

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 061061

FEB 25 2007

CITY OF PORTLAND

This is to certify that Smith, Ian/Applicant

has permission to restore to 2 units replace windows, Doors, Sills & remove entry way addition

AT 2 HOULTON ST

055 B031001

provided that the person or persons who accept 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 occupied or otherwise closed-in. 4 HOUR NOTICE 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

Jeanne Bonte 2/22/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1061	Issue Date:	CBL: 055 B031001
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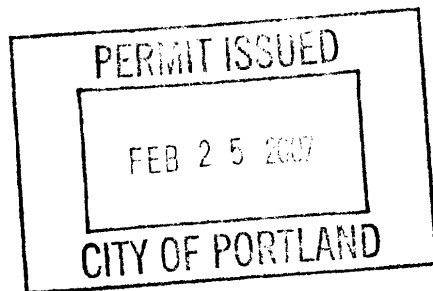
Location of Construction: 2 HOULTON ST	Owner Name: Smith, Ian	Owner Address: 82 Fessenden Street	Phone: 207-329-5621
Business Name:	Contractor Name: Applicant	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R6

Past Use: Multi-unit - legal use 2 units	Proposed Use: 2 Family Dwelling- Interior & Exterior renovations to restore to 2 units replace windows, Doors, Sheetrock & remove entry way addition <i>legal use 2 dwelling units</i>	Permit Fee: \$445.00	Cost of Work: \$35,000.00	CEO District: 2
Proposed Project Description: restore to 2 units replace windows, Doors, Sheetrock & remove entry way addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRL-2003	

Signature:	Signature: <i>JMB 2/22/07</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: ldobson	Date Applied For: 07/19/2006	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 <i>interior!</i> <input type="checkbox"/> Flood Zone <i>with existing</i> <input type="checkbox"/> Subdivision <i>distinct</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>or w/condition</i> Date: 7/25/06 <i>JMB</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 <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 8/2/06 <i>STH</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

7/1/08
Close in for unit # 2 on RT side - no
issues seen - plumbing test on + OK - OK
to close in all walls.

Jan M

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1061	Date Applied For: 07/19/2006	CBL: 055 B031001
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Location of Construction: 2 HOULTON ST	Owner Name: Smith, Ian	Owner Address: 82 Fessenden Street	Phone: 207-329-5621
Business Name:	Contractor Name: Applicant	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 Family Dwelling- Interior & Exterior renovations to restore to 2 units replace windows, Doors, Sheetrock & remove entry way addition	Proposed Project Description: restore to 2 units replace windows, Doors, Sheetrock & remove entry way addition
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 08/02/2006

Note: **Ok to Issue:**

- 1) Alterations are approved in concept. Replacement doors, windows, door hood brackets and details of hood roof (cornice moldings, underside finish, roofing material) all will require review and approval by staff before installation.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/25/2006

Note: **Ok to Issue:**

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/22/2007

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 3) Blocking shall be installed as required by code at dwelling unit separations at the floor/ceiling assemblies.
- 4) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 5) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) 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.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

8/3/2006-gad: Scott gave his approval for this application on 8/2/06....returned permit to Inspections (Gayle) on 8/3/06

8/3/2006-mjn: Holding for structural details, applicant notified, interior demo permit issued

Location of Construction: 2 HOULTON ST	Owner Name: Smith, Ian	Owner Address: 82 Fessenden Street	Phone: 207-329-5621
Business Name:	Contractor Name: Applicant	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

10/24/2006-jmb: Ian and Lynn Smith came in to discuss interior alterations and what details are needed for the approval. They will submit plans soon, pull out for review when submitted.

10/31/2006-jmb: Received new submittals

11/8/2006-jmb: Contacted Ian S. For more details as noted on plans and need more detail on wall and floor ceiling separation and sill repair.

1/23/2007-jmb: Received requested information.

2/22/2007-jmb: Spoke to Ian, verified info and made notes on plans, ok to issue

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1061	Date Applied For: 07/19/2006	CBL: 055 B031001
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Location of Construction: 2 HOULTON ST	Owner Name: Smith, Ian	Owner Address: 82 Fessenden Street	Phone: 207-329-5621
Business Name:	Contractor Name: Applicant	Contractor Address:	Phone:
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Proposed Use: 2 Family Dwelling- Interior & Exterior renovations to restore to 2 units replace windows, Doors, Sheetrock & remove entry way addition	Proposed Project Description: restore to 2 units replace windows, Doors, Sheetrock & remove entry way addition
--	--

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 08/02/2006

Note:**Ok to Issue:**

- 1) Alterations are approved in concept. Replacement doors, windows, door hood brackets and details of hood roof (cornice moldings, underside finish, roofing material) all will require review and approval by staff before installation.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/25/2006

Note:**Ok to Issue:**

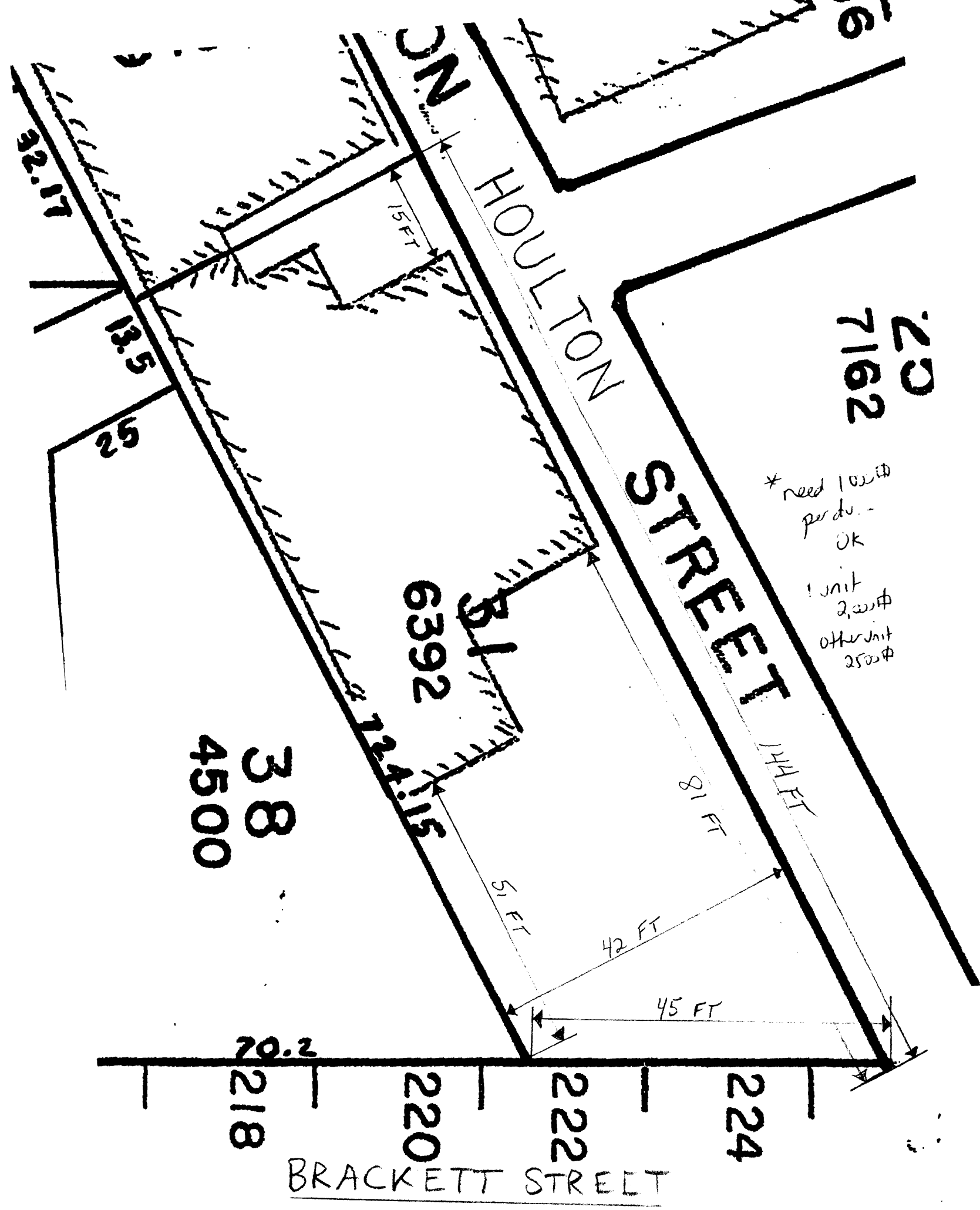
- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior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

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note:**Ok to Issue:** **Comments:**

8/3/2006-gad: Scott gave his approval for this application on 8/2/06....returned permit to Inspections (Gayle) on 8/3/06

8/3/2006-mjn: Holding for structural details, applicant notified, interior demo permit issued





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>2 Houlton</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>LINDA PARR DESIREE BOUSQUET</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>IAN H. SMITH VIRGINIA L. CURIT-SMITH</u>	Applicant name, address & telephone: <u>IAN SMITH VIRGINIA CURIT-SMITH 82 FESSENDEN ST PORTLAND, ME 04103 207-329-5621</u>	Cost Of Work: \$ <u>35,000.00</u> Fee: \$ <u>370</u> C of O Fee: \$ <u>25</u>
Current Specific use: _____	If vacant, what was the previous use? <u>FIVE ILLEGAL UNITS</u>	\$ <u>445.00</u>
Proposed Specific use: _____	<u>TWO LEGAL UNITS</u>	
Project description: <u>Interior exterior renovations, & repairs - see description</u>		
Contractor's name, address & telephone: <u>IAN SMITH 82 FESSENDEN ST 329-5621 PORTLAND ME 04103</u>		
Who should we contact when the permit is ready: <u>IAN SMITH</u>		
Mailing address: _____ Phone: <u>329-5621</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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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:

Date:

7/19/06

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

JK 6/22/06

PURCHASE AND SALE AGREEMENT

June 16, 2006

2006

JUNE 22, 2006 Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Ian Smith (Buyer) and Desiree Douquet, Linda M. Kerr (Seller).

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of: 1/2 part of see par. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 2-4 Houlton Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 17844, Page(s) 266.

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: None

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: None

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: None

Seller represents that such items shall be operational at the time of closing, except:

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 300,000.00. Buyer (X) has made: or will make within business days of the date of this offer, a deposit of earnest money in the amount \$ 2,000.00. If said deposit is to be made after the submission of this offer and is not made by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being made will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ will be paid. Failure by Buyer to make 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 a certified or cashier's check upon delivery of the Deed.

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

6. EARNEST MONEY/ACCEPTANCE: Kollar Williams Realty (Agency) shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until 3 days (date) 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 7/27/06 (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 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 for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

Purchaser's Acknowledgement (Initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) SB Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Doreen Bousquet</u> Seller Doreen Bousquet	<u>6/16/06</u> Date	<u>Linda H Parr</u> Seller Linda H Parr	<u>6/22/06</u> Date
<u>[Signature]</u> Purchaser	<u>11-17-05</u> Date	<u>[Signature]</u> Purchaser	<u>7/6/06</u> Date
<u>[Signature]</u> Agent Scott Bova	<u>11-17-05</u> Date	<u>[Signature]</u> Agent	<u>11/17/05</u> Date

This form is provided in connection with the PROPERTY LOCATED AT
2-4 Houlton Street, Portland, Me 04102

MULTI-FAMILY ADDENDUM

TO AGREEMENT DATED April 6, 2006 BETWEEN Doelree Bousquet

(hereinafter "Seller")

AND

Zan Galich

(hereinafter "Buyer")

Said Agreement is further subject to the following terms:

Strike any provision(s) that do not apply:

1. Seller shall provide Buyer with copies of ~~tenant leases with an addendum~~ Buyer to examine copy. Should Buyer find the leases to be unsatisfactory, Buyer shall so inform Seller in writing within the examination period and the Agreement shall become null and void and any deposit shall be returned to Buyer. In the absence of such notification the leases shall be deemed acceptable. Notwithstanding anything in the Agreement to the contrary, Seller agrees to observe and perform all obligations imposed on Seller under such leases and not to alter, modify or change the terms of such leases or to cancel or terminate such leases without the written consent of Buyer.
2. Seller agrees to indemnify and hold Buyer harmless for any damages, liabilities or costs arising from Seller's failure to have complied with the applicable requirements of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. § 9852(a).
3. Seller shall provide Buyer with a financial accounting of all security deposits, a schedule of current rent and the occupancy and payment status for each unit within ~~days of the Effective Date of the Agreement. Buyer shall have 5 days from receipt to review this information. If any of this information is not satisfactory to Buyer, Buyer may declare the Agreement null and void by notifying Seller in writing within said 5-day period and any "earned money" shall be returned to Buyer. Upon transfer of the property, Seller shall provide Buyer with an update of all of the above information and shall provide to each tenant by mail, notice of the transfer, notice of the Buyer's name and address and a copy of the accounting of the tenant's security deposit.~~
4. It is agreed that all security deposits shall be payable in full to the Buyer at time of transfer of title.
5. Seller represents that there will be no outstanding agreements with tenants regarding repairs to be done by Seller or by tenant against future rent monies at transfer of title, and that no rental income arising under the tenant leases has been or will be collected in advance of the time when it becomes due, except as otherwise set forth below and agreed to elsewhere in this Agreement.
6. ~~Should a tenancy default, it is agreed that Seller shall be allowed to fill that vacancy using the same criteria presently used by Seller to fill vacancies.~~
7. In the event of a vacancy at time of transfer of the title, any vacant unit shall be free of personal belongings and in broom clean condition.
8. Seller agrees to render the following part(ies) of the building vacant on or before closing: Building 701 B
9. Buyer's obligations under this Agreement are subject to Buyer, within 5 days of the Effective Date of the Agreement, obtaining satisfactory evidence from the municipality that the property conforms legally with all applicable codes and ordinances. If Buyer is unable to obtain such evidence, Buyer may declare the Agreement null and void by notifying Seller in writing within the specified number of days and any earned money shall be returned to Buyer. If Buyer does not notify Seller within the time period set forth above, this contingency is waived by Buyer.

The representations and obligations of this Multi-Family Addendum shall survive closing and purgance of title to Buyer.

Zan Galich
BUYER

4/6/06
DATE

BUYER

DATE

Doelree Bousquet & Clarke
SELLER
Doelree Bousquet

4/6/06
DATE

SELLER

DATE



Maine Association of REALTORS
All Rights Reserved

REALTORS

The Real Estate Store 332 Route 1, Scarborough, ME 04074
Phone: (207) 881-1137

The Real Estate Store

Fax: (207) 881-4129

Produced with "DocuForm" by RE FormNet, LLC 18023 Green Hill Road, Crown Point, Indiana 46033 www.7edocform.com



Equal Housing Opportunity

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.

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.

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 82 FRESSENDEN ST. PORTLAND, ME 04103.

[Signature] 4/6/06
BUYER DATE BUYER DATE
Ian Smith

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 710 Gray St #1, Portland, ME 04107.

[Signature] [Signature] 4/16/06
SELLER DATE SELLER DATE
Dorcas Bouquet Lorie Par

P.O. BOX 9288 - SURPRISE AZ 85374
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 time for the performance of this Agreement is extended until _____ DATE

BUYER DATE SELLER DATE

BUYER DATE SELLER DATE



- g. Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No .
- h. Buyer may choose to pay cash instead of obtaining financing. If so, buyer shall notify seller in writing 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.

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Janice Solig of Keller Williams Realty is a Seller Agent Buyer Agent
 Licensee Agency Disc Dual Agent Transaction Broker

John Murphy/Kevin D'Amelio of The Real Estate Store is a Seller Agent Buyer Agent
 Licensee Agency 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.

17. MEDIATION: Except as provided below, any dispute or claim 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. Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum.

18. DEFAULT: 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.

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

20. 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.

21. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

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

Explain: Multifamily Addendum

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

23. 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/tas not malfunctioned within 180 days prior to closing.

24. EFFECTIVE DATE/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 agent. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated. Agent is authorized to complete Effective Date on Page 1 of this Agreement. Except as expressly set forth to the contrary, the use of "by (date)" or "within ___x___ days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the agents, 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 agents prior to, at and after the closing.

26. OTHER CONDITIONS:

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. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) None. The day of closing is counted as a Seller day. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Fuel in tank shall be paid by Buyer at cash price as of date of closing. 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. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern. The disclosure is not a warranty of the condition of the property and is not part of this Agreement.

13. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Agent makes no warranties regarding the condition, permitted use or value of Seller's real or personal property. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 7 days	h. Mold	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
b. Chimney	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	i. Lead Paint	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
c. Environmental Scan	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	j. Arsenic Treated Wood	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
d. Sewage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	k. Pests	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
e. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	l. Pool	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
f. Water Quantity	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	m. Zoning	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
g. Air Quality (including but not limited to asbestos, radon, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days	n. Flood Plain	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
				o. Code Conformance	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
				p. Insurance	<input type="checkbox"/>	<input type="checkbox"/>	Within _____ days
				q. Other	<input type="checkbox"/>	<input type="checkbox"/>	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. Since the determination on the acceptability of the results of the above investigations rests exclusively with Buyer, Seller's signature on this Agreement shall constitute written authorization to release the earnest money to Buyer if Buyer terminates the Agreement under this paragraph and Seller agrees to hold the agency holding the earnest money harmless for returning the earnest money to Buyer in the event of such termination.

14. HOME SERVICE CONTRACTS: At closing, the property will will not be covered by a Home Warranty Insurance Program to be paid by Seller Buyer at a price of \$ _____.

15. FINANCING: This Agreement is is not subject to financing. If subject to financing:

a. This Agreement is subject to Buyer obtaining a Conventional loan of 90,000 % of the purchase price, at an interest rate not to exceed 8.000 % and amortized over a period of 30 years.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within 10 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.

c. Buyer to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within 30 days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three business days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.

d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's agent.

e. After (b) or (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within two business days of receipt by Buyer of notice from the lender shall be a default under this Agreement.

f. Buyer agrees to pay no more than 2 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.

**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Possible due to age of home.

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The seller of any interest in real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller	Purchaser or potential purchaser
<i>[Signature]</i>	<i>[Signature]</i>
Signature	Signature
<i>[Signature]</i>	<i>[Signature]</i>
Name printed	Name printed
<i>[Signature]</i>	<i>[Signature]</i>
Signature	Signature
<i>[Signature]</i>	<i>[Signature]</i>
Name printed	Name printed

0056442

DKT7844PG266

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, DESIREE BOUSQUET of Portland, County of Cumberland, State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by DESIREE BOUSQUET and LINDA M. PARR both of Portland, County of Cumberland, State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said DESIREE BOUSQUET an undivided one-third (1/3) interest and LINDA M. PARR an undivided two-third (2/3) interest; their heirs and assigns forever, as joint tenants and not as tenants in common, a certain lot or parcel of land together with the buildings thereon located 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 southerly side line of Brackett Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

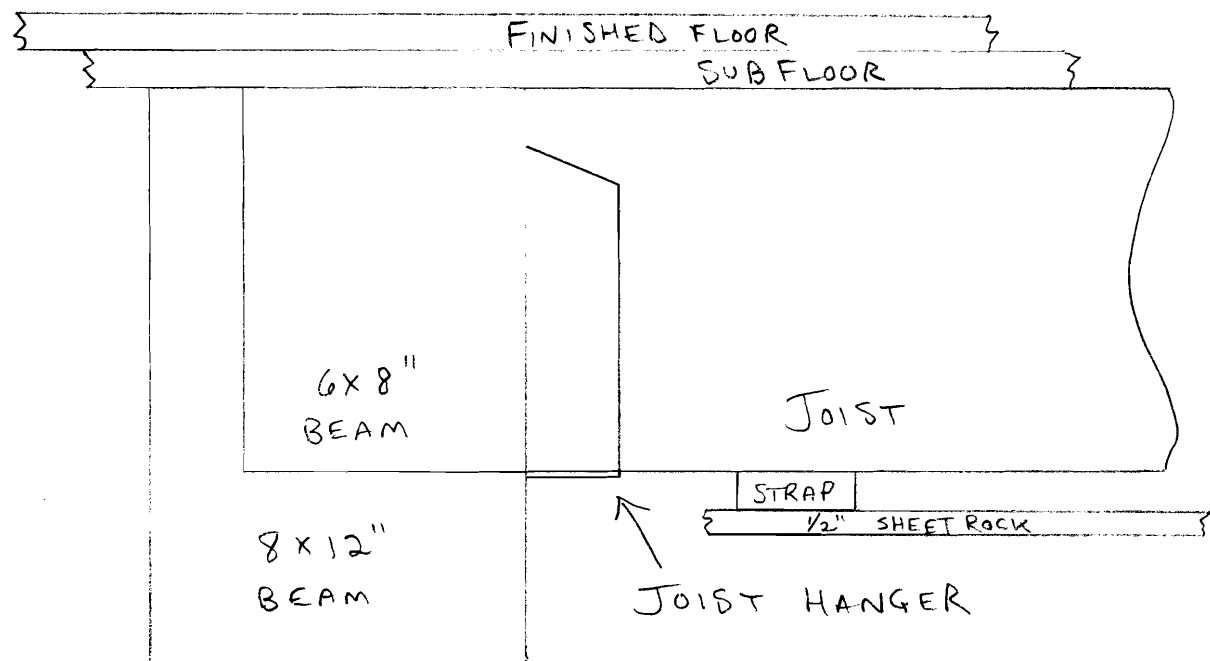
Beginning at a point in the said southerly side line of Brackett Street, said point being distant three hundred fifty-five and three tenths (355.3) feet, easterly from the southeast corner of Carlton Street and Brackett Street; thence southeasterly and making an included angle of 118° 01' with the westerly direction of the said southerly side line of Brackett Street, a distance of one hundred fifty-three and ninety-five hundredths (153.95) feet, more or less, to a point; thence northeasterly at right angles to the last described course, and passing through the division wall of the shed connecting the house on the lot herein described, and the house on the lot southerly a distance of fifty-six (56) feet, more or less, to a point; thence northwesterly at right angles to the last described course, a distance of one hundred twenty-four and sixteen hundredths (124.15) feet, more or less, to the said southerly side line of Brackett Street; thence westerly along the said southerly side line of Brackett Street, a distance of sixty-three and forty-three hundredths (63.43) feet, more or less, to the point of beginning.

Together with rights of way to and from the land hereby conveyed, or any part thereof according to plan of land recorded as is now in existence and used including sewer rights along the westerly boundary of the land hereby conveyed, but subject however to rights of way granted to adjoining owners, and subject to rights granted for sewer, water and gas pipes, and subject to the payment of a fair proportion of the expense of maintaining and keeping such right of ways sewers and drains in repair, and same shall be accepted by the said City of Portland.

Being the same premises as conveyed by Warranty Deed from Michael J. Friedland to Desiree Bousquet, dated November 21, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15559, Page 182.

TO HAVE AND TO HOLD the foregoing and bargained premises with all the privileges and appurtenances thereof to the said Desiree Bousquet and Linda M. Parr, their heirs and assigns, to them and their use and behalf forever.

AMENDMENTS FOR REMOVED WALLS



SUPPORT BEAMS

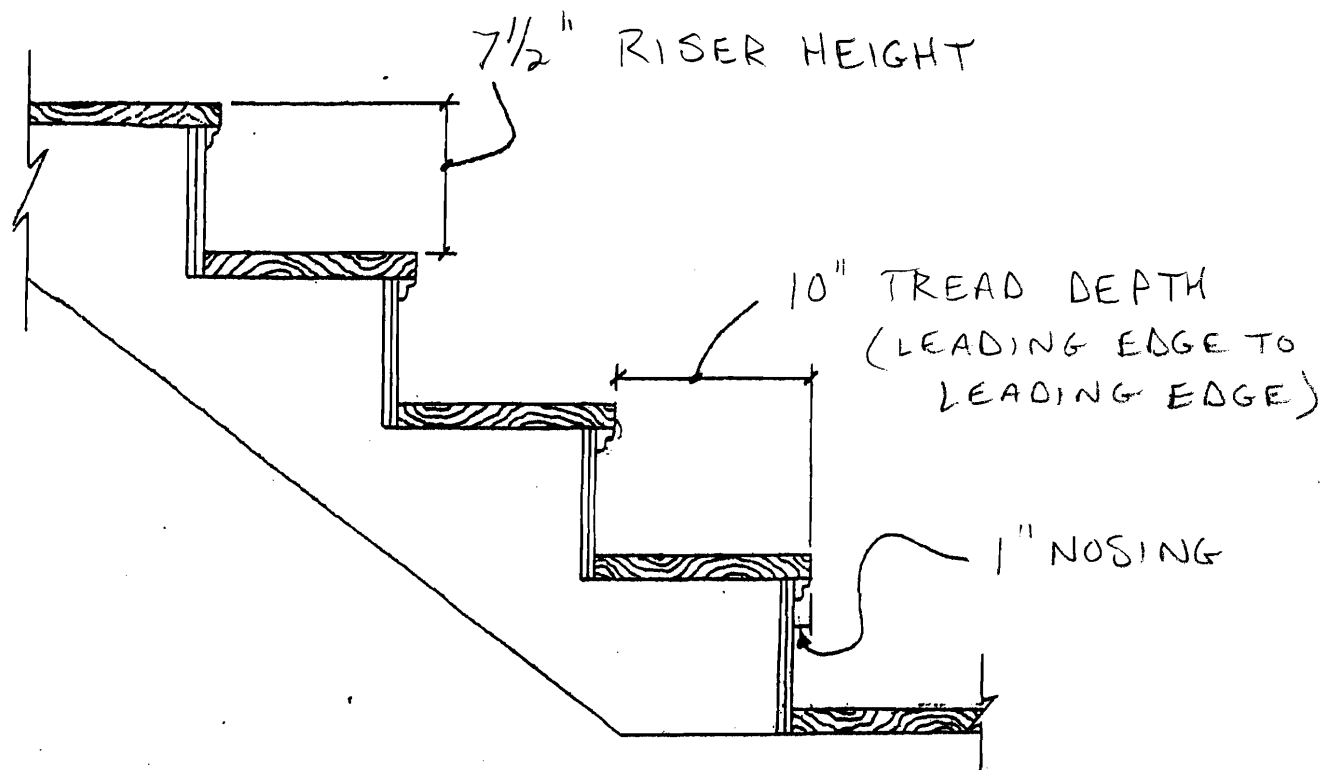
NEW STAIRS

RIGHT UNIT ~ BASEMENT

~ FIRST TO SECOND FLR.

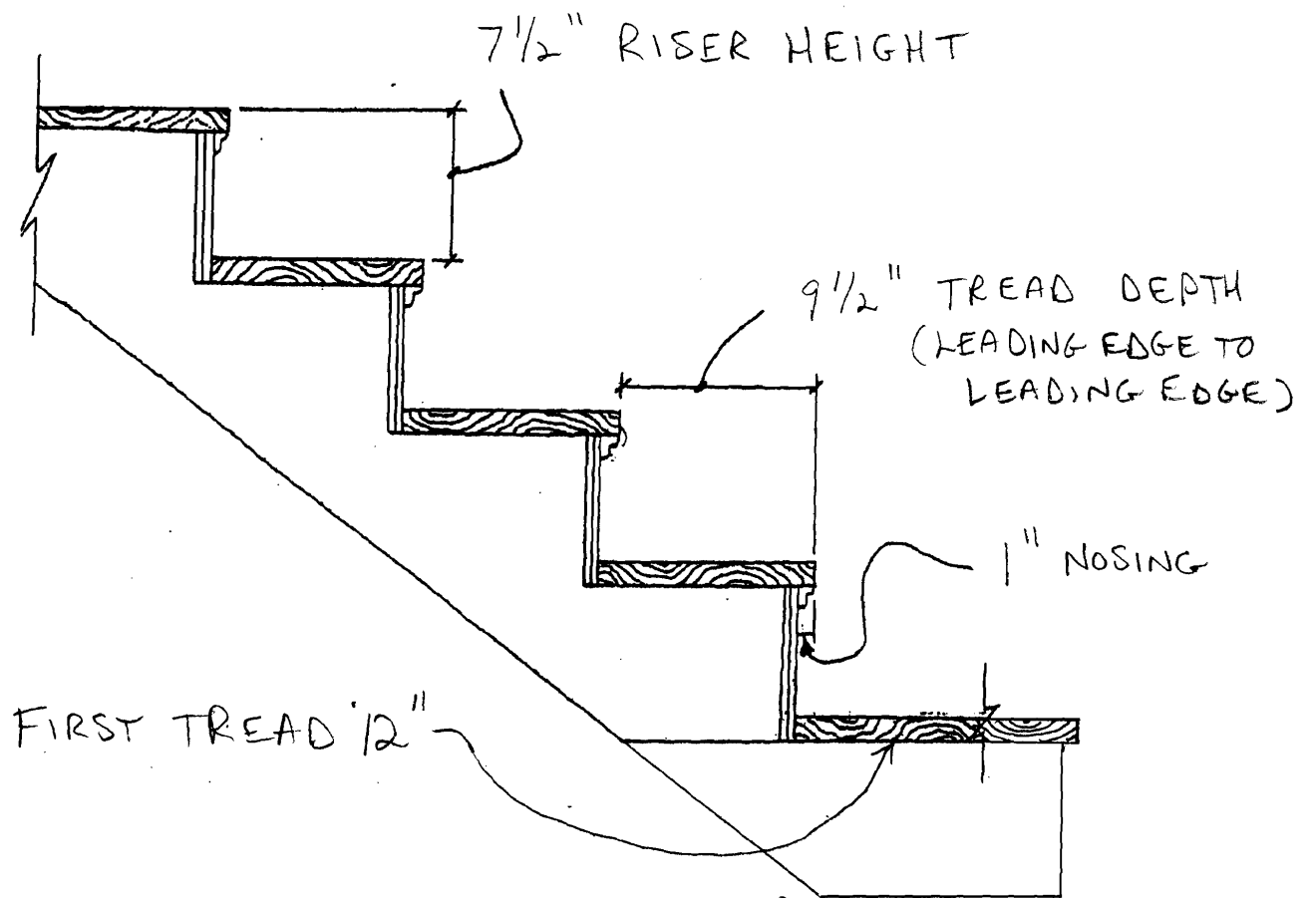
~ SECOND TO THIRD FLR.

LEFT UNIT ~ SECOND TO THIRD FLR.



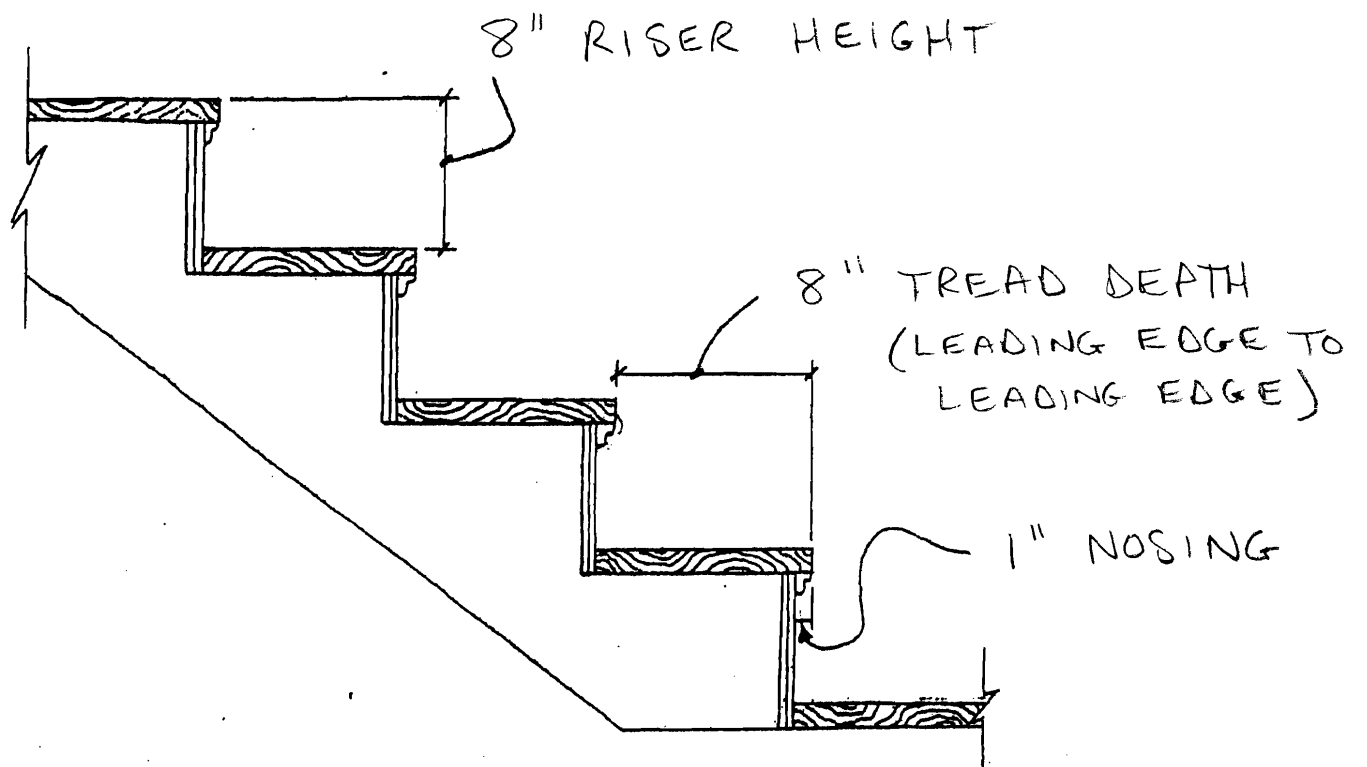
LEFT UNIT

FRONT STAIR (EXISTING)



LEFT UNIT

REAR STAIR (EXISTING)



Subject: 2-4 Houlton Street

Buyer: Ian Smith & Virginia Curit-Smith of Portland, Maine, 207-329-5621

We will be closing on 2-4 Houlton Street on July 27th. This building has been used as a four unit; we will be converting it back to a two unit with approximately 2500 SF in the left side and 2000 SF in the right.

* The exterior of the building will need extensive work. The inspection showed that the two small entryway additions need to be removed. The building needs new siding. While doing this work we will be changing out some windows on the second floor to comply egress code and installing new entry doors. - granite slabs will replace the entryways that are removed (per conversation w/ Ian Smith)

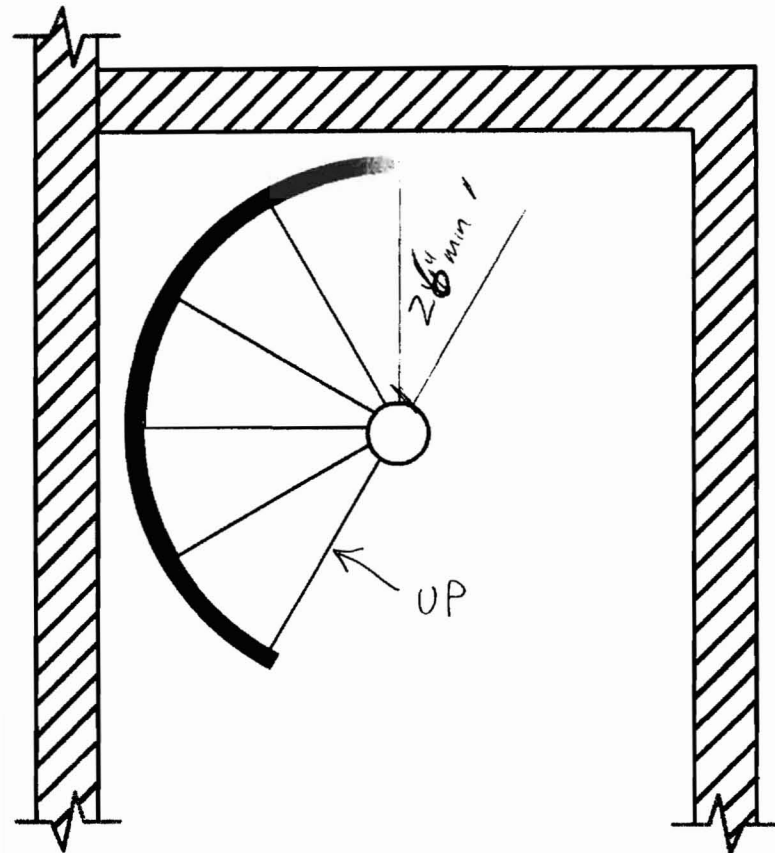
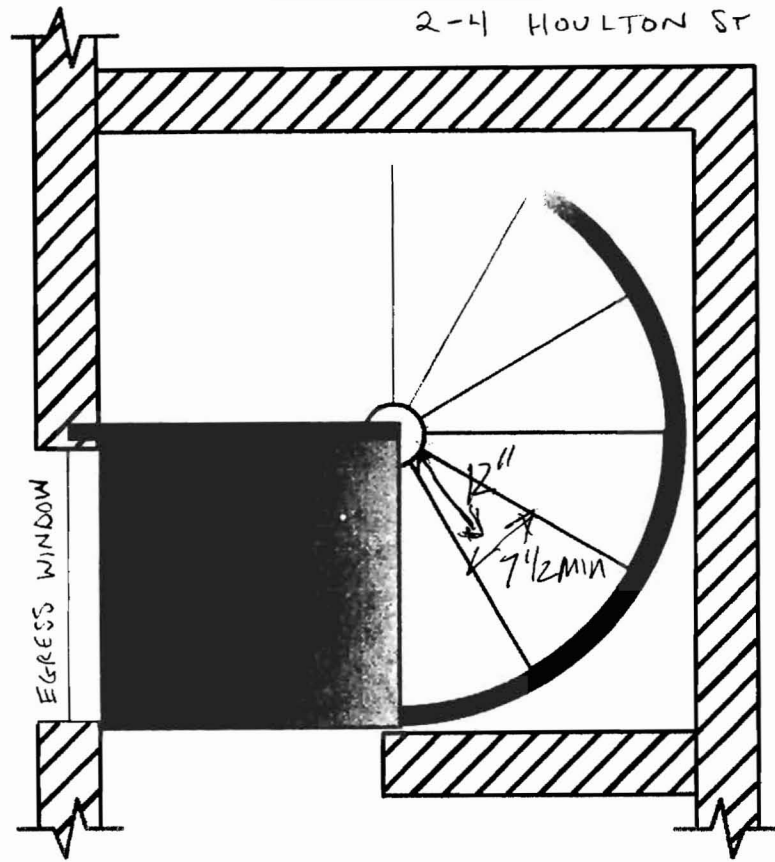
The interior will be divided by an existing wall that we will add 5/8 sheetrock to for fire code and sound transmission. 7/25/06

The wiring has already been updated and any changes will be made to current code.

The heating system in the left unit has been updated we will be installing a new heating system in the right unit.

Please refer to the plans for interior changes and specifications.

2-4 HOULTON ST



2-4 HOULTON ST

Step 4: Hand Rail & Options



Stair Diameter:
5'0" BOCA/UBC

IRC

Landing:
90°

Number of Risers:
12

Riser 9 1/8" Treads

**Select the direction
of the stair rail**

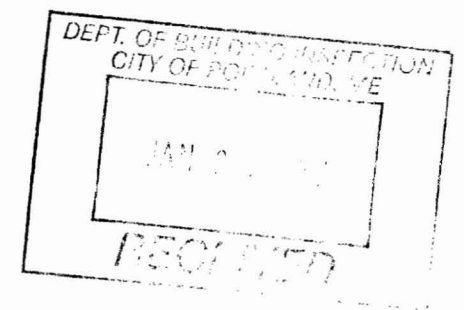
*Handrail
Spec to
code*

Right Hand Up

▶ Left Hand Up

Balcony

Options



$F_y = 50$ ksi

BEAMS
W Shapes
Allowable uniform loads in kips
for beams laterally supported
For beams laterally unsupported, see page 2-146

W 8



Designation	W 8		W 8		W 8			Deflection In.
	28	24	21	18	15	13	10*	
Flange Width	6½	6½	5¼	5¼	4	4	4	
L_c	5.90	5.80	4.70	4.70	3.60	3.60	3.40	
L_u	12.6	10.9	8.50	7.10	5.20	4.30	3.70	
Span in Feet								
2					79	74	54	.02
3						73		.04
4			83	75	65	55	43	.07
5	92	78	80	67	52	44	34	.11
6	89	77	67	56	43	36	28	.15
7	76	66	57	48	37	31	24	.21
8	67	57	50	42	32	27	21	.27
9	59	51	44	37	29	24	19	.35
10	53	46	40	33	26	22	17	.43
11	49	42	36	30	24	20	15	.52
12	45	38	33	28	22	18	14	.61
13	41	35	31	26	20	17	13	.72
14	38	33	29	24	19	16	12	.84
15	36	31	27	22	17	15	11	.96
16	33	29	25	21	16	14	11	1.09
17	31	27	24	20	15	13	10	1.23
18	30	26	22	19	14	12	9	1.38
19	28	24	21	18	14	11	9	1.54
20	27	23	20	17	13	11	9	1.71

DEPT. OF BUILDINGS INSPECTION
CITY OF PORTLAND, ME
RECEIVED

Properties and Reaction Values

S_x , in. ³	24.3	20.9	18.2	15.2	11.8	9.91	7.81	For explanation of deflection, see page 2-32
V , kips	46	39	41	37	40	37	27	
R_1 , kips	22.0	17.7	16.8	14.2	15.2	13.0	8.77	For explanation of deflection, see page 2-32
R_2 , kips/in.	9.41	8.09	8.25	7.59	8.09	7.59	5.61	
R_3 , kips	24.9	18.4	19.0	15.2	16.4	13.4	7.63	For explanation of deflection, see page 2-32
R_4 , kips/in.	4.4C	3.34	3.40	3.27	4.1C	4.31	2.19	
R_5 , kips	40	30	31	27	31	26	15	

* Indicates noncompact shape.
Load above heavy line is limited by maximum allowable web shear.

W 6-5-4

BEAMS
W Shapes
Allowable uniform loads in kips
for beams laterally supported
For beams laterally unsupported, see page 2-146

$F_y = 50$ ksi



Designation	W 6			W 6			Deflection In.	W 5		Deflection In.	W 4	Deflection In.
	25	20	15*	16	12	9		19	16		13	
Flange Width	6½	6	6	4	4	4		5	5	4		
L_c	5.40	5.40	5.40	3.60	3.60	3.50		4.50	4.50	3.60		
L_u	14.4	11.18	8.70	8.70	6.20	4.80		14.0	12.0	11.2		
Span in Feet												
2					55		.02				47	.03
3					65	54	.05		48	.06	40	.08
4	82	64	51	56	40	31	.09	56	47	.11	30	.14
5	73	59	41	45	32	24	.14	45	37	.17	24	.21
6	61	49	34	37	27	20	.20	37	31	.25	20	.31
7	52	42	29	32	23	17	.28	32	27	.33	17	.42
8	46	37	25	28	20	15	.36	28	23	.44	15	.55
9	41	33	23	25	18	14	.46	25	21	.55	13	.69
10	37	29	20	22	16	12	.57	22	19	.68	12	.85
11	33	27	18	20	15	11	.69	20	17	.83		
12	31	25	17	19	13	10	.82	19	16	.98		
13	28	23	16	17	12	9.4	.96					
14	26	21	15	16	11	8.7	1.12					

$F_y = 50$ ksi

Properties and Reaction Values

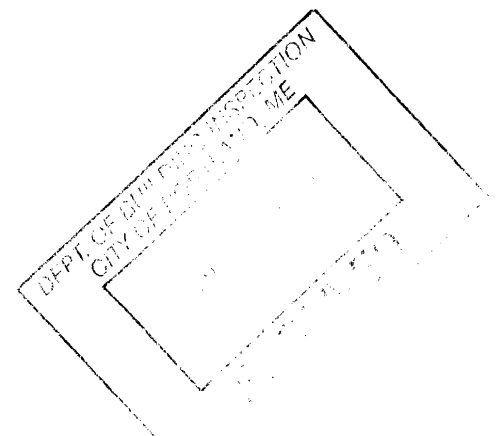
S_x , in. ³	16.7	13.4	9.72	10.2	7.31	5.56	10.2	8.51	5.46	For explanation of deflection, see page 2-32
V , kips	41	32	28	33	28	20	28	24	23	
R_1 , kips	21.4	16.1	11.9	16.1	11.9	7.89	18.1	14.9	15.9	For explanation of deflection, see page 2-32
R_2 , kips/in.	10.6	8.58	7.59	8.58	7.59	5.61	8.91	7.92	9.24	
R_3 , kips	29.4	19.3	13.5	20.3	14.0	7.81	22.1	17.0	20.9	For explanation of deflection, see page 2-32
R_4 , kips/in.	6.14	5.60	5.63	4.98	5.20	2.79	6.41	5.53	11.0	
R_5 , kips	58	39	33	38	32	18	45	36	48	

* Indicates noncompact shape.
Load above heavy line is limited by maximum allowable web shear.
Values of R_1 in bold face exceed maximum web shear V .

2-4 HOULTON ST.
BEAM LOADS

2-4 HOULTON ST. - NEW STAIRS

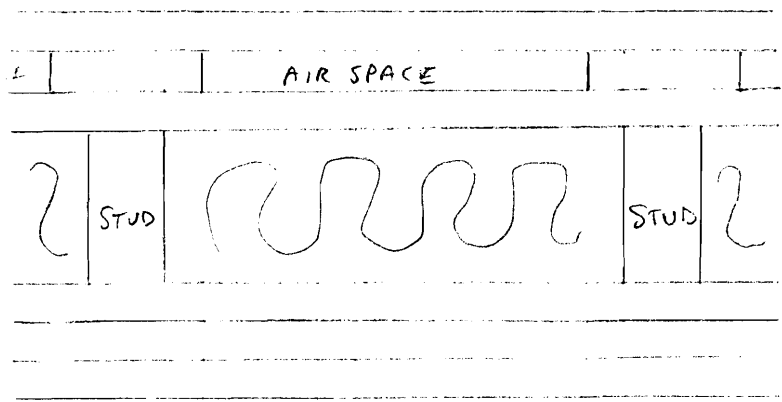
1. ALL NEW STAIRS SHALL HAVE APPROPRIATE HANDRAIL
AT 34 INCHES HEIGHT FROM STAIR TREAD
2. ALL NEW STAIRS SHALL HAVE MAXIMUM RISE
OF $7\frac{1}{2}$ INCHES
3. ALL NEW STAIRS SHALL HAVE MINIMUM RUN
OF 10 INCHES
4. ALL NEW STAIRS SHALL HAVE NOSING
OF 1 INCH
5. ALL NEW STAIRS IN LIVING AREAS SHALL HAVE
MINIMUM WIDTH OF 36 INCHES AND
MAXIMUM WIDTH OF 42 INCHES
6. ALL NEW STAIRS SHALL EXCEED MINIMUM REQUIRED
FRAMING STANDARDS
7. SPIRAL STAIR SHALL CONFORM TO BOCA/UBC STANDARD



2-4 HOULTON ST. PARTITION WALLS

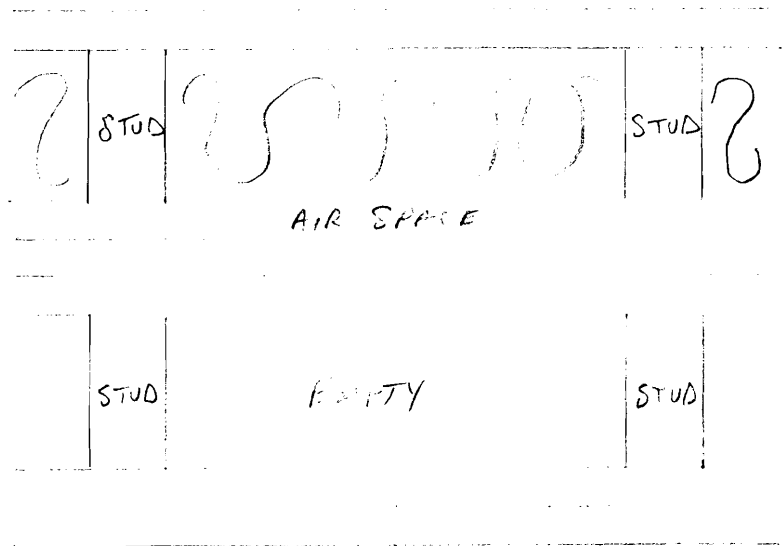
EXISTING WALL
SPACE CONSTRAINT

5/8" SHEET ROCK
3/4" RESILIENT CHANNEL
1/2" SOUND BOARD
3" FIBERGLASS INSULATION
1/2" LATHE
1/2" PLASTER
5/8" SHEET ROCK



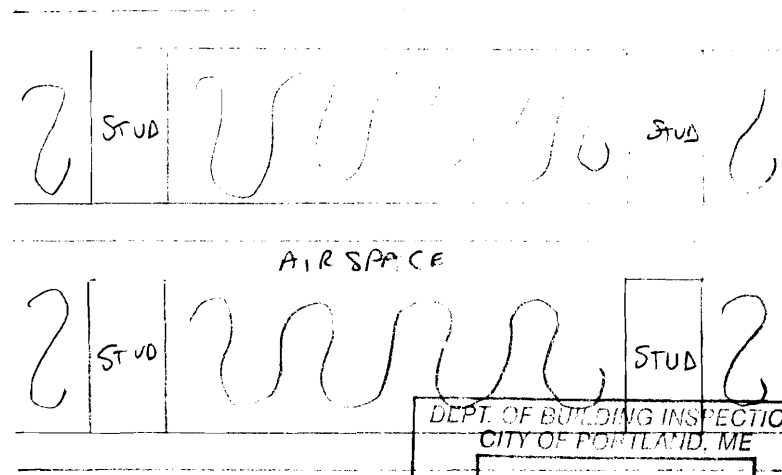
EXISTING WALL
PRESERVE EXPOSED PLASTER

5/8" SHEET ROCK
3" FIBERGLASS INSULATION
1/2" AIR SPACE
1/2" PLASTER
1/2" LATHE
1/2" PLASTER
1/2" LATHE



NEW WALL
NO SPACE CONSTRAINT

5/8" SHEET ROCK
3" FIBERGLASS INSULATION
1/2" SOUND BOARD
1/2" AIRSPACE
3" FIBERGLASS INSULATION
5/8" SHEET ROCK



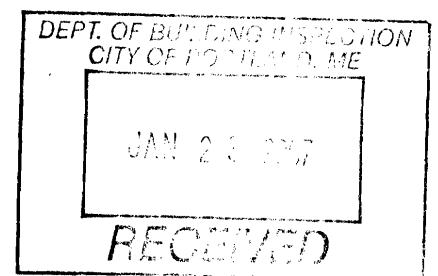
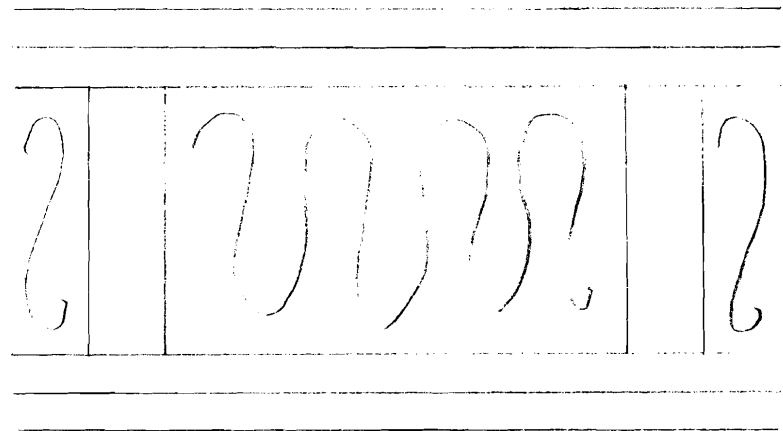
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 23 2007
RECEIVED

2-4 HOULTON ST. FLOOR/CEILING BARRIER

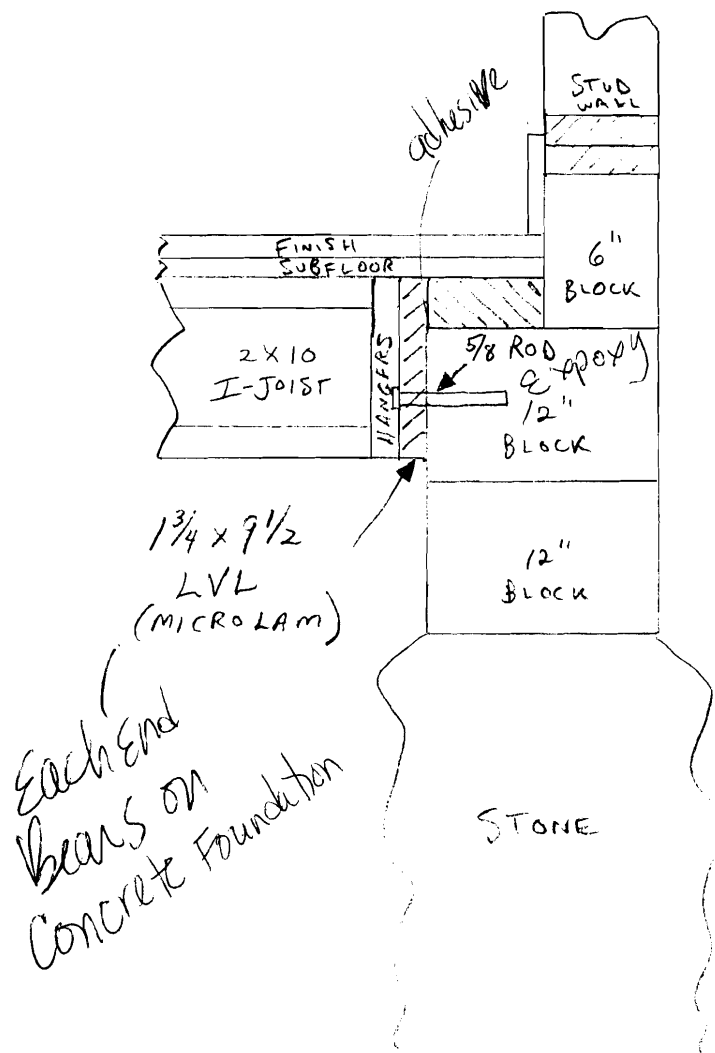
$\frac{3}{4}$ " FINISHED FLOOR
 $\frac{3}{4}$ " SUBFLOOR

6" FIBERGLASS
INSULATION

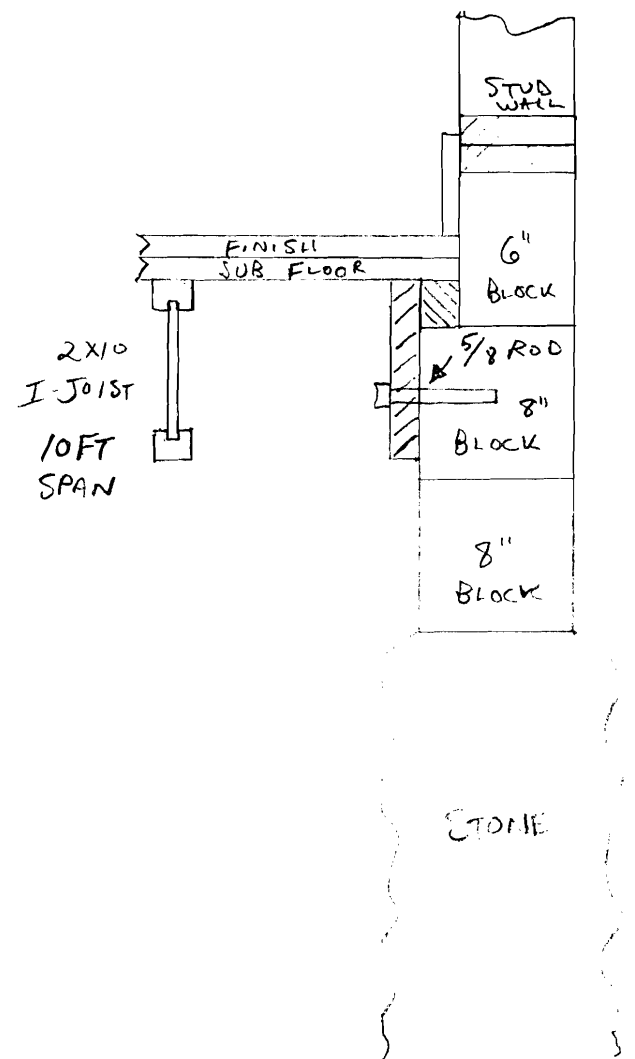
$\frac{5}{8}$ " SHEET ROCK
 $\frac{5}{8}$ " SHEET ROCK



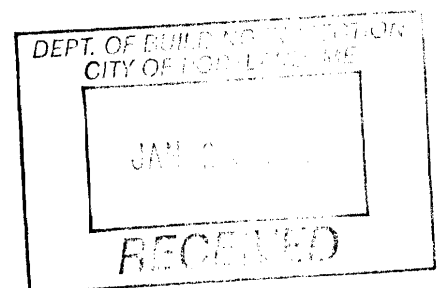
2-4 HOULTON ST. FOUNDATION REPAIR DETAIL

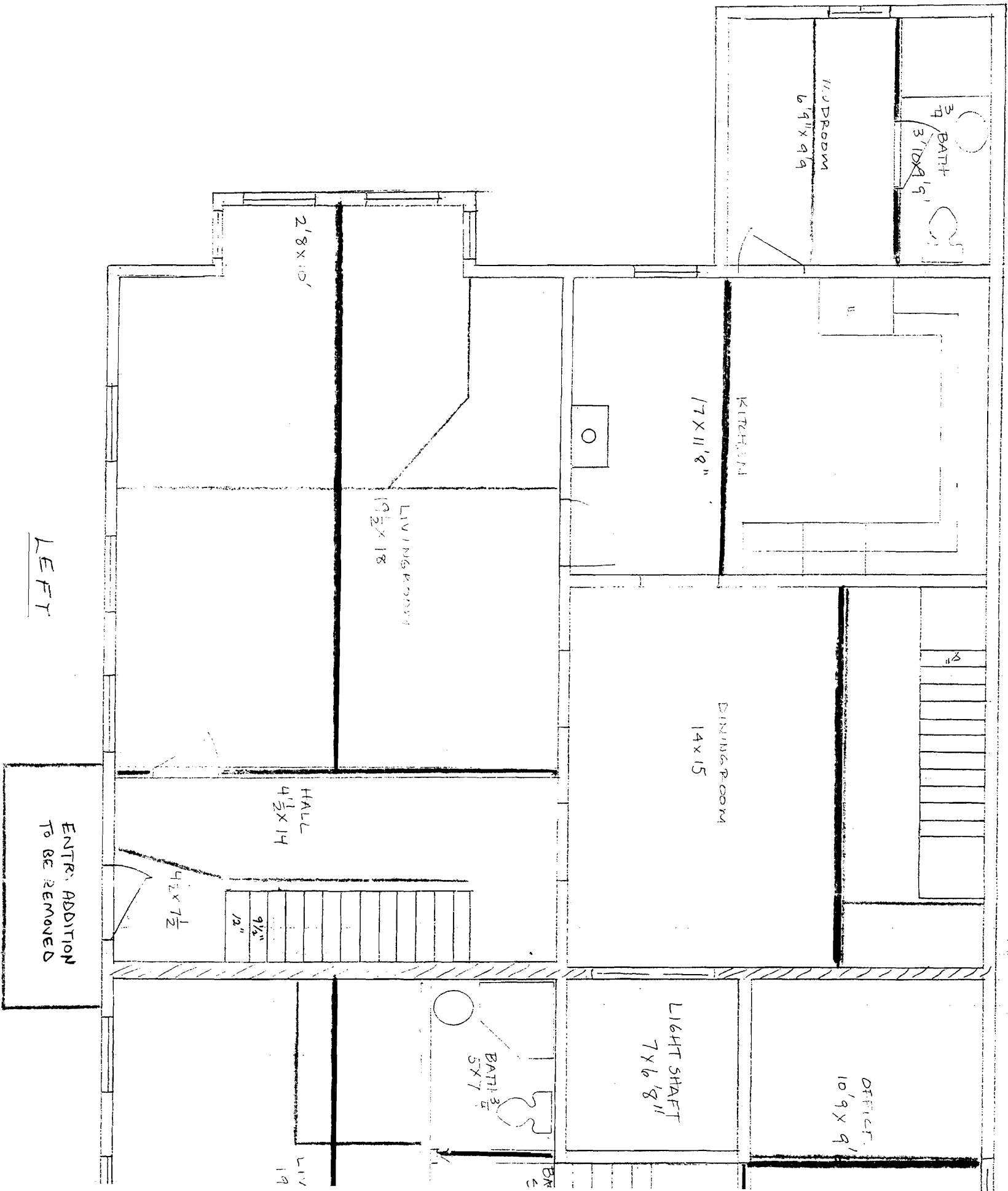


SIDE WALL



FRONT+REAR WALLS

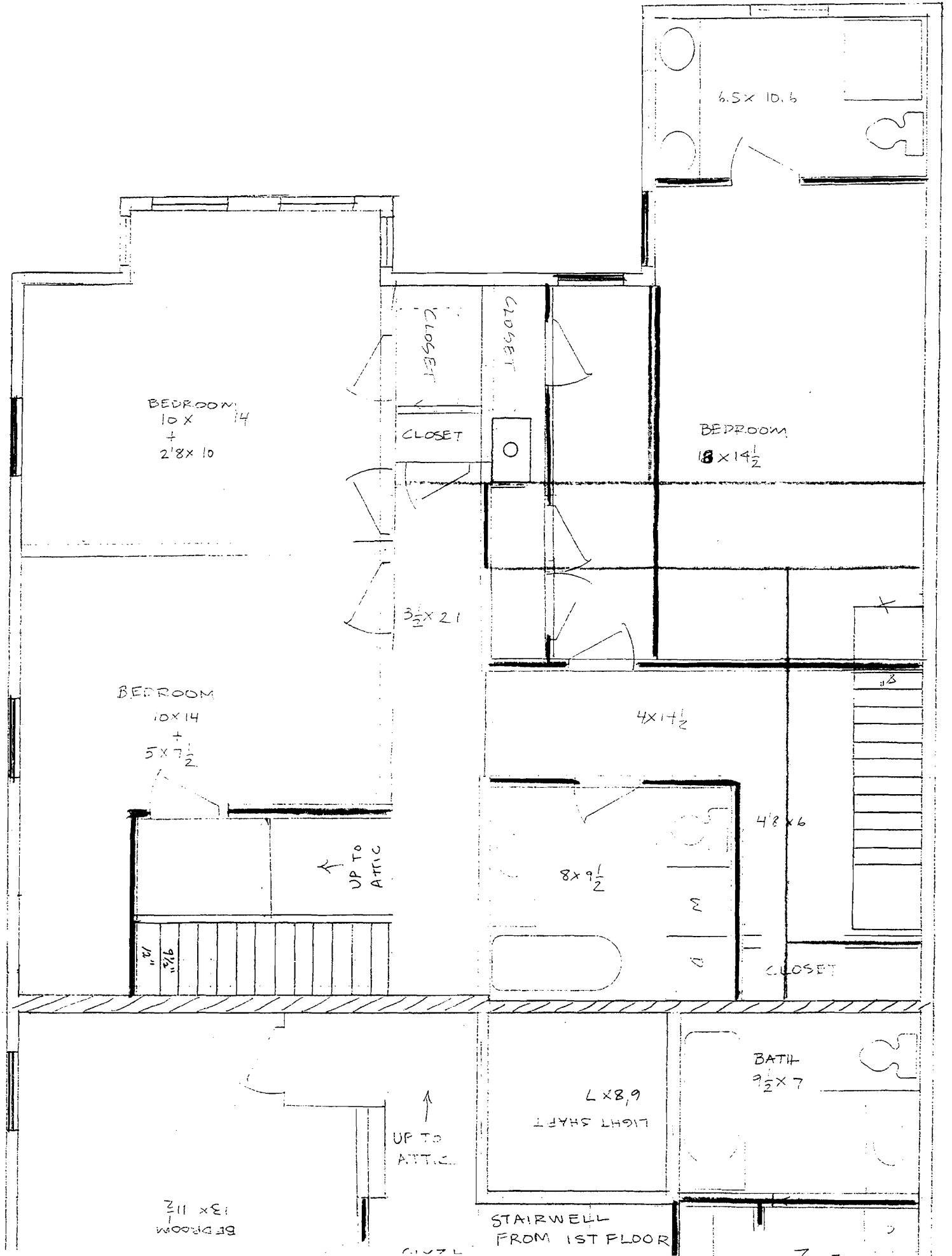


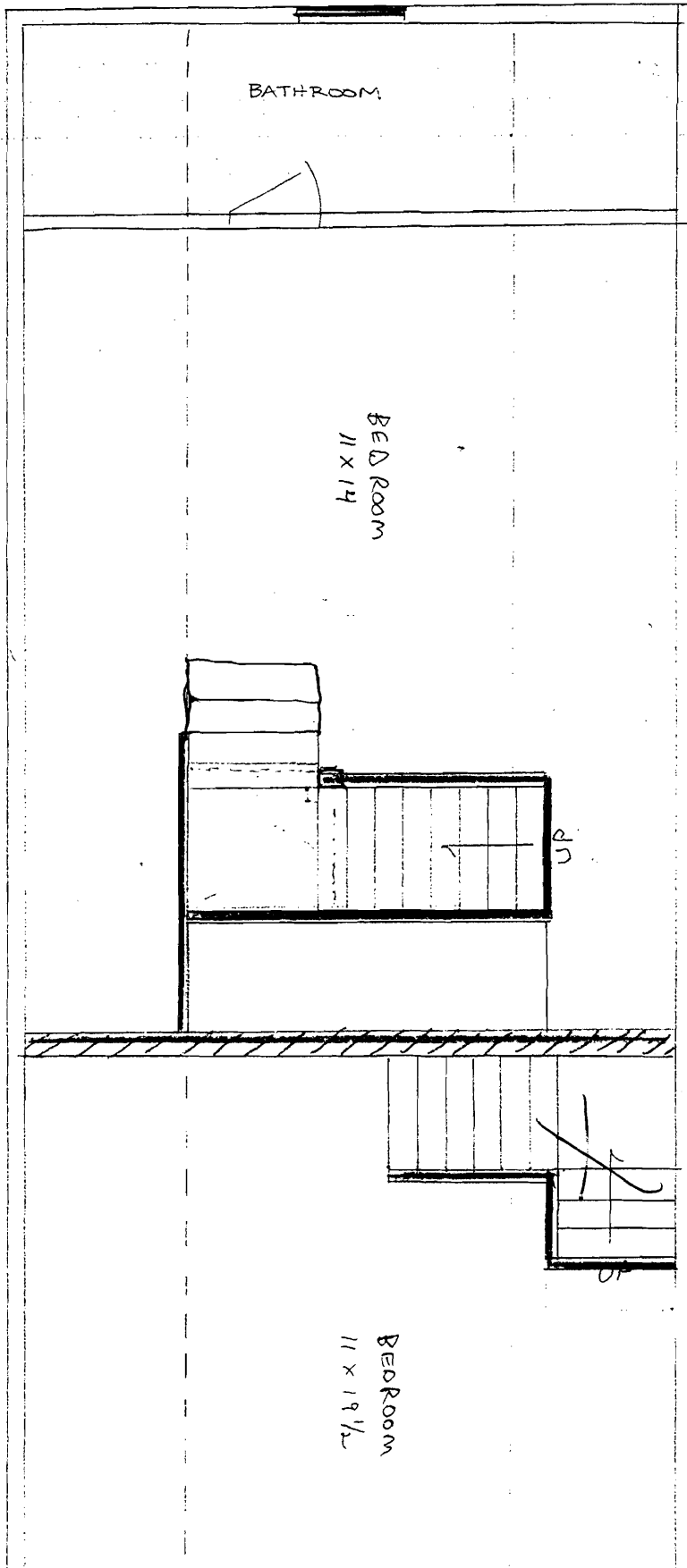


SECOND FLOOR

LEFT

RIGHT

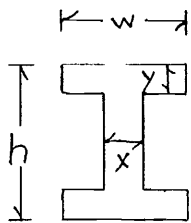
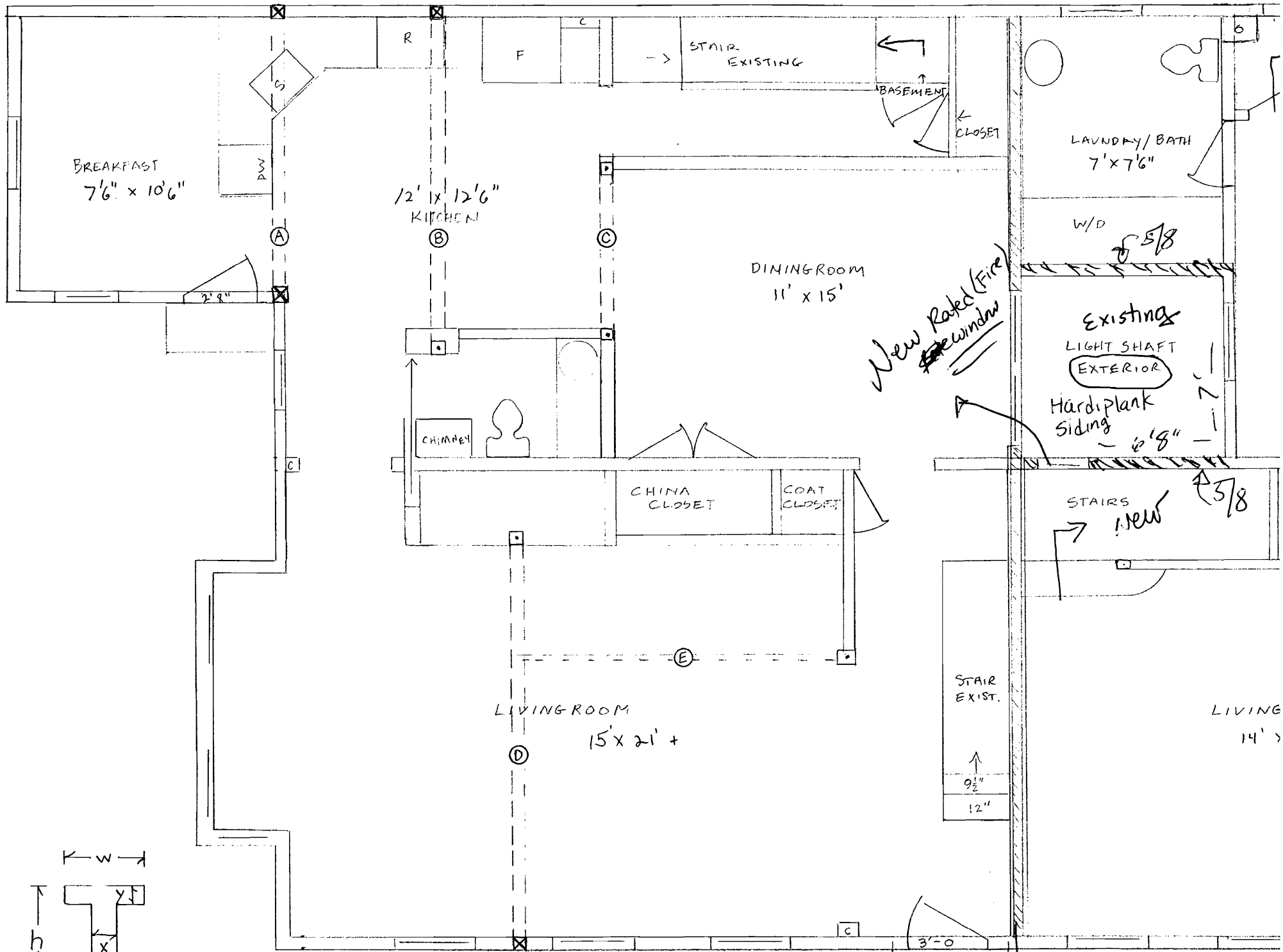




LEFT

THIRD FLOOR

RIGHT

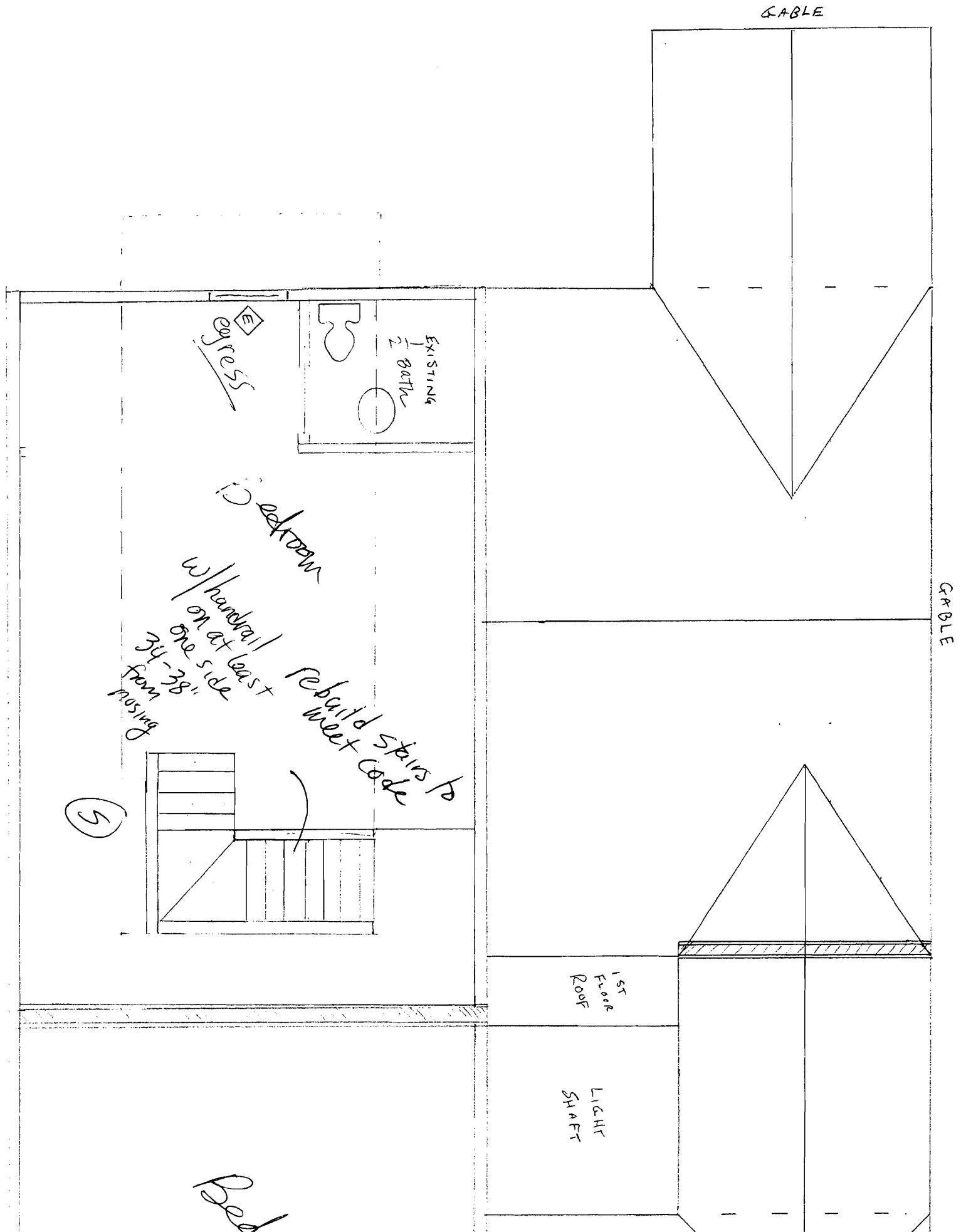


SUPPORT BEAMS

	W	h	x	y	SPAN	PURPOSE
Ⓐ	4"	4 1/8"	1/4"	5/16"	10' 8"	REPLACES WALL TO BE REMOVED
Ⓑ	5 1/8"	5 1/4"	1/4"	3/8"	11' 10"	SUPPORTS PREVIOUSLY UNSUPPORTED WALL ABOVE
Ⓒ	4 1/8"	4 1/4"	1/4"	5/16"	6' 1"	REPLACES WALL TO BE REMOVED
Ⓓ	5 1/4"	8 1/4"	1/4"	1/4"	15' 8"	REPLACES WALL TO BE REMOVED AND SUPPORTS Ⓔ
Ⓔ	RAILROAD TRACK (EXISTING)					
Ⓕ	6 1/8"	6 1/4"	1/4"	3/8"	13' 1"	SUPPORTS NEW WALL ABOVE

Carries to Brick wall in Basement

IAN
329



GABLE

GABLE

E
Egress

EXISTING
1/2 BATH

Deckroom

w/handrail
on at least
one side
34-38"
from
rising

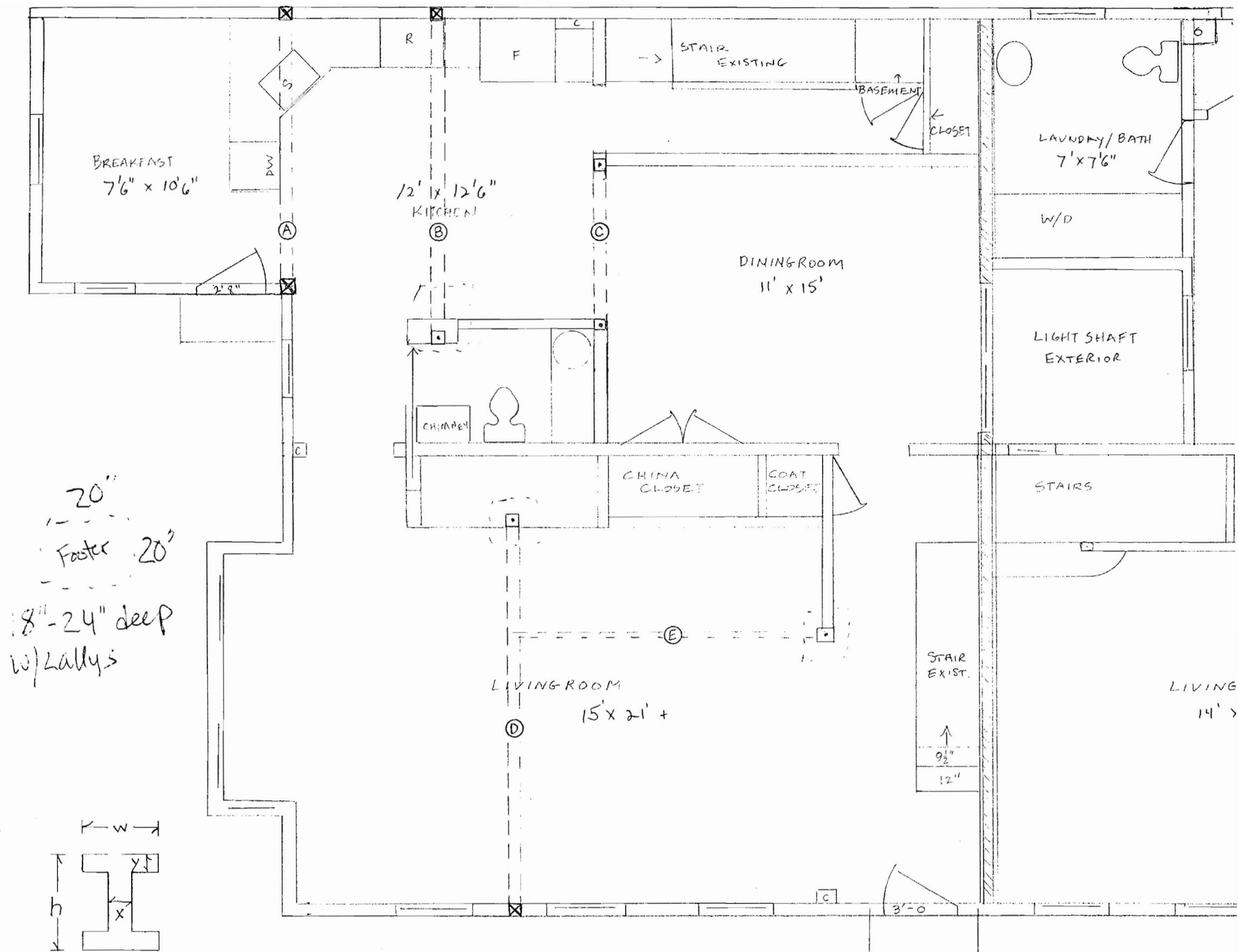
Rebuild stairs to
meet code

5

1ST
Floor
Roof

LIGHT
SHAFT

Red



SUPPORT BEAMS : L = ALLOWABLE UNIFORM LOAD IN KIIPS (1000'S OF POUNDS)
(SEE ATTACHED CHART)

L	W	h	x	y	SPAN	PURPOSE	
20	①	5 1/8" 5 1/4"	1/4"	3/8" 5/16"	10'8"	REPLACES WALL TO BE REMOVED	
19	②	5 1/8"	5 1/4"	1/4"	3/8"	11'10"	SUPPORTS PREVIOUSLY UNSUPPORTED WALL ABOVE
20	③	4 1/8"	4 1/4"	1/4"	5/16"	6'1"	REPLACES WALL TO BE REMOVED
25	④	5 1/4"	8 1/4"	1/4"	1/4"	15'8"	REPLACES WALL TO BE REMOVED AND SUPPORTS ⑤
—	⑤	RAILROAD TRACK (EXISTING)					
28	⑥	6 1/8"	6 1/4"	1/4"	3/8"	13'1"	SUPPORTS NEW WALL ABOVE