

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

PERMIT

Permit Number 31405
DEC 04 2003

This is to certify that Stroudwater Farms Assoc/Kennedy & W Construction
has permission to Build New 2,150 sq. Ft. Single Family Home
AT 0 Rivers Edge Dr. Lot # 20 L 217 B050001
CITY OF PORTLAND

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board DEC 04 2003
Other _____

Department Name
CITY OF PORTLAND

Jeanne Bowke 12/4/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1405	Issue Date: DEC 04 2003	CBL: 217 B050001
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Location of Construction: 93 Rivers Edge Dr. Lot # 20	Owner Name: Stroudwater Farms Assoc	Owner Address: 91 Johnson Rd CITY OF PORTLAND	Phone: 207-781-3036
Business Name: n/a	Contractor Name: Kennedy & Walsh Construction	Contractor Address: Portland	Phone: 2077813036
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: C-8
Past Use: Vacant	Proposed Use: Build New 2,150 sq.ft. Single Family Home	Permit Fee: \$1,641.00	Cost of Work: \$180,000.00
Proposed Project Description: Build New 2,150 sq. Ft. Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
		Signature: _____ Signature: JMB 12/04/03 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: 11/12/2003	Zoning Approval	
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2603-0237 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 11/10/03	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1405	Date Applied For: 11/12/2003	CBL: 217 B050001
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Location of Construction: 93 Rivers Edge Dr. (Lot # 20)	Owner Name: Stroudwater Farms Assoc	Owner Address: 91 Johnson Rd	Phone: 207-781-3036
Business Name: n/a	Contractor Name: Kennedy & Walsh Construction	Contractor Address: Portland	Phone: (207) 781-3036
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: Build New 2,150 sq.ft. Single Family Home	Proposed Project Description: Build New 2,150 sq. Ft. Single Family Home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/18/2003**Note:** **Ok to Issue:**

- 1) No daylight basements are being shown. No daylight basements are being approved.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. Presently you are being approved for a 10'x12' rear deck and a 8'x32' front porch.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/04/2003**Note:** 11/24/03 left vm w/ Morin Drafting about to call about plans **Ok to Issue:** 11/25 called back, discussed carrying beam spans and point load. The engineer is on vacation until next week.
Left vm w/Bryan K. To call about review update.

- 1) The engineer is on vacation, so a clarification on the carrying beam spans and point load is not available. Prior to any framing, a discussion and verification of the calculations must be submitted and approved.
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

* Chimney disclosure must be copied to
This office for CO. issuance. JB

All Purpose Building Permit Application

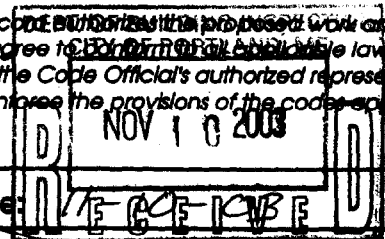
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Lot #20 Rivers Edge</u>		
Total Square Footage of Proposed Structure <u>2150</u>	Square Footage of Lot <u>25,244</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>217 - B - 050 - 001</u>	Owner: <u>Kennedy & Walsh const.</u> <u>91 Johnson Rd. Falmouth ME</u> <u>04105</u>	Telephone: <u>781-3036</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kennedy & Walsh Construction LLC,</u> <u>91 Johnson Rd. Falmouth, ME</u> <u>781-3036 04105</u>	Cost Of Work: <u>\$180,000</u> Fee: <u>\$ 1104</u>
Current use: <u>Raw land</u>		<u>300 site plan</u> <u>75 copy</u>
If the location is currently vacant, what was prior use: _____		<u>\$1479</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>Single family Residence</u>		
Project description: _____		
Contractor's name, address & telephone: <u>Kennedy & Walsh Construction 781-3036</u>		
Who should we contact when the permit is ready: <u>Bryan Kennedy 831-9789</u>		
Mailing address: <u>91 Johnson Rd.</u> <u>Falmouth, ME</u> <u>04105</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>831-9789</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 has authorized the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to comply with 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: Bryan Kennedy Date: NOV 10 2003



**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: Kennedy; Walsh Construction Date: 11/18/03

Address: 93 Riversedge Drive (lot #20) C-B-L: 217-B-050

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development #03-1405 using
Zone Location - Contract Zone - C8- Regular R-3 Subdivision

Interior or corner lot -
Proposed Use/Work - construct New single family home with attached garage
Sewage Disposal - City Rear Deck

Lot Street Frontage - 50' min required 87.45 / 27.51 = 3.18 shown

Front Yard - 25' min req - 28' scaled

Rear Yard - 25' min req - 131' scaled

Side Yard - ~ 14' min req - 15' & 42' shown

Projections - rear deck 14x14 sun room - rear deck 10x12 stairs 3x4 front porch 8x32 stairs 3x10

Width of Lot - 75' min 115' scaled

Height - 35' MAX - 25' scaled

Lot Area - 6,500 sq ft min 25,244 sq ft given

Lot Coverage/ Impervious Surface - 25% MAX = 6311 sq ft MAX

Area per Family - 6,500 sq ft - 25,244 sq ft given

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

Loading Bays - N/A

Site Plan - minor/minor # 2003-0237

Shoreland Zoning/Stream Protection - within, but building is well over 75' from the HWM

Flood Plains - Panel 12 - zone X
Not in Historic District

40' sewer easement in rear
30' wide drainage easement

32 x 48	=	1536
24 x 24	=	576
14 x 14	=	196
10 x 12	=	120
3 x 4	=	12
8 x 32	=	256
3 x 10	=	30
off		2726

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

2003-0237
Application I. D. Number
11/10/2003
Application Date
Rivers Edge Lot # 20
Project Name/Description

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

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

Rivers Edge Dr. Lot#20, Portland, Maine
Address of Proposed Site
217 B050001
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) _____

2,150 sq. Ft.
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date 11/12/2003

Approval Status: Reviewer Jay Reynolds
 Approved Denied

Approval Date 11/17/2003 Approval Expiration 11/17/2004 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 11/17/2003
signature date

Performance Guarantee Required* Not Required

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

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

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

2003-0237

Application I. D. Number

11/10/2003

Application Date

Rivers Edge Lot # 20

Project Name/Description

Stroudwater Farms Assoc

Applicant

91 Johnson Rd , Falmouth , ME 04105

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr. Lot#20, Portland, Maine

Address of Proposed Site

217 B050001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 93 River's Edge Drive, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7 Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

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

2003-0237

Application I. D. Number

11/10/2003

Application Date

Rivers Edge Lot # 20

Project Name/Description

Stroudwater Farms Assoc

Applicant

91 Johnson Rd , Falmouth , ME 04105

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Rivers Edge Dr. Lot#20, Portland, Maine

Address of Proposed Site

217 B050001

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) _____

2,150 sq. Ft.

Proposed Building square Feet or # of Units

Acreeage 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"/> HistoricPreservation | <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 \$250.00 Subdivision _____ Engineer Review \$50.00 Date 11/12/2003

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 | _____ | <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 | |

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This Agreement made and entered into this 4th day of November, 2003
By and between STROUDWATER FARMS ASSOCIATES, a Maine general partnership,
whose mailing address is 91 Johnson Road, Falmouth, Maine 04105, (the "Seller"), and
Kearney & Wadsworth Construction with a mailing address of 91 Johnson Rd,
Falmouth, ME 04105 (the "Buyer").

The parties hereto agree as follows:

1. **PREMISES.** Subject to Paragraph 4 hereof, Seller agrees to sell and Buyer agrees to buy certain real estate located in Portland, Cumberland County, Maine in a development known as River's Edge and more particularly described as Lot Number ___ 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 Five Thousand and no/100 (\$ 85,000.00) (the "Purchase Price"), payable as follows:
 - a. **Earnest Money Deposit.** N/A and 00/100 Dollars and (\$ _____) 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, _____ and 00/100 Dollars (\$ _____), 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 December 4th, 2003, 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) the estimated annual common expense 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 of this Agreement. Upon return of the Deposit as set forth in this paragraph, this agreement will terminate and neither party will be under any further obligation hereunder.

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


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

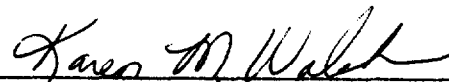
Seller and Buyer represent and warrant to each other that neither party has engaged in the services of any real estate broker with respect to this transaction except for _____ n/a _____ whose commission shall be paid by _____ n/a _____. This Agreement constitutes the entire Agreement between Seller and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

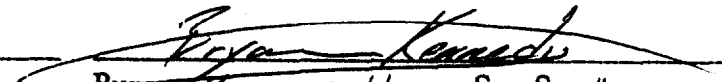
IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

WITNESS:

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


Name: Robert Kennedy
to both

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


Name: _____
Buyer: Ryan Kennedy Soc. Sec. # _____
Kennedy + Walsh
Construction, LLC

Name: _____ Buyer: _____ Soc. Sec. # _____

Structural stamp

93 Rivers Edge

03-1405

CBL: 217-B-52

Soil type/Presumptive Load Value (Table 401.4.1)		
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	12" x 20" Footing	
Foundation Drainage Dampproofing (Section 406)	drain, sock/filter dampproof	
Ventilation (Section 409.1) Crawls Space ONLY	2 windows	
Anchor Bolts/Straps (Section 403.1.4)	1/2" 4' O.C. 1' corners	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2 steel/concrete	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12 ^{6"10"} max Table 502.5 5'11" 2 story Bldg. wd. 32' question on point load	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x6 PT 2x10 Box 2x10 12 12 O.C.	

Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.		
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 16 O.C. Collar tie 2x8 16 O.C.		
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	9:12 2x8 16 O.C. dormers 2x10 16 O.C. / 2x12 garage		
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	4:12 12:12	3/4 T+G Advantec, 1/2 CDX, 1/2 CDX	
Fastener Schedule (Table 602.3(1) & (2))			

Stairs Number of Stairways Interior Exterior Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	5 3 2 7 1/4" x 10 7 1/16" x 10 6'-8" 36" < 4" space	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	lbs 5/8 type X	
Fire separation Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	lbs 1/4"	
Egress Windows (Section 310)	Paradigm	

Roof Covering (Chapter 9)	Asphalt ice/water	
Safety Glazing (Section 308)		2 Baths OK
Attic Access (BOCA 1211.1)	Folding stair	
Draft Stopping around chimney	2" / Flashing	
Header Schedule	0-4 = 3-2x10 7-1-10 = 3-2x12 4-7 = 3-2x12	
Type of Heating System	Oil FHW Chimney	
Smoke Detectors Location and type/Interconnected	Common / BR's / Levels inter cont. / Bat	

See Chimney Summary Checklist

TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet. 12 inches for fireplace opening greater than or equal to 6 square feet.
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet. 20 inches for fireplace opening greater than or equal to 6 square feet.
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.
Firebox dimensions	E	20-inch minimum firebox depth. 12-inch minimum firebox depth for Rumford fireplaces.
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.
Distance from top of opening to throat	G	8 inches minimum.
Smoke chamber	H	6 inches lined; 8 inches unlined. Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbelled masonry. Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional fire.
Chimney vertical reinforcing*	I	1/4-inch diameter bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional fire.
Chimney horizontal reinforcing*	J	1/4-inch diameter bars at each 18 inches, and two ties at each bend in vertical steel.
Fireplace lining	K	Noncombustible material with 4-inch load-bearing length on each side of opening.
Chimney walls with fire lining	L	1/2-inch gROUT or airspace between liner and wall.
Effective fire area (based on area of fireplace opening and chimney)	M	See Section 1001.12.
Clearances	N	2 inches interior, 1 inch exterior. 2 inches front, back or sides. 6 inches from opening. 3 feet above roof penetration, 2 feet above part of structure within 10 feet.
Above roof		
Anchorages*	O	3/16 inch by 1 inch. Two. 12 inches hooked around outer bar with 6-inch extension. Four joists. Two 1/2-inch diameter.
Fasten to		
Embedment into chimney		
Number		
Step		
Thickness	P	12-inch minimum.
Width		6 inches each side of fireplace wall.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

* Required only in Seismic Zones 3 and 4.