

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 061123
AUG 25 2006

CITY OF PORTLAND

This is to certify that ML DEVELOPMENT CO LLC / MLI Development
 has permission to build a 24' x 36' Home w/ a 12' x 24' attached garage
 AT 134 YALE ST 438 A019001

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 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 service is rendered in it. HOUR NOT 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 8/23/06
 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: 06-1123	Issued Date: PERMIT ISSUED	438	A019001
Owner Address: 50 THORNHURST RD	Phone: AUG 25 2006		
Contractor Address: 31 Old Campus Dr Portland	Phone: 207-94386		
Permit Type: Single Family	Zone: R3		

Location of Construction: 134 YALE ST	Owner Name: MJ DEVELOPMENT CO LLC
Business Name:	Contractor Name: M J Developement
Lessee/Buyer's Name	Phone:

Past Use: Vacant Land	Proposed Use: Single Family Home- build a 24' x 36' Home w/ a 18.5'x 24 attached Garage
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Permit Fee: \$1,195.00	Cost of Work: \$110,000.00	CEO District: 4
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 8/23/06	
Signature: _____		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____		Date: _____

Proposed Project Description: build a 24' x 36' Home w/ a 18.5'x 24' attached Garage

Permit Taken By: Idobson	Date Applied For: 07/31/2006	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 <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone parcel 7 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0140 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> or w/conditions Date: 8/14/06 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 Not in District or Landmark <input type="checkbox"/> Does Not Require Review Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied ABM 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1 123	Date Applied For: 07/31/2006	CBL: 438 A019001
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Location of Construction: 134 YALE ST	Owner Name: MJ DEVELOPMENT CO LLC	Owner Address: 50 THORNHURST RD	Phone:
Business Name:	Contractor Name: M J Developement	Contractor Address: 31 Old Campus Dr Portland	Phone (207) 797-4386
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home- build a 24' x 36' Home w/ a 18.5' x 24' attached Garage	Proposed Project Description: build a 24' x 36' Home w/ a 18.5' x 24' attached Garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/14/2006
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) 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.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/23/2006
Note: **Ok to Issue:**

- 1) This permit is approved based on the review and approval of previous permits at this subdivision. The structure is the same dimension and will be built in accordance with the standards set forth in those approvals.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) 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.

Dept: Engineering **Status:** Approved **Reviewer:** Jessica Hanscom **Approval Date:** 08/15/2006
Note: Assigned address 138 Yale Street. **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 08/10/2006
Note: **Ok to Issue:**

- 1) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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) 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.
- 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:** 08/10/2006
Note: **Ok to Issue:**

Location of Construction: 134 YALE ST	Owner Name: MJ DEVELOPMENT CO LLC	Owner Address: 50 THORNHURST RD	Phone:
Business Name:	Contractor Name: M J Developement	Contractor Address: 31 Old Campus Dr Portland	Phone (207) 797-4386
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Comments:

8/3/2006-amachado: Spoke to Jim Wescott. He brought in the wroong blue prints for lot 9. He will bring in the correct blue prints.
8/14/2006-amachado: Jim brought in new plans today.

4/3 4/15

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
Component	Submitted Plan	Revisions
STRUCTURAL	Submitted Plan	Date
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	Solid 24" pad for lally's	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Medium brane 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" @ 0.c.	OK
Lally Column Type (Section R407)	conc. lally	OK
Girder & Header Spans (Table R 502.5(2))	5 lallys - 2 Pt 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
Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	

Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	26' Trusses 24" O.C. Garage - Attic Truss	OK	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G 1/2 cdx, 5/8 cdx	OK	1 1/2 stores max
Fastener Schedule (Table R602.3(1) & (2))	BOCA or latest ed.	OK	OK
Private Garage (Section R309)	? Access to Attic	None T.W.	(2)
Living Space? (Above or beside)	1 in walls/ceiling.	OK	OK
Fire separation (Section R309.2)	Rated Door	OK	OK
Opening Protection (Section R309.1)	30 4/6 Egress	OK	OK
Emergency Escape and Rescue Openings (R310)	Shingles # 15 felt	OK	OK
Roof Covering (Chapter 9)	22 x 30	OK	OK
Safety Glazing (Section R308)	N/A	OK	OK
Attic Access (Section R807)	22 x 30	OK	OK
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	OK	OK
Header Schedule (Section 5503.6(1) & (2))	Over 4/8" 3-2x10	OK	OK
Energy Efficiency (N1101. Walls, Floors, Ceilings, Bu... Factor Fenestration	under 4/8" 2-2x10 Box 6" walls ? 15" Roof ? 1st FL	OK	OK
	Wrong direction to Trusses	OK	Change per SW. 4/4/06 (3)
	9" Floor	OK	OK

U Factor .31 - .35

Type of Heating System	Gas	Fuel	Direct vent
Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	NAT Gas	Fuel	Direct vent
Smoke Detectors (Section R313) Location and type/Interconnected	?	5	smoke per code interconnected
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	Address - check N/A		(7)
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	2-2x12 Beam Rim lagged 1/2"x6" @ 24" oc 4x4 post anchored		
Deck Construction (Section R502.2.1)	precast pier ? Dist. 2x8 2-2x12 Beam 2x6 Dist's 2x6 Rafter's 4x12 Header's		(8)

Job Name:

Lot # 4 & 5

File Name: *BC CALC Project*

Address:

Description: FBOI

City, State, Zip:

Specifier:

Garage

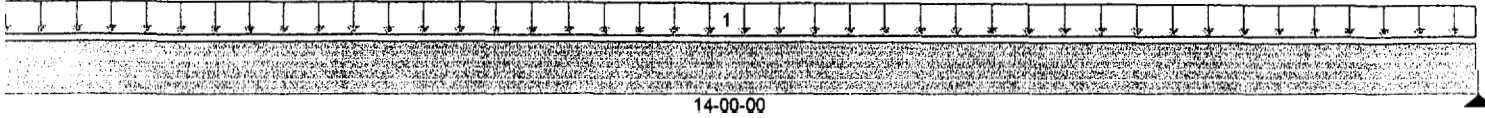
Customer:

Designer:

Code reports: ESR-1040

Company:

Misc:



14-00-00

B1, 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	Dead	Snow	Wind	Roof Live	Trib.
Standard Load	Unf. Area	Left	00-00-00	14-00-00	30 psf	10 psf	100%	133%	126%	12-00-00

Controls Summary

Value	% Allowable	Duration	Load Case	Span Location	
Pos. Moment	12074 ft-lbs	57.7%	100%	1	1 - Internal
End Shear	3024 lbs	31.9%	100%	1	1 - Left
Total Load Defl.	L/296 (0.568")	81.1%		1	I
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.

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

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, 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.

2nd Floor Beams

Permit #
Permit Date



Generated by REScheck Package Generator
Compliance Certificate

Project Title: 116 Yale St. Lot # 5
 Report Date: 04/04/06

Energy Code: **2003 IECC**
 Location: **Portland, Maine**
 Construction Type: **Single Family**
 Glazing Area Percentage: **15%**
 Heating Degree Days: **7378**

Construction Site:

Owner/Agent:
 M. J. Development

Designer/Contractor:
 Jim Wescott

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0		
Wall:	19.0	0.0	
Window:			0.330
Door:			0.350
Floor:	21.0		
Other Boiler: 85 AFUE			

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Builder/Designer

Company Name

Date



General Building Permit Application

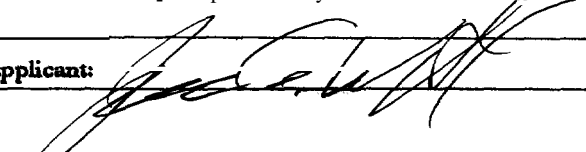
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

<u>134 Yale St</u>		
Total Square Footage of Proposed Structure <u>2160 SF</u>	Square Footage of Lot <u>6991 SF</u>	
Chart# <u>17365/291</u>	Block# <u>#9</u>	Lot# <u>#9</u>
M.I. Development		<u>797-4380</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>M.I. Development</u> <u>31 Old Campus Dr.</u> <u>Portland Me 04103</u>	Cost Of Work: \$ <u>110,000</u> Fee: \$ _____ C of O Fee: \$ _____
Project description: <u>1 - 24' x 36' Colonial Single Family Home.</u> <u>With 9 1 - 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 representatives 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>7-25-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: M J Development (Jim Wescott)

Date: 8/2/06

Address: 134 Yale St. (Lot 9)

C-B-L: 438-A-19
permit # 06-1123

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new 2 story single family house (36' x 24') w/ attached garage - 18.5 x 24'

Sevage Disposal - City

Lot Street Frontage - 55' min. - 65' given

Front Yard - 25' min. - 25' to house (scaled)

23' to front steps OR section 14-425 - extends 1.75 from porch @ 8.75'

Rear Yard - 25' min. - 31' scaled to steps on deck

Side Yard - 1 1/2 stories 8' - 8.25' scaled
2 stories 14' - 14.25' scaled

Projections - porch 5x22 w/ 1x5 step, deck 8x12 w/ 3x6 steps

Width of Lot - 65' min. 65' scaled

Height - 35' max.

Lot Area - 6,500 sq ft - 6,991 sq ft given

Lot Coverage Impervious Surface - 35% 2446.85 sq ft

Area per Family - 6,500 sq ft

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

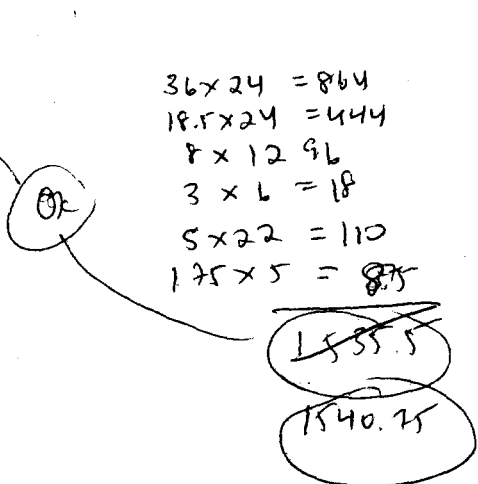
Loading Bays - N/A

Site Plan - 2006 - 0140

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - zone X

* no day light basement



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

Zoning Copy

2006-0140

Application I. D. Number

7/31/2006

Application Date

Single Family Home #9

Project Name/Description

Mj Development Co Llc

Applicant

50 Thornhurst Rd, Falmouth , ME 04105

Applicant's Mailing Address

Jim Wescott

Consultant/Agent

Agent Ph: (207)776-1762 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

134 - 134 Yale St , Portland, Maine

Address of Proposed Site

438 A019001

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) _____

Proposed Building square Feet or # of Units 6991 Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|---|--|--|
| <input 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 (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$100.00 Subdivision _____ Engineer Review \$500.00 Date 8/1/2006

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: 8/10/2006 8:57:31 AM
Subject: 134 Yale Street, Lot 9, Cbl 438A019

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