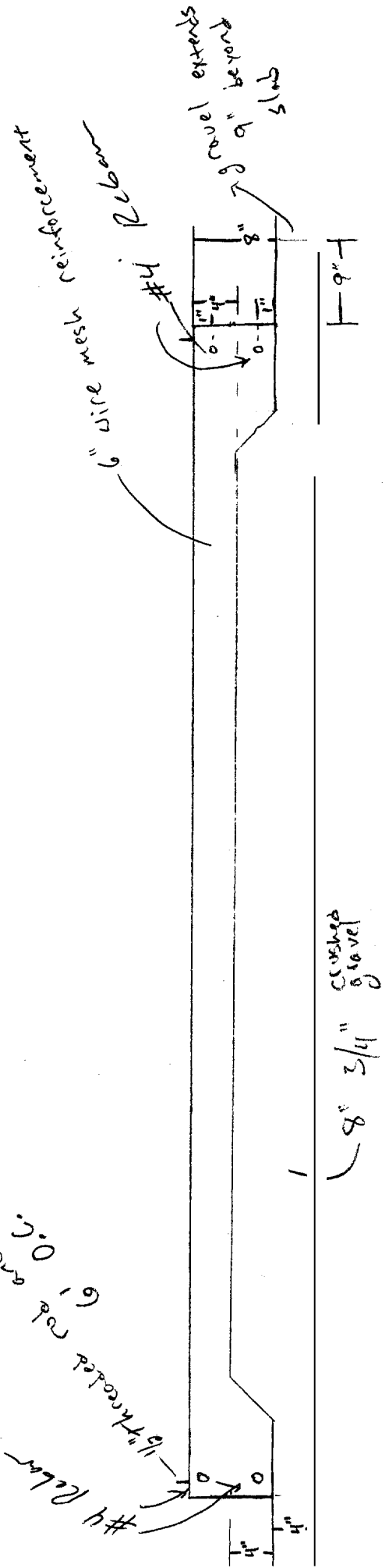
[Signature] 11/2/05
Director - Building & Inspection Services

NO LIABILITY FOR REMOVING THIS CARD

32 Tremaine St
Slab Detail



#4 Rebar
1/2" hooked rod anchors
6" O.C.




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>32 Tremaine St Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>207.4 ±</u>	Square Footage of Lot <u>8535.5 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>143</u> Block# <u>A</u> Lot# <u>25</u>	Owner: <u>Sherry Mackinnon</u>	Telephone: <u>207 797 0472</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Keith Smart, Smart Carpentry 155 Rochester St Westbrook ME 04092</u>	Cost Of Work: \$ <u>6926.30</u> Fee: \$ <u>24.00</u>
Current use: <u>Garage / Storage SF</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>remove existing structure and replace w/ similar structure</u> Project description: <u>in same footprint (existing coming down under same permit)</u>		
Contractor's name, address & telephone: <u>Smart Carpentry</u>		
Who should we contact when the permit is ready: <u>Smart Carpentry, Keith Smart</u> Mailing address: <u>155 Rochester St Westbrook ME 04092</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>717 351 5265</u>		

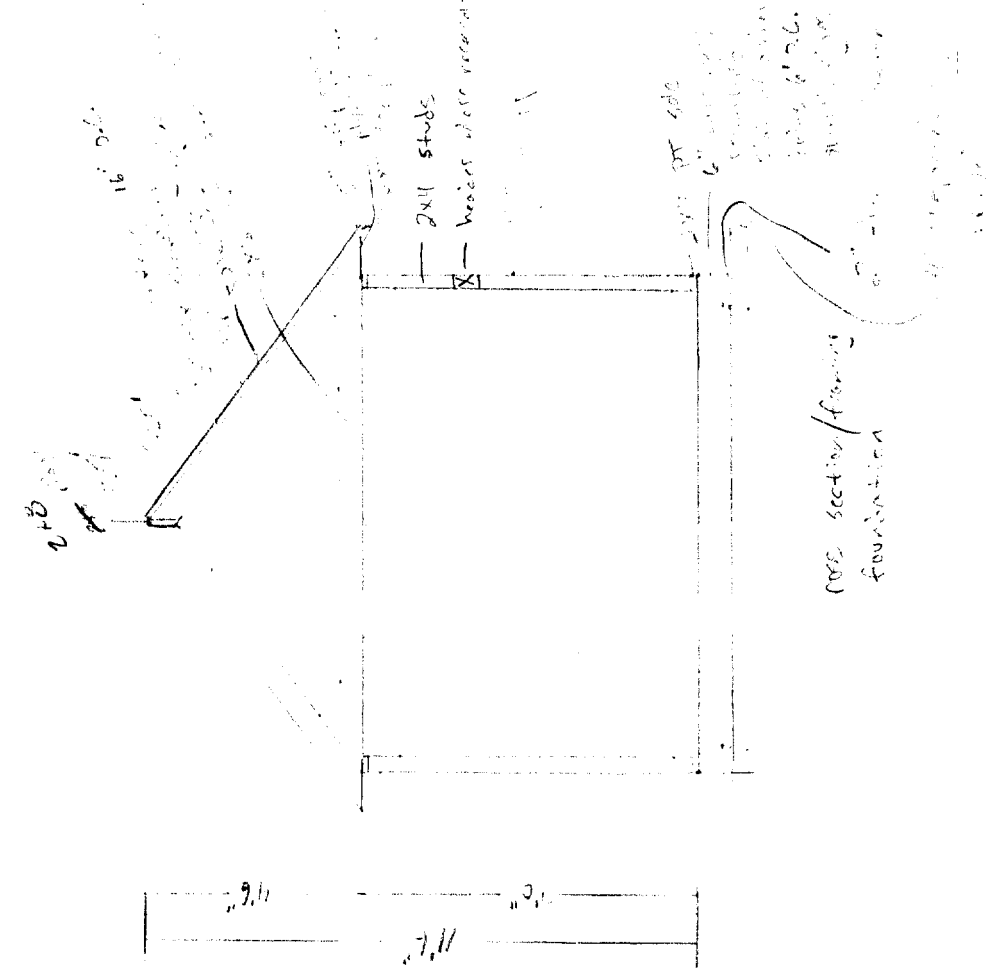
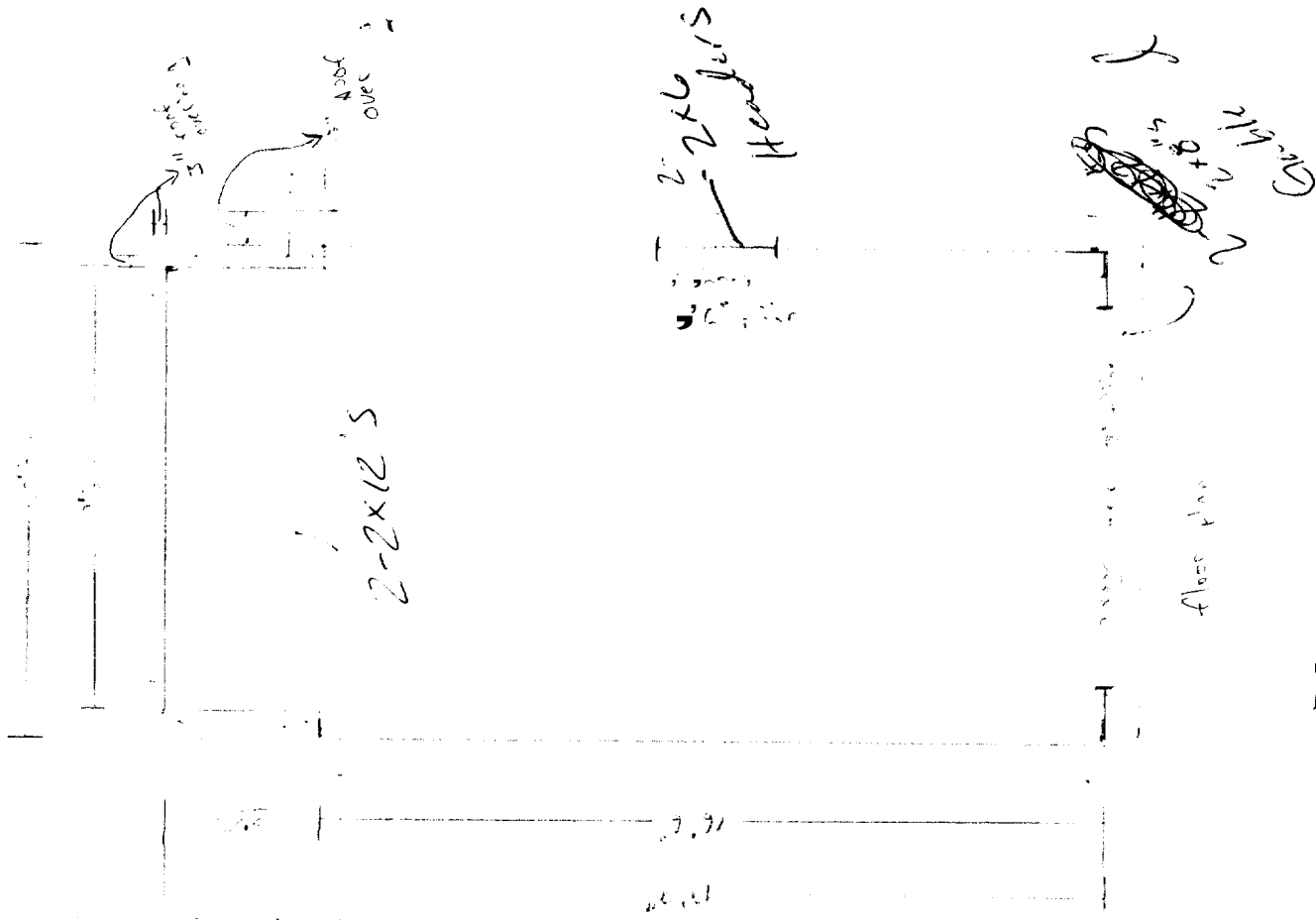
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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></u>	Date: <u>10/3/05</u>
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**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**

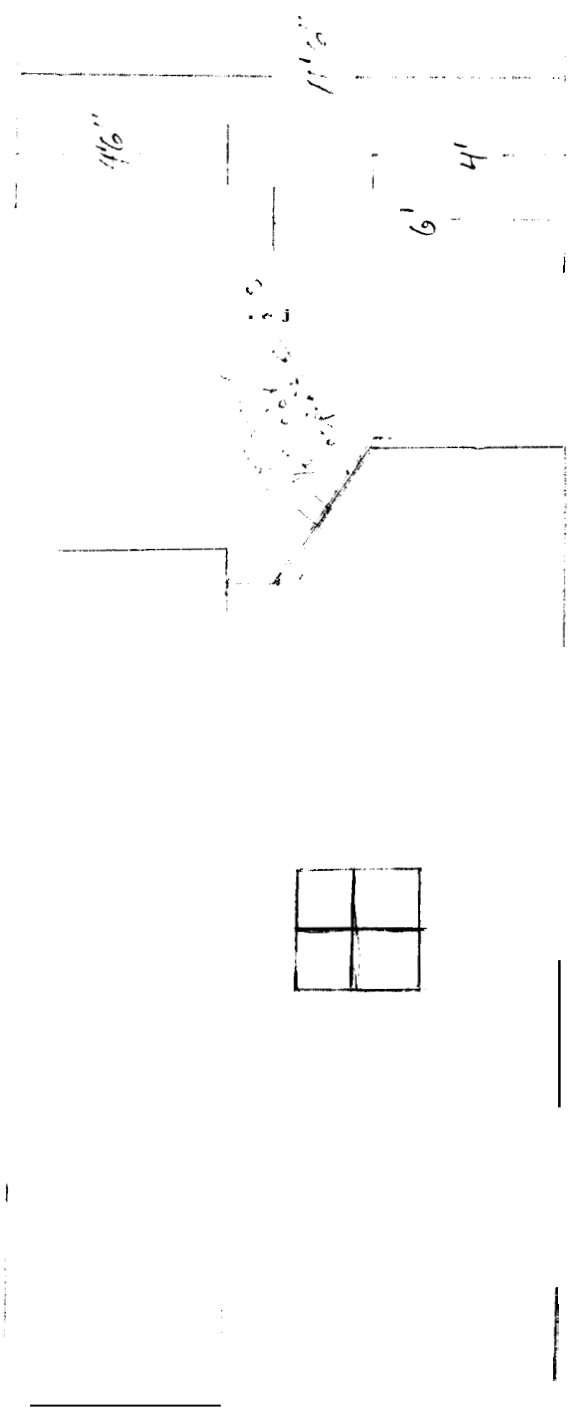
Scale 1/4" = 1'0"



32 Tremaine St
Brockton MA 04113

ASPC

2/28/13



327 Avenida de San Antonio

10/1/1908

File No: 00250398

Exhibit A - Deed

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, situated on the southerly side of Tremaine Street, being Lot numbered 30 and the easterly half of lot number 34, as shown on a plan of lots made by Percy H. Richardson, C.E., as recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 17.

ALSO another lot or parcel of land lying in the rear of the above described premises bounded and described as follows:

BEGINNING in the southerly line of the above described premises at the northerly end of the westerly boundary line of Dingley Court, so-called; thence northwesterly along the above described parcel of land a distance of sixty-three (63) feet, more or less, to land conveyed by Roy D. McNaughton, Personal Representative of Daniel A. McNaughton to Arthur P. Giroux, et al; thence southeasterly along the Giroux land a distance of sixty-five (65) feet, more or less, to land conveyed by Daniel A. McNaughton to Ronald E. Giroux, et al by deed dated September 12, 1970 and recorded in said Registry of Deeds in Book 3147, Page 114; thence southeasterly along said Giroux land a distance of Sixty Three (63) feet, more or less, to said Dingley Court; thence northeasterly along said Dingley Court a distance of seventy-two (72) feet, more or less, to the point of beginning, together with any right, title and interest, if any, the said Daniel A. McNaughton had in and to that portion of Dingley Court adjacent to said premises. Being the remaining portion of the above conveyed to said Daniel A. McNaughton by Serhal Boulos by deed dated June 14, 1949 and recorded in said Registry of Deeds in Book 1958, Page 478.

The above described premises are conveyed SUBJECT TO an easement given by said Daniel A. McNaughton to New England Telephone and Telegraph Company and Central Maine Power Company dated October 3, 1950 and recorded in said Registry of Deeds in Book 2028, Page 101 and SUBJECT TO an easement given by said Daniel A. McNaughton to Ronald E. Giroux, et al by deed dated 1968, recorded August 22, 1968 in said Registry of Deeds in Book 3053, Page 882.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Richard C. Wood and Phyllis R. Hey dated December 2, 1994 to Peter L. Horne and Laura L. Horne and recorded in the Cumberland County Registry of Deeds in Book 11736. Page 237.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 MAY -9 PH 2: 08

CUMBERLAND COUNTY

John B. O'Brien

0024238

BK 5462 PG 17

WARRANTY DEED

Know All Men By These Presents That We, Peter L. Horne and Laura Horne, 32 Tremaine Street, Portland, County of Cumberland and State of Maine,

for consideration paid, grant to Sherry M. Caruso

of 11 Rocklinn Drive, Windham, County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in Portland County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

In Witness Whereof, we have hereunto set our hand(s) this 5th day of May, 2000.

[Signature]
Witness

[Signature] Peter L. Horne
[Signature] Laura L. Horne

State of Maine
County of Cumberland ss.

On this 5th day of May, 2000, personally appeared before me the above named Peter L. Horne and Laura L. Horne

and acknowledged the foregoing to be his/her/their free act and deed.

[Signature]
Notary Public, Attorney at Law

Return to: Sherry M. Caruso

ANNE LABBE
Maine Notary Public
My Commission Expires March 17, 2004

MAINE REAL ESTATE TAX PAID

All Purpose Building Permit Application for Demolition of A Structure

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

Total Square Footage of Proposed Structure <u>207</u>		Square Footage of Lot <u>8526.5 = 29 ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>143</u> Block# <u>A</u> Lot# <u>25</u>		Owner: <u>Sherry Mackinnon</u>	
Lessee/Buyer's Name (If Applicable) <u>N/A</u>		Telephone: <u>207 797 0472</u>	
Applicant name, address & telephone: <u>Keith Smart Smart Carpentry</u> <u>155 Rochester St Westbrook ME</u> <u>04092 (207) 351 5265</u>		cost Of Work: \$ <u>340.00</u> Fee: \$ <u>30.00</u>	
Current use: <u>Storage / Garage</u>			
If the location is currently vacant, what was prior use: <u>N/A</u>			
Approximately how long has it been vacant: <u>N/A</u>			
Project description: <u>remove existing structure and replace w/ similar structure.</u>			
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION			
Contractor's name, address & telephone: <u>Smart Carpentry 155 Rochester St Westbrook ME 04092 (207) 351 5265</u>			
Whom should we contact when the permit is ready: <u>Keith Smart</u>			
Mailing address: <u>155 Rochester St Westbrook ME 04092</u>			
			Phone <u>(207) 351 5265</u>

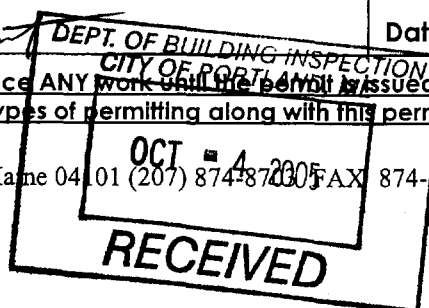
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>[Signature]</u>	Date: <u>9/29/05</u>
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936



City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 32 Tremaine St Portland ME Owner: Sherry Sac 1**@-

Structure Type: garage, detatche Contractor: Smart Carpentry

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>Diane 10/3/05</u>
Verizon	1-800-941-9900	<u>Roxanne 10/4/05 10/4/05</u>
✓ Northern Utilities	797-8002 ext 6241	<u>Mark Allen 10/4/05 10/4/05</u>
/Portland Water District	761-8310	<u>Tom Charrette 10/4/05 10/4/05</u>
✓ Time Warner Cable Co.	253-2222	<u>Antara 10/4/05 10/4/05</u>
Dig Safe ***	1-888-344-7233	<u>Roberta 10/3/05</u>

*****(After Call, There is a wait of 72 Business Hours before digging can begin)**

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891 ^{SEC1}	<u>(L. Cote) 10/4/05 10/4/05</u> <i>not in service</i>
DPW/ Forestry Division	874-8389	<u>(J. Tarling) 10/4/05</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) 10/4/05 Cliff Paris 10/4/05</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>Deb Andrews 10/4/05 10/4/05</u>
Historic Preservation	874-8726	<u>Dispatches Williams 10/4/05 10/4/05</u>
Fire Dispatcher	874-8576	<u>Sandy Moody 10/4/05 10/4/05</u>
DEP – Environmental (Augusta)	287-2651	

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 10/3/05

Smart Carpentry
155 Rochester st
Westbrook Me
04092
(207)351-5265

To whom it may concern,

This letter is to serve as notice that pending approval of the city demolition will begin approximately October 12 2005 on the garage located at 32 Tremaine st. we apologize for any inconvenience and hope this will not be a problem.

Thank you

Keith Smart

Notification sent to

#s: 40, 35, 51, 28, 25 Tremaine St Portland ME 04103
and 20, 18, 17 Dingley Ct Portland ME 04103

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 11736 PAGE 237 COUNTY Cumberland
PLAN BOOK 13 PAGE 17 LOT 30 & 34

ADDRESS: 32 Tremaine Street, Portland, Maine

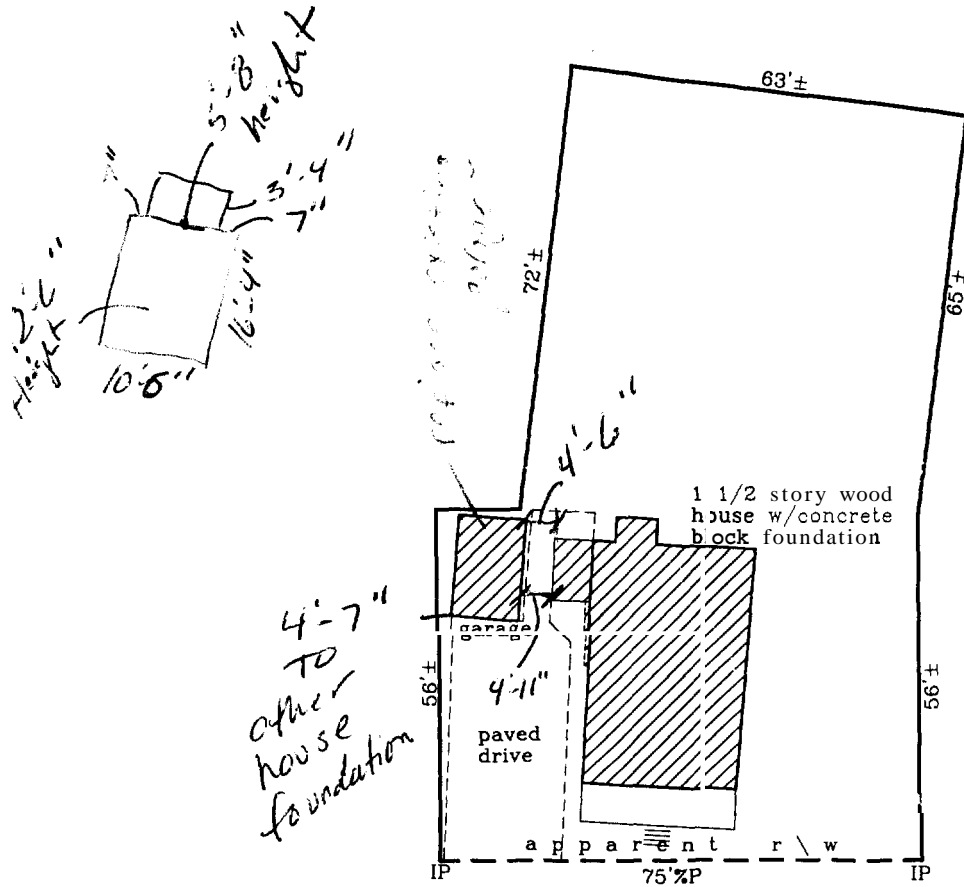
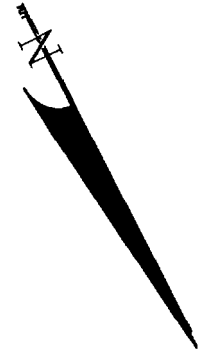
Job Number: _____

Inspection Date: 4-14-00

Scale: _____ = _____

Buyer: Sherry M. Caruso

Sellers: Peter & Laura Horne



T r e m a i n e S t r e e t

I HEREBY CERTIFY TO:
I HEREBY CERTIFY TO:

Granite Title Services, Mortgage Network, Inc.,
and its title insurer.

APPEARANCES, RECORDS, OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

copyright © 1994

Livingston - Hughes
Professional Land Surveyors & Foresters
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone 207-967-4831 fa

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X [Signature] _____ 11/2/05
Signature of Applicant/Designee Date
[Signature] _____ 11/2/05
Signature of Inspections Official Date
CBL: 143A-25 Building Permit #: 152 i