

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BU **PERMIT** ION

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 090776  
JUL 24 2009  
CITY OF PORTLAND

This is to certify that WERNER SARAH C & GOR N M HO SS/Creative Att  
has permission to 2nd floor remodel of bedroom create master bath, set and her closet  
AT 59 BRENTWOOD ST CL 133 E010001

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 lath or other used-in. 2 HO 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

*Ann Banker* 7/24/09  
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: 09-0776	Issue Date: 07/24/2009	CBL: 133 E010001
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<b>Location of Construction:</b> 59 BRENTWOOD ST	<b>Owner Name:</b> WERNER SARAH C & GORDON	<b>Owner Address:</b> 59 BRENTWOOD ST	<b>Phone:</b> 774-7533
<b>Business Name:</b>	<b>Contractor Name:</b> Creative Cottage, LLC	<b>Contractor Address:</b> PO Box 423 Freeport	<b>Phone:</b> 2078656880
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> R-5

<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Single Family w/2nd floor remodel of bedroom to create master bath, closet and washer closet	<b>Permit Fee:</b> \$290.00	<b>Cost of Work:</b> \$26,500.00	<b>CEO District:</b> 5
<b>Proposed Project Description:</b> 2nd floor remodel of bedroom to create master bath, closet and washer closet		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB IRL-2003 JMB 7/24/09	
		<b>Signature:</b>		
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
<b>Signature:</b> _____ <b>Date:</b> _____				

<b>Permit Taken By:</b> jmb	<b>Date Applied For:</b> 07/24/2009	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	<b>Special Zone or Reviews</b> <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"/> Date: 7/24/09 JMB	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p><b>PERMIT ISSUED</b></p> <p>JUL 24 2009</p> <p><b>CITY OF PORTLAND</b></p> </div>		

**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

<b>Permit No:</b> 09-0776	<b>Date Applied For:</b> 07/24/2009	<b>CBL:</b> 133 E010001
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<b>Business Name:</b>	<b>Contractor Name:</b> Creative Cottage, LLC	<b>Contractor Address:</b> PO Box 423 Freeport	<b>Phone:</b> (207) 865-6880
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family w/2nd floor remodel of bedroom to create master bath, closet and washer closet	<b>Proposed Project Description:</b> 2nd floor remodel of bedroom to create master bath, closet and washer closet
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/24/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/24/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) 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. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**Comments:**  
 7/24/2009-jmb: Same day walk in



# 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>59 Brentwood Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>5,400</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>133      E      10</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Gordon Holman</u> Address <u>59 Brentwood Street</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>774-7533</u> C-322-4404
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>26,500<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>290.00</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Remodel existing master bedroom adding a closet and bathroom</u>		
Contractor's name: <u>Creative Cottage LLC</u> <del>R McArthur</del> <u>Lloyd Lucy Lloyd</u> Address: <u>PO Box 423</u> City, State & Zip <u>Freeport ME 04032</u> Telephone: <u>865-6880</u> Who should we contact when the permit is ready: <u>Lucy Lloyd</u> Telephone: <u>865-6880</u> Mailing address: <u>PO Box 423 Freeport ME 04032</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](http://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: Lucy W. Lloyd Date: 7/23/09

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

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. 100

**1. Parties to This Contract:**

A. Contractor Creative Cottages LLC 865-6880  
Name Phone  
PO Box 423, Freeport ME 04032  
Address

B. Homeowner or Lessee Gordon Holman 774-7533  
Name Phone  
59 Brentwood St, Portland  
Address

2. Location of Work: 59 Brentwood St, Portland

**3. Completion Dates:**

A. Estimated date of commencement July 27, 2009  
B. Estimated date of completion Sept 1, 2009

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

\$26,500

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

down payment of \$8,000  
Progress billed every two weeks  
Final payment due upon completion

**6. Description of the Work:**

Remodel existing master bedroom adding a closet and master bathroom.

7. **Warranties:** The contractor provides the following express warranty: will produce excellent workmanship, complete projects to customer specifications, and communicate any problem -

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: [Signature] Date: 7/13/09  
(Homeowner or Lessee)  
Signature: [Signature] Date: 7/13/09  
(Contractor)

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



## Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

### Eligible Projects

**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

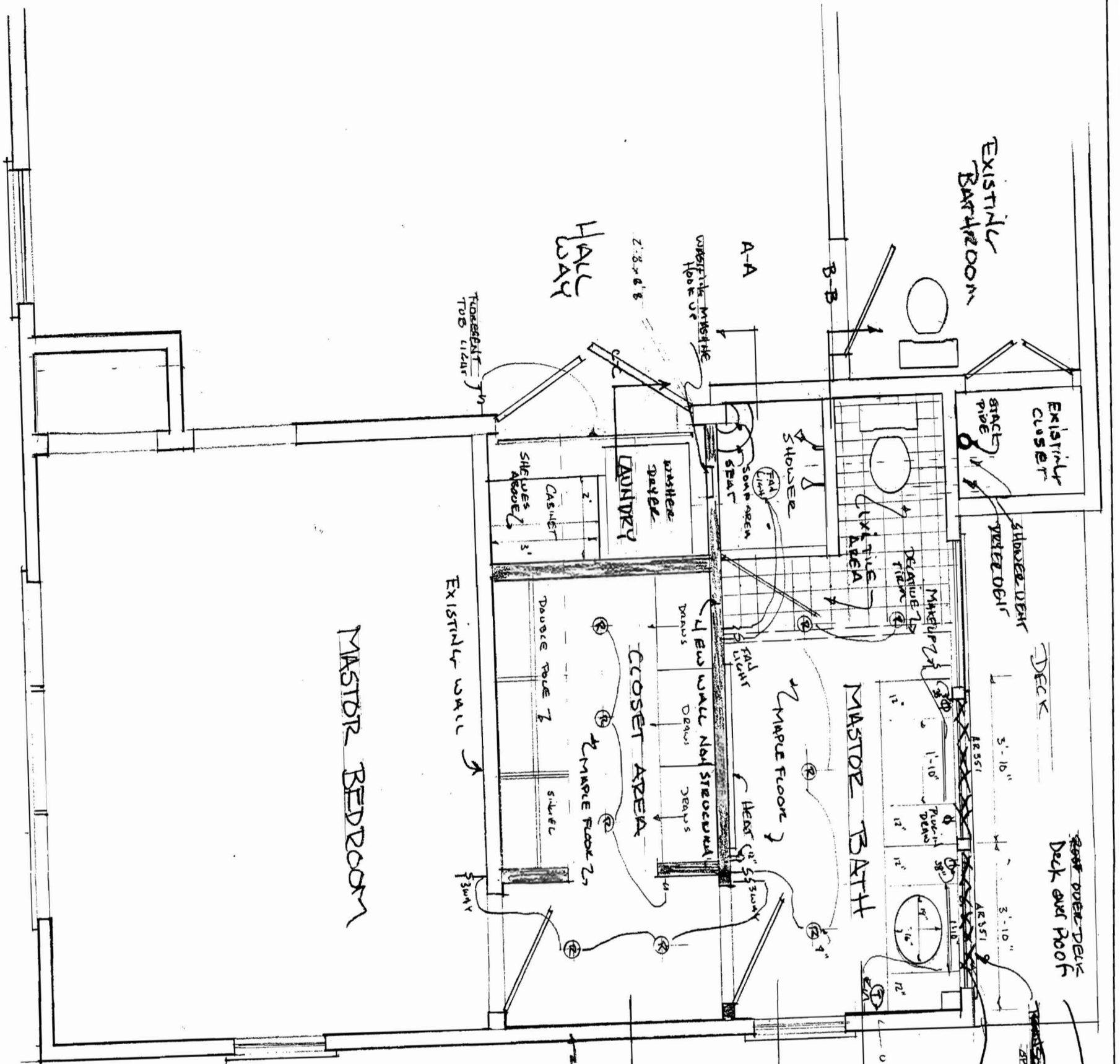
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: <i>Ang W. Lloyd</i>	Date: <i>7/23/09</i>
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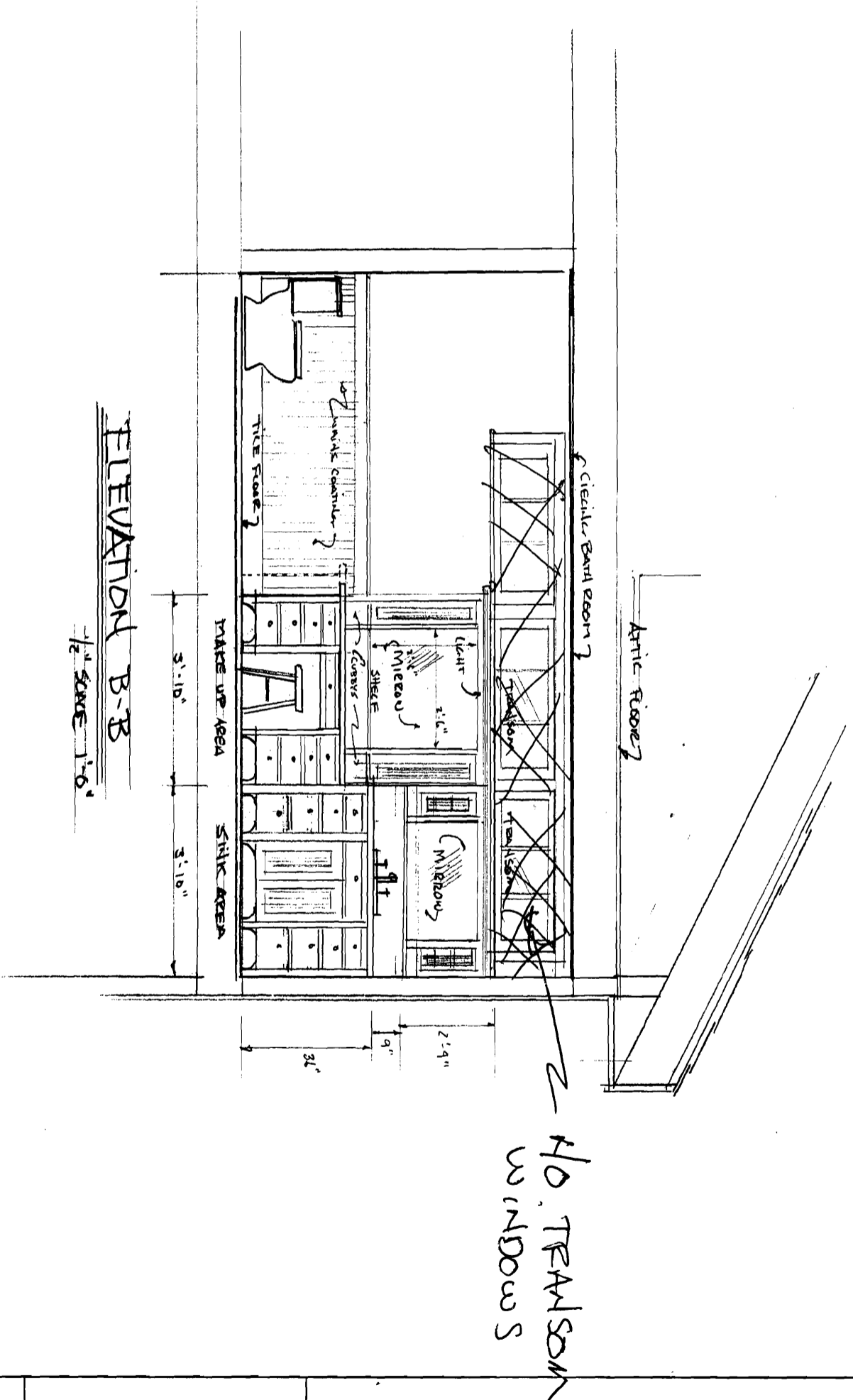
Deck Removed

Remove previous door

- ELECTRICAL**
- TERMINATE FIREALARM
  - 4 RECESSED CANS 9"
  - 3 GFI PUSES
  - FAN LIGHT
  - WASHER DRYER HOOK UP
  - DRYER SEPERET HOOK UP
  - CANDYER LIGHT

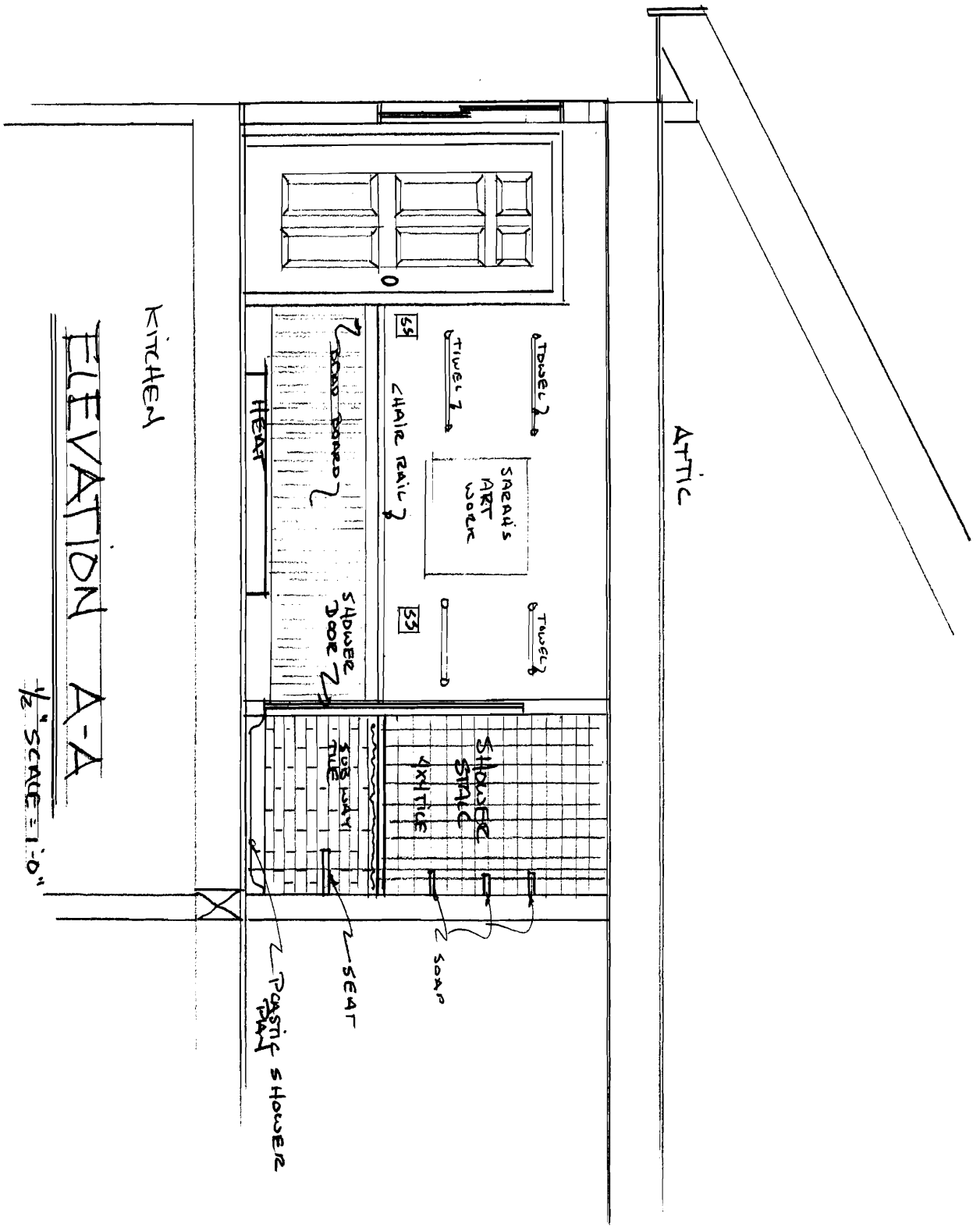
New walls will be 2x4 and 16" on center. The walls are non-bearing, they are framing up the closet.

2nd FL



ELEVATION B-B  
 1/2" SCALE 1'-0"

CREATIVE COTTAGES LLC  
 PO Box 423  
 Freeport, ME 04032  
 (207) 865-6880  
 www.creativecottagesllc.com

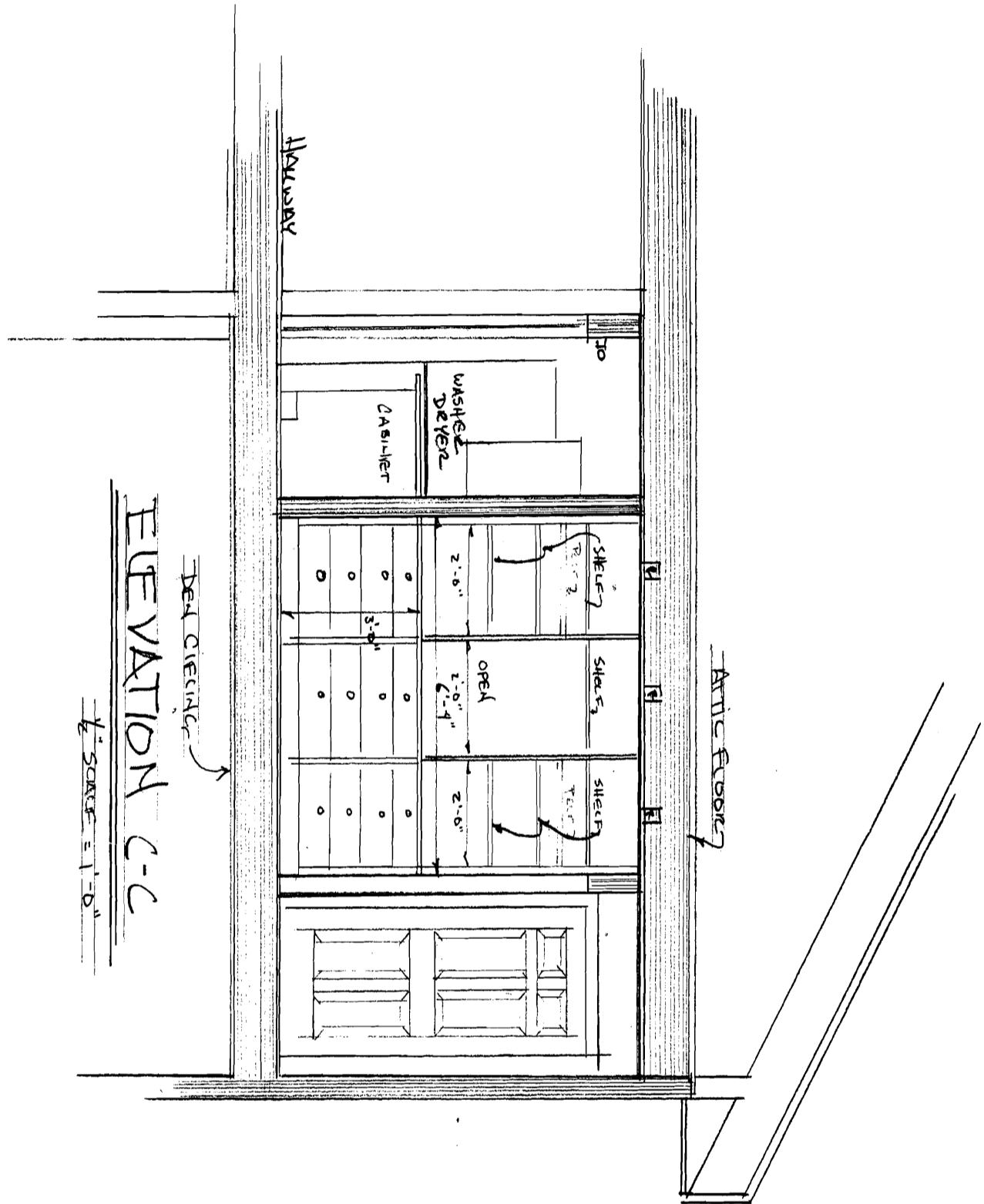


KITCHEN

ELEVATION A-A

1/2" SCALE = 1'-0"

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 Freeport, ME 04032  
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 www.creativecottageallc.com



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