

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 031452

This is to certify that Stroudwater Farms Assoc/Kennedy & W construction
has permission to Build new 2100 sq. Ft. Single family
AT 50 Rivers Edge Dr (Lot #7) 217 A037001

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 written permission procured before this building or part thereof is laid or closed-in. **HEAR 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

[Handwritten Signature]
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

_____ Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Call Footing/Building Location Inspection; Prior to pouring concrete
- ? Re-Bar Schedule Inspection: Prior to pouring concrete
- Call Foundation Inspection: Prior to placing ANY backfill
- Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Call 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.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

12-22-03
Date

[Signature]
Signature of Inspections Official

12/22/03
Date

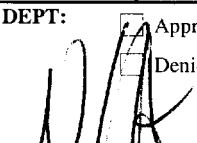

CBL: 217 A037 Building Permit #: 031452

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1452	Issue Date:	CBL: 217 A037001
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Location of Construction: 50 Rivers Edge Dr (Lot #7)	Dwner Name: Stroudwater Farms Assoc	Dwner Address: 91 Johnson Rd	Phone: 207-781-3036
Business Name: n/a	Contractor Name: Kennedy & Walsh Construction	Contractor Address: 91 Johnson Rd. Portland	Phone: 2077813036
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: C8

Past Use: Vacant	Proposed Use: Build new 2100 sq. Ft Single Family	Permit Fee: \$1,689.00	Cost of Work: \$177,000.00	CEO District: R-3 Regular
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied 		INSPECTION: Use Group: R-3 Type: 5B BOCA 99 subdivision 		

Proposed Project Description:
Build new 2100 sq. Ft. Single Family

Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 11/20/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 12 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2003-0248</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with condit.</i> Date: <i>12/1/03</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: <i>S</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</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

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: August 31,2004
RE: C. of O. for #50 River's Edge Drive
(CBL 217A037) (ID 2003-0248)

After visiting #50 River's Edge Drive, I have the following comments:

Site work incomplete:

1. Wetland Survey and Restoration.

I anticipate this work will be completed by **October 15,2004.**

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

Please contact me if you have any questions or comments.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\riversedgelot7a.doc

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: PORTLAND

Street Subdivision Lot #: 50 RIVEREDGE RD

PROPERTY OWNERS NAME

Last: KANEBOY First: WAISH

Applicant Name: JIMINO'S P & H

Mailing Address of Owner/Applicant (If Different): 1407 RIVERSIDE ST PORTLAND ME 04103

Date Permit Issued: 5/14/09

Local Plumbing Inspector Signature: [Signature]

L.P.I. # 3601

Fee: \$ 1196.00 Double Fee Charged

217 A 37

Owner/Applicant Statement

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

Signature of Owner/Applicant: [Signature] Date: 5/14/09

Caution: Inspection Required

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

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> C RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER-SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> 7 MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p><u>656831</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p>	1	Hosebibb/ Sillcock	1	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
<p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>		Drinking Fountain	4	
		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease/ Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		
		Other: _____		Water Heater
<p>TRANSFER FEE [\$6.00]</p>	Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
	SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE	
			15	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			76	Permit Fee (Total)

ELECTRICAL PERMIT

City of Portland, Me.



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

Date 4-8-04
 Permit # 2004-4312
 CBL# 27A-37

LOCATION: 50 Rivers Edge METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Stroudwater Farms Assoc. - Kennedy % w/vals
 TENANT _____ PHONE # _____

							TOTAL	EACH FEE		
OUTLETS	60	Receptacles	30	Switches	8	Smoke Detector	.20	15.00	15.60	
FIXTURES	20	Incandescent	4	Fluorescent		Strips	.20	4.50	4.50	
SERVICES		Overhead		Underground	✓	TTL AMPS <800	15.00	15.00	15.00	
		Overhead		Underground		>800	25.00			
Temporary Service		Overhead		Underground		TTL AMPS	25.00			
							25.00			
METERS	1	(number of)					1.00			
MOTORS		(number of)					2.00			
RESID/COM		Electric units					1.00			
HEATING		oil/gas units		Interior		Exterior	5.00			
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00	2.00	2.00	
		Insta-Hot		Water heaters	3	Fans	2.00	6.00	6.00	
	1	Dryers	1	Disposals	1	Dishwasher	2.00	6.00	6.00	
		Compactors		Spa	1	Washing Machine	2.00	2.00	2.00	
		Others (denote)					2.00			
MISC. (number of)		Air Cond/win					3.00			
		Air Cond/cent				Pools	10.00			
		HVAC		EMS		Thermostat	5.00			
		Signs					10.00			
		Alarms/res					5.00			
		Alarms/com					15.00			
		Heavy Duty(CRKT)					2.00			
		Circus/Carnv					25.00			
		Alterations					5.00			
		Fire Repairs					15.00			
		E Lights					1.00			
		E Generators					20.00			
PANELS		Service		Remote		Main	4.00			
TRANSFORMER		0-25 Kva					5.00			
		25-200 Kva					8.00			
		Over 200 Kva					10.00			
TOTAL AMOUNT DUE										
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00	85.00	85.00

APPLICANT NAME Jeff Hight Elec MASTER LIC. # 14229
17 Racine Ave Portland LIMITED LIC. # _____
97-9693

FACTORY _____

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

2003-0248
Application I. D. Number
11/20/2003
Application Date
Rivers Edge (Lot #7)
Project Name/Description

Stroudwater Farms Assoc
Applicant
91 Johnson Rd , Falmouth , ME 04105
Applicant's Address

Consultant/Agent
Applicant Ph: (207) 781-3036 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr , Portland, Maine
Address of Proposed Site
217 A037001
Assessor's Reference: Chart-Block-Lot

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

2100 sq. Ft. **23,393 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **11/25/2003**

DRC Approval Status: Reviewer **Jay Reynolds**

Approved Approved w/Conditions See Attached Denied

Approval Date **12/12/2003** Approval Expiration **12/12/2004** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **12/12/2003**
signature date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0248

Application I. D. Number

11/20/2003

Application Date

Rivers Edge (Lot #7)

Project Name/Description

Stroudwater Farms Assoc

Applicant

91 Johnson Rd , Falmouth , ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 781-3036 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr , Portland, Maine

Address of Proposed Site

217 A037001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

- 3 Your new street address is now #50 River's Edge Drive, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2003-0248
Application I. D. Number
11/20/2003
Application Date
Rivers Edge (Lot #7)
Project Name/Description

Stroudwater Farms Assoc
Applicant
91 Johnson Rd , Fairnouth , ME 04105
Applicant's Mailing Address

30 **Rivers Edge Dr , Portland, Maine**
Address of Proposed Site
217 A037001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 781-3036 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

2100 sq. Ft. Proposed Building square Feet or # of Units **23,393 sq. Ft.** Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Site Plan (majorrhinor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input checked="" type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **11/25/2003**

Status: Reviewer **Jay Reynolds**
 Approved **Denied**
Approval Date **12/12/2003** Approval Expiration **12/12/2004** Extension to _____ Additional Sheets Attached

signature date

Performance Guarantee **Required*** **Not Required**

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

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

2003-0248

Application I. D. Number

11/20/2003

Application Date

Rivers Edge (Lot #7)

Project Name/Description

Stroudwater Farms Assoc

Applicant

91 Johnson Rd , Falmouth , ME 04105

Applicant's Mailing Address

Rivers Edge Dr , Portland, Maine

Address of Proposed Site

217 A037001

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Applicant or Agent Daytime Telephone, Fax

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2100 sq. Ft.

Proposed Building square Feet or # of Units

23,393 sq. Ft.

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Site Plan
(majorrhinor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **11/25/2003**

Planning Approval Status:

Reviewer **Jay Reynolds**

- Approved** **Approved w/Conditions** **Denied**
 See Attached

Approval Date **12/12/2003** Approval Expiration **12/12/2004** Extension to _____ Additional Sheets Attached

- OK to Issue Building Permit **Jay Reynolds** **12/12/2003**
 signature date

Performance Guarantee **Required*** **Not Required**

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- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
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| | date | | |
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| | date | remaining balance | signature |
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| | date | | expiration date |
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| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
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| | date | signature | |

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

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11/20/2003

Application Date

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Stroudwater Farms Assoc

Applicant

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217-A-37

Soil type/Presumptive Load Value (Table 401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
Foundation Drainage Dampproofing (Section 406)	OK - Show	
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section 403.1.4)	Not shown	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK - 7'-8' spac _{OK}	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK 3 - 1 3/4" x 9 1/2" LVL's	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	OK 2x6	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	OK - 2x10	
	OK - 2x10	

21

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK 2"x8"	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK 2"x8"-16"oc	
Egress Windows (Section 310) (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? <i>YES - Unfinished</i> (Above or beside)		
Fire separation	OK	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	— OK - shows step	
Egress Windows (Section 310)	OK	
Roof Covering (Chapter 9)	— OK	
Safety Glazing (Section 308)	OK	
Attic Access (BOCA 1211.1)	— Full down stair show	
Draft Stopping around chimney	— exterior masonry chimney	

Header Schedule	OK - schedule shown
Type of Heating System	- Not shown
Stairs	
Number of Stairways	
Interior 2	
Exterior 1	
Treads and Risers (Section 314)	10" + 7 1/4" shown
Width	- OK
Headroom	- OK
Guardrails and Handrails (Section 315)	- OK - see note 2 sheet A4
Smoke Detectors Location and type/Interconnected	- Not shown
Plan Reviewer Signature	

2

3

See Chimney Summary Checklist

Applicant: Kennedy & Walsh Const.

Date: 12/1/03

Address: Lot #17 Riversedge Drive C-B-L: 217-A-037

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New development #03-1452

Zone Location - Contract Zone "C8" using regular R-3
Subdivision requirements

Interior or corner lot -

Proposed Use/Work - Construct new single family with attached garage and rear deck
28x34 24x24' 14x17'

Sewage Disposal - City

Lot Street Frontage - 50' min - 80' shown

Front Yard - 25' min - 86' scaled

Rear Yard - 25' min - 101' scaled

Side Yard - 14' min - 15' & 20' scaled

Projections - 2 story rear deck - front porch - NO Daylight basement
14x17' 26x34' side chimney

Width of Lot - 75' min req. - 105' scaled

Height - 35' MAX - 29.25' scaled to ridge

Lot Area - 6,500# - 23,393# shown

Lot Coverage/Impervious Surface - 25% (15848.25# MAX)

Area per Family - 6,500#

Off-street Parking - 2 pkg spaces required - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor #2003-0248

Shoreland Zoning/Stream Protection - N/A

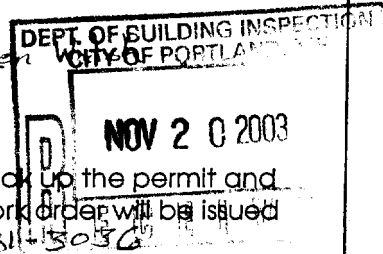
Flood Plains - Panel 12 Zone X

28 x 34	=	952
24 x 24	=	576
14 x 17	=	238
6 x 34	=	204
		<hr/>
		1976#

All Purpose 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>Lot # 7 River's Edge</u>		
Total Square Footage of Proposed Structure <u>2100 S.F.</u>	Square Footage of Lot <u>23,393 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>217-A-037-001</u>	Owner: <u>Kennedy & Walsh Const.</u> <u>Falmouth, ME</u>	Telephone: <u>781-3036</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kennedy & Walsh Const.</u> <u>91 Johnson Rd.</u> <u>Falmouth, ME</u> <u>04105</u> <u>781-3036</u>	Cost Of Work: <u>\$ 177,000</u> Fee: <u>\$ 1614. Base</u>
Current use: <u>Raw land</u>		<u>+ 300 - Referral Fee</u> <u>+ 75 - C/O</u> <u>4984</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family Residence</u>		
Project description: _____		
Contractor's name, address & telephone: <u>Kennedy & Walsh Construction</u>		
Who should we contact when the permit is ready: <u>Bryan Kennedy or Karen</u>		
Mailing address: <u>91 Johnson Rd.</u> <u>Falmouth, ME</u> <u>04105</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>781-3036</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: <u>[Signature]</u>	Date: <u>11-20-03</u>
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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

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This Agreement made and entered into ~~this~~ 19th day of November, 2003, by and between STROUDWATER FARMS ASSOCIATES, a Maine general partnership, whose mailing address is 91 Johnson Road, Falmouth, Maine 04105, (the "Seller"), and KENNEDY & WALSH CONSTRUCTION with a mailing address of 91 Johnson Road, Falmouth, Maine 04105 (the "Buyer").

The parties hereto agree as follows:

1. **PREMISES.** Subject to Paragraph 4 hereof, Seller agrees to sell and Buyer agrees to buy certain real estate located in Portland, Cumberland County, Maine in a development known as River's Edge and more particularly described as Lot Number 7 on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine Made for Stroudwater Farms Associates" prepared by Owen Haskell, Inc. dated April 10, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 494, together with all appurtenant rights and easements, (hereinafter the "Premises").
2. **PURCHASE PRICE.** Buyer agrees to pay for the Premises the sum of Ninety Five Thousand Dollars (\$95,000.00), (the "Purchase Price") payable as follows:
 - a. Earnest Money Deposit. _____ n/a _____ and 00/100 (\$0.00) as a earnest money deposit at the time of the execution of this Agreement (the "Deposit"). The Deposit shall be held in by the Seller, in a non-segregated account and without interest, and shall be credited towards the Purchase Price if and when there is a closing and otherwise pursuant to this Agreement.
 - b. Balance of Purchase Price at Closing. The balance of the Purchase Price, Ninety Five Thousand Dollars and 00/100 (\$95,000.00) shall be paid by immediately available funds, cash or certified check at the time of the closing.
3. **TITLE.** Seller shall convey the Premises to Buyer at Closing in fee simple with good and marketable title in accordance with the standards of the Maine Bar Association, free and clear of all liens but subject to easements, privileges, restrictions and agreements of record. If Seller is unable to convey title as aforesaid, Seller shall be given a reasonable period of time in which to remedy any title defects. If such defects cannot be corrected or remedied, or if Seller elects in Seller's discretion not to remedy the same, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations to each other hereunder will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist without a reduction in the Purchase Price.

4. **CLOSING.** The Closing of this transaction shall take place on or before May 20, 2004 at the offices of Cumberland Title Co., One Canal Plaza, Portland Maine or at such time at place as Seller and Buyer shall mutually agree upon in writing. At the Closing, Seller shall execute and deliver to Buyer, against payment of the balance of the Purchase Price, a Warranty Deed to the Premises. The acceptance of the deed by the Buyer at closing shall be deemed to be full performance and discharge of every agreement, obligation and representation made on the part of the Seller, except as expressly set forth in such deed. The parties agree that none of the statements contained in this Agreement are collateral agreements.
5. **POSSESSION.** Seller shall deliver possession of the Premises to Buyer free and clear of all leases, tenancies and occupancies by any person.
6. **ADJUSTMENTS, PRO-RATION AND CLOSING COSTS.**
 - a. Real Estate taxes and assessments shall be pro-rated as of the Closing on the basis of the latest available tax bill.
 - b. The Maine Real Estate Transfer Tax shall be paid one-half by each of Seller and Buyer. The recording fee for the deed will be paid by the Buyer.
 - c. The Buyer shall pay to the Seller an amount equal to One-sixth (1/6th) the estimated annual common expense charges for the Premises, and Seller shall contribute such payments for the Buyer to a working capital fund established by the Seller as a segregated account, owned by and in the name of the Association, established at a Maine financial institution insured by the Federal Deposit Insurance Corporation or other equivalent federally-sponsored insurance. Such payment to the working capital fund shall not be treated as a prepayment of monthly common expenses assessments.
7. **DEFAULT AND REMEDIES.** In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller's remedies shall be either (i) retention of the Deposit as full and complete liquidated damages in lieu of any other legal or equitable remedy, or (ii) recourse to all available legal and equitable remedies. Upon retention of the Deposit as set forth in this paragraph, this Agreement will terminate and neither party will be under any further obligation hereunder. In the event that Seller fails to close hereunder for a reason other than the default of Buyer, Buyer's exclusive remedies shall be either (i) return of the Deposit as full and complete liquidated damages in lieu of any other legal or equitable remedy, or (ii) specific performance of this Agreement. Upon return of the Deposit as set forth in this paragraph, this Agreement will terminate and neither party will be under any further obligation hereunder.

8. GENERAL PROVISIONS. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given of the date of service if served personally on the party to whom notice is to be given, or on the date of mailing. If mailed, all notices are to be sent by First Class Mail, postage prepaid, certified, return receipt requested, addresses as provided in the prefatory paragraph of this Agreement.

Either party may change its address for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. The rights of Buyer under this Agreement may not be assigned in whole or in part without written consent of Seller.

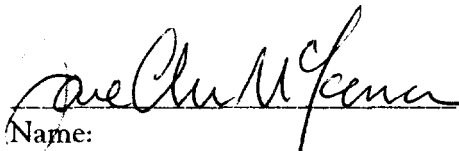
Seller and Buyer represent and warrant to each other that neither party has engaged in the services of any real estate broker with respect to this transaction except for _____ n/a _____ whose commission shall be paid by _____ n/a _____
This Agreement constitutes the entire Agreement between Seller and Buyer and there are no agreements, understandings, warranties or representations between Seller and Buyer except as expressly contained in this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine. If any provision of this Agreement is to be invalid or unenforceable, it shall not affect the validity and enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

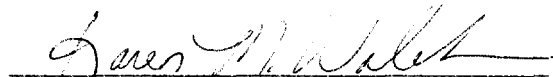
WITNESS:

Seller: Stroudwater Farms Associates

By: Stroudwater Farms Development, LLC
Its Partner


Name: _____

By:


Karen M. Walsh, Its Manager
Seller Tax ID# 01-043363 1

Name: _____

Buyer:

Soc. Sec. # _____

Name: _____

Buyer:

Soc. Sec. # _____

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

2003-0248

Application I. D. Number

11/20/2003

Application Date

Rivers Edge (Lot #7)

Project Name/Description

Stroudwater Farms Assoc

Applicant

91 Johnson Rd , Falmouth , ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 781-3036 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr , Portland, Maine

Address of Proposed Site

217 A037001

Assessor's Reference: Chart-Block-Lot

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

2100 sq. Ft.

Proposed Building square Feet or # of Units

23,393 sq. Ft.

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Site Plan
(majorrhinor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> HistoricPreservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **11/25/2003**

Building Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
 See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
 signature _____ date _____

Performance Guarantee **Required'** **Not Required**

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

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