



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Robert Edler/Adam Ginsberg Located At 50 WEST UNIT 2B CBL: 063 H002022

has permission to Do Interior Renovations to 2nd floor unit including kitchen & baths PERMIT #2011-01-300

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.

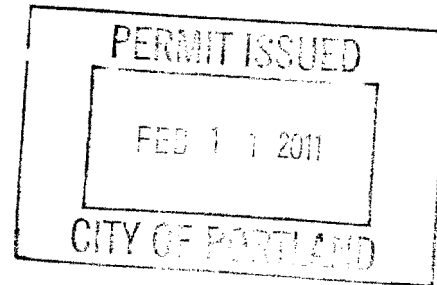
Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

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 procured prior to occupancy.

[Signature]
Fire Prevention Officer

[Signature] 2/11/11
Code Enforcement Officer / Plan Reviewer

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



PERMITTED
 FEB 17 2011
 CITY OF PORTLAND

Job No: 2011-01-300-ALTR	Date Applied: 1/18/2011	CBL: 063 - - H - 002 - 022 - - - - -	
Location of Construction: 50 WEST UNIT 2R	Owner Name: Robert Edler	Owner Address: 4800 68th #268 ST NO SCOTTSDALE, AZ - ARIZONA 85251	Phone:
Business Name:	Contractor Name: Ginsberg, Adam	Contractor Address: 17 MAST SCARBOROUGHMAINE04074	Phone: 0561
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: 6 Residential Condos	Proposed Use: Same: 6 Residential Condos - Interior Alterations to #2R	Cost of Work: 34000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: 3B IBC-2009 Signature: <i>JMB</i>
Proposed Project Description: 50 West Street Unit #2R Alterations		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <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: <i>ok with conditions 1/20/11</i> CERTIFICATION	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 <i>with</i> <input 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: <i>Any exterior alterations require A separate review and Approval</i>

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)

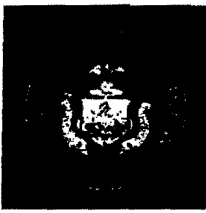
or email: buildinginspections@portlandmaine.gov

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 Elec/Plmb/Framing prior to insulation or drywall
 2. Final Inspection prior at completion of work prior to occupancy

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 Littell

Job ID: 2011-01-300-ALTR

Located At: 50 WEST UNIT 22

CBL063 - - H - 002 - 022 - - - - -

Conditions of Approval:

Zoning

1. This is NOT an approval for an additional dwelling unit.
2. 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. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain a building with 6 residential dwelling units where this unit is one of the six. Any change of use shall require a separate permit application for review and approval.
4. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

1. Two means of egress are required from every story. "State Law Title 25 ~ 2453
2. No means of egress shall be affected by this renovation.
3. All construction shall comply with City Code Chapter 10.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans
5. would require amendments and approval.
6. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
7. The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
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. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust

systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

5. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
6. Specs on the sound deadening insulation shall be submitted to verify compliance with the STC 50 rating.



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>50 West Street Unit # 2R</u>		
Total Square Footage of Proposed Structure/Area <u>1390</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>H</u> Lot# <u>002002</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Robert K Edler</u> Address <u>4900 N 69th Street #268</u> City, State & Zip <u>Scottsdale AZ 85251</u>	Telephone: <u>480-577-1915</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>433,750</u> C of O Fee: \$ _____ Total Fee: \$ <u>360</u>
Current legal use (i.e. single family) _____ Number of Residential Units <u>6</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Interior Renovation</u>		
Contractor's name: <u>Mart Construction Corp</u>		
Address: <u>17 Mart Rd</u>		
City, State & Zip: <u>Scarborough ME 04074</u>		
Who should we contact when the permit is ready: <u>Adam Ginsberg</u>		
Mailing address: <u>17 Mart Rd / Scarborough ME 04074</u>		

RECEIVED

JAN 18 2011 - 317.0561

Dept. of Building Inspection
City of Portland, Maine
Telephone: (207) 317 0561

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: Robert K Edler Date: 1/14/11

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

Fire Conditions

1. Two means of egress are required from every story. "State Law Title 25 ~ 2453
2. No means of egress shall be affected by this renovation.
3. All construction shall comply with City Code Chapter 10.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans
5. would require amendments and approval.
6. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
7. The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

PURCHASE AND SALE AGREEMENT

December 8, 2010
Offer Date

Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Robert Edler ("Buyer") and Anne Eliot Hiatt ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; If "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 50 West St Unit #2R and described in deed(s) recorded at said County's Registry of Deeds Book(s) 13259, Page(s) 123.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: No exceptions.

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: No exceptions.

4. PERSONAL PROPERTY: The following items of personal property as viewed on December 8, 2010 are included with the sale at no additional cost, in "as is" condition with no warranties: refrigerator, range, washer/dryer.

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 255,000.00. Buyer has delivered; or (X) will deliver to the Agency within 3 days of the Offer Date, a deposit of earnest money in the amount \$ 5,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ will be delivered. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: Town & Shore Assoc. ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until December 12, 2010 (date) 6:00 AM (X) PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on January 14, 2011 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

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JAN 18 2011

26. OTHER CONDITIONS:

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Buyer acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of tax unless a waiver has been obtained by Seller from the State of Maine Revenue Service.

Buyer and Seller acknowledge that Maine law says the owner of property as of April 1st is legally responsible to pay the property taxes. If the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1st which could have a negative effect on their credit rating.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to Seller.

Buyer's Mailing address is 4800 N 68TH ST #268 Scottsdale, AZ 85251

BUYER Robert H. Miller DATE 8 Dec 2010 BUYER _____ DATE _____

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency's commission for services as specified in the listing agreement.

Seller's Mailing address is _____

SELLER Anne Elliot Klapp DATE 12/13/10 SELLER _____ DATE _____

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER _____ DATE _____ SELLER _____ DATE _____

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE _____ BUYER _____ DATE _____

EXTENSION

The closing date of this Agreement is extended until _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____



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COMMERCIAL BUILDING PRODUCTS

MAIN OFFICE:
 P.O. Box 2489
 Woburn, MA 01888
 Tel (781) 938-0909
 Fax (781) 897-7206

Londonderry, NH
 Tel (603) 432-6490
 Fax (603) 432-6499

Portland, ME
 Tel (207) 775-6512
 Fax (207) 774-3384

Avon, MA
 Tel (508) 587-1500
 Fax (508) 588-6140

Shrewsbury, MA
 Tel (508) 842-5170
 Fax (508) 842-5217

Williston, VT
 Tel (802) 658-3730
 Fax (802) 658-4131

Lebanon, ME
 Tel (207) 339-8848
 Fax (207) 339-0102

1 6 2 0 6 9 9

PICKING TICKET

PAGE # 1

BILL TO	SHIP TO
OTC-MAST CONST CORP RT 231 & MORSE RD PINELAND PORTLAND, ME 041032 860-741-8570	SAME AS BILL TO

Our Order #: 1620699 303 Ted Jennings
 Order Date: 02/17/11 09:40 PICKTKT
 Location: 3
 Ship Via: CPU
 Ship Date:

Account #: MGR APP
 Your P/O #: MASTCC
 Placed By:
 Labor N/L: ADAM
 Job #/ Name:

Quantity Ordered	Sell Unit	Quantity Shipped	Item Number	Unit Price	Extended Price
2	BU	2	OCP M38 UNF R19X24X48 BATT OCP* Deposit taken 02/17/2011 36.62 VISA - Acct#		

50 west st.
 063 H-002022

RECEIVED
 FEB 17 2011
 Dept. of Building Inspections
 City of Portland Maine

PAYMENT IS REQUIRED

Received in good order by: _____ Order filled by: *[Signature]* Date: 2-17

ARRIVAL TIME: _____ DEPARTURE TIME: _____ DRIVER SIGN-OFF: _____

RECEIVED

Date: 2/20/2008
Supersedes: 1/18/2008

OWENS CORNING
BUILDING INSULATION

Dept. of Building Inspections
City of Portland Main



Building Insulation Products - Delmar Warehouse #1193

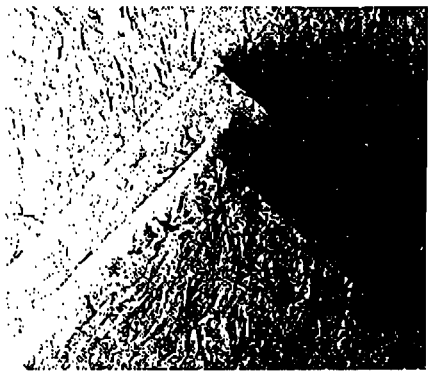
STANDARD PRODUCT LINE

D-Discontinued S-Stock NS-Non-Stock

Facing	R Value	Width x Length Pkg Type	SAP Ref. #	Ref. Code	Class	Pcs/pkg	Pkg/ Unit	Sq. Ft/ Pkg	Load Factor SH48	Load Factor SH 53
		23"x39'2" CR	453811 repl'd w/ 459264	E18	S	1	6	75.07	0.174	0.15400
		23"x39'2" CR	459264	ME29	S	1	6	75.07	0.174	0.15400
		23"x93" BIB	111673	W61	S	8	4	118.83	0.260	0.24000
R-21	5-1/2"	15"x93" BIB	432185	U89A	S	8	5	77.50	0.139	0.12800
		15"x105" BIB	441057	K27	S	8	5	87.50	-	0.13900
		23"x93" BIB	111731	U69	S	6	5	89.13	0.208	0.19200
R-25	8"	23"x26.5' CR	431094	A65D	S	1	6	50.79	0.174	0.01540
R-30		16"x48" BIB	111702	C84	S	10	4	53.33	0.174	0.16000
9-1/2"		24"x48" BIB	111685	W67	S	10	4	80.00	0.260	0.24000
		15"x25' CR	454030 repl'd w/ 459190	E22	S	1	6	31.25	-	0.08865
		15"x25' CR	459190	ME30	S	1	6	31.25	-	0.08865
		23"x25' CR	439378 repl'd w/ 495680	A102	S	1	6	47.92		0.16000
		23"x25' CR	495680	E62	S	1	6	47.92	-	0.160
R-30C		15.5"x48" BIB	111676	U83	S	11	5	56.83	0.139	0.12800
8-1/4"		23.75"x48" BIB	111675	U91	S	10	5	79.17	0.210	0.19100
R-38		16"x48" BIB	111684	W64	S	8	4	42.67	0.174	0.16000
12"		24"x48" BIB	111683	W65	S	8	4	64.00	0.260	0.24000
R-38C		15.5"x48" BIB	111679	C18	S	8	4	41.33	0.174	0.16000
10-1/4"		23.75"x48" BIB	111681	U99	S	8	4	63.33	0.260	0.24000
METAL FRAMING - UNFACED										
SAB'S	R-8	16"x96" BIB	189030	M39Q	S	20	5	213.33	0.140	0.128
	2-1/2"	24"x96" BIB	111715	M40	S	20	4	320.00	0.260	0.240
SAB'S	R-11	16"x96" BIB	189034	M41Q	S	16	5	170.67	0.140	0.128
	3-1/2"	24"x96" BIB	111709	M44	S	16	4	256.00	0.260	0.240
SONOBATT	R-11	24"x48" BIB	111720	M36	S	32	4	256.00	0.260	0.240
	3-1/2"	48"x70'6" roll	111319	92	S	1	4	282.00	0.446	0.417
	R-13	16"x96" BIB	284632	M62Q	S	11	5	117.34	0.119	0.128
	3-1/2"	24"x96" BIB	111721	M65	S	12	4	192.00	0.260	0.240
	R-15	16"x96" BIB	344977	A91	S	7	5	74.67	-	0.128
	6-1/4"	16"x96" BIB	187868	M47Q	S	8	5	85.33	0.140	0.128
SONOBATT		24"x48" BIB	111688	M38	S	16	4	128.00	0.260	0.240
		24"x96" BIB	111677	M50	S	8	4	128.00	0.260	0.240
	R-21	16"x96" BIB	111729	A93	S	7	5	74.69	-	0.128
	5-1/2"	24"x96" BIB	344931	A94	S	7	4	112.00	-	0.240
	R-25	16"x96" BIB	111694	C27	S	6	4	64.00	0.149	0.160
	8"	24"x96" BIB	111693	C28	S	6	4	96.00	0.223	0.240
COMMERCIAL										
FOIL	R11	16"x96" BIB	187805	M43Q	S	16	5	170.67	0.119	0.128
	3-1/2"	24"x96" BIB	111645	M46	S	16	4	256.00	0.223	0.240
	R13	16"x96" BIB	451432	B87	S	13	5	138.67	0.140	0.128
	3-1/2"	24"x96" BIB	370128	M67Q	S	11	5	176.00	0.208	0.192
	R19	16"x96" BIB	187996	M49Q	S	8	5	85.33	0.140	0.128
	6-1/4"	24"x96" BIB	111660	M52	S	8	4	128.00	0.260	0.240
	R-30	16"x48" BIB	111624	A18	S	10	4	53.33		1.160
	9-1/2"	24"x48" BIB	111664	F10	S	10	4	80.00	0.260	0.240
F/S 25	R-11	16"x96" BIB FSK	187811	F40Q	S	16	5	170.67	0.140	0.128
	3-1/2"	24"x96" BIB FSK	111643	F41	S	16	4	256.00	0.260	0.240



Sonobatts® Insulation Fiber Glass



Unfaced

Unfaced Sonobatts® Insulation is designed to provide additional thermal and acoustical control when used above a suspended ceiling system. Sonobatts® are composed of glass fiber insulation.

Kraft-faced Perm Rating 1

Kraft-faced Sonobatts® Insulation is designed to provide additional thermal and acoustical control when used above a suspended ceiling system. Sonobatts® are composed of glass fiber insulation with a strong asphalt-coated kraft facing on one side.

Technical Data

R-value*	Width	Length	Thickness
11.0	<input type="checkbox"/> 24"/609mm	<input type="checkbox"/> 48"/1219mm	3 1/2"/89mm
19.0	<input type="checkbox"/> 24"/609mm	<input type="checkbox"/> 48"/1219mm	6 1/2"/169mm
30.0	<input type="checkbox"/> 24"/609mm	<input type="checkbox"/> 48"/1219mm	9 1/2"/241mm
38.0	<input type="checkbox"/> 24"/609mm	<input type="checkbox"/> 48"/1219mm	12"/306mm

* Unfaced Sonobatts® Insulation complies with the property requirements of ASTM C 665, Type I and ASTM E 136. Kraft-faced Sonobatts® Insulation complies with the property requirements of ASTM C 665, Type II, Class C.

Surface Burning Characteristics/Building Code Construction Classification

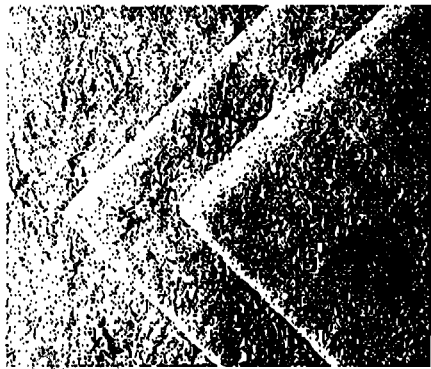
Products	Flame Spread	Smoke Developed	ICBO	ICC	BOCA	SBCCI
Unfaced	10	10	All Types	All Types	All Types	All Types
Kraft-faced	N/R	N/R	III, IV, V	III, IV, V	III, IV, V	III, V, VI

Sonobatts® Insulation complies with Uniform Building Code (UBC), National Building Code (NBC), Standard Building Code (SBC) and International Building Code (IBC) model code requirements for building construction types listed above. Kraft facing on Sonobatts® Insulation will burn and must not be left exposed. The facing must be installed in substantial contact with an approved ceiling construction material. Protect facing from open flame or heat source.

Unfaced insulation surface has been tested according to UL 181 air erosion test and can be used for air velocities up to 1000 fpm.

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 FEB 17 2011
 Dept. of Building Inspections
 City of Portland Maine

Sound Attenuation Batts Fiber Glass



Unfaced

Sound Attenuation Batts are designed for use in interior partition systems where sound control between rooms is required. Sound Attenuation Batts, composed of unfaced glass fiber insulation, can improve partition STC ratings by up to 10 db.

Technical Data

	Width	Length	Thickness
Metal Frame	<input type="checkbox"/> 16"/406mm <input type="checkbox"/> 24"/609mm	<input type="checkbox"/> 96"/2438mm	2 1/2"/64mm
Construction	<input type="checkbox"/> 16"/406mm <input type="checkbox"/> 24"/609mm	<input type="checkbox"/> 96"/2438mm	3 1/2"/89mm

Sound Attenuation Batt Insulation complies with the property requirements of ASTM C 665, Type I and ASTM E 136.

Surface Burning Characteristics/Building Code Construction Classification

Products	Flame Spread	Smoke Developed	ICBO	ICC	BOCA	SBCCI
Unfaced	10	10	All Types	All Types	All Types	All Types

Sound Attenuation Batt Insulation complies with Uniform Building Code (UBC), National Building Code (NBC), Standard Building Code (SBC) and International Building Code (IBC) model code requirements for building construction types listed above.

Acoustical Performance

Thickness	Mounting Type**	1/3 Octave Band Center Frequency (Hz)						NRC*
		125	250	500	1000	2000	4000	
2 1/2"	A	0.21	0.62	0.93	0.92	0.91	1.03	0.85
3 1/2"	A	0.48	1.00	1.12	1.03	0.97	0.96	1.05
2 1/2"	E-405	0.59	0.84	0.79	0.94	0.98	1.12	0.90
3 1/2"	E-405	0.73	0.98	0.98	1.05	1.08	1.15	1.00

*Noise Reduction Coefficient

**Type A - Material placed against a solid backing such as a block wall.

E-405 - Material placed over a 16 inch air space. Data includes facings exposed to sound source, if specified.



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

1-19 20 11

Received from Must Contract

Location of Work (12th Street)

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 360

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 63 H 002 002

Check #: 220 Total Collected \$ 360

**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

SR Right
West St

SR Left
West St

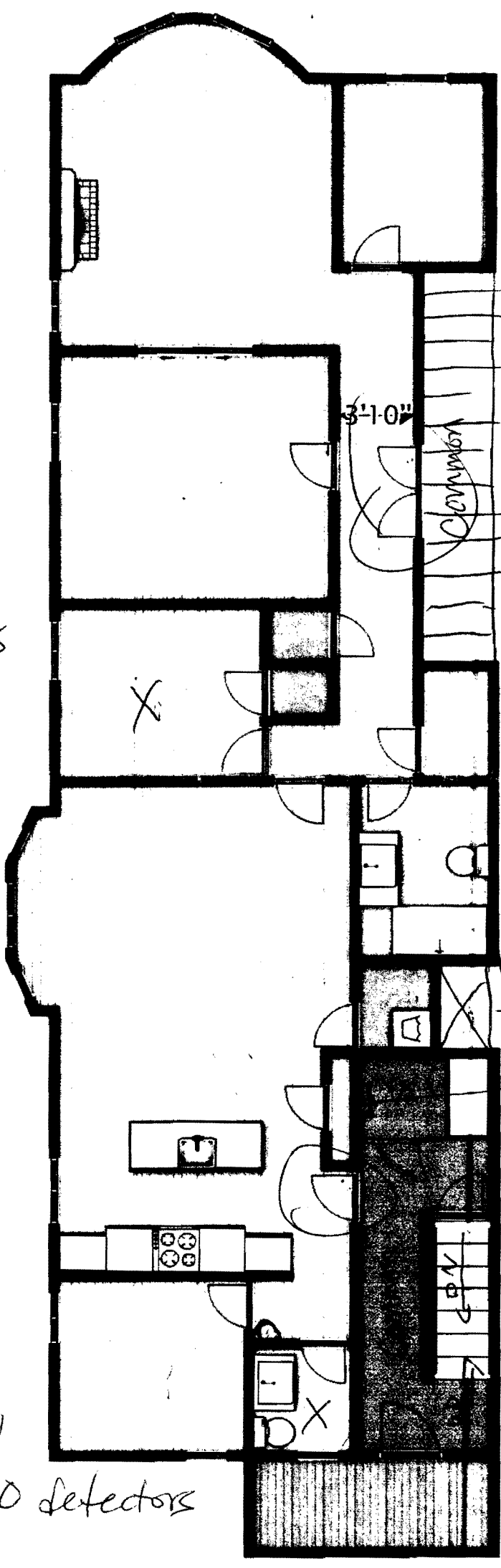
2/11/11
Per Adam G

X = Ceiling finishes removed

All sheetrock replaced will be 5/8" type X in common walls, ceilings + at existing shaft. (chase)

All penetrations to be firestopped

dwelling to meet new code for smokes/CO detectors



Existing

Primary egress

Chase

Electric panel /
2nd FL

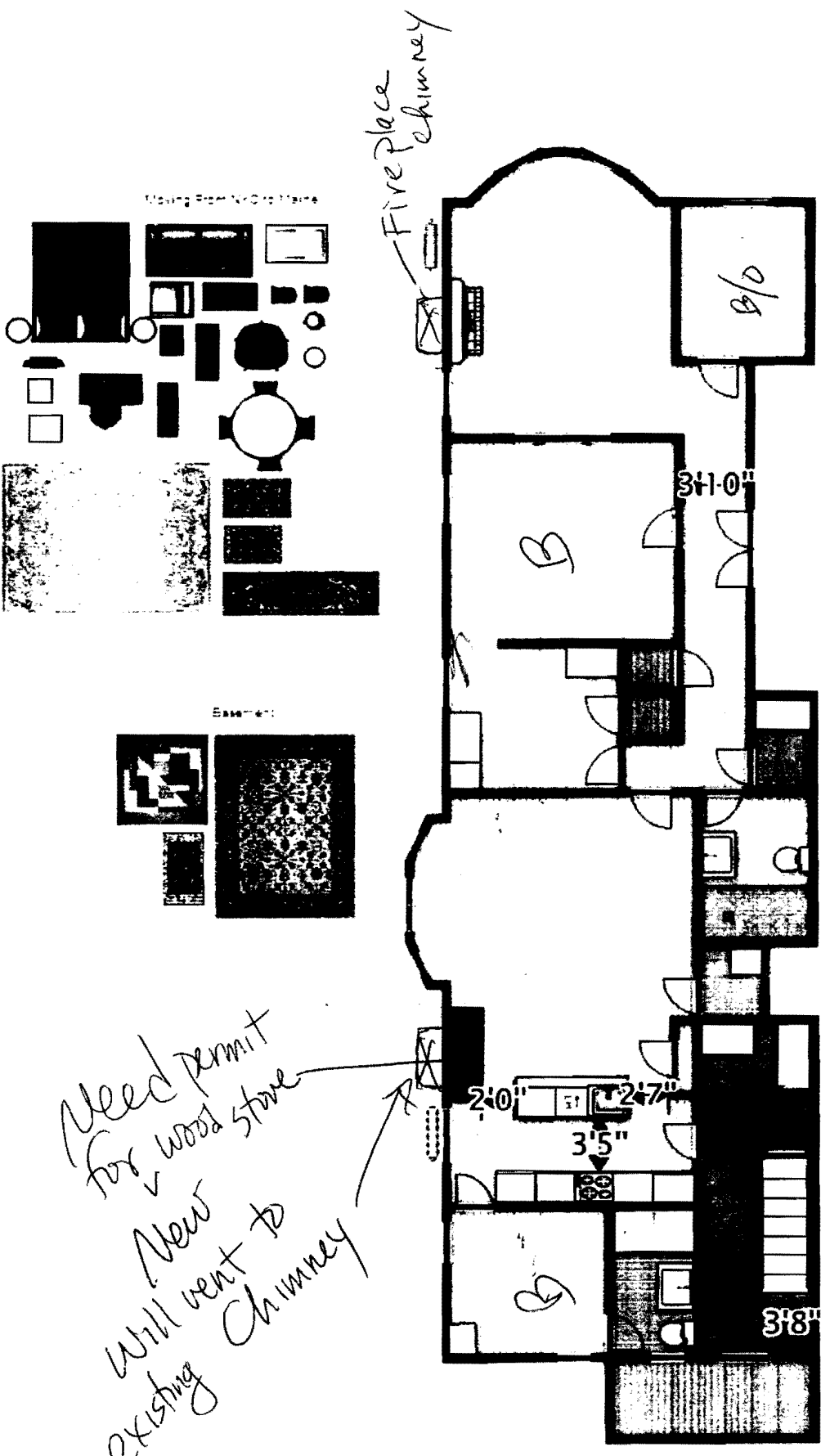
Secondary Egress

3'-10"

0ft

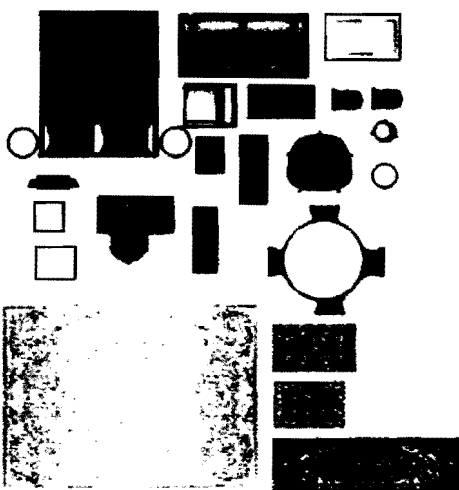
24ft

48ft

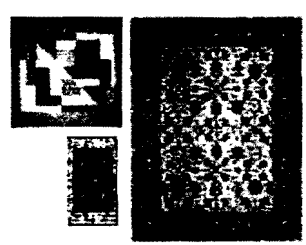


Need permit for wood stove
 New will vent to existing chimney

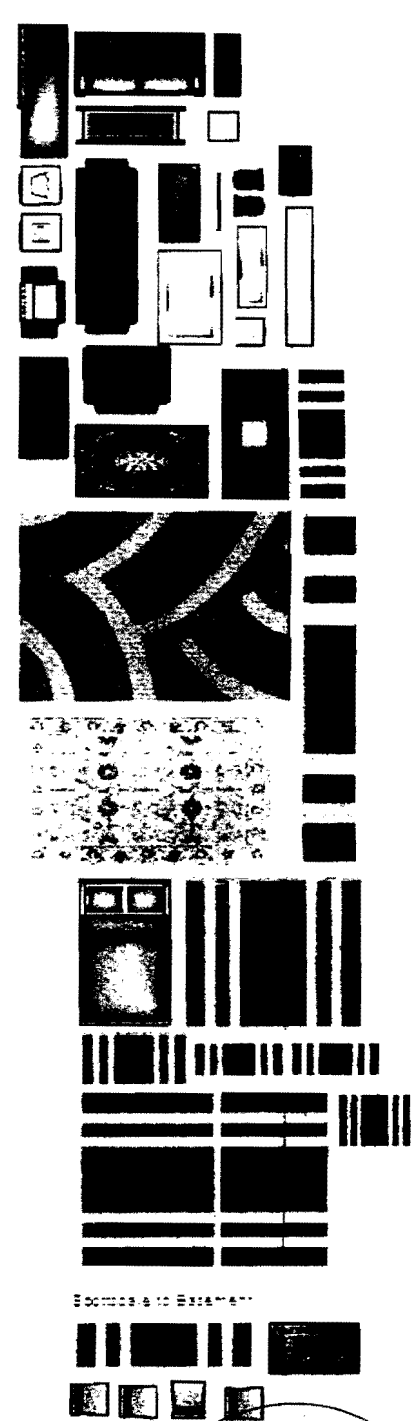
Moving From Old to Main



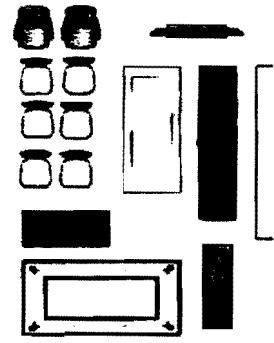
Basement



Moving From Basement to Storage Room



Storage of Bldg. at 4500



- Books
- 200 Dining Chairs
- 250 Tables
- 250 Dining Tables
- Used Bookcase
- 100 Office to Floor or Shelves
- Bakersfield Unused Furniture
- 1000 Metal Folding Card Table
- 2000 Benches
- 2000 Benches
- 10000 Secretary
- 10000 Table

Proposed 2nd Fl

ft 24ft 48ft

1/17/2011

Client: Robert Edler

50 West Street
Portland, ME 04101
(480) 577 - 1915
robertkedler@mac.com

Contract Bid for 50 West Street

SUMMARY

The following project bid and contract have been prepared for Robert Edler for home improvement contracting work to be conducted by Mast Construction Corp.

The general description of the work will consist of a single individual aspect. Each aspect will consist of an area of the home, which has been designated by the homeowner to be included in this bid. This aspect is as follows:

Renovate Entire Condominium – This aspect of the project will consist of renovating the entire condominium. The renovation will consist of a complete transformation of the existing property into a design predetermined with the home owner. Specifically the current layout of the condo will be changed to match the layout pictured below.



To accomplish this renovation a detailed project list has been compiled below and broken out by room and project function.

Living Room – The living room is the front room of the condo. Currently the room is in need of plaster repair and painting. In addition some of the molding needs to be replaced. Specific project details for this room are as follows:

Demolition – Remove fire place hearth, designated molding and plaster, etc.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – Remove existing radiator and replace with baseboard heat as necessary. Also all existing base board heat covers will be replaced as well.

Plumbing – None required

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required.

replace
hearth w/
Bluestone

1/17/2011

Doors – The pocket doors from this room to the adjoining bedroom will need to be repaired as necessary. In addition the entranceway from the hallway to this room will be extended up to the ceiling.

Windows – All windows will be repaired as necessary which includes sash weights and locks.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be patched and refinished according to predetermined specifications as listed in the bid included in the appendix on page 12 of this bid

Master Bedroom – The Master bedroom is located off of the living room. Currently the room is a single room which had been used as a library/sitting room. The homeowner would like to convert this room into the new master bedroom and have a new master closet made out of the adjoining small bedroom. Specific project details for this room are as follows:

Demolition – Remove designated walls section for new entranceway to the master closet.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – Replace existing base board heat covers.

Plumbing – None required for this room

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required. In addition a new entry door way will be constructed to the master closet. The new entrance will be floor to ceiling and be finished as wall unless otherwise agreed.

Doors – This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – All windows will be repaired as necessary which includes sash weights and locks.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be patched and refinished according to predetermined specifications as listed in the bid included in the appendix on page 12 of this bid

Master Closet – The Master closet is located off both the master bedroom and the hallway. Currently the room is a small bedroom with only one door. The plan is to convert this room into the new master bedroom closet. The new room will have access points both from the master bedroom and the existing entrance door off the hallway. Specific project details for this room are as follows:

Demolition – Remove designated walls section for new entryway to master bedroom (as covered in demolition in master bedroom section). In addition any necessary molding and plaster will be removed

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – Replace existing base board heat covers.

Plumbing – None required for this room

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required. As covered in walls in master bedroom. In addition a new entry way will be constructed to the master bedroom.

Doors – This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – All windows will be repaired as necessary which includes sash weights and locks.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be patched and refinished according to predetermined specifications as listed in the bid included in the appendix on page 12 of this bid

Hallway – The Hallway will be pretty much left as is except for the repair of walls, ceiling, and molding as necessary. Specific project details for this room are as follows:

Demolition – Minor.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – None required.

Plumbing – None required

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required.

Doors – The main front entry door will have its glass replaced. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – None required.

Paint and Caulk – For this area all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be patched and refinished according to predetermined specifications as listed in the bid included in the appendix on page 12 of this bid

Master Bathroom – The Master bathroom is located at the end of the hallway. The new bathroom will be completely re-done with a new barrier free shower, new toilet, new vanity, new vanity top, and new fixtures. The new shower will be tiled from the floor to the ceiling and will have custom glass doors installed. Specific project details for this room are as follows:

Demolition – Remove all existing tile flooring, toilet, vanity, shelving, and tub. Also remove all existing walls around the tub area to make way for new shower area.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – None required

Plumbing – All necessary plumbing will be done to install the new shower, new toilet, and new sink in the vanity.

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required. The shower area walls and ceilings will be cement board with a vapor barrier behind. The shower walls and ceiling finish surface will be tile.

Doors – The existing bathroom entry door will be removed. The new bathroom entrance will be from the hallway closet with a new entranceway made through the

closet side wall. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – Not required.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be new Dal Skyline Gray 12x12 tile except for the shower pan area which will be Dal uptown taupe 2"x2" tile. All wall tile around the shower will also be the 12"x12" tile. In addition all wall base board trim will be 6" in height and also be made from the 12"x12" tile

Back Bathroom – The back bathroom is located at the rear of the unit behind the kitchen. Currently the back bathroom has an entry door located off of a small hallway behind the kitchen. To increase the utility of the bathroom and efficiently use the space of this small hallway, the back bathroom will be converted into a full bathroom. This will be done by constructing a wall where the entrance to the small hallway is and installing a new tub in the resulting larger space. The new bathroom entrance will be located off the back bedroom. The new back bathroom will be completely re-done with a new tub, new toilet, new vanity/sink and salvaged entrance door. The new porcelain tub will be tiled from the perimeter of the tub to the ceiling. Specific project details for this room are as follows:

Demolition – Remove designated walls in hallway to allow for new walls to be erected enclosing the room. All tile and wood flooring will be removed as well as all necessary walls for new tub installation.

Electrical – As described in the appendix, section 3, on page 10 of this bid.

HVAC – Replace existing base board heat covers.

Plumbing – All necessary plumbing will be done to install the new tub, relocate new toilet, and new sink in the vanity.

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required. In addition a recycled entry door way will be constructed to the back bedroom.

Doors – A recycled door and frame will be installed that enters into the back bedroom. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – All windows will be repaired as necessary which includes sash weights and locks.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be new Dal Skyline Gray 12x12 tile. All wall tile will also be the same 12"x12" tile. In addition all base board trim will be 6" in height and also be made from the 12"x12" tile

Laundry – The laundry room is located off of the family room in the condo. Specific project details for this room are as follows:

Demolition – Remove old window and flooring.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – None required

Plumbing – None required for this room

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required.

Doors – The existing door will be replaced with a salvaged door from one of the other rooms. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – The old window in the room will be removed and made into wall.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be the same 12"x12" tile that was used in the two bathrooms.

Fire Rated Access Panel per Adam G.

Kitchen – The Kitchen is part of the family room of the condo and will be updated during this project. Currently the kitchen is located toward the outside wall of the condo and the plan is to shift it over to the inside portion of the condo. This new configuration will allow access to the back bedroom through a new door (current position of the refrigerator) and all new cabinets and appliances will be installed. Specific project details for this room are as follows:

Demolition – All existing cabinets and appliances will be removed. In addition an existing pantry located next to the doorway to the laundry room will also be removed.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – Remove existing radiator and replace with baseboard heat as necessary. The additional baseboard heat (necessity and location) will be determined on site and with the approval of the home owner. Also all existing base board heat covers will be replaced as well.

Plumbing – All necessary plumbing will be done to install the new sink, refrigerator, and all other necessary appliances. Also a new gas line will be installed to accommodate the new gas stove.

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required. In addition a new entry door way will be constructed to the back bedroom.

Doors – A new door way will be constructed to the back bedroom using a recycled door. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – All windows will be repaired as necessary which includes sash weights and locks.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be patched and refinished according to predetermined specifications as listed in the bid included in the appendix on page 12 of this bid

Family Room – The Family room of the condo is the central room of the unit and will be updated during this project. Specific project details for this room are as follows:

Demolition – All existing affected walls that need to be repaired will be demolished during this phase. In addition the existing wood stove brick hearth will be removed in favor of new wood flooring to be installed.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC - All existing base board heat covers will be replaced.

Plumbing – Not required.

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required.

Doors – The existing entry door to the room from the hallway will be redone with glass instead of wood for the five panel design. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – All windows will be repaired as necessary which includes sash weights and locks.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be patched and refinished according to predetermined specifications as listed in the bid included in the appendix on page 12 of this bid

Back Bedroom – The back bedroom is located behind the kitchen to the rear of the condo. Currently the room is a small single room with one entrance off of the small hallway (which will be removed). The homeowner would like to reconfigure the existing space with a new entrance off of the kitchen and a new door to the back bathroom. Specific project details for this room are as follows:

Demolition – Remove designated walls section for new entranceway to both the kitchen and back bathroom.

Electrical – As described in the appendix, section 3, on page 10 of this bid

HVAC – Replace existing base board heat covers.

Plumbing – None required for this room

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required. In addition a new entry door way will be constructed to the kitchen and back bathroom.

Doors – As already covered in the kitchen and back bathroom portions of this document two recycled doors will be installed in the pre-described location mentioned. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – All windows will be repaired as necessary which includes sash weights and locks.

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the flooring located in this area will be removed and relayed according to predetermined specifications as listed in the bid included in the appendix on page 12 of this bid

Storage Closet area in Back Hallway – For this project, a new storage closet will be built in the back hallway of the condo. Currently the back hallway contains a small storage cabinet area and the fuse panel for the unit. To better utilize this space the homeowner would like to reconfigure the existing space a create an additional storage area. This new area will include the fuse panel and have a salvaged door as the entrance. Specific project details for this room are as follows:

Demolition – Remove carpeting under new wall location in proposed new storage closet area.

Electrical – As described in the appendix, section 3, on page 10 of this bid

1/17/2011

HVAC – None required

Plumbing – None required

Walls and Ceilings – All affected walls and ceilings will be repaired to new as required. In addition a new wall and entry door way will be constructed to the new storage area.

Doors – A new doorway using a recycled door will be installed to access the storage area. This portion of the project will also include all necessary trim and framing installation as well as the repair/installation of any necessary door hardware.

Windows – None required

Paint and Caulk – For this room all wall and ceiling surfaces will be painted with a flat finish and all trim with a semi-gloss finish. All colors will be pre-chosen by the homeowner prior to the start of the phase.

Flooring – All the carpeting located in this area will be removed to accommodate the new wall and re-tacked where necessary inside the new closet area.

Please note that Mast Construction will act as the general contractor for all phases of the project above. This role will entail responsibility for all scheduling of sub-contractors, design implementation, and all other aspects needed to ensure a successful project. Mast Construction Corp will also be responsible for all materials and labor associated with the aspect detailed above, except for certain finish items. In short, for these finish items, Mast Construction will handle all scheduling details for measurement and installation, however the homeowner will be billed directly for the respective costs where necessary. These items are as follows:

- **Bathroom** - Shower glass, bathroom vanities, bathroom vanity tops, toilets, mirrors, vanity sconces, toilet paper holders, towel bars (Mast Construction will be responsible for installation of all bathroom pieces except shower glass)
- **Kitchen** – Stove, refrigerator, dishwasher, cabinets, and counter top (Mast Construction will be responsible for installation of all kitchen pieces)
- **Miscellaneous** - Washer and dryer
- **Flooring** - All new wood flooring will be provided by Atlantic Hardwoods as described in the bid furnished to the home owner and included in the appendix of this bid.

PROJECT CONSIDERATIONS

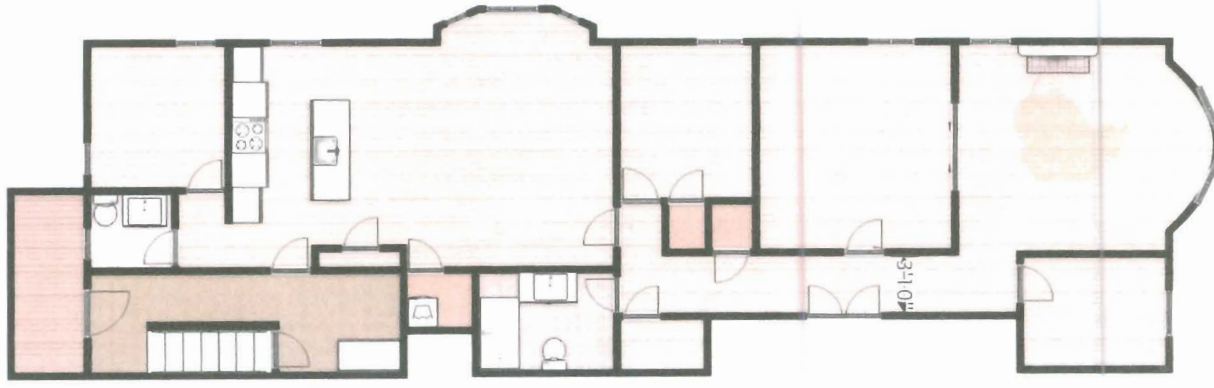
All final layout designs and final building parameters will be determined on site in conjunction Home owner prior to project start. In addition all permits including building, plumbing, and electrical will be obtained prior to project start by Mast Construction. Also, materials such as tile, fixtures, and additional finish items need to be purchased / ordered prior to project start to ensure adherence to project schedule. Mast Construction will work with the homeowner to obtain the necessary list of items and determine material amounts where necessary.

START DATE & PROJECT DURATION

The anticipated start date will be Monday January 17th, 2011. Total project duration will be approximately 35 to 40 working days or 7 to 8 weeks. Please note that due to unforeseen project conditions, scheduling issues, inspection timing, and job scope changes, overall job duration and timing may change.

Appendix

1 - Original Layout



2 - Final Layout

