



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 145 RIVERS EDGE DR Lot # 13 CBL 217 A043001

Issued to Kennedy & Walsh Contruction/Kennedy & Walsh Const Date of Issue 03/02/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-1327, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residency, Type 5b, Use Group R-3,
IRC 2003

Limiting Conditions:

Site work incomplete. Temporary Certificate of Occupancy Until June 15, 2007 at which time Site work should be completed.

**This certificate supersedes
certificate issued**

Approved:

3/5/07
(Date)

Thomas N. Marley
Inspector

Jeanie Bowke 3/5/07
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

12/8/05 met Brank, on site Footing setbacks
OK to pour - will provide survey statement
for Front setback on curve. JMB

12/19/05 - Survey Statement not Rec'd by Jannifit
Called Brank - He will call Surveyor again
Today (OK)
Brankfill OK

~~12/19/05~~
4/19/06 - Close-in - OK - Need LVL Beam
specs - went over w/ Brian. TM

02/15/07 - OK for CofC

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-327	Issue Date: OCT 19 2005	CBL: 217 A043001
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Location of Construction: RIVERS EDGE DR <i>Lot 13</i>	Owner Name: Kennedy & Walsh Contruction	Owner Address: 91 Johnson Road	Phone: 207-781-2071
Business Name: <i>145</i>	Contractor Name: Kennedy & Walsh Const	Contractor Address: 91 Johnson Road Falmouth	Phone: 2077812071
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>C-8</i>

Past Use: Vacant Lot #13	Proposed Use: Single Family Home/ New single Family Home 2900 Sq Ft w/ 2 car attached Garage	Permit Fee: \$2,166.00	Cost of Work: \$230,000.00	CEO District: 3	<i>R-3 Contract</i>
Proposed Project Description: New single Family Home 2900 Sq Ft w/ 2 car attached Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i>		
		Signature:	Signature: <i>JMB 10/19/05</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: _____ Date: _____			

Permit Taken By: Idobson	Date Applied For: 09/09/2005	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 17 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2005-0215</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM- <i>X</i> <i>ok with conditions</i> Date: <i>10/15/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____

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

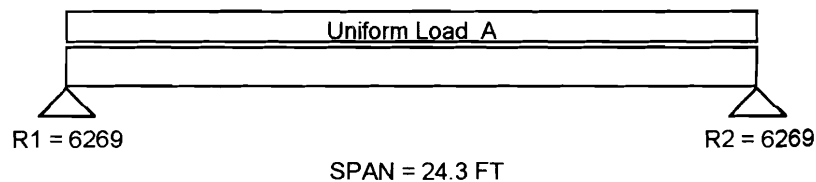
Garage Steel

Date: 5/07/07 BeamChek 2.2

<u>Choice</u>	W 16x 36 A36 Wide Flange Steel				Lateral Support at: Lc = 7.4 ft max.	
<u>Conditions</u>	Actual Size is 7 x 15-7/8 in., Min Bearing Length R1= 1.1 in. R2= 1.1 in. DL Defl 0.09 in Suggested Camber 0.14 in					
<u>Data</u>	Beam Span	24.3 ft	Reaction 1	6269 #	Reaction 1 LL	4374 #
	Beam Wt per ft	36.0 #	Reaction 2	6269 #	Reaction 2 LL	4374 #
	Beam Weight	875 #	Maximum V	6269 #		
	Max Moment	38087 #	Max V (Reduced)	N/A		
	TL Max Defl	L / 240	TL Actual Defl	L / 937		
	LL Max Defl	L / 480	LL Actual Defl	L / >1000		
<u>Attributes</u>	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl		
Actual	56.50	4.68	0.31	0.22		
Critical	19.24	0.44	1.21	0.61		
Status	OK	OK	OK	OK		
Ratio	34%	9%	26%	36%		
<u>Values</u>		Fb (psi)	Fv (psi)	E (psi x mil)		
	Base Value Fy	36000	36000	29.0		
	Base Adjusted	23760	14400	29.0		
<u>Adjustments</u>	YP Factor, Lc	0.66	0.40			

BeamChek has automatically added the beam self-weight into the calculations.

Loads Uniform TL: 480 = A Uniform LL: 360



Uniform and partial uniform loads are lbs per lineal ft.

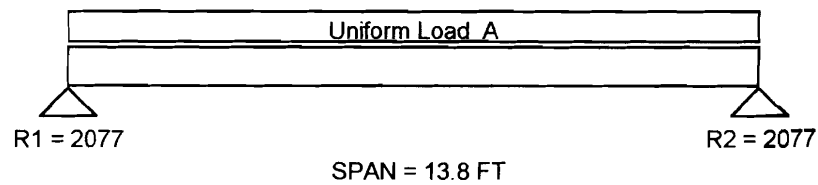
**1st Fl ceiling
Great Room**

Date: 5/07/07 BeamChek 2.2

<u>Choice</u>	W 8x 21 A36 Wide Flange Steel				Lateral Support at: Lc = 5.6 ft max.	
<u>Conditions</u>	Actual Size is 5-1/4 x 8-1/4 in.,					
	Min Bearing Length	R1= 0.8 in.	R2= 0.8 in.	DL Defl	0.03 in	Suggested Camber 0.05 in
<u>Data</u>	Beam Span	13.8 ft	Reaction 1	2077 #	Reaction 1 LL	1449 #
	Beam Wt per ft	21.0 #	Reaction 2	2077 #	Reaction 2 LL	1449 #
	Beam Weight	290 #	Maximum V	2077 #		
	Max Moment	7165 #	Max V (Reduced)	N/A		
	TL Max Defl	L / 240	TL Actual Defl	L / >1000		
	LL Max Defl	L / 480	LL Actual Defl	L / >1000		
<u>Attributes</u>	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl		
Actual	18.20	2.07	0.11	0.08		
Critical	3.62	0.14	0.69	0.34		
Status	OK	OK	OK	OK		
Ratio	20%	7%	16%	23%		
<u>Values</u>		Fb (psi)	Fv (psi)	E (psi x mil)		
	Base Value Fy	36000	36000	29.0		
	Base Adjusted	23760	14400	29.0		
<u>Adjustments</u>	YP Factor, Lc	0.66	0.40			

BeamChek has automatically added the beam self-weight into the calculations.

Loads Uniform TL: 280 = A Uniform LL: 210



Uniform and partial uniform loads are lbs per lineal ft.

TO: Inspections Department

FROM: Barbara Barhydt, Development Review Services Manager

DATE: February 16, 2007

RE: C. of O. for Lot 13, Rivers Edge
(2005-0215) (CBL 217 A043001)

Scott Hanson visited the site on behalf of the Planning Office. Based upon his review of the site on February 16, 2007, I have the following comments:

Miscellaneous site work may be incomplete, final inspection not possible due to the season.

I anticipate any remaining site work can be completed by June 15, 2007.
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

File: O:\plan\devreview\federal44\federal44unitG1.doc

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED

Permit Number: 051327

OCT 19 2005

CITY OF PORTLAND

This is to certify that Kennedy & Walsh Construction Kennedy & Walsh Consthas permission to New single Family Home 2900 Sq Ft with Attached GarageAT 0 RIVERS EDGE DR Lot 13 217 A043001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise exposed-in-4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeanne Burke 10/19/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED	
APR 18 2006	
CITY OF PORTLAND	

060540

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL LOT #13 Rivers edge 217A43 Use of Building Residential Date 4/18/06
Name and address of owner of appliance Kennedy and wife SA

Installer's name and address Jimeno's Plumbers & Heating Telephone 797-3174

Location of appliance:

- Basement Floor
 Attic Roof

Type of Fuel:

- Gas Oil Solid

Appliance Name: HB Smith

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # 05603
 Solid Fuel # 3110
 Oil # _____
 Gas # _____
 Other _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
 Gas

Size of Tank 275 GAL

Number of Tanks 1

Distance from Tank to Center of Flame 35 feet.

Cost of Work: \$ 5900.00

Permit Fee: \$ 25.00

Approved

Fire: _____
Ele.: _____
Bldg.: _____

Approved with Conditions

See attached letter or requirement

Signature of Installer

[Handwritten Signature]

Inspector's Signature

Date Approved

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

CLH# 6871

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS	
Town or Plantation	Portland
Street Subdivision Lot #	1007 Riverside St. Portland ME 04103
PROPERTY OWNERS NAME	
Last:	Jimmy's P & M
Applicant Name:	Jimmy's P & M
Mailing Address of Owner/Applicant (If Different)	1007 Riverside St. Portland ME 04103
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	Date 4/18/06

Date Permit Issued:	4.18.06	\$	196	<input type="checkbox"/> If Double Fee Charged
Local Plumbing Inspector Signature		L.P.I. #	2240	
217 A43				

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

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 105,683

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountains	3	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Industrial Waste	3	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
OR		Roof Drain	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
		SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 APR 18 2006
RECEIVED

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 1-13-06
Permit # 206-4038
CBL# 217A43

LOCATION: lot 13 Rivers Edge METER MAKE & # _____
CMP ACCOUNT # 4411777657001 OWNER Kennedy + Walsh
TENANT _____ PHONE # 781-2071

								TOTAL	EACH	FEE	
OUTLETS	70	Receptacles	40	Switches	8	Smoke Detector	118	.20	23	60/100	
FIXTURES	15	Incandescent		Fluorescent	5	Strips		.20	4		
SERVICES		Overhead		Underground		TTL AMPS	<800	15.00	15		
		Overhead		Underground			>800	25.00			
Temporary Service		Overhead		Underground		TTL AMPS		25.00			
								25.00			
METERS	1	(number of)						1.00	1		
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		
		Insta-Hot		Water heaters	3	Fans		2.00	6		
	1	Dryers	1	Disposals	1	Dishwasher		2.00	6		
		Compactors	1	Spa	1	Washing Machine		2.00	4		
		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			
		Aterations						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	61
											60/100

CONTRACTORS NAME Jeff Hight Elec. MASTER LIC. # 14229
ADDRESS 17 Racine Ave Portland Me 04103 LIMITED LIC. # _____
TELEPHONE 797-9693 or 838-9693
SIGNATURE OF CONTRACTOR Jeff Hight Clt # 3154

10/13/05 10:45 AM

O Rivers Edge

05-1327

217-A-43

Lot #13

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	10" x 16" Footing To Frost		OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" pipe, stone, filter Bituminous		OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" x 12" 6' o.c. 12" corners		OK	
Lally Column Type (Section R407)	3 1/2" lally 2x2' posts		OK	
Girder & Header Spans (Table R 502.5(2))				
Built-Up Wood Center Girder Dimension/Type	3-2x12 6'10" one floor		OK	
Sill/Band Joist Type & Dimensions	2x6 PT 2x10			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.		OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c. garage 14" TJI 12" o.c.		OK	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 ceiling 16" o.c.		OK	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	10:12 2x10 16" O.C. 2x6 collar tie 16" O.C.	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2 CDX, 1/2 Ply	OK
Fastener Schedule (Table R602.3(1) & (2))	Schedule	OK
Private Garage (Section R309) Living Space? (Above or beside)		
Fire separation (Section R309.2)	5/8" walls & ceiling	OK
Opening Protection (Section R309.1)	1 hr	OK
Emergency Escape and Rescue Openings (Section R310)	PH 4060 Egress	OK
Roof Covering (Chapter 9)	#225 Asphalt	OK
Safety Glazing (Section R308)	@ Tub Master Bath	OK
Attic Access (Section R807)	22x30	OK
Chimney Clearances/Fire Blocking (Chap. 10)	2" space	distlosure
Header Schedule (Section 502.5(1) & (2))	2nd FL Beams — Garage Beam 3-2x10 windows 3-2x10 Garage Doors 9' span 3-2x12s	Engineered Specs 10/19/05 OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, R-21 Floor, R-38 Cnf U-factor .31	OK

Type of Heating System	FHW - oil	OK
Means of Egress (Sec R311 & R312)	No Bulkhead - only into garage - No Egress - condition	
Basement		
Number of Stairways	4	OK
Interior	3	
Exterior	1	
Treads and Risers (Section R311.5.3)	7'1/2 - 7'3/4 R - 10" tread	OK 10/19/05 (2)
Width (Section R311.5.1)	? winder detail → 3'6"	
Headroom (Section R311.5.2)	6'8"	OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" 4" space	OK
Smoke Detectors (Section R313) Location and type/Interconnected	Smokes noted on plan to use	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2x10 Joists 14'x12' 3-2x10 Beam Lagged hangers 3- Big Foot	OK

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.

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

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

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

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

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

[Signature]
Signature of Applicant/Designee

10/19/05
Date

[Signature]
Signature of Inspections Official

10/19/05
Date

CBL: 217-A43

Building Permit #: 05-1327

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1327	Date Applied For: 09/09/2005	CBL: 217 A043001
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Location of Construction: 0 RIVERS EDGE DR Lot # 13	Owner Name: Kennedy & Walsh Contruction	Owner Address: 91 Johnson Road	Phone: 207-781-2071
Business Name:	Contractor Name: Kennedy & Walsh Const	Contractor Address: 91 Johnson Road Falmouth	Phone: (207) 781-2071
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ New single Family Home 2900 Sq Ft w/ 2 car attached Garage	Proposed Project Description: New single Family Home 2900 Sq Ft w/ 2 car attached Garage
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/05/2005

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) The approved site plan shows a large buffer zone on this property that is to be left in it's natural condition except that clearing of the understory for a 5' wide walking trail is permitted.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/19/2005

Note: 10/13/05 left vm w/K & W for details as noted on review checklist, also no DRC approval. She called back and will submit revisions. **Ok to Issue:**

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 10/13/2005

Note: **Ok to Issue:**

- 1) 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.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) 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.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A sewer permit is required for your 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.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 10/13/2005

Note: **Ok to Issue:**

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

2005-0215
Application I. D. Number
9/9/2005
Application Date
Lot#13 Single Family Home
Project Name/Description

Stroudwater Farms Assoc
Applicant
18 Carroll St , Falmouth , ME 04105
Applicant's Mailing Address

Marge Schmuckal

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr , Portland, Maine
Address of Proposed Site
217 A043001
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) _____

24256 _____ **2926** _____
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **9/14/2005**

Zoning 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 | _____ | <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 | |

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 #13, River's Edge Drive, Portland</u>		
Total Square Footage of Proposed Structure <u>2926 sf</u>	Square Footage of Lot <u>24,256 sf.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>217</u> <u>229</u>	Block# <u>A</u> <u>A</u>	Lot# <u>43</u> <u>43</u>
Owner: <u>Stroudwater Farms Assoc.</u>	Telephone: <u>781-2071</u>	
Lessee/Buyer's Name (If Applicable) <u>Kennedy & Walsh Construction</u>	Applicant name, address & telephone: <u>Kennedy & Walsh Construction</u> <u>91 Johnson Rd, Falmouth</u>	Cost Of Work: \$ <u>230,000</u> Fee: \$
Current use: <u>Vacant lot</u>	<u>781-2071</u>	
If the location is currently vacant, what was prior use: <u>part of subdivision</u>	<i>Owens</i> <i>\$172</i>	
Approximately how long has it been vacant: <u>always</u>		
Proposed use: <u>Residential</u>	Project description: <u>Construction of a 2900+ sf. colonial with attached 2-car garage.</u>	
Contractor's name, address & telephone: <u>Kennedy & Walsh Construction, 91 Johnson Rd, Falmouth, ME 04105</u>	<u>781-2071</u>	
Who should we contact when the permit is ready: <u>Karen Walsh</u>	<u>781-2071</u>	
Mailing address: <u>same</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>781-2071</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>Karen Walsh</u>	Date: <u>9/9/05</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

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This Agreement made and entered into this 9th day of September, 2005 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 Rd, Falmouth, ME (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 13 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 One Hundred Fifteen Thousand and 00/100 (\$ 115,000.00) (the "Purchase Price"), payable as follows:
 - a. Earnest Money Deposit. N/A and 00/100 Dollars (\$) as an earnest money deposit at the time of the execution of this Agreement (the "Deposit"). The Deposit shall be held 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, One Hundred Fifteen Thousand and 00/100 and 00/100 Dollars (\$ 115,000.00), as adjusted pursuant to paragraph 6 below, shall be paid by immediately available funds 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 time period 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 15th 2006, at the offices of Cumberland Title or at such time and 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 the 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 of Buyer free and clear of all leases, tenancies and occupancies by any person.
6. ADJUSTMENT, 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) of the estimated annual common expenses charges for the Premises, and Seller shall contribute such payment 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 remedy or (ii) specific performance on 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 _____.

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 effect 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

Kenneth Walsh
Name:

By: Karen M Walsh
Karen M. Walsh, Its Manager
Seller Tax ID #01-0433631

Kenneth Walsh
Name

Karen M Walsh
Buyer: Kennedy Walsh Soc. Sec. #
Karen M. Walsh

Name

Buyer Soc. Sec. #

Applicant: Kennedy & Walsh

Date: 10/4/05

Address: lot #13 Rivers Edge Dr

C-B-L: 217-A-043

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

#05-1327

Zone Location - C-8 contract zone using R-3 zoning req.

Interior or corner lot -

Proposed Use/Work - to construct New single-family dwel. with attached (12x14) garage rear deck

Sewage Disposal - city

Lot Street Frontage - 50' min - 110.55'

Front Yard - 25' min req - 28' scaled

Rear Yard - 25' min req - 44' scaled

Side Yard - 14' min req - 35' & 44'

Projections - chimney on right side - 12x14 rear deck - covered front porch

Width of Lot - 65' - 142' scaled

Height - 35' MAX - 35' exactly

Lot Area - 6,500 sq ft

Lot Coverage Impervious Surface - 35% = 2,275 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 PKG SPACES req.

Loading Bays - N/A

Site Plan - minor/minor #2005-0215

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 12 - Zone X

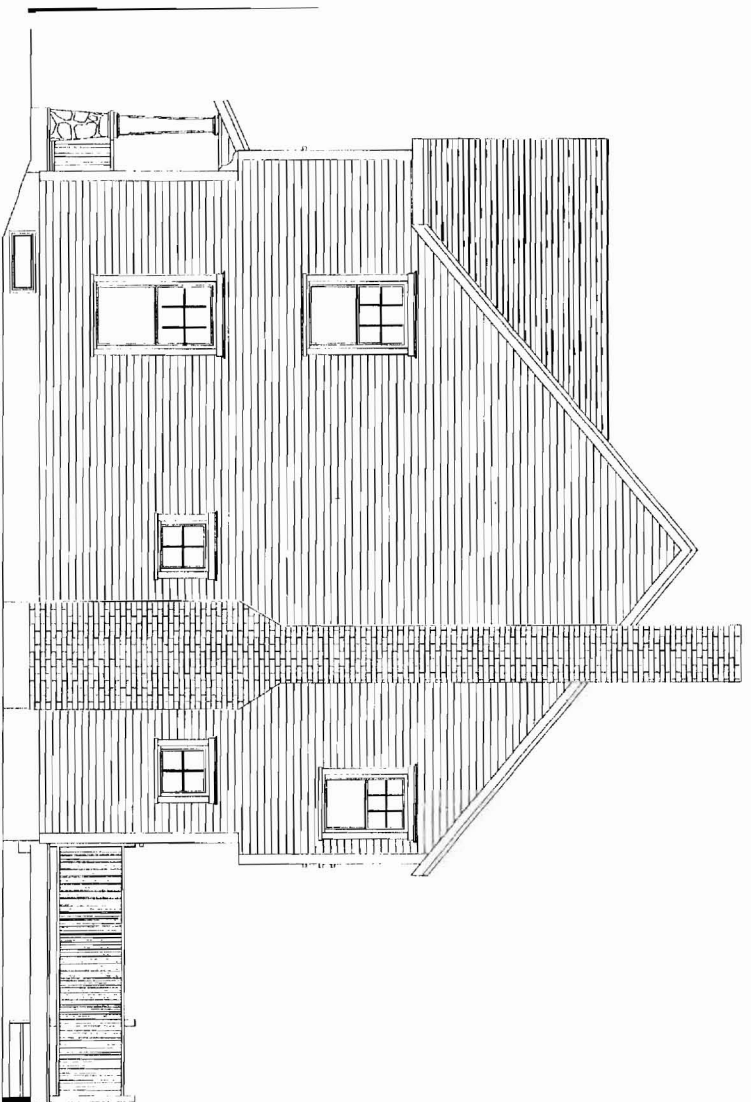
Verify in field

24,406 sq ft per survey

2 car garage shown

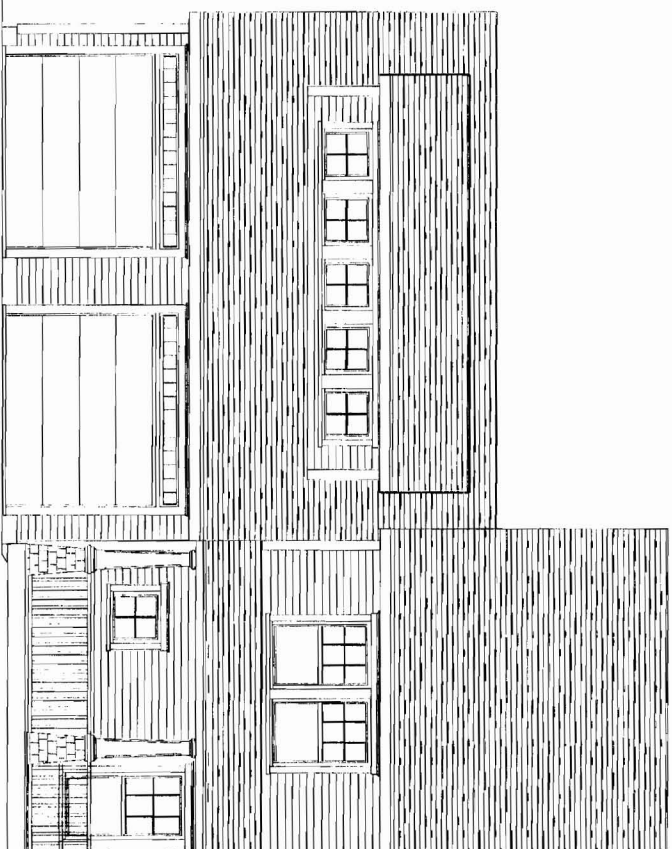
31' x 41' =	1271
24' x 24' =	576
12 x 14 =	168
2 x 5 =	10
6 x 27 =	162
Total	2187

Buffer zone to be left in it's natural condition except that clearing of the understory 6' wide walking trails permitted



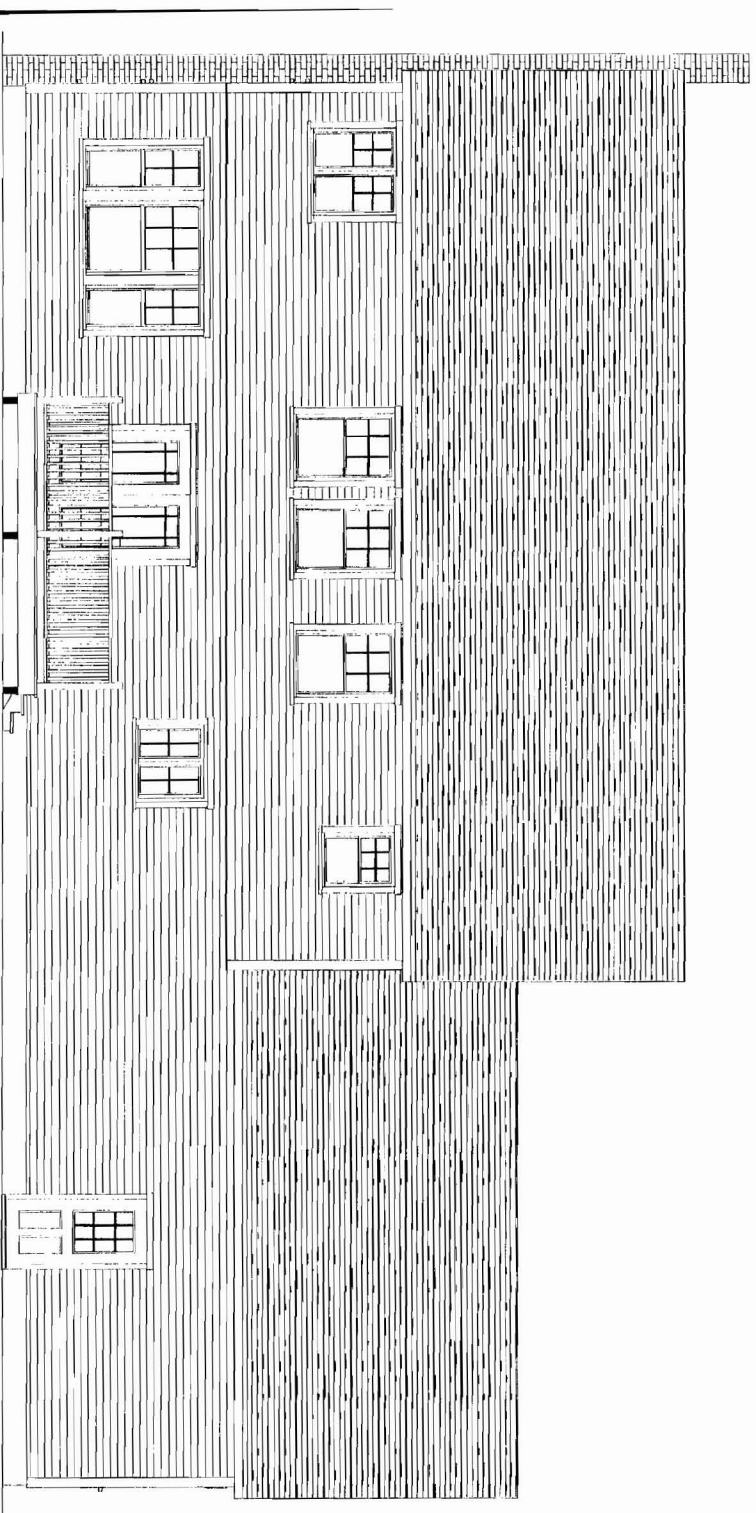
RIGHT ELEVATION

SCALE 3/8" = 1'-0"



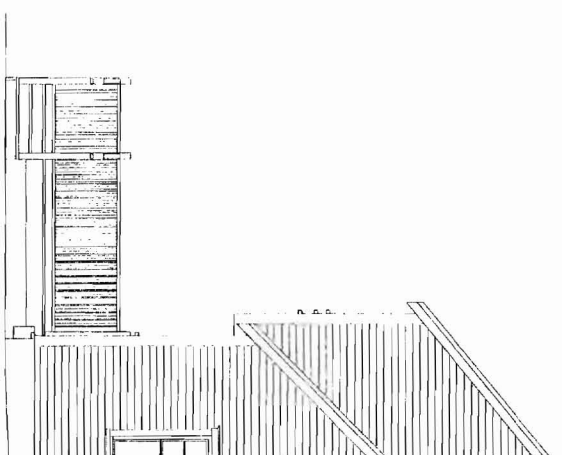
FRONT ELEVATION

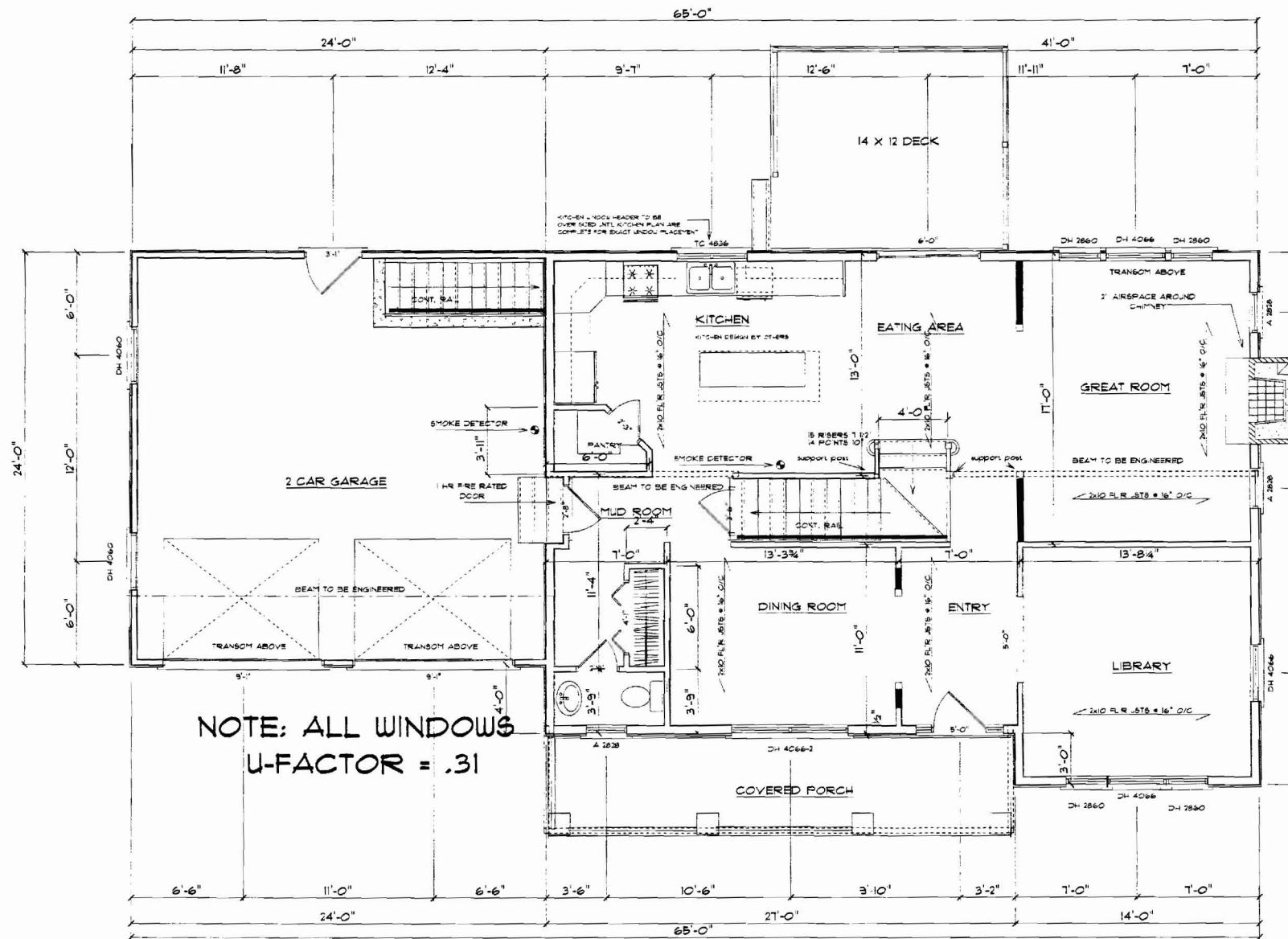
SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 3/8" = 1'-0"

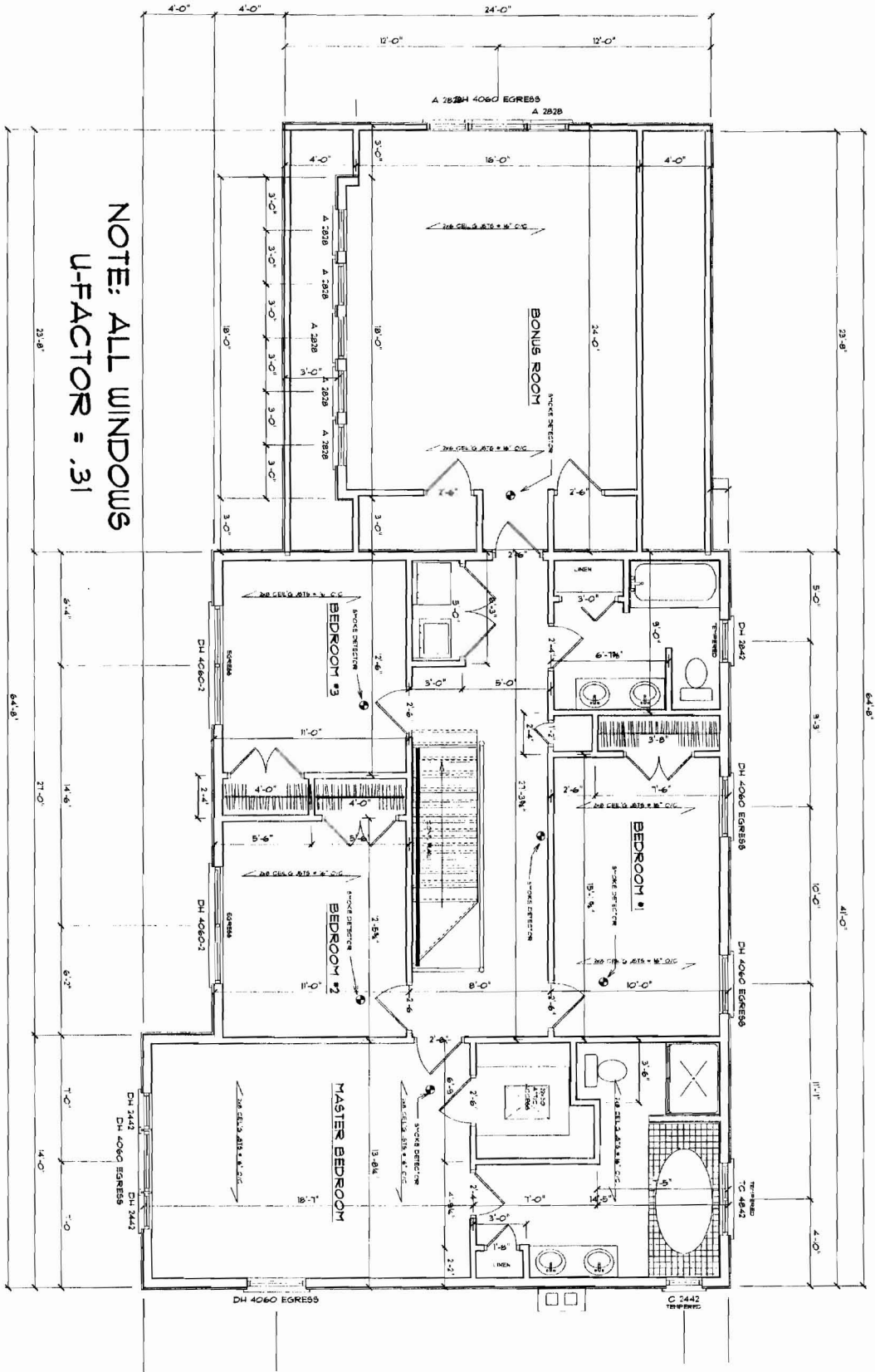




**NOTE: ALL WINDOWS
U-FACTOR = .31**

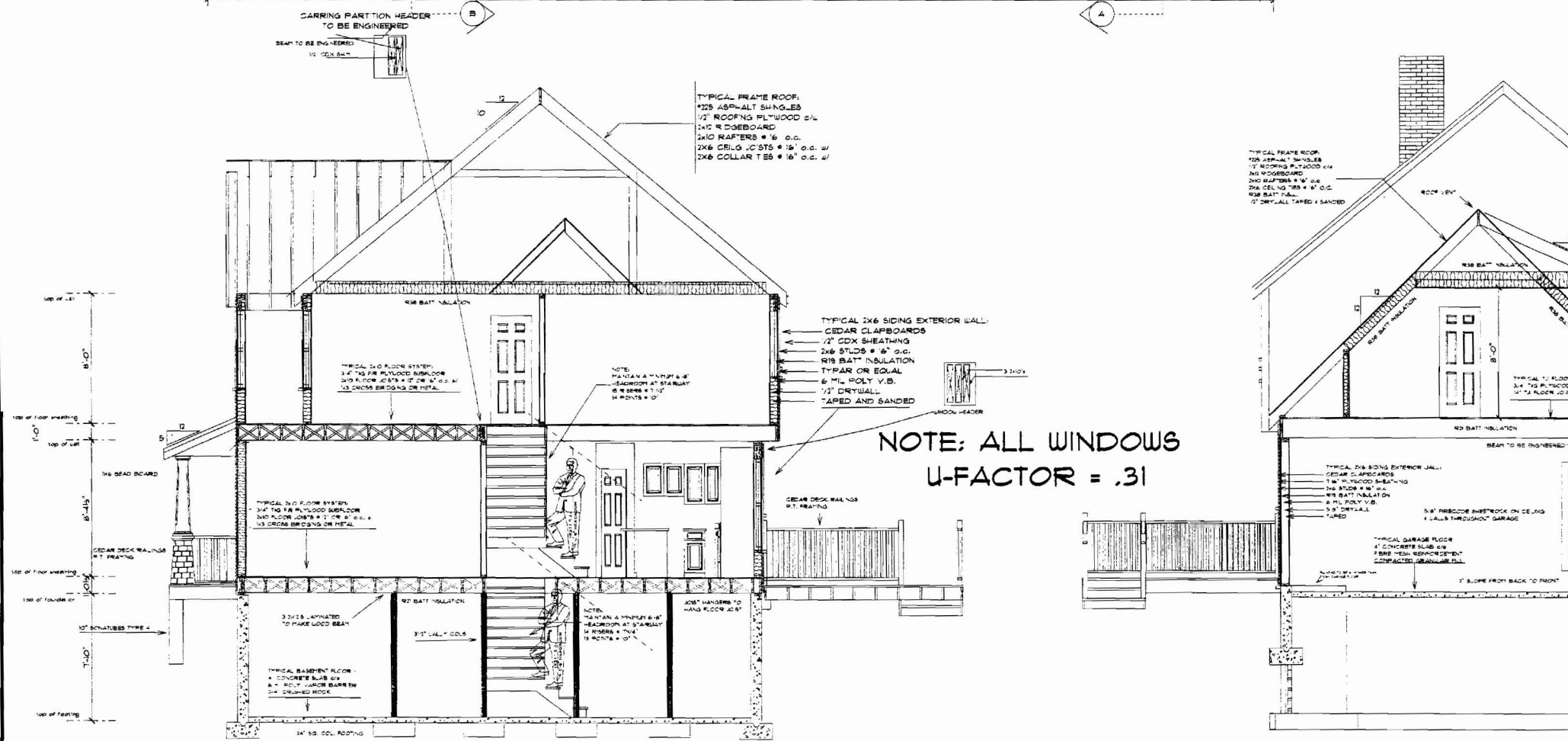
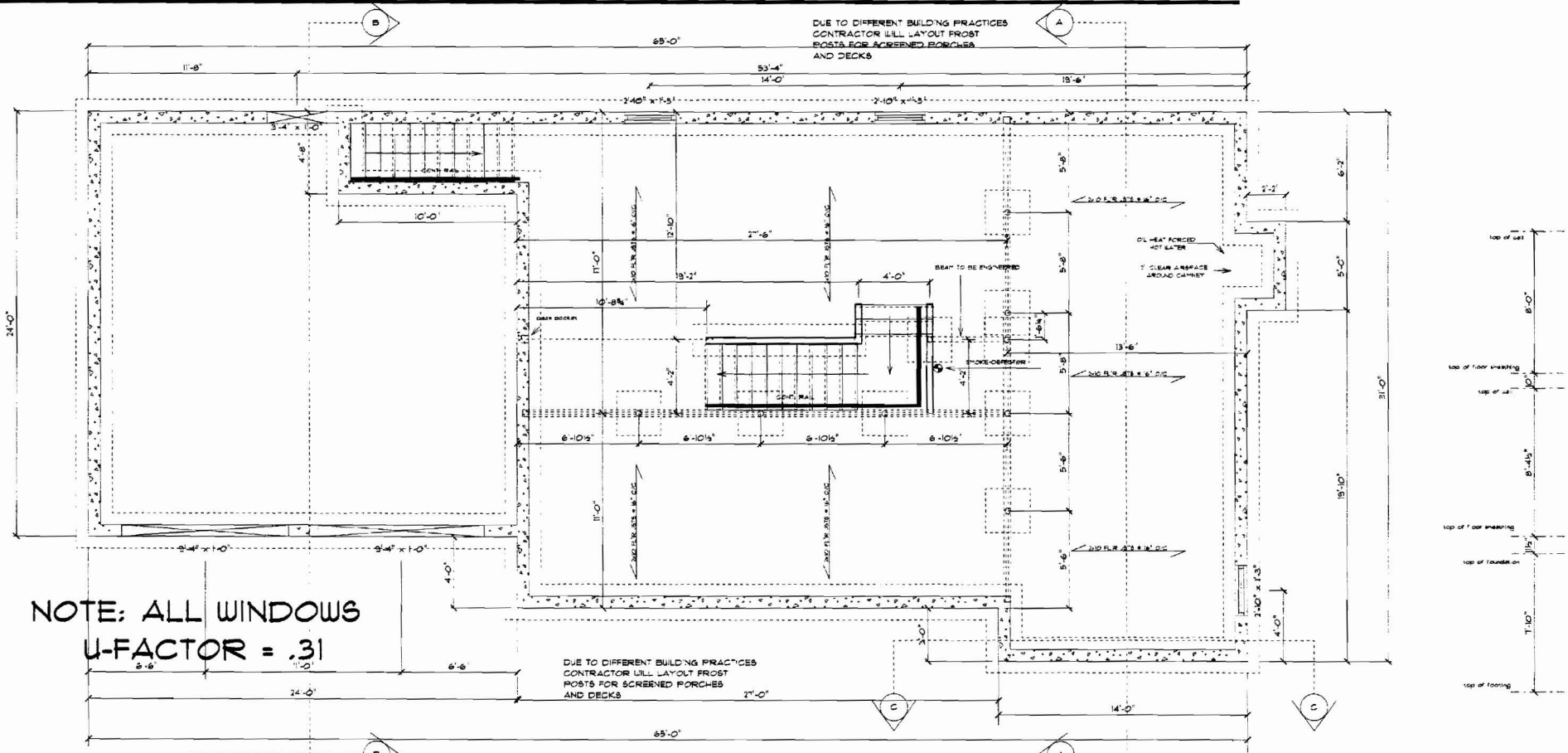
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
SF 1219.3



**NOTE: ALL WINDOWS
U-FACTOR = .31**

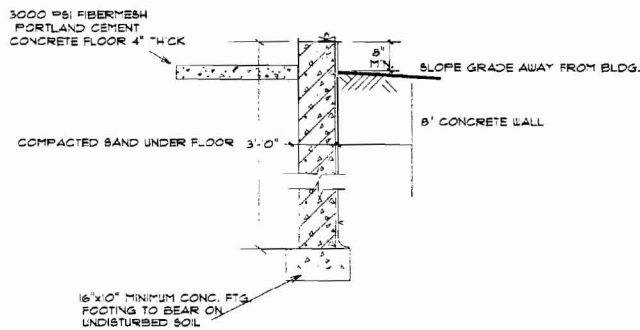
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SF 576
SF 1203.6



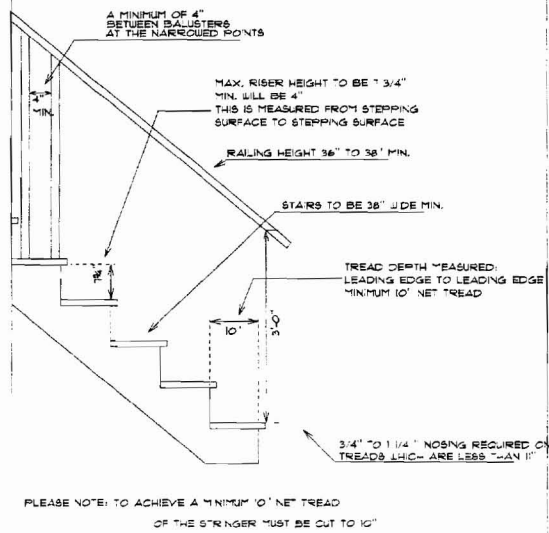
CROSS SECTION A-A

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

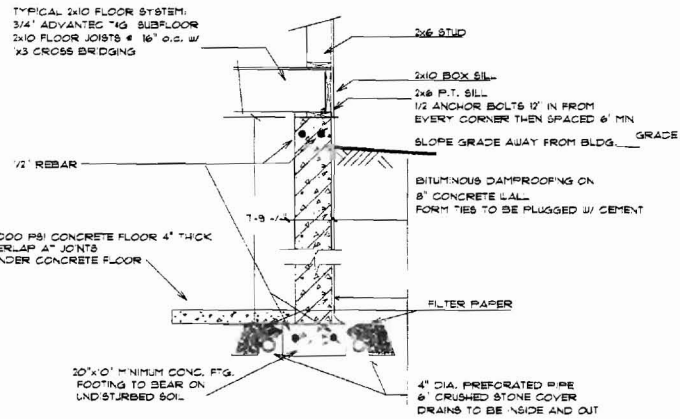
CROSS SECTION
FRAMING DETAIL THE SA
CROSS SECTION A-A UNL
SCALE: 1/4" = 1'-0"



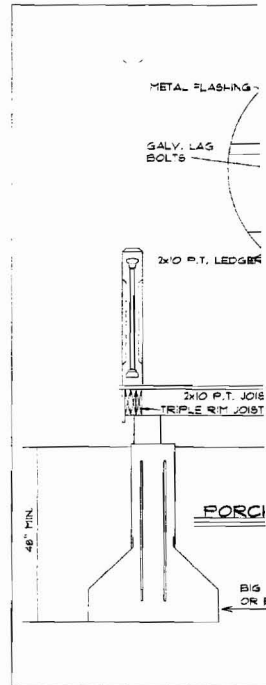
TYPICAL FROSTWALL SECTION - GARAGE



PLEASE NOTE: TO ACHIEVE A "MINIMUM 10\"/>

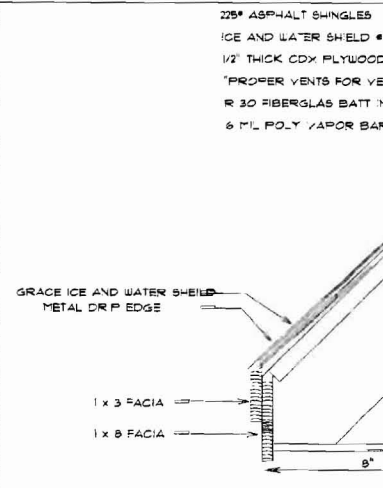


TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

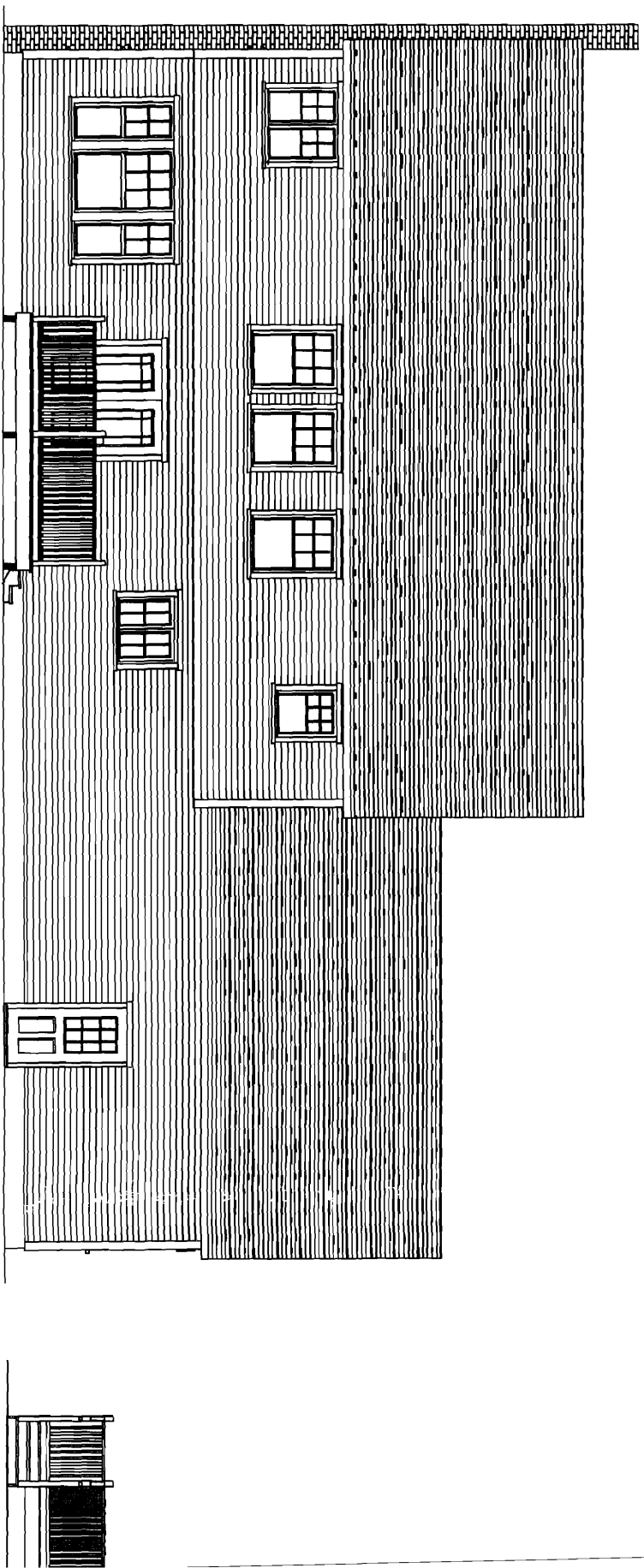


SEE NOTE	LOCATION	FASTENING	CONNECTION	SEE NOTE	LOCATION	FASTENING	CONNECTION
SEE NOTE F		8d	PANEL SIDING (TO FRAMING) 1/2\"/>				
SEE NOTE F		8d	PANEL SIDING (TO FRAMING) 1/2\"/>				
SEE NOTE C		6d	SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4\"/>				
SEE NOTE P SEE NOTE M 8d. SEE NOTE D. 8d. SEE NOTE C		2\"/>					
SEE NOTE O SEE NOTE N SEE NOTE C, J		1-3/4\"/>					
	FACE NAIL	4 - 3\"/>					
	FACE NAIL	5 - 3\"/>					
	FACE NAIL	3 - 3\"/>					
	TOENAIL	3 - 3\"/>					
	FACE NAIL	3 - 3\"/>					
	TOE NAIL	4 - 3\"/>					
	FACE NAIL	4 - 3\"/>					
	AT EACH SPLICE FACE NAIL AT ENDS	3 - 3\"/>					
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	3\"/>					
	16\"/>						
	18\"/>						
	24\"/>						
	FACE NAIL	2 - 3\"/>					
	TOENAIL	3 - 3\"/>					

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

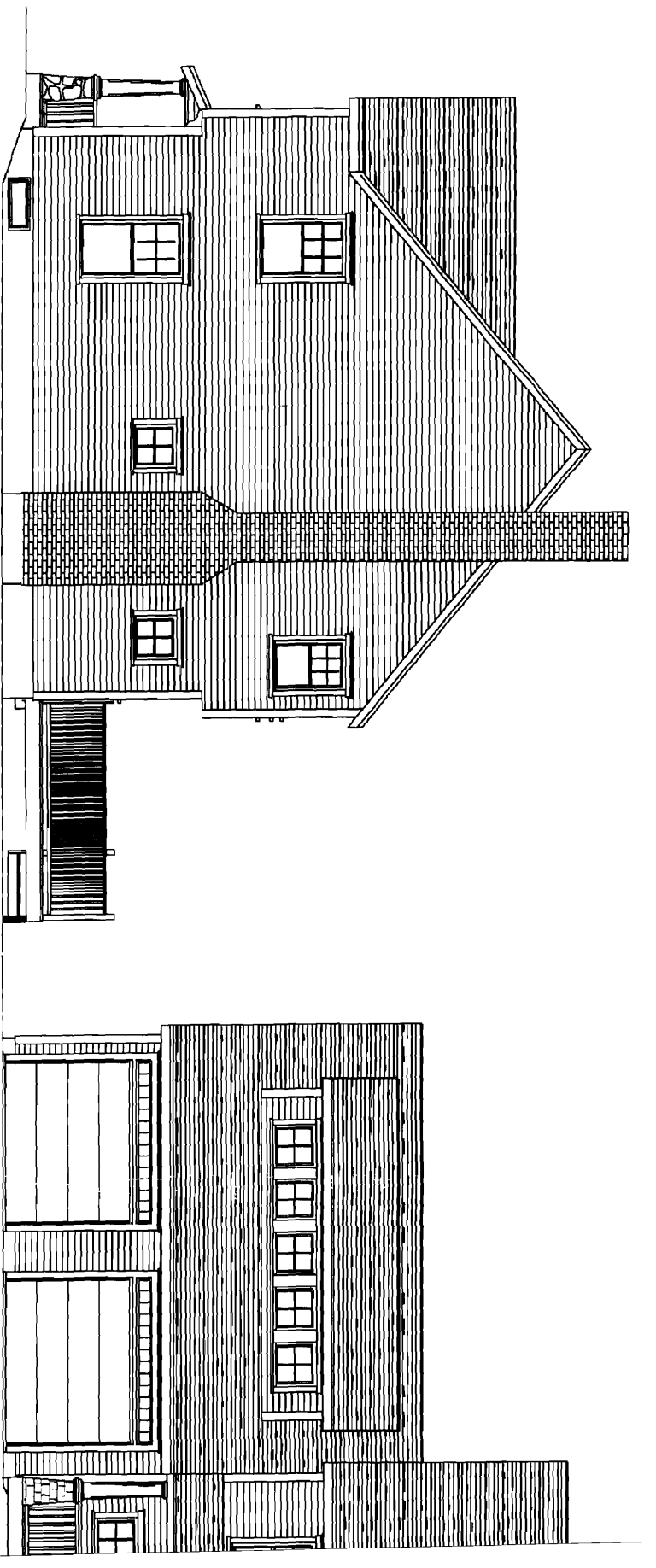


TYPICAL



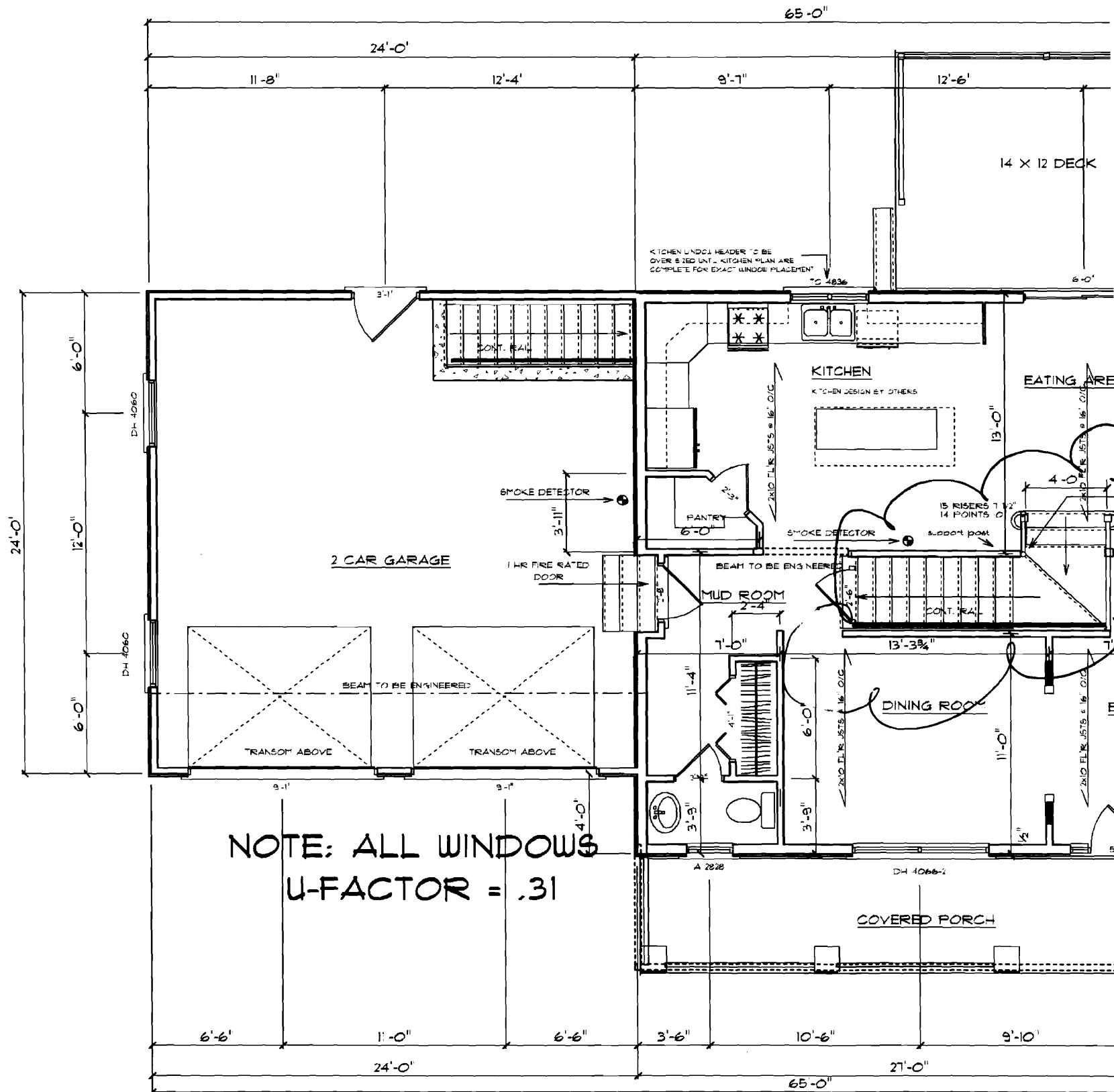
REAR ELEVATION

SCALE 3/8" = 1'-0"



RIGHT ELEVATION

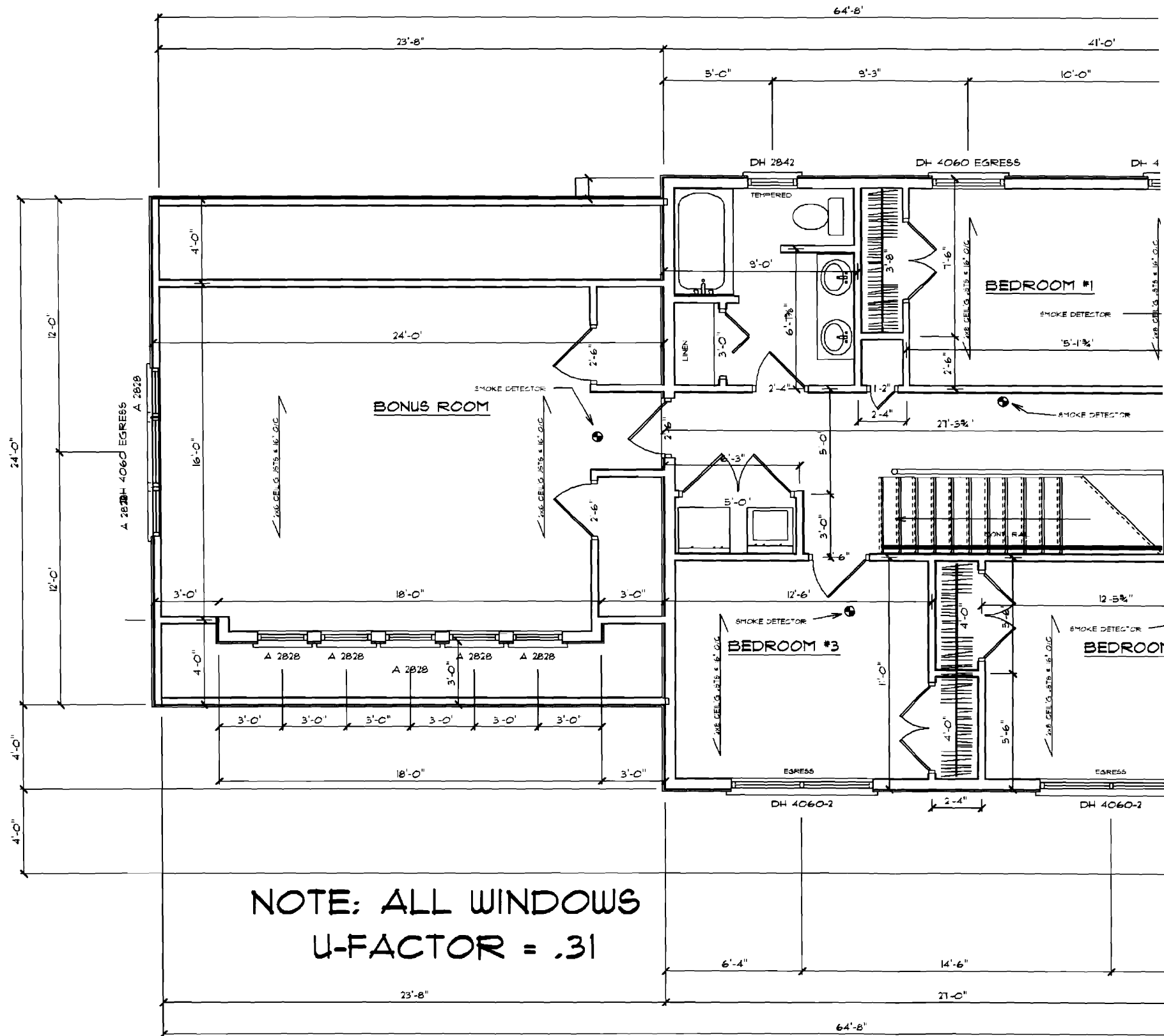
SCALE 3/8" = 1'-0"



**NOTE: ALL WINDOWS
U-FACTOR = .31**

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
SF 1219.3



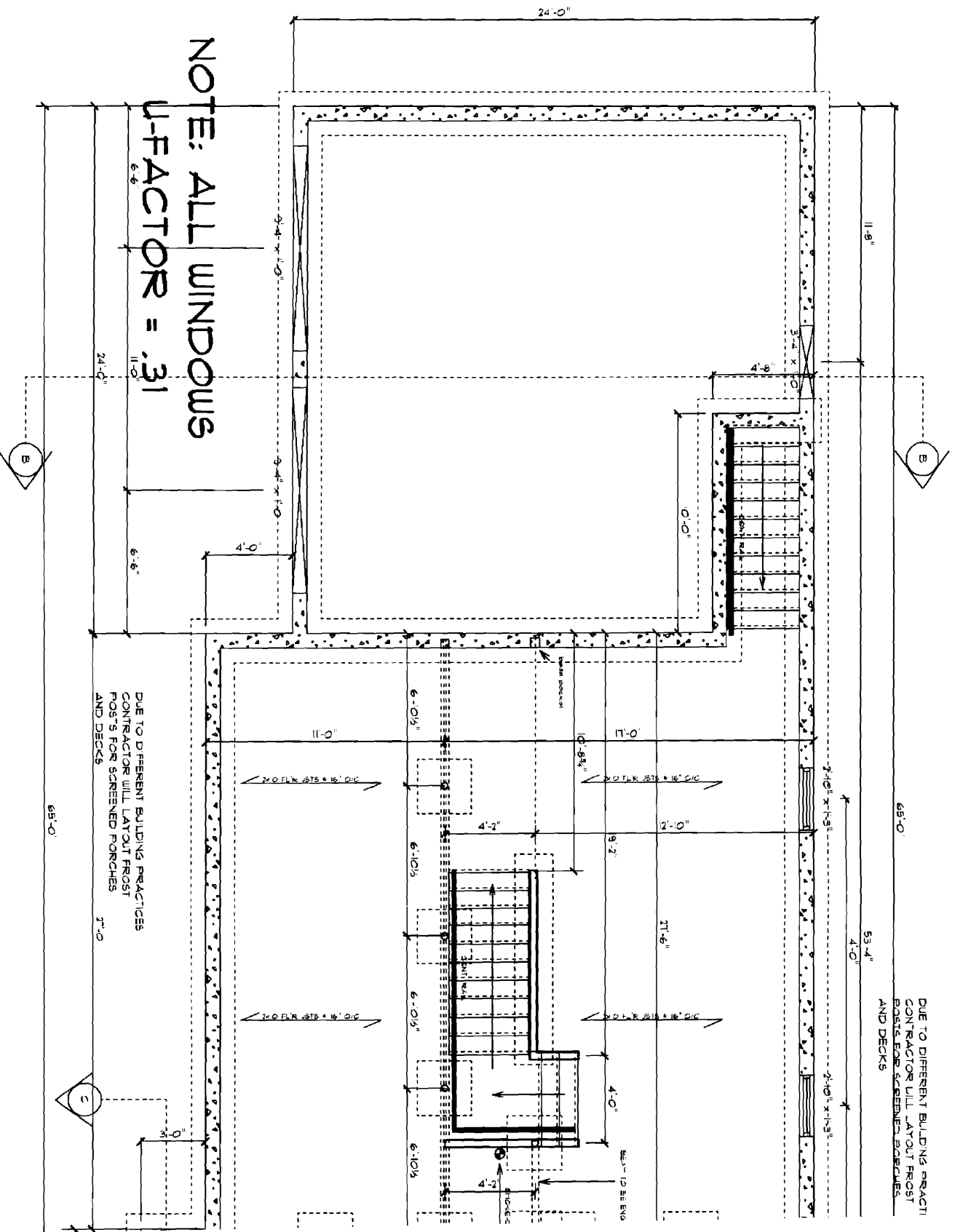
NOTE: ALL WINDOWS
U-FACTOR = .31

SECOND FLOOR PLAN

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

SF 576

SF 1263.6



BUFFER 20
NATURAL C
CLEARING
FOR A 5' W
PERMITTED

NF
PORTLAND LODGE NO. 188
BENEVOLENT AND PROTECTIVE
ORDER OF ELKS OF THE UNITED
STATES OF AMERICA
6157/37

LOT 13
24,406 SF.

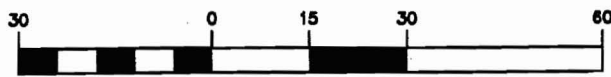
NF
DOUGLAS & BAYARD
DOUTY PARTNERS
LOT 11

LOT 12
NF
KENNEDY & WALSH
CONSTRUCTION
LOT 12

OWNER/BUILDER:
KENNEDY & WALSH
CONSTRUCTION
91 JOHNSON ROAD
FALMOUTH, MAINE 04105

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE



GRAPHIC SCALE (IN FEET)

1 inch = 30 ft.

NOTES:

1. THIS PLAN IS FOR LOT 13 ONLY. GRADING, BUILDING LOCATION OR GENERAL DRAINAGE SHOWN ON ADJACENT LOTS OR ROAD IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR
3. EROSION CONTROL MESH, INSTALL ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED AS SOON AS POSSIBLE.

REV. 2	10/7/05	ADJUSTED HOUSE
REV. 1	9/22/05	ADJUSTED HOUSE

BUFFER ZON
NATURAL C
CLEARING C
FOR A 5' W
PERMITTED.

N/F
PORTLAND LODGE NO. 188
BENEVOLENT AND PROTECTIVE
ORDER OF ELKS OF THE UNITED
STATES OF AMERICA
6157/37

LOT 13
24,406 S.F.

N/F
DOUGLAS & BAYARD
DOUTY PARTNERS
LOT 11

LOT 12

N/F
KENNEDY & WALSH
CONSTRUCTION
LOT 12

OWNER/BUILDER:
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PORTLAND, MAINE



GRAPHIC SCALE (IN FEET)

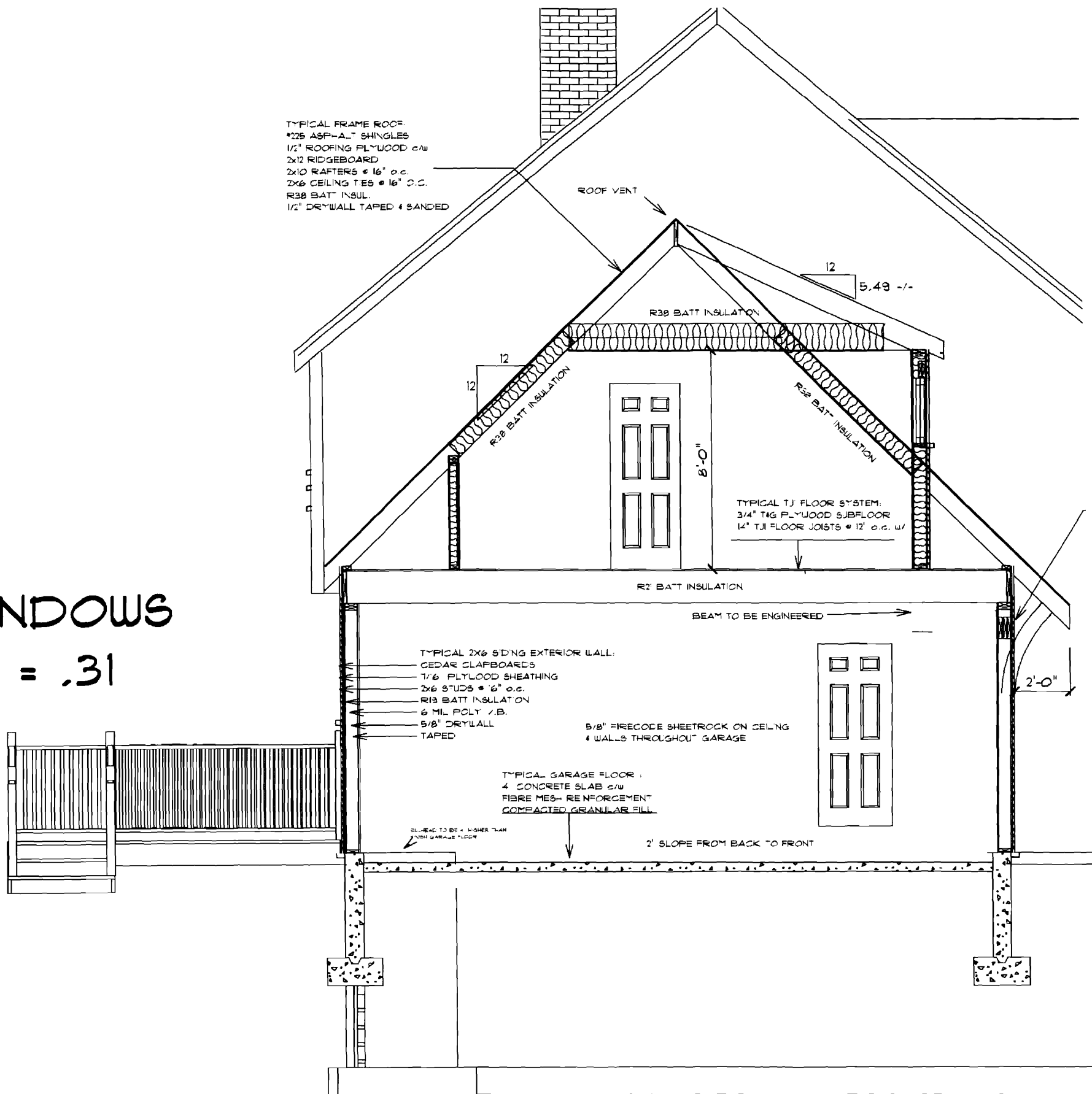
1 inch = 30 ft.

NOTES:

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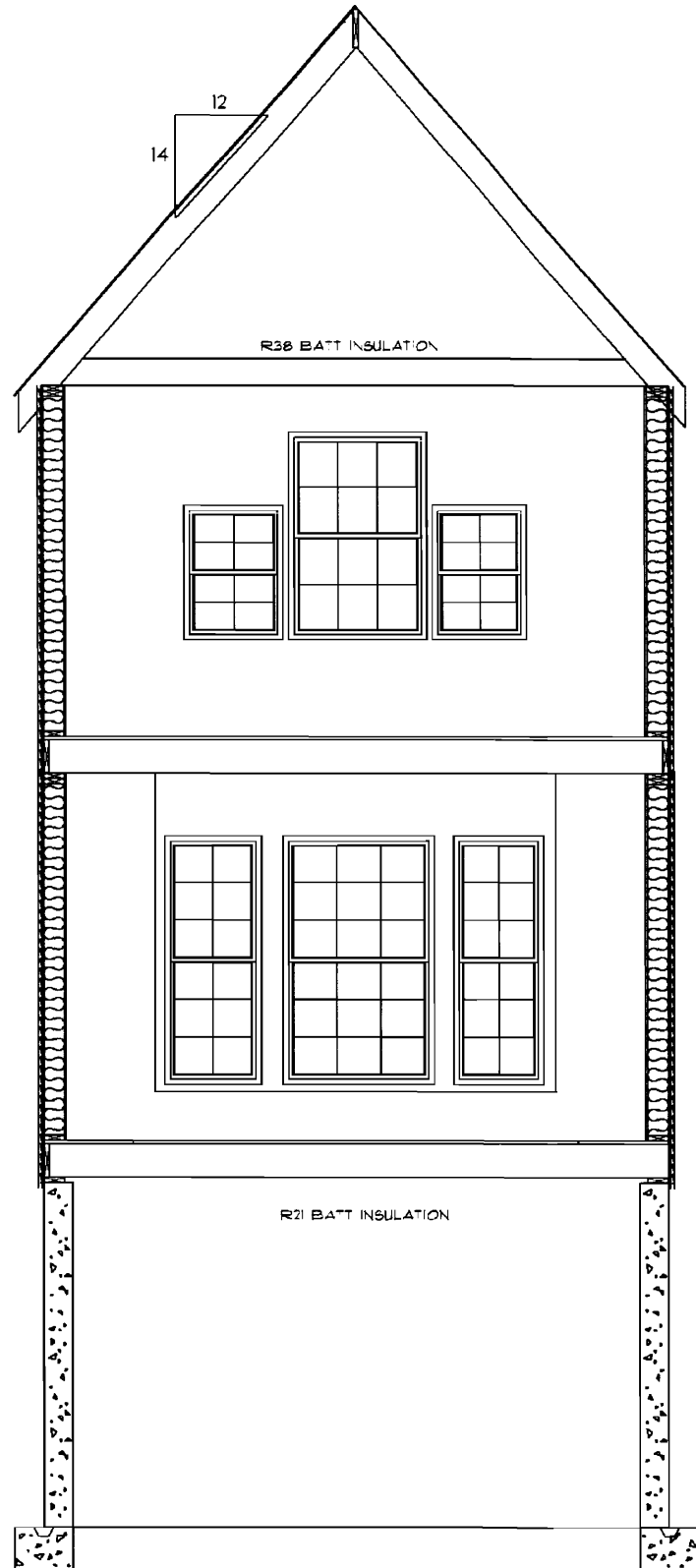
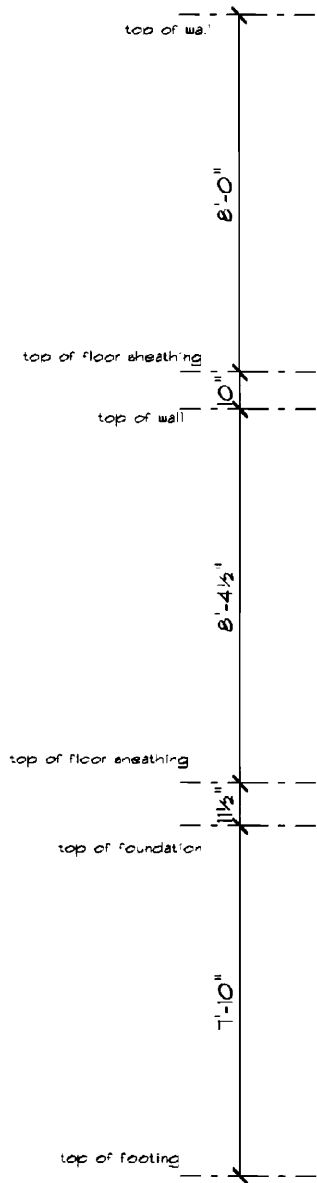
REV. 2	10/1/05	ADJUSTED HOUSE L
REV. 1	9/22/05	ADJUSTED HOUSE L

WINDOWS
 $R = .31$



CROSS SECTION B-B

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



TYPICAL 2X
CEDAR CL
1/6" PLYG
2x6 STUDS
R19 BATT IN
6 MIL PLY
5/8 DRYW
TAPED

CROSS SECTION C-C

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

