



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>21 Whitney Avenue</u>		
Total Square Footage of Proposed Structure/Area <u>3200</u>	Square Footage of Lot <u>6600</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>186</u> Block# <u>C</u> Lot# <u>7</u>	Applicant: (must be owner, lessee or buyer) Name <u>Joseph Riley</u> Address <u>PO Box 8117</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>774-269-4700</u> (cell) <u>207-200-4909</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>12,325</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>150</u>
Current legal use (i.e. single family) <u>Two family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>Residential</u> Proposed Specific use: <u>Residential</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>3rd floor is partially finished, looking to finish 100% & add 3/4 bathroom</u>		
Contractor's name: <u>Cross Works Carpentry</u> Address: <u>Mike Gervais 62 William Knight Road</u> City, State & Zip: <u>Windham, Maine 04062</u>		Email: <u>mgervais@maine.rr.com</u> Telephone: <u>774-269-4700</u>
Who should we contact when the permit is ready: <u>Joe Riley</u> Mailing address: <u>PO Box 8117, Portland, ME. 04104</u>		Telephone: <u>207-200-4909</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.

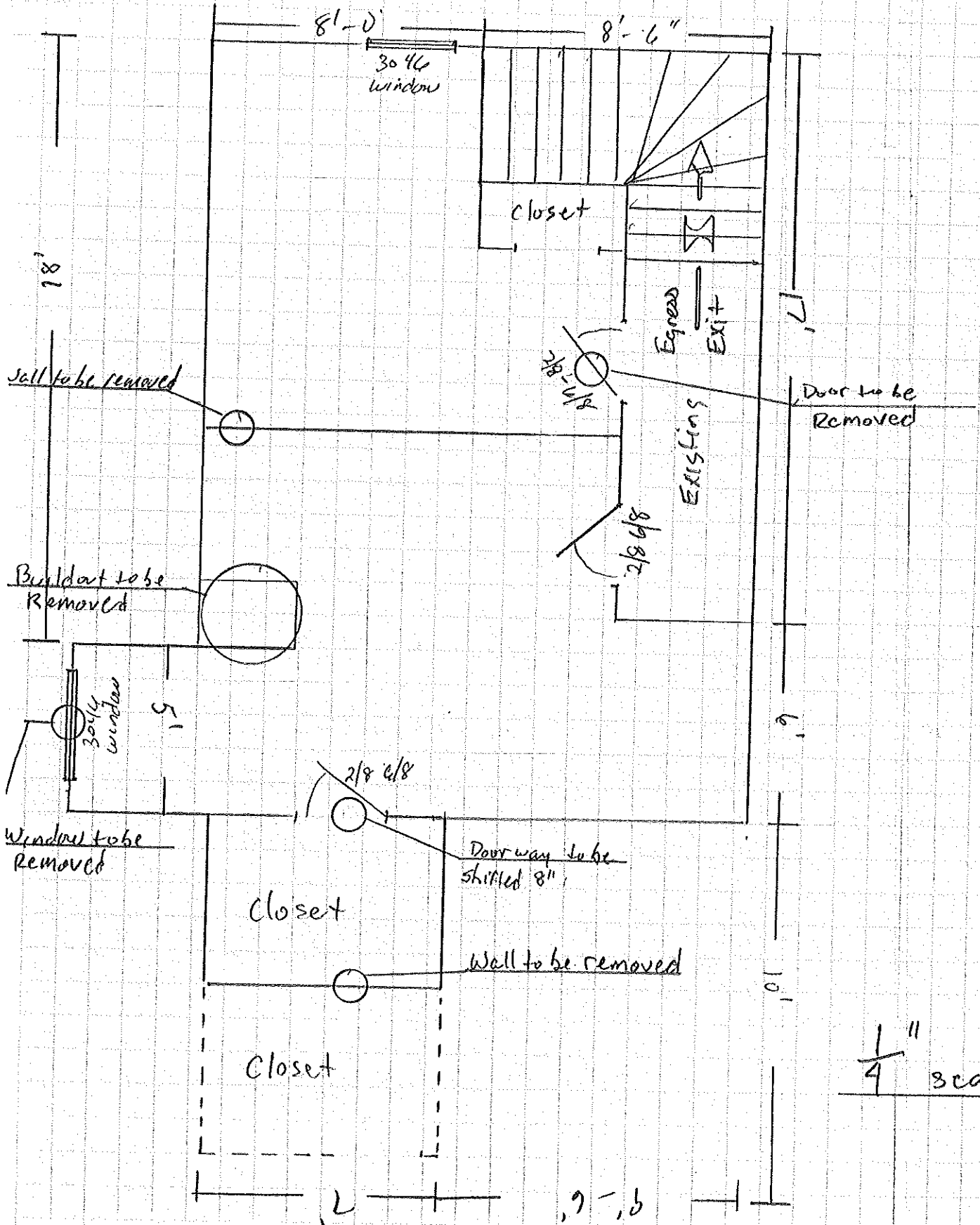
and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Joe Riley Date: 6/4/12

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

21 Whitney Ave

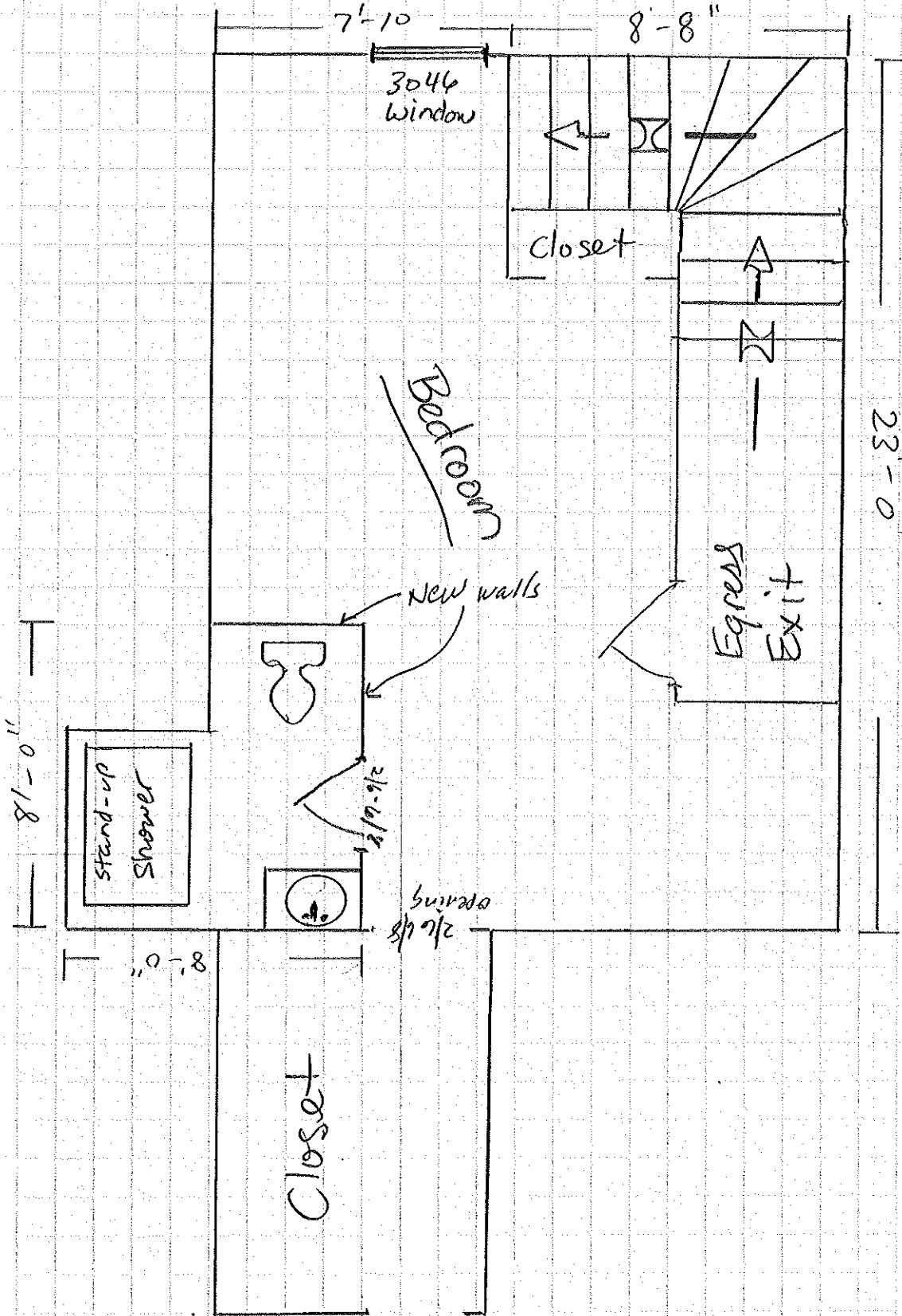
"Existing Floor Plan"



$\frac{1}{4}$ " scale

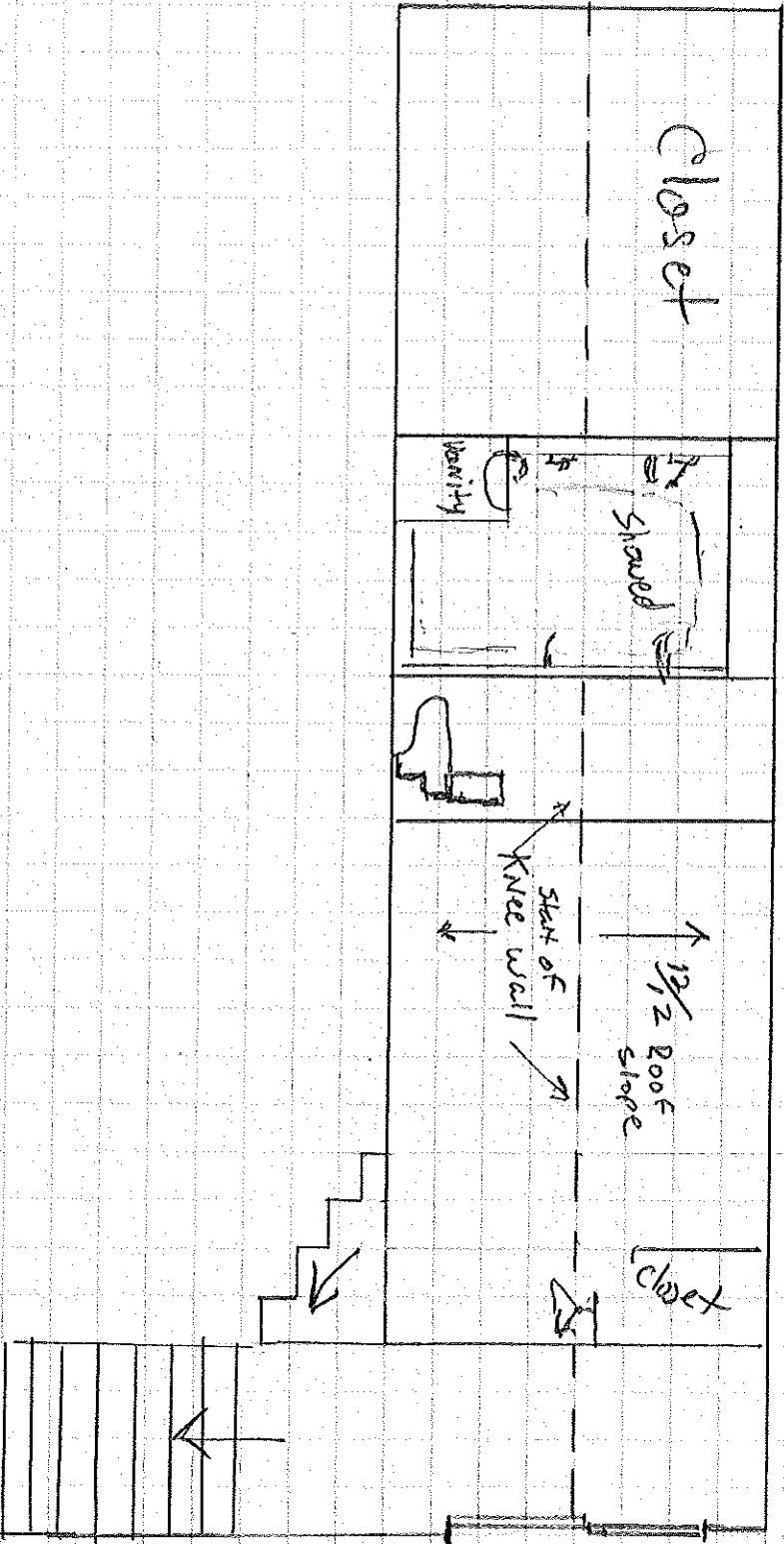
21 Whitney Ave

"Proposed Floor Plan"



21 Whitney Ave

" Proposed Cross Section "



HEREBY CERTIFY TO Old Port Title Co.
Mortgage Network, Inc. and its Title Insurer

Portland, Maine

Inspection Date: 04-03-12

Scale: 1" = 20'

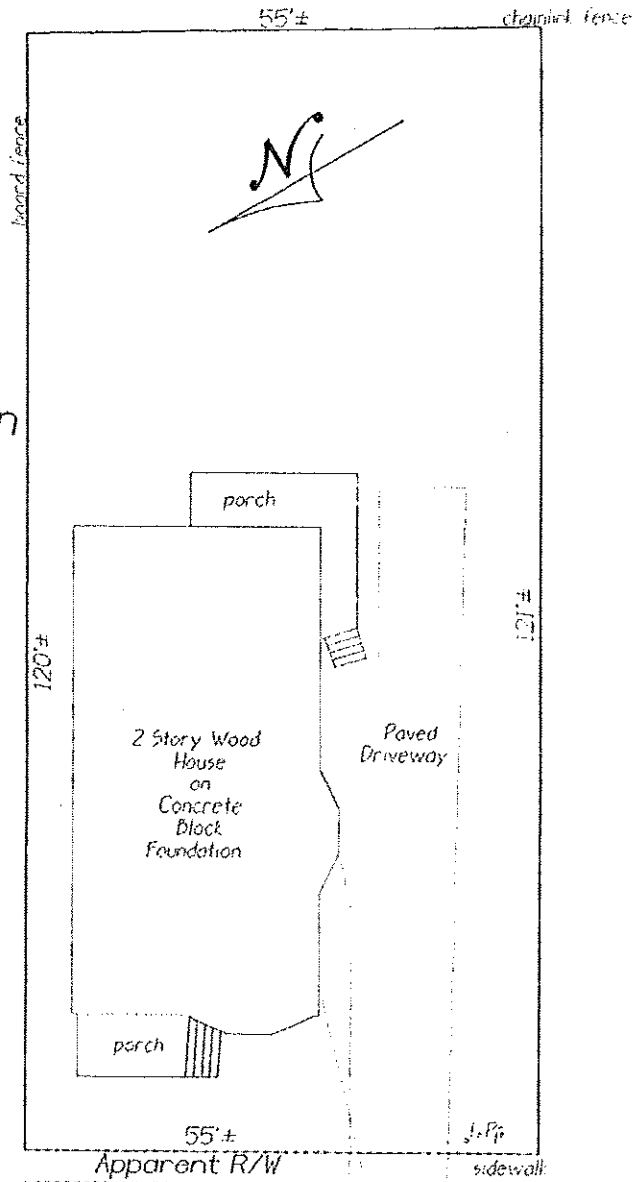
The monumentation is ~~not~~ in harmony with
current deed description.

The building setbacks are ~~not~~ in conformity
with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear to~~ fall within the
special flood hazard zone as delineated by the
Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the
special flood hazard zone as indicated on
community-panel # 230051 0013 B.

BUYER: Joseph Riley
SELLER: Deirdre Stedman Nielsen



Whitney Avenue
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL
RIGHTS AND EASEMENTS OF RECORD.
EASEMENTS THAT ARE EVIDENT ARE SHOWN.
THIS PLAN MIGHT NOT REVEAL
CONFLICTS WITH ADJACENT DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Sebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664



PLAN BOOK 10 PAGE 113 LOT 2
DEED BOOK 21953 PAGE 226 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: Bea

1 Project Description

1.1 Description of Scope

This project will involve the remodeling of a: **2 bedrooms, closet, and creating a bathroom**

The project will include the following standard procedures:

- Responsible for providing all materials needed, removal of all debris from premises, while maintaining a clean environment within the work space.

Work details by Contractor

- Remove 12' wall and do patch work accordingly to floor and ceilings
- Seal off door into room with window, sheetrock both sides
- Remove baseboard throughout for electrical work
- Take down closet shelving in both closets [something you could do actually]
- Punch hole in closet wall and create opening into other half of 3rd floor
- Open up pipe chase for plumbing work and re-frame accordingly.
- Remove window, frame in opening and patch outside siding and interior wall to that location
- Take down ceiling for new ceiling fan in what will be the new bathroom area
- Take up floor boards for plumbing work in the new bathroom
- Frame new bathroom wall , insulate, and sheetrock both sides.
- Re-install floorboards after plumbing is complete and install a ½" AC fir subfloor for stick-on tile flooring.
- Install solid lauan bathroom door.
- Re-install any baseboard removed for electrical work.
- Patch all areas to ceiling or walls where need be and skim coat ready for paint
- Install shower, single vanity/sink assembly, new toilet, towel bars and medicine cabinet, and space heater.
- Re-install any closet shelving in hall area connecting both living spaces .
- Install lexisting door slab to second floor door opening and close off two other door openings and insulate.

1.1a Additional Work/Extras

- Any work requested to be done which is not listed in the work details above will be considered an "extra" and an estimate of cost for materials and labor will be provided within a 24 hr period. If approved by homeowner, work will be done to coincide with existing schedule and a submission for payment will be made in conjunction with the next scheduled payment.

2 Effort and Cost

2.1 Total Estimated Price: \$12,325.00<<

- This bid includes all materials needed to complete the work requested.
- Estimated costs will include any material pick-up and dump charge.
- Work day begins when departing from home base.

2.1a Cost Breakdown:

- Crossworks estimated Labor: \$3,520.00
- Materials for remodel: \$1,200.00
- Electrical work: \$2,400.00
- Plumbers work: \$3,300.00
- Drywall taper: \$1,905.00

2.2 Invoicing Schedule

- 1st Payment of \$3,500.00 to be made when job begins.
- 2nd Payment of \$3,000.00 when plumbing & electrical has been roughed in.
- 3rd Payment of \$2,800.00 when all drywall patch work has been completed.
- 4th Payment of \$2,020.00 when bathroom fixtures have been installed and finish electrical work completed.
- Final payment of \$1,005.00 when all work listed in work details has been completed.

2.3 Project Schedule

- Upon signing of contract, the project will be scheduled to start on May 16th and be completed on the projected date of June 1st.