

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060722
JUN 30 2006
CITY OF PORTLAND

This is to certify that MJ DEVELOPMENT CO INC /MJ Development
has permission to 24 x 36 Colonial w/ attache 18.5 x 2 garage
AT 154 YALE ST 438 A023001

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.

Classification of inspection must be given and when permission procedure before this building or part thereof is issued or service closed-in 4 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 _____

[Signature] 6/29/06
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: 06-0722	Issue Date: JUN 30 2006	COL: 438 A023001
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Location of Construction: 154 YALE ST (Lot # 13)	Owner Name: MJ DEVELOPMENT CO LLC
Business Name: Lessee/Buyer's Name	Contractor Name: M J Development
Lessee/Buyer's Name	Phone:
Past Use:	

Owner Address: 50 THORNHURST RD	Phone:
Contractor Address: 31 Old Campus Dr Portland	Phone: 2077974386
Permit Type:	Zone: R3

Past Use:	Proposed Use: Vacant 24 x 36 Colonial w/ attached 18.5 x 24 garage
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Permit Fee: \$1,086.00	Cost of Work: \$110,000.00	CEO District: 4
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group <i>12-3</i> Type <i>5B</i> <i>IRC 2003</i>
Signature:	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: 24 x 36 Colonial w/ attached 18.5 x 24 garage
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Permit Taken By: dmartin	Date Applied For: 05/18/2006	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 <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Panel 7 - Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-00612</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>6/1/06</i> <i>ABN</i>	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 Landmar <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 Date: <i>ABN</i>
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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: 06-0722	Date Applied For: 05/12/2006	CBL: 438 A023001
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Location of Construction: 154 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: Vacant 24 x 36 Colonial w/ attached 18.5 x 24 garage	Proposed Project Description: 24 x 36 Colonial w/ attached 18.5 x 24 garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/01/2006

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages
- 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.
- 4) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/29/2006

Note: **Ok to Issue:**

- 1) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.
- 2) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 3) An ammendment must be filed for the rear deck.
- 4) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, or heating.
- 7) The basement is NOT approved as habitable space.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/17/2006

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) The Development Review Coordinator reserves the nght to require additional lot gradmg or other drainage improvements as necessary due to field conditions
- 3) 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.
- 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.

Location of Construction: 154 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	

4/3 4/15

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

154 Yale
 #060722

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8"X16" Footing 8" wall Solid 24" pad for Lally's	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	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" 6' O.C.	OK
Lally Column Type (Section R407)	conc. Lally	OK 4/4/02
Girder & Header Spans (Table R 502.5(2))	5 Lallys - 2 Pt loaded from above 9'6" max	OK
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 1 1/8 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)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8: 12 26' Trusses 24" O.C. Garage - Attic Truss → 1 1/2 stories max	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2 cdx, 5/8 cdx	OK
Fastener Schedule (Table R602.3(1) & (2))	BOCA or Latest ed.	OK
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) (Opening Protection (Section R309.1))	? Access to Attic 1 m walls/ceiling. Rated Door	None J.W. 4/4/06 (2) OK OK
Emergency Escape and Rescue Openings (Section R310)	3046 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 to Trusses	OK change per J.W. 4/4/06 (3)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	OK
Header Schedule (Section 502.5(1) & (2))	Over 48" 3-2x10 under 48" 2-2x10 Box	? Garage Header LVL OK (4)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	6" walls ? Garage Floor 15" Roof ? 1st FL	9" Floor OK (4)

U Factor .31 - .35

Type of Heating System	Nat. Gas FHW	Direct vent	5
Means of Egress (Sec R3 1 & R312) Basement	yes - no bulkhead - No habitation condition		
Number of Stairways	3	Code compliant Garage Stairs Per J.W.	
Interior	3		
Exterior	3		
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	7 S	smokers per code interconnected	6
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	Address - 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		

Front Porch

precast pier ? Joist. 2x8
 2-2x12 Beam
 2x6 Joists
 2x6 Rafters
 2x10 Truss
 Header
 4x12

OK

8

2nd Floor Beams
~~1st Floor~~

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

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

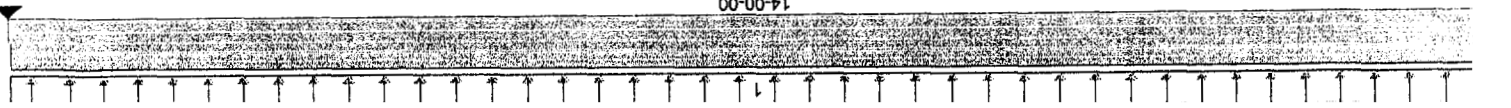
Discourse
Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance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

Controls Summary		Value	% Allowable	Duration	Load Case	Span Location
Pos. Moment	12074 ft-lbs	57.7%	100%	1	1 - Internal	1
End Shear	3024 lbs	31.9%	100%	1	1 - Left	1
Total Load Defl.	L/296 (0.568")	81.1%		1		1
Live Load Defl.	L/405 (0.415")	88.9%		1		1
Span / Depth	17.7	n/a				1

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

Total of Horizontal Design Spans = 14-00-00

B1, 1-3/4"
L 2520 lbs
DL 930 lbs



BOISE C CALC® 9.2 Design Report - US
 Single 5-1/4" x 9-1/2" VERSA-LAM® 2.0 3100 DF
 1 span | No cantilevers | 0/12 slope
 Friday, March 17, 2006 12:47
 File Name: BC CALC Project
 Description: FB01
 Designer: [Signature]
 Company: [Signature]
 Misc: [Signature]
 Address: [Signature]
 City, State, Zip: [Signature]
 Customer: [Signature]
 Job Name: [Signature]
 Lot # 4 & 5
 13

154 Yale
Lot 13

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 own's 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

Total Square Footage of Proposed Structure 2160 SF		Square Footage of Lot Approx 6955 SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: M.J. Development	Telephone: 797-4380	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: M.J. Development 31 Old Campbell Dr. Portland 797-4380	Cost Of Work: \$ 110,000	Fee: \$ _____
Current Specific use: <u>Res land.</u>		C of O Fee: \$ _____	
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. with 4 18 1/2' x 24 Attached Garage. To be Built on lot #13 Yale st Subdivision</u>			
Contractor's name, address & telephone: _____			
Who should we contact when the permit is ready: 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: 	Date: 4-10-06
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: MJ Development.

Date: 5/31/06

Address: 154 Yale St (Lot #13)

C-B-L: 438-A-23
permit# - 06-0722

CHECK-LIST AGAINST ZONING ORDINANCE

Date - No. 1

Zone Location - R3

Interior or corner lot -

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

Sevage Disposal - city

Lot Street Frontage - 50' min - 65' given

Front Yard - 25' min - 25' to porch (scaled) - 2' to step but section 14-425 allows this

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

Side Yard - 1 1/2 story 8' - garage 8' scaled
2 story 14' - left side 14' scaled

Projections - porch 20' x 8', front step 4' x 1', deck 12 x 8, steps off deck 6' x 2'

Width of Lot - 65' min - 65' scaled

Height - 35' max - 24' scaled

Lot Area - 6,500 sq ft min - 6991 sq ft given

Lot Coverage Impervious Surface - 35% **2446.85**

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 cars in garage.

Loading Bays - N/A

Site Plan - minor/minor 2006-0092

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

24 x 36 = 864

18.5 x 24 = 444

20 x 5 = 100

4 x 1 = 4

12 x 8 = 96

6 x 2 = 12

1520

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

2006-0092
Application I. D. Number
511612006
Application Date

Mj Development Co Llc
Applicant
50 Thornhurst Rd , Falmouth. ME 04105
Applicant's Mailing Address
Jim Westcott
Consultant/Agent
Agent Ph: (207)776-1762 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

Project Name/Description
154- 154 Yale St , Portland, Maine (Lot 13)
Address of Proposed Site
438 A023001
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 6955 Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 511612006

Zoning Approval Status:

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	