

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061769

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that MJ DEVELOPMENT CO LLC /MJ Developmenthas permission to 24' x 36' Colonial w/ 18.5' x 18.5' attached garageAT 124 YALE ST438 A017001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application on file in this department.

PERMIT ISSUED

DEC 29 2007

CITY OF PORTLAND

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 services closed-in. 24 HOUR NOTICE 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

1/08/2007 *Christy S. M.*
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: 06-1769	Issue Date:	CBL: 438 A017001
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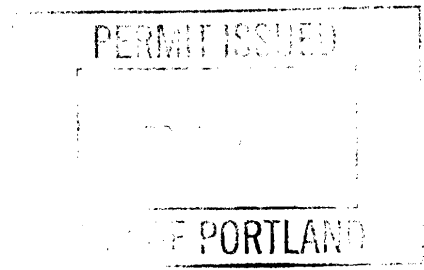
Location of Construction: 124 YALE ST	Owner Name: MJ DEVELOPMENT CO LLC	Owner Address: 50 THORNHURST RD	Phone:
Business Name:	Contractor Name: MJ Development	Contractor Address: 50 Thornhurst Rd Falmouth	Phone 2077761762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family 24' x 36' Colonial w/ 18.5' x 24' attached garage	Permit Fee: \$1,195.00	Cost of Work: \$110,000.00	CEO District: 4
Proposed Project Description: 24' x 36' Colonial w/ 18.5' x 24' attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC 2003	
		Signature:		Signature: <i>Chris M</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) 1/02		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 12/08/2006	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland <i>N/A</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>Panel 7 - zone X</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>2006-0232</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/13/06 AFM</i>	Date: _____	Date: <i>AFM</i>



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: 06-1769	Date Applied For: 12/08/2006	CBL: 438 A017001
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Location of Construction: 124 YALE ST	Owner Name: MJ DEVELOPMENT CO LLC	Owner Address: 50 THORNHURST RD	Phone:
Business Name:	Contractor Name: MJ Development	Contractor Address: 50 Thornhurst Rd Falmouth	Phone: (207) 776-1762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family 24' x 36' Colonial w/ 18.5' x 24' attached garage	Proposed Project Description: 24' x 36' Colonial w/ 18.5' x 24' attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/13/2006

Note:**Ok to Issue:**

- 1) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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:** Chris Hanson **Approval Date:** 01/08/2007

Note:**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) Fastener schedule per the IRC 2003
- 3) The attic scuttle opening must be 22" x 30".
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) The heating appliance/stove shall be installed, maintained and operated in accordance with the terms of the listing.
- 6) 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.
- 7) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 8) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 9) A Chimney Disclosure statement must be obtained prior to a final inspection.
- 10) The heating appliance/stove shall be installed, maintained and operated in accordance with the terms of the listing.
- 11) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 12) Prior to installing the solid fuel appliance, the product information which includes the UL listing shall be submitted. The heating unit shall be installed per the Listing, NFPA 211, IMC 2003 and the manufacturers instructions.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 12/18/2006

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.

Location of Construction: 124 YALE ST	Owner Name: MJ DEVELOPMENT CO LLC	Owner Address: 50 THORNHURST RD	Phone:
Business Name:	Contractor Name: MJ Development	Contractor Address: 50 Thornhurst Rd Falmouth	Phone (207) 776-1762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 2) 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.
- 3) 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.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) 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.

Comments:

12/12/2006-amachado: Spoke to Jim Wescott. The site plan showed a 8' x 12' deck off the back of the house. Building plan did not. He said that he would bring in a building plan that showed the back deck. According to Jim the front porch is 5' x 22' as shown on the site plan. The building plan shows it as only 5' x 20'.

1/8/2007-csh: Spoke with Jim Wescott and addressed ?'s on center beam 2/LVLS 1st and 2nd floor joist sizes TJIS heat system forced h2o direct vent CSH



Staff Review Checklist

124 YALE ST 438-A-17

06/7/69

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural	8" x 16" ✓ O.K.	
Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1) ✓		O.K.
Foundation Drainage, Fabric, Damp Proofing ✓ (Section R405 & R406)	Membrane w/ waterproofing 4" perimeter Drains w/ fabric 4" Bleeders stone	O.K.
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	3 Basement windows 2813	O.K.
Anchor Bolts/Straps, Spacing (Section R403.1.6)	1/2" x 12" @ 6' O.C.	O.K.
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	3 @ 8" - 6 1/2" O.C. NOT NOTED	O.K.
① Built-Up Wood Center Girder Dimension/Type		LVL'S Need specs ✓
Sill/Band Joist Type & Dimensions	2X6 P.T. w/ sill seal	
② First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10 16' O.C. OR	TJI'S ✓
② Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10 LVL? Kitchen TJI'S? Living.	TJI'S ✓
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	N/A - Trusses	✓

Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	2	
Interior	2	
Exterior	4	
Treads and Risers (Section R311.5.3)	7 3/4" 10"	
Width (Section R311.5.1)	36"	
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" 34"-38"	
Smoke Detectors (Section R313) Location and Type/Interconnected	Not Shown	condition o.k.
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	—
Deck Construction (Section R502.2.1)		—

Porch -
Rear Deck -

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8/12 24 O.C. Re Eng Trusses w/ Bracing.	O.K.
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floors - 3/4" T+G O.S.B. Walls - 7/16" O.S.B. Roof - 5/8" CDX Ext. Plywood	
3A Fastener Schedule (Table R602.5(1) & (2))		fasteners to comply w/ IRC 2003 OK
Private Garage (Section R309)		
Living Space? (Above or beside)	STORAGE	Add Scuttle.
Fire Separation (Section R309.2)	1 hr	
Opening Protection (Section R309.1)	2/8 6/8 Fire Door 3/0 6/8 Fire Door	O.K.
Emergency Escape and Rescue Openings (Section R310)	5.7 ft 2nd floor 5.8 ft 1st floor Deleted	O.K.
Roof Covering (Chapter 9)	15# felt Asphalt Shingles	O.K.
Safety Glazing (Section R308)	Patio door	O.K.
Attic Access (Section R807)	22x30 scuttle	O.K.
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	—
Header Schedule (Section 502.5(1) & (2))	2-8" 2/2x6 4-9" 2/2x12 3-4" 2/2x8 4-1" 2/2x10	—
3B Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-38 R-21 u.35 or lower.	O.K.
4 Type of Heating System	?	

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. **A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.**
2. **Type of foundation system**
 - a. Diameter of concrete filled tube or pre-cast concrete pier size
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing *✓ Bolts*
 - d. spacing and location of tubes/piers *9'-10"*
3. **Framing Members**
 - a. Columns – wood size and location (members supporting framing of floor system) *4x4*
 - b. Ledger size attached to building *2x12*
 - c. Fastener size and spacing attaching ledger *2 rows 6" Lags 240.C*
 - d. Girder Size and spans carrying floor system *2/2x12. 4x12 Header.*
 - e. Joist size, span, and spacing *2x10 16.O.C.*
 - f. Joist hangers or ledger
4. **Guardrails & Handrail Details**
 - a. Guardrail height *36"*
 - b. Baluster spacing *4" Max*
 - c. Handrail height *34-38*
5. **Stair Details**
 - a. Tread depth (measured nosing to nosing) *10" min.*
 - b. Riser height *7 3/4 max*
 - c. Nosing on tread *1 1/4 = max*
 - d. Width of stairs *36"*
Header



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>124 Yale St Lot #7</u>		
Total Square Footage of Proposed Structure <u>Approx 2160 SF</u>		Square Footage of Lot <u>6500 +/- SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>438 A 017</u>	Owner: <u>M.J. Development</u>	Telephone: <u>797-4380</u>
Lessee/Buyer's Name (if applicable)	Applicant name, address & telephone: <u>M.J. Development</u>	Cost Of Work: <u>\$110,000</u> Fee: <u>\$1120</u> C of O Fee: <u>\$75 + 300</u>
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>24' x 36' Colonial Home with a 18 1/2' x 24' Attached Garage.</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Jim Wescott</u>		
Mailing address: _____ Phone: <u>776-1762</u>		

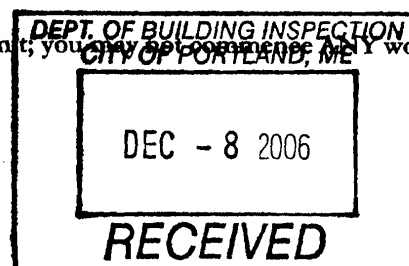
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature] Date: 12/4/06

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



1/4 7195

Applicant: MJ Development Co (Jim Wasscott)

Date: 12/17/06

Address: 124 Yale St. (Lot #2)

C-B-L: 438-A-017

Permit # 06-1769

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - ^{build} new 2 story single family ~~wt~~ (24' x 36') w/ 2 car attached garage (18.5' x 24')

Sewage Disposal - city

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

Front Yard - 25' min. - 25' to porch scaled - 1' x 4' step = 4' ^{ok} per section 14-425

Rear Yard - 25' min. - 32' scaled to steps off deck

Side Yard - 1 1/2 story 8' - 8' scaled on right
2 story 14' - 14.5' scaled on left.

Projections - 1/2 front step, 5x22 front porch, 8x12 deck, 2x6 steps off deck.

Width of Lot - 65' min. - 66' scaled

Height - 35' max. - 24' scaled

Lot Area - 6,500 ^{sq ft} min. - 6,918 ^{sq ft} given

Lot Coverage Impervious Surface - 35% ^{2421.3 ^{sq ft}}

Area per Family - 6,500 ^{sq ft}

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

Loading Bays - N/A

Site Plan - minor/minor 2006-0232

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

* no daylight basement.

24 x 36 = 864

18.5 x 24 = 444

5 x 22 = 110

4 x 2 = 84

8 x 12 = 96

ok.

1518

6 x 2 = 12

1530

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

2006-0232
Application I. D. Number

Mj Development Co Lic
Applicant

Marge Schmuckal

12/8/2006
Application Date

50 Thornhurst Rd , Falmouth, ME 04105
Applicant's Mailing Address

124 Yale St lot # 7
Project Name/Description

Jim Westcott
Consultant/Agent

124 - 124 Yale St , Portland, Maine
Address of Proposed Site

Agent Ph: (207)776-1762 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

438 A017001
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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **12/8/2006**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached
 Condition Compliance _____ _____
signature date

Performance Guarantee Required* Not Required

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

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

From: Jay Reynolds
To: Single Family Signoff
Date: 12/21/2006 9:22:01 AM
Subject: 124 Yale Street lot #7

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
jayr@portlandmaine.gov