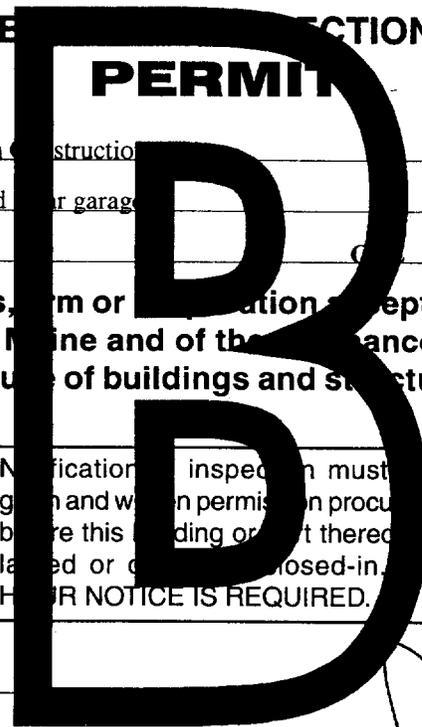


**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND**

**PERMIT**

**PERMIT ISSUED**  
Permit Number: 051167  
OCT 25 2005  
**CITY OF PORTLAND**



Base Read  
lication And  
tes, If Any,  
Attached

s to certify that Doris Orlando/Floyd Brown Construction  
emission to Lot # 15 2 story w/ attached garage  
Ballpark Dr lot # 15 371 A045001

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

ply to Public Works for street line  
d grade if nature of work requires  
ch information.

Notification inspection must  
gion and when permission procured  
before this building or part thereof  
laced or closed-in.  
HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**  
Dept. \_\_\_\_\_  
h Dept. \_\_\_\_\_  
al Board \_\_\_\_\_  
Department Name \_\_\_\_\_

*Jeanie Burke* 10/24/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 05-1167	Issue Date: <b>PERMIT ISSUED</b> OCT 25 2005	CEC#: 371-A045001
-----------------------	--	----------------------

Location of Construction: 0 Ballpark Dr lot # 15	Owner Name: Doris Orlando	Owner Address: 116 Regan Ln	Phone: 207 878 4167
Business Name:	Contractor Name: Floyd Brown Construction	Contractor Address: 165 Mosher Rd Gorham	Phone: 207 233 4783
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2

Past Use: Vacant	Proposed Use: Single Family Lot# 15 2 story w/ attached 2 car garage	Permit Fee: \$2,616.00	Cost of Work: \$280,000	CEO District:
Proposed Project Description: Lot # 15 2 story w/ attached 2 car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 10/24/05	

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: dmartin	Date Applied For: 8/12/05 <del>08/18/2005</del>	<b>Zoning Approval</b>
-----------------------------	---	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 2 zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2005-0185</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>8/22/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
---	---	---	--

**CERTIFICATION**

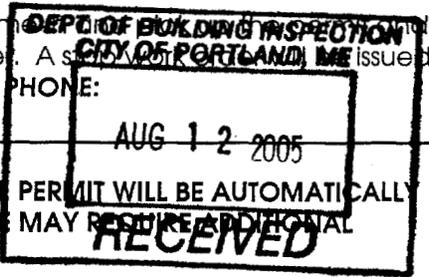
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

# 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>Ball Park lot #15</u>		
Total Square Footage of Proposed Structure <u>3,000</u>	Square Footage of Lot <u>.35 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>371</u> Block# <u>A</u> Lot# <u>045</u>	Owner: <u>Doris Orlando</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>116 Regan Ln Portland Me 04103 878-4167</u>	Cost Of Work: <u>\$280.00</u> Fee: <u>\$2,541</u> <u>300 site</u> <u>75</u> <u>total 2916.00</u>
Current use: <u>Vacant lot</u>	If the location is currently vacant, what was prior use: <u>Raw land</u>	
Approximately how long has it been vacant: <u>?</u>	Proposed use: <u>Construct Single Family Home</u>	
Contractor's name, address & telephone: <u>Floyd Brown Construction</u>		
Who should we contact when the permit is ready: <u>DORIS Orlando - 878 4167 home</u>		
Mailing address: <u>116 Regan Ln Portland Me 04103 632-3912 (cell)</u>		
We will contact you by phone when the permit is ready. You must come to the Building Department to review the requirements before starting any work, with a Plan Reviewer. A \$100.00 fee if any work starts before the permit is picked up.		



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: Doris Orlando Date: Aug. 25, 2005

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

✓ # 3790

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

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

Permit No: 05-1167	Date Applied For: 08/12/2005	CBL: 371 A045001
-----------------------	---------------------------------	---------------------

Location of Construction: 0 Ballpark Dr lot # 15	Owner Name: Doris Orlando	Owner Address: 116 Regan Ln	Phone: (207) 878-4167
Business Name:	Contractor Name: Floyd Brown Construction	Contractor Address: 165 Mosher Rd Gorham	Phone: (207) 233-4783
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Lot# 15 2 story w/ attached 2 car gargage	Proposed Project Description: Lot # 15 2 story w/ attached 2 car garage
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/22/2005

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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:** 10/24/2005

**Note:** 9/13/05 spoke w/Peter L. @ Hancock and will fax review checklist to revise plans. **Ok to Issue:**

10/14/05 received revised plans  
10/20 left vm w/Peter L. Just missing stair headroom & u-factor  
10/24 Peter L. Called, will deliver the details today, received and ok to issue

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 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) Permit approved based on the plans submitted and reviewed w/designer, with additional information as agreed on and as noted on plans. ie headroom requirement in stairwells

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 08/26/2005

**Note:** **Ok to Issue:**

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

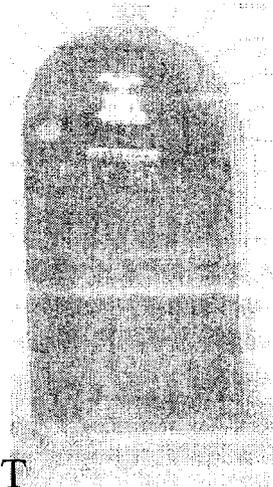
**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 08/26/2005

**Note:** **Ok to Issue:**

City of Portland  
**INSPECTION SERVICES**

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Peter L. Hancock</u>	FROM: <u>Jeanie Bourke</u>
FAX NUMBER: <u>846-6127</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: <u>846-5355</u>	RE: <u>Check List for Review</u>
DATE: <u>7/13/05</u>	<u>Lot #15 Bull penk</u> <u>Permit # 05-1167</u>

Comments:

9/18/05 4<sup>00</sup>

2 No 11x17

Ballpark Dr. lot #15  
# 05-1167

371-A-45

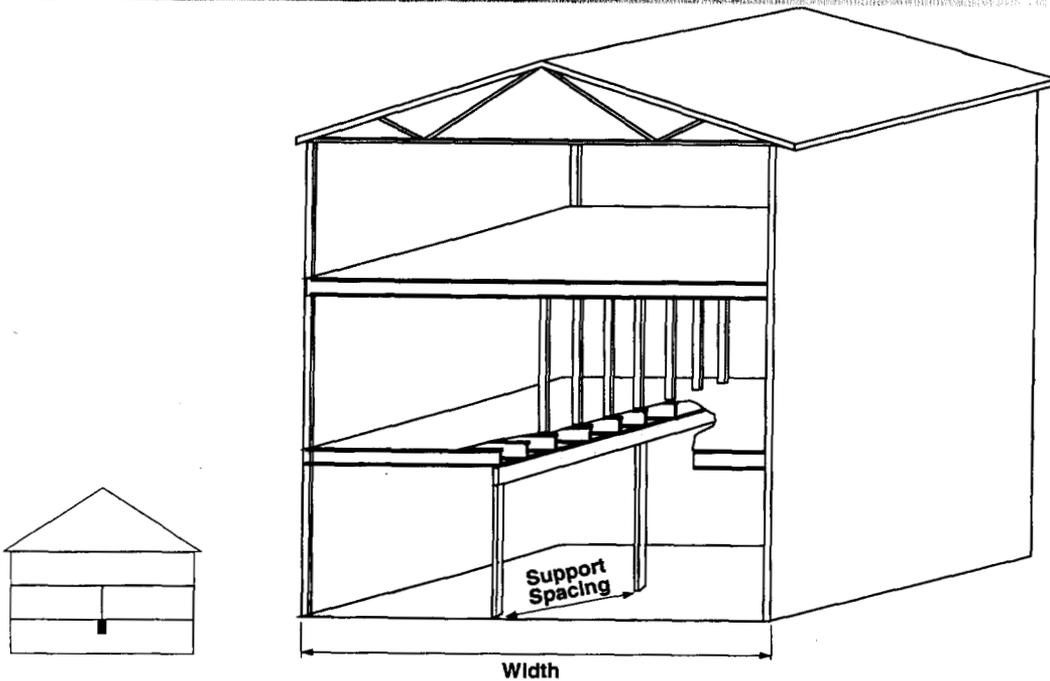
ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	Approved for permit # 05-1294			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)				
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY				
Anchor Bolts/Straps, spacing (Section R403.1.6)	3 1/2 conc.		19/14/05 5.25 x 11.875 Versa lam OK	
Lally Column Type (Section R407)	Main runner - 10' max - OK Girder for 1st story Addition - 5.25 x 11.875 Versa lam - Main	12' (1 <sup>st</sup> season) <del>under steel</del> <del>by</del> <del>1/2</del>	have specs ok	
Girder & Header Spans (Table R 502.5(2))	Garage - Steel			
Built-Up Wood Center Girder Dimension/Type	9 1/2 ATSS 20 16" o.c.		OK	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Garage 9 1/2 ATSS 20 16" o.c. 5.25 x 9.95 painted Beams = 8' LV Lam spans 9'		OK spanning to lobby's	
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 R802.4(2))	2x8 16" o.c.		OK	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	8:12 2X10 16' O.C.		OK
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	HP Truss Rafters S: 12 common truss - 4 Season		OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 Ply, 7/16 OSB 5/8 CDX		OK OK 10/14/15
Fastener Schedule (Table R602.3(1) & (2))			3
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)			
Fire separation (Section R309.2)	5/8 type X walls <sup>all</sup> for lining		OK
Opening Protection (Section R309.1)	20 min		OK
Emergency Escape and Rescue Openings (Section R310)	?		40/60 Egress OK
Roof Covering (Chapter 9)	Arch Shingles Asphalt		OK
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	Shown 2nd Fl		OK
Chimney Clearances/Fire Blocking (Chap. 10)	?	2" & draft stop	OK
Header Schedule (Section 502.5(1) & (2))	?	4 point load @ 6'	OK 10/14/15
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, ?, R-38 ? U-Factor	R-21, R-21, R-38 ?	U-Factor .34 OK

Type of Heating System	?	FHV
<b>Means of Egress (Sec R311 &amp; R312)</b>	Balkhead to garage	feature? Not habitable condition
Basement	5	?
Number of Stairways	3	
Interior	2	
Exterior	7 1/2 - 7 1/4 - 7 9/16 Rise	
Treads and Risers (Section R311.5.3)	10" Tread	
Width (Section R311.5.1)	3 +'	? 6' 8" throughout
Headroom (Section R311.5.2)	?	OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	3 7 1/2	
Smoke Detectors (Section R313)	Notes: Per code	OK
Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2 x 8 joists	OK



# Two Floor Beam Span Tables

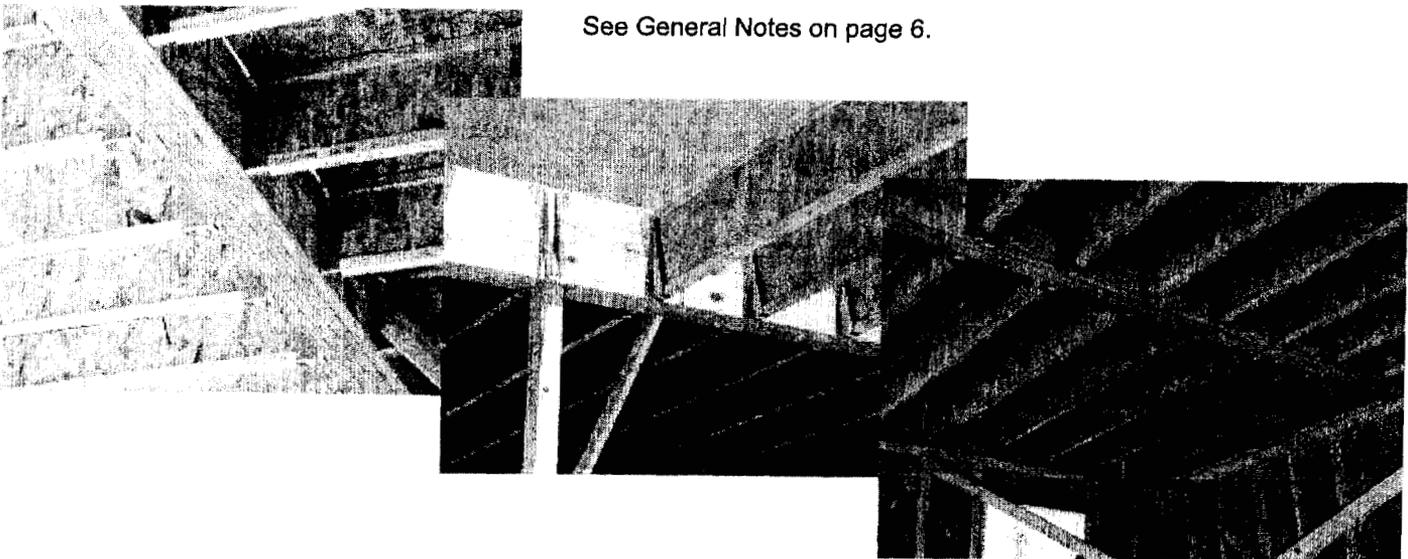


Required Beam Depths and Bearing Lengths [in]

3080 Fb DF - 3100 Fb SP

Load Duration %	Floor Load [psf]		Beam Support Spacing [Feet]	Width of Building Segment [feet]																	
				KEY: Beam Width [in] x Beam Depth [in] End Support/Intermediate Support Bearing Length Requirements [in]																	
	Live	Dead		20	24	26	28	30	32	36	40										
100	40	10	8'	3.5 x 9.5	3/4.5	3.5 x 11.875	3/6	3.5 x 11.875	3/6	3.5 x 11.875	3/6	3.5 x 11.875	3/7.5	3.5 x 14	3/7.5	3.5 x 14	4.5/9	3.5 x 16	4.5/9		
				5.25 x 9.5	1.5/3	5.25 x 9.5	1.5/4.5	5.25 x 9.5	3/4.5	5.25 x 9.5	3/4.5	5.25 x 9.5	3/4.5	5.25 x 9.5	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6
			10'	3.5 x 11.875	3/6	3.5 x 14	3/7.5	3.5 x 14	3/7.5	3.5 x 14	3/7.5	3.5 x 16	4.5/9	3.5 x 16	4.5/9	3.5 x 18	4.5/10.5	5.25 x 14	3/7.5	5.25 x 14	3/7.5
				5.25 x 9.5	1.5/4.5	5.25 x 11.875	3/4.5	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 14	3/7.5	7 x 11.875	3/6	7 x 11.875	3/6
			12'	3.5 x 14	3/7.5	3.5 x 16	4.5/9	3.5 x 16	4.5/9	3.5 x 18	4.5/9	3.5 x 18	4.5/10.5	5.25 x 14	3/7.5	5.25 x 16	4.5/9	5.25 x 16	4.5/9	5.25 x 16	4.5/9
				5.25 x 11.875	3/4.5	5.25 x 11.875	3/6	5.25 x 14	3/6	5.25 x 14	3/6	5.25 x 14	3/7.5	7 x 11.875	3/6	7 x 14	3/6	7 x 14	3/6	7 x 14	3/7.5
			14'	3.5 x 16	4.5/9	3.5 x 18	4.5/10.5	5.25 x 16	3/7.5	5.25 x 16	3/7.5	5.25 x 16	4.5/9	5.25 x 16	4.5/9	5.25 x 18	4.5/10.5	-	-	7 x 16	4.5/9
				5.25 x 14	3/6	5.25 x 14	3/7.5	7 x 14	3/6	7 x 14	3/6	7 x 14	3/6	7 x 14	3/7.5	7 x 16	3/7.5	7 x 16	3/7.5	7 x 16	4.5/9
			16'	3.5 x 18	4.5/9	5.25 x 16	3/7.5	5.25 x 18	4.5/9	5.25 x 18	4.5/9	5.25 x 18	4.5/9	-	-	-	-	-	-	-	-
				5.25 x 16	3/6	7 x 16	3/6	7 x 16	3/6	7 x 16	3/6	7 x 16	3/7.5	7 x 16	3/7.5	7 x 18	4.5/9	7 x 18	4.5/9	7 x 18	4.5/9
			18'	5.25 x 18	3/7.5	5.25 x 18	4.5/9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				7 x 16	3/6	7 x 16	3/6	7 x 18	3/7.5	7 x 18	3/7.5	7 x 18	3/7.5	7 x 18	4.5/9	-	-	-	-	-	-
			20'	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				7 x 18	3/6	7 x 18	3/7.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-

See General Notes on page 6.







**BOISE**

Building Solutions  
Engineered Wood Products

# ***THE BUILDERS GUIDE***

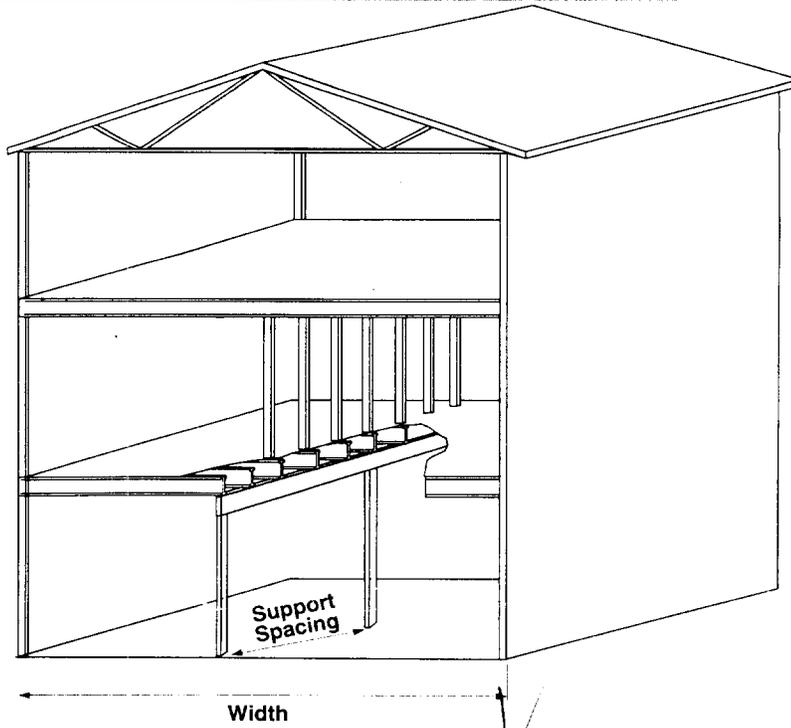
for Residential Construction  
with BCI<sup>®</sup>, VERSA-LAM<sup>®</sup> and VERSA-RIM<sup>®</sup> Products



Engineered Wood Products  
*Engineered to Build Reputations*

EBRG 03/2003-

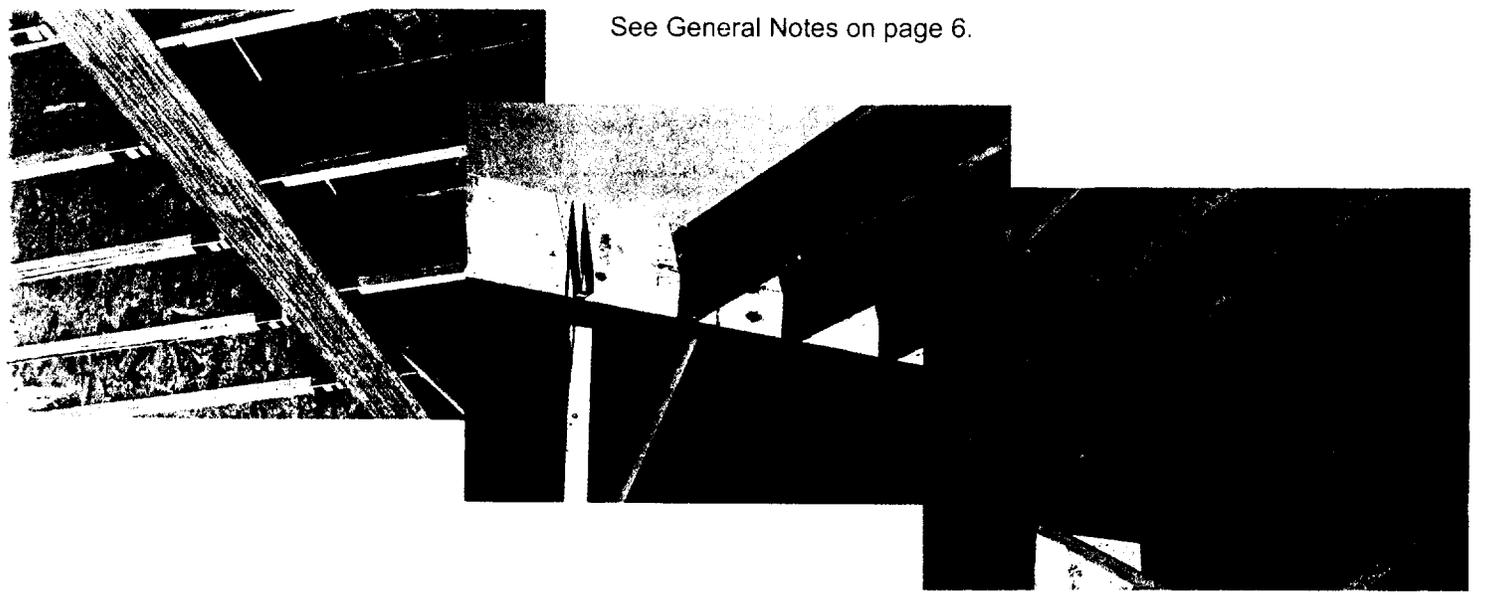
# Two Floor Beam Span Tables



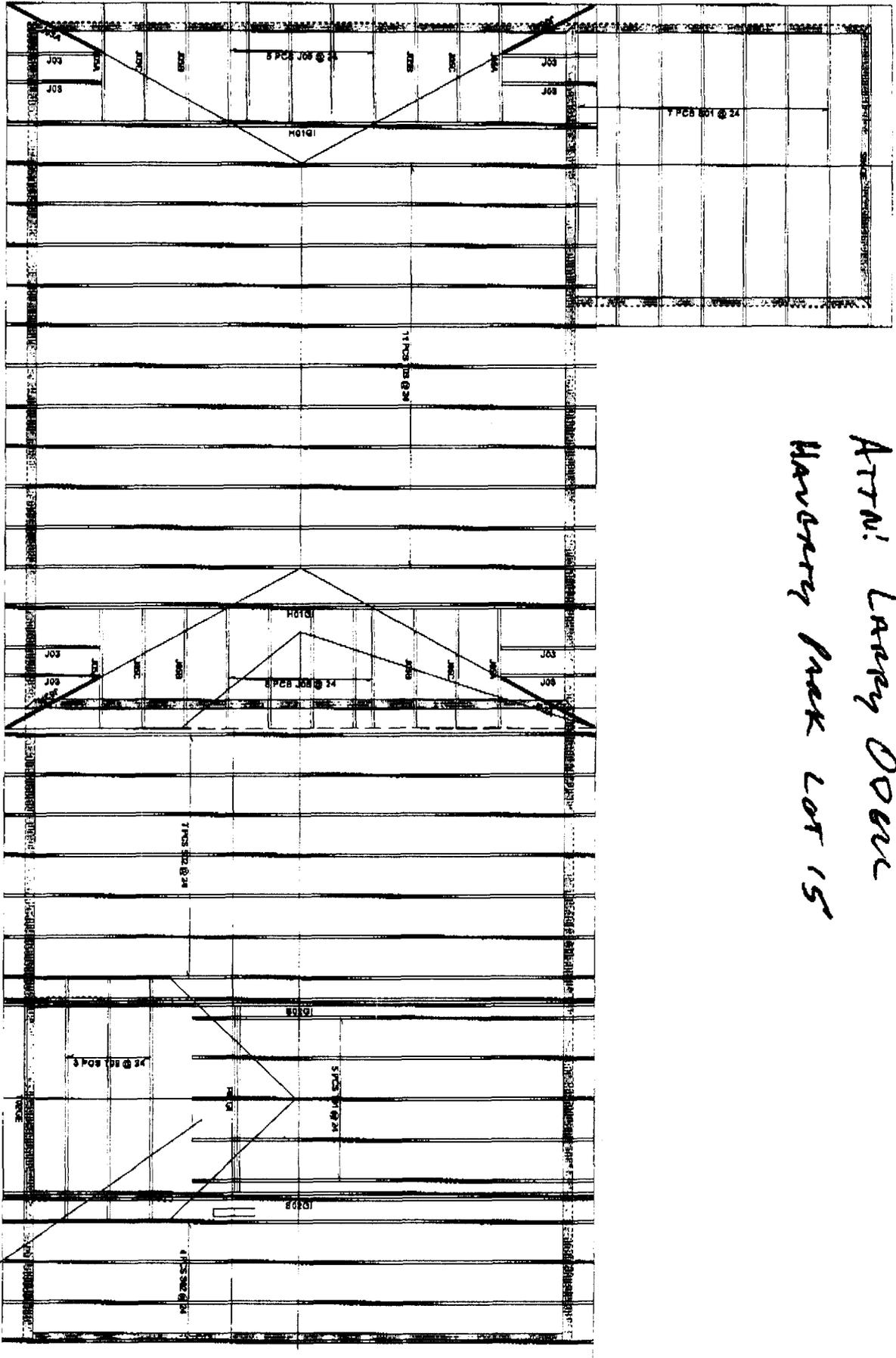
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Load Duration %	Floor Load [psf]		Beam Support Spacing [Feet]	Width of Building Segment [feet]																	
				KEY: Beam Width [in] x Beam Depth [in] End Support/Intermediate Support Bearing Length Requirements [in]																	
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100	40	10	8'	3.5 x 9.5	3/4.5	3.5 x 11.875	3/6	3.5 x 11.875	3/6	3.5 x 11.875	3/6	3.5 x 11.875	3/7.5	3.5 x 14	3/7.5	3.5 x 14	4.5/9	3.5 x 16	4.5/9		
				5.25 x 9.5	1.5/3	5.25 x 9.5	1.5/4.5	5.25 x 9.5	3/7.5	5.25 x 9.5	3/4.5	5.25 x 9.5	3/4.5	5.25 x 9.5	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6
			10'	3.5 x 11.875	3/6	3.5 x 14	3/7.5	3.5 x 14	3/7.5	3.5 x 14	3/7.5	3.5 x 16	4.5/9	3.5 x 16	4.5/9	3.5 x 16	4.5/9	3.5 x 18	4.5/10.5	5.25 x 14	3/7.5
				5.25 x 9.5	1.5/4.5	5.25 x 11.875	3/4.5	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 11.875	3/6	5.25 x 14	3/7.5	7 x 11.875	3/6
			12'	3.5 x 14	3/7.5	3.5 x 16	4.5/9	3.5 x 16	4.5/9	3.5 x 16	4.5/9	3.5 x 18	4.5/10.5	5.25 x 14	3/7.5	5.25 x 16	4.5/9	5.25 x 16	4.5/9	5.25 x 16	4.5/9
				5.25 x 11.875	3/4.5	5.25 x 11.875	3/6	5.25 x 14	3/6	5.25 x 14	3/6	5.25 x 14	3/7.5	7 x 11.875	3/6	7 x 14	3/6	7 x 14	3/6	7 x 14	3/7.5
			14'	3.5 x 16	4.5/9	3.5 x 18	4.5/10.5	5.25 x 16	3/7.5	5.25 x 16	3/7.5	5.25 x 16	4.5/9	5.25 x 16	4.5/9	5.25 x 16	4.5/9	5.25 x 18	4.5/10.5	-	-
5.25 x 14	3/6	5.25 x 14		3/7.5	7 x 14	3/6	7 x 14	3/6	7 x 14	3/6	7 x 14	3/7.5	7 x 16	3/7.5	7 x 16	3/7.5	7 x 16	4.5/9			
16'	3.5 x 18	4.5/9	5.25 x 16	3/7.5	5.25 x 18	4.5/9	5.25 x 18	4.5/9	5.25 x 18	4.5/9	-	-	-	-	-	-	-	-			
	5.25 x 16	3/6	7 x 16	3/6	7 x 16	3/6	7 x 16	3/6	7 x 16	3/7.5	7 x 16	3/7.5	7 x 18	4.5/9	7 x 18	4.5/9	7 x 18	4.5/9			
18'	5.25 x 18	3/7.5	5.25 x 18	4.5/9	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	7 x 16	3/6	7 x 16	3/6	7 x 18	3/7.5	7 x 18	3/7.5	7 x 18	3/7.5	7 x 18	4.5/9	-	-	-	-	-				
20'	7 x 18	3/6	7 x 18	3/7.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			



See General Notes on page 6.



ATTN: Larry OOR  
 Haverly Park Lot 15



PRELIMINARY DESIGN.  
 NOT FOR CONSTRUCTION

FIELD FRAMING  
 VALUE

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

**2005-0185**

Application I. D. Number

**8/15/2005**

Application Date

**Doris Orlando House Lot#15**

Project Name/Description

**Marge Schmuckal**

**Ballpark Drive Development Llc**

Applicant

**67 Havertys Way, Portland, ME 04103**

Applicant's Mailing Address

**Doris Orlando**

Consultant/Agent

**Agent Ph: (207)632-3912**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Ballpark Dr , Portland, Maine**

Address of Proposed Site

**371 A045001**

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) \_\_\_\_\_

**3000**

**.35 acres**

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **8/18/2005**

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**

- Required\*  Not Required

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

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

Applicant: Doris Orlando

Date: 8/22/05

Address: Ballpark Drive (lot #15) C-B-L: 371-A-45

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

# 05-116

Zone Location - R-2-

Interior or corner lot -

26 x 65.33

Proposed Use/Work - to construct New Single Family with Attached 2 car garage

14 x 14 rear 4-Seasons Rm

Sewage Disposal - City

Lot Street Frontage - 50' min - 115.03' shown

Front Yard - 25' min - 29' scaled

Rear Yard - 25' min - 51' scaled to closest

Side Yard - 14' min - 22' & 29' scaled

Projections - 2 story 14' x 14' 4-Seasons room on rear - gas chimney on left - front stairs 5' x 10' & 2' x 5'

Width of Lot - 80' min - 117' scaled

Height - 35' max - 28.5' scaled

Lot Area - 10,000 sq ft min 15,159 sq ft

Lot Coverage Impervious Surface - 20% max = 3031.80 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 required - 2 car garage shown

Loading Bays - N/A

Site Plan - # 2005-0185

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

26 x 65.33 =	1698.58
14 x 14 =	196.00
2 x 4 =	8.00
5 x 10 =	50.00
2 x 5 =	10.00

2042.58 sq ft

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 DORIS E. ORLANDO of Portland, Maine, whose mailing address is 116 Regan Lane, Portland, Maine 04103 (the "Grantee"), with WARRANTY COVENANTS, 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 15 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 Grantee, her 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 Grantee, her 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.

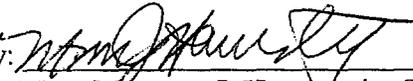
Reference is made to said deed from Mary Margaret I. Haverty to the Grantor dated December 8, 2004 and recorded in said Registry of Deeds in Book 22100, Page 73, for the Grantor's source of title to the above-described premises conveyed herein.

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 9 day of Aug, 2005.

WITNESS:

BALLPARK DRIVE DEVELOPMENT,  
LLC

  
\_\_\_\_\_

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

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

Aug 5, 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,

  
\_\_\_\_\_  
~~Attorney at Law/Notary Public~~  
Kristine Simmons Attorney

Print name  
\_\_\_\_\_

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

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

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

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

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

\* Done

Footing/Building Location Inspection: Prior to pouring concrete

\* Done

Re-Bar Schedule Inspection: Prior to pouring concrete

\* Done

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.

           CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

            
Signature of Applicant/Designee

            
Date 10/25/05

            
Signature of Inspections Official

            
Date

CBL: 371 A045 Building Permit #: 051167

\*

Seperate Foundation permit