

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040560

Please Read Application And Notes, If Any, Attached

This is to certify that Mks Development Inc /Chris Ballard
has permission to Build 1,764 s.f.l.s. dwelling with 2 car garage, 8' rear deck, covered front porch, 528 s.f. unfinished space o
AT 70 Yale St (Lot #8) 438 A007001

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

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

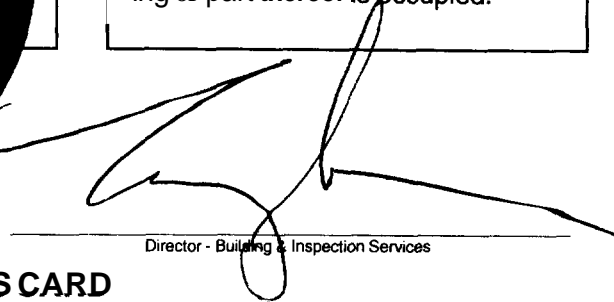
Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise used-in. HOUR NOTICES REQUIRED.

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

~~OTHER REQUIRED APPROVALS~~

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

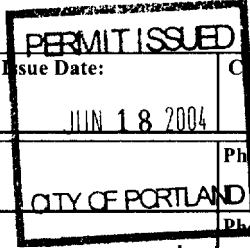
PERMIT ISSUED
JUN 18 2004
Department Name
CITY OF PORTLAND


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: / 04-0560	Issue Date: JUN 18 2004	COL: 38 A007001
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Location of Construction: 70 Yale St (Lot #8)	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone: 2078383800
Business Name:	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone: 2078383800
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family: 1,764 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch, 528 s.f. unfinished space on Lot #8	Permit Fee: \$1,194.00	Cost of Work: \$122,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group R-3 Type SB BOLA 1999	

Signature: <i>N/A</i>	Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
Signature: _____	Date: _____

Permit Taken By: kwd	Date Applied For: 05/06/2004	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 5 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2004-0087 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>5/17/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0560	Date Applied For: 05/06/2004	CBL: 438 A007001
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Location of Construction: 72 Yale St (Lot #8)	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: 1,764 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch, 528 s.f. unfinished space on Lot #8	Proposed Project Description: Build 1,764 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch, 528 s.f. unfinished space on Lot #8
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/17/2004

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0560	Date Applied For: 05/06/2004	CBL: 438 A007001
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Location of Construction: 70 Yale St (Lot #8)	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
Applicant/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family: 1,764 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch, 528 s.f. unfinished space on Lot #8	Proposed Project Description: Build 1,764 s.f.l.s. dwelling plus 2 car garage, 8' x 12' rear deck, covered front porch, 528 s.f. unfinished space on Lot #8
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/17/2004
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) NO DAYLIGHT BASEMENT is shown on the submitted plans. NO DAYLIGHT BASEMENT is being approved with the issuance of this building permit.</p> <p>2) Separate permits shall be required for future decks, sheds, pools, and/or garages. A rear 8' x 12' deck is being shown on the submitted plans which is being approved with the issuance of this permit.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

70 Yale
 0/104-0520
 Chris 838-3800

Don't type in computer loan value (Table 701.7.1)

STRUCTURAL

Footing Dimensions/Depth
 (Table 403.1.1 & 403.1.1(1),
 Section 403.1.2)

Foundation Drainage Dampproofing
 (Section 406)

Ventilation (Section 409.1)
 Crawls Space ONLY

AnchorBolts/Straps (Section 403.1.4)

Lally Column Type,
 Spacing and footing sizes (Table 502.3.4(2))

Built-Up Wood Center Girder
 Dimension/Type
 (Table 502.3.4(2))

Sill/Band Joist Type & Dimensions

FIRST FLOOR JOIST SPECIES
 Dimensions and Spacing
 (Table 503.3.1(1) & Table 503.3.2(1))

Second Floor Joist Species
 Dimensions and Spacing Table 503.3.1(1) &
 Table 503.3.2(1))

	OK		
	OK - Need Girt Fabric - OK w/out over chris		
	N/A		
	Min 1/2" diam.	OK w/ 3/8" over w/ chris	OK
	3-2x12's - w/25" Rds.	Adjust to 7'-8" Max.	
	2x6 - OK		
	2x10 - 12' span - OK		
	11"	11"	OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK - 2x8's	
Roof Rafter: Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10's	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	Yes	
Fire separation	1 hour sheath - OK	
Fire rating of doors to living space	OK	
Door Sill elevation (407.5 BOCA)	OK	
Egress Windows (Section 310)	OK	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	Not required	
Attic Access (BOCA 1211.1)	OK	
Draft Stopping around chimney	N/A	

①

Header Schedule	OK		
Type of Heating System	direct vent ? -	Yes - 612 -	
Stairs			
Number of Stairways			
Interior			
Exterior			
Treads and Risers (Section 314)	OK - stairs		
Width	512 stairs		
Headroom			
Guardrails and Handrails (Section 315)			
Smoke Detectors Location and type/Interconnected	OK		
Plan Reviewer Signature			

See Chimney Summary Checklist

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:

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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: w/L2
 Tributary: 12-00-00

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**.

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

Load Summary

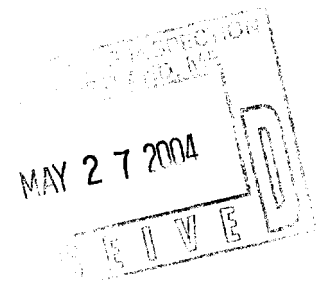
ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	18-00-00	Live	40 psf	12-00-00	100%
						Dead	10 psf	12-00-00	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	m
Moment	25065 ft-lbs	57.9%	100%	2	i - 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 14" AJS™ 25 MSR

Job Name: ~~GARAGE 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
 M i :

Standard Load - 40 psf 10 psf OC Spacing 16"									

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

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Load Summary

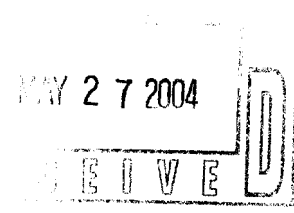
ID	Description	Load Type	Ref.	Start	End	Type	value	OCS	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	22-00-00	Live	40 psf	16"	100%
						Dead	10 psf	16"	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	span
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 - Len
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 + 1R min. end bearing + 1/2 intermediate bearing



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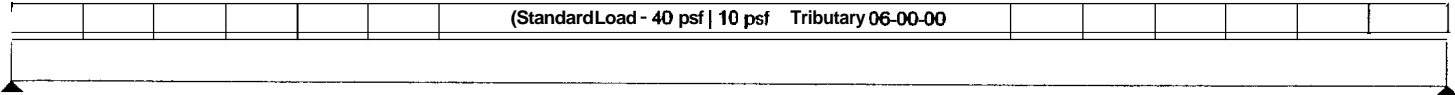
Single 3 1/2" x 9 1/2" VERSA-LAW 3080 DF

Job Name:
 Address:
 City, State, Zip: ,
 Customer:
 Code reports: ICBO5663, 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

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%

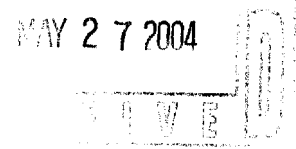
Controls summary

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

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

2004-0087

Application I. D. Number

05/06/2004

Application Date

72 ~~70~~ Yale St

Project Name/Description

72 ~~70~~ Yale St , Portland, Maine

Address of Proposed Site

438 A007001

Assessor's Reference: Chart-Block-Lot

Mks Development Inc

Applicant

7 Terra Way , Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #72 YALE STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext .8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2004-0087

Application I. D. Number

05/06/2004

Application Date

Mks Development Inc

Applicant

7 Terra Way, Falmouth, ME 04105

Applicant's Mailing Address

70 Yale St

Project Name/Description

70 Yale St, Portland, Maine

Address of Proposed Site

438 A007001

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) _____

1764 sfls _____ **R-3**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **05/06/2004**

Final Status:

Reviewer **Jay Reynolds**

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date **05/21/2004** Approval Expiration **05/21/2005** Extension to _____ Additional Sheets Attached

Jay Reynolds **05/21/2004**
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 | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ 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 | |

MAY 21 2004



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

2004-0087

Application I. D. Number

05/06/2004

Application Date

70 Yale St

ProjectName/Description

Mks Developer Inc

Applicant

7 Terra Way, Fairnouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

70 - 70 Yale St , Portland, Maine

Address of Proposed Site

438 A007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
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- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant: Chris Ballard

Date: 5/17/04

Address: 70 Yale St (lot #8)

C-B-L: 430-A-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

perm # 04-0560

Zone Location - R-3 Zone

Interior or corner lot -

Proposed Use/Work - to construct New single family with attached 2 car garage and 8' x 12 rear deck ^{22 x 24}

Sewage Disposal - City

Lot Street Frontage - 50' min - 75' shown

Front Yard - 25' min req - 26' shown

Rear Yard - 25' min req 28' shown

Side Yard - 14' min - 14.25' & 14.25' shown
2 story

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

Width of Lot - 75' min = 75' shown

Height - 35' max - 24.25' scaled

Lot Area - 6,500 sq ft - 7,500 sq ft shown

Lot Coverage/Impervious Surface - 25% max or 1875 sq ft max

Area per Family - 6,500 sq ft

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

Loading Bays - N/A

Site Plan -

Memorandum # 200A-008 } N/A
Shoreland Zoning/Stream Protection -

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

* NO DAYLIGHT BASEMENT shown or approved

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

2004-0087
Application I. D. Number

Mks Development Inc
Applicant
7 Terra Way, Falmouth, ME 04105
Applicant's Mailing Address

5/6/2004
Application Date
70 Yale St
Project Name/Description

Consultant/Agent

70 - 70 Yale St , Portland, Maine
Address of Proposed Site

Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax-

438 A007001
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)

1764 sfls
Proposed Building square Feet or # of Units

Acreeage of Site

R-3
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 (ZBNPB) | <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** **Denied**
See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Condition Compliance _____ signature _____ date _____ Attached

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 | _____ remaking balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ 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 | |

04-0560

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.

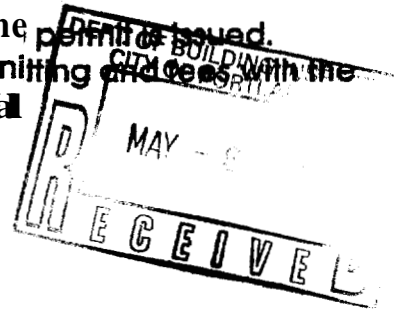
Location/Address of Construction: <u>Lot 8 Yale St. Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>1715 SF</u>	Square Footage of Lot <u>7,500 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>A -</u> Block# <u>-</u>	owner: <u>MKS Development, Inc.</u> <u>Falmouth, Me. 04105</u>	Telephone: <u>781-8822</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Christopher J. Ballard, Inc.</u> <u>7 Terra Way, Falmouth</u>	Cost Of Work: \$ <u>122,000.00</u> Fee: \$ Bldg Fee <u>1119.00</u> Sub fee <u>300.00</u> CIV <u>75.00</u> 8'x12' deck <u>494</u>
Current use: <u>vacant land</u>	If the location is currently vacant, what was prior use: <u>N/A</u>	
Approximately how long has it been vacant: <u>N/A</u>	Proposed use: <u>single family home</u> <u>24.5 x 35'</u> Project description: <u>colonial w/ 2 car garage</u> <u>22' x 24' attached</u>	
Contractor's name, address & telephone: <u>Chris Ballard</u>		
Who should we contact when the permit is ready: <u>7 Terra Way</u> <u>Falmouth, Me. 04105</u>		
Mailing address: <u>7 Terra Way</u> <u>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: 5-6-04

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 fees with the Planning Department on the 4th floor of City Hall



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 *[Signature]*

WESCOTT & PAYSON II, LLC
By: *[Signature]*
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, *[Signature]*
Attorney-at-Law/Natary Public

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 Titcomb 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.

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.