

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 051010

OCT 18 2005

This is to certify that Ballpark Drive Development Floyd Const. Co. Inc.

has permission to Build a 2 1/2 story single family home w/ attached 2 car garage

AT 0 Ballpark Dr

Lot #2 #

371 AC 3100

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regarding the construction, maintenance and use of buildings and structures, and of the application of 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. HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jamie Burke 10/18/05
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

for T. Munson

3-2-10



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 28 Ballpark Dr.

CBL 371 A032001

Issued to Ballpark Drive Development Llc /Floyd Brown Jr. Const. Co. Date of Issue 01/23/2006

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. 05-1010, 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 Residence
Use Group R-3, Type 5B
IRC 2003

Limiting Conditions:

Temporary Certificate of Occupancy expires June 15, 2006. All site work will be complete and all exterior permanent stairs will be complete.

This certificate supersedes
certificate issued

Approved:

01/23/06

(Date)

Inspector

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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	05-1010	Issued Date:	8/20/05	PERMIT ISSUED	
			371	A032001	
Location of Construction:	0 Ballpark Dr (Lot #2)	Owner Name:	Ballpark Drive Development Llc	Owner Address:	67 Havertys Way
Business Name:	#28	Contractor Name:	Floyd Brown Jr. Const. Co. LLC	Contractor Address:	165 Mosher Road Gorham ME 04038
Lessee/Buyer's Name		Phone:		Permit Type:	Single Family
				Zone:	R-2

Past Use:	Vacant Lot #2	Proposed Use:	Single Family Home/ Build a 2 1/2 story single family home w/attached 2 car garage	Permit Fee:	\$2,646.00	Cost of Work:	\$280,000.00	CEO District:	
Proposed Project Description:	Build a 2 1/2 story single family home w/attached 2 car garage			FIRE DEPT:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: R3 Type: SB	Signature: JMB 10/17/05	
								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:	07/20/2005	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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 Zone A <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2005-0170 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 8/17/05	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
PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: January 20, 2006
RE: C. of O. for #X Ballpark Drive, Lot 2 Haverty Subdivision
(CBL371A033) (ID#2005-0170)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading
2. Final Paving
3. Loam and Seed
4. Landscaping

I anticipate this work can be completed by **June 15, 2006**.
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

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

File: O:\plan\drc\ballparklot2a.doc

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1010	Date Applied For: 07/20/2005	CBL: 371 A032001
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Location of Construction: 0 Ballpark Dr #2	Owner Name: Ballpark Drive Development Llc	Owner Address: 67 Havertys Way	Phone:
Business Name:	Contractor Name: Floyd Brown Jr. Const. Co. LLC	Contractor Address: 165 Mosher Road Gorham	Phone (207) 233-4783
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ Build a 2 1/2 story single family home w/attached 2 car garage	Proposed Project Description: Build a 2 1/2 story single family home w/attached 2 car garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/17/2005

Note: 8/9/05 Do not have a scaleable site plot plan and what I have does not show all projections like a rear deck and side bay window - see letter - on hold in M's hold area **Ok to Issue:**
8/15/05 - at 4:00 pm brought in scaled drawings and revised the plans to show the rear deck and removed the side bay window

- 1) This permit is being approved on the basis of plans submitted and revised on 8/15/05. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. It is understood that the side bay window has been removed from the plans and application request.

Dept: Building **Status:** Pending **Reviewer:** Tammy Munson **Approval Date:** 10/17/2005

Note: 10/5/05 revised plans came in **Ok to Issue:**
10/17/05 mjn gave to me to review and issue. Jmb

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) 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.
- 3) Foundation only permit previously issue #05-1291

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 08/15/2005

Note: **Ok to Issue:**

- 1) FOUNDATION DRAIN INSTALLATION WILL REQUIRE NRPA PERMITTING THROUGH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) 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.
- 4) 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.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) 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:** 08/15/2005

Note: **Ok to Issue:**

Location of Construction: 0 Ballpark Dr #2	Owner Name: Ballpark Drive Development Llc	Owner Address: 67 Havertys Way	Phone:
Business Name:	Contractor Name: Floyd Brown Jr. Const. Co. LLC	Contractor Address: 165 Mosher Road Gorham	Phone (207) 233-4783
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Comments:

09/06/2005-mjn: FOUNDATION ONLY ISSUED 9/6/05 mjn, went over plans with Cathy, gave specifics...

Foundation and site plans are with permit #051291

08/19/2005-tmm: left message w/builder - need info on review sheets.

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 # 2 Ballpark Drive</u>		
Total Square Footage of Proposed Structure <u>2,814 + Expandable 3rd Floor</u>	Square Footage of Lot <u>25,163</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>371</u> Block# <u>A</u> Lot# <u>032</u>	Owner: <u>Anthony Orlando</u> <u>Floyd Brown Jr</u>	Telephone: <u>797-8499</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Anthony Orlando</u> <u>PO Box 11666</u> <u>Portland Me 04104</u>	Cost Of Work: \$ <u>280,010</u> <u>2,541 + 300 + 75</u> Fee: \$ <u>2,916.00</u>
Current use: <u>Vacant</u>	If the location is currently vacant, what was prior use: <u>Vacant</u>	
Approximately how long has it been vacant: <u>Unknown</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME JUL 20 2005 RECEIVED </div>	
Proposed use: <u>Res. Home</u>		
Project description: <u>2 1/2 Story Home w 2 Car Garage</u>		
Contractor's name, address & telephone: <u>Floyd J Brown Jr</u> <u>165 Mosher Rd Gorham Me</u>		
Who should we contact when the permit is ready: Mailing address: <u>PO Box 11666</u> <u>Anthony Orlando</u> <u>MA 04104</u> <u>Portland Me 04104</u> <u>CALL 415/8581</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: 102-4259		

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>Anthony Orlando</u>	Date: <u>7-20-05</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

4/10



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

August 9, 2005

Anthony Orlando
P.O. Box 11606
Portland, ME 04104

RE: Lot #2 Ballpark Drive – 371-A-032 - R-2 Zone – application #05-1010

Dear Mr. Orlando,

I am in receipt of your application to construct a new single family home. First, I would like to confirm that the lot you are intending to build upon is lot #2. Your original application requested a permit for lot #3. However, your plans and deed indicate that you intend to building upon lot #2. Please confirm the lot that this permit covers.

Late
8/15/05
Brought in a
revised
plans

Your permit is on hold at the present time because this office does not have all the required information in which to determine compliance with the zoning ordinance. This office will require a scaled survey, site plan showing the proposed building situated on the lot. Your survey site plan shall match your building plans. Currently your submitted reduced site plan does not match your constructions plans. All building projections such as decks, stairs, bay windows, steps, and chimneys shall be shown on your survey site plan. If your scaled submitted survey site plan is larger than 11" x 17", we will need a reduced copy of at least 11" x 17" for archiving purposes.

Your permit will be on hold without further review pending your required submittal(s).

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Jay Reynolds, planning
file

Applicant: Anthony Orlando

Date: 8/8/05

Address:

BALL PARK DRIVE (lot #2) C-B-L: 371-A-033

CHECK-LIST AGAINST ZONING ORDINANCE

#0570107

↑ 32

Date - New Development

Zone Location - R-2

had lot #3 on permit
At first - it is
lot #2

Interior or corner lot -

Proposed Use/Work -

to construct new single family dwelling
with attached garage

Sewage Disposal - City

Lot Street Frontage - 50' min -

~~40' shown~~ 70' shown

Front Yard - 25' min - 70' Scaled

Rear Yard - 25' min - 26' Scaled

Side Yard - 14' min - 15' & 15' Scaled

2 story
Projections - ? 12 x 12 & stairs 5' x 7' -

NO BAY WINDOW

Width of Lot - 20' min req - 89' Scaled at narrowest

Height - 35' MAX - 30.1' shown at lowest pt

Lot Area - 10,000 sq min - 25,163 sq

Lot Coverage Impervious Surface - 20% max -

Area per Family - 10,000 sq

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

Loading Bays - N/A

Site Plan -

minor/minor 2005-0170

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

Need Scaled plans & needs to match the
Bldg plans
received 8/15/05

371-A-32

Trusses

2x10's

1st Floor / 7th walls

Flycase Brown

Fix # -

233-4783

STRUCTURAL
 Footing Dimensions/Depth
 (Table R403.1 & R403.1(1),
 Section R403.1 & R403.1.4.1)

Soil type/Presumptive Load Value (Table R401.4.1)

ondation Drainage, Fabric, Damp proofing
 tion R405 & R406

Space ONLY (Section R408.1 & R408.3)

ts/Straps, spacing (Section R408.1 & R408.3)

Type (Section R407)

Spans (Table R 502.5(2))

enter Girder

& Dimensions

ing

ble R502.3.1(2)

ble R502.3.1(1) &

pieces

R802.4(1) and

Submitted Plan

8x16 - 8'1"

Not shown

W/A

Bolt size

Weld design on steel & CL's

9 1/2" A JS

Weld design sheets

CHECKLIST

Findings/Revisions/Dates

left message 8/15/03

371-A-32

Flyood Brown 233-4783

left
message -
8/19/05

Fax # -

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8x16 - 8' OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Not shown	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	Bolt size -	SPACING FROM CORNERS IS NOT SPEC'ED OUT
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	Need design on steel + LVL'S. Pgs #3 + #5	Spec condition
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	9 1/2" A JS	Need CORNER design sheets
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	" "	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Attic truss / 2x8's Garage	Common Mainly Truss / Hank lumber

R802.4(2))	Garage ^{R:12} _{4:12}	2x10 ok
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	Trusses	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x8 / 2x10's collar Tie	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 Roof / 3/4 floor / 7/16 walls	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC 2003	
Private Garage (Section R309)		
Living Space? (Above or beside)	Yes	
Fire separation (Section R309.2)	not fully labeled	5/8 sep garage from living ok
Opening Protection (Section R309.1)	Door rating - stairwell + house	20min ok
Emergency Escape and Rescue Openings (Section R310)	Need it not labeled egress	4060 Egress ok
Roof Covering (Chapter 9)	Asphalt? ok	
Safety Glazing (Section R308)	Need in master bath	ok
Attic Access (Section R807)	not shown	Page #4 22x30 ok
Chimney Clearances/Fire Blocking (Chap. 10)	not shown	2" + Fire Blocking ok
Header Schedule (Section 502.5(1) & (2))	" "	IRC Tables ok
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	" "	R-21, R-21, R-49

Need R value - walls / roof / floors - Page #5 U = .34
 U value of windows -

Factor Fenestration		
Type of Heating System	Not shown Off	
Means of Egress (Sec R311 & R312)		
Basement 2 -	Need door to outside if	finished space in bsmnt
Number of Stairways 3		
Interior 2		NO FINISHED SPACE
Exterior 1		
Treads and Risers (Section R311.5.3)	Riser - OK 7 3/4" - 10" Tread	EXCESSIVE, nose to nose 10" OK
Width (Section R311.5.1)	Not shown Page # 3 1/4" wide	Page # 4 (48" wide) OK
Headroom (Section R311.5.2)	- OK	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	- Not shown	34" rail 3" space
Smoke Detectors (Section R313)	Not shown	Smokes per code 10/5/05
Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	Need better detail	10x16 2x8 16" O.C. OK

7'10" pier span - 3-2x12 per front porch detail

WARRANTY DEED
(Maine Statutory Short form)

BALLPARK DRIVE DEVELOPMENT, LLC, a Maine limited liability company with a place of business in Portland, Maine and a mailing address of 67 Havertys Way, Portland, Maine 04103 (the "Grantor"), for consideration paid, grants to FLOYD BROWN and ANTHONY ORLANDO of Portland, Maine, whose mailing address is P.O. Box 11606, Portland, Maine 04101 (the "Grantees"), with WARRANTY COVENANTS, as joint tenants not as tenants in common, a certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

Lot 2 shown on a plan entitled "Plan of Division of Land, The Haverty Estate Property, Ballpark Drive Subdivision" by URS Corporation, Portland, Maine, dated November 22, 2004, recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 855 (the "Plan"), and on a related plan recorded with the Plan entitled "Residential Lot Subdivision Plat Ballpark Drive Subdivision" dated November 22, 2004, and recorded in said Registry of Deeds in Plan Book 204, Page 856 (the "Subdivision Plan") (the Plan and the Subdivision Plan being hereinafter collectively referred to as the "Project Plans").

Excepting and reserving to the Grantor the fee interest in Ballpark Drive shown on the Project Plans, which the Grantor intends to convey to the City of Portland as a public street following the City's acceptance thereof, but hereby conveying an easement in common with the Grantor, its successors and assigns, and other owners of lots in Ballpark Drive Subdivision, to use Ballpark Drive shown on the Project Plans for vehicular and pedestrian access to and from the above-described premises and for the installation, maintenance, repair and replacement of utilities over, under and through Ballpark Drive to serve the above-described premises including, but not limited to, power lines, sewer and water lines, telephone and other communication lines, and cable television lines. The Grantees, their heirs and assigns, shall repair Ballpark Drive as nearly as practical following any activity therein pursuant to the exercise of said easement, which obligation shall be enforceable by all parties having rights in and to the use of Ballpark Drive. Following the acceptance of Ballpark Drive as a public street, the use thereof by the Grantees, their heirs and assigns, shall be further subject to all applicable municipal ordinances and regulations with respect thereto.

The above-described premises are conveyed subject to the following to the extent they affect the premises or other interests relating thereto and referred to herein:

1. Rights and easements acquired by the City of Portland by virtue of a Taking dated June 3, 1963 and recorded in said Registry of Deeds in Book 2764, Page 362;
 2. Rights and easements excepted and reserved in a deed from Mary Margaret I. Haverty to the Grantor dated December 8, 2004 and recorded in said Registry of Deeds in Book 22100, Page 73;
-

3. General Notes, Setbacks, 75' Stream Buffer, Easements and other matters set forth, shown on, or referred to on the Project Plans, particular reference being made to (a) the restrictions and limitations set forth or referred to on said Project Plans regarding activities within the 75' Stream Buffer along the southern edge of the intermittent brook running through Lots 1 through 9, and (b) General Note 12 on the Subdivision Plan that reads as follows:

No public service (i.e., snow plowing, trash removal, lighting) will be provided unless and until the proposed street is accepted by the City Council. The Developer shall provide a performance guarantee for a time period of up to two years to the City which shall include the cost of curbside trash removal, snow plowing, street maintenance, and lighting. The City will not release the performance guarantee unless the road is accepted by the City Council. In the interim, the developer shall be responsible for snow plowing, street maintenance, lighting and curbside trash removal.

4. Easement Deed from Mary Margaret I. Haverty to the Portland Water District dated January 10, 2005 and recorded in said Registry of Deeds in Book 22228, Page 90;

5. Easement Deed for drainage and culvert easements from the Grantor to the City of Portland dated January 13, 2005 and recorded in said Registry of Deeds in Book 22268, Page 53;

6. Easement Deed for sewer line easement from the Grantor to the City of Portland dated January 13, 2005 and recorded in said Registry of Deeds in Book 22268, Page 57;

7. Declaration of Covenants and Restrictions by the Grantor regarding Lots 1 through 16 in Ballpark Drive Subdivision dated January 27, 2005 and recorded in said Registry of Deeds in Book 22278, Page 204, as amended by Amendment to Declaration of Covenants and Restrictions dated March 2, 2005 and recorded in said Registry of Deeds in Book 22380, Page 177;

8. Trail Easement over Lot 18 in Ballpark Drive Subdivision from the Grantor to Portland Trails dated January 24, 2005 and recorded in said Registry of Deeds in Book 22284, Page 63; and

9. Standard Easement Deed from the Grantor to Central Maine Power Company and Verizon New England, Inc. dated December 27, 2004 and recorded in said Registry of Deeds in Book 22384, Page 105.

The above-described premises are further conveyed together with the benefit of a Declaration of Covenants and Restrictions by the Grantor regarding Lot 18 in Ballpark Drive Subdivision dated January 13, 2005 and recorded in said Registry of Deeds in Book 22268, Page 59.

Reference is made to said deed from Mary Margaret I. Haverty to the Grantor dated December 8, 2004 and recorded in said Registry of Deeds in Book 22100, Page 73, for the Grantor's source of title to the above-described premises conveyed herein.

IN WITNESS WHEREOF, BALLPARK DRIVE DEVELOPMENT, LLC has caused this instrument to be executed by Mary Margaret I. Haverty, its Chief Executive Officer and Manager, thereunto duly authorized, as of the 9th day of May, 2005.

WITNESS:

BALLPARK DRIVE DEVELOPMENT,
LLC

By: M. M. Haverty
Mary Margaret I. Haverty, its Chief
Executive Officer and Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 9, 2005

Then personally appeared the above-named Mary Margaret I. Haverty, Chief Executive Officer and Manager of Ballpark Drive Development, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Before me,

Betty T. Wills
Attorney at Law/Notary Public

Print name

BETTY T. WILLS
Notary Public, Maine
My Commission Expires September 13, 2008



Est. 1848

FACSIMILE TRANSMITTAL SHEET

TO: Kathy/Floyd	FROM: C B Sylvester
COMPANY: Floyd Brown	DATE: 8/24/2005
FAX NUMBER: 878-0485	TOTAL NO. OF PAGES INCLUDING COVER: 6
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Lot #2 Haverty Park	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS.

Kathy,

These are the data sheets for Lot #2, Haverty Park.

The steel beam in garage may be a steel to steel connection, therefore I cannot size it.
Larry and Floyd are aware of this and are handling it.

Thanks,
C B

*Lot # 2
Ball Park Drive
Portland Maine
Tony Orlando*

(207)-846-5555 / FAX (207)-846-6127
258 MAIN STREET
YARMOUTH, MAINE 04096

Floyd Brown
Garage

2
Lot #8 Haverly Park
Prepared by: CS Date: 8/23/05 BeamChek 2.2

Choice

W 16x 40 A36 Wide Flange Steel

Lateral Support at: Lc = 7.4 ft max.

Conditions

Actual Size is 7 x 16 in.

Min Bearing Length R1= 1.2 in. R2= 1.2 in. DL Defl 0.11 in Suggested Camber 0.18 in

Data

Beam Span	24.0 ft	Reaction 1	9840 #	Reaction 1 LL	7200 #
Beam Wt per ft	40.0 #	Reaction 2	9840 #	Reaction 2 LL	7200 #
Beam Weight	960 #	Maximum V	9840 #		
Max Moment	59040 #	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 708		
LL Max Defl	L / 360	LL Actual Defl	L / 967		

Attributes

	Section (in ²)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	64.70	4.88	0.41	0.30
Critical	29.82	0.68	1.20	0.80
Status	OK	OK	OK	OK
Ratio	46%	14%	34%	37%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)
Base Value Fy	36000	36000	29.0
Base Adjusted	23760	14400	29.0

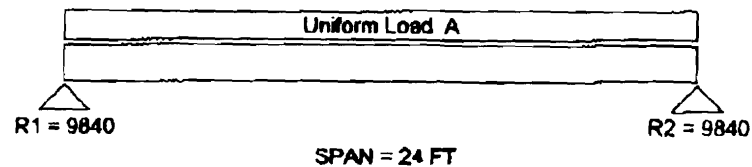
Adjustments

YP Factor, Lc	0.66	0.40	
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BeamChek has automatically added the beam self-weight into the calculations.

Loads

Uniform TL: 780 = A Uniform LL: 600

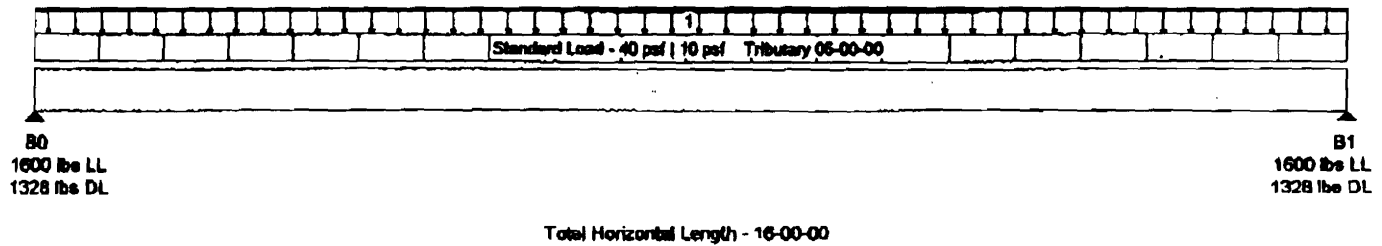


Uniform and partial uniform loads are lbs per lineal ft.

Single 5 1/4" x 11 7/8" VERSA-LAM® 3080 DF

Job Name: Floyd Brown - Lot #2
 Address: Heverty Park
 City, State, Zip:
 Customer:
 Code reports: ICBO 5663, NER 442

File Name: BC CALC Project: FB01
 Description: Garage Overhead Door Header
 Specifier:
 Designer: CS
 Company: Hancock Lumber
 Misc:

**General Data**

Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No

Slope: 0/12
 Tributary: 05-00-00

Live Load: 40 psf
 Dead Load: 10 psf
 Partition Load: 0 psf
 Duration: 100

Disclosure

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

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Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	16-00-00	Live	40 psf	05-00-00	100%
1	Wall Load	Unf. Lin.	Left	00-00-00	16-00-00	Dead	10 psf	05-00-00	90%
						Live	0 psf	n/a	90%
						Dead	100 psf	n/a	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	11713 ft-lbs	36.9%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	2566 lbs	21.7%	100%	2	1 - Left
Total Load Defl.	L/521 (0.368")	46.0%		2	1
Live Load Defl.	L/654 (0.201")	50.3%		2	1
Max Defl.	0.368"	36.8%		2	1

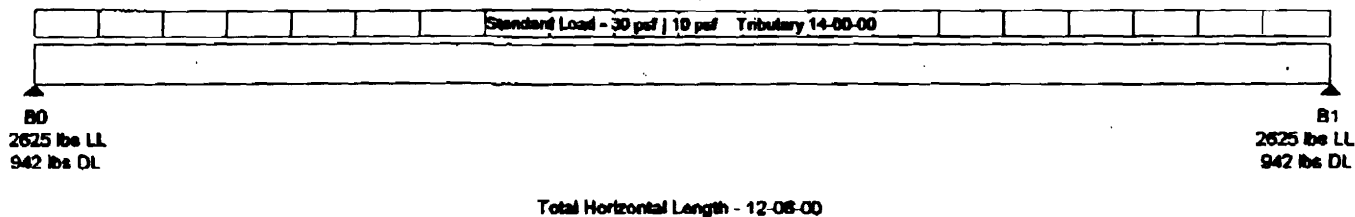
Notes

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

Single 3 1/2" x 11 7/8" VERSA-LAM® 3080 DF

Job Name: Floyd Brown - Lot #32
 Address: Haverly Park
 City, State, Zip:
 Customer:
 Code reports: ICBO 5663, NER 442

File Name: BC CALC Project : FB02
 Description: Header @ Living & Family Rooms
 Specifier:
 Designer: CS
 Company: Hancock Lumber
 Misc:

**General Data**

Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No
 Slope: 0/12
 Tributary: 14-00-00

Live Load: 30 psf
 Dead Load: 10 psf
 Partition Load: 0 psf
 Duration: 100

Disclosure

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

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Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unif. Area	Left	00-00-00	12-06-00	Live	30 psf	14-00-00	100%
						Dead	10 psf	14-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	11146 ft-lbs	52.7%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	3002 lbs	38.0%	100%	2	1 - Left
Total Load Defl.	L/467 (0.321")	51.3%		2	1
Live Load Defl.	L/635 (0.236")	75.6%		2	1
Max Defl.	0.321"	32.1%		2	1

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

Design meets User specified (L/480) Live load deflection criteria.

Design meets arbitrary (1") Maximum load deflection criteria.

Minimum bearing length for B0 is 1-1/2".

Minimum bearing length for B1 is 1-1/2".

Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

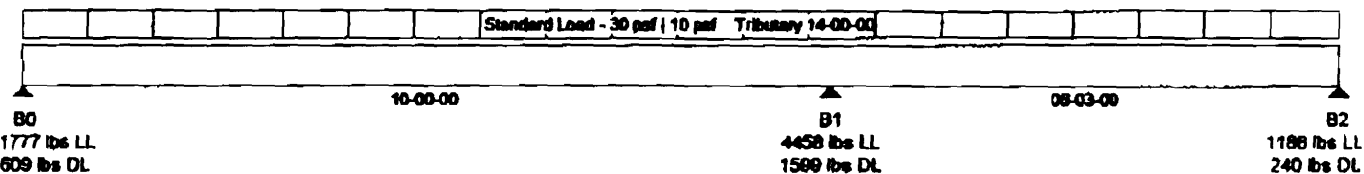
BOISE**BC CALC® 2003 DESIGN REPORT - US**

Tuesday, August 23, 2005 13:23

Single 3 1/2" x 11 7/8" VERSA-LAM® 3080 DF

Job Name: Floyd Brown - Lot #3 2
 Address: Haverly Park
 City, State, Zip:
 Customer:
 Code reports: ICBO 5663, NER 442

File Name: BC CALC Project : FB03
 Description: Header @ Dining & Kitchen
 Specifier:
 Designer: CS
 Company: Hancock Lumber
 Misc:



Total Horizontal Length - 15-03-00

General Data

Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 2
 Left Cantilever: No
 Right Cantilever: No
 Slope: 0/12
 Tributary: 14-00-00

Live Load: 30 psf
 Dead Load: 10 psf
 Partition Load: 0 psf
 Duration: 100

Disclosure

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

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Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unif. Area	Left	00-00-00	16-03-00	Live	30 psf	14-00-00	100%
						Dead	10 psf	14-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	5462 ft-lbs	25.8%	100%	2	2 - Left
Neg. Moment	-5462 ft-lbs	25.8%	100%	2	1 - Right
End Shear	1821 lbs	23.1%	100%	4	1 - Left
Cont. Shear	2835 lbs	35.9%	100%	2	1 - Right
Uplift	277 lbs	n/a		4	2 - Right
Total Load Defl.	L/1491 (0.08")	16.1%		4	1
Live Load Defl.	L/1953 (0.061")	24.6%		4	1
Total Neg. Defl.	-0.016"	3.1%		4	2
Max Defl.	0.08"	8.0%		4	1

Cautions

Uplift of 277 lbs found at span 2 - Right.

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

Design meets User specified (L/480) Live load deflection criteria.

Design meets arbitrary (1") Maximum load deflection criteria.

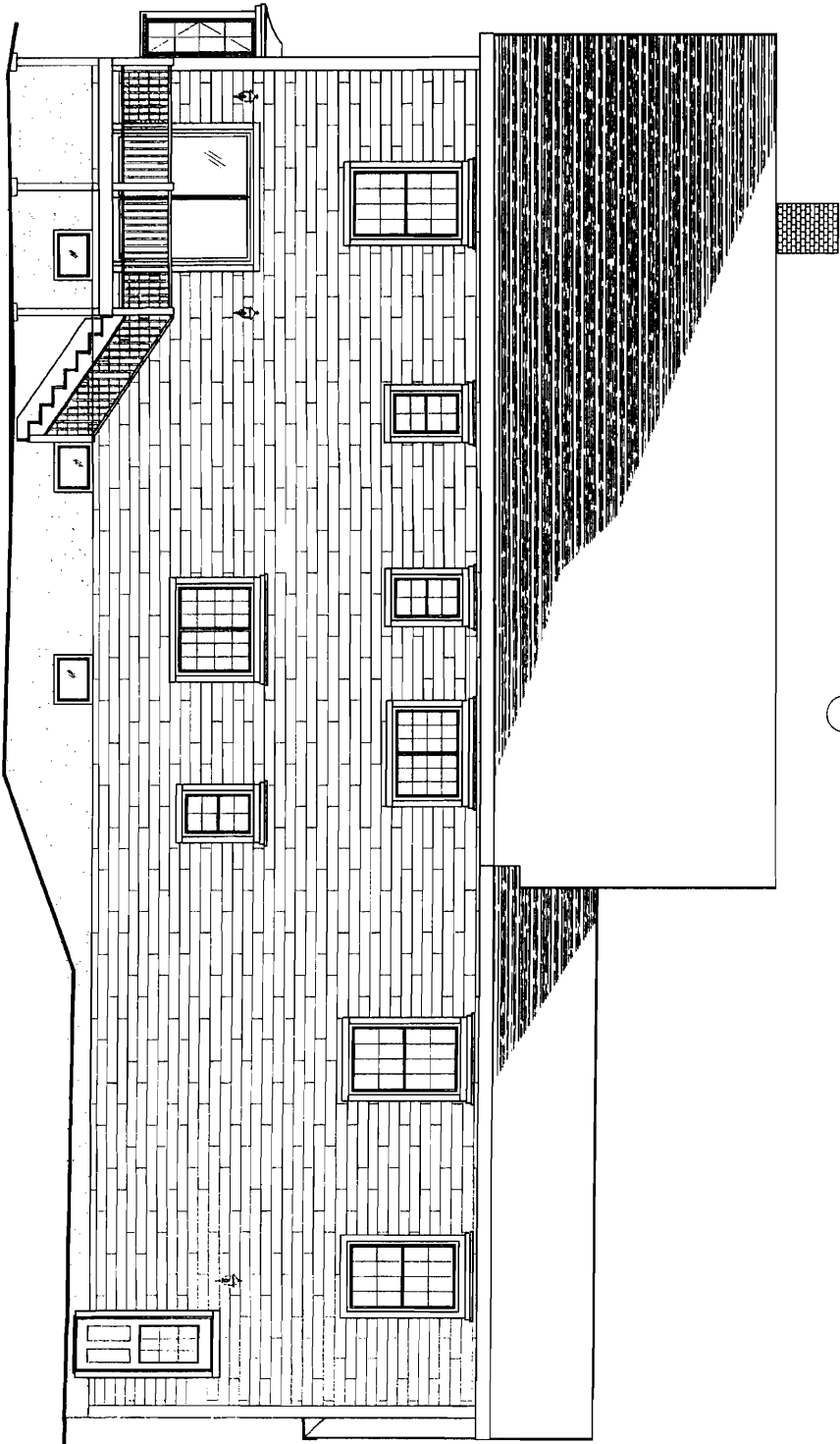
Minimum bearing length for B0 is 1-1/2".

Minimum bearing length for B1 is 3".

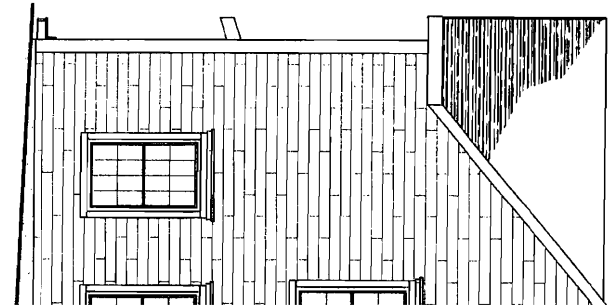
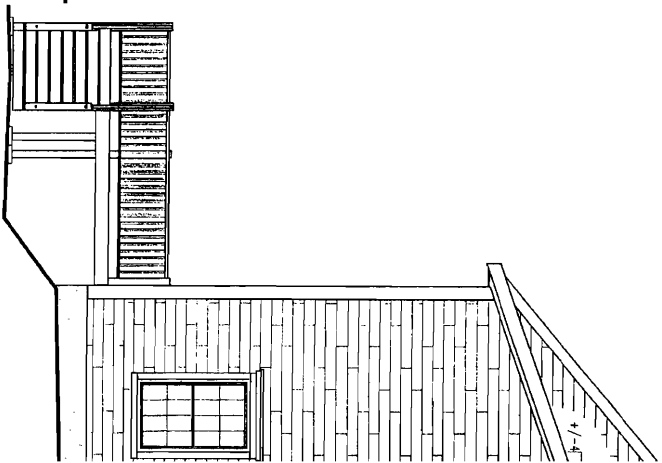
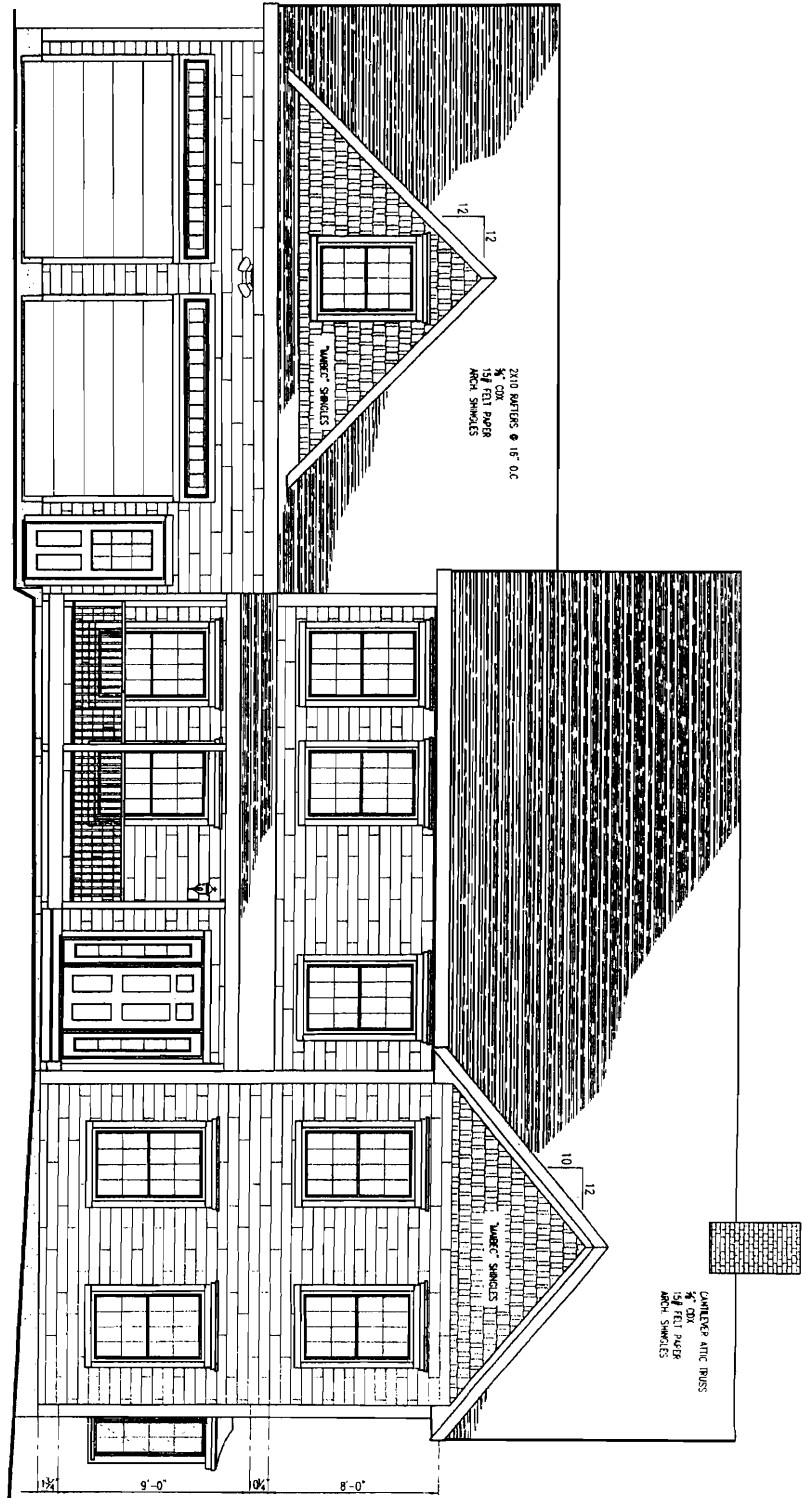
Minimum bearing length for B2 is 1-1/2".

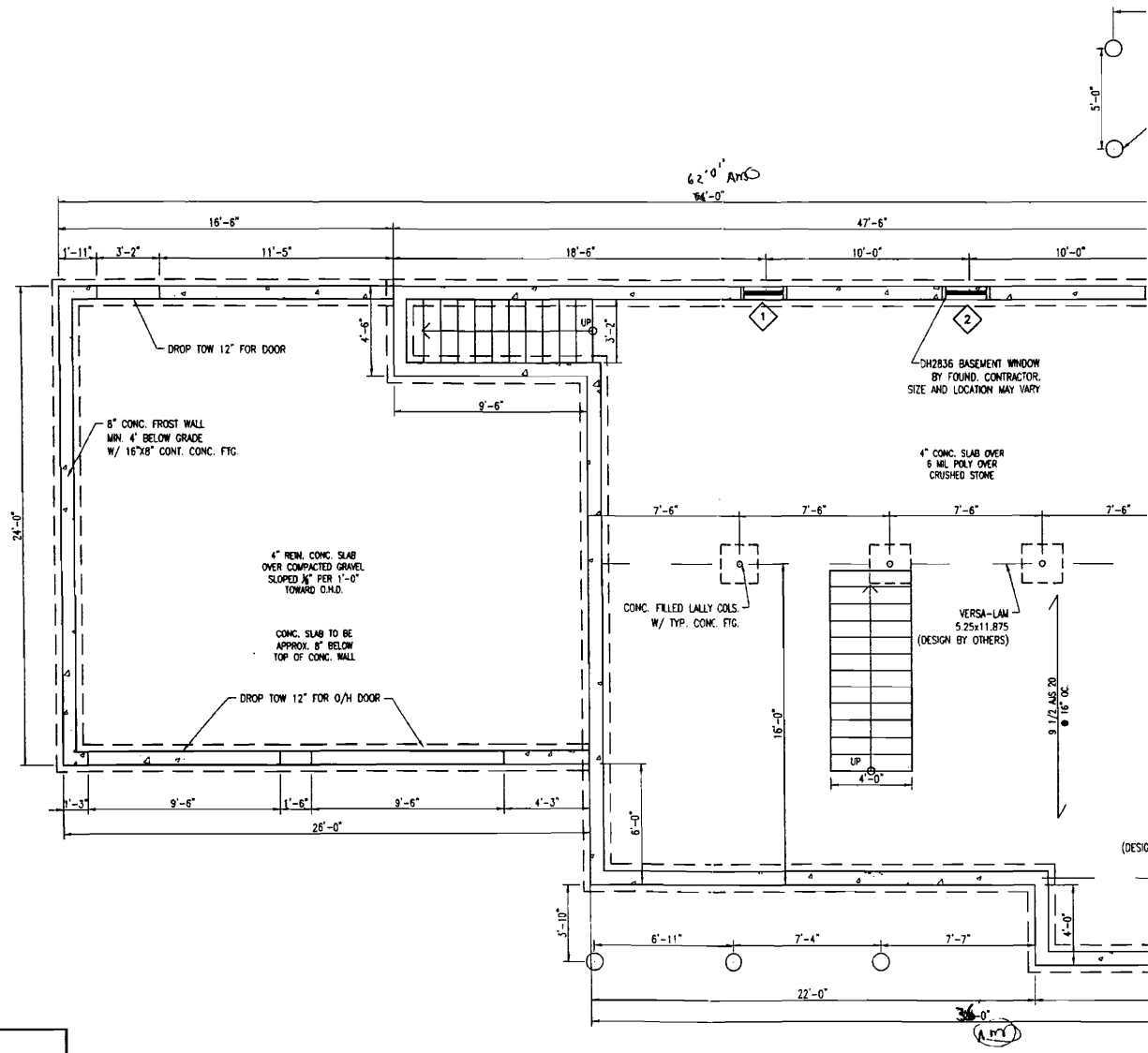
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

REAR ELEVATION



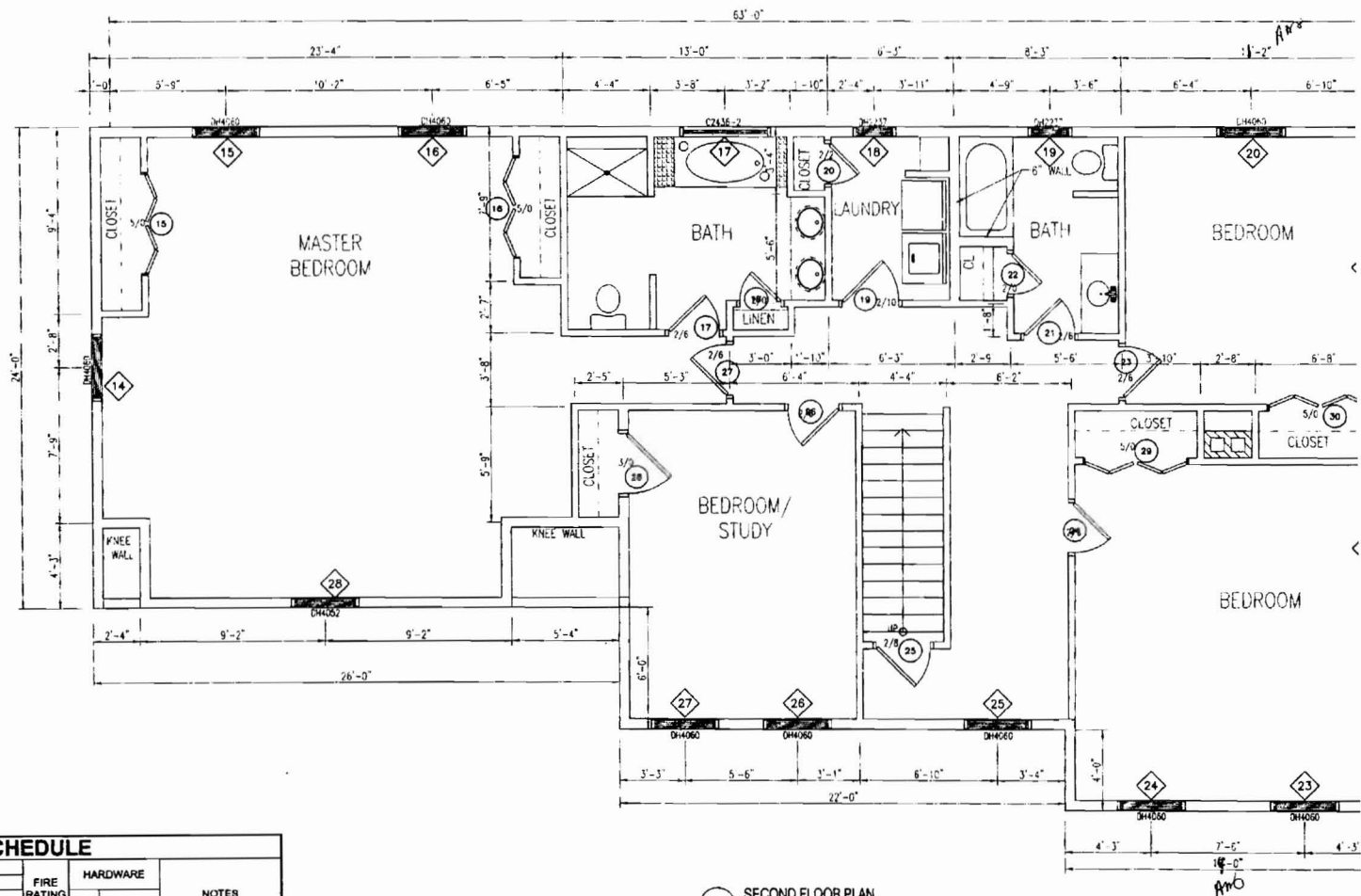
FRONT ELEVATION





WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
1	2'-0"	1'-6"	--	--	--
2	2'-0"	1'-6"	--	--	--
3	2'-0"	1'-5"	--	--	--

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



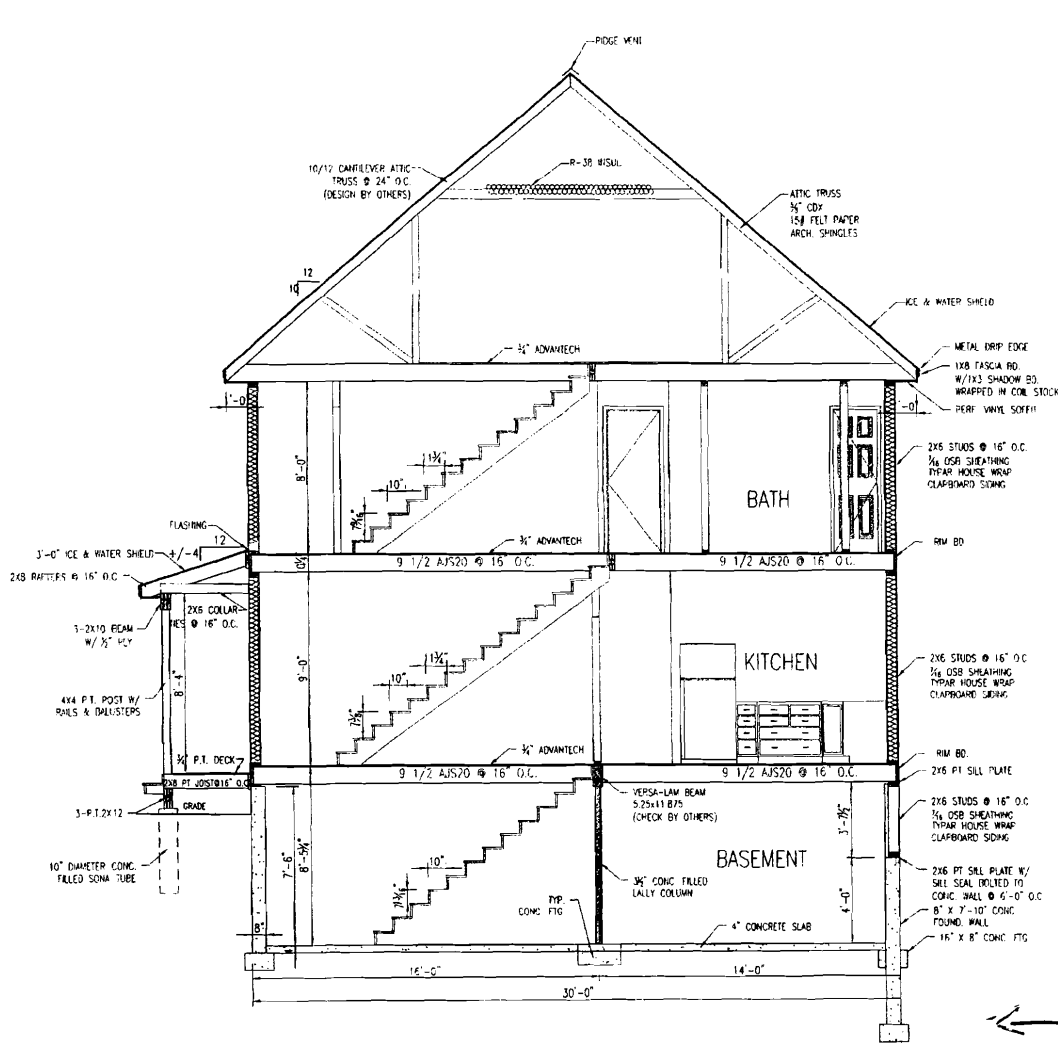
WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
14	2'-4"	7'-3"	---	---	---
15	3'-5"	5'-9"	---	---	---
16	3'-5"	5'-9"	---	---	---
17	4'-0"	5'-9"	---	---	---
18	1'-10"	5'-9"	---	---	---
19	3'-5"	5'-9"	---	---	---
20	3'-5"	5'-9"	---	---	---
21	3'-5"	5'-9"	---	---	---
22	3'-5"	5'-9"	---	---	---
23	3'-5"	5'-9"	---	---	---
24	3'-5"	5'-9"	---	---	---
25	3'-5"	5'-9"	---	---	---
26	3'-5"	5'-9"	---	---	---
27	3'-5"	5'-9"	---	---	---
28	3'-5"	5'-9"	---	---	---
29	3'-5"	5'-9"	---	---	---
30	3'-5"	5'-9"	---	---	---

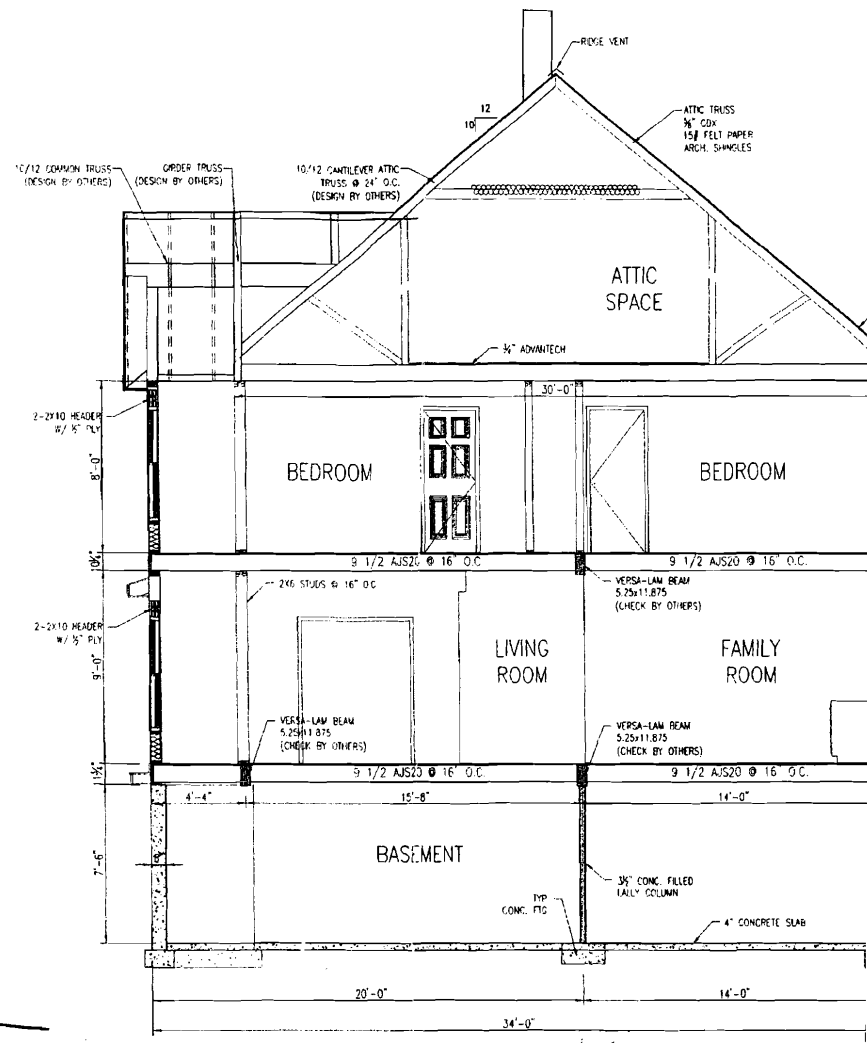
DOOR AND FRAME SCHEDULE

MARK	DOOR			LOUVER			FRAME			FIRE RATING LABEL	HARDWARE		NOTES			
	SIZE			MATERIAL	GLAZING	WD	HGT	MATERIAL	EL		HEAD	JAMB		SILL	SET NO	KEYSIDE RM NO
	WD	HGT	THK													
14	2'-4"	7'-3"	---	---	---	---	---	---	---	---	---	---	---	---	---	
15	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
16	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
17	4'-0"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
18	1'-10"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
19	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
20	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
21	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
22	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
23	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
24	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
25	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
26	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
27	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
28	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
29	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	
30	3'-5"	5'-9"	---	---	---	---	---	---	---	---	---	---	---	---	---	

SECOND FLOOR PLAN
1/4" = 1'-0"



HOUSE CROSS-SECTION
1/4" = 1'-0"

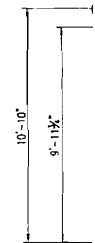


HOUSE CROSS-SECTION
1/4" = 1'-0"

Anchor Bolt size .5 inch 6 ft on center MAX.
 drain tile "4-5" inch
 w/ Filter Fabric &
 Damp proofed

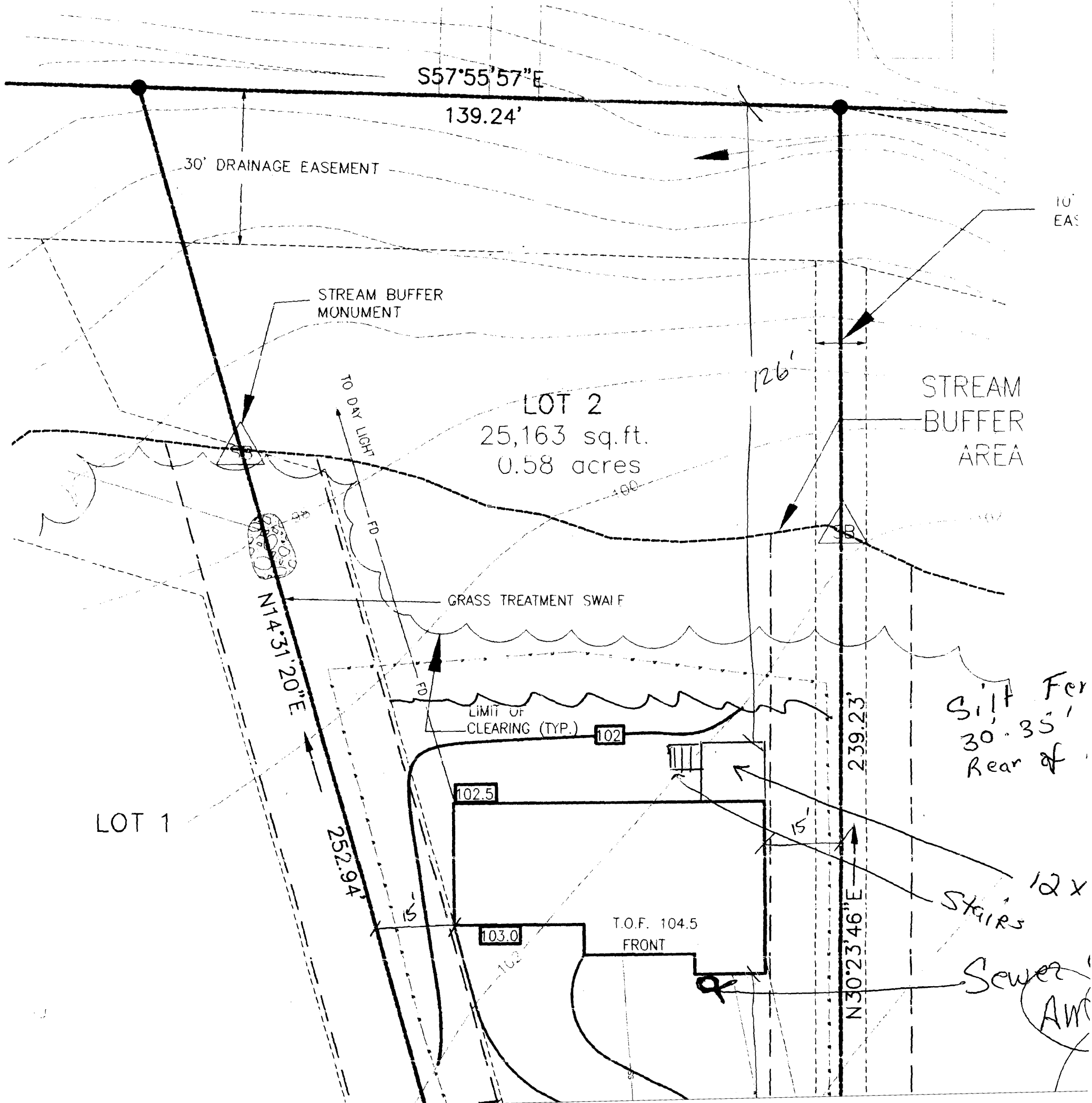
2x8 PATTERS @ 1'

2-2x10 HEADER
w/ 1/2" PLY



8" CONC. EPOST WALL -
MIN. 4' BELOW GRADE

16" X 8" CONC. FTC -



S57°55'57"E

139.24'

30' DRAINAGE EASEMENT

10' EAS

STREAM BUFFER MONUMENT

LOT 2
25,163 sq. ft.
0.58 acres

STREAM BUFFER AREA

TO DAY LIGHT

126'

GRASS TREATMENT SWALE

N14°31'20"E

LIMIT OF CLEARING (TYP.)

Silt Fence
30'-35'
Rear of

LOT 1

252.94'

102

239.23'

102.5

12x
Stairs

103.0

T.O.F. 104.5
FRONT

Sewer
AW

N30°23'46"E

15'

15'

162

S57°55'57"E

139.24'

NT

10' WIDE DRAINAGE
EASEMENT (TYP)

AM BUFFER
ZONEMENT

126'

STREAM
BUFFER
AREA

LOT 2

25,163 sq. ft.
0.58 acres

DAY LIGHT

GRASS TREATMENT SWALE

Silt Fencing
30-35' back from
Rear of house

AWD

LIMIT OF
CLEARING (TYP.)

102

239.23'

LOT 3

Stairs 12 x 12 Deck
Sewer clean out

AWD

102.5

15

T.O.F. 104.5
FRONT

103.0

N30°23'46"E

A