

PLEASE READ THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT SECTION

PERMIT

Permit Number: 041197

PERMIT ISSUED
SEP 17 2004
CITY OF PORTLAND

This is to certify that Mks Development Inc /Chris Ballard
has permission to Build new 2159 sq. Ft. Colonial style single family with 2 car garage.
AT 76 Yale St Lot #9 438 A008001

provided that the person or persons performing or causing to be performed in accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is occupied or closed-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

Jamie Burke 9/10/04
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: 04-1197	Issue Date:	CBL: 438 A008001
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Location of Construction: 76 Yale St <i>lot #9</i>	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone: 207-781-8822
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: <i>R-3</i>

Past Use: Vacant Land	Proposed Use: Build new 2159 sq. Ft. colonial style single family with 2 car garage.	Permit Fee: \$1,302.00	Cost of Work: \$134,000.00	CEO District: 4
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Proposed Project Description: Build new 2159 sq. Ft. Colonial style single family with 2 car garage.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R3 BOCA 1999</i> Type: <i>5B</i> Signature: <i>JMB 9/29/04</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 08/17/2004	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 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-0169</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>8/30/04</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

2/23/05 Final inspection. Met on site w/ Chris. OK.

For issuance of cb. Unable to locate original permit.

Inspections to date:

9/22/04	Footings/Setbacks	by J. Reed
9/29/04	BACKFILL	by J. Reed
10/13/04	UNDERGROUND Electric	M. Collins
1/04/05	close in	T. Munson
2/23/05	Final	J. Reed



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 76 Yale St Lot #9

CBL 438 A008001

Issued to Mks Development Inc /Chris Ballard

Date of Issue 02/24/2005

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. 04-1197, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Single family dwelling w/ attached 2 car garage

APPROVED OCCUPANCY

Use Group R3 Type 5B
Boca 1999

Limiting Conditions:

This is a temporary certificate of occupancy and shall expire on 6/15/05. All exterior site work must be complete by that date for issuance of permanent c/o.

**This certificate supersedes
certificate issued**

Approved:

2/24/05

(Date)

Chris Ballard

Inspector

[Signature]

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

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

Permit No: 04-1197	Date Applied For: 08/17/2004	CBL: 438 A008001
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Location of Construction: 76 Yale St Lot #9	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone: 207-781-8822
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: Build new 2159 sq. Ft. colonial style single family with 2 car garage.	Proposed Project Description: Build new 2159 sq. Ft. Colonial style single family with 2 car garage.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/30/2004
Note: **Ok to Issue:**

- 1) NO DAYLIGHT BASEMENT is being approved with the issuance of this permit.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently a rear 8' x 12' deck and 4' x 12' front porch is being approved with the issuance of this permit.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

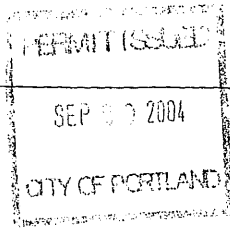
Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/20/2004
Note: 9/7/04 waiting for DRC approval **Ok to Issue:**

- 1) The stairs from the garage to the basement must be code compliant, they are not considered bulkhead stairs
- 2) A tempered window will be required in the second floor bath within 3' of shower and below 60".
- 3) 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:** Jay Reynolds **Approval Date:** 09/16/2004
Note: **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) 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.
- 3) 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.
- 4) Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 09/16/2004
Note: **Ok to Issue:**



041197

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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 9 Yale St. Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>2159 SF</u>	Square Footage of Lot <u>7,500.5F</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>138</u> Block# <u>A</u> Lot# <u>8</u>	Owner: <u>MKS Development, Inc. Falmouth, Me.</u>	Telephone: <u>781-8822</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Christopher J. Ballard, Inc. 7 Terraway, Falmouth, ME</u>	Cost Of Work: \$ <u>134,000.00</u> Fee: \$
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>		
Project description: <u>colonial style home w/ 2 car garage</u>		
Contractor's name, address & telephone: <u>Chris Ballard 7 Terraway, Falmouth, Me. 04105</u>		
Who should we contact when the permit is ready: <u>"</u>		
Mailing address: <u>same</u>	<u>"</u>	<u>838-3800</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: <u>[Signature]</u>	Date: <u>AUG 11, 2004</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

Lot #9 76 Yale St. #04-1197
438-A-8

Soil type/Presumptive Load Value (Table 401.4.1)	Subdivision Plan	
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	10x18-8'	OK
Foundation Drainage Dampproofing (Section 406)	drain, Fabric, bituminous	OK
Ventilation (Section 409.1) Crawls Space ONLY	3 windows	OK
Anchor Bolts/Straps (Section 403.1.4)	6" O.C. 12" Corners/cuts	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2 lally 2x2x8"	OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12 6'+8'	OK carrying 1 floor header also in 1st Floor partition
Sill/Band Joist Type & Dimesions	2x6 PT 2x10	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C. Garage AS1424 Truss	OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 16 o.c. 2x4 collar tie	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	5:12 / 8:12 2x10 16 o.c. 12' 11' 2x12 Hips	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 Advantec, 7/16 OSB, 1/2 CDX	OK
Fastener Schedule (Table 602.3(1) & (2))	BOCA 1999	OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)		
Fire separation	5/8 walls/ceiling	OK
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	45 min	OK
Egress Windows (Section 310)	Yes OK	OK
Roof Covering (Chapter 9)	25 yr Asphalt	OK
Safety Glazing (Section 308)	2nd FL Rt Bath	OK condition
Attic Access (BOCA 1211.1)	22x30	OK
Draft Stopping around chimney	N/A	

Header Schedule	over 48" - 32x10 or LVL'S	
Type of Heating System	Side vent Furnace	OK
Stairs		OK
Number of Stairways	3	
Interior	3	OK
Exterior	0	garage
Treads and Risers (Section 314)	7 ³ / ₄ max 10" min	OK
Width	3'	
Headroom	6'8"	OK
Guardrails and Handrails (Section 315)	36" returned	OK
Smoke Detectors Location and type/Interconnected	ALL Bdrms / protecting ALL levels intercont. / batt	OK
Plan Reviewer Signature		

See Chimney Summary Checklist

Deck 2x8 16oc.

3 piers - 2-2x8 Beam max 7'6" ok

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS		
		Summary	See Section	
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1	
		2-inch minimum thickness for hearth extension.	1003.9.2	
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10	
		12 inches for fireplace opening greater than or equal to 6 square feet.		
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10	
		20 inches for fireplace opening greater than or equal to 6 square feet.		
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9	
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11	
		12-inch minimum firebox depth for Rumford fireplaces.		
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5	
Distance from top of opening to throat	G	8 inches minimum.	1003.7	
Smoke chamber	H	Wall thickness	6 inches lined; 8 inches unlined.	1003.8
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1	
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1	
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18-inches, and two ties at each bend in vertical steel.	1003.3.2	
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7	
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;	
		1/2-inch grout or airspace between liner and wall.	1001.9	
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12	
Clearances	N	From chimney	2 inches interior, 1 inch exterior.	1001.15
From fireplace		2 inches front, back or sides.	1003.12	
Combustible trim or materials		6 inches from opening.	1003.13	
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6	
Anchorage ^a	O	Strap	3/16 inch by 1 inch.	1003.4
Number		Two.		
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.		
Fasten to		Four joists.		
Bolts		Two 1/2-inch diameter.		
Footing	P	Thickness	12-inch minimum.	1003.2
Width		6 inches each side of fireplace wall.		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

Applicant: Chris Ballard

Date: 8/30/04

Address: 76 Yale St (lot #9)

C-B-L: 438-A-008

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development permit # 04-1197

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct A New single family Dwelling with Attached 24.5' x 36' 22 x 24
Sewage Disposal - City with rear deck 8' x 12' 2 car garage

Lot Street Frontage - 50' min

Front Yard - 25' min req - 26' given

Rear Yard - 25' min req - 28' given

Side Yard - 14' min req - 14.3' & 14.3' given

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

Width of Lot - 75' min - 75' given

Height - 35' MAX - 23.5' scaled

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

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

Area per Family - 6,500 sq ft

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

Loading Bays - N/A

Site Plan - minor/minor # 2004-0169

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

NO Daylight Basement shown

	22
24.5 x 36 =	882
22 x 24 =	528
8 x 12 =	96
4 x 12 =	48
<u> </u>	<u> </u>
	1530 sq ft

porch projection →

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

2004-0169
Application I. D. Number

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

8/13/2004
Application Date

Yale St. (Lot # 9)
Project Name/Description

Consultant/Agent 76 - 76 Yale St , Portland, Maine

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

Address of Proposed Site
438 A008001

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) _____

2159 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 8/17/2004

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

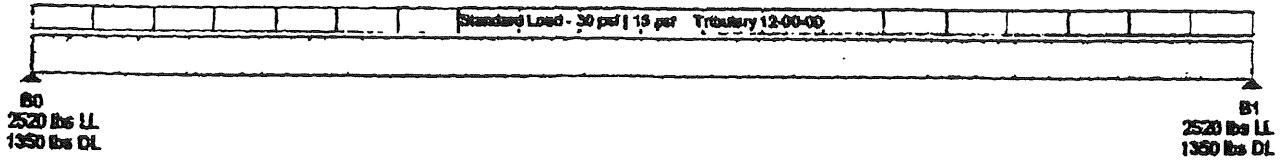
- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building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

Single 5 1/4" 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 : F801
Description:
Specifier:
Designer: MB
Company: Hancock Lumber
Misc:

Kitchen Area



Total Horizontal Length - 14-00-00

General Data

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

Load Summary

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

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	13544 ft-lbs	65.1%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Shear	3432 lbs	38.2%	100%	2	1 - Left
Total Load Defl.	L284 (0.637")	91.0%		2	1
Live Load Defl.	L405 (0.415")	80.9%		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 (US90) 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

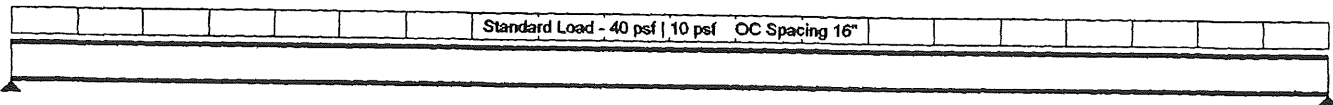
Disclosure
 The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products 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)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BC1®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIMS®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AIS™ are trademarks of Boise Cascade Corporation.

Single 14" AJS™ 20 MSR

Job Name: ~~GARAGE FRAMER~~
 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

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	80.7%	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/439 (0.602")	54.7%		2	1
Live Load Defl.	L/548 (0.481")	87.5%		2	1
Max Defl.	0.602"	60.2%		2	1
Span / Depth	18.9	n/a			1

Notes

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

Disclosure

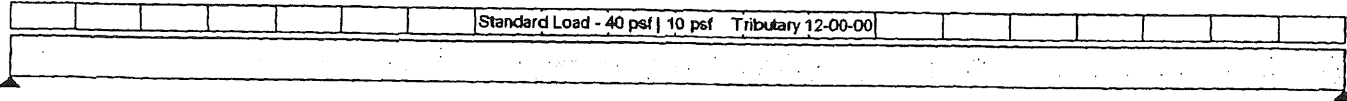
The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must 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 JJS™ are trademarks of Boise Cascade Corporation.

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®, 3C RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and JS™ 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

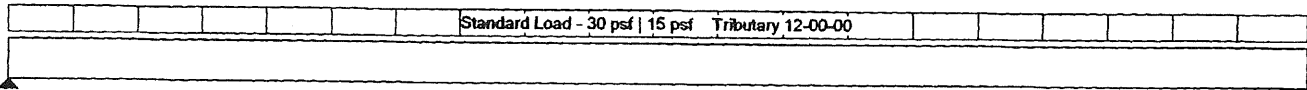
Notes

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 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF

Job Name: ~~GARAGE-DOOR-HEADER~~
 Address:
 City, State, Zip: **LIV. ROOM ENTRY**
 Customer:
 Code reports: ICBO 5663, NER 442

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



2160 lbs LL
 1131 lbs DL

2160 lbs LL
 1131 lbs DL

Total Horizontal Length - 12-00-00

General Data

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

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	Trib.	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	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	2857 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

Notes

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

Disclosure

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QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

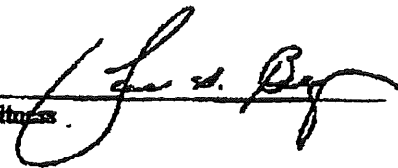
Book 20376
Page 314
Recorded 10/10/03

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:

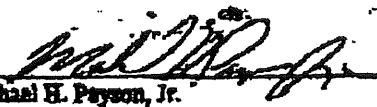
SEE EXHIBIT A ATTACHED HERETO

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:

Witness 

WESCOTT & PAYSON II, LLC

By: 
Michael H. Payson, Jr.
Its: Manager and Member

STATE OF MAINE
CUMBERLAND, SS.

October 9, 2003

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

Before me,


Attorney at Law/Notary Public

EXHIBIT A:

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

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

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

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

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

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

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

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

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

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

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

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

Reference is herein made to a Standard Boundary Survey made for Wescott & Payson II by 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 Recoding Plat - Amendment to "Plan of Lots" at University Park" prepared for Wescott & Payson II by Land Usa 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.

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.

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

- 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.

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

Signature of Applicant/Designee

Date 9/20/04

Signature of Inspections Official

Date

CBL: 438-A-8

Building Permit #: 04-1197

Lot #9 - 76 Yale St.

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0008		ISSUE DATE: JAN 13 2005		BL: 438 A008001	
Location of Construction: 76 Yale St	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone:		
Business Name:	Contractor Name: Jim Jackson	Contractor Address: 30 Bolton Street	Phone: 311810		
Lessee/Buyer's Name	Phone:	HVAC			Zone: R3
Past Use: Single Family Home	Proposed Use: Single Family Home / Install weil Mclain Direct Vent Boiler	Permit Fee: \$57.00	Cost of Work: \$3,500.00	CEO District: 4	
Proposed Project Description: Install weil Mclain Direct Vent Boiler		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: HVAC		
		Signature:	Signature: JMB 1/12/05		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:		

Permit Taken By: Idobson	Date Applied For: 01/03/2005	Zoning Approval		
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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM@ Date: JMB 1/12/05	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: JMB

CERTIFICATION

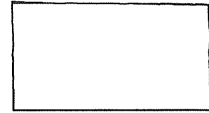
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition,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



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



438 A 8

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL LOT 9 Valer at Portland Use of Building Single Date 1-3-05
Name and address of owner of appliance CRIS BALLARD Lot 9 Valer at Portland

Installer's name and address Jim Jackson 30 Bolton St Portland
Telephone 831-1811

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: West McClain
U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # 2731
- Solid Fuel # _____
- Oil # _____
- Gas # PAT 1104
- Other _____

Type of Chimney:

- Masonry Lined
- Factory built _____

- Metal
- Factory Built U.L. Listing # _____

Direct Vent
Type _____

Type of Fuel Tank

- Oil
- Gas

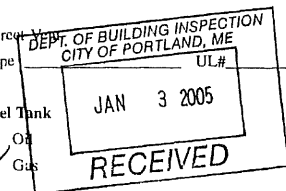
Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 3500

Permit Fee: \$ 57.00



Approved

Approved with Conditions

Fire: _____

See attached letter or requirement

Ele.: _____

Bldg.: JMB

Inspector's Signature

Date Approved

Signature of Installer Jim M. Jackson

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0008	Date Applied For: 01/03/2005	CBL: 438 A008001
-----------------------	---------------------------------	---------------------

Location of Construction: 76 Yale St	Owner Name: Mks Development Inc	Owner Address: 7 Terra Way	Phone:
Business Name:	(Contractor Name): Jim Jackson	Contractor Address: 30 Bolton Street Portland	Phone: (207) 831-1810
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	
Proposed Use: Single Family Home / Install weil Mclain Direct Vent Boiler		Proposed Project Description: Install weil Mclain Direct Vent Boiler	

Dept: Zoning Status: Approved Reviewer: Jeanine Bourke Approval Date: 01/12/2005
 Note: Ok to Issue:

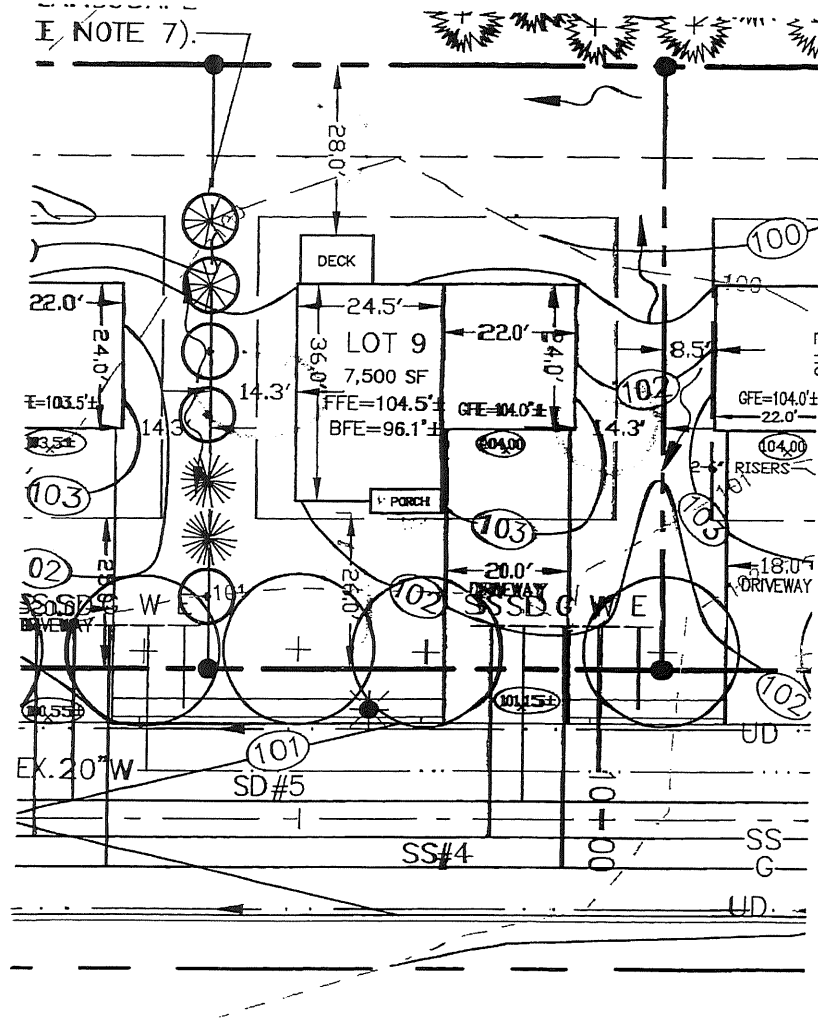
Dept: Building Status: Approved Reviewer: Jeanine Bourke Approval Date: 01/12/2005
 Note: Ok to Issue:

1) The installation must comply with the State of Maine Gas Regulations.

certificate of occupancy.
 4) Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a

Dept: Planning Status: Not Applicable Reviewer: Jay Reynolds Approval Date: 09/16/2004
 Note: Ok to Issue:

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 9 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. CONSTRUCT DITCH TO PROVIDE POSITIVE DRAINAGE THROUGH LOTS 10 THROUGH 5.

200 RIVERSIDE STREET
PORTLAND, MAINE 04105
Tel: (603) 878-2333
Fax: (603) 877-0100
landuse@landuseinc.net



Land Use Consultants, Inc.

PREPARED FOR:

CHRISTOPHER J. BALLARD, INC.
FALMOUTH, MAINE

LOT 9
UNIVERSITY PARK
YALE STREET
BUILDING SITE LAYOUT

SCALE: 1" = 20'; DATE: 08-09-04

JOB # 4251

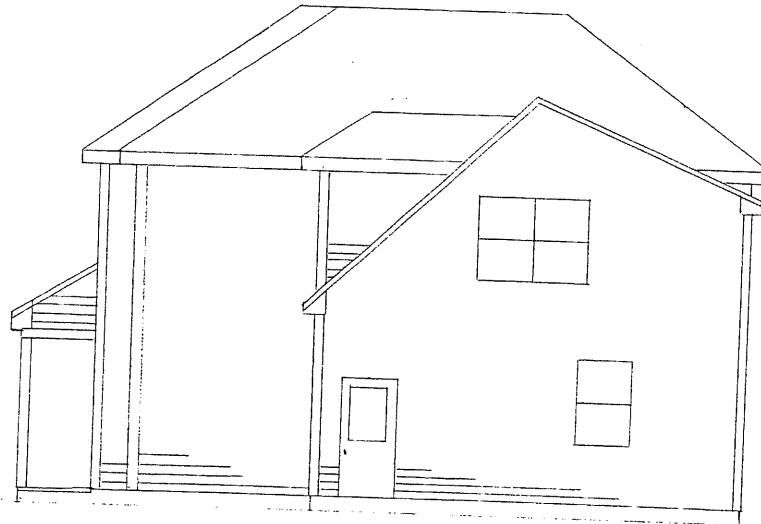
438 A 008

12



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

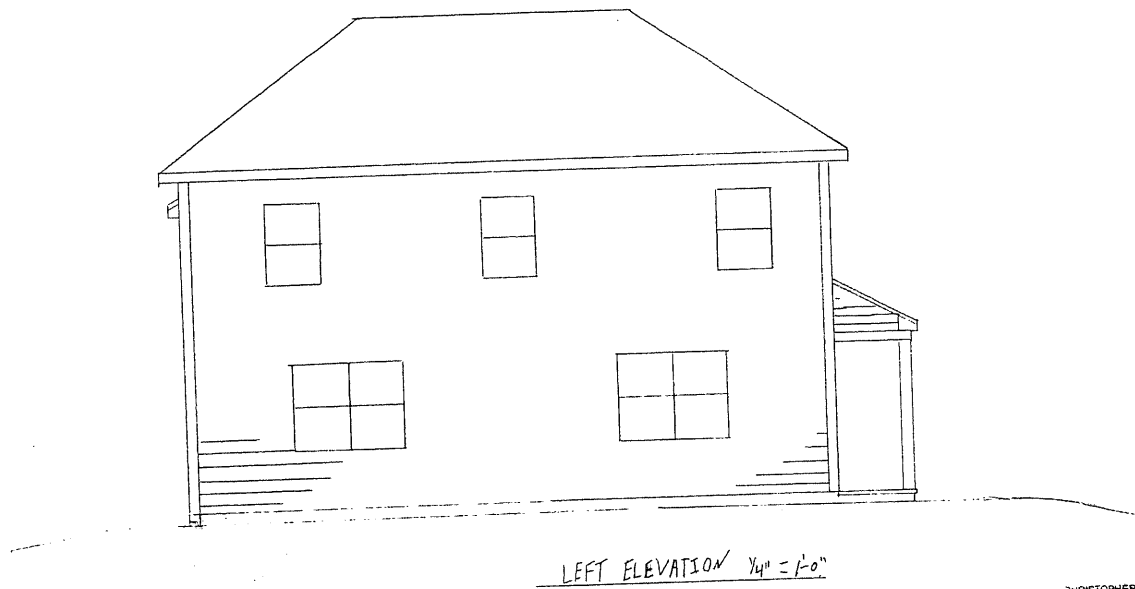
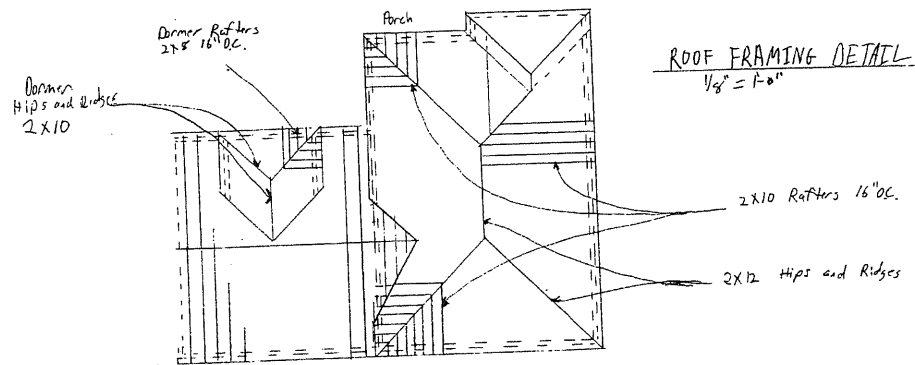
CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105



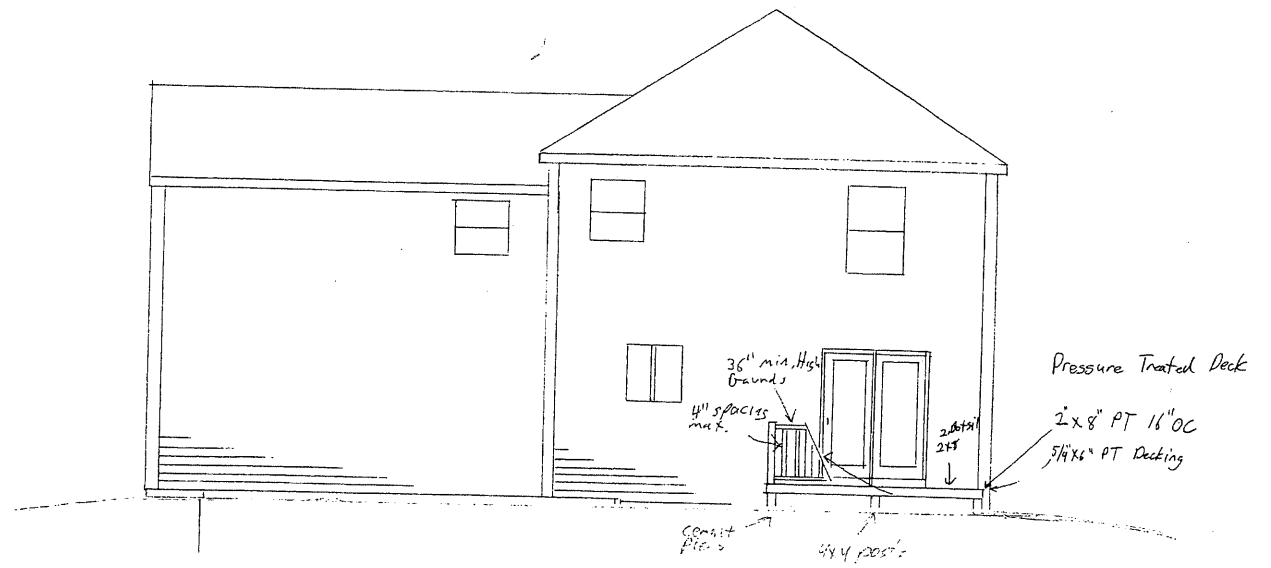
RIGHT ELEVATION

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

CHRISTOPHER BALLARD INC
7 TERRA WAY
FALMOUTH, ME 04105

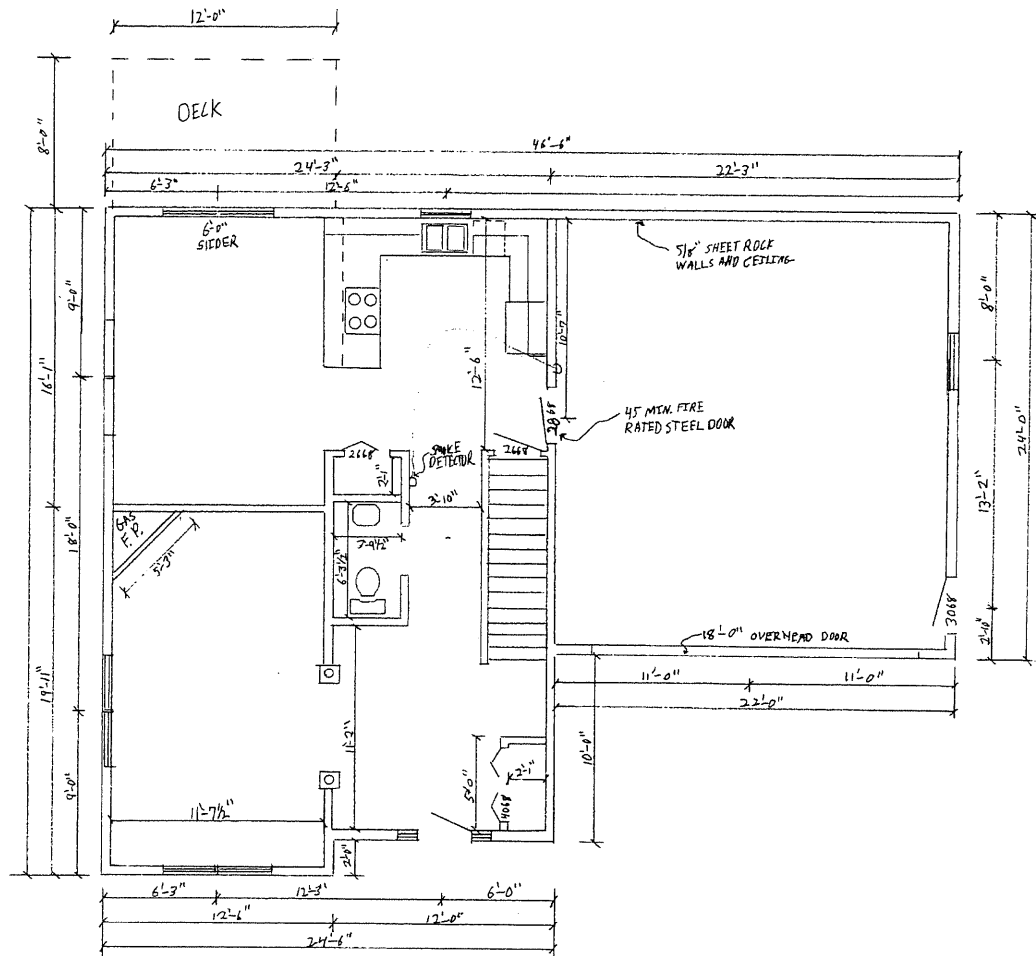


CHRISTOPHER BALLARD INC
 2 TERRA WAY
 FALMOUTH, ME 04105



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

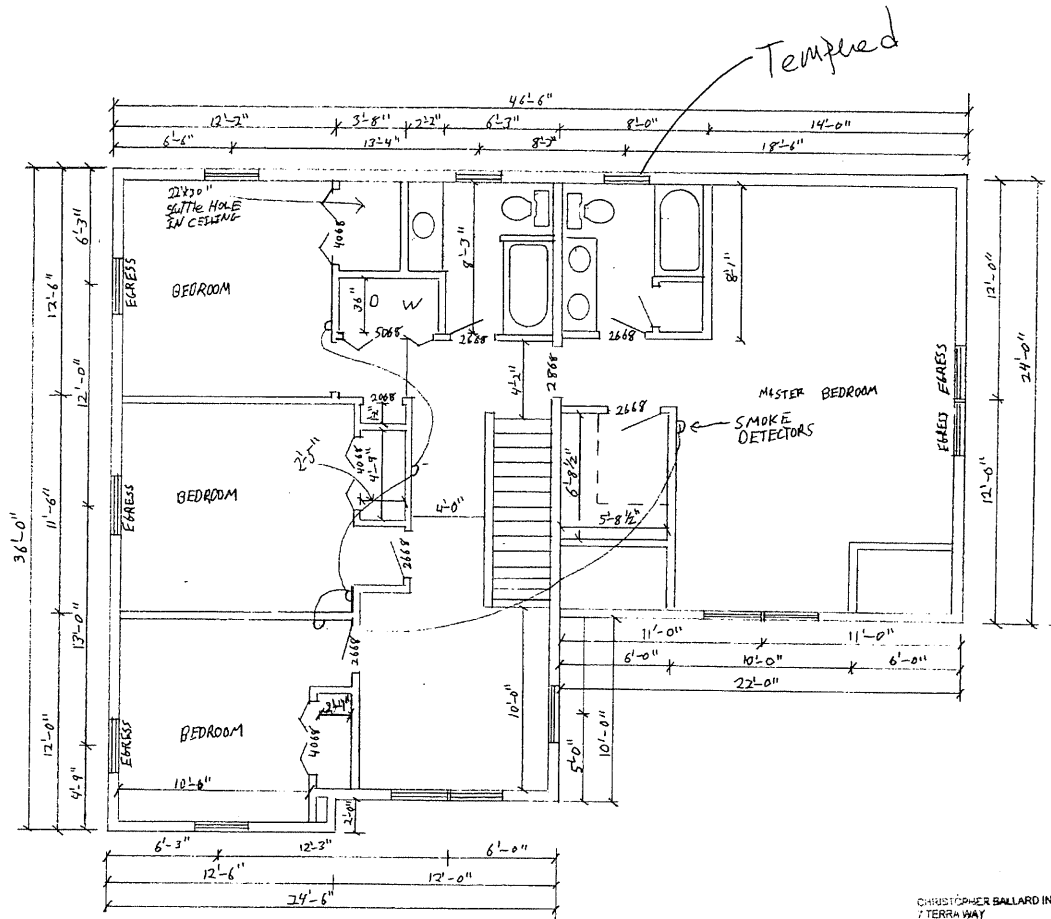
CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105



1ST FLOOR PLAN

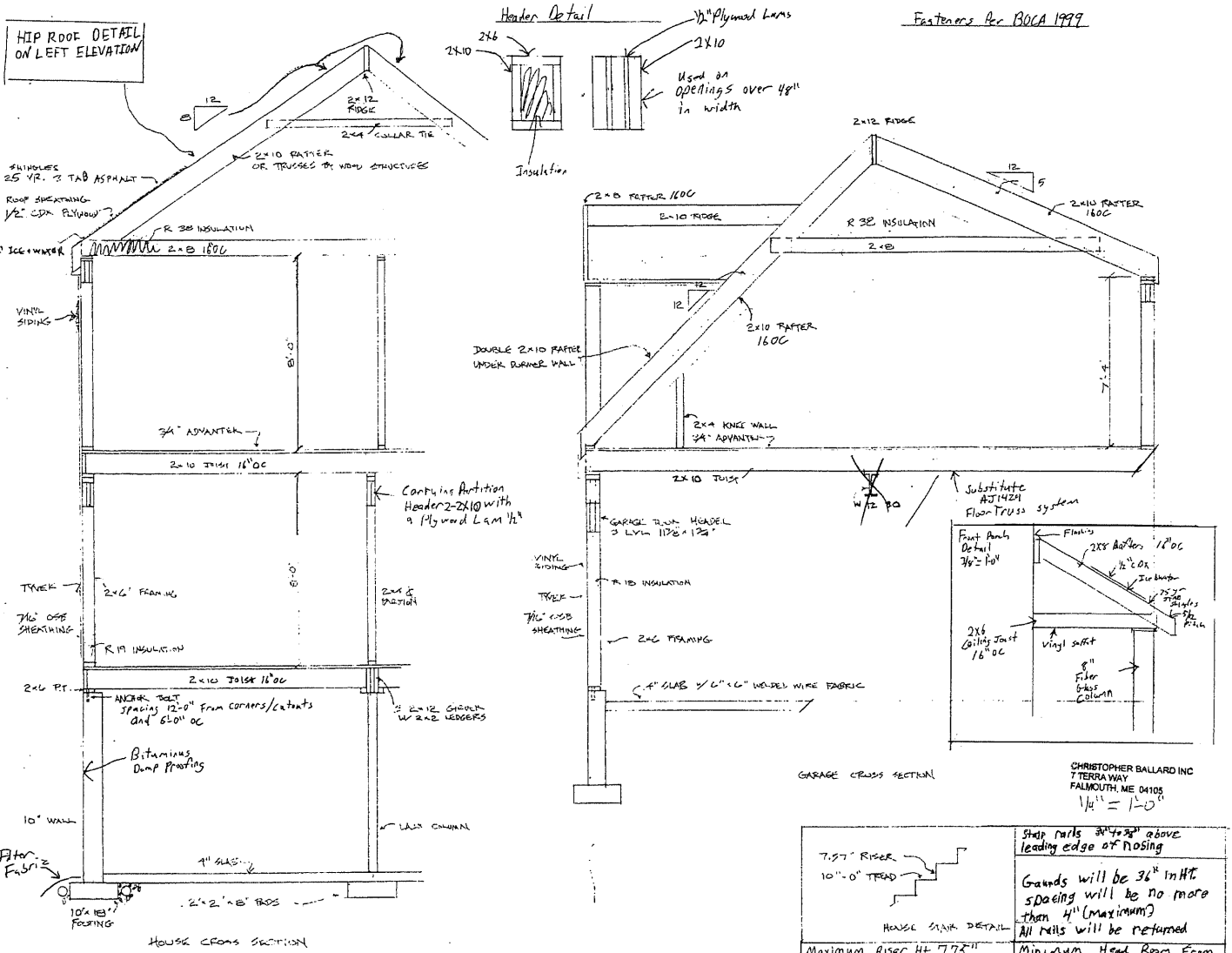
1/4" = 1'-0"

CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH ME 04105



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

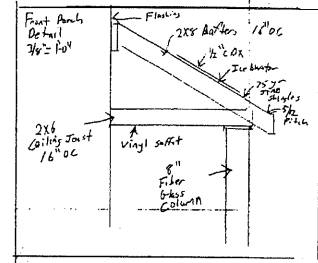
CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105



Fasteners Per BOCA 1999

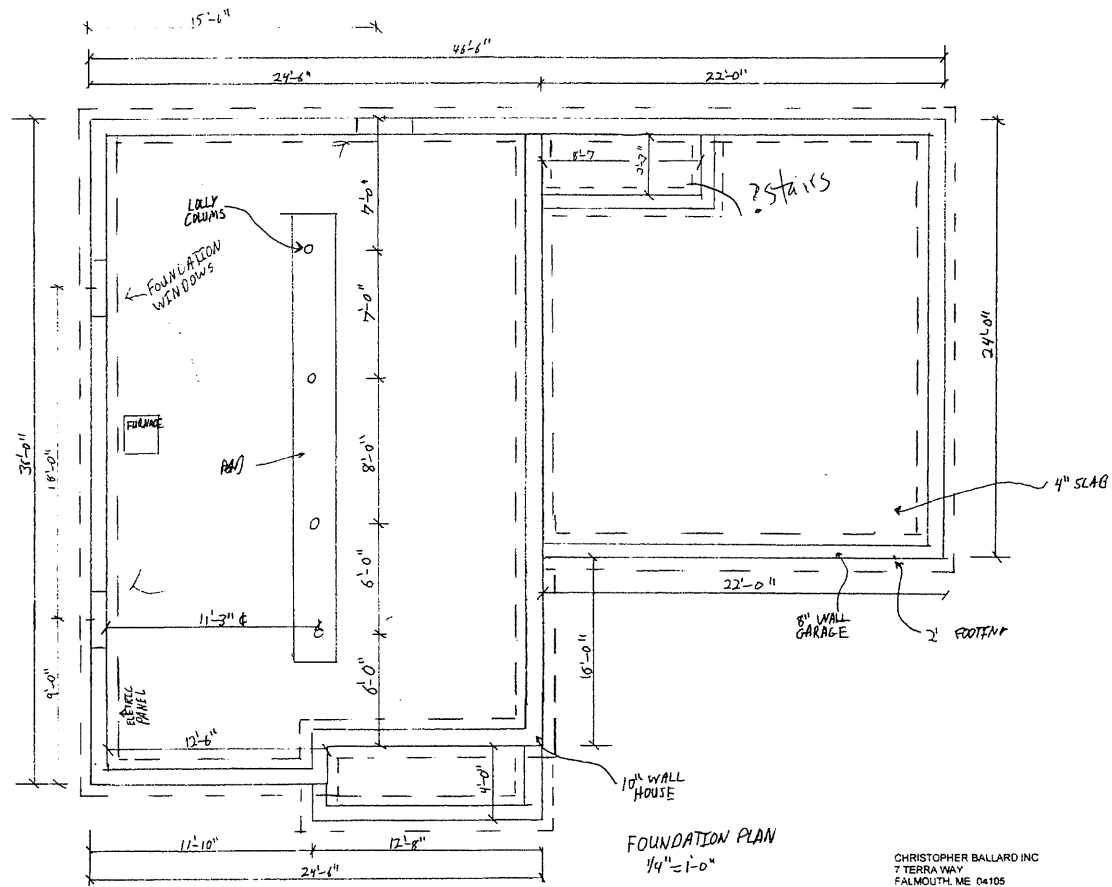
HIP ROOF DETAIL ON LEFT ELEVATION

Header Detail



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

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



CHRISTOPHER BALLARD INC
 7 TERRA WAY
 FALMOUTH, ME 04105