

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JENNIE & DAVID OULTON

Located At 1704 WASHINGTON AVE

Job ID: 2011-08-1856-ALTR

CBL: 351 - - A - 012 - - - -

has permission to add a second floor addition, expanded garage and building footprint.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

08/26/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

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 Inspections 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.**

1. Footings/ Setbacks
2. Foundation/ Backfill
3. Close-In: (Electrical, Plumbing, Framing)
4. Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1856-ALTR

Located At: 1704 WASHINGTON

CBL: 351 - - A - 012 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
7. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

9. **R302.6 Dwelling/garage fire separation.** The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.

TABLE R302.6
DWELLING/GARAGE SEPARATION

| SEPARATION | MATERIAL |
|---|--|
| From the residence and attics | Not less than 1/2-inch gypsum board or equivalent applied to the garage side |
| From all habitable rooms above the garage | Not less than 5/8-inch Type X gypsum board or equivalent |
| Structure(s) supporting floor/ceiling assemblies used for separation required by this section | Not less than 1/2-inch gypsum board or equivalent |
| Garages located less than 3 feet from a dwelling unit on the same lot | Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|--|--|---|
| Job No: 2011-08-1856-ALTR | Date Applied: 8/3/2011 | CBL: 351 - - A - 012 - 001 - - - - | |
| Location of Construction: 1704 WASHINGTON AVE | Owner Name: JENNIE & DAVID OULTON | Owner Address: 1704 WASHINGTON AVE PORTLAND, ME - MAINE 04103 | Phone: 878-0660 |
| Business Name: | Contractor Name: Brad Post Co. | Contractor Address: 700 Washington Ave., Portland, ME 04103 | Phone: 653-9424 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: R-3 |
| Past Use: Single family dwelling | Proposed Use: Same: Single Family dwelling - to add a second floor with a garage addition and 2 small bump outs (remove add free standing garage) | Cost of Work: \$160,000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: Capt. R. Moore 8/26/11 | Inspection: Use Group: R3 Type: SB MDELC Signature: [Signature] |
| Proposed Project Description: second floor addition | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: Gayle | | 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"/> US 776 of 8009 allowed <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 8/12/11 | 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 Dist 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: |
|--|---|--|

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

PHON

| | | |
|--|---------------------|--|
| Type of Heating System | | |
| Means of Egress (Sec R311 & R312) | | |
| Basement | | |
| Number of Stairways | | |
| Interior | | |
| Exterior | | |
| Treads and Risers (Section R311.5.3) | 7 3/4" x 10" Not | 08/25/11 * Contractor given code section for stairs/lis/ landing requirements Agreed to install per MNBC. JAR |
| Width (Section R311.5.1) | 6-8" Min | |
| Headroom (Section R311.5.2) | 34-38" | |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) | | |
| Smoke Detectors (Section R313) Location and type/Interconnected | Noted on Conditions | |
| Dwelling Unit Separation (Section R317) and IBC - 2009 (Section 1207) | N/A | |
| Deck Construction (Section R502.2.1) | N/A | |

| | | |
|---|--|---|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | 2 x 12" @ 16' o.c. 17'-6" max 2 x 6" collar 2 x 6" Rafter Ties | Reviewed Headroom requirements 08/25/11  |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | Floor: 3/4" Uell: 1/2" x R-1/2" AV | |
| Fastener Schedule (Table R602.3(1) & (2)) | | |
| Private Garage (Section R309) Living Space ? (Above or beside) | | → condition of issuance. |
| Fire separation (Section R309.2) | | |
| Opening Protection (Section R309.1) | 20 Min. Fire Door | <u>ok</u> |
| Emergency Escape and Rescue Openings (Section R310) | | → condition of issuance. |
| Roof Covering (Chapter 9) | Asphalt | |
| Safety Glazing (Section R308) | | |
| Attic Access (Section R807) | 22 x 30" | <u>ok</u> |
| Chimney Clearances/Fire Blocking (Chap. 10) | N/A | |
| Header Schedule (Section 502.5(1) & (2)) | (2) 2 x 10" | |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | | → per MUSEC |

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|--|--|---|
| Soil type/Presumptive Load Value (Table R401.4.1) _____ | | |
| Component | Submitted Plan | Findings/Revisions/Dates |
| STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1) | 8" x 16" 8" Thick Wall 4'-0" Below Grade | |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | | |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | 4'-0" x 4'-0" Access | okay |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | 1/2 6'-0" 12" @ corners | |
| Lally Column Type (Section R407) | | → "All Beams resting on foundation walls" |
| Girder & Header Spans (Table R 502.5(2)) | | |
| Built-Up Wood Center Girder Dimension/Type | | |
| Sill/Band Joist Type & Dimensions | existing | |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2 x 8" 12'-4" @ 16" Max. @ 16" O.C. | okay |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | | |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | | |

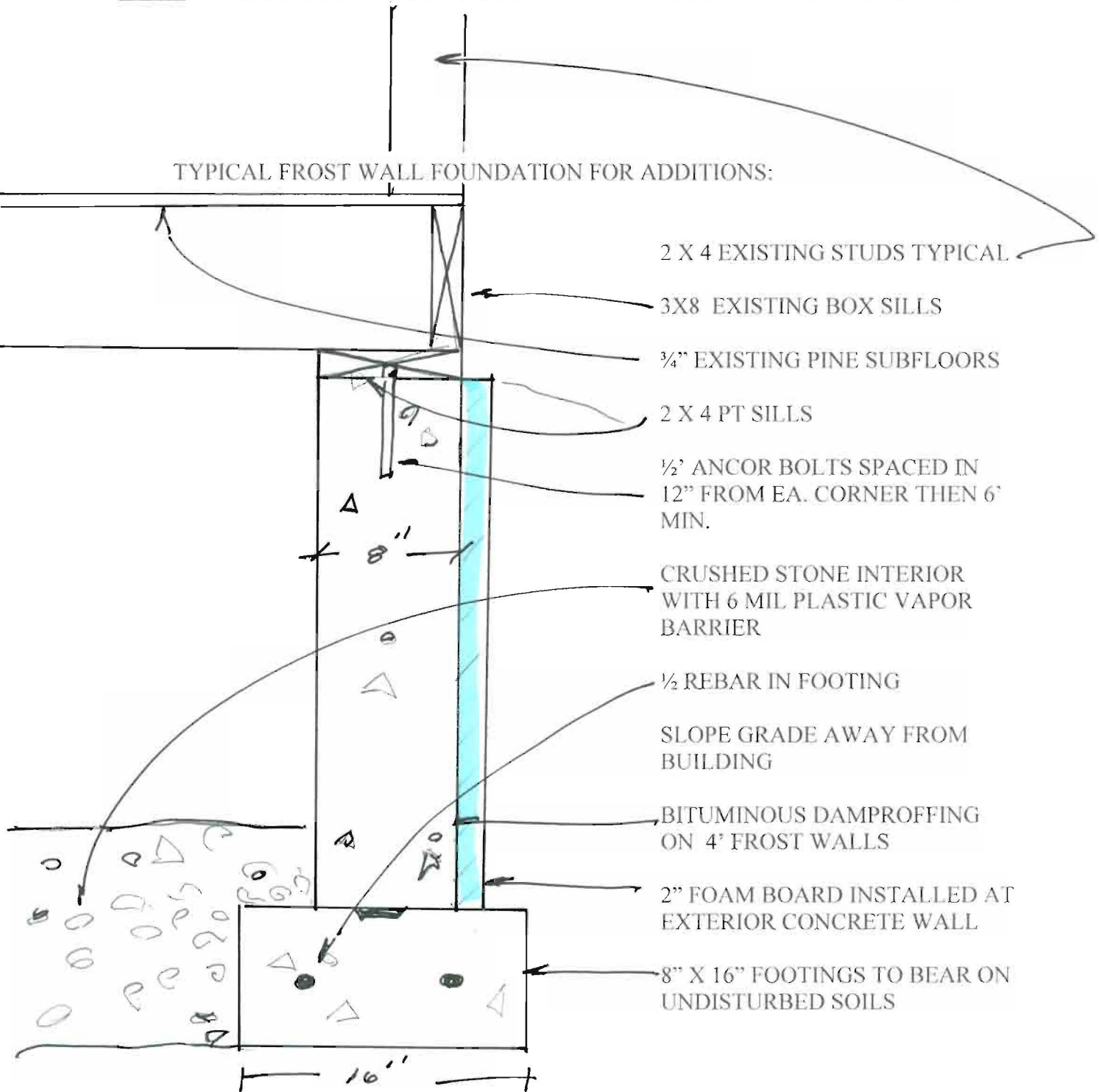


BRADFORD B. POST CO. INC.

General Contractor • Fine Homebuilder



TYPICAL FROST WALL FOUNDATION FOR ADDITIONS:



DETAIL FOR: CULTON RESIDENCE

AUG - 9 2011

1704 WASHINGTON AVE.
PORTLAND, ME 04103

Dept. of Building Inspections
City of Portland Maine

700 Washington Ave., Apt. 2 • Portland, ME 04103

Cell 653-9424 • bradpostbuilder.com • bradfordpost@gmail.com

1704 Washington
351 A012

Marge Received 9/11/11

Home » Search » Search Results » Search Detail » Search History » About » Help »

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Rates

Tax Bill

FAQs

Home with sewerage and water

Property facts and history

CBL 351 A012001
Land Use Type SINGLE FAMILY
Property Location 1704 WASHINGTON AVE
Owner Information OULTON JENNIE H & DAVID S OULTON ITS
 1704 WASHINGTON AVE
 PORTLAND ME 04103
Book and Page 13080/117
Legal Description 351-A-12
 WASHINGTON AVE
 1700-1704
 16476 SF
Acres 0.378

Current Assessed Valuation:

TAX ACCT NO: 37572 **OWNER OF RECORD AS OF APRIL 2011**
 OULTON JENNIE H &
 DAVID S OULTON ITS
 1704 WASHINGTON AVE
 PORTLAND ME 04103
LAND VALUE \$77,000.00
BUILDING VALUE \$95,600.00
BLIND (\$4,000.00)
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$158,600.00
TAX AMOUNT \$2,899.22

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1
Year Built 1956
Style/Structure Type RANCH
Stories 1
Bedrooms 2
Full Baths 1
Total Rooms 4
Attic NONE
Basement FULL
Square Feet 1088

[View Sketch](#)

[View Map](#)

[View Picture](#)



Outbuildings/Yard Improvements:

Card 1
Year Built 1956
Structure GARAGE-WD/CB
Size 12X20
Units 1
Grade D
Condition A

Sales Information:

| Sale Date | Type | Price | Book/Page |
|-----------|-----------------|-------------|-----------|
| 5/15/1997 | LAND + BUILDING | \$87,175.00 | 13080/117 |

[New Search!](#)



Paradigm Window Solutions Product Performance Matrix

Structural Performance [per AAMA 101/I.S.2]

Thermal Performance [unit U-Factor, per NFRC 100-2004]

| | Unit DP Rating [psf] | Size Tested [inches] | Water Infiltration [psf] | Air Infiltration [cfm/ft2] | Double IG Clear [BTU/hr-ft2-F] ¹ | Double IG 63/31 ⁵ Low E [BTU/hr-ft2-F] ¹ | Double IG 63/31 ⁵ Low E/Argon [BTU/hr-ft2-F] ¹ | Triple IG ⁶ 71/38 ⁵ Low E/Clr/ 71/38 ⁵ Low E /Blend ⁷ [BTU/hr-ft2-F] ¹ |
|---|----------------------|----------------------|--------------------------|----------------------------|---|--|--|---|
| 8311 Standard Double Hung (HUD ⁴) | H-R40 | 44 x 66 | 6.00 | 0.01 | 0.45 | 0.32 | 0.28 | 0.23 |
| 8321 Premium Double Hung | H-R40 | 44 x 60 | 6.00 | 0.05 | 0.45 [0.43] | 0.32 [0.30] | 0.28 [0.26] | 0.22 [0.20] |
| 8321 EP Double Hung ^{2,3} | H-C50 | 52 x 72 | 7.50 | 0.07 | 0.45 [0.43] | 0.32 [0.30] | 0.28 [0.26] | 0.22 [0.20] |
| 8381 Single Hung ^{2,3} [HUD ⁴] | H-R60 | 44 x 66 | 9.00 | 0.02 | 0.47 | 0.32 | 0.28 | 0.20 |
| 8382 Hybrid Single Hung | H-R35 | 44 x 66 | 7.50 | 0.09 | 0.45 [0.44] | 0.31 [0.30] | 0.27 [0.27] | 0.20 [0.20] |
| 8341 Glider [XX, HUD ⁴] | HS-R50 | 60 x 36 | 7.50 | 0.02 | 0.45 [0.44] | 0.32 [0.31] | 0.28 [0.28] | 0.23 [0.23] |
| 8342 Glider [XOX] | HS-R25 | 120 X 60 | 5.25 | 0.02 | 0.45 [0.44] | 0.32 [0.31] | 0.28 [0.28] | 0.23 [0.23] |
| 8341 EP Glider ³ [OX] | HS-C35 | 72 x 72 | 5.25 | 0.03 | 0.45 [0.44] | 0.32 [0.31] | 0.28 [0.28] | 0.23 [0.23] |
| 8384 Tilt-Slider [XOX] | HS-R50 | 69 X 48 | 7.50 | 0.05 | 0.47 | 0.32 | 0.28 | 0.20 |
| 8384 EP Tilt-Slider [OX] | HS-R30 | 108 X 63 | 7.50 | 0.05 | 0.47 | 0.32 | 0.28 | 0.20 |
| 8351 Casement ^{2,3} | C-C50 | 36 x 72 | 12.00 | 0.08 | 0.42 [0.40] | 0.30 [0.28] | 0.27 [0.25] | 0.22 [0.20] |
| 8352 Awning ^{2,3} | AP-C60 | 48 x 32 | 12.00 | 0.01 | 0.42 [0.40] | 0.30 [0.28] | 0.27 [0.25] | 0.22 [0.20] |
| 8331 Hopper | AP-R40 | 48 x 16 | 6.00 | 0.01 | 0.41 | 0.28 | 0.25 | 0.22 |
| 8361 Fixed Casement ^{2,3} | F-C50 | 72 x 63 | 7.50 | 0.01 | 0.43 [0.41] | 0.30 [0.28] | 0.26 [0.24] | 0.18 [0.16] |
| 8361 EP Fixed Casement ² | F-C90 | 72 x 63 | 12.00 | 0.01 | 0.43 [0.41] | 0.30 [0.28] | 0.26 [0.24] | 0.18 [0.16] |
| 8371 Geo Picture Window ^{2,3} | F-C50 | 72 x 63 | 7.50 | 0.01 | 0.46 [0.45] | 0.30 [0.29] | 0.26 [0.25] | 0.18 [0.17] |
| 8371 EP Geo Picture Window ² | F-C80 | 72 x 63 | 12.00 | 0.01 | 0.46 [0.45] | 0.30 [0.29] | 0.26 [0.25] | 0.18 [0.17] |
| 8396 SGD Picture ² | F-HC45 | 72 x 80 | 12.00 | 0.01 | 0.46 | 0.32 | 0.28 | 0.18 |
| 8396 EP SGD Picture ² | F-C60 | 72 x 96 | 12.00 | 0.01 | 0.46 | 0.32 | 0.28 | 0.18 |
| 8394 Sliding Glass Door | SGD-R30 | 108 x 96 3P | 6.00 | 0.06 | 0.46 | 0.34 | 0.30 | 0.24 |

¹ For all u-factors shown, glass does not include gnds. U-Factors in [brackets] represent units with optional foam filling in frames.

² Commercial DP rating

³ Impact rated product available

⁴ Also Tested to HUD 24 CFR 3280 WindZone III [AAMA 1701, AAMA 1704]

⁵ 63/31 Low E is a lower solar heat gain product. 71/38 low E is a higher solar heat gain product

⁶ Triple glaze not available in all sizes. Check with factory for limitations

⁷ Blend refers to Krypton in one airspace and Argon in the other on triple glazed units.

R-5 Initiative Rated

0.20 or lower

Products in this category achieve a U-Factor Rating of 0.20 or lower

Other glass options are available. Refer to "Paradigm Technical Performance Data" file for more detailed information

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 8003 PAGE 186 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS 1704 Washington Avenue, Portland, Maine

Job Number: 161-12

Inspection Date 5-12-97

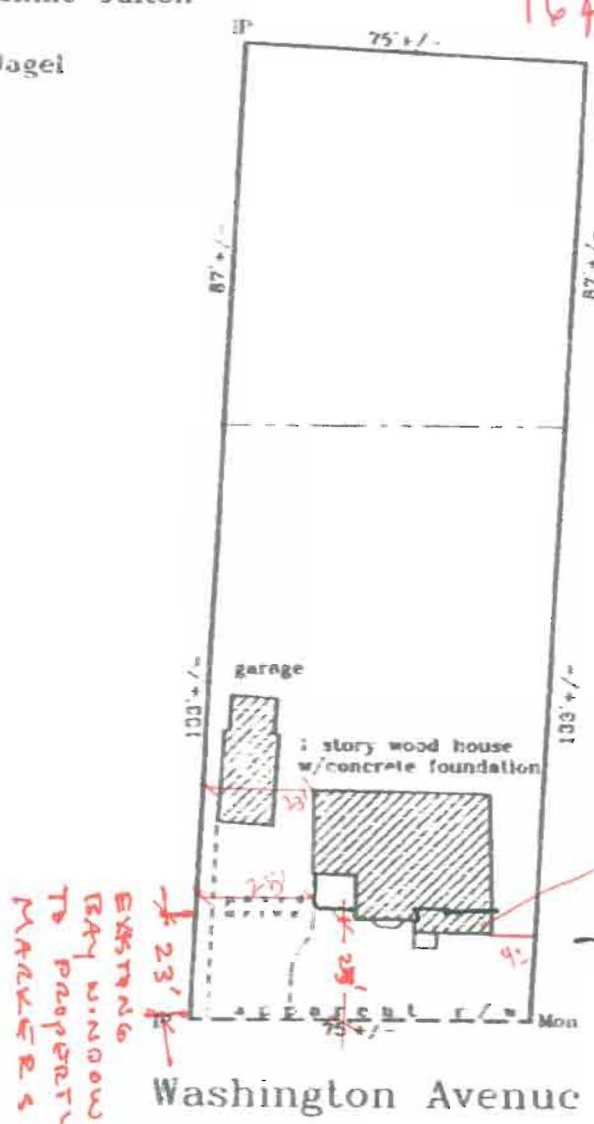
Buyers: David & Jennie Oulton

Scale: 1" = 40'

Seller: Elizabeth Nagel

~~16475~~
16476

R-3



2 New bumpouts
Being removed

EXISTING

[Signature]
 I HEREBY CERTIFY TO:

Guaranty Title Corp., Fleet Mortgage Corp., and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel 230051-00028.
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes
 Professional Land Surveyors
 86 Guinea Road
 Kennebunkport - Maine 04046
 207-967-5781 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Joc Laine Did Structures

THIS IS NOT A BOUNDARY SUR

MORTGAGE INSPECTION OF: DEED BOOK 8003 PAGE 196
PLAN BOOK -- PAGE --

ADDRESS: 1704 Washington Avenue, Portland, Maine

Buyers: David & Jennie Oulton

Seller: Elizabeth Nagel

PROPOSED

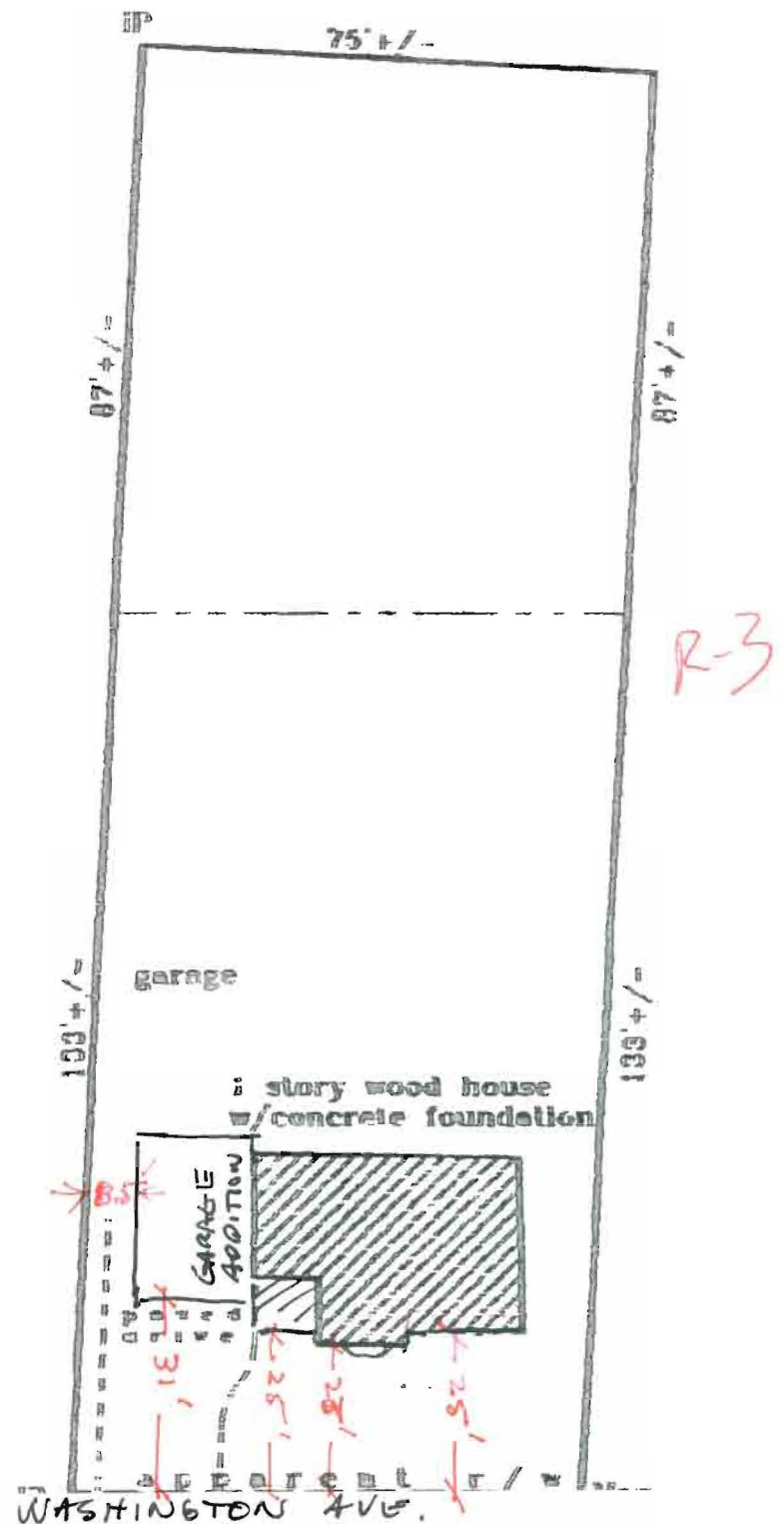


EXHIBIT 'A'

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, LOCATED IN PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AN THE WESTERLY SIDE LINE OF WASHINGTON AVENUE AT THE SOUTHEASTERLY CORNER OF THE SCHOOL HOUSE LOT SOLD BY WILLIAM E. LEIGHTON TO THE INHABITANTS OF DEERING BY DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 535, PAGE 448; THENCE SOUTHERLY ALONG WASHINGTON AVENUE SEVENTY-FIVE (75) FEET TO A POINT; THENCE WESTERLY ON A LINE PARALLEL WITH THE SOUTHERLY SIDE OF SAID SCHOOL HOUSE LOT ONE HUNDRED THIRTY-THREE AND FIFTY HUNDREDTHS (133.50) FEET TO A POINT; THENCE NORTHERLY AT A RIGHT ANGLE WITH THE LAST MENTIONED COURSE SEVENTY-FIVE (75) FEET TO THE SOUTHERLY SIDE LINE OF SAID SCHOOL HOUSE LOT; THENCE EASTERLY ALONG SAID SOUTHERLY SIDE LINE OF SAID SCHOOL HOUSE LOT TO THE POINT OF BEGINNING.

ALSO A CERTAIN LOT OR PARCEL OF LAND SITUATED WESTERLY OF THE ABOVE DESCRIBED PREMISES, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING OF THE SOUTHWESTERLY CORNER OF THE FIRST PARCEL HEREIN; THENCE WESTERLY BY AN EXTENSION OF SAID SOUTHERLY LINE OF SAID FIRST PARCEL EIGHTY-SEVEN (87) FEET, MORE OR LESS, TO LAND OF MATTHEW J. FLAHERTY; THENCE NORTHERLY AT RIGHT ANGLES SEVENTY-FIVE (75) FEET TO THE SOUTHWESTERLY CORNER OF SAID SCHOOL HOUSE LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SCHOOL HOUSE LOT TO THE NORTHWESTERLY CORNER OF SAID FIRST PARCEL; THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF SAID FIRST PARCEL SEVENTY-FIVE (75) FEET TO THE POINT OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO DAVID S. OULTON AND JENNIE H. OULTON BY VIRTUE OF A WARRANTY DEED FROM ENRIQUE A. NAGEL, RECORDED ON MAY 15, 1997 AS BOOK 13080, PAGE 117 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

D.S.O. JHO



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: 1704 WASHINGTON AVE. , PORTLAND | | |
| Total Square Footage of Proposed Structure/Area 2300 SF | Square Footage of Lot .38 | Number of Stories 2 |
| Tax Assessor's Chart, Block & Lot Chart# 351 Block# A Lot# 12 | Applicant * <u>must</u> be owner, Lessee or Buyer* Name DAVID & JENNIFER OULTON Address 1704 WASHINGTON AVE. City, State & Zip PORTLAND 04103 | Telephone: 207-878-0660 |
| Lessee/DBA (If Applicable) RECEIVED AUG - 1 2011 Dept. of Building Inspections City of Portland Maine | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$160,000. C of O Fee: \$ Total Fee: \$ |
| Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1 If vacant, what was the previous use? Proposed Specific use: SINGLE FAMILY Is property part of a subdivision? No If yes, please name Project description: was ranch, 2nd floor addition, garage addition, 2 small bump out additions | | |
| Contractor's name: BRAD POST CO. Address: 700 WASHINGTON AVE. Apt. 2 City, State & Zip: PORTLAND ME 04103 Telephone: 653.9424 Who should we contact when the permit is ready: BRAD POST Telephone: 653.9424 Mailing address: ABOVE - 700 WASH | | |

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: Brad Post Date: 7/26/2011

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

per Bradford Post spoke to
Capt Keith G - No sprinklers req. because 1st floor
is being basically intact

SPECIFICATION SHEET FOR THE OULTON RESIDENCE - PORTLAND, ME.
BRADFORD B. POST ~ GENERAL CONTRACTOR ~ FINE HOME BUILDER

AS OF 7/22/2011

THE FOLLOWING ARE THE SPECIFICATIONS TO THE PRECEDING CONTRACT.
PROJECT TO BE BUILT ACCORDING TO THE PLANS DRAWN BY BRADFORD POST, DATED
7/21/11, AND THESE SPECIFICATIONS.

CONTRACT NO.216
APPROXIMATE STARTING DATE: 8/1/11

GENERAL NOTES

- ❖ The Laws and codes of the location of the building will govern the construction of this project.
- ❖ The Subcontractors will obtain all required permits, licenses, and inspections necessary for their respective trades.
- ❖ The building permit for this project will be obtained by the Builder and paid for by the Owner.
- ❖ The General Contractor will be responsible for all construction scheduling, and shall be responsible to see that the work is done in a timely manner. A time line schedule will be submitted to the Owner 10 days of start of work and will be updated regularly to reflect progress and projected completions dates.
- ❖ The General Contractor will provide temporary toilets, and staging as are required for safe and proper completion of the work as shown in the drawings.
- ❖ The General Contractor will provide job site fire extinguishers, first aid kit and will provide all required aspects of construction for safe completion of the work.
- ❖ A fire sprinkler system is not included in this proposal, as preliminary talks with the Portland Fire Chief indicated this project would be exempt from such a system.
- ❖ No Lead Safe work will be performed by the contractor, as the Owners have opted out of this requirement with a written statement to this effect.

SUMMARY OF WORK

- ❖ The scope of work to an existing cape includes the construction of a new second floor addition, one care garage with storage and two new front bump out additions. Extensive interior renovations will also be performed to the existing home.

CASH ALLOWANCES

- ❖ The net amounts stated below shall be included as a part of the Contractor's base price. The amount stated shall be considered as a net amount including costs for purchases of specified materials and any applicable sales tax. The contractor shall purchase or award subcontracts on items covered by cash allowances for such sums as listed below:
After items covered by cash allowances have been purchased or awarded or negotiated with the Contractor, the Contract sum shall be adjusted to reflect actual net cost paid by the Contractor for such items: if actual cost of items is less than the cash allowance, The Contract sum shall be reduced by the difference between actual cost and Contract: if actual cost is more than allowance, The

20' taking a front addition off
Then building back less
meets the 25' front setback
20' on left side
new in full
by 9' 4" Age
meeting 25'
front set
back

Contract Sum shall be likewise increased. The Contractor shall include in his base bid all costs for the installation of materials which are purchased under the cash allowance.

1. Loam and seed allowance. \$2,000.00
2. Cabinets and vanity allowance w/ hardware. \$6,500.00
3. Kitchen and bathroom countertop allowance. \$3,500.00
4. Heating allowance. New Yorker, oiled fired, cast iron boiler and system. \$8,000.00
5. Plumbing fixture allowance. \$ 1,275.00
6. Light fixture allowance. \$1,250.00.
7. Interior painting allowance. \$6,000.00
8. Tile floor allowance. \$12.00 installed. Cement board underlayment included. \$2,000.00
9. Wood floors allowance. Pre-finished natural grade hardwood, installed. \$9,100.00

INTENT OF DRAWINGS

- ❖ The drawings and specifications are intended as guidelines. Any omissions in the description of workmanship does not relieve the Contractor or the Owner in his respective responsibilities from delivering a completed project, as generally described in these specifications and in a workmanlike manner, in accordance with generally accepted practice.

PRODUCT SUBSTITUTION

- ❖ When one or more brand names are designated in the specifications, they are intended to indicate the function required; it is to be assumed that the words "or equal" are implied. For a product to be determined as an equal, it must be equal in appearance, design, performance, operation, and maintenance. A requested substitution determined to not be an equal of a specified product must have the differential determined and approved before installation.

DRAWING AND SPECIFICATION CONFLICTS

- ❖ If a conflict occurs between the detail drawings and the specifications, the latter will take precedence.

PROJECT CLOSEOUT

- ❖ Complete a walk thru with the Owners and a final punch list of repairs or work remaining.
- ❖ Submit final change order and final progress payment request to Owners.
- ❖ Obtain final inspection from the City of Portland code enforcement office and request Occupancy Permit to be mailed to Owners when completed.
- ❖ Complete the final clean up of the premises, sweep floor, rake yard and removal of all debris. Window washing is not included in this contract.
- ❖ Complete change over of locks and transmit new keys to the Owner.

SITE WORK AND DEMOLITION

- ❖ Owners to remove all trees and tree limbs, shrubbery and plantings from around the house that may be damaged by excavation for the new foundation and other work.

- ❖ The Contractor will remove the shed addition on piers from the front of the house and complete all other demolition needed to complete this project, except as noted below.
- ❖ The Owner will demo the existing garage and place the debris in the jobsite dumpster for removal.
- ❖ The Owner will be able to salvage what ever parts of the existing roof are salvageable when the Contractor has cut the roof off the main house and kitchen addition and thrown it on the ground.
- ❖ The Excavator will dig out the front of the house to provide footings and foundation for the new crawlspace foundations. After the foundation additions are poured he will damp-proof them and then backfill the foundations. No drainage is included in this contract.
- ❖ All the existing siding and shutters on the house will be removed and disposed of.
- ❖ The existing roof and gables on the main house will also be removed. Blue tarps will be utilized for protecting the existing home until the new roof is framed and covered. It is recommended that all personal items be removed from the home to provide the best protection of such items, and give the Contractor suitable working space and access to the house.
- ❖ The contractor will not be liable for any water damage to the existing house that might happen while the home is exposed to the weather. The Contractor will make a good faith effort to keep the existing home dried in, but can not control the weather, or acts of God.
- ❖ Contractor is not responsible for damage to the asphalt driveway that might happen with heavy equipment being used. No asphalt work is included in this contract.
- ❖ The application of 3" -4" of loam and the spreading of a high quality grass seed where the lawn is damaged by construction is included in this contract.
- ❖ Contractor will coordinate as needed with PWD, Portland Sewer, Telephone, Cable Co., and Central Maine Power Co.
- ❖ No additional landscaping or plantings will be preformed by the Contractor except as noted above.

CONCRETE

- ❖ The foundation contractor will form for two frost wall addition foundations and a garage frost wall foundation as drawn. Included is the pouring of concrete for footings, foundation walls, a 10" sonno tube for the front porch and a 4" reinforced concrete slab. The crawl spaces under the new additions will be filled with crushed stone and over-laid with plastic for a vapor barrier. Insulation and damp-proofing of the new foundations is included.
- ❖ Rebar will be installed in walls and footings as per drawings in a standard and acceptable manner. Concrete slabs will be fiberglass reinforced, but will not have wire rebar installed. A concrete sealer will be sprayed on the garage slab when dry to seal the surface.
- ❖ A concrete cutting company will be hired to cut access openings in the existing foundation walls into the new crawl spaces for heat and ventilation. No door will be built for these openings, unless the Owner requests one.

FRAMING AND GENERAL EXTERIOR

- ❖ Framing: All framing lumber including: girders, joists, trusses, studs, plates, shoes, headers, rafters, collar ties, and ceiling joists will consist of construction-grade K.D. spruce or equivalent. (Note: Laminated plywood framing members may be used in specific situations if the spans needed render conventional spruce lumber impractical.) Interior and exterior framing will be as shown on the contract drawings.

- ❖ Sills will be 2x6, or 2x4 pressure treated with foam sill sealer under all wood sills in contact with concrete.
- ❖ Sub flooring: All sub flooring will be Advantec Brand ¾", o.s.b., glued and nailed.
- ❖ Sheathing: Exterior walls will be sheathed in 7/16" cdx fir plywood.
- ❖ Air infiltration barrier: Exterior walls will have Typar House wrap over sheathing.
- ❖ Vinyl Siding: Siding to be Mastic, "Carvedwood", color as selected by the customer and will be installed as indicated on the contract drawings.
- ❖ PVC exterior trim. The fascia and rake trim, as well as all corner boards on the house will be ¾" thick white PVC trim stock.
- ❖ A dumpster will be on site in the driveway for the major portion of the work.
- ❖ The attic will have access by a scuttle hole with a plywood cover that will be insulated with a solid layer of foam insulation. Location to be determined. The attic space will not be framed for a floor system, but will have regular 2x6 collar ties. Insulation will be blown into the attic space to achieve an R48 insulation factor.

ROOFING

- ❖ Rafters: All roofs rafters will be 2x12, 2x10, 2x8 and 16"- o.c..
- ❖ Roof Sheathing: The sheathing will be Advantex's zip system sheathing and tape.
- ❖ Flashing: Aluminum step flashing, white drip edge, and white drip cap will be used where applicable.
- ❖ Attic Ventilation: Continuous soffit vents will be installed along new eaves. "Cobra" brand ridge vents will run along all ridges.
- ❖ Roof Shingles: Brand to be IKO Brand 30 year architecturals. Color by Owners.
- ❖ Gutters: no gutters are included in this contract.
- ❖ Ice and Water Shield: The lower 3' of the eaves and 4' in the valleys of the roof will have Grace Ice and Water Shield applied to them. All roof and wall intersections will have 18" on the horizontal and 18" on the vertical. This is a rubberized adhesive membrane that is standard in the industry for such applications.

BRICK CHIMNEY

- ❖ The existing brick 2- flue chimney is to be extended up 3' over the new ridge line, or to current code. A blue stone cap could be installed over the top of the chimney to extend the life and performance of the chimney. No corbelling is included in the design.

EXTERIOR DOORS

- ❖ The new front door will be Therma-tru Smooth Star insulated fiberglass door system with insulated side light. Model # S256 le, without grills, Sidelight is S308sl, with contoured grill and all PVC jambs.
- ❖ The front garage door will be a Therma-tru Smooth Star insulated fiberglass door, model 262 gbg with a PVC jamb.
- ❖ The inside garage door to kitchen door will be a Therma-tru Smooth Star insulated fiberglass door, fire rated model 210.

- ❖ The rear garage door will be a Therma-tru Smooth Star insulated fiberglass door, model 210 with a PVC jamb.
- ❖ The master bedroom exterior door will be a Therma-tru Smooth Star insulated fiberglass door, fire rated, model 210.
- ❖ The dinning room slider will be a Paradigm, solid PVC door with insulated glass and a sliding screen door. Hardware is white. No grills. No entry lockset. The door dead bolts from the inside only.
- ❖ Exterior locksets are to be Schlage Residential series F. Finish to be Brass. Separate lock and deadbolt on each exterior door. Basic round knobs will be supplied, unless the owner has a preference with the price range.
- ❖ Screen doors are not included in this contract except for the slider.
- ❖ "Between the glass", contoured grills will be provided on all doors to match windows.

EXTERIOR TRIM

- ❖ Exterior corners, rake and facial trim: will consist of 1x8, 1x4 roof trim and 1x5, 1x4 corner boards.
- ❖ All exterior doors, except the slider will be wrapped in 3/4"x4", PVC.
- ❖ Windows will come with an attached j-channel that will serve as a trim detail. No trim boards are to be installed on new windows.
- ❖ Soffits will be perforated vinyl panels.
- ❖ No shutters are included in this contract.

WINDOWS

- ❖ All windows will be Paradigm brand, vinyl windows with contoured grills between the glass where indicated on the drawings. All double hung windows will be low E, insulated with a half screen and white hardware. All double hung windows will be low E, insulated with a half screen and white hardware. No basement windows will be included in this contract.

INSULATION

- ❖ Exterior walls and roof: all exterior walls and roof are to be insulated to local codes. The attic space will be batts or blown in fiberglass insulation to R48. Sloped ceilings to R38.
- ❖ The interior basement walls will not be insulated. The first floor deck will not be insulated. It is recommended that the Owner will consider spray foaming the basement sill in the existing house.
- ❖ The new exterior foundation walls will be insulated with 2" foam insulation.

WALLS AND CEILINGS

- ❖ Sheetrock: All new interior walls and ceilings will have ½" gypsum wallboard finish taped, sanded, and ready for paint. The second floor bathroom is to receive ½" moisture resistant drywall. The basement is not to have any work done to it, except as needed for utilities and structural work.

VENTILATION

- ❖ Second floor Bathrooms: One quiet bathroom fan, Nutone brand, sized to room, to be installed and vented to the outside of the house.
- ❖ Continuous proper venting will be installed from soffit vents to ridge vent.
- ❖ One stove vent to be installed and vented to the exterior of the house.
- ❖ New Furnace to vent out through the roof chimney.

INTERIOR DOORS

- ❖ All new doors are to be Brosco brand hollow core textured Masonite, 6 panel, paint grade with brass hinges and hardware.
- ❖ F-Series, Schlage brand door hardware in Owners choice of style in a bright brass finish. Other finishes and styles may be at an additional mark up.

INTERIOR TRIM

- ❖ Windows, doors and baseboards to be cased out in a paint grade colonial style trim that will be in keeping with the style and proportion of the first floor trim work. Other moldings not specified here such as crown molding, and wainscoting will be on a time and material basis.
- ❖ Stairs to second floor to be of a plywood construction and enclosed, ready for carpet. The hand railing will be of a joined oak construction and have brass supports attached to the walls.

CABINETS, COUNTERTOPS AND BUILT-INS

- ❖ Owner will have the kitchen cabinets and the bathroom vanity designed and ordered in accordance with the cabinetry allowance. The builder will install all said cabinets as part of this contract.
- ❖ Owners will have the countertops and vanity top designed and ordered in accordance with the countertop allowance. All countertops to be installed by the countertop fabricators.
- ❖ Additional custom bookshelves or built-ins will be on a time and material basis.

CLOSETS

- ❖ To comprise of a fir closet rod, and a one foot wide painted composite plywood shelf over the rod. Extra shelving will be additional and billed on a time and material basis.

PAINTING

- ❖ All interior painting subcontracting will be the Contractors responsibility as laid out in these specifications.
- ❖ No exterior painting will be included in this contract, as vinyl siding is being used and white PVC exterior trim where needed for window, door and roof trim. The exterior PVC trim will show the stainless steel nail heads and the joints may be visible over time. It is recommended that the PVC be painted with a white PVC paint in the future. It is not necessary for the PVC to be painted for maintenance reasons, only cosmetic ones.
- ❖ Interior painting to consist of a latex primer on sheetrock and wood surfaces and 2 coats of finish latex enamel paint on all surfaces. Up to (4) wall colors in acrylic latex, and one trim color in acrylic

latex enamel. Walls will receive two coats of washable satin or eggshell finish, while the trim will receive two coats of semi gloss enamel. The oak stair rail to have polyurethane applied in 3 coats. Extra colors will be additional labor and materials as per painter. The paint brand will be Sherwin William's best paint. Other brands may be selected by Owners but may be at a slight additional cost. The highest quality workmanship is expected on all painting. Prep work will include sanding and vacuuming to prep for work. Caulking will include base cap to base board and any gaps in trim work and trim to sheetrock connections. Painting runs will not be acceptable nor foreign particles in finish coat of paint.

ACCESSORIES

- ❖ Installation of Owner's accessories (grab bars, towel racks, toilet paper holders, pictures, mirrors, medicine cabinets and any other items not specified) will be treated as an extra and billed out on a time and material basis.

JOB SITE CLEANING

- ❖ The builder will endeavor at all times to maintain a broom clean work environment. At the end of the job the builder will leave the job in a broom clean state. Washing of windows at the end of this job is not included in this contract.

FLOOR COVERINGS

- ❖ Hardwood flooring: The allowance is for a pre-finished natural or common grade of 2 1/4" red oak or like, to be installed and nails filled.
- ❖ Ceramic Tile: A medium price range ceramic tile will be installed in the new upstairs bathroom and in the new kitchen entryway. The existing bathroom is not included in this estimate. The upstairs bathroom will have a quality fiberglass tub and shower enclosure installed.

ELECTRICAL

- ❖ Master electrician will provide the following residential electrical system complete to current codes.
- ❖ Electrical demolition of the existing electrical in the walls and ceilings that are being demoed.
- ❖ Installation of a temporary electrical system for Contractors to utilize during construction.
- ❖ Installation of new circuits on the first floor to provide ceiling lights where needed.
- ❖ Electrical service will include a new 200 amp circuit breaker panel – Square "D" brand.
- ❖ Electrical fixtures in the pale ivory (almond) finish.
- ❖ Interconnected and hardwired smoke detectors with battery backup to code. A combination smoke and carbon dioxide detector will be installed in the basement.
- ❖ Additional lights and switches and outlets above national code requirements, will be additional cost.
- ❖ The kitchen is to have 4 recessed ceiling fixtures included in the price.
- ❖ No new wiring in the basement, beside what is mentioned in these specifications.
- ❖ 1 Nutone brand, ultra quiet bath fan/light combo fixture will be installed in the new bath.
- ❖ One doorbell to be installed of a simple design in the entryway and front door.
- ❖ 2 phone and cable locations by Owners.

- ❖ The garage will have a standard amount of outlets per code. The garage overhead door will be wired and the controls placed per Owner. The storage space over the garage will have two ceramic pull fixtures switched in the bedroom. The garage on the first floor will have 4 ceramic pull fixtures overhead switched at all doors. Two outside light fixtures at the garage doors and one overhead flood for the driveway.
- ❖ The Owners along with the Electrical and the Builder will develop a final electrical plan prior to electric rough in.

PLUMBING

- ❖ The licensed sub-contractor shall provide a design-build complete and operating domestic plumbing system to current industry standards.
- ❖ A mixture of copper piping and PVC piping, drains and vents will be used throughout.
- ❖ Plumbing fixtures for the second floor bath and remodeled kitchen will be chosen by the Owners from a local supply house and deducted from the allowance.
- ❖ All Fixtures to be white with chrome trim and faucets. Other finishes will be an additional cost.
- ❖ Provide 1 In-sinkerator disposal in Kitchen sink, connect the dishwasher and refrigerator water line.

HEATING SYSTEM

- ❖ The licensed sub-contractor will provide a design build, complete and operating domestic heating system to current industry standards.
- ❖ Provide an oil fired forced hot water system of hot water baseboard heat. Balancing and testing by the licensed sub-contractor.
- ❖ Boiler to be
- ❖ Provide 1 - Honeywell 7 day programmable thermostats.
- ❖ Exhaust thru chimney.
- ❖ Provide complete submittal information and obtain Owner's approval prior to any work.
- ❖ Provide for 2 zones of heat.
- ❖ Domestic on demand hot water provided by the boiler.

BRADFORD POST AND CO. TIME AND MATERIAL POLICY

- ❖ A labor rate of \$35.00 per hr. added to the materials cost will determine the basis of all extra work.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

20

Received from

Location of Work

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:

Check #: Total Collected \$

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy