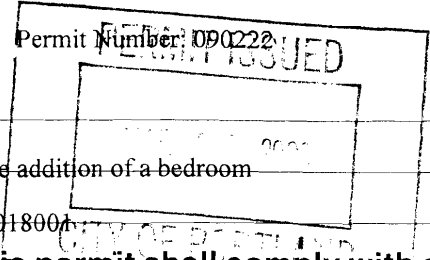


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached



This is to certify that GALIN DAVID B & HOLLAN AMY B Construction
has permission to Add 9'x23' addition above existing structure currently on foundation, for the addition of a bedroom
AT 34 ALBA ST CB# 133 C018001

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 otherwise changed-in. 24 HOURS 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

Thomas W. Kelly 3/27/09
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: 09-0222	Issue Date:	CBL: 133 C018001
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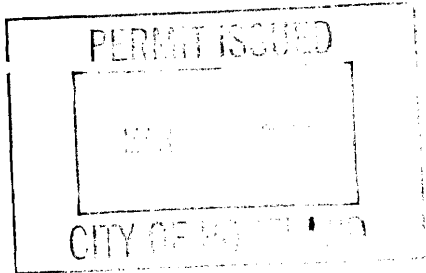
Location of Construction: 34 ALBA ST	Owner Name: GALIN DAVID B & HOLLAND A	Owner Address: 34 ALBA ST	Phone: 207-773-2511
Business Name:	Contractor Name: RS Cater Construction	Contractor Address: PO Box 11138 Portland	Phone: 2078389395
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Add 9'x23' addition above existing structure, currently on foundation, for the addition of a bedroom	Permit Fee: \$280.00	Cost of Work: \$25,275.00	CEO District: 5
Proposed Project Description: Add 9'x23' addition above existing structure, currently on foundation, for the addition of a bedroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB <i>IRC 2003</i> Signature: <i>Am</i> 3/27/09	
		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: lmd	Date Applied For: 03/19/2009	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

- 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 <i>using section 14-43 b(b)</i> <input type="checkbox"/> Flood Zone <i>27% of allowable</i> <input type="checkbox"/> Subdivision <i>30% increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/23/09 ABM</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>ABM</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

9/4/05 - all work complete test - OK A

Close out.
jm

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0222	Date Applied For: 03/19/2009	CBL: 133 C018001
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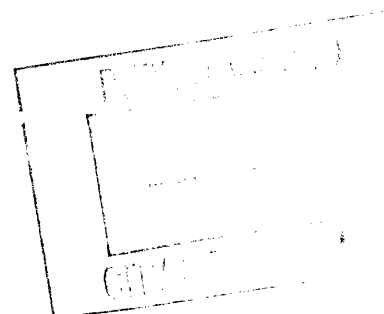
Location of Construction: 34 ALBA ST	Owner Name: GALIN DAVID B & HOLLAND A	Owner Address: 34 ALBA ST	Phone: 207-773-2511
Business Name:	Contractor Name: RS Cater Construction	Contractor Address: PO Box 11138 Portland	Phone: (207) 838-9395
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Add 9'x23' addition above existing structure, currently on foundation, for the addition of a bedroom	Proposed Project Description: Add 9'x23' addition above existing structure, currently on foundation, for the addition of a bedroom
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 03/23/2009
Note: Using section 14-436(b), 80% of first floor footprint is 776.8 sf. Increase in floor area is 207 sf which is 27% of the allowable increase. Ok to Issue: <input checked="" type="checkbox"/>			
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) 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: Tom Markley	Approval Date: 03/27/2009
Note: Ok to Issue: <input checked="" type="checkbox"/>			
1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.			
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			

Comments: 3/24/2009-tm: spoke to contractor that the window for new bedroom does not meet egress requirements. He will talk to owner and get back to me.
--





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>34 Alba Street, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>207 sq. ft.</u>		Square Footage of Lot <u>0.193 acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>133 C 18</u>	Applicant * must be owner, Lessee or Buyer * Name <u>David Galin</u> Address <u>80 Mabel St.</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>773-2511</u>
Lessee/DBA (If Applicable) <u>MAR 1 2000 61 HVM</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,275.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Additional bedroom space</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add 9' x 23' addition above existing structure, currently on foundation. No change to current footprint.</u>		
Contractor's name: <u>RS Carter Construction</u> <u>* mail</u> Address: <u>PO Box 1138 Portland ME 04104-7138</u> City, State & Zip _____ Telephone: <u>838-9395</u> Who should we contact when the permit is ready: <u>David Galin</u> Telephone: <u>773-2511-</u> Mailing address: <u>80 Mabel St Portland ME 04103</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: David Galin Date: 3/14/09

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

Applicant: David Galin

Date: 3/23/09

Address: 34 Albn St.

C-B-L: 133 - C - 18

permit #

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built in 1891

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20' min average of yards - 8' given ~~(no average given)~~ - no average given

Rear Yard - 20' min - 43' given

- house on left - further away

- house on right a little further away

Side Yard - 2 stories 12' min - 15'3" given

Projections -

Width of Lot -

- not meet front setback.

Height - 35' max.

- section 144-436(b)

Lot Area - 6,000 sq ft min - 8400 sq ft ok

~~80%~~ first floor footprint = 971 sq ft

80% = 776.8 sq ft

Lot Coverage/Impervious Surface - N/A

Area per Family - 3,000 sq ft per dwl ok

- addition adding - 9'x23' = 207 sq ft

Off-street Parking -

- ~~not~~ creating second story same roof line

Loading Bays -

Site Plan -

using 27% of allowable 80%

Shoreland Zoning/Stream Protection -

Flood Plains -

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

Martel



34 ALBA ST,
PARTIAL SIDE



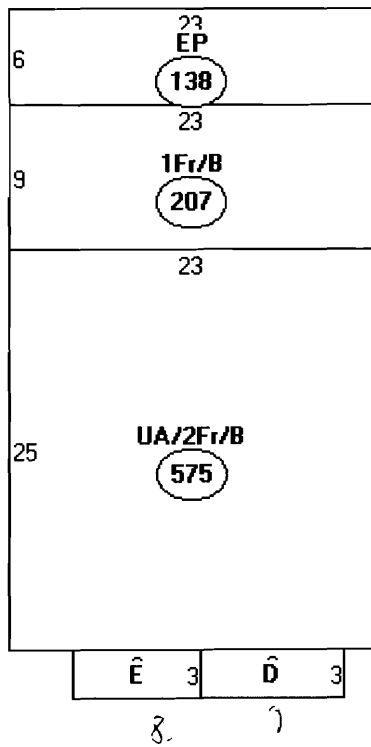
34 ALBA ST.

SIDE



34 ALBA ST.

REAR



Descriptor/Area

A: UA/2Fr/B
575 sqft

B: 1Fr/B
207 sqft

C: EP
138 sqft

D: OP
27 sqft

E: FBAY
24 sqft

= 171

The Attorney General's
MODEL HOME CONSTRUCTION CONTRACT

This model contract is for home construction, repair, or remodeling. It was drafted by the Consumer Protection Division of the Maine Attorney General in an attempt to meet the requirements of 10 M.R.S.A. §§ 1486-90, Home Construction Contracts. This contract is required to be used for home construction or repair projects costing more than \$3,000. You are free to copy this contract and use it for your home construction project.

The Maine Attorney General does not guarantee that this model contract satisfies all legal requirements.

Contract No. 26

1. Parties to This Contract:

A. Contractor RS Carter Construction 838-9395
Name PO Box 11138 Portland ME Phone 04104-7138
Address

B. Homeowner or Lessee David Gahn 773-2511
Name 80 Mabel Street Portland ME Phone 04103
Address

2. Location of Work: 34 Alba Street

3. Completion Dates:

A. Estimated date of commencement _____

B. Estimated date of completion _____

4. Contract Price (if a "cost-plus" formula the cost of labor and materials must be estimated):

\$25,275.00

5. Method of Payment (initial down payment is limited to no more than 1/3 of the total contract price):

1/3 Down
1/3 After Framing
1/3 At Completion

6. Description of the Work:

Construct 9' x 23' addition
above existing first floor structure.
No change to current house footprint.

WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

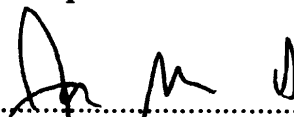
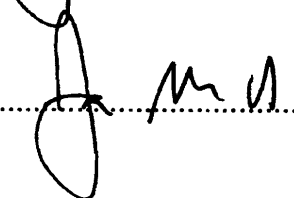
That we, **PATRICK G. MCKENNEY and CECILIA D. MCKENNEY**, of 34
Alba Street, Portland, County of Cumberland and State of Maine, grant to:

DAVID B. GALIN and AMY B. HOLLAND

whose mailing address is 80 Mabel Street, Portland, Maine 04103, with **WARRANTY COVENANTS AS JOINT TENANTS**, a certain lot or parcel of land, together with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described in the attached Exhibit A.

Witness our hands and seals this 6th day of March 2009.

**Signed, Sealed and Delivered
in the presence of**


.....

.....

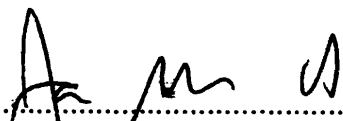

.....
PATRICK G. MCKENNEY


.....
CECILIA D. MCKENNEY

**State of Maine
County of Cumberland ss.**

March 6, 2009

Then personally appeared before me the above named Patrick G. McKenney and Cecilia D. McKenney and acknowledged the foregoing instrument to be their free act and deed.


.....
Attorney at Law/~~Notary Public~~
Printed Name:.....

Jonathan M. Davis, Esq.
Maine Bar Registration No. 7983

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, and bounded and described as follows:

Beginning at a point on the southwesterly side line of Alba Street three hundred seventy-four and nine-tenths (374.9) feet measured northwesterly along the said side line of said Alba Street from the westerly side line of Leland Street, formerly Smith Street, as shown on a plan of said lots of Central Avenue and Alba Street, recorded in the Cumberland County Registry of Deeds, Plan Book 8, Page 7;

Thence running southwesterly on a line at right angles with said southwesterly side line of said Alba Street one hundred (100) feet to a point;

Thence northwesterly on a line parallel with said side line of Alba Street fifty (50) feet to a point;

Thence northeasterly on a line parallel with the first mentioned bound one hundred (100) feet to said Alba Street;

Thence southeasterly along said Alba Street fifty (50) feet to the point of beginning.

Excepting, however, therefrom as above described, a strip of land one foot in width off from the southeasterly side of said land, said strip having been conveyed by Melvina R. Lopez to Marion E. Lamont, by deed dated October 6, 1937 and recorded in said Registry of Deeds in Book 1533, Page 446.

Also a certain lot or parcel of land, situated on the southwesterly side of Alba Street in said Portland, County of Cumberland, and State of Maine, and bounded and described as follows:

Beginning at a point on the southwesterly side line of said Alba Street at the northeasterly corner of a lot of land now or formerly of Mary E. Moors;

Thence running easterly along said Alba Street thirty-five (35) feet to the first parcel hereinabove described;

Thence southwesterly along said parcel hereinbefore described one hundred (100) feet;

Thence northwesterly parallel to said Alba Street thirty-five (35) feet to said land now or formerly of said Mary E. Moors;

Thence northeasterly along the land now or formerly of said Moors one hundred (100) feet to the point of beginning.

7. **Warranties:** The contractor provides the following express warranty: _____

In addition to any additional express warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

8. **Resolution of Disputes:** If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

1. Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision (____);
2. Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit (____);
3. Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (____).

The parties are *not* required to select one of these dispute resolution methods. They are optional. If the parties do *not* select one of these dispute resolution options, check here: .

9. **Change Orders:** Any alteration or deviation from the above contractual specifications that involve extra cost will be executed *only upon the parties entering into a written change order.*

10. **Additional Provisions:** _____

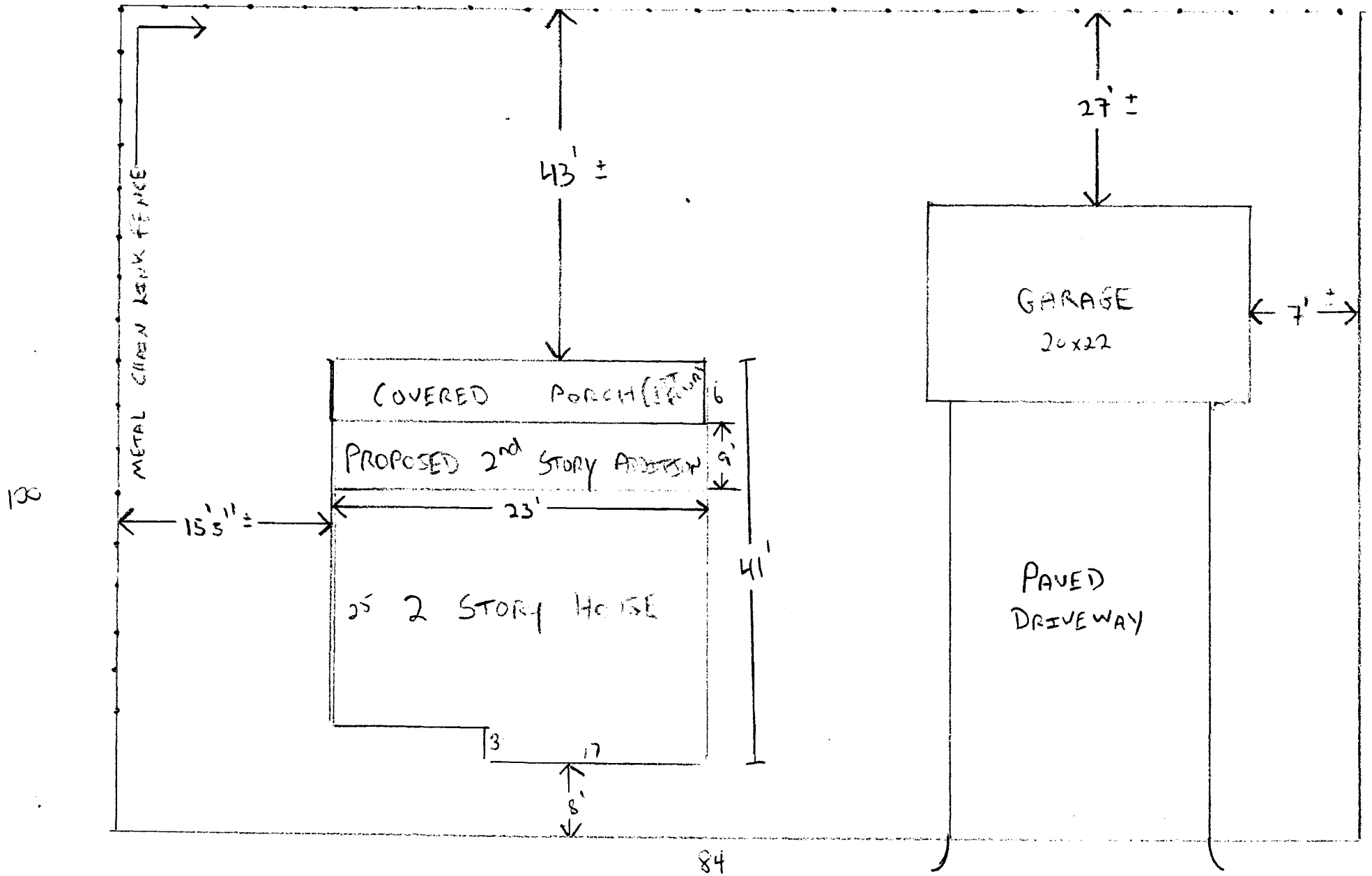
Please note: if this contract is being used by contractors who sell door-to-door it must meet any applicable requirements of the Consumer Solicitation Sales Act, 32 M.R.S.A. §§ 4661-4671, the Door-to-Door Home Repair Transient Sellers Act, 32 M.R.S.A. §§ 14501-14512, and The Credit Home Solicitation Sales Act, 9-A M.R.S.A. §§ 3-501-3-507, including a description of the consumer's 3 day right to cancel the contract. If this contract includes installation of insulation in an existing residence it must contain a detailed description of the insulation as required by 10 M.R.S.A. § 1482. If this contract includes construction of a new residential building or a new addition to an existing residence, it must contain a statement that 10 M.R.S.A. §§ 1411 - 1420 establishes minimum energy efficient building standards for new residential construction, and whether this building or addition will meet or exceed those standards.

11. **Contract Acceptance:**

Signature: David Galin Date: 3/14/09
(Homeowner or Lessee)
Signature: [Handwritten Signature] Date: 3/14/09
(Contractor)

Each party must receive a copy of this signed contract before work can be started.

PLOT PLAN - ALBA ST



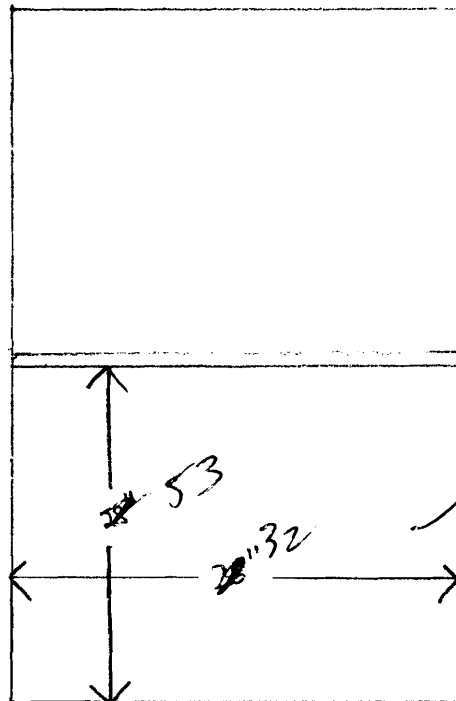
ALBA ST.

ALL NEW BEDROOM WINDOWS WILL HAVE
THE DIMENSIONS BELOW

DOUBLE HUNG

27" wide
32" x 53"

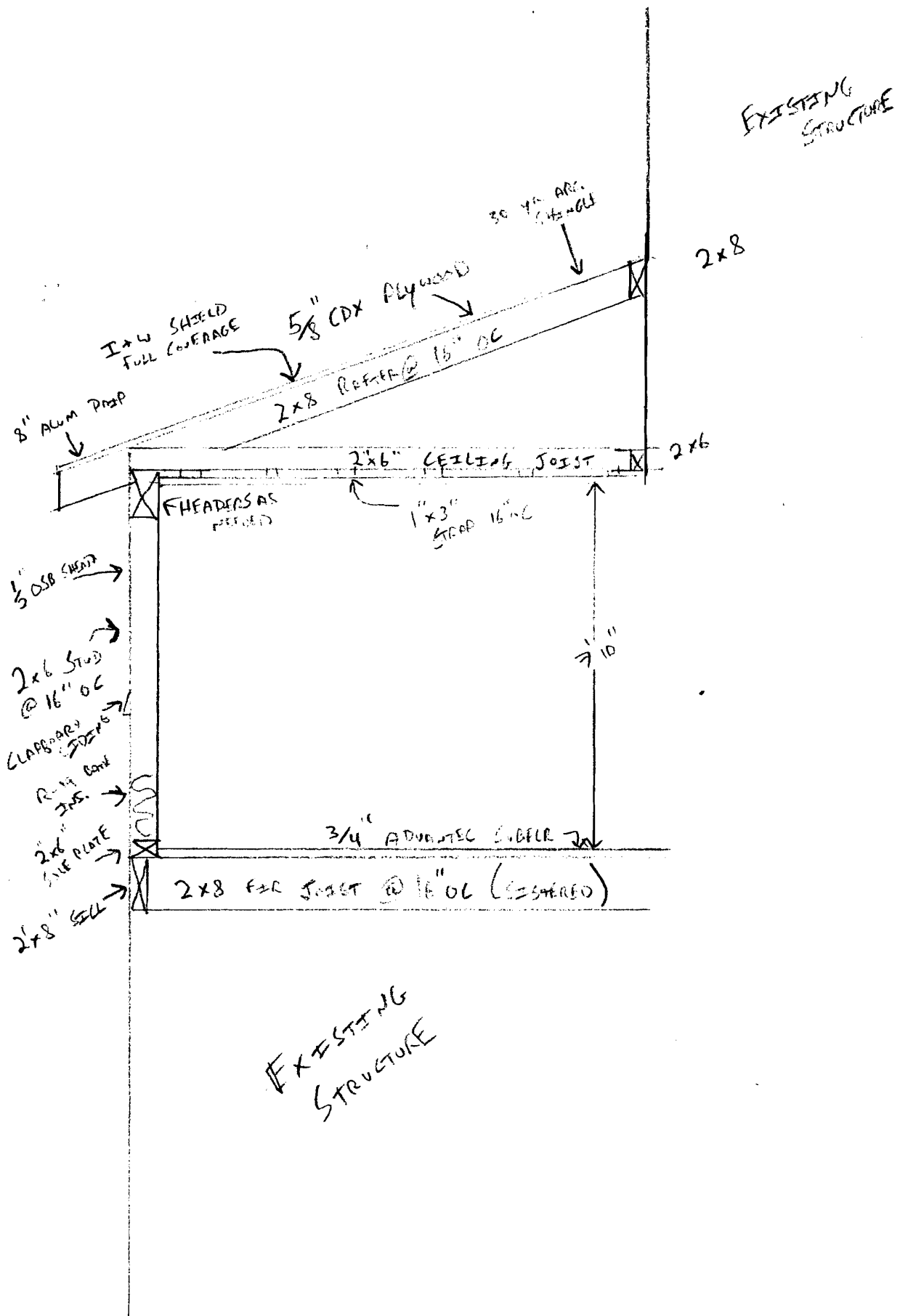
Model # 26-42



DOES NOT meet requirement

BOTTOM OF WINDOW LESS THAN 40" FROM
FINISHED FLOOR

34 ALBA ST.



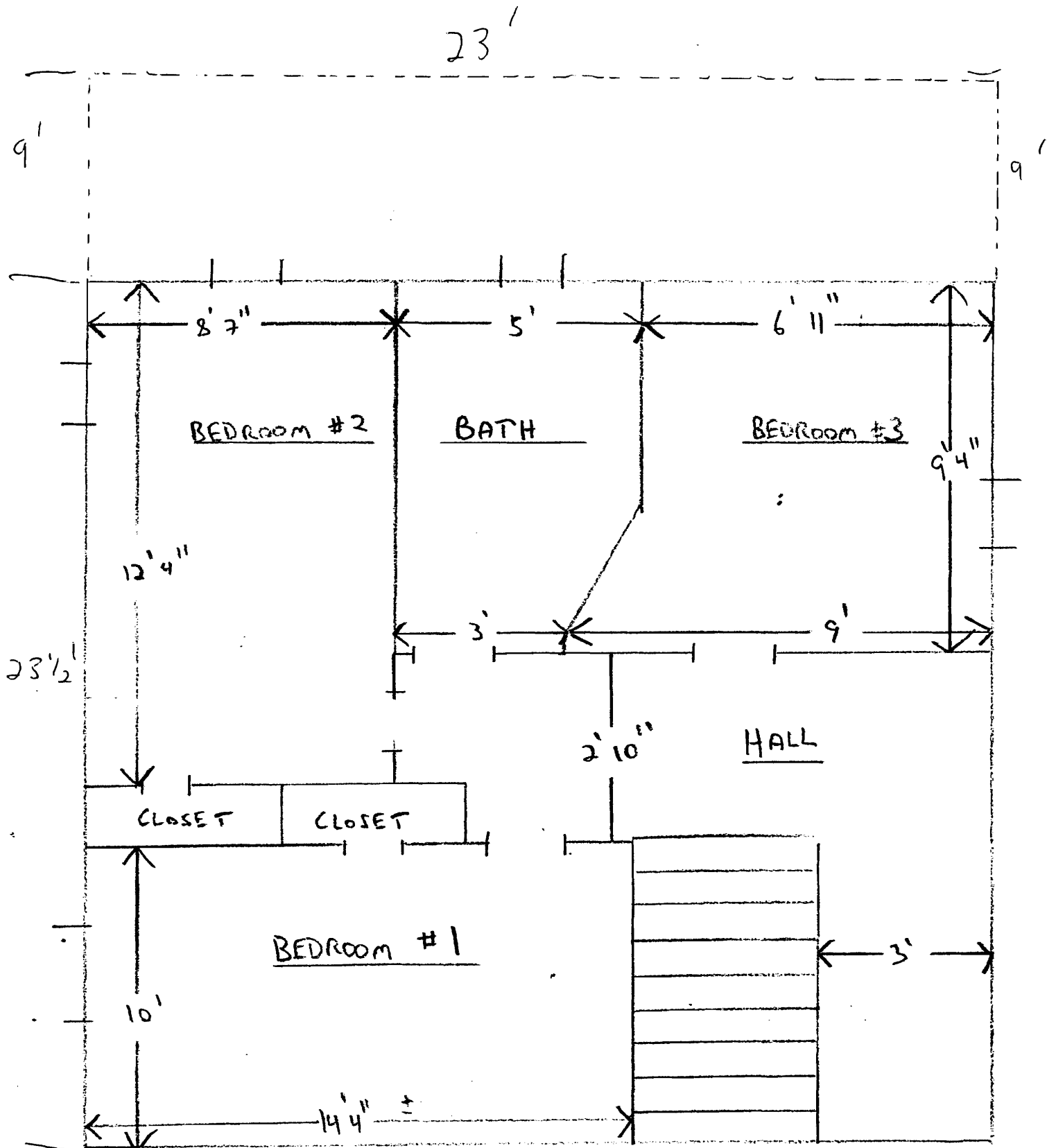
EXISTING STRUCTURE

EXISTING STRUCTURE

CROSS SECTION
 34 ALBA ST

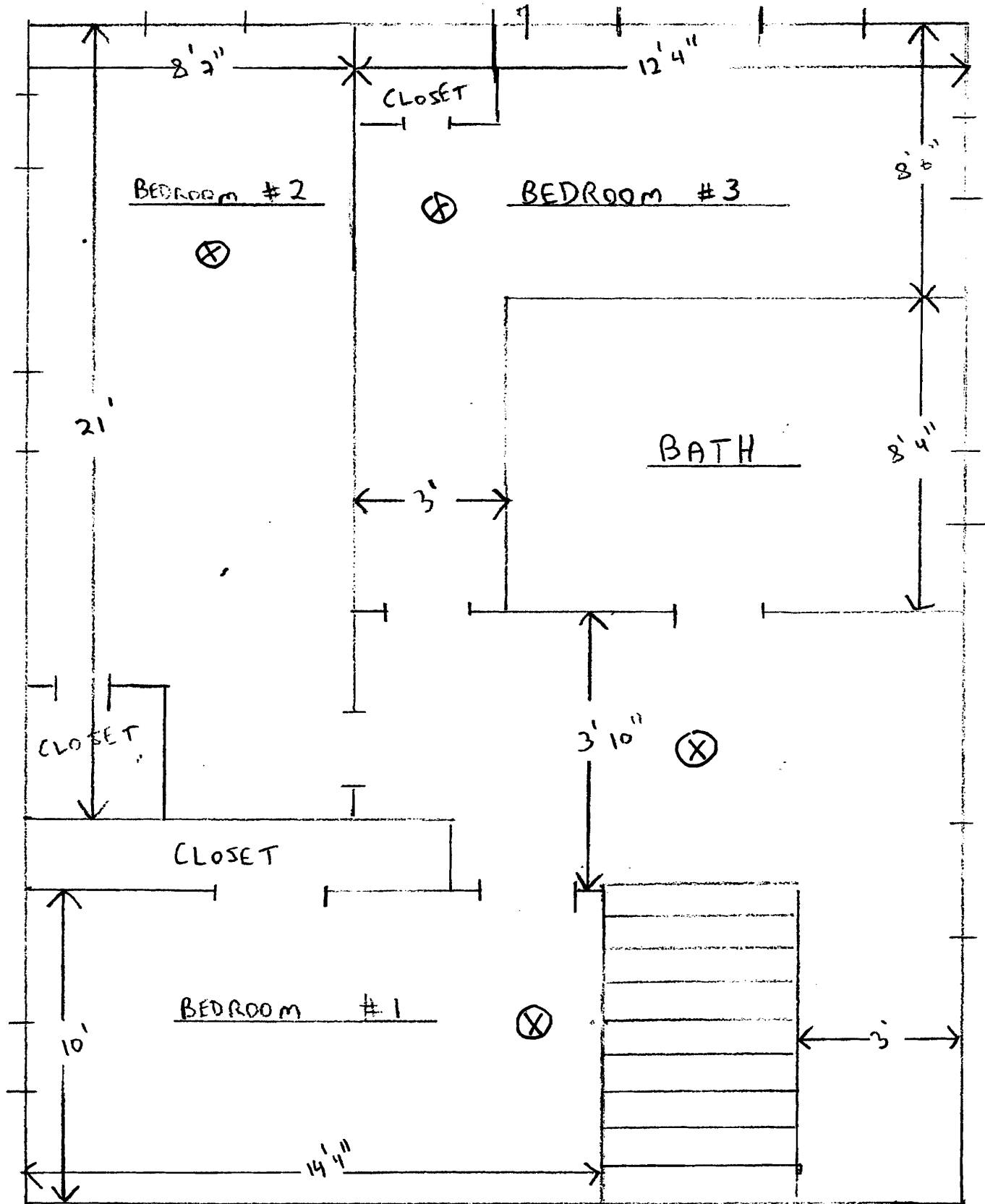
EXISTING 2nd FLOOR LAYOUT

ALBA STREET

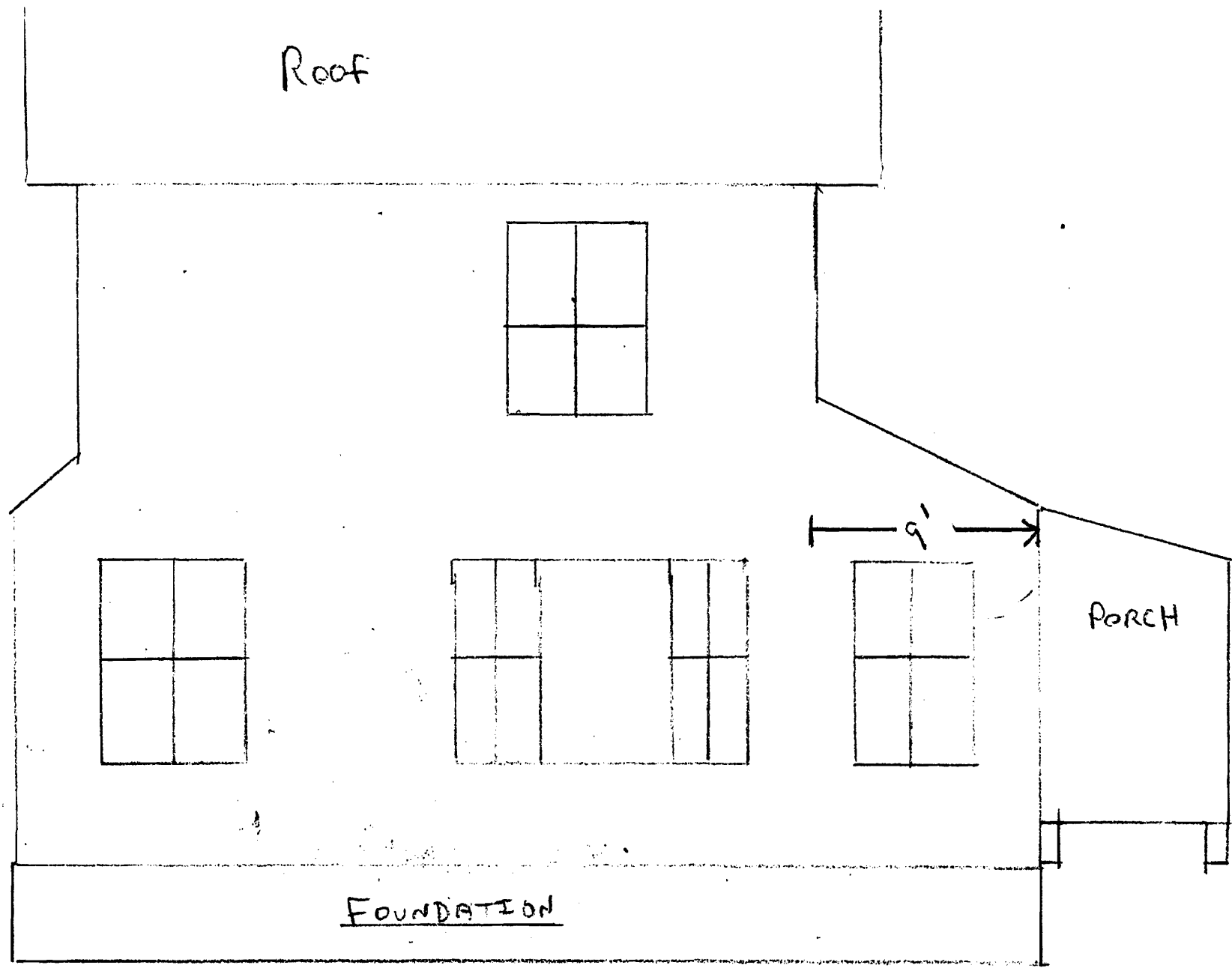


PROPOSED 2ND FLOOR LAYOUT

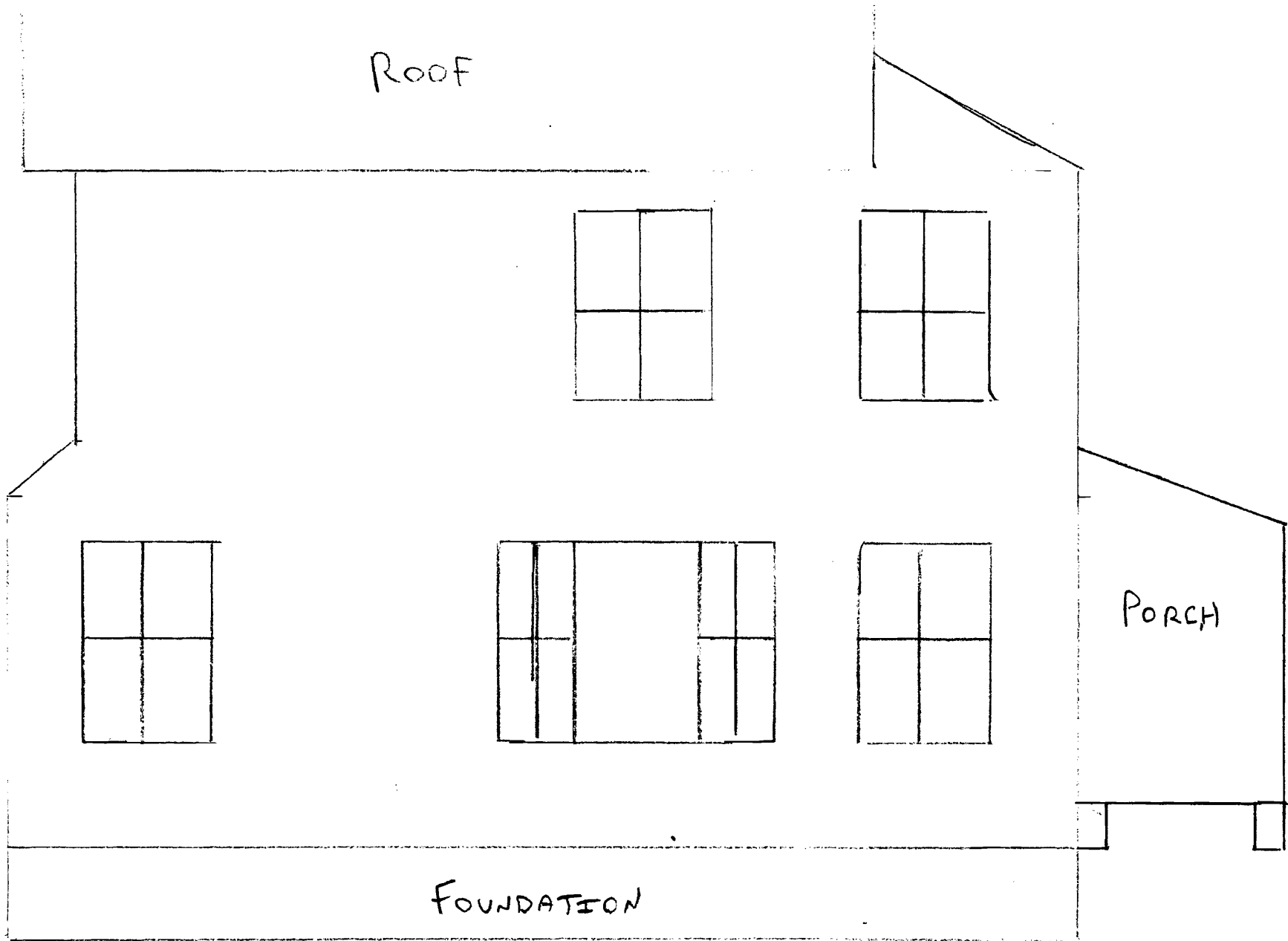
ALBA STREET



⊗ - Smoke Detectors



EXISTING SIDE ELEVATION



ROOF

PORCH

FOUNDATION

PROPOSED SIDE ELEVATION