

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 080980

PERMIT ISSUED

AUG 28 2008

CITY OF PORTLAND

This is to certify that BAXTER SUSAN A /Robert Rose
 has permission to Replace roof Making Minor Edge Changes and Front
 AT 126 WOODLAWN AVE L 438 C025001

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.

Verification of inspection must be given and when permission procedure before this building or part thereof is closed or services closed-in. YOUR NOTIFICATION 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

8/27/08 *Clay J. MA*
 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: 08-0989	Issue Date: 08/27/08	CBL: 438 C025001
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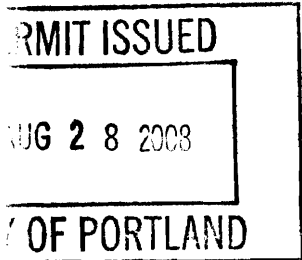
Location of Construction: 126 WOODLAWN AVE	Owner Name: BAXTER SUSAN A	Owner Address: 126 WOODLAWN AVE	Phone: 207-699-4149
Business Name:	Contractor Name: Robert LaRose	Contractor Address: 149 West Street Biddeford	Phone: 2072829011
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace roof Making Minor Ridge Changes to Rear and Front.	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4	7200 th
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003		

Proposed Project Description: Replace roof Making Minor Ridge Changes to Rear and Front.	Signature:	Signature: <i>CL</i> 8/27/08
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: 08/08/2008	Zoning Approval
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<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> <p><input type="checkbox"/> Shoreland <i>using 14-436</i></p> <p><input type="checkbox"/> Wetland <i>to go up</i></p> <p><input type="checkbox"/> Flood Zone <i>using 257</i></p> <p><input type="checkbox"/> Subdivision <i>(80% max increase out Allowed)</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>8/20/08</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 checked="" type="checkbox"/> Denied</p> <p>Date: <i>8/20/08</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District 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>
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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.

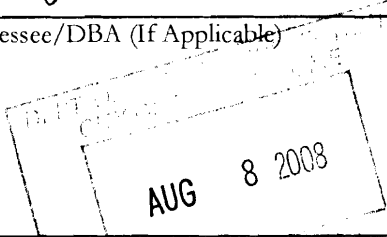
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

9-3-08 OK - to start closing roof in for weather condition. Note - need chimney replaced. Contact mason to replace from attic up. JFH



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>126 Woodlawn Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>Same as existing - 958 sqft</u>		Square Footage of Lot <u>7200'</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Book 24945</u> <u>Page 212</u> <u>70</u> <u>71</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Susan Baxter</u> Address <u>126 Woodlawn Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>699-4149</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>~10,000</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>Same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>replace existing roof with minor ridge change to rear of building and right side, to achieve ridge height @ 18' to existing ridge</u>		
Contractor's name: <u>Robert LaRose</u> Address: <u>149 West St.</u> City, State & Zip <u>Biddeford ME 04005</u> Telephone: <u>282-9011</u> Who should we contact when the permit is ready: <u>Susan Baxter</u> Telephone: <u>699-4149</u> Mailing address: <u>126 Woodlawn Ave Portland ME 04103</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: Susan A. Baxter Date: 8/7/08

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0989	Date Applied For: 08/08/2008	CBL: 438 C025001
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Business Name:	Contractor Name: Robert LaRose	Contractor Address: 149 West Street Biddeford	Phone: (207) 282-9011
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Replace roof Making Minor Ridge Changes to Rear and Front.	Proposed Project Description: Replace roof Making Minor Ridge Changes to Rear and Front.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/20/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 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) 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: 08/27/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each 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. 			

Comments:
8/12/2008-mes: Lisa did not get a plot plan with the application - I will call the contractor
8/20/2008-mes: on 8/13/08 I received a plot plan - using 14-436 to go up on existing footprint -max 80% increase allowed - only using 25%

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.

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

 X **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

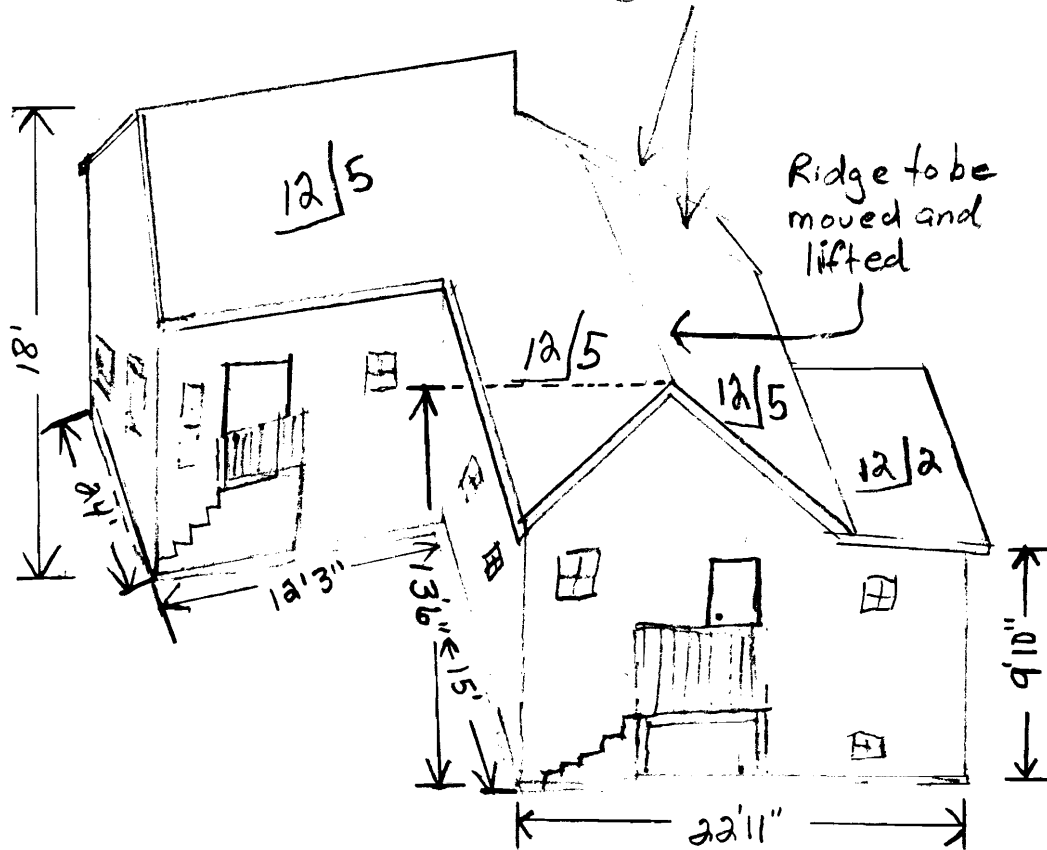
Date

Signature of Inspections Official

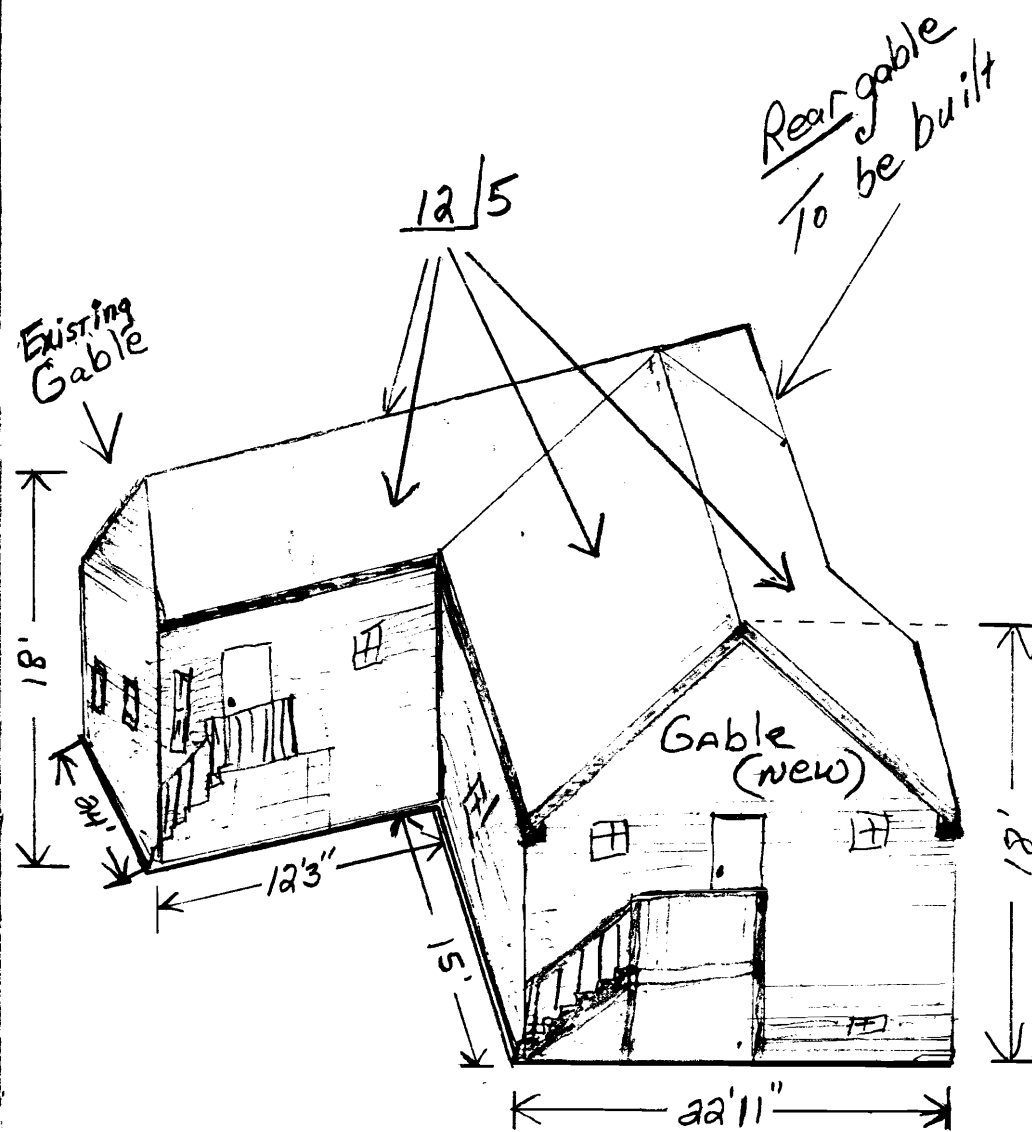
Date

Existing RT. Side 12/5

NOTE
 Elevations taken
 from top of Foundation
 (Hips to be
 removed)



Proposed Rt. Side 12/5



The Attorney General's
MODEL HOME CONSTRUCTION CONTRACT

This model contract is for home construction, repair, or remodeling. It was drafted by the Consumer Protection Division of the Maine Attorney General in an attempt to meet the requirements of 10 M.R.S.A. §§ 1486-90, Home Construction Contracts. This contract is required to be used for home construction or repair projects costing more than \$3,000. You are free to copy this contract and use it for your home construction project.

The Maine Attorney General does not guarantee that this model contract satisfies all legal requirements.

Contract No. 001

1. Parties to This Contract:

A. Contractor

Robert A. LaRose 282-9011

Name

Phone

PO. # 1137 Bidd. Me. 04005

Address

B. Homeowner or
Lessee

Susan Baxter 699-4149

Name

Phone

126 Woodlawn

Address

2. Location of Work: _____

3. Completion Dates:

A. Estimated date of commencement Aug. 23, 2008

B. Estimated date of completion Sept. 2008

4. Contract Price (if a "cost-plus" formula the cost of labor and materials must be estimated):

\$10,000

5. Method of Payment (initial down payment is limited to no more than 1/3 of the total contract price):

Down \$2,500 and balance due at completion

6. Description of the Work:

Existing Roof to be removed and Flat Roof's to be brought up to (Ridge) location. Rear + side walls to be lifted at same height to achieve 7'9" for all interior walls.

7. **Warranties:** The contractor provides the following express warranty: Cust. to be satisfied with workmanship & product.

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.

8. **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 (X).

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: _____.

9. **Change Orders:** Any alteration or deviation from the above contractual specifications that involve extra cost will be executed *only upon the parties entering into a written change order.*

10. **Additional Provisions:** All changes "if any" to be addressed by both parties.

Please note: if this contract is being used by contractors who sell door-to-door it must meet any applicable requirements of the Consumer Solicitation Sales Act, 32 M.R.S.A. §§ 4661-4671, the Door-to-Door Home Repair Transient Sellers Act, 32 M.R.S.A. §§ 14501-14512, and The Credit Home Solicitation Sales Act, 9-A M.R.S.A. §§ 3-501-3-507, including a description of the consumer's 3 day right to cancel the contract. If this contract includes installation of insulation in an existing residence it must contain a detailed description of the insulation as required by 10 M.R.S.A. § 1482. If this contract includes construction of a new residential building or a new addition to an existing residence, it must contain a statement that 10 M.R.S.A. §§ 1411 - 1420 establishes minimum energy efficient building standards for new residential construction, and whether this building or addition will meet or exceed those standards.

11. **Contract Acceptance:**

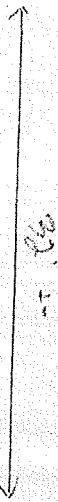
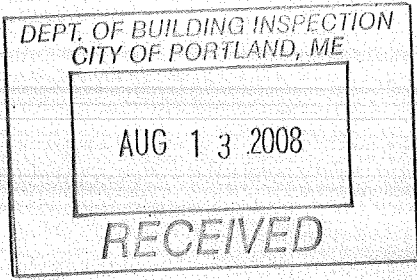
Signature: Jusan A. Bayley Date: 8/5/08
(Homeowner or Lessee)
Signature: Robert A. LaRose Date: 08-05-08
(Contractor)

Each party must receive a copy of this signed contract before work can be started.

Double Lot

40'

40'



70'



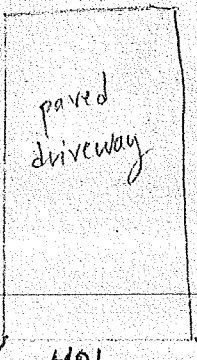
1-story wood-frame
house on fieldstone
foundation

32' 6" ±

5' 6" ±

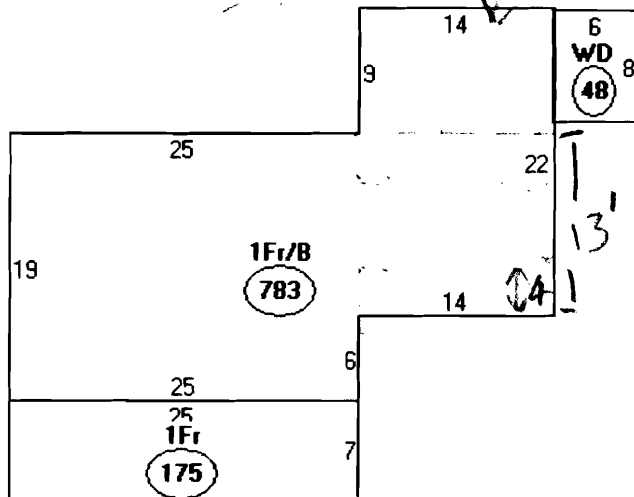


22' ±



40'

40'



Descriptor/Area

- A: 1Fr/B
783 sqft
- B: WD
48 sqft
- C: 1Fr
175 sqft

783
175

958

1 Fr with 7200^{sq}
LAND AREA in R-5

14-436 80% Allowed

$958 \times 80\% = 766.4$ MAX increased allowance

$9 \times 14 = 126$

$4 \times 14 = 56$

$4 \times 14 = 56$

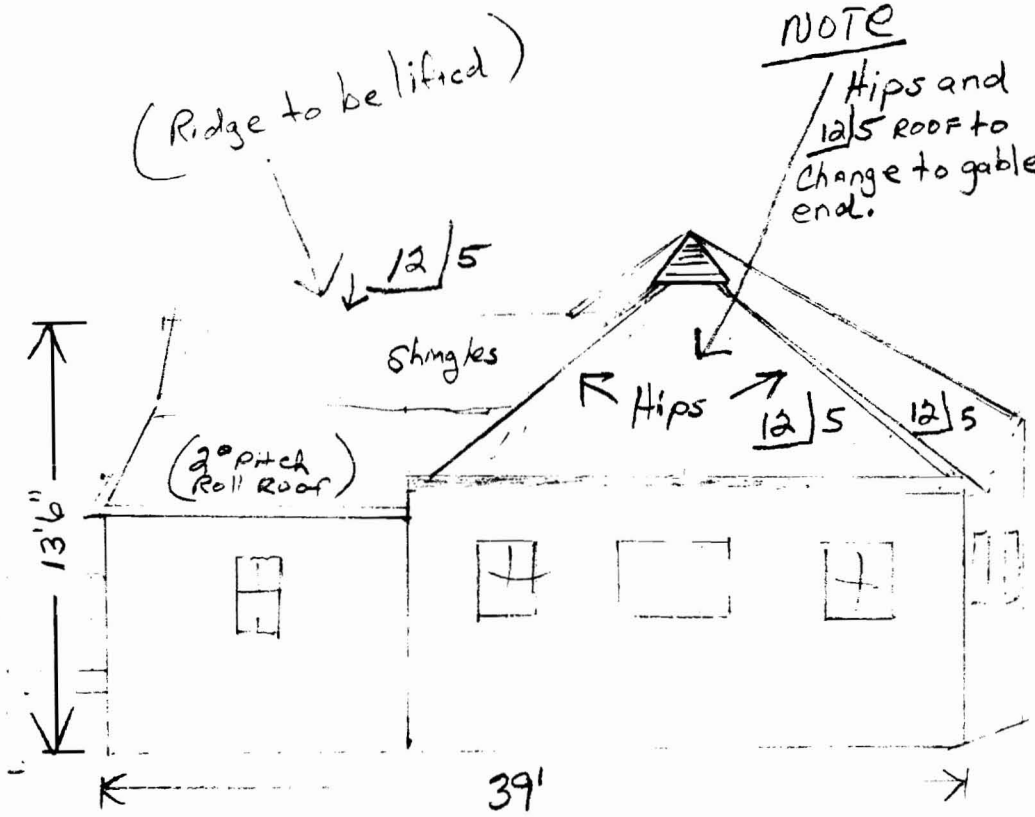
238^{sq} New floor area

25% increase

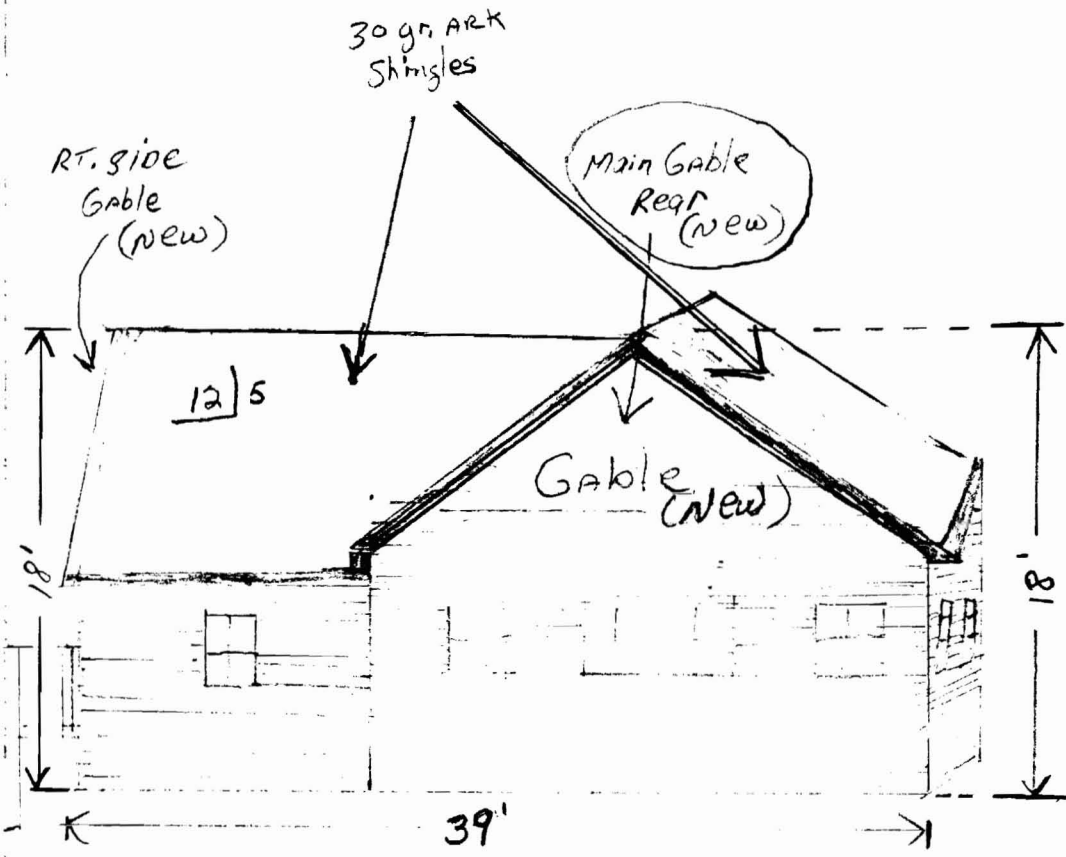


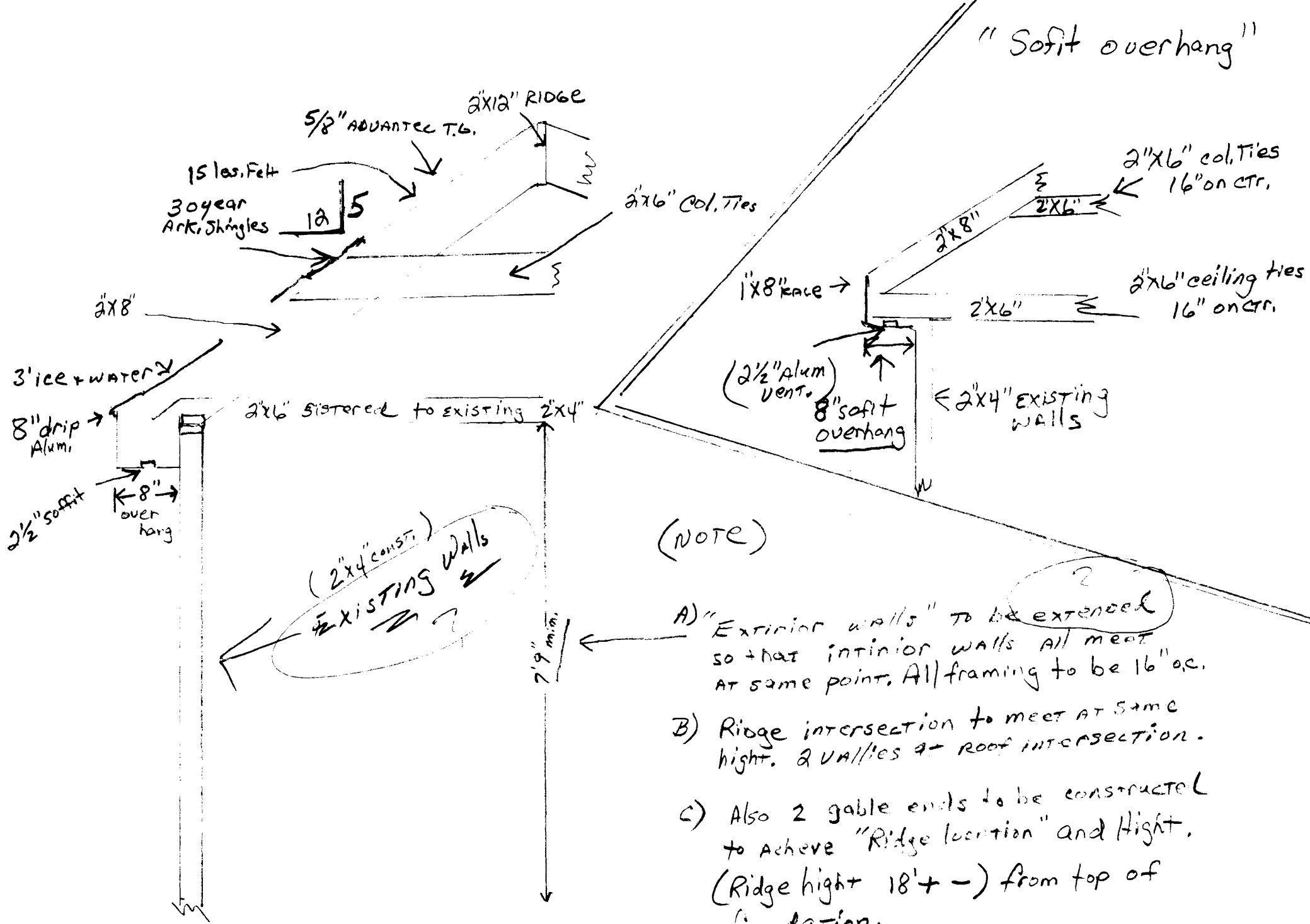
Existing Back

NOTE
Elevations taken
from top of foundation



Proposed Back





"Soffit overhang"

2x12" RIDGE
 5/8" ADVANTEC T.G.
 15 lbs. Felt
 30 year Arkt. Shingles

2x6" Col. Ties

2"x6" col. Ties
 16" on ctr.

2"x6" ceiling ties
 16" on ctr.

3' ice + water

8" drip Alum.

2 1/2" soffit
 8" overhang

2x6 sistered to existing 2x4"

1"x8" knee
 (2 1/2" Alum vent.)
 8" soffit overhang

2"x4" EXISTING walls

(2"x4" const.)
 EXISTING walls

7'9" min.

(NOTE)

- A) "Exterior walls" to be extended so that interior walls all meet at same point. All framing to be 16" oc.
- B) Ridge intersection to meet at same height. 2 valleys at roof intersection.
- C) Also 2 gable ends to be constructed to achieve "Ridge location" and Height. (Ridge height 18' +/-) from top of foundation.

Ridge Construction
All construction to be 16" on c/c.

