

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Peter S Adams

Located At 49 MERRILL ST.

Job ID: 2011-02-383-ADDR

CBL: 014 - - E - 008 - 001 - - - -

has permission to Raise Roof, add turret & interior renovations provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

04/14/2011

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-02-383-ADDR	Date Applied: 2/4/2011	CBL: 014 - - E - 008 - 001 - - - - -	
Location of Construction: 49 MERRILL	Owner Name: Peter S Adams	Owner Address: 65 Center ST YARMOUTH, ME - MAINE 04096	Phone: 846-4648
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single Family	Proposed Use: Single Family - raise roof, add turret, expand side entry & add rear bump out.	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>Sprinklers required.</i>	Inspection: Use Group: R3 Type: 5B IRC, 2009
		Signature: <i>CAPT. R. Gauthier</i>	Signature: <i>AK</i>
Proposed Project Description: 49 Merrill St - raiseroof, add turret, expand side entry & add rear bump out		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands <i>- using section 14-43(b) adding 747d</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>which is P.23 of allowable 50%</i></p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>Dkwlcardishov 2/6/11 ABN</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABN</i></p>
	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 appication 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 PHON



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>49 Merrill St., Portland</u>		
Total Square Footage of Proposed Structure/Area <u>1070</u>	Square Footage of Lot <u>3600</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>014 E008001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Peter S. Adams</u> Address <u>65 Center St.</u> City, State & Zip <u>Yarmouth, ME 04096</u>	Telephone: <u>207-846-4648</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Same</u> Address <u>Same</u> City, State & Zip	Cost Of Work: \$ <u>200,000</u> C of O Fee: \$ 1950 Total Fee: \$ <u>2020.⁰⁰</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>one</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>This is a renovation that will include raising the roof, adding a turret and a complete re-do of interior space</u>		
Contractor's name: <u>to be determined</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Lise Adams</u> Telephone: <u>207-846-4648</u> Mailing address: <u>65 Center St., Yarmouth, ME 04096</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: P.S.A.

Date: 2/4/2011

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

RECEIVED
FEB - 4 2011
Dept. of Building Inspection
City of Portland

Job Summary Report
Job ID: 2011-02-383-ADDR

Report generated on Feb 8, 2011 8:55:14 AM

Page 1

Job Type:	Addition Residential SF	Job Description:	49 Merrill St	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	608	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:		Square Footage:			
Related Parties:	Peter Adams		<i>Property Owner</i>		

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 1864

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
N06140	014 E 008 001	R-6	M				-70.248268	43.668069
			Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)	
			1				49 MERRILL STREET WEST	
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE					DISTRICT 1	EAST END

Structure Details

Structure: Single Family Home

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			49 MERRILL STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference

User Defined Property	Value

Permit #: 20111084

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
1864	Single Family Home	Initialized	Raise Roof, add turret, interior renovations			

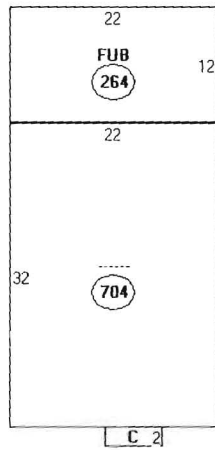
Inspection Details

Job Summary Report
Job ID: 2011-02-383-ADDR

Report generated on Feb 8, 2011 8:55:14 AM

Page 2

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag			
Fees Details									
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment	
Job Valuation Fees	\$2,020.00								



Descriptor/Area

- A: -----
704 sqft
- B: FUB
264 sqft
- C: FBAY
12 sqft

= 980

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Footings/ Setbacks
2. Backfill Inspection
3. Close-In (Electrical, Framing, Plumbing)
4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-02-383-ADDR

Located At: 49 MERRILL ST.

CBL: 014 - - E - 008 - 001 - - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Section 14-436(b) is being used to create the additional floor area above the first floor. 80% of the first floor footprint is 900 sf. 747 sf is being added which is using 83% of allowable 80% increase.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection, damp proofing, anchor bolts, and drainage, must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3. A code compliant egress window is required in each bedroom.
4. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. Energy Efficiency (NI 101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
7. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Job ID: 2011-02-383-ADDR

Located At: 49 MERRILL ST.

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9. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
10. Owner to submit cross section of custom order (code compliant) spiral stairwell and insulation requirements prior to construction.
11. Attic access 22 X 30" minimal and crawl space ventilation/ access must be provided.

Fire

1. Residential sprinklers will be required due to the extent of the renovation. Sprinkler system shall be installed according to NFPA 13D. Capt. Gautreau

Lisa and Peter Adams
65 Center Street
Yarmouth, ME 04096
207-846-4648
eadams1@gwi.net

February 4, 2011

Ann Machado
Zoning Specialist
Planning & Urban Development Department
Room 308
389 Congress Street
Portland, Maine 04101

Dear Ann,

Thank you so much for all your help in getting us to this step of submitting our building permit application.

As we talked about in our last meeting, we would like to hold off on creating all the detailed drawings needed for the permit application until we are confident of the city's approval of the basic design. So, I've filled out the permit application as you suggested, including the existing and proposed floor plans and elevations (including photos of the model showing the adjustment to the elevation of the turret) and the plot plan and noted that the balance of the required materials will follow. I hope I've done it correctly. Please let me know if I need to do anything further at this point.

I'll look forward to hearing from you.

Best regards,

A handwritten signature in cursive script that reads "Lisa Adams". The signature is written in dark ink and is positioned above the printed name.

Lisa Adams

Applicant: Peter & Lisa Adams

Date: 2/8/11

Address: 49 Merrill St

C-B-L: 14-E-008

permit # ~~2011-02-383~~

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1874

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - interior renovations & raise existing roof - add a dormer & bracket
& great expanded side entry porch & bumpout in rear.

Sewage Disposal -

Lot Street Frontage -

Front Yard - 10' or average - existing ok - average (14' + 15' + 13' + 11' + 9' = 62') / 5 = 12.4'

Rear Yard - 20' min. < 20' (ok)
- porch extension & bumpout 720'

Side Yard - 10' min. existing ~ 11'
- porch & rear bumpout 70'

Projections -

Width of Lot -

Height - 35' max.

Lot Area - 3600 sq ft existing

- Using Section 14-436(b) to go up.
80% = 1125 = 900 sq ft
old dormer & bracket - 747 sq ft
66.4%
or 83% allowable
80% increase.

Lot Coverage/ Impervious Surface - 50% - 1800 sq ft

Area per Family - 1,000 sq ft

existing 1422, 1125 sq ft
proposed 1,170 sq ft (ok)

Off-street Parking - existing driveway.

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -



Flood Plains -

Summary of Jan 20, 2011
letter to Ann Machado

1. The definition of "turret" is a "small tower"

- "A small tower projecting from a building, usually at a corner and often merely ornamental."
- §436 identifies a turret as a means of creating additional floor area of habitable space, therefore reasonable to disregard the "often merely ornamental"
- "small" modifies "tower" . . . "small tower" not a "small turret"

2. Turrets come in many sizes and shapes

- Small, large
- Round, rectangular
- Peaked, flat-roofed

3. § 436 allows expansions "similar" to a turret

- § 436 allows: "dormers, turrets, **or similar structures.**"
- Although we believe that our proposal does satisfy the definition of turret, the regulation does not require us to prove that it is exactly a turret, rather just that it is a structure "similar" to a turret.

4. Section 436 does not require that the "dormers, turrets or similar structures" used to create the additional habitable space be any particular size or design

Unlike the express limitation on raising the existing roof configuration "the minimum amount required to create an additional story of habitable space", there is no similar restriction on the size of "dormers, turrets or similar structures".

- Dormer could be eyebrow, shed, hip and could be large or small.
- Turret could be round, rectangular, peaked, flat-roofed and could be large or small.

Our proposal: a modest sized turret of an historic design. No support in the ordinance for imposing size or design constraints beyond the requirement that the addition be a "turret or similar structure."

5. Conclusion

Would seem unfair and without reasonable basis to impose size or design restrictions not articulated in the ordinance.

Also:

- back of the house and difficult to see from the street
- wonderfully designed and expensive-to-build home on one of the least developed, least attractive streets on Munjoy Hill.
- ambiguity or uncertainty about § 436, consider Planning Offices' stated goal to "promote and plan for the future vitality, livability and prosperity of this remarkable City and all its people" and allow this project to move forward without imposing additional restrictions and frustrating the owners' desired design.

Peter and Lisa Adams
65 Center Street
Yarmouth, ME 04096
207.846.4648
eadams1@gwi.net

January 20, 2011

Hi Ann,

We hope you had a great Christmas holiday with your family. We spent a lot of time outdoors -- skiing, hiking, snowshoeing -- and had all three kids under one roof, so it was a fun time.

I've spent some time doing research on the question of what would qualify as a turret under section Chapter 14, Section 436¹ of Portland's Land Use ordinance and wanted to share the results of the research with you, hoping very much that it will be helpful in coming to a resolution about our proposed design.

1. The definition of "Turret" is a "small tower"

When we were together at your office just before the holidays, we looked at the definition of turret in the Webster's New Collegiate Dictionary because the term is not defined in the ordinance. I didn't write down the definition, but I trust it is the same as our Webster's here at home: "a small tower projecting from a building, usually at a corner and often merely ornamental." Given that section 436 identifies a turret as a means of creating additional floor area of habitable space it seems reasonable to disregard the "often merely ornamental" portion of the Webster's definition. I remember you being troubled by the "small" language in the definition. As I re-read the definition, I realized that "small" modifies "tower". So, we are talking about a "small tower" not a "small turret". This is supported by the history of the word: **TURRET** (from O. Fr. *tourette*, diminutive of *tour*, tower, mod. Fr. *tourelle*), a small tower, especially at the angles of larger buildings, sometimes overhanging and built on corbels, when it is often called a "bartizan" (q.v.), and sometimes rising from the ground. (from LoveToKnow1911 project of the Encyclopedia Britannica). Given the many possible sizes of a tower, I think it is reasonable to conclude that our proposed turret is a "small tower" and therefore allowable under Section 436.

¹ The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

2. Turrets come in many sizes and shapes

I've located some interestingly shaped turrets in Portland and beyond:



St. Lawrence Street, Munjoy Hill



The San Francisco MOMA



Close-up of SFMOMA Turret



*Kielder Water and Forest Park, Northumberland, UK
by Charles Barclay Architects*

And as for size relative to the overall structure, there is a wide variety as well.

From small:



South Georgia

To very big:



Corner of Prospect and Highland, Portland



Holly Hill House, Catalina Island, CA



PHOS No. NY - 5606

Buffalo, New York, Psychiatric Center Administration Building

Our proposal does not come close in relative size to the kind of large turrets shown above. And even if thought of as large, there is no requirement in the regulation that we limit ourselves to a small turret. (See point # 4 below.)

As for roof lines, while a number of turrets have pointed roofs, not all do (see images above). In addition, originally turrets were often flat roofed.



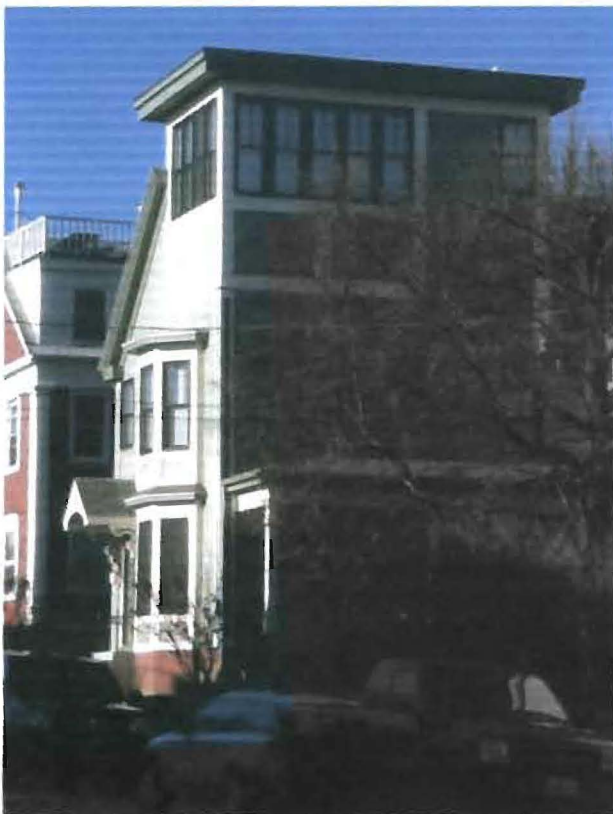
ANCIENTVINE.COM

Hadrian's Wall, Roman Empire, 2nd Century, Great Britain



Morocco

There are a number of flat roofed turrets, both older and contemporary, in Portland:



St. Lawrence Street, Munjoy Hill



Corner Beacon and Prospect Streets, Portland, Blue House



Corner Beacon and Prospect Streets, Portland, White House



Corner of Merrill and Quebec Streets, Portland

3. Section 436 allows expansions “similar” to a turret

It is very important to note that Section 436 allows: “dormers, turrets, ***or similar structures.***” The regulations clearly intended some latitude in what architectural elements might be used to accomplish the goal of expanding the habitable space. Although we believe that our proposal does satisfy the definition of turret, the regulation

does not require us to prove that it is exactly a turret, rather just that it is a structure “similar” to a turret.

4. Section 436 does not require that the “dormers, turrets or similar structures” used to create the additional habitable space be any particular size or design

The ordinance does not impose a size restriction on the architectural devices used to create the additional habitable space. Unlike the express limitation on raising the existing roof configuration “the minimum amount required to create an additional story of habitable space”, there is no similar restriction on the size of “dormers, turrets or similar structures”. We could add as large a dormer as we chose, and within the limitation of what constitutes a turret or “similar structure” we presumably could build as large a turret as we chose. Just as we could add a shed dormer or a hip dormer or an eyebrow dormer, we presumably can build a turret or “similar structure” of a design to our liking without constraints on shape or roofline. In fact, we are proposing a modest sized turret of an historic design, but to the extent the Planning Office views our proposal differently, we don’t believe there is support in the ordinance for imposing size or design constraints beyond the requirement that the addition be a “turret or similar structure.”

5. Conclusion

In short, our proposal seems to be well within the bounds of what can reasonably be called a “turret” or, at a minimum, a “similar structure”. Given the absence of any guidance in the regulation about what was intended by the use of the word turret, it would seem unfair and without reasonable basis to impose size or design restrictions not articulated in the ordinance.

Finally, it may be worth noting that the turret is at the back of the house and will be difficult to see from the street. And, although clearly a “soft” argument, we are asking to build a really wonderfully designed and fairly expensive-to-build home on one of the least developed, least attractive streets on Munjoy Hill. It seems that if there is ambiguity or uncertainty about the interpretation of Section 436, the Planning Offices’ stated goal to “promote and plan for the future vitality, livability and prosperity of this remarkable City and all its people” would best be fulfilled by allowing this project to move forward without the imposition of additional restrictions frustrating the owners’ desired design.

Thanks, Ann.

Best,


Lisa and Peter Adams

Expansion Calculation

EXISTING

Existing First Floor Area: 1125 s.f.
Existing Second Floor Area: 349 s.f.
TOTAL 1474 s.f.

PROPOSED

Proposed First Floor Area: 1170 s.f.
Proposed Second Floor Area: 860 s.f.
Proposed Turret Floor Area: 236 s.f.
TOTAL 2266 s.f.

80% ADDITIONAL ALLOWED

80% of existing first floor area: $1125 \text{ s.f.} \times .8 = 900 \text{ s.f.}$

TOTAL ALLOWED

1474 s.f. (existing) + 900 s.f. (80%) = **2374 s.f.**

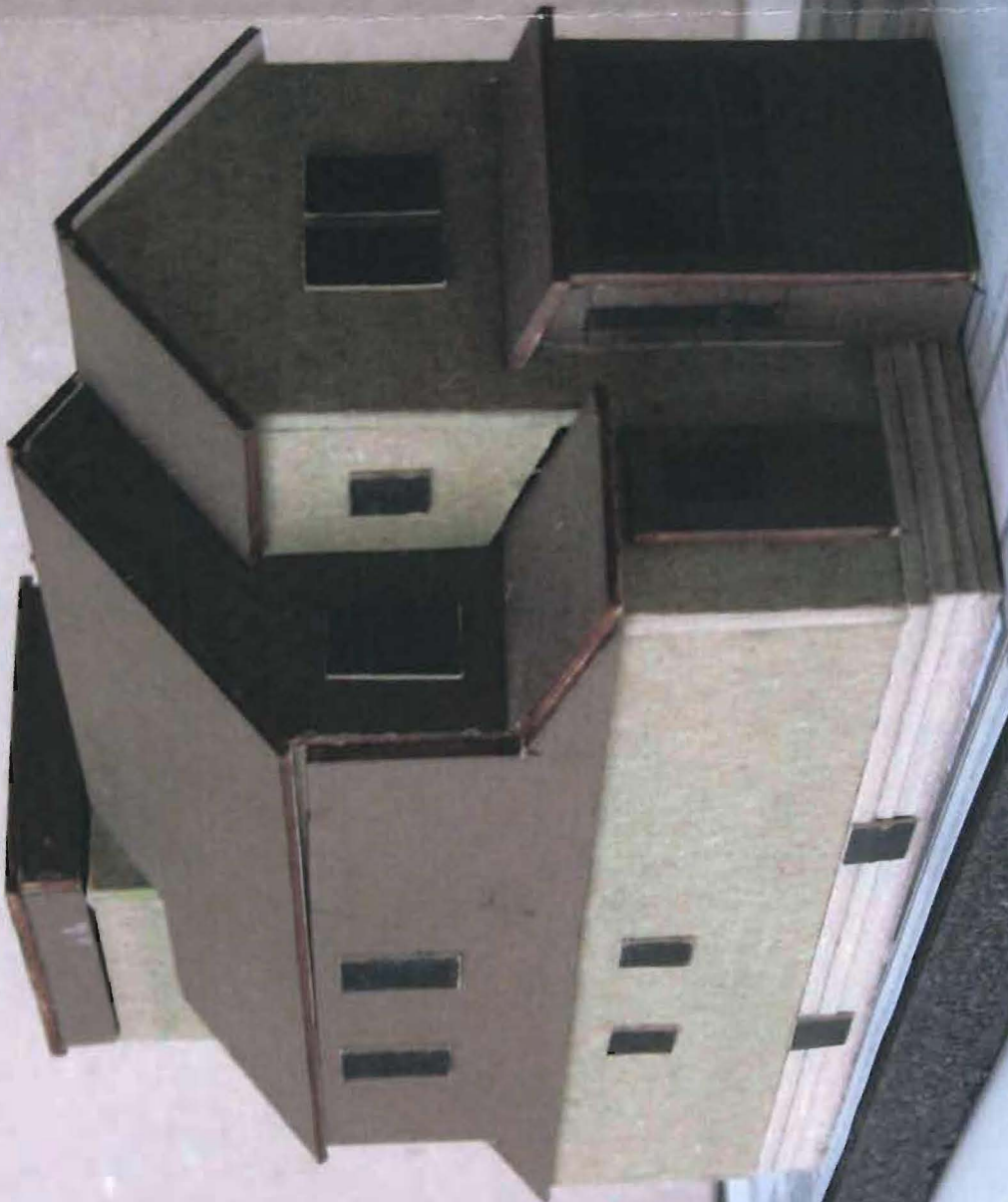
TOTAL USED

2266 s.f.

existing 2nd Floor
349
new ^{2nd floor} ~~adding~~ 1096 (2nd turret)
Total addition 1096
- 349

747 (ok)

49 Merrill St. - Adams



49 Merrill St. Adams



49 Merrill St - Adams



ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Existing / Repairs to Slab & Wall w/ 12" x 30" x 30 PADS	(2)
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Existing / Drainage / Damp proofing Req.	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		(3)
Anchor Bolts/Straps, spacing (Section R403.1.6)	Existing	
Lally Column Type (Section R407)	(2) 1 3/4" x 11 7/8" LVL	
Girder & Header Spans (Table R 502.5(2))	(3) 2x12s 7-4' Max Spans	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		(1)
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12" @ 16" O.C. 13-6' Max Spans	Okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12" @ 16" O.C. 16' Max Spans	Okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4/12 2 x 12" @ 16" O.C. 2 x 6" collar ties	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8" CDX Wall Floor: 3/4"	
Fastener Schedule (Table R602.3(1) & (2))	See Notes	okay
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	R310 shown	4
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)		5
Attic Access (Section R807)		6
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		7

Type of Heating System		
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)	10 x 7 9/16"	8
Smoke Detectors (Section R313) Location and type/Interconnected	Sec. R313 Referred	9
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)		10

10/11

10/11

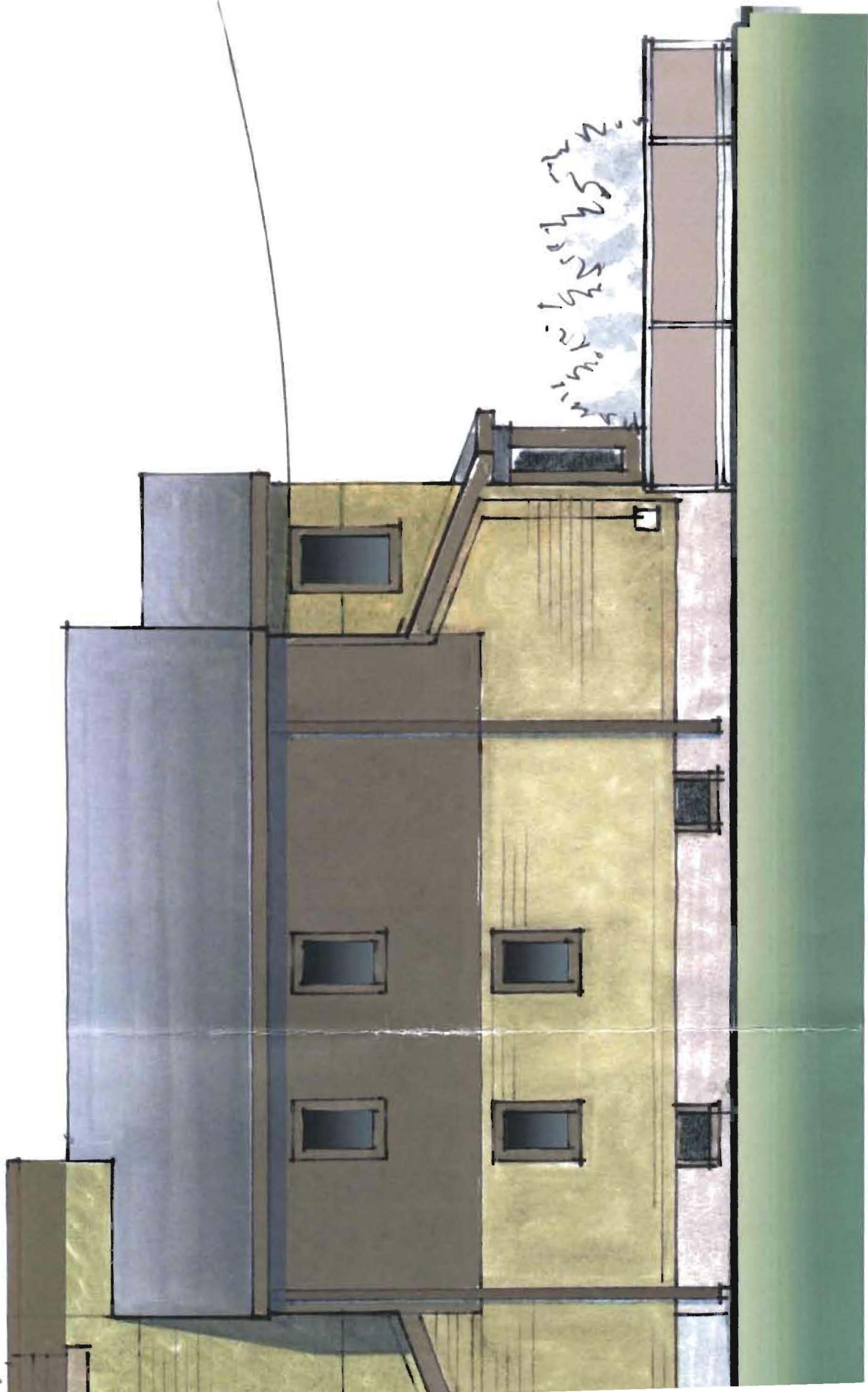


NORTH - EAST ELEVATION

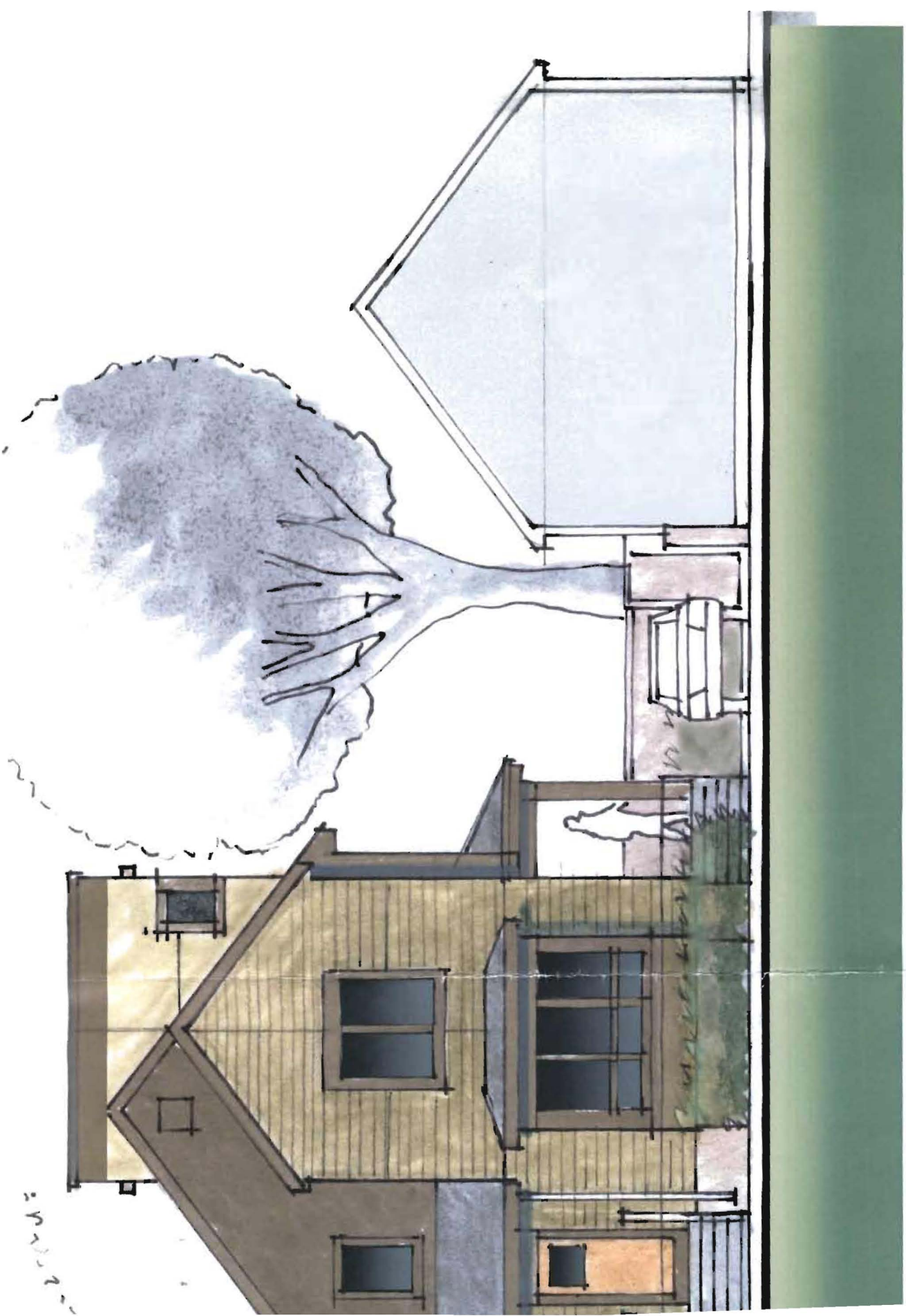


OUTH - EAST ELEVATION

EPS - 4 2011



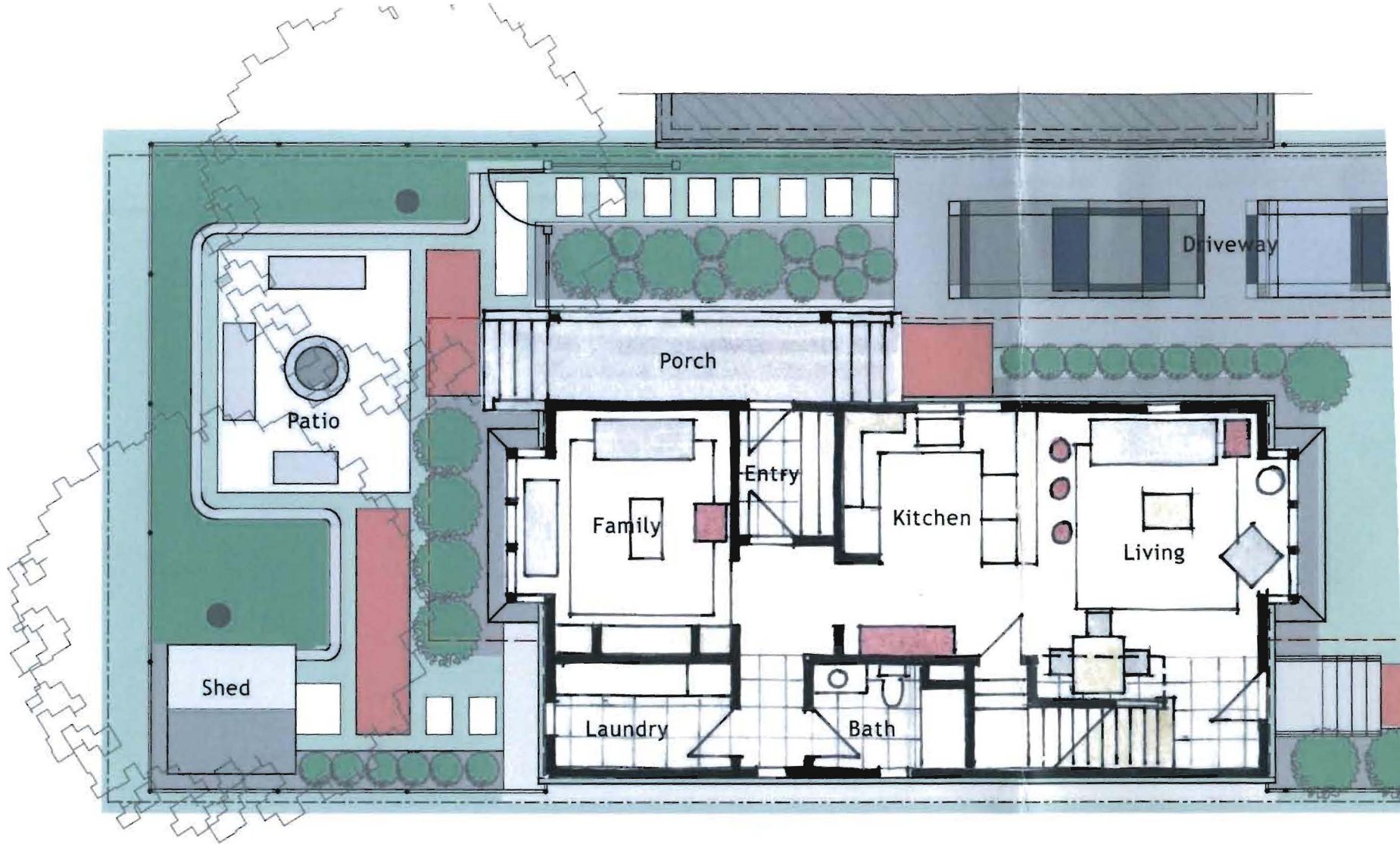
NORTH - WEST ELEVATION



1/8" = 1'-0"
100 - 4 2011

OUTH - WEST ELEVATION

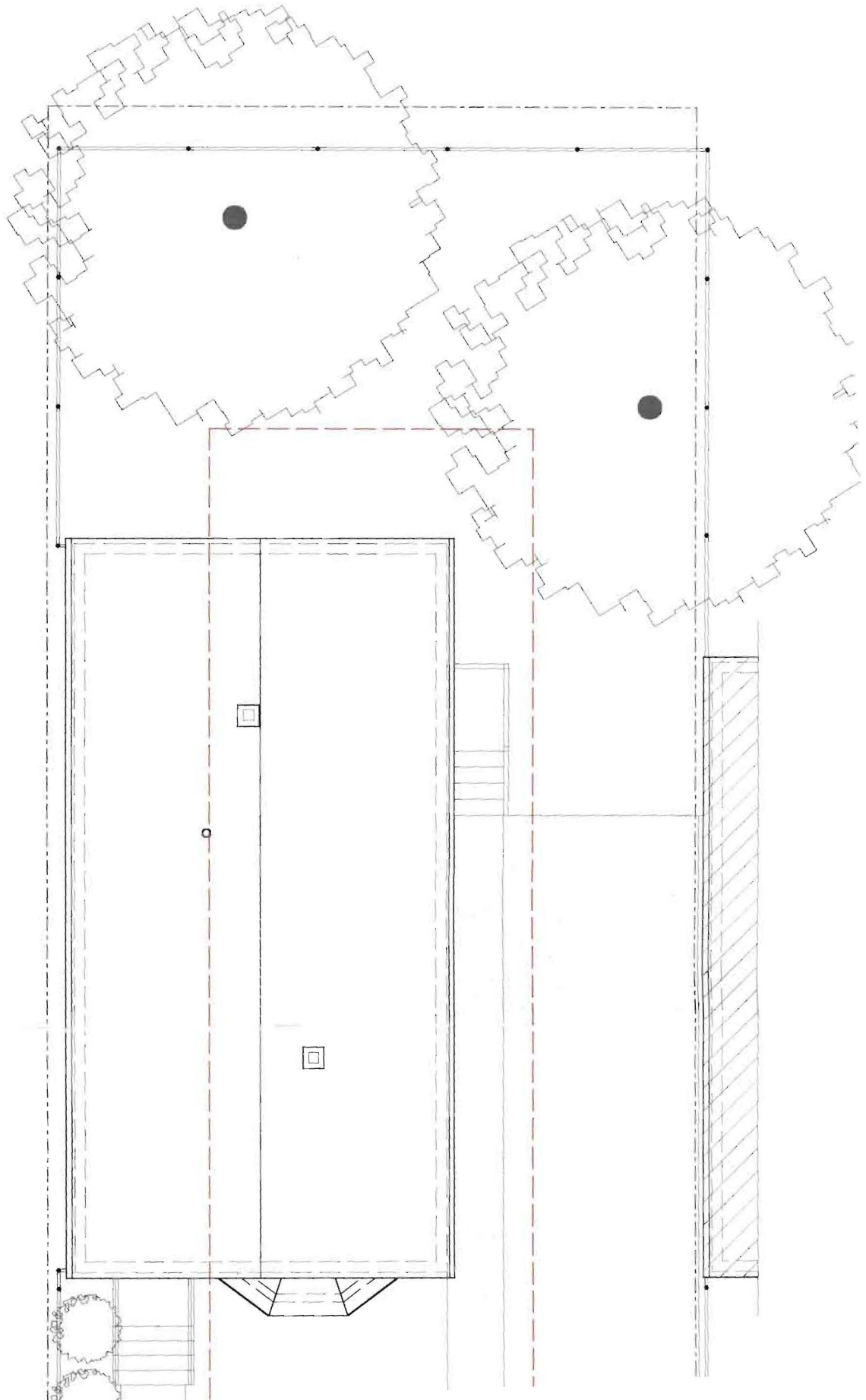
1/8" = 1'-0"



Proposed Design Area Tabulation

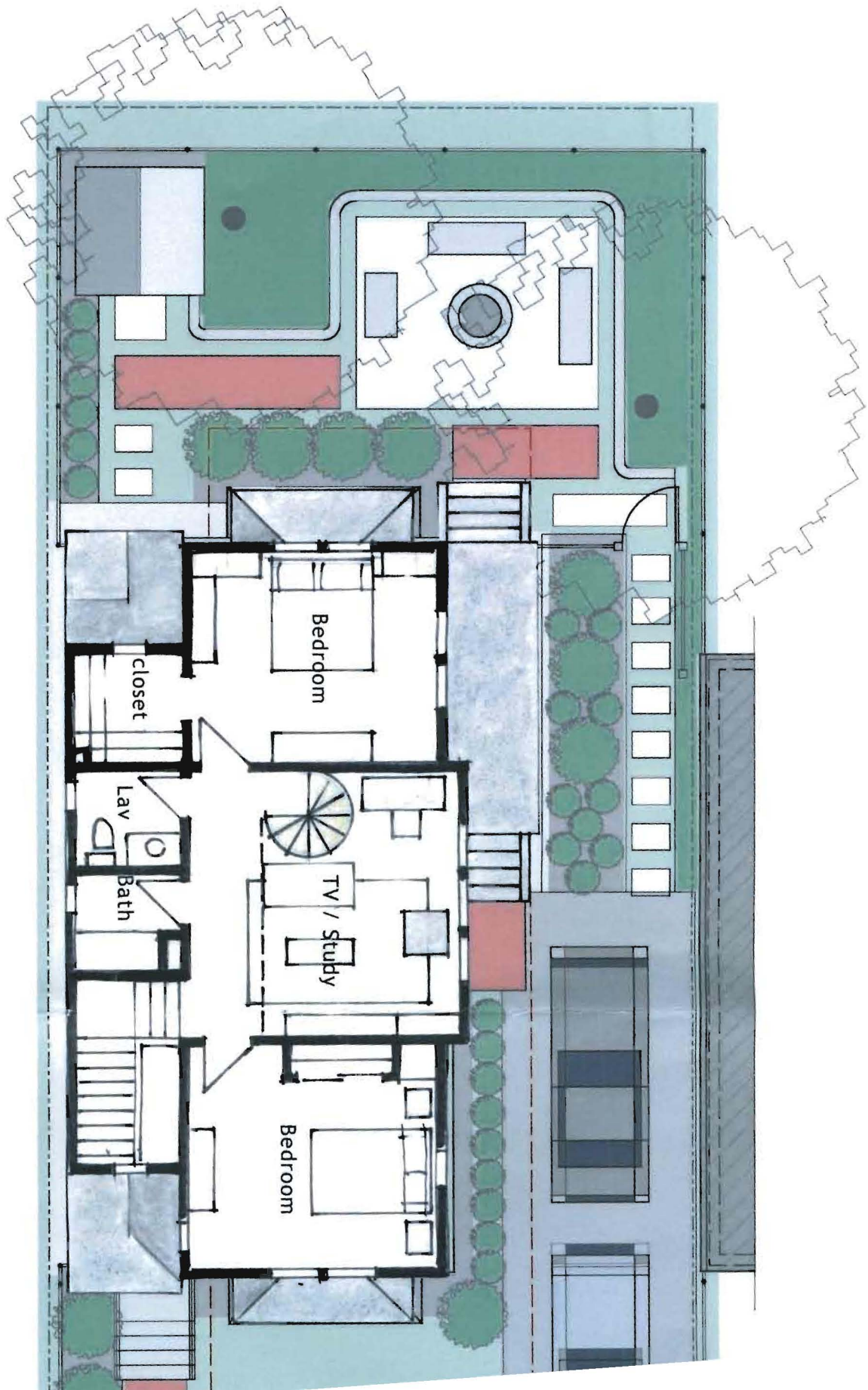
First Floor Area	1,170 s.f.
Second Floor Area	860 s.f.
Third Floor Area	236 s.f.
Total Area	2,266 s.f.

DEPT. OF PUBLIC WORKS
CITY OF SEASIDE
FEB - 4 2011



FEB - 4 2011

Architectural
Drawing



FEB - 4 2011

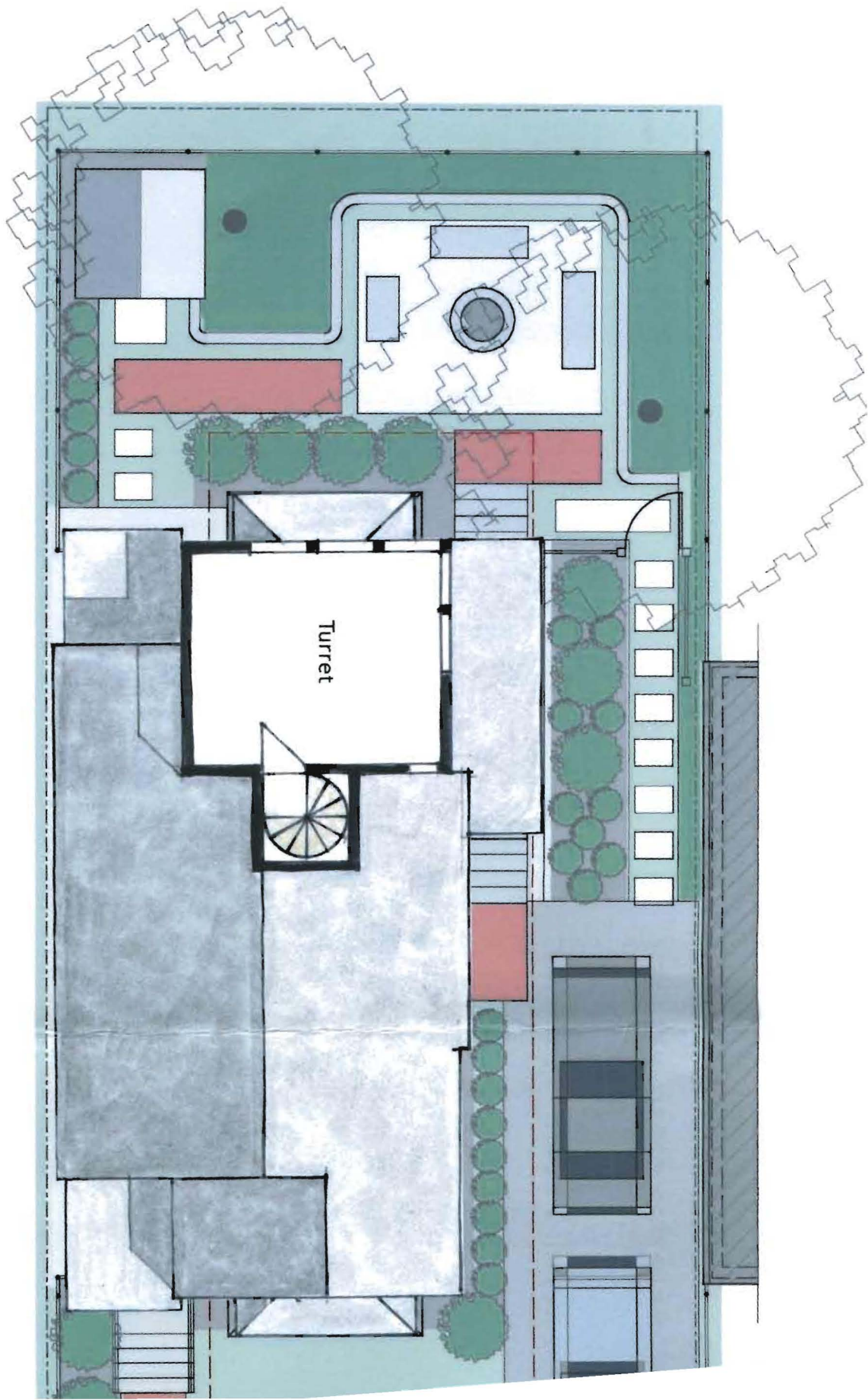
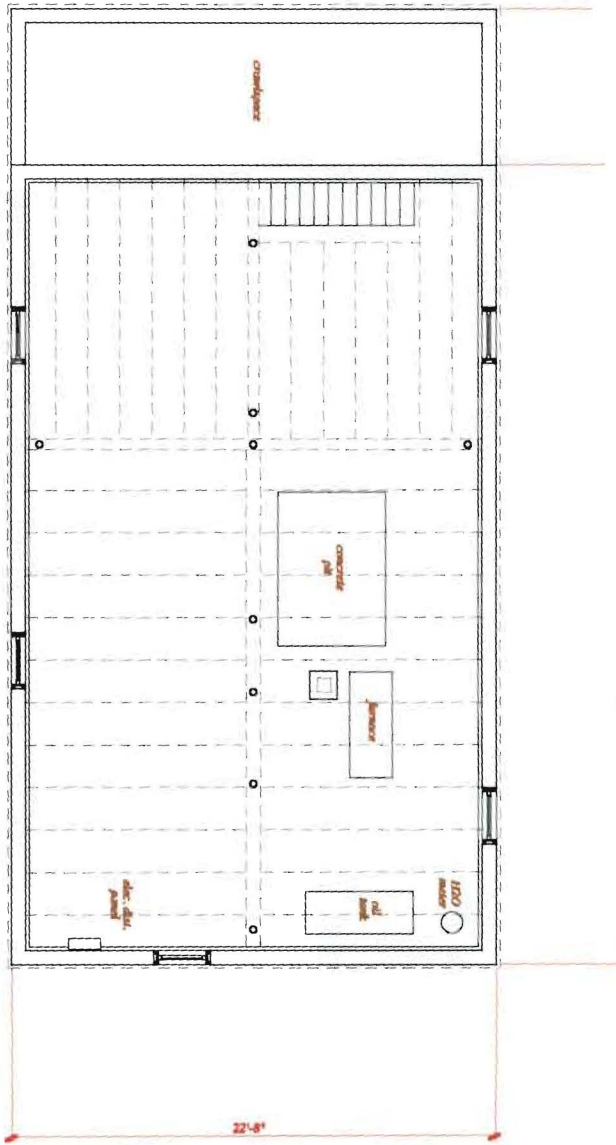
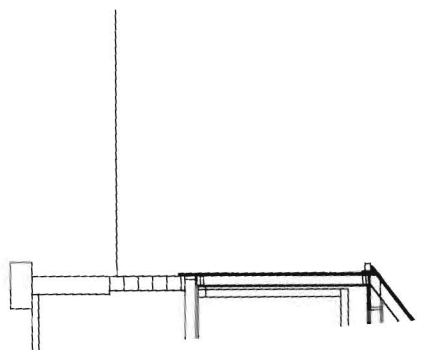
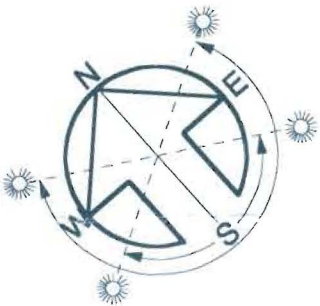


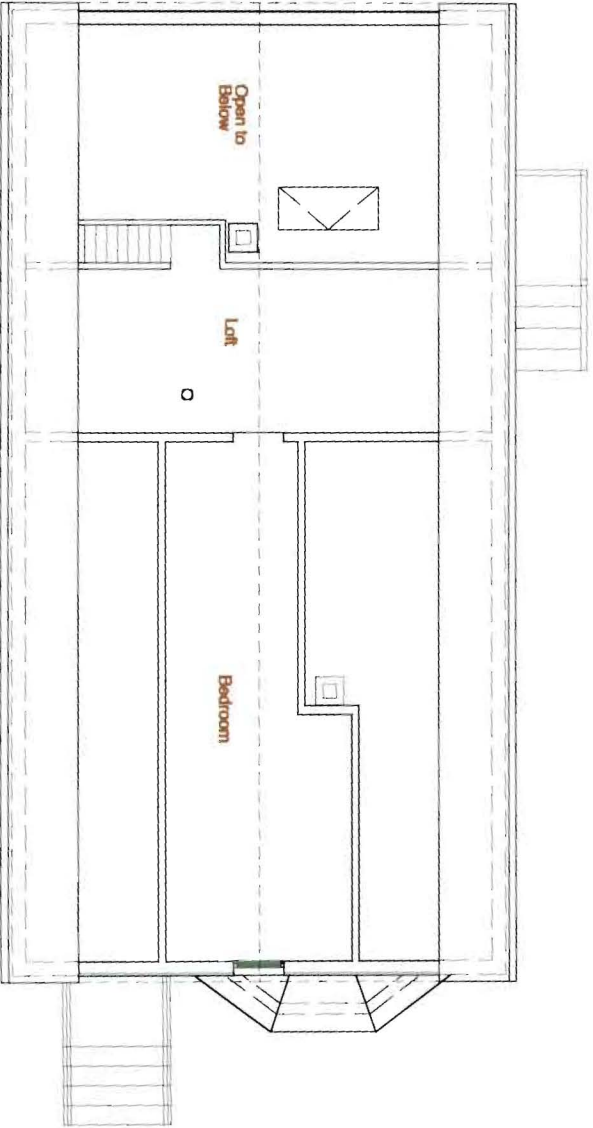
FIG - 4 2011



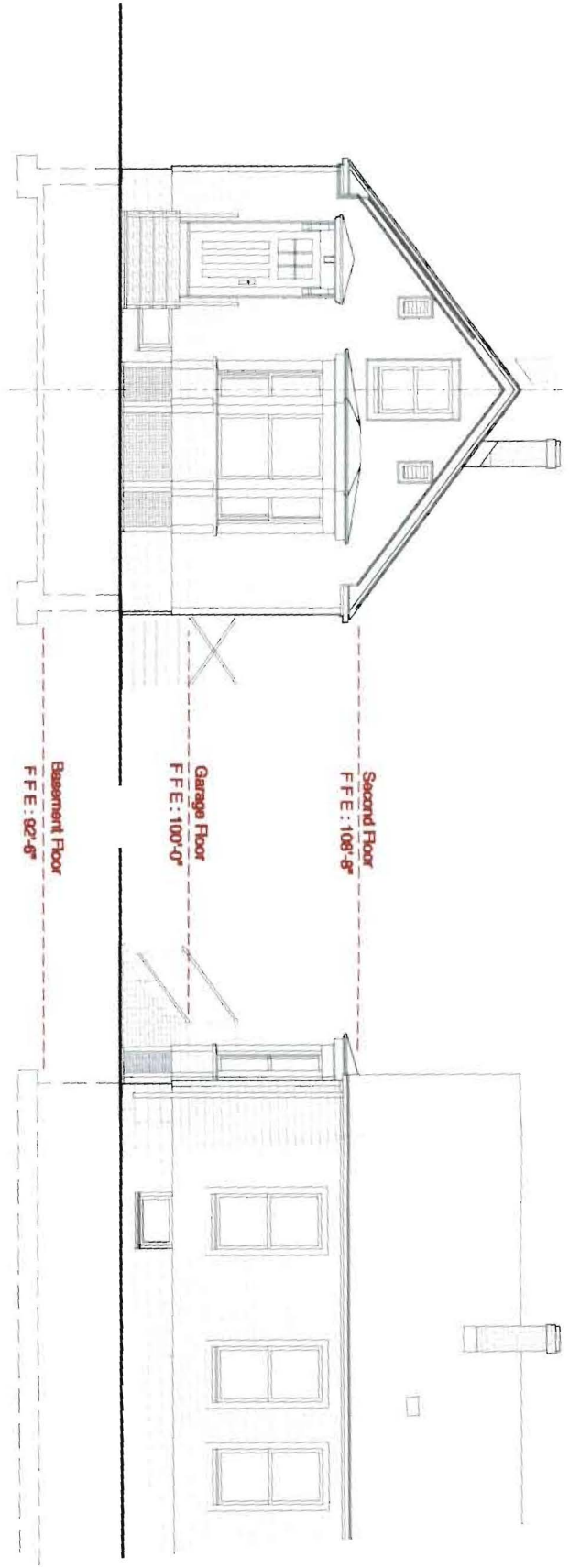
EXISTING BASEMENT PLAN



EXIST



- EXIST
- EXIST
- EXIST
- EXIST
- Total



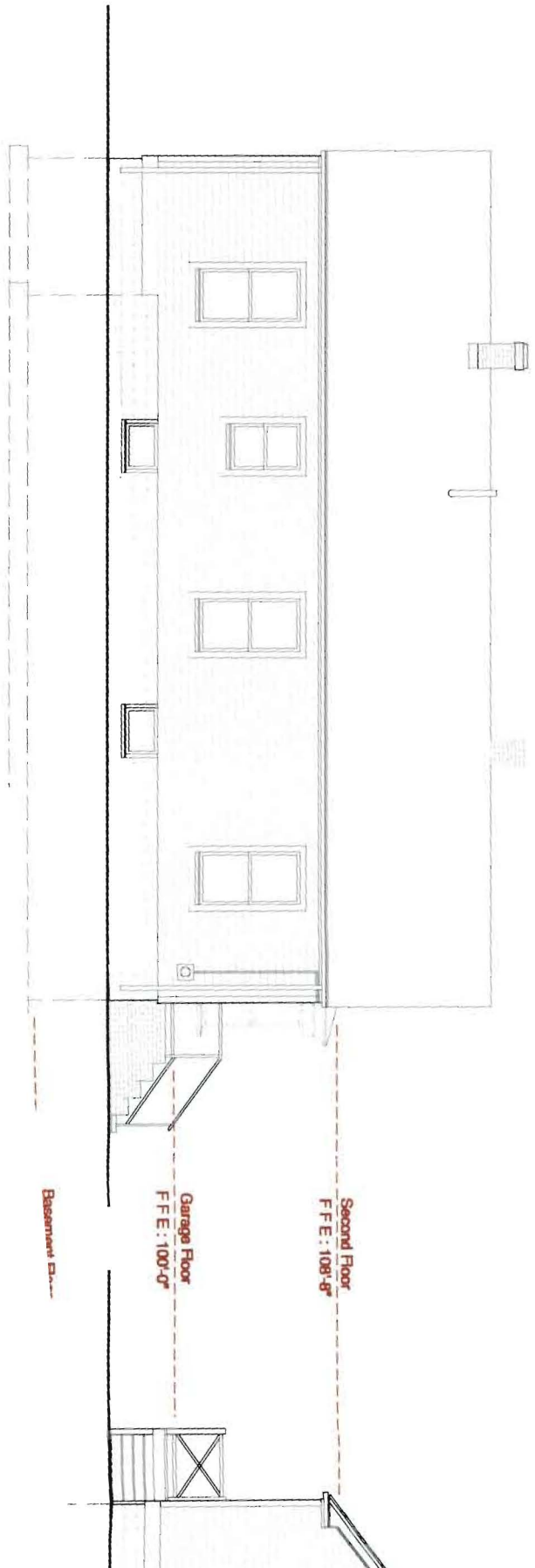
Second Floor
F F E : 108'-8"

Garage Floor
F F E : 100'-0"

Basement Floor
F F E : 92'-6"

EXISTING SOUTH ELEVATION

EXISTING EAST EL



Second Floor
F F E : 108'-8"

Garage Floor
F F E : 100'-0"

Basement Floor
F F E : 92'-6"