

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 050569

This is to certify that GARAND SUSAN E & PAUL H GARAND, JR. /Owner

has permission to Construct a 16'x25' Garage

AT 51 W KIDDER ST

164 B006001

PERMIT ISSUED
MAY 20 2005
CITY OF PORTLAND

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 entered or closed-in. **HEAR 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

[Signature]
5/17/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0569	Issue Date: MAY 20 2005	CBL: 164 B006001
Owner Address: 51 W KIDDER ST	Phone:	
Contractor Address: Portland		

Location of Construction:	Owner Name:	Owner Address:	Permit Type:	Zone:
	Owner	Portland	Additions - Dwellings	R-3
Lessee/Buyer's Name	Phone:	Permit Fee:	Cost of Work:	CEO District:
		FIRE DEPT: <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> 2,000.00	4

Past Use: Single Family Home	Proposed Use: Single Family Home / Construct a 16'x25' Garage	INSPECTION: Use Group Type: SB IRC 2003
Proposed Project Description: Construct a 16'x25' Garage		Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 05/12/2005	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>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>Date: 5/17/05</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>Date: 5/17/05</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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

19 July 05 16' x 25' GARAGE, MEETS PERMIT, AND SET BACKS AS DESCRIBED.

OK TO CONTINUE. PWH

City of Portland, Maine - Building or Use Permit

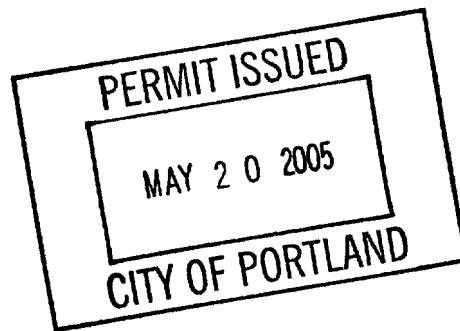
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0569	Date Applied For: 05/09/2005	CBL: 164 B006001
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Location of Construction: 51 W KIDDER ST	Owner Name: GARAND SUSAN E & PAUL H G	Owner Address: 51 W KIDDER ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Single Family Home / Construct a 16x25' Garage		Proposed Project Description: Construct a 16x25' Garage	

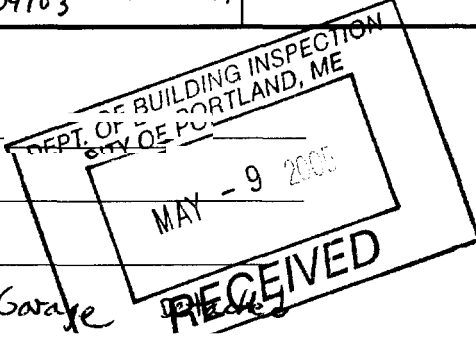
**Dept:** Building**Status:** Approved with Conditions**Reviewer:** Tammy Munson**Approval Date:** 05/17/2005**Note:****Ok to Issue:**

1) As discussed, the header over the garage door needs to be 3-2"x12"s.



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>51 West Kidder st.</u>		
Total Square Footage of Proposed Structure <u>400 sq/ft.</u>	Square Footage of Lot <u>13,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>164</u> Block# <u>8</u> Lot# <u>6</u>	Owner: <u>Paul + Susan Garand</u>	Telephone: <u>828-3901</u> cell # <u>749-8961</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Paul Garand</u> <u>Portland ME 04103</u> # <u>749-8961</u>	cost Of Work: <u>\$12,00</u> Fee: \$
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>Construct 16' x 25' 400 sq/ft. Garage</u>		
		
Contractor's name, address & telephone: <u>Paul Garand 821 Ocean Ave Portland ME 04103</u> <u>749-8961</u>		
Who should we contact when the permit is ready: <u>Paul Garand</u>		
Mailing address: <u>821 Ocean Ave Portland ME 04103</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>749-8961</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>Paul Garand</u>	Date: <u>5/9/05</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

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
- ~~N/A~~ 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.**

~~N/A~~ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Paul [Signature]
Signature of Applicant/Designee

5/20/05
Date

[Signature]
Signature of Inspections Official

5/20/05
Date

CBL: 164-B-6 Building Permit #: 05/0569

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, THAT, **DERRELL M. HYSOM**, of Portland, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grants to **SUSAN E. GARAND AND PAUL H. GARAND**, both of Portland, County of Cumberland and State of Maine, as JOINT TENANTS and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the Town of Portland, County of Cumberland and State of Maine:

Beginning at a point in the present northwesterly line of West Kidder Street, which point is the southerly corner of the certain lot or parcel of land described in deed dated March 13, 1936 from Anna M.B. McCann et als to Minnie E. Bradbury; Thence from said point of beginning running northwesterly along the southwesterly line of said land described in said deed to said Minnie E. Bradbury one hundred thirty and three tenths (130.3) feet, more or less, to the westerly corner thereof; Thence running southwesterly along the northwesterly line of lots numbered thirty-seven (37) and thirty-six (36) as delineated on said Marshall's Plan of lots in Westbrook above referred to, and along said line prolonged southwesterly in the same direction to the present northeasterly line of Front Street; Thence running southeasterly by said northeasterly line of Front Street one hundred thirty and three tenths (130.3) feet, more or less, to the intersection of said line of said Front Street with said northwesterly line of said West Kidder Street; Thence running northeasterly by said line of said West Kidder Street to the point of Beginning.

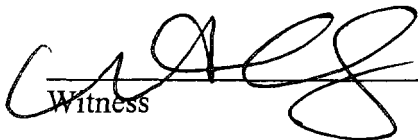
Excepting and reserving from the above described premises:

1) Premises described in a deed from Derrell A. Hysom and Delia G. Hysom to Portland Construction Corp., dated March 28, 1949 and recorded in Book 1947, Page 394.

Being the same premises as described as Parcel 2 in a deed from Derrell M. Hysom, Personal Representative of the Estate of Delia G. Hysom to Derrell M. Hysom dated March 25, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13050, Page 22.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS my hand(s) and seal(s) this 8th day of December 2004.


Witness

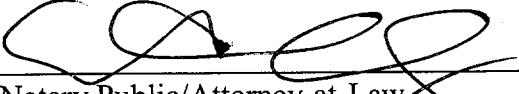

Derrell M. Hysom

STATE OF Maine
COUNTY OF Cumberland, ss.

December 8th, 2004

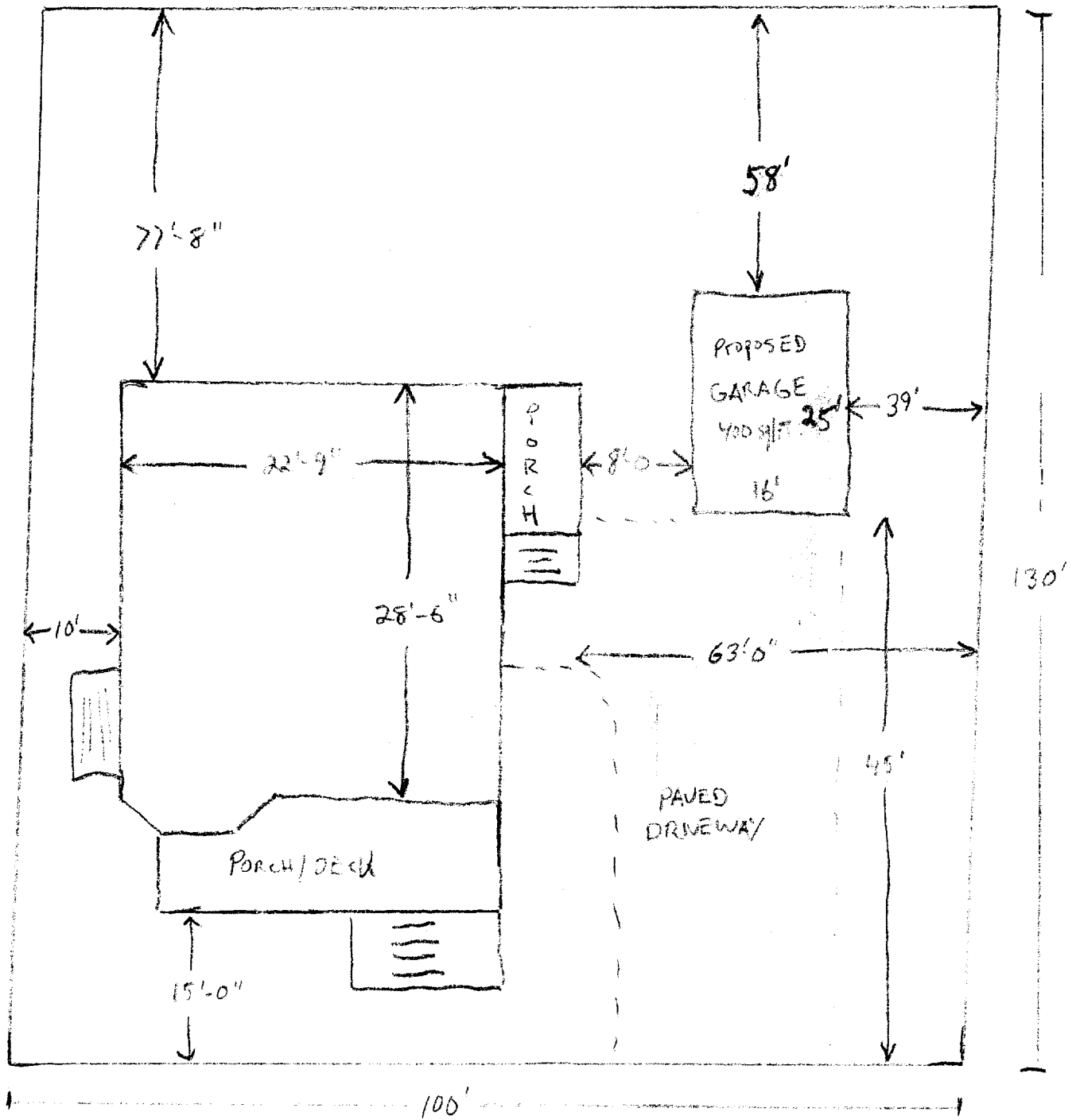
Personally appeared the above-named Derrell M. Hysom, and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-at-Law
Melissa A. Cummings, Notary Public
State of Maine
My Commission Expires 02/21/2006

Received
Recorded Register of Deeds
Dec 13, 2004 11:02:01A
Cumberland County
John E O'Brien



PLOT PLAN
 51 WEST KIDDER ST.

R-3
 11543
 + 35%

 4040 Allowed
 - 703
 156
 36
 148

 3138 left
 - 400

 2738 left

PROJECT NAME

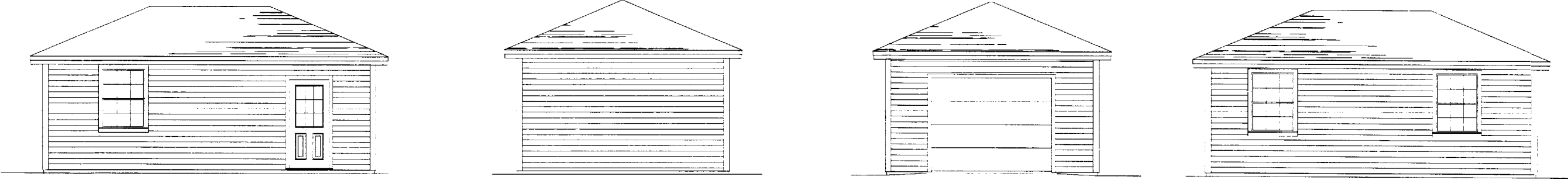
51 W.
KIDDER

PROJECT LOCATION

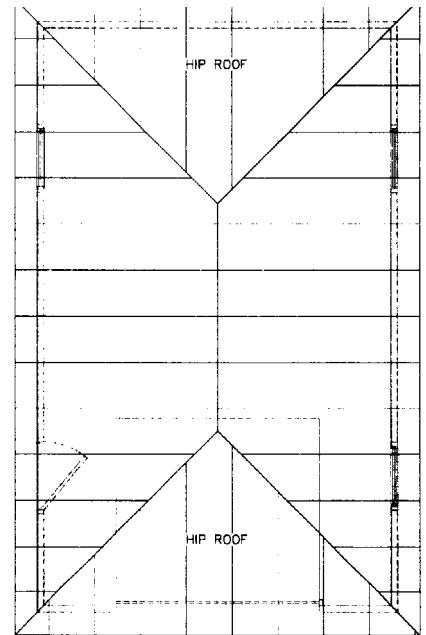
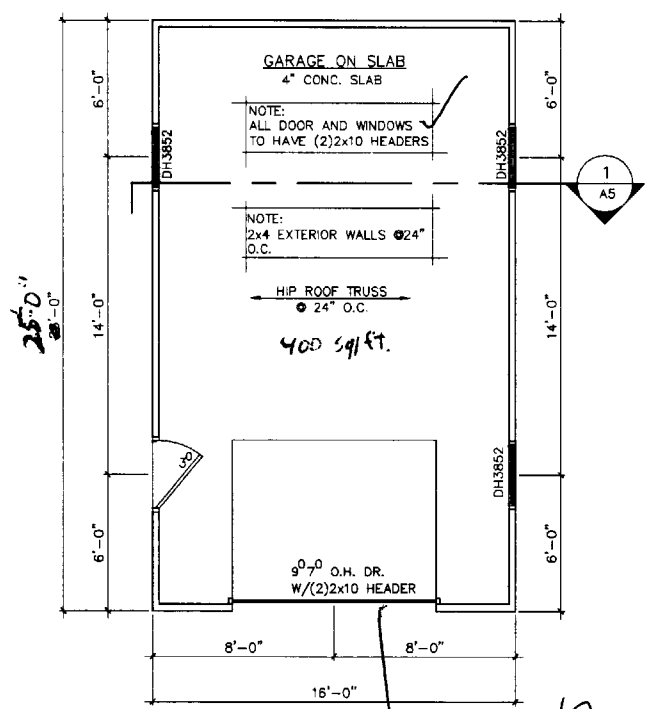
51 W. KIDDER ST.
PORTLAND, ME 04103

BUILT BY

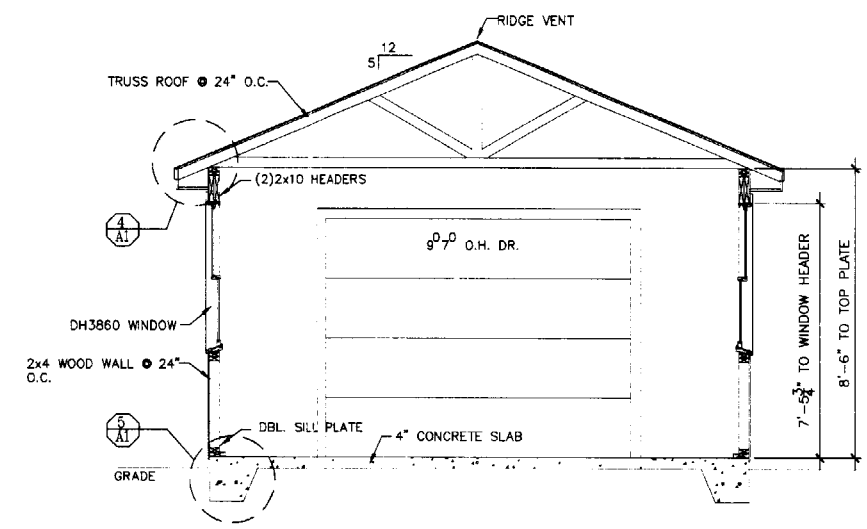
SHEET NAME



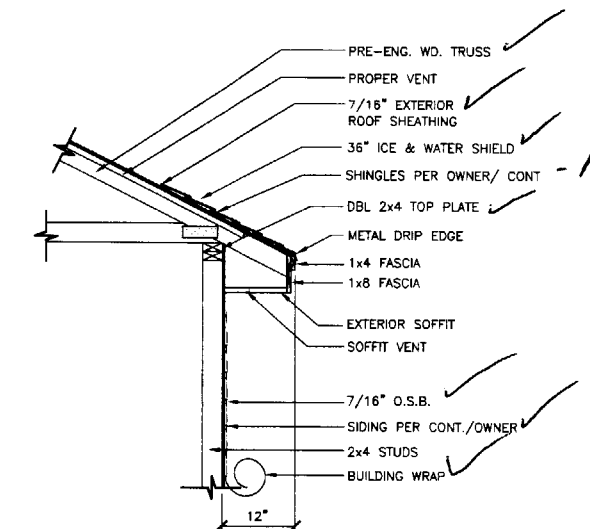
1 ELEVATIONS (LEFT SIDE, REAR, FRONT, RIGHT SIDE)
1/4" = 1'-0"



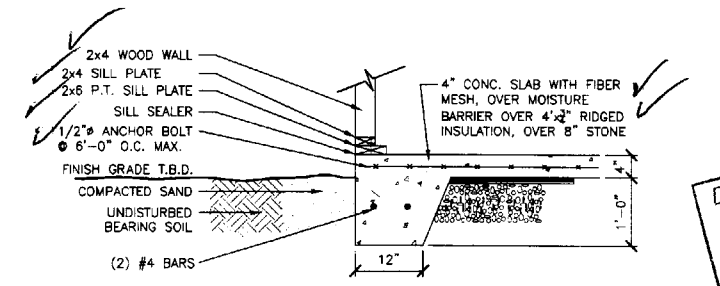
2 FLOOR PLAN AND ROOF PLAN
1/4" = 1'-0"



3 CROSS SECTION
3/8" = 1'-0"



4 SOFFIT DETAIL
3/4" = 1'-0"



5 SLAB & FROST WALL DETAIL
3/4" = 1'-0"

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ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED AND ARE THE PROPERTY OF CURRAN DRAFTING & DESIGN INC. AND WERE CREATED AND DEVELOPED FOR USE ON, OR IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS AND PLANS SHALL BE USED BY ANYONE FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CURRAN DRAFTING AND DESIGN INC.

DRAWN BY: M.P.C.
CHECKED BY: M.P.C.

SCALE: AS-NOTED
DATE: 04/13/2005
FILE NUMBER 05-0015
REVISIONS:

A-1

NOTE: THESE DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES, ETC. DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. EMPLOYEES OF CURRAN DRAFTING AND DESIGN, INC. ARE NOT REGISTERED ARCHITECTS OR ENGINEERS. ANY SPECIFICATIONS TO BE VERIFIED BY CONTRACTOR BEFORE THE START OF CONSTRUCTION. CURRAN DRAFTING AND DESIGN, INC. IS NOT RESPONSIBLE OR LIABLE FOR ANY AND ALL DAMAGES TO THE DRAWINGS MADE BY ANYONE OTHER THAN CURRAN DRAFTING AND DESIGN, INC.

CLIENT _____



CITY OF PORTLAND, MAINE

Department of Building Inspections

_____ 5.9 20 05 _____

Received from Susan Garand

Location of Work 51 West Litch

Cost of Construction \$ _____

Permit Fee \$ 96.00

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____
Other _____

CBL: 164 B6

Check #: 1672

Total Collected \$ 96.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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