

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that VICTORIA LAMBERT & TED ARNOLD Located At 61 ST LAWRENCE ST

Job ID: 2011-10-2410-ALTCOMM

CBL: 016-E-015-001

has permission to Add a small 4th floor room & roof deck to existing 3rd flr apartment
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

[Signature] 11/17/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2410-ALTCOMM	Date Applied: 10/5/2011	CBL: 016- E-015-001	
Location of Construction: 61 ST LAWRENCE ST	Owner Name: VICTORIA LAMBERT & TED ARNOLD	Owner Address: 61 ST LAWRENCE ST #3 PORTLAND, ME 04101	Phone: 207-756-4715
Business Name:	Contractor Name: Scott Pierson	Contractor Address: 42 Gates RD JEFFERSON ME 04348	Phone: (207) -563-8386
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-Addition	Zone: R-6
Past Use: Three family	Proposed Use: Same - three family - add 18' x 10' room above the third floor & a roof deck for the 3 rd floor apartment	Cost of Work: 48000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt Pierson 11/4/11</i>	Inspection: Use Group: R-2 Type: SB DBL-2009 Signature: <i>JMB</i>
Proposed Project Description: add small room & roof deck to existing 3rd flr apt		Pedestrian Activities District (P.A.D.) <i>11/17/11</i>	
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 <i>using section 14 + 36(b)</i></p> <p><input type="checkbox"/> Wetlands <i>12.8% increase in floor area</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>Admin Author.</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/cond. hour 10/25/11 ABM</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>ABM</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 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

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Framing inspections as needed

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: 2011-10-2410-ALTCOMM

Located At: 61 ST LAWRENCE
ST

CBL: 016- E-015-001

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 property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The addition is being built using section 14-436(b). The original 1st floor footprint is 1820 sf. 80% is 1456 sf. The addition is adding 197 sf which is using 10.8% of the first floor footprint. The addition is just under 45' height requirement.

Building

1. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including: a 1hour fire rating in the common stairwell ceiling with the addition of 5/8" type x GWB, a graspable handrail 34-38" on the steps to the upper deck.
 2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
 3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
 4. When alterations, repairs or additions requiring a permit occur, the dwelling unit shall be equipped with smoke alarms located as required for new dwellings. Carbon monoxide alarms shall be provided in dwellings with fuel-fired appliances or attached garages. Verification of this will be upon inspection.
 5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
 6. The spiral stairs shall meet the code specifications per IBC Sec. 1009.9
 7. The cable guardrail system shall meet the structural loading requirements of IBC Sec. 1607.7
 8. Windows shall be a maximum U factor of .35 to meet the energy code.
-

Job ID: 2011-10-2410-ALTCOMM

Located At: 61 ST LAWRENCE
ST

CBL: 016- E-015-001

Fire

* Building change of height from 3 stories in height to 4 stories in height *

1. Addition (4th floor) and the remainder of the dwelling unit must be protected with a sprinkler system in accordance with NFPA 13R or 13. NFPA 13D sprinkler system is NOT permitted in multi-family. Sprinkler system infrastructure must be designed and installed to handle future expansion to the entire building.
2. Multi-family occupancies 4 or more stories in height require a fire alarm system throughout, including smoke detectors in common areas and heat detectors in dwellings not sprinkler protected.
3. Appears to create new non-conforming condition to MRSA 25 § 2453.
4. Plans do not show egress beyond 4th floor addition and do not include Life Safety Plan (analysis) or compliance with Chapter 10.
5. Installation shall comply with City Code Chapter 10.
6. All construction shall comply with City Code Chapter 10.
7. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
8. All outstanding code violations shall be corrected prior to final inspection
9. All smoke detectors and smoke alarms shall be photoelectric.
10. Hardwired Carbon Monoxide alarms with battery back up are required in the dwelling units.
11. Two means of egress are required from every story. "MRSA Title 25 § 2453"

P-6

2011-10-2412



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: 61 Saint Lawrence Street, Portland, ME 04101

Total Square Footage of Proposed Structure/Area

Square Footage of Lot 5400



CITY OF PORTLAND, MAINE Department of Building Inspections

Original Receipt

105. 20 11

Received from

Ed Arnold

Location of Work

61 Saint Lawrence St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 500

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 16-E-15

Check #: CL Total Collected \$ 500

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Name of Buyer*

Telephone:

761-4053

756-4715 cell

Address St.

ME 04101

Amount

Cost Of

Work: \$ 48,000

C of O Fee: \$ 500

Total Fee: \$ 500

Description

of deck to existing 3rd

Telephone: 207-563-8386

Telephone: 207-761-4053

Checklist. Failure to permit.

Planning and Development Department information or to download copies of dmaine.gov, or stop by the Inspections

If record authorizes the proposed work and permit. I agree to conform to all applicable codes. I certify that the Code Official's at any reasonable hour to enforce the

RECEIVED
OCT - 5 2011

until the permit is issued

Department of Building Inspections
City of Portland Maine

117.10



Certificate of Design Application

Architect: Mike Levensaler, 13 Easy St., Jefferson ME 04348, 549-4795
Structural Engineer: Aaron Jones, 77 Oak St. Portland, ME, 774-4614

From Designer:

Date: 10/4/11

Job Name: Arnold Addition

Address of Construction: 61 Saint Lawrence St, Portland ME, 04101

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year _____ Use Group Classification (s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? N/A Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, w (table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

- _____ Live load reduction
- _____ Roof *live* loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_f
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R , and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Fire Department Building Permit Information

Applicant: Ted Arnold, 61 Saint Lawrence St., Portland, ME 04101 207-761-4053

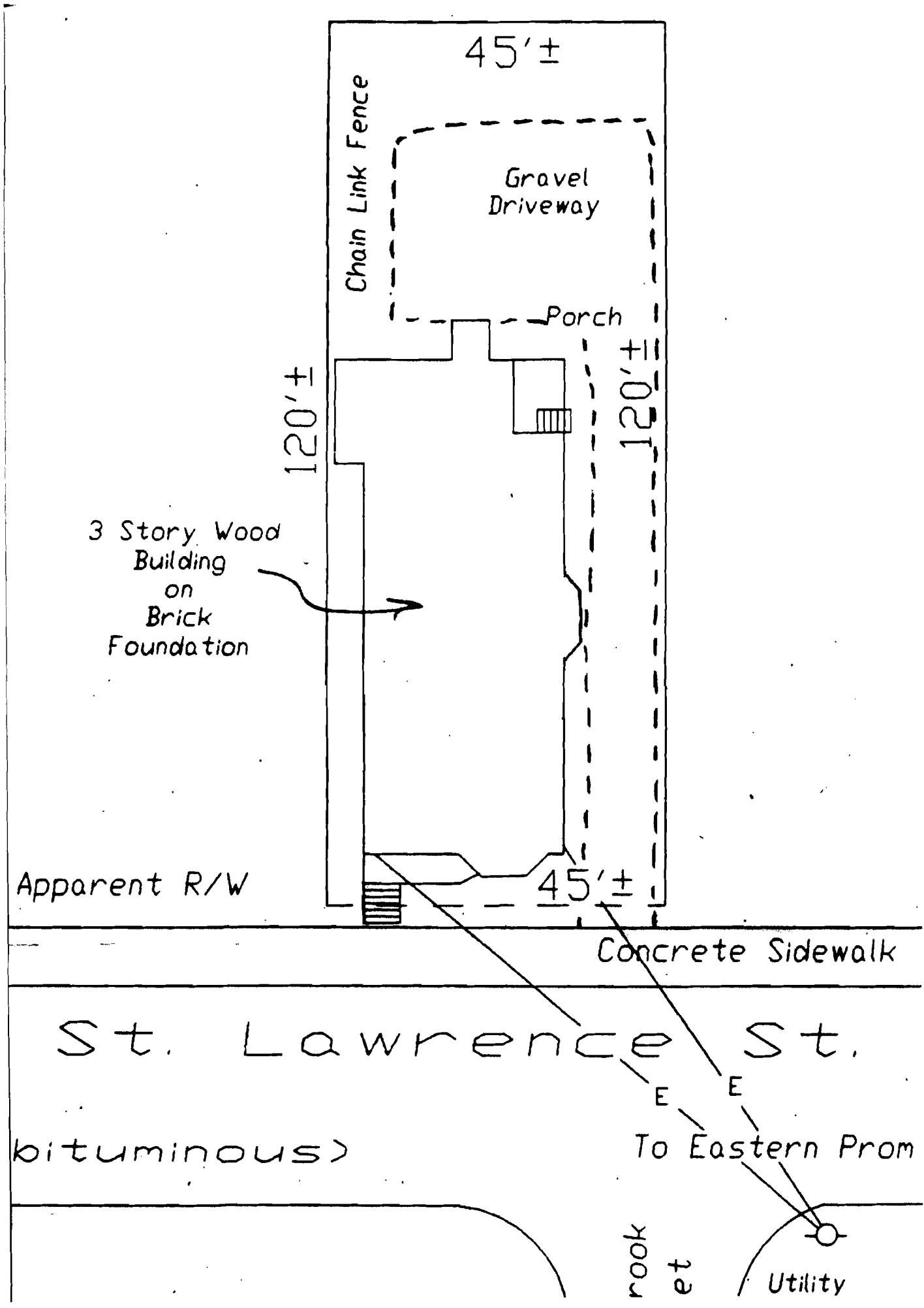
Architect: Mike Levensaler, 13 Easy St., Jefferson, ME 04348

Structural Engineer: Aaron Jones, 77 Oak St., Portland, ME 04101

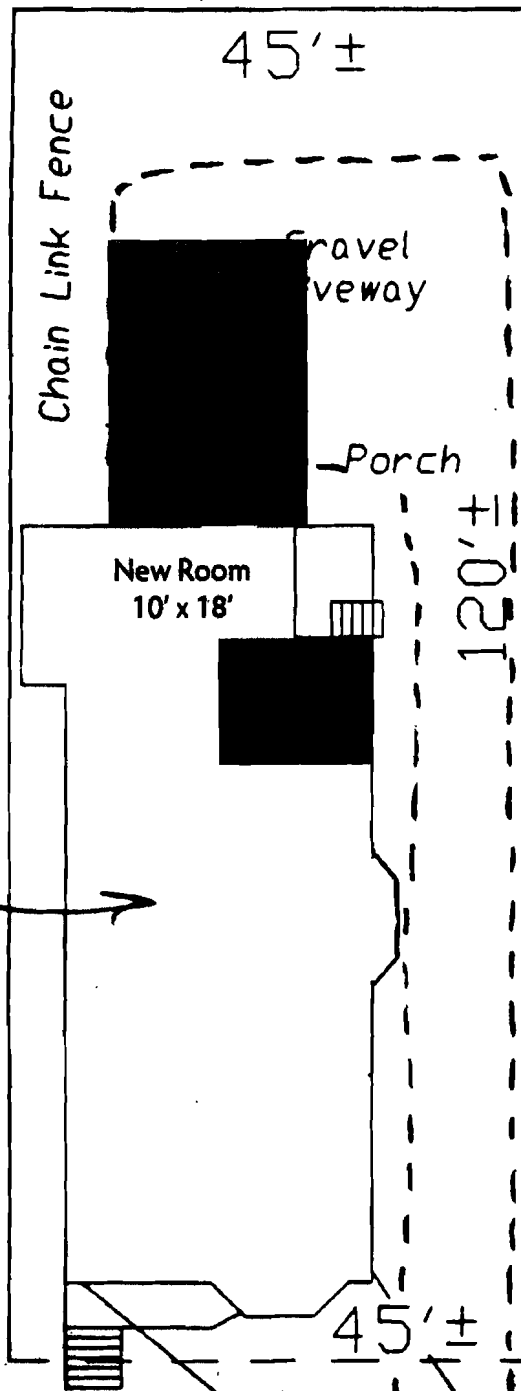
Proposed Structure: 180 ft² Room and 168 ft² roof deck

Existing structure has interconnected fire alarms on all floors including basement, and sprinklers over basement oil furnaces. Existing rated fire doors on each apartment (three apartments in building).

Fire alarm will be placed above new spiral stair. A natural gas, Rinnai type heater is planned for that space.



55% = 2726 ϕ



Driveway is now paved, providing 4 parking spaces.

Fence is now 6' cedar fence.

Existing building is 70' x 26', 1820 sq. ft. (not including the prior addition - 384 sq. ft.).

RL

lot size - 5452 ϕ

non conforming to setbacks using section 14-436(b)

80% of 1820 ϕ = 1456 ϕ
adding 10.75 x 18.33 = 197.05

$$\frac{197}{1820} = 10.8\%$$

height - 45' max. - 44'10"
 (shown OK)

Apparent R/W

Concrete Sidewalk

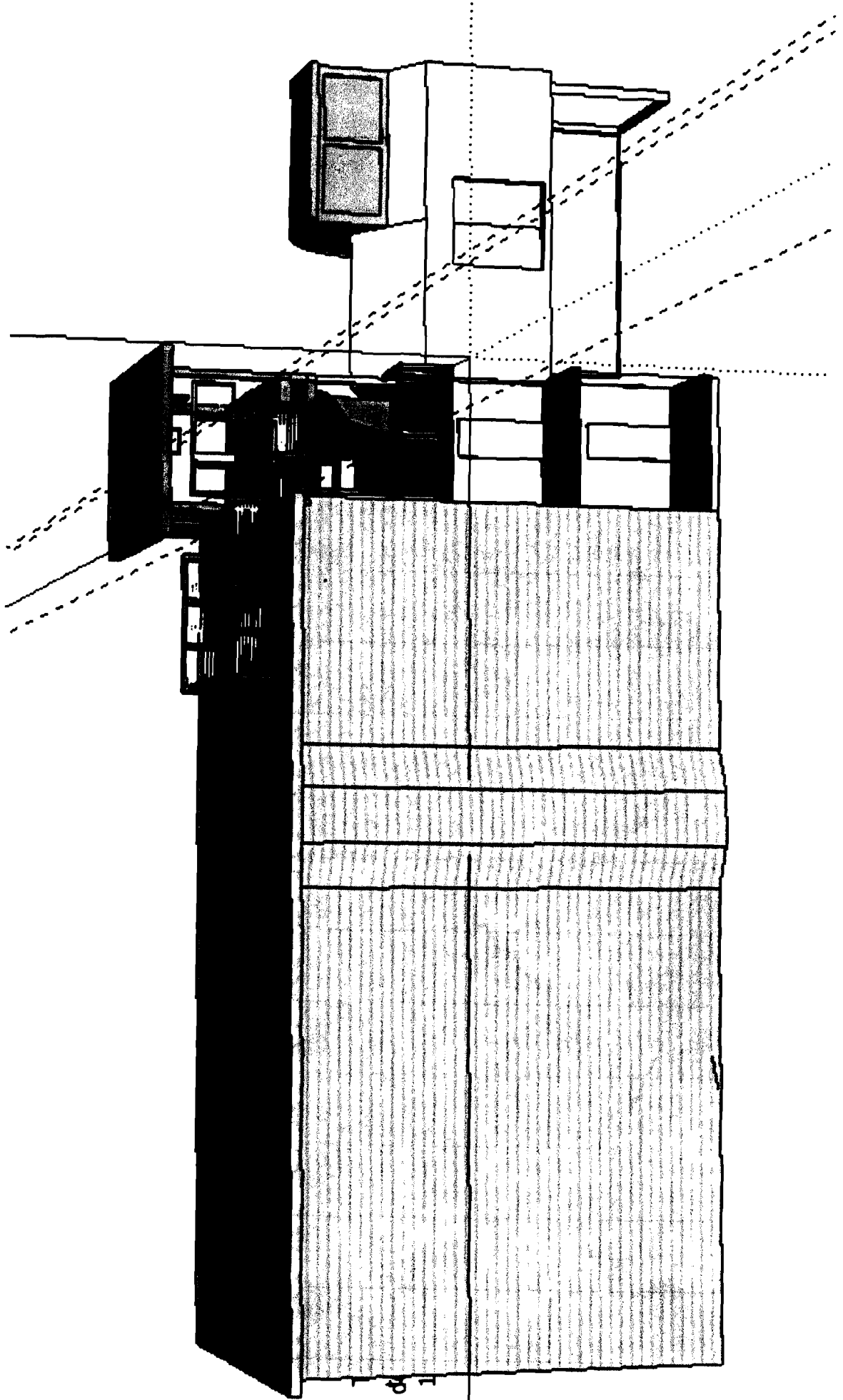
St. Lawrence St.

bituminous)

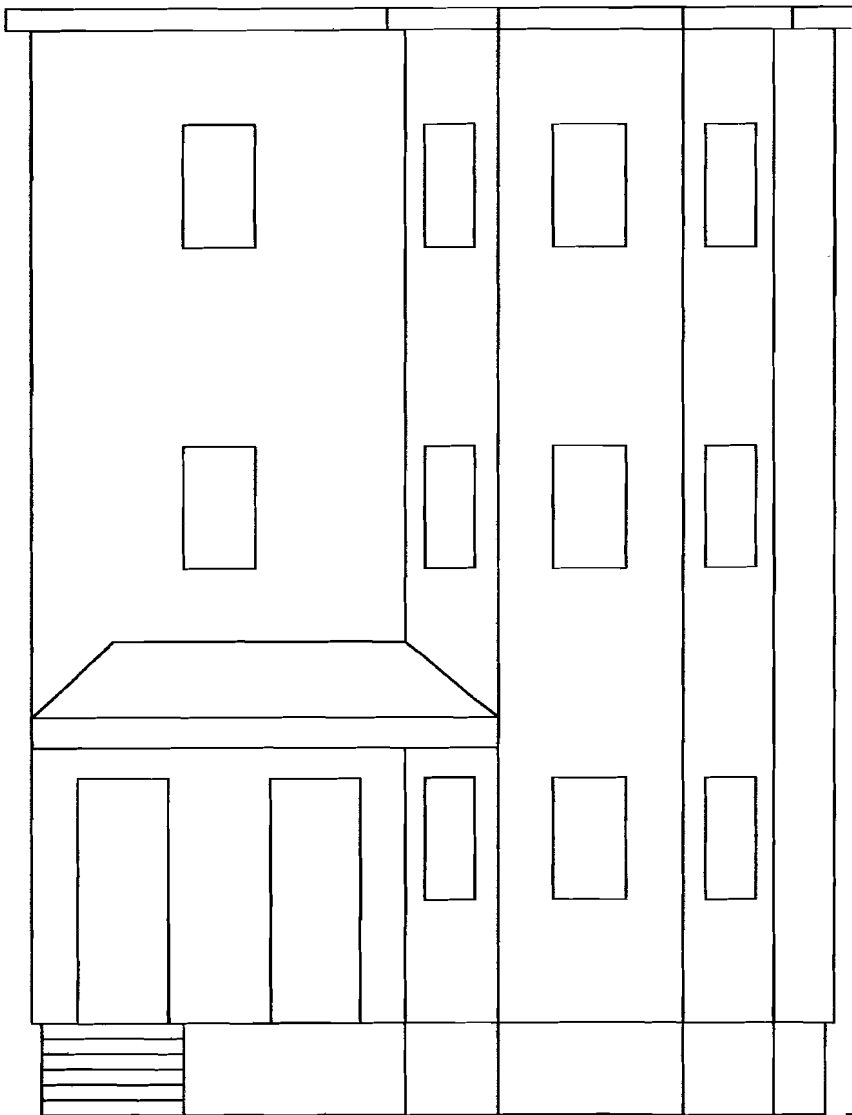
To Eastern Prom

Utility
et
rook

Arnold Addition



HIGHEST ELEVATION OF BUILDING



36'-2"

AVERAGE GRADE AROUND BUILDING

NOTES

1. RECORD OWNERSHIP OF THE PARCEL SHOWN CAN BE FOUND IN A DEED FROM JAMES L. MCLAUGHLIN AND JOSEPH R. MCLAUGHLIN TO VICTORIA LAMBERT AND J. ARNOLD DATED MAY 13, 1996 AND RECORDED IN DEED BOOK 12542, PAGE 78 CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP 16, BLOCK E, PARCEL 15.

**EXISTING BUILDING ELEVATION
OF
61 ST. LAWRENCE STREET
PORTLAND
MAINE**

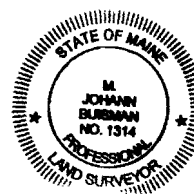
SCALE: 1"=4'

DATE: APRIL 20, 2011

PREPARED FOR: TED ARNOLD
61 ST. LAWRENCE STREET
PORTLAND, ME. 04101

JOB NUMBER: 32680

ACAD FILE: 32680.DWG



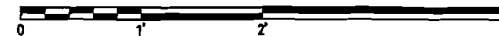
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

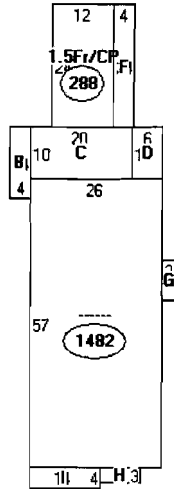
tel
207.883.1000
800.682.2227

fax
207.883.1001

e-mail
info@northeastcivilsolutions.com



E:\Land Projects\32680\32680.dwg 3/26/2011 11:05:00 AM



Descriptor/Area

- A: ---
1482 sqft
- B: 1Fr
56 sqft
- C: 3Fr
200 sqft
- D: OFF
60 sqft
- ~~E: 1.5Fr/CP
288 sqft~~
- ~~F: 98 sqft~~
- G: 3FBAY/B
24 sqft
- H: 3FBAY/B
24 sqft
- I: OFF
56 sqft

1902

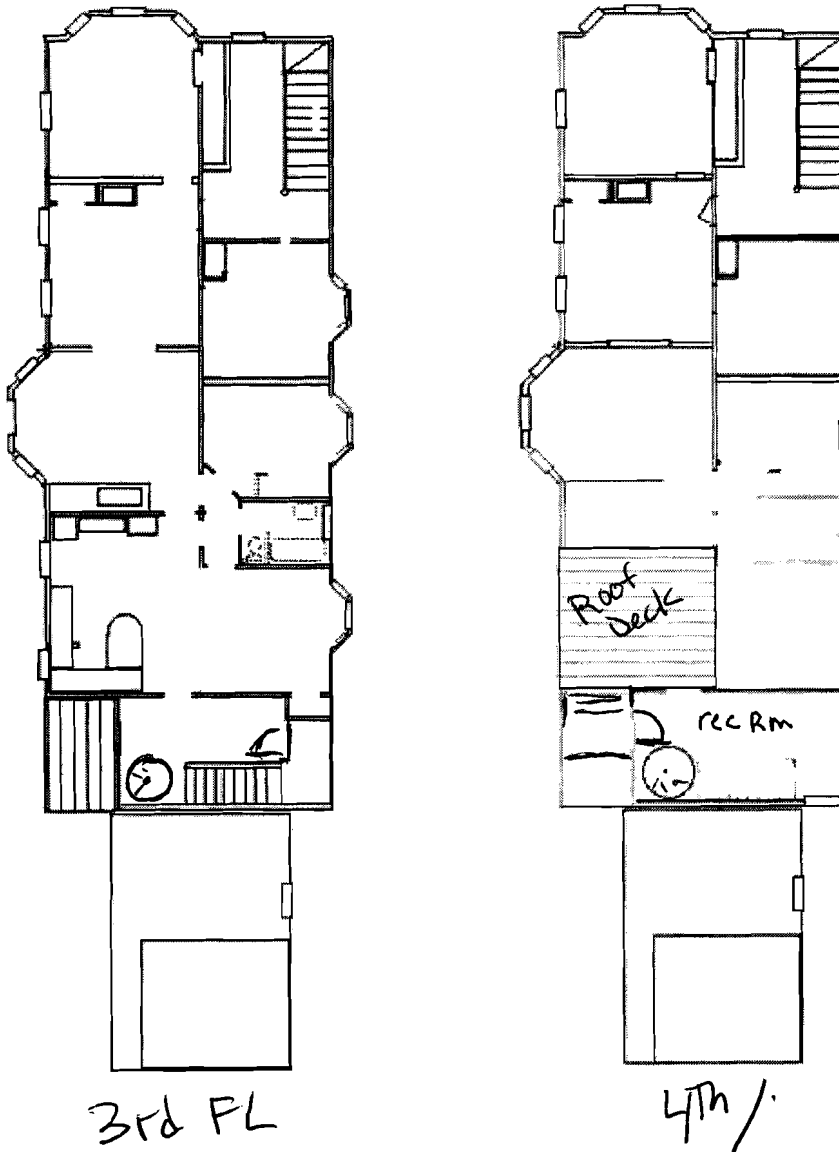
2286 h21

Jeanie Bourke - Re: Arnold Addition

From: Ted Arnold <torited@gwi.net>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 11/18/2011 10:32 AM
Subject: Re: Arnold Addition

Thanks for your work on this project. Here is a .jpeg of the third floor floor plan, and on the right is the floor plan with the proposed deck and room superimposed and highlighted. If you need a better document, let me know.

Thanks again,
Ted Arnold



On Nov 17, 2011, at 2:29 PM, Jeanie Bourke wrote:

Thanks Ted,
Do you happen to have a floor plan of the 3rd floor unit, it would be helpful to see the context of where this is in the building and the two means of egress stairs. I can issue the permit, but would like this for the record.
This will be mailed tomorrow.
Thanks
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> Ted Arnold <torited@zwi.net> 11/16/2011 9:44 AM >>>

I just called, and then found this email version of the Arnold Addition Structural plans, which does include view 1.2 Hope this helps, and thanks for your work on the project. Ted

Begin forwarded message:

From: Ted Arnold <torited@zwi.net>
Subject: Fwd: Plans
Date: October 4, 2011 3:44:55 PM EDT
To: Scott & Amy Pierson <aspear@tidewater.net>, Mike Levensaler <[mlieven63@roadrunner.com](mailto:mleven63@roadrunner.com)>

Begin forwarded message:

From: "Aaron Jones" <aaron@structuralinteg.com>
Subject: RE: Plans
Date: October 4, 2011 2:26:15 PM EDT
To: "Ted Arnold" <torited@zwi.net>

Here you go Ted
Josh tried to email these earlier today but it got kicked back?
Let me know if you have any questions
Thanks
Aaron

Aaron C. Jones, P.E., SECB, LEED AP BD+C
Structural Integrity Consulting Engineers, Inc.
77 Oak Street
Portland, ME 04101
p. 207-774-4614
f. 866-793-7835
aaron@structuralinteg.com
www.structuralinteg.com

-----Original Message-----

From: Ted Arnold [mailto:torited@gwi.net]
Sent: Tuesday, October 04, 2011 10:53 AM
To: Aaron Jones
Subject: Plans

Thanks Aaron,
I picked up the drawings from Josh today. If you could also send an email version for me to send to Scott Pierson, my builder, I would appreciate that.

You have my address to send me a bill, and thanks for your help.

Best, Ted

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

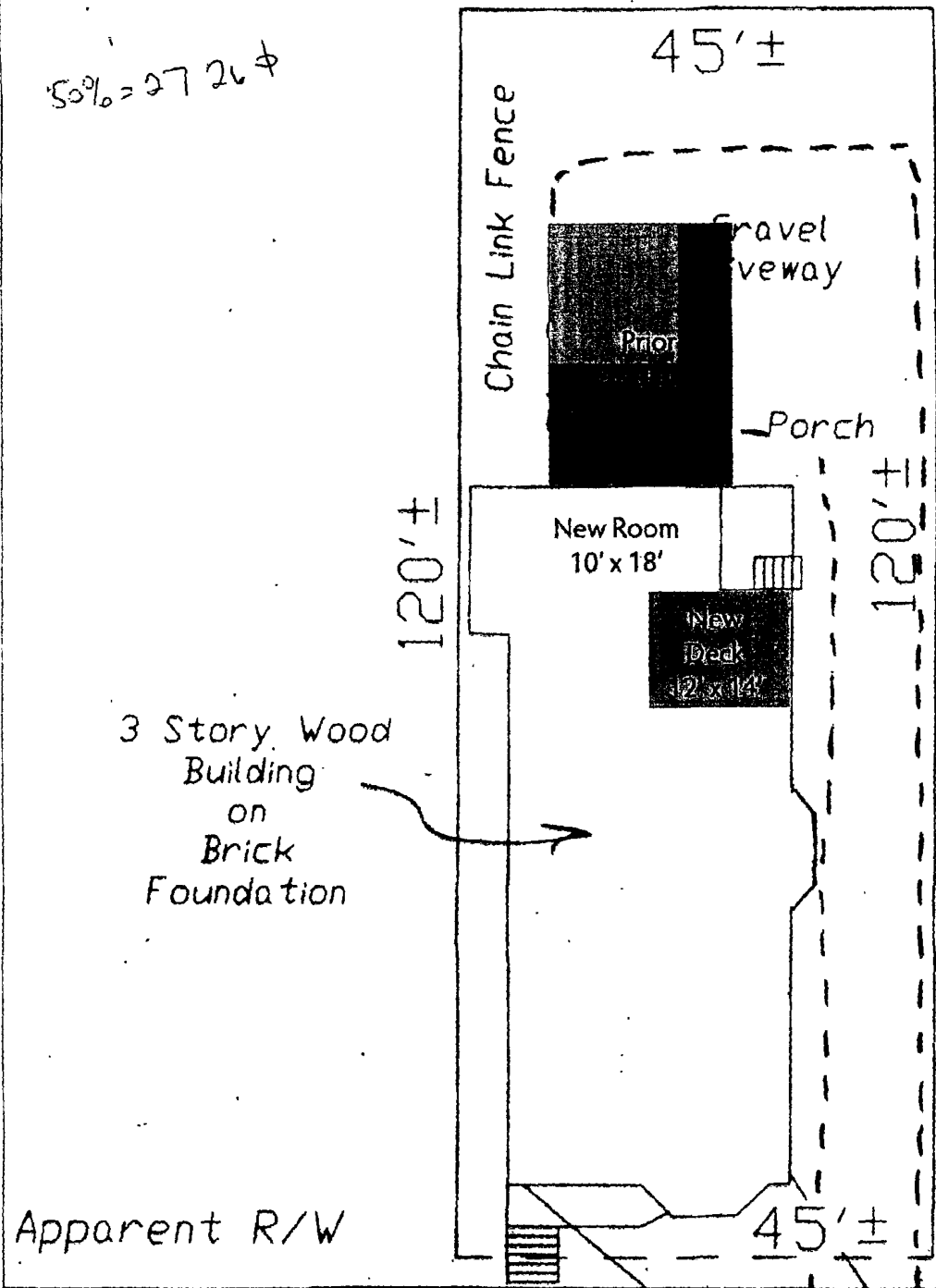
a) Is the proposal within existing structures?	N	No
b) Are there any new buildings, additions, or demolitions?	N	Roof top addition
c) Is the footprint increase less than 500 sq. ft.?	Y	Yes
d) Are there any new curb cuts, driveways or parking areas?	N/A	No
e) Are the curbs and sidewalks in sound condition?	N/A	Yes
f) Do the curbs and sidewalks comply with ADA?	N	Yes
g) Is there any additional parking?	N	No
h) Is there an increase in traffic?	N	No
i) Are there any known stormwater problems?	N	No
j) Does sufficient property screening exist?		
k) Are there adequate utilities?	Y	Y
l) Are there any zoning violations?	N	N
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	N	No

The Administrative Authorization for 61 St. Lawrence Street was approved by Barbara Barhydt, Development Review Services Manager on November 7, 2011 with the following Standard Condition of Approval listed below:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the City prior to the start of any construction.

Barbara Barhydt, Nov. 7, 2011
Development Review Services Manager

50% = 2726¢



Driveway is now paved, providing 4 parking spaces.

Fence is now 6' cedar fence.

Existing building is 70' x 26', 1820 sq. ft. (not including the prior addition - 384 sq. ft.).

RL

lot size - 5452¢

non conforming to setback
using section 14-436(b)

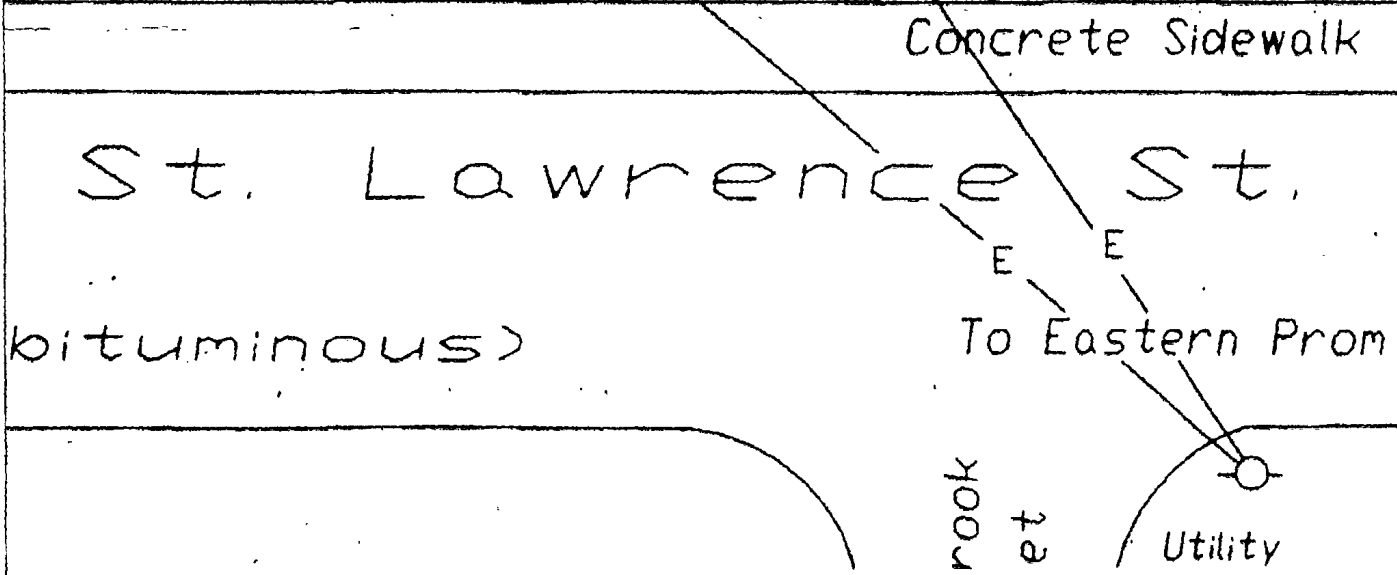
80% of 1820¢ = 1456¢

adding 10.75 x 18.33 = 197.05

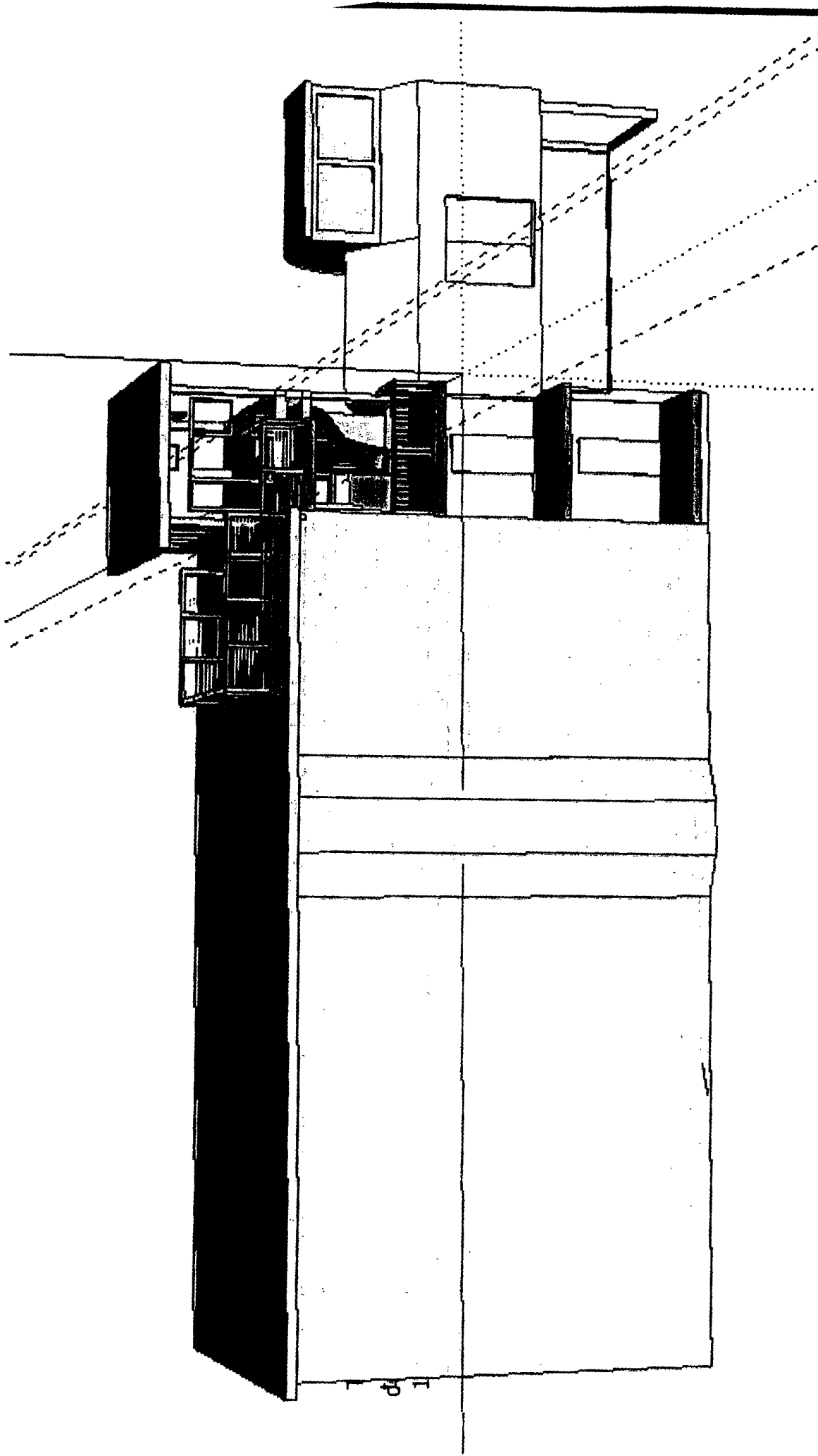
$\frac{197}{182} = 10.8\%$

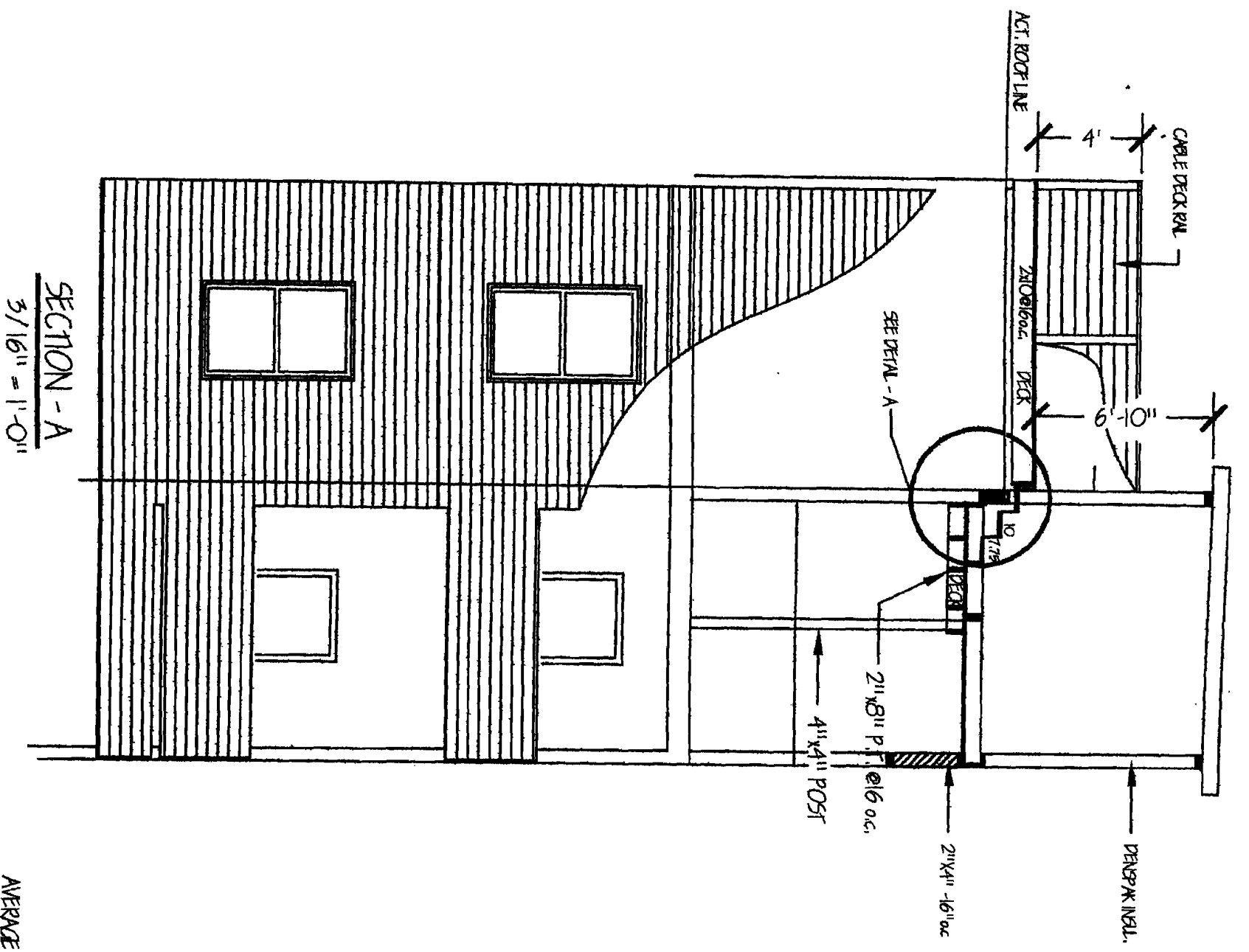
height - 45' max. - 44'10"

Shawn
018



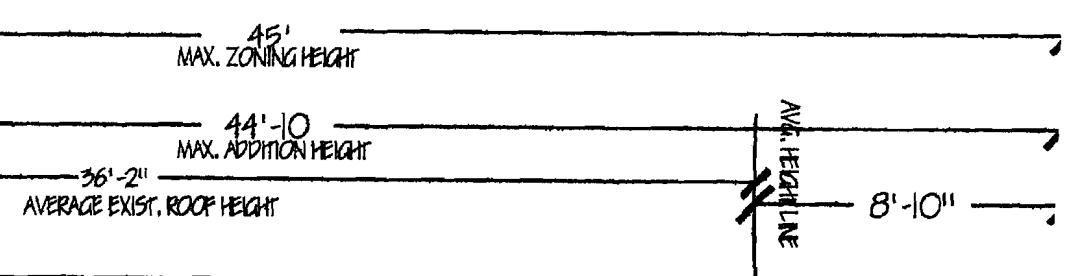
ARNOLD ADDITION



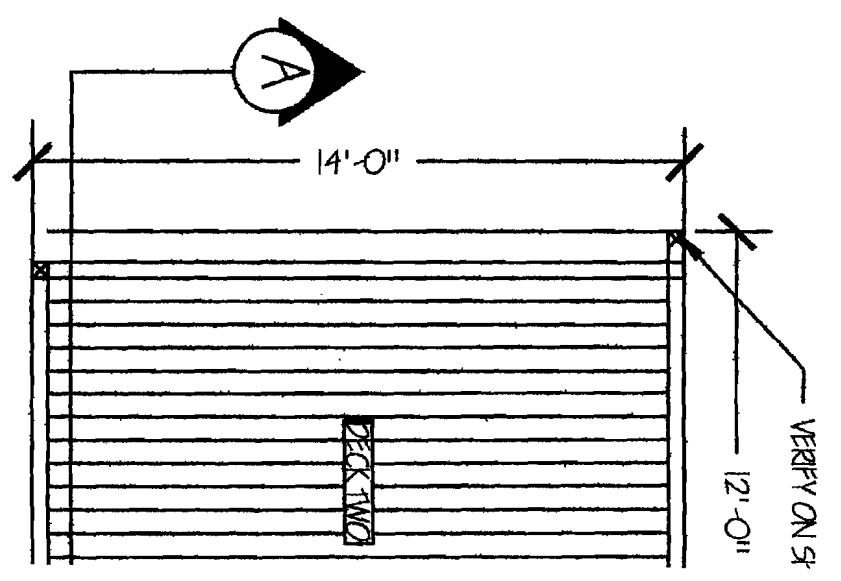
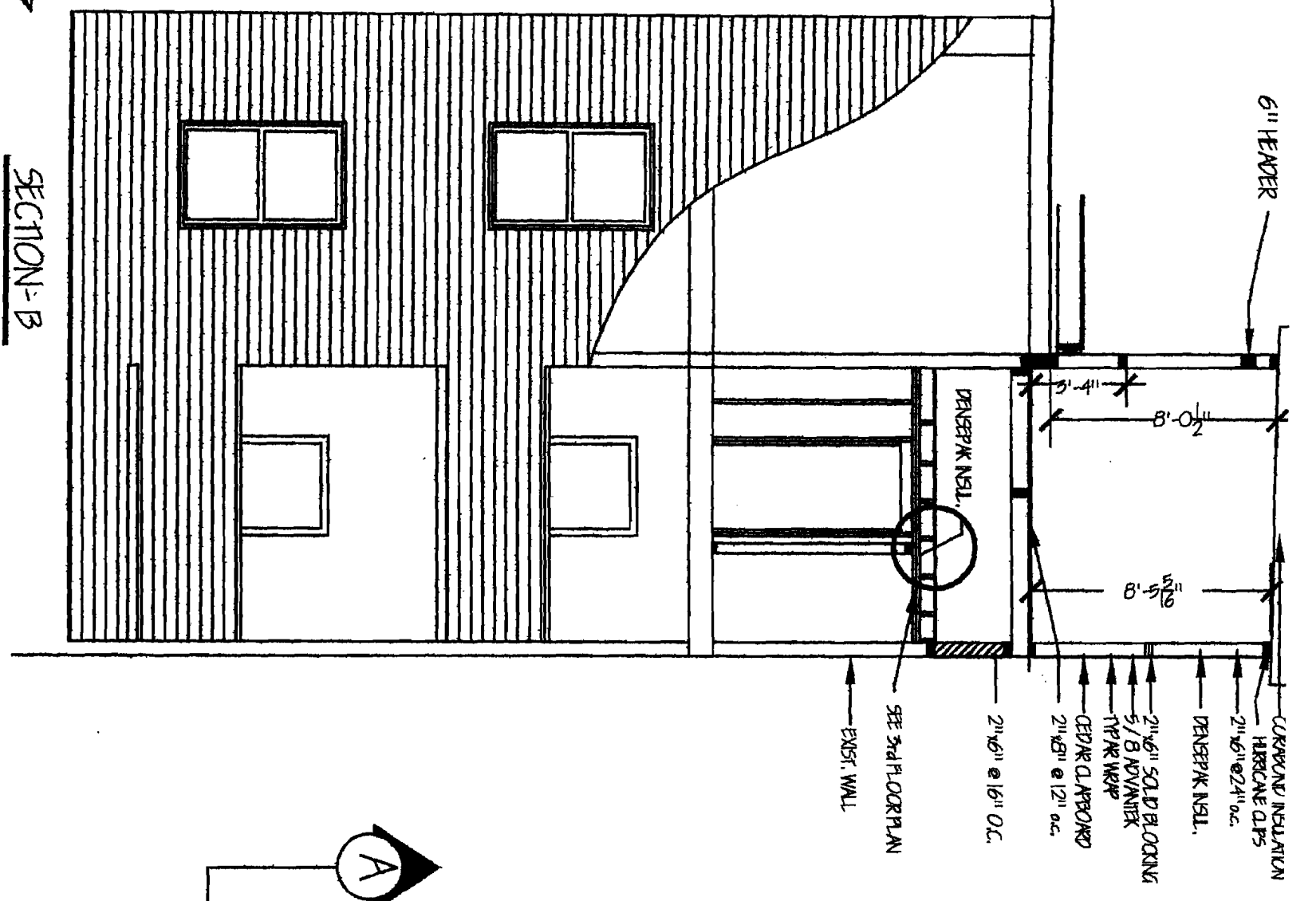


SECTION - A
3/16" = 1'-0"

AVERAGE HEIGHT LINE
PER CIVIL ENGINEER DRAWING



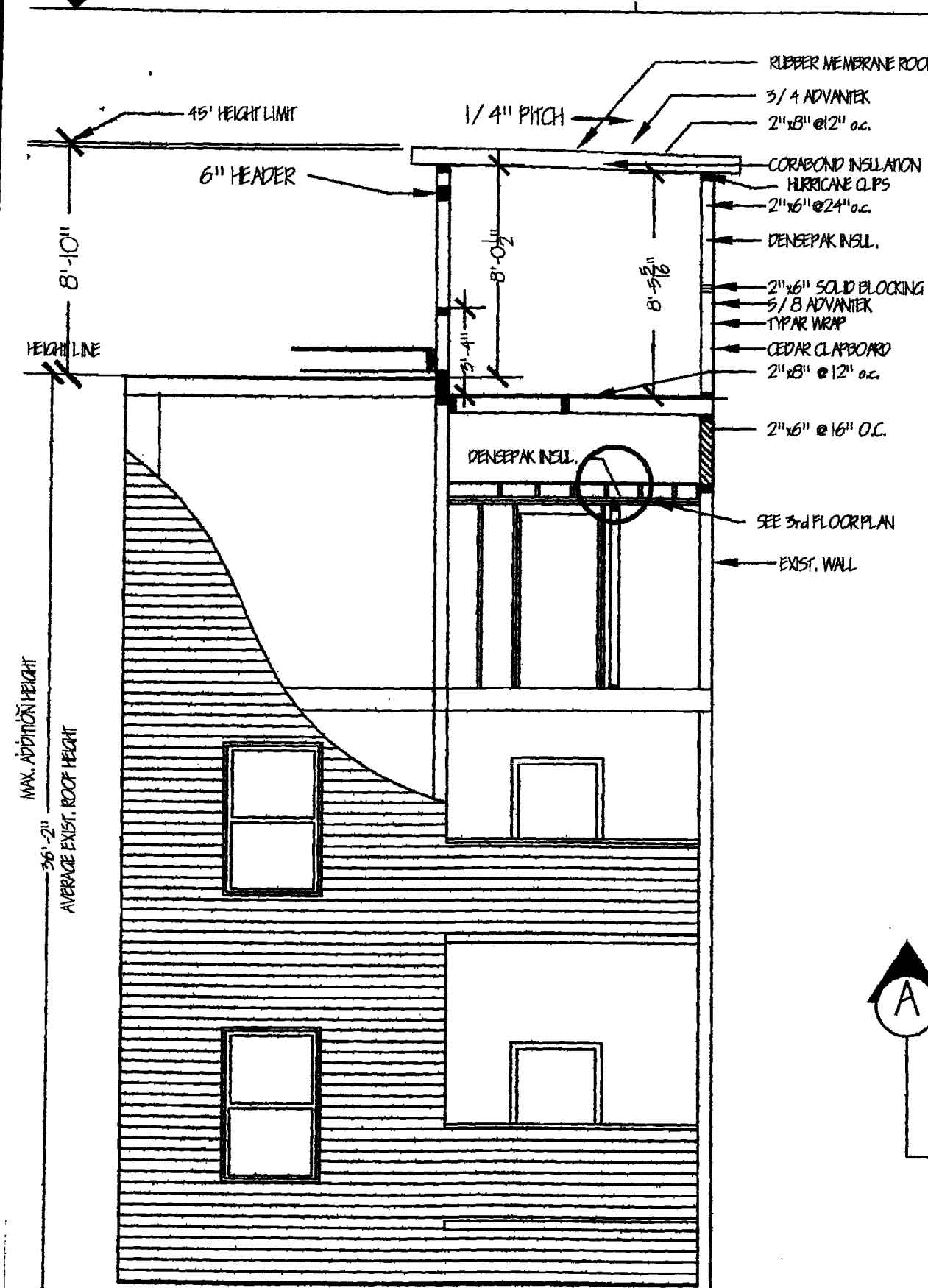
SECTION - B
3/16" = 1'-0"



ANDERSON WINDOW SCHEDULE
CM15 - R.O. 2'-4-1/8" x 3'-0-1/2"
CN25 - R.O. 3'-5-1/4" x 5'-0-1/2"

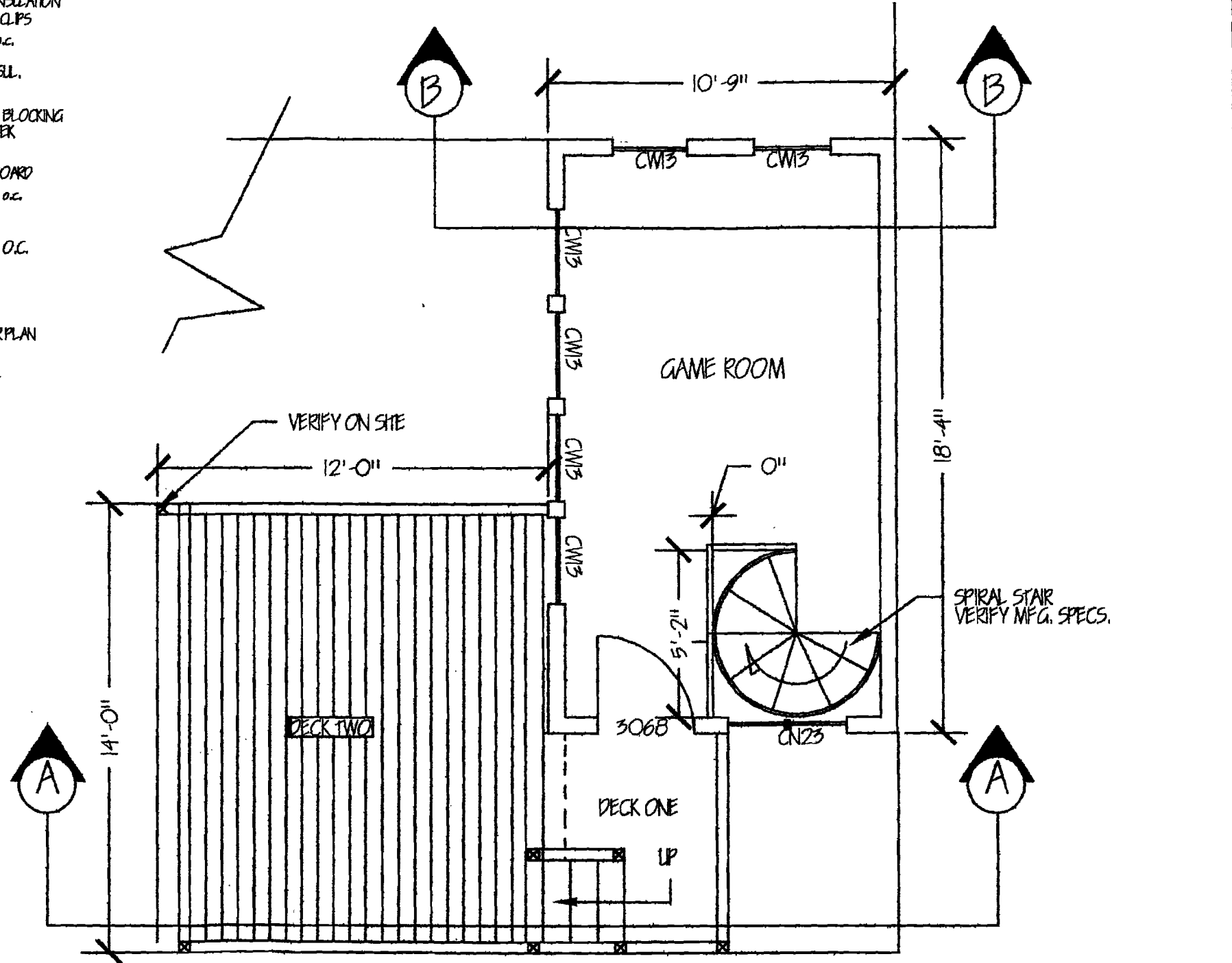
OVERHEAD SHELF

ADD



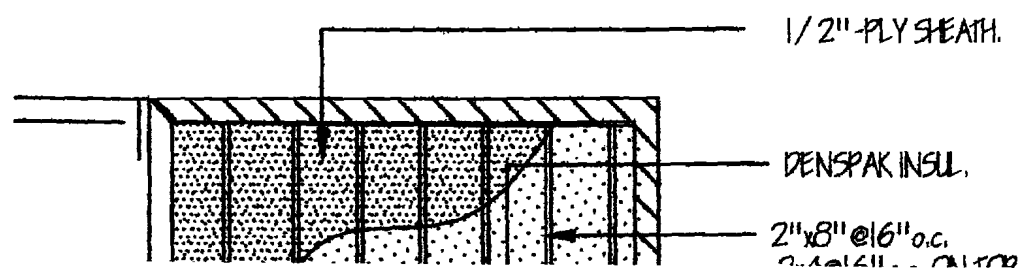
SECTION-B
3/16" = 1'-0"

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



ADDITION FLOOR PLAN
1/4" = 1'-0"

ANDERSON WINDOW SCHEDULE	
CW13	R.O. 2'-4 1/8" x 3'-0 1/2"
CN23	R.O. 3'-5 1/4" x 3'-0 1/2"

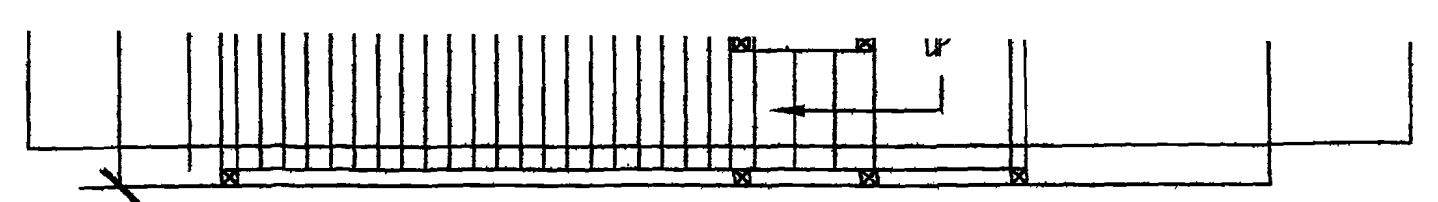
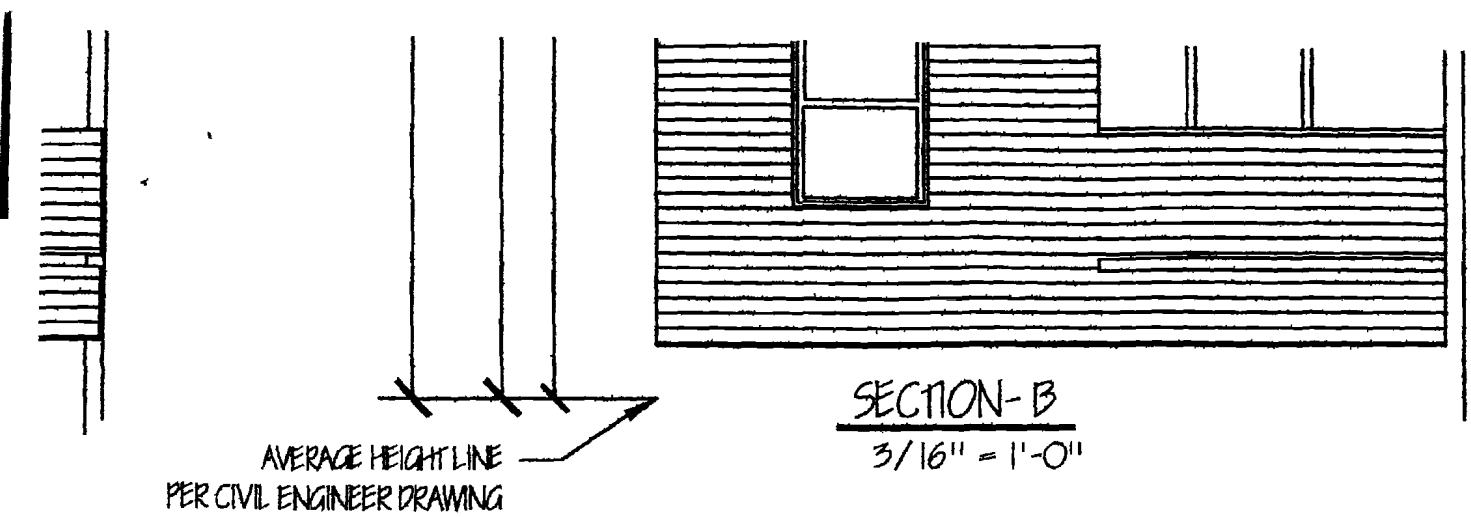


MAX. ADDITION HEIGHT
36'-2 1/2"
AVERAGE EXIST. ROOF HEIGHT

HEIGHT LINE

D

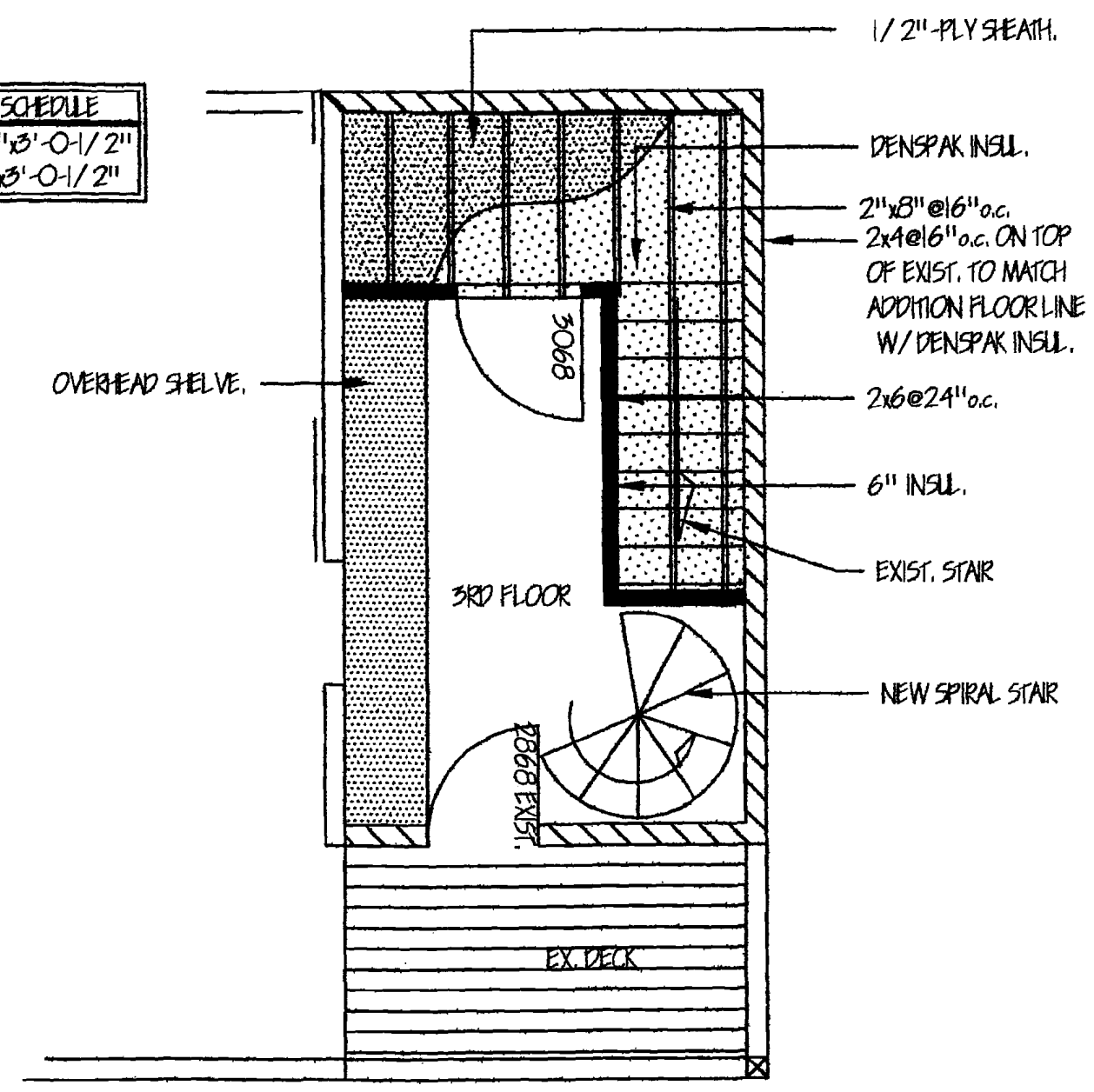
C



ADDITION FLOOR PLAN

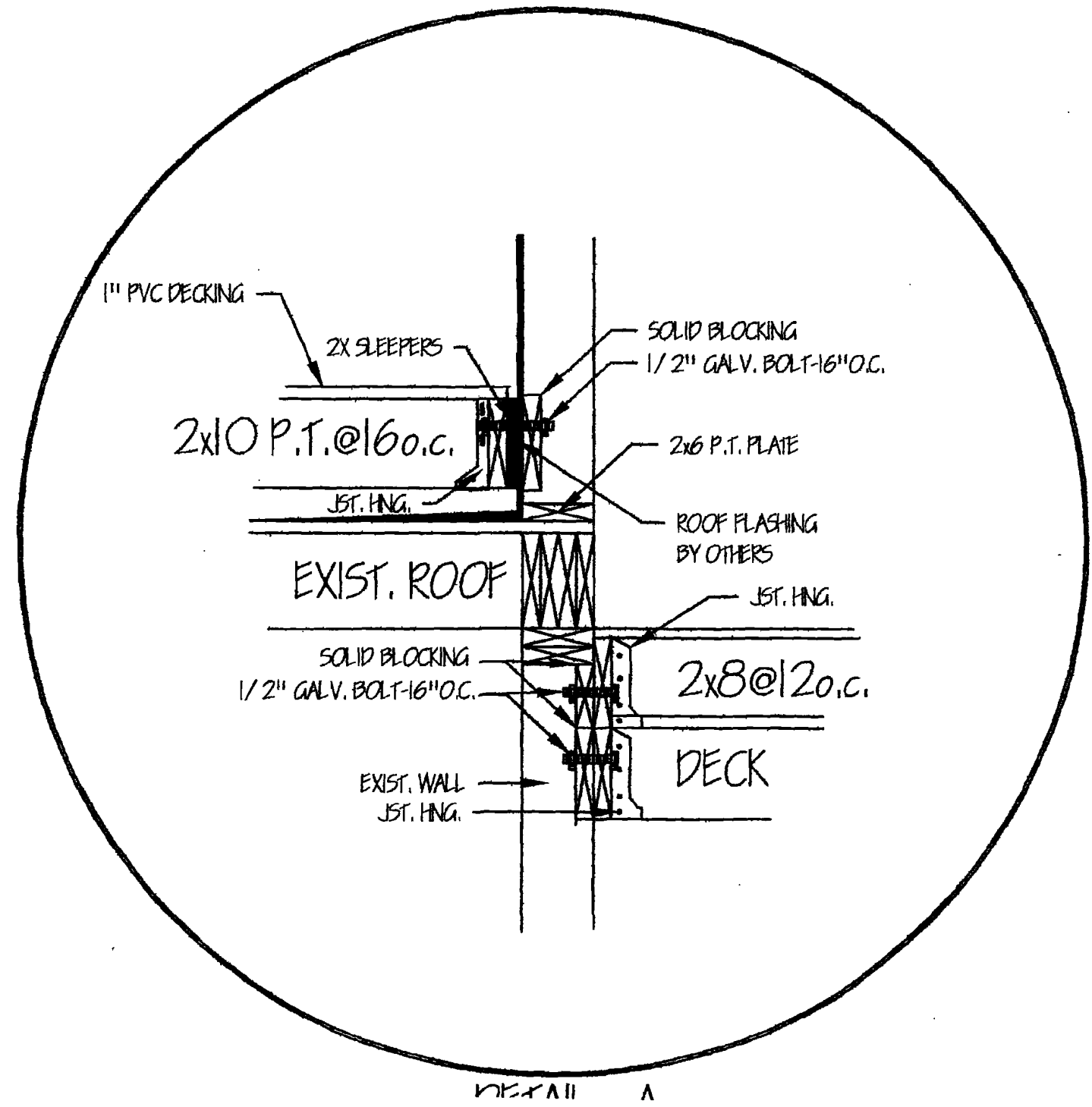
1/4" = 1'-0"

ANDERSON WINDOW SCHEDULE	
CW13	R.O. 2'-4 1/8" x 3'-0 1/2"
CN23	R.O. 3'-5 1/4" x 3'-0 1/2"



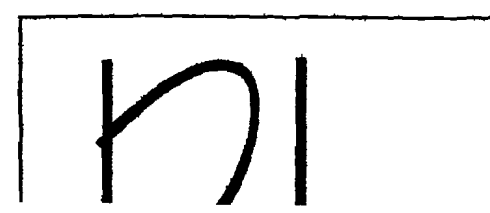
3rd FLOOR PLAN

1/4" = 1'-0"



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