

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 041188

This is to certify that Westcott & Payson Li/Chris Board
has permission to Build new 1715 sq. Ft. Colonial with 2 car garage
AT 82 Yale St Lot # 90 438 A010001

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 when permission is procured before this building or part thereof is occupied or closed-in. 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

Jeanie Bouke 9/20/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

Permit No:	Issue Date:	CBL:
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Location of Construction: 82 Yale St <i>Lot #10</i>	Owner Name: Westcott & Payson II	Owner Address: 240 Harvard St	Phone:
Business Name: n/a	Contractor Name: Chris Ballard	Contractor Address: 7 Terra Way Falmouth	Phone 2078383800
Lessee/Buyer's Name n/a	Home: n/a		

Past Use: Vacant Land	Proposed Use: Build new 1715 sq. Ft. Single Family Colonial with 2 car garage.	Permit Fee: \$1,194.00	Cost of Work: \$122,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type <i>R3 SB</i> <i>BOCA 1999</i> Signature: <i>JMB 9/20/04</i>	

Proposed Project Description:
Build new 1715 sq. Ft. Colonial with 2 car garage.

Signature:

Permk Taken By: <i>EG</i>	Date Applied For: 0811712004	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>n/a</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 7 zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i># 2004-0168</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>ok with conditions</i> Date: <i>9/23/04</i></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 Landmar</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><i>[Signature]</i> 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1188	Date Applied For: 08/17/2004	CBL: 438 A010001
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Location of Construction: 82 Yale St Lot # 10	Owner Name: Westcott & Pavson Li	Owner Address: 240 Harvard St	Phone:
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 1715 sq. Ft. Single Family Colonial with single story 2 car garage.	Proposed Project Description: Build new 1715 sq. Ft. Colonial with single story 2 car garage.
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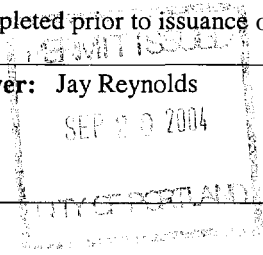
Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 09/15/2004
Note: 9/15/04 waiting for DRC approval **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) The second floor bath window is required to be tempered if within 3' of the tub and below 60". **An** attic scuttle a minimum of 22" x 30" is required

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/17/2004
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:** 09/17/2004
Note: **Ok to Issue:**



82 Yale St Lot # ~~8210~~ # 04-1188
 @ 438-A-10

Soil type/Presumptive Load Value (Table 401.4.1)	Subdivision	
Code/Notes	Plan Review	Inspector/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	10x18 4' min	OK
Foundation Drainage Dampproofing (Section 406)	drain, stone, fabric, dampproof	OK
Ventilation (Section 409.1) Crawls Space ONLY	3 windows	OK
Anchor Bolts/Straps (Section 403.1.4)	1/2" 6 O.C. 12" corners/cutouts	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2" conc/steel	OK
Built-Up Wood Center Girder Dimension/Type	3-2x12 8'0"	OK
(Table 502.3.4(2))	one floor	OK
Sill/Band Joist Type & Dimensions	2x6 288	OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C.	OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C. 2x8 16 O.C. ceiling 2x4 collars	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10 16 O.C. 8:12	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 Adv., 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 <u>beside</u>)		
Fire separation	5/8" x on wall to sheathing	OK
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	45 min.	20 minimum OK
Egress Windows (Section 310)	1 each Bdrum	OK
Roof Covering (Chapter 9)	25 yr asphalt	AL-
Safety Glazing (Section 308)	Need 2nd FL. Bath	Condition.
Attic Access (BOCA 1211.1)	22x30 needed	conditional
Draft Stopping around chimney	N/A	

Header Schedule	LVL's specs included	OK
Type of Heating System	Oil Furnace	OK
Stairs		
Number of Stairways	2	OK
Interior	2	
Exterior	0	
Treads and Risers (Section 314)	7 3/4" min 10" tread	OK
Width	3'	
Headroom	6'8"	OK
Guardrails and Handrails (Section 315)	36" L 4" returns	OK
Smoke Detectors Location and type/Interconnected	all Bedrooms protecting all level	OK
Plan Reviewer Signature		

See Chimney Summary Checklist

N/A

**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 <i>minimum</i> thickness for hearth.	1003.9.1
		2-inch <i>minimum</i> 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 <i>minimum</i> firebox depth.	1003.11
		12-inch <i>minimum</i> 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 <i>minimum</i> .	1003.7
Smoke chamber	H	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	$\frac{1}{4}$ -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;
		$\frac{1}{2}$ -inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances	N	From chimney	2 inches interior, 1 inch exterior.
From fireplace		2 inches front, back or sides.	
Combustible trim or materials		6 inches from opening.	
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	
Anchorage ^a	O	Strap	$\frac{3}{16}$ inch by 1 inch.
Number		TWO.	
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two $\frac{1}{2}$ -inch diameter.	
Footings	P	Thickness	12-inch <i>minimum</i> .
Width		6 inches each side of fireplace wall.	

Applicant: Chris Ballard

Date: 8/27/04

Address: 82 Yale St (lot #10)

C-B-L: 438-A-010

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

permit # 04-1188

Zone Location - R-3 Zone

Interior or corner lot -

Proposed Use/Work -

to construct single family home with attached garage & rear deck 8' x 12'

Sevage Disposal - City

Lot Street Frontage - 51' min - 65' shown

Front Yard - 25' min - 26' given

Rear Yard - 25' min - 28' given

see revised plans 8/30/04

Side Yard - 20' side yd on side st. - 20' given

1st story 2 story house side yd abutting neighbor - 8.5' given OK

Projections - rear deck 8' x 12'

Width of Lot - 75' req - 75' shown

Height - 35' max - 23.5' scaled

Lot Area - 6,500 sq ft = 7,479 sq ft given

Lot Coverage Impervious Surface - 25% MAX or 1,869.75 sq ft MAX

Area per Family - 6,500 sq ft min

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

Loading Bays - N/A

Site Plan - # 2004-0168

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - Zone X

24.6 x 36 = 885.6

22 x 24 = 528

8 x 12 = 96

1509.60 sq ft

NO Daylight Basements shown

Story: That portion of a building included between the surface of any floor and the surface of the floor, or the roof, next above. A half story is a story situated under a sloping roof, the area which at a height four (4) feet above the floor does not exceed two-thirds of the floor area of the story immediately below it and which does not contain an independent apartment or dwelling unit. A story which exceeds eighteen (18) feet in height shall be counted as two (2) stories. A basement shall be counted as a story for the purpose of height measurement where more than one-half of its height is above the average level of the adjoining ground-

Stream: A free-flowing body of water from the outlet of the confluence of two (2) perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5-minute series topographic map, or if not available; a 15-minute series topographic map, to the point where the body of water becomes a river or flows to another water body or wetland within a shoreland area, or any stream designated within a Stream Protection Zone.

Stream, tributary: A channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water body or wetland. This definition does not include the term "stream" as defined in this section, and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland.

Street: A public way established by or maintained under public authority, or a way dedicated to the use of the public and appearing on the official map of the city.

Street line: The line of demarcation between a street and the abutting land.

Structure: Anything constructed or erected of more than one (1) member which requires a fixed location on the ground or attached to something having a fixed location on the ground.

Studios for artists and craftspeople: A facility for the production of arts and crafts products such as paintings, sculpture or other art's, or the practice of arts such as music or dance, or the production of custom handcrafted, or limited production of products such as furniture, wood, clay and metal products, publications and

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

2004-0168
Application I. D. Number
8/17/2004
Application Date
Yale ST. (Lot #10)
Project Name/Description

Westcott & Payson II
Applicant
240 Harvard St , Portland, ME 04103
Applicant's Mailing Address

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

82 - 82 Yale St , Portland, Maine
Address of Proposed Site
438 A010001
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) _____

1715 sq. Ft. **7479 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** **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 | |

From: Marge Schmuckal
To: Jonathan Spence
Date: Tue, Dec 3, 2002 12:27 PM
Subject: Yale Court PRUD & Subdivision Plan of University Park

Jonathah,

Subdivision Plan of University Park:

LOT #10: The given envelope must be revised to meet the R-3 zoning for a side yard setback on a side street which is 20 feet. The current envelope is only showing a regular setback as if it were adjoining another piece of property instead of a street. Although envelopes are not even mentioned within the zoning ordinance, this depiction may confuse and hinder future owners and contractors.

Yale Court PRUD:

A) The revised plans adds decks to Bldgs "A" & "G". This is a problem because the ordinance **says** that recreation areas shall be located at least twenty-five (25) feet from dwelling units. An attached structure (deck) to a dwelling unit is part of that dwelling unit. Bldg. "A" is as close as 18.5' and Bldg "G" is as close as **20'**. **This zoning conflict must be resolved.** The entire dwelling structure, including the decks shall be a minimum of 25 feet from the recreation areas.

B) The Net area calcs shown on the subdivision plan is still **not specifically showing** the **20%** general reduction figure. The 20% ~~is~~ actually taken off if you **work out** the figures, **but** it is not detailed in the calculations. **This should be depicted on the plans** so that it will not cause confusion later on by thinking it **was** improperly calculated.

All other Zoning requirements are being met.

Marge Schmuckal
Zoning Administrator
12/03/02

CC: Sarah Hopkins

12

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 # 10 Yale St. Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>17155F</u>	Square Footage of Lot <u>74795F</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>438</u> Block# <u>A</u> Lot# <u>10</u>	Owner: <u>MKS Development, Inc</u> <u>Falmouth, Me. 04105</u>	Telephone: <u>781-8822</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Chris Ballard, Inc.</u> <u>7 Terraway</u> <u>Falmouth, Me. 04105</u> <u>838-3800</u>	Cost Of Work: \$ <u>122,000.00</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/ two car garage</u>		
Contractor's name, address & telephone: <u>Chris Ballard</u> <u>7 Terraway</u> <u>Falmouth, Me. 04105</u> <u>838-3800</u>		
Who should we contact when the permit is ready: <u>7 Terraway</u> <u>Falmouth, Me. 04105</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>838-3800</u>		

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

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

Signature of applicant: <u>Chris Ballard</u>	Date: <u>8/11/04</u>
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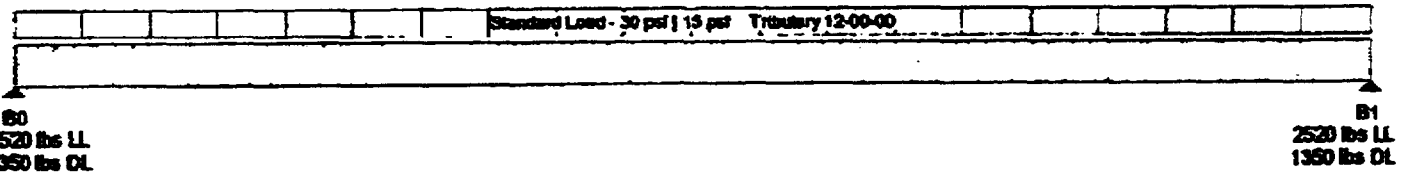
This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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	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

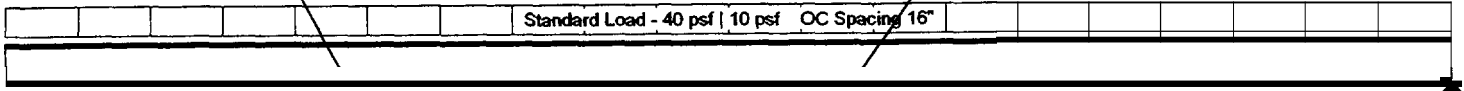
Disclosure:
 The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood 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®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AIS™ are trademarks of Boise Cascade Corporation.

Single 14" AJS™ 20 MSR

Job Name: ~~GARAGE JOIST~~
 Address: *Joists*
 City, state, zip: ,
 Customer:
 Code reports: BOCA 22-09, SBCCI 9707D, ICBO PFC-5504

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



587 lbs LL
 147 lbs DL

587 lbs LL
 147 lbs DL

Total Horizontal Length - 22-00-00

General Data

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

Load Summary

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

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	4033 ft-lbs	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 AJS™ are trademarks of Boise Cascade Corporation.

*New Garage plan
 One ~~two~~ story*

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

Job Name:

Address:

City, State, Zip:

Customer:

Code reports: ICBO 5663, NER 442

LIV. ROOM ENTRY

File Name: BC CALC Project : **FB01**

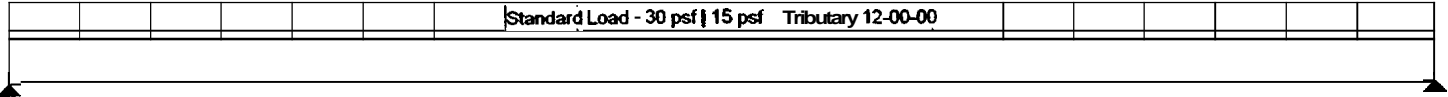
Description:

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

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

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Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Vdue	Trih	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.	1/281 (0.512")	85.3%		2	1
Live Load Defl.	1/429 (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 BO 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

QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

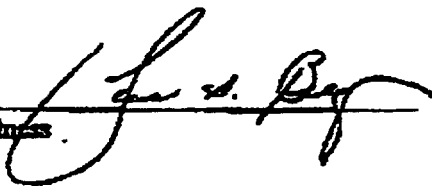
Box 20376
Page 314
Recorded 10/10/03

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,

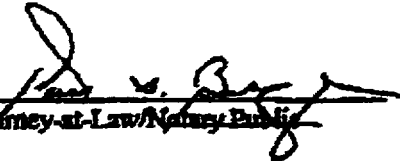

Attorney-at-Law/Notary Public

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 Westtely 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. 12

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 Rezoning 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 261. 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-constructor Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- ~~UFA~~ 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 of Applicant/Designee

Signature of Inspections Official

Date

Date

CBL:

438-1A-10

Building Permit #:

04-1188

Lot # 10 82 Yalest