



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1415 FOREST AVE (11-13 Wall St. CBL 340 G001001

Issued to MACDONALD JODY L & AMY M HAWKES JTS/Modular Date of Issue 11/14/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-1831, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family 26x28
R-3 Type 5 B
IRC2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

11/14/07
.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

new CBL will be

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1831	Issue Date: []	CBL: 340-6-011
PERMIT ISSUED		340 G001001

JAN 19 2007

CITY OF PORTLAND

Location of Construction: 1415 FOREST AVE	Owner Name: MACDONALD JODY L & AMY	Owner Address: 1415 FOREST AVE	Phone:
Business Name:	Contractor Name: Modular Home Solutions	Contractor Address: P O Box 204	Phone: 2074437468
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R5/R3

Past Use: Vacant Land	Proposed Use: Single Family 2 story 26' x 28 modular construction	Permit Fee: \$2,095.00	Cost of Work: \$200,000.00	CEO District: 5
Proposed Project Description: 2 story 26' x 28 modular construction		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B
		Signature: []		Signature: []

ERC-2003
Modular ST01

1/19/07 [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 12/27/2006	Zoning Approval
------------------------------------	--	------------------------


1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	Special Zone or Reviews	Zoning Appeal	Historic Preservation
	<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review

Application ID Number: 2007-0194

Charges Find Application Print Application Close 

Appl. Date 11/05/2007 CBL 237 A00B
Project Amendment to Plan - 2300 Congress St.
Site Address 2300 to 2300 Congress Street
Address 2 Portland, Maine

Site Plan Staff Review Application Withdrawn
Appl. Status Received Council District 0
Lot Nbr
Subdivision

<input type="checkbox"/> Temp. Cert. of Occ.	Date:		Exp. Date:		Print Memo 
<input type="checkbox"/> Final Inspection Done	Date:		Name:		
<input type="checkbox"/> Cert. Of Occ.	Date:				

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061831

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

JAN 19 2007

CITY OF PORTLAND

This is to certify that MACDONALD JODY L & JIMMY M HAWKES JTS/Modular Home

has permission to 2 story 26' x 28 modular construction

AT 1415 FOREST AVE PORTLAND, OR 97201

provided that the person or persons firm or corporation accepting 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.

Classification of inspection must be given and when permission procedure is complete this building or part thereof is closed or otherwise closed-in. **OUR NOTES ARE 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

01/19/07 *Cheryl S. [Signature]*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

1 off.

4/20/07 - Footing + Setbacks

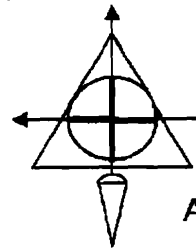
12" O.K. on front corner

11" to fence on rear corner.

Called Todd (owner's rep) He will send a letter from Bob Greenlaw (surveyor) to confirm placement of Bldg. meets 12" req. setback.

Cl: D. (Then O.K. to pour)

4/30/07 - Received letter from surveyor - O.K.
Checked foundation for Backfill - O.K. to



BACK BAY BOUNDARY, INC.

LAND SURVEYING

April 27, 2007

Mr. Chris Hanson
City of Portland
Building Inspections Department
389 Congress Street
Portland, Maine 04101

Subject: Foundation location on Wall Street Portland.

Dear Chris,

Please accept this letter as certification that on April 25, 2007 a crew from Back Bay Boundary, Inc. visited the above site for the purpose of verifying the location out the foundation at the above site.

ELECTRICAL PERMIT

City of Portland, Me.



5400

S/H Son

To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 1/30/01
 Permit # 1224
 CBL# 341 G001

LOCATION: 35 Broadway St Portland 04103 METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Harold McLean
 TENANT _____ PHONE # 797-6791

TOTAL EACH FEE

OUTLETS	Receptacles	Switches	Smoke Detector			.20
FIXTURES	Incandescent	Fluorescent	Strips			.20
SERVICES	Overhead	Underground	TTL AMPS	<800		15.00
	Overhead	Underground		>800		25.00
Temporary Service	Overhead	Underground	TTL AMPS			25.00
METERS	(number of)					1.00
MOTORS	(number of)					2.00
RESID/COM	Electric units					1.00
HEATING	oil/gas units	Interior	Exterior			5.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens			2.00
	Insta-Hot	Water heaters	Fans			2.00
	Dryers	Disposals	Dishwasher			2.00
	Compactors	Spa	Washing Machine			2.00
	Others (denote)					

*FROM FUSES
 TO CIRCUIT BREAKERS*

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1831	Date Applied For: 12/27/2006	CBL: 340 G001001
-----------------------	---------------------------------	---------------------

Location of Construction: 1415 FOREST AVE (11-13 Wall St.	Owner Name: MACDONALD JODY L & AMY	Owner Address: 1415 FOREST AVE	Phone:
Business Name:	Contractor Name: Modular Home Solutions	Contractor Address: P O Box 294 Bath	Phone (207) 443-7468
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family 2 story 26' x 28 modular construction	Proposed Project Description: 2 story 26' x 28 modular construction
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/05/2007

Note: New CBL will be 340 G011. **Ok to Issue:**

Property is split between R-5 & R-3. If you go 30' from thew R-5 into the R-3 , the footprint fot the new house falls within the R-5 zone.
Setbacks from original lot - Wall Street is the front. The new lot needs to be 12' from the garage because it is two stories. It can be a minimum of 8' if the other side yard is a minimum of 24'. The side yard on the left by the garage is 8' and the side yard on the side street is 36' so it meets the setbacks.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Location of Construction: 1415 FOREST AVE (11-13 Wall St.	Owner Name: MACDONALD JODY L & AMY	Owner Address: 1415 FOREST AVE	Phone:
Business Name:	Contractor Name: Modular Home Solutions	Contractor Address: P O Box 294 Bath	Phone (207) 443-7468
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

1/4/2007-amachado: Left message for Jody MacDonald. What part of the existing building is being removed?

1/16/2007-csh: called Brian MULLIGAN ABOUT CONSTR. ?S csh 1/16/07

Review Checklist

1415 Forest Ave.
 Contr. Brian Mulligan
 943-7468
 522-6676

Plan Review	Checklist
Submitted Plan	Findings/Revisions/Dates
16"	ICF. full foundation wall? full ✓
- drain.	int. Drainage? ext. stone + fabric? yes ✓
- ?	
@ 6 B.C.	
ally.	
3/2x10	
.x10	



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: 13 Wald St 415 Forest Ave.		
Total Square Footage of Proposed Structure 1488 sq. ft		Square Footage of Lot 9562 sq ft
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 340 0 G 1	Owner: Jody MacDonald/Amy Hawkes	Telephone: 774-7090
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Jody MacDonald/Amy Hawkes 1415 Forest Ave Portland, Me 04103	Cost Of Work: \$ 200,000 Fee: \$ 200 C of O Fee: \$
Current Specific use: YARD S/F	If vacant, what was the previous use? YARD	
Proposed Specific use: Garage Guest House /		
Project description: Single We will Build a 26' x 28' 2 storey House with 24' x 30' covered porch toward the back of this property. IT will be new modular construction.		

permit# 06-1831

Applicant: Judy McDonald / Amy Hawkes

Date: 12/28/06

Address: Old address 1415 Forest Ave

C-B-L: split from 340-6-001

New " 11-13 Walnut St.

new will be 340-6-011

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R5(R3)

Interior or corner lot -

Proposed Use/Work - new 2 story single family home (26x28)

Sevage Disposal - City

Lot Street Frontage - 50' min. - 62.50' given

Front Yard - 20' min. - 97' scaled

Rear Yard - 20' min. - 20' scaled

Side Yard - 1 1/2 stories 8' 13' on right from front porch corner (scaled)
2 stories 12' 12' on left from back corner (scaled)

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

2006-0244

Application I. D. Number

12/28/2006

Application Date

13 Wall St / 1415 Forest Ave split lot

Project Name/Description

Macdonald Jody L &

Applicant

1415 Forest Ave , Portland, ME 04103

Applicant's Mailing Address

Brian Mulligan

Consultant/Agent

Agent Ph: (207)522-6676

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1415 - 1415 Forest Ave, Portland, Maine

Address of Proposed Site

340 G001001

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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

Site Plan (major/minor)

Zoning Conditional - PB

Subdivision # of lots _____

Amendment to Plan - Board Review

Zoning Conditional - ZBA

Shoreland

Historic Preservation

DEP Local Certification

Amendment to Plan - Staff Review

Zoning Variance

Flood Hazard

Site Location

After the Fact - Major

Stormwater

Traffic Movement

Other _____

After the Fact - Minor

PAD Review

14-403 Streets Review

Fees Paid: Site Plan

\$50.00

Subdivision

Engineer Review

\$250.00

Date **12/28/2006**

Zoning Approval Status:

Reviewer _____

Approved

Approved w/Conditions
See Attached

Denied



Forest Ave.

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that we, MARY BETH A. WILLIAMS and THOMAS ERIC BRUNNER, both of City of Portland, County of Cumberland and State of Maine, **for consideration paid, grant to** JODY L. MACDONALD and AMY M. HAWKES, both of City of Portland, County of Cumberland and State of Maine, whose mailing address is 83 Carlton Street, Portland, Maine 04101, **with warranty covenants, as joint** tenants, the land with the improvements thereon situated on the easterly side of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

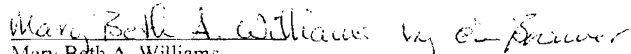
Beginning on the easterly sideline of Forest Avenue at its intersection with the southerly sideline of Wall Street; thence running northeasterly by said Wall Street one hundred ninety (190) feet, more or less, to a point; thence turning southerly and running along a line parallel to Forest Avenue a distance of one hundred fifty (150) feet, more or less, to a point; thence turning westerly and running along a line parallel to Wall Street a distance of one hundred ninety (190) feet, more or less, to a point on the easterly sideline of Forest Avenue; thence turning northerly and running along the sideline of Forest Avenue a distance of one hundred fifty (150) feet, more or less to Wall Street and the point of beginning.

Meaning and intending to convey and conveying the same premises conveyed to Grantors by deed from David W. Adams and Carolyn J. Adams dated July 6, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15583, Page 150.

WITNESS our hands and seals this 5th day of May, 2005.

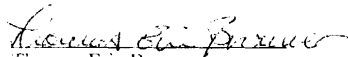


Witness



Mary Beth A. Williams





THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 08-23 05. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 15583 PAGE 151 COUNTY Cumberland
PLAN BOOK _____ PAGE _____ LOT _____

ADDRESS: 1415 Forest Avenue, Portland, Maine

Job Number: 452-71

Inspection Date: 5-23-05

Scale: 1" = 40'

Client File #: 05-0952

Buyers: Jodie MacDonald

Sellers: MaryBeth Williams & Eric Brunner

Wall Street

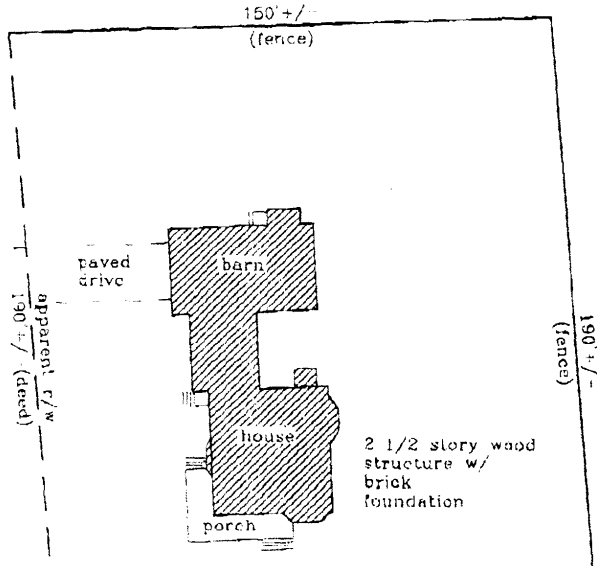


Exhibit A

A certain portion of a lot or parcel of land, together with any buildings and improvements thereon, situated on the southerly side of Wall Street, in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at position on the aforementioned southerly sideline of Wall Street, said point of beginning being found North $56^{\circ}-41'-50''$ East, a distance of 127.50 feet from the southeast street intersection of the South sideline of Wall Street and the East sideline of Forest Avenue, said intersection of streets also being the northwest property corner of the herein grantors Jody L. MacDonald and Amy M. Hawkes as described in a deed recorded in the Cumberland County Registry (Registry) of Deeds in Deed Book 22716, Page 165;

Thence, from said point of beginning and by and along the South sideline of Wall Street, North $56^{\circ}-41'-50''$ East, a distance of 62.50 feet to the land now or formerly of Chom Housing Limited Partnership as described in a deed recorded in said Registry in Deed Book 15254, Page 40;

Thence, by and along the land of said Chom Housing Limited Partnership, South $28^{\circ}-43'-56''$ East, a distance of 150.00 feet;

Thence, continuing by and along the land of Chom Housing Limited Partnership, South $56^{\circ}-41'-49''$ West, a distance of 77.00 feet;

Thence, through the land of aforementioned grantors the following courses and distances,

North $33^{\circ}-16'-03''$ West, a distance of 54.17 feet;

North $58^{\circ}-17'-19''$ East, a distance of 22.27 feet;

North $09^{\circ}-54'-36''$ West, a distance of 21.54 feet;

North $31^{\circ}-42'-41''$ West, a distance of 40.44 feet;

Thence, North $42^{\circ}-17'-23''$ West, a distance of 36.23 feet to the Point of Beginning.

The above described portion of a parcel of land contains 9,562.0 square feet of area.

The bearings recited herein are based upon a hand held compass observation taken on the above described premises during July of 2006.

The above description is based upon a Boundary and Topographic Survey and plan thereof entitled "Boundary and Topographic Survey Site Plan 1415 Forest Avenue and 13 Wall Street, Portland Maine, sheet 2 of 3, dated with a revised date of October 10, 2006, prepared for Jody MacDonald by Back Bay Boundary Inc. 643 Forest Avenue Portland Maine, said plan was unrecorded at the time of this description but is on file and available from said Back Bay Boundary Inc.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed by Mary B. William and Thomas E. Brunner to Jody L. MacDonald and Amy M. Hawkes by a warranty deed dated June 30, 2005 and recorded in the Cumberland County Registry of Deeds in Deed Book 22716, Page 165.

BUILDING CONTRACT # C-9391

Modular Home Solutions, LLC

~

PO Box 294
Bath, ME 04530
(207) 443-7468
Fax (207) 443-3665

NAME OF BUYER (S): Jody & Amy Macdonald

ADDRESS: 1415 Forest Ave

Portland ME 04103

TELEPHONE #: cell 831-3650

SHIPPING ADDRESS: 11 Wall St

Portland Maine 04103

LOT NO.: New Lot

(HEREINAFTER NAMED THE BUYER)

HOUSE MODEL Granby

DELIVERED ON THE BUYER'S LOT. IN
TOTAL CONFORMITY WITH THE
DRAWINGS AND SPECIFICATIONS
ACCEPTED BY BOTH PARTIES

THE ITEMS MARKED BY AN "X" OR
SPECIFIED. WILL BE EXECUTED BY
THE CONTRACTOR. AND WILL BE
PAID FOR BY THE BUYER

NOTES

As per Attached Plans

RESIDENCE OF: Jody & Amy MacDonald CONTRACT #C- 9341

HOME CONSTRUCTION CONTRACT

BOTH THE CONTRACTOR AND THE BUYER SHALL RECEIVE A COPY OF THIS EXECUTED CONTRACT PRIOR TO ANY WORK PERFORMANCE.

NAMES OF THE PARTIES

CONTRACTOR: Modular Home Solutions, LLC. (Authorized dealer for PRO-FAB)
PO Box 294
Bath, ME 04530
Telephone #: (207) 443-7468 Fax (207) 443-3665

BUYERS (S): Jody & Amy MacDonald
1415 Forest Ave Portland ME 04103

TELEPHONE #: (207) 831-3650
Fax 615-0486

LOCATION OF PROPERTY UPON WHICH CONSTRUCTION IS TO BE DONE:

New Lot
11 Wall St Portland ME 04103

WORK DATES: Estimated date of commencement: Dec 20th
Estimated date of substantial completion: per sub contractors

TOTAL CONTRACT PRICE: \$ 121,019.32 ** Includes Botton up \$12,800
(* This price is to include all costs to be incurred in the proper performances of the work, or if the work is priced according to a "cost-plus" formula, the agreed-upon price and an estimate of the cost of labor and materials.)

PAYMENT (method of payment, with the initial down payment being limited to no more than 1/3 of the total contract price. 14 M.R.S.A. § 1487 sub. 5)

TOTAL COST OF HOME: \$ 108,219.32

DEPOSIT PAID AT TIME OF ORDERING: (2500)

AMOUNT TO BE PAID WHEN HOME IS DELIVERED: \$ 106,719.32

PAYMENT

- The Buyer shall make final payment to PRO-FAB by means of a certified check, which will be due upon delivery of the home.
- The Buyer shall make a deposit made payable to Modular Home Solutions, LLC. at the time of ordering the home. *This deposit is a non-refundable deposit.* The deposit shall be deducted from the final payment of the home on the delivery date.
- If, for any reason, the buyer does not have the funds ready on the day of delivery, the home will not be delivered. Additionally, interest will accrue on the unpaid balance at the rate of 1 1/2% per month, without notice to the buyer.
- Upon tendering of the final payment, the Buyer agrees that the house is in a good workman-like manner, to the best of the Buyer's knowledge, as per the terms of this contract.
- The above price also includes all applicable Maine sales Tax.

WARRANTY: IN ADDITION TO ANY ADDITIONAL 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 OR APPROPRIATE USE. THE WARRANTY RIGHTS AND REMEDIES SET FORTH IN THE MAINE UNIFORM COMMERCIAL CODE APPLIES TO THIS CONTRACT.

RESOLUTION OF DISPUTES: IF A DISPUTE ARISES CONCERNING THE PROVISIONS OF THIS CONTRACT OR THE PERFORMANCE OF THE PARTIES, THEN THE PARTIES AGREE TO SETTLE THIS DISPUTE BY JOINTLY PAYING FOR ONE OF THE FOLLOWING (CHECK AND INITIAL ONLY ONE);

- (X) Binding arbitration as regulated by the Maine Uniform Arbitration Act (14 M.R.S.A. §5927 et seq.) with the parties agreeing to accept as final the arbitrator's decision:
Contractor's Initials BA
Buyer (s)' Initials _____
- () Non-binding Arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit; or
Contractor's Initials _____
Buyer (s)' Initials _____
- () Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.
Contractor's Initials _____
Buyer (s)' Initials _____

CHANGE ORDERS: ANY ALTERATION OR DEVIATION FROM THE HEREIN DESCRIBED CONTRACTUAL SPECIFICATIONS THAT RESULTS IN A REVISION OF THE CONTRACT PRICE WILL BE EXECUTED ONLY UPON THE PARTIES ENTERING INTO A *WRITTEN* CHANGE ORDER.

THE BUYER(S) AGREE(S) THAT HE/SHE SHALL HAVE THE OPPORTUNITY TO REVIEW THE PLANS FOR THE HOME. NO CHANGES SHALL BE PERMITTED FOLLOWING APPROVAL AND ACCEPTANCE OF THE PLANS WITHOUT A WRITTEN CHANGE ORDER. IT IS UNDERSTOOD BY THE BUYER THAT ANY SUCH CHANGES MAY ALTER THE CONTRACT PRICE OF THE HOME.

FOUNDATION: IT IS UNDERSTOOD BY THE PARTIES THAT THE FOUNDATION SHALL EXCEED TWO TO FOUR FEET FROM THE LEVEL OF THE GROUND. NO STEPS OR OTHER WORK EXCEEDING THE FOUNDATION SHALL BE LAID OR DONE BEFORE THE INSTALLATION FO THE HOME OR BUILDING. IF THE FOUNDATIONS ARE NOT RECTILINEAR, RECTANGULAR AND LEVEL, AND/OR DO NOT HAVE REQUIRED DIMENSIONS, DEALER AND DISTRIBUTOR ACCEPT NO RESPONSIBILITY FOR DAMAGE WHICH MAY BE CAUSED AS A RESULT THEREOF.

EXCAVATION: IT IS EXPRESSLY UNDERSTOOD THAT THE BUYER IS SOLELY RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THE EXCAVATION FO THE PLOT OF LAND, ON DELIVERY DAY, IF THE EXCAVATION IS NOT PROPERLY GRADED SO THAT THE TRUCKS MAY UNLOAD THE HOME, THE BUYER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED WITH MAKING THE GROUND SATISFACOTRY TO UNLOAD THE HOME. THIS ALSO INCLUDES ANY EXCAVATION THAT WOULD NEED TO BE DONE DUE TO INCLEMENT WEATHER.

PERMITS AND LICENSES: THE DISTRIBUTOR WARRANTS TO THE BUYER AND THE BUYER WARRANTS TO THE DISTRIBUTOR THAT PRIOR TO THE DELIVERY OF THE HOME, A PROPER REQUIRED BUILDING PERMIT WILL BE OBTAINED. ALL WORK, WHICH IS THE SUBJECT OF THIS CONTRACT, SHALL BE PERFORMED AND COMPLETED IN ACCORDANCE WITH THE APPLICABLE ZONING LAWS, BUILDNIG CODES AND ALL REGULATIONS AND LAWS.

BANKRUPTCY OR INSOLVENCY: IF THE BUYER DECLARES BANKRUPTCY OR BECOMES INSOLVENT PRIOR TO TENDERING FINAL PAYMENT, THE TOTAL AMOUNT DUE UNDER THE CONTRACT BECOMES DUE, WITHOUT FORMAL NOTICE OR DEMAND.

SUBCONTRACTED WORK: Modular Home Solutions, LLC. SHALL ACCEPT NO RESPONSIBILITY OR LIABILITY FOR ANY SUBCONTRACTORS. BUYER AGREES TO INDEMNIFY AND HOLD HARMLESS Modular Home Solutions, LLC. FOR ANY ACTION OR CLAIM, FILED BY ANY PARTY, BASED UPON ANY WORK PERFORMED BY ANY SUB CONTRACTOR.

CRANE: BUYER SHALL BE RESPONSIBLE FOR ALL RESPONSIBILTY OF THE SUBCONTRACTING COMPANY. Modular Home Solutions, LLC. SHALL NOT BE RESPONSIBLE FOR ANY ACTION OR CLAIM ARISING OUT OF ANY WORK PERFORMED BY ANY CRANE COMPANY. BUYER AGREES TO INDEMNIFY AND HOLD HARMLESS Modular Home Solutions, LLC. FOR ANY ACTION OR CLAIM, FILED BY ANY PARTY, BASED UPON ANY WORK PERFORMED BY ANY CRANE COMPANY.

TEMPORARY POWER: IF NO TEMPORARY POWER IS AVAILABLE, BUYER WILL BE BILLED \$30.00 PER DAY FOR USE OF GENERATOR.

TRASH REMOVAL: BUYER WILL BE RESPONSIBLE FOR COST OF A DUMPSTER. IF NO DUMPSTER IS ON SITE, SETUP CREW WILL PLACE GARBAGE IN PILES.

THIS CONTRACT IS GOVERNED, AND SHALL BE EXECUTED, PERFORMED, CONSTRUCTED AND ENFORCED IN ACCORDANCE WITH THE LAWS OF THE STATE OF MAINE

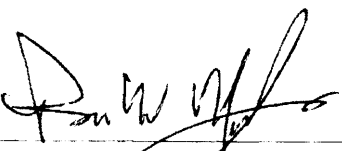
IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS HOME CONSTRUCTION CONTRACT TO BE EXECUTED BY THE DULY AUTHORIZED PERSONS OR OFFICERS, ON THE DATE AND PLACE AS INDICATED BELOW. THIS CONTRACT CONTAINS THE EXPRESS AGREEMENT OF THE PARTIES, CONSISTING OF THE TERMS AND CONDITIONS OF THE CONSTRUCTION OF THE SUBJECT HOME, AS WELL AS THE INDICATED CONTRACT SPECIFICATIONS AS UNDERSTOOD BY THE PARTIES. THIS AGREEMENT CANNOT BE CHANGED OR MODIFIED ORALLY. ANY AND ALL MODIFICATIONS TO THIS AGREEMENT SHALL BE IN WRITING, AND SIGNED BY ALL PARTIES TO THIS CONTRACT

CONTRACTOR

DATED AT Woolwich Maine THIS 24th DAY OF November, 2006

Modular Home Solutions, LLC


WITNESS

BY: 
ITS: owner

BUYER (S)

DATED AT _____ THIS _____ DAY OF _____

WITNESS

BUYER

WITNESS

BUYER

Maine Attorney General Home Construction Warning
Contractors Must Include This Statement
With Any Home Construction Contract for More Than \$3,000

If you are thinking about building a new home or completing an existing home, there are some things you should know.

Contractors Are Not Licensed – Buy or Beware.

Home contractors are not licensed or regulated by the State of Maine. The “Buy or Beware” applies. While some towns and cities have adopted building codes and inspection departments have not. We recommend that you talk to your town’s code official to determine what codes apply. Although home construction contractors are not licensed, some building trades are licensed. These are electricians, oil burner technicians, and installers of mobile and modular homes and licensed to do so. For more information on these licensed trades, go to www.maine.gov/legis/other/boards/

Always Check Contractor References

The Attorney General receives more complaints about home contractors than in any other business. We *strongly* recommend that you ask any contractor to give you at least three other references and that you follow up on them. These references may include other homeowners, building supply companies or real estate brokers. They will know the contractor’s reputation in the area.

Written Contracts Are Required

For all home construction and home improvement projects over \$3,000, there must be a written contract with a specific provision that prohibits payment of more than 33% of the contract price. When a contractor asks you to pay more than 33% before they start the work, you should not pay. Ask for receipts and the date of the payment. A model contract that meets the State law can be found in Chapter 10 of the Attorney General’s *Consumer Law Guide*. Go to www.maine.gov/legis/other/boards/consumerlawguide/

Be Careful with Construction Loans

If a lender is financing your construction project, make sure that you understand how the loan proceeds will be disbursed and how you agreed to the terms.

Home Contractor Complaints Received by the Attorney General

For a listing of home contractors the Attorney General’s Consumer Protection Unit has received complaints against, go to <http://www.maine.gov/legis/other/boards/consumerlawguide/>. You can also call the Attorney General’s Consumer Protection Division at 603-225-2020. The Maine Business Bureau also provides information on agencies. Go to www.maine.gov/legis/other/boards/consumerlawguide/

(Signature)

Home Contractors the State Has Sued

In the recent past the State has successfully sued the following home contractors for poor workmanship or failure to complete jobs: *State of Maine v. CBS Enterprises, Inc.* (bad job, bad work and David J. Blais), *Default Judgment in CBS Enterprises, State of Maine v. Pauline H. Houghton d/b/a Ric Weinschenk Builders, Inc.*, *State of Maine v. Stephen D. Smith d/b/a Superior Builders, Inc.*, *State of Maine v. Bob Burns d/b/a Better Homes, State of Maine v. Frank D. Colangelo d/b/a Home Quality Improvements, Inc.*, *State of Maine v. Al Verdora, State of Maine v. Robert M. Smith d/b/a MT Construction, DMI Industries, Inc., and MT Construction, Inc.* The Attorney General's District Attorney has obtained a theft conviction against home contractor Harold Soper, *State of Maine v. Harold Soper*. Even when our law suits have been successful, the home have not been able to collect a significant portion of the judgments because the builders are bankrupt. Judgment awards are paid all the state. We strongly recommend that you research a contractor's record before you begin any construction project.

Your Home Construction Rights

Chapter 17 of the *Maine Attorney General's Consumer Law Guide* explains your rights when constructing or repairing your home. Chapter 18 of the *Consumer Law Guide* is a model home construction contract that meets the statutory requirements for any home construction contract over \$3,000. Go to <http://www.maine.gov/ag/index.php?c=14>.

As of September 1, 2006 this entire statement must be an addendum to any home construction contract for more than \$3,000, as required by 10 M.R.S.A. Chapter 219-A.

BW

AMY M. HAWKES
DBA MANCHESTER DESIGNS
207-774-7090
1415 FOREST AVENUE
PORTLAND, ME 04103

5278

11/24/06

52-961112 M*
96562

Todd Euckson
six thousand & xx/100 0000

6,000 ⁰⁰/₁₀₀

Bank of America



ACH (R) 011209360

[Signature]

⑆0⑆⑆200365⑆ 009426793934⑆⑆5278

PROJECT CONSULTATION AND MANAGEMENT AGREEMENT

Homeowner(s)

Jody MacDonaid
Amy Hawkes
1415 Forest Avenue
Portland, ME 04102
207-734-7592

Consultant

Todd Erickson, owner
Proactive Consulting
23 Bellaire Rd.
Portland, Portland, ME 04103
207-799-9388

During site meetings and discussions since 8/12/2006, a project management agreement has been reached between Jody & Amy MacDonaid hereafter referred to as Homeowner(s) and Todd Erickson hereafter referred to as Consultant. We are pleased to present the following agreement as documentation of the scope of services to be provided at the above address.

General Scope of Services provided at above address:

Provide project management and construction management services related to construction of a new home to be constructed on a lot located at 1415 Forest Avenue, Portland, ME.

SPECIFICS:

The Consultant shall provide the following services:
1. Provide project management and construction management services related to construction of a new home to be constructed on a lot located at 1415 Forest Avenue, Portland, ME.
2. Provide site visits and coordination of construction activities.
3. Provide coordination of construction activities with the Homeowner(s).
4. Provide coordination of construction activities with the Homeowner(s).
5. Provide coordination of construction activities with the Homeowner(s).
6. Provide coordination of construction activities with the Homeowner(s).
7. Provide coordination of construction activities with the Homeowner(s).
8. Provide coordination of construction activities with the Homeowner(s).
9. Provide coordination of construction activities with the Homeowner(s).
10. Provide coordination of construction activities with the Homeowner(s).

TE

SPECIFICATIONS CONTINUED

1. The contractor shall provide all materials and labor for the construction of the project. The materials shall be of the highest quality and shall be approved by the Engineer before use. The labor shall be of the highest quality and shall be supervised by a competent person. The contractor shall be responsible for the safety of all workers and shall provide all necessary safety equipment. The contractor shall also be responsible for the cleanup of the project site after completion of the work.

ARTICLE 10

10.1. The contractor shall be responsible for the construction of the project in accordance with the specifications and drawings. The contractor shall also be responsible for the maintenance of the project during the construction period. The contractor shall be responsible for the completion of the project within the specified time frame.

ARTICLE 11

11.1. The contractor shall be responsible for the construction of the project in accordance with the specifications and drawings. The contractor shall also be responsible for the maintenance of the project during the construction period. The contractor shall be responsible for the completion of the project within the specified time frame.

11

CONDITIONS

1. This contract is void if a holiday caused by weather, scheduled
delays, or any other cause beyond the control of the contractor
occurs.

Full
11-24-06
11-24-06
11% T.E. 11-24-06

TERMS

REC'D
8-31-06
REC'D
11-24-06

SEE CHANGE TO #1 ABOVE IN LIEU OF ADVANCE T.E.

WARRANTY

The contractor warrants that the work shall conform to the
plans and specifications and shall be free from defects in
materials and workmanship for a period of one year from the
date of completion of the work.

Handwritten mark or signature.

DISPUTE RESOLUTION


By signing this document, the undersigned hereby certifies that the information provided is true and correct to the best of their knowledge and belief. The undersigned understand that this document is a legal document and that it may be used in court. The undersigned understand that they are waiving their right to a trial by jury and to a public trial. The undersigned understand that they are waiving their right to a trial by jury and to a public trial. The undersigned understand that they are waiving their right to a trial by jury and to a public trial.

SIGNATURES

Accepted and agreed to by:

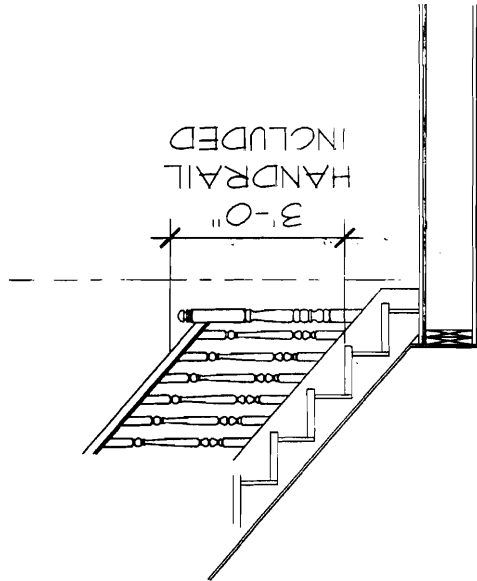
Agreed and signed:

 12-26-06

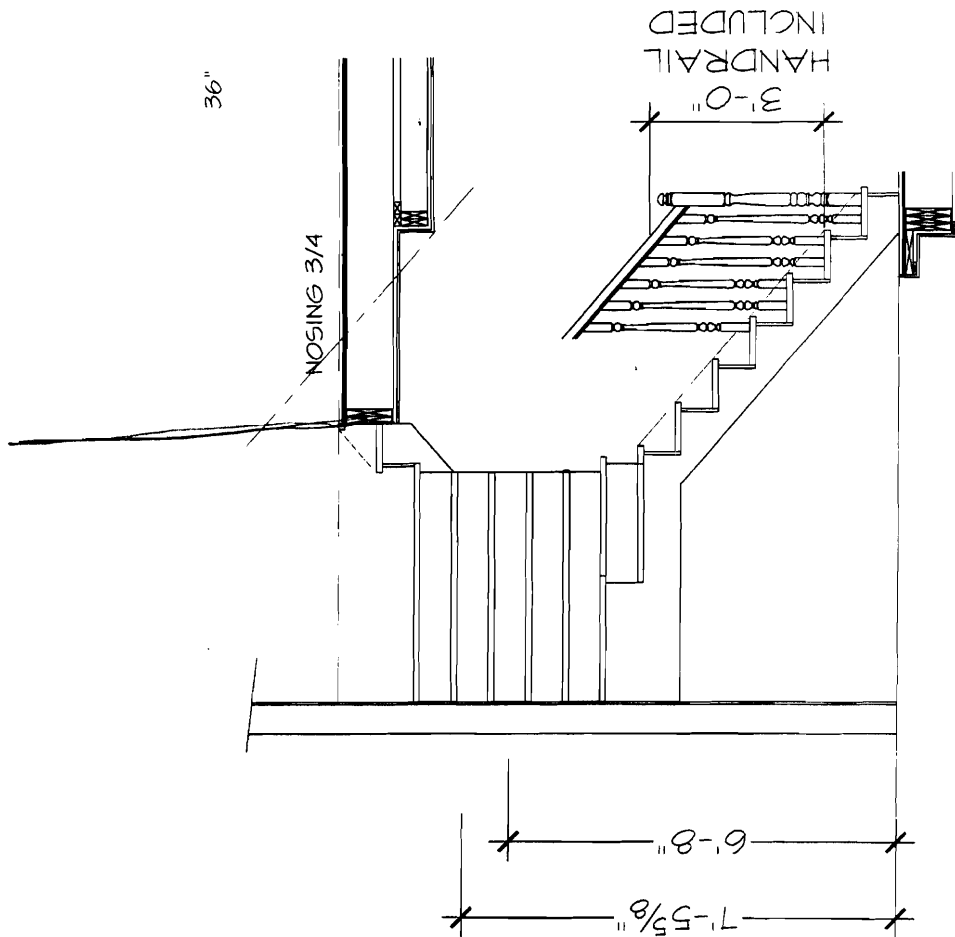

Jody MacDonald homeowner

 12-26-06
Amy H. [unclear]

36" ϕ SPT114



RAILING ON WALL
C-9391



RAILING ON TAIRS
C-9391



Wall St.

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	? 8/12 raffers ? Trusses	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" Plywood.	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003/Mod. Home	
Private Garage (Section R309) Living Space? (Above or beside) Fire Separation (Section R309.2)	N/A	
Opening Protection (Section R309.1)	N/A.	
Emergency Escape and Rescue Openings (Section R310)	egress size 5.7	
Roof Covering (Chapter 9)	Asphalt.	
Safety Glazing (Section R308)	entr. Door, french Door, Patio door, window in stairwell Temp. red ✓	
Attic Access (Section R807)	22x30 ?	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A - Heat source	
Header Schedule (Section 502.5(1) & (2))	Mod. Constr.	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-40 R-19 floor (not shown)	will do ✓
Type of Heating System		

<p>Means of Egress (Sec R311 & R312)</p> <p>Basement</p> <p>Number of Stairways</p> <p>Interior</p> <p>Exterior</p> <p>Treads and Risers (Section R311.5.3)</p> <p>Width (Section R311.5.1)</p> <p>Headroom (Section R311.5.2)</p> <p>Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)</p>	<p>1</p> <p>1</p> <p>7 3/4" rise max</p> <p>10" Run min</p> <p>6'-8" headroom</p> <p>Handrail - 34-38"</p>	
<p>Smoke Detectors (Section R313) Location and Type/Interconnected</p>	<p>✓</p>	<p>?</p>
<p>Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)</p>		
<p>Deck Construction (Section R502.2.1)</p>	<p>Porch details</p>	<p>sent ✓</p>

TO : Chris Hanson

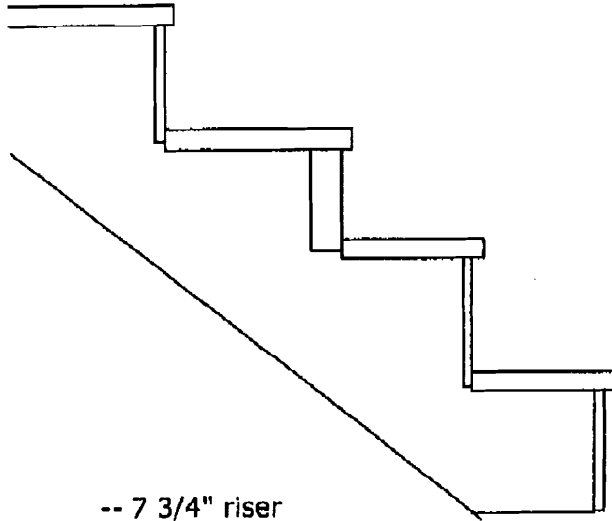
From: Bryan Mulligan

Modular Home solutions

Attached please find
Porch Detail for
Dody MacDonald.

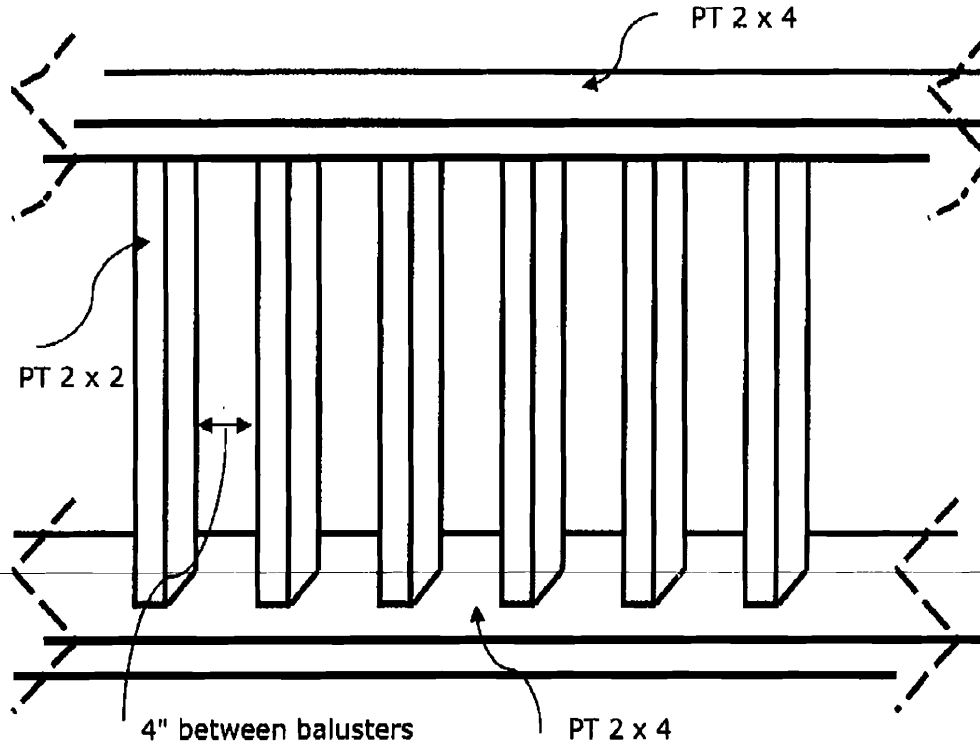
Thank you

Stair Detail

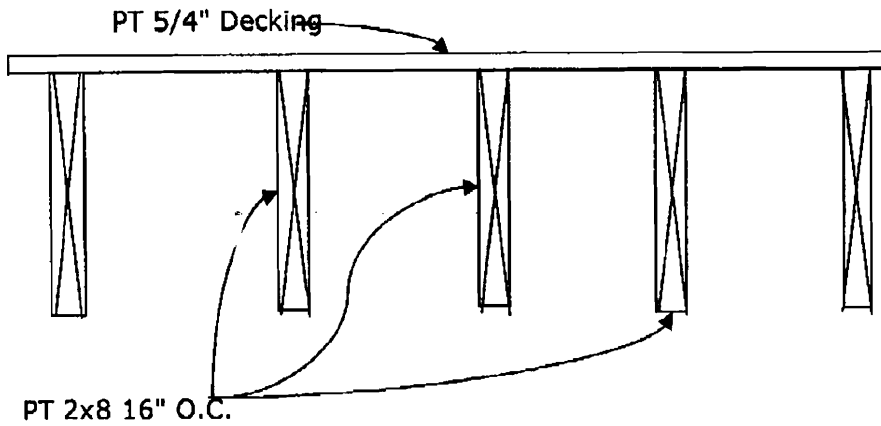


- 7 3/4" riser
- 10" tread
- PT 2-by stringers - 4 each
- PT 1 x 6 tread decking
- Closed 1-by riser

Railing Detail

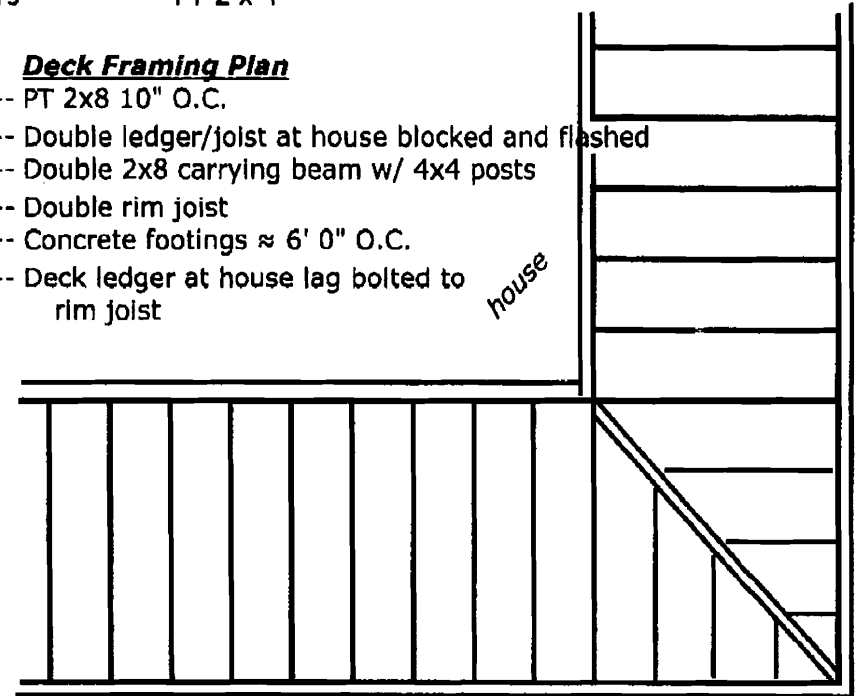


Deck Framing Elevation



Deck Framing Plan

- PT 2x8 10" O.C.
- Double ledger/joist at house blocked and flashed
- Double 2x8 carrying beam w/ 4x4 posts
- Double rim joist
- Concrete footings ≈ 6' 0" O.C.
- Deck ledger at house lag bolted to rim joist



Tom

TO: Gayle Guertin, Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: January 19, 2001
RE: C. of O. for # 27 Wall Street/CHOM
(CBL# 340-G-001, 340-G-341, 340-A-001, 340-A-007)

After visiting the #27 Wall Street site, and reviewing previous correspondence with Deluca Hoffman staff, I've confirmed that two outstanding issues pertaining to this site remain. They are:

1. The two parking spaces (approved change 1-16-01) need to be built.
2. Bituminous curb is damaged and must be repaired. (item 4, 10-12-00 memo from Chris Earle to David Cowallis)

Due to the time of year and weather conditions, it is not possible to complete these items. I would estimate that these items could be completed by June 1, 2001. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner

File: O:\drc\27wall1.doc



CITY OF PORTLAND

January 16, 2001

Mr. Ben Walter
Vice President
Curtis Walter Stewart Architects
434 Cumberland Avenue
Portland, ME 04101-2325

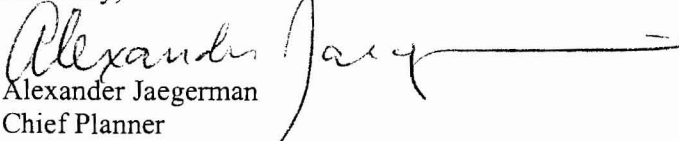
RE: CHOM Scattered Sites, 27 Wall Street
(Job # 19990091, CBL # 340-G-001, 340-G-341, 340-A-001, 340-A-007)

Dear Ben:

This letter is to confirm the revision to the approved plan of the CHOM project located at 27 Wall Street. The approved revision includes the relocation of two of the "grassed parking spaces". These two (2) parking spaces must be built to detail standards as shown on the approved plan. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,


Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
✓ Inspection Department
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\DEVREVV\WALLFOR\Revision Letter.doc

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation	
Street	
Subdivision Lot #	

PROPERTY OWNERS NAME

Last:	First:
Applicant Name:	
Mailing Address of Owner/Applicant (If Different)	

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

2007-0135
PORTLAND PERMIT # 10278 TOWN COPY

Date Permit Issued: 5/9/07 \$ 1124 If Double Fee FEE Charged
Local Plumbing Inspector Signature: [Signature] L.P.I. # 10615

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 1224

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input checked="" type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	<input checked="" type="checkbox"/>	Hosebib / Sillcock	<input checked="" type="checkbox"/>	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain	<input checked="" type="checkbox"/>	Wash Basin
OR <input type="checkbox"/> TRANSFER FEE [\$6.00]		Indirect Waste	<input checked="" type="checkbox"/>	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	<input checked="" type="checkbox"/>	Clothes Washer
		Grease / Oil Separator	<input checked="" type="checkbox"/>	Dish Washer
		Roof Drain	<input checked="" type="checkbox"/>	Garbage Disposal
		Blot		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation	<i>Portland</i>
Street Subdivision Lot #	<i>15 Wall St / HSE Front</i>
PROPERTY OWNERS NAME	
Last: <i>McDonald</i>	First: <i>Lois</i>
Applicant Name:	<i>Lois McDonald</i>
Mailing Address of Owner/Applicant (If Different)	<i>201 E. ...</i>

07-8182

PORTLAND PERMIT # 10332 TOWN COPY

Date Permit Issued: *7/13/07* \$ *140.00* If Double Fee Charged

Jeanie Bourke
Local Plumbing Inspector Signature

L.P.I. # *0732*

340 G 001

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____ <i>Single Family Dwelling</i>	Plumbing To Be Installed By: 1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <i>11116</i>
---	---	---

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. OR TRANSFER FEE [\$6.00]		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 070834

PERMIT ISSUED

JUL 11 2007

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that MACDONALD JODY L & ANNE M HAWKES ITS/Brian M Ortega

has permission to Finished basement

AT 1415 FOREST AVE 340 G001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS 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

Thomas W. Mahley 7/11/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

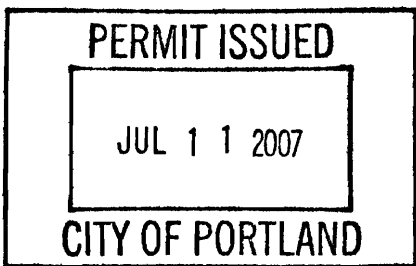
Permit No: 07-0834	Issue Date:	CBL: 340 G001001
-----------------------	-------------	---------------------

Location of Construction: 1415 FOREST AVE	Owner Name: MACDONALD JODY L & AMY	Owner Address: 1415 FOREST AVE	Phone:
Business Name:	Contractor Name: Brian Mulligan	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R3

Past Use: Single Family Home -	Proposed Use: Single Family Home - Amend to include finished basement connected w/ permit # 061831	Permit Fee: \$200.00	Cost of Work: \$18,000.00	CEO District: 5
Proposed Project Description: Finished basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type SB	
		Signature: <i>Jim 7/11/07</i>		Signature: <i>Jim 7/11/07</i>
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: Idobson	Date Applied For: 07/10/2007	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj: <input type="checkbox"/> Minor: <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <input checked="" type="checkbox"/> Not in District 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>7/11/07</i>	Date: _____	Date: <i>7/11/07</i>



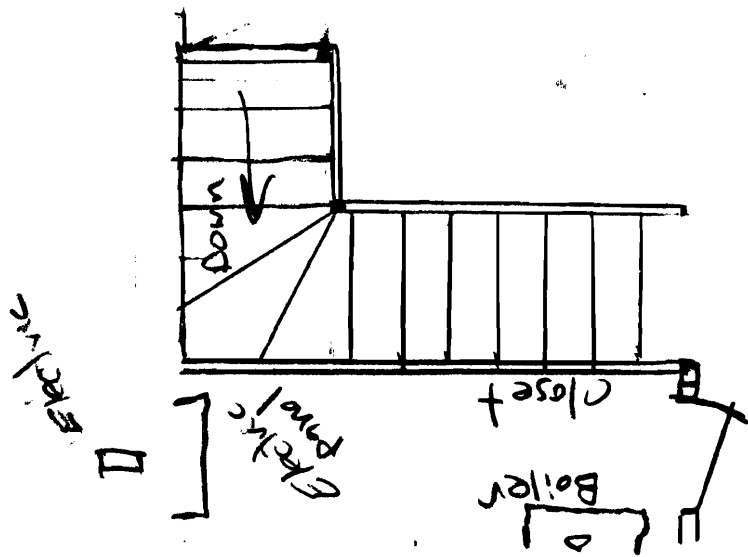
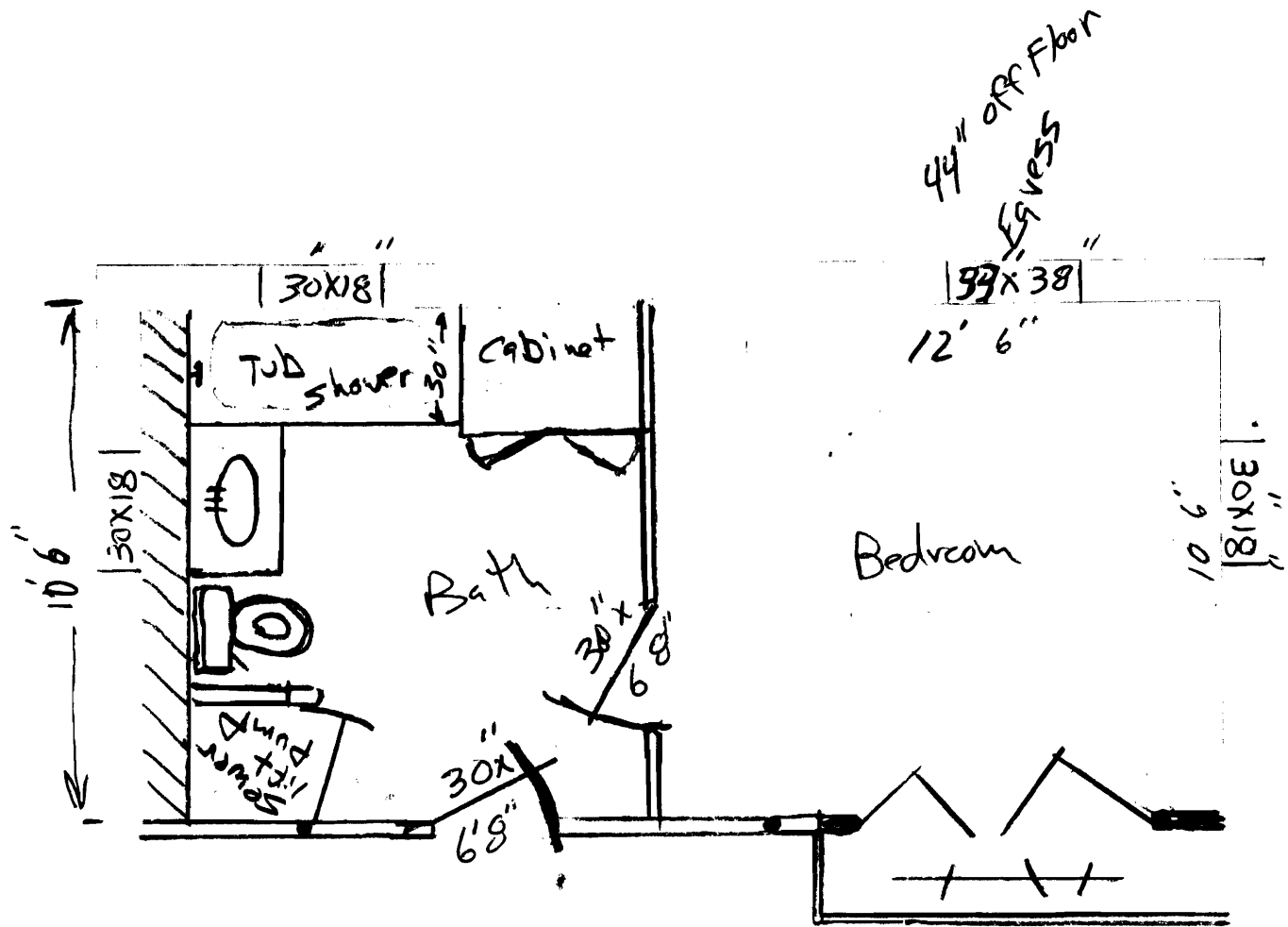
CERTIFICATION

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

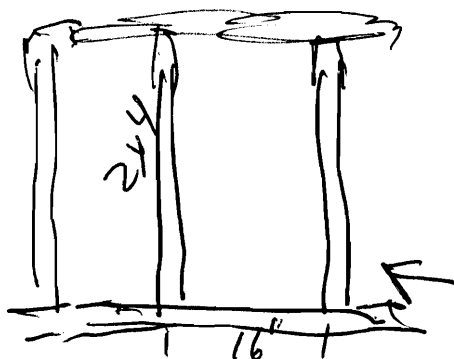
Jody Mac Donald

1/4"



unfished

ceiling height 7' 11"
2x4 16" on center



Framing Standard

water line

Please call 874-8703 or 874-8693 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 initialzing 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.

- | | | |
|---|---------------------------------------|--|
| <input checked="" type="checkbox"/> NA | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> NA | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> NA | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | Final/Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |
- C80 Insp. will be w/ the
C80 Insp. for the house.

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

~~NA~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~NA~~ CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

<u>Noreen S. Norton</u>	<u>7/12/07</u>
Signature of Applicant/Designee	Date
<u>Anna Martin Admin</u>	<u>7-12-07</u>
Signature of Inspections Official	Date

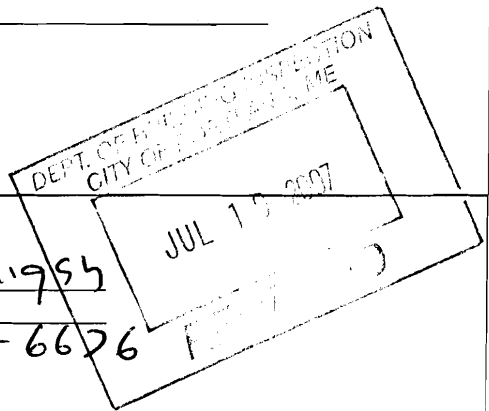
CBL: 340 G001 Building Permit #: 270834



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>11 Will St</u> <u>Amendment</u>		
Total Square Footage of Proposed Structure <u>286</u>		Square Footage of Lot <u>on file</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>340</u> <u>G</u> <u>1</u>	Owner <u>Jody MacDonald</u> <u>1415 Forest Ave</u>	Telephone: <u>cell</u> <u>831-3658</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>18,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</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>Finish Basement</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Brian Mulligan</u> Mailing address: <u>P.O. Box 294</u> Phone: <u>207 522-6676</u> <u>Bath ME 04530</u>		



Please submit all of the information outlined in the Commercial Application 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 of applicant: [Signature] Date: 7.10.07

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0834	Date Applied For: 07/10/2007	CBL: 340 G001001
------------------------------	--	----------------------------

Location of Construction: 1415 FOREST AVE	Owner Name: MACDONALD JODY L & AMY	Owner Address: 1415 FOREST AVE	Phone:
Business Name:	Contractor Name: Brian Mulligan	Contractor Address: P.O. Box 294 Bath	Phone: (207) 522-6676
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Home - Amend to include finished basement connected w/ permit # 061831	Proposed Project Description: Finished basement
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/11/2007**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/11/2007**Note:** **Ok to Issue:**

- 1) 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.

Amendment to Building Permit
City of Portland

Submitted by Building Contractor
Brian Mulligan
Cell # 522-6676

Request For:

Jody MacDonald
1415 Forest Ave
Portland Maine
Cell # 831-3650

Please forward to Tom Barkley #874-8705
Amendment to New House construction on Wall Street.

The owner has decided to finish off his basement and he needs to secure a plumbing permit to add the additional bathroom in the basement. Caron N Waltz is doing the Plumbing, Heating, and Electrical work for this project

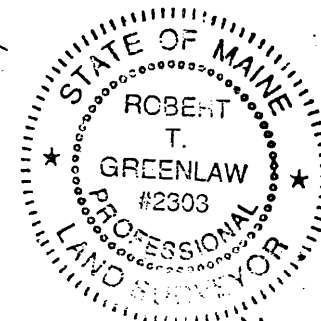
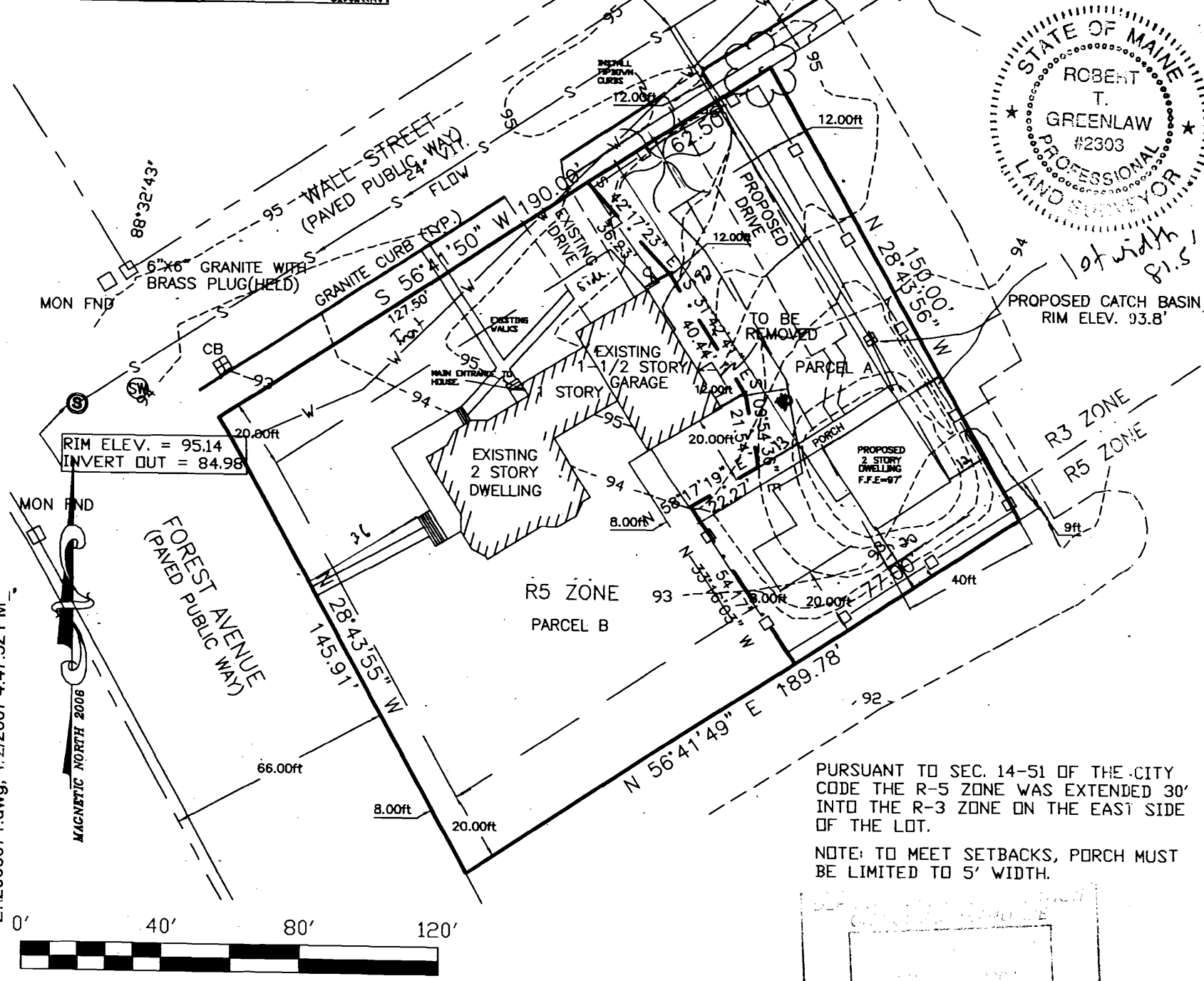
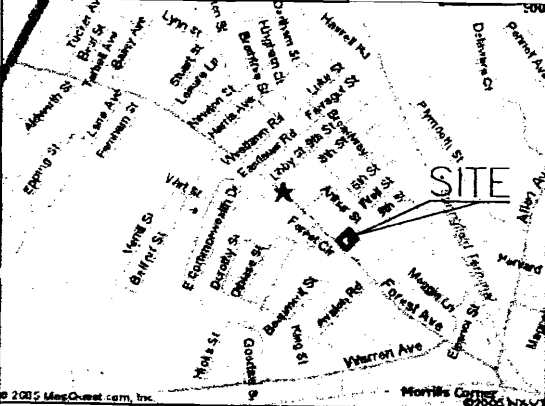
The foundation is of Insulated Concrete construction, as per original plan. The entire space will be strapped with $\frac{3}{4}$ " and sheathed with $\frac{1}{2}$ " sheetrock. The bathroom will have standard fixtures to include a lavatory, toilet, tub shower combination and a linen cabinet.

The basement floor will have Radiant heating and a floating wood floor installed over. The sewer lift pump will be located in the bathroom area. All other services will be located in the utility closet as per plan. Water service entrance is also located. The bedroom has an Egress window installed as per code.

ceilings are 7' 11"
Interior wall framing 16" on center non load bearing

13wace / 1415 Forest

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JODY L. MACDONALD AND AMY M. HAWKES BOOK 22716 PAGE 165, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN THE YEAR 2005 OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. TOTAL AREA OF SUBJECT PARCEL: 28,376 SQ. FT., 0.65 ACRES
NEW PARCEL A: 9,562.0 SQ. FT., 0.22 ACRES
REMAINING PARCEL B: 18,814.7 SQ. FT., 0.43 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN OF LAND IN PORTLAND, MAINE MADE FOR BENJAMIN F. LIBBY BY E. C. JORDAN & CO. JUNE 30, 1924. AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 16 PAGE 9.
b.) CITY OF PORTLAND, ME. DEPARTMENT OF PUBLIC WORKS. HOMESTEAD AVENUE. SCHOOL HOUSE LOT PLAN #406/69.
c.) CITY OF PORTLAND, ME. ASSESSORS PLAN #340 BLOCK G-LOT 001
d.) CITY OF PORTLAND, ME. STREETLINE SHEET FOREST AVENUE.
e.) WALL STREET CHOM SCATTERED SITES APARTMENTS WALL STREET PORTLAND MAINE, DATED JULY 13, 1999 PREPARED BY NADEAU & LODGE, INC. PORTLAND, MAINE. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 199, PAGE 604.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITTING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.

6. ZONING:

RESIDENTIAL ZONES:	R-5	R-3
SETBACKS: FRONT -	20 FT;	25 FT
REAR -	20 FT;	25 FT
SIDE - 1-1/2 STORY:	8 FT;	8 FT
2 STORIES:	12 FT;	14 FT
ON SIDE STREET:	15 FT;	20 FT
MINIMUM LOT SIZE:	6,000 SQ FT;	6,500 SQ FT
MINIMUM LOT FRONTAGE:	50 FT;	50 FT
MINIMUM LOT WIDTH:	60 FT;	65 FT
MAXIMUM BUILDING HEIGHT:	35 FT;	35 FT

used for zoning

LEGEND

- Edge of Traveled Way
- Setback Line
- Old Lot Line
- E --- Overhead Utility
- Abutter Line
- Proposed Property Line
- Property Line
- Street Line
- CRS ● Capped 5/8" Rebar Set With Registration #2303
- IRF ⊙ Iron Rod Found " X " Shaped
- Monument Found
- ⊕ Utility Pole
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- 12345/99 Deed Book/Page Of Local Registry
- ⊕ Existing Deciduous Tree
- ⊗ Existing Coniferous Tree

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:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

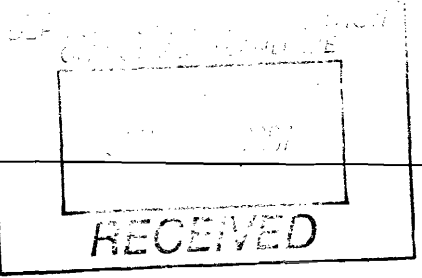
Robert T. Greenlaw

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

REVISED: OCTOBER 10, 2006
DATE: AUGUST 23, 2006

PURSUANT TO SEC. 14-51 OF THE CITY CODE THE R-5 ZONE WAS EXTENDED 30' INTO THE R-3 ZONE ON THE EAST SIDE OF THE LOT.

NOTE: TO MEET SETBACKS, PORCH MUST BE LIMITED TO 5' WIDTH.



REVISION 2: 10/10/2006 - RE-REVISED PROPOSED BLDG LAYOUT
REVISION 1: 08/29/2006 - REVISED PROPOSED BLDG LAYOUT; ADDED DETAILS

BOUNDARY AND TOPOGRAPHIC SITE PLAN
1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE
PROPOSED SITE PLAN

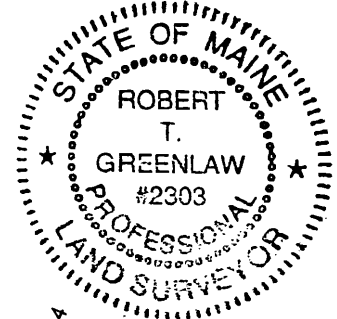
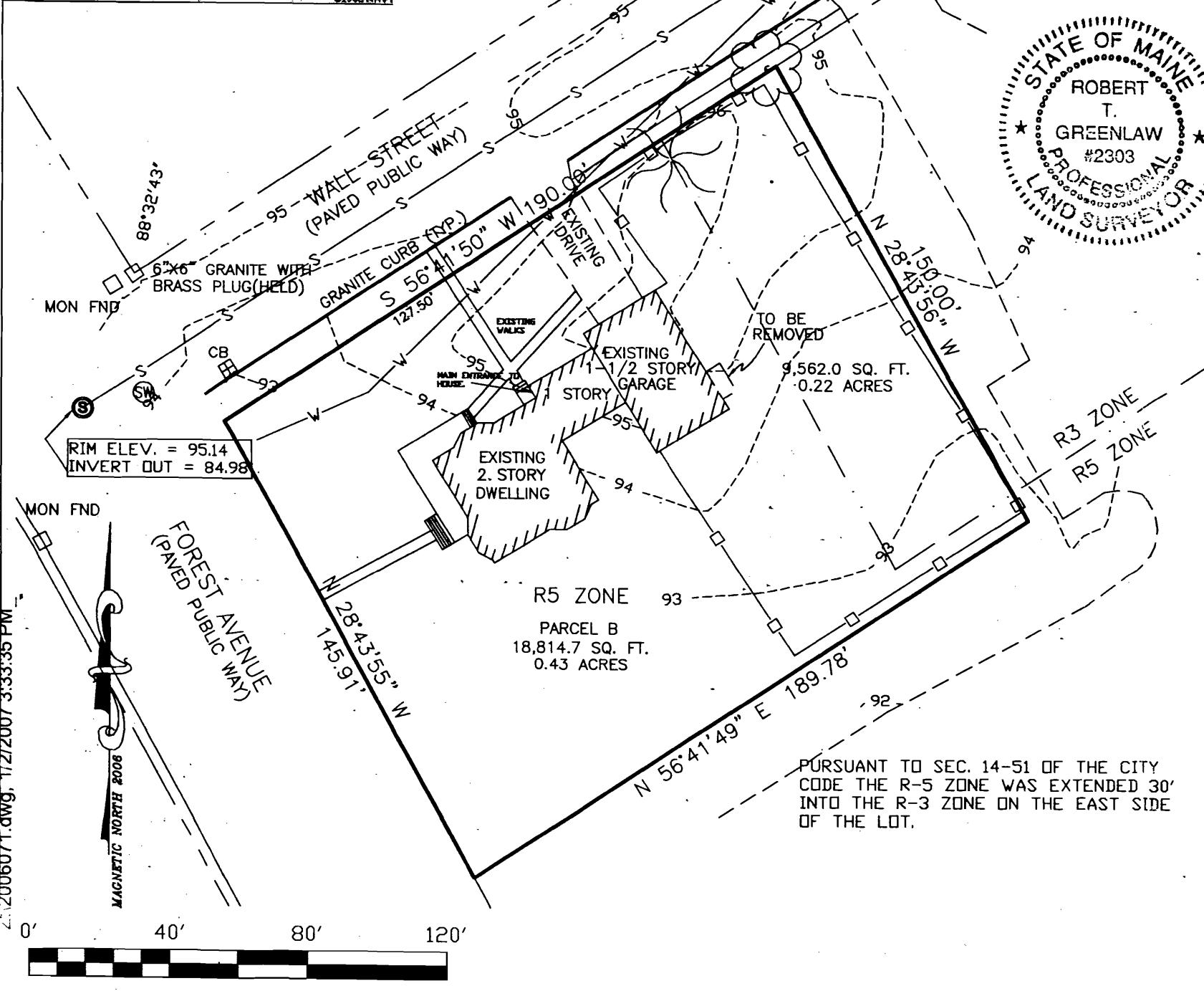
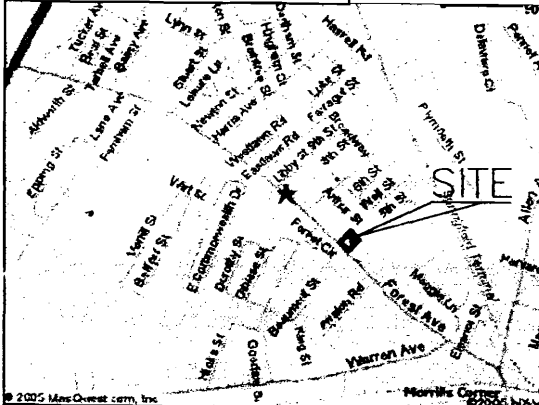
FOR: **JODY MACDONALD**

DRAWN BY: RTG / PJM
CHECKED BY: PJM
SCALE: 1"=40'
DATE OF SURVEY: 07/24/2006
JOB NUMBER: 2006071
REV 2 DATE: 10/10/2006
SHEET: 2 OF 3

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO: 071

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JODY L. MACDONALD AND AMY M. HAWKES BOOK 22716 PAGE 165, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN THE YEAR 2005 OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. TOTAL AREA OF SUBJECT PARCEL: 28,376 SQ. FT., 0.65 ACRES
NEW PARCEL A: 9,562.0 SQ. FT., 0.22 ACRES
REMAINING PARCEL B: 18,814.7 SQ. FT., 0.43 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN OF LAND IN PORTLAND, MAINE MADE FOR BENJAMIN F. LIBBY BY E. C. JORDAN & CO. JUNE 30, 1924. AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 16 PAGE 9.
b.) CITY OF PORTLAND, ME. DEPARTMENT OF PUBLIC WORKS. HOMESTEAD AVENUE. SCHOOL HOUSE LOT PLAN #406/69.
c.) CITY OF PORTLAND, ME. ASSESSORS PLAN #340 BLOCK G--LOT 001
d.) CITY OF PORTLAND, ME. STREETLINE SHEET FOREST AVENUE.
e.) WALL STREET CHOM SCATTERED SITES APARTMENTS WALL STREET PORTLAND MAINE, DATED JULY 13, 1999 PREPARED BY NADEAU & LODGE, INC. PORTLAND, MAINE. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 199, PAGE 604.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITTING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.

6. ZONING:

RESIDENTIAL ZONES:	R-5	R-3
SETBACKS: FRONT -	20 FT;	25 FT
REAR -	20 FT;	25 FT
SIDE -- 1-1/2 STORY:	8 FT;	8 FT
2 STORIES:	12 FT;	14 FT
ON SIDE STREET:	15 FT;	20 FT
MINIMUM LOT SIZE:	6,000 SQ FT;	6,500 SQ FT
MINIMUM LOT FRONTAGE:	50 FT;	50 FT
MINIMUM LOT WIDTH:	60 FT;	65 FT
MAXIMUM BUILDING HEIGHT:	35 FT;	35 FT

LEGEND

- Edge of Traveled Way
- Setback Line
- Old Lot Line
- E --- Overhead Utility
- Abutter Line
- Proposed Property Line
- Property Line
- Street Line
- CRS ● Capped 5/8" Rebar Set With Registration #2303
- IRF ⊙ Iron Rod Found " X " Shaped
- Monument Found
- ⊕ Utility Pole
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- 12345/99 Deed Book/Page Of Local Registry
- Existing Deciduous Tree
- Existing Coniferous Tree

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:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

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

REVISED: AUGUST 28, 2006
DATE: AUGUST 23, 2006

REVISION 2: 10/10/2006 - NO CHANGES THIS SHEET
REVISION 1: 08/29/2006 - REVISED PROPOSED BLDG LAYOUT

BOUNDARY AND TOPOGRAPHIC SITE PLAN
1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE

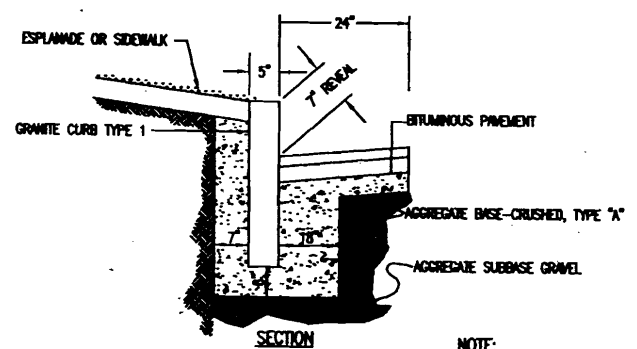
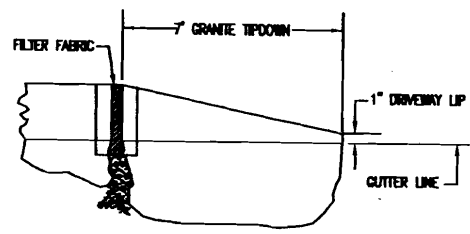
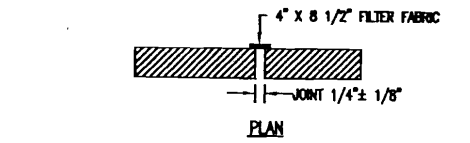
FOR: **JODY MACDONALD**

DRAWN BY: RTG / PJM
CHECKED BY: PJM
SCALE: 1"=40'
DATE OF SURVEY: 07/24/2006
JOB NUMBER: 2006071
REV 2 DATE: 10/10/2006
SHEET: 1 OF 3

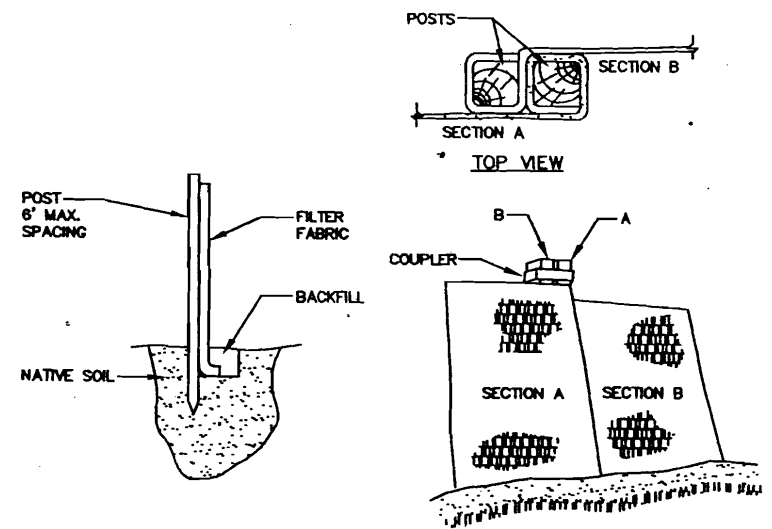
PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWER: 2005 NO: 071

Z:\2006071.dwg, 11/21/2007 3:33:35 PM



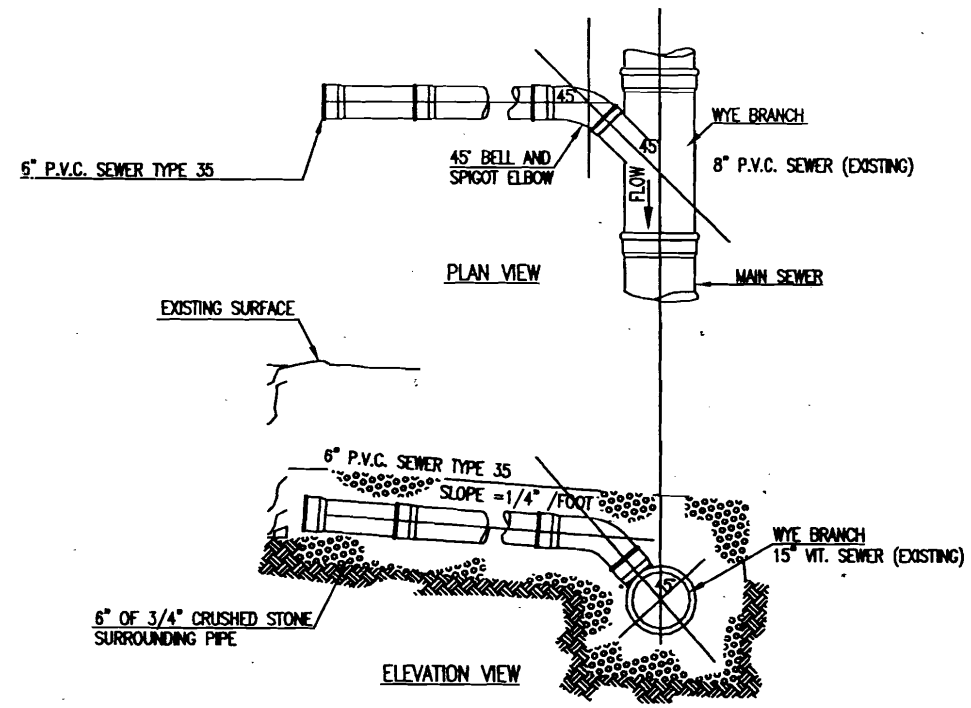
NOTE:
EXCAVATION INCIDENTAL
TO COST OF CURB



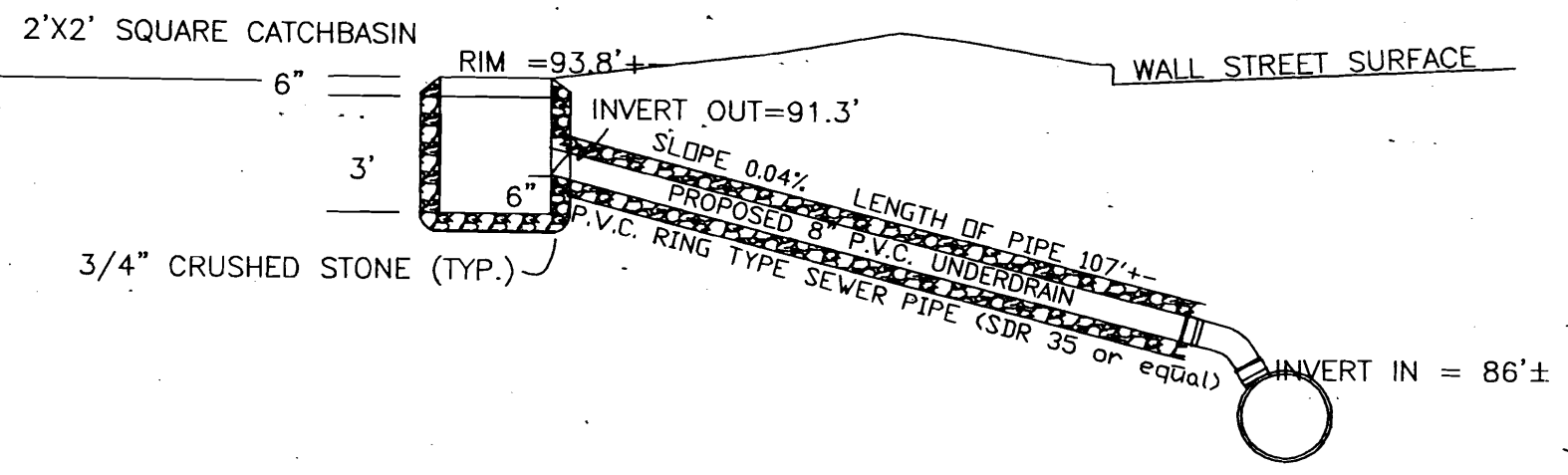
- INSTALLATION:
- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
 - 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.
 - BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

FILTER BARRIER
NOT TO SCALE

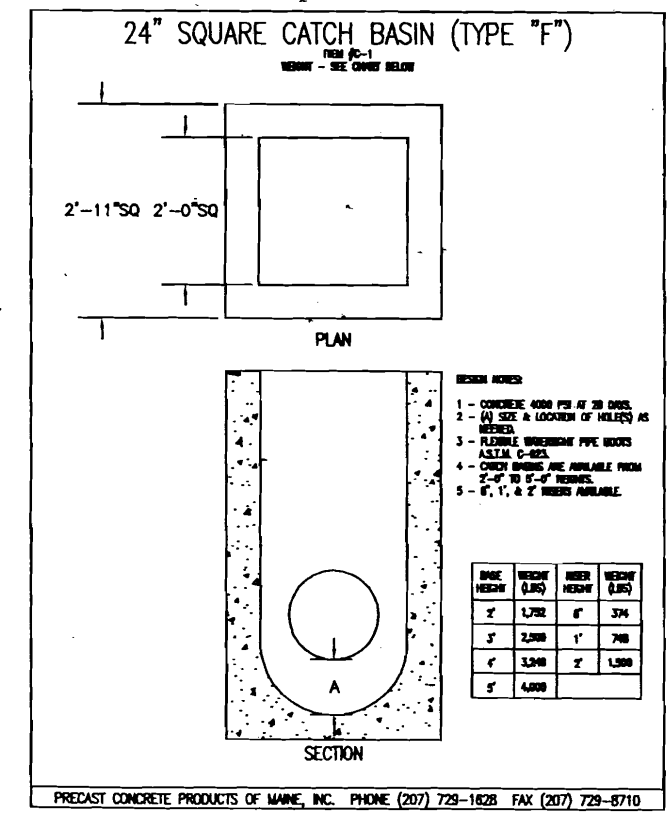
NOTE
LOCATION / WARNING TAPE SHALL BE INSTALLED OVER
CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES
BELOW FINISH GRADE.



TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS
NOT TO SCALE



TYPICAL CATCH BASIN DRAIN CONNECTION DETAILS
NOT TO SCALE

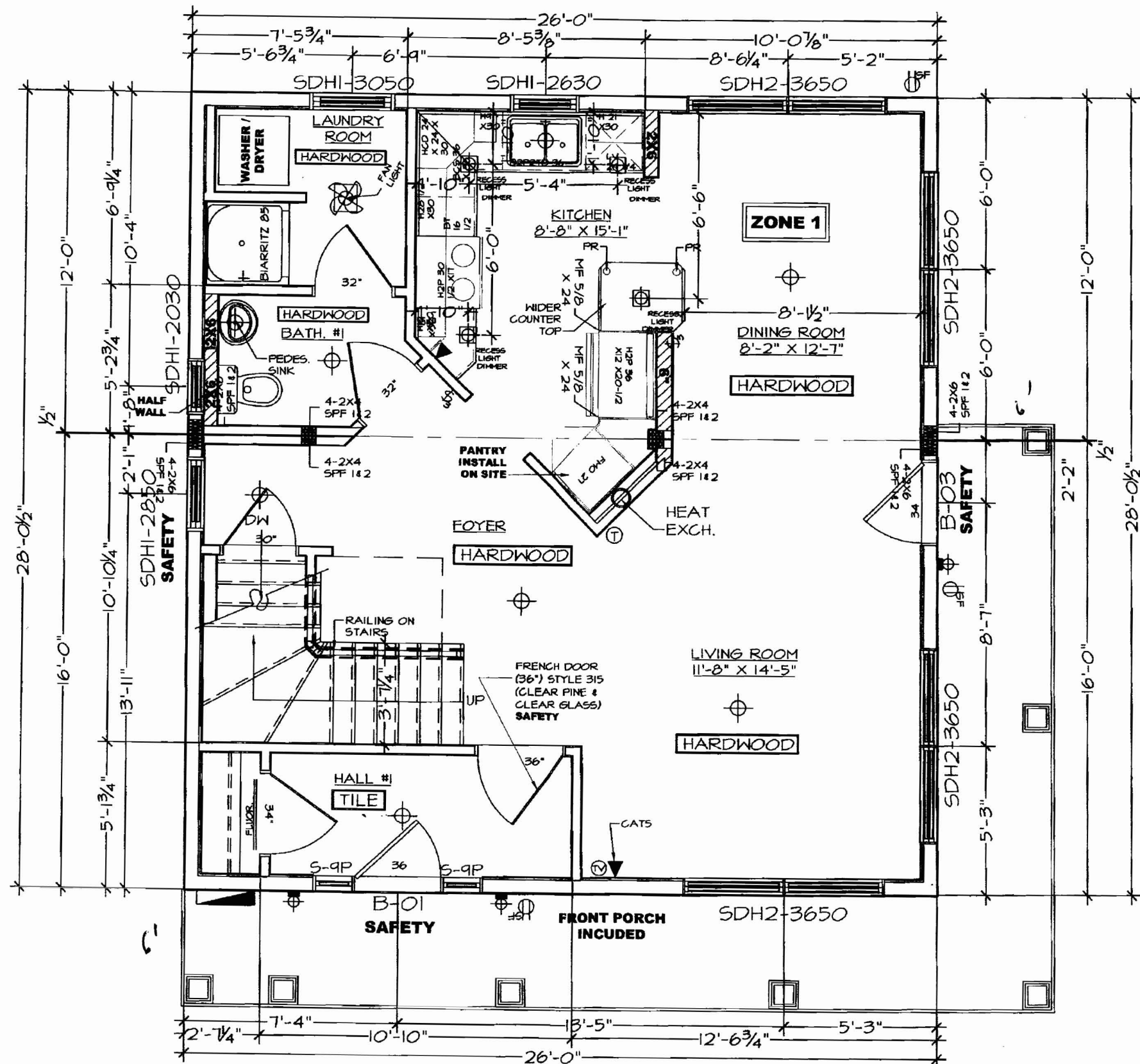


REVISION 2: 10/10/2006 - NO CHANGES THIS SHEET
REVISION 1: 08/28/2006 - REVISED PROPOSED BLDG LAYOUT
BOUNDARY AND TOPOGRAPHIC SITE PLAN
1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE
PROPOSED UTILITIES DETAILS
JODY MACDONALD
FOR:

DRAWN BY: RTG / PJM
CHECKED BY: PJM
SCALE: 1" = 40'
DATE OF SURVEY: 07/24/2006
JOB NUMBER: 2006071
SHEET: 3 OF 3
REV 2 DATE: 10/10/2006

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346
DRAWER: 2005 NO: 071

Z:\2006071.dwg, 1/21/2007 4:05:38 PM

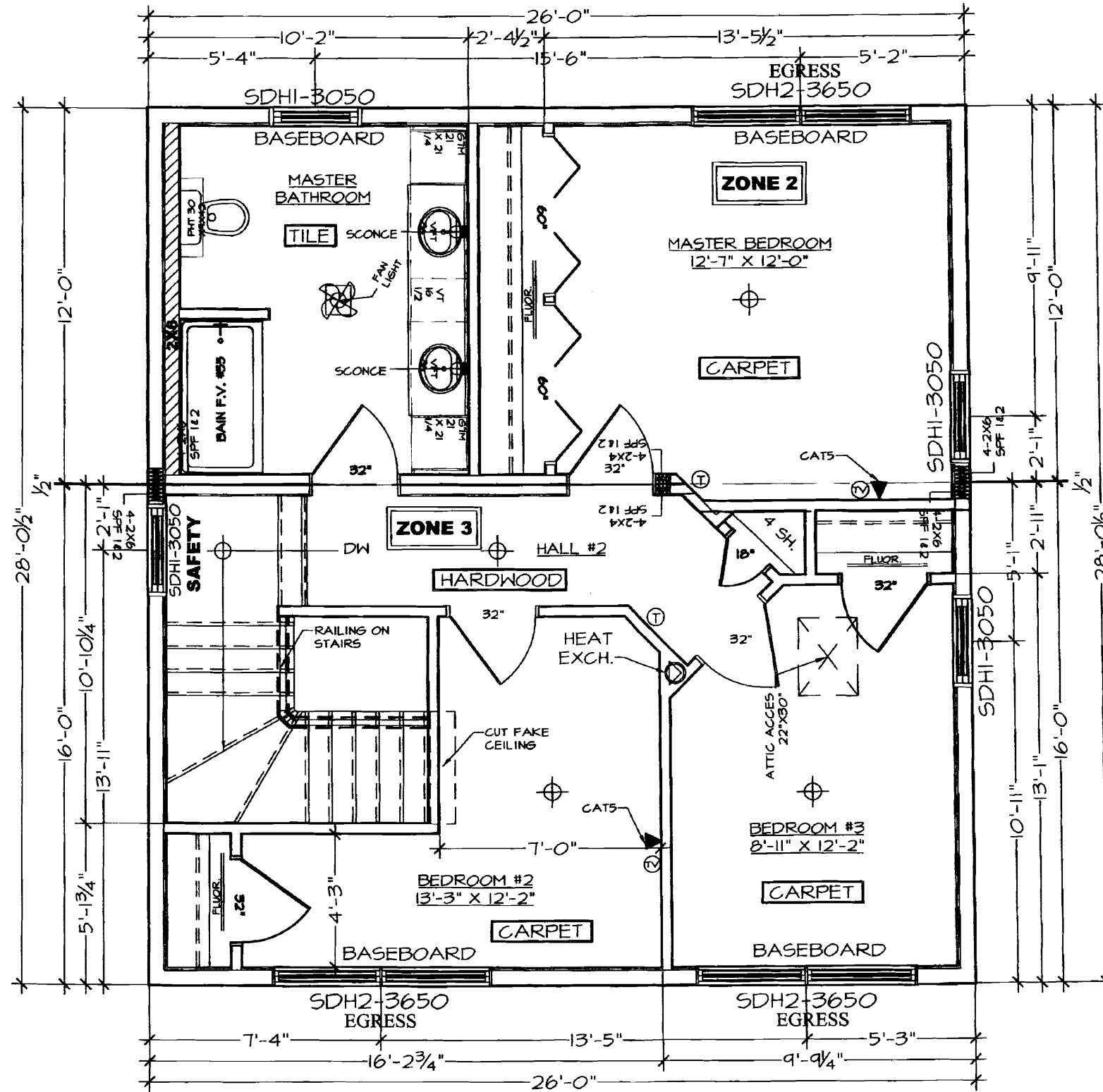


BASEBOARD
1st FLOOR BY OTHERS
ON SITE

MODULAR HOME SOLUTIONS, LLC

MODULAR HOME
CONSTRUCTION

C-9391
FIRST FLOOR
1/4"=1'-0"

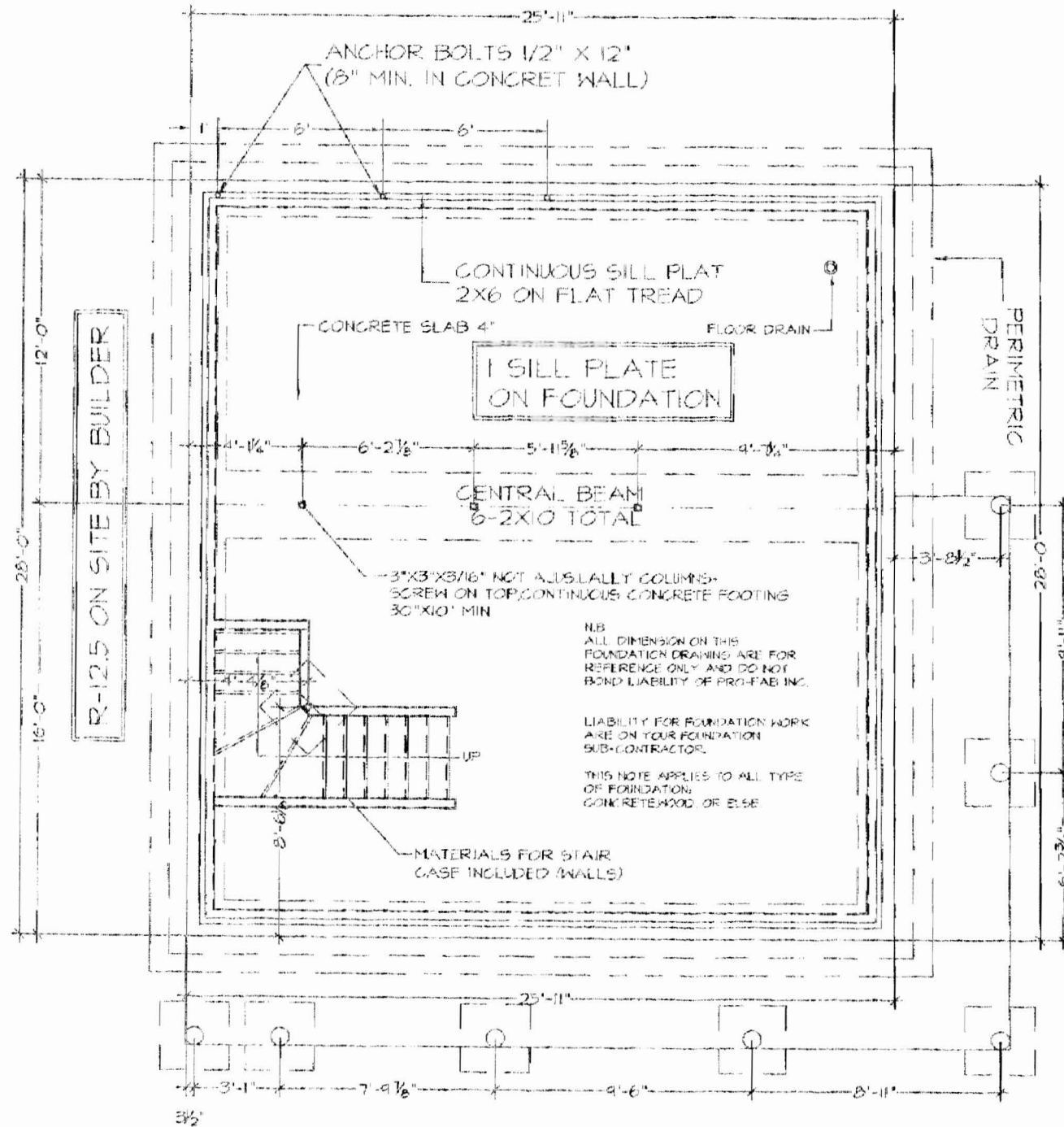


NOT FOR CONSTRUCTION
 HOW TO
 MODULAR HOME

C-9391
SECOND FLOOR
3/4" = 1'-0"

MODULAR HOME SOLUTIONS, LLC

*** ALL ELECTRICITY ON FOUNDATION
WILL BE DONE ON SITE BY OTHER
EXCEPT 4 LIGHTS (OUTLETS) IN BASEMENT PRE WIRED***



CONSTRUCTION
 11-16-2006

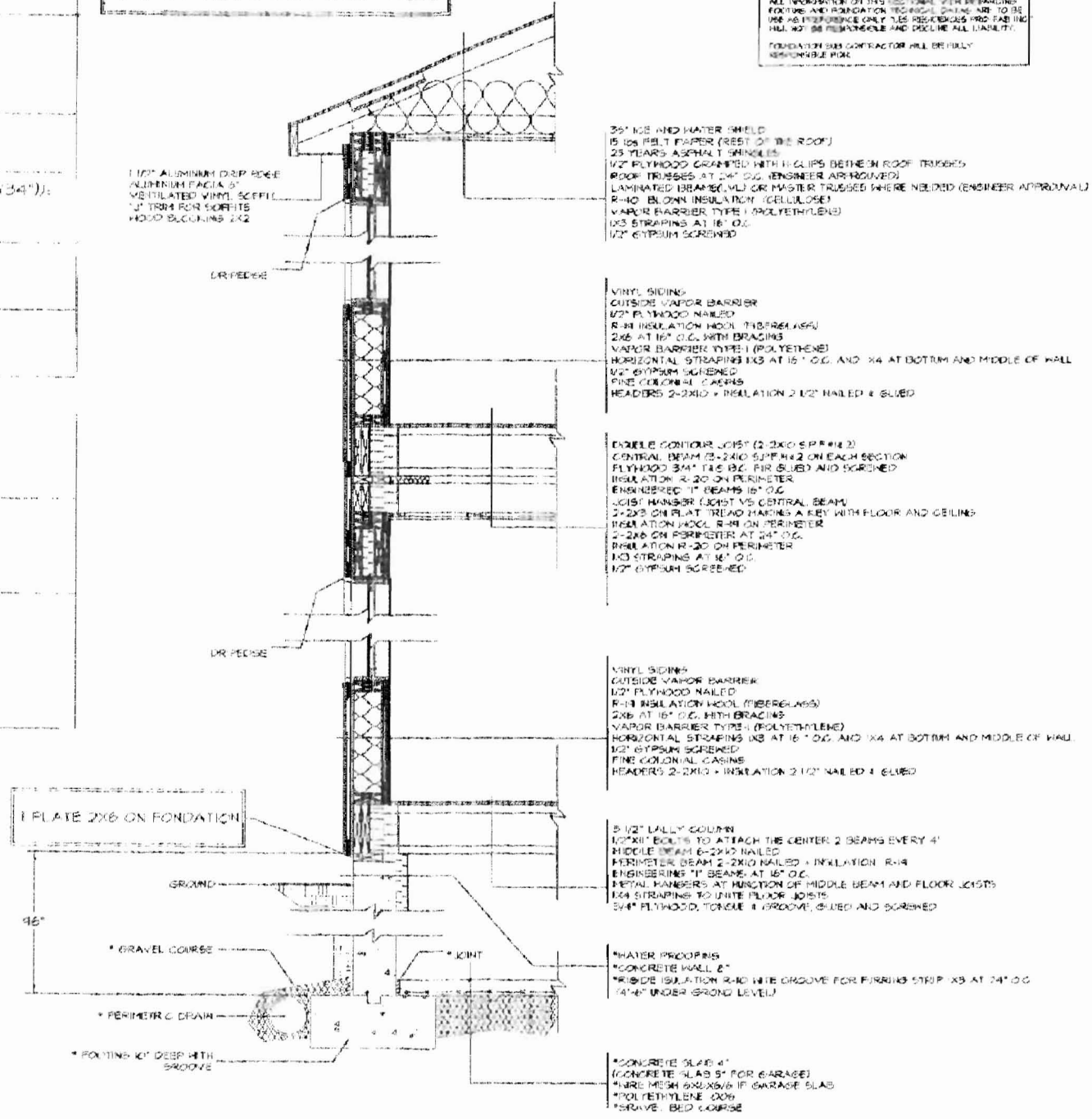
PF'S CORP. USE	CUSTOMIZED BY	FOR	CUSTOMER(S)	THE CUSTOMER(S)'S SIGNATURE CONFIRMS THAT THE BLUEPRINTS ARE FINAL APPROVED. LES RESIDENCES PRO-FAB INC. WILL NOT BE RESPONSABLE ABOUT A BAD COMPREHENSION AND/OR A BAD INTERPRETATION OF THE BLUEPRINTS BY THE CUSTOMER(S).	X CUSTOMER'S SIGNATURE CUSTOMER'S SIGNATURE SALESPERSON'S SIGNATURE	REVISION	BY
		IDEAL MODULAR HOMES	JODY MAC DONALD			11-21-2006	K.R.
			PLAN				
			FOUNDATION				
			MODEL				
			L	AREA	CONTRACT	SCALE	BY
			X	460 S.F.	C-9391	3/16"	K.R.
						DATE	
						11-16-2006	
						ALL RIGHTS RESERVED	
							7/8


MIDDLE HALL (CONNECTION OF SECTIONS): HERRINGBONE WALL 3/8" DIA 2"x4 AT 16" O.C. STUD 1/2" GYPSUM SCREED 6" OF HOOL INSULATION (BERGLASS) AT PERIMETER OF MIDDLE HALL
INTERIOR PARTITIONS (DIVISIONS INCLUDING INTERIOR STAIR CASE): 1/2" GYPSUM SCREED 2"x4 AT 16" O.C. 1/2" GYPSUM SCREED 1/2" WATER PROOF MEMBRANE AROUND TUB AND/OR SHOWER
WINDOWS: TYPE SEE CONTRACT AND PLANS INSULATION (GLASS) AT PERIMETER
EXTERIORS DOORS (FRONT(36") & SERVICE(34")): TYPE SEE CONTRACT & PLANS HANGERS SEE CONTRACT HOOD TRIMS (PRIME)
FATIO DOOR: DOOR 6'-0"
INTERIORS DOORS: TYPE SEE CONTRACT & PLANS FRAME & TRIMS (S RECES NOT JOINTED STAIR GRADE) COLONIALS TRIMS (PRIME) & 1/2" BASEBOARD 2 1/2" FOR DOORS AND WINDOWS (PRIME)
INSIDE STAIRCASE: TYPE SEE CONTRACT & PLANS PARTICLE BOARD STEPS 4' X 4' UNX 2" DEPTH (EMERGENCY) 30" DOOR WITH 10" HANDLE HANDRAIL, COLONIAL 3/8" (INCLUDING FIRST FLOOR TO BASEMENT) 2" X 10" STRINGERS 5/8" PLYWOOD RISERS
KITCHEN: TYPE SEE CONTRACT & PLANS SINK SEE CONTRACT & PLANS LAZY SUSANE SEE KITCHEN PLAN KITCHEN HOOD 250 CFM SEE CONTRACT (NOISE) LAMINATED COUNTER TOP SEE CONTRACT BRACE FOR FRIDGE 3/4" X 1 1/2" OR MORE IF NEEDED
BATHROOM: WATERPROOF GYPSUM 1/2" SCREED CABINETS SEE CONTRACT LAMINATED COUNTER TOPS SEE CONTRACT BATH SEE CONTRACT & PLANS PORCELAIN SINK SEE CONTRACT LONG FLOOR PORCELAIN TOILETS SEE CONTRACT ANTI-SKID VALVE FOR SHOWER SET PLUGS BATHROOM FAN TO CFM
PLUMBING: 1/2" PEX (WATER SUPPLY) PVC DRAINS
ELECTRICITY: 200 AMP ELECTRICAL PANEL ELECTRICAL ROHS (NOT INSTALLED) DECKRA SWITCHES & OUTLETS 4 LIGHTS (OUTLETS IN BASEMENT) PRE-WIRED COPPER WIRING (APPROXIMATE) LIGHTS ON EACH EXTERIOR DOOR DOOR BELL (WITH SWITCH) AT EVERY DOOR SMOKE DETECTOR FOR CODE 4 TELEPHONE OUTLETS & TELEVISION OUTLETS HIRSDOM HEAT EXCHANGER SEE CONTRACT

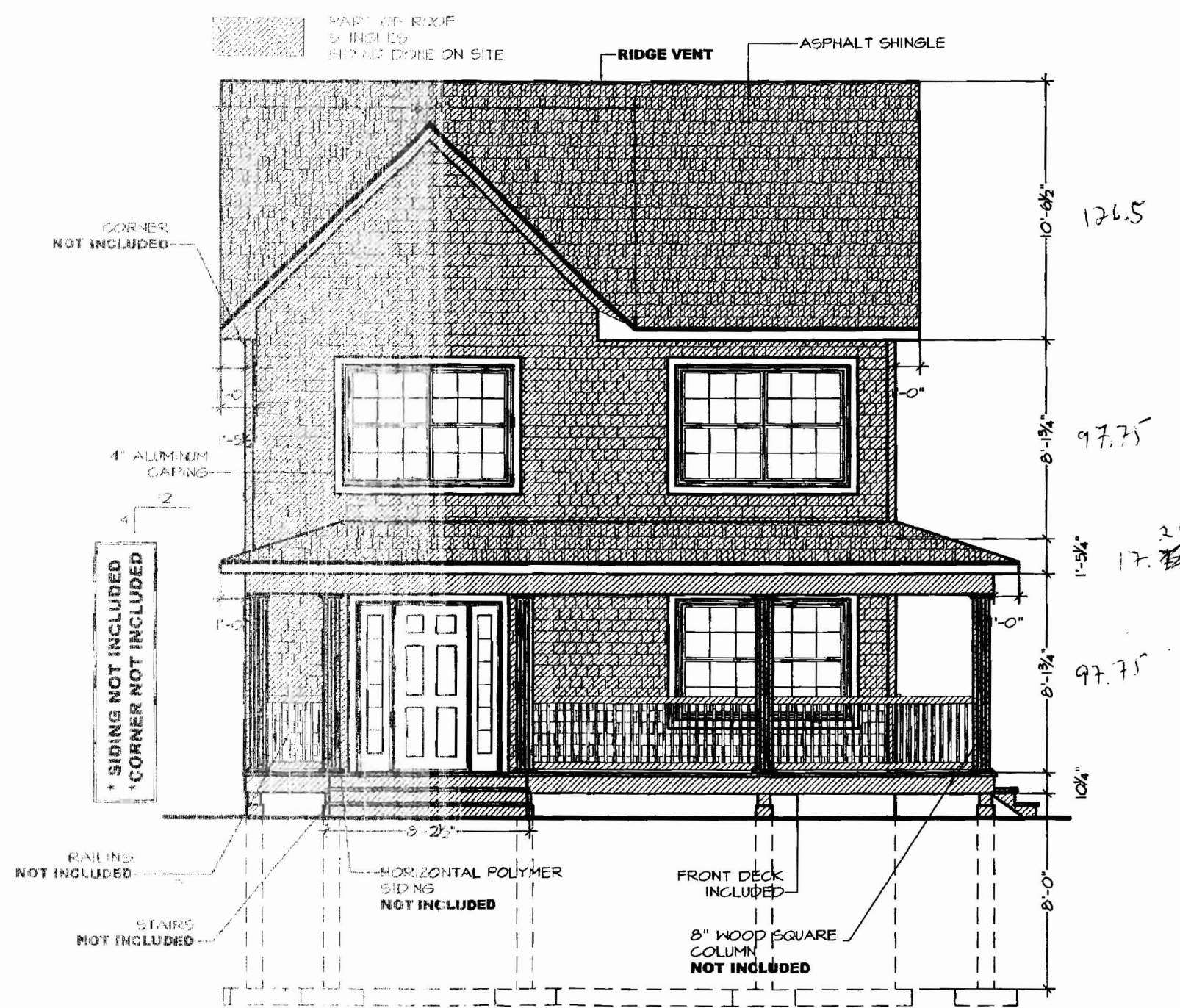
ALL TRUSSES ARE ATTACH TO WALLS WITH HURRICANE TIES

* THIS MATERIALS ARE NOT INCLUDED BY "LES RESIDENCES PRO-FAB INC."

NOTICE:
 ALL INFORMATION ON THIS SECTION, VIEW DRAWINGS, FOOTING AND FOUNDATION REQUIREMENTS ARE TO BE FOR INFORMATION ONLY. LES RESIDENCES PRO-FAB INC. SHALL NOT BE RESPONSIBLE AND DECLINE ALL LIABILITY. FOUNDATION SEE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR





PFS CORP USE	CUSTOMER(S) BY 	FOR IDEAL MODULAR HOMES	CUSTOMER(S): JODY MAC DONALD	THE CUSTOMER(S)'S SIGNATURE CONFIRMS THAT THE BLUEPRINTS ARE FINAL APPROVED. "LES RESIDENCES PRO-FAB INC." WILL NOT BE RESPONSIBLE ABOUT A BAD COMPREHENSION AND/OR A BAD INTERPRETATION OF THE BLUEPRINTS BY THE CUSTOMER(S)	X CUSTOMER'S SIGNATURE CUSTOMER'S SIGNATURE SALESPERSON'S SIGNATURE	REVISION:	BY:
			PLAN: WALL SECTION				11-21-2006
			MODEL: ---			11-27-2006	
			L.R. AREA: X	CONTRACT: C-9391	SCALE: ---	DATE: 11-16-2006	*ALL RIGHTS RESERVED*

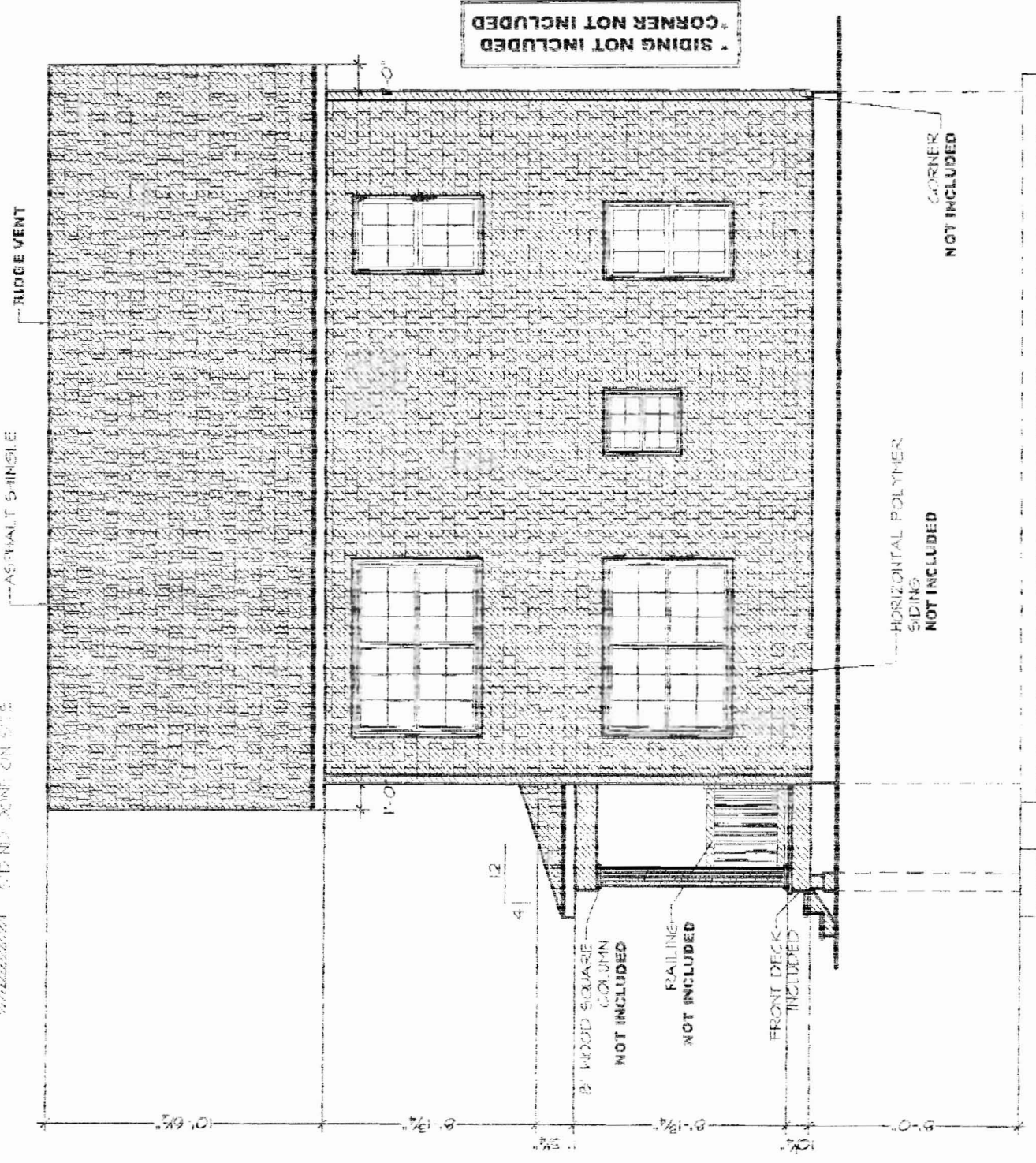


349.5' = 29.13' to ridge line

VALID FOR CONSTRUCTION

PFS CORP. USE	CUSTOMIZED BY  IDEAL MODULAR HOMES	CUSTOMER(S):	THE CUSTOMER(S)'S SIGNATURE CONFIRMS THAT THE BLUEPRINTS ARE FINAL APPROVED. *LES RESIDENCES PRO-FAB INC.* WILL NOT BE RESPONSIBLE ABOUT A BAD COMPREHENSION AND/OR A BAD INTERPRETATION OF THE BLUEPRINTS BY THE CUSTOMER(S).	X CUSTOMER'S SIGNATURE CUSTOMER'S SIGNATURE SALESPERSON'S SIGNATURE	REVISION:	BY:
		PLAN: FRONT ELEVATION			JODY MAC DONALD	11-06-2006 11-16-2006 11-21-2006 11-27-2006
MODEL: ----		L R AREA:	CONTRACT:	SCALE:	BY:	DATE:
X --			C-9391	3/16"	K.R.	10-24-2006
ALL RIGHTS RESERVED						

PART OF NO. 1
 CHURCH
 6-12 NEW YORK CITY



NOT FOR CONSTRUCTION

* SIDING NOT INCLUDED * CORNER NOT INCLUDED

PFS CORP. USE

CUSTOMIZED BY

FOR
**IDEAL
 MODULAR
 HOMES**

CUSTOMER(S): JODY MAC DONALD

PLAN: REAR ELEVATION

MODEL:

AREA: X
 CONTRACT: C-4391

SCALE: 3/16"

BY: K.R.

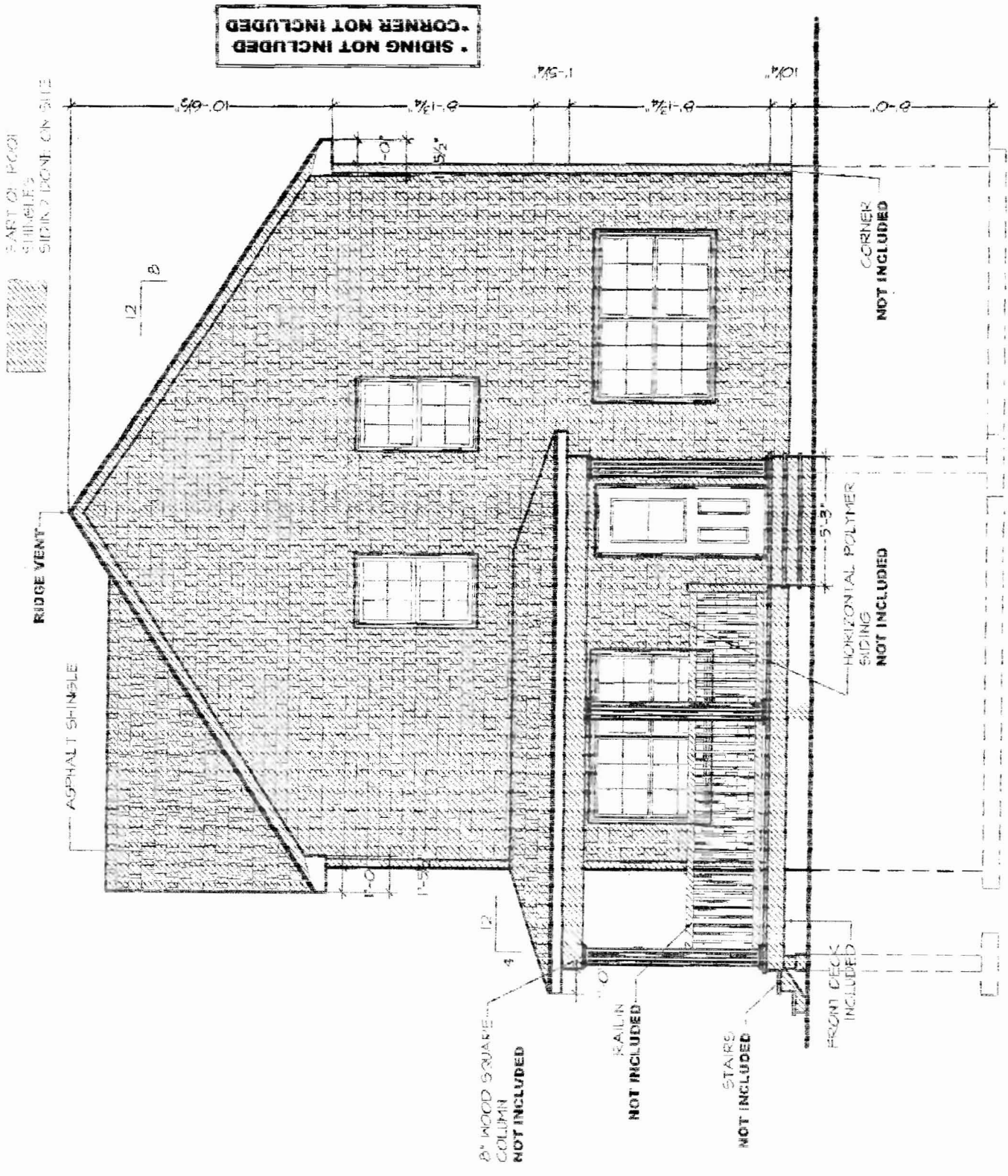
DATE: 10-24-2006

SALESPERSON'S SIGNATURE

ALL RIGHTS RESERVED

REVISION:	BY:
11-06-2006	K.R.
11-16-2006	K.R.
11-21-2006	K.R.
11-27-2006	K.R.

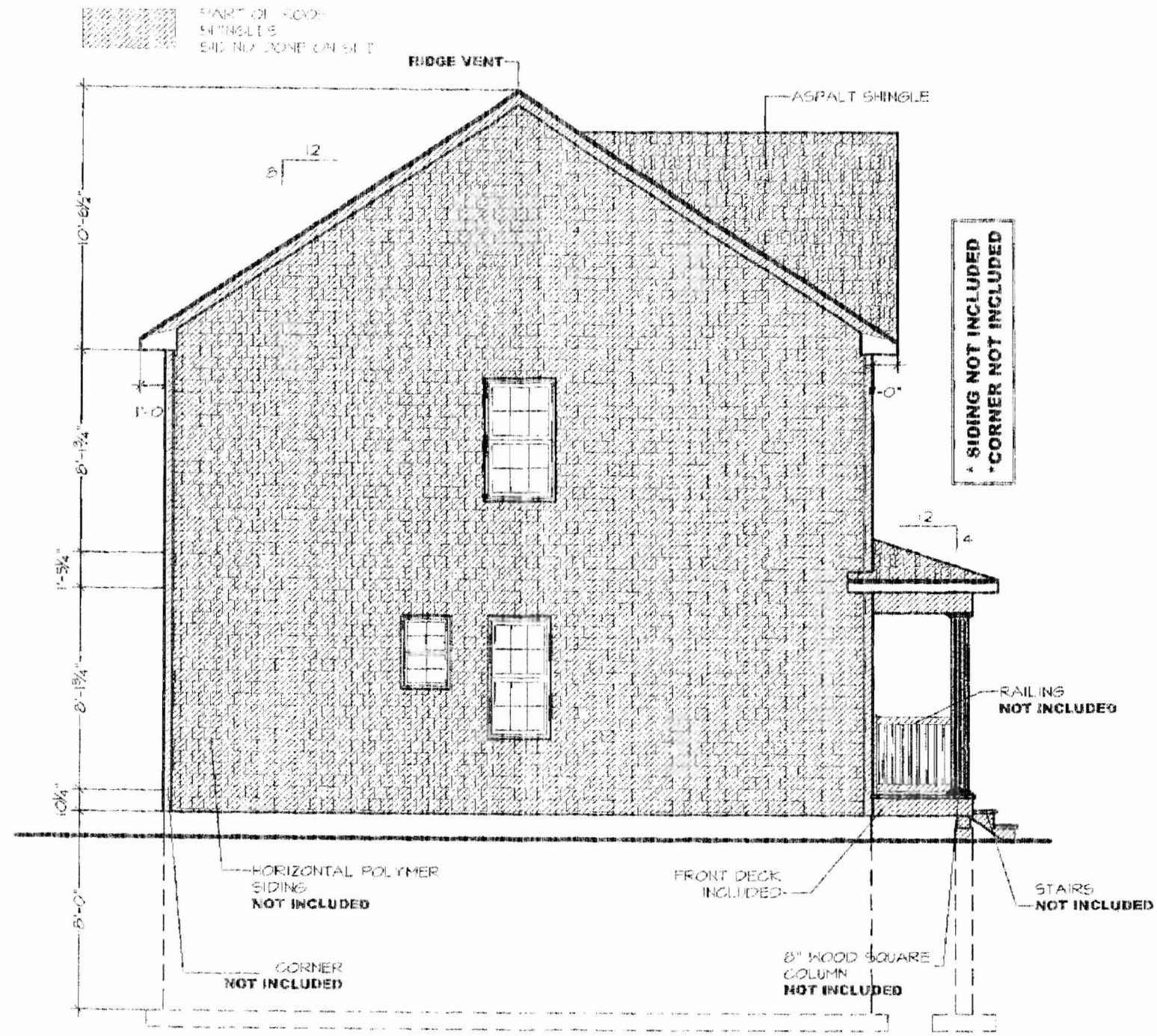
6/8



VALID FOR
CONSTRUCTION

CUSTOMIZED FOR <div style="text-align: center;"> IDEAL MODULAR HOMES </div>	CUSTOMER(S): JODY MAC DONALD	THE CUSTOMER'S SIGNATURE <small>CONSIGNS THAT THE BLUPRINTS ARE FINAL APPROVED. THE RESIDENCES PRO-FAB INC. WILL NOT BE RESPONSIBLE ABOUT A BAD CONPEREIGN AND/OR A BAD INTERPRETATION OF THE BLUPRINTS BY THE CUSTOMER(S).</small>	REVISION : BY : 11-09-2006 K.R. 11-16-2006 K.R. 11-21-2006 K.R. 11-27-2006 K.R.	
	PLAN : RIGHT ELEVATION	CUSTOMER'S SIGNATURE	CUSTOMER'S SIGNATURE	DATE : 10-24-2006
	MODEL :	SALES PERSON'S SIGNATURE	SALES PERSON'S SIGNATURE	ALL RIGHTS RESERVED*
	AREA : X	CONTRACT : C-0391	SCALE : 3/16"	BY : K.R.
	CUSTOMER'S SIGNATURE JODY MAC DONALD	DATE : 10-24-2006	ALL RIGHTS RESERVED*	BY : K.R.

PRO-FAB CORP. USE



NOT FOR CONSTRUCTION
 11-27-2006

PF'S CORP. USE

CUSTOMIZED BY



FOR
**IDEAL
 MODULAR
 HOMES**

CUSTOMER(S) :
 JODY MAC DONALD

PLAN :
 LEFT ELEVATION

MODEL :

THE CUSTOMER(S)'S SIGNATURE
 CONFIRMS THAT THE
 BLUEPRINTS ARE FINAL
 APPROVED. THE RESIDENCES
 PRO-FAB INC. WILL NOT BE
 RESPONSIBLE ABOUT A BAD
 COMPREHENSION AND/OR A
 BAD INTERPRETATION OF THE
 BLUEPRINTS BY THE
 CUSTOMER(S).

X
 CUSTOMER'S SIGNATURE
 CUSTOMER'S SIGNATURE
 SALESPERSON'S SIGNATURE

REVISION :	BY :
11-06-2006	K.R.
11-16-2006	K.R.
11-21-2006	K.R.
11-27-2006	K.R.

L R AREA :
 X --

CONTRACT :
 0-9391

SCALE :
 3/16"

BY :
 K.R.

DATE :
 10-24-2006

*ALL RIGHTS
 RESERVED*

5/8