

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 2060333

CITY OF PORTLAND

This is to certify that WESCOTT & PAYSON II Development

has permission to 24 x 36 Colonial w/ 18 x 24 attached garage

AT ¹¹⁴ 116 YALE ST Lot#5 L 438 A015001

provided that the person or persons in charge of the construction accepting this permit shall comply with all of the provisions of the Statutes of the 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 procedure is complete before this building or part thereof is occupied 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

Jeanine Bonke 4/4/06
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: 06-0333	Issue Date: PERMIT ISSUED APR - 9 2006	CBL: 438 A015001
Owner Address: 240 HARVARD ST	Phone:	
Contractor Address: 31 Old Campus Rd Portland	Phone: 2077761762	
Permit Type:		Zone: R3
Permit Fee:	Cost of Work	CEO District:

Location of Construction: 114 116 YALE ST Lot#5	Owner Name: WESCOTT & PAYSON II
Business Name:	Contractor Name: MJ Development
Lessee/Buyer's Name	Phone:
Past Use: Vacant	Proposed Use: Single Family 24 x 36 Colonial w/ 18 x 24 attached garage
Proposed Project Description: 24 x 36 Colonial w/ 18 x 24 attached garage	

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: JB FRC-2003 Signature: AMB 4/4/06
Signature: _____	
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: dmartin	Date Applied For: 3/27/2006 03/14/2006
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Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone panel 7-Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0049 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ conditions Date: 3/27/06 ABM	<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: _____	<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 ABM Date: _____

CERTIFICATION

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

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

438 A 015 005



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>114 116 Yale St</u>		
Total Square Footage of Proposed Structure <u>Approx. 2160 S/F.</u>	Square Footage of Lot <u>6500 S/F</u>	<u>65x100</u>
Tax Assessor's Chart, Block & Lot Chart# <u>17365/291</u> Block# <u>4</u> Lot# <u>5</u>	Owner: <u>M.J. Development</u>	Telephone: <u>797-4380</u>
Lessee/Buyer's Name (If Applicable) <u>Yale St Subdivision Lot #5</u>	Applicant name, address & telephone: <u>M.J. Development 31 Old Campus Dr. Portland, 04103 797-4380</u>	Cost Of Work: \$ <u>110,000</u> Fee: \$ <u>1011 + 300 + 75</u> <u>1.386</u> C of O Fee: \$ _____
Current Specific use: <u>Raw land</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Single Family Home</u>		
Project description: <u>1 - 24' x 36 Colonial Single Family Home With a 18' x 24 Attached Garage. to be Built on lot #5 Yale St Subdivision</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Jim Wescott</u>		
Mailing address: _____ Phone: <u>276-1762</u>		

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

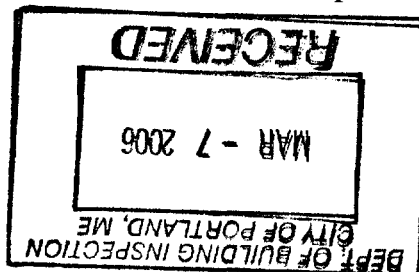
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room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

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

Signature of applicant:	Date: <u>3-7-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Handwritten initials



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0333	Issue Date: PERMIT ISSUED APR - 6 2006	CBL: 438 A015001
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Location of Construction 116 VALE ST Lot#5	Owner Name: WESCOTT & PAYSON II	Owner Address: 240 HARVARD ST	Phone: 207 7761762
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone: 207 7761762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Current Use: Vacant	Proposed Use: Single Family 24 x 36 Colonial w/ 18 x 24 attached garage	Permit Fee: \$1,086.00	Cost of Work: \$110,000.00	CEO District: 4
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Proposed Project Description: 24 x 36 Colonial w/ 18 x 24 attached garage	INSPECTION: Use Group: R3 Type: SB FRC-2003 Signature: JMB 4/4/06
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Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: dmartin	Date Applied For: 3/7/2006 03/14/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone panel 7-Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0049 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/conditions Date: 3/27/06 ABM	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 ABM Date:
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CERTIFICATION

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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: 06-0333	Date Applied For: 03/14/2006	CBL: 438 A015001
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Location of Construction: 1 16 YALE ST Lot#5	Owner Name: WESCOTT & PAYSON II	Owner Address: 240 HARVARD ST	Phone:
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone (207) 776-1762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family 24 x 36 Colonial w/ 18 x 24 attached garage	Proposed Project Description: 24 x 36 Colonial w/ 18 x 24 attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/27/2006

Note: Per discussion with Jim Wescott (3/27/06), he is increasing the size of the garage to 18.5' wide. **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) **As** discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/04/2006

Note: **Ok to Issue:**

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/14/2006

Note: **Ok to Issue:**

- 1) All Site work (final grading, landscaping, loam and seed) must be completed 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) 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) A sewer permit is required for your 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) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 03/14/2006

Note: **Ok to Issue:**

Comments:

03/15/2006-tmm: spoke w/Jim wescott - will come in and go over any outstanding issues.

04/04/2006-jmb: Jim W. Came in to revise plans as noted, ok to issue

413 415
 Lot # 4 110 Yale St. 438-A-14 # 06-0344
 Lot # 5 116 Yale St 438-A-15 # 06-0333

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	8" X 16" Footing 8" wall Solid 24" pad for lally's	OK
(Section R403.1 & R403.1.4.1)	membrane water proofing fabric, stone 4" pipe	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" X 12" G.O.C.	OK
Lally Column Type (Section R407)	conc. lally	OK
Girder & Header Spans (Table R 502.5(2))	5 lallys - 2 ft loaded from above	OK 4/4/02
Built-Up Wood Center Girder Dimension/Type	LVL - Spec needed?	3-2X12 OK
Sill/Band Joist Type & Dimensions	2X8 PT sill seal 2X6 garage	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10 16" OC or 11/8 TJI	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10 16" O.C	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	8:12	OK
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	26' Trusses 24" O.C. Garage - Attic Truss	OK 1 1/2 stores max
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2 bdx, 5/8 bdx	OK
Fastener Schedule (Table R602.3(1) & (2))	BOCA or Larest ed.	OK
Private Garage (Section R309) Living Space? (Above or beside)	? Access to Attic 1 in walls/ceiling.	None T.W. 4/4/06 (2)
Fire separation (Section R309.2)		OK
Opening Protection (Section R309.1)	Rated Door	OK
Emergency Escape and Rescue Openings (Section R310)	30 4/6 Egress	OK
Roof Covering (Chapter 9)	Shingles # 15 felt	OK
Safety Glazing (Section R308)	N/A	OK
Attic Access (Section R807)	22 x 30 wrong direction	OK per SW. 4/4/06 (3)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A Over 48" 3-2x10 under 48" 2-2x10 Box	OK LVL OK
Header Schedule (Section 502.5(1) & (2))	6" walls 15" roof	? Garage Header 9" Floor OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	U Factor 1.31 - .35	OK

Type of Heating System	Nat Gas FHW Direct vent			(5)
Means of Egress (Sec R311 & R312) Basement	Yes - No bulkhead - No habitation condition			
Number of Stairways	3		Code compliant Garage Stairs	
Interior	3		Per S.W.	
Exterior	0			
Treads and Risers (Section R311.5.3)	7 3/4" max 10" min w/ nosing			
Width (Section R311.5.1)	36" min			
Headroom (Section R311.5.2)	6' 10" min			
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36"			
Smoke Detectors (Section R313) Location and type/Interconnected	?	5	smoke detectors per code interconnected	(6)
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	Adhesive - caulk			(7)
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A			
Deck Construction (Section R502.2.1)	2-2x12 Beam Rim lagged 1/2"x6" @ 24" oc - (2) 4x4 post anchored pre cast pier - ? Dist. 2x8			(8)

Front Porch

2-2x12 Beam
2x6 Dist
2x6 rafters
2x10 HPs
4 Header
4x12

PK

(8)

Job Name:

Lot # 4 & 5

File Name., BC CALC Project
Description: FB01

Address:

Specifier:

Garage

City, State, Zip:

Designer:

Customer:

Company:

Code reports: ESR-1040

Misc:



14-00-00

D, 1-3/4"

LL 2520 lbs

DL 930 lbs

B1, 1-3/4"

LL 2520 lbs

DL 930 lbs

Total of Horizontal Design Spans = 14-00-00

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 100%	Wind 133%	Roof Live 121%	Trib.
	Standard Load	Unif. Area	Left	00-00-00	14-00-00	30 psf	10 psf				12-00-00

Controls Summary

Controls	Value	% Allowable	Duration	Load Case	Span Location
Pos. Moment	12074 ft-lbs	57.7%	100%	1	I - Internal
End Shear	3024 lbs	31.9%	100%	1	1 - Left
Total Load Defl.	U296 (0.568')	81.1%		1	1
Live Load Defl.	L/405 (0.415")	88.9%		1	1
Span / Depth	17.7	n/a			1

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIMBOARD™, BCI®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAMB, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND™, VERSA-STUD® are trademarks of Boise Wood Products, L.L.C.

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

Lot # 4 & 5
2nd Floor Beams

Applicant: Wescott & Payson II

Date: 3/16/06

Address: 116 Yale St. (Lot 5)

C-B-L: 438-A-015
permit # 06-0333

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build 24x36 colonial single family w/ 18' x 24' attached garage

Savage Disposal - City

Lot Street Frontage - 50' min. - 65' given

Front Yard - 25' min. - 25 scaled from front porch

Rear Yard - 25' min. - 26 scaled from deck

Side Yard - 1/2 - 8' min. - garage - right side ~~8'~~ scaled
2 spaces 14' - left side 14.5' scaled

Projections - 5x22 porch, 8x12 deck

Width of Lot - 65' min.

Height - 35' max. - 24' scaled

Lot Area - 6,500 min. - 6,500 given

Lot Coverage Impervious Surface - 35% 2275 ϕ

Area per Family - 6,500

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

Loading Bays - N/A

Site Plan - minor / minor 2006 - 0049

Shoreland Zoning / Stream Protection - N/A

Flood Plains - Panel 7 - none

$$\begin{aligned}
 24 \times 36 &= 864 \\
 18 \times 24 &= 432 \\
 5 \times 22 &= 110 \\
 8 \times 12 &= 96
 \end{aligned}$$

OK

1502

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

2006-0049 _____
Application I. D. Number

3/7/2006 _____
Application Date

Yale Subdivision Lot # 5 _____
Project Name/Description

Wescott & Payson II _____
Applicant

240 Harvard St , Portland, ME 04103 _____
Applicant's Mailing Address

Jim Westcott _____
Consultant/Agent

Applicant Ph: (207) 767-1762 Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

113
~~30-88~~ **Yale St , Portland, Maine** _____
Address of Proposed Site

438 A012001 _____
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) _____

2160 sf _____ **6500 sf** _____
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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/13/2006

Zoning 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

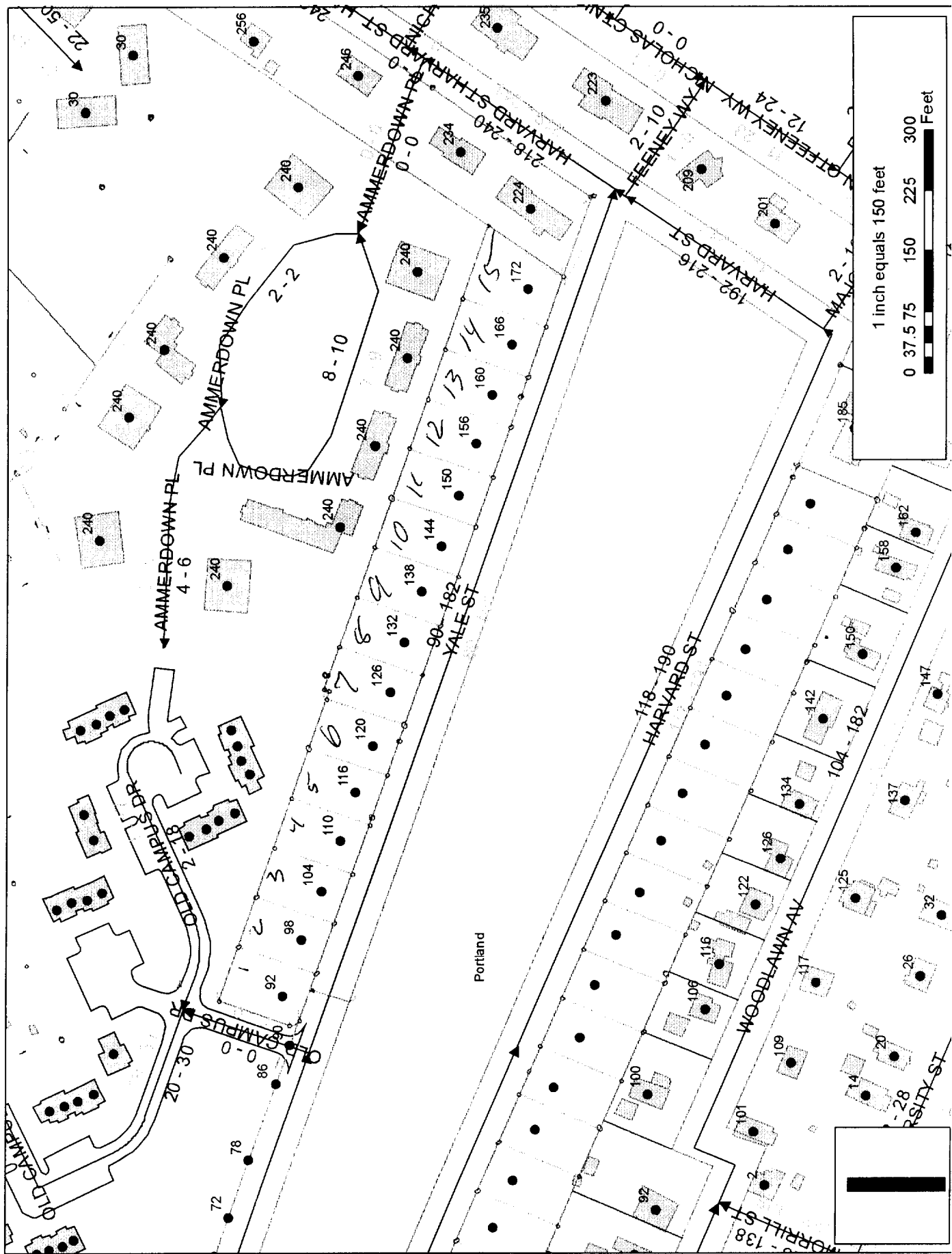
<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	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: Jay Reynolds
To: Single Family Signoff
Date: 3/14/2006 10:37:12 AM
Subject: 88 Yale Street, Yale Subdivision lot#5

CBL ~~438A012~~, ¹¹⁶ 438-A-~~PA~~015

Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov



1 inch equals 150 feet
 0 37.5 75 150 225 300 Feet

