

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CORMIER JOSEPH J /Paisley, Robert

Located at

6 ROMASCO LN

PERMIT ID: 2013-00058

CBL: 013 I023001

has permission to **Complete rehab. of 3 floors and repair porch.**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

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

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

 02/28/13

Code Enforcement Officer / Plan Reviewer

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

PERMIT ID: 2013-00058

Located at: 6 ROMASCO LN

CBL: 013 I023001

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00058	Date Applied For: 01/09/2013	CBL: 013 I023001
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Location of Construction: 6 ROMASCO LN	Owner Name: CORMIER JOSEPH J	Owner Address: 6 ROMASCO LN # 1	Phone:
Business Name:	Contractor Name: Paisley, Robert	Contractor Address: 80 Revere Street Portland	Phone (207) 749-8350
Lessee/Buyer's Name C & B Realty ,LLC (Carrie & Rober	Phone: 2072392624	Permit Type: Alterations - Duplex	

Proposed Use: 2 Family	Proposed Project Description: Complete rehab of 3 floors; remove/replace porch & build full dormer on right side
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/11/2013

Note: The dormer is being allowed under section 14-436(a). The first floor footprint is 989 sf. The dormer is adding 216 sf. This is a 21.8% increase in floor area. The section allows a 50% increase. **Ok to Issue:**

- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 02/28/2013

Note: **Ok to Issue:**

- 1) Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
- 2) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
- 3) R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
- 4) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
- 5) A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 6) R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.
- 7) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Location of Construction: 6 ROMASCO LN	Owner Name: CORMIER JOSEPH J	Owner Address: 6 ROMASCO LN # 1	Phone:
Business Name:	Contractor Name: Paisley, Robert	Contractor Address: 80 Revere Street Portland	Phone (207) 749-8350
Lessee/Buyer's Name C & B Realty ,LLC (Carrie & Rober	Phone: 2072392624	Permit Type: Alterations - Duplex	

8) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.

9) A code compliant emergency escape shall be provided in the renovated bedrooms. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 02/28/2013

Note: John Charette, Architect will contact Capt. Pirone for clarification on sprinkler requirements, JGR.

Ok to Issue:

1) All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Sprinkler requirements

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

Install an NFPA 13D automatic sprinkler system.

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical - Residential
Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00058	Issue Date:	CBL: 013 1023001
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Location of Construction: 6 ROMASCO LN	Owner Name: CORMIER JOSEPH J	Owner Address: 6 ROMASCO LN # 1 PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Paisley, Robert	Contractor Address: 80 Revere Street Portland ME 04101	Phone (207) 749-8350
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: B4 R6
Past Use: 2 Family	Proposed Use: 2 Family	Permit Fee: \$1,595.00	Cost of Work: \$150,000.00
Proposed Project Description: Complete rehab of 3 floors; remove/replace porch & dormer on roof. <i>fill dormer right side.</i>		FIRE DEPT: <i>v/conditions</i> <i>Per Capt. P. P. P.</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>123</i> Type: <i>5B</i> <i>IRC, 2009</i> <i>(1-13EC)</i> Signature: <i>[Signature]</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: bjs	Date Applied For: 01/09/2013	Zoning Approval
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<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"/> <i>OK w/ conditions</i> Date: <i>1/11/13</i> <i>APR</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <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>APR</i>
	<i>Using Section 14-43 (a) for dormer. @ 12% increase L.S. 50%.</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



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>6 ROMASCO ST. PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>2200 sq ft</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant: (must be owner, lessee or buyer) Name <u>CARIE & ROBERT LeBLANC</u> Address <u>23 BITTERSWEET LN</u> City, State & Zip <u>CUMBERLAND ME 0404</u>	Telephone: <u>207-239-2624</u> <u>207-776-0913</u>
Lessee/DBA	Owner: (if different from applicant) Name <u>C&B REALTY</u> Address <u>71 WEST ST</u> City, State & Zip <u>PORTLAND ME 04102</u>	Cost of Work: \$ <u>150,000</u> C of O Fee: \$ <u>75-</u> Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>1520-</u> <u>→ 1595-</u>
<p>RECEIVED JAN 09 2013 Dept. of Building Inspections City of Portland Maine</p>		
<p>Current legal use (i.e. single family) <u>2 unit</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>2 unit</u> Proposed Specific use: <u>2 unit</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Renovating all 3 floors. remove porch, dormer on roof, new porch</u></p>		
Contractor's name: <u>ROBERT PAISLEY</u>		Email: <u>rpaasley@Maine-rr.com</u>
Address: <u>50 Revue St.</u>		
City, State & Zip: <u>Portland ME</u>		Telephone: <u>207-749-8350</u>
Who should we contact when the permit is ready: <u>ROBERT LeBlanc</u>		Telephone: <u>207-776-0913</u>
Mailing address: <u>C&B Realty, 71 WEST ST PORTLAND ME 04102</u>		

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

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

and 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: Carrie LeBlanc Date: 1/9/13

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

Jonathan Rioux - Re: 6 Romasco street

From: Robert LeBlanc <robertleblanc1@me.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 2/21/2013 1:28 PM
Subject: Re: 6 Romasco street
CC: Carrie LeBlanc <cleblanc@maine.rr.com>

Jonathan,

I spoke with John Charette today and he is going to drop of the revised plan this afternoon. He has a couple of phone calls into the fire department but hasn't connected with them yet. I will follow up with John tomorrow to see how it's going.

Thanks,

Bob

On Feb 21, 2013, at 12:59 PM, Jonathan Rioux wrote:

Bob,

Last we spoke you were going to send an electronic revised plan changing the roof/ top floor. Did you speak with fire prevention i.e. sprinkler requirements?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> Robert LeBlanc <robertleblanc1@me.com> 2/21/2013 11:15 AM >>>

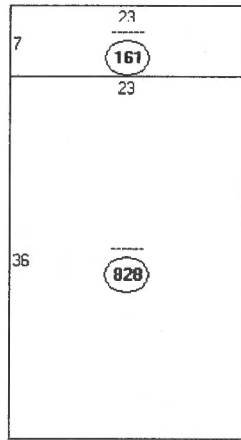
John,

We spoke last week about the permit for 6 Romasco street. You mentioned you may be able to get it to us by tuesday. I'm just checking on how it's going. If you can, please give me a call on my cell phone 207-776-0913.

Thanks,

Bob

- 1x16 deck ²⁰⁰ ~~1838~~



Descriptor/Area

A: ---
828 sqft

B: ---
161 sqft

(R6)

4 size - 18x6

donner: wide right side. -

Using section 14-432(a)

1st floor area = 989

donner = 6 x 36 = 216

$$\frac{216}{989} = .218\% \text{ increase } 5\% \text{ allowed}$$

PURCHASE AND SALE AGREEMENT

September 19, 2012
Offer Date

Effective Date
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between C and B Realty, LLC ("Buyer") and Leatrice F. Joseph J Cormier ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; If "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 6 Romasco Lane and described in deed(s) recorded at said County's Registry of Deeds Book(s) 8702, Page(s) 282

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: _____

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: _____

4. PERSONAL PROPERTY: The following items of personal property as viewed on _____ are included with the sale at no additional cost, in "as is" condition with no warranties: _____

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 135,000.00. Buyer has delivered; or will deliver to the Agency within see addend days of the Offer Date, a deposit of earnest money in the amount \$ 3,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ _____ will be delivered _____. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

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

6. EARNEST MONEY/ACCEPTANCE: Keller Williams Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until September 24, 2012 (date) 5:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

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

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

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

10. **RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE:** Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. **FUEL/UTILITIES/PRORATIONS:** Fuel remaining in tank on day of closing shall be paid by Buyer at cash price as of date of closing of company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) _____. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. **DUE DILIGENCE:** Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION			YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INVESTIGATION			YES	NO	RESULTS REPORTED TO SELLER
a.	General Building		X		Within 10 days	i.	Mold		X		Within _____ days
b.	Sewage Disposal			X	Within _____ days	m.	Lead Paint		X		Within _____ days
c.	Coastal shoreland septic			X	Within _____ days	n.	Arsenic Treated Wood		X		Within _____ days
d.	Water Quality (including but not limited to radon, arsenic, lead, etc.)			X	Within _____ days	o.	Pests		X		Within _____ days
e.	Water Quantity			X	Within _____ days	p.	Code Conformance		X		Within _____ days
f.	Air Quality (including but not limited to asbestos, radon, etc.)			X	Within _____ days	q.	Insurance		X		Within _____ days
g.	Square Footage			X	Within _____ days	r.	Environmental Scan		X		Within _____ days
h.	Pool			X	Within _____ days	s.	Lot size/acreage		X		Within _____ days
i.	Energy Audit			X	Within _____ days	t.	Survey/MLI		X		Within _____ days
j.	Chimney			X	Within _____ days	u.	Zoning		X		Within _____ days
k.	Smoke/CO detectors			X	Within _____ days	v.	Habitat Review/Waterfowl		X		Within _____ days
						w.	Flood Plain		X		Within _____ days
						x.	Other		X		Within _____ days

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

13. **PROPERTY DISCLOSURE FORM:** Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

14. **FINANCING:** This Agreement is is not subject to Financing. If subject to Financing:
- This Agreement is subject to Buyer obtaining a _____ loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
 - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.
 - Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .
 - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Terry Reager (008026) of Keller Williams Realty (1898)
Licensee MLS ID Agency MLS ID
is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

Brit Vitalius (009631) of Vitalius Real Estate Group (2698)
Licensee MLS ID Agency MLS ID
is a Seller Agent Buyer Agent Disc Dual Agent Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

17. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint - Yes No ; Other - Yes No

Explain: Short Sale Addendum

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS: 1. Due Dilligence (#12) timelina will run from the Effective Date of the Agreement rather than the Short Sale Consent.

27. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is _____

Represented by

Robert LeBlanc

SELLER/BUYER

DATE

BUYER

DATE

C and B Realty, LLC

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

Seller's Mailing address is _____

Joseph J Cormier

9/23/12
DATE

Leatrice Cormier
SELLER LEATRICE CORMIER

9/23/12
DATE

COUNTER-OFFER

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

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

SELLER _____ DATE

SELLER _____ DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE

BUYER _____ DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

SELLER _____ DATE

SELLER _____ DATE

BUYER _____ DATE

BUYER _____ DATE



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013684

WARRANTY DEED
Maine Statutory Short Form

Know all Men by these Presents,

That JOSEPH J. CORMIER and DONNA M. CORMIER

of Portland, County of Cumberland, State of Maine

~~XXXXXXXXXX~~ for consideration paid, grant to

JOSEPH J. CORMIER

of Portland, County of Cumberland, State of Maine

whose mailing address is

6 Larch Street, Portland, Maine 04101

with warranty covenants, the land in Portland, County of Cumberland

State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Larch Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Commencing at a point 7 feet and 10 inches from the most northerly corner of the house now or formerly of Richard Cummings, which point is about 46 feet and 10 inches northerly from Cumberland Avenue; thence running northerly by said Larch Street 36 feet to a stake and from these bounds extending westerly by said Cummings lot about 52 feet, more or less, to the line of land now or formerly of one Siggs and of land now or formerly of one Rackleff. Said premises are numbered 6 on Larch Street according to City Plans.

Being the same premises conveyed to Joseph J. Cormier and Donna M. Cormier by Warranty Deed from Arthur R. Gary dated November 20, 1979 and recorded in Cumberland County Registry of Deeds in Book 4532, Page 3.

CUMBERLAND COUNTY
1989 MAR 31 11:11:23
Notary Public

XX

Witness our hands and seal this 27th day of the month of March, 1989

Signed, Sealed and Delivered

in presence of

[Signature]
.....
Joseph J. Cormier
JOSEPH J. CORMIER
Donna M. Cormier
DONNA M. CORMIER

State of Maine, County of Cumberland ss. March 27, 1989.

Then personally appeared the above named Joseph J. Cormier and Donna M. Cormier and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Nancy J. Field Notary Public
XXXXXXXXXXXX

Printed Name:.....12/1/89.....

SHORT SALE ADDENDUM

To Agreement dated September 19, 2012, between
Leatrice Joseph J Cormier ("Seller")
 and C and B Realty, LLC ("Buyer")
 for property located at 6 Romasco Lane, Portland.

The Purchase and Sale Agreement is further subject to the following terms:

1. Seller represents to Buyer that the agreed upon Purchase Price is less than the total amount Seller owes to one or more secured creditors. Seller's obligations under the Agreement are subject to such creditor(s) consenting in writing to a payoff that is less than the total amount owed ("Short Sale Consent"). Seller shall have a period of 70 days from the Effective Date of the Agreement to obtain the Short Sale Consent. Seller shall provide Buyer with a copy of it within 24 hours of receipt.
2. If Seller is not able to obtain the Short Sale Consent by the deadline established in Paragraph 1, the Agreement shall terminate and be null and void.
3. At any time prior to receipt of a copy of the Short Sale Consent, Buyer may terminate the Agreement by written notice to Seller.
4. Notwithstanding anything to the contrary in the Agreement, except for those set forth in this Addendum, all time periods and deadlines for performance set forth in the Agreement, including the obligation to deliver the earnest money, shall run from the date Buyer receives a copy of the Short Sale Consent.
5. ~~Unless otherwise agreed by Buyer and Seller in writing, Seller may continue to market the property for sale and accept other offers and submit those accepted offers to Seller's secured creditor(s). Buyer will be notified of the existence of any such other offers.~~
6. The closing date described in the TITLE AND CLOSING paragraph of the Agreement shall be 20 days from the date Buyer receives a copy of the Short Sale Consent.

SELLER DOES NOT AGREE

Joseph J Cormier 9/23/12
 Seller Date
 Joseph J Cormier

Leatrice Cormier 9/23/12
 Seller Date
 LEATRICE CORMIER

Subject to additional addenda attached: Yes No

DocuSigned by:
Robert Leblanc
 Buyer Date
 C and B Realty

Buyer Date

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

AGENCY: Kelise Williams Realty DATE: 7/16/12

DISCLOSURE PROVISIONS
APPOINTED AGENT:

Agency has a policy of appointing a specific agent(s) (hereinafter "Appointed Agent") within the Agency to represent you. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. The Appointed Agent(s) representing you is/are _____

Boaker Terry Reago and holds a _____ Maine real estate license. The Appointed Agent(s) will owe you, the client, fiduciary duties, which include among other things, the obligation not to reveal confidential information obtained from you to other licensees, except the designated broker or the designated broker's designee for the purpose of seeking advice or assistance for your benefit. This Agency may be representing both the Seller and the Buyer in connection with the sale or purchase of real estate. Should the appointed agent named above be unable to fulfill the terms of the brokerage contract, or by agreement between you and the designated broker, another agent from this Agency may be appointed during the term of your brokerage contract with this agency. Appointment of another agent as a new or additional agent does not relieve the agent named above of any fiduciary duties owed to you.

Client has read Appointed Agent Disclosure prior to entering into a brokerage contract with Agency, and hereby consents to the appointment to the Agent(s). Yes No

DISCLOSED DUAL AGENT:

Client(s) acknowledge they have been informed by Agency that the Agency has a policy that permits Disclosed Dual Agency. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. In a transaction where a Buyer Client desires to purchase a Seller Client's listing, Disclosed Dual Agency may arise. In serving as a Disclosed Dual Agent, Agency:

1. represents two clients, the Buyer and the Seller, whose interests are adverse and the agency duties are limited;
2. may disclose to Buyer any information provided by Seller and may disclose to Seller any information provided by Buyer except:
 - the willingness or ability of Seller to accept less than the asking price;
 - the willingness or ability of Buyer to pay more than has been offered;
 - confidential negotiating strategy not disclosed in the sales offer as terms of the sale;
 - the motivation of Seller for selling and the motivation of Buyer for buying.

Client has read and understood the Agreement. Client understands they may choose to consent, or not consent, to Agency serving as a Disclosed Dual Agent. Client hereby voluntarily consents to the Agency and Appointed Agent acting as a Disclosed Dual Agent. Yes No

In consideration of Agency's agreement to list and promote the sale of all part of; if part of see explanation or description attached hereto) Seller's property situated in municipality of Portland, County of Cumberland, State of Maine, located at 6 Romanesca Lane and described in deed(s) recorded at said County Registry of Deeds in Book(s) 8702, Page(s) 282, the undersigned as Seller, hereby gives the Agency the exclusive right to sell or exchange said property at a price of \$ 166,300, and on the terms herein stated, or at any other price or terms to which Seller may authorize or consent. If, during the term of this agreement, a Buyer is produced who is ready, willing and able to purchase at said price, or any other price or terms to which the Seller may agree, or if the property is sold or exchanged by anyone, including the Seller, then Seller agrees to pay Agency a commission of 6 % of contract price. This Agreement begins on 9/18/12 and will expire on 9/18/13. If at such expiration date Seller has placed the property under any type of contract and the transaction is still pending the expiration date of this Agreement shall be extended until completion of that transaction by either closing/transfer of title or termination/expiration of the contract.

The commission as provided above shall be due if the property is sold, conveyed, exchanged, optioned or otherwise transferred within 6 months after the expiration of this Agreement to anyone with whom Agency has negotiated unless listed in good faith with another real estate brokerage agency. Negotiation shall include providing information about the property, showing the property, or presenting offers on the property. All rights under this paragraph shall expire on 9/18/2014.

SUBAGENCY

- Yes No This Agency's policy is to cooperate with other agencies acting as subagents of you the Seller.
- Yes No This Agency's policy is to share compensation with subagents.

BUYER'S AGENCY

- Yes No This Agency's policy is to cooperate with other agencies acting as Buyer's agents.
- Yes No This Agency's policy is to share compensation with Buyer's agents.

TRANSACTION BROKERS

- Yes No This Agency's policy is to cooperate with other agencies acting as transaction brokers.
- Yes No This Agency's policy is to share compensation with transaction brokers.

DISCLOSURE OF VARIABLE COMPENSATION

- Yes No This Agency's policy is to compensate all other real estate brokerage agencies in the same manner. If no, Seller acknowledges this policy may limit the participation of other agencies in the marketplace.
- Yes No This Agency's policy on paying commissions to its affiliated licensees is to provide a greater commission for an in-house sale versus sales involving a cooperating real estate brokerage agency.

Agency has disclosed its policies regarding cooperation and compensation so as to inform Seller of any policy that would limit the participation of any other Agency.

Seller acknowledges and/or agrees:

- A continuing duty between the signing of this listing agreement and the final closing to disclose to Agency all information about the property, adverse or otherwise, and understands that all such information shall be disclosed by Agency to Buyer.
- To hold Agency harmless for any claim which may result from the Seller's failure to disclose information about the property.
- To refer all inquiries to Agency.
- To convey property by WARRANTY deed.
- To authorize a "For Sale" sign on the property. Yes No
- To authorize the advertising of the property. Yes No
- To authorize use of a key and/or a lock box on the property. Yes No
- To authorize Agency to divulge the existence of offers on the property. Yes No
- To authorize publication of property and applicable disclosure attachments in the MLS and use of information for marketing, appraisal and statistical purposes. Yes No
- To authorize the Agency to use and make exterior and interior photographs of said property in promoting its sale. Yes No
- To authorize inclusion of street address of the property on Internet display to the public. Yes No
- To authorize inclusion of automated estimate of market value (AVM) on the property shown on virtual office websites. Yes No
- To authorize inclusion of allowing comments or reviews about the listing on virtual office websites. Yes No
- That Agency has discussed with Seller safeguarding of personal property and valuables located within the Property. Seller acknowledges that the Agency is not an insurer against loss of or damage to personal property.
- That the State of Maine law requires Buyers of property owned by non-resident Sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Service.
- That the State of Maine law says that the owner of property as of April 1 is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1 which could have a negative effect on their credit rating.
- To seek legal, tax, and other professional advice as necessary in connection with sale of property.
- Receipt of a copy of this agreement.
- That Agency has informed Seller of his/her obligation to provide buyers with information developed by the Department of Health and Human Services (Bureau of Health) regarding what homeowners should know about arsenic in private water supplies and arsenic in treated wood.
- That Agency has informed Seller of his/her disclosure and certification obligations regarding the presence of lead-based paint and lead-based paint hazards and a Buyer's right to conduct a risk assessment or inspection of the property to determine the presence of lead-based paint or lead-based paint hazards.
- Any property management services are only provided by Agency if agreed to by separate written agreement.
- If any earnest money is forfeited by a Buyer, it shall be distributed one half to Seller, and one half to Agency. In no event shall the Agency portion exceed the agreed upon commission set forth above.

Seller agrees to hold Agency harmless from any loss or damage that might result from authorizations provided in the Agreement.

FIXTURES: The Seller agrees that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump, and electrical fixtures are included with the sale except for the following: All Fixtures Included in "AS IS"

PERSONAL PROPERTY: The following items of personal property may be included with the sale at no additional cost, in "as is" condition with no warranties if specified in the Purchase & Sale Agreement: 2-RANGE - GAS, 2 Refrigerators,

Property to BE REFINANCED by Sept 20th 2012
 Other Conditions: Property Being Sold "AS IS" Subject to Lienholder Approval

Seller acknowledges receipt of a copy of the Residential Property Transaction Booklet Yes No

Agency and Seller agree that Agency shall represent Seller and that this Agreement creates an agency/client relationship as defined in the Real Estate Brokerage License Act.

Agency and Seller each agree that this property is to be offered without regard to race, color, religion, sex, handicap/disability, familial status (families with children), ancestry, sexual orientation, or national origin.

I hereby consent to receive fax or other electronic transmissions from Agency to fax number(s) and/or email address(es) provided herein.

SELLER(S) [Signature] 7-16-12
[Signature] 7-16-12

Accepted by [Signature] on behalf of Keller Williams Realty
 (REAL ESTATE LICENSEE) (AGENCY)

SELLER(S) Mailing Address: 7 HUBBARD ST, SACO, ME 04072

SELLER(S) Phone Number(s): 590-9638-Leatrice

SELLER(S) E-mail Address: Leatrice421@yahoo.com SELLER(S) Fax Number(s): _____



CBL: 013 102300 **Permit ID:** 2013-00058

Additional Comments:

2/26/2013-JRIOUX/Building:

Emailed Contactor on 2/21/2013 as a follow-up to our phone conversation, he will submit plans to ammend the bld. Permit.

2/28/2013-JRIOUX/Building:

John Charette, Architect will submit amended plans for structural beams, stairwell headroom, and rafter tie arraignment for stairwell opening. Charette st. that the Two Family fire-separation will be maintained throughout the renovation.

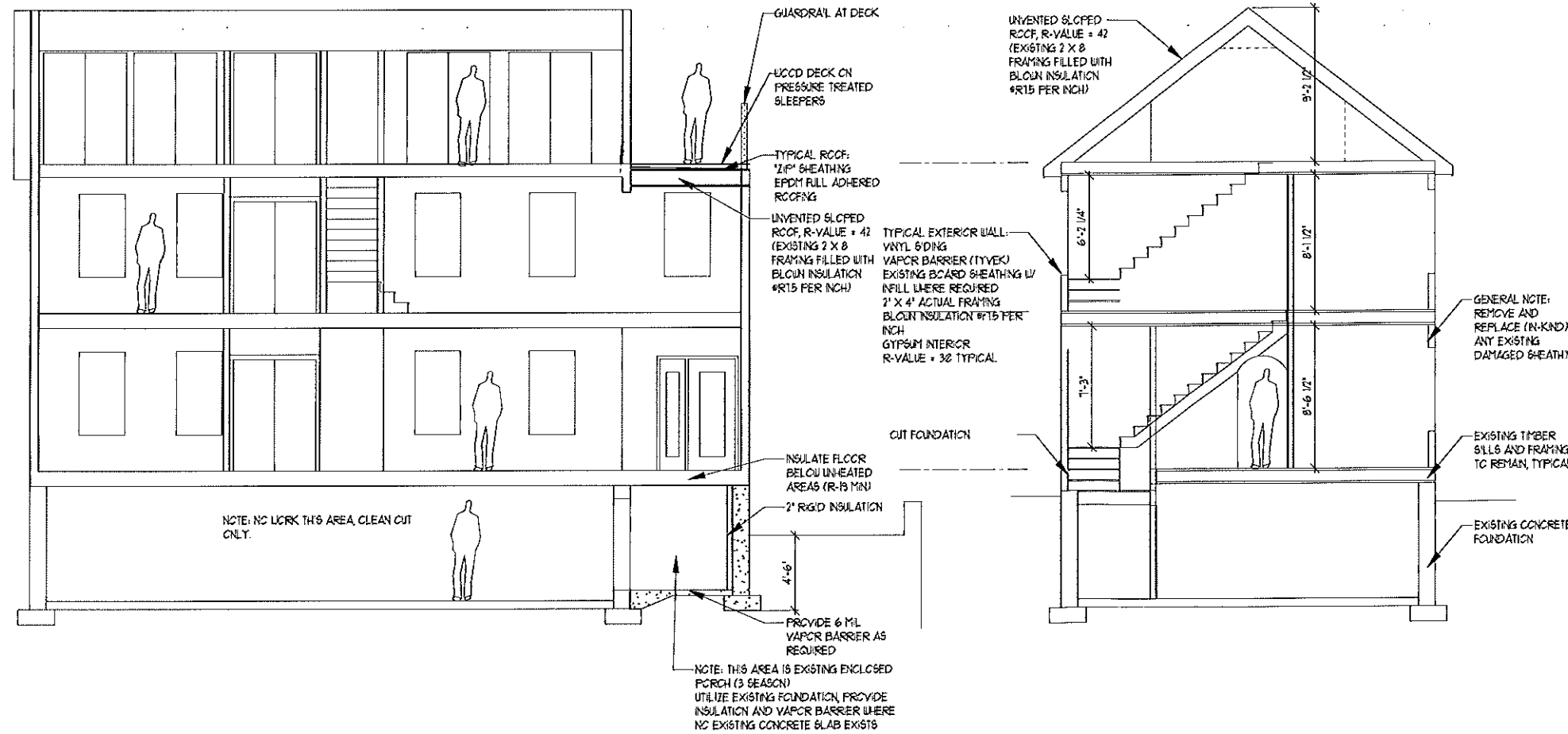
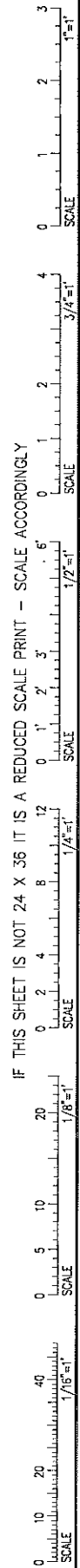
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BUILDING SECTION
SCALE: 1/4" = 1'-0"

BUILDING CROSS SECTION (new stair)
SCALE: 1/4" = 1'-0"

ROOF PLAN
SCALE: 1/4" = 1'-0"

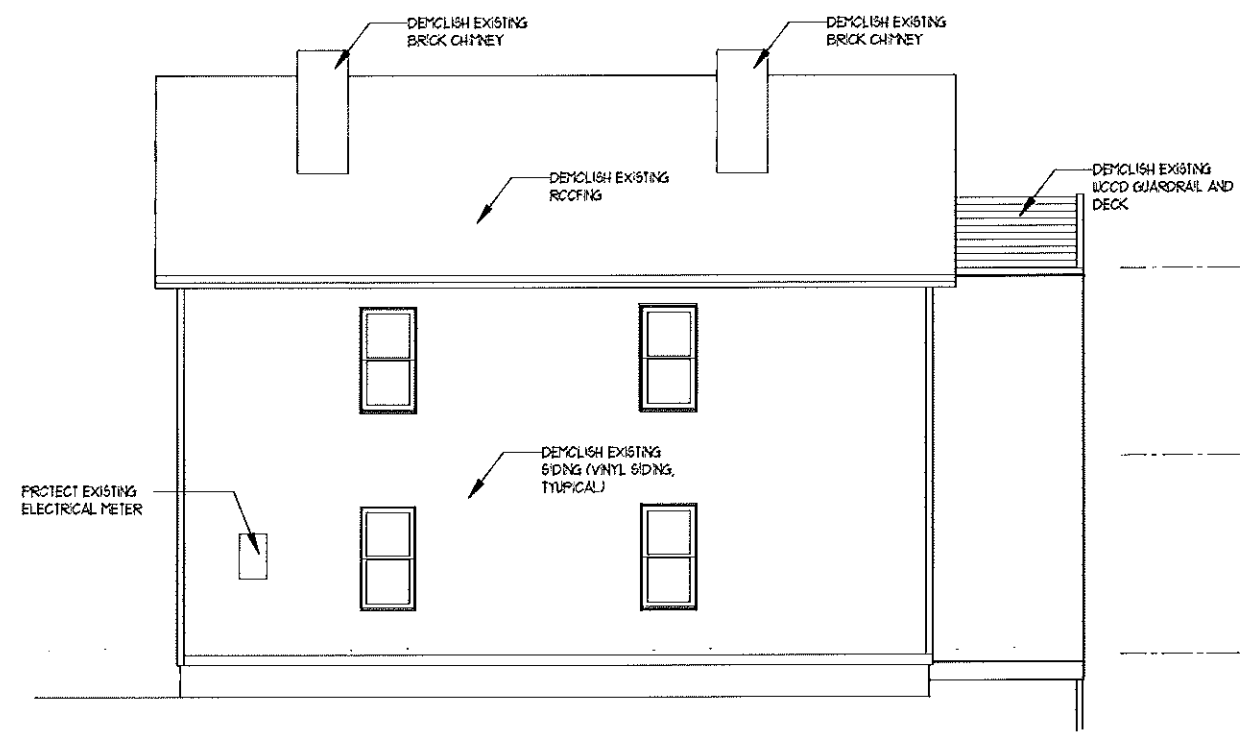
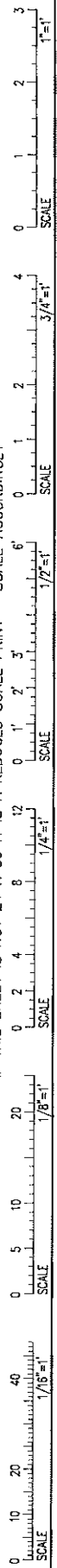
6 ROMASCO LANE
2 UNIT RENOVATION
PORTLAND, MAINE

NO.	DATE	DESCRIPTION
1	02/08/13	REVISE 3RD FLOOR
2	02/08/13	DEMOLITION

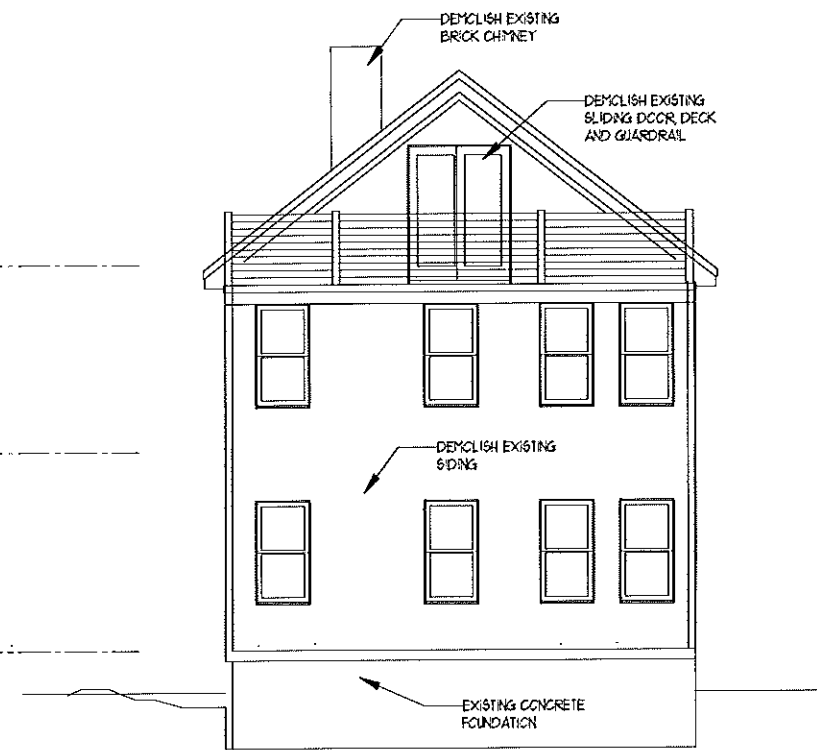
Date Issued: 02/08/13
Project Number: 12125
Drawing Scale: AS NOTED
SHEET NAME: SECTIONS

Drawn By: JCC
Checked By: JCC
A3.1

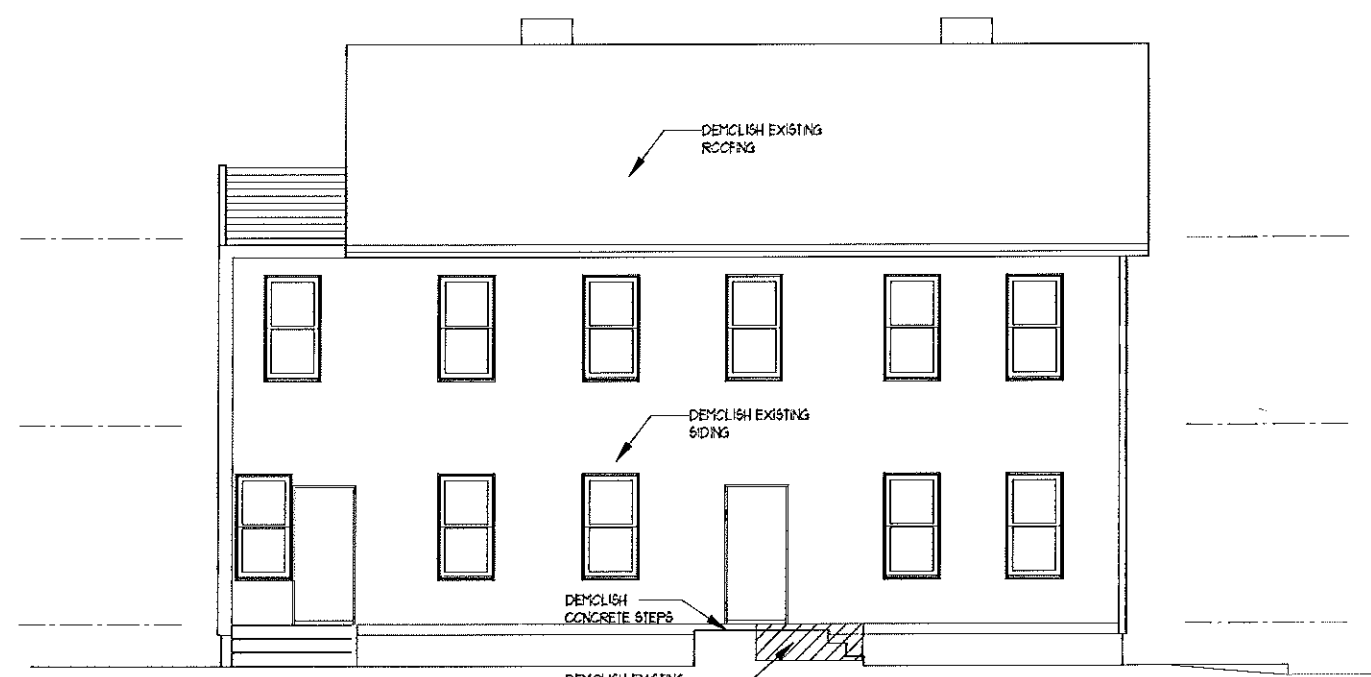
IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



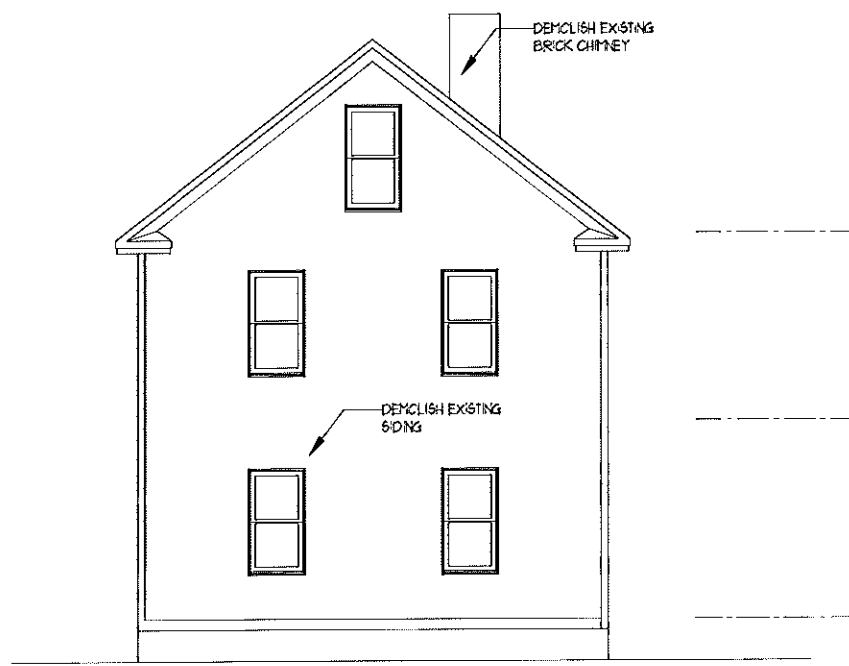
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION (DRIVEWAY)
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION (ROMASCO LANE)
SCALE: 1/4" = 1'-0"

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6 ROMASCO LANE
2 UNIT RENOVATION
PORTLAND, MAINE

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
1	02/20/13	REVISE 3RD FLOOR
2	02/20/13	DEMOITION

REVISIONS
Date Issued: 02/20/13
Project Number: 0205
Drawing Scale: AS NOTED
SHEET NAME

Drawn By: JCC
Checked By: JCC

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FEB 27 2013

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City of Portland Maine

D2.1

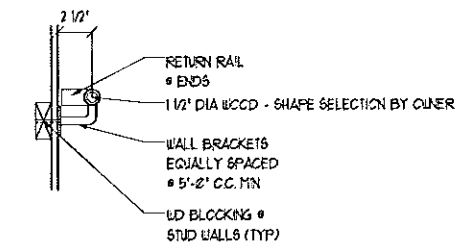
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FEB 27 2013

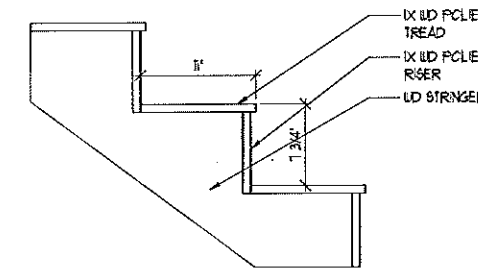
Dept. of Building Inspections
City of Portland Maine

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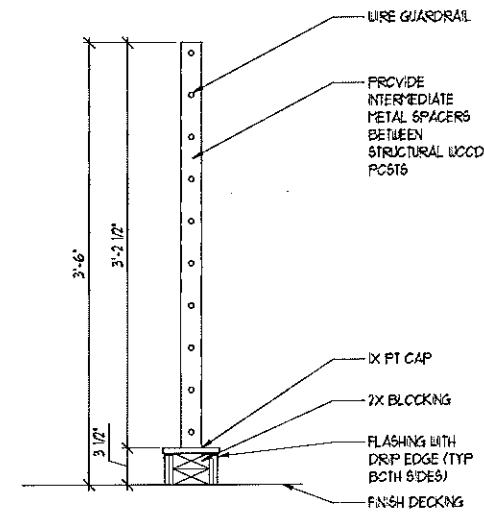


4 HANDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"

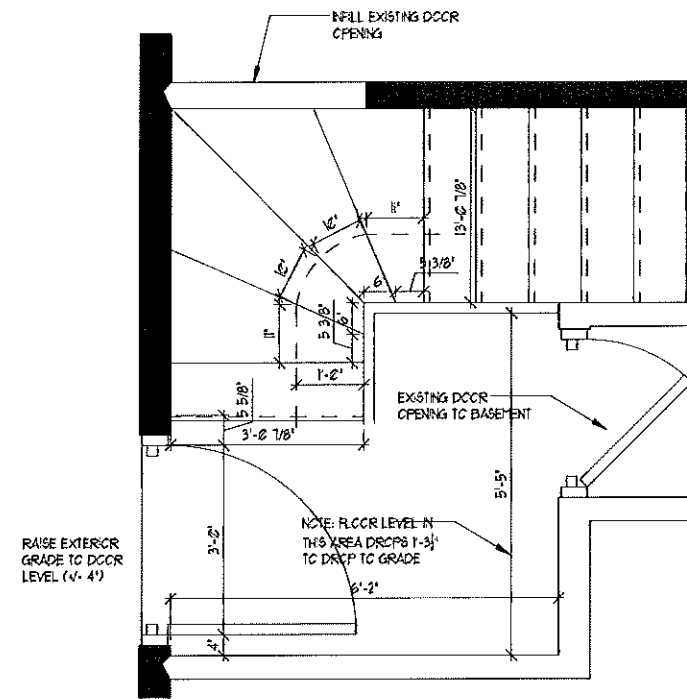


2 TYPICAL INTERIOR STAIR
SCALE: 1 1/2" = 1'-0"

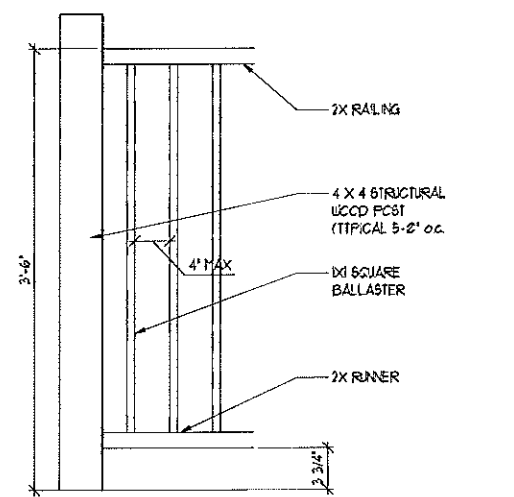
METAL ROOF EDGE



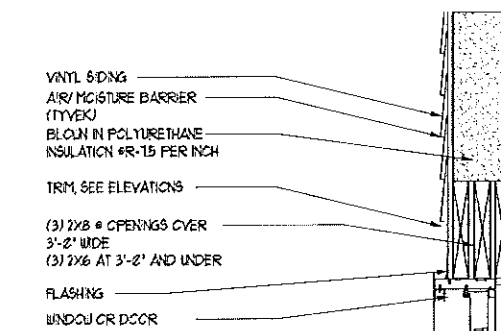
6 3RD FLOOR GUARD RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



1 ENLARGED WINDER STAIR DETAIL
SCALE: 3/4" = 1'-0"



5 GUARDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"



3 TYPICAL WALL & HEADER DETAIL
SCALE: 1 1/2" = 1'-0"

6 ROMASCO LANE
2 UNIT RENOVATION
PORTLAND, MAINE

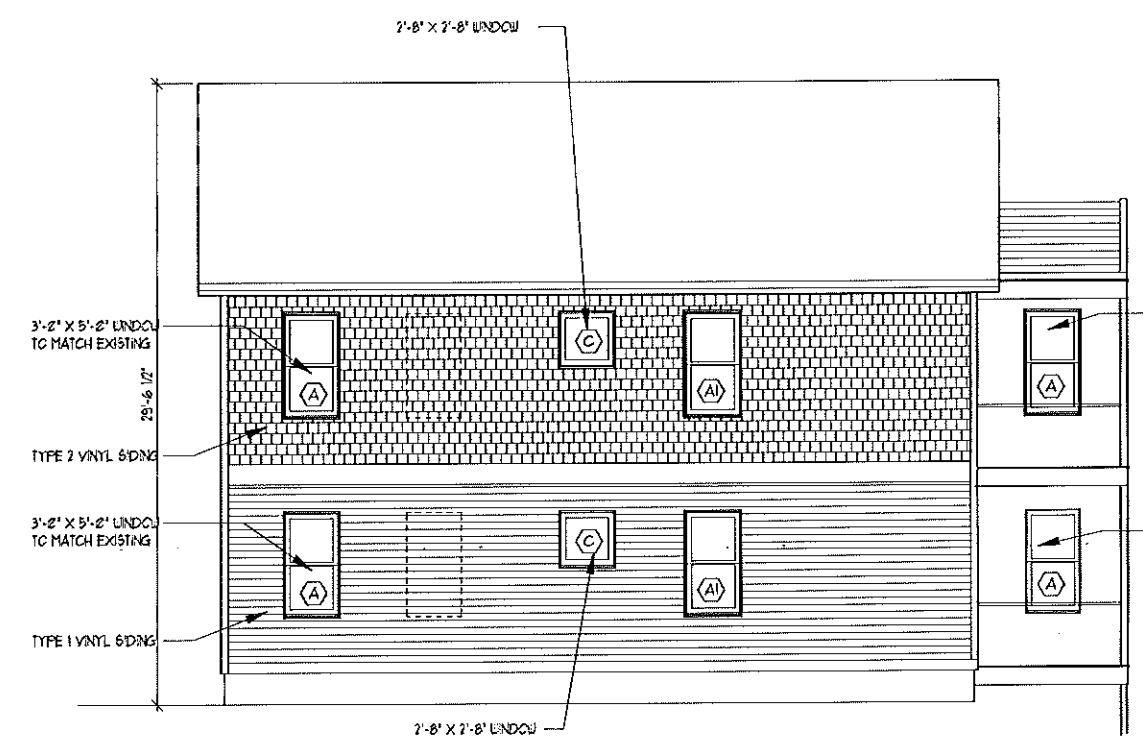
NO.	DATE	DESCRIPTION
1	02/28/13	REVISE 3RD FLOOR
2	02/28/13	DEVELOPMENT

REVISIONS	
Date Issued	02/28/13
Project Number	12105
Drawing Scale	AS NOTED
SHEET NAME	

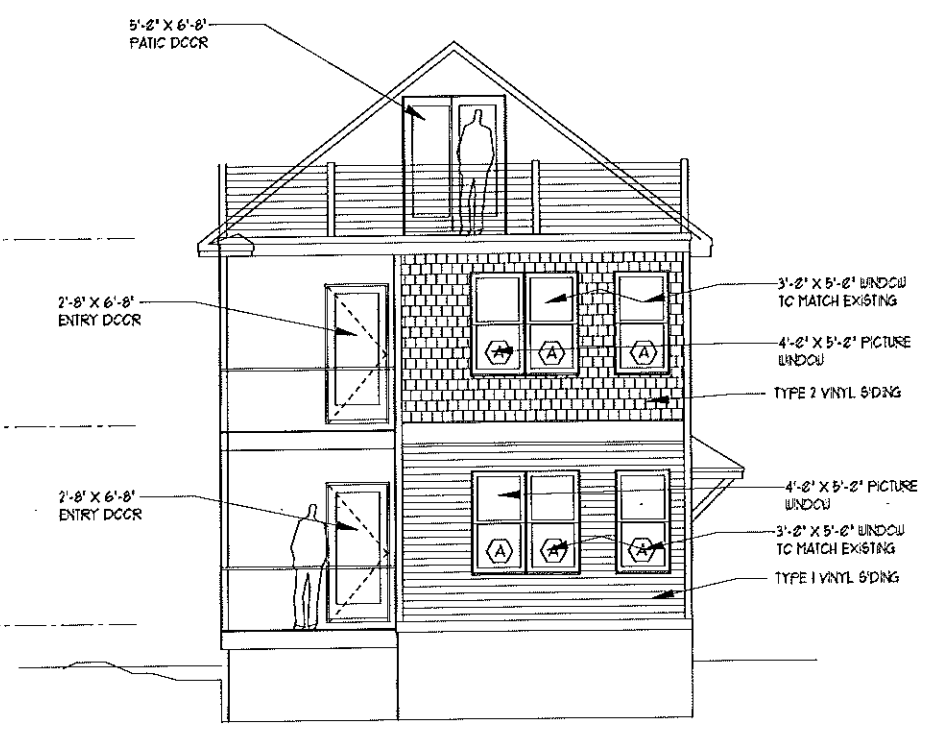
DETAILS	
Drawn By	JCC
Checked By	JCC
A3.1	

**6 ROMASCO LANE
 2 UNIT RENOVATION
 PORTLAND, MAINE**

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



4 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



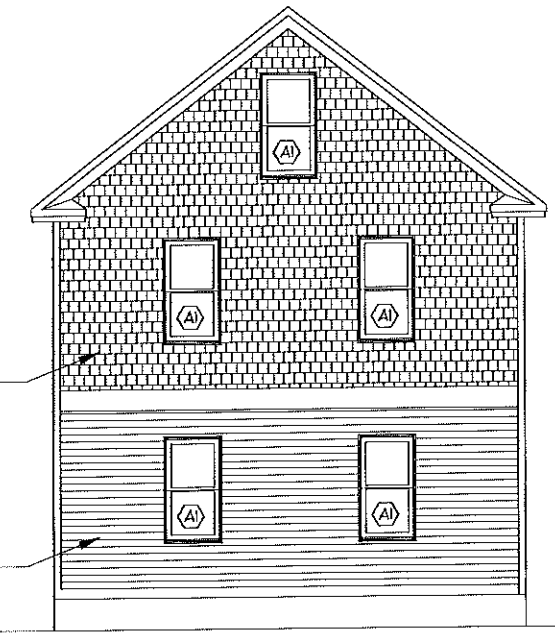
3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

	C FIXED
	B NOT USED
	A DOUBLE HUNG
	NEW WINDOW IN NEW OPENING, MATCH EXISTING SIZE, EGRESS WINDOW
	EXISTING WINDOW, EGRESS WINDOW, TYPICAL



2 SOUTH ELEVATION (DRIVEWAY)
 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION (ROMASCO LANE)
 SCALE: 1/4" = 1'-0"

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 FEB 27 2013**

**Dept. of Building Inspections
 City of Portland Maine**

NO.	DATE	DESCRIPTION
1	02/28/13	REVISE 3RD FLOOR
2	02/28/13	DEMOLITION

REVISIONS

Date Issued: 02/28/13
 Project Number: 12/25
 Drawing Scale: AS NOTED
 SHEET NAME: ELEVATIONS

Drawn By: JCC
 Checked By: JCC

A2.1

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City of Portland Maine

RENOVATION GENERAL NOTES:

REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION OF JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.

UNLESS OTHERWISE NOTED, REMOVE DOORS, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR WINDOWS WITHIN WALLS TO BE REMOVED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.

CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE: EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.

WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTINUOUS.

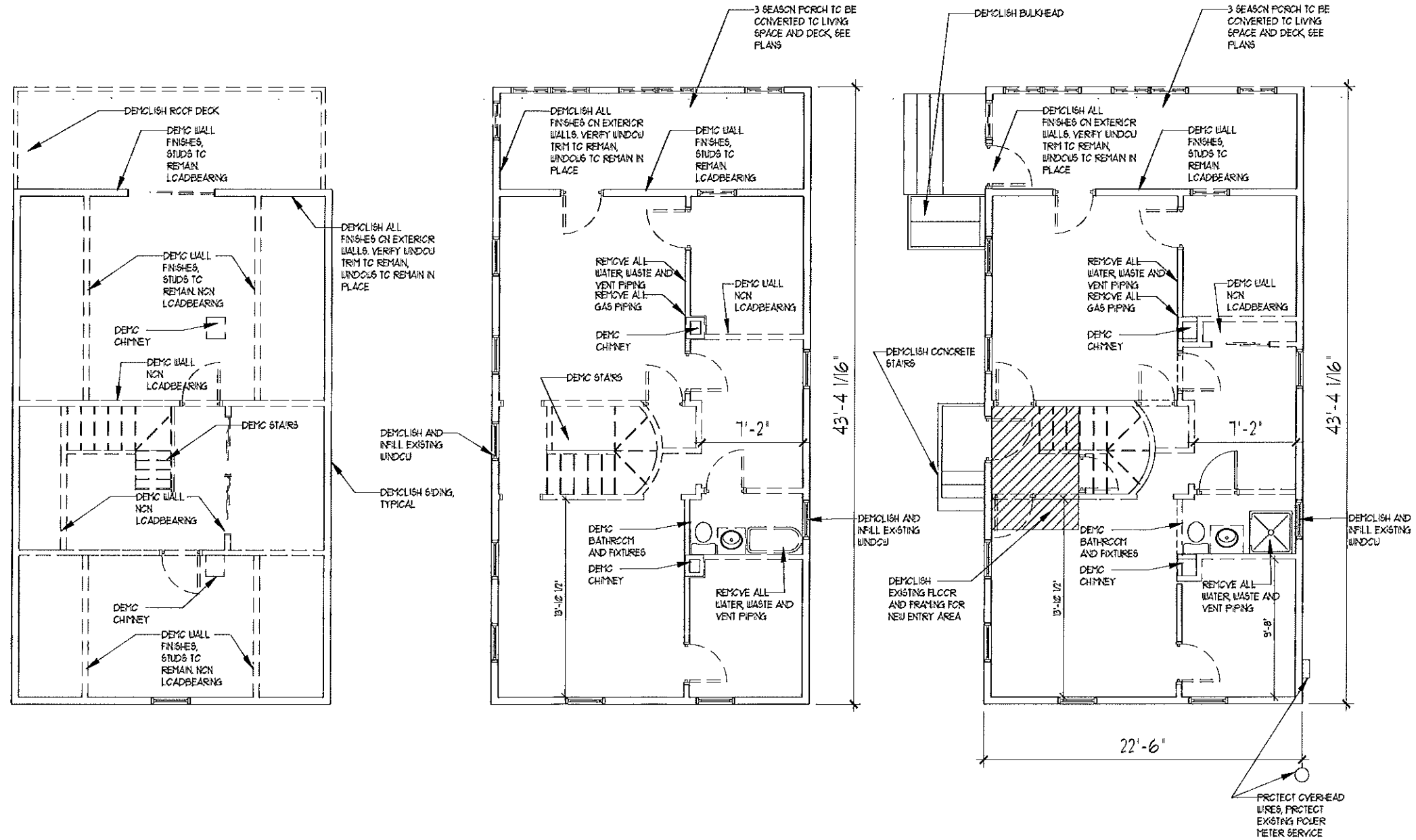
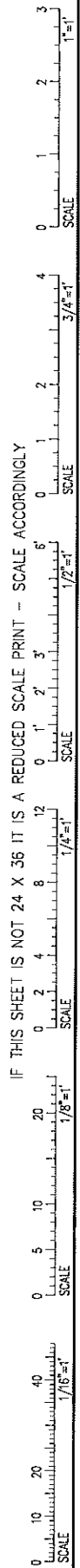
ALL KNOWN HAZARDOUS MATERIALS REMOVALS REQUIRED FOR THE SAFE IMPLEMENT OF THIS PROJECT HAVE BEEN REMOVED PRIOR TO THIS CONTRACT. IF ADDITIONAL SUSPECT MATERIALS ARE UNCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.

PRIOR TO DEMOLITION, TURN OFF ALL UTILITIES. ANY WIRE, PIPE OR CONDUIT ENCOUNTERED DURING DEMOLITION SHALL BE TRACED BACK TO ITS SOURCE AND DISCONNECTED AND/OR CAPPED.

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6 ROMASCO LANE
2 UNIT RENOVATION
PORTLAND, MAINE

NO.	DATE	DESCRIPTION
1	02/20/13	REVISE 3RD FLOOR
1	02/20/13	DEMOLITION
REVISIONS		

Date Issued: 02/20/13
Project Number: 12125
Drawing Code: AS NOTED
SHEET NAME:

DEMOLITION PLAN

Drawn By: JCC
Checked By: JCC
D1.1

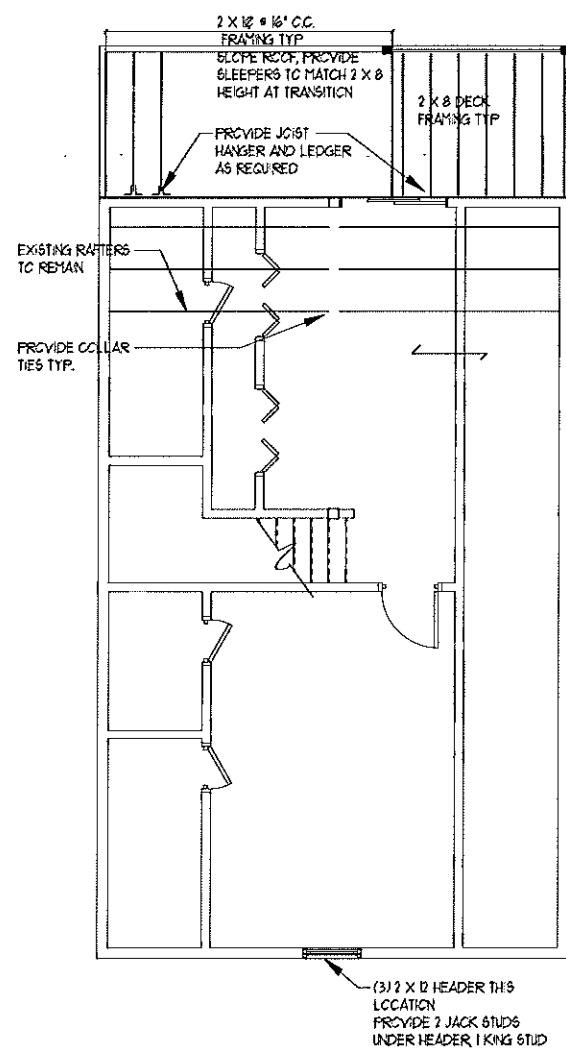
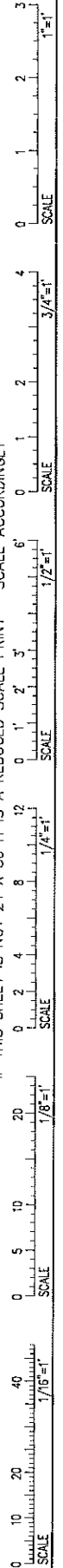
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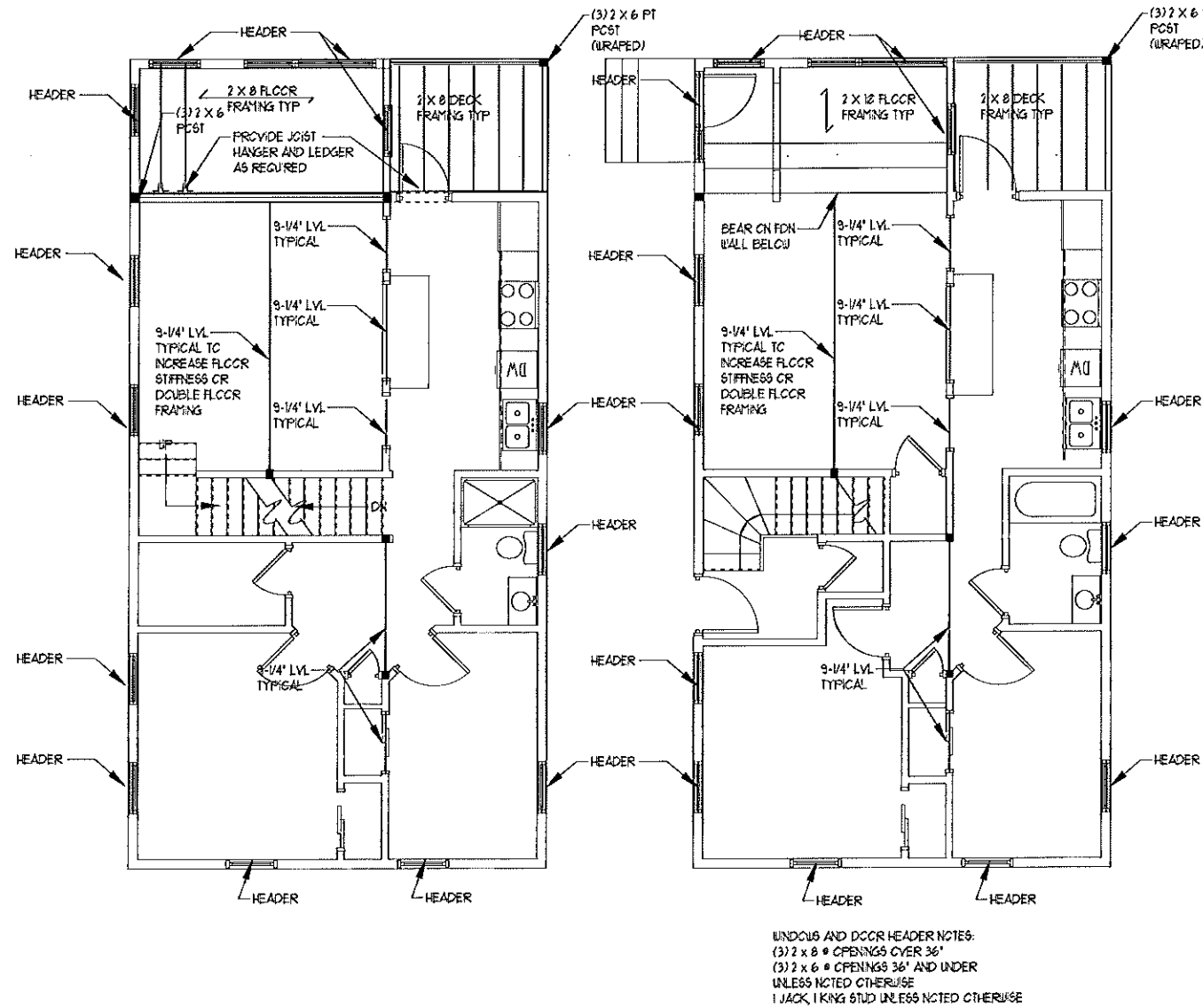
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IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



4 ROOF FRAMING (3RD BELOW)
SCALE: 1/4" = 1'-0"



3 THIRD FLOOR FRAMING (SECOND BELOW)
SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

6 ROMASCO LANE
2 UNIT RENOVATION
PORTLAND, MAINE

REVISIONS		
#	DATE	DESCRIPTION
1	2/28/13	REVISE 3RD FLOOR DEVELOPMENT
2	2/28/13	DEVELOPMENT
3		
4		
5		
6		
7		
8		
9		
10		

Date Issued	2/28/13
Project Number	1285
Drawing Scale	AS NOTED
SHEET NAME	
FRAMING PLANS	
Drawn By	JCC
Checked By	JCC
	S1.1

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FEB 27 2013

Dept. of Building Inspections
 City of Portland Maine

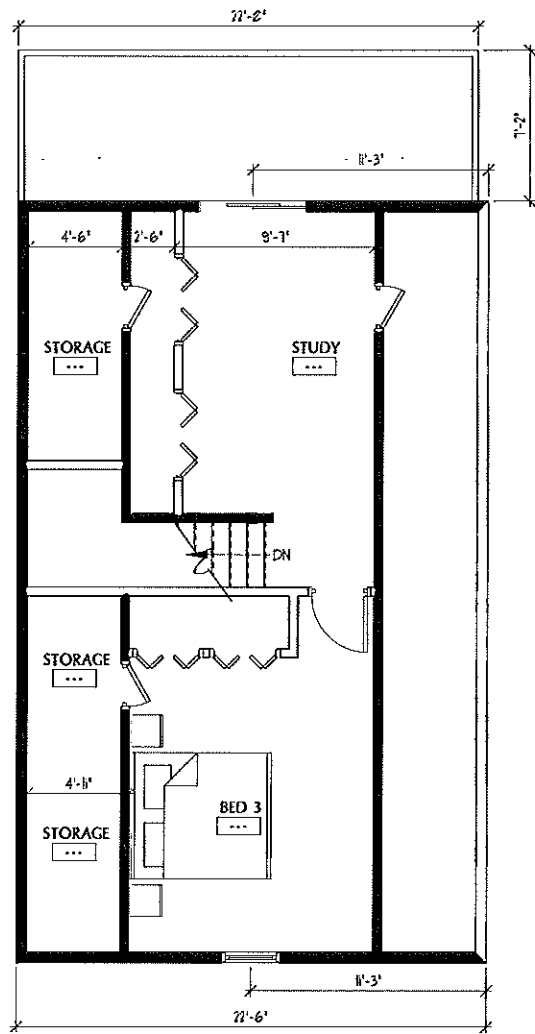
IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE 1/8"=1'
 0 10 20 40

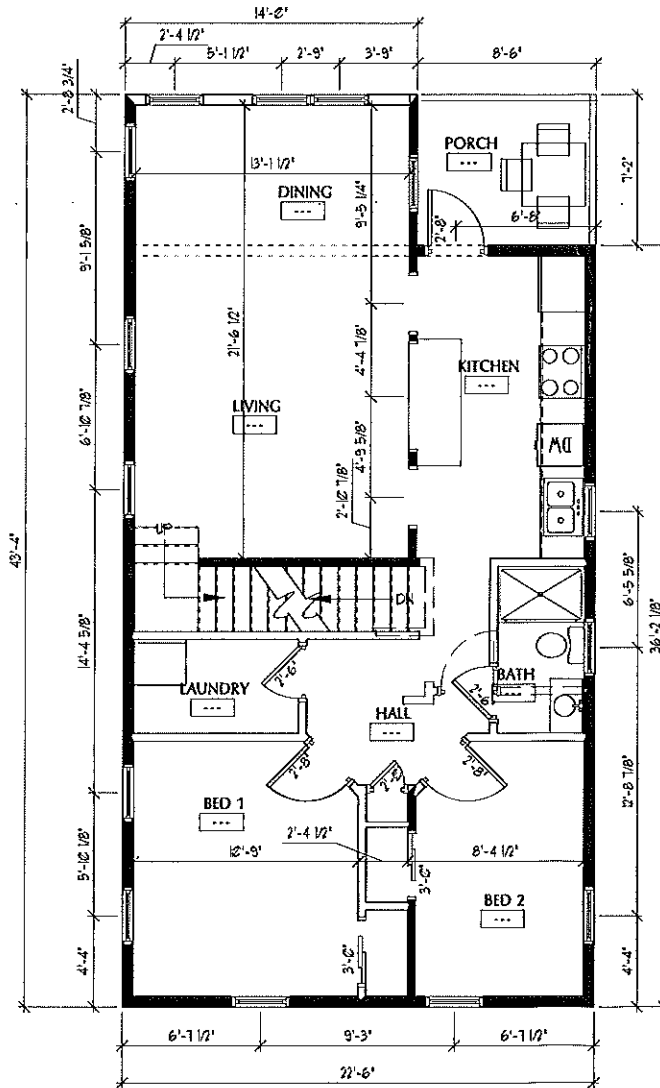
SCALE 1/4"=1'
 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40

SCALE 1/2"=1'
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

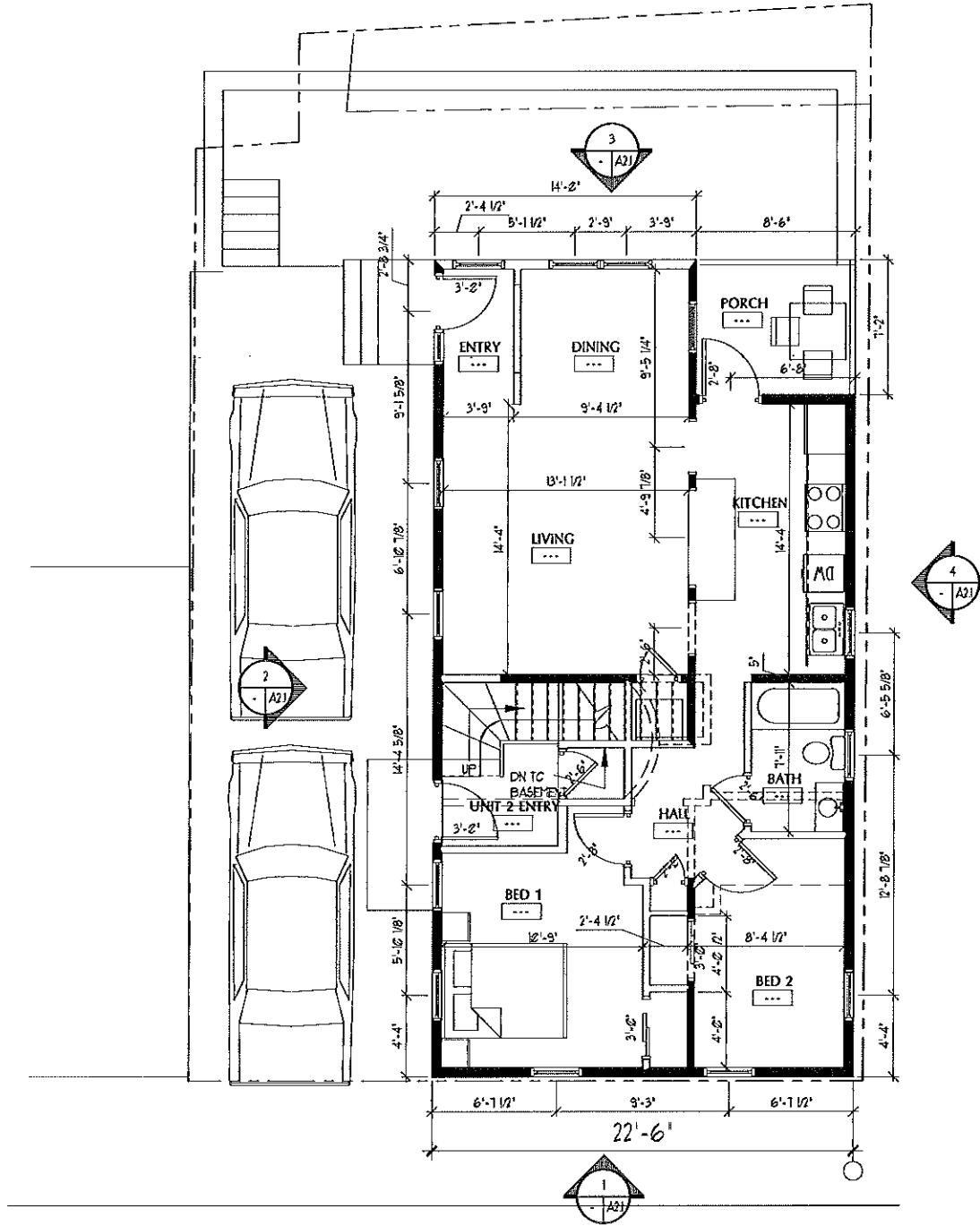
SCALE 3/4"=1'
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3 THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-2"



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-2"



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-2"

6 ROMASCO LANE
 2 UNIT RENOVATION
 PORTLAND, MAINE

NO.	DATE	DESCRIPTION
1	2/28/13	REVISE 3RD FLOOR
1	2/28/13	DECKLINATION
#		REVISIONS

Date Issued: 2/28/13
 Project Number: 12125
 Drawing Scale: AS NOTED
 SHEET NAME: PLAN

Drawn By: JCC
 Checked By: JCC
A1.1