

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 101345

This is to certify that Snyder Jennifer L/Wally Staple builders

DEC - 1 2010

has permission to Remove existing family room w/ 14' x 14' & replace with 14' x 14' family room & add 20' x 28' addition w/ 13.5'

AT 79 Candlewick Ter 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 lathed or otherwise finished-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

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: 10-1345	Issue Date:	CBL: 276 8008001
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Location of Construction: 79 Candlewyck Ter	Owner Name: Snyder Jennifer L	Owner Address: 79 Candlewyck Terrace	Phone: 207-761-3877
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Business Name:	Contractor Name: Wally Staples Builders	Contractor Address: 21 Greenwood Road Brunswick	Phone: 2077257700
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3
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Past Use: Single Family	Proposed Use: Single Family / Remove existing family room (16' x 14') & replace it with 14' x 20' family room & add 20' x 28' addition w/ 13.5' x 4' porch w/stairs	Permit Fee: \$1,110.00	Cost of Work: \$109,000.00	CEU District: 3
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FIRE DEPT: <i>M/A</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i>
Signature:	Signature: <i>ERC, 2010</i>	

Proposed Project Description:
Remove existing family room (16' x 14') & replace it with 14' x 20' family room & add 20' x 28' addition w/ 13.5' x 4' porch w/stairs

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: <i>gg</i>	Date Applied For: 10/26/2010	Zoning Approval	
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- 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 Review
<input checked="" type="checkbox"/> Stream Protection <i>Shoreland</i> <i>rear of lot on stream</i> <i>protection building at</i> <i>Wetland 125' from</i> <i>Stream.</i>
<input checked="" type="checkbox"/> Flood Zone <i>rear lot parcel - zone A-E</i> <i>have 11 zone X-panels</i>
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Site Plan
Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
Date: <i>11/5/10</i> <i>ABM</i>

Zoning Appral
<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>

PERMIT ISSUED

DEC - 1 2010

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			

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1345	Date Applied For: 10/26/2010	CBL: 276 B008001
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Location of Construction: 79 Candlewyck Ter	Owner Name: Snyder Jennifer L	Owner Address: 79 Candlewyck Terrace	Phone: 207-761-3877
Business Name:	Contractor Name: Wally Staples Builders	Contractor Address: 21 Greenwood Road Brunswick	Phone: (207) 725-7700
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Remove existing family room (16' x 14') & replace it with 14' x 20' family room & add 20' x 28' addition w/11' x 4' porch w/stairs	Proposed Project Description: Remove existing family room (16' x 14') & replace it with 14' x 20' family room & add 20' x 28' addition w/11' x 4' porch w/stairs
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 11/03/2010

Note: Ok to Issue:

- 1) The front stairs coming off the new porch must meet the 25' front setback.
- 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.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 11/30/2010

Note: Ok to Issue:

- 1) Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
- 2) There must be a 2" clearance maintained between the existing chimney and any combustible material, with draft stopping and clearances per NFPA 211.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level, or per Sec. R313.1.1 for alterations, repairs or additions.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Comments:

10/27/2010-gg: entered pdf in the system. /gg

11/3/2010-amachado: Received revised plans. Porch noow meets front setback.

10/28/2010-amachado: Left message for Michael Snyder to call. Proposed porch does not meet front setback. Stairs need to be shown on site plan.

12/1/2010-jrioux: Contractor will submit Header sizing/ spans prior to construction.

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

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

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

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

101345



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>79 CANDLEWYCK TERRACE</u>		
Total Square Footage of Proposed Structure/Area <u>860 ft²</u>	Square Footage of Lot <u>25,245</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>276 2 008</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Jennifer L. Snyder</u> Address <u>79 Candlewyck Terrace</u> City, State & Zip <u>Portland, Me, 04102</u>	Telephone: <u>(207) 761-3877</u>
Lessee/DBA (If Applicable) RECEIVED OCT 26 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>109,000</u> C of O Fee: \$ <u>1,110.00</u> Total Fee: \$ 110,000
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>residence</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Demolish & remove 16'x14' FAM, RM. Construction of new FAM, RM. same location. Addition of 20'x28' Master BR, Bath, Office. Full Basement/Concrete Foundation under all.</u>		
Contractor's name: <u>Wally Staples Builders</u> Address: <u>21 Greenwood Rd</u> City, State & Zip: <u>Brunswick Me. 04011</u> Telephone: <u>725-7700</u> Who should we contact when the permit is ready: <u>Michael Snyder</u> Telephone: <u>761-3877</u> Mailing address: <u>79 Candlewyck Terrace, Portland, Me. 04102</u>		

Received electronic plans entered

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: Michael Snyder Date: 10/26/2010

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000, in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

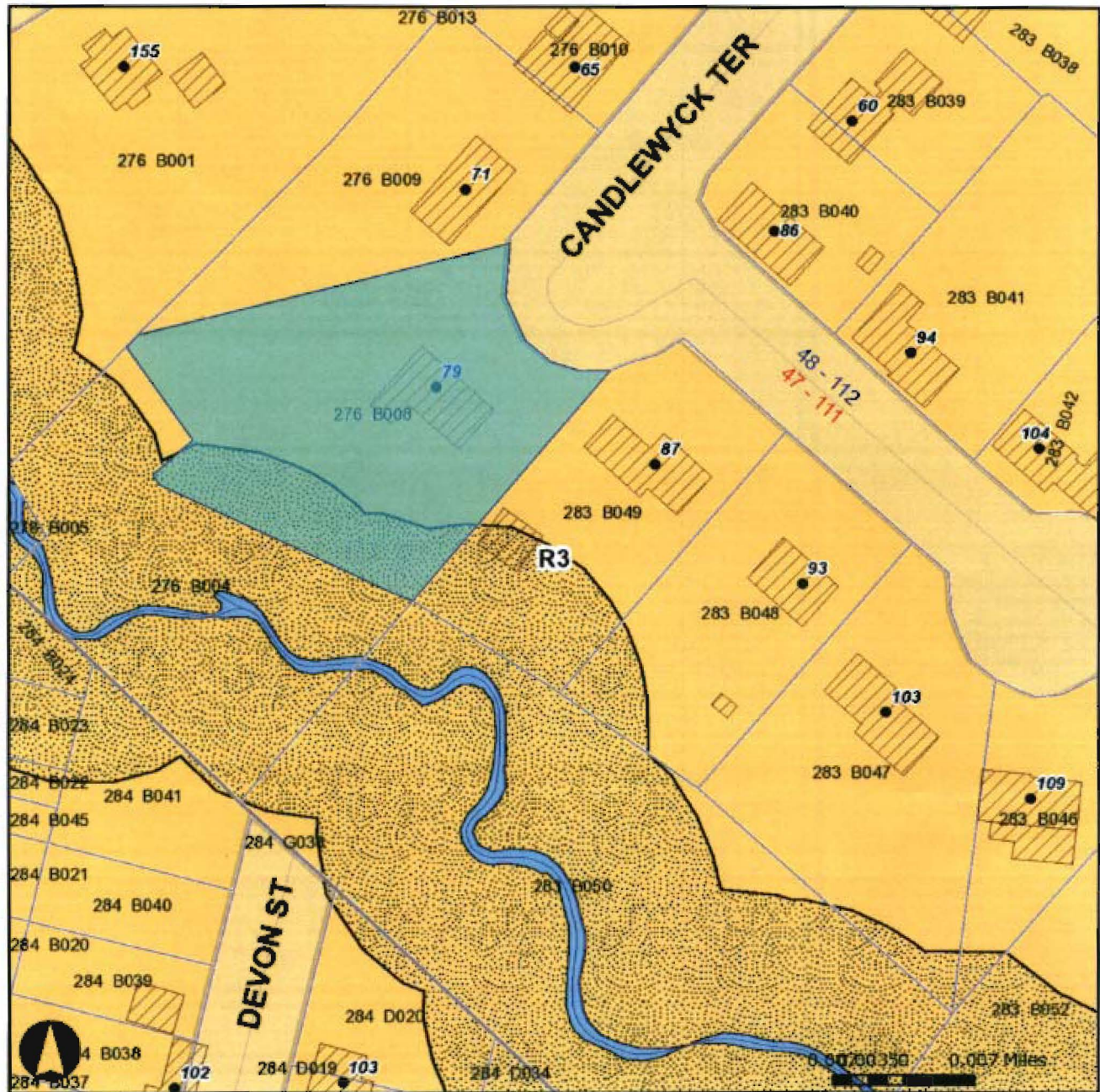
Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Shoreland Overlay Zone	OP Office Park	C23
Parcels	Stream Overlay Zone	R1 Residential	C24
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
	I-B	R5 Residential	C28
	I-TS	R6 Residential	C29



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct 26 2010

Received from

Michael Snyder

Location of Work

799 Cambridge

Cost of Construction

\$ _____

Building Fee: _____

Permit Fee

\$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____

Plumbing (IS) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL: _____

276 2006

Check #: _____

Visa

Total Collected \$

1,110.00

No work is to be started until permit issued.

Please keep original receipt for your records.

Taken by: _____

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

Applicant: Jennifer Snyder

Date: 10/28/10

Address: 79 Candlemyck Terrace

C-B-L: 276-B-008

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1971

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - demolish 16'x14' family room; ^{replacement} build new family room, ^{14'x20'} - add 20'x28' master bedroom, bath & office; new porch (13.5'x41') w/stairs

Savage Disposal - city

Lot Street Frontage - existing

* Front Yard - 25' min. - ^{25.5 scaled to porch (OK)} ~~22~~ scaled to porch, ^{26 scaled to addition (OK)}

Rear Yard - 25' min - 121.5' from new family room (OK)

Side Yard - 2 stories - 14' min - ^{17.5'} 17' to front corner of porch (OK)

Projections -

Width of Lot - existing

Height - 35' max - 20' from lowest grade (OK)

Lot Area - 6500 sq ft min - 25,245 sq ft (OK)

Lot Coverage Impervious Surface - 35% = 8835.75 sq ft (OK)

deck 14x18	= 252
house	- 27x10 = 1350
family room	20x14 = 280
addition	20x28 = 560
porch	113.5x4 = 454
<hr/>	
	2476 (OK)
	2476 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking -

Loading Bays - existing

Site Plan -

Shoreland Zoning/ Stream Protection - Stream protection - rear of lot is in stream protection rear of house is 132' from stream - not in stream protection

Flood Plains - panel 6 - zone

has 10' from front
flood zone starts @ 130' @ closest point.

WALLY J STAPLES INC.

BUILDERS



21 Greenwood Rd. Brunswick, Maine 04011- Phone: 725-7700 Fax: 725-7701
E-mail: builders@wallyjstaplesbuilders.com
www.wallyjstaplesbuilders.com

October 20, 2010

Proposal submitted to:

Michael & Jennifer Snyder
79 Candlewyck Terrace
Portland, ME 04102
Home: 767-3877
Email: jenni424@maine.rr.com
Email: msnyder2@maine.rr.com

Work to be performed at:

79 Candlewyck Terrace
Portland, ME 04102

We hereby propose to furnish the materials and perform the labor necessary for the completion of Building 20' x 28' (+/-) master bedroom/office addition with 4' x 13'6 (+/-) front porch with 14' x 20' (+/-) family room addition with 12' x 18' (+/-) attached deck to include building, roofing, siding and finishing exterior of all new buildings and finishing interior only on family room addition with option of remodeling/installing new 1/4 bathroom/laundry in existing basement as described below based on drawings provided by I.B.D. dated 10-3-10 at 79 Candlewyck Terrace Portland, ME.

Existing Pressure Treated Attached Deck- Remove existing pressure treated attached deck on right side of family room addition and place off to side in rear yard for future use by others in as large of pieces possible. **NOTE:** Deck may need to be cut into smaller pieces as needed to move.

Removal of Existing Family Room Addition- Disconnect electrical, heat, etc. and cut away existing family room addition, demolish and haul off-site for disposal. **NOTE:** Disconnecting of electrical to be completed by others.

Cutting of Trees- Cut existing oak trees, etc. as necessary to allow for building of new addition. Push and pile up trees on-site for others to cut up. **NOTE:** Trees to be left in as long of lengths as possible with limbs in tact.

Excavation- Excavate and remove stumps as needed in area new additions are to be built and haul off-site for disposal. Excavate/dig for new foundation walls. Install 4" perforated drainage pipes around perimeter of footings, cover with screened stone and run to positive drain damp proof foundation with foundation coating on exterior. Back fill foundation with sand fill on exterior of foundation. Back fill inside of foundations with screened stone up to top of foundation footings. Re-loam disturbed areas around new additions, seed and hay. **NOTE:** Once seed and hay is placed, it is the responsibility of Homeowners to water. **NOTE:** Access for work to be on left side of existing house.

Foundations/Poured Floors- Form and pour 8" x 16" concrete continuous re-bar reinforced footings. Form and pour 8" x 4" foundation walls with some at 6' as needed. Install (2) rows of #4 1/2" steel re-bar in walls horizontally for added strength. Drill and pin new foundation walls to existing with 1/2" steel re-bar. Place 1/2" steel galvanized anchor bolts in top of foundation walls for anchoring of sill plates. Place 6 mil poly over screened stone in basement. Pour 4" concrete basement floors. Cut control joints in surface of concrete basement floors to help control cracking from expansion and contraction. Pumping of concrete included as needed. **Concrete Strength: Footing & Walls: 3,000 P.S.I. Poured Floor: 3,500 P.S.I.**

Foundation Wall Cutting- Remove existing wall finish as needed in basement den. Cut existing house foundation back wall as needed to allow for 6'0 wide door with wet saw. **NOTE:** Even with effort to control dust, some dust will infiltrate other areas of house.

WALLY J STAPLES INC.

BUILDERS

21 Greenwood Rd. Brunswick, Maine 04011 ~ Phone: 725-7700 Fax: 725-7701
 E-mail: builders@wallyjstaplesbuilders.com
 www.wallyjstaplesbuilders.com



FRAMING- Install 6" foam sill seal along top of foundation walls. Install 2x6 pressure treated gill plates bolted to the top of foundation walls. Frame exterior walls with 2x6 kiln dried 16" o/c with single shoe/bottom plate and double top plates. Build and install laminated insulated headers over windows and doors with 2x kiln dried lumber. Install 2x10 kiln dried floor joists 16" o/c supported with center carrying beam and lolly columns as needed. Install pre-manufactured roof trusses on M. bedroom/office addition with 5/12 (+/-) pitch 24" o/c. **(NOTE: Roof trusses scheduled to have 56 lb. snow load. If codes office requires/requests a higher snow load, it would be an additional cost.)** Frame family room and front porch roofs with 2x10/2x8 kiln dried 16" o/c with 8/12 5/12 (+/-) roof pitches. Sheathe exterior walls with 7/16" zip system wall sheathing or equivalent with taped seams. Sheathe roofs with 5/8" zip system roof sheathing or equivalent with taped seams. **(NOTE: With the use of zip system sheathing, housewrap or roof underlayment is not needed or recommended by manufacturer.)** Install concrete tapered pier footings for porch and attached deck. Frame decks with 6" x 6" x 4" vertical support posts. Frame decks with 2x8 pressure treated joists 16" o/c. Install 5/4" x 6" pressure treated Radius Edge decking installed with treated deck screws. Install 6" x 6" pressure treated porch posts. Build 4" wide (+/-) steps with 2x pressure treated and 5/4" x 6" pressure treated treads. Install post and rail railings to consist of 4x4 sq. edge balusters spaced with a maximum 4" spacing to meet code requirements and beveled pressure treated top hand rail with 2x4 sq. edge pressure treated bottom rails. **NOTE: Manufacturer of pressure treated lumber recommends a minimum 30 days drying period before applying any stain/preservative.**

Roofing- Install 6' of Grace Ice & Water Shield along eaves and valleys of new additions. Strip back existing roof shingles on M. house to allow for Ice & Water Shield installation. Install 8" white Rite-flow aluminum drip edge along eaves and standard along rakes. Install 18" (+/-) Grace Ice & Water Shield at roof to wall connections rolled up wall 12" (+/-). Bend and install 10" aluminum step flashing at roof to wall connections. Install CertainTeed XT 25 yr. 3-tab asphalt roof and cap shingles or equivalent to existing M. house. **(NOTE: Roof shingle style and color to match existing M. house as close as possible. Some difference in color/shading may be noticeable.)** Install Roll Vent Ridge Vent along peaks to allow warm air in attic to vent to outside.

Fireplace/Chimney Flashing- Mason to grind out joints as needed on existing fireplace/chimney where new addition roof line intersects and install lead step flashing stepped into existing brick mortar joints.

Doors/Windows- Install Paradigm white premium double-hung/awning windows and patio doors with low E double-insulated glass, full screens, tilt-sash, white hardware, sliding screen on patio door, lifetime warranty. Windows/Patio Door to include: (5) DH3648 (Basement), (2) DH2442 (Family Room), (1) DH3060/DHP 4860/DH3060 (Family Room), (1) DH3648 (M. Bathroom) (1) DH3060/ DHP 4860/DH3060 (M. Bedroom), (1) Dh3660 Egress (M. Bedroom) (1) AWN3624 (Office/Walk-in Closet), (1) 6068 sliding door (Family Room). Windows/Patio Door to have no grills. Install Therma-Tru steel insulated exterior doors with Schlage brass lockset/deadbolts. (1) 6'0 x 6'8 1/4 light (Basement) (1) 3'0 x 6'8 1/4 light (Office).

Siding, Soffit/Fascia- Install 1x8 D4S pine fascia and 1x4 D4S pine shadow backer boards. Install 1x3 strapping under eave overhangs to receive vinyl soffit panels. Install Mastic Quest double 4" vinyl siding and accessories or equivalent. **(Color and style to match existing house siding as possible. Depending on availability, siding may not match exactly.)** **NOTE: Any existing siding removed to be reinstalled as/if possible. Install Mastic Cedar Discovery or equivalent double 7" vinyl shingle style siding in gables.** **NOTE: Colors available may not match existing siding.** Install white CertainTeed triple 4" perforated vinyl soffit vent under eave overhangs. Bend and install custom bent white aluminum coverage over wood fascia boards and fasten with white aluminum trim nails. Install white CertainTeed triple 4" solid vinyl soffit vent under front porch ceiling.

WALLY J STAPLES INC.

B U I L D E R S



21 Greenwood Rd. Brunswick, Maine 04011 ~ Phone: 725-7700 Fax: 725-7701
 E-mail: builders@wallyjstaplesbuilders.com
www.wallyjstaplesbuilders.com

Existing Exterior Radon Pipe- Existing exterior radon pipe, etc. on M. house gable wall to be relocated by others.

Exterior Painting- Painting of exterior doors and any desired preservative/staining on porch or attached deck to be completed by others. **NOTE:** Siding and soffit to be vinyl with fascia being covered with aluminum which will require no painting.

Interior Framing- Install 1x3 strapping on ceilings 16" o/c to receive sheetrock. Frame interior partitions with 2x4 kiln dried 16" o/c.

Electrical- All electrical work, disconnecting and new wiring to be completed by others.

Plumbing- (**NOTE:** No plumbing work to be completed in master bathroom master bedroom/office addition at this time.)

Heating- Install hot water baseboard heat tying in with existing 1st floor zone. All heat to be supplied by existing boiler. (**NOTE:** No heating work to be completed in master bedroom/office at this time.) **NOTE:** If Homeowner desires, the cost/possibility of installing radiant floor heating can be quoted/explored. Existing boiler may need to be upgraded to do so.

Insulation- Install R-19 Kraft faced fiberglass insulation in exterior daylight basement walls and exterior walls of family room addition. Install polyvent proper vents in rafter cavities of family room addition to maintain air flow from soffit to ridge. Install R-30 Kraft faced fiberglass insulation in sloped ceilings of family room addition. (**NOTE:** No insulation work to be completed in basement or 1st floor of master bedroom/office addition at this time.)

Drywall- Install 1/2" sheetrock throughout family room addition on walls and ceilings. Apply tape and compound to joints and sand finish. (Ready for primer and paint.) (**NOTE:** Ceilings to be smooth with no texture.) (**NOTE:** No drywall work to be completed in master bedroom/office addition at this time.)

Vanity/Vanity Top- (**NOTE:** No vanity or vanity top to be installed in master bathroom master bedroom/office addition at this time.)

Interior Door- Install (1) 6'0 x 6'8 solid core masonite double door with brass Schlage hardware between existing den and new family room addition basement. (**NOTE:** No interior doors or hardware to be installed in master bedroom/family room addition at this time.)

Basement Finish- Install trim and wall finish around den side of wall where new 6'0 opening was created to new family room addition. Basement of new family room addition to remain unfinished.

Interior Trim Work- Install 2 1/2" pre-primed colonial casings around windows and patio door and 3 1/2" pre-primed colonial baseboard moldings in new family room addition. Install 6" x 6" sq. edge pine collar ties at exterior wall height 60" o/c (+/-) in family room addition. (**NOTE:** No interior trim work to be completed in master bedroom/office addition at this time.)

Interior Painting- Apply (1) coat of latex primer to walls and ceilings. Apply (1) additional finish coat in family room addition. Apply latex primer to ceilings and (2) finish coats to walls. Apply (2) coats of finish paint to interior trim work

PROPOSAL

WALLY J STAPLES INC

BUILDERS

21 Greenwood Rd. Brunswick, Maine 04011 ~ Phone: 725-7700 Fax: 725-7701
 E-mail: builders@wallystaplesbuilders.com
 www.wallystaplesbuilders.com



in family room addition. (NOTE: No interior painting work to be completed in master bedroom/office addition at this time.)

Flooring- Allowance included for family room addition \$1,500.00 to include all materials and labor to install.

NOTE: No interior electrical, plumbing, heating, insulation, drywall, trim, flooring, painting, etc. work to be completed in master bedroom/office addition at this time.

OPTION #1: Finishing Interior of Master Bedroom/Office Addition-

Finish interior of master bedroom/office addition to include plumbing for master bathroom, hot water baseboard heat, (electrical work by others), insulation, drywall, trim, flooring, painting, etc. Plumbing fixture allowance included \$3,100.00 flooring allowance included \$2,200.00 Vanity/Top Allowance: \$600.00 Closet Shelving allowance included: \$500.00

NOTE: If Homeowner desires, the cost/possibility of installing radiant floor heating can be quoted/explored. Existing boiler may need to be upgraded to do so.

Total **ADDITIONAL** cost for **OPTION #1: Finishing Interior of Master Bedroom/Office Addition-**
\$32,536.21

Acceptance of OPTION #1: Finishing Interior of Master Bedroom/Office Addition- _____

Initials

Date

OPTION #2: Installation of ¼ Bathroom/Laundry Room in Existing Basement-

Complete framing, install plumbing, electrical, drywall, painting, drop ceiling and finish to complete ¼ bathroom/laundry room. Plumbing fixture allowance included: \$1,250.00 to include (1) toilet, (1) 49" x 22" vanity top with (1) faucet and (1) 36" shower with faucet. Allowance included for vanity: \$450.00. (Washer and dryer provided and installed by others.)

Total **ADDITIONAL** cost for **OPTION #2: Installation of ¼ Bathroom/Laundry Room in Existing Basement:**
\$12,782.79

Acceptance of OPTION #2: Installation of ¼ Bathroom/Laundry Room in Existing Basement: _____

Initials

Date

NOTE: OPTIONS #1 and #2 totals based on completing as part of earlier proposed project.

Explanation of Allowances: Any designated allowances for specific portions of project to work as follows: If allowance designated is exceeded, then Homeowner would be responsible for amount of overrun. If allowance designated is not used completely, the balance can be used towards another allowance area in which there may be an overrun or will be credited back and deducted from total on final invoice.

PROPOSAL

WALLY J STAPLES INC

BUILDERS



21 Greenwood Rd. Brunswick, Maine 04011~ Phone: 725-7700 Fax: 725-7701
 E-mail: builders@wallyjstaplesbuilders.com
www.wallyjstaplesbuilders.com

Building, Plumbing, Electrical Permits- To be obtained by Homeowner. **NOTE:** If Homeowner prefers that Building, Electrical and Plumbing Contractors obtain permits, the cost to be an additional cost. **NOTE:** Homeowners responsible for any impact fees, etc. that may be required by City of Portland. **NOTE:** If a variance is required, it would be the responsibility of Homeowner to obtain. **NOTE:** Codes Department may require Plumber to obtain plumbing permit. If so, the cost of permit would be the responsibility of Homeowner.

Disposal- Any debris generated from above described work to be disposed of by Building Contractor.

Portable Toilet- On-site portable toilet to be provided by Building Contractor throughout contracted construction period.

Installers/Workers- Above described work to be performed by professional carpenters employed by Wally J. Staples, Builders, Inc.

Insurance- All Employees employed by W.J. Staples, Builders, Inc. to have Workers Compensation Insurance on them. General Liability Insurance to also be in force.

- Wally Jay Staples, Builders, Inc. has made every effort to calculate, specify and propose cost to produce contracted work from information provided from Homeowners. If Homeowners desire to change anything from above specified (materials, dimensions, design, scope of work included, etc.) it would change the cost to produce. The Homeowners would be responsible for any additional costs incurred due to any requested changes and will require a signed change order. All additional costs due to changes would be due with next scheduled payment.
- Throughout this proposal/contract, specific names or brand names may have been included regarding materials or supplies. Due to discontinuation or non-availability of specific products from time to time, Wally Jay Staples, Builders, Inc. has the right to substitute for any specific name brand and use one of similar or equal quality. Homeowners agree that specified materials can be changed to a product that may be of equal or better quality/value by Building Contractor.
- With renovations tying into existing homes, it sometimes may be necessary to change/alter design to ensure renovations tie into existing structure to maintain sound building practices. Wally J. Staples Builders, Inc. has the right to make those changes as/if needed.
- Some materials are special order and are non-returnable or require a re-stocking charge if returned. Once those materials are ordered, the total cost would be the responsibility of the Homeowner.
- Specifications in proposal to supersede any drawings.
- Under Maine State Law, workmanship is warranted for a period of (1) year. Wally J. Staples, Builders, Inc. encourages Homeowners to contact them for an indefinite period of time with any concerns, so the concerns can be discussed and determination of remedy if needed can be advised.

WALLY J STAPLES INC.

BUILDERS



21 Greenwood Rd. Brunswick, Maine 04011- Phone: 725-7700 Fax: 725-7701

E-mail: builders@wallyjstaplesbuilders.com

www.wallyjstaplesbuilders.com

- Homeowners to follow payment schedule noted below.

1.) PROPOSAL- Building 20' x 28' (+/-) master bedroom/office addition with 4' x 13'6 (+/-) front porch with 14' x 20' (+/-) family room with 12' x 18' (+/-) attached deck to include building, roofing, siding and finishing exterior of all new buildings and finishing interior only on family room addition. **TOTAL: \$108,941.93**

2.) OPTION #1- Finishing interior of master bedroom/office addition. **TOTAL: \$32,536.21**

3.) OPTION #2- Installation of 3/4 bathroom/laundry room in existing basement. **TOTAL: \$12,782.79**

PROPOSAL- **\$108,941.93** **\$108,941.93**

OPTION #1- **\$32,536.21** **SNOT INC.**

TOTAL - \$141,478.14

OPTION #2- **\$12,782.79** **\$12,782.79**

TOTAL - \$154,260.93 **\$121,724.72**

WALLY J STAPLES BUILDERS INC. PROPOSAL



21 Greenwood Rd. Brunswick, Maine 04011 ~ Phone: 725-7700 Fax: 725-7701
 E-mail: builders@wallyjstaplesbuilders.com
 www.wallyjstaplesbuilders.com

NOTE: 1st invoice to be updated to reflect options selected.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **\$108,941.93 (One Hundred Eight Thousand, Nine Hundred, Forty-One Dollars and Ninety-Three Cents.)** with payments to be made as follows:

- Deposit/Earnest Money: \$1,500.00 (pd. Ch. #1855 on 8-17-10)
- (NOTE: Some materials may be special order and non-returnable. Once ordered, entire cost of materials becomes the responsibility of Homeowners.)
- ¼ payment due when excavation/tree work begins: \$26,850.00
- ¼ payment due when foundation walls are poured: \$26,850.00
- ¼ payment due when roof sheathing is installed: \$26,850.00
- Balance due on completion (+/-) any changes: \$26,891.93

Any alteration or deviation from above specifications involving extra costs will be executed only upon written change order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Contractor not responsible for any typographical errors.

NOTE: This proposal may be withdrawn by us if not accepted within 15 days.



Visa and MasterCard accepted.

Respectfully submitted: Wally Jay Staples Builders, Inc.

Date: 10-20-10

Signature: 

Title: President

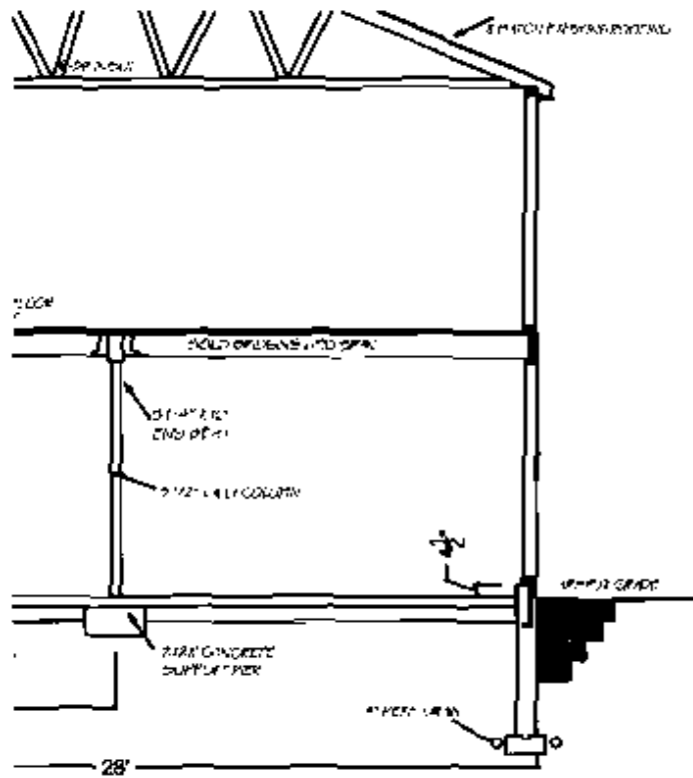
Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

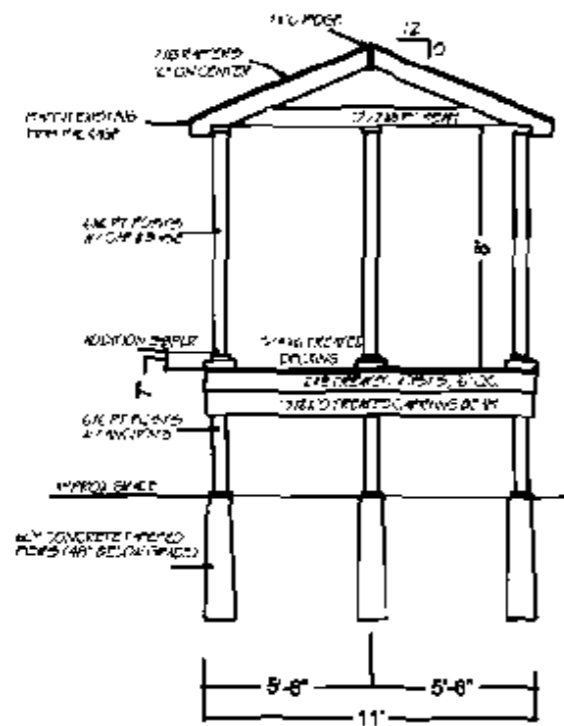
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Signature: 

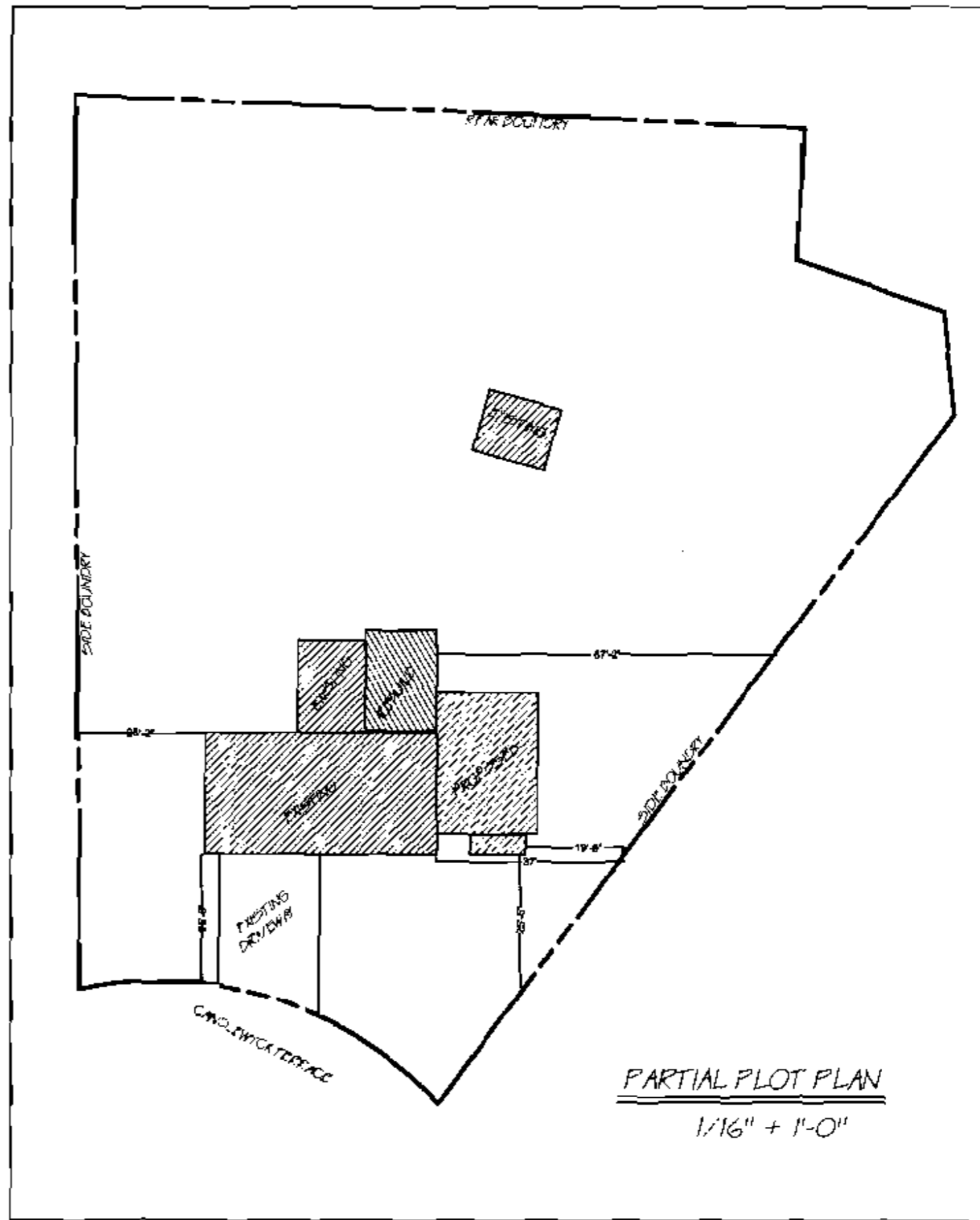
Signature: _____



SECTION VIEW S1



NEW SECTION VIEW S3



PARTIAL PLOT PLAN

1/16" = 1'-0"

RECEIVED

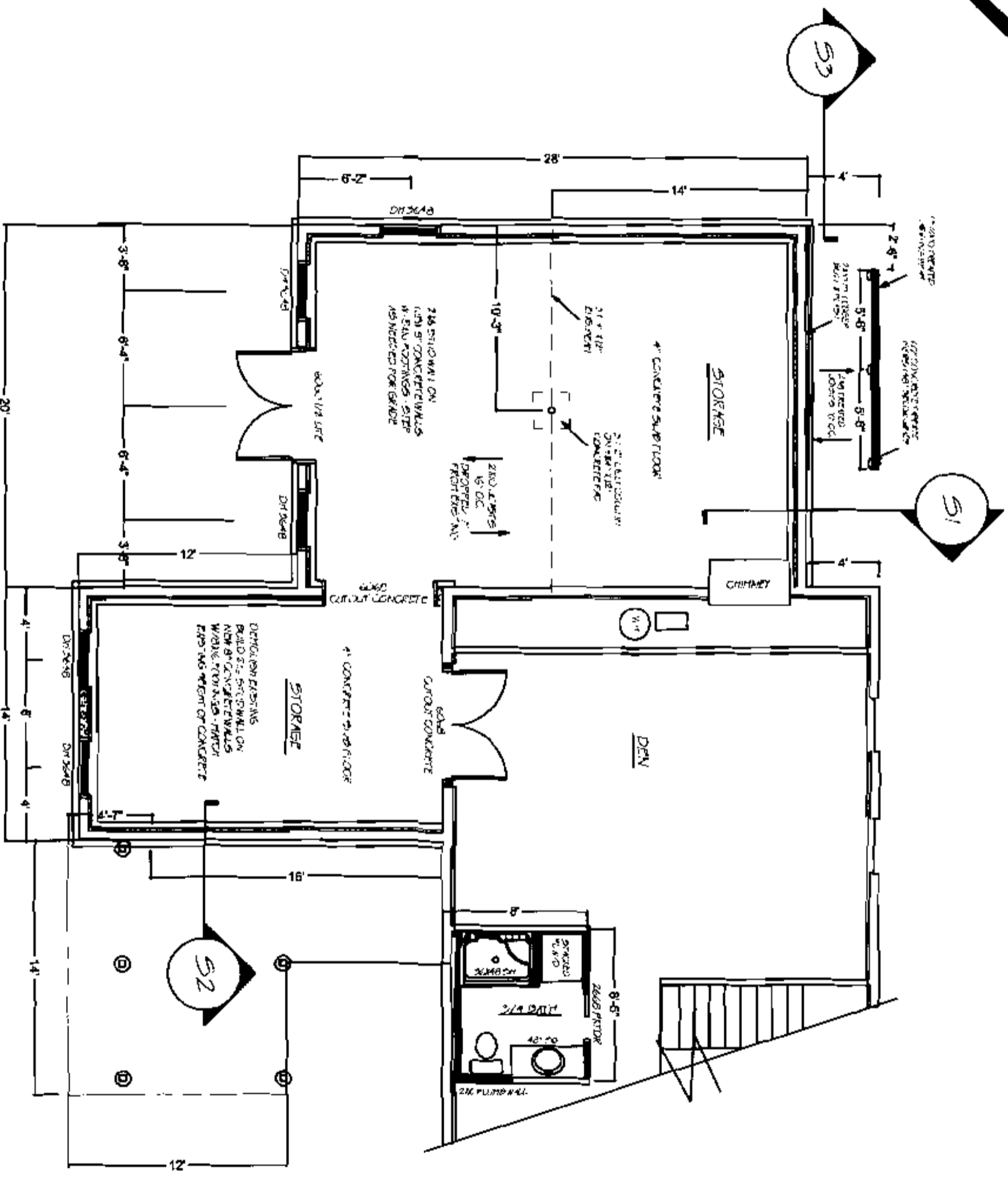
NOV - 2 2010

Dept. of Building Inspection
City of Portland Maine

NOTE:
All drawings, plans, sketches, Etc., are provided to my Clients based upon
information provided by the clients in accordance with common building



Scale: 1/16" = 1'-0"
Date: 11/2/10
BY: SNYDER

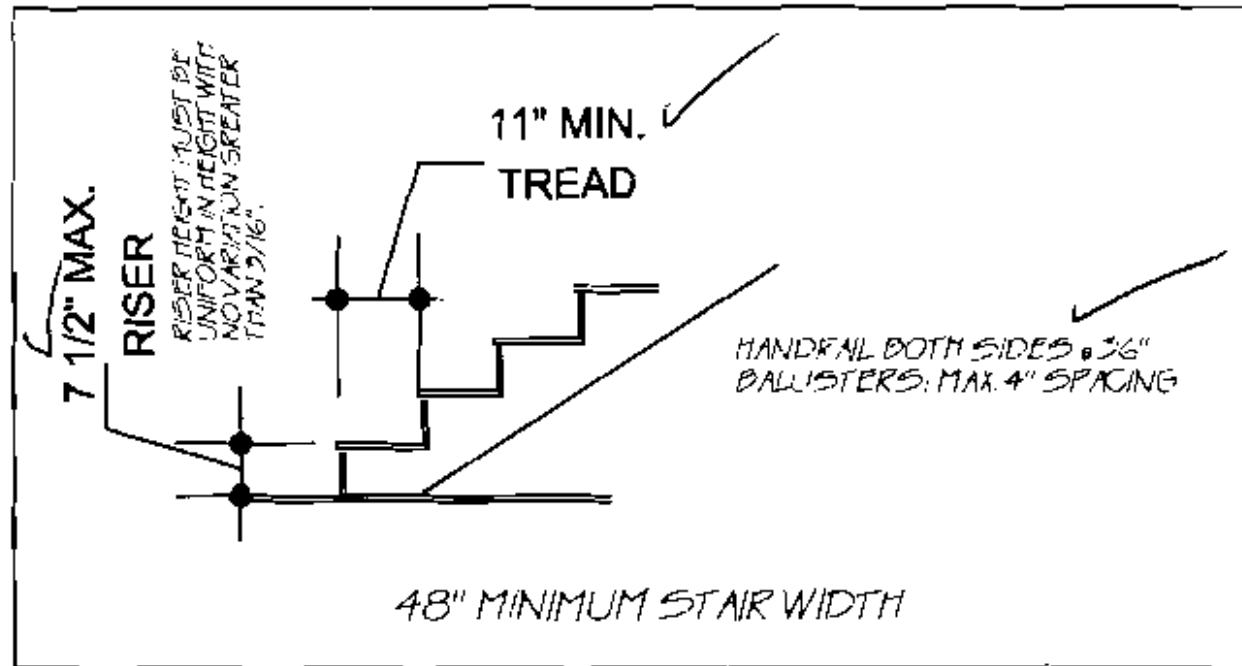


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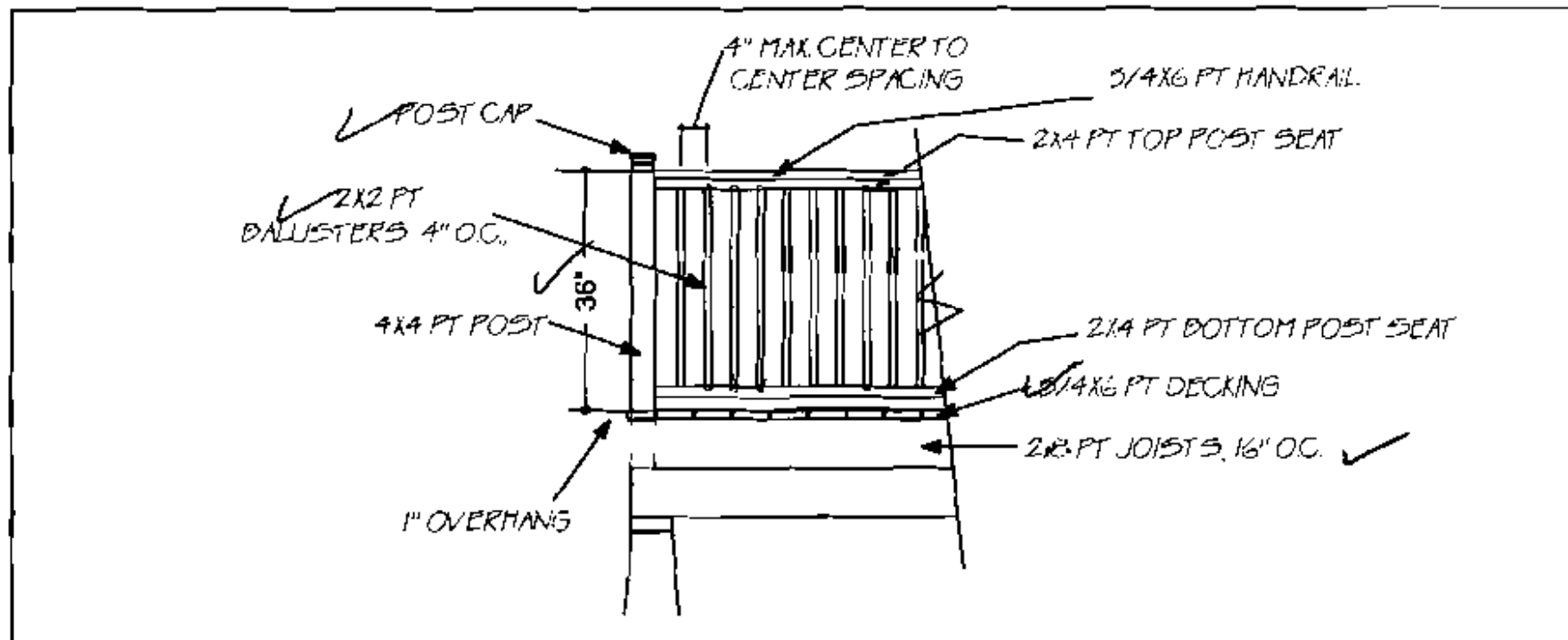
NOV - 2 2010

Dept of Building Inspection
City of Denver, Colorado

STAIR DETAIL



EXTERIOR DECK & RAIL DETAILS



RECEIVED

NOV 12 2010

Dept. of Building Inspection
 City of Portland Maine

NOTE:

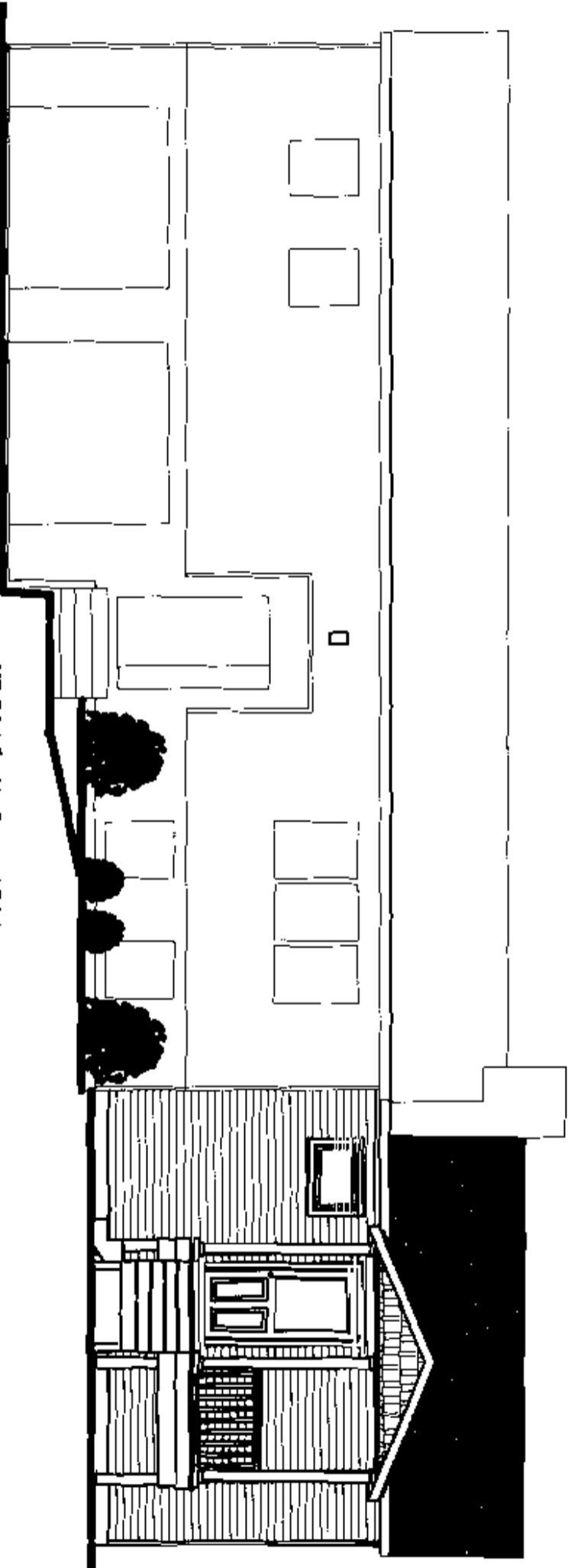
All drawings, plans, sketches, Etc... are provided to my Clients based upon information provided by the clients in accordance with common building practices and local codes. No One who has worked on this plan is a registered Architect, Engineer or Surveyor all dimensions, and/or specifications are not verified by the Client and/or Contractor before actual construction begins. We cannot be held responsible. We assume no liability for changes and/or revisions made to the plans by Client and/or Contractor. All local & national building codes must be adhered to. A structural Engineer should be consulted prior to construction.



Customer Name: SNYDER RENOVATION/ADDITION		
Scale: 1/4" = 1'-0"	Approved As Noted:	Drawn By: Diane Bibber-Oden
Date: 11/03/10	Revision:	
STAIR DETAIL		
WALLY J. STAPLES, BUILDER		Drawing Number: 1 OF 1



SIDE ELEVATION



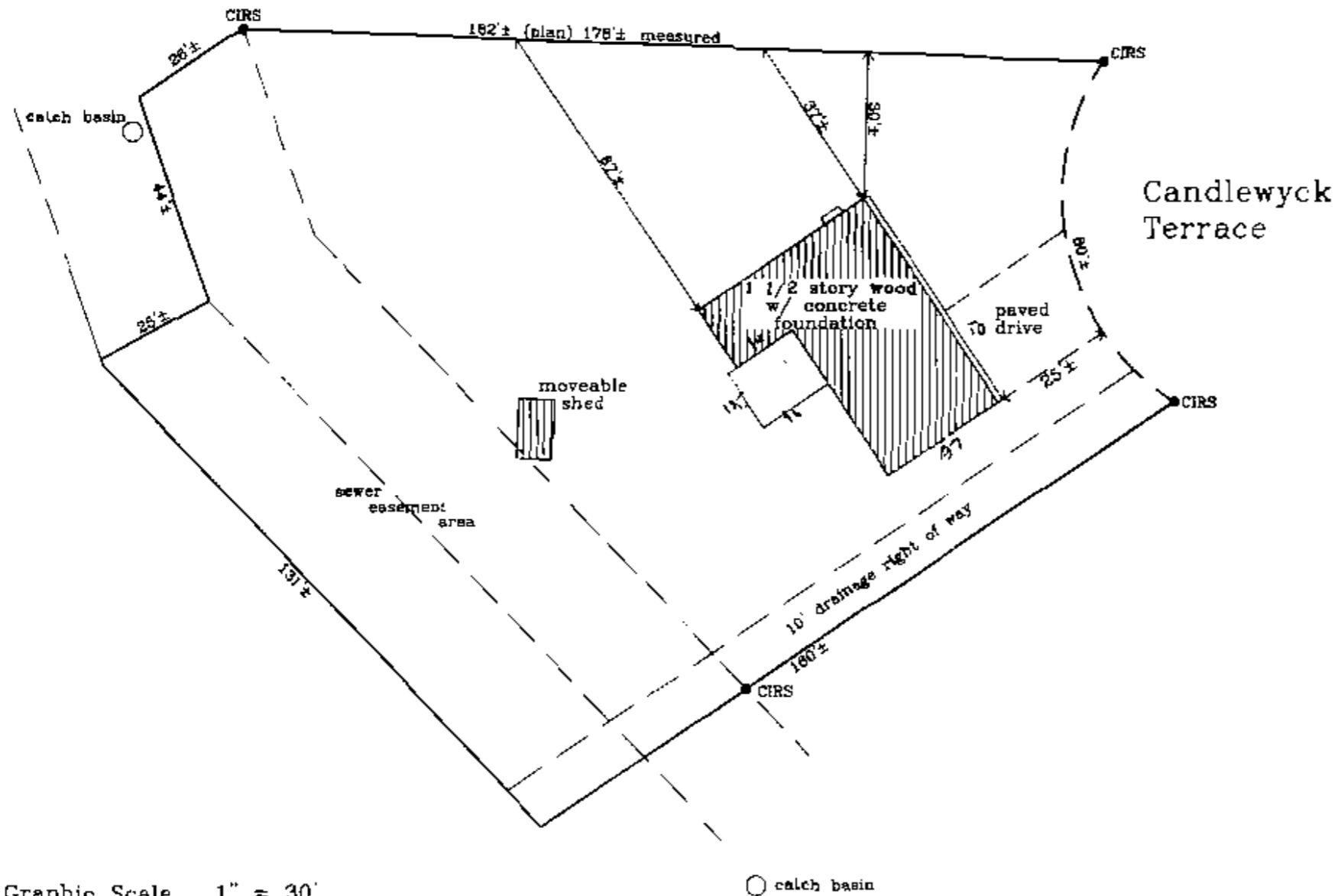
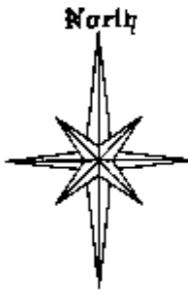
FRONT ELEVATION



RECEIVED

NOV - 2 2010

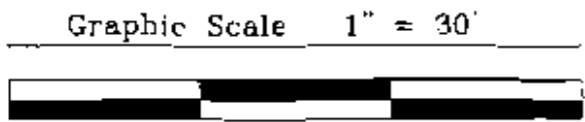
Dept. of Building Inspector
City of Portland Maine



Candlewyck Terrace

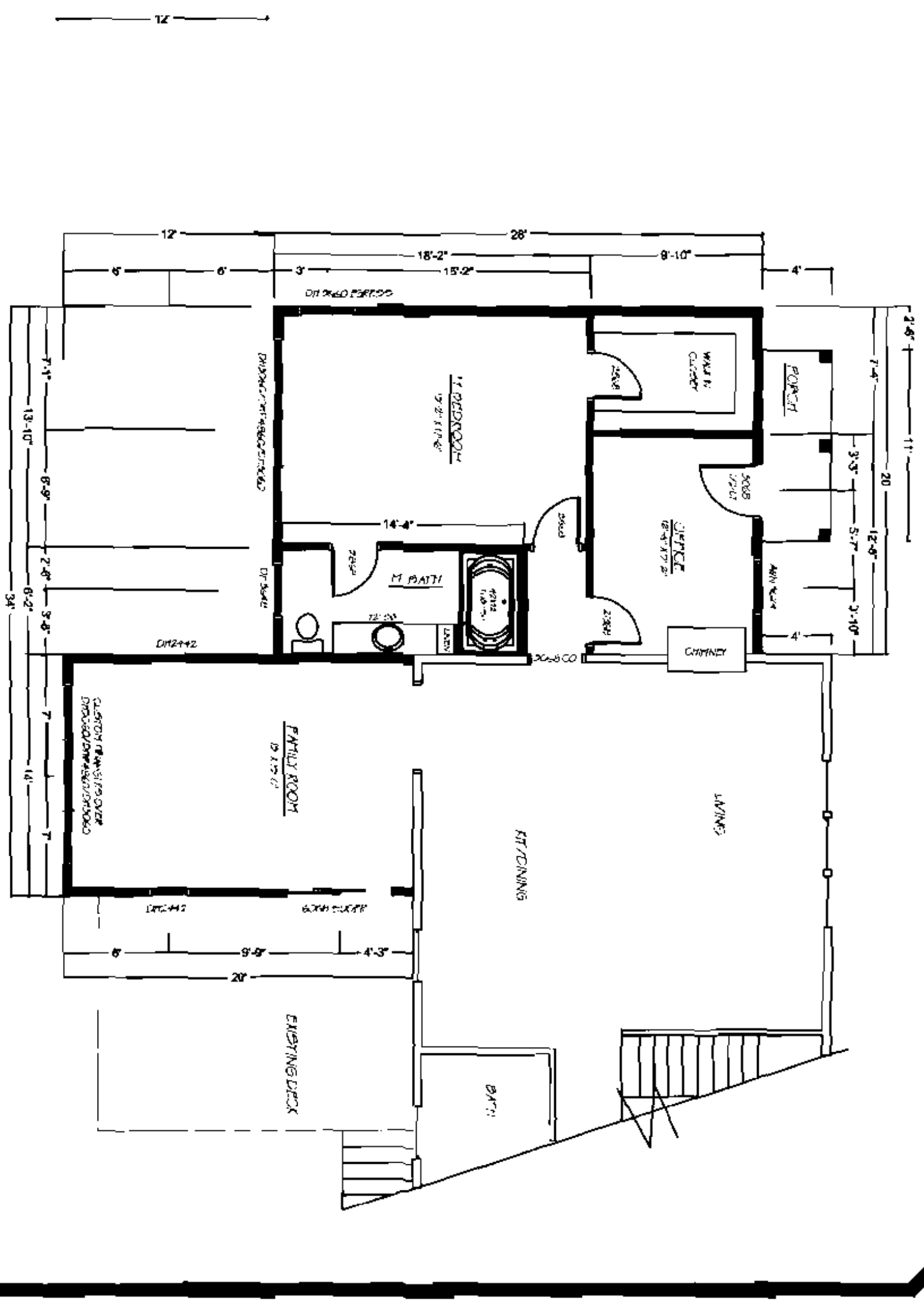
NOTES :

1. This is a retracement of lot 286 on plan book CCRD. 85/38.
2. No research was done beyond the existing plan.
3. Geometric inaccuracies were found on the existing plan and corrected



Retracement of 79 Candlewyck Terrace Portland, Maine for Michael & Jennifer Snyder			
Prepared by : Livingston-Hughes Professional Land Surveying Corporation 88 Guinea Road Kennebunkport Maine 04046			
Date 07-01-08	Drawn: DLJH	Check: JST	File No: 108-021

NEW FIRST FLOOR PLAN



RECEIVED

NOV - 2 2010

Dept. of Building Inspection
City of Portland, Maine