

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0559	Issue Date: MAY 27 2004	CBL: 438 A004001
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Location of Construction: 58 Yale St (Lot #6)	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone: 2078383800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family: 2,292 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch on Lot #6	Permit Fee: \$1,302.00	Cost of Work: \$134,000.00	CEO District: 4
Proposed Project Description: Build 2,292 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: R3 SB PCA #199 Signature: JMB 5/27/04	
		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: kwd	Date Applied For: 05/06/2004	Zoning Approval	
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<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 N/A</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone panel 7 zone X</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p>2004-0088 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p>ok with conditions Date: 5/17/04</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>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>
	Date:	Date:	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
Department of Building Inspection

Certificate of Occupancy

LOCATION 60 Yale St (Lot #6)

CBL 438 A004001

Issued to Mks Development Inc /Chris Ballard

Date of Issue 12/29/2004

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. 04-0559 , 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

Single Family Dwelling w/ 2 Car Garage

APPROVED OCCUPANCY

Use Group R3 Type 5B
Boca 1999

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

12/29/04

(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.

5/8/04 Setbacks OK on site w/ CHRIS. OK to pour
3/22/04 Backfill. OK to fill on site w/ CHRIS JN
posting JN

9-10-04 Checked Plumbing, Electrical
branching OK to close in

12/29/04 Final on site w/ CHRIS BAIARRO. OK for
issuance of clo subject to DRC memo. JN

12/29/04 2:00 P.M. → memo REC'D - issue clo JN

Bldg Permit # C40559

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation	Portland
Street Subdivision Lot #	Yale St Lot 6-5
PROPERTY OWNERS NAME	
Last: MKS Development	First:
Applicant Name:	Thomas Jackson
Mailing Address of Owner/Applicant (If Different)	

048393

DATE PERMIT ISSUED: 9.8.07	PERMIT # 9036	STATE COPY \$ 190.00	<input type="checkbox"/> Double Fee Charged
Local Plumbing Inspector Signature: <u>James Banke</u>		L.P.I. # 0132	
438 A CC4			

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

James M. Jackson 9-8-07
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>27311</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
OR OR OR TRANSFER FEE [\$6.00]	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	3	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
	Fixtures (Subtotal) Column 2		2	Fixtures (Subtotal) Column 1
			12	Fixtures (Subtotal) Column 2
			14	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation F
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

1000

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0559	Date Applied For: 05/06/2004	CBL: 438 A004001
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Location of Construction: 60 Yale St (Lot #6)	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone:
Business Name:	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone (207) 838-3800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family: 2,292 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch on Lot #6	Proposed Project Description: Build 2,292 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/17/2004**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. The submitted plans show a 8' x 12' rear deck which is being approved with the issuance of this permit. The submitted plans show a rear daylight basement which is being approved with the issuance of this permit.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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 **Reviewer:** Jeanine Bourke **Approval Date:** 05/27/2004**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

04-0559

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>58 Lot 6 Yale St. Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>2159 SF</u>	Square Footage of Lot <u>7,500 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>438</u> Block# <u>A</u> Lot# <u>4</u>	Owner: <u>MKS Development, Inc</u> <u>Falmouth, Me.</u>	Telephone: <u>781-8822</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Christopher J. Ballard, Inc.</u> <u>7 Terraway, Falmouth</u>	Cost Of Work: \$ <u>134,000.00</u> Fee: \$ <u>Blk Fee 1227.00</u>
Current use: <u>vacant land</u>	If the location is currently vacant, what was prior use: <u>N/A</u>	Site Fee 300.00 C40 75.00 deck 8'x12' total \$ <u>1,602.00</u>
Approximately how long has it been vacant: <u>N/A</u>	Proposed use: <u>single family home 24.5' x 35'</u>	
Project description: <u>colonial home w/ 2 car garage -> 22' x 24'</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Chris Ballard</u> Mailing address: <u>7 Terraway Falmouth, Me. 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>838-3800</u>		

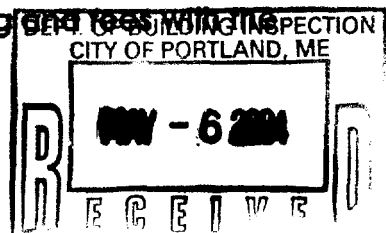
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: Chris Ballard Date: 5-10-04

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 inspections. Planning Department on the 4th floor of City Hall



Applicant: CHRIS BALLARD

Date: 5/17/04

Address: 58 YALE ST (Lot #6)

C-B-L: 438-A-004

CHECK-LIST AGAINST ZONING ORDINANCE

panel # 04-0559

Date - New Dev.

Zone Location - R-3

Interior or corner lot -

24.5' x 36'

22' x 24'

Proposed Use/Work - to construct new single fam. Dwelling with attached 2 CAR GARAGE and 8' x 12' Rear Deck

Sewage Disposal - City

Lot Street Frontage - 50' min - 50' shown

Front Yard - 25' min req - 26' scaled

Rear Yard - 25' min req - 28' shown

Side Yard - 14' min - 14.3' & 14.3' shown
2 story

Projections - rear Deck 8' x 12' - front porch 4' x 12'

Width of Lot - 75' min - 75' shown

Height - 35' MAX - 27.75' to lowest road

Lot Area - 6,500 sq ft - 7500 sq ft given

Lot Coverage Impervious Surface - 25% of 1875 sq ft MAX

Area per Family - 6,500

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

Loading Bays - N/A

Site Plan - # 2004-0088

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - Zone X

24.5 x 36 = 882

22 x 24 = 528

8 x 12 = 96

4 x 12 = 48

1554 sq ft

Shows A Day light basement in The Rear

04-0559

438-A-4

Lot # 6 53 Yale St.

Component	Plan Review	Inspection/Date/Findings
Soil type/Presumptive Load Value (Table 401.4.1)	Silt clay sandy gravel	18" Footer
STRUCTURAL Footings Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	16" x 18" Footer 4' min	OK
Foundation Drainage Dampproofing (Section 406)	Bituminous / Filter fab.	OK
Ventilation (Section 409.1) Crawls Space ONLY	Pental Daylight	OK
Anchor Bolts/Straps (Section 403.1.4)	1/2" 6' O.C. 12" corners cuttrap	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2" 24" x 24" 8'0" → 6'0"	Canyone Floor OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12 Max span 6'8"	OK
Sill/Band Joist Type & Dimesions	2x6 PT	OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	←	2x10 16 O.C. OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	OK

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 ties 2x4	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	8:12 2x10 or trusses	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 adv, 7/16 osb, 1/2 dx	OK
Fastener Schedule (Table 602.3(1) & (2))	BOCA 1999	OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	3/8 walls + ceiling	OK
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	45 min door	OK
Egress Windows (Section 310)	all bedrooms	OK
Roof Covering (Chapter 9)	asphalt	OK
Safety Glazing (Section 308)	? Needs bats 2nd fl	OK 60" above
Attic Access (BOCA 1211.1)	22x30	OK
Draft Stopping around chimney	NA	

Garage Header LVL spec. OK

~~Garage LVL 2x10 Beam spec~~

Header Schedule	3-2x10 over 48" span 2-2x10 under / 2-2x10 bearing wall - NO LVL'S OK	OK
Type of Heating System	Oil Furnace - Direct	OK
Stairs		OK
Number of Stairways	2	OK
Interior	2	OK
Exterior	0	OK
Treads and Risers (Section 314)	7 3/4 max 10" min	OK
Width	3' + scaled	OK
Headroom	6'8"	OK
Guardrails and Handrails (Section 315)	36" x 34"-38"	OK
Smoke Detectors Location and type/Interconnected	ALL levels in key connected B-backup	OK
Plan Reviewer Signature		

See Chimney Summary Checklist

Deck OK

**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	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		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.	1003.10
		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.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		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.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber	H	6 inches lined; 8 inches unlined.	1003.8
Wall thickness			
Dimensions		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 corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	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 flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances	N	From chimney	2 inches interior, 1 inch exterior.
From fireplace		2 inches front, back or sides.	
Combustible trim or materials		6 inches from opening.	
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	
Anchorage ^a	O	Strap	3/16 inch by 1 inch.
Number		Two.	
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two 1/2-inch diameter.	
Footings	P	Thickness	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.

^a Required only in Seismic Zones 3 and 4.

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

2004-0088

Application I. D. Number

5/7/2004

Application Date

58 Yale Street

Project Name/Description

Mks Development Inc

Applicant

7 Terra Way , Falmouth , ME 04105

Applicant's Mailing Address

58 - 58 Yale St , Portland, Maine

Address of Proposed Site

438 A004001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2,292 s.f.

R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 5/6/2004

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 | |

Book 20376
Page 314
Recorded 10/10/03

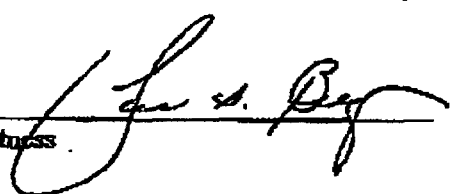
QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

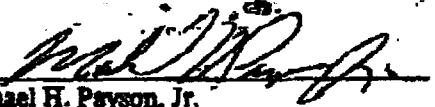
WESCOTT & PAYSON II, LLC, a Maine limited liability company, whose mailing address is in Portland, Maine, hereinafter referred to as the Grantor, for consideration paid grants to **MKS DEVELOPMENT, INC.**, a Maine corporation, with a mailing address of 7 Terra Way, Falmouth, Maine 04105, hereinafter referred to as the Grantee, with **QUITCLAIM COVENANTS**, a certain lot or parcel of land situated in the Portland, County of Cumberland, and State of Maine, and described as follows:

SEE EXHIBIT A ATTACHED HERETO

IN WITNESS WHEREOF, the Grantor, Wescott & Payson II, LLC, has caused this instrument to be signed and sealed this 9 day of October, 2003.

Signed, Sealed and Delivered
in presence of:

Witness 

WESCOTT & PAYSON II, LLC
By: 
Michael H. Payson, Jr.
Its: Manager and Member

STATE OF MAINE
CUMBERLAND, SS.

October 9, 2003

Then personally appeared the above named Michael H. Payson, Jr., in his capacity as Manager and Member of Wescott & Payson II, LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Wescott & Payson II, LLC.


Before me,

Attorney-at-Law/Notary Public

EXHIBIT A:

Certain parcels of land situated on or about Yale Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land located on the northeast side of Yale Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly sideline of Yale Street and the southerly corner of land now or formerly of the Maine Conference of Seventh Day Adventists as described in a deed recorded in the Cumberland County Registry of Deeds in Book 4488, Page 191. Thence:

Thence N 35° 49' 00" E by said land of the Maine Conference of Seventh Day Adventists a distance of One Hundred and 00/100 (100.00) feet to a point and land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 18226, Page 260.

Thence N 35° 49' 00" E across said land of Wescott & Payson II a distance of Seven and 55/100 (7.55) feet to a point and land now or formerly of the Allen Avenue Housing Associates as described in a deed recorded in said Registry in Book 9037, Page 328.

Thence S 54° 11' 00" E by said land of the Allen Avenue Housing Associates a distance of Two Hundred Thirty-Seven and 95/100 (237.95) feet to a 1" iron pipe found and other land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 17365, Page 293 and land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 18226, Page 260.

Thence S 35° 49' 00" W across said land of Wescott & Payson II (Book 18226, Page 260) a distance of Seven and 55/100 (7.55) feet to a point.

Thence S 54° 11' 00" E by said land of Wescott & Payson II a distance of Five Hundred Seventy-Three and 05/100 (573.05) feet to a point and other land now or formerly of Wescott & Payson II as described in a deed recorded in said Registry in Book 17365, Page 289 and Book 17365, Page 291.

Thence S 35° 49' 00" W across said land of Wescott & Payson II a distance of Ninety and 00/100 (90.00) feet to a point of curvature.

Thence Westerly across said land of Wescott & Payson II, following a curve to the right having a radius of Ten and 00/100 (10.00) feet, an arc distance of Fifteen and 71/100 (15.71) feet to a point of tangency and the northeasterly side of said Yale Street, said point of tangency lying S 80° 49' 00" W a distance of Fourteen and 14/100 (14.14) feet from the last mentioned point.

Thence N 54° 11' 00" W by said Yale Street a distance of Seven Hundred Seventy-Six and 00/100 (776.00) feet to the point of beginning.

The above described parcel contains 80,375 square feet. Bearings are referenced to magnetic north 1983.

Reference is herein made to a Standard Boundary Survey made for Wescott & Payson II by Titoomb Associates dated June 12, 2002 as recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 693.

The foregoing property may also be described as Lots number 1 through 10 located on Yale Street in Portland, Maine as shown on the plan entitled "Subdivision Recording Plat - Amendment to "Plan of Lots" at University Park" prepared for Wescott & Payson II by Land Use Consultants revised through September 30, 2002 and approved by the City of Portland on January 14, 2003, recorded in the Cumberland County Registry of Deeds in Plan Book 203 Page 262 (the "Plat"), subject to the easements, restrictions and obligations set forth in the Plat.

Subject to a Drainage Easement Deed from Wescott & Payson II to the City of Portland of even or recent date to be recorded in the said Registry of Deeds for Drainage Easements "A," "B" and "C" as shown on the Plat.

Together with an easement for access and utilities from the subject property in and over Yale Street to Harvard Street, a public way, until such time as Yale Street is accepted by the City of Portland as a public way.

Together with the benefit of a 50 foot by 50 foot Turnaround Easement as described in an Easement Deed for Turnaround from Wescott & Payson II, LLC to the City of Portland of even or recent date to be recorded in the said Registry of Deeds.

Being a portion of the property conveyed to Wescott & Payson II, LLC, formerly known as Wescott & Payson II by deed recorded in the Cumberland County Registry of Deeds in Book 17365, Page 289, Book 17365, Page 291 and Book 18226, Page 260. Reference is made to the Recorded Certificate from the Maine Secretary of State evidencing the transformation of Wescott & Payson II, a Maine General Partnership, into Wescott & Payson II, LLC, a Maine limited liability company.

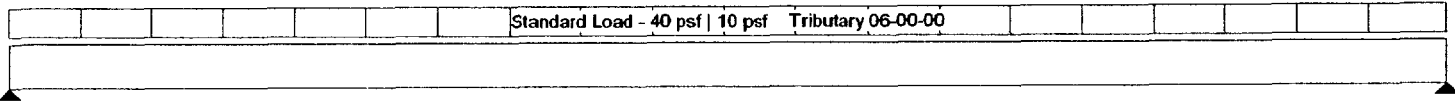
Single 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF

Job Name:
 Address:
 City, State, Zip: ,
 Customer:
 Code reports: ICBO 5663, NER 442

File Name: BC CALC Project : RB01
 Description:
 Specifier:
 Designer: MB
 Company: Hancock Lumber
 Misc:



LIV. ROOM



1440 lbs LL
 411 lbs DL

1440 lbs LL
 411 lbs DL

Total Horizontal Length - 12-00-00

General Data

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

Slope: 0/12
 Tributary: 06-00-00

Live Load: 40 psf
 Dead Load: 10 psf
 Partition Load: 0 psf
 Duration: 115

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.

BC CALC®, BC FRAMER®, BCI®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are trademarks of Boise Cascade Corporation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	12-00-00	Live	40 psf	06-00-00	115%
						Dead	10 psf	06-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	5554 ft-lbs	34.8%	115%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	1607 lbs	22.1%	115%	2	1 - Left
Total Load Defl.	L/500 (0.288")	36.0%		2	1
Live Load Defl.	L/643 (0.224")	37.3%		2	1
Max Defl.	0.288"	14.4%		2	1

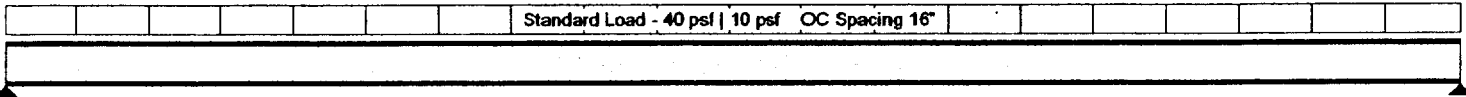
Notes

Design meets Code minimum (L/180) Total load deflection criteria.
 Design meets Code minimum (L/240) Live load deflection criteria.
 Design meets arbitrary (2") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Member Slope = 0, consider drainage.
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Single 14" AJS™ 25 MSR

Job Name: **CARAGE JOIST HEADER**
 Address: *Garage Joists*
 City, State, Zip: ,
 Customer:
 Code reports: BOCA 22-09, SBCCI 9707D, ICBO PFC-5504

File Name: BC CALC Project : J01
 Description:
 Specifier:
 Designer: MB
 Company: Hancock Lumber
 Misc:



587 lbs LL
 147 lbs DL

587 lbs LL
 147 lbs DL

Total Horizontal Length - 22-00-00

General Data

Version: US Imperial
 Member Type: Joist
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No
 Slope: 0/12
 OC Spacing: 16"
 Repetitive: Yes
 Construction Type: Glued
 Live Load: 40 psf
 Dead Load: 10 psf
 Partition Load: 0 psf
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	OCS	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	22-00-00	Live	40 psf	16"	100%
						Dead	10 psf	16"	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	4033 ft-lbs	56.3%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Reaction	733 lbs	64.1%	100%	2	1 - Left
Total Load Defl.	L/573 (0.461")	41.9%		2	1
Live Load Defl.	L/717 (0.368")	67.0%		2	1
Max Defl.	0.461"	46.1%		2	1
Span / Depth	18.9	n/a			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 1-3/4".
 Minimum bearing length for B1 is 1-3/4".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

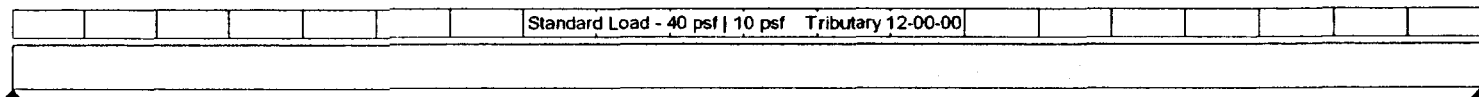
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Single 5 1/4" x 14" VERSA-LAM® 3080 DF

Job Name: **GARAGE DOOR HEADER**
 Address:
 City, State, Zip: ,
 Customer:
 Code reports: ICBO 5663, NER 442

File Name: BC CALC Project : FB02
 Description:
 Specifier:
 Designer: MB
 Company: Hancock Lumber
 Misc:



4320 lbs LL
 1250 lbs DL

4320 lbs LL
 1250 lbs DL

Total Horizontal Length - 18-00-00

General Data

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

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

Disclosure

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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	18-00-00	Live	40 psf	12-00-00	100%
						Dead	10 psf	12-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	25065 ft-lbs	57.9%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	4848 lbs	34.7%	100%	2	1 - Left
Total Load Defl.	L/355 (0.609")	67.6%		2	1
Live Load Defl.	L/457 (0.472")	78.7%		2	1

Notes

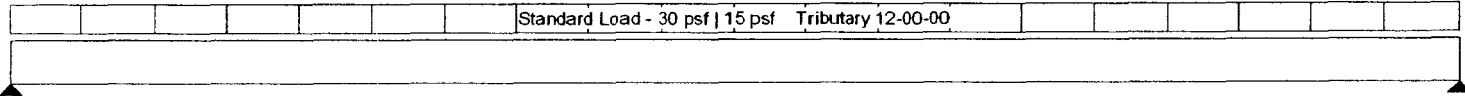
Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Single 5 1/4" x 9 1/2" VERSA-LAM® 3080 DF

Job Name:
 Address:
 City, State, Zip: ,
 Customer:
 Code reports: ICB0 5663, NER 442

File Name: BC CALC Project : FB01
 Description:
 Specifier:
 Designer: MB
 Company: Hancock Lumber
 Misc:

Kitchen



2520 lbs LL
 1350 lbs DL

2520 lbs LL
 1350 lbs DL

Total Horizontal Length - 14-00-00

General Data

Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No
 Slope: 0/12
 Tributary: 12-00-00
 Live Load: 30 psf
 Dead Load: 15 psf
 Partition Load: 0 psf
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	14-00-00	Live	30 psf	12-00-00	100%
						Dead	15 psf	12-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	13544 ft-lbs	65.1%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	3432 lbs	36.2%	100%	2	1 - Left
Total Load Defl.	L/264 (0.637")	91.0%		2	1
Live Load Defl.	L/405 (0.415")	88.9%		2	1

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live 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

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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BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

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

✓ **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

✓ **Foundation Inspection:** Prior to placing ANY backfill

✓ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

✓ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

[Signature]
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 438-A-4

Building Permit #: 04-0559

	E-Mail CMP	Delete	Schedule Inspection	Invoicing	Add	Find	
Permit Nbr:	2004-4649	Addr:	YALE ST	58	CBL	438 A004001	Appl Date:
Building Permit Nbr:	0	District:	4	Status:	Open	Issue Date:	
Owner	MKS DEVELOPMENT INC	Unit:		Res or Comm:	R	Fee Paid:	
Mail Addr	7 TERRA WAY	FALMOUTH, ME 04105				Min Fee:	

Other Permits Reference

Search By:	Company Name	<input type="text"/>	Add New
	License Number	<input type="text"/>	Electrician's Name
License #	LM000050016780	License Status:	A
Company Name	<input type="text"/>		
First Name	KEVIN	Middle	R
	Last	GRANT	Suffix
Address:	34 HARTS WAY	Phone	(207) 839-8626
	GORHAM, ME 04038	Cell Phone	<input type="text"/>
		Beeper	<input type="text"/>
	GORHAM	ME	4038
License Date:	8/5/98	Issue Date:	8/1/02
		ExpDate:	8/31/04

CreatedBy	gg	CreateDate	06/24/2004	ModBy	ldobson	ModDate	07/
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TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: December 29, 2004
RE: C. of O. for #60 Yale Street, Lot 6 Yale St. Subdivision
(Id#2004-0088)(CBL 438A004)

After visiting the site, I have the following comments:

Unable to verify completion of site work.

I anticipate any remaining work can be completed by **June 1, 2005**.
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\yalelot6a.doc