

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0773	Issue Date: 1-18-2002	CBL: 217-A-18
		217 A008001

Location of Construction: 1023 Congress St (Lot #18) <i>DRIVE</i>	Owner Name: Stroudwater Farms Association	Owner Address: 18 Carroll St	Phone: 207-781-2021
Business Name: n/a	Contractor Name: B & M Construction	Contractor Address: 195 Wescott Street South Portland	Phone: 2072328134
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: Single Family / New 30' x 43' home with 24' x 21' attached two car garage.	Permit Fee: \$798.00	Cost of Work: \$100,000.00	CEO District: 3	C-8 Contract
Proposed Project Description: New 30' x 43' Single Family with 24' x 21' two car attached garage.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 99		

Signature: <i>N/A</i>		Signature: <i>JA</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: gg	Date Applied For: 07/12/2002	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>well over 75' but portion is within 250' → NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 12</i> <input type="checkbox"/> Subdivision <i>Zone X</i> <input checked="" type="checkbox"/> Site Plan <i>2002-0157</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>with conditions</i> Date: <i>7/23/02</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:
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CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

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

- 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 of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 217418

Building Permit #: 020773

Application ID Number: **2-0773**

Department: **Zoning**

Status: **Approved with Conditions**

Reviewer: **Marge Schmuckal**

Company: **111 Rivers Edge Drive**

Approval Date: **07/23/2002**

Issue Date: **07/15/2002**

Permit to Install Reviewer: **Marge Schmuckal** Date: **07/23/2002** Price:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

Please be aware and notify the future owner that there is a 40 foot sewer easement in the rear of this property and may not be built upon.

Please be aware and notify the future owner that there is a rear Buffer Zone adjacent to the house which is to be left in its NATURAL CONDITIONS except that clearing of the under story for a 5 foot walking trail is permitted (no pavement). This trail is to be meandering and not straight.

Attached are requirements of clearing within SHORELAND ZONE. Please familiarize yourself with these regulations and pass on to any future owner.

Issue Date: **07/15/2002** By: **gg** Approval Date: **07/23/2002** Reviewer: **mes**



CITY OF PORTLAND

SHORELAND ZONING REQUIREMENTS

Shoreland zoning requirements apply to all designated shoreland zoning areas shown on the Official City of Portland Zoning Maps. Generally speaking it is an area enclosed within 250 feet of the High Water Mark.

WITHIN 75 FEET OF NORMAL HIGH WATER LINE:

- No new building construction allowed.
- There shall be no newly cleared openings.
- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
- Clearing of vegetation for development is NOT allowed, except to remove safety hazards.
- No newly cleared opening greater than 250 sq. ft. in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10 feet in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is NOT created (to be "meandering" in nature).
- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits, review, and approvals.

BEYOND THE 75 FOOT SETBACK STILL WITHIN SHORELAND ZONE:

- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.
- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 sq. ft. which ever is greater.

RE: TIMBER HARVESTING:

- There can be no single clear cut openings greater than 10,000 sq. ft. in the forest canopy (measured from the edge of the crown of trees).
- Clear cut openings greater than 5,000 sq. feet must be 100 feet apart.
- Clear cut openings must be included in the calculations of total volume removal.

RE: shorlreg.

Delete Schedule Add End Images Print Permit Print C of O Print Insp

Prmt Text93 Constr Type New Num1

Permit Nbr 02-0773 Location of Construction 111 Rivers Edge Drive Appl. Date
Status Hold Permit Type Single Family Issue Date
CBL 217 A018001 Territory Nbr Estimated Cost \$100,000.00 Date Closed

Comment Date Comment Add Delet Save

07/31/2002 Went over punchlist with designer, new plans forthcoming.MJN

Name mjn Follow Up Date Completed

CreatedBy gg CreateDate 07/15/2002 ModBy mjn ModDate 07/31

Soil type/Presumptive Load Value (Table 401.4.1) 2500 PSI

Component	Plan Reviewer	Inspection/Date/Findings
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	10" x 20"	
Foundation Drainage Dampproofing (Section 406)	4" PERF. DRAIN BOTTS ^{SIDE} SIDES OF FOOTING ^{EXPOSE}	
Crawls Space ONLY Ventilation Section 409.1		
Anchor Bolts/Straps (Section 403.1.4)		
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2 SILL @ 24" x 24" FOOT	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3 - 2 x 10 ^s - 5'8" ^{SPAC} (2 - 5'11") DECK - 2 - 2 x 10 ^s @ 6c.	
Sill/Band Joist Type & Dimesions	2 x 8 ^s @ SILL 2 x 10 ^s @ RAY	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2 x 10 ^s - 11'8" @ 7'8"	
Second Floor Joist Species Dimensions and Spacing	4 x 10 HEM. 24c 15'9" MAX SPAN	

(Table 503.3.1(1) & Table 503.3.2(1))		
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))		
Stairway Treads & Risers (Section 314)	7 3/4" - 10 R _c	
Stairway Width (Section 314)	4' SCALLOP	
Stairway Headroom Guardrails and Handrail (Section 314)	?	
Guardrails and Handrail (Section 315)	?	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x 2 5 16 OC, 1 5/12 PITCH	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))		
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage		

(Section 309 and Section 407 1999 BOCA)		
Egress Windows (Section 310)		
Roof Covering (Chapter 9)		

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

2002-0157
Application I. D. Number
07/12/2002
Application Date

Stroudwater Farms Association
Applicant
18 Carroll St, Falmouth, ME 04105
Applicant's Mailing Address
n/a
Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Rivers Edge Subdivision Lot# 18
Project Name/Description
1823 - 1823 Congress St, Portland, Maine
Address of Proposed Site
217 A008001
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) _____

1866 sq. ft **21,134 sq. ft.**
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 Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **07/15/2002**

Insp 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 | |

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 020773

This is to certify that Stroudwater Farms Association B & M
has permission to New 30' x 43' Single Family on 24' x 20' two car detached garage.
AT 1825 Congress St Ill Rivers Edge (RIVER Lot) PL 217 A008001

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


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

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **HEAR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

20020157

02 0773

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.

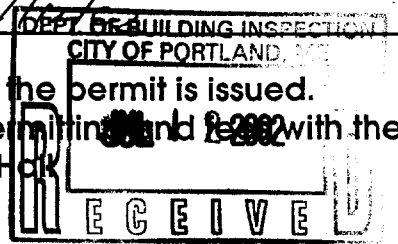
1823 Complex

Location/Address of Construction: <u>LOT 18 RIVER'S EDGE SUBDIVISION</u>		
Total Square Footage of Proposed Structure <u>1866 SF</u>	Square Footage of Lot <u>21,134 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>217</u> Block# <u>A</u> Lot# <u>18</u> <u>Lot 18</u>	Owner: <u>STROUDWATER FARMS ASSOC.</u>	Telephone: <u>781-2071</u>
Lessee/Buyer's Name (If Applicable) <u>JULIANN T. WALSH</u> <u>824 ROOSEVELT TRAIL</u> <u>PMB BOX - 151</u> <u>WINDHAM, ME 04062</u>	Applicant name, address & telephone: <u>232-8134</u> <u>TOM BLACKBURN</u> <u>B+M CONSTRUCTION</u> <u>195 WESCOTT ST</u> <u>SO. PORTLAND, ME</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ Bldg. <u>123.00</u> Site <u>300.00</u> <u>Co10 75.00</u> <u>Total \$1098.00</u>
Current use: <u>VACANT Lot</u>		
If the location is currently vacant, what was prior use: <u>WOODS</u>		
Approximately how long has it been vacant: <u>UNKNOWN</u>		
Proposed use: <u>SINGLE FAMILY HOME</u>		
Project description: <u>30' x 43' two car attached garage</u> <u>24' x 21</u>		
Contractor's name, address & telephone: <u>B+M CONSTRUCTION</u> <u>195 WESCOTT ST, SO. PORTLAND, ME</u>		
Who should we contact when the permit is ready: <u>TOM BLACKBURN 232-8134</u>		
Mailing address: <u>14 HANOVER ST</u> <u>PORTLAND, ME 04101</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>232-8134</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>TON</u>	Date: <u>7/1</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.

July 30, 2002, 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 statutory short-form quitclaim with covenant deed to the Premises in the form attached hereto as **Exhibit B**. The acceptance of the Deed by Buyer at the closing shall be deemed to be the full performance and discharge of every agreement, obligation and representation made on the part of Seller, except as expressly set forth in such deed. The parties agree that none of the statements contained in this Agreement are collateral agreements.

5. POSSESSION. Seller shall deliver possession of the Premises to Buyer free and clear of all leases, tenancies and occupancies by any person.

6. ADJUSTMENTS, PRO-RATION AND CLOSING COSTS.

a. Real estate taxes and assessments shall be pro-rated as of the Closing on the basis of the latest available tax bill.

b. The Maine Real Estate Transfer Tax shall be paid one-half by each of Seller and Buyer. The recording fee for the deed will be paid by Buyer.

c. The Buyer shall pay to Seller an amount equal to one-sixth (1/6th) the estimated annual common expense charges for the Premises, and Seller shall contribute such payment from 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 of this Agreement. Upon return of the Deposit as set forth in this paragraph, this Agreement will terminate and neither party will be under any further obligation hereunder.

8. GENERAL PROVISIONS. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on 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, addressed 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 the services of any real estate broker with respect to this transaction except for N/A whose commission shall be paid by N/A. This Agreement constitutes the entire Agreement between Seller and Buyer and there are no agreements, understandings, warranties or representations between Seller and Buyer except as expressly contained in this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine. If any provision of this Agreement is to be invalid or unenforceable, it shall not affect the validity and enforcement of the remaining provisions hereof.

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

WITNESS:

Seller: Stroudwater Farms Associates
By: Stroudwater Farms Development, LLC
Its Partner

Name:

By:

Karen M. Walsh
Karen M. Walsh, its Manager

Seller Tax ID # 01-0433631

Name:

Julian T. Walsh

Buyer

Julian J. Walsh 004-78-2934
Soc. Sec. #

Name:

Buyer

Soc. Sec. #

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This Agreement made and entered into this 6th day of June, 2002 by and between STROUDWATER FARMS ASSOCIATES, a Maine general partnership, whose mailing address is 18 Carroll Street, Falmouth, Maine 04105, (the "Seller"), and Julian T. Wabk with a mailing address of 824 Poweret Trail, PMB Box #131, Windham, ME 04062 (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 18 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 Eighty Thousand and 00/100 (\$80,000.00) (the "Purchase Price"), payable as follows:

a. Earnest Money Deposit. One Thousand Dollars and 00/100 (\$ 1,000.00) as an earnest money deposit at the time of the execution of this Agreement (the "Deposit"). The Deposit shall be held by Seller, in a non-segregated account and without interest, and shall be credited toward the Purchase Price if and when there is a Closing and otherwise disbursed pursuant to this Agreement.

b. Balance of Purchase Price at Closing. The balance of the Purchase Price, Seventy-Nine Thousand and 00/100 Dollars and 00/100 (\$ 79,000.00), as adjusted pursuant to paragraph 6 below, shall be paid by immediately-available funds at the time of 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, including without limitation a certain Declaration of Protective Covenants and Common Easements in substantially the form attached hereto as **Exhibit A** [or recorded in the Cumberland County Registry of Deeds in Book _____, Page _____]. If Seller is unable to convey title as aforesaid, Seller shall be given a reasonable period of time in which to remedy any title defects. If such defects cannot be corrected or remedied, or if Seller elects in Seller's discretion not to remedy the same, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations to each other hereunder will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist without a reduction in the Purchase Price.

4. CLOSING. The closing of this transaction shall take place on or before

Applicant: Tom Blackburn

Date: 7/23/07

Address: 111 River Edge Drive

C-B-L: 217-A-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

permit #02-0773

Zone Location - R-3 Subdivision (contract)

Interior or corner lot -

Proposed Use/Work - New 30' x 43' Single Family with 21' x 24' Attached

Sevage Disposal - City 2 CAR GARAGE

Lot Street Frontage - 50' req - 116' shown

Front Yard - 25' min - 29' Scaled

Rear Yard - 25' min - 105' Scaled

Side Yard - 14' min - 19' & 42' shown

Projections - rear covered deck - front covered deck

Width of Lot - 75' req - 142' Scaled

Height - 35' MAX - 31' Scaled

Lot Area - 6,500 sq ft 21,134 sq ft

rear deck 6' x 14' =	84
garage 24' x 26' =	624
main body 24' x 30' =	720
family rm 14' x 16' =	224
front porch 5' x 39' =	195

Lot Coverage Impervious Surface - 25% MAX of 5,283.5 sq ft MAX 1847 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 CAR GARAGE shown

Loading Bays - N/A

Site Plan - M/M # 2002-0157

Shoreland Zoning/Stream Protection - well over 75' from HW mark - portion is within 250' from HW mark

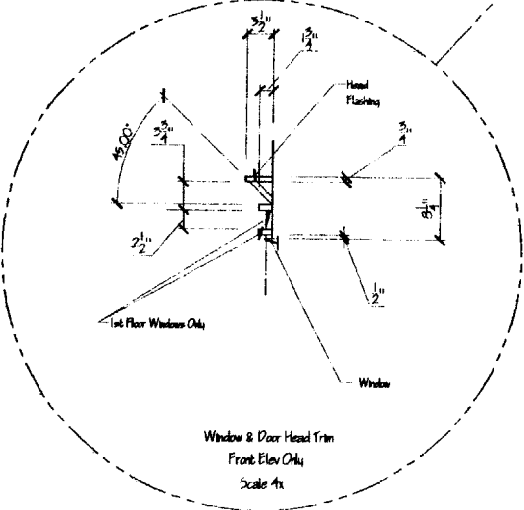
Flood Plains - Panel 12 - Zone X
Attached Shoreland Overlay Regs.

40' SWAMP EASEMENT in rear of property

Buffer Zone to be left in its Natural Condition except that clearing of the understory for a 5' wide walkway trail is permitted

A
B
C
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H
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Disclaimer Notes:
 All Drawings, Plans, Sketches Etc. Are Provided to our Clients Based Upon Information Provided by the Client and Drawn in Accordance with Common Building Practices and Local Codes.
 None of the Employees nor the Owner of Northeast Design Drafting are Registered Architects, Engineers or Land Surveyors.
 All Local Planning Requirements Should be Verified by a Registered Engineer or Architect and are the Sole Responsibility of the Client and/or Contractor.
 All Dimensions, Codes, Specifications, Construction Techniques and Omissions Shall be Reviewed by the Client/ Contractor Before Construction Begins.
 Northeast Design Drafting, Its Employees and Its Owner Shall be Held Harmless for Any and All Such Errors and Omissions.
 Northeast Design Drafting Assumes No Liability for Changes and/or Revisions to the Plans by the Client and/or Contractor.
Design Ownership Agreement:
 The Customer for Which These Plans Were Developed is Purchasing Services Only. Ownership of the Design Depicted in these Plans is the Sole Property of Northeast Design Drafting.
 Northeast Design Drafting Retains Ownership of All Designs. Reproductions and or Sale of any and All Designs is Strictly Prohibited Without Written Consent From Northeast Design Drafting.



Front Elevation
 1/4" = 1'-0"

NORTHEAST DESIGN DRAFTING
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE
 95 June Street Portland, ME 04105 Phone 207.797.7716 Fax 207.878.0045
 WWW.NORTHEASTDESIGNDRAFTING.COM

PROJECT FOR:
 Rita's House
 Lot Number 16 - Rivers Edge
 Portland, Maine

NO.	REV.	DESCRIPTION	DATE

For BOCA Review
 DRAWN: M.Lane
 DATE: 05.22.02
 CHECKED:
 APPROVED:
 SCALE: 1/4" = 1'-0"
 JOB ORDER:
 DRAWING SHEET: A-1

Project File Location: D:\Northeast Design Drafting\Residential\Rita's House.dwg

A
B
C
D
E
F
G
H
I
J
K

Disclaimer Notes:
 • All Drawings, Plans, Sketches Etc. Are Provided to our Clients Based Upon Information Provided by the Client and Drawn in Accordance with Common Building Practices and Local Codes.
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Rear Elevation
 1/4" = 1'-0"

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Rita's House
 Lot Number 16 - Rivers Edge
 Portland, Maine

PROJECT FOR

DATE	DESCRIPTION	REV.

3/20/11

For BOCA Review
 DRAWN: M Lane
 DATE: 05/22/02
 CHECKED:
 APPROVED:
 SCALE: 1/4" = 1'-0"
 LDD: JDBR
 DRAWING SHEET: A-2

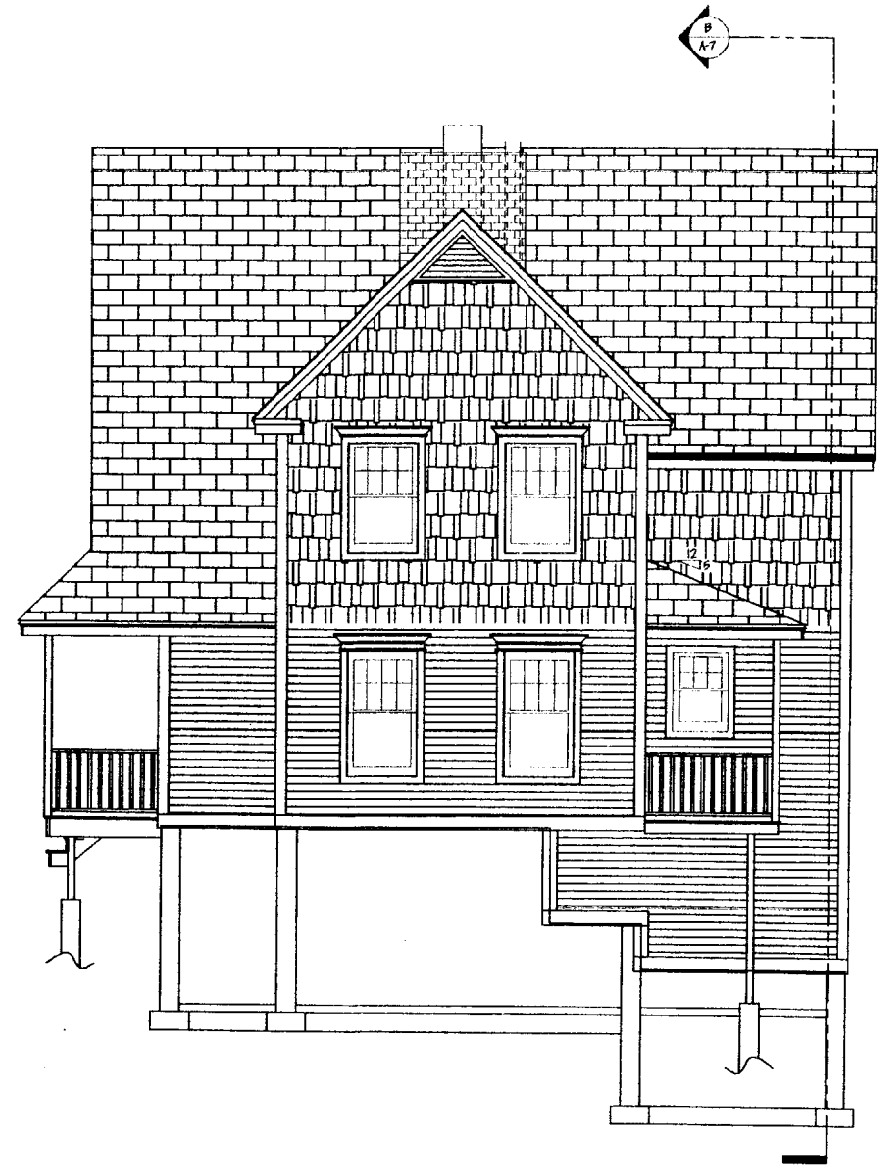
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Right Side Elevation
 1/4" = 1'-0"



Left Side Elevation
 1/4" = 1'-0"

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PROJECT FOR:
 Rita's House
 Lot Number 16 - Rivers Edge
 Portland, Maine

DATE	DESCRIPTION

DATE	06-22-02
SCALE	1/4" = 1'-0"
DRAWN BY	A-3

Project File Location: D:\Northeast Design Drafting\Northeast Design Drafting\Residential\Rita's House.dwg

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General Notes:

- Refer to Floor and Roof Framing Plans for Rafters, Header & Floor Joist Sizes
- Roof Eave Support Carries to Postment
- All Construction per BOCA Latest Edition

Framing Specifications:

Floor System:

- Joists as Indicated on Floor Framing Plan
- 1x5 Cross Brackets at Center Span
- 2x8 Ply 5/8 Plate w/ 5/8 Seal
- Subfloor as Indicated
- Finish Floor per Customer Specs

Exterior Walls:

- 2x6 Studs @ 16" OC
- (2) 2x6 Top Plate
- 2x6 Bottom Plate
- 7/16 OSB Wall Sheathing
- Tweak Air Infiltration Barrier
- Fiberglass Insulation
- Siding & Finish Trim per Customer Spec

Interior Walls:

- 2x4 Studs @ 16" OC
- (2) 2x4 Top Plate
- 2x4 Bottom Plate

Roof System:

- Rafters per Roof Framing Plan
- 5/8 CDX Roof Sheathing
- 15# Felt
- 25 Yr Asphalt Shingles
- Ice Shield @ Eave (Up 5' Min)
- 8" Aluminum Drip Edge

Insulation:

- Exterior Walls R19
- Attic Cap R58
- 5/8" R19

Ventilation:

- Soffits 2" Strip Vent
- Ridges Comb Shingle Vent
- Lower As Shown
- Circulation Vents between Rafters

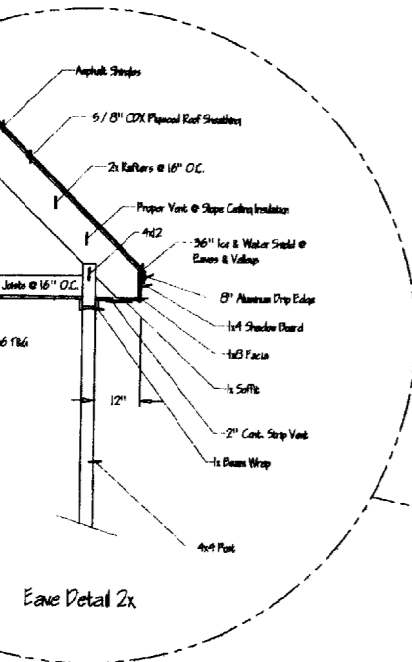
Headers:

- See Chart Below
- Pieces as Indicated
- 6" Min. Bearing All Pieces

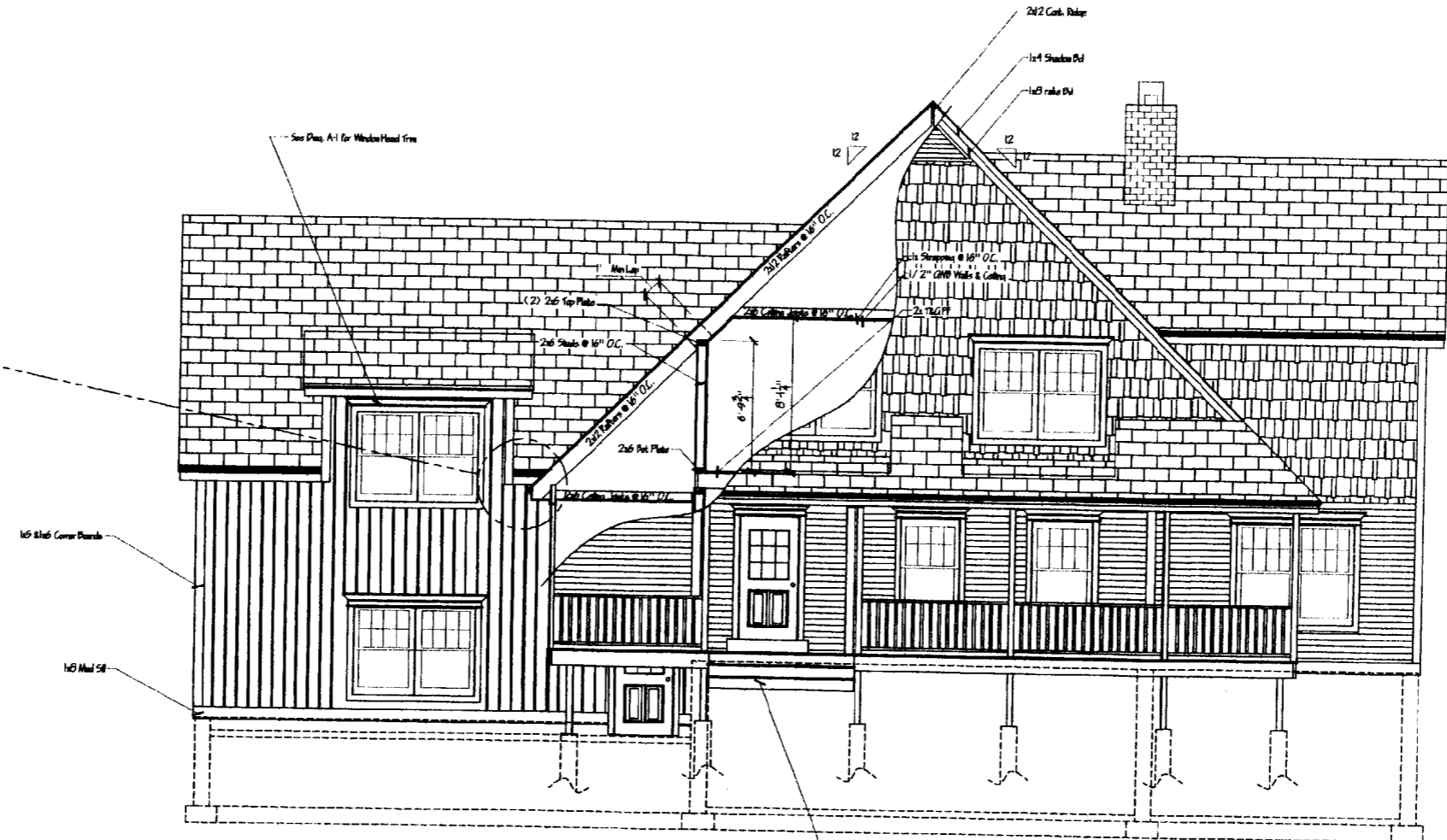
Interior Finish:

- 1/2" GWP Walls & Ceilings
- Wall Casings per Cust. Spec
- Door Molding per Cust. Spec
- Floor Finish per Cust. Spec
- Milwork per Cust. Spec
- Paint/ Stain per Cust. Spec

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Eave Detail 2x



Building Section "A"
1/4" = 1'-0"

- General Notes:**
- See Roof Framing Plan for Roof Framing Members
 - See Floor Framing Plan for Floor Framing Members
 - See Foundation Plan for Foundation Specs.
 - See Floor Plans for Guardrail & Handrail Specs.

Size of Header	Headers in Peckin Walls			Headers in Non-Supporting Walls
	Supporting Roof Only	One Story Above	Two Stories Above	
(2) 2x4	4	-	-	-
(2) 2x6	6	4	-	-
(2) 2x8	8	6	-	10
(2) 2x10	10	8	6	12
(2) 2x12	12	10	8	16

Per CBC 1995 Edition W/ Amendments thru 1997

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Rita's House
 Lot Number 16 - Rivers Edge
 Portland, Maine

PROJECT JOB	DATE
House Section	09.22.02
DRAWN	M. Lane
CHECKED	
APPROVED	
SCALE	1/4" = 1'-0"
DRAWING SHEET	A-6

