

CITY OF PORTLAND, MAINE
 DEVELOPMENT REVIEW APPLICATION
 PLANNING DEPARTMENT PROCESSING FORM
 Planning Copy

2004-0141
 Application I. D. Number
 7/6/04
 Application Date

Mckenna Jennifer L
 Applicant
 41 Tamarack Cir, Gorham, ME 04038
 Applicant's Mailing Address

RECEIVED AUG 11 2004

Single Family
 Project Name/Description

Consultant/Agent
 Agent Ph: _____ Agent Fax: _____
 Applicant or Agent Daytime Telephone, Fax

Holm Ave, Portland, Maine
 Address of Proposed Site
 272 K001001
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1100 sq ft
 Proposed Building square Feet or # of Units
 7740 sq ft
 Acreage of Site
 Zoning _____

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

Planning Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer *Jay Reynolds*

Approval Date 9-30-04 Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit *Jay Reynolds* signature 9-30-04 date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

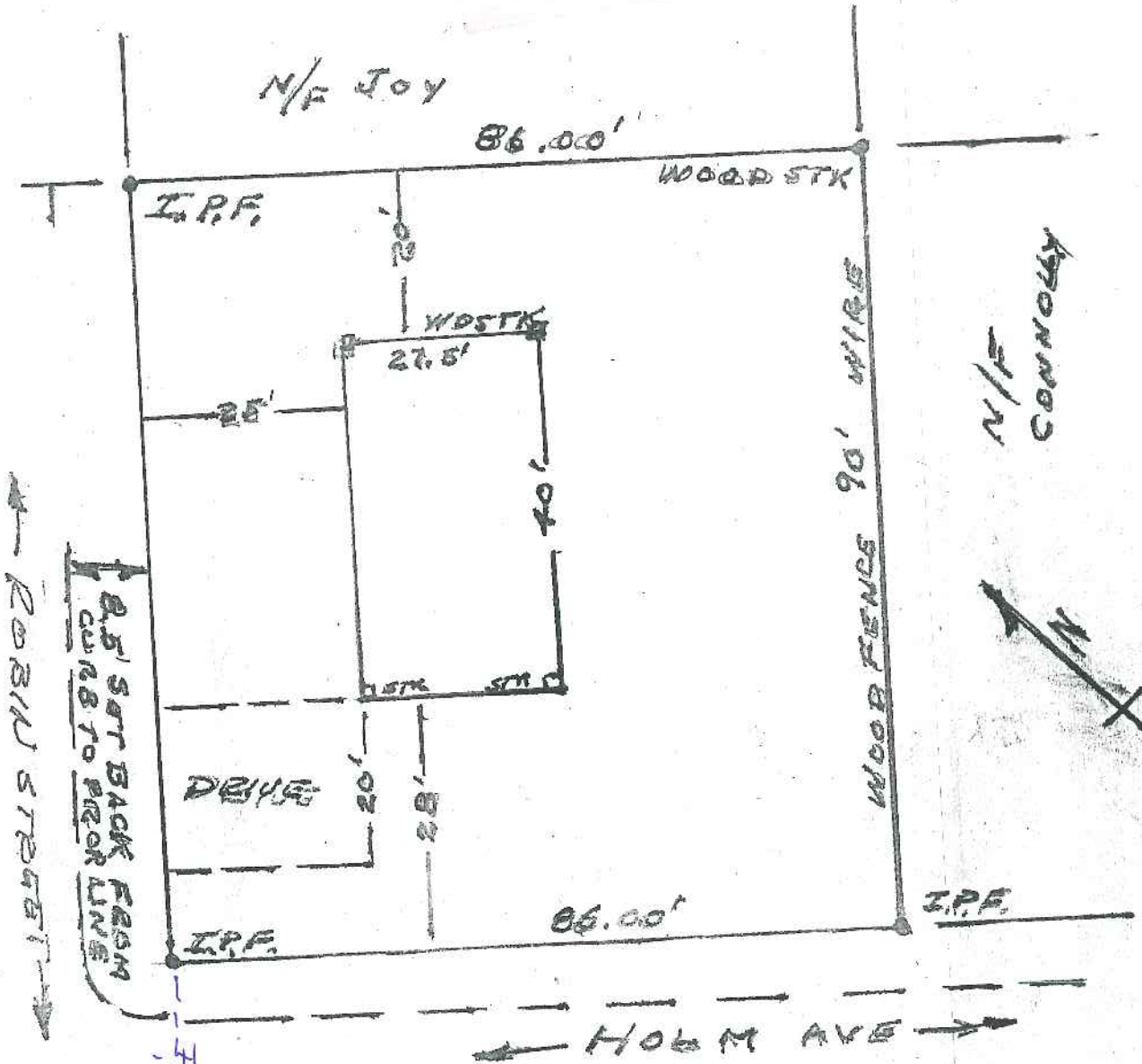
<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date

need site plan list letter 8-12

New Plan Rec'd 9-29

Approved 9-30

RECEIVED
JUL 6 2004
DEPT. OF ENGINEERING
CITY OF PORTLAND



ONLY UTILITY POLE

PROPERTY OF JENNIFER L. MCKENNA
CORNER OF HOLM AVE + ROBIN STREET
PORTLAND, MAINE
LOTS 239, 240, + PART OF 241
RECORDED PLAN OF PORTLAND GARDEN 1912
SCALE 1" = 20', G. BATES #209

Purchase and Sale
Modular Home Contract



"Owner"
Paul McKenna
Jennifer McKenna
41 Tamarack Circle
Gorham, Me.
(207) 839-2538

"Residential Builder / Distributor"
Country Lane Homes
P.O. Box 444
Auburn, Maine 04212-0444
(207) 786-3111
Physical location: 1211 Sabattus St.,
Lewiston, Maine

Section One: Structure and Site

Residential Builder / Distributor shall furnish the modular home specified in the attached plans together with all materials and labor necessary to assemble said modular home upon the following described property "Site": Robin St. Portland, Me

Section Two: Plans

Residential Builder / Distributor shall order said modular home from the manufacturer in conformance with the plans, specifications, and breakdown initialed by the Residential Builder / Distributor and Owner. Residential Builder / Distributor is not responsible for furnishing improvements other than the structure, such as foundation, well, landscaping, grading, walkways, painting, heating systems, sewer systems, water systems, stairways, steps, decks, driveways, patios, aprons, etc. unless they are specifically stated in the breakdown.

Section Three: Payment

Owner shall pay Residential Builder / Distributor Five Thousand dollars (\$ 5,000) upon signing of this agreement. The Owner shall pay Residential Builder / Distributor the remaining balance due less fifteen hundred dollars (\$1,500) to complete finish work, upon the date of delivery to the site and prior to affixing said modular home to the real estate described in section one. If payment is not made, all scheduled work will cease and Residential Builder / Distributor reserves the right to charge Owner any fee's associated with rescheduling, including associated interest and work scheduled on delivery day i.e. set crew, crane, transportation, etc.

Section Four: Preparation of Site and Boundaries

- A. Prior to the start of construction, Owner shall provide a clear, accessible building site, properly excavated and correctly zoned for the structure, and shall identify the boundaries of Owner's property by stakes at all corners. Owner shall maintain such stakes in proper position throughout construction.
- B. If Owner cannot obtain a building permit within 10 days of the effective date of this agreement, the Residential Builder / Distributor may decline this agreement of no further force or effect.

Section Five: Utilities

Prior to the start of construction, Owner shall provide and maintain, at Owner's sole expense, an all-weather roadway to the building site. Owner shall, at Owner's expense connect permanent electrical service (including the installation of the weather head or mast kit, meter enclosure and wire attached to the structure into the electrical panel provided by the Manufacturer), gas service,

oil service, water service, sewer service or any utility service that is applicable, unless specifically included in the breakdown.

Section Six: Responsibility

- A. Residential Builder / Distributor shall not be responsible for claims arising out of improper placement of positioning of boundary stakes or house stakes, and for damage to existing walks, driveways, cesspools, septic tanks, sewer lines, shrubs, lawns, trees, telephone, and electric lines and other property incurred in performance of work or delivery or placement of the modular home, its materials and individual components; nor shall Residential Builder / Distributor be responsible for damages to persons or property occasioned by Owner, or his/her agents, third parties, act of God or other causes beyond the Residential Builder / Distributor's control.
- B. Owner shall hold Residential Builder / Distributor completely harmless from and shall indemnify Residential Builder / Distributor for all cost, damage, losses, and expenses, including judgments and attorney fees, resulting from claims arising from causes stated in this section.

Section Seven: Possession

Owner shall not have possession of the modular home until such time as all payments or the other obligations required of Owner as set forth in this agreement have been fully paid by Owner, and a pre-occupancy walk through inspection is done with Residential Builder / Distributor and Owner. If possession of the modular home is taken by Owner before the obligations set forth in this agreement are met, without the written consent of the Residential Builder / Distributor, it shall be considered as acceptance of the modular home, by the Owner, as complete and satisfactory and the balance of the contract amount, whether for work completed or incomplete, shall become payable on demand.

Section Eight: Owner Financing

- A. Owner agrees to promptly complete the necessary requirements to obtain financing and to prepare the site for construction.
- B. In the event Owner has not secured acceptable financing and/or has not properly met the site preparation requirements, Owner agrees that the agreement price will be adjusted to the current list price in effect at the time of financing and lot preparation requirements are met.
- C. If the Owner's lending institution requires that all disbursements to independent third parties (earth contractors, well contractors, plumbing contractors, etc.) be routed, flowed or paid through one party, Residential Builder / Distributor agrees to be that party but assumes no responsibility to the validity of the payments nor the quality or completion of the work. All disbursements shall be payable to both the Residential Builder / Distributor and the Owner and the Owner's signature shall be sufficient evidence that the work being paid for is satisfactory to the Owner. Any agreement by the Residential Builder / Distributor under this section does not constitute the Residential Builder / Distributor as an agent, personal representative or general contractor for the Owner.

Section Nine: Governing Law

It is agreed that the laws of the State of Maine shall govern this agreement.

Initials *DM* *LM* *ser*

Section Ten: 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 the following:

- Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision

Section Eleven: Entire Agreement

This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind proceeding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.

Section Twelve: Change Orders

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

Section Thirteen: Assignments of Rights

The rights of each party under this agreement are personal to that party and may not be assigned or transferred to any person, firm, corporation, or other entity without the prior express and written consent of the other party. Both Owner and Residential Builder / Distributor agree that this agreement is binding upon its heirs and personal representatives.

Section Fourteen: Time of the Essence

It is specifically declared and agreed that time is of the essence of this agreement. Estimated work start date is the date of this agreement. Estimated work completion date is October 29, 2004.

Each party to this agreement has caused it to be executed at the said Residential Builder / Distributor's place of business on the date indicated below.

Jennifer L McKenna
Owner (Printed Name Here)

Jennifer L McKenna
Owner (Signature Here)

Sandra E. Hinkley
Residential Builder / Distributor

By its Pres. _____

Paul McKenna
Owner (Printed Name Here)

[Signature]
Owner (Signature Here)

5/1/04
Date

Initials J.M. for sed

Breakdown for Paul & Jennifer McKenna

Manufacturer: Oxford Homes

Series: Noreaster

Style: Finished Cape

Model: Bradbury

Size: 27'5" x 40'

Options in addition to standard Noreaster specifications:

- Wire and switch for future ceiling fan in LR
- New England safety switch for furnace
- Paint exterior doors inside and outside
- Optional angled kitchen island
- Stained pine doors, jambs, and trim throughout
- Icemaker in freezer
- 5' bifold doors on larger master bedroom closet
- Microwave spacemaker rangehood
- Oak rail on one side of stairs
- 42" stairs to second floor
- Archway to Family Room from foyer

Finish work included with setup of modular home:

- Delivery of modular home from Oxford Homes to Site
- Crane and set crew to place home onto existing foundation
- Lally columns supplied and installed per Oxford Homes prints
- Stairs to basement built using 2" x 10" treads and 2" x 4" handrails on each side
- Install remaining trim inside
- Seam carpeting inside
- Install exterior siding on gable ends
- One set of fiberglass steps with two rails at one exterior door
- All trash related to installation removed from site

Electrical work to be completed:

- Install meter trim on home with mast kit, connect meter trim to electrical panel provided by manufacturer, wire in furnace, install basement-ceiling lights, and install hardwired smoke detector in basement. Customer is responsible for having electric company install service and wires to the meter trim.

Plumbing & Heating & Mason work to be completed:

- Supply materials and labor to install Peerless cast iron boiler
- 275 gallon oil tank with fittings, piped to outside
- All domestic plumbing and heating connections
- Single flue mason chimney

Purchase price of home with above described Options, Finish & Electrical work: \$134,420.00

**This price includes all applicable state sales tax.

Initials

JM *JK* *sek*

2004
OXFORD HOMES, INC.
NOREASTER SERIES FINISHED CAPE SPECIFICATIONS

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WARRANTY:

PAUL BUNYAN BUYER PROTECTION PLAN
COMPREHENSIVE ONE (1) YEAR AND TEN (10) DAY WORKMANSHIP WARRANTY
RESIDENTIAL WARRANTY CORPORATION TEN (10) YEAR STRUCTURAL WARRANTY
OWENS CORNING TWENTY-FIVE (25) YEAR SYSTEM ADVANTAGE ROOFING WARRANTY

FLOOR CONSTRUCTION:

2" X 10" FLOOR JOISTS 16" OC WITH SOLID WOOD BRIDGING
TRUSS FLOOR SYSTEM IN BATH AREA ON SECOND FLOOR
DOUBLE PERIMETER RIM JOISTS
1" PLYWOOD FLOOR DECKING (TWO ½" LAYERS GLUED AND SCREWED) FIRST & SECOND FLOOR

WALL FRAMING:

8' SIDEWALL HEIGHT WITH FULL STUDS ON FIRST FLOOR
90" SIDEWALL HEIGHT WITH FULL STUDS ON SECOND FLOOR
2" X 6" EXTERIOR WALLS FRAMED 16" OC
2" X 4" INTERIOR PARTITIONS FRAMED 16" OC
7/16" OSB STRUCTURAL EXTERIOR WALL SHEATHING
7/16" OSB MARRIAGE WALL SHEATHING
DOUBLE 2" X 6" TOP PLATE

ROOF ASSEMBLY:

12/12 ROOF PITCH FRAMED 16" O.C. WITH 60 LB. ROOF LOAD
8" CONTINUOUSLY VENTED EAVE OVERHANG & GABLE ENDS (26' WIDES)
5" CONTINUOUSLY VENTED EAVE OVERHANG & GABLE ENDS (28' WIDES)
WHITE GALVANIZED DRIP EDGE
7/16" OSB ROOF SHEATHING
15 lb. SHINGLE UNDERLAYMENT BY SEAL-TITE
25 YEAR VENTSURE RIGID ROLL SHINGLE OVER RIDGE VENT BY OWENS CORNING
SUPREME FIBERGLASS ROOF SHINGLES WITH 25 YEAR WARRANTY BY OWENS CORNING FASTENED
WITH NAILS
CHIMNEY CHASE PER FLOOR PLAN
25 YEAR 36" WEATHERLOCK WATER PROOFING ICE & WATER SHIELD EAVE PROTECTION BY OWENS
CORNING
FULL SHED DORMER ON REAR ELEVATION
TWO 7/12 PITCH "A" DORMERS ON FRONT ELEVATION

INSULATION:

PAUL BUNYAN SUPER ENERGY PACKAGE
R-19 (6") KRAFT FACED FIBERGLASS EXTERIOR WALL PINK INSULATION BY OWENS CORNING
R-38 (12") FIBERGLASS PINK INSULATION IN ROOF BY OWENS CORNING
PINKWRAP HOUSEWRAP BY OWENS CORNING
CENTER SEAL MARRIAGE LINE INSULATOR & VAPOR BARRIER

DOORS & WINDOWS:

DOUBLE 4" MAINSTREET VINYL SIDING WITH LIFETIME WARRANTY BY CERTAINTEED
MATCHING J & SILL TRIM WHERE APPLICABLE
6" VINYL FACIA
MATCHING OUTSIDE CORNER POSTS
SMOOTH STAR THERMA-TRU FIBERGLASS INSULATED 6 PANEL FRONT DOOR WITH 20 YEAR
WARRANTY, SELF SEALING SILL, SOLID WOOD JAMB, SILL GUARD FLASHING SYSTEM, PAINTED
TO MATCH SHUTTERS
SMOOTH STAR THERMA-TRU FIBERGLAS INSULATED 9-LITE REAR DOOR WITH 20 YEAR WARRANTY,
SELF SEALING SILL, SOLID WOOD JAMB, SILL GUARD FLASHING SYSTEM
NON MASTERED POLISHED BRASS EXTERIOR LOCKSETS WITH LIFETIME WARRANTY BY YALE
MAINE BEARICADE SINGLE HUNG, TILT CLEAN, SOLID VINYL WINDOWS WITH 7/8" LOW E HIGH
PERFORMANCE INSULATED GLASS, GRIDS, & FIBERGLASS SCREENS BY WATERVILLE WINDOW
COMPANY
15" DELUXE LOUVERED SHUTTERS ON FRONT DOOR SIDE WITH COLOR COORDINATED SCREW CAPS
FIXTURE MOUNTS ON ALL EXTERIOR LIGHTS, FAUCETS AND RECEPTACLES

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MOISTOP FLASHING SYSTEM AROUND DOORS AND WINDOWS

ELECTRICAL:

POLISHED BRASS EXTERIOR LIGHT AT EACH ENTRANCE
WHITE TOGGLE LIGHT SWITCHES
30 CIRCUIT 100 AMP OR 40 CIRCUIT 200 AMP UNDERSLUNG ELECTRICAL SERVICE
SWITCHED RECEPTACLES IN EACH BEDROOM
2-EXTERIOR GFI RECEPTACLES (ONE ON EACH SIDE OF THE HOUSE)
ARC FAULT CIRCUIT INTERRUPTERS IN ALL BEDROOMS, LIVING ROOM, FAMILY ROOM AND DEN
WHERE APPLICABLE
BATTERY BACKUP ELECTRIC SMOKE DETECTORS IN EACH BEDROOM
ENERGY SAVING GASKETS IN RECEPTACLES & SWITCHES ON EXTERIOR WALLS
ELECTRIC DOOR CHIMES
2--PHONE JACKS IN STANDARD LOCATIONS
2--TV JACKS IN STANDARD LOCATIONS

PLUMBING:

STUBBED TYPE L COPPER SUPPLY PLUMBING WITH LEAD FREE SOLDER
PVC DRAIN PLUMBING STUBBED THROUGH FLOOR
EXTERIOR FROST FREE FAUCET
PLUMB FOR RADON REDUCTION

HEATING:

STUBBED FOR HOT WATER BASEBOARD HEAT

INTERIOR FINISH:

5/8" FIRE RESISTANT-SMOOTH PAINTED CEILINGS THROUGHOUT
SOLID OAK WINDOW SILLS IN NATURAL OR MID TONE FINISH
PAINTED PINE INTERIOR DOOR JAMBS AND WINDOW CASINGS
1/2" SMOOTH SHEETROCK, TAPED, JOINTED & 1 COAT OF DOVER WHITE PAINT AS PRIMER
THROUGHOUT
3 1/2" PAINTED PINE WHITE DELUXE COLONIAL BASE MOLDING
2 1/2" FULL PROFILE PAINTED PINE WHITE COLONIAL WOOD MOLDING THROUGHOUT
WHITE 6 PANEL COLONIAL INTERIOR DOORS WITH MORTISED STANLEY HINGES
PASSAGE DOORS ON WARDROBES
POLISHED BRASS INTERIOR PASSAGE & PRIVACY LOCKSETS WITH LIFETIME WARRANTY BY YALE
POLISHED BRASS & GLASS OR WHITE DINING ROOM CHANDELIER
WHITE CEILING LIGHTS WITH DECORATIVE GLASS GLOBES
VENTED WIRE SHELVING IN WARDROBES & CLOSETS

KITCHEN:

OLDE NEW ENGLAND RAISED PANEL OAK CABINETS IN NATURAL OR MID TONE FINISH WITH OAK
VENEER END PANELS
ROLLER GUIDES ON ALL DRAWERS
2 1/2" HEAVY CROWN MOLDING OVER CABINETS
POLISHED BRASS CABINET HARDWARE
CENTER SHELVES IN ALL CABINETS
CONCEALED CABINET DOOR HINGES
BASE LAZY SUSANS PER FLOOR PLAN
RECESSED EYEBALL LIGHT OVER SINK
DEEP STAINLESS DOUBLE BOWL OR DEEP STAINLESS VEGGIE SINK
SIGNATURE SERIES CHROME SINGLE CONTROL FAUCET, CHROME SPRAY AND 9" SPOUT WITH
LIFETIME WARRANTY BY DELTA
POSTFORM COUNTERTOP BY FORMICA
REFRIGERATOR OVERHEAD CABINETS
SINK TIPOUTS
PANTRY DOOR SHELVES WHERE APPLICABLE

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BATH:

OLDE NEW ENGLAND RAISED PANEL VANITIES IN NATURAL OR MID TONE FINISH WITH OAK VENEER
END PANELS
CHROME TOWEL & TISSUE HOLDERS IN ALL BATHS
1.6 GAL. WATER SAVER VITREOUS CHINA FLUSH IN ALL BATHS
ANTI-SCALD TUB FAUCETS WITH LIFETIME WARRANTY BY DELTA
LAVATORY FAUCETS WITH LIFETIME WARRANTY BY DELTA
BATH FAN/LIGHT COMBINATION IN ALL BATHS BY BROAN
POSTFORM COUNTERTOPS BY FORMICA
FRAMELESS MEDICINE CABINET WITH MIRROR LIGHT BAR IN ALL BATHS
VITREOUS CHINA LAVATORIES WITH OVERFLOWS
60" 1 pc. FIBERGLASS TUB
ENCLOSURE DOOR ON ALL 3' AND NEO ANGLE SHOWERS
CHROME RISERS ON FLUSHES
BRASS/CHROME PRIVACY LOCKSETS WITH LIFETIME WARRANTY BY YALE
CHROME CABINET HARDWARE

FLOOR COVERINGS:

29 OZ DASHING FHA, STAIN, FADE, & STATIC RESISTANT CARPET IN LIVING ROOM & ALL
BEDROOMS WITH 10 YEAR WARRANTY BY SHAW INDUSTRIES
6 LB 1/2" REBOND CARPET PAD WITH LIFETIME WARRANTY
TACK STRIP CARPET INSTALLATION
CONGOLEUM ARMORBRIGHT AND LEGACY RESILIENT NO WAX VINYL FLOORING

APPLIANCES:

30" ELECTRIC WHITE OR BISQUE RANGE WITH COLOR COORDINATED VISUALITE GLASS WINDOW BY
FRIGIDAIRE
18 CU.FT. DOUBLE DOOR FROST-FREE REFRIGERATOR BY FRIGIDAIRE
FDB750RC POTSCRUBBER DISHWASHER BY FRIGIDAIRE
DUAL SPEED POWER VENT/LIGHT COMBINATION KITCHEN RANGE HOOD BY BROAN
WHITE VINYL LOUVERED EXTERIOR RANGE VENT

ALL DESCRIPTIVE REPRESENTATIONS CONTAINED IN THESE SPECIFICATIONS ARE BELIEVED TO BE CORRECT ON THE DATE
OF THIS PUBLICATION. HOWEVER, DUE TO CONTINUED PRODUCT DEVELOPMENT, AVAILABILITY, DESIGN, AND PRODUCTION; THE
SPECIFICATIONS, EQUIPMENT, MATERIALS, COLORS, PRICES AND MODELS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AND
OBLIGATION TO OXFORD HOMES, INC.

PLEASE NOTE

- ARTIST'S RENDERINGS MAY DEPICT MODELS THAT INCLUDE OPTIONAL FEATURES AND VARY FROM THE ACTUAL CONSTRUCTION DETAIL.
- EXTERIOR DIMENSIONS ARE APPROXIMATE OVERALL LENGTH AND WIDTH MEASUREMENTS.
- SQUARE FOOTAGE DIMENSIONS ARE BASED ON EXTERIOR TO EXTERIOR MEASUREMENTS AND ARE NOMINAL FIGURES ONLY.
- INTERIOR ROOM SIZES ARE APPROXIMATE INSIDE WALL TO WALL DIMENSIONS AND MAY INCLUDE WARDROBES, CLOSETS, ETC.
- VARIATIONS OF COLOR AND GRAIN TEXTURE IN REAL WOOD IS UNAVOIDABLE AND IS NOT CONSIDERED A DEFECT.
- ENGINEERED WOOD PRODUCTS MAY BE SUBSTITUTED FOR DIMENSION LUMBER AS DETERMINED BY OXFORD HOMES.
- THE FINISH STANDARD IS "JOURNEYMAN QUALITY WORKMANSHIP" WHICH MEANS WORKMANSHIP THAT EQUATES TO SECOND OR INTERMEDIATE LEVEL OF DEVELOPMENT OF PROFICIENCY IN A PARTICULAR TRADE OR SKILL, AND REFLECTS THE WORK OF A SKILLED WORKER, BUT WITHOUT THE PERFECTION OF A MASTER CRAFTSMAN.
- CERTAIN FINANCING PROGRAMS AS WELL AS SOME STATE & MUNICIPAL REGULATIONS MAY REQUIRE ADDITIONAL SPECIFICATIONS.
- OXFORD HOMES, INC. CONSTRUCTS SYSTEMS BUILT HOMES AND SELLS ONLY TO AUTHORIZED RESIDENTIAL BUILDER/DISTRIBUTORS. OXFORD HOMES, INC. IS INDEPENDENT OF ITS RESIDENTIAL BUILDER/DISTRIBUTORS AND IS ONLY RESPONSIBLE FOR MANUFACTURING AND SERVICING IN ACCORDANCE WITH OUR CURRENT CONSTRUCTION SPECIFICATIONS, OUR COMPREHENSIVE ONE YEAR AND TEN DAY WORKMANSHIP WARRANTY, THE RESIDENTIAL WARRANTY CORPORATION TEN YEAR STRUCTURAL WARRANTY, AND THE OWENS CORNING TWENTY-FIVE YEAR SYSTEM ADVANTAGE WARRANTY WHICH ARE DESCRIBED IN THE PAUL BUNYAN BUYER PROTECTION PLAN PROVIDED TO THE AUTHORIZED RESIDENTIAL BUILDER/DISTRIBUTOR.
- TRANSPORT FRAMES ARE THE PROPERTY OF OXFORD HOMES, INC. AND MUST BE STACKED AND AVAILABLE FOR PICKUP WITHIN THIRTY (30) DAYS OF DELIVERY FROM THE FACTORY.
- UNLESS OTHERWISE NOTED IN THE ABOVE SPECIFICATIONS, THESE HOMES ARE CONSTRUCTED TO MEET OR EXCEED THE FOLLOWING CODES AND STANDARDS:
 - A. THE BOCA NATIONAL BUILDING CODE/1993, TWELFTH EDITION - LAST PRINTED: NOVEMBER 1994, WITH THE FOLLOWING EXCEPTIONS:
 1. EXCEPT THAT THE FLAT ROOF SNOW LOAD, PF, NEED NOT EXCEED 40 PSF;
 2. WIND LOAD EFFECTIVE VELOCITY PRESSURES, PE, NEED NOT EXCEED 20 PSF;

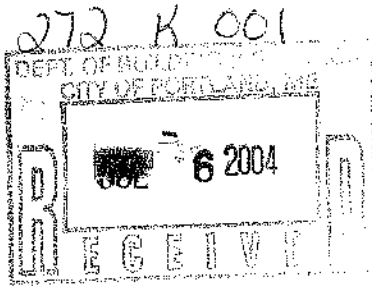
2004
OXFORD HOMES, INC.
NOREASTER SERIES FINISHED CAPE SPECIFICATIONS

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3. PARAGRAPH 1017.3, EXCEPTION 8 SHALL BE CHANGED TO READ, "INTERIOR EGRESS DOORWAYS WITHIN DWELLING UNITS NOT REQUIRED TO BE ADAPTABLE OR ACCESSIBLE SHALL HAVE A MINIMUM CLEAR DIMENSION BETWEEN DOOR STOPS OR BETWEEN THE DOOR STOP ON THE LATCH SIDE AND THE DOOR, WHICHEVER IS LESS, OF 28 INCHES;" AND
 4. A DEFINITION FOR ATTIC, HABITABLE SHALL BE INCLUDED AND SHALL READ AS FOLLOWS:
"A HABITABLE ATTIC IS AN ATTIC WHICH HAS A STAIRWAY AS A MEANS OF ACCESS AND EGRESS AND IN WHICH THE CEILING AREA AT A HEIGHT OF 7 1/3 FEET (2235MM) ABOVE THE ATTIC FLOOR IS NOT MORE THAN ONE-THIRD OF THE AREA OF THE NEXT FLOOR BELOW."
- B. NFPA #31, STANDARDS FOR THE INSTALLATION OF OIL BURNING EQUIPMENT, 1997 EDITION - EFFECTIVE DATE: FEBRUARY 7, 1997; AND NFPA #211, CHIMNEYS, FIREPLACES, VENTS AND SOLID FUEL-BURNING APPLIANCES, 1996 EDITION - EFFECTIVE DATE: AUGUST 9, 1996;
- C. THE BOCA NATIONAL PLUMBING CODE/1993, NINTH EDITION - LAST PRINTED: SEPTEMBER 1995; AND
- D. NFPA #70, NATIONAL ELECTRICAL CODE, 1996 EDITION - RELEASED ON JULY 21, 1995; AND
- E. NFPA #101, LIFE SAFETY CODE, 1994 EDITION - EFFECTIVE DATE: FEBRUARY 11, 1994; EXCEPT THAT: PARAGRAPH 5-2.2.2.1, UNDER NEW STAIRS, THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9". A 1" NOSING SHALL BE PROVIDED ON ALL TREADS WITH TREAD WIDTH LESS THAN 10". THIS EXCEPTION ALSO APPLIES TO BASEMENT STAIRS WHEN THE STAIRS ARE A COMPONENT OF A FACTORY DESIGN, WHICH SPECIFIES THE NECESSARY BASEMENT HEIGHT AND THE DESIGN HAS BEEN CERTIFIED BY THE THIRD PARTY INSPECTION AGENCY.
- F. THE ABOVE STANDARDS AND RULES MAY BE PURCHASED FROM:

BUILDING OFFICIALS & CODE ADMINISTRATORS INTERNATIONAL, INC (BOCA)
4051 WEST FLOSSMOOR ROAD
COUNTRY CLUB HILLS, IL 60478-5795
TELEPHONE: (800)214-4321

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
BATTERYMARCH PARK
PO BOX 9101
QUINCY, MA 02269-9101
TELEPHONE: (800)344-3555



WARRANTY DEED

Theresa D. Joy of 234 Taft Ave., Portland, Cumberland County, Maine, being unmarried, for consideration paid grants to Jennifer L. McKenna of 41 Tamarack Circle, Gorham, ME 04038 with Warranty Covenants, the land in Portland, Cumberland County, Maine described in Exhibit A attached hereto and incorporated herein by reference.

This conveyance is a gift to a child of grantor.

Witness my hand and seal this 10th day of March, 2003.

Theresa D. Joy
Theresa D. Joy

State of Maine

Cumberland, ss. March 10, 2003

Then personally appeared the above named Theresa D. Joy who acknowledged the foregoing instrument to be her free act and deed. Before me,

D. Brenda Caldwell

Notary Public

SEAL

Typed name of Notary:
D. BRENDA CALDWELL
Notary Public, Maine
My Commission Expires June 17, 2005

SEAL

EXHIBIT A

The following lots or parcels of land together with the improvements located thereon at or about Holm, Orchard and/or Taft Avenues in said Portland and being more particularly bounded and described as follows:

All the lots numbered 239 and 240 shown on a plan of "Portland Gardens," said Plan being recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 23 and, in addition, that northeasterly portion of lot numbered 241 found by running a line from said Holm Avenue to said Taft Avenue parallel to said Orchard Avenue and remaining 16 feet distant from the southwesterly sidelines of said lot numbered 240.

Reference: Being part of the land conveyed to Josephine Aceto by deed recorded at Book 3194, Page 417 of Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Mar 13, 2003 11:06:42A
Cumberland County
John B. O'Brien

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

August 12, 2004

Jennifer Mckenna
41 Tamarack Circle
Gorham, ME 04038

Dear Mrs. Mckenna:

RE: Application for Single Family Dwelling, Holm Avenue/Robin Street

Thank you for your application for the single family home Holm Avenue. Attached is a checklist of items that need to be shown on a site plan in order to approve the application:

Also, the public works department has informed me that both Holm Avenue and Robin Streets have been resurfaced within the last 5 years. There are significant street opening fees that are associated with these streets and it is recommended that you contact the Public Works Department to research the potential costs.

Please feel free to call me at 874-8632 if you have any questions or comments.

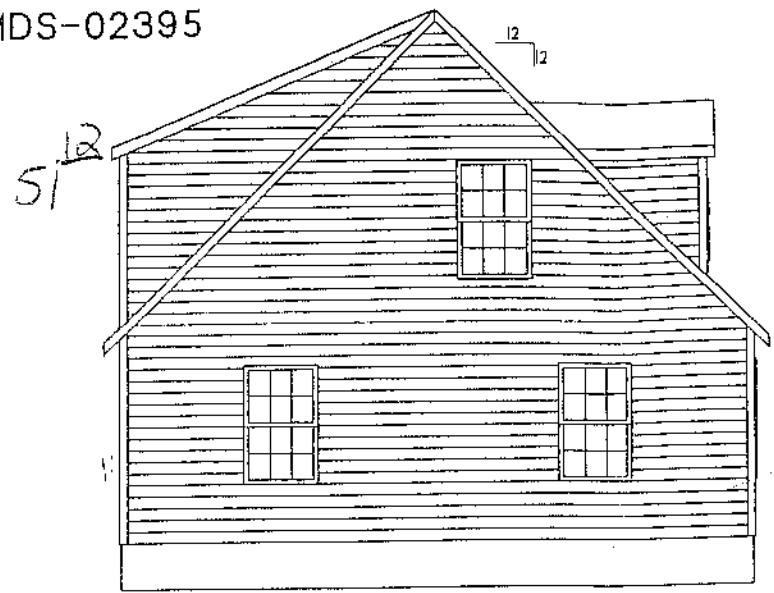
Sincerely,

Jay Reynolds
Development Review Coordinator

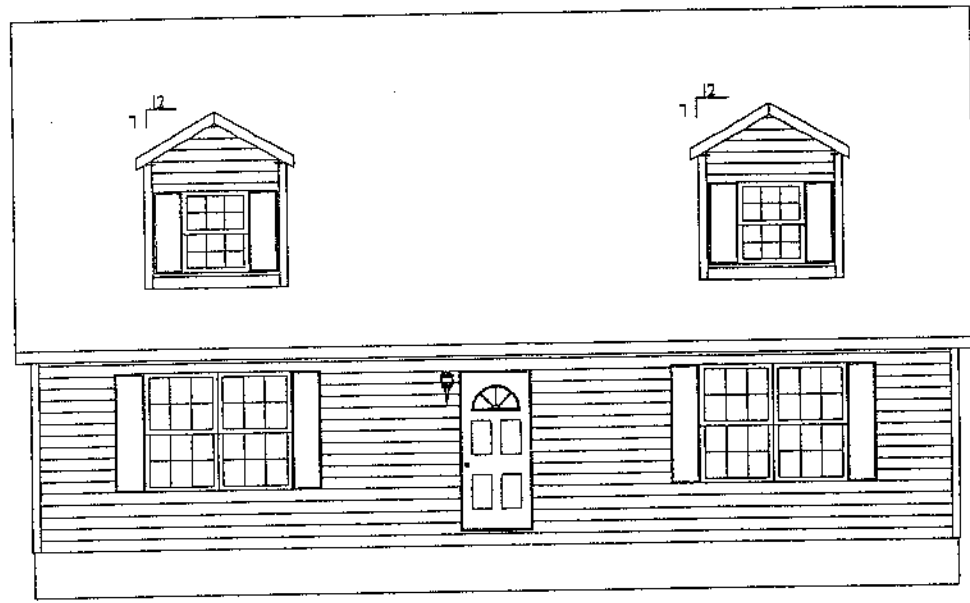
cc: Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator

272 K 001
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND
 RECEIVED
 JUN 6 2004

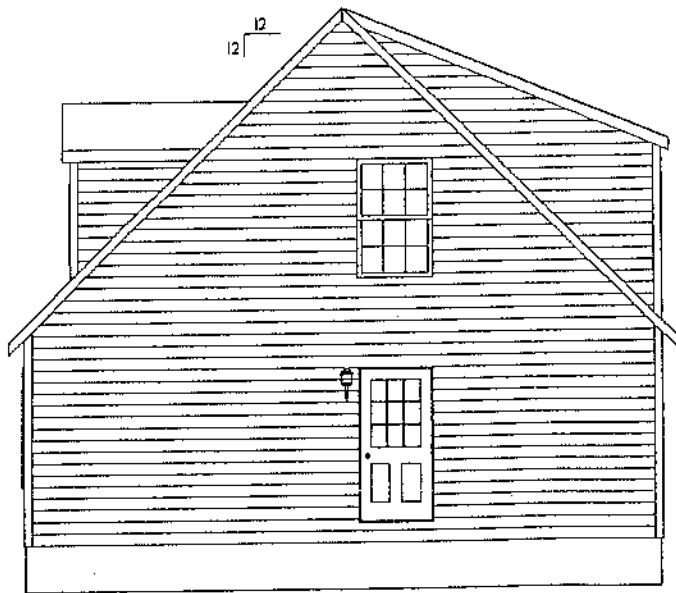
SERIAL NO: OH-MDS-02395



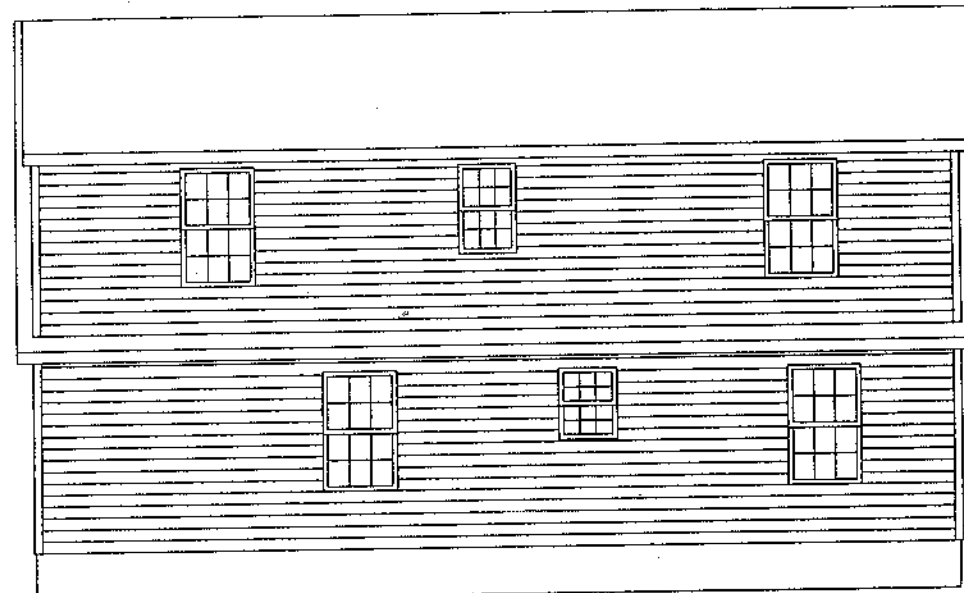
LEFT END ELEVATION



FRONT ELEVATION



RIGHT END ELEVATION



REAR ELEVATION



" BUILT THE MAINE WAY SINCE 1977 "

7 Oxford Homes Lane • P.O. Box 679 • Oxford, Me. 04270-0679
 (207) 539-4412 FAX: (207) 539-4259

NOTICE

THE ELEVATIONS AND PERSPECTIVES ARE HEREBY PROVIDED TO THE DISTRIBUTOR AS A GENERAL EXAMPLE OF THE POSSIBLE EXTERIOR APPEARANCE OF THE HOME BASED ON INFORMATION SUPPLIED TO OXFORD HOMES BY THE DISTRIBUTOR. SPECIFIC DIMENSIONS AND OPTIONS MAY ALTER THE EXACT ELEVATIONS AND PERSPECTIVES OF THE HOME. THE DISTRIBUTOR MUST REFER TO THE OXFORD HOMES ORDER FORM TO DETERMINE THE EXACT FEATURES.

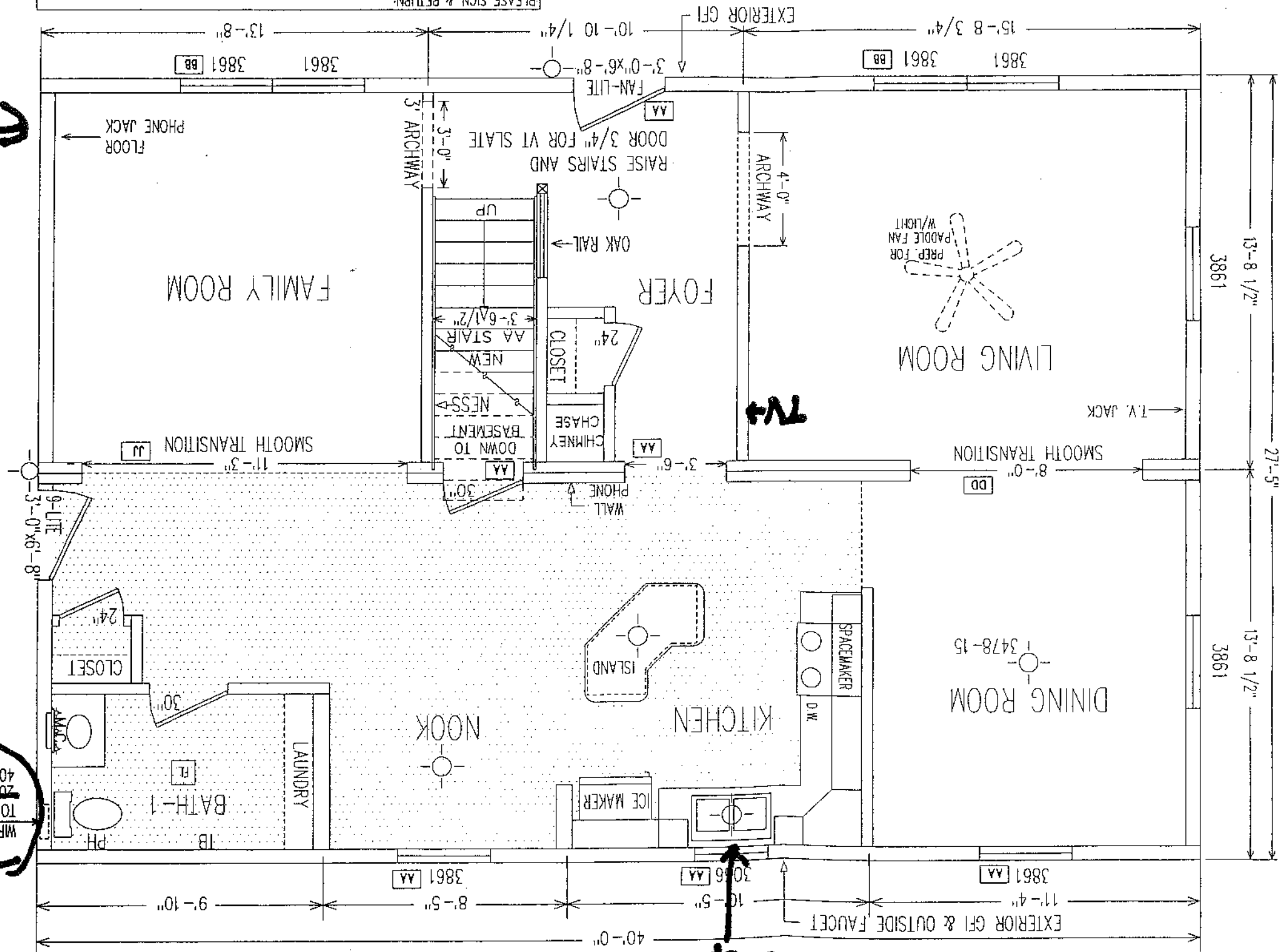
" THESE RENDERINGS ARE USED FOR ILLUSTRATIVE PURPOSES ONLY "

DATE: MAY 21, 2004
 CUSTOMER: MCKENNA
 DEALER: COUNTRYLANE HOMES

4				
3				
2				
1				
C/O REV# (DATE)		COMMENTS:	DRAWN BY:	DRAWN DATE:
7 Oxford Homes - P.O. Box 928 - Oxford, MA 01220-0928			DEALER: COUNTRILANE	SERIAL#02395
OXFORD HOMES			DRAFTER: SOB	DATE: 5/21/04
TITLE: FIRST FLOOR PLAN			MODEL: NORTASTER BRADBURY FIN. CAPE 26X40	
PLEASE SIGN & RETURN:				

SERIAL#02395

16" O.C WALLS/ROOF
96" CEILING HEIGHT
60LB/12/12 ROOF PITCH



Disposal

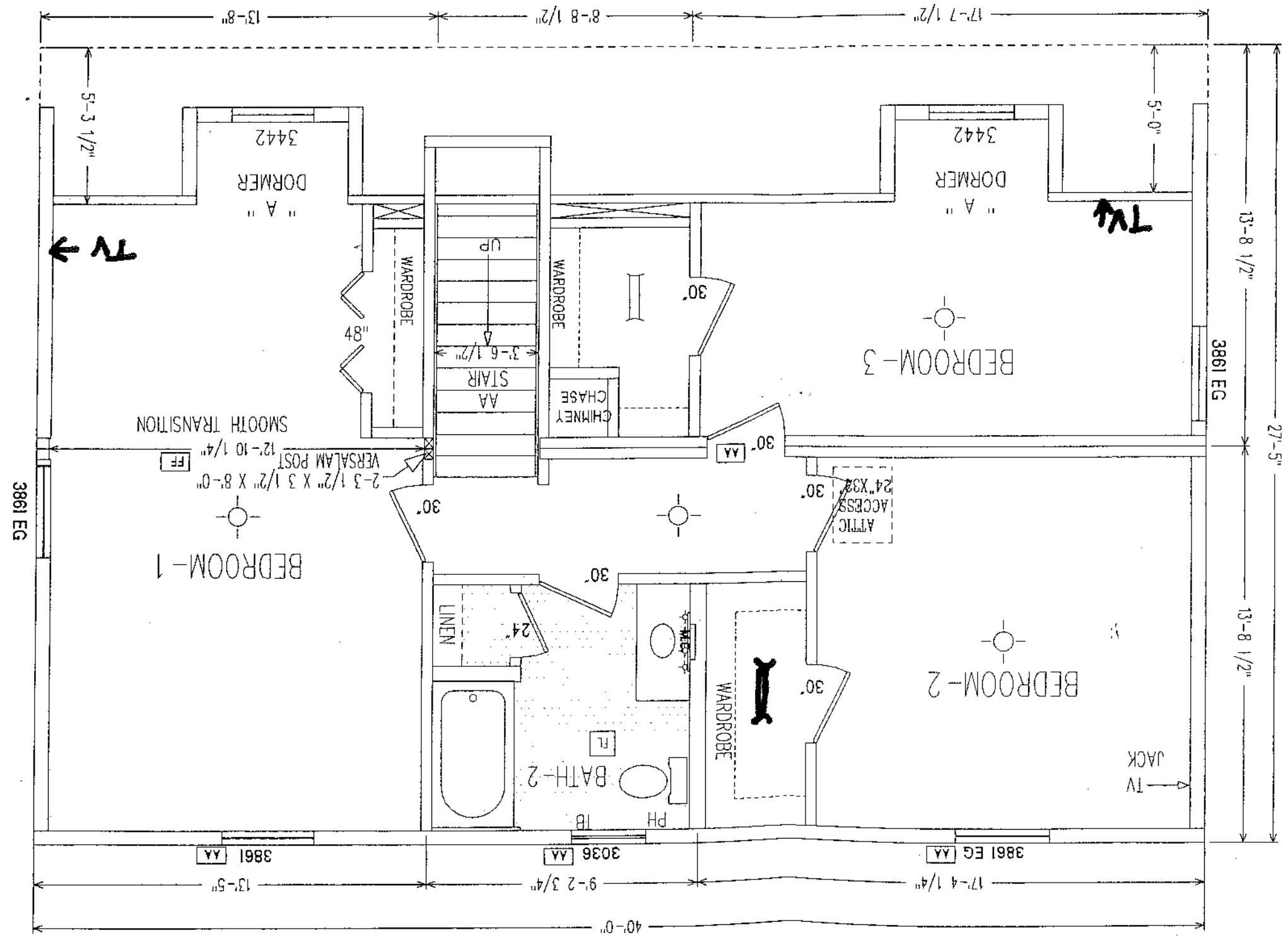
100 amp
WIRE DROP TO BSMT. 40 CKT 200 AMP

4			
3			
2			
1			
C/O REV# (DATE)		COMMENTS:	
DRAWN BY:		DRAWN DATE:	
DEALER: COUNTRYLANE		SERIAL#02395	
DRAFTER: SOB		DATE: 5/21/04	
MODEL: NORASTER BRADBURY FIN. CAPE 28X40		TITLE: SECOND FLOOR PLAN	
PLEASE SIGN & RETURN:			



SERIAL#02395

96" CEILING HEIGHT
60LB / 12/12 ROOF PITCH

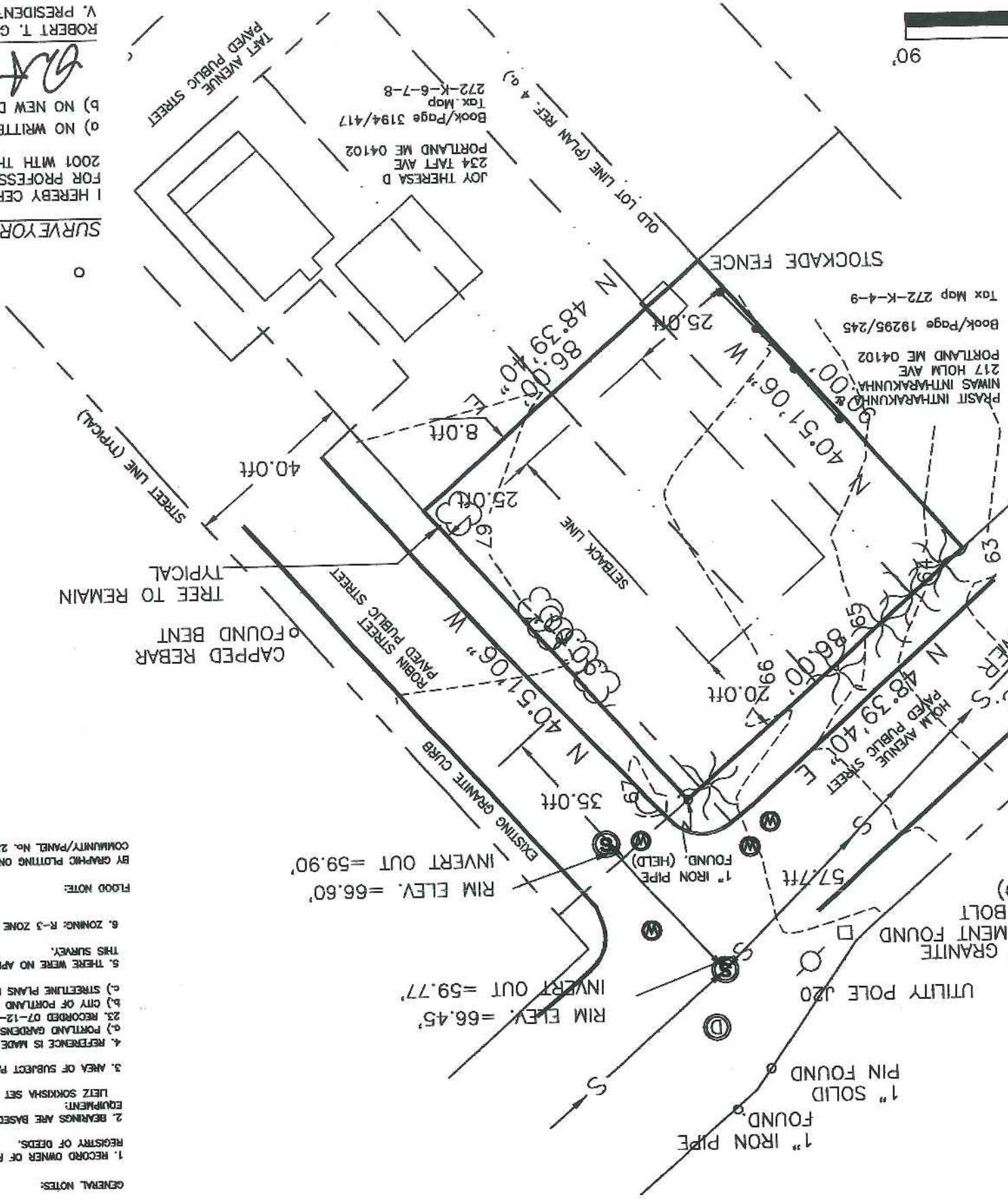




MAGNETIC NORTH 8004

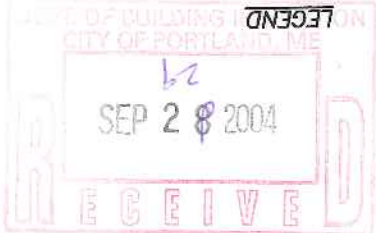


SITE LOCATION MAP



DATE: 09-28-2004
 ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 a) NO WRITTEN REPORT
 b) NO NEW DESCRIPTION
 c) NO NEW DESCRIPTION

- SURVEYORS STATEMENT:**
- CRS @ Capped 5/8" Rebar Set PLS 2303.
 - IPF ○ Iron Pipe Found
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - Z Indicates Ownership in Common
 - Utility Pole
 - Abutter Line
 - Property Line
 - Street Line
 - Edge of traveled way
 - Setback Line
 - Contour Line
 - 98 Sewer Manhole
 - Drain Manhole
 - Catch Basin
 - u Overhead Utility
 - Old Lot Line



GENERAL NOTES:

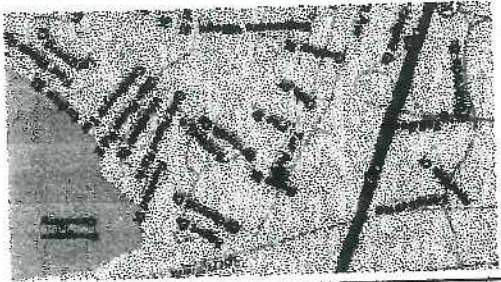
- RECORD OWNER OF PARCEL: JENNIFER L. MCKENNA BOOK 19015 PAGE 013 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
 LEITZ SOKKISHA SET 3 TOTAL STATION, LEITZ SOR 33 DATA COLLECTOR, MAGNETIC HAND HELD COMPASS.
- AREA OF SUBJECT PARCEL: 8600 SQ. FT. 0.20 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) PORTLAND GARDENS, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 23. RECORDED 07-12-1912.
 b.) CITY OF PORTLAND TAX MAP 272, LOT SHOWN IN BLOCK K LOTS 1, 2 & 3.
 c.) STREETLINE PLANS FROM THE CITY OF PORTLAND FOR HOLM, TAFT & ROBIN STREETS.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- ZONING: R-3 ZONE SETBACKS: FRONT 25 FEET, REAR 25 FEET SIDE YARD 8 FEET FOR 1-1/2 STORY DWELLING.
- FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO FALL IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY/PANEL NO. 230051 / 6C REVISED DATE DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

DRAWN BY: RTG
 CHECKED BY: KCC
 SCALE: 1"=30'
 DATE OF SURVEY: 09/23/2004
 JOB NUMBER: 2004112-P
 SHEET: 1 OF 2

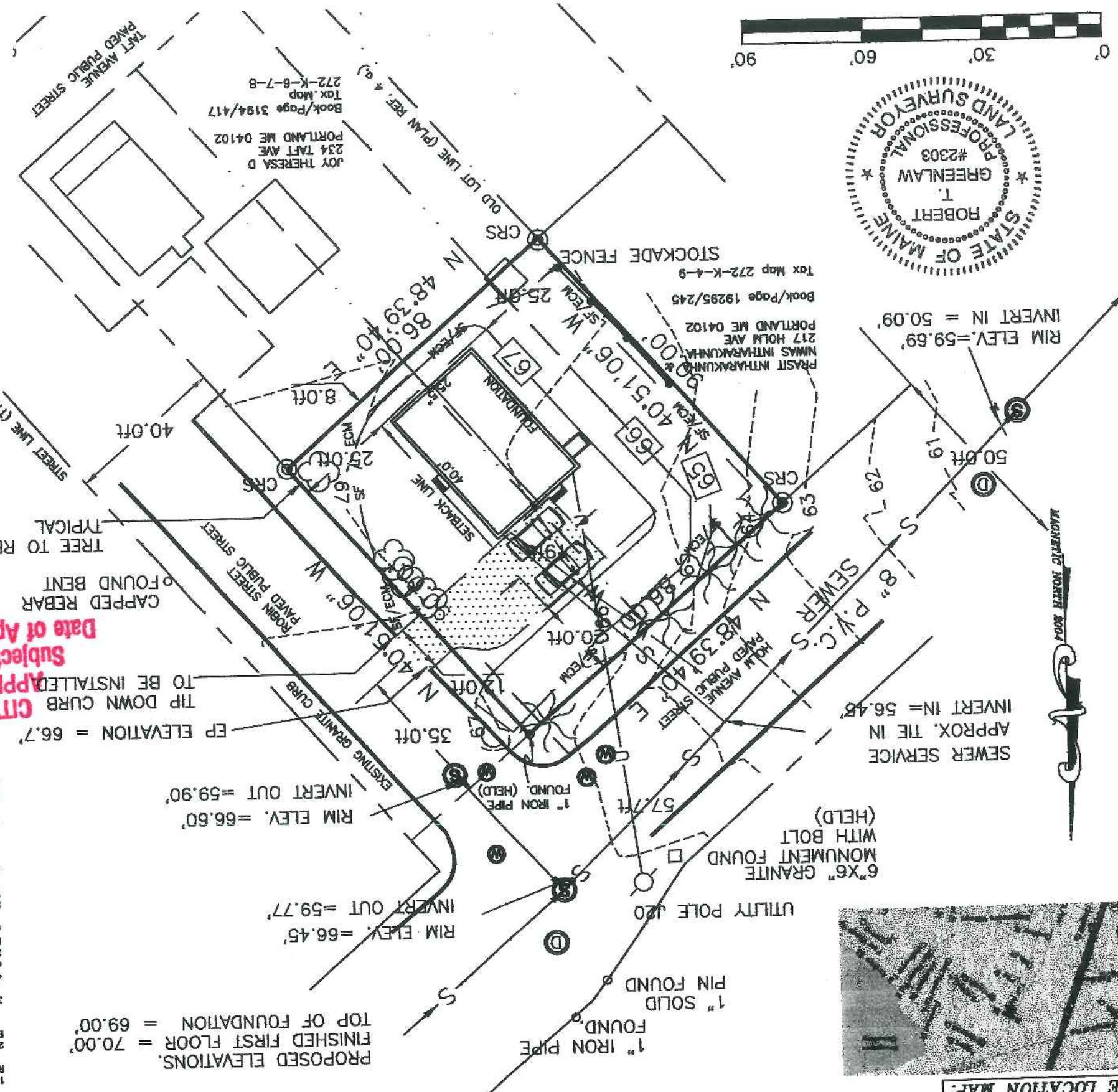
PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

EXISTING CONDITIONS AT
 32-36 ROBIN ST. PORTLAND, MAINE
 FOR:
JENNIFER L. MCKENNA

SITE LOCATION MAP



MAGNETIC NORTH 2004



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 9/30/04

G.M.T. J.L.K.

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 09-28-2004

SURVEYORS STATEMENT:
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
(d) NO WRITTEN REPORT
(b) NO NEW DESCRIPTION

LEGEND

CRS	●	Capped 5/8" Rebar Set PLS 2303
IPF	○	Iron Pipe Found
(50.00')		Distance from reference plan or deed.
N/F		Now Or Formerly
Z		Indicates Ownership in Common
○		Utility Pole
---		Abutter Line
---		Property Line
---		Street Line
---		Edge of traveled way
---		Setback Line
---		Contour Line
○		Sewer Manhole
○		Drain Manhole
○		Water Gate
○		Catch Basin
u		Overhead Utility
---		Old Lot Line
---		Silt Fence/Erosion Control Mix
---		Proposed Contour Line

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JENNIFER L. MCKENNA BOOK 19015 PAGE 013 AS RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SODIPSA SET 3 TOTAL STATION, LEITZ SDR 35 DATA COLLECTOR, MAGNETIC HAND HELD COMPASS.
3. AREA OF SUBJECT PARCEL: 8800 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PORTLAND GARDENS, PORTLAND, MAINE RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 23, RECORDED 07-12-1912
b.) CITY OF PORTLAND TAX MAP 272, LOT SHOWN IN BLOCK K LOTS 1, 2 & 3.
c.) STREETLINE PLANS FROM THE CITY OF PORTLAND FOR HOLM, TAFI & ROBIN STREETS.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.
6. ZONING: R-3 ZONE SETBACKS: FRONT 25 FEET, NEAR 25 FEET SIDE YARD & 8 FEET FOR 1-1/2 STORY DWELLING.

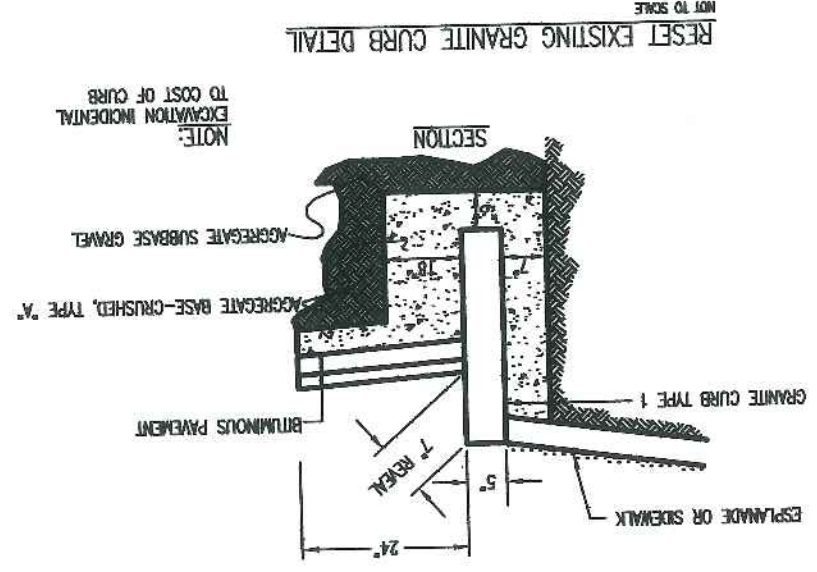
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO FALL IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY/PANEL NO. 230051 / EC REVISED DATE DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

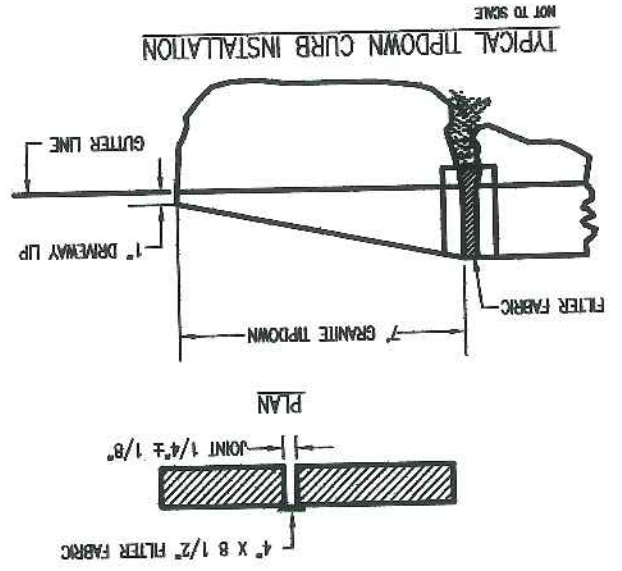
DRAWN BY: RTG
CHECKED BY: KCC
SCALE: 1"=30'
DATE OF SURVEY: 09/23/2004
JOB NUMBER:
2004112
SHEET: 2 OF 2

FOR:
JENNIFER L. MCKENNA
32-36 ROBIN ST. PORTLAND, MAINE
MINOR SITE PLAN FOR A SINGLE FAMILY DWELLING

RESET EXISTING GRANITE CURB DETAIL

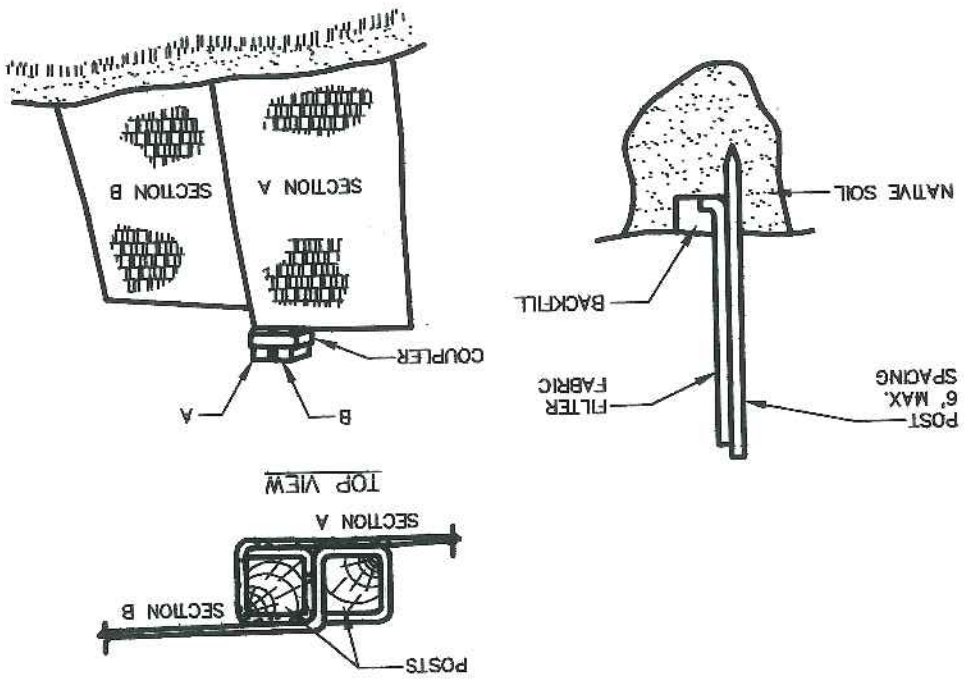


TYPICAL TIPDOWN CURB INSTALLATION



INSTALLATION


1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.



NOTE: DETAILS PROVIDED BY THE CITY OF PORTLAND'S PUBLIC WORKS ENGINEERING DEPARTMENT.

NOT TO SCALE

DRAWER: 2004 NO: 112


BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWN BY: RTG
 CHECKED BY: KGC
 SCALE: 1" = 30'
 DATE OF SURVEY: 09/23/2004
 JOB NUMBER: 2004112
 SHEET: 1 OF 1

FOR:
JENNIFER L. MCKENNA
 32-36 ROBIN ST. PORTLAND, MAINE
 DETAIL SHEET FOR A SINGLE FAMILY DWELLING