

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 030711

Please Read Application And Notes, If Any, Attached

This is to certify that Stroudwater Farms Assoc/Rivers Edge Bros has permission to Build +/- 2,388 s.f. Dwelling, 504 s.f. garage, 504 s.f. finished space AT 0 Rivers Edge Dr (Lot 6) 217 A036001

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 work on permit must be completed before this building or part thereof is occupied 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

*[Signature]*  
1/17/03  
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: 03-0711	Issue Date:	CBL: 217 A036001
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<b>Location of Construction:</b> 0 Rivers Edge Dr (Lot 6)	<b>Owner Name:</b> Stroudwater Farms Assoc	<b>Owner Address:</b> 18 Carroll St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Risbara Bros Construction <i>Tim 23</i>	<b>Contractor Address:</b> 197 US Route 1 Scarborough	<b>Phone:</b> 2078835528
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	<b>Zone:</b> <i>C8</i>
<b>Past Use:</b> Vacant land	<b>Proposed Use:</b> Single Family dwelling: +/- 2,388 s.f. Living space plus 504 s.f. garage, 504 s.f. plus unfinished space	<b>Permit Fee:</b> \$1,561.00	<b>Cost of Work:</b> \$209,000.00
<b>Proposed Project Description:</b> Build +/- 2,388 s.f. Dwelling plus 504 s.f. garage, plus 504 s.f. unfinished space		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	<b>INSPECTION:</b> Use Group: <i>R-3</i> Type: <i>5B</i> <i>BOCA 99</i>
		<b>Signature:</b>	<b>Signature:</b>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		<b>Signature:</b>	<b>Date:</b>

<b>Permit Taken By:</b> kwd	<b>Date Applied For:</b> 06/17/2003	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/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>2003-0122</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> - <i>OK with conditions</i> Date: <i>6/24/03</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D.H. 6/24/03</i> Date:
	<i>6/25/03</i> <i>D. Andrews</i>		

**CERTIFICATION**

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

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

# RISBARA BROS. CONSTRUCTION

*When Quality Counts*

RESIDENTIAL • COMMERCIAL • EARTHWORKS

DATE: 7-17-03

TO: TAMMY MONSON @ FAX # 874-8710

FROM: Tim

# OF PAGES  
(including cover): 5

For personal and confidential reasons please distribute to addressee. THANK YOU.

**COMMENTS**

Lot 6 Rivers 2d62



BC CALC® 2002 DESIGN REPORT - US

Thursday, July 17, 2003 11:45

Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF

Job Name - KILADJIAN JOB
Address -
City, State, Zip - PORTLAND, ME
Customer - HILLSIDE LUMBER
Code reports - ICBO 3083, NER 442

File Name - BC CALC Project: RBD1
Description -
Specifier - DAN
Designer - CHRISTOPHER
Company - WOOD STRUCTURES
Misc -



B0
2940 lbs LL
1464 lbs DL

B1
2940 lbs LL
1464 lbs DL

Total Horizontal Length - 10-00-00

General Data

Version: US Imperial
Member Type: - Roof Beam
Number of Spans: - 1
Left Cantilever: - No
Right Cantilever: - No
Slope: 0/12
Tributary: 14-00-00
Repetitive: n/a
Construction Type: n/a
Live Load: 42 PSF
Dead Load: 20 PSF
Part Load: 0 PSF
Duration: 115

Load Summary

Table with columns: ID, Description, Load Type, Ref, Start, End, Live, Dead, Trlb, Dur. Row 1: S Standard, Unf. Area Load, LeR, 00-00-00, 10-00-00, 42 PSF, 20 PSF, 14-00-00, 115

Controls Summary

Table with columns: Control Type, Value, % Allowable, Duration, Loadcase, Span Location. Rows include Moment (11010 ft-lbs, 46.0%), End Shear (3707 lbs, 34.0%), Total Deflection (1.454 (0.284"), 38.8%), Live Deflection (1.660 (0.176"), 62.9%), Max. Defl. (0.264" (Limit: 1"), 26.4%), Span/Depth (12.6)

NOTES:

Design meets Code minimum (L/180) Total load deflection criteria.
Design meets User specified (L/240) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.
Minimum bearing length for B0 is 1'-1/2".
Minimum bearing length for B1 is 1'-1/2".
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing
Member Slope = 0, consider drainage.

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output shown is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BCIM®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.

Handwritten note: 2nd Floor Roof Beam Over Front Entry Lot to Rivers Gate



**BC CALC® 2002 DESIGN REPORT - US**

Thursday, July 17, 2003 11:45

**Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF**

Job Name - KILADJIAN JOB  
 Address -  
 City, State, Zip - PORTLAND, ME  
 Customer - HILLSIDE LUMBER  
 Code reports - ICBO 5083, NER 442

File Name - BC CALC Project: RB02  
 Description -  
 Specifier - DAN  
 Designer - CHRISTOPHER  
 Company - WOOD STRUCTURES  
 Misc -



B0  
 2800 lbs LL  
 1464 lbs DL

B1  
 2800 lbs LL  
 1464 lbs DL

Total Horizontal Length - 10-00-00

**General Data**

Version: US Imperial  
 Member Type: - Roof Beam  
 Number of Spans: - 1  
 Left Cantilever: - No  
 Right Cantilever: - No  
 Slope: 0/12  
 Tributary: 14-00-00  
 Repetitive: n/a  
 Construction Type: n/a  
 Live Load: 40 PSF  
 Dead Load: 20 PSF  
 Part Load: 0 PSF  
 Duration: 100

**Disclosure**

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

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 VERSA-STRAND™,  
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**Load Summary**

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unif. Area Load	Left	00-00-00	10-00-00	40 PSF	20 PSF	14-00-00	100

**Controls Summary**

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	10660 lbf-ft	51.2%	@ 100%	2	1 - Internal
End Shear	3589 lbs	37.8%	@ 100%	2	1 - Left
Total Deflection	L/480 (0.256")	38.4%		2	1
Live Deflection	L/714 (0.169")	33.0%		2	1
Max. Defl.	0.256" (Limit 1")	25.6%		2	1
Span/Depth	12.8				1

**NOTES:**

Design meets Code minimum (L/180) Total load deflection criteria.  
 Design meets Code minimum (L/240) Live load deflection criteria.  
 Design meets arbitrary (1") Maximum load deflection criteria.  
 Minimum bearing length for B0 is 1-1/2".  
 Minimum bearing length for B1 is 1-1/2".  
 Entered/Displayed Horizontal Span Length(s) = Clear Span ± 1/2 min. end bearing ± 1/2 intermediate bearing  
 Member Slope = 0, consider drainage.

*2nd Floor Above Front Door*

*Lot 6 Rivers Edge*



BC CALC® 2002 DESIGN REPORT - US

Thursday, July 17, 2003 11:48

Single 6 1/4" x 11 1/4" VERSA-LAM® 3080 DF

Job Name - KILADIAN JOB  
 Address -  
 City, State, Zip - PORTLAND, ME  
 Customer - HILLSIDE LUMBER  
 Code reports - ICBO 5883, NER 442

File Name - BC CALC Project : FB02  
 Description -  
 Specifier - DAN  
 Designer - CHRISTOPHER  
 Company - WOOD STRUCTURES  
 Misc -



B0  
 4774 lbs LL  
 2389 lbs DL

B1  
 4774 lbs LL  
 2389 lbs DL

Total Horizontal Length - 11-00-00

General Data

Version: US Imperial  
 Member Type: - Floor Beam  
 Number of Spans: - 1  
 Left Cantilever: - No  
 Right Cantilever: - No  
 Slope: D/12  
 Tributary: 14-00-00  
 Repetitive: n/a  
 Construction Type: n/a  
 Live Load: 42 PSF  
 Dead Load: 20 PSF  
 Part Load: 0 PSF  
 Duration: 115

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Tri.	Dur.
S	Standard	Unf. Area Load	Left	00-00-00	11-00-00	42 PSF	20 PSF	14-00-00	115
1		Unf. Area Load	Left	00-00-00	11-00-00	40 PSF	20 PSF	07-00-00	100

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	19711 ft-lbs	59.9%	● 115%	3	1 - Internal
End Shear	5949 lbs	48.1%	● 115%	3	1 - Left
Total Deflection	L/283 (0.345")	82.7%		3	1
Live Deflection	L/675 (0.23")	83.9%		3	1
Max. Defl.	0.345" (Limit: 1")	34.5%		3	1
Span/Depth	11.7				1

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.  
 Design meets User specified (L/480) Live load deflection criteria.  
 Design meets arbitrary (1") Maximum load deflection criteria.  
 Minimum bearing length for B0 is 1'-1 1/2".  
 Minimum bearing length for B1 is 1'-1/2".  
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design practices and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)233-0788 before beginning product installation.

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*Breakfast Nook  
 Rear Wall*

*Lot 6 Rivers Edge*



**BC CALC® 2002 DESIGN REPORT - US**

Thursday, July 17, 2003 11:47

**Single 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF**

Job Name - KLADJIAN JOB  
 Address -  
 City, State, Zip - PORTLAND, ME  
 Customer - HILLSIDE LUMBER  
 Code reports - IC90 5663, NER 442

File Name - BC CALC Project: F803  
 Description -  
 Specifier - DAN  
 Designer - CHRISTOPHER  
 Company - WOOD STRUCTURES  
 Misc -



B0  
 1880 lbs LL  
 888 lbs DL

B1  
 1680 lbs LL  
 888 lbs DL

Total Horizontal Length - 05-00-00

**General Data**

Version: US Imperial  
 Member Type: - Floor Beam  
 Number of Spans: - 1  
 Left Cantilever: - No  
 Right Cantilever: - No  
 Slope: 0/12  
 Tributary: 14-00-00  
 Repetitive: n/a  
 Construction Type: n/a  
 Live Load: 40 PSF  
 Dead Load: 20 PSF  
 Part Load: 0 PSF  
 Duration: 100

**Load Summary**

UU Description	Load Type	Ref	Start	End	Live	Dead	Trib.	Dur.
S Standard	Unf. Area Load	Left	00-00-00	06-00-00	40 PSF	20 PSF	14-00-00	100

**Controls Summary**

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	3818.9 lbs	27.3%	@ 100%	2	1 - Internal
End Shear	1874 lbs	29.7%	@ 100%	2	1 - Left
Total Deflection	L/1465 (0.049')	16.3%		2	1
Live Deflection	L/2205 (0.039')	21.8%		2	1
Max. Defl.	0.049" (Limit: 1")	4.9%		2	1
Span/Depth	7.6				1

**NOTES:**

Design meets Code minimum (L/240) Total load deflection criteria.  
 Design meets User specified (L/480) Live load deflection criteria.  
 Design meets arbitrary (1") Maximum load deflection criteria.  
 Minimum bearing length for B0 is 1-1/2".  
 Minimum bearing length for B1 is 1-1/2".  
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

**Disclosure**

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

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*Dining Room / Breakfast  
 Concrete Beam - Above*

*Lot 6 Rivers Edge*

Left message  
to call. +m  
Went over  
w/Tim.

217-A-36  
Lot 6 Rivers Edge

883-5528  
Tim

Soil type/Presumptive Load Value (Table 401.4.1) _____		
Item	Code	Inspection/Notes
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
Foundation Drainage Dampproofing (Section 406)	OK	
Ventilation (Section 409.1) Crawls Space ONLY	OK	
Anchor Bolts/Straps (Section 403.1.4)	spacing? —	Max 6'-0" OC
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2) )	OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2) )	OK	
Sill/Band Joist Type & Dimesions	OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1) )	OK	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1) )	OK	

①



2x6 -  
won't span 14'

OK No attic storage

2	Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	Need <del>2x6</del> - OK - 2x6	No Attic storage
	Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK	
	Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
	Fastener Schedule (Table 602.3(1) & (2))	OK	
	<b>Private Garage</b> Section 309 and Section 407 1999 BOCA)		
	Living Space? (Above or beside) YES		
3	Fire separation - OK	stairs to 2nd floor - need 5/8"	Not building stairs -
	Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	OK shows 2 steps	
4	Egress Windows (Section 310)	4060 - do they meet? egress -	OK
	Roof Covering (Chapter 9)	OK	
6	Safety Glazing (Section 308)	Need in 2nd floor bath -	OK
10	Attic Access (BOCA 1211.1)	Not shown	will add in closet
	Draft Stopping around chimney	OK -	

① Beams - openings in first flr bearing wall?  
 - 2 - 2x10's - 5'-4" span → Will be LVL - OK  
 NOT ADEQUATE

<b>Header Schedule</b>	3-2x10's windows - OK	
<b>Type of Heating System</b>		
<b>Stairs</b>		
<b>Number of Stairways</b>		
<b>Interior</b> 2		
<b>Exterior</b> 2		
<b>Treads and Risers</b> OK (Section 314)		
<b>Width</b> - OK		
⑧ <b>Headroom</b> - Bsmnt stairs - 6'-3" approx shown - Breaking beam - OK for headroom		
<b>Guardrails and Handrails</b> (Section 315) OK		
⑨ <b>Smoke Detectors</b> Location and type/Interconnected		Need in bsmnt + bonus room intercom. + backup
<b>Plan Reviewer Signature</b>		

See Chimney Summary Checklist

Deck NOT Approved  
 Need certifications on lam's. - OK

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0711	<b>Date Applied For:</b> 06/17/2003	<b>CBL:</b> 217 A036001
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<b>Location of Construction:</b> 0 Rivers Edge Dr (Lot 6)	<b>Owner Name:</b> Stroudwater Farms Assoc	<b>Owner Address:</b> 18 Carroll St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Risbara Bros Construction	<b>Contractor Address:</b> 197 US Route 1 Scarborough	<b>Phone</b> (207) 883-5528
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family dwelling: +/- 2,388 s.f. Living space plus 504 s.f. garage, 504 s.f. plus unfinished space	<b>Proposed Project Description:</b> Build +/- 2,388 s.f. Dwelling plus 504 s.f. garage, plus 504 s.f. unfinished space
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 06/24/2003
<b>Note:</b> 6/24/03 talked to contractor - Tim Halpin - there is no rear deck - only steps to grade			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. - NO REAR DECKS are shown on your site plan. NO REAR DECKS are approved under this permit. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

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

2003-0122

Application I. D. Number

6/17/2003

Application Date

Lot 6, Rivers Edge Subdivision

Project Name/Description

Gerard & Annie Kiladjian

Applicant

O.O. Box 485, Scarborough, ME 04074

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 883-5528 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr , Portland, Maine

Address of Proposed Site

217 A036001

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) \_\_\_\_\_

2,388 + 504 + 504

Proposed Building square Feet or # of Units

Acreage of Site

C8

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 6/17/2003

**Building Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

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 | _____ 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 _____ |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date _____           | _____ signature _____                              |                             |

2003-0122

03-0711

# All Purpose Building Permit Application

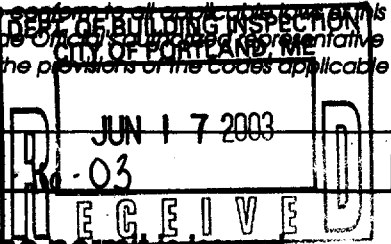
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Lot 6 Rivers Edge</u>		
Total Square Footage of Proposed Structure <u>2388</u>	Square Footage of Lot <del>17352</del> <u>17531</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>217</u> Block# <u>A</u> Lot# <u>036</u>	Owner: <u>GERARD &amp; ANNIE KILADJIAN</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>RISBANA BROS. CONST P.O. Box 425 Scarborough ME 207-883-5528</u>	Cost Of Work: \$ <u>209,000.<sup>00</sup></u> Fee: \$ <u>1861.<sup>00</sup></u>
Current use: <u>NONE VACANT LAND</u>	1486 300 <del>AM</del> SITE 75 CoFO 1861	
If the location is currently vacant, what was prior use: <u>UNKNOWN</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>SINGLE FAMILY DWELLING: BUILD 2388 SF DWELLING w/ 504 SF BONUS Rm, 504 SF GARAGE</u>	Project description:	
Contractor's name, address & telephone: <u>RISBANA BROS. CONST Co</u>		
Who should we contact when the permit is ready: <u>TIM HALPIN</u>		
Mailing address: <u>P.O. Box 425 Scarborough, MAINE 04070-0425</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>883-5528</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 codes of the town of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official, Building Inspector, or 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>JUN 17 2003</u>
--	--------------------------



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

Applicant: Rubona Bros. Const. Date: 6/24/03

Address: Rivas EDGE Drive (lot #6) C-B-L: 217-A-36

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dev.

# 03-0711

Zone Location - R-3 Zone/Contract Zone #8

Interior or corner lot -

Proposed Use/Work - Construct single family with attached garage

Sewage Disposal - City

24 x 26  
No Decks shown  
on site plan  
none approved

Lot Street Frontage - 50' min - 95' @ 0m

Front Yard - 25' min - 60' scaled

Rear Yard - 25' min - 54' scaled

Side Yard - 14' min req - 16.5' @ 24' scaled

Projections - left side bull head - rear bay window - front entry & steps

Width of Lot - 75' min - 100' scaled

Height - 35' max - 23.95' scaled

Lot Area - 6,500<sup>sq</sup> - 17,531<sup>sq</sup>

Lot Coverage Impervious Surface - 25% MAX - 4382<sup>sq</sup> MAX

Area per Family - 6,500<sup>sq</sup>

Off-street Parking - 2 spaces req - 2 car garage

Loading Bays - N/A

Site Plan - min/min # 2003-0122

Shoreland Zoning/Stream Protection - N/A - outside

Flood Plains - Panel 12 zone X

24' x 26'	=	624
28' x 34'	=	952
front 2' x 10'	=	20
4' x 7'	=	28
bay 2 x 10	=	20
14' x 16'	=	224
deck? 12' x 14'	=	168
2' x 14'	=	28

2064<sup>sq</sup>

→ within Historic District - requires review  
→ Rear Deck NOT shown on site plan  
6/24/03 → NO Deck per town H. - only steps to grade

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS,


That **STROUDWATER FARMS ASSOCIATES**, a Maine general partnership, with a principal place of business in Falmouth, Maine, for consideration paid, grants to **RISBARA BROS. CONSTRUCTION CO., INC.**, a Maine corporation, whose mailing address is PO Box 485, Scarborough, Maine 04070-0485, with **warranty covenants**, the land in Portland, County of Cumberland and State of Maine described as

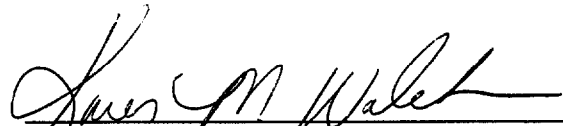
**See Exhibit A Attached Hereto and Made a Part Hereof**

IN WITNESS WHEREOF, the said Stroudwater Farms Associates has caused this instrument to be signed this 29<sup>th</sup> day of the month of January, 2003.

Signed, Sealed and Delivered  
in presence of

Stroudwater Farms Associates  
By: Stroudwater Farms Development,  
LLC, Managing General Partner

  
\_\_\_\_\_  
Witness

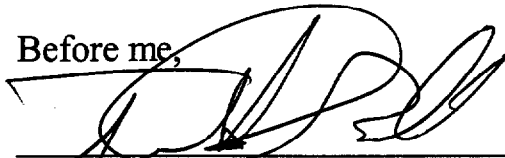
  
\_\_\_\_\_  
By: Karen M. Walsh  
Its: Managing Member

State of Maine  
County of Cumberland, ss.

January 29, 2003

Then personally appeared the above named Karen M. Walsh of said Stroudwater Farms Development, LLC, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said Stroudwater Farms Associates.

**Timothy A. Bolles**  
**Notary Public, Maine**  
**My Commission Expires**  
**December 3, 2003**

Before me,  
  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Printed Name: \_\_\_\_\_  
My Comm. Exp.: \_\_\_\_\_

**EXHIBIT A**

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

Being Lot No. 1 as shown on a plan entitled "*Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine, made for Stroudwater Farms Associates,*" dated April 10, 2001, revised through July 9, 2001, prepared by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 494.

Together with the right in common with all other lot owners in and to the use of all streets and ways as shown on said plan for the purpose of ingress and egress.

Together with a Recreational and River Easement as reserved in a deed from Stroudwater Farms Associates to Portland Trails, dated June 15, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11498, Page 24 and together with all other appurtenant easements shown on the plan.

This conveyance is subject to the Declaration of Protective Covenants for River's Edge Subdivision, dated September 24, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18187, Page 320 and the Stroudwater Farms Homeowners Association By-Laws dated October 3, 2002 and recorded in said registry of deeds in Book 18187, Page 329.

Stroudwater Farms Associates reserves for itself, its successors and assigns the fee interest in all streets and ways as shown on said plan.

Being a portion of the premises conveyed to Stroudwater Farms Associates by virtue of a Quitclaim Deed With Covenant from Robert C. Hunt, dated July 29, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8403, Page 350 and a Quitclaim Deed With Covenant from E. Harriet Caron, dated August 17, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8429, Page 302.

Received  
Recorded Register of Deeds  
Jan 30, 2003 09:57:28A  
Cumberland County  
John B. D Brien

*Kmw*



**FILE COPY**

**PURCHASE AND SALE AGREEMENT**

This agreement made and entered into on May 29, 2003 by and between RISBARA BROS. CONSTRUCTION CO., INC. (Seller), a Maine corporation with mailing address of P. O. Box 485, Scarborough, Maine 04070 and GERARD KILADJIAN and ANNIE KILADJIAN (Buyers) with a mailing address of 24 Partridge Circle, Portland, Maine 04102 for the purchase of the following real estate.

1. Property: A new colonial style home per plans and revised Quotation dated May 29, 2003 to be built by Seller on Lot No.6 River's Edge Subdivision, Portland, Maine.

2. Purchase Price: Seller agrees to convey said property to Buyers by Warranty Deed with improvements thereon to be conveyed with good and marketable title free and clear of all encumbrances and Buyers agree to pay the total sum of THREE HUNDRED THIRTY ONE THOUSAND, NINE HUNDRED FORTY ONE DOLLARS (\$331,941.00).

3. Deposits: A total deposit of \$33,194.00 is due to Seller as follows: \$5,000.00 due upon signed acceptance of this agreement by both parties; \$28,194.00 due upon buyer's receipt of written financing approval for end loan from their lender. Seller shall hold said deposits in escrow and may, at Seller's discretion, use said deposits towards the construction of new home once receipt of Buyers written financing approval for end loan is received.

4. Balance of Purchase Price The balance of the purchase price of TWO HUNDRED NINETY EIGHT THOUSAND, SEVEN HUNDRED FORTY SEVEN DOLLARS (\$298,747.00) is due in full to Seller upon transfer of title at time of closing date by cash, bank check or certified check.

5. Buyers Financing: This agreement is subject to Buyers obtaining financing for up to 90% of contract price for an end loan with a local lending institution at terms and conditions acceptable to Buyers. Buyer has until June 13, 2003 in which to obtain written loan approval.

6. Closing Date: Transfer of title, delivery of possession of the property and the closing shall take place on or before December 5, 2003.

7. Damage: The risk of loss or damage to said premises by fire or otherwise until transfer of title shall be assumed by the Seller.

8. Proration: The following items where applicable shall be prorated as of the date of closing: Maine transfer taxes, real estate taxes and metered utilities.

9. Construction: The Seller agrees that the home shall be constructed in a good workmanlike manner. The floor plans and contract specifications for said home shall be delivered to Buyers. The Seller reserves the right to make foundation, structural and other constructural changes, additions and substitutions to the building as may be

required by applicable building codes. All such changes and substitutions shall be of comparable or better quality and the purchase price set forth herein shall not be changed by virtue of any such changes or substitutions made by Seller. In case of failure of Seller to satisfy the Buyers the Seller may, at its option, refund in full any deposits made and terminate this agreement. All disputes arising out of this agreement and the work performed under it shall be resolved by the administration of the American Arbitration Association and under the construction industry rules. The decision of the arbitrators shall be final and binding and shall be enforceable in a court of competent jurisdiction.

10. **Default:** In the event that Buyers default in the performance of this agreement then the deposits paid to Seller may be retained at Seller's option as liquidated damages in lieu of any and all other damages. In the event that Seller shall be unable to convey good and marketable title to said property the Seller may elect to remedy any defect(s) which may exist and in that event Seller shall be given a reasonable period of time in which to remedy the defects, or, Seller may elect to terminate this agreement and in that event the sole obligation of Seller shall be to refund Buyers deposits. Upon the making of such a refund this agreement shall terminate and neither party shall have any further claims against the other by reason of this agreement. In order for any title defects to affect the provisions of this agreement it is required that Buyers provide the Seller with a written statement as to the nature and specifics of said title defects at least fifteen (15) days prior to the scheduled closing date. It shall be deemed a cure of such alleged defects if Seller is able to procure for Buyers a policy of title insurance. Nothing herein contained shall be construed to require the Seller to bring any action or proceedings or otherwise to incur any expense to remedy said defects. Buyers may, nevertheless, accept such title as Seller may be able to convey without reduction of the purchase price or any credit or allowance against the same or without any other responsibility on the part of the Seller. **Special Note:** If Seller should default on this agreement than the Buyer has the option to purchase back the lot at the initial price of \$94,000.00 from Seller plus pay the Seller the full value of all improvements made to the property at a price to be agreed upon between Buyer and Seller.

11. **Performance:** The acceptance of the warranty deed by Buyers of conveyance of the property shall be deemed Sellers full performance of this agreement in accordance with the provisions contained therein.

12. **Amendments:** This agreement may be modified or amended only by instrument in writing to be executed between both Seller and Buyer.

13. **Insurance:** The Seller shall maintain all appropriate insurance coverage while working on said premises to include general liability, builders risk and workers compensation.

14. That the attached Revised Quotation dated May 29, 2003 and house plans dated May 29, 2003 are made a part of this agreement.

15. Seller shall secure the construction loan for the new home. Seller must be provided with a copy of the initial appraisal together with a copy of Buyer's financing commitment in order to satisfy Seller's bank.

16. Subject to the assignment of the Purchase and Sale Agreement – Land Only dated April 30, 2003 between Gerard Kiladjian or assigns and Stroudwater Farms Associates for the purchase of building Lot No. 6 River's Edge, Portland, Maine for a purchase price of \$95,000.00 and a successful closing date of on or before June 23, 2003. The \$1,000.00 deposit made on said contract by Kiladjian will be credited against said contract assignment. Any and all real estate brokers named in said land purchase agreement will be paid their commission on the land only contract. No real estate brokers are involved or will be paid on this contract agreement between Risbara Bros. Construction Co., Inc. and Gerard Kiladjian and Annie Kiladjian

17. Buyers acknowledge that they have been provided with a copy of the recorded River's Edge subdivision plan and Declaration of Protective Covenants, The River's Ede Subdivision, and the Stroudwater Farms Homeowners Association Bylaw.

Effecive date of this agreement is: JUNE 4, 2003

**Buyers acceptance of agreement and all terms:**

Robert Lamb

Witness

6/4/03  
Dated

Gerard Kiladjian

SS No. 156-98-6571

Annie Kiladjian

SS No. 147-00-4737

Buyer Contact Numbers: Home Telephone: 774-2162  
Work Telephone 828-1117 Gerard  
Cell Telephone 807-1131 Annie  
FAX NO \_\_\_\_\_

**Sellers acceptance of agreement and all terms:**

6-4-03  
Dated

Risbara Bros Construction Co. Inc.

By: [Signature]

Its: President

Fed I.D. 01-0459317

**Buyers Financing Contact:**

Bank: Downeast Mortgage

Loan Officer Cathy Campbell

Telephone 773-6161

**Listing R/E Broker:** None.

**Selling R/E. Broker:** None.

GERARD KILADJIAN  
ANNIE KILADJIAN  
24 PARTRIDGE CIRCLE  
PORTLAND, ME 04102

52-7445/2112  
023584106

529

DATE JUNE 4/03

PAY TO THE  
ORDER OF

RISBARA ROYLES

\$ 5000.00

FIVE THOUSAND DOLLARS

DOLLARS



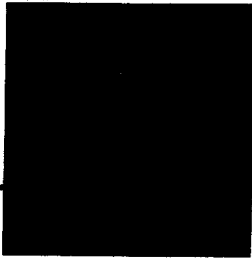
Peoples Heritage Bank, N.A.  
One Portland Square  
Portland, ME 04101

A BancSouth Company

MEMO

DEPOSIT LOT 6

+1: 211274450: 0235 84106 0529



# RISBARA BROS.

*When Quality Counts*

RESIDENTIAL • COMMERCIAL • EARTHWORK

May 29, 2003  
Gerard Kiladjian  
Annie Kiladjian  
24 Partridge Circle  
Portland ME  
04102

## QUOTATION revised

Re: New Colonial style home to be built on lot 6 Rivers Edge, Portland Maine.

Total Price: Three Hundred and Thirty One Thousand, Nine Hundred and Forty One Dollars (\$331,941.00).

Above price is based on the following specifications:

1. **Plans:** As per plans dated 5/28/02 for a Colonial style home with two car garage, and future space over garage. Total area of finished space is approximately 2,460 square feet. Pinkham and Greer Engineers will be hired by Risbara to prepare the site plan to meet city requirements.
2. **Permits:** All permits will be taken out and paid for by Risbara Bros.
3. **Lot:** lot 6 Rivers Edge purchase price of \$94,000.00 is included in the sales price.
4. **Earthwork:** All earthwork necessary to site house to proper grades; all utilities connected; base gravel driveway and walkway; 3" to 4" of topsoil over all disturbed areas. A partial day light basement may be an option and will be field determined.
5. **Foundation:** Per plan; 8" thick x 7' 9" full basement walls; 8" thick x 3' 8" frost walls; all 2500# concrete. The main house only will be full basement; the garage will be frost walls.

6. **Damp proofing:** All below grade full basement areas with asphalt emulsion. All tie holes will be plugged with quick set concrete.
7. **Drainage:** All under slab areas of full basement to have approximately 8" crushed 3/4" stone; 4" perforated footing drains laid both inside and outside footings to positive outfall.
8. **Slabs:** 4" concrete over 3/4" stone or compacted gravel and saw cut to reduce shrinkage and cracking problems. All slabs will be treated with curing sealer. Garage slab will be fiber mesh concrete, house slab standard 3000 lb. mix.
9. **Framing Material:** All kiln dried spruce standard grade lumber, sizes per plan as required. Floors 2"x10"; Exterior walls 2"x6"; Interior walls; Roof rafters 2"x10"; all 16" on center. Garage 2nd floor will be framed with 2"x6" collar ties only. This area is not framed for a future room. Open Joist floor trusses may be substituted for floor framing.
10. **Sheathing:** Exterior walls 7/16" OSB; Roofs 7/16" Advantec OSB; Sub-floor 3/4" tongue and groove Advantec brand OSB. Under layments will be placed as necessary to bring sub-floors up to proper thickness. We will need to know very early in the building process what your flooring choices are so that we can make adjustments to bring floors to proper heights and thicknesses.
11. **Siding:** Certainteed brand Monogram or Mastic brand Quest, vinyl siding in choice of standard colors, with wide type corners, vinyl soffits and aluminum wrapped trim.
12. **Roofing:** Certainteed Horizon Shingles, 3-tab, architectural style, 25-year fiberglass shingle. You will have a choice of color. Shingles will go over 15# felt paper, ice and water shield will be used at all valleys and one row at the eaves; Rolla vent ridge venting.
13. **Windows:** Sizes per plan. All are Paradigm brand double hung style, low E squared glass, with between glass colonial style grilles, and exterior applied simulated divided light grilles, per city requirements, all will have full screens. These are an all vinyl, energy efficient, tilt take out type window, with a life time warrantee.
14. **Exterior Doors:** Paramount brand or equivalent insulated steel, all double bored for dead bolts and keyed alike. Sliding glass door is a Paradigm brand vinyl type patio door with between glass grills and standard screen. Overhead garage doors (9'x7') are a steel, insulated, raised panel type with electric openers.
15. **Insulation:** All fiberglass type; Exterior walls 6" with Poly vapor barrier; Second floor ceiling will be insulated with 3-1/2" bat and 10" fiberglass blown in; Basement ceiling none; Master bedroom and all bathroom walls 3-1/2" for sound deadening; **First floor ceiling area under upstairs bath rooms will be insulated.** Exterior walls Typar house wrap. Garage walls and ceiling will not be insulated. Second floor of garage area will not be insulated.

16. **Electrical:** 100 AMP service; outlets to code; lighting and switching as necessary; all exterior doors will be wired for a light fixture, a wire and switch will be installed for a post light; all bedrooms will have light fixture pre-wire or switched outlet; one recessed light will be installed over the kitchen sink, all bedroom closets will have a light, two outside outlets will be installed, bathrooms will have fans, 5 cable TV & 5 telephone pre-wired locations. Also included in the price are 16 additional recessed lights to be put in locations of your choice, wiring and switching for 1 paddle fan, and 1 exterior spot light. The lighting in the upstairs hallway will be 3 wall sconces instead of the standard ceiling light wiring. The lighting in the front hall will be one ceiling mounted fixture and one wall sconce. Two CAT 5 Outlets will be installed. An allowance of \$2,200.00 for purchase of all fixtures and bulbs is included. The bath fans, closet lights and sixteen recessed lights will not be deducted from your light fixture allowance. All other light fixtures and bulbs will come from the fixture allowance. Two speaker wires will be run from behind the television location to the other side of the family room. Other items that may be desired will be installed at additional cost as follows: Additional CTV, telephone locations, and additional electrical outlets \$40.00 ea. Additional single pole switches \$40.00 ea. three way switches \$55.00 ea. Recessed light fixtures, 150 watt, will be wired and installed for \$90.00 ea. Sloped recessed 150 watt lights, \$120.00 ea. Wiring, switching and installing paddle fans \$90.00 ea. (fan at additional cost or supplied by owner). Wiring, switching and installing exterior spot lights \$110.00 ea. (fixture at additional cost or by owner) Installing a single pole dimmer switch \$30ea. Installing a three way dimmer switch \$35.00 ea. Installing 200 amp service, instead of 100 amp, \$450.00. Installing 10 circuit Gentran panel for generator \$900.00
17. **Plumbing:** For 2-1/2 baths, kitchen, and laundry per plan, two outside hose connections, 1/2 bath will have a pedestal lav installed, up hall bath will have two lavs; PVC waste lines; Pex brand water supply lines; Kohler fixtures, Delta faucets, Standard fixture list to be supplied, pedestal lav allowance of \$200.00, in addition to the standard fixtures we have included a \$500.00 allowance to upgrade the fixtures. All fixtures can be seen by appointment at Redlon Johnson Inc. 172 St. John St. Portland, 773-4755. Note shower doors are at additional cost, materials and labor, pedestal lavs are an up charge of \$150.00, plus lav cost.
18. **Heat:** Oil fired forced hot water baseboard with slant fin radiation units; Burnham cast iron boiler with Beckett burner, an indirect fired (39 gal.) hot water heater will be installed for domestic hot water; Three (3) zones of heat each with own thermostat, one 275 gallon oil storage tank is included.
19. **Drywall:** 1/2" drywall on all interior walls and ceilings; finished taped three (3) coats; ceilings flat finish; garage/ house common wall will be 5/8" fire code drywall. No other areas of the garage will have drywall. The area over the garage will not have drywall; this area will be left unfinished.



20. **Interior Trim:** Six (6) panel Masonite doors, smooth type. Solid doors on all walk through doors and hollow type on all others. Door and window trim is 3-1/2" Stafford type. Base board is 5-1/4" Stafford speed base. All trim and doors are paint grade. Main stairway will be open balusters and hand rail per plan with oak treads, the handrail oak and the balusters, skirt boards and risers will be painted. The basement stairs will be unfinished plywood treads and risers. The walls on both sides of the cellar stairs will be dry walled on the stair side to meet code. A mantle will be built for fire place, using paint grade materials.
21. **Painting:** Exterior Doors painted two (2) coats in contrasting colors. Interior: Ceilings will be painted two coats of pure white, flat finish. Walls one (1) coat primer, two (2) coats Dover white flat finish; **all walls in the halls and the kitchen areas will be Egg Shell finish**, doors and trim painted pure white semi-gloss. All paint colors to be chosen from builders samples at Sherwin Williams. Additional wall or trim colors are an up charge of \$100.00 per color. Please note additional wall colors may require additional time for completion. Painting garage doors is an up charge of \$125.00. Painting window shutters is an up charge of \$35.00 per pair. **We will need to know all color choices before the priming can be done.**
22. **Cabinets & Vanities:** Allowance of \$7,500.00 for purchase of all kitchen and bath cabinets. Selection to be made at Indisco Kitchens. Note: If the cabinets are going to have a soffit, Risbara charges \$200.00, for the additional labor, and materials. If the cabinets are going to have a soffit and crown molding Risbara charges \$300.00 for the additional work required.
23. **Shelving & Mirrors:** Bath room mirrors will be supplied by owner. Closet Maid wire shelving in all closets. Total allowance of \$1,100.00.
24. **Counter Tops:** Kitchen and bathroom counter tops will be laminated on site with Pionite, Wilsonart or Formica brand laminate; tops to have 4" laminated board back splash and standard square edge. Laminate selections are to be made at Indisco Kitchens. Total allowance is \$1,200.00.
25. **Flooring:** Total allowance of \$11,980.00. The entire 1<sup>st</sup> floor area has been figured as hardwood, allowance for hard wood is \$6,100.00. Hardwood will be supplied and installed by Atlantic Hardwood Co. Second floor bedrooms and hallway will be carpet, 160 square yards at \$22.00 per sq.yd. installed. The upstairs bathrooms and the fireplace surround will be tile, 295 square feet at \$8.00 per square foot installed. Carpet and tile selections to be made at Fashion Floors.
26. **Misc. Hardware:** Towel bars, toilet paper holders etc. to be supplied by owner, or chosen from E. Carrier Shelving Co. catalog. The misc. hardware installation will be deducted from the shelving and mirror allowance;

27. **Window Trim:** All windows will be trimmed with casing and crown molding per plan, to meet city requirements.
28. **Deck:** None. A 2"x10" pressure treated ledger will be installed for future 14' deck. Pressure treated steps to ground are included. Deck will be built by others in the future.
29. **Masonry:** One single flue masonry chimney, cement block through out house and old white style brick above roof line, to serve boiler.
30. **Gas Fireplace:** A direct vent propane gas fired fireplace will be installed. Unit will be a 36" size fireplace with standing pilot, fan kit, and remote control on/off. The fireplace will be placed in the corner of the family room, and will not take up quite as much space as the plan shows. A wood mantle will be built using paint grade materials. Tile/ marble surround to be chosen at Fashion Floors and cost for such, will be deducted form your flooring allowance. Risbara will have the gas line run to the point where the tank will be placed. It is the purchaser's responsibility to arrange for a gas supplier to install the tank.
31. **Appliances:** Allowance of \$2,500.00. We will provide you with our General Electric catalog and price list to make your selections from. We buy these items factory direct.
32. **Entry Steps:** Front steps will be Granite slabs. All other steps will be pressure treated wood.
33. **Landscaping:** All disturbed areas, loamed, raked and seeded, shrubs in a bark mulch bed will be installed at the front of the house on each side of the front stairs.
34. **Driveway & Walkway:** The driveway and walkway will be paved with basecoat pavement. Risbara recommends that you wait at least one year before applying a surface coat of finish pavement.
35. **Cleaning:** Your new home will be completely cleaned and turned over to you in a move-in condition.
36. **Construction Financing:** By Risbara Bros. Risbara will require a deposit with the contract signing, confirmation from your lender of a firm financing commitment fro an end loan, and a copy of your lenders appraisal of the property. The deposit shall be an amount equal to 10% of the total dollar amount of the contract.
37. **Time Frames:** No work will start until all information and deposit as outlined in item 36, above are in hand. The home will be completed and ready for occupancy 120 days from the time construction starts. Changes to the contract may add time to the completion schedule.

38. **Changes to the Contract:** The allowances as specified in this specification are for the purchasers to spend however they wish. All overages and or credits must be signed for by the purchaser on a written Additional Work Authorization form (AWA) prior to work being completed or materials being ordered. All allowance items will be dealt with at Risbara Bros., actual cost. Additions and or changes to the contract during construction and not having to do with specified allowances will be specified on a written AWA form. The AWA form will specifically list the added costs for added work and will be marked up an additional 15%. Deletion of work from the contract will be deducted at Risbara Bros. actual cost. Additional work may require additional time for completion. Once the home is complete all AWA forms will be tallied, and purchasers shall pay Risbara Bros. for additional amounts due or, if money is due the purchasers, Risbara Bros. shall pay purchasers at the transfer of possession of the house.

**Summary of Contract Allowances:**

Fixtures & bulbs: \$2,200.00  
Cabinets & vanities: \$7,500.00  
Counter Tops: \$1,200.00  
Mirror & shelving: \$1,100.00  
Flooring: \$11,980.00  
Appliances: \$2,500.00  
Pedestal Lav: \$200.00  
Plumbing fixture upgrades: \$500.00  
Lot Purchase: \$94,000.00

**Risbara Bros. Const. Co., Inc.**

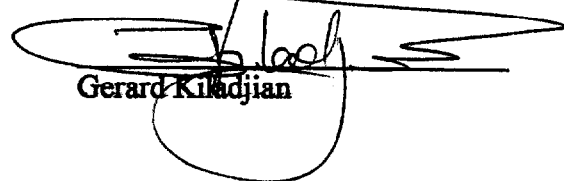


Rocco C. Risbara III

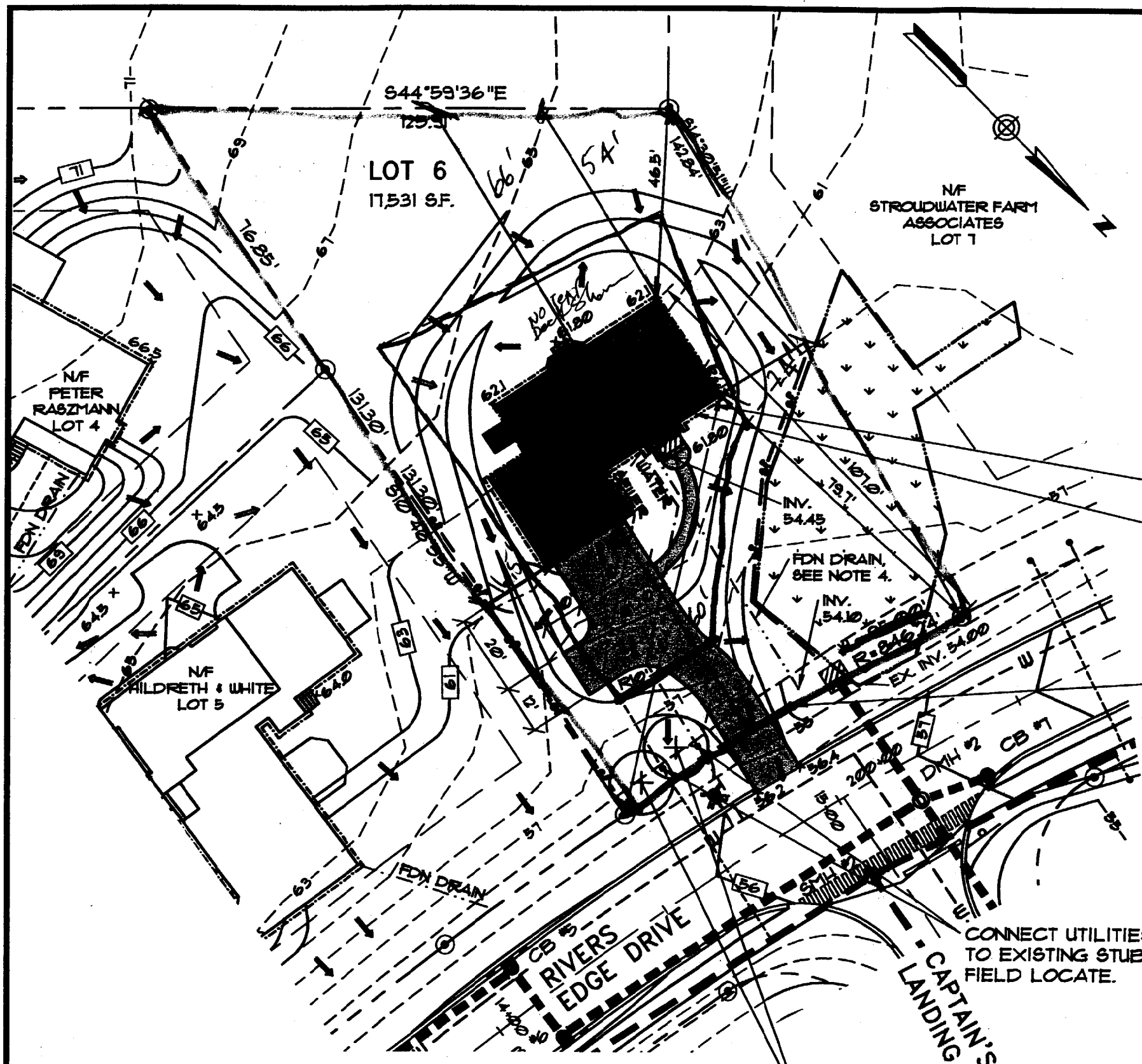
**Accepted by:**



Annie Kiladjian



Gerard Kiladjian



OWNER/BUILDER:  
 RISBARA BROS.  
 CONSTRUCTION CO., INC.  
 P.O. BOX 485  
 SCARBOROUGH, MAINE 04074

ENGINEER: PINKHAM & GREER  
 CONSULTING ENGINEERS  
 FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:  
 OWEN HASKELL ASSOC.  
 PORTLAND, MAINE

### LEGEND

---	LOT LINES
---	BUILDING SETBACK
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SPOT GRADE
---	WETLAND BOUNDARY
---	SHORELAND ZONE LIMIT
---	EASEMENT
---	BUFFER LINE
---	FLOOD HAZARD LINE
---	STREAM
---	EDGE OF PAVEMENT
---	VERTICAL GRANITE CURB
---	SLOPED BITUMINOUS CURB
---	18" SANITARY SEWER
---	8" SANITARY SEWER
---	MANHOLE
---	STORMDRAIN & MANHOLE
---	CATCH BASIN
---	8" WATER LINE
---	HYDRANT
---	UNDERDRAIN
---	FOUNDATION DRAIN
---	SEWER HOUSE SERVICE
---	WATER HOUSE SERVICE
---	BOUND FOUND
---	IRON PIPE FOUND
---	GRANITE MONUMENT SET
---	5/8" IRON PIPE SET
---	PATH OF SURFACE DRAINAGE
---	SILT FENCE

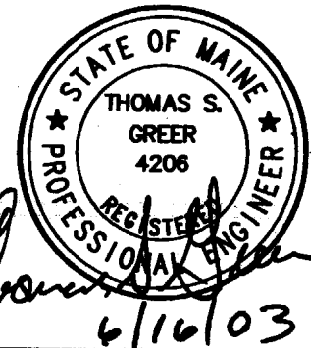
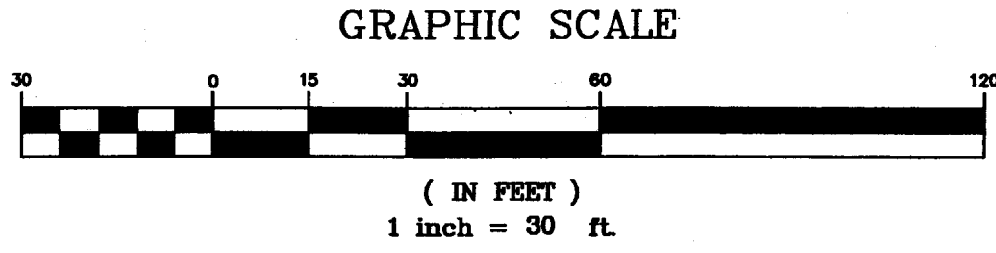
EAVE LINE

EDGE OF FOUNDATION

DRIVEWAY CULVERT  
 PLACE ON EX. GROUND,  
 MATCH EX. SLOPE

- ### NOTES:
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  4. EXTERIOR FOUNDATION DRAIN INVERT IS AT OR ABOVE BASEMENT SLAB HEIGHT. INTERIOR FOUNDATION DRAIN WILL REQUIRE A SUMP PUMP.

2-STREET TREES,  
 WHITE ASH (fraxinus  
 rubrum) 2 1/2" CAL.



### SITE PLAN LOT 6

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

RIVER'S EDGE COURT

SCALE: 1" = 30'

DATE: JUNE 16, 2003

DESIGNED BY: TSG

PROJECT: 02110/6

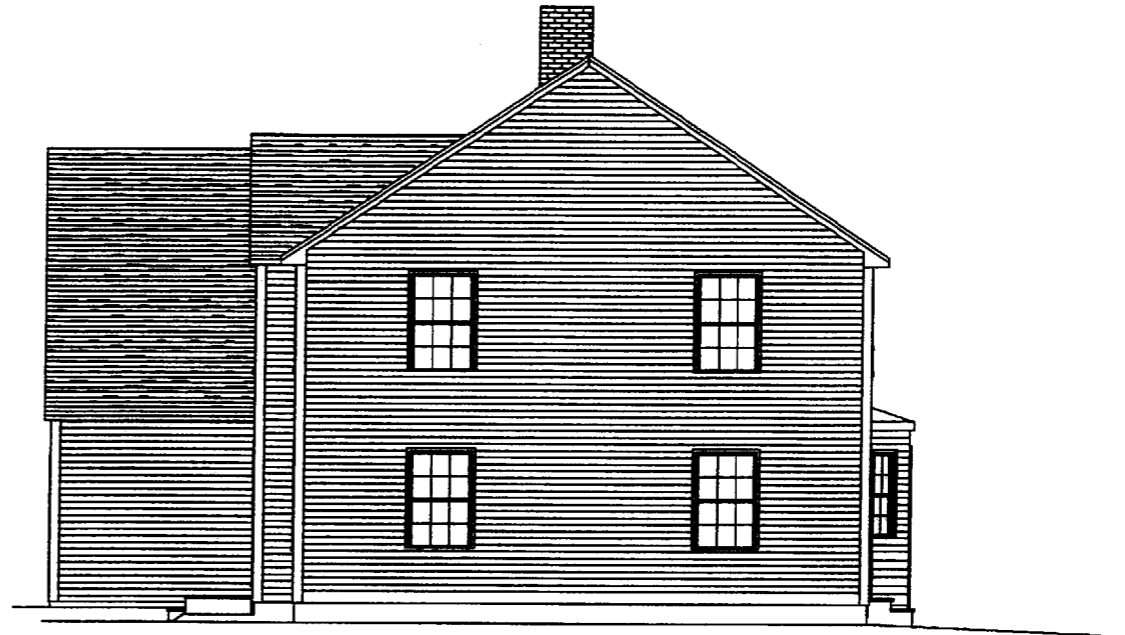
RECEIVED JUN 17 2003

01

CAD FILE: 01124  
 FILE SCALE: 1"=30'



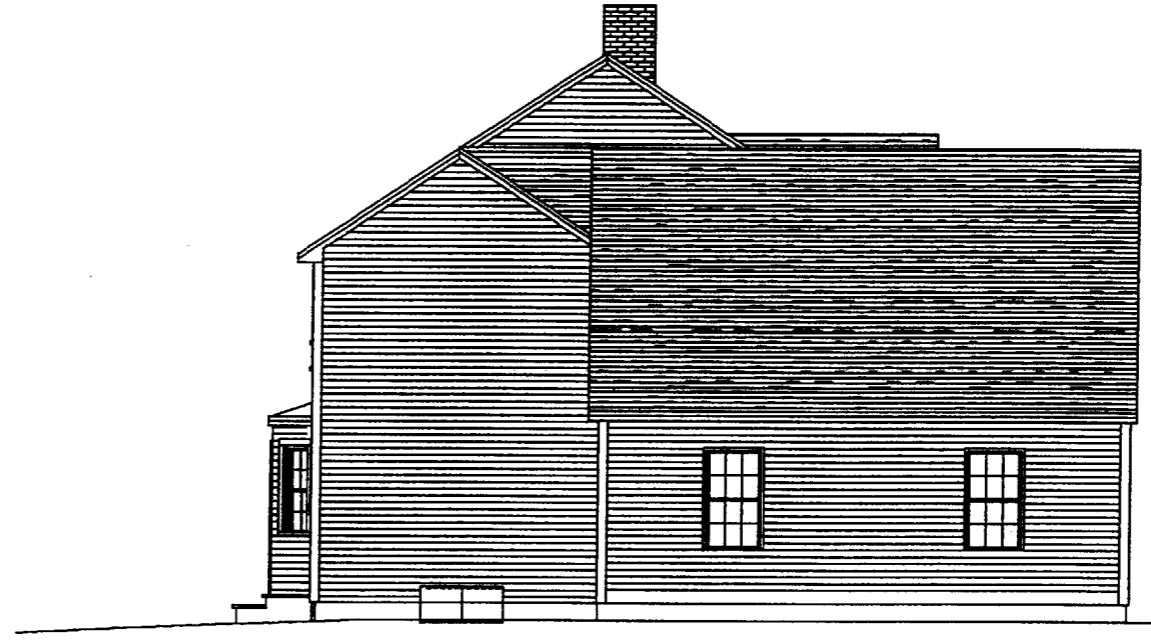
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

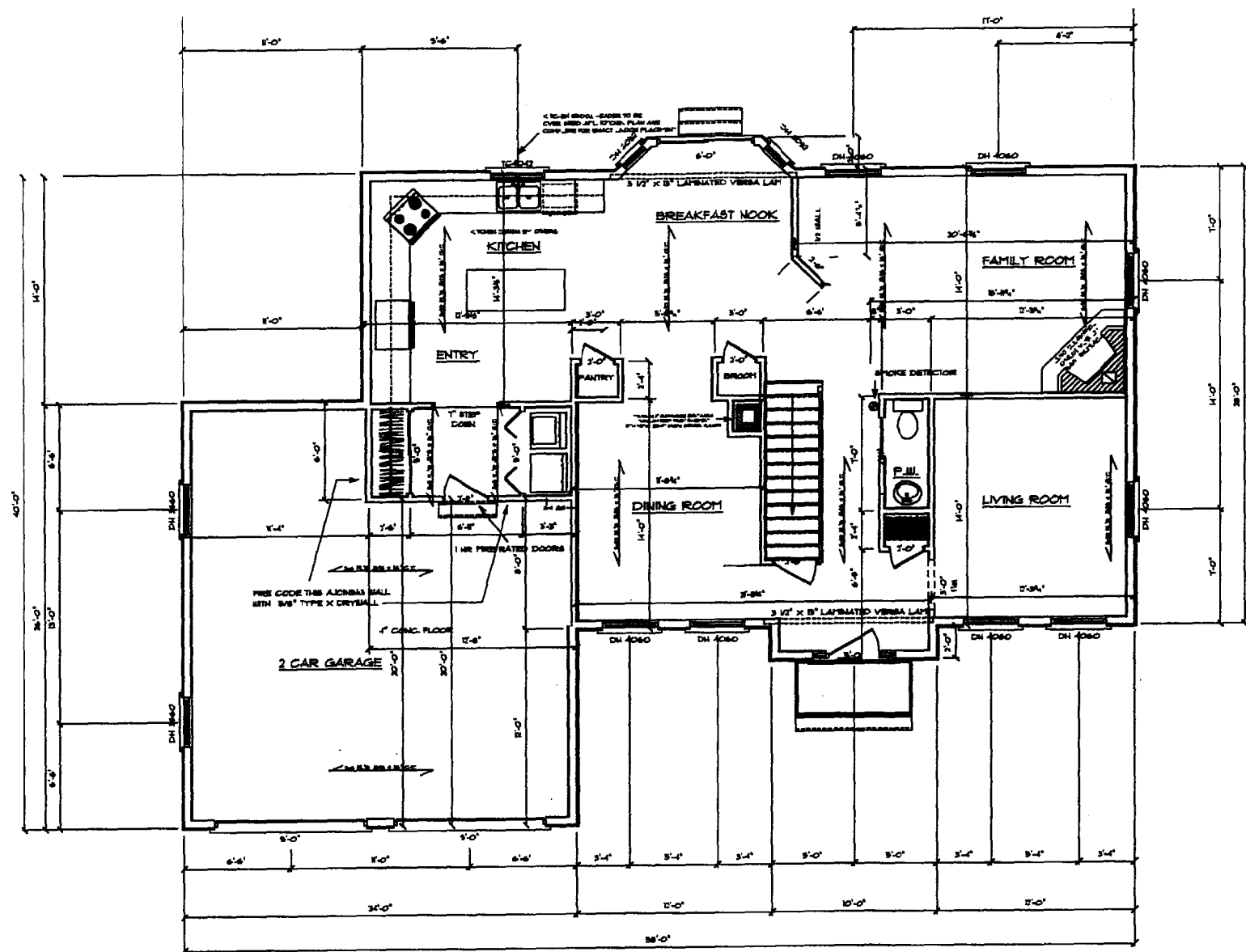
THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

PROJECT FOR:  
KILADJIAN RESIDENCE

RISBARA BROS.  
CONST. CO., INC.

P.O. BOX 488 8718 ST. 1  
SCARBOROUGH, ME 04134  
TEL: (207) 884-8866  
FAX: (207) 884-8078

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
DATE: 5/28/2003  
SCALE: AS NOTED  
DRAWN: JUN 17 2003  
FILE:  
RECEIVED



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

**RIBBARA BROS.  
CONST. CO., INC.**

P.O. BOX 408 8118 RT. 1  
SCARBOROUGH, ME 04074  
TEL: (207) 884-8888  
FAX: (207) 884-8889

PROJECT FOR:  
**KILADJIAN RESIDENCE**

THESE PLANS HAVE NOT BEEN PREPARED NOR  
REVIEWED BY A REGISTERED ARCHITECT NOR  
PROFESSIONAL ENGINEER

DATE: 5/28/2009  
SCALE: AS NOTED  
DRAWN:  
FILE:  
PAGE: 2 of 3

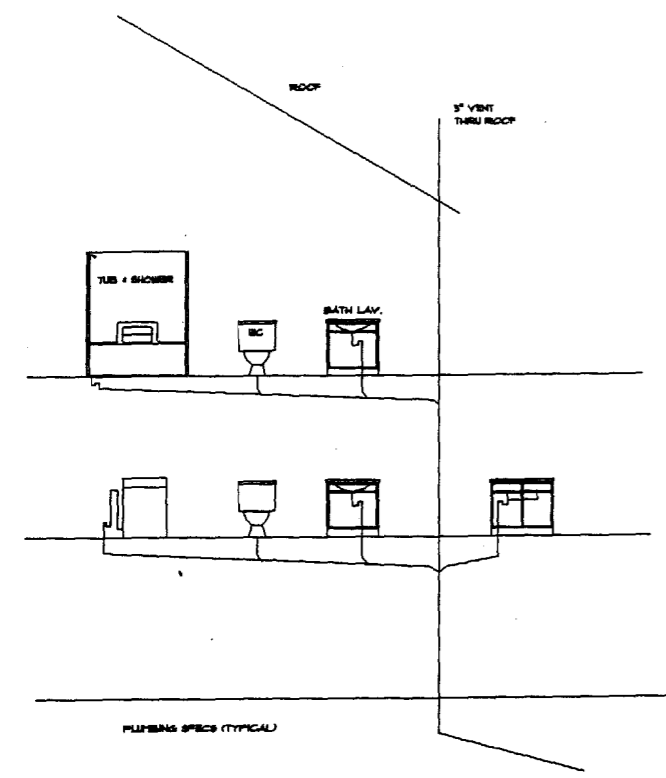


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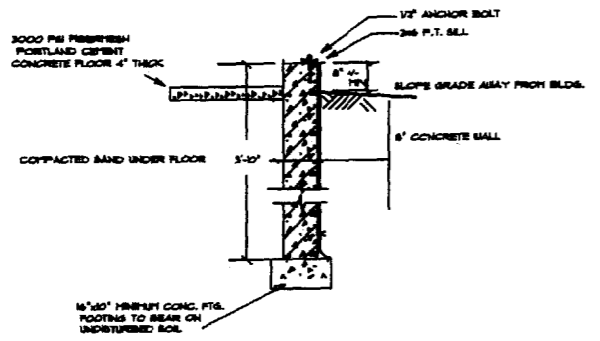
PROJECT FOR:  
KILADJIAN RESIDENCE

RISBARA BROS.  
CONST. CO., INC.  
P.O. BOX 484 1118 1ST ST. I.  
SCARBOROUGH, ME 04074

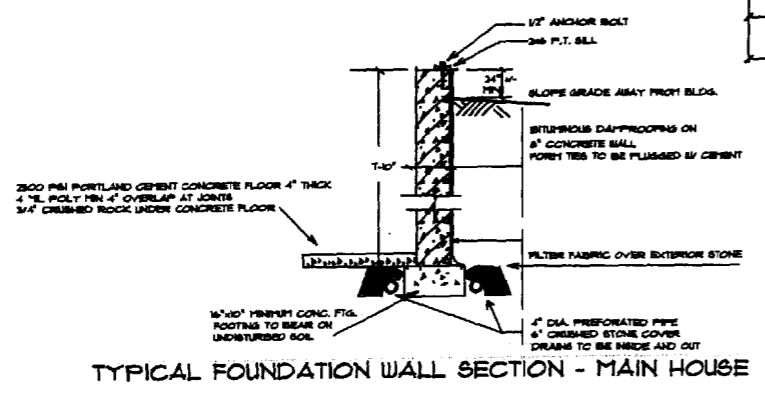
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FILE:  
PAGE: 4 of 5



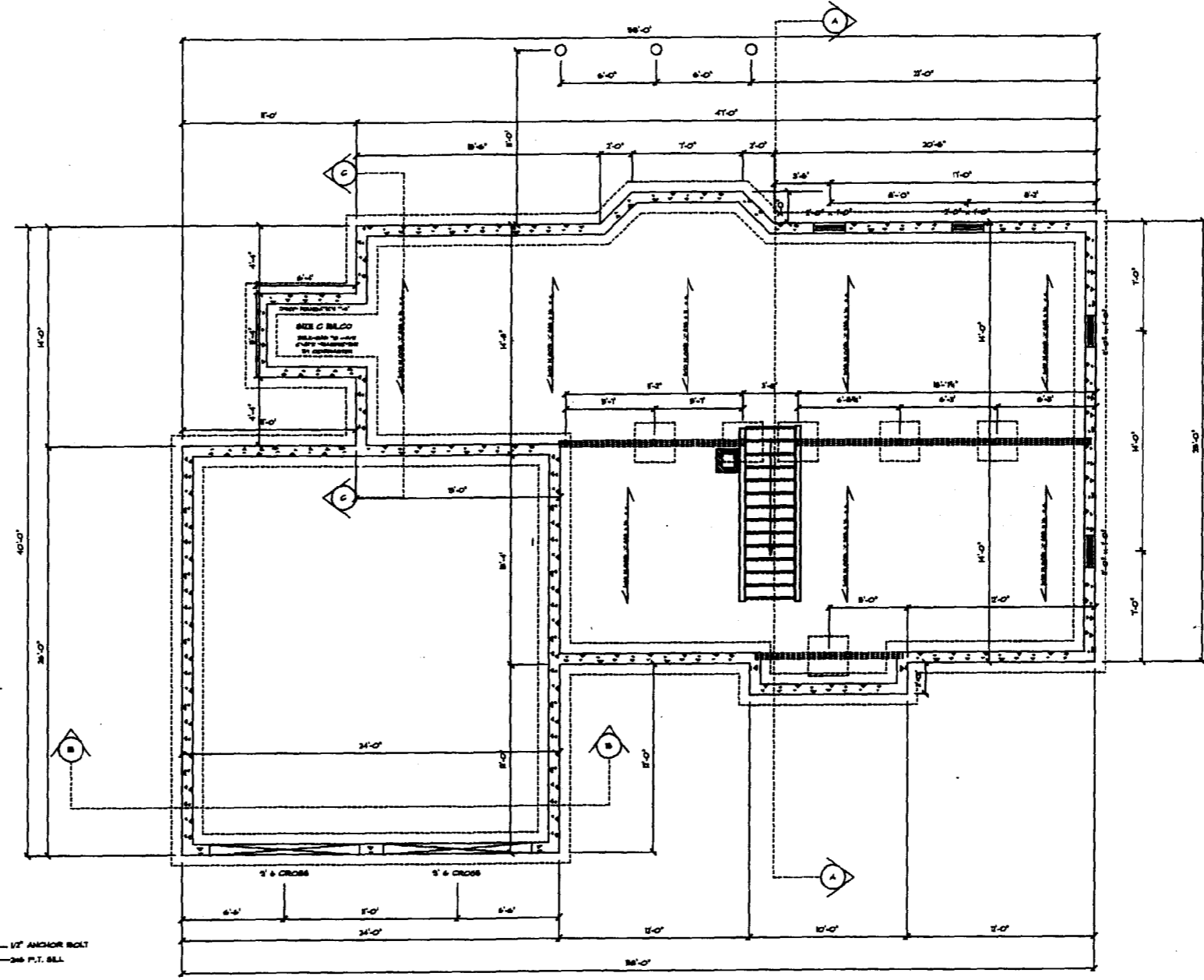
PLUMBING PIPES (TYPICAL)



TYPICAL FROSTWALL SECTION - GARAGE

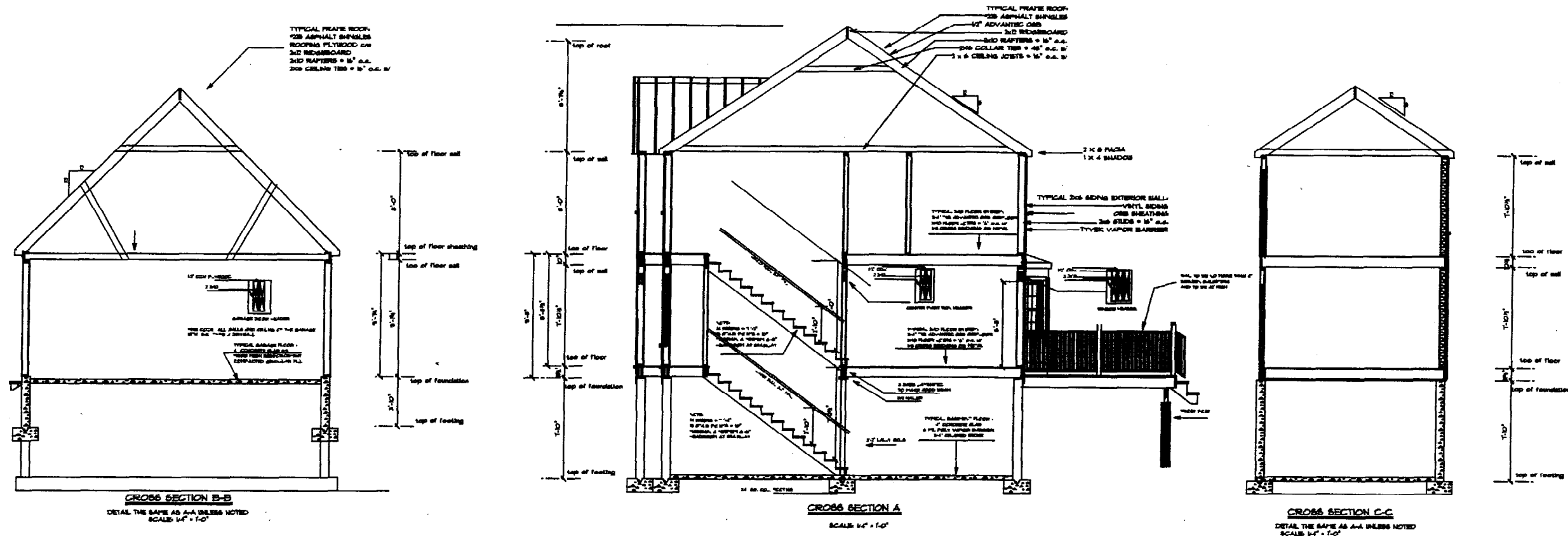


TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



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





**CROSS SECTION B-B**  
 DETAIL THE SAME AS A-A UNLESS NOTED  
 SCALE: 1/4" = 1'-0"

**CROSS SECTION A**  
 SCALE: 1/4" = 1'-0"

**CROSS SECTION C-C**  
 DETAIL THE SAME AS A-A UNLESS NOTED  
 SCALE: 1/4" = 1'-0"

**FASTENERS:**  
 12D NAILS ON FRAMING CONSTRUCTION  
 8D RING SHANK NAILS ON FLOOR SHEATHING  
 8D NAILS ON WALL AND ROOF SHEATHING  
 1 1/4 ALUMINIUM NAILS FOR VINYL SIDING

PARADIGM BRAND WINDOWS

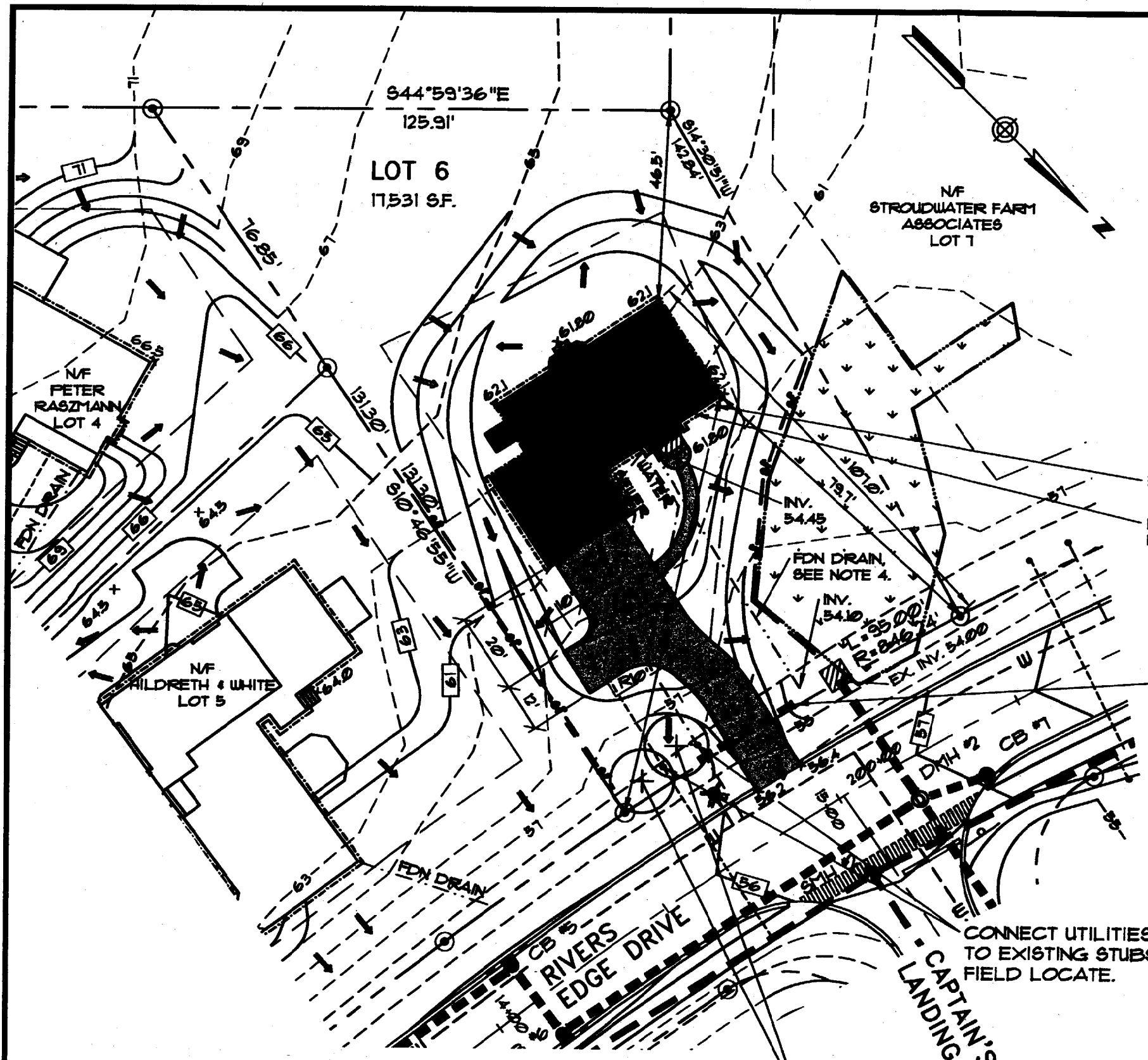
PRODUCT CODE	ROUGH OPENING	COUNT
BASMENT	24 1/2" X 12 1/2"	4
DH 3460-3660-3460 11/1636 1/2 ROUND	15 1/2" X 55 1/2"	1
TC4043	35 1/2" X 41 1/2"	1
DH3053	15 1/2" X 51 1/2"	2
DH3244	31 1/2" X 43 1/2"	2
DH3660	35 1/2" X 55 1/2"	2
DH4060	35 1/2" X 55 1/2"	11
4060UR2040	35 1/2" X 55 1/2"	1

THESE PLANS HAVE NOT BEEN PREPARED NOR  
 REVIEWED BY A REGISTERED ARCHITECT NOR  
 PROFESSIONAL ENGINEER

PROJECT FOR:  
**KILADJIAN RESIDENCE**

**RISBARA BROS.  
 CONST. CO., INC.**  
TEL. 603/888-8888  
 1000 W. 10TH ST. #1  
 SCARBOROUGH, NH 03074

DATE: 5/25/2008  
 SCALE: AS NOTED  
 DRAWN:  
 FILE:  
 PAGE: 5 of 5



OWNER/BUILDER:  
 RISBARA BROS.  
 CONSTRUCTION CO., INC.  
 P.O. BOX 485  
 SCARBOROUGH, MAINE 04074

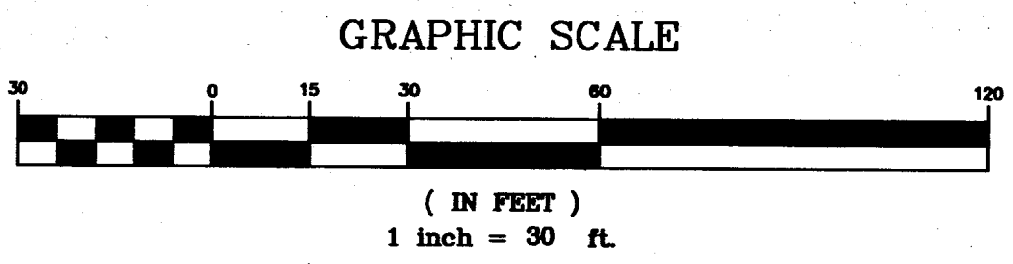
ENGINEER: PINKHAM & GREER  
 CONSULTING ENGINEERS  
 FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:  
 OWEN HASKELL ASSOC.  
 PORTLAND, MAINE

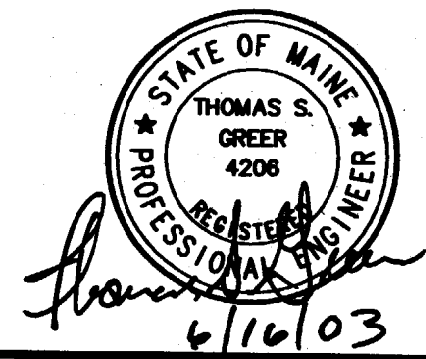
### LEGEND

	LOT LINES
	BUILDING SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT GRADE
	WETLAND BOUNDARY
	SHORELAND ZONE LIMIT
	EASEMENT
	BUFFER LINE
	FLOOD HAZARD LINE
	STREAM
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED BITUMINOUS CURB
	18" SANITARY SEWER
	8" SANITARY SEWER
	MANHOLE
	STORMDRAIN & MANHOLE
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	PATH OF SURFACE DRAINAGE
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2-STREET TREES,  
 WHITE ASH (*fraxinus  
 rubrum*) 2 1/2" CAL.



## SITE PLAN LOT 6

### RIVER'S EDGE HERITAGE COURT

SCALE: 1"=30'  
 DATE: JUNE 16, 2003  
 DESG BY: TSG  
 PROJECT: 02110/6

01

CAD FILE: 01124  
 FILE SCALE: 1-30