

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 04-0605	Issue Date: MAY 18 2004	GBL: 198 B013001
-----------------------	----------------------------	---------------------

Location of Construction: 134 Fenway St	Owner Name: Brooks Robert C &	Owner Address: 134 Fenway St	Phone: CITY OF PORTLAND 07-774-6904
Business Name:	Contractor Name: Building Remodeling Inc.	Contractor Address: 17 Laskey Road Windham	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings #201,210 201,210	Zone: R-5
Past Use: single family	Proposed Use: single family - build 24' x 36' addition and 23' x 24' garage	Permit Fee: 1875 \$2,200.00	Cost of Work: 201,210 \$242,910.00
Proposed Project Description: build 24' x 36' addition and 23' x 24' garage		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-5 Type: SB BOCA 1799
		Signature:	Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: tmm	Date Applied For: 05/13/2004	Zoning Approval		
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..		Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>Well beyond 75' High W.M.</i> <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: 5/18/04	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: 5/18/04

PERMIT ISSUED
 MAY 18 2004
 CITY OF PORTLAND

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

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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

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.

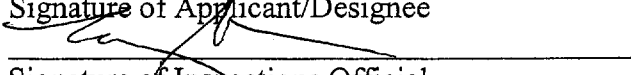
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 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


Signature of Applicant/Designee

5/18/04
Date


Signature of Inspections Official

5/18/04
Date

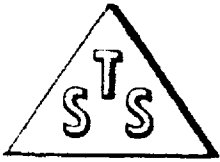
CBL: 198-B-13

Building Permit #: 04-0605

TELEPHONE 207-784-9371

FAX 207-784-9003

1-800-696-7799



TRI-STATE STEEL INC.

WHOLESALE DISTRIBUTORS OF STEEL PRODUCTS

REMIT TO: P.O. BOX 1207 - Auburn, Maine 04211-1207
 CHASSE ST. & WASHINGTON ST., AUBURN, MAINE 04211-1207

QUOTATION ONLY

S
O
I
D

T
O
L

HILLSIDE LUMBER CO., INC
 781 COUNTY ROAD
 WESTBROOK, ME 04092

S
H
I
P

T
O
L

RE: BROOKS RES
 PORTLAND, ME

TERMS: 1/2 of 1% 10 days. Net 30 days. No Retainage Allowed.

FAX 775-3537

Customer Order No.	Date Received	Sold By	Cash	C.O.D.	Chg.	Date Shipped	Invoice Date	Shipped Via:
	5-17-04							

Quantity Ordered	Quantity Shipped	Description	Weight*	Unit Price	Amount
		GIVEN 22-9 x 24' AREA			
		1 RES. FLOOR LOAD			
		2 - KNEE WALLS PARALLEL TO BEAM			
		FLOOR LIVE	40	TOTAL	
		FLOOR-DEAD	20	60#	
		ROOF-TOTAL	70#		
		$\frac{24}{2} \times 22-9 \times 60^{\#} = 16,380$			
		$\frac{24}{2} \times 22-9 \times 70^{\#} \times \frac{6}{24} = 9,778$			
		21,158#			
		USE			
		W12 x 30 = 27 K - 23'			
		$S_x = 38.6 \text{ IN}^3 \quad F_y = 36 \text{ KSI}$			

* Weight subject to correction

WoodWorks® Sizer

for ANTHONY POWER PRODUCTS

Beam1

WoodWorks® Sizer 97e

May 14, 2004 12:24:56

COMPANY MILLSIDE LUMBER	PROJECT BROOKS RESIDENCE JOHNSON JOB
----------------------------	--

DESIGN CHECK - NDS 1997

Beam DESIGN DATA:

```

material:      AFP Balanced
lateral support: Top= Full      Bottom= @Supports
total length:  24.00 [ft]
Load Combinations: ASCE 7 95
    
```

LOADS: (force=lbs, pressure=psf, udl=plf, location=ft)
>>Self-weight automatically included<<

Load	Type	Distribution	Magnitude		Location		Pattern Load
			Start	End	Start	End	
1	Dead	Full Area	10	(12.00)*			No
2	Live	Full Area	40	(12.00)*			No

*Tributary width (ft)

MAXIMUM REACTIONS and BEARING LENGTHS (force=lbs, length=in)

24.00 fL

Dead	2019	2019
Live	5760	5760
Total	7779	7779
B.Length	1.5	1.5

DESIGN SECTION: S.Pine, 2SF-E2, 7x18 @32.663 plf
This section PASSES the design code check.

SECTION vs. DESIGN CODE (stress=psi, deflection=in)

Criterion	Analysis Value	Design Value	Analysis/Design
Shear	fv ed = 79	Fv' = 244	fv/Fv' = 0.32
Bending(+)	fb = 1446	Fb' = 2683	fb/Fb' = 0.54
Live Defl'n	0.50 = L/574	0.80 = L/360	0.63
Total Defl'n	0.66 = L/435	1.60 = L/180	0.41

FACTORS:

F	CD	CM	Cc	CL	CF	CV	Cfu	Cr	LC#
Fb'+	2800	1.00	1.00	1.00	1.00	0.958	1.00	1.00	2
Fv'	290	1.00	1.00	1.00		(CH = 0.841)			2
Fcp'	740	1.00	1.00						-
E'	2.1 million	1.00	1.00						2

ADDITIONAL DATA

```

Bending(+): LC# 2 = D+L, M = 45552 lbs-ft
Shear      : LC# 2 = D+L, V = 7592, VEd = 6643 lbs
Deflection: LC# 2 = D+L, EI=7144.09e06 lb-in2
Total Deflection = 1.00(Defln_dead) + Defln_Live.
(D=dead L=live S=snow W=wind I=impact C=construction)
(All LC's are listed in the Analysis output)
    
```

DESIGN NOTES:

- Please verify that the default deflection limits are appropriate for your application.
- GLULAM: The loading coefficient KL used in the calculation of Cv is assumed to be unity for all cases. This is conservative except where point loads occur at 1/3 points of a span (NDS Table 5.3.2).
- GLULAM: bxd = actual breadth x actual depth.
- Glulam Beams shall be laterally supported according to the provisions of NDS Clause 3.3.3.
- GLULAM: bearing length based on smaller of Fcp(tension), Fcp(comp'n).

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 040605

Please Read Application And Notes, If Any, Attached

This is to certify that Brooks Robert C &/Building modeling

has permission to build 24' x 36' addition and 24' garage

AT 134 Fenway St 198 B013001

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. **HEAVY 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 _____

PERMIT ISSUED
MAY 18 2004
Department Name
CITY OF PORTLAND

[Signature]
5/18/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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>134 Fenway Street, Portland, ME</u>		
Total Square Footage of Proposed Structure <u>2,832</u>	Square Footage of Lot <u>25,400</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>198</u> Block# <u>B</u> Lot# <u>13-20</u>	Owner: <u>Robert C. Brooks</u> <u>Michele Dorsey Brooks</u>	Telephone: <u>(207) 774-6904</u> <u>cell (207) 232-1887</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Michele D. Brooks</u> <u>Robert C. Brooks</u> <u>(207) 774-6904</u> <u>134 Fenway St.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>242,910.⁰⁰</u> Fee: \$
Current use: <u>Single Family Residence</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family Residence</u>		
Project description: <u>Addition to single family home.</u>		
Contractor's name, address & telephone: <u>Dave Johnson Building/Remodeling, Inc.</u> <u>17 Laskey Rd., Windham, ME 04062</u>		
Who should we contact when the permit is ready: <u>Michele Brooks 774 6904 or 232-1887</u>		
Mailing address: <u>134 Fenway St.</u> <u>Portland, ME 04102</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>774-6904 or (cell) 232-1887</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>Michele D Brooks</u>	Date: <u>5/7/04</u>
---	---------------------

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

Dave Johnson Building Remodeling Inc
17 Laskey Road Windham, Maine 04062
Phone 207 892-0497 Fax 207 892-0471

April 23, 2004

Mr. and Mrs. Robert Brooks
134 Westland Avenue
Portland, Maine 04102
Ph# 774-6904

CONTRACT

Dear Mr. and Mrs. Brooks,

We propose to complete addition renovations to your home as outlined in drawings provided us and drafted by FMC CADD Engineering Resource Center of Portland, Maine dated 3/18/04.

Scope of Work: Exterior

1. Construct approximately 2270 sq. ft of new home addition per plans.
2. Remove existing garage and shed and dispose.
3. Install new septic tank and leach field according to plans engineered by Al Frick & Associates.
4. Construct new 18' driveway from street to new garage area to be excavated 12" deep and filled in with 12" of new crushed gravel for proper pavement base.
5. All debris will be regularly cleaned-up and disposed.
6. Site will receive 4" of screened loam, seed and hay over any disturbed area of work.

Exterior Work:

1. Structure to be framed according to plans.
2. Install doors and windows according to plans.
3. Install 40-year Owens Corning architectural roof system. This will consist of 6' of ice & water shield, heavy aluminum drip edge, 30# felt paper, and ridge vent.
4. Remove and install exact roof system on existing house.
5. Install new 5/4" x 4" trim around all windows and doors (pine).
6. Install new 5/4" x 5" corner boards (pine).
7. Install new fascia and shadow boards per plan.
8. Install new 1/2" x 6" primed cedar clapboards with standard 4" exposure.
9. Install (1) coat oil primer on all sides of pine trim.

Scope of Exterior Work Continued:

10. Install (1) coat acrylic latex to 2 sides of cedar clapboards.
11. Front porch is estimated using correct deck flooring, red cedar rails and red cedar support posts.
12. Doors and windows to be selected by homeowner under allowances.

Scope of Work: Interior

1. Frame interior according to plans.
2. Provide electrical, plumbing and heating work allotted under allowances.
3. Framing, electrical, plumbing inspection per City of Portland.
4. Insulate structure according to insulation schedule.
5. Provide 1/2" drywall to entire new addition. Includes hanging, taping, 2 coats paste, sanding and clean-up ready for paint.
6. Homeowners to select interior trim and contractor to mill and deliver to site.
7. Install bathroom vanity and interior doors selected by homeowner.
8. Flooring choices to be selected by homeowners with contractor assisting in process.
9. Painting services to begin under allowances.
10. Contractor to begin process of trimming, windows, doors and installation of stair system.
11. Basement stairs priced as 3/4" risers and 1 1/2" spruce treads.
12. Stair system to second floor priced as 1" red oak treads, poplar stair-skirts and risers with red oak handrail.
13. All closets except bathroom priced with 1 level of 16" closet maid wardrobe shelving.
14. Bathroom linen closet priced with 4 levels of 20" linen shelving.
15. Exterior and interior door hardware listed under allowances.
16. Second floor hallway ceiling to receive (1) pull down stair system provided by Resource Conservation Technology Inc. Also included will be (1) platform sized as 12' x 16' in area in attic for light duty storage.
17. Contractor to complete all interior trim issues and installation of door hardware.
18. After all interior tradesman complete with their work, contractor will dispose of all debris and have a cleaner go through new addition to wash windows, dust, vacuum, rugs, etc.

Total Job Costs:

\$242,910.00

Insulation Schedule:

- * Basement to receive R-19 foil face fiberglass (under heating allowance).
- * Exterior walls to receive 5 1/2" fiberglass batts R-19.
- * Bathroom interior walls to receive 3 1/2 fiberglass sound batts.
- * Second floor ceiling to receive 12" of fiberglass or 6" fiberglass and 12" blown in insulation.

Length of Project:

Your project will take approximately 10-12 weeks. We will do our best to accommodate this schedule, but cannot be responsible for delays beyond our control such as additional work requested by homeowner, severe weather events or delays by subcontractors.

Your project includes the following allowances contained within:

1. Permit	\$800.00
2. Plumbing	\$6,000.00 ✓
3. Heating	\$14,000.00 ✓
4. Windows	\$13,000.00
5. Exterior Doors	\$2,800.00
6. Interior Trims	\$1.15 per l.f.
7. Interior Painting	\$13,500.00
8. Electrical (includes (8) recessed cans and (3) closet lights).	\$7,000.00 ✓
9. Exterior Painting	\$1,000.00
10. Cabinetry (vanity)	\$500.00
11. Lighting	\$1,600.00 ✓
12. Flooring	\$12,000.00
13. Pavement	\$2,300.00 ✓
14. Overhead Door	\$1,700.00
15. Vanity Counter	\$400.00
16. Existing house re-shingle based on 20 square.	\$5,500.00
17. Interior Door Hardware (per door)	\$25.00

Interior doors are priced as follows:

- a). Swing-set doors- solid moulded.
- b). Bi-folds are hollowcore.

*10,000
Gephz*

These prices "do not" include the following:

- a). Landscaping
- b). Propane Work
- c). Electrical panel upgrade if needed (falls under electrical allowance).
- d). Blasting
- e). Removal of earth from site.
- f). Built-in Cabinetry
- g). Existing steps identified on new plan. These would need to be priced separately.

*** Contract contains no pricing for crowns, chair rails, wainscotting.**

Payment Schedule:

- a). First bank draw upon foundation installed, septic begun and framing started.
- b). Subsequent draws upon number of draw request granted and agreed to completion ratios by bank appraisers.

Warranty:

This contract comes with a 1-year non-structural and 10-year structural warranty.
Material come with their own manufactures expressed warranties.

Resolutions 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:

_____.

ACCEPTANCE OF PROPOSAL

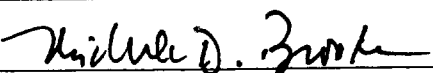
We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: \$242,910.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation and Liability Insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

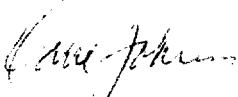
Signature  Date 4/26/2004

Signature  * Date 4/26/04

Contractors
Signature  Date 4-26-04

Please sign one copy and return to the above address if accepted. Thank you!

Sincerely,



Dave Johnson, Pres.
Dave Johnson Building/Remodeling Inc.

* See Attached Addendum regarding contingencies.


Addendum to Contract

This contract is contingent upon the following:

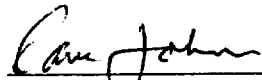
1. All state and local permits required to build home addition and new septic system per final plans approved by Robert and Michele Brooks and drafted by FMC CADD Engineering Resource Center of Portland, Maine and Al Frick & Associates.
2. 80% loan to value financing by Saco & Biddeford Savings Institution – total construction loan to be \$375,000.00 – appraisal on as-built structure (according to plans identified in item 1 above) to be not less than \$470,000.00.

 4/24/2004

Robert C. Brooks

 4/26/04

Michele D. Brooks

 4-24-04

Dave Johnson, Pres.
Dave Johnson Building/Remodeling, Inc.