

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BU **LD** ION

PERMIT

PERMIT ISSUED

Permit Number: 100502

MAY 24 2010

CITY OF PORTLAND

This is to certify that MI DEVELOPMENT COMPANY LLC/M Development

has permission to Re-new Single Family Home per #09052

AT 12 YALE ST

CB 436 A005001

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 lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

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: 10-0502	Issue Date:	CBL: 436 A005001
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Location of Construction: 12 YALE ST	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone:
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone 2077761762
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Vacant Land Connected w/ permit#090523	Proposed Use: Vacant Land Connected w/ permit#090523 - Re-new Single Family Home permit#090523	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
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Proposed Project Description:
Re-new Single Family Home permit#090523 - 24'x36' Colonial w/
22'x24' attached garage.

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003
Signature:	Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

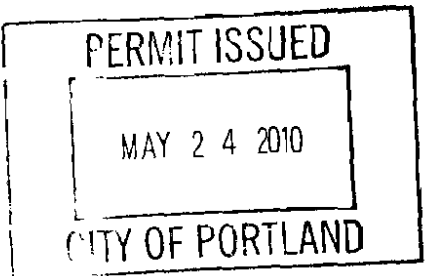
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 05/11/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2004-2053 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Ok w/condition Date: 5/13/10 <i>ABM</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: <i>ABM</i>
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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: 10-0502	Date Applied For: 05/12/2010	CBL: 436 A005001
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Location of Construction: 12 YALE ST	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone:
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone (207) 776-1762
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Vacant Land Connected w/ permit#090523 - Re-new Single Family Home permit#090523 -	Proposed Project Description: Re-new Single Family Home permit#090523 - 24' x 36' colonial w/ 22' x 24' attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/13/2010

Note: This is just to renew the original application (#09-0523). The original review still stands.

Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 with Conditions **Reviewer:** Residential Plan Revie **Approval Date:**

Note: **Ok to Issue:**

- 1) This is just to renew the original application (#09-0523). All conditions of approval of permit number 90-0523 are applicable to this application.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **This is just to renew the original application (#09-0523). All inspection requirements issued under permit # 09-0523 are applicable to this permit.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



CITY OF PORTLAND, MAINE

Department of Building Inspection

Original Receipt

PROJECT NUMBER _____

PROJECT ADDRESS _____

CLASSIFICATION (S) _____

BUILDING TYPE _____

PERMIT FEE _____

INSURANCE _____

CONTRACTOR'S DISCREPANCY FEE _____

TOTAL _____

Building (1) _____

Electrical (5) _____

Plumbing (2) _____

Site Plan (1) _____

Other _____

FEU _____

Check # _____

Total Receipt Dollars _____

No work is to be started until permit issued.
This receipt is valid only for the project described.

Permit # _____
Date of Issuance _____
By: _____
Title: _____

Permit # _____
Date of Issuance _____
By: _____
Title: _____



General 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>12 Yale</u>		
Total Square Footage of Proposed Structure/Area <u>71000</u>	Square Footage of Lot <u>90000</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Book 4988</u> <u>Pg 191 436-A-005</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>M.J. Development</u> Address <u>31 Old Campus Dr.</u> City, State & Zip <u>Portland Me. 04103</u>	Telephone: <u>797-4380</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>Rent to - 1</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>24x36 Colonial House 22x²⁴ Garage</u> <u>2.5 bath 3 bedrooms</u>		
Contractor's name: <u>M.J. Development</u> Address: <u>31 Old Campus Dr.</u> City, State & Zip <u>Portland Me. 04103</u> Telephone: <u>776-1762</u> <u>CM</u> Who should we contact when the permit is ready: <u>Jim Wescott</u> Telephone: <u>797-4380</u> Mailing address: <u>31 Old Campus Dr. Portland 04103</u>		

RECEIVED

MAY 11 2010

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, Room 315 City Hall or call 874-8703.

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: _____ Date: 5/11/10

This is not a permit; you may not commence ANY work until the permit is issued

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090523

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
JUN 12 2009
CITY OF PORTLAND

This is to certify that MI DEVELOPMENT COMPANY LLC a corporation
has permission to New Single Family Home -24x30 Colonial with 22x24 Attached Garage Two Stories, 3 Bedroom, One 1/2 Bath
AT 12 WYALE ST City of Portland, Oregon 97205-4366 A005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 lath or other work is set-in. 2 HOURLY NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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

Thomas H. Malley 6/10/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0523	Issue Date:	CBL: 436 A005001
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Location of Construction: 8 YALE ST	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone: 207-797-4380
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone: 2077761762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - New Single Family Home -24x36 Colonial with 22x24 Attached Garage. Two Stories, 3 Bedroom, One 1/2 Bath	Permit Fee: \$1,295.00	Cost of Work: \$120,000.00	CEO District: 4
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FIRE DEPT: Approved Denied

INSPECTION:
Use Group: R3 Type: SB
IRC 2003

Signature: _____ Date: 6/10/09

Proposed Project Description:
New Single Family Home -24x36 Colonial with 22x24 Attached Garage. Two Stories, 3 Bedroom, One 1/2 Bath

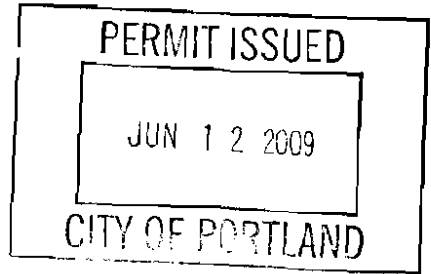
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: lmd	Date Applied For: 05/28/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland N/A	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone parcel 7-zone X	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan 2009-0053	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 6/2/09 ABH	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 _____



General Building Permit Application

Permits are required for the construction of new personal property taxes or user charges. All other permits must be made before permits of any kind are accepted.

Location/Address of Construction: <u>12 & Yale St Lot #1</u>	
Total Square Footage of Proposed Structure/Area <u>11,000'</u>	Square Footage of Lot <u>90000 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>Book 4488</u> Block# <u>436-A-005</u> Lot# <u>1</u> Pg <u>191</u>	Applicant *must be owner, Lessee or Buyer* Name <u>MJ Development</u> Address <u>31 Old Campus Dr.</u> City, State & Zip <u>Portland 04103</u>
Telephone: <u>797-4380</u>	
Lessee/DBA (if applicable) <u>MAY 28 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip
Cost Of Work: \$ <u>120000</u>	
C of O Fee: \$ <u>75</u>	
Total Fee: \$ <u>1295</u>	
Current legal use (i.e. single family) If vacant, what was the previous use? <u>Raw land.</u>	<u>\$1595</u> s. to fee
Proposed Specific use: Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>24x36 Colonial Hse 22x24 Garage 2 1/2 Baths 3 Bdrms 2 floors</u>	
Contractor's name: <u>M.J. Development</u>	
Address: <u>31 Old Campus Dr.</u>	
City, State & Zip: <u>Portland 04103</u>	Telephone: <u>797 4380</u>
Who should we contact when the permit is ready: <u>Jim Wescott</u>	Telephone: <u>776-1762</u>
Mailing address: _____	

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 5/28/09

This is not a permit; you may not commence ANY work until the permit is issue

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0523	Date Applied For: 05/28/2009	CBL: 436 A005001
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Location of Construction: 12 YALE ST	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone: 207-797-4380
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone: (207) 776-1762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New Single Family Home -24x36 Colonial with 22x24 Attached Garage. Two Stories, 3 Bedroom, One 1/2 Bath	Proposed Project Description: New Single Family Home -24x36 Colonial with 22x24 Attached Garage. Two Stories, 3 Bedroom, One 1/2 Bath
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 06/02/2009
 Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 with Conditions Reviewer: Tom Markley Approval Date: 06/10/2009
 Note: Ok to Issue:

- 1) The attic scuttle opening must be 22" x 30".
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC Status: Approved with Conditions Reviewer: Philip DiPierro Approval Date: 06/05/2009
 Note: Ok to Issue:

- 1) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 2) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) 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.

Location of Construction: 12 YALE ST	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone: 207-797-4380
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone (207) 776-1762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 7) 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.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

6/2/2009-amachado: Dimensions on the building plans don't match the dimensions on the siteplan. Spoke to Jim Wescott. He submitted revised plans.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **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 of Applicant/Designee

Thomas M. Mackley

Signature of Inspections Official

Date

6/10/09

Date

Mailed

Applicant: MJ Development, Inc. (Jim Wesloff)

Date: 6/2/09

Address: 12 Yale St. (Lot 1)

C-B-L: 436-A-005
permit # 09-0523

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct 2 story 24 x 36 house w/ 22x24 attached garage.

Sevage Disposal - city

Lot Street Frontage - 50' min - 113 2' given

Front Yard - 25' min - 29' scaled.

Rear Yard - 25' min - 36' scaled to deck

Side Yard - 1 1/2 story - 8' min right 14' scaled
2 story - 14' min left 17' scaled

Projections - 12 x deck ~~12 x 12~~

Width of Lot - 65' min - 78' scaled.

Height - 35' max - 22.75' scaled.

Lot Area - 6500 Φ - 10,740 Φ given

Lot Coverage Impervious Surface - 35% = 3759 Φ

Area per Family - 6,500 Φ

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

Loading Bays - N/A

Site Plan - minor 2008 - 0051

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - zone X

OK
36 x 24 = 864
22 x 24 = 528
12 x 8 = 96
2 x 12 = 24
1512 Φ

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

2009-0063

Application I. D. Number

5/28/2009

Application Date

New Single Family Home

Project Name/Description

MJ Development Company Llc

Applicant

31 Old Campus Dr , Portland , ME 04103

Applicant's Mailing Address

12
6-8 Yale St , Portland, Maine

Address of Proposed Site

436 A005001

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 Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
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Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/29/2009

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 | |

172 Yale ST

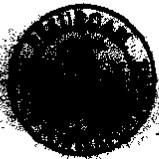
09-0523

CBL 436-A-005

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16x8 concrete footings 8x7 wall 10FT-	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Crushed stone - filter fabric 4" DRAIN Damp proofing	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	OK		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 min Anchor Bolts "60" oc	OK		
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	lally's in concrete footings 3/4"	OK		
Built-Up Wood Center Girder Dimension/Type	4(2x10) 12 FT span	OK		
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 Sill 2x10 16" OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	engineered trusses 24'OC 12/8 pitch	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2 CDX 15# felt paper Alc sheaths 5/8 CDX	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)	5/8 type X sheetrock walls ceilings → Fire Block all penetrations	OK
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	Egress Windows	OK
Roof Covering (Chapter 9)	Same as above	OK
Safety Glazing (Section R308)	NA except Bathroom	OK
Attic Access (Section R807)	NA	OK
Chimney Clearances/Fire Blocking (Chap. 10)	NA	OK
Header Schedule (Section 502.5(1) & (2))	2 2x10's	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 walls - R38 ceilings R21 floors + 0.35 u factor & value	OK

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement	1	OK
Number of Stairways	2	
Interior	2	
Exterior	0	
Treads and Risers (Section R311.5.3)	7 3/4 max rise - round nosed	
Width (Section R311.5.1)	3 FT min	
Headroom (Section R311.5.2)	6" g men	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36 Guards 34-38 handrails	
Smoke Detectors (Section R313) Location and type/Interconnected	each bedroom all levels interconnected battery backup	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	per IRC 2003	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	NA	OK



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

May 21 20 07

Received from Apex Management

Location of Work 1 Yale St

Cost of Construction \$ 120,000⁰⁰ Building Fee: 1190⁰⁰

Permit Fee \$ 30⁻ Site Fee: 300⁰⁰

Certificate of Occupancy Fee: 75⁰⁰

Total: 1595⁻

Building (12) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____

CBL: 436-A-005

Check #: 10196 Total Collected \$ 1595⁻

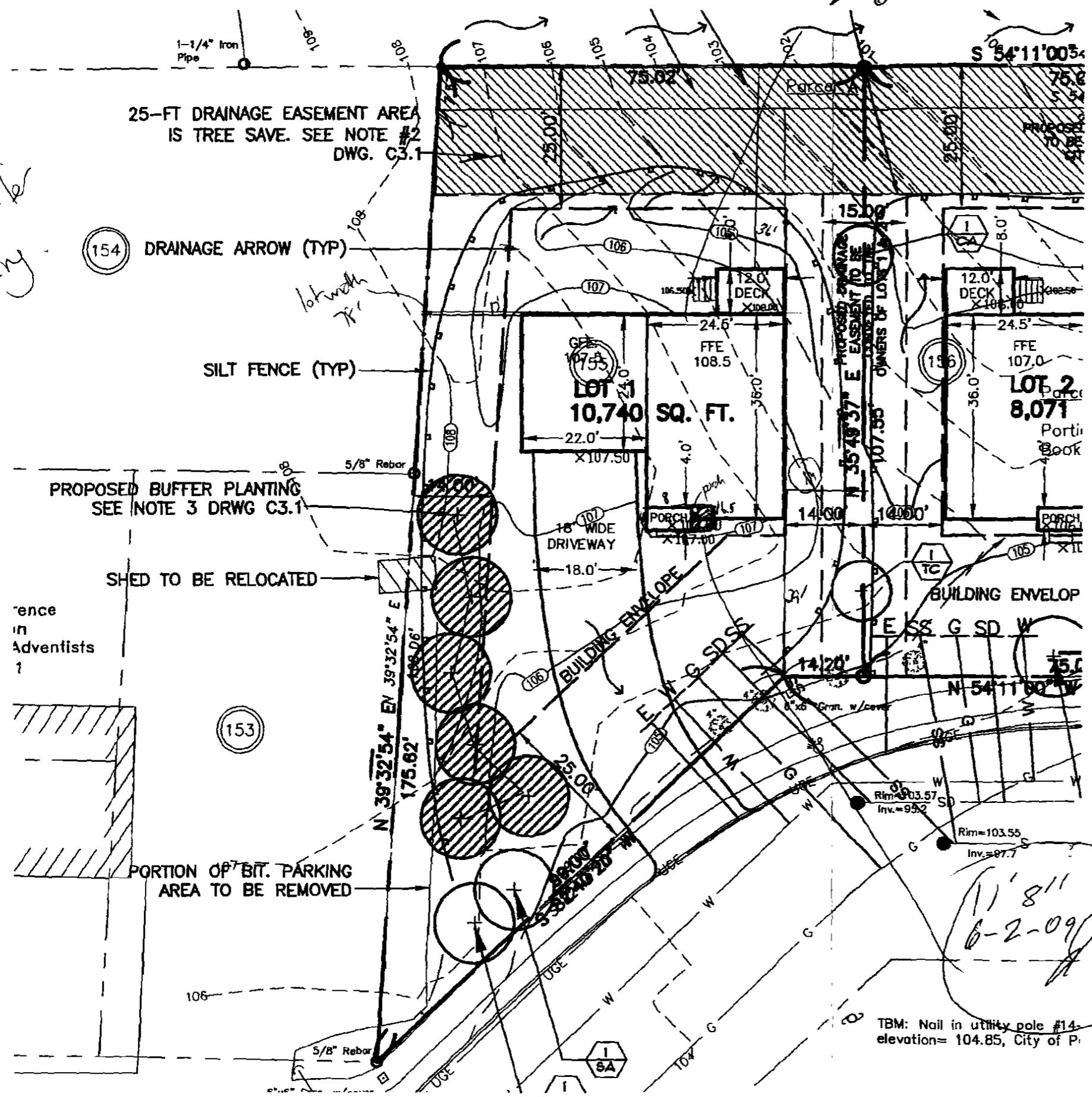
**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

24/6-2-09

used for zoning



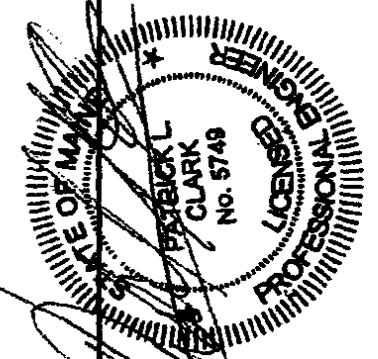
NOTES:

1. GRADING SHOWN ON THIS PLAN IS FOR LOT #1 ONLY. GRADING ON ADJACENT LOTS IS CONCEPTUAL BASED ON SHEET C2.1, GRADING, DRAINAGE, UTILITIES & EROSION CONTROLS, YALE STREET LOT DIVISION, AS APPROVED BY CITY OF PORTLAND.
2. DRIVEWAYS, UTILITY CONNECTIONS, LIGHT POLES, AND STREET TREES SHOWN ARE APPROXIMATELY AS SHOWN ON SHEET C2.1 OF APPROVED PLANS. NO AS-BUILT INFORMATION FOR THESE IMPROVEMENTS ON YALE STREET OR ON ADJACENT LOTS IS AVAILABLE.
3. BUILDING FOOTPRINT AND LAYOUT SHOWN IS BASED ON FLOOR PLAN PROVIDED BY OWNER.
4. SITE ADAPTATION FOR LOT #1, AS SHOWN ON THIS PLAN BY STANTEC CONSULTING SERVICES, INC. IS BASED ON INFORMATION DESCRIBED IN NOTES #1 TO #3.
5. OWNER SHALL BE RESPONSIBLE FOR ALL LAYOUT AND FOR CONFORMANCE TO ZONING AND ALL APPROVED PLANS AND PERMITS.
6. EROSION CONTROLS SHALL BE INSTALLED BY CONTRACTOR PRIOR TO CONSTRUCTION, AS REQUIRED. EROSION CONTROLS SHOWN ARE CONCEPTUAL AND SHALL BE PLACED BASED ON ACTUAL FIELD CONDITIONS.
7. SETBACKS SHOWN ARE MINIMUM DISTANCE TO OUTSIDE OF FOUNDATION AND ASSUMES STRUCTURE TO BE 1-1/2 STORIES AT GARAGE. NOTE THAT SIDE STREET AND FRONT YARD SETBACKS ARE APPLICABLE. BUILDING CORNERS ARE LOCATED AT MINIMUM SETBACKS AND SHALL BE SET BY PROFESSIONAL SURVEYOR.
8. PROPOSED GARAGE AND FLOOR ELEVATIONS SHOWN ARE MINIMUM ELEVATIONS.

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AUGUST, 2008
210800256-11

Client/Project
MJ DEVELOPMENT COMPANY
31 OLD CAMPUS DRIVE
PORTLAND, MAINE
Figure No. C-5.1

LOT 1 SITE PLAN
12 YALE ST. LOT DIVISION
29-0523



Legend

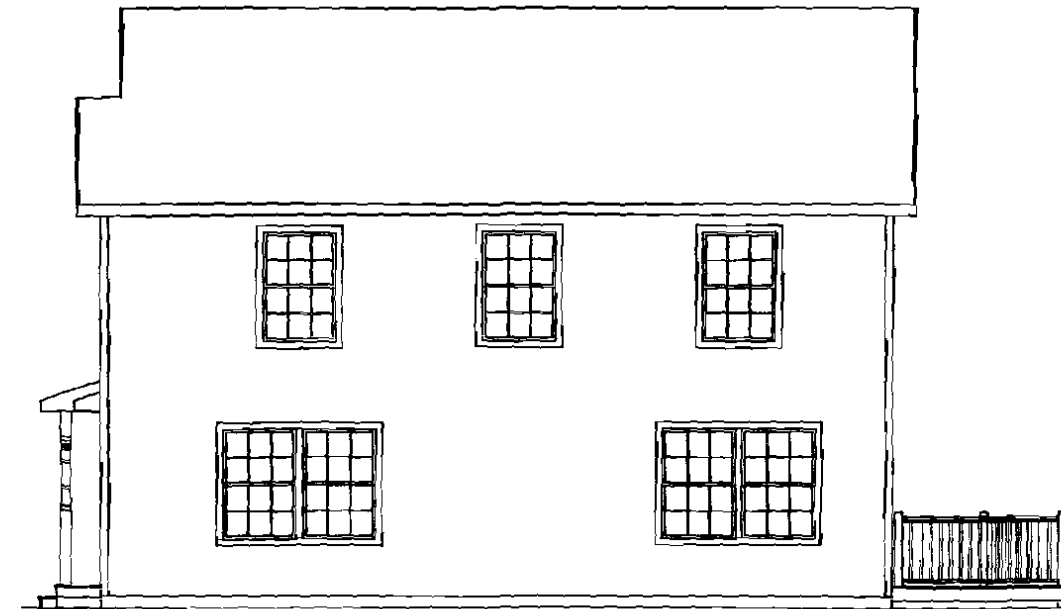
Stantec Consulting Services Inc.
22 Free Street, Suite 205
Portland ME U.S.A.
04101-3900
Tel. 207.775.3211
Fax. 207.775.6434
www.stantec.com





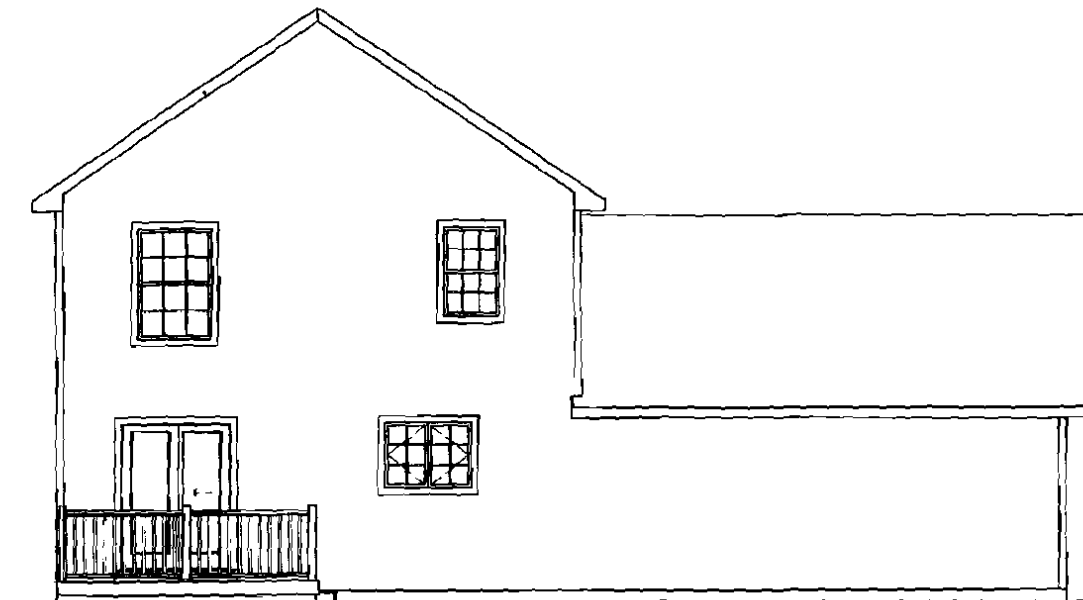
FRONT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/COM. OR LOCAL CODES.



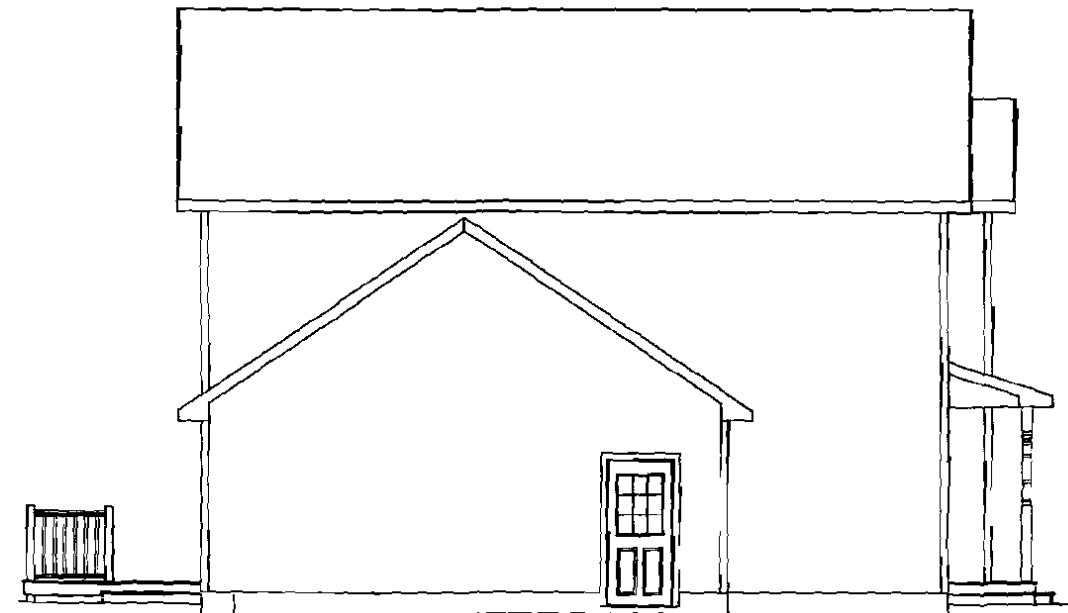
RIGHT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/COM. OR LOCAL CODES.



REAR ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
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LEFT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
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JUN 2 2009

#09-0503



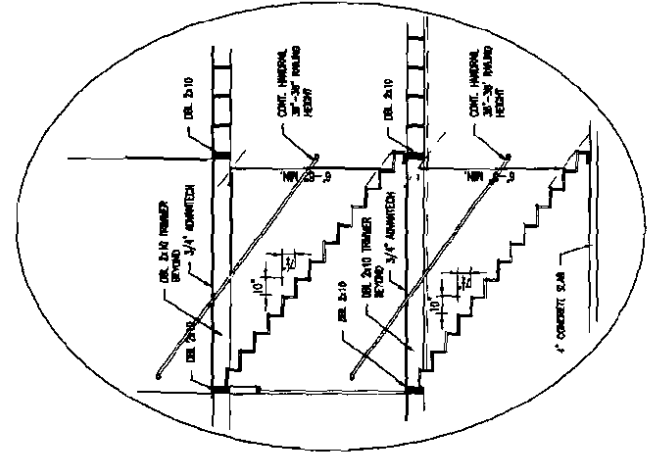
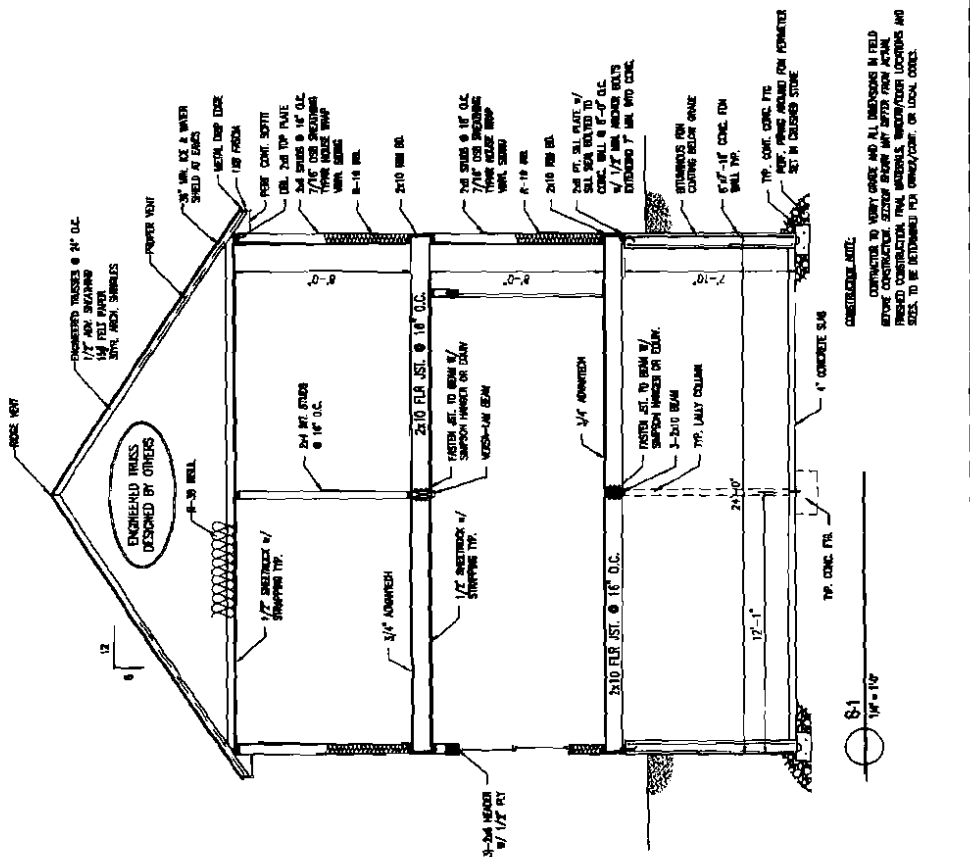
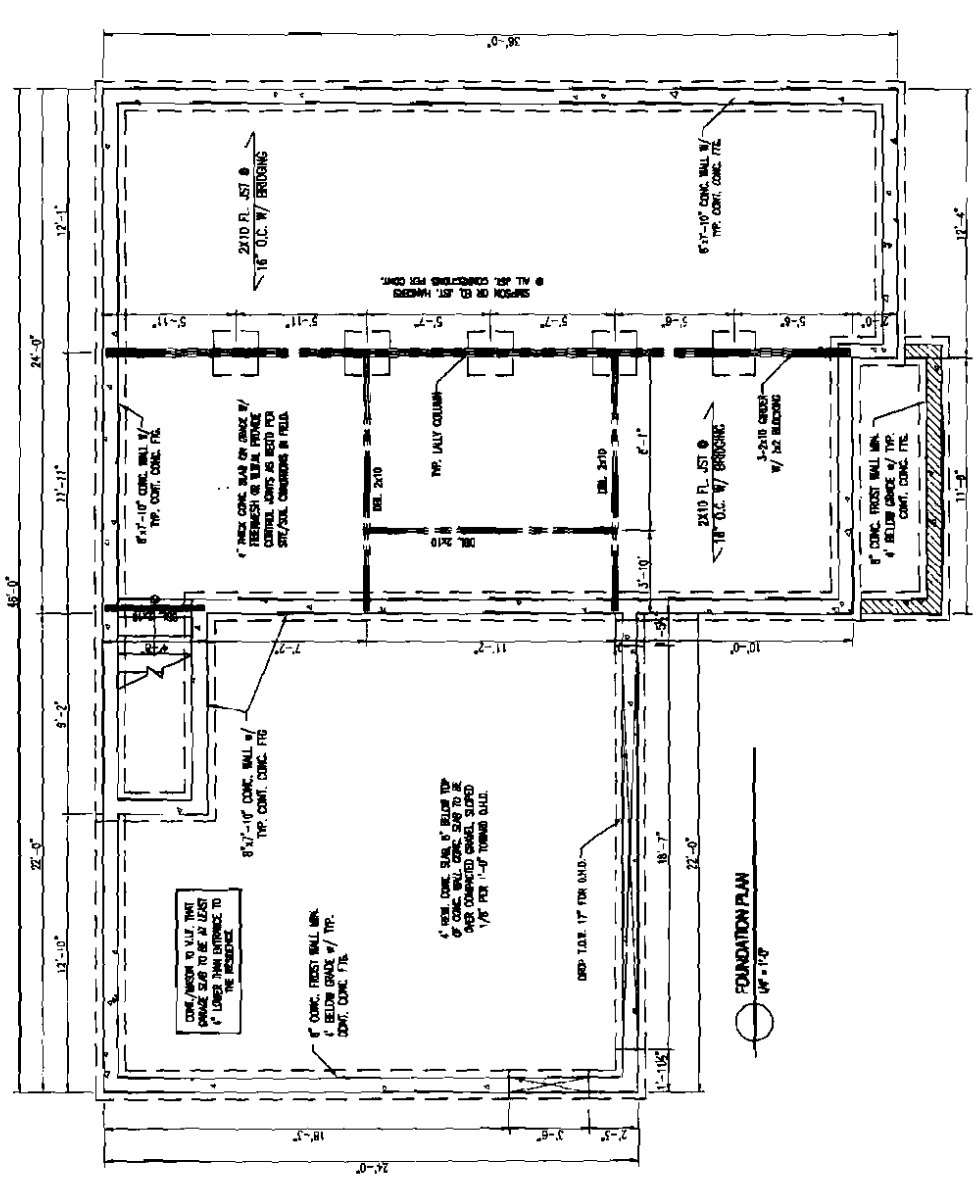
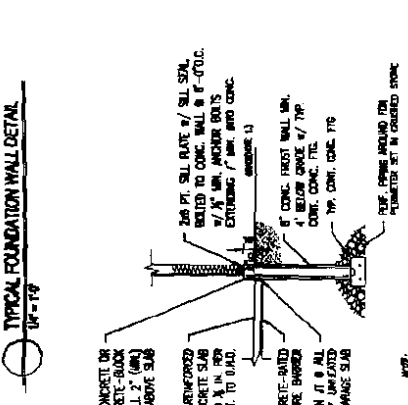
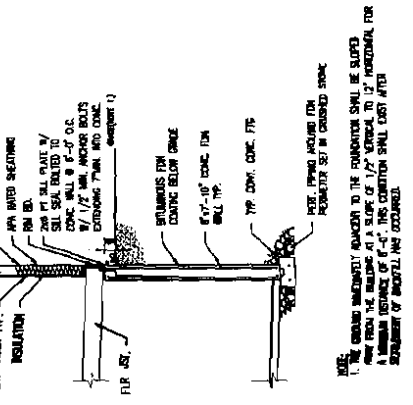
PROPOSED ELEVATIONS
12 YALE ST. LOTS #18-20
PORTLAND, ME

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK OF REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING OUR SERVICES WITH THIS STRUCTURE, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR DURABILITY OF

Revisions:	Date:

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Revisions:	
Date:	06/01/09
Scale:	1/4"=1'-0"
Drawn By:	JTM
Project:	CM062009
Sheet Number:	2 of 3



- FOUNDATION NOTES:**
1. ALL CONTIGUOUS FOUNDATION WALLS SHALL BE ORIENTED DOWNWARD TO GRAVITY OR TO OTHER SOURCE OF DRAINAGE.
 2. ALL DAILY COLUMNS AND SHEET PILING SHALL BE 12" DIA.
 3. ALL INTERIOR WALLS TO BE DESIGNED PER SEA CONDITIONS.
 4. BESS SUPPORTS ASSUMED TO BE 12" DIA. SCHEDULE 40, CONNECTIONS TO EXISTING FOOTING SHALL BE DETERMINED PER SEA CONDITIONS.
 5. FOR PLUMBING, MECHANICAL, SEE GENERAL ROOM PLAN.
 6. CONNECTION TO EXISTING FOUNDATION SHALL BE DETERMINED PER SEA CONDITIONS.
 7. SCHEDULE 40 PER CONNECTION (TO BE DETERMINED).
 8. CONNECTION TO EXISTING FOUNDATION SHALL BE DETERMINED PER SEA CONDITIONS.
 9. FOUNDATION WALLS OF EXISTING BUILDING, EXCEPT EXISTING WALLS, SHALL BE DETERMINED PER SEA CONDITIONS.
 10. FOUNDATION WALLS, EXCEPT EXISTING WALLS, SHALL BE DETERMINED PER SEA CONDITIONS.
 11. FOUNDATION WALLS, EXCEPT EXISTING WALLS, SHALL BE DETERMINED PER SEA CONDITIONS.
 12. FOUNDATION WALLS, EXCEPT EXISTING WALLS, SHALL BE DETERMINED PER SEA CONDITIONS.

- NOTES:**
1. FOUNDATION WALLS TO BE REINFORCED AS SHOWN IN THE FOLLOWING LOCATIONS:
 2. EACH SLEEPING AREA.
 3. EXISTING FOUNDATION WALLS TO BE REINFORCED AS SHOWN IN THE EXISTING FOUNDATION WALLS.
 4. ON EACH EXISTING WALL, THE REINFORCEMENT SHALL BE PLACED AFTER SETTING OF THE CONCRETE.
 5. THE REINFORCEMENT SHALL BE PLACED AFTER SETTING OF THE CONCRETE.
 6. REINFORCEMENT SHALL BE PLACED AFTER SETTING OF THE CONCRETE.

CONSTRUCTION NOTE: CONCRETE TO BE 4000 PSI. ALL REINFORCEMENT SHALL BE FIELD BARS. CONSTRUCTION SHALL BE PER LOCAL CODES AND SPEC. TO BE DETERMINED PER OWNER/CONTR. OR LOCAL CODES.

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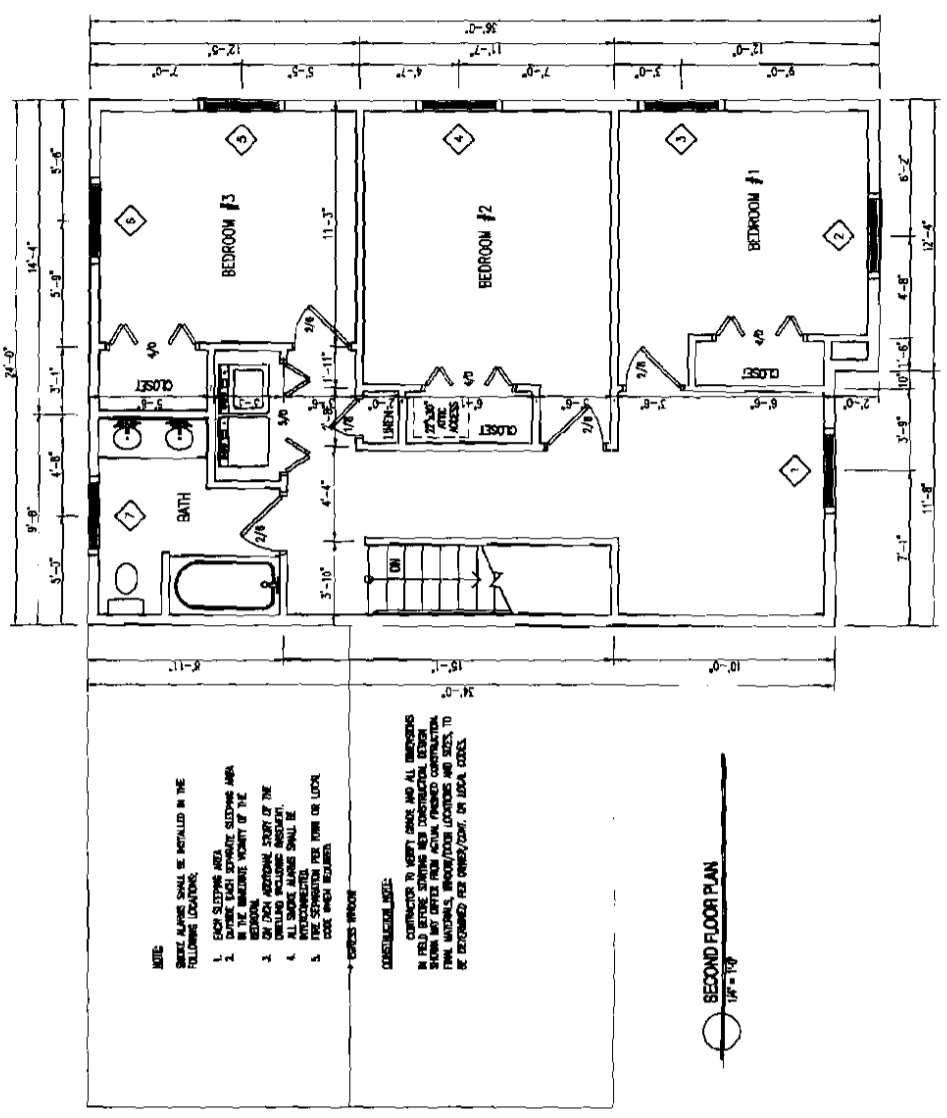
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- NOTE:** WINDOW ALUMINUM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- EACH SLEEPING AREA
 - OUTSIDE EACH EXISTING SITTING AREA IN THE ADJACENT WING OF THE STRUCTURE
 - ON EACH EXTERIOR STORY OF THE BUILDING INCLUDING EXISTING WINDOWS
 - ALL WINDOW ALUMINUM SHALL BE IMPROVED/REPLACED
- CONSTRUCTION NOTE:**
CONTRACTOR TO VERIFY WINDOW AND ALL DIMENSIONS IN FIELD BEFORE STARTING NEW CONSTRUCTION DESIGN. WINDOW AND DOOR SIZES FROM EXISTING CONSTRUCTION ARE SHOWN AND REFERRED TO IN THIS INFORMATION. WINDOW AND DOOR SIZES TO BE REORDERED FOR CONSTRUCTION OF THIS PROJECT.

HANCOCK CLASSIC WINDOW WITH COVERED UNIT PERFORMANCE	WITHOUT COVERED UNIT PERFORMANCE	
	U-FACTOR	R-VALUE
CHERRY	0.31	3.75
CHERRY	0.31	3.75
CHERRY	0.31	3.75
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1st FLR. WINDOW SCHEDULE

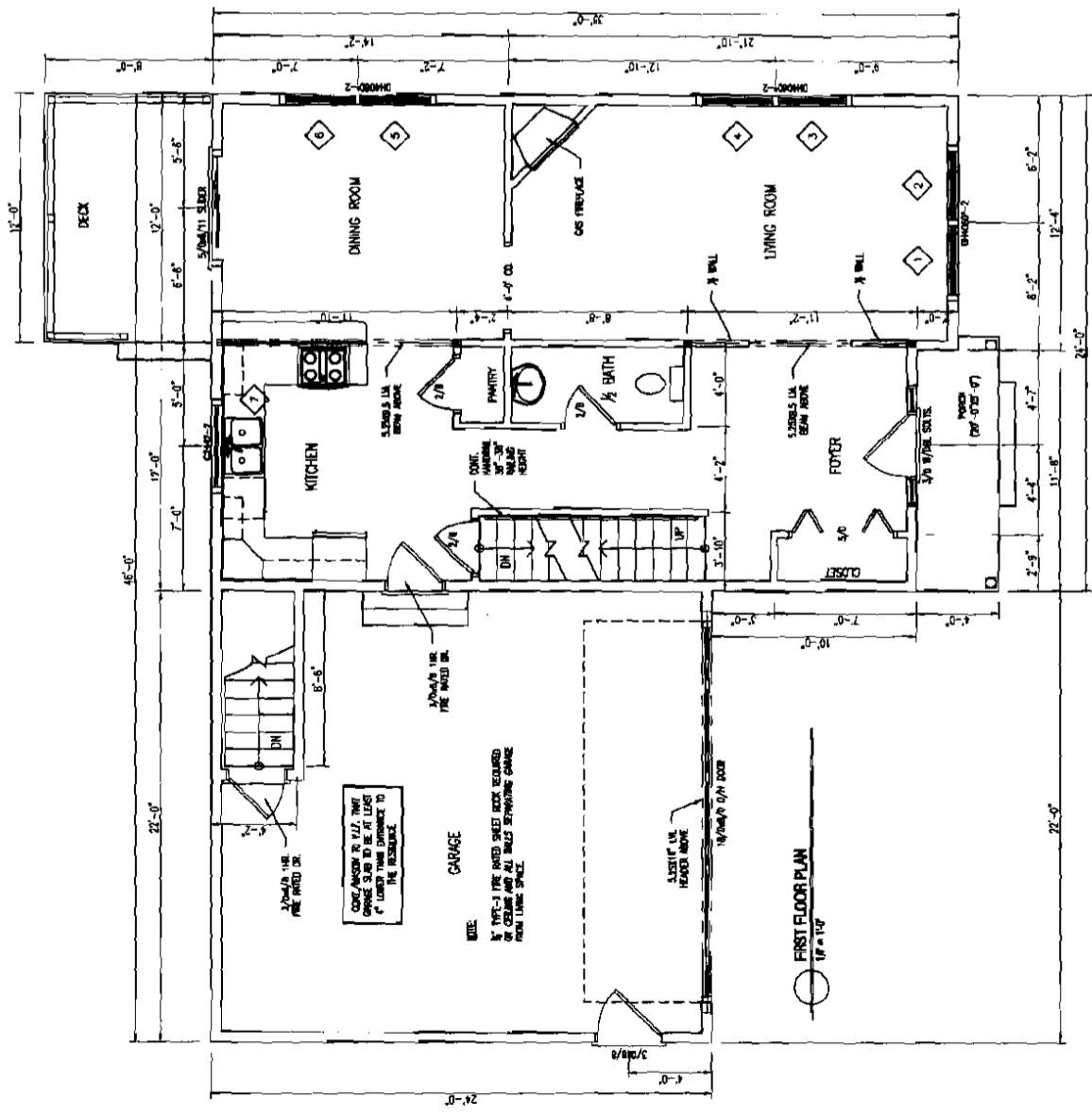
Mark	Manufacturer	Style	Size	Egress	Header Size	HP Low-E	U-Factor / R-Value
1	ALUMINUM	CHERRY	3'-0" x 4'-0"	5.7	1 1/2"	3.75	0.31 / 3.75
2	ALUMINUM	CHERRY	3'-0" x 4'-0"	5.7	1 1/2"	3.75	0.31 / 3.75
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SECOND FLOOR PLAN
1/4" = 1'

- NOTE:** WINDOW ALUMINUM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- EACH SLEEPING AREA
 - OUTSIDE EACH EXISTING SLEEPING AREA IN THE ADJACENT WING OF THE STRUCTURE
 - ON EACH EXTERIOR STORY OF THE BUILDING INCLUDING EXISTING WINDOWS
 - ALL WINDOW ALUMINUM SHALL BE IMPROVED/REPLACED
 - DOOR SIZES SHALL BE AS SHOWN

CONSTRUCTION NOTE:
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FIRST FLOOR PLAN
1/4" = 1'

NOTE: WINDOW ALUMINUM SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

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2nd FLR. WINDOW SCHEDULE

HANCOCK CLASSIC WINDOW WITH COVERED UNIT PERFORMANCE	WITHOUT COVERED UNIT PERFORMANCE	
	U-FACTOR	R-VALUE
CHERRY	0.31	3.75
CHERRY	0.31	3.75
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