

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 070162

This is to certify that MI DEVELOPMENT CO. L.P. /MI Development

has permission to Build a 24' x 36' Single Family Home with 16' x 24' garage

AT 144  
148 YALE ST

438 A021001

PERMIT ISSUED

APR

provided that the person or persons, firm or corporation 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 procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Thomas H. Mahley* 3/12/07  
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

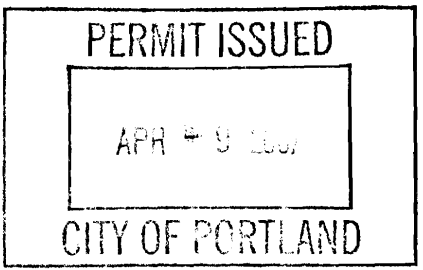
Permit No: 07-0162	Issue Date:	CBL: 438 A021001
-----------------------	-------------	---------------------

Location of Construction: 148 YALE ST	Owner Name: MJ DEVELOPMENT CO LLC	Owner Address: 50 THORNHURST RD	Phone:
Business Name:	Contractor Name: MJ Development	Contractor Address: 31 Old Campus Rd Portland	Phone: 2077761762
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family Home - Build a 24' x 36' Single Family Home w/ 18'.6" x 24' garage	Permit Fee: \$1,195.00	Cost of Work: \$110,000.00	CEO District: 4
Proposed Project Description: Build a 24' x 36' Single Family Home w/ 18'.6" x 24' garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>jm</i> 3/12/07
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 02/13/2007	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>per 17-202X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-1007</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Or w/conditions</i> Date: <i>2/15/07</i> <i>AM</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 <i>ABM</i> 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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0162	<b>Date Applied For:</b> 02/13/2007	<b>CBL:</b> 438 A021001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 148 YALE ST (144 actual #)	<b>Owner Name:</b> MJ DEVELOPMENT CO LLC	<b>Owner Address:</b> 50 THORNHURST RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> MJ Development	<b>Contractor Address:</b> 31 Old Campus Rd Portland	<b>Phone</b> (207) 776-1762
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home - Build a 24' x 36' Single Family Home w/ 18'.6" x 24' garage	<b>Proposed Project Description:</b> Build a 24' x 36' Single Family Home w/ 18'.6" x 24' garage
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/15/2007

**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.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 03/12/2007

**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) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 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.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 02/16/2007

**Note:** **Ok to Issue:**

- 1) All site work (Grading, Landscaping, Loam and Seed) must be completed prior to issuance of a certificate of occupancy.
- 2) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) 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.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) 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.

<b>Location of Construction:</b> 148 YALE ST (144 actual #)	<b>Owner Name:</b> MJ DEVELOPMENT CO LLC	<b>Owner Address:</b> 50 THORNHURST RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> MJ Development	<b>Contractor Address:</b> 31 Old Campus Rd Portland	<b>Phone</b> (207) 776-1762
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

7) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

**Comments:**

2/15/2007-amachado: Left message for Jim Wescott. Need to know the size of the front porch. Site plan says 22' and building plans say 20'.

2/15/2007-amachado: Spoke to Jim Wescott. Front porch will be 22' long.

**From:** Scott Hanson  
**To:** Ann Machado  
**Date:** 2/16/2007 4:54:07 PM  
**Subject:** 148 and 166 Yale St.

Hi Ann,

I've done the approvals for 148 Yale St. (2007-0027) and 166 Yale St. ((2007-0028).

Scott

Scott T. Hanson  
Preservation Compliance Coordinator  
City of Portland  
389 Congress Street  
Portland, ME 04101

Phone (207) 756-8023  
Fax (207) 756-8258

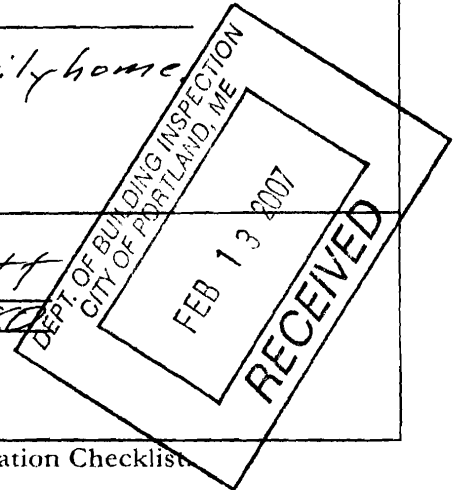
Lot # 11 Yale St.

# 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>144 Yale St</u>		
Total Square Footage of Proposed Structure <u>Approx 2160 SF</u>		Square Footage of Lot <u>Approx 6950 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>438      A021      11</u>	Owner: <u>M.J Development</u>	Telephone: <u>797-4380</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MJ Development</u> <u>31 Old Campus Dr.</u> <u>Portland, ME 04103</u> <u>797-4380</u>	Cost Of Work: \$ <u>110,000</u> Fee: \$ _____ C of O Fee: \$ <u>total \$1495</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>1 - 24'x36' Colonial Single Family home</u> <u>with 9 18'x24' 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>797-4380</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](http://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: 2-10-07

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

Applicant: Jim Wescott / MJ Development

Date: 2/15/07

Address: 144 Yale St. (Lot 11)

C-B-L: 438-A-021

permit # 07-0162

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - new 2 s bry (36'x24') single family house w/ 18.5x24 attached garage.

Sevage Disposal - City

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

Front Yard - 25' req. - 25' to front porch (scaled)

Rear Yard - 25' req. - 27' to steps of deck (scaled)  
41' to back of house (scaled)

Side Yard - 1/2 story - 8' req. - 8' scaled to garage on right side  
2 story - 14' req. - 14' to house on left side

Projections - porch 5'x22', deck 8'x12', steps off deck 4'x35', step 5'x1' off front porch.

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

Height - 35' max. - 23' 75' scaled

Lot Area - 6500  $\phi$  min = 6991  $\phi$

Lot Coverage Impervious Surface - 35% = 2446.85  $\phi$

Area per Family - 6500  $\phi$

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

Loading Bays - N/A

Site Plan - 2007 - 027 (minor/minor)

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - zone X

\* no day light basement

OK.

36x24	=	864
18.5x24	=	444
5x22	=	110
8x12	=	96
4x35	=	14
5x1	=	5

1533

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

2007-0027

Application I. D. Number

2/13/2007

Application Date

**Mj Development Co Llc**

Applicant

**50 Thornhurst Rd , Falmouth , ME 04105**

Applicant's Mailing Address

**Jim Wescott**

Consultant/Agent

**Agent Ph: (207)797-4380**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Marge Schmuckal**

**148 - 148 Yale St , Portland, Maine**

Address of Proposed Site

**438 A021001**

Assessor's Reference: Chart-Block-Lot

**Single Family Home Lot#11**

Project Name/Description

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) \_\_\_\_\_

**6950**

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 2/13/2007

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved**  **Approved w/Conditions**  **Denied**  
See Attached

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

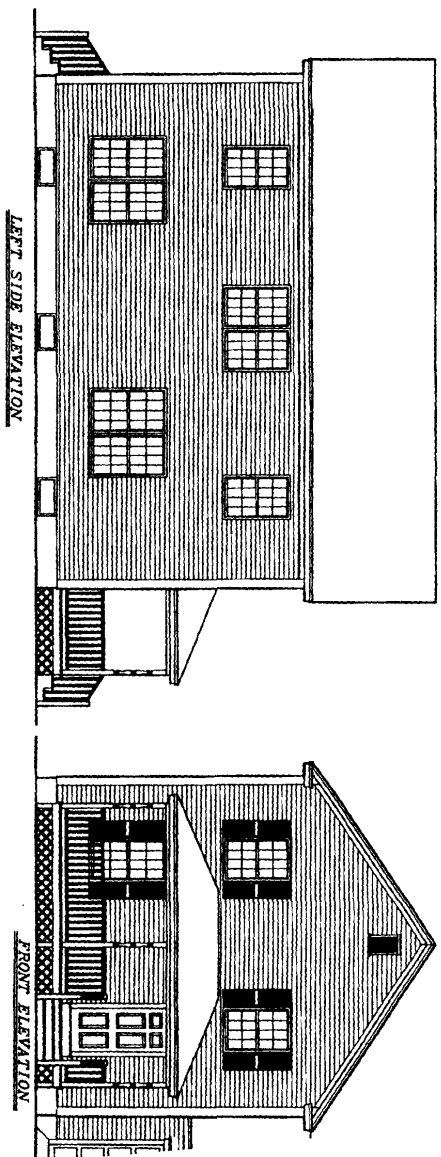
Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  **Required\***  **Not Required**

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

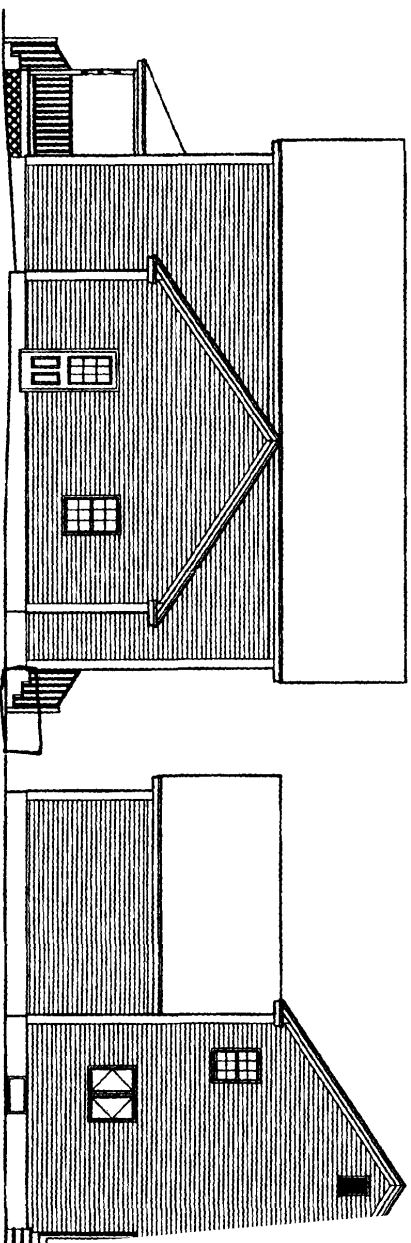
- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | 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  |                 |





LEFT SIDE ELEVATION

FRONT ELEVATION



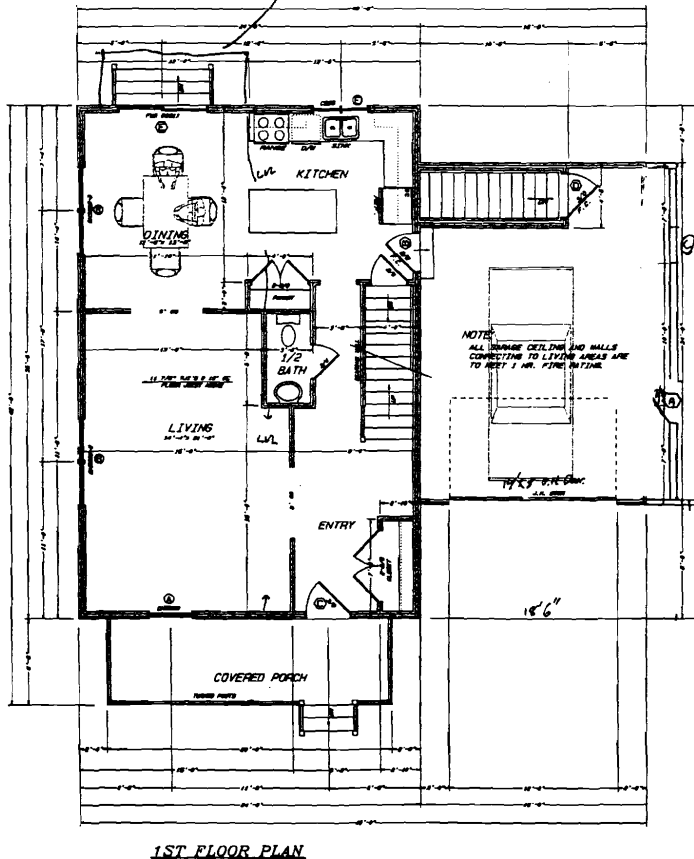
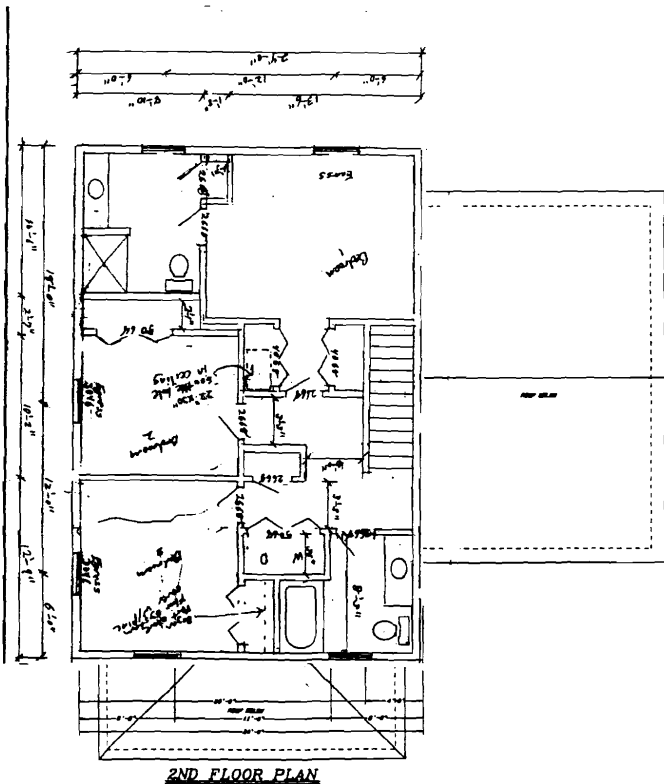
RIGHT SIDE ELEVATION

REAR ELEVATION

8x12  
Deck

NOTICE:  
These drawings are prepared  
for the purpose of showing  
the general appearance of the  
proposed structure and are  
not to be used for construction  
without the approval of the  
author.

8x12 Deck



QTY.	SYN.	UNIT #	MANUFACTURER	PARADISE	UNIT W-WALK
1	○	DN3888	28 x 88	LOW E	0.28
2	○	DN3888-2	71.1/2 x 88	LOW E	0.28
1	○	DN3448	34 x 48	LOW E	0.28
1	○	DN3841	38 x 41	LOW E	0.28
1	○	DN388-2	47.1/2 x 38	LOW E	0.21
4	○	DN3888	38 x 88	LOW E	0.28
2	○	DN3888-2	71.1/2 x 88	LOW E	0.28

SEE ELEVATION DRAWINGS FOR BRILLE PATTERNS

QTY.	SYN.	SIZE	ROUGH OPENING	TYPE	MANUFACTURER
1	○	2/8x 8/8	28 x 88	9 LITE	WEATHER SHIELD
1	○	2/8x 8/8	71.1/2 x 88	FINE MESH	WEATHER SHIELD
1	○	2/8x 8/8	34 x 48	SOLID	WEATHER SHIELD
1	○	2/8x 8/8	38 x 41	FINE MESH	WEATHER SHIELD
1	○	POSTFORM	72 x 88	PATIO	PARADISE

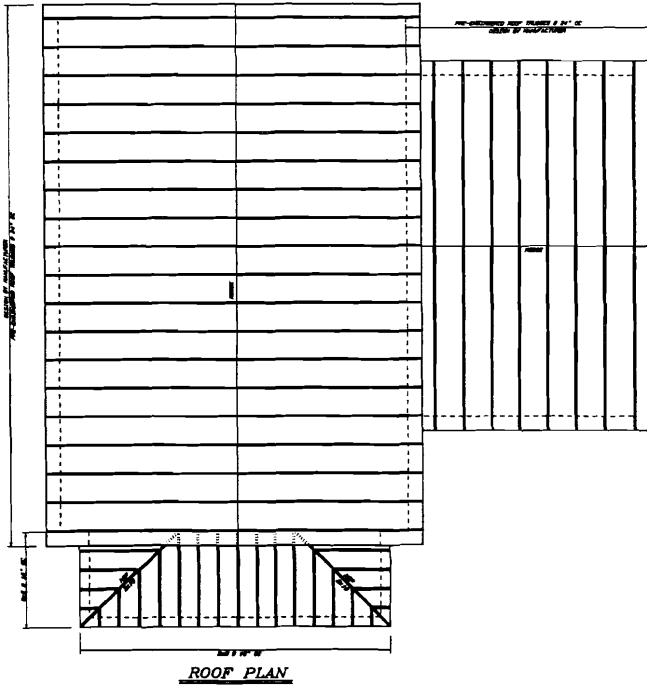
SEE ELEVATION DRAWINGS FOR BRILLE PATTERNS

1st FLOOR 864 SQ. FT.  
2nd FLOOR 864 SQ. FT.  
1,728 SQ. FT.

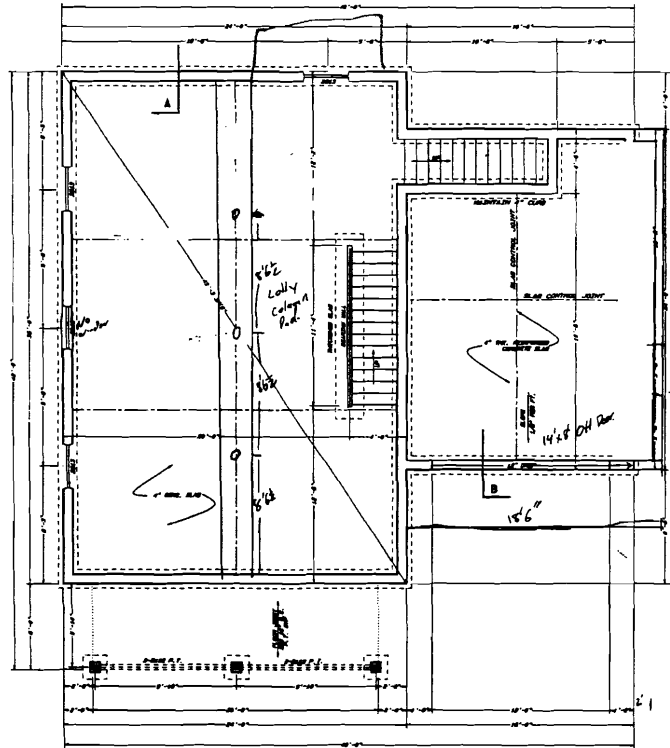
**NOTICE:**  
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR A CORRECT CONSTRUCTION.  
COPYRIGHT © 2006 MARTIN METER

 CUSTOM HOME DESIGNER	WESCOTT & PAYSON	
	YALE STREET	
	PORTLAND, MAINE	
	FLOOR PLANS	
P.O. Box 110 Lisbon Falls, Maine 04042 207-232-5376	BY: M. Meier SCALE: 1/4" = 1'-0" DATE: FEB. 23, 2006	PROJECT # 06009CR SHEET # 2 of 4

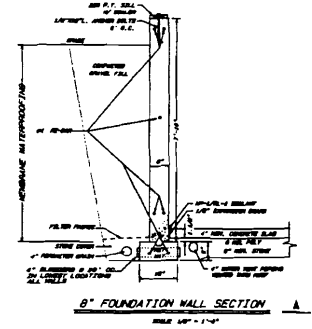
8x12 Deck.



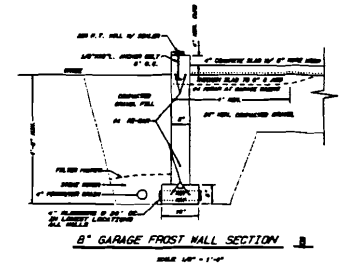
ROOF PLAN



FOUNDATION PLAN



8" FOUNDATION WALL SECTION



8" GARAGE FROST WALL SECTION

CONCRETE NOTES:

1. MIN. 28 DAY COMPRESSIVE STRENGTH: 3000 PSI WALLS & INTERIOR SLABS
2. DESIGN OF FOOTINGS IS BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF & 28 DAYS' CONTRACTOR TO VERIFY SOIL BEARING CAPACITY PRIOR TO ANY CONSTRUCTION.
3. PLACE FOOTINGS ON UNDISTURBED MATERIAL.
4. REINFORCE ALL SPREAD FOOTINGS W/ AN REBAR @ 12" O.C. EACH DIRECTION, 8" CLEAR FROM BOTTOM.
5. FROST PROTECTION: 4'-0" MIN.

NOTICE:

THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR A SOUND, SAFE CONSTRUCTION.

Copyright © 2006 MARTIN METER



WESCOTT & PAYSON

YALE STREET  
PORTLAND, MAINE

FOUNDATION & ROOF PLAN

P.O. Box 118  
Lisbon Falls, Maine  
04042  
207-232-4370

BY: H. MOISE  
SCALE: 1/4" = 1'-0"  
DATE: FEB. 23, 2006  
PROJECT: 06009GR  
SHEET: 3 of 4



144  
~~144~~ Yale St LOT # ~~144~~

438-A-24

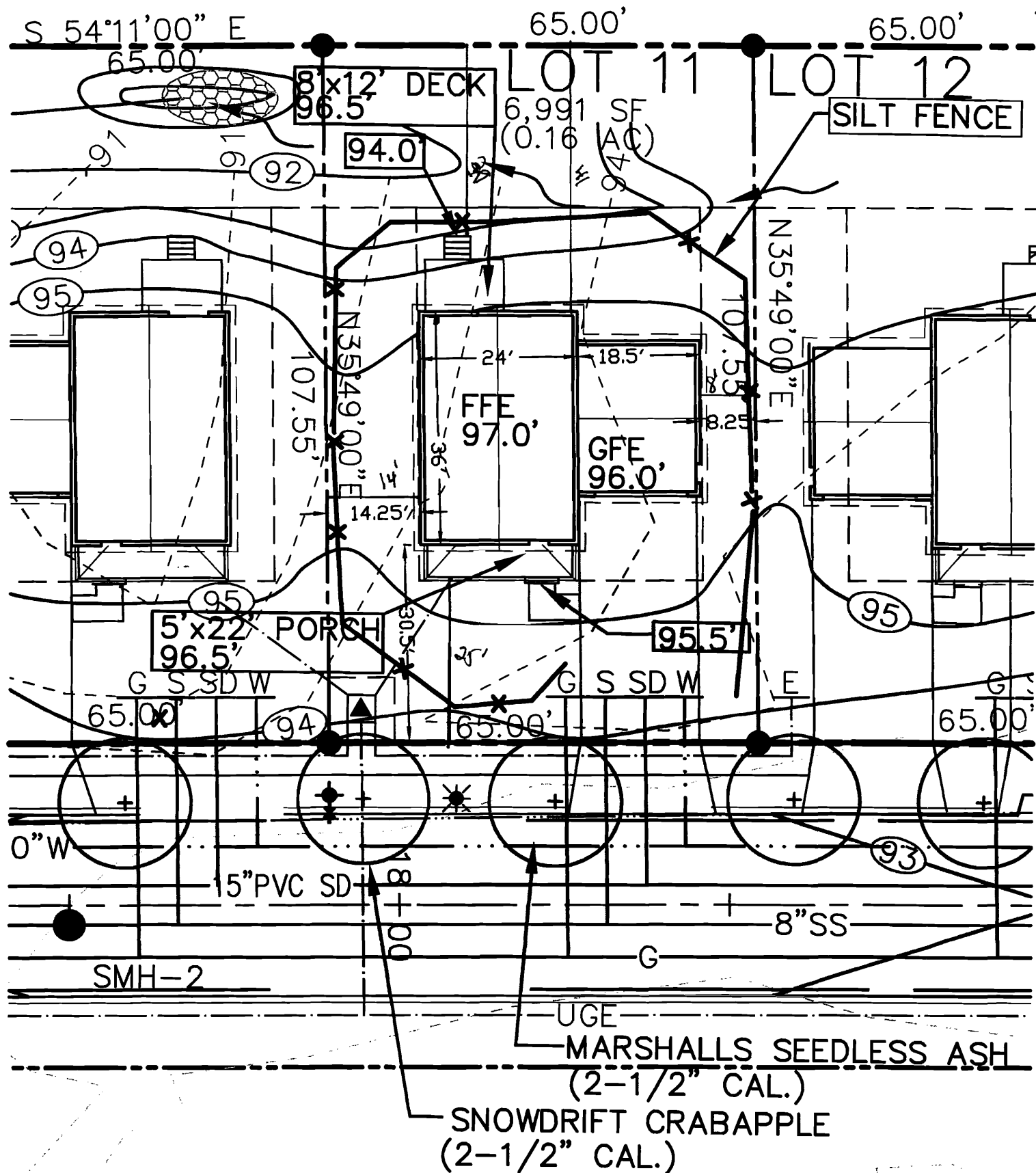
#07-0162

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8x16 Footing 8" wall Solid 24" pad for lally	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	membrane waterproofing fabric; Stone 4" pipe	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	OK		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 x 12 @ 6" OC	OK		
Lally Column Type (Section R407)	Concrete lally	OK		
Girder & Header Spans (Table R 502.5(2))	5 lallys - 2 pt loaded from above 9" max	OK		
Built-Up Wood Center Girder Dimension/Type	LVL's (Specs needed)	OK	* condition of permit	
Sill/Band Joist Type & Dimensions	2x8 pt 2x6 garage	OK		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 @ 16 OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 @ 16 OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	pitch 8:12 24 trusses 24" oc	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2 cdk 5/8 cdk	OK
Fastener Schedule (Table R602.3(1) & (2))	JRC 2003	OK
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)  Fire separation (Section R309.2)  Opening Protection (Section R309.1)	1 hr walls/ceiling Rated Door	OK
Emergency Escape and Rescue Openings (Section R310)	30 46 Egress	OK
Roof Covering (Chapter 9)	Shingles #15 felt	OK
Safety Glazing (Section R308)	NA	—
Attic Access (Section R807)	2x2x30	OK
Chimney Clearances/Fire Blocking (Chap. 10)	NA	OK
Header Schedule (Section 502.5(1) & (2))	over 48 3(2/10) under 48 2(2x10)	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	U Factor .31 - .35 6" walls 15" roof .9 floor	OK

Type of Heating System	Gas F/HW	Dues den & ok
<b>Means of Egress</b> (Sec R311 & R312) Basement	yes - no bulkhead	no habitation conditions ok
Number of Stairways	3	
Interior	3	
Exterior	0 7	ok
Treads and Risers (Section R311.5.3)	7/8" max 10 min w/ max	
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	each bedroom / common interconnected	ok
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	Caulking	ok
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA	
Front porch <del>Deck</del> Construction (Section R502.2.1)	2 2x12 Beams rim Lashed 2x4 post per cost plan	ok

▷ REFERENCE:



NOTES:

1. GRADING SHOWN ON LOT #11 ONLY. GRADING IS CONCEPTUAL BASED ON PLAN & PROFILE, OR AS SHOWN ON STREET, AS APPROVED BY PORTLAND.
2. DRIVEWAYS, UTILITY LIGHT POLES, AND SETBACKS SHOWN ARE APPROXIMATE. SEE SHEET C-3 OF THIS PLAN FOR NO AS-BUILT INFORMATION AND IMPROVEMENTS ON ADJACENT LOTS IS NOT SHOWN.
3. BUILDING FOOTPRINT SHOWN IS BASED ON INFORMATION PROVIDED BY OWNER.
4. SITE ADAPTATION FOR THIS PLAN BY LAYOUT IS BASED ON INFORMATION #1 TO #3.
5. OWNER SHALL BE RESPONSIBLE FOR ALL LAYOUT AND FOOTPRINTS TO ZONING AND ALL PERMITS.
6. EROSION CONTROLS BY CONTRACTOR PROVIDED AS REQUIRED. EROSION CONTROLS ARE CONCEPTUAL AND BASED ON ACTUAL CONDITIONS.
7. SETBACKS SHOWN ARE TO OUTSIDE OF FOUNDATION.
8. PROPOSED GARAGE, UTILITY AND SETBACKS SHOWN ARE MINIMUM.





*Titcomb Associates*

Land Surveying  
Land Planning

133 Gray Road  
Falmouth, Maine 04105  
(207) 797-9199  
Fax (207) 878-3142  
www.titcombsurvey.com

October 16, 2007

Tammy Munson  
Code Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, ME 04101

**VIA FAX: (207) 874-8716**

re: **Lot 11, Yale Street**

Dear Ms. Munson:

*144 Yale St*

This letter will confirm that Titcomb Associates has staked the location for the building on Lot 11 of the Amended Plan of Lots 176 to 195, Yale Street (within the excavated area) in accordance with the locations shown on the development plans prepared by Land Use Consultants.

The house location is in compliance with the City of Portland Zoning Ordinance and Setback Requirements. The building location is based on established property pins.

Please call if you have any further questions.

Sincerely,

Rex J. Croteau, PLS  
Titcomb Associates

*438-A-21*

cc: Jim Wescott. [via fax: (207)878-5216]