

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 040226

This is to certify that Mks Development Inc /Chrisillard

has permission to Build new 2195 sq. Ft. Single family colonial home with two car garage.

AT 46 Yale St Portland, OR 97203 436 A015001

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 laid or closed-in. **48 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

PERMIT ISSUED
APR 16 2004

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 48 Yale St

CBL 436 A015001

Issued to Mks Development Inc /Chris Ballard

Date of Issue 07/24/2004

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. 04-0226 , 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 Colonial w/ attached garage

APPROVED OCCUPANCY

Use Group R-3 Type 5B
(Boca 1999)

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

7/23/04

(Date)

Inspector

[Handwritten signature]
7/23/04

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0226	Issue Date:	CBL: 436 A015001
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Location of Construction: 46 Yale St (Lot #4)	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone: 207-838-3800
Business Name: n/a	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone: 2078383800
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R3

Past Use: Vacant	Proposed Use: New 2195 sq. Ft. Single Family colonial home with two car garage.	Permit Fee: \$1,302.00	Cost of Work: \$134,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	

Proposed Project Description:
Build new 2195 sq. Ft. Single family colonial home with two car garage.

Signature: _____ Date: _____

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 03/09/2004	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..

<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 Partial 7 Zone X</p> <p><input type="checkbox"/> Subdivision previously approved</p> <p><input checked="" type="checkbox"/> Site Plan 2004-0043</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MMS</p> <p>Date: 3/10/04</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>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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

4/14/04

Checked Set-backs ~~on~~
rear side + front.
OK to pour footing
form in place @ mid

4/24/04 Backfill inspection, clean bill on site. DRAIN tile,
Fabric in place. OK, to BACKFILL JN

6/4/04 Close in - ok - Insuring/Plumb/Elev.

Bed. windows in

Stone stringer CUTS ok

Bathroom windows over 4' ok

Bathroom VENTS have to be direct to O/S

not through soffits.

ok to Close @

7/23/04 Final. on site w/ CHRIS BALLARD. Bath vents
OK. all set for clo JN

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0226	Date Applied For: 03/09/2004	CBL: 436 A015001
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Location of Construction: 46 Yale St	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone: 207-838-3800
Business Name: n/a	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone: (207) 838-3800
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: New 2195 sq. Ft. Single Family colonial home with two car garage.	Proposed Project Description: Build new 2195 sq. Ft. Single family colonial home with two car garage.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/18/2004

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently a rear deck 8' x 12' and a front porch is being shown and approved. Currently a rear daylight basement is being shown and approved.
- 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:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

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.

_____ **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

_____ **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

4/16/04
Date

[Signature]
Signature of Inspections Official

4/16/04
Date

CBL: 436-A-15

Building Permit #: 04-0226

Chris Ballard
838-3800

46 Yale St.

Soil type/Presumptive Load Value (Table 401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	Depth not noted	
① Foundation Drainage Dampproofing (Section 406)	Shows drain - need filter fabric	
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
② Anchor Bolts/Straps (Section 403.1.4)	size of bolts?	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	Must be 7' - Not 8' - will speak w/ builder.	
③ Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12's - 6' + 7' span - OK w/ 25" x 25" PAD	
Sill/Band Joist Type & Dimensions	2x6 PT - OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10's - } 12 1/2 to 13' span	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10's } OK	

14" BC in garage - 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 OC	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10-S - OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
④ Fastener Schedule (Table 602.3(1) & (2))	Copy BOCA ✓	
Private Garage		
Section 309 and Section 407 1999 BOCA)		
Living Space ? (Above or beside) YES		
Fire separation OK - shows 5/8" sheetrock		
⑥ Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	shows 45 - OK - Need 4" min step down	
Egress Windows (Section 310)		
	OK	
Roof Covering (Chapter 9)	OK	
⑥ Safety Glazing (Section 308)	Need in 2 nd flr master bath - OK 60" above floor	
Attic Access (BOCA 1211.1)	OK	
Draft Stopping around chimney	N/A	

Header Schedule	OK - Shows built up 2-2x10 + 3-2x10's	
Type of Heating System		
Stairs Number of Stairways 2 Interior / Exterior / Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	OK see detail page	
Smoke Detectors Location and type/Interconnected	OK	
Plan Reviewer Signature		

See Chimney Summary Checklist

Ⓟ deck framing details?

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

Insp Copy

2004-0043

Application I. D. Number

3/9/2004

Application Date

Yale ST. Lot # 4

Project Name/Description

Mks Development Inc

Applicant

7 Terra Way , Falmouth , ME 04105

Applicant's Mailing Address

46 - 46 Yale St , Portland, Maine

Address of Proposed Site

436 A015001

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) _____

2195 sq. Ft.

7500 sq. Ft.

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 **3/9/2004**

Insp Approval Status:

Reviewer _____

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

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 | |

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

2004-0043
Application I. D. Number

03/09/2004
Application Date

Yale ST. Lot # 4
Project Name/Description

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

#48

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

46-46 Yale St , Portland, Maine
Address of Proposed Site
436 A015001
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) _____

2195 sq. Ft. **7500 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$250.00** Subdivision _____ Engineer Review **\$50.00** Date **03/09/2004**

DRC Approval Status:

Reviewer **Jay Reynolds**

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

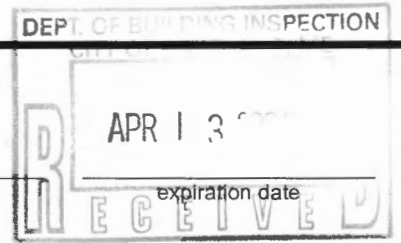
Approval Date **04/13/2004** Approval Expiration **04/13/2005** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **04/13/2004**
signature date

Performance Guarantee

Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____



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

2004-0043

Application I. D. Number

03/09/2004

Application Date

Yale ST. Lot # 4

Project Name/Description

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

#48

46 - 46 Yale St , Portland, Maine

Address of Proposed Site

436 A015001

Assessor's Reference: Chart-Block-Lot

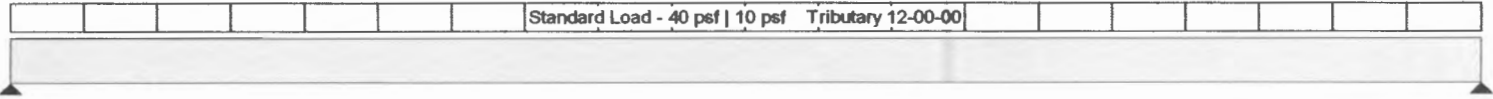
Approval Conditions of DRC

- 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.
- 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 #48 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.

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

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	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

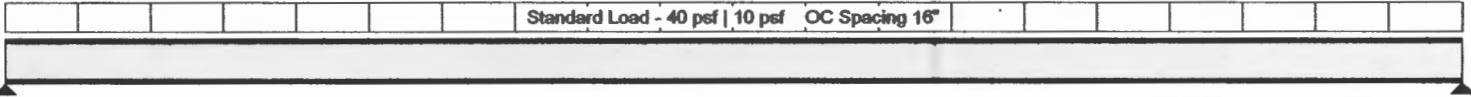
Notes

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 14" AJS™ 25 MSR

Job Name: ~~CARAGE DOOR HEADER~~
 Address:
 City, State, Zip: , *Joists*
 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

Disclosure

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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 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

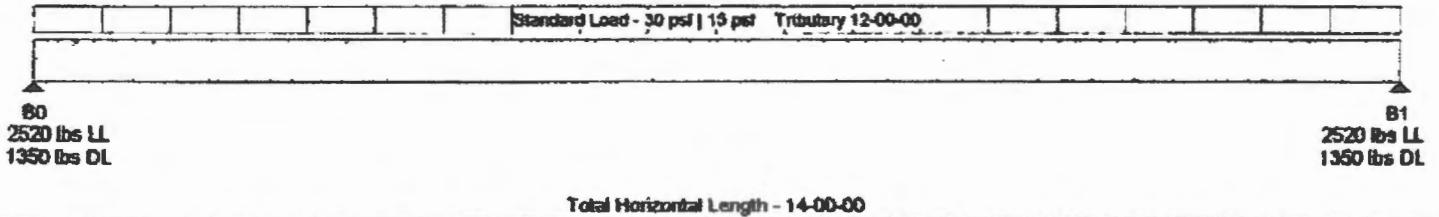
Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-3/4".
 Minimum bearing length for B1 is 1-3/4".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

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

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

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

Kitchen Area



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/284 (0.637")	91.0%		2	1
Live Load Defl.	L/405 (0.415")	88.9%		2	1
Max Defl.	0.637"	63.7%		2	1

Notes

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

Disclosure

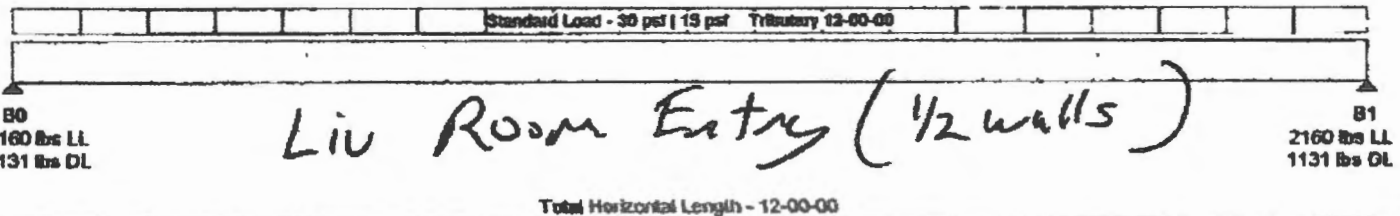
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Single 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF

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

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



General Data
 Version: US Imperial
 Member Type: Floor Beam
 Number of Spans: 1
 Left Cantilever: No
 Right Cantilever: No
 Slope: 0/12
 Tributary: 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	12-00-00	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	9874 ft-lbs	71.2%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	2657 lbs	45.2%	100%	2	1 - Left
Total Load Defl.	L/281 (0.512')	85.3%		2	1
Live Load Defl.	L/429 (0.336')	84.0%		2	1
Max Defl.	0.512'	51.2%		2	1

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

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)222-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BC®, 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.

Applicant: Chris Ballard

Date: 3/10/04

Address: 46 Yale St (lot #4)
called University Park

C-B-L: 436-A-015; 438-A-2

CHECK-LIST AGAINST ZONING ORDINANCE

++ 04-0226

Date - New Development

Zone Location - R-3

Interior or corner lot -

24.5' x 36'

22' x 24'

Proposed Use/Work - To construct new single family with attached 2 car garage

Sewage Disposal - City

8 x 12 REAR Deck
4 x 12 front porch

Lot Street Frontage - 50' min - 75' show

Front Yard - 25' min - 26' to porch

Rear Yard - 25' min - 28' to Deck

Side Yard - 14' min - 13.5' & 15' show - Can reduce one side & add to the other (28' total - 28.5' total shown)

Projections - 8 x 12 REAR Deck - 4 x 12 front porch

Width of Lot - 75' min - 75' show

Height - 35' max - 31.5' to lowest in rear - no raising would be better. This

Lot Area - 6,500 sq ft min - 7,500 sq ft given

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

Area per Family - 6,500 sq ft

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

Loading Bays - N/A

Site Plan - minor/minor #2004-0043

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zmax

24.5 x 36 =	882
22 x 24 =	528
8 x 12 =	96
4 x 12 =	48
	<hr/>
	1554 sq ft

1554 sq ft

HAS A daylight basement in REAR

JAY Reynolds has a problem with this: grade

OK
close
check
setbacks!

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>Plan lot# 4 Yale Street, Portland</u>		
Total Square Footage of Proposed Structure <u>2195 SF (living space)</u>	Square Footage of Lot <u>7500 SF.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>436</u> Block# <u>A</u> Lot# <u>15</u>	Owner: <u>MKS Development, Inc</u> <u>7 Terraway</u> <u>Falmouth, Me.</u>	Telephone: <u>838-3800</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>CHRISTOPHER BALLARD INC</u> <u>7 TERRAWAY</u> <u>FALMOUTH, ME 04105</u>	Cost Of Work: \$ <u>134,000.00</u> Fee: \$
Current use: <u>vacant</u>		Bldg Fee \$/ <u>1227.00</u> Site <u>300.00</u> Cop <u>75.00</u> # <u>153200</u> owes \$ <u>70.00</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>		
Project description: <u>Colonial style home w/ two car garage</u>		
Contractor's name, address & telephone: <u>838-3800</u>		
Who should we contact when the permit is ready: <u>CHRISTOPHER BALLARD INC</u> <u>7 TERRAWAY</u> <u>FALMOUTH, ME 04105</u>		
Mailing address:		
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: <u><i>Ch P M</i></u>	Date: <u>3/8/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
 If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

Book 20376

PAGE 314

Recorded 10/10/03

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:

WESCOTT & PAYSON II, LLC

[Signature]
Witness

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/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 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.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: July 22, 2004
RE: C. of O. for 48 Yale Street
(436A015) (ID 2004-0043)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Please contact me if you have any questions or comments.
Thank You.

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

File: O:\plan\drc\yalelot4a.doc

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 26, 2004

Christopher Ballard, Inc.
7 Terra Way
Falmouth, ME 04105

RE: Yale Street Subdivision, Lots 2, 4, and 5

Dear Mr. Ballard,

After meeting on site to look at the buildout of lots 2 and 5 of the Yale Street Subdivision, it was noticed that the buildout does not match the approved site plans. As discussed, the daylight basement features on lots 2 and 5 are not indicated on the site plan. As a result, the approved grading plans are not being constructed as proposed.

At this time, the City requests that you apply for a minor site plan amendment to the Yale Street Subdivision plan. In particular, this amendment should show new/proposed topography and a revision to sheet #9 (grading and drainage) is requested.

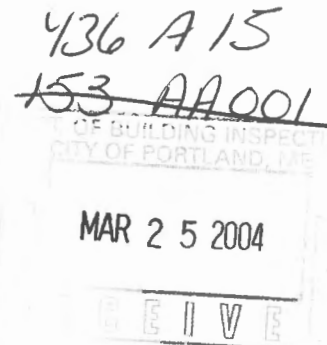
Also, we had met previously to discuss the swale behind the lots and the effort to conserve some of the existing trees. Tree preservation may make it difficult, or perhaps impossible, to construct the swale. Please address this within your amendment.

Currently lot 4's building permit application shows the same, building plans that do not match the grading/site plan. As I understand, you will be re-submitting to address this lot as well.

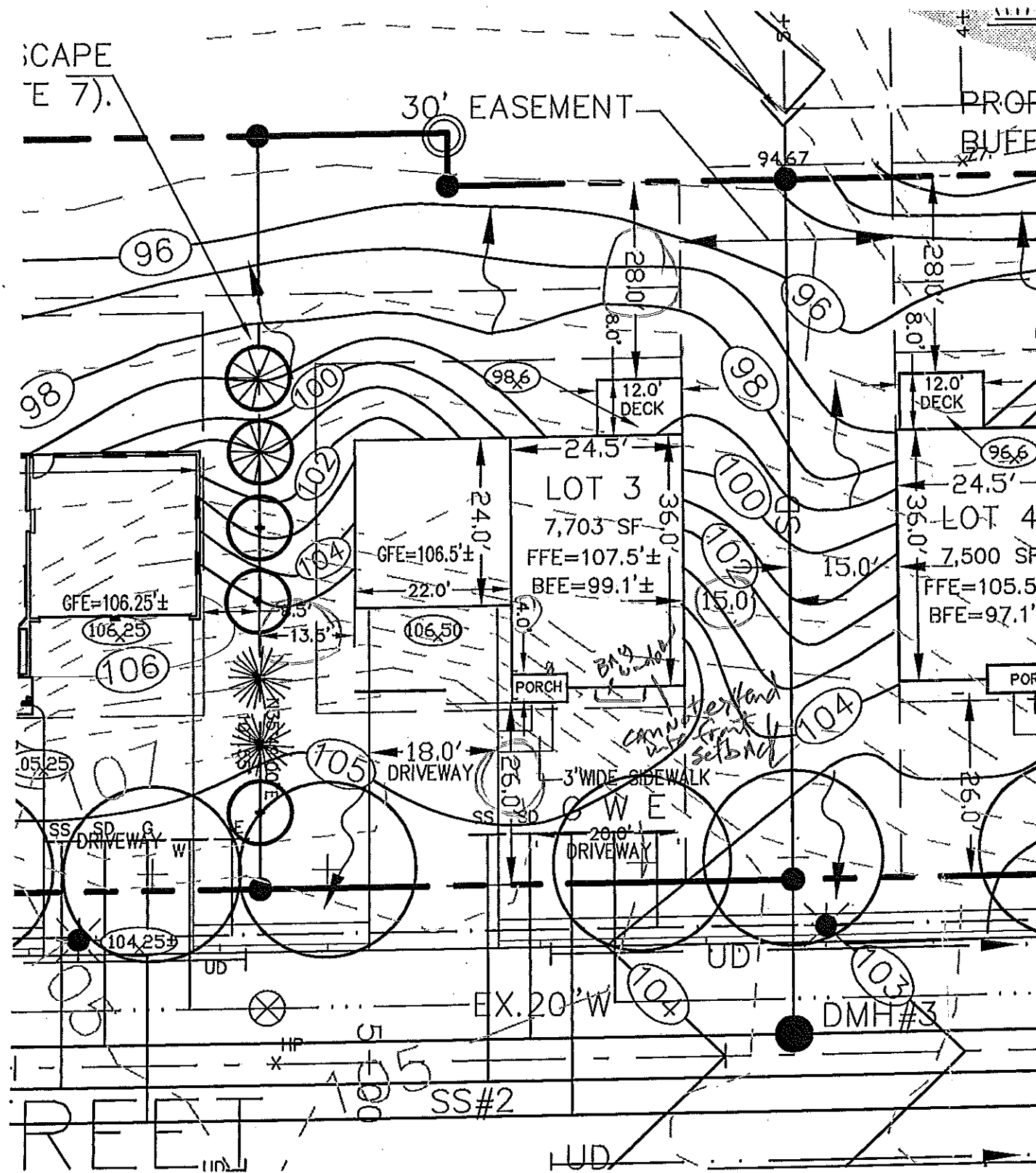
Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Todd Merkle, Public Works Department
— Mike Nugent, Inspection Services Manager
Marge Schmuckal, Zoning Administrator






REFERENCE:



NOTES:

1. GRADING ON LOTS IS CONCEPTUAL BASED ON SHEET C-9, GRADING, DRAINAGE & EROSION CONTROLS PLAN OF "YALE COURT PRUD SITE PLANS AND SHEET 2, CONCEPTUAL GRADING & DRAINAGE PLAN OF AMENDED SUBDIVISION PLAN OF LOTS AT UNIVERSITY PARK" AS APPROVED BY CITY OF PORTLAND.
2. DRIVEWAYS, UTILITY CONNECTIONS, LIGHT POLES, AND STREET TREES SHOWN ARE AS SHOWN ON SHEET C-9 OF APPROVED PLANS. NO AS-BUILT INFORMATION FOR THESE IMPROVEMENTS ON YALE STREET IS AVAILABLE.
3. BUILDING FOOTPRINT AND LAYOUT SHOWN IS BASED ON FLOOR PLAN PROVIDED BY OWNER.
4. SITE ADAPTATION FOR LOT 3 AS SHOWN ON THIS PLAN BY LAND USE CONSULTANTS 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. LANDSCAPE BUFFER BETWEEN LOTS SHALL BE PLANTED BY DEVELOPER UPON FINAL GRADING OF BOTH LOTS AS SHOWN.

-  6' WHITE PINE
-  2' RHODODENDRON
-  6' ARBORVITAE

engineers
planners
landscape
architects

966 RIVERSIDE STREET
PORTLAND, MAINE 04103

Voice (207) 878 - 3313
Fax (207) 878 - 0201
landuse@landuseinc.net



Land Use Consultants, Inc.

PREPARED FOR:

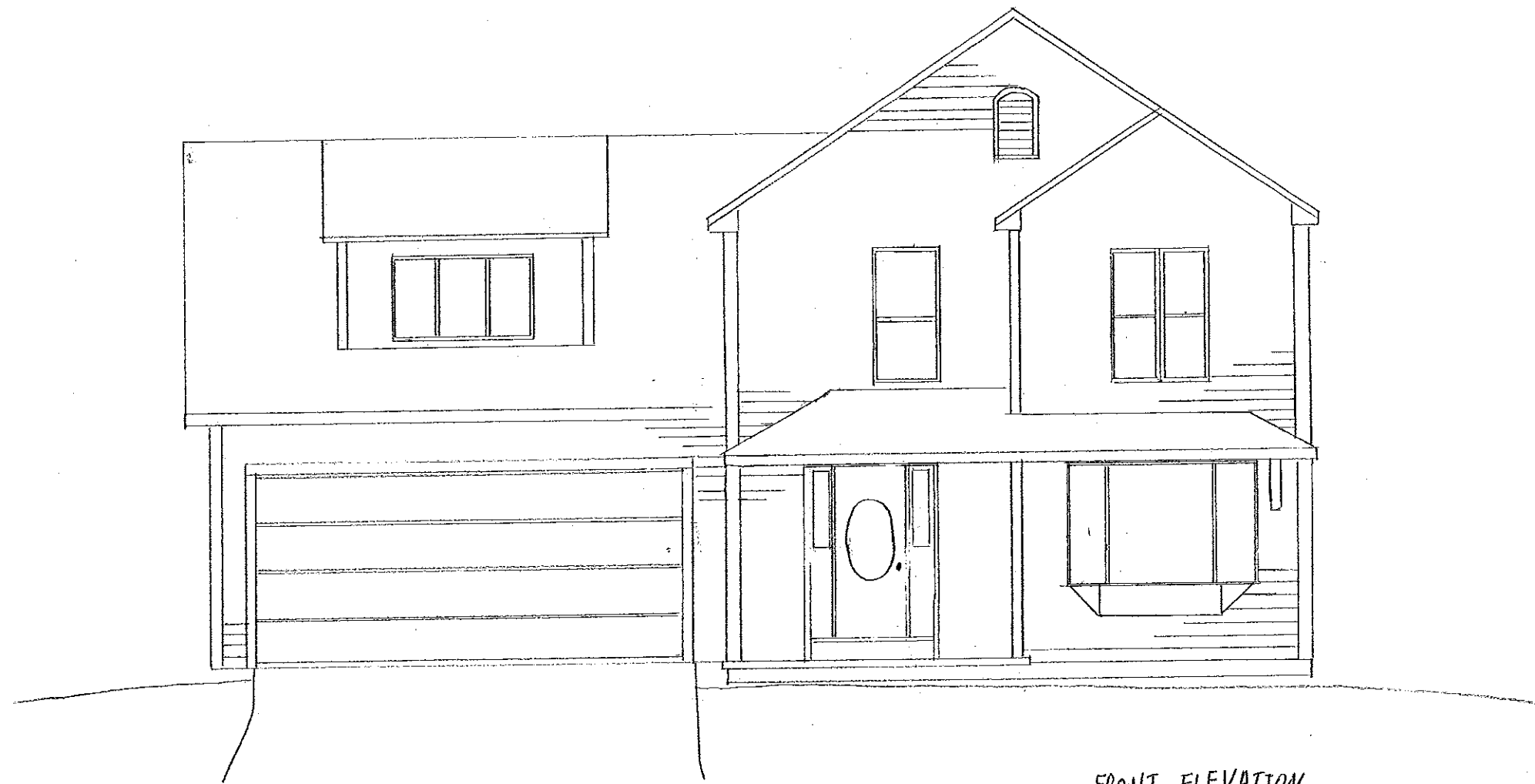
CHRISTOPHER J. BALLARD, INC.
FALMOUTH, MAINE

TITLE:
LOT 3
UNIVERSITY PARK
YALE STREET
BUILDING SITE LAYOUT

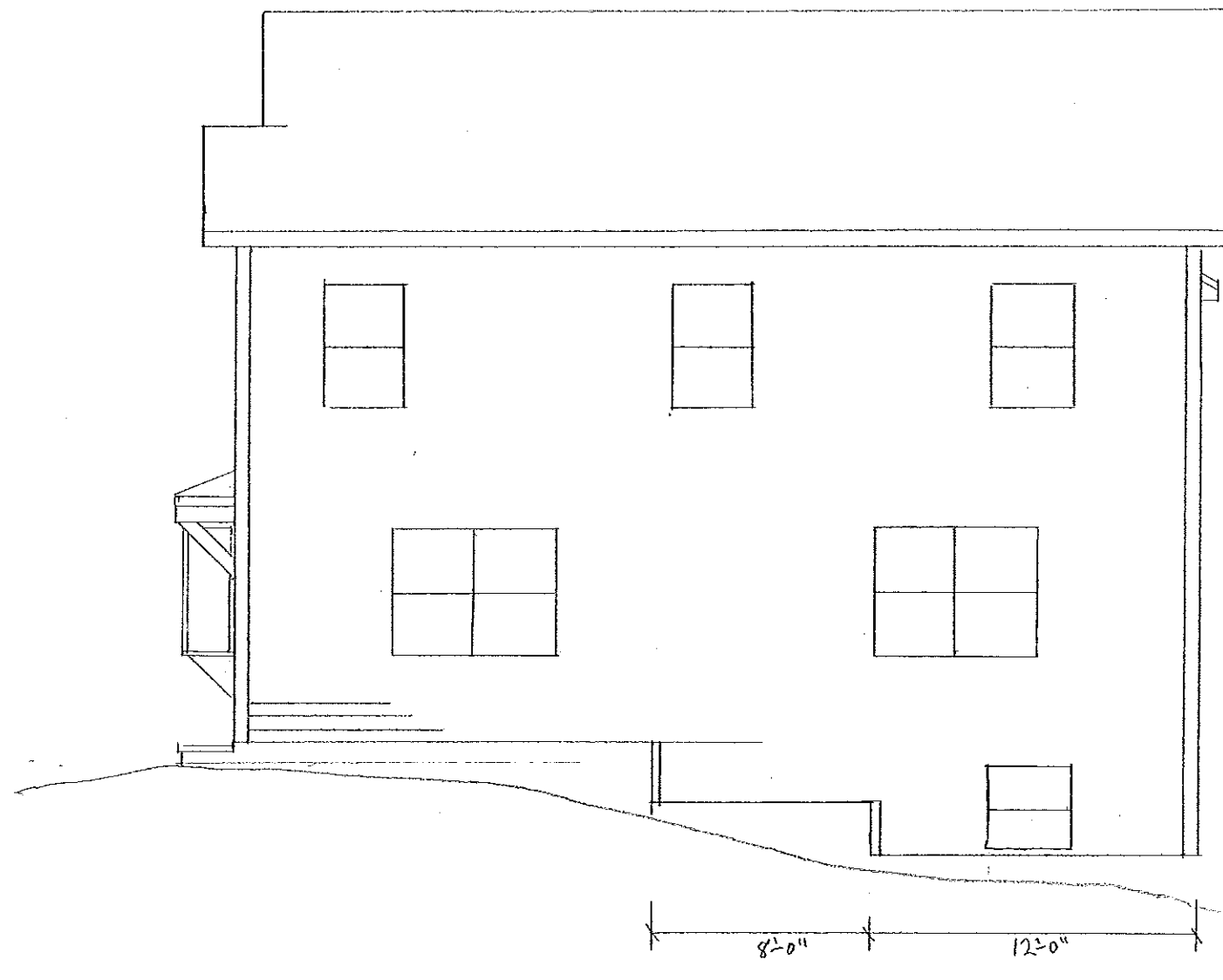
DATE: 05-04-04

SCALE: 1" = 20'

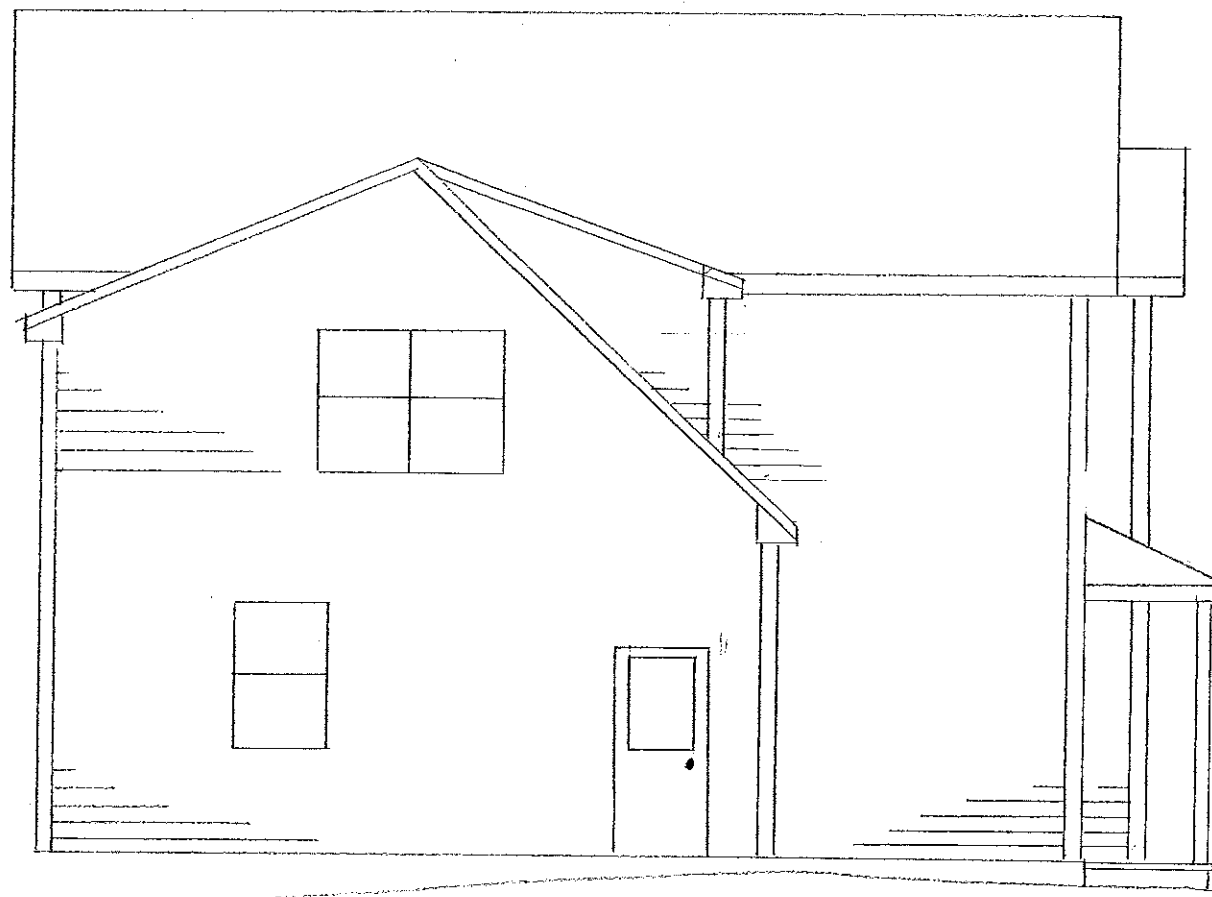
JOB #: 4251



FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

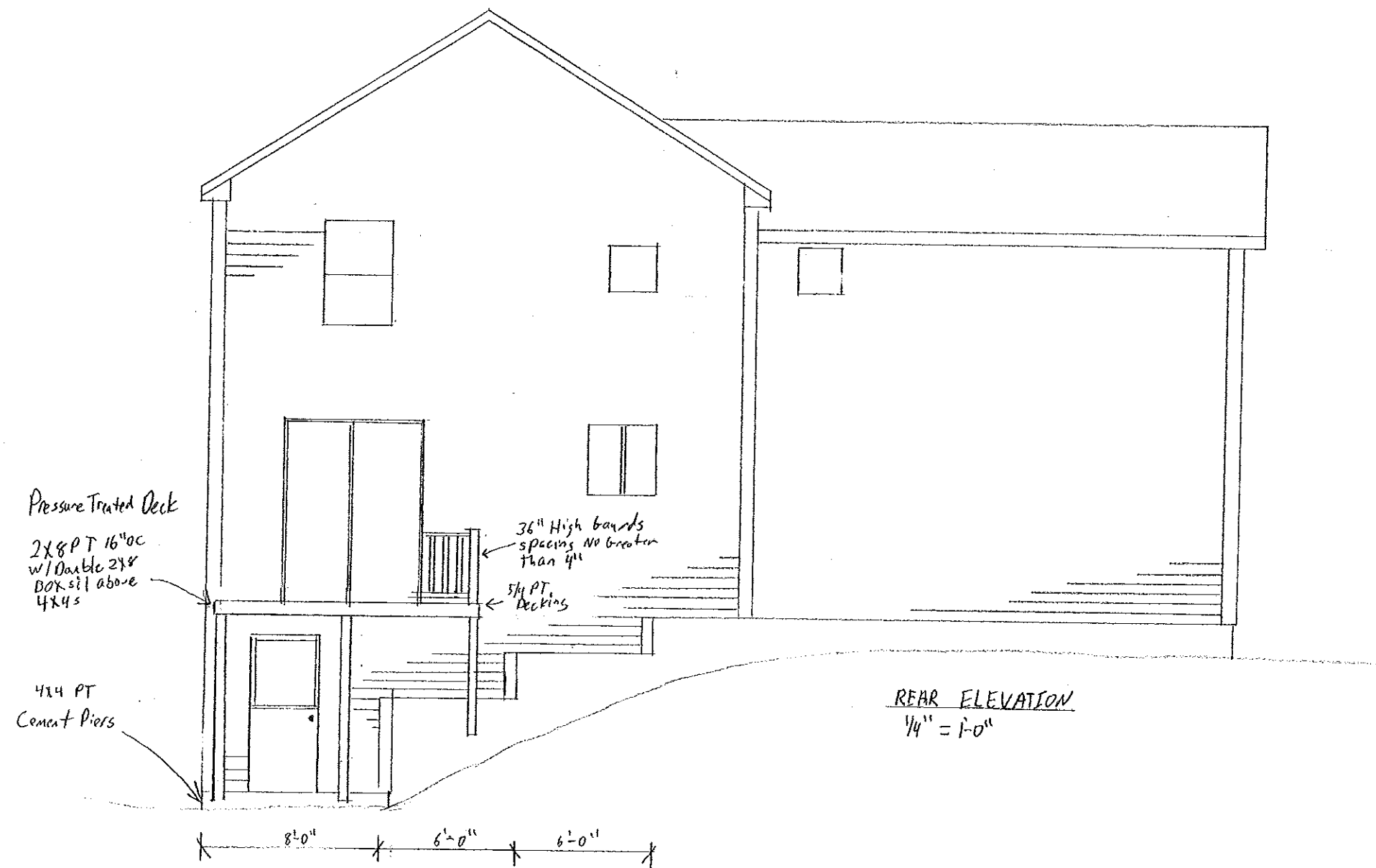


RIGHT ELEVATION
1/4" = 1'-0"

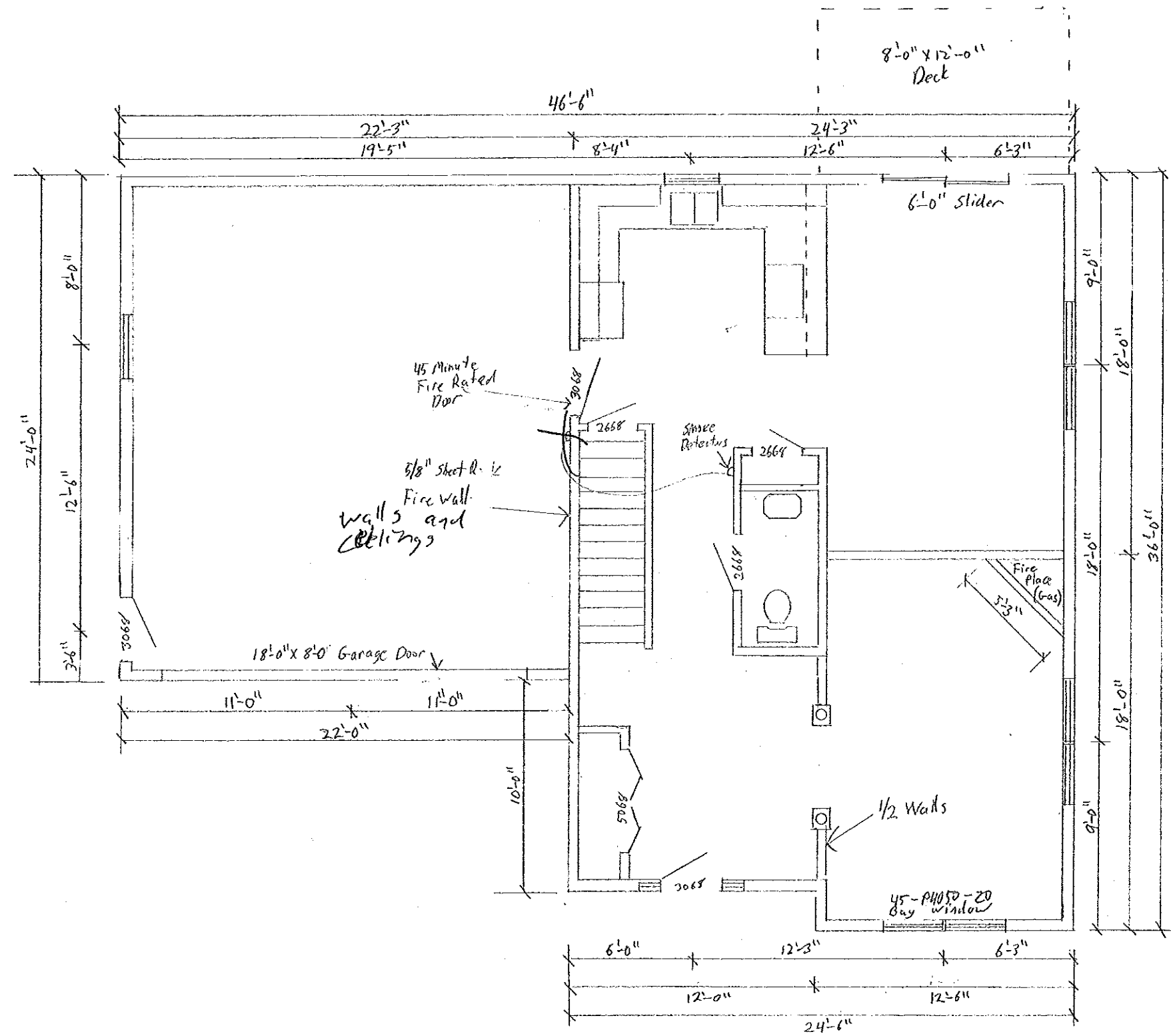


LEFT ELEVATION
1/4" = 1'-0"

CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105

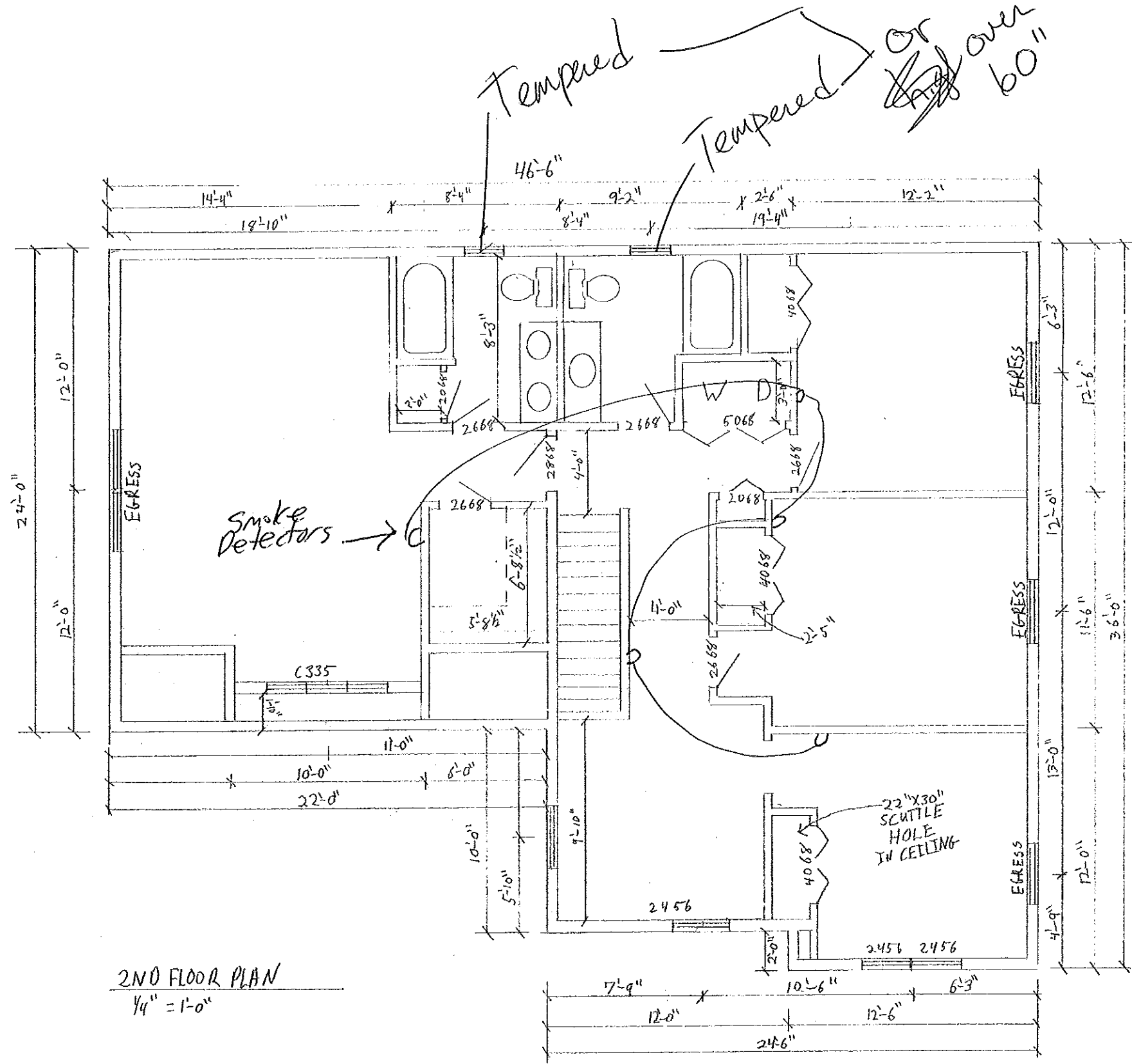


CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105



1st FL.

CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105
 1/4" = 1'-0"

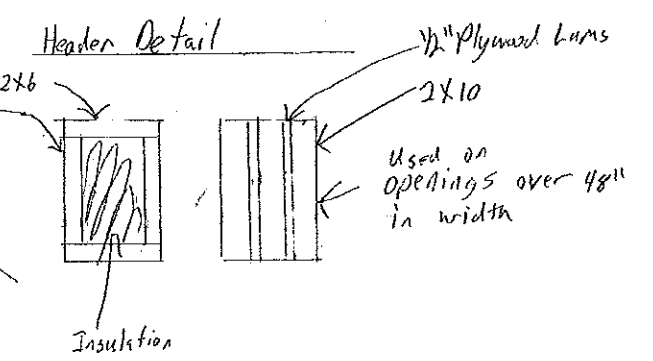
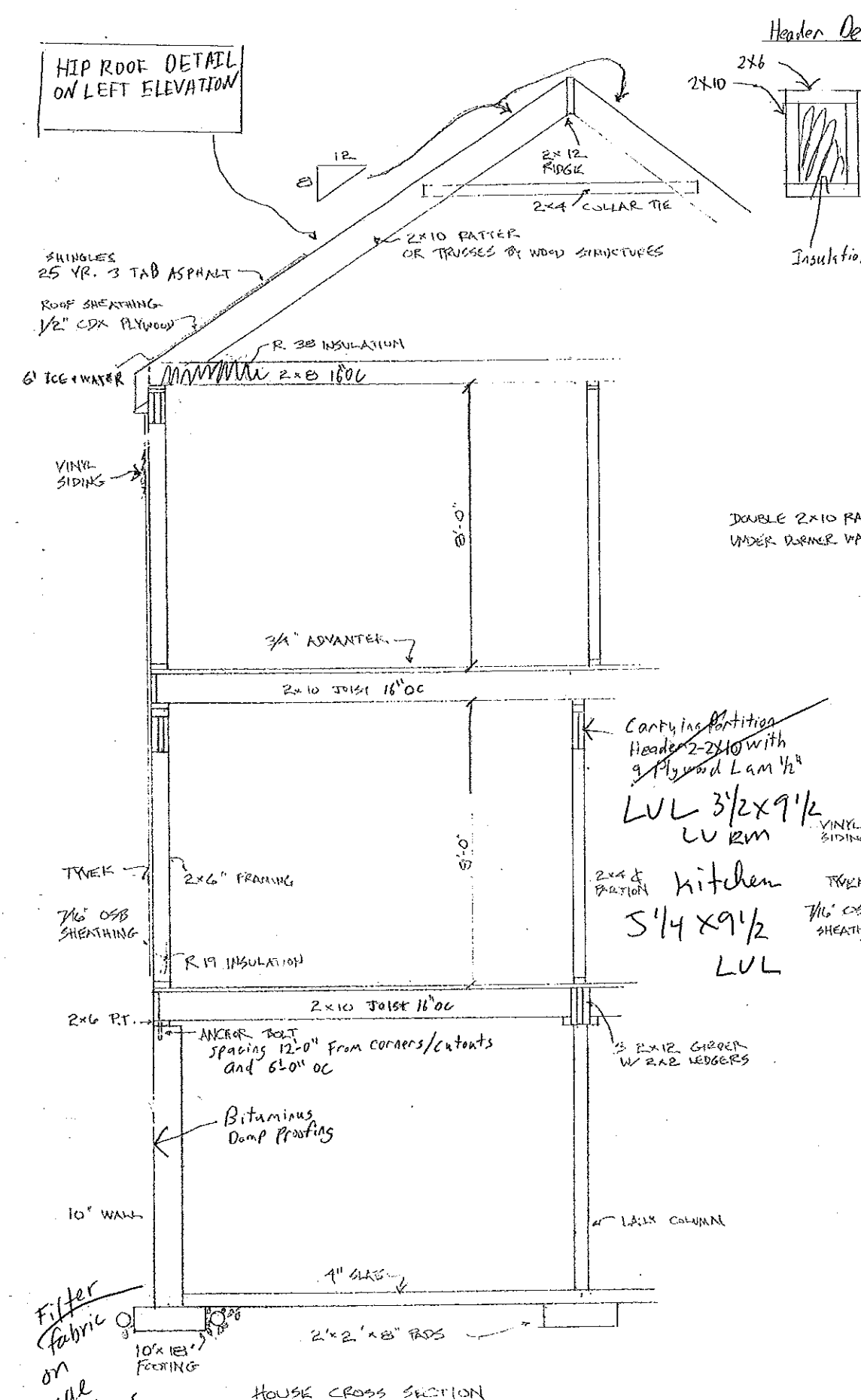


Tempered
Tempered or over 60"

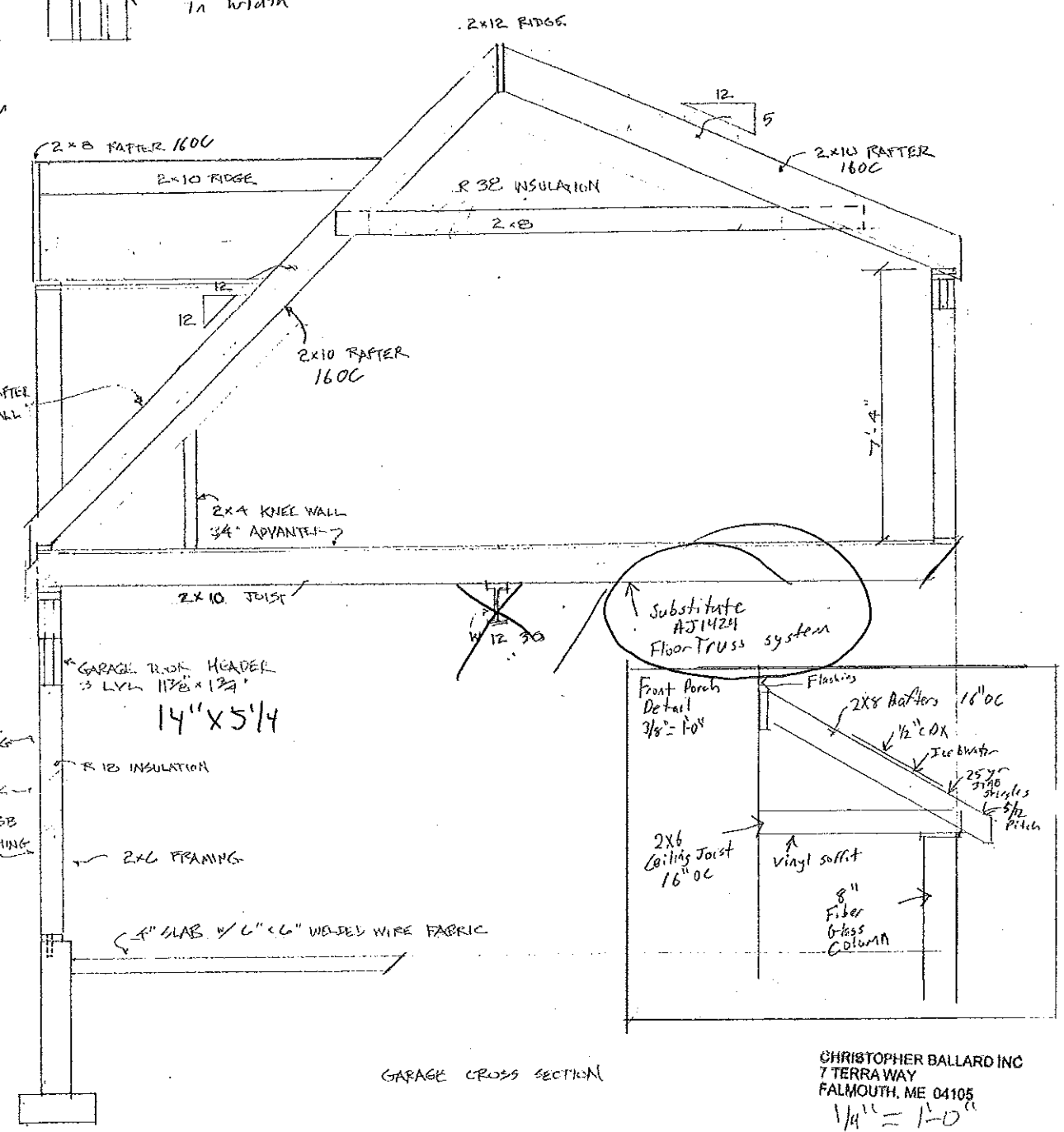
2ND FLOOR PLAN
1/4" = 1'-0"

ZAD

HIP ROOF DETAIL ON LEFT ELEVATION



Fasteners Per BOCA 1999



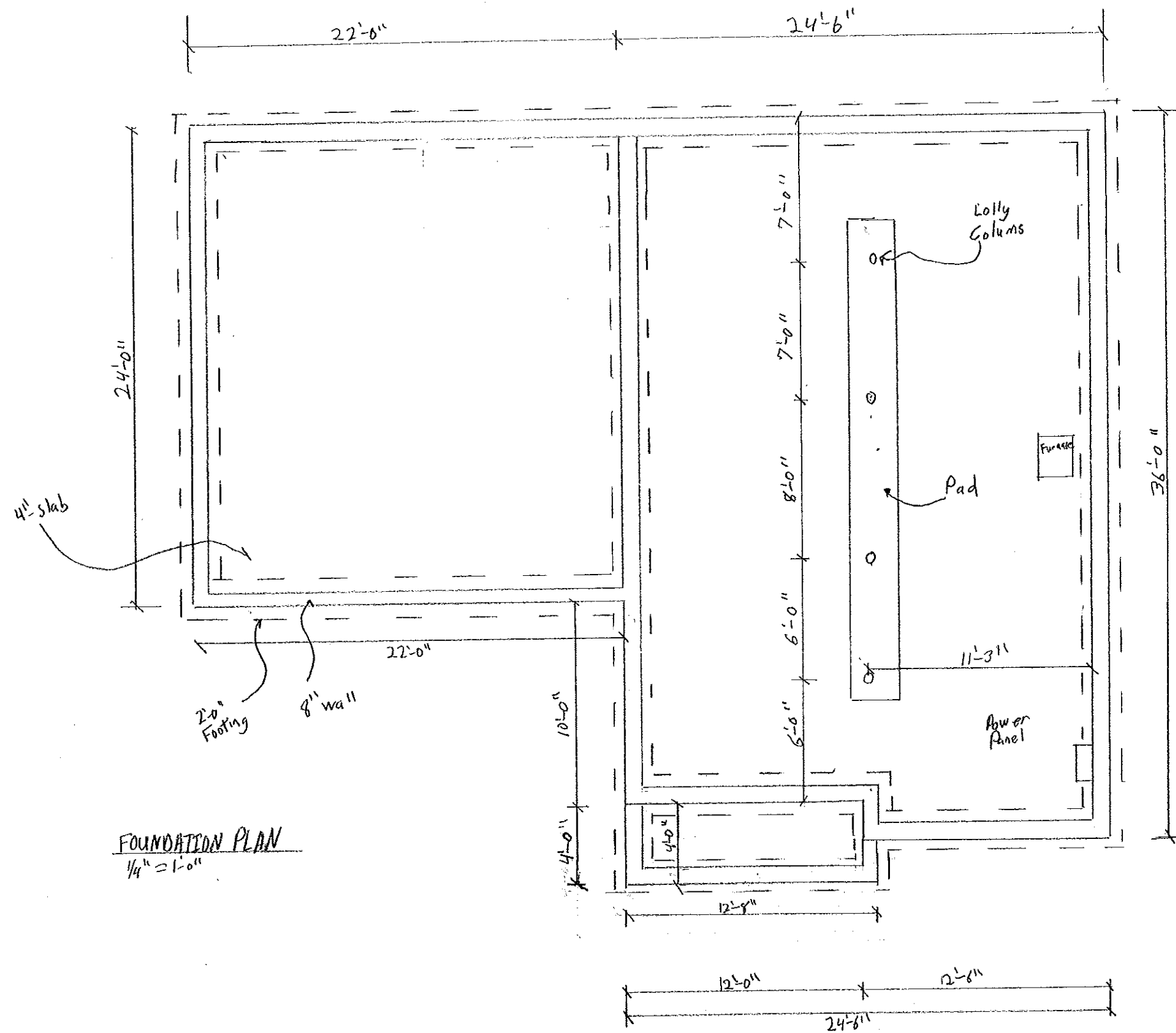
GARAGE CROSS SECTION

CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105
1/4" = 1'-0"

<p>7.57" RISER 10"-0" TREAD HOUSE STAIR DETAIL</p>	<p>Stair rails 34" to 38" above leading edge of nosing</p>
<p>Maximum Riser Ht 7.75" Minimum Tread Depth 10"</p>	<p>Guards will be 36" in Ht. Spacing will be no more than 4" (Maximum) All rails will be returned</p>
	<p>Minimum Head Room From Leading edge of tread to ceiling is 6'-8"</p>

Filter fabric on garage plans.

HOUSE CROSS SECTION



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

CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105