



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND



BUILDING PERMIT

This is to certify that JOHANN & AZZOPARDI

Located At 1925 WASHINGTON AVE.

Job ID: 2011-06-1389-ALTR

CBL: 371 - - A - 014 - 001 - - - -

has permission to make renovations to the existing kitchen.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

06/27/2011

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1389-ALTR	Date Applied: 6/13/2011	CBL: 371 - - A - 014 - 001 - - - - -	
Location of Construction: 1925 WASHINGTON AVE	Owner Name: JOHANN & INGRID AZZOPARDI	Owner Address: 1925 WASHINGTON AVE PORTLAND, ME - MAINE 04103	Phone:
Business Name:	Contractor Name: Turner Contracting & Remodeling	Contractor Address: PO Box 2106, Windham, ME 04062	Phone: 329-4217
Lessee/Buyer's Name:	Phone:	Permit Type: interior renovations	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - To make renovations to the existing kitchen	Cost of Work: \$11,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: LB SRG 2009 Signature: <i>AR</i>
Proposed Project Description: kitchen renovations		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with conditions</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<p>CERTIFICATION <i>6/16/11</i></p>		

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 appication 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

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. Close-In: (Electrical, Plumbing, Framing)
 2. 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: 2011-06-1389-ALTR

Located At: 1925 WASHINGTON

CBL: 371 - - A - 014 - 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, separate, additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals. It is understood that you are renovating the existing single kitchen in the dwelling.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Because the previously approved daycare for up to 12 children has been discontinued over 6 months, you would need to reapply for a conditional use appeal before reinstating that use.
5. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Building

1. 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.
2. 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.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

AZZOPARDI
 Kitchen RENOVATION
 1925 Washington Avenue

- * Re-locate Sink to Island
- * Install New Cabinetry
- * New Linoleum Flooring
- * Repair Drywall

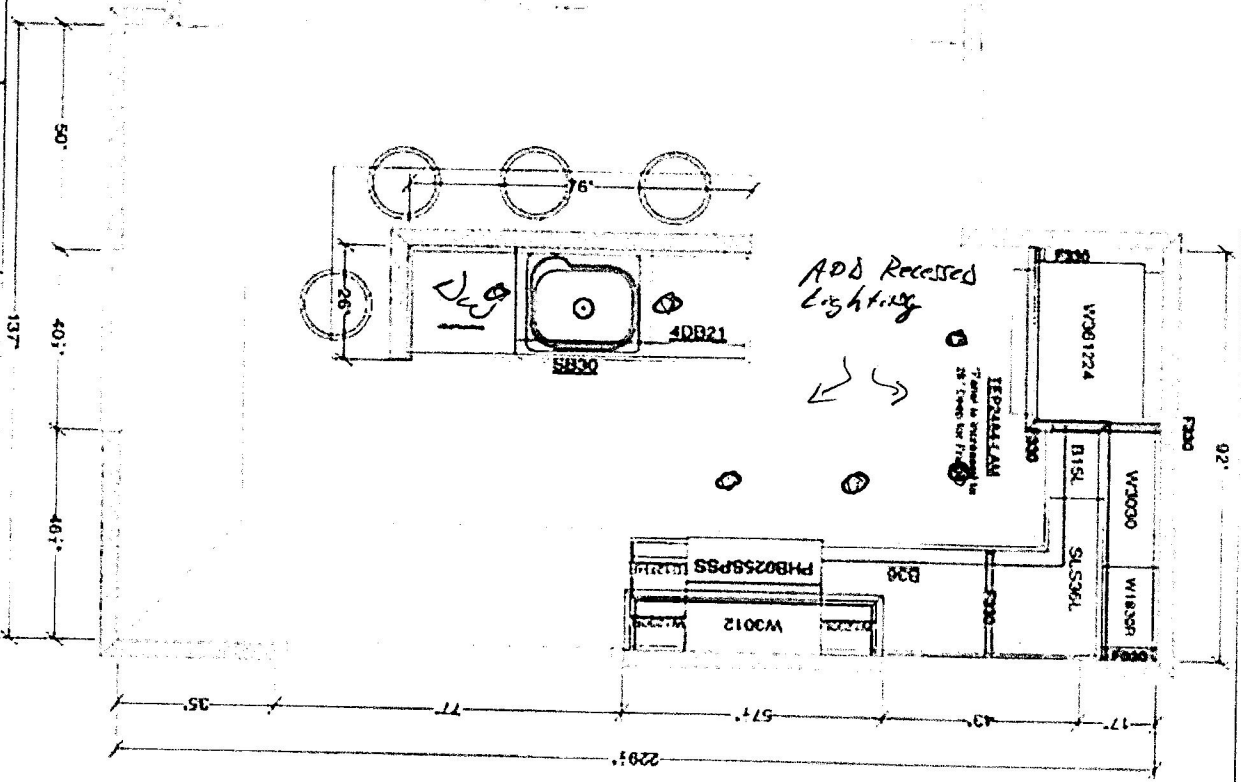
Schrock Cabinetry:
 Door Style: Pleasant Hill
 Wood: Maple
 Finish: Briarwood
 Construction: Plywood Ends - Finished on open Ends
 Drawer Box: Solid Wood Dovetail
 Drawer Glide: Full Extension Soft Close
 Overlay: Full (Suggestion to go to Partial)
 Molding: Straight Valance w/ Shaker Crown to Ceiling

Signature: _____
 Date: _____
 Designer: Jen Lemieux

All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.



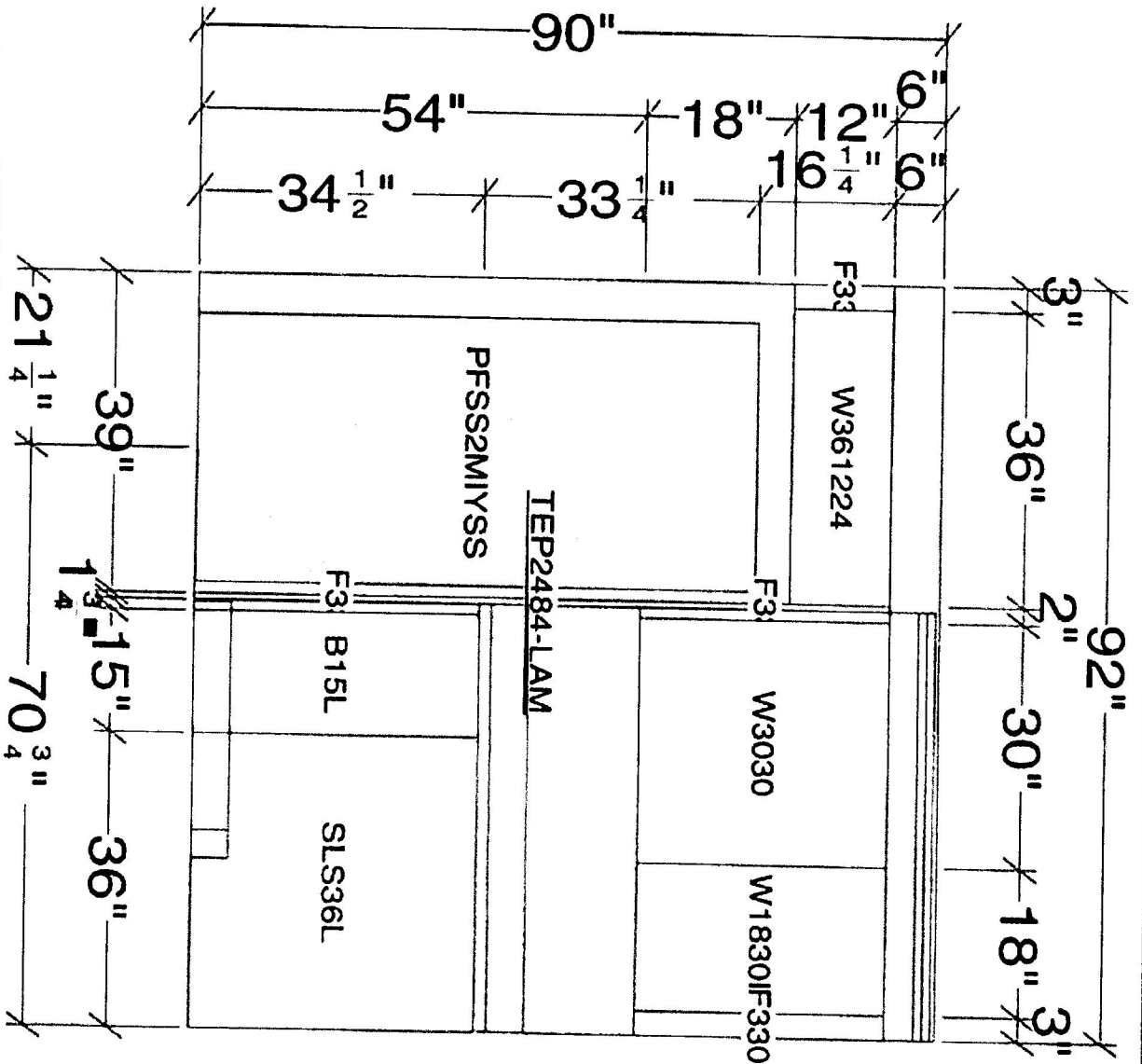
Note: New kitchen layout matches existing layout with the exception of the addition of the Island cabinetry/counter.

Azzopardi Kitchen.kit

ALL

Drawing #: 1

Designed: 5/5/2011
 Printed: 6/3/2011



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



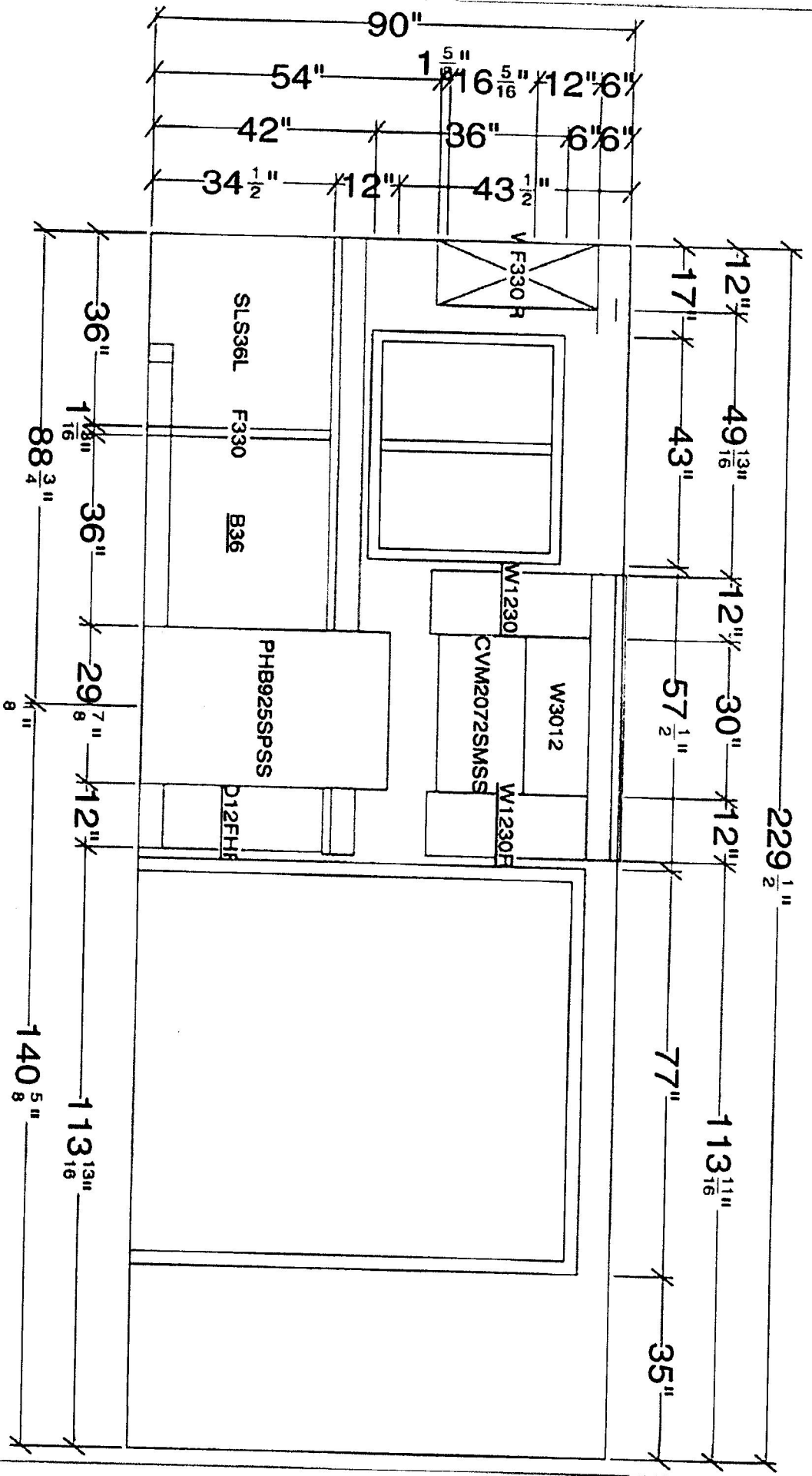
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 5/5/2011
Printed: 6/3/2011

Azzopardi Kitchen kit

EI 211

Drawing #: 1



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



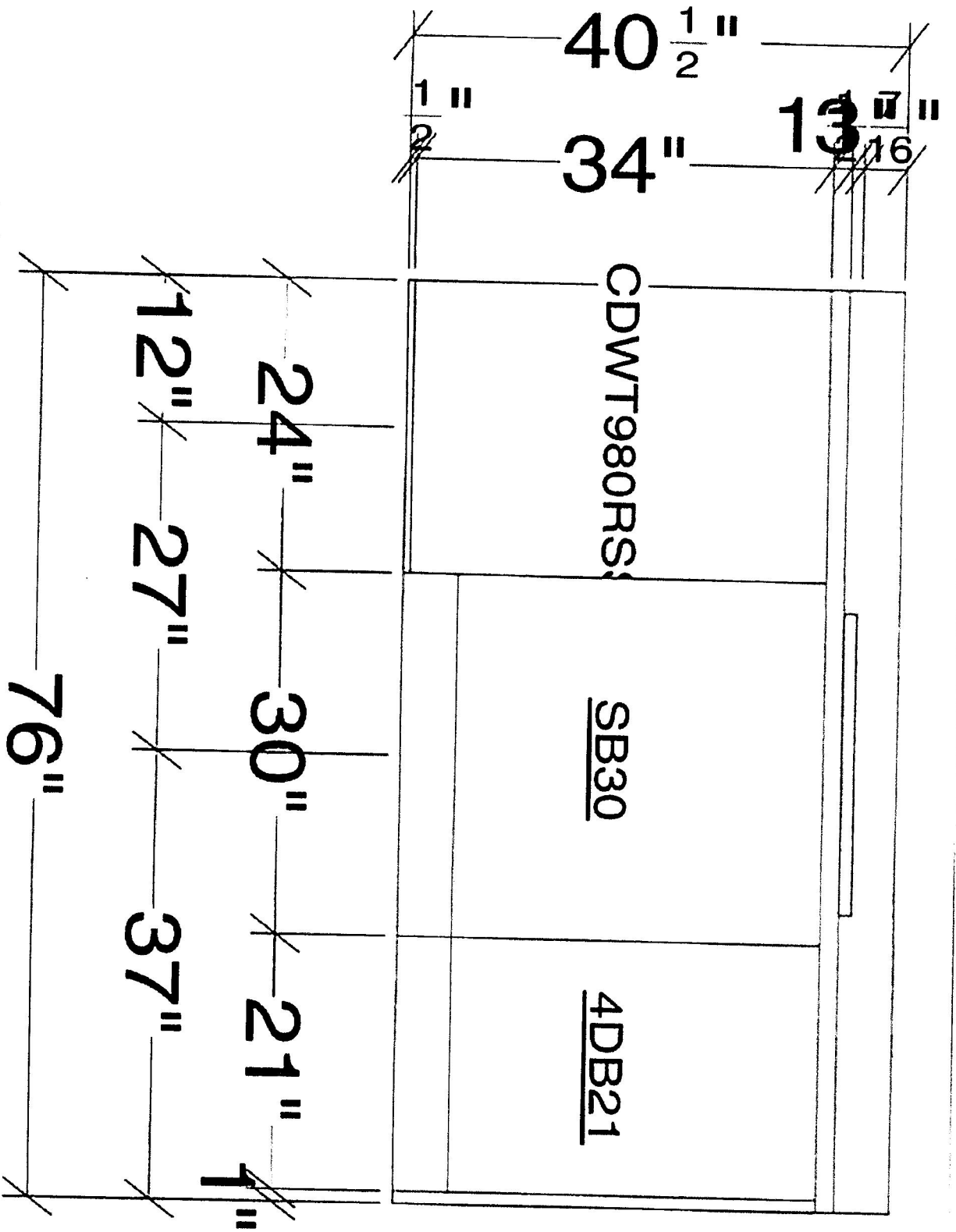
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 5/5/2011
 Printed: 6/3/2011

Azzopardi Kitchen.kit

EI 2V1

Drawing #: 1



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 5/5/2011
Printed: 6/3/2011

Azzopardi Kitchen.kit

EI 2M

Drawing #: 1



2011 06 1389 6/14/11

General Building Permit Application 60

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>1925 WASHINGTON AVENUE</u> <u>R-2</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1</u> <u>14,684</u>
Tax Assessor's Chart, Block & Lot Chart# <u>371</u> Block# <u>A</u> Lot# <u>014</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Robert TURNER</u> <u>TURNER CONTRACTING</u> Address <u>PO Box 2106</u> City, State & Zip <u>Windham ME 04062</u>	Telephone: <u>329-4217</u>
Lessee/DBA (If Applicable) RECEIVED JUN 13 2011	Owner (if different from Applicant) Name <u>Ingrid + Johann Azzopardi</u> Address <u>1925 Washington Ave</u> City, State & Zip <u>Portland ME 04103</u>	Cost Of Work: \$ <u>10,500.-</u> C of O Fee: \$ _____ Total Fee: \$ <u>130.00</u>
Dept. of Building Inspections City of Portland, Maine 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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Kitchen Renovation: New Cabinet Counters, Relocate Sink Add Recessed Lighting, New Flooring,</u>		
Contractor's name: <u>TURNER CONTRACTING & REMEDIATION</u> <u>DAYCARE for up to 12</u> Address: <u>PO Box 2106</u> <u>2BA #P 2006 9/3/06</u> City, State & Zip <u>WINDHAM, ME 04062</u> Telephone: <u>329-4217</u> Who should we contact when the permit is ready: <u>BOB TURNER</u> Telephone: <u>329-4217</u> Mailing address: <u>P.O. Box 2106 WINDHAM ME 04062</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 6/13/11

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

CONTRACT FOR HOME RENOVATION

THIS AGREEMENT, Made as of June 9th, In the Year of 2011,

Between the Owner: **Johann And Ingrid Azzopardi**
1925 Washington Avenue
Portland, ME 04103

And the Contractor: **Turner Contracting & Remodeling, LLC**
P.O. Box 2106, Windham, Me 04062
207-329-4217

For the Project: **Kitchen Renovation**

ARTICLE 1. CONTRACT DOCUMENTS

1.1 The contract documents consist of this agreement and Proposal Letter, together with change orders, addendums, plans or drawings as appropriate.

ARTICLE 2. SCOPE OF WORK

2.1 The Contractor agrees to perform the work in accordance with the attached Proposal Letter dated 6/8/11 hereinafter referred to as "Exhibit A"

ARTICLE 3. TIME OF COMPLETION

3.1 The approximate commencement date of the project shall June 20th, 2011. The project shall take approximately **three weeks** to complete barring changes, inclement weather, material delays, illness or injury. Once Contractor commences the job he shall remain at project until completed unless of subcontractor delays, or Owner or Owner delays causing work to temporarily stop. (See Article 7.3 referencing unplanned delays)

ARTICLE 4. THE CONTRACT PRICE

4.1 The cost for renovating the project as specified in the construction documents shall be set at the sum of **Ten Thousand Five Hundred, (\$10,500)**, subject to additions and deductions pursuant to authorized change orders and allowances.

4.2 The Owner and the Contractor acknowledge that the Owner will pay a sum of **Five Hundred Dollars (\$500)** of upon signing of this contract as a non-refundable deposit/schedule fee, which shall be applied to the contract price of the project.

ARTICLE 5. PROGRESS PAYMENTS

5.1 The initial payment of **Three Thousand (\$3,000) Dollars** shall be due upon the signing of this contract, with balance due per the attached progress payment schedule (Exhibit B).

ARTICLE 6. DUTIES OF THE CONTRACTOR

6.1 All work shall be in accordance to the provisions of the plans and specifications.

6.2 All work shall be completed in a workman like manner, and shall comply with local building codes.

Initialed by: Owner ____ Contractor ____

- 6.3 Contractor will take care not to cause damage to Owner's home during the construction process and will use reasonable methods to maintain a clean and safe work site
- 6.4 Contractor shall remove all construction debris and leave the project in a broom clean condition.
- 6.5 Contractor shall obtain all permits necessary for the work to be completed unless otherwise stated in Exhibit A.

ARTICLE 7. RESPONSIBILITIES OF THE OWNER

- 7.1 The Owner shall not direct the activities of Contractor's subcontractors or contract labor and shall communicate solely through the Contractor.
- 7.2 The Owner will not have control over construction methods, techniques, or sequences relating to the project. Timing of all work to be performed by others pertinent to, or impacting the project, whether or not controlled by Contractor, shall be at Contractor's discretion. Owner agrees to have all pertinent materials directly provided, available and ready for installation by Contractor, so as not to cause unplanned delays or lost time for Contractor or his sub-contractors.
- 7.4 Owner shall remove all furniture and/or personal items from immediate project area prior to construction or demolition and shall take appropriate precautions to safe guard furniture and other possessions in the home from construction related dust or damage. Owner shall not hold Contractor accountable for damage caused to Owner's property/possessions if Owner does not comply with this responsibility.

ARTICLE 8. CHANGE ORDERS

- 8.1 A Change Order is any change to the original plans, scope of work or specifications. All change orders need to be agreed upon in writing, including cost, and shall require 30% of the cost upon signing change order, with balance due upon completion of change. Additional time needed to complete change orders shall be taken into consideration with regard to project completion time.

ARTICLE 9. UNKNOWN CONDITIONS

- 9.1 If conditions are encountered at the project which are concealed physical conditions that differ materially from those indicated in the scope of work and specifications, or hazardous in nature, Contractor is entitled to make claim to Owner for an increase in the contract for labor and materials necessary to remediate the condition in order to continue with the project.

ARTICLE 10. ARBITRATION OF DISPUTES

- 10.1 Any controversy or claim arising out of, or relating to this contract, or the breach thereof, shall be settled by arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision. Judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Initialed by: Owner _____ Contractor _____

ARTICLE 11. WARRANTY

11.1 Contractor shall warrant the project for **(1) one year** against defects in workmanship or materials provided or purchased by Contractor, and constructed according to the standards of the building code applicable for this location. The manufacturers warranty will prevail for any materials. No legal action of any kind relating to the project, project performance or this contract shall be initiated by either party against the other party after **(1) one year** beyond the completion of the project or cessation of work.

ARTICLE 12. INSURANCE

12.1 Contractor shall maintain liability insurance coverage and Owner shall maintain home owner insurance coverage.

ARTICLE 13. TERMINATION OF THE CONTRACT

13.1 Should the Owner or Contractor fail to carry out this contract, with all of its provisions, the following options and stipulations shall apply:

13.1.1 If the Owner or the Contractor shall default on the contract, the non-defaulting party may declare the contract is in default and proceed against the defaulting party for the recovery of all damages incurred as a result of said breach of contract, including a reasonable attorney's fee. In the case of a defaulting Owner, the Earnest money herein mentioned shall be applied to the legally ascertained damages.

13.1.2 In the event of a default by the Owner or Contractor, the non-defaulting party may state his intention to comply with the contract and proceed for specific performance.

13.1.3 In the case of a defaulting Owner, the Contractor may accept, at his option the earnest money as shown herein as liquidated damages, should earnest money not cover the expenses to date, the Contractor may make claim to the Owner for all work executed and for proven loss with respect to equipment, materials, tools, construction equipment and machinery, including reasonable overhead, profit and damages applicable to the property, less the earnest money.

ARTICLE 14. ATTORNEY FEES

14.1 In the event of any arbitration or litigation relating to the project, project performance or this contract, the prevailing party shall be entitled to reasonable attorney fees, costs and expenses.

On this _____ day of _____, 20__.

Turner Contracting & Remodeling, LLC
By its Owner (Bob Turner)

Johann Azzopardi

Ingrid Azzopardi

Initialed by: Owner ____ Contractor ____

TURNER **Contracting & Remodeling, LLC**

P.O. Box 2106 Windham, ME 04062
207-329-4217



EXHIBIT A

Proposal

6/8/11

Johann and Ingrid Azzopardi
1925 Washington Avenue
Portland, ME 04103

Johann and Ingrid,

It was a pleasure meeting with you today about your upcoming kitchen renovation project. I have prepared the following proposal for your consideration.

Scope and Specifications

Quote Includes:

Removal and disposal of existing kitchen cabinetry and counters
Removal and disposal of kitchen wall tile
Construct wall at new island area to accept island cabinetry per plan
Prepare floor for linoleum flooring
Trim kitchen window
Install new drywall at disturbed wall areas and new island walls
Mud, tape, sand drywall to a paint ready finish
Coordinate appliance delivery. Install Microwave (no exterior vent)
Install kitchen cabinetry and counters. Cabinets and counters to be provided by Hammond Lumber.

Initialed by: Owner _____ Contractor _____

Azzopardi
1925 Washington Ave
Page 5 of 6

Electrical:

Provide labor and materials to add an outlet to the new island and provide for wiring to the garbage disposal. All outlets appear to be located properly and there is no labor provided in this proposal for moving outlets.

Recessed and pendant lighting can be provided and installed as an extra. Cost for the recessed lighting and pendant lighting is \$800. The electrician will provide the recessed lights but you will need to supply the pendant lights.

Plumbing:

Provide plumbing materials and labor to relocate kitchen sink per plan.

Install the new dishwasher

There is a \$500 allowance provided in this proposal for a new kitchen sink and faucet.

Flooring:

Provide and install Mannington Vinyl Flooring (Linoleum) in kitchen area.

You may upgrade to ceramic tile for \$1,000

Quote price for work detailed above:

\$10,500

Quote Excludes:

Painting

Exterior work

Appliances

Unseen electrical code work.

Structural framing repair (rot/decay)

Anything not specifically included above.

Thank you for the opportunity to provide you with pricing. Please call me with any questions. As I mentioned, we could fit this work into our upcoming schedule. I would expect the project to take approximately three weeks. You will be without a kitchen sink for most of that time. If you would like to move forward please let me know and I can prepare a brief contract and schedule the work.

Best Regards,

Bob Turner

Initialed by: Owner _____ Contractor _____

Exhibit B – Progress Payment Schedule

PAYMENT SCHEDULE

Initial Payment: A payment of Five Hundred (\$500) dollars shall be made to Contractor.

Progress Payments: The following payments are immediately due Contractor upon completion of specific work referenced below:

Signing of the contract:	\$3,000
Completion of the demolition, rough plumbing, rough wiring and sheetrock.	\$3,000
Installation of the Kitchen Cabinetry and Flooring.	\$2,000

Final Payment: Upon completion, the project shall be inspected by the owner and the Contractor, and any repairs necessary to comply with the contract documents shall be made by the Contractor. Upon completion of such repairs, if any, final payment of Two Thousand (\$2,000) dollars shall immediately be paid to Contractor. If there have been Change Orders or other adjustments, the final payment will be reflected accordingly.

Initialed by: Owner ____ Contractor ____



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 13 2011

Received from Turner Construction

Location of Work 1995 Washington Ave.

Cost of Construction \$ 117 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 371 A014

Check #: 9894 Total Collected \$ 130.00

**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