

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

INSPECTION

PERMIT

Permit Number: 080629

PERMIT ISSUED

This is to certify that CRAMER MORGAN M / Owner General Contracting

has permission to Add a dormer and a bathroom to the second floor

AT 30 GLEN HAVEN EAST RD

L 277 010001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or closed-in. 4 HOUR 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

*Cliff* 6/23/08  
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: 08-0629	Issue Date: 6/21/08	CBL: 277 J010001
-----------------------	------------------------	---------------------

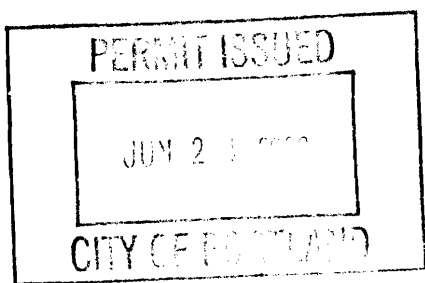
Location of Construction: 30 GLEN HAVEN EAST RD	Owner Name: CRAMER MORGAN M	Owner Address: 30 GLEN HAVEN EAST	Phone: 2073290301
Business Name:	Contractor Name: Orlander General Contracting	Contractor Address: PO Box 527 Windham	Phone: 2076323031
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Add a dormer and a bathroom to the second floor	Permit Fee: \$480.00	Cost of Work: \$45,900.00	CEO District: 3	6,500 sq ft
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003		

Proposed Project Description: Add a dormer and a bathroom to the second floor	Signature:	Signature: <i>OR 6/21/08</i>
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: 06/04/2008	<b>Zoning Approval</b>		
-------------------------	---------------------------------	------------------------	--	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>Orlander (A-4) increase allowed - is using</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>22.27 (180 ft)</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>Date: <i>6/18/08</i></p>	<p>Date:</p>	<p>Date:</p>



**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

7/16/08

Close-in Insp. O.K.

Window @ Gable to

be framed after  
sheetrock Del. -

CD



# 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>30 Glen Haven Road East Portland, ME. 04102</u>		
Total Square Footage of Proposed Structure/Area <u>540 Sq. Ft.</u>		Square Footage of Lot <u>6500 Sq. Ft.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# Assessor's Parcel # <u>Map 27 5-10</u> Account # <u>31540</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Morgan Cramer + Eric Babcock</u> Address <u>30 Glen Haven Rd. East</u> City, State & Zip <u>Portland, ME. 04102</u>	Telephone: <u>(207) 329-0301</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip <u>JUN - 4 2008</u>	Cost Of Work: \$ <u>45,900</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>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add a Full dormer on second story in back of house. New bathroom included in new dormer.</u>		
Contractor's name: <u>Clander General Contracting / Erik Clander</u> Address: <u>PO Box 527</u> City, State & Zip <u>Windham, ME. 04092</u> Telephone: <u>207-632-3031</u> Who should we contact when the permit is ready: <u>Eric Babcock</u> Telephone: <u>207-329-0301</u> Mailing address: <u>30 Glen Haven Road East Portland, ME. 04102</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: Erik Babcock

Date: 6-14-08

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

~ 1202

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0629	<b>Date Applied For:</b> 06/04/2008	<b>CBL:</b> 277 J010001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 30 GLEN HAVEN EAST RD	<b>Owner Name:</b> CRAMER MORGAN M	<b>Owner Address:</b> 30 GLEN HAVEN EAST	<b>Phone:</b> (207) 329-0301
<b>Business Name:</b>	<b>Contractor Name:</b> Orlander General Contracting	<b>Contractor Address:</b> PO Box 527 Windham	<b>Phone:</b> (207) 632-3031
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Add a dormer and a bathroom to the second floor	<b>Proposed Project Description:</b> Add a dormer and a bathroom to the second floor
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/18/2008

**Note:****Ok to Issue:** 

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 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:** Chris Hanson      **Approval Date:** 06/23/2008

**Note:****Ok to Issue:** 

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

6/13/2008-mes: I called the owner, Eric, left message - I need scaleable plans which were not submitted - using 14-436 which limits the amount of increase going up on the dormer.

6/18/2008-mes: received a larger scaleable plan. OK under 14-436 with the 80% allowance - is using 22.2% (180 sq ft) of the 80% allowed.



# 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](http://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 IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals 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.**

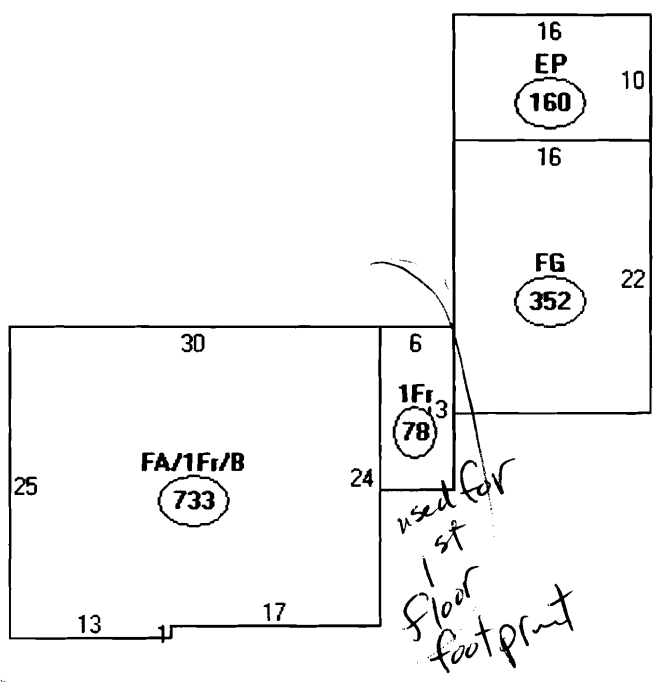
If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- 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](http://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.**



Descriptor/Area

A: FA/1Fr/B	733 sqft
B: 1Fr	78 sqft
C: FG	352 sqft
D: EP	160 sqft

$$\begin{array}{r} 733 \\ 78 \\ \hline 811 \end{array} \times 80\% = 648.8 \text{ sqft}$$
 MAX Additional floor area allowed

$$\begin{array}{r} 13 \\ 17 \\ 6 \\ \hline 16 \end{array}$$
 ← 52' → bldg

← 65' → lot (13' diff - doesn't have 8' x 8' or 16' for setbacks)

using 1A-436 - has lot size, But not setbacks

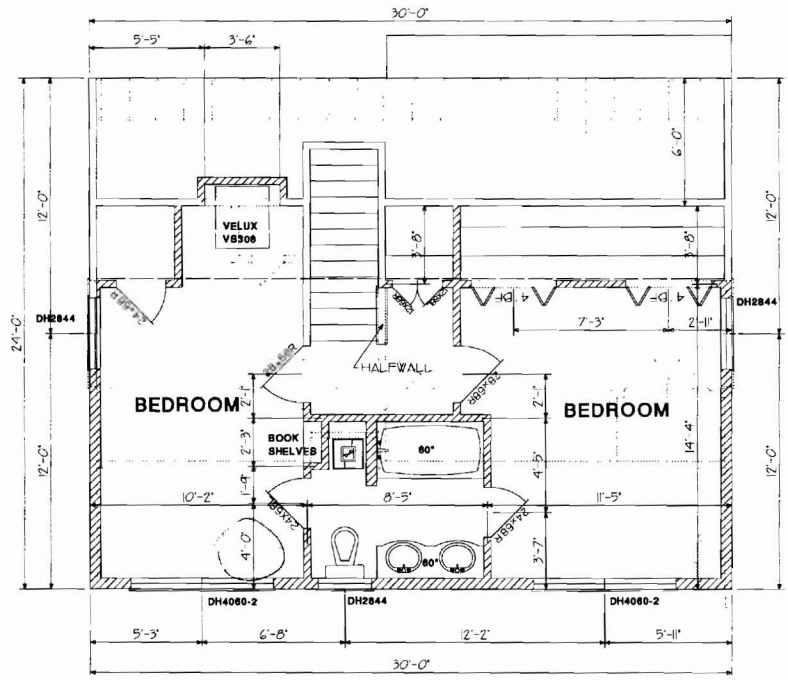
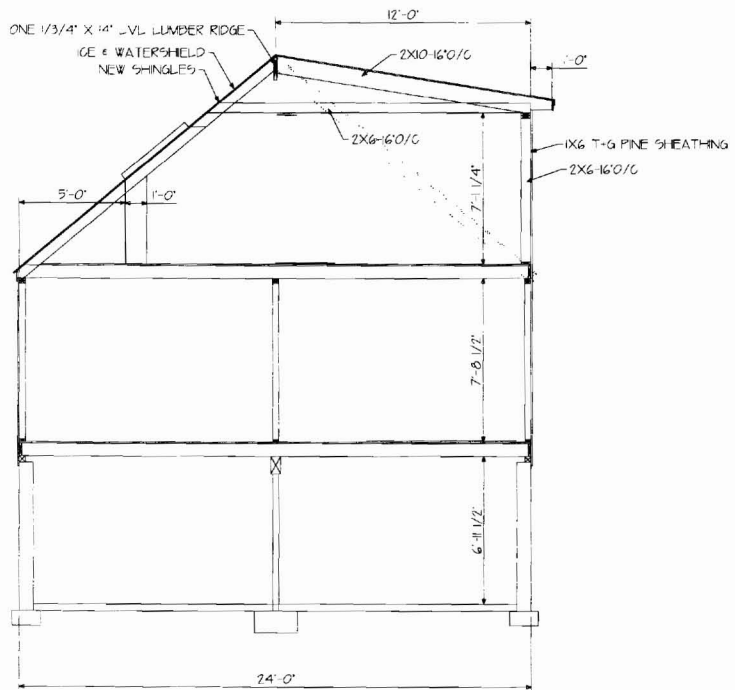
80% of 1st floor footprint

Existing sqft on 2nd floor = 12' x 30' = 360 sqft Adding 6' x 30' = 180 sqft or 22.2%  
 Second drawings show 6' min each side fillet The 4'

Kwee well met 6/13/2008

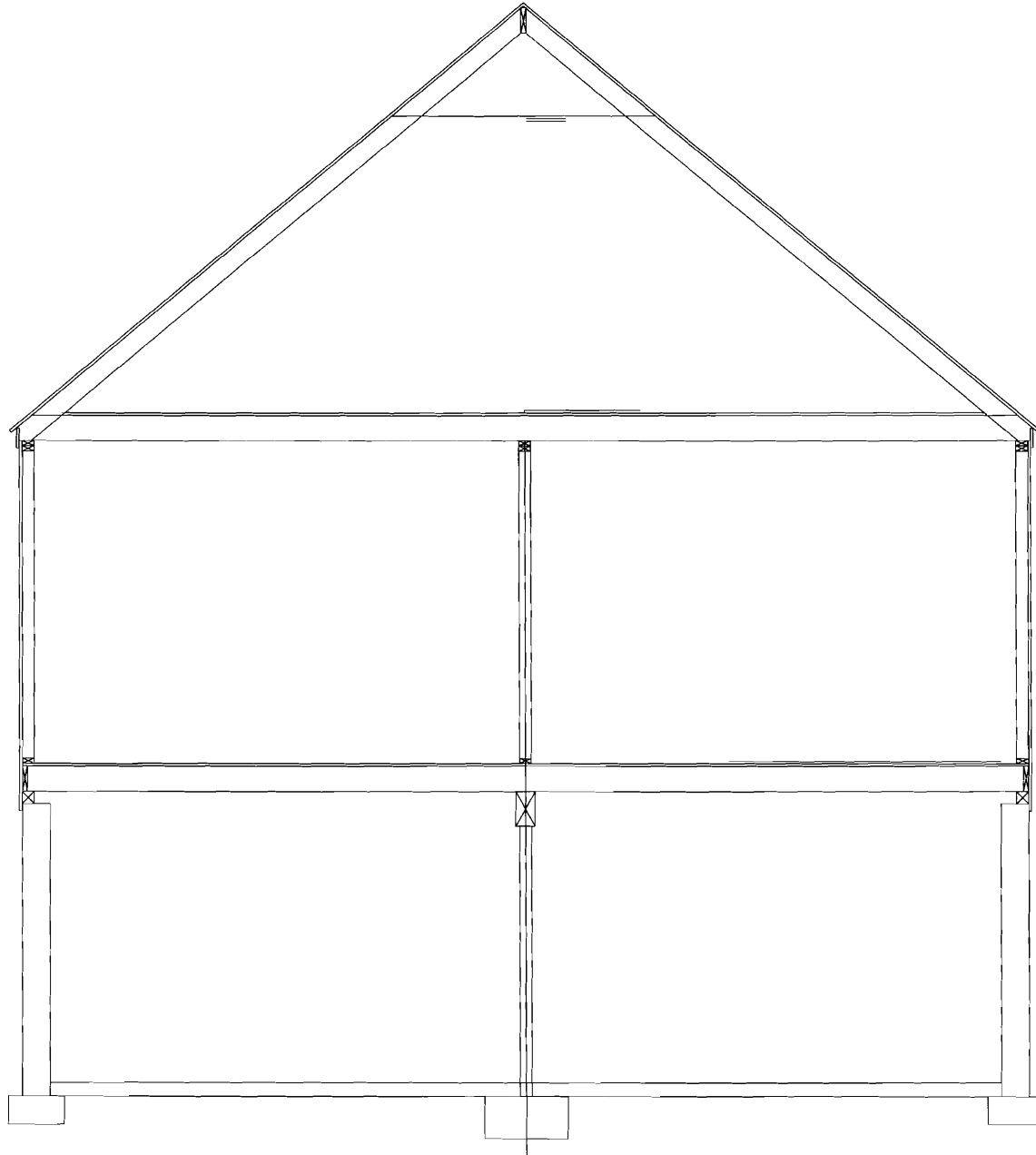
THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF MAINE RESIDENTIAL DESIGN. OUR CLIENTS SHOULD APPROPRIATELY HIRE AN ARCHITECT. THE INFORMATION IS NOT THE PRODUCT OF ANY ARCHITECT. MAINE RESIDENTIAL DESIGN OR ANY OF ITS EMPLOYEES OR SUBCONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROPERTY THAT MAY BE INCURRED BY ANY CUSTOMER WHOSE PROJECTS WITHIN THE STATE OF MAINE AND CUSTOMERS MAY WISH TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT BY PROVIDING TO US THE INFORMATION FROM RESIDENTIAL DESIGN, YOU DO NOT GUARANTEE THE ACCURACY OR RELIABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

24  
1



MAINE RESIDENTIAL DESIGN		FILE NAME
CASCO, ME. 207-827-3302		
JOB:	ERIC & MORGAN	SCALE: 1/4\"/>
DISCRIPTION:	DORMER PLAN A	DATE:
		DRAWN BY: MEJ
		APPROVED:





**From:** "Erik" <erik@olandergc.com>  
**To:** <mes@portlandmaine.gov>  
**Date:** 6/13/2008 4:40:17 PM  
**Subject:** Eric Babcock and Morgan Cramer's plans - knee wall height

Hi Marge,

Hopefully this will clarify the knee wall height.

I've attached the PDF plan for you with this email. You can print a 11x17 by choosing 11x17 paper size when you print and it will print larger.

The roof pitch is 10/12 so for every 12 inches horizontal distance, the roof height goes up 10 inches. So at 72 inches (6 feet) horizontally, in the height of the rafter will be 60 inches (5 feet 0 inches)- that's the height of the knee wall at 6 feet in.

kneewall.jpg

I included this picture in a second email in larger form if you want to print it out and attach it to the existing plan. Will that suffice?

Let me know if you have any questions - I'll try and follow up on Monday because we're hoping to start by Wednesday if at all possible.

Thanks again,

Erik Olander

Olander General Contracting

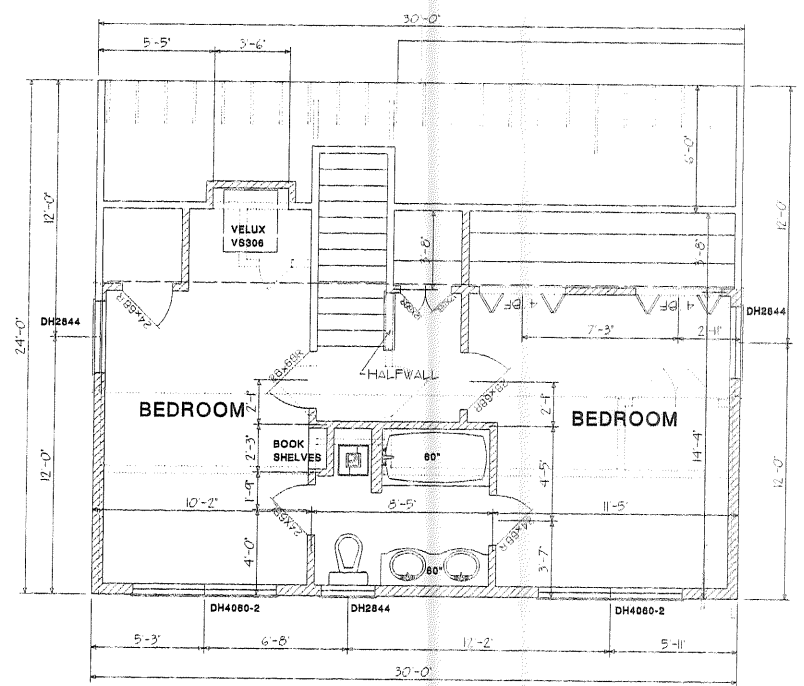
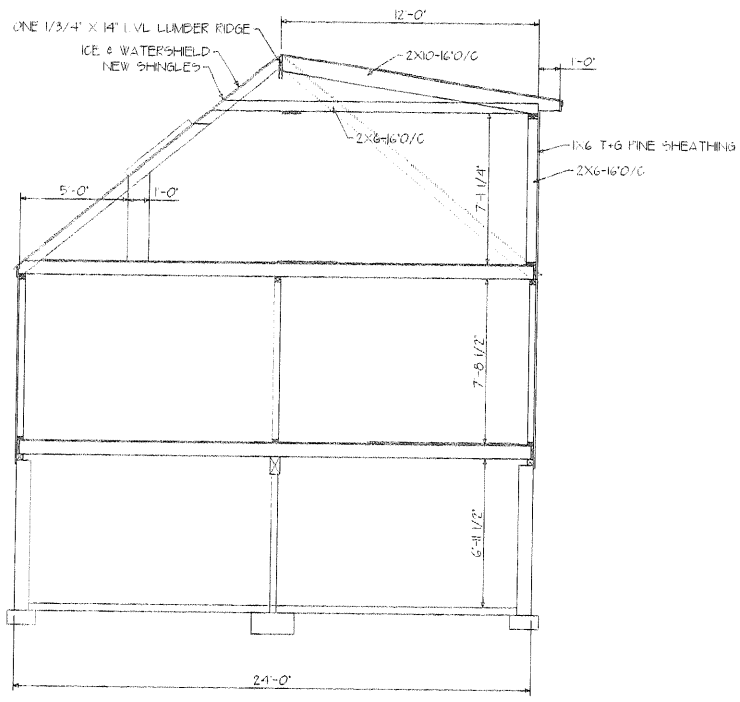
[www.OlanderGC.com](http://www.OlanderGC.com)

[www.MitchellHill.com](http://www.MitchellHill.com)

cell 207-632-3031

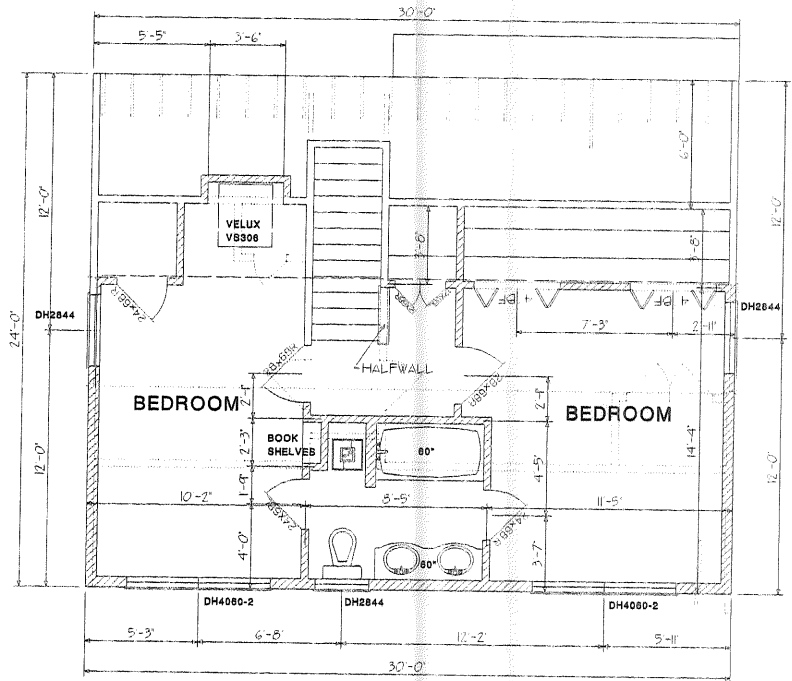
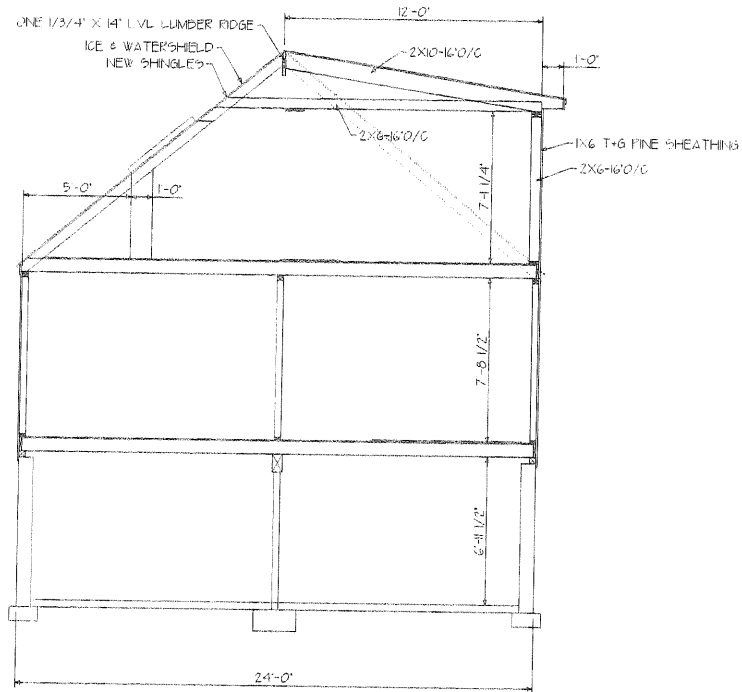
fax 207-655-1150

THIS INFORMATION IS PROVIDED TO OUR CUSTOMER AS A SERVICE OF MAINE RESIDENTIAL DESIGN. CUSTOMER SHOULD APPRECIATE THAT THE INFORMATION IS NOT THE PRODUCT OF AN ARCHITECT. MAINE RESIDENTIAL DESIGN IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF MAINE RESIDENTIAL DESIGN. MAINE RESIDENTIAL DESIGN SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES THAT MAY OCCUR AS A RESULT OF THE USE OF THIS INFORMATION. MAINE RESIDENTIAL DESIGN SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES THAT MAY OCCUR AS A RESULT OF THE USE OF THIS INFORMATION.



MAINE RESIDENTIAL DESIGN		FILE NAME
CASCO, ME. 207-627-3362		
JOB:	ERIC & MORGAN	SCALE: 3/8" = 1'-0"
		DATE:
DISCIPLINE:	DORMER PLAN A	DRAWN BY: MEJ
		APPROVED:

THE INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF MAINE RESIDENTIAL DESIGN. CUSTOMERS SHOULD VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF ANY ARCHITECT, ENGINEER, ARCHITECTURAL FIRM OR ANY OF ITS EMPLOYEES AND CONTRACTORS MAY HAVE TO CORRECT WITH AN INDEPENDENT THIRD PARTY. MAINE RESIDENTIAL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS, INCLUDING ANY DAMAGE TO PERSONS OR PROPERTY, ARISING FROM THE USE OF THIS INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



MAINE RESIDENTIAL DESIGN		FILE NAME
CASCO, ME. 207-627-3362		
JOB:	ERIC & MORGAN	SCALE: 3/8" = 1'-0"
		DATE:
DISCIPLINE:	DORMER PLAN A	DRAWN BY: MEJ
		APPROVED:

**From:** Marge Schmuckal  
**To:** Erik  
**Date:** 6/16/2008 10:06:22 AM  
**Subject:** Re: Eric Babcock and Morgan Cramer's plans - knee wall height

Erik,  
This still is not working for me. My desk printer can not print out an 11x17. Can you just bring in some scaleable drawings to this office. I don't want to hold this permit too much longer.

Thanks for trying,  
Marge

>>> "Erik" <erik@olandergc.com> 6/13/2008 4:39:29 PM >>>  
Hi Marge,

Hopefully this will clarify the knee wall height.

I've attached the PDF plan for you with this email. You can print a 11x17 by choosing 11x17 paper size when you print and it will print larger.

The roof pitch is 10/12 so for every 12 inches horizontal distance, the roof height goes up 10 inches. So at 72 inches (6 feet) horizontally, in the height of the rafter will be 60 inches (5 feet 0 inches)- that's the height of the knee wall at 6 feet in.

kneewall.jpg

I included this picture in a second email in larger form if you want to print it out and attach it to the existing plan. Will that suffice?

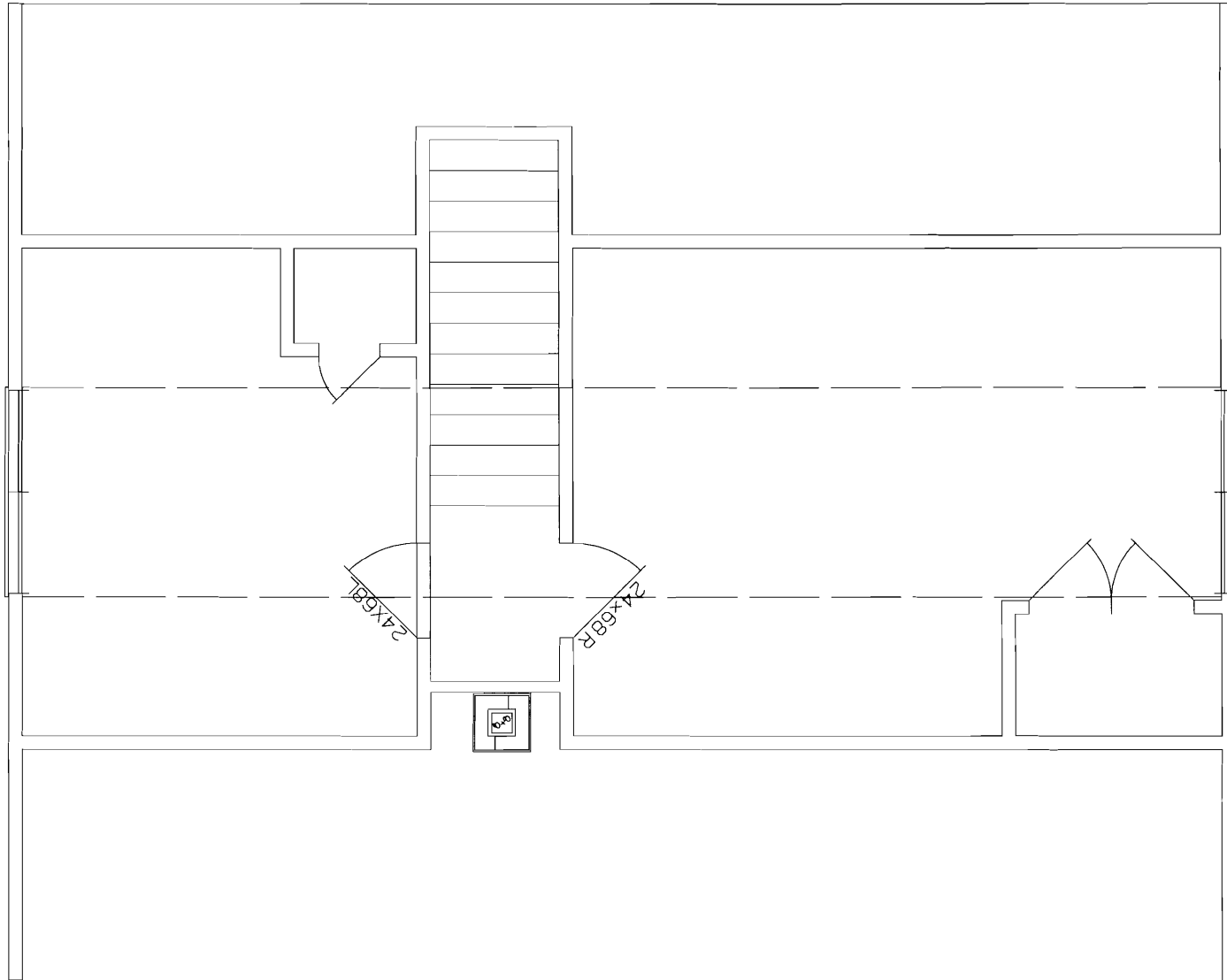
Let me know if you have any questions - I'll try and follow up on Monday because we're hoping to start by Wednesday if at all possible.

Thanks again,

Erik Olander

Olander General Contracting

Existing







**Olander General Contracting**

June 3, 2008

P.O. Box 600  
South Casco, ME 04077  
207-632-3031 CELL  
207-655-1150 FAX

[erik@olandergc.com](mailto:erik@olandergc.com)

---

**Eric Babcock & Morgan Cramer**  
30 Glen Haven Rd. East  
Portland, Maine  
2<sup>nd</sup> floor dormer and full bath

---

**THE FOLLOWING IS A PROPOSAL AND QUOTE TO ADD A SECOND STORY DORMER TO AND EXISTING HOME AS SHOW ON PLANS "PLAN A" DESIGNED BY MARK JACKSON OF MAINE RESIDENTAL DESIGN.**

**SCOPE OF WORK:**

**Contractor supplies materials unless otherwise specified. All required permits to be paid for by home owner.**

- 1) Remove rear roof and side wall sections as required
- 2) Remove existing ceiling and interior partitions
- 3) Remove all drywall (if necessary) in second floor
- 4) Replace ridge beam and install rafters of dormer
- 5) Reframe side wall sections from side windows to rear of house and rear wall section for new dormer
- 6) Install new interior partitions as show on plans
- 7) Replace side windows and install new rear windows as shown per plans
- 8) Install new roof sheathing and shingles to match existing shingles – ice & water shield on entire dormer roof - suggested due to low pitch of roof on dormer.
- 9) Install ridge vent
- 10) Install house wrap, siding, trim and soffits on new addition to match existing structure
- 11) Paint exterior siding and trim to match existing
- 12) Add closets in hall, guest room and master bedroom per plans
- 13) Build ½ wall at top of stairs
- 14) Frame in new bathroom with doors at both bedrooms per plans
- 15) Install vent for bathroom moisture control
- 16) Rough and finish electric in second floor



- 17) Rough and finish plumbing in second floor new full bathroom
- 18) Heating not figured in quote
- 19) Install fiberglass insulation in new 2<sup>nd</sup> floor walls and rafters- R19 in exterior walls and R38 in rafters of new dormer
- 20) Install new drywall/tape/mud ready for paint in 2<sup>nd</sup> floor
- 21) All interior priming and painting – materials and labor - done by home owners
- 22) Install cabinets and fixtures in new bathroom
- 23) All tile work and materials provided by home owner
- 24) Install hardwood flooring to match existing in 2<sup>nd</sup> floor
- 25) Sand and re-finish 2<sup>nd</sup> floor flooring with 3 coats of polyurethane
- 26) Remove wall sections at bottom of stairs to match living room side and move light switch to exterior wall
- 27) Complete interior trim- baseboard, windows and doors match existing trim in house
- 28) Install lighting fixtures in interior of addition

#### **SPECIFICATIONS:**

- 1) Demo:
  - a. Remove exterior roof shingles on back side of house
  - b. Remove sheathing and rafters on back section of house
  - c. Support front roof section and remove existing ridge beam
  - d. Remove existing exterior walls on left and right sides of 2<sup>nd</sup> floor to interior partition – approx 14 ft.
  - e. Remove interior partitions and ceiling as shown on plans
- 2) Framing: Complete framing of new 2 story dormer as described on plans:
  - a. 2x6 wall construction
  - b. 2x4 interior partitions
  - c. 2x12 rafters for dormer
  - d. New LVL ridge beam
  - e. Tie existing rafters into new ridge beam
  - f. OSB exterior wall sheathing and Advantec roof sheathing
  - g. Install strapping ready for drywall
- 3) Roofing:
  - a. Install new drip edge at eaves and gables, ice and water shield installed on entire dormer roof. Ridge-vent at peak and asphalt shingles figured.
- 4) Siding:
  - a. House wrap vapor barrier installed on addition's exterior
  - b. Install siding, soffits, fascia and trim on addition to match existing house – install 12" overhang on dormer soffit
  - c. Paint new siding and trim to match existing
- 5) Windows & Doors:
  - a. Hancock Classic brand vinyl windows (7) double hung

- b. House wrap wrapped into window and door openings. Caulking applied to rough openings then doors installed nailed off and mounting screws installed where applicable. Caulking applied, windows installed nailed off and vycor applied to nailing flanges.
- 6) Electric service to include:
- a. Install (1) new breaker in existing panel for bathroom
  - b. Outlets:
    - i. New outlets as code requires in addition
  - c. Controls:
    - i. 1 new control in bathroom
    - ii. 1 new control in both bedrooms
    - iii. 1 new control at top of stairs
  - d. Interior Lighting:
    - i. Install (1) customer supplied light fixture in master bedroom
    - ii. Install (1) customer supplied light fixture in guest bedroom
    - iii. Install (1) customer supplied light/fan in bathroom
    - iv. Install (1) customer supplied vanity light above sink in bathroom
  - e. Supply and install hard wired smoke detector in new addition
- 7) Plumbing to include:
- a. Rough and finish for toilet, vanity and tub – tie into existing waste line
- 8) Install fiberglass insulation in addition 2<sup>nd</sup> floor R19 in exterior walls and R38 in rafters of new addition with 4 mil poly on interior for vapor barrier
- 9) Drywall:
- a. Install strapping and new ½” drywall on exterior walls and ceiling.
  - b. Install green board in bathroom
- 10) Basic interior trim: Trim to match existing
- a. 4” base molding
  - b. Door trim: casing and heads to be 2 ½ ” Colonial
  - c. Window trim: install extension jambs, casing and heads to be 2 ½ ” colonial
  - d. Closet pole and wood shelf in master and guest bedroom
- 11) Bathroom cabinets
- a. Install vanity and top. Installation includes installing all required filler but does not include any specialty cabinetry requiring assembly add on moldings or appliance installation.
  - b. Vanity, top and fixture allowance \$1,000.00
- 12) Flooring:
- a. Install subfloor at unfinished floor section tie new hardwood flooring into existing
  - b. Sand second floor and refinish with 3 coats of polyurethane
  - c. Tile allowance \$500.00
- 13) Remove all demolition debris

**ALLOWANCES:**

1. Plumbing Fixtures: \$1,000
2. Flooring: \$500

**PRICING:**

- 1) Demo & Framing : (materials and labor as described)---\$16,300.00
- 2) Exterior : (roofing, trim, siding, windows, materials and labor) ----\$12,500.00
- 3) Interior, Electric and Plumbing (materials and labor)----\$15,600.00
- 4) Allowances:--- \$1,500.00

We will provide labor and materials only for the work specified above for the sum of \$45,900 (Forty Five Thousand Nine Hundred Dollars and no cents)

**OPTIONS:** Any alteration or deviation from the above contractual specifications that result in a revision of the contract price will be executed only upon the parties entering in a written change order.

1. Reconfigure bathroom layout as home owners described on 5/29 meeting consisting of removing one door and adding a partition between toilet and tub – No Charge.
2. Increase closet in guest bedroom size and put bi-fold closet doors and closet pole and shelf. – No Charge

**CONDITIONS:**

Olander General Contracting requires access and parking. Olander General Contracting carries a 2 million dollar liability policy. Space for 20' dumpster will be needed on-site where contractor specifies. Homeowner is responsible to carry any and all necessary insurance. Homeowner is responsible for cost of building permit from town. Homeowner will provide electricity on job site. Any unforeseen changes not addressed by plans, or corrections required necessary to complete the job, will be above and beyond the scope of this proposal and put in a change order.

**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.

**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:

\_\_\_\_\_.

**TERMS:**

A deposit of \$5,000.00 (Five Thousand dollars and no cents) will be required the day we start the project. We also reserve the right to make bi-weekly and or end of phase draws based on work completed or expenses incurred. Final payment will be due on the day of work completion.

Approximate project start date will be Mid-June of 2008 and will take approximately 3 months to complete.

All work to be completed in a workmanlike manner according to standard practices. Any alteration to or deviations from the above specifications involving extra cost will be executed only upon written change order and will be billed as an extra charge over and above this quote. All agreements are contingent upon strikes, accidents or delays beyond our control. The owner must carry homeowner's insurance and any other necessary insurance.

**NOTE:**

This quote may be withdrawn by us if not accepted within thirty (30) days form this date.

---

Erik Olander, President Olander General Contracting

Date

**ACCEPTANCE:**

The above quote, scope of work, specifications, conditions and terms are satisfactory and are hereby accepted. You are authorized to complete the work as specified. Payment will be made as outlined in the terms of this proposal and quote.

---

Eric Babcock and Morgan Cramer

Date

## 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.

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

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

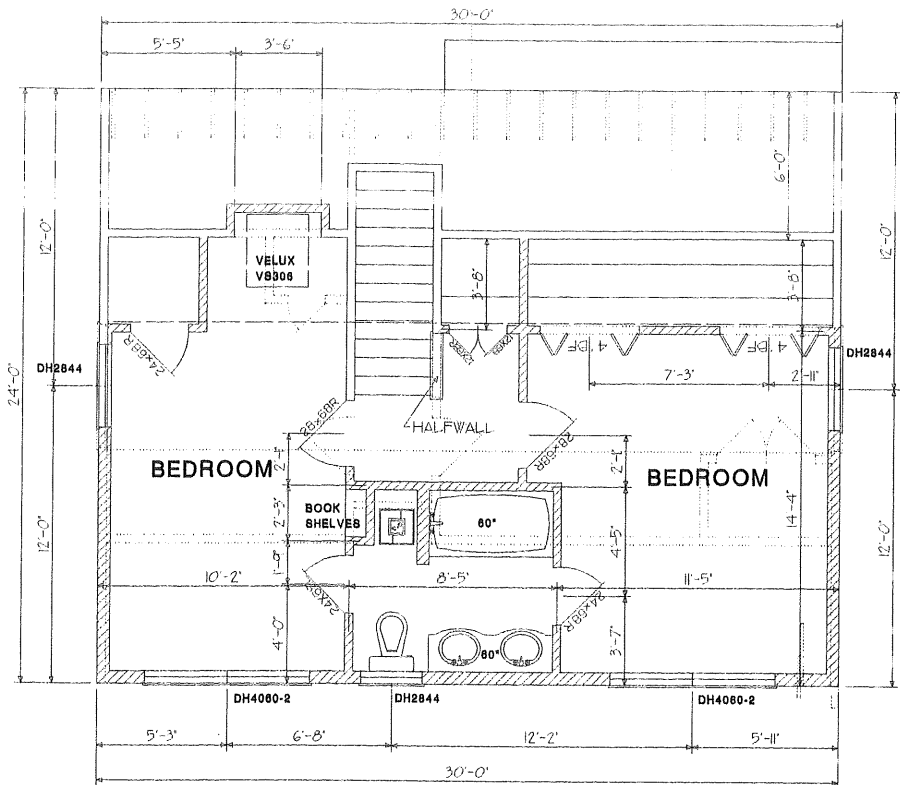
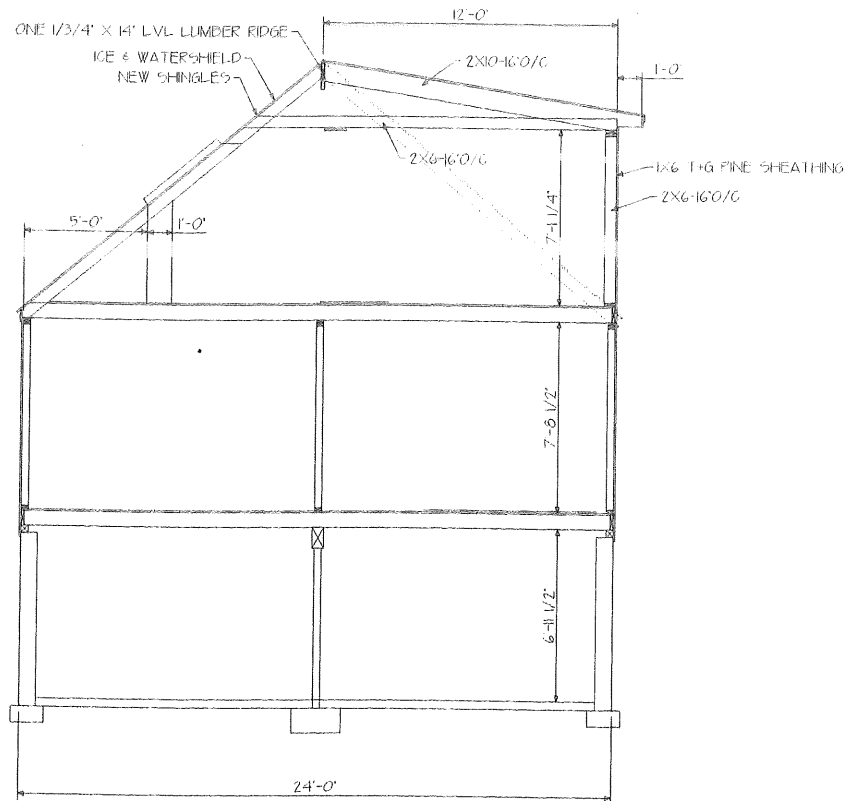
6/24/08

Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF MAINE RESIDENTIAL DESIGN. CUSTOMERS SHOULD APPROPRIATELY UNDERSTAND THAT THE INFORMATION IS NOT THE PRODUCT OF ANY ARCHITECT, NEITHER MAINE RESIDENTIAL DESIGN OR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITH THE STATE OF MAINE AND CUSTOMERS MAY WISH TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT BY PROVIDING YOU WITH THIS INFORMATION, MAINE RESIDENTIAL DESIGN DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



MAINE RESIDENTIAL DESIGN	FILE NAME
CASCO, ME. 207-627-3362	
JOB: ERIC & MORGAN	SCALE: 3/8" = 1'-0"
	DATE:
DISCIPTION: DORMER PLAN A	DRAWN BY: MEJ
	APPROVED: