

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 050364
APR 21 2005
CITY OF PORTLAND

This is to certify that Laudamus Leif & /Wayne M. Kley

has permission to Change to 2 Family Residence

AT 198 Danforth St

057 K004001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is in process before this building or part thereof is closed or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeannie Boute 4/20/05
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: 05-0364	Issue Date: PERMIT ISSUED	CBL: 057 K004001
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Location of Construction: 198 Danforth St	Owner Name: Laudamus Leif &	Owner Address: 198 Danforth St	Phone: APR 21 2005
Business Name:	Contractor Name: Wayne Mimckley	Contractor Address: 49 Northern Oaks Drive Raymond	Phone: 3879074
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: Commercial / Bed & Breakfast	Proposed Use: Change to 2 Family Residence	Permit Fee: \$336.00	Cost of Work: \$35,000.00	CEO District: 2
Proposed Project Description: Change to 2 Family Residence		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRAC-2003 Signature: JMB 4/20/05	
		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: 04/07/2005	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exempt received by planning</i> <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>4/13/05</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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 <i>See below *</i> <input type="checkbox"/> Denied Date: <i>w/req</i>
	<p><i>OK with conditions</i></p>		

SEPARATE REVIEW AND APPROVAL
 * Remove window & door grill/muntins
 WBR 4-20-05

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
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PHONE

MICHAEL CHANE

4/6/5

25 HARTING ST. ALBANY

100 WEST 107TH ST

741-8770

190 WEST 107TH ST

CH 57-4-1

Director of Public Safety

See attached letter of introduction from the
Bureau of the FBI - New York Office

Is this person a member of the Communist Party?

NO

Is this person a member of the National Labor Relations Board?

YES

Is this person a member of the National Education Association?

YES - MEMBER

Is this person a member of the American Federation of Teachers?

YES - MEMBER

Is this person a member of the International Brotherhood of Teachers?

MEMBER
of the
IBT

Is this person a member of the National Teachers' Association?

SEARCHED INDEXED SERIALIZED FILED
APR 12 1955
FBI - NEW YORK

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

_____ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X [Signature]
Signature of Applicant/Designee

Date

4/22/05

Signature of Inspections Official

Date

CBL: 057 K004

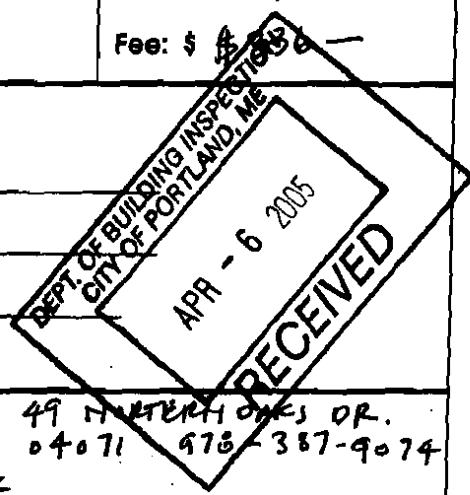
Building Permit #: 050364

All Purpose Building Permit Application

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: 190 DANFORTH ST.

Total Square Footage of Proposed Structure <u>EXISTING - 4500 SF INCL. BSMT</u>	Square Footage of Lot <u>5,000 SF ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>K</u> Lot# <u>4</u>	Owner: <u>LEIF LAUDAMAS, HILARY APTOWITZ</u>	Telephone: <u>774-5777</u>
Lessee/Buyer's Name (if Applicable) <u>SIBYL MURPHY SCOTT PITCOCK</u>	Applicant name, address & telephone: <u>MICHAEL CHARREK 25 HARTLEY ST. PORTLAND, ME 04103 761-0556</u>	Cost Of Work: <u>\$35,000</u> Fee: \$ <u>800</u>
Current use: <u>BED & BREAKFAST</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 - FAMILY RESIDENCE</u>		
Project description: _____		
Contractor's name, address & telephone: <u>WAYNE HINCKLEY, 49 HARTLEY ST. DR. RAYMOND, ME 04071 978-387-9074</u>		
Who should we contact when the permit is ready: <u>MICHAEL CHARREK</u>		
Mailing address: <u>25 HARTLEY ST. PORTLAND, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>761-0556</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: [Signature] Date: 4/6/05

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0364	Date Applied For: 04/07/2005	CBL: 057 K004001
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Location of Construction: 198 Danforth St	Owner Name: Laudamus Leif &	Owner Address: 198 Danforth St	Phone:
Business Name:	Contractor Name: Wayne Mimckley	Contractor Address: 49 Northern Oaks Drive Raymond	Phone: (978) 387-9074
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

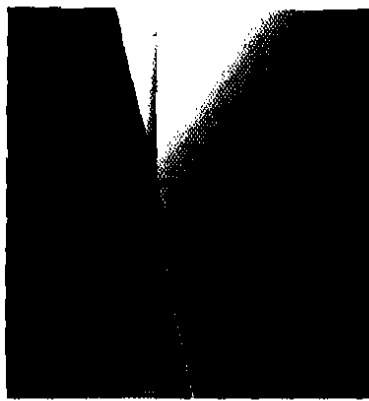
Proposed Use: Change to 2 Family Residence	Proposed Project Description: Change to 2 Family Residence
------------------------------------------------------	----------------------------------------------------------------------

Dept: Historical	Status: Approved with Conditions	Reviewer: William B. Needelman	Approval Date: 04/20/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 04/13/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District. 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. 3) This property shall remain a two (2) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval. 			

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 04/20/2005
Note: 04/19/05 left vm w/Michael C. To call for some clarifications. He responded and came in with changes on 4/20. Ok to issue	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 2) Separate permits are required for any electrical, plumbing, or heating. 			

Comments: 04/20/2005-gg: received granted site plan exemption. //gg



Michael Charek Architects

April 6, 2005

25 Hartley Street
Portland, ME 04103
Phone 207 761 0556
Fax 207 761 7260
www.charekarchitects.com

Michael Nugent
Inspection Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

Dear Mr. Nugent:

On behalf of my clients Sybil Murphy and Scott Pitcock, I hereby submit an Application for Building Permit for the property at 198 Danforth Street. Ms. Murphy and Mr. Pitcock are prospective purchasers of the property who wish to convert it from its current bed and breakfast use to a two-family residence with one living unit in the basement and the other unit occupying the balance of the building.

I have attached one copy each of the Mortgage Inspection Survey, the deed, and the current Purchase and Sale Agreement, and two copies each of the plans for the building dating from 2/25/03 which were on file with the City of Portland, my plan showing the proposed changes to the basement level, and a first floor kitchen plan from Eldredge Kitchens. I have also included a reduced-size copy of my plan showing the proposed changes to the basement level.

Please note that, under the terms of the Purchase and Sales agreement, the buyers need to have a permit in hand before April 27, 2005. I ask that you help expedite this application through the process.

Thank you for consideration of this matter. Please do not hesitate to call if you need more information.

Yours truly,

Michael R. Charek
Encl.

MICHAEL R. CHAREK
PRINCIPAL
Member
The American
Institute
Of Architects

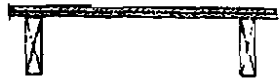


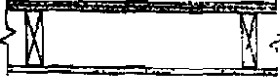
Sound Transmission Loss and Impact Noise Rating: Wood Framed Floors

511

For a discussion of STC-rating of floor constructions, see "Control of Air Borne Sound Transmission" and "Sound Transmission Loss" pages.


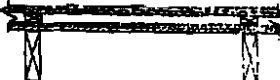
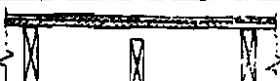
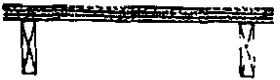
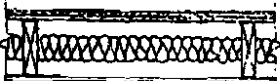
The INR (Impact Noise Rating) of constructions in the following tables follows the procedure of the FHA No. 750 guide, since this rating system now has considerable acceptance in the United States, and the system is reasonably comparable with European systems.

SOUND TRANSLATION LOSS AND IMPACT NOISE RATINGS - WOOD FRAMED FLOORS

BASE CONSTRUCTION	WEIGHT (lb./ft. ²)	STC RATING	INR RATING	SECTIONS
1/2" PLYWOOD SUBFLOORS AND STANDARD OAK FLOORING - NAILED TO JOISTS	8	25	-28	
DITTO - PLUS 5/8" GYPSUM BOARD CEILING NAILED TO UNDERSIDE OF JOISTS	10	37	-17	
DITTO - EXCEPT 3/8" GYPSUM LATH AND 1/2" SANDED PLASTER	15	39	-15	
DITTO - EXCEPT METAL LATH AND 7/8" SANDED GYPSUM PLASTER (3 COATS)	17	39	-15	

2" x 10" WOOD JOISTS - 16" O.C.
UNLESS OTHERWISE NOTED

MODIFICATIONS TO BASE CONSTRUCTION

MODIFICATION	STC RATING IMPROVEMENT	INR RATING IMPROVEMENT	SECTIONS
RESILIENT SUSPENSION OF CEILING	+10	+8	
"FLOATING RAFT" - ROUGH FLOORING AND FINISH FLOORING ON 1" x 3" SLEEPERS RESTING ON BUT NOT NAILED THROUGH RESILIENT FIBER BOARD	+10	+8	
STAGGERED JOISTS - CEILING INDEPENDENT OF FLOOR	+8	+7	
RESILIENT DAMPING BOARD LAYER BETWEEN SUBFLOOR AND FINISH FLOOR UNDERLAYMENT (UNDERLAYMENT ADHESIVELY APPLIED TO DAMPING BOARD)	+7	0 to +2	
ABSORPTION IN CAVITY: (**ONLY WHEN CEILING RESILIENTLY SUSPENDED OR ON STAGGERED JOISTS; LITTLE OR NO IMPROVEMENT IN RIGID CONSTRUCTION)	+3	+7*	
VINYL TILE	0	0	
3/32" LINOLEUM	0	+8	
1/4" CORK TILE	0	+10 to +15	
CARPET AND PAD	0	+20 to +25	

FORMULA

Cumulative improvement of any combination of these modifications is calculated thus: largest number + next largest number + next largest ...

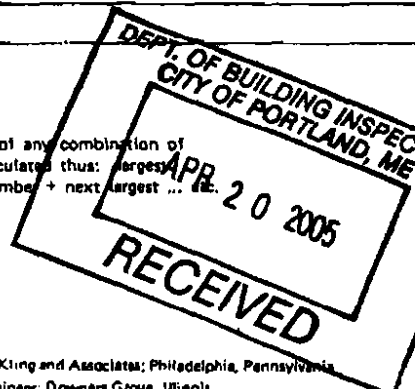
EXAMPLE:

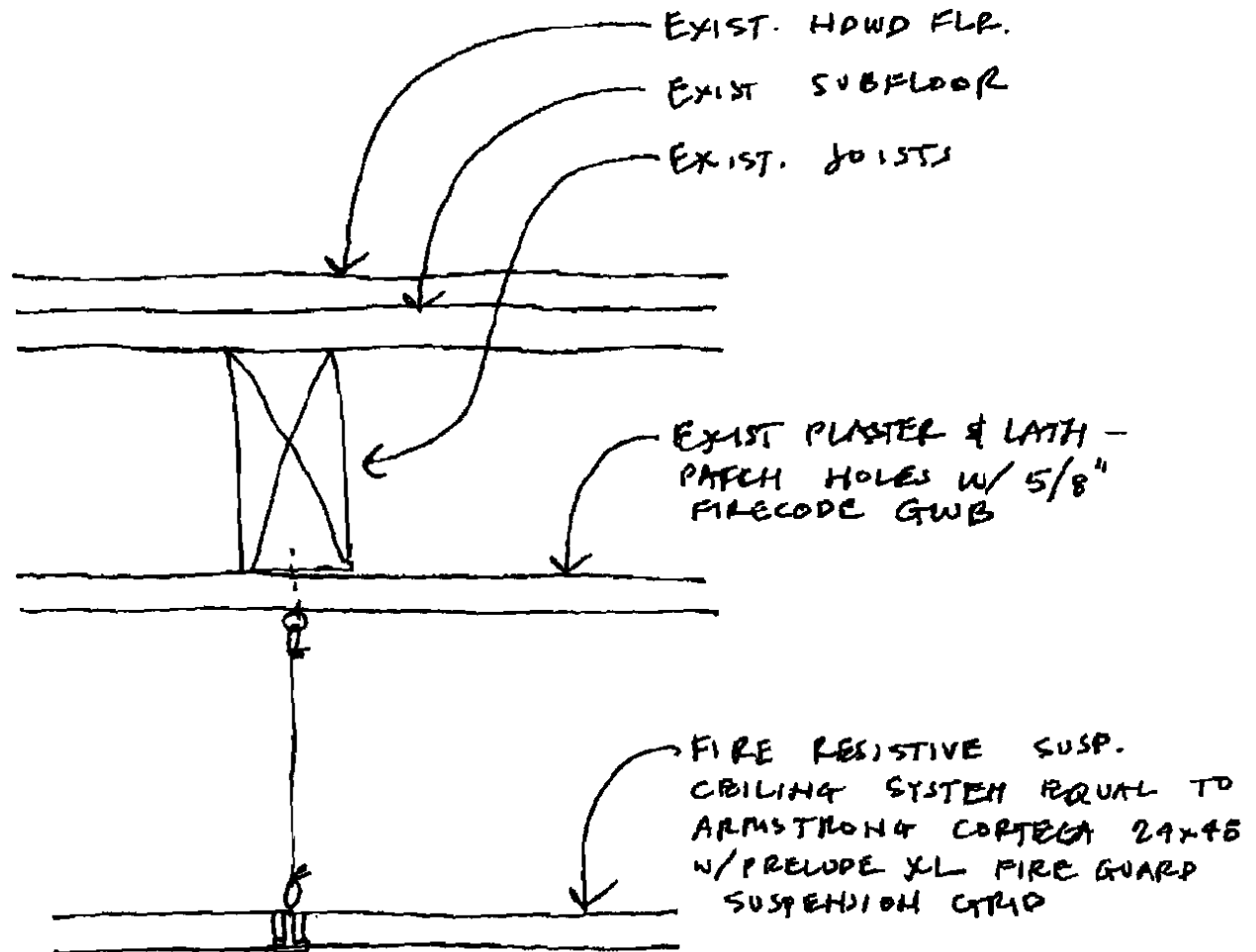
A base construction such as 2" x 10" joists, 1/2" plywood subfloors and standard oak flooring with 5/8" gypsum board ceiling nailed to joists (STC = 37, INR = -17)

Add: Resilient suspension of ceiling =
Add: Heavy carpet on thick pad

STC	INR
37 points	-17 points
10	+8
0	+25
Total	47 points
	+16 points

Therefore, "Base Construction" increases from STC = 37, INR = -17 to STC = 47 INR = +16.





PROPOSED BSMT CEILING SYSTEM

198 DANFORTH ST, PORTLAND

4/20/05

NOT TO SCALE

Michael R. Charek
Architect
25 Hartley Street
Portland, ME 04103



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT DALE E. SINCLAIR AND SUSANNE W. SINCLAIR OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, FOR CONSIDERATION PAID, GRANT(S) TO LEIF LAUDAMUS AND HILARY APTOWITZ OF SUNDERLAND, COMMONWEALTH OF MASSACHUSETTS, WITH WARRANTY COVENANTS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, THE FOLLOWING DESCRIBED PREMISES:

A certain lot or parcel of land, together with the buildings thereon, situated in Portland, Cumberland County, Maine, and being bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning on the southerly side line of Danforth Street at a point where the extension of a line passing lengthwise through the center of the division wall between the house belonging now or formerly to Richard Steinman and the house belonging now or formerly to one Shaw, formerly belonging to N. W. and S. V. Rice, would intercept said southerly side line of Danforth Street; thence southeasterly by said extension of said line to said division wall between said houses and continuing southeasterly through the center of said division wall to end of same; thence southeasterly by the division line between land of said Shaw (formerly of Rice) and between land now or formerly of said Steinman and land held in common and known as Brackett Street Lane, to a wooden post set in the ground, which post is at the most easterly corner of the land hereby conveyed and is about one hundred and thirty (130) feet distant from Salem Street; thence southerly parallel with said Salem Street thirty (30) feet, more or less, to a point one (1) foot distant easterly from a house formerly owned by Susan S. Robbins; thence northwesterly, parallel with Clark Street, ten (10) feet, more or less, to land formerly of said Susan S. Robbins (said last mentioned land of said Robbins was at one time occupied by a shed or stable); thence by said Robbins land eight (8) feet, more or less, to the southeasterly corner thereof, which point was formerly at the southeasterly corner of said shed or stable; thence northwesterly by the easterly side of said Robbins land (which course in part formerly ran along the easterly side of said shed or stable) and the continuation of said course to the northwesterly corner of a passageway leading from the land herein described to Clark Street; thence westerly by the northwesterly side of said passageway, eighteen (18) feet, more or less, to land of one Kelly (formerly of Susan Purington); thence northwesterly by said Kelly's land to the said southerly line of Danforth Street; thence by said southerly line of Danforth Street northeasterly to the point of beginning.


This conveyance is made subject to the easement mentioned in deed from William H. Purington and Susan Purington to Sewall C. Strout, dated October 1, 1860, and recorded in the Cumberland County Registry of Deeds in Book 300, Page 451.

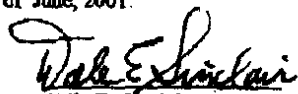

Together with the right-of-way, in common with others, in the said passageway from said premises to Clark Street and all rights and interest said Grantor may have in and to a certain passageway from said premises to Brackett Street.

Being the same premises conveyed to the Grantors by deed of Dale E. Sinclair et al delivered herewith and to be recorded.

Being the same premises conveyed to the Grantors by deed of Susanne W. Sinclair fka Susanne W. Morse dated December 17, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15233, Page 149.

Witness our hand(s) this 15th day of June, 2001.


Witness JUN 15 2001


Dale E. Sinclair JUN 15 2001

Susanne W. Sinclair JUN 15 2001

HA
CC

State of Maine,
County of Cumberland

June 15, 2001

Then personally appeared the above-named person(s), known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Before me,


Notary Public/Attorney at Law

SEAL

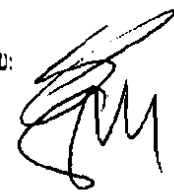
C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 4, 2003

JUN 15 2001
RECEIVED
RECORDED REGISTRY OF DEEDS

2001 JUN 18 PM 3:41

CUMBERLAND COUNTY

John B. O'Brien



PURCHASE AND SALE AGREEMENT

March 25, 2005

March 28, 2005 Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Sibyl Murphy, Scott Pitcock (hereinafter called "Buyer") and Leif Laudanus, Hilary Aptowitz (hereinafter called "Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all [X] 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 198 Danforth Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 16425, Page(s) 93.

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, and electrical fixtures are included with the sale except for the following: no exceptions

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

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: gas range, refrigerator, washer, dryer, dishwasher, trash compactor, disposal, microwave as seen at property on 2/27/05.

Seller represents that such items shall be operational at the time of closing, except: no exceptions

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 605,000.00 of which DEPOSIT \$ is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$ 5,000.00 will be paid upon full acceptance of contract. The balance due amount is to be paid by certified or bank check, upon delivery of the Deed. BALANCE DUE \$ 600,000.00

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

6. EARNEST MONEY/ACCEPTANCE: Coldwell Banker Res Brokerage ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until March 27, 2005 (date) 10:00 PM AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

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 June 6, 2005 (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 by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

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.

Rev. 2005

Page 1 of 4 - P&S

Buyer(s) Initials

Seller(s) Initials

Coldwell Banker Res Brokerage 53 Baxter Boulevard, Portland ME 04101
Phone: (207) 253-3159 Fax: (207) 774-1116 Anne Wojgel

Murphy Pitcock

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 shall not) be paid by Buyer (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. INSPECTIONS: 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 Sellers' real or personal property. This Agreement is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	h. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	i. Arsenic Treated Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	j. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
d. Water Quality (including but not limited to radon, arsenic, lead, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	k. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	l. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Air Quality (including but not limited to asbestos, radon, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	m. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	n. Code Conformance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
				o. Other para 26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection 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 inspection or other condition specified herein is unsatisfactory to Buyer, 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 inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

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:

- 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 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 _____ 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 to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within _____ 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.
- Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's agent.
- 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.
- 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 and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of paragraph 15 shall be void.

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

Allyn Gamble of Coldwell Banker Res Brokerage is a Seller Agent Buyer Agent
Licensee Agency Disc Dual Agent Transaction Broker

Anne Weigel of Coldwell Banker Res Brokerage 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: _____

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/had 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, to the other party. 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. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller. 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 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 understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors 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: a) Buyer does not want the three rented gas hot water heaters currently in the basement. Sellers to terminate the leases with the utility company and have the water heaters removed prior to closing.
b) Buyer shall have thirty (30) days from the Effective Date to obtain in final, unappealable, form the permits necessary from the City of Portland to change the use of the property to a legal two family residence and to build a one-bedroom apartment in the basement of the building in accordance with Buyer's plans and specifications. Should the necessary permits not be issued by the City within the said 30 day period, Buyer will declare the Agreement null and void by notifying Seller within the 30 days and the earnest money will be promptly returned to the Buyer.

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 Bureau of Taxation.

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 199 Vaughan #4, Portland, ME 04102

[Signature]
BUYER Scott Pitcock

001-66-8908
SS# OR TAXPAYER ID#
309-78-7088
SS# OR TAXPAYER ID#

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 _____

SELLER Loif Laudamus DATE _____

SS# OR TAXPAYER ID# _____

SELLER Hilary Aptowitz DATE _____

SS# OR TAXPAYER ID# _____

Offer reviewed and refused on _____ day of _____

SELLER _____

SELLER _____

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

(1) Should contract terminate after 30 days due to conditions stated in item #26 B and if due to this termination, seller must forfeit deposit of \$800 on new residence, buyer agrees to reimburse seller said deposit.

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) 3-28-05 (time) 5:00 AM PM.

[Signature] SELLER DATE 3/27/05

[Signature] SELLER DATE 3/27/05

The Buyer hereby accepts the counter offer set forth above.

[Signature] BUYER DATE 3-28-05

[Signature] BUYER DATE 3/28/05

EXTENSION: The time for the performance of this Agreement is extended until _____ DATE

BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____





Michael Charek Architects

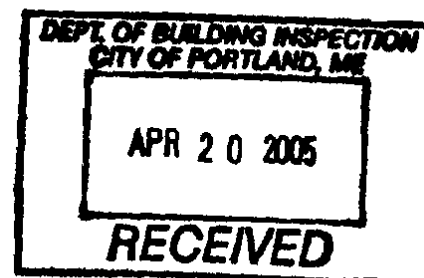
25 Hartley Street
Portland, ME 04103
Phone 207 761 0556
Fax 207 761 7260
www.charekarchitects.com

4/20/05

ATTN: JEANNIE BOURKE

3 PAGES INCL. THIS ONE

Michael R. Charek



MICHAEL R. CHAREK
PRINCIPAL
Member
The American
Institute of Architects

hat" fixtures may be substituted for each nom 24 in. by 48 in. fixture permitted in the ceiling (max two "high hat" fixtures per 100 sq ft of ceiling area). For use with USG Interiors, Inc. steel framing members and acoustical materials only. Wired in accordance with National Electrical Code.

9. **Hanger Wire** — No. 12 SWG galv steel wire. Spaced a max of 4 ft (1200 mm for suspension systems in metric units) OC along main runners adjacent to cross tee intersections. Hanger wires also required (1) at ends of main runners and cross tees at walls, (2) at each main runner splice, (3) one wire required at each corner of light fixtures, at first hole of main runner web outside of the fixture grid module, (4) at midspan of 4 ft (1200 mm) cross tees at each side of light fixtures, and (5) 24 in. (600 mm) OC around air duct outlets. Hanger wires supported from 16d common nails driven into side at midheight or higher of wood joists, or from hanger blocks (Item 14).
10. **Steel Framing Members*** — (For use with acoustical material, (Item 13), Main runners nom 10 or 12 ft long, spaced 4 ft OC. Cross tees nom 4 ft long, installed perpendicular to main runners and spaced 2 ft OC. When nom. 2 by 2 ft lay-in panels are used, nom. 2 ft long cross tees, installed perpendicular to 4 ft cross tees at midspan, spaced 4 ft OC.

CGC INTERIORS, DIV OF

CGC INC —Types DXL, DXLA, DXLZ, DXLZA, SDXL, SDXLA, ZXLA.

USG INTERIORS INC —Types DXL, DXLA, DXLZ, DXLZA, SDXL, SDXLA, ZXLA.

- A. (For use with acoustical material, Item 13) Main runners 12 ft long, spaced 4 ft OC. Cross tees, nom. 4 ft long, installed perpendicular to main runners, spaced 2 ft OC. Cross tees, nom. 2 ft long, installed perpendicular to 4 ft cross tees, spaced 4 ft OC.

ARMSTRONG WORLD INDUSTRIES INC —Types AFG, AFG-A.

BPB AMERICA INC — Types PAC, PCH, PCS

CHICAGO METALLIC CORP —Types 250, 260, 1250, 1260, 1850, 1860; Type 1250 cross tees (1242 and 1244).

- 10A. **Steel Framing Members*** — Metal pans — (Not shown) (Optional) — Channel-shaped metal pans in various colors and finishes, installed perpendicular to cross tees or main runners and spaced 4 or 6 in. O.C. The flange edges of the metal pans engage and interlock with the vertical tabs of the corresponding grid adapters with tabs 4 or 6 in. O.C. (See Item 10B). End laps joints of the metal pans shall occur adjacent to main runners or cross tees. The metal pans shall each be supported by at least two main runners or cross tees.

CHICAGO METALLIC CORP —Type 1650.

- 10B. **Steel Framing Members*** — Grid adapter — (Not shown) (Optional) — For use with Type 1650 metal pans (See Item 10A). Angle shaped adapter with a looped return flange; installed parallel to cross tees or main runners by engaging return flange of adapter to the flange of the cross tee or main runner. The 48 or 24 in. long adapters are intended for use with cross tees or main runners, respectively.

CHICAGO METALLIC CORP —Type 1650.

- 10C. **Steel Framing Members*** — Filler strips — (Not shown) (Optional) — For use with Type 1650 metal pans. Filler strips are 0.018 to 0.024 in. thick, steel or aluminum, 13/32 or 5/8 in. deep by 3/4 in. wide, placed between the metal pans.

CHICAGO METALLIC CORP —Type 1650.

- 10D. **Steel Framing Members*** — (For use with gypsum wallboard, (Item 15), - Main runners nom 10 or 12 ft long, spaced 4 ft OC. Cross tees nom 4 ft long, installed perpendicular to main runners and spaced 2 ft OC. When nom. 2 by 2 ft lay-in panels are used, nom. 2 ft long cross tees, installed perpendicular to and at midpoint of 4 ft cross tees, spaced 4 ft OC.

CGC INTERIORS, DIV OF

CGC INC —Types DXL, DXLZ, SDXL. Main runners require additional hanger wires, 12 in. max from and on both sides of each main runner splice.

USG INTERIORS INC —Types DXL, DXLZ, SDXL. Main runners require additional hanger wires, 12 in. max from and on both sides of each main runner splice.

- 10E. **Steel Framing Members*** — (For use with gypsum wallboard, Item 15), - Main runners nom 12 ft long, spaced 4 ft OC. Cross tees, nom. 4 ft long, installed perpendicular to main runners and spaced 2 ft OC. Cross tees nom. 2 ft long, installed perpendicular to and at midpoint of 4 ft cross tees.

BPB AMERICA INC

—Types PCH, PCS. Main runners require additional hanger wires, 12 in. max from and on both sides of each main runner splice.

CHICAGO METALLIC CORP —Types 250, 1250, 1850. Main runners require additional hanger wires, 12 in. max. from and on both sides of each main runner splice.

11. **Air Duct** — Galv steel, min 0.029 in. thick (22 gauge). Total area of duct openings not to exceed 110 sq in. per each 100 sq ft of ceiling area. Area of ind duct openings not to exceed 113 sq in. Max dimension of

opening 12 in. Air ducts supported by min 0.053 in. thick (16 gauge), 1 1/2 in. cold-rolled steel channels suspended from joists in trapeze fashion with 12 SWG steel-wire hangers located at each side of air outlet and 42 in. OC otherwise. As an alternate to the galv steel duct, air ducts fabricated from rigid Air Duct Material* may be used in lieu of steel ducts. The total area of duct openings not to exceed 113 sq in. per each 100 sq ft of ceiling area. Area of ind duct opening not to exceed 113 sq in. Max dimension of opening 12 in. The sheet steel duct drop or outlet is positioned at the center of a 24 in. long, min 0.029 in. thick (22 gauge) sheet steel duct liner. The sheet steel duct drop is insulated with a nom 1 in. thick, 5 pcf density rigid round glass fiber material. The ducts are supported by min 0.053 in. thick (16 gauge), 1-1/2 in. cold-rolled steel channels, suspended from the joists with 12 SWG galv hanger wire. Channels are located directly below the sheet steel duct liner, one on each side of the duct drop, and are spaced between duct drops at 72 in. OC for ducts up to 36 in. wide and 48 in. OC for ducts between 36 and 60 in. wide.

JOHNS MANVILLE INTERNATIONAL INC —Rigid, Class I.

KNAUF FIBER GLASS GMBH —Rigid, Class I.

OWENS-CORNING FIBERGLAS CORP. —Rigid, Class I.

12. **Damper** — Min 0.056 in. thick (16 gauge) galv steel. Protected on both surfaces with 1/16 in. ceramic fiber paper and held open with a Fusible Link (Bearing the UL Listing Mark). Damper to overlap duct outlet 1 in. min.

In lieu of the dampers described above, Duct Outlet Protection System "A" as described in the Design Information Section may be used with steel ducts.

13. **Acoustical Material*** — Nom 24 by 24 or 48 in. lay-in panels. Border panels supported at walls by min 0.016 in. thick painted steel angle with 7/8 in. legs or min. 0.016 in. thick painted steel channel with a 1 by 1-9/16 by 1/2 in. profile. Hold-down clips required on cross tees, spaced a max of 2 ft OC.

Panel Dimensions Nom. In.

Types

24 by 24 by 3/4	FR-83
24 by 48 by 5/8 or 3/4	FR-83
24 by 24 by 3/4	FR-X1
24 by 48 by 3/4	FR-X1

EMCO LTD — Type FR-83, FR-X1. See Acoustical Materials (BYIT), EMCO Ltd., for specific tile details.

USG INTERIORS INC —Types FR-83, FR-X1. See Acoustical Materials (BYIT), USG Interiors, Inc., for specific tile details.

14. **Wood Hanger Block** — Nom 2 by 4 in., installed between and perpendicular to wood joists and centered 5 in. below subflooring. Located to support air duct hangers and hanger wire for steel framing members wherever required.

15. **Gypsum Board*** — (Not shown) As an alternate to Item 13, nom 2 by 2 or 2 by 4 ft. lay-in panels. Border panels supported at walls by wall molding (Item 16).

USG INTERIORS INC —1/2 in. thick Type FC-CB.

- 15A. **Gypsum Board*** — (Not shown) — As an alternate to Item 13 A, nom 600 by 600 or 1200 mm lay-in panels. Border panels supported at walls by wall molding (Item 13).

USG INTERIORS INC —1/2 in. thick Type FC-CB.

16. **Mineral and Fiber Boards*** — (Optional, not shown) — Applied over wood floor with no limit on overall thickness. See Mineral and Fiber Boards (CERZ) category at the end of this directory for names of many manufacturers.

17. **Roof Covering** — (Not shown) — For use with roof insulation in Item 15. Class A, B or C, Built-Up Roof Covering Materials* consisting only of felt and asphalt (or coal tar pitch) materials in alternate layers. See Building Materials Directory.

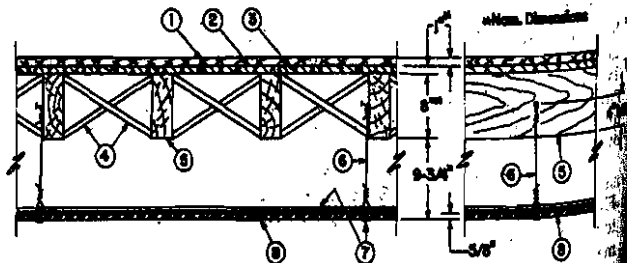
*Bearing the UL Classification Mark



Design No. L208

Unrestrained Assembly Rating — 1-1/2 Hr.

Finish Rating — 13 Min.



1. **Finish Floor** — 1 by 4 in. T&G; laid perpendicular to joists, or 5/8" plywood wood structural panels, min grade "Underlayment".

plywood to be perpendicular to joists with joints staggered.
 Finish Flooring — The alternate finish flooring may consist of the following:

System No. 1

Floor Topping Mixture* — 10-13 gal. of water to 170 lbs. of floor topping mixture and 300 lbs. of sand. Compressive strength 900 psi minimum. Thickness 1 in. minimum. Building paper (Item 2) optional.
ORTECRETE CORP — Type II.

System No. 2

Floor Topping Mixture* — Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through a foam nozzle. Mix at rate of 1.4 cu ft of preformed foam to 94 lbs Type I Portland Cement and 300 lbs of sand with approximately 5.5 gal of water. Cast density of Floor Topping Mixture 100 (+ or -) 5 pcf. Min compressive strength 1000 psi. Thickness 1-1/2 in.

ELASTIZELL CORP OF AMERICA — Type FF.

System No. 3

Floor Topping Mixture* — Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through a foam nozzle. Mix at rate of 1.4 cu ft of preformed foam to 94 lbs Type I Portland Cement, 2.5 lb of Pea Gravel and 312.5 lbs of sand, with approximately 5.5 gal of water. Cast density of Floor Topping Mixture 100 (+ or -) 5 pcf. Min compressive strength 1000 psi. Thickness 1 in.

LITE-CRETE INC — Type I.

System No. 4

Floor Topping mixture* — 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand. Min compressive strength 1000 psi, thickness 1 in.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 4010, Firm-Fill High Strength and Gypsum Span Radiant.

Floor Mat Materials* — (Optional) — Floor mat material nom 1/4 in. thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/2 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Sound-Mat.

System No. 5

Finish Flooring-Floor Topping Mixture* — 3 to 7 gal of water mixed with 80 lbs of floor topping mixture and 1.0 to 2.1 cu ft of sand. Compressive strength to be 1000 psi min. Min thickness to be 1 in.

MAXXON CORP — Type D-C, GC, GC 2000, L-R or T-F.

Floor Mat Materials* — (Optional) — Floor mat material nom 1/4 in. thick adhered to subfloor with Maxxon Floor Primer. Primer to be applied to the surface of the mat prior to lath placement.

MAXXON CORP — Type Acousti-Mat.

Metal Lath — For use with floor mat material, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Floor topping thickness a nom 1 in. over the floor mat.

Alternate Floor Mat Materials* (Optional) — Floor mat material nom 1/4 in. thick loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness a min 1 in. over the floor mat.

MAXXON CORP — Type Acousti-Mat II.

System No. 6

Finish Flooring-Floor Topping Mixture* — Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mix at rate of 1.20 cu ft of preformed foam to 94 lbs Type I Portland cement and 300 lbs of sand with 5-1/2 gal of water. Cast density of floor topping mixture 95 to 105 pcf. Min compressive strength of 1000 psi. Min thickness 1-1/2 in.

CELLULAR CONCRETE L L C

System No. 7

Finish Flooring — Floor Topping Mixture* 4 to 7 gal of water mixed with 80 lbs of floor topping mixture and 1.4 to 1.9 cu ft of sand. Compressive strength to be 1200 psi min. Min thickness to be 1 in.

RAPID FLOOR SYSTEMS — Type RF, RFP or RFU.

Floor Mat Materials* (Optional) — Floor mat material nom 1/4 in. thick adhered to subfloor with Maxxon Floor Primer. Primer to be applied over the surface of the mat prior to lath placement.

MAXXON CORP — Type Acousti-Mat

Metal lath — For use with floor mat material, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Floor topping thickness a nom 1 in. over the floor mat.

Alternate Floor Mat Material* (Optional) — Floor mat material nom 1/4 in. thick loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness a min 1 in. over the floor mat.

MAXXON CORP — Type Acousti-Mat II.

2. **Building Paper** — Commercial red rosin, 0.010 in. thick.
3. **Subfloor** — 1 by 6 in. T&G. Laid diagonally, or 1/2 in. plywood wood structural panels, min grade "C-D". Face grain of plywood to be perpendicular to joists with joints staggered.
4. **Bridging** — 1 by 3 in.
5. **Wood Joists** — 3 by 8 in., 16 in. OC, firestopped.
6. **Hanger Wire** — No. 12 SWG galv steel, attached to joists with 20d common nails spaced 48 in. OC along each main runner and adjacent to main runner splices. Hanger wires shall be located adjacent to main runner/cross tee intersections.
7. **Steel Framing Members*** — Main runners nom 12 ft long, spaced 4 ft OC. Cross tees nom 4 ft long installed perpendicular to main runners and spaced 2 ft OC. When nom 24 by 24 in. lay-in panels are used, cross tees nom 2 ft long installed perpendicular to 4 ft cross tee mid-way main runners.

ARMSTRONG WORLD INDUSTRIES INC — Types AFG, AFG-A. Type GLBP (consisting of main runners, 4 ft cross tees and steel straps) for use with 24 by 48 in. Type P or PC lay-in panels.

BPB AMERICA INC
 — Types PAC, PCH, PCS

CHICAGO METALLIC CORP — Types 250, 260, 1250, 1260, 1850, 1860.

- 7A. **Steel Framing Members*** — Main runners, nom. 10 or 12 ft long, spaced 4 ft OC. Cross tees, nom. ft long installed perpendicular to main runners, spaced 2 ft OC. When nom. 2 by 2 ft lay-in panels are used, nom. 2 ft long cross tees installed perpendicular to 4 ft cross tees at midspan, spaced 4 ft OC. Border panels supported at walls by min. 0.016 in. thick painted steel angle with 7/8 in. legs or min. 0.016 in. thick painted steel channel with a 1 by 1-9/16 by 1/2 in. profile.

CGC INTERIORS, DIV OF CGC INC — Types DXL, DXLA, DXLZ, DXLZA, SDXL, SDXLA, ZXLA.

USG INTERIORS INC — Types DXL, DXLA, DXLZ, DXLZA, SDXL, SDXLA, ZXLA.

- 7B. **Steel Framing Members* — Metal pans** — (Not shown) (Optional) — Channel-shaped metal pans in various colors and finishes, installed perpendicular to cross tees or main runners and spaced 4 or 6 in. O.C. The flange edges of the metal pans engage and interlock with the vertical tabs of the corresponding grid adapters with tabs 4 or 6 in. O.C. (See Item 7B). End laps joints of the metal pans shall occur adjacent to main runners or cross tees. The metal pans shall each be supported by at least two main runners or cross tees.

CHICAGO METALLIC CORP — Type 1650.

- 7C. **Steel Framing Members* — Grid adapter** — (Not shown) (Optional) — For use with Type 1650 metal pans (See Item 7A). Angle shaped adapter with a looped return flange; installed parallel to cross tees or main runners by engaging return flange of adapter to the flange of the cross tee or main runner. The 48 or 24 in. long adapters are intended for use with cross tees or main runners, respectively.

CHICAGO METALLIC CORP — Type 1650.

- 7D. **Steel Framing Members* — Filler strips** — (Not shown) (Optional) — For use with Type 1650 metal pans. Filler strips are 0.018 to 0.024 in. thick, steel or aluminum, 13/32 or 5/8 in. deep by 3/4 in. wide; placed between the metal pans.

CHICAGO METALLIC CORP — Type 1650.

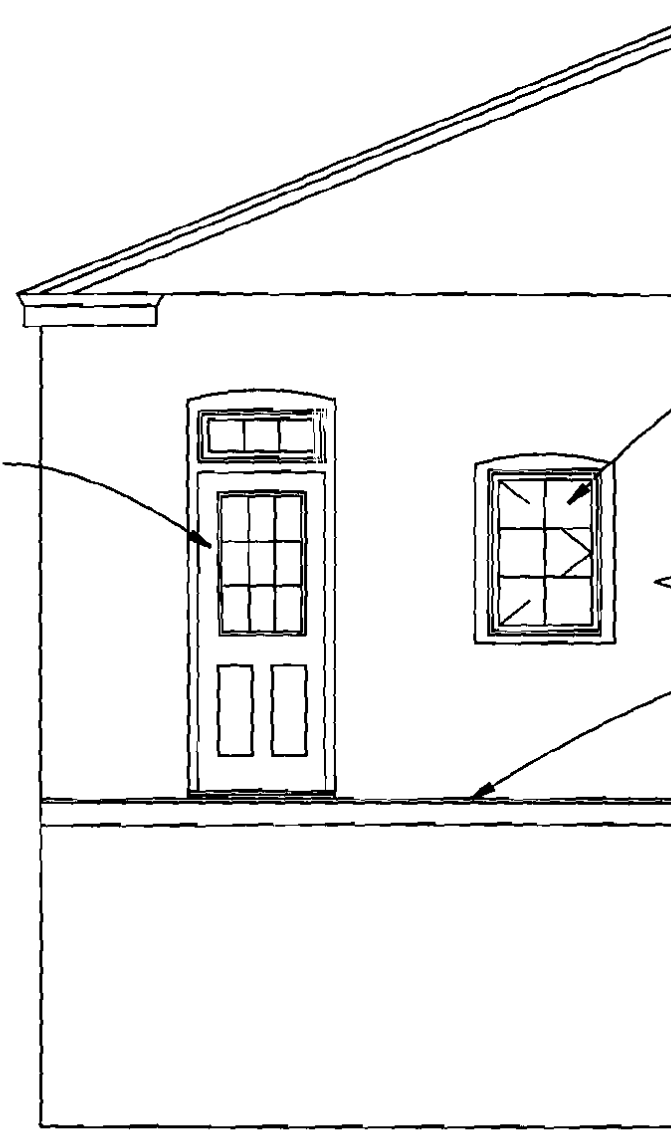
8. **Acoustical Materials*** — 24 by 24 or 48 in. lay-in panels. Border panels supported by min 0.016 in. thick (26 gauge) painted steel angle with 1 in. legs; or, min 0.016 in. thick (26 gauge) painted steel channel, 1-5/8 in. deep with 1 in. bottom flange and 3/4 in. top flange. (S=surface perforations).

ARMSTRONG WORLD INDUSTRIES INC — Types 5/8 in. P (S) 24 x 24 or 48 in., or 5/8 in. PC (S) 24 x 48 in.

9. **Hold-Down Clips** — (Not Shown) — 1/2 in. wide, 0.021 in. thick spring steel. Two clips placed over cross tees 12 in. from each main tee.

*Bearing the UL Classification Mark

NEW THERMA-TRU
DOOR & ANDERSEN
TRANSOM IN NEW
MASONRY OPENING
(WINDOW OPENING
CUT DOWN TO DECK)

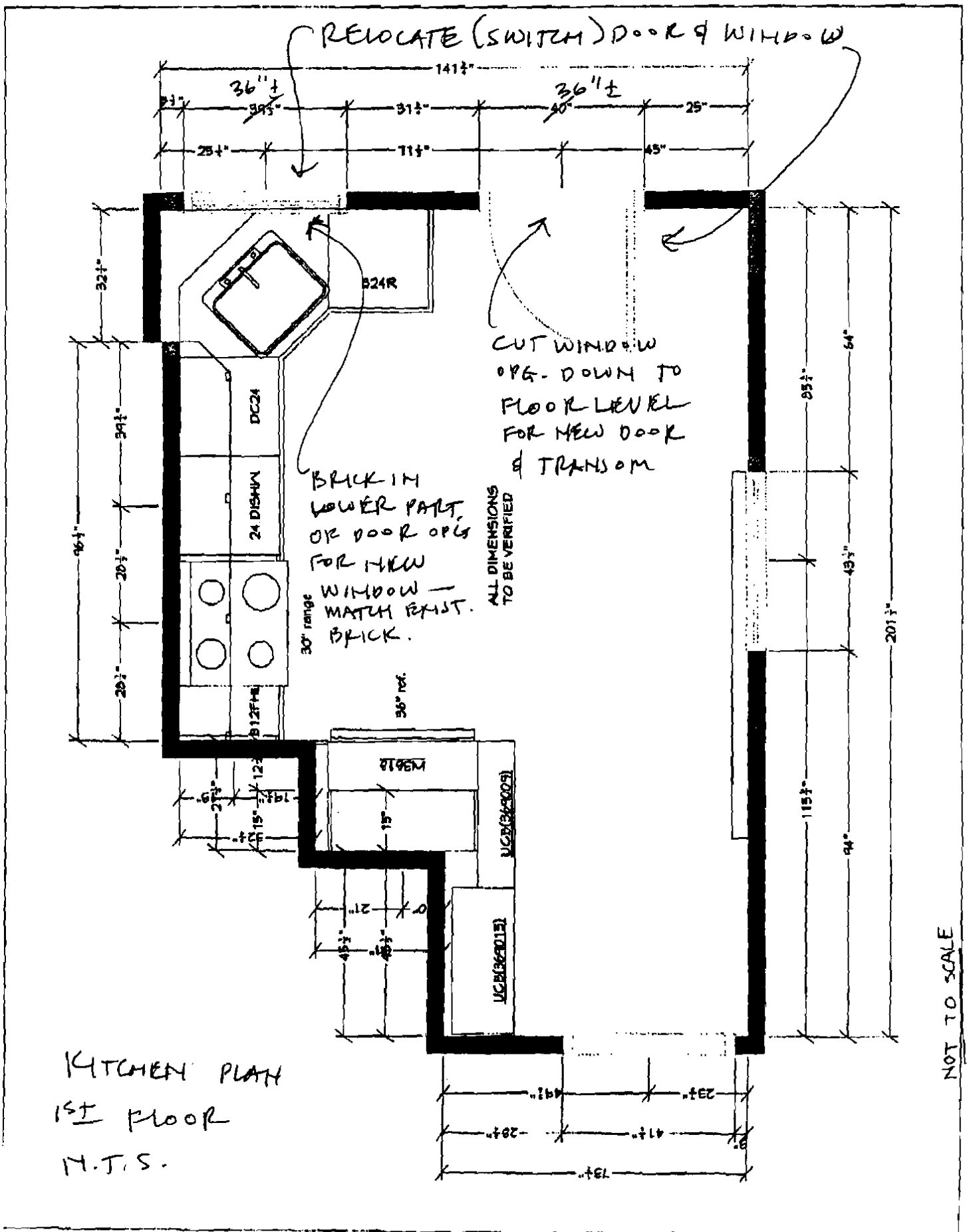


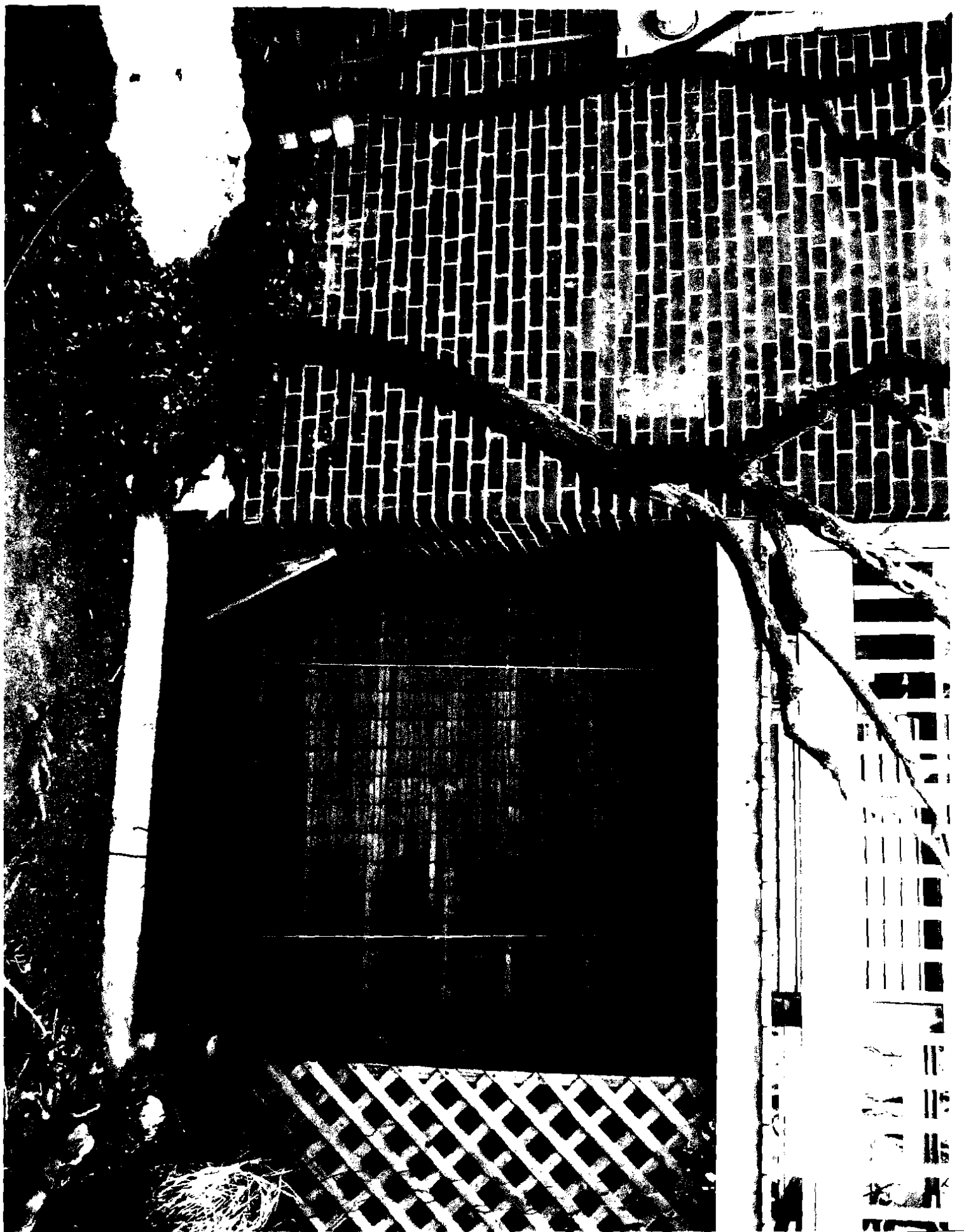
NEW ANDERSEN CLAD
CASEMENT WINDOW
IN NEW MASONRY
OPENING (DOOR
OPENING BRICKED IN
AT BOTTOM)

EXISTING WOOD DECK

Title: Rear Elevation of Kitchen Ell
Scale: 1/4" = 1'-0"
Date: 4/6/05 198 Danforth Street
Project:

Michael R. Charek, Architect
25 Hartley Street
Portland, Maine 04103
(207) 761-0556





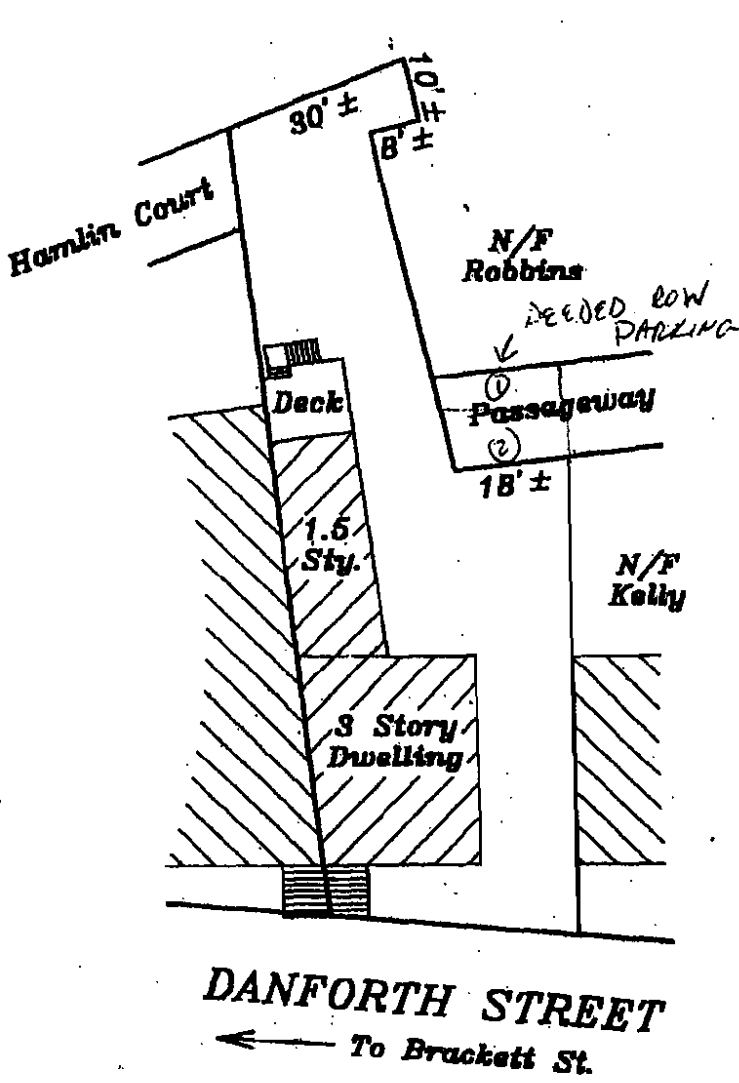




FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 198 DANFORTH STREET INSPECTION DATE: MAY 29, 2001
PORTLAND, MAINE SCALE: 1" = 30'



Requires 1 pty space for owner's Dwelling + 1 pty space for the 2 B+B guest rooms

DANFORTH STREET
 ← To Brackett St.

Geometric shape shown per assessor's map.

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: LEIF LAUDAMUS REQUESTING PARTY: NEW ENGLAND TITLE
 OWNER: SUSANNE & DALE E. SINCLAIR ATTORNEY: _____
 LENDER: FIRST FINANCIAL MORTGAGE CORP. FILE No. 2019967 FIELD BOOK 206

TITLE REFERENCES:
 DEED BOOK: 15233 PAGE: 149
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMBERLAND

YOUR FILE #: NOI-678

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 844 STYFENS AVENUE 232 CLARKS WOODS ROAD
 PORTLAND, ME 04103 LYMAN, ME 04002
 (207) 878-7870 (207) 188-2250

MUNICIPAL REFERENCE:
 MAP: 57 BLOCK: K LOT: 4

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 00532 ZONE: C DATE: DECEMBER 8, 1999

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS: See deed for appurtenances.
Age of deck unknown.

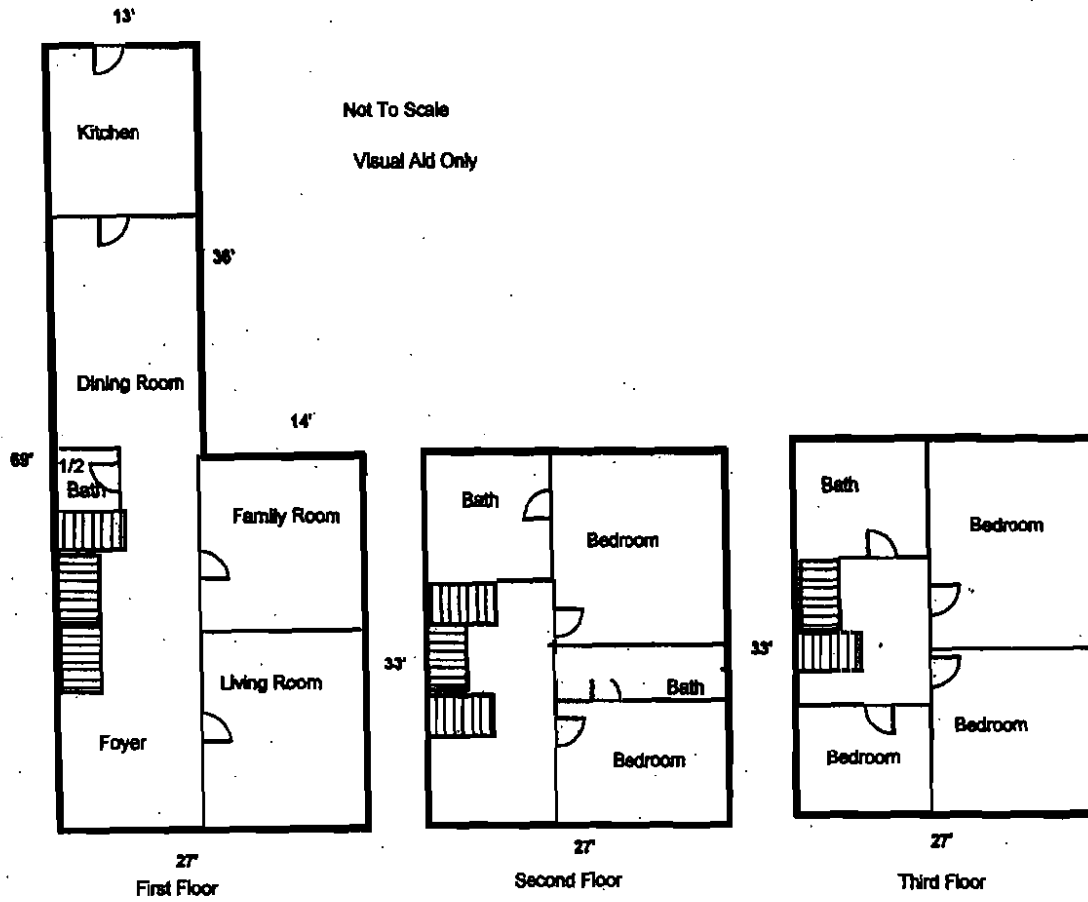
James B. Hock

INSR. BY: TPB

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

SKETCH ADDENDUM

Borrower or Owner **Laudamus/Aptowitz**
 Property Address **198 Danforth Street**
 City **Portland** County **Cumberland** State **ME** Zip Code **04102**
 Lender or Client **First Financial Mortgage**

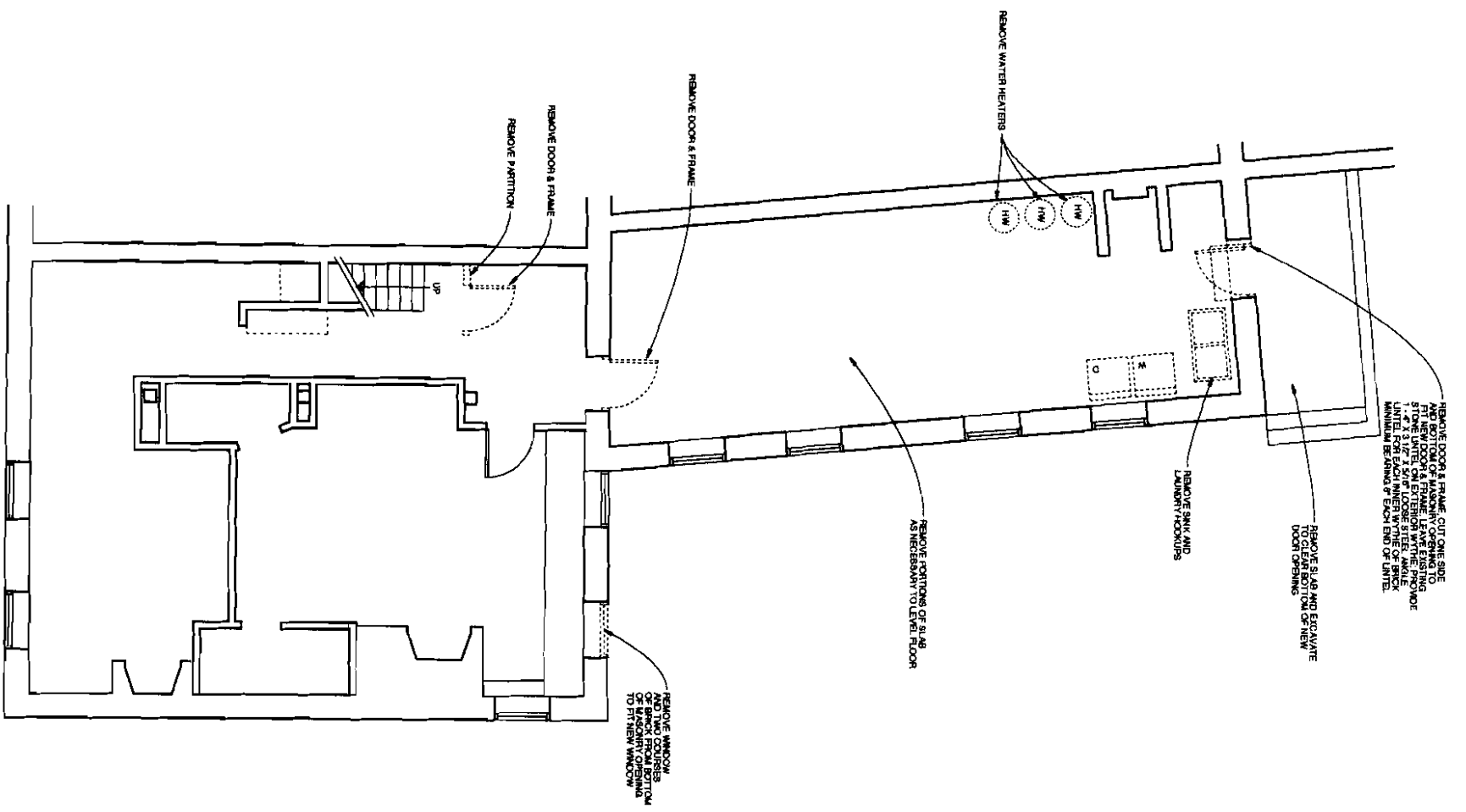


SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area			First Floor	
First Floor	1369	192	13.0 X 69.0 =	897.0
Second Floor	891	120	14.0 X 33.0 =	462.0
Third Floor	891	120	Total	1359.0
Total	3141	432	Second Floor	
			27.0 X 33.0 =	891.0
			Third Floor	
			27.0 X 33.0 =	891.0

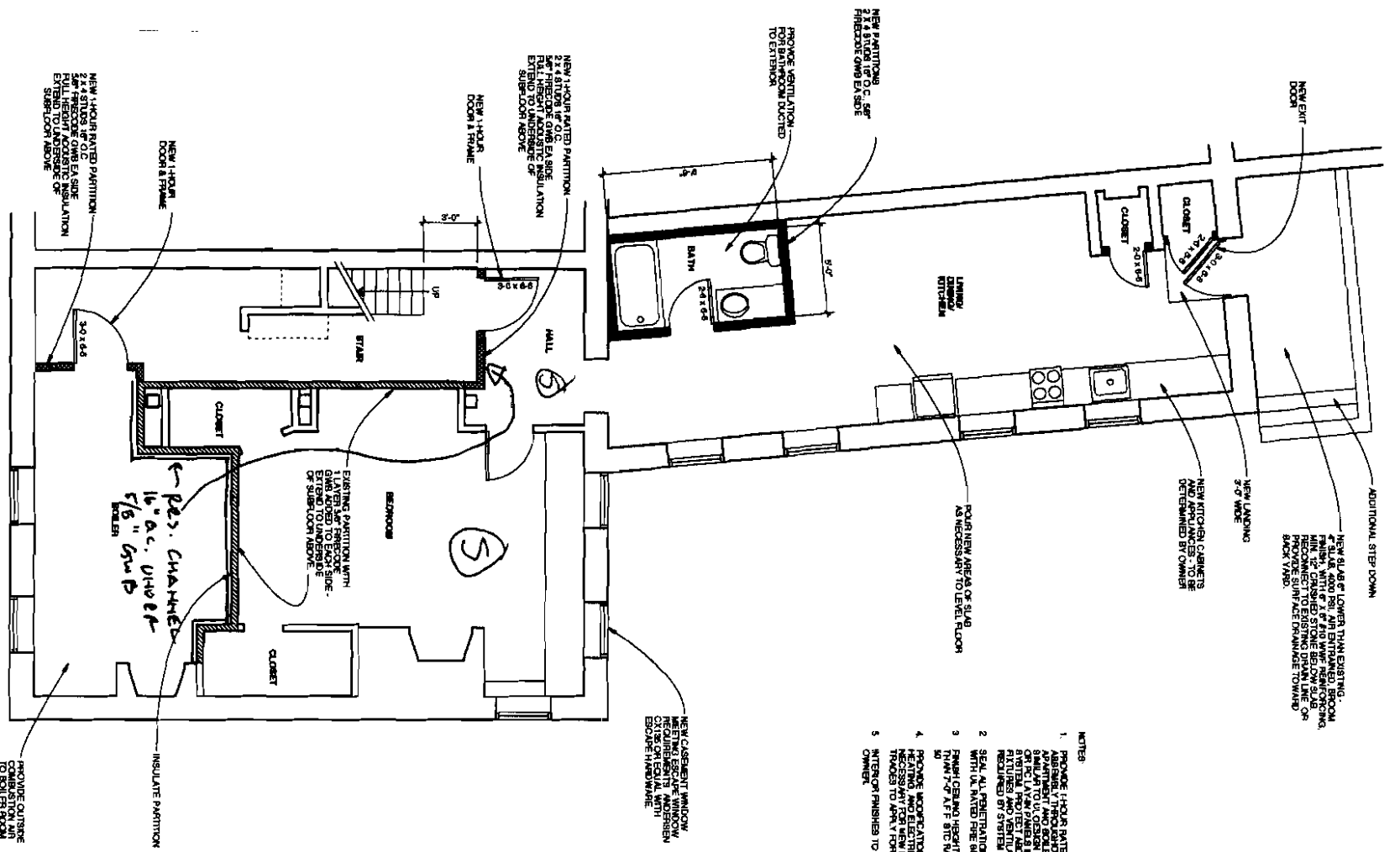
JORDAN BAY APPRAISAL CO., INC.

Bonnie Pierpont

REAL ESTATE SKETCHES 1-800-897-2833



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



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



- NOTES
1. PROVIDE 1-HOUR RATED FLOOR-CEILING ASSEMBLY AND SOFFIT FROM AREA ADJACENT TO UNFINISHED SPACE ABOVE. PROVIDE 1-HOUR RATED PARTITION ABOVE CEILING TO SEPARATE UNFINISHED SPACE FROM FINISHED SPACE. PROVIDE 1-HOUR RATED PARTITION ABOVE CEILING TO SEPARATE UNFINISHED SPACE FROM FINISHED SPACE. PROVIDE 1-HOUR RATED PARTITION ABOVE CEILING TO SEPARATE UNFINISHED SPACE FROM FINISHED SPACE.
 2. SEAL ALL PENETRATIONS THROUGH SYSTEM WITH UL LISTED FIRE SEALANT.
 3. FINISH CEILING HEIGHT SHALL BE NOT LESS THAN 7'-0" AFF. SFC FINISH SHALL BE NOT LESS THAN 8'-0" AFF.
 4. PROVIDE SPECIFICATIONS TO ALL WORK NECESSARY TO APPLY FOR OWN PERMITS. FINISHES TO BE SELECTED BY OWNER.



© 2005 Michael R. Charek, Architect

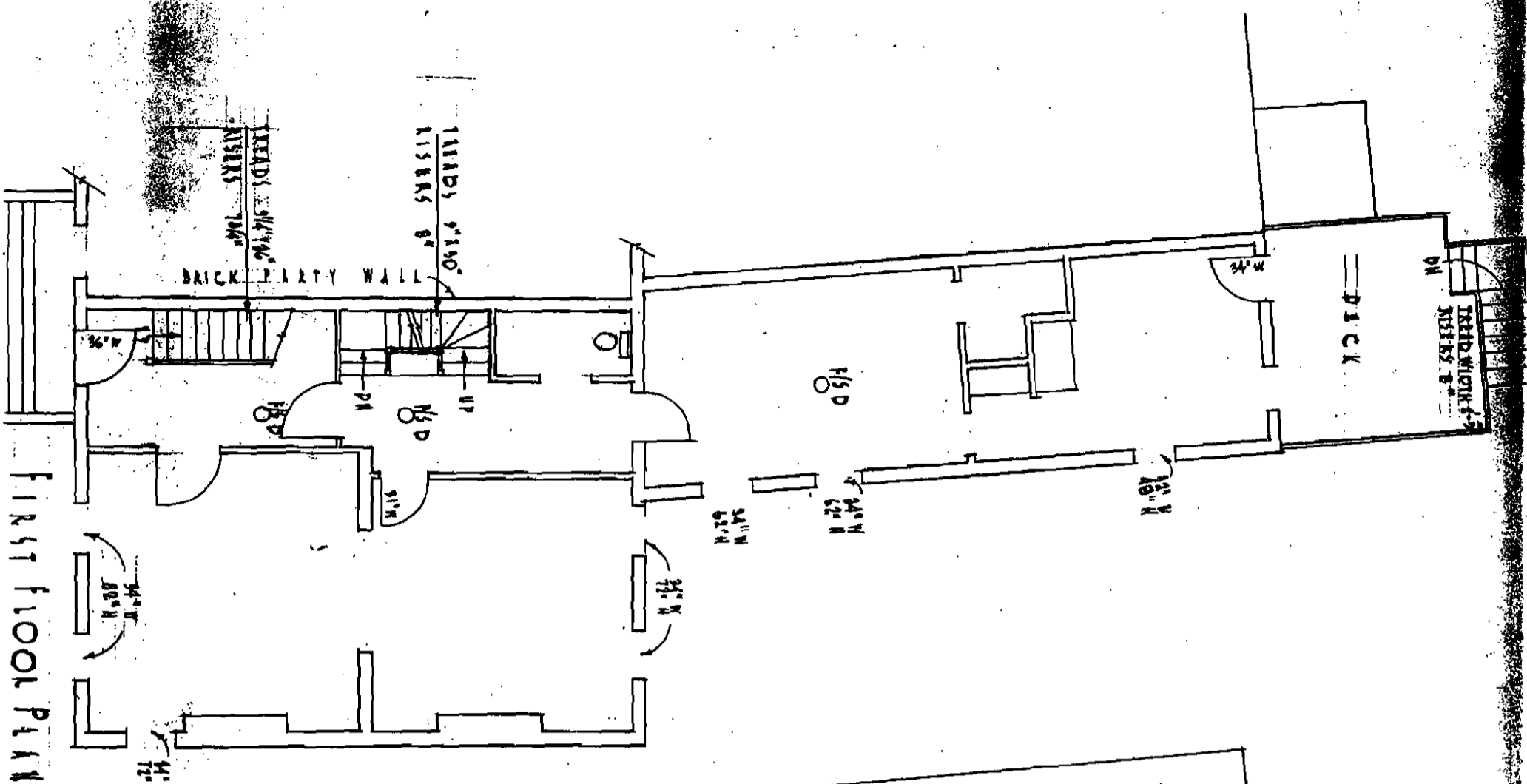
**Michael R. Charek
Architect**

25 Hartley Street
Portland, Maine 04103
(207) 781-0556

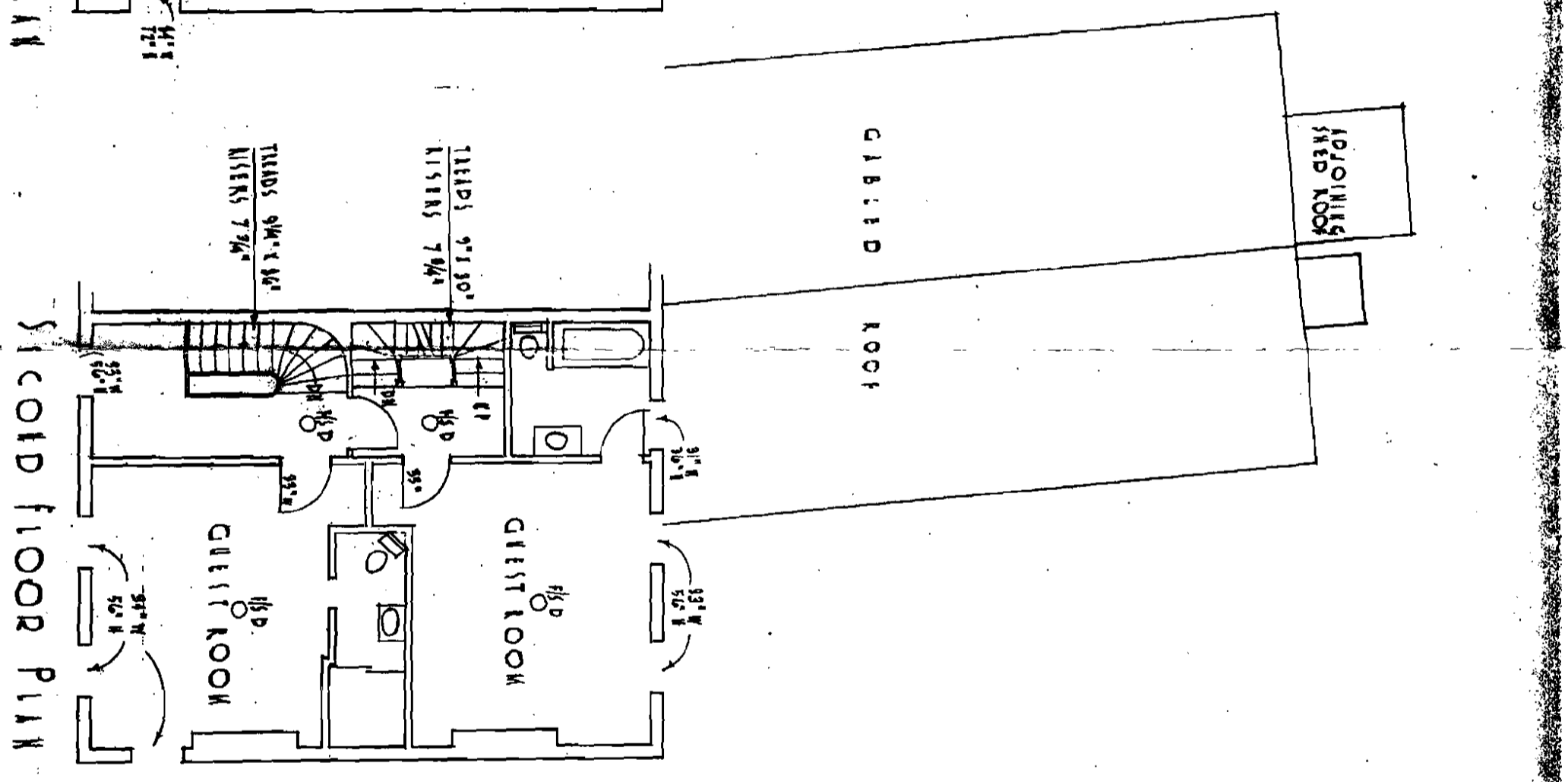
**BASEMENT APARTMENT
RENOVATIONS**

188 Denforth Street
Portland, ME 04102

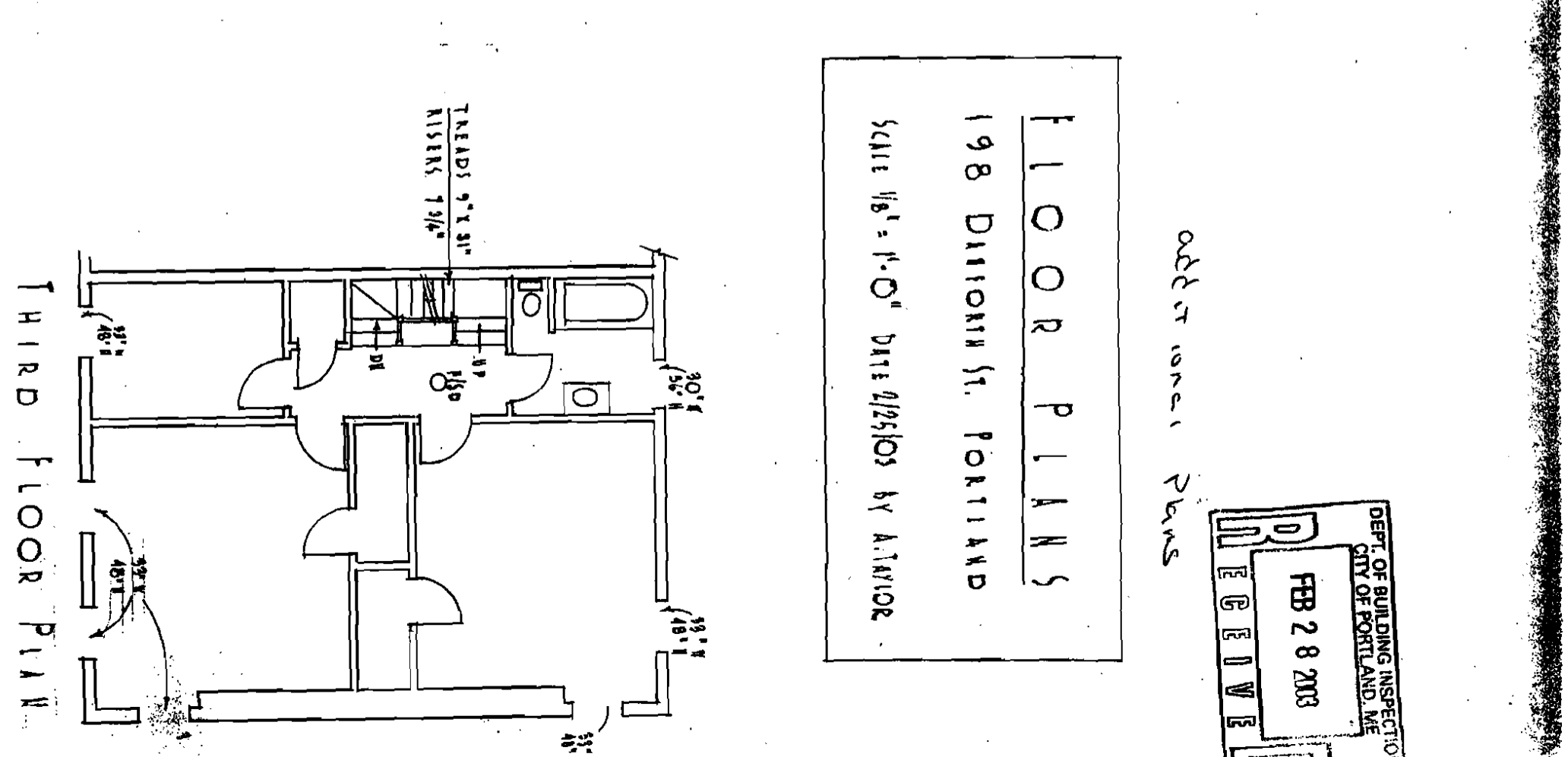
Title	EXISTING AND PROPOSED BASEMENT PLAN
Scale:	1/4" = 1'-0"
Date:	4/9/05
Revisions	
Sheet	A1



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

FLOOR PLANS
 198 DIXON ST. PORTLAND
 SCALE 1/8" = 1'-0" DATE 2/25/03 BY A.TAYLOR

additions plans

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 FEB 28 2003
RECEIVED