

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

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

Permit No: 01-0426	Issue Date: <b>MAY 11 2001</b>	CBL: 083A R013001
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Location of Construction: 0 Valley Ave., Gt. Diamond	Owner Name: Johnson John V &	Owner Address: 90 Sharp St. Millville, NJ 08261	Phone: n/a
Business Name: n/a	Contractor Name: Thompson, Bill	Contractor Address: 812 congress Street Portland	Phone: 2078797940
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: <b>IR-2</b>

Past Use: Single Family	Proposed Use: Single Family w/180 sf addition	Permit Fee: \$156.00	Cost of Work: \$21,535.00	CEO District: 1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <b>A-3</b> Type: <b>503</b>		Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		

Proposed Project Description:  
Build Addition

Signature: *[Signature]*  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 04/26/2001	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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>with</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/10/01</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 type="checkbox"/> Not in District or Landmark <input checked="" 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: _____
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EXPIRED

PERMIT ISSUED  
WITH REQUIREMENTS

**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.

PERMIT ISSUED

PORTLAND

3/26/09

no final inspection requested /  
scheduled. Closed without benefit  
of final inspection. 66

PERMIT ISSUED  
WITH REQUIREMENTS

PERMIT ISSUED  
WITH REQUIREMENTS

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

# All Purpose Building Permit Application

01 0406

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: ~~83A~~ 83A-R-13 Valley Ave G. D. Island

Total Square Footage of Proposed Structure 180 sq. ft Square Footage of Lot 2 1/4 Acres.

Tax Assessor's Chart, Block & Lot Number  
Chart# 083 Block# AR Lot# 013  
Owner: Jack & Coleen Johnson Telephone#: (207) 766-2023 or (215) 428-1095

Lessee/Buyer's Name (If Applicable) Owner's/Purchaser/Lessee Address: 90 Sharp Street Millville N.J.  
Cost Of Work: \$21,535 Fee: \$156.00

Current use: S/F 08332  
If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:  
Proposed use: S/F w/ addition  
Project description: 180 SF addition

Contractor's Name, Address & Telephone: Bill Thompson 812 Congress St  
879-7940 Portland Me. 04102  
Applicants Name, Address & Telephone: Jack Johnson 90 Sharp Street Millville N.J. 08332  
Who should we contact when the permit is ready: Bill Thompson 879-7940  
Telephone: 879-7940  
If you would like the permit mailed, what mailing address should we use:  
812 Congress St. Portland Me. 04102  
DEPT. OF BUILDING INSPECTION  
APR 26 2001  
H/26/01  
Rec'd By: Gouf

[REDACTED]

# CITY OF PORTLAND, MAINE

Department of Building Inspection

Permit No. Capire 96 2001

PROFIT Application

Amount of Fee Five Hundred and Fifteen Dollars \$156.00

City of Portland Construction

Permit Line No. Discarded & 21,535

By OSR AR 013 For Stout

## THIS IS NOT A PERMIT

This receipt is to be returned to the City of Portland, Maine, upon completion of the project. Acceptance of fee is no guarantee that the project will be completed. **RESERVE THIS RECEIPT.** In case permit is cancelled, the amount of the fee will be refunded upon receipt of a check for \$5.00 or 10% whichever is greater.

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

BLACK - Singapore 1964  
AFRICA - Green 1964  
ASIA - White 1964

1964-1965

1964-1965

# THE 1964-1965

1964-1965

THE 1964-1965



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC  
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE  
PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER  
THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**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/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:

*William Payne*

Date:

*4/26/01*





**BUILDING PERMIT REPORT**

DATE: 27 APRIL 2001 ADDRESS: Ø Valley Ave. GT. Diamond CBL: Ø83-112-Ø13

REASON FOR PERMIT: To Construct a 180Ø addition

BUILDING OWNER: John V. Johnson

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Bill Thompson

USE GROUP: A-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$21,525 PERMIT FEES: \$187.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

**CONDITION(S) OF APPROVAL**

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*11, \*13, \*16, \*25, \*30, \*33, \*34, \*35, \*36

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.52
4. Foundations anchors shall be a minimum of ½" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2105.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. **Guardrails & Handrails:** A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 ¼" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 ½" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- \*16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)



20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \* 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- \* 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
- \* 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- \* 34. Bridging shall comply with Section 2305.16.
- \* 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \* 36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

 L.L. McDougall, Building Inspector

cc: L.L. McDougall, PFD

Marge Schmuckel, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/04/02

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require separate approval.

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**



# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 6/17/01  
 Permit # 1617  
 CBL# 083AR013

LOCATION: VALLEY AVE METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER JACHTCOLEEN JOHNSON  
 TENANT JACHTCOLEEN JOHNSON PHONE # \_\_\_\_\_

							TOTAL EACH FEE		
OUTLETS	Receptacles	6	Switches	4	Smoke Detector		20	2.00	
FIXTURES	Incandescent	3	Fluorescent		Strips		20	.60	
SERVICES	Overhead	✓	Underground		TTL AMPS/100	<800	15.00	15.00	
	Overhead		Underground			>800	25.00		
Temporary Service	Overhead		Underground		TTL AMPS		25.00		
							25.00		
METERS	(number of)	1					1.00		
MOTORS	(number of)						2.00	2.00	
RESID/COM	Electric units						1.00		
HEATING	oil/gas units		Interior		Exterior		5.00		
APPLIANCES	Ranges		Cook Tops		Wall Ovens		2.00		
	Insta-Hot		Water heaters	1	Fans		2.00	2.00	
	Dryers	1	Disposals		Dishwasher		2.00	2.00	
	Compactors		Spa		Washing Machine		2.00		
	Others (denote)						2.00		
	MISC. (number of)	Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00		
	HVAC		EMS		Thermostat	5.00			
	Signs					10.00			
	Alarms/res					5.00			
	Alarms/com					15.00			
	Heavy Duty(CRKT)					2.00			
	Circus/Car rv					25.00			
	Alterations					5.00			
	Fire Repairs					15.00			
	E Lights					4.00			
	E Generators					20.00			
PANELS	Service		Remote		Main		4.00		
TRANSFORMER	0-25 Kva						5.00		
	25-200 Kva						8.00		
	Over 200 Kva						10.00		
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00	

EXPIRED

INSPECTION: Will be ready  or will call

CONTRACTORS NAME SEAFAST ELECTRIC MASTER LIC. # MJ03088  
 ADDRESS 74 GREEN WOOD Lane LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 797-4452

SIGNATURE OF CONTRACTOR D. G. Pepler



total Sub (cost) 21,535-

sona tubes (12) 8 x 4 = 4.48 = 60<sup>00</sup>

concrete = 60/16. ~~2.14~~ 3 bags = 90<sup>00</sup>

exterior material

p/t plywood (skirting around house) 7 pcs. 1/2 20" pc. 140

~~2 x 8 Floor Joist~~

2 x 8 x 12 7.25 a piece (Floor Joist) 20 pcs. = 150<sup>00</sup>

2 x 6 x 10 4.25 a piece (ext walls) 80 pcs ~~255<sup>00</sup>~~ = 340<sup>00</sup>

2 x 10 x 14 12.00 a piece (Roof Joist) (ex Floor sil Framing) 42 pcs = 504

3/4 plywood 20<sup>00</sup> flooring & Roof sheathing. 6 pcs. F 12 pcs R = 360<sup>00</sup>

5/8 plywood 17.25<sup>00</sup> wall sheathing 18 pcs. = 310<sup>00</sup>

2 x 4 x 8 2.00 a piece. 16 pcs. 32<sup>00</sup>

2 x 8 <sup>.60</sup> joist hangers = 24<sup>00</sup>  
2 x 10 <sup>.70</sup> = 28<sup>00</sup>

16 penny 50.00 } 50 lb. box each = 100<sup>00</sup>  
10 penny 50.00 }

4 x 4 x 8 p/t post. 6.00 a piece 6 pcs. = 36<sup>00</sup>

Ice & water shield 50<sup>00</sup> a roll 3 boxes = 150<sup>00</sup>

Shingles @ 96 a bundle. 33.57 ft per bundle 22 bundles = 198<sup>00</sup>

House Rep. tyvek 9 x 150 = 135<sup>00</sup> ~~33.57 ft~~

2 steel Door 3-0 6-8 4 panel door - 206 framing 2 <sup>ft</sup> 38 = 425<sup>00</sup>

1 kitchen Window Double hung. - 206 framing 33 x 35 730<sup>00</sup>

OSB square edge 5/8 for skirting 8 pcs. 20<sup>00</sup> = 160<sup>00</sup>

pine trim 200<sup>00</sup>

clad boards ~~25~~ pine/Horz grain 930 sq. ft. / Clear cedar 17.25 20 bundles 7751. ft. = 345<sup>00</sup>

6 penny galv. nails for clad boards 25<sup>00</sup>





Existing  
Floor

Existing  
Kitchen

Existing  
Kitchen  
Window

NO  
door  
Necessary

Shelves  
Floor to  
ceiling

Freezer

Refrigerator

Door

← 18 feet →

Floor Plan

pole necessary  
above  
counter for  
boiling  
cabinet below  
door

Washer  
&  
Drying  
counter  
units

hot  
water  
heater

coat  
hooks  
on wall  
bar  
shoes

Shower

Toilet

5' x 5'

Window

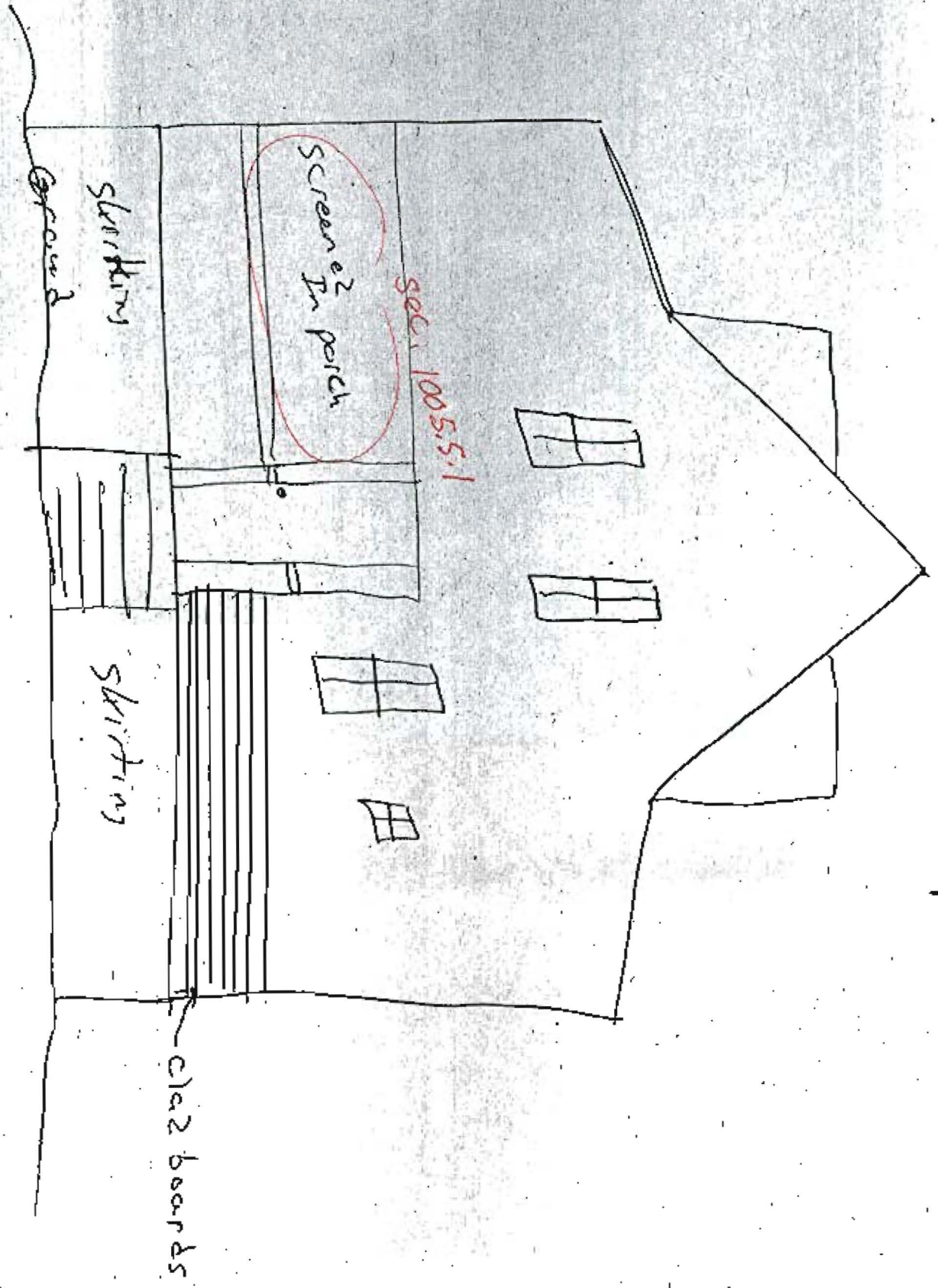
← 10 feet →

pg 1

Jack Johnson House add. on Great Diamond Island  
# 830A 83A-12-13 Valley Ave Great Diamond Island,  
telephone No. 766-2023

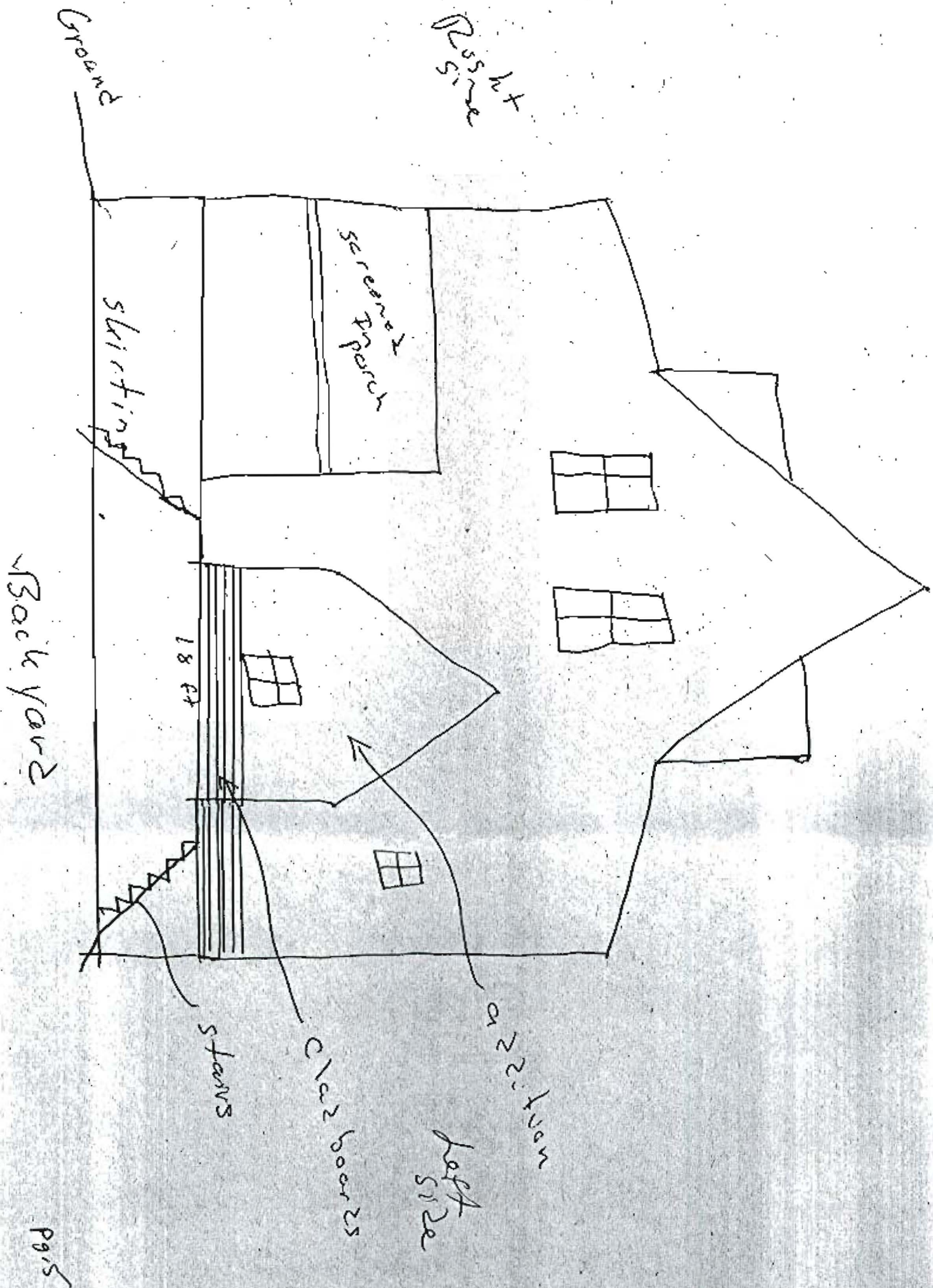


Before



Back yard



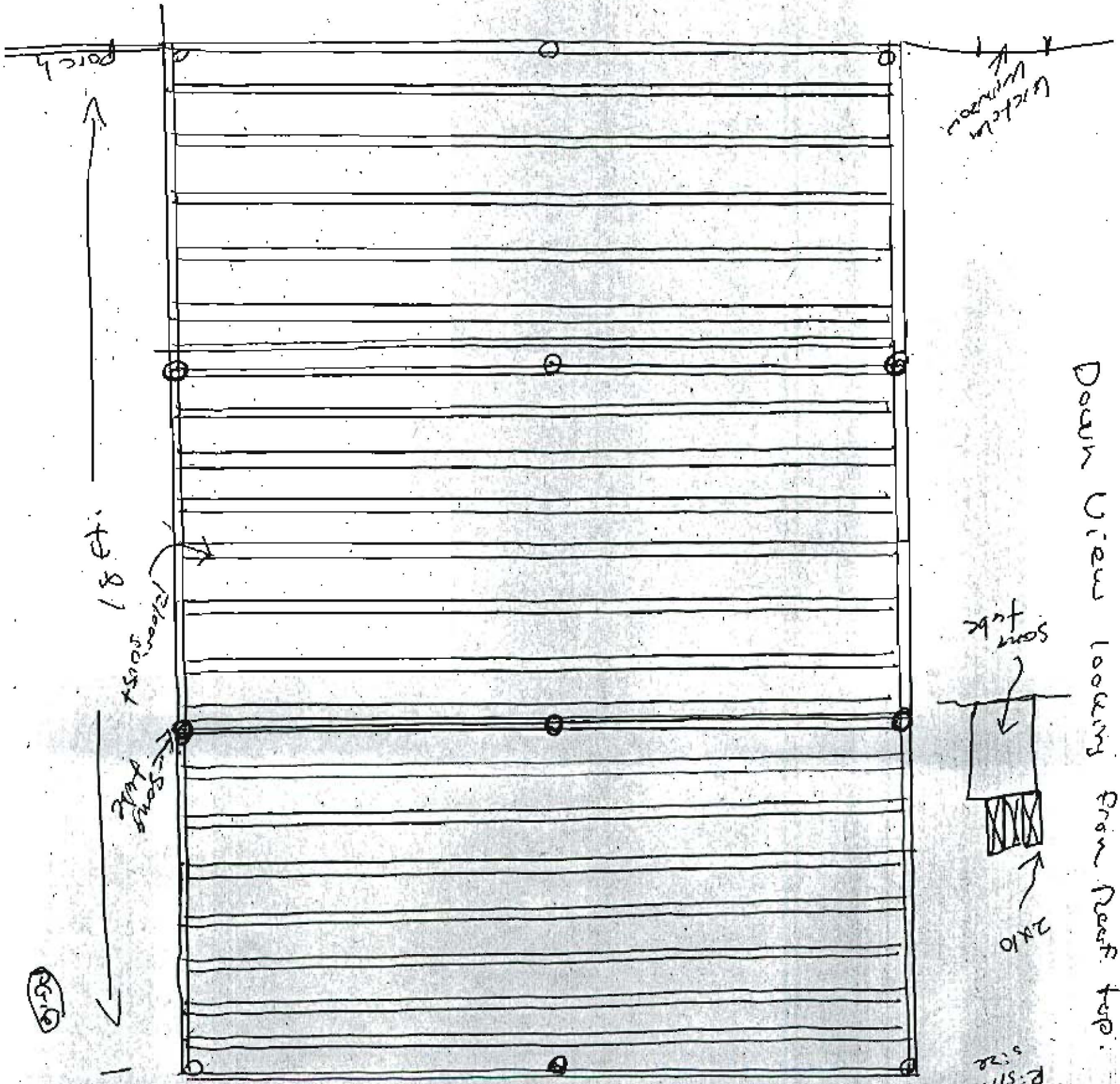




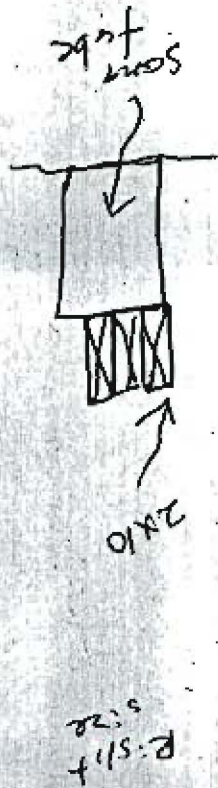
Kitchen

Existing House

Porch



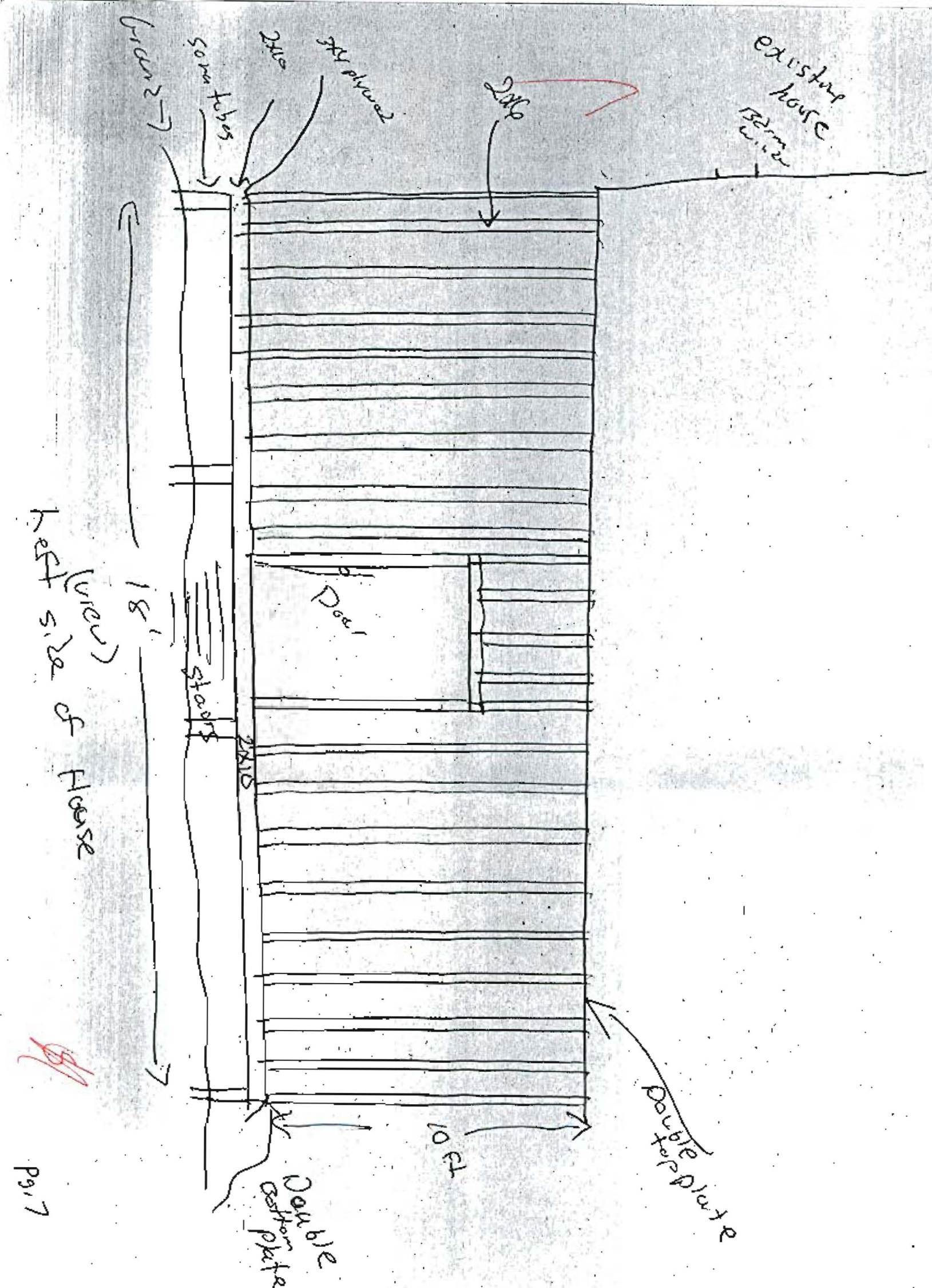
Down View looking from Roof top.



None for floor is 2x10  
 Floor Joist 2x8 w/ joist hangers  
 Sawn tubes 8" x 6" every 6" / 10"  
 3/4 plywood for flooring.  
 5/8 exterior sheathing on wall.  
 Part size

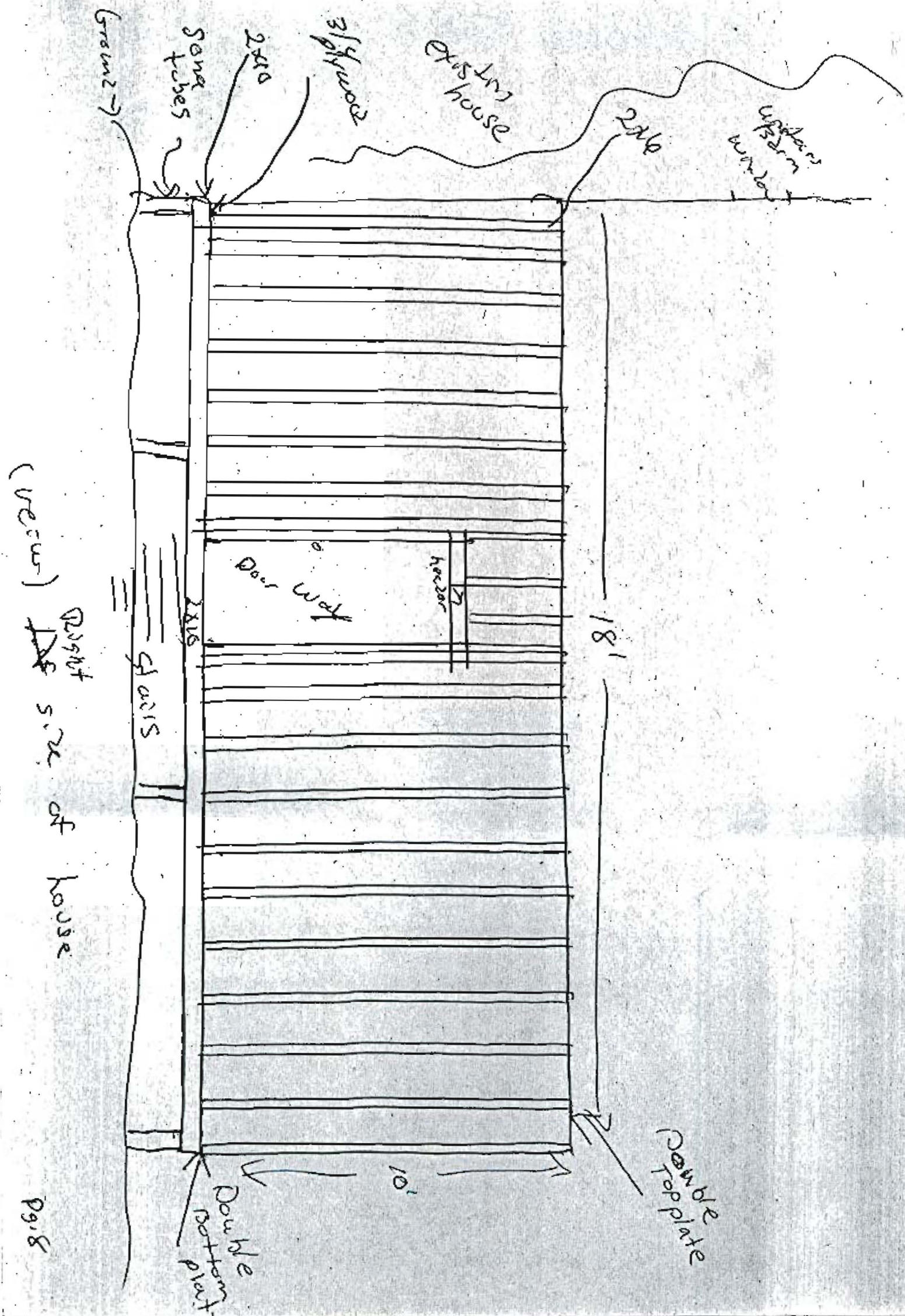








exterior Framing 2x6 - 16" on center



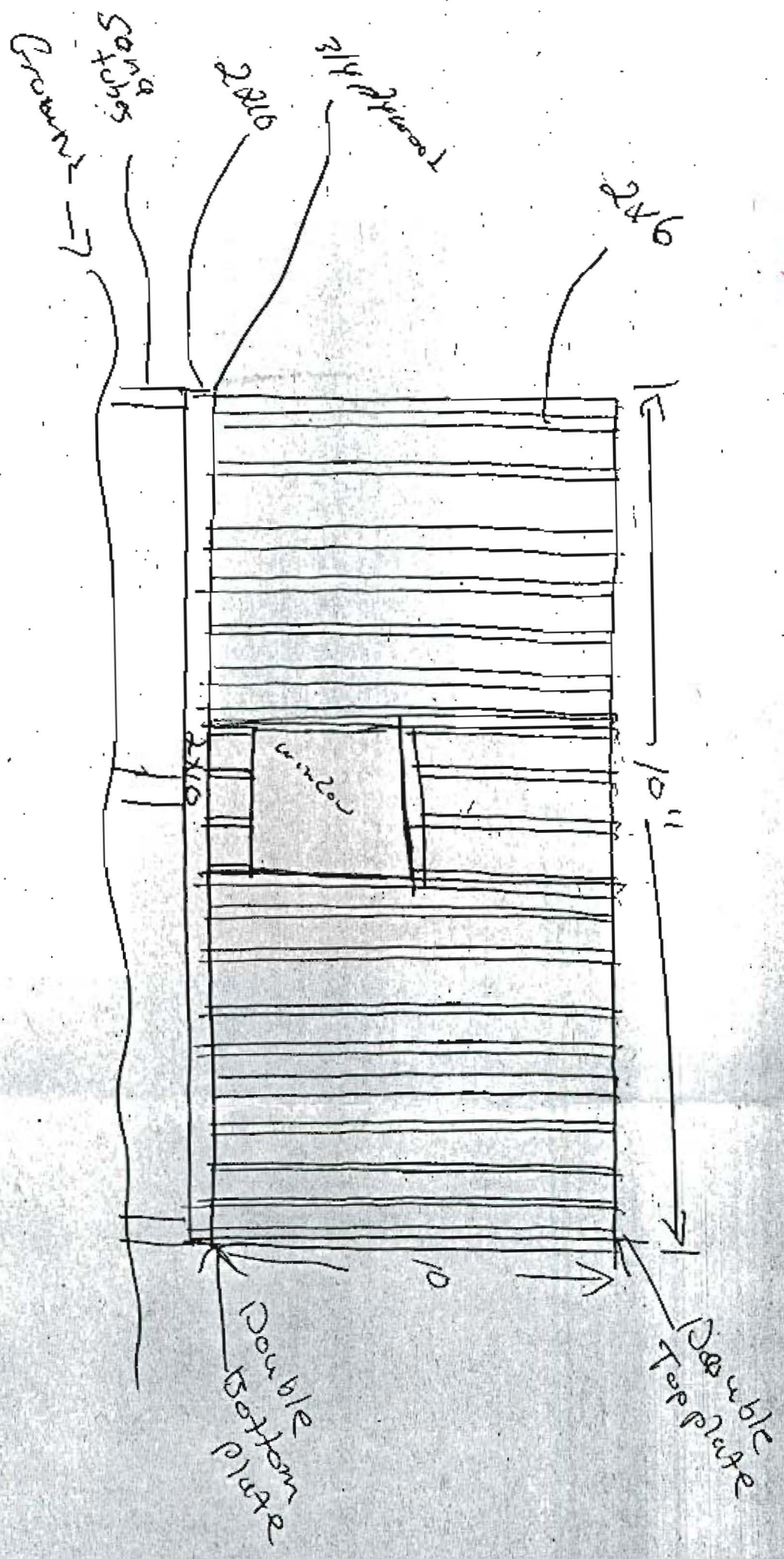
X

(view) RIGHT side of house

Pg. 8



END VIEW





roof sheathing 3/4 plywood  
 roofing shingles Black asphalt  
 2x10 roof joist  
 2x6 collar ties  
 2x10 Ridge Purl

to match what's  
 there  
 2x6  
 rafter

2x10 roof joist  
 16" on center

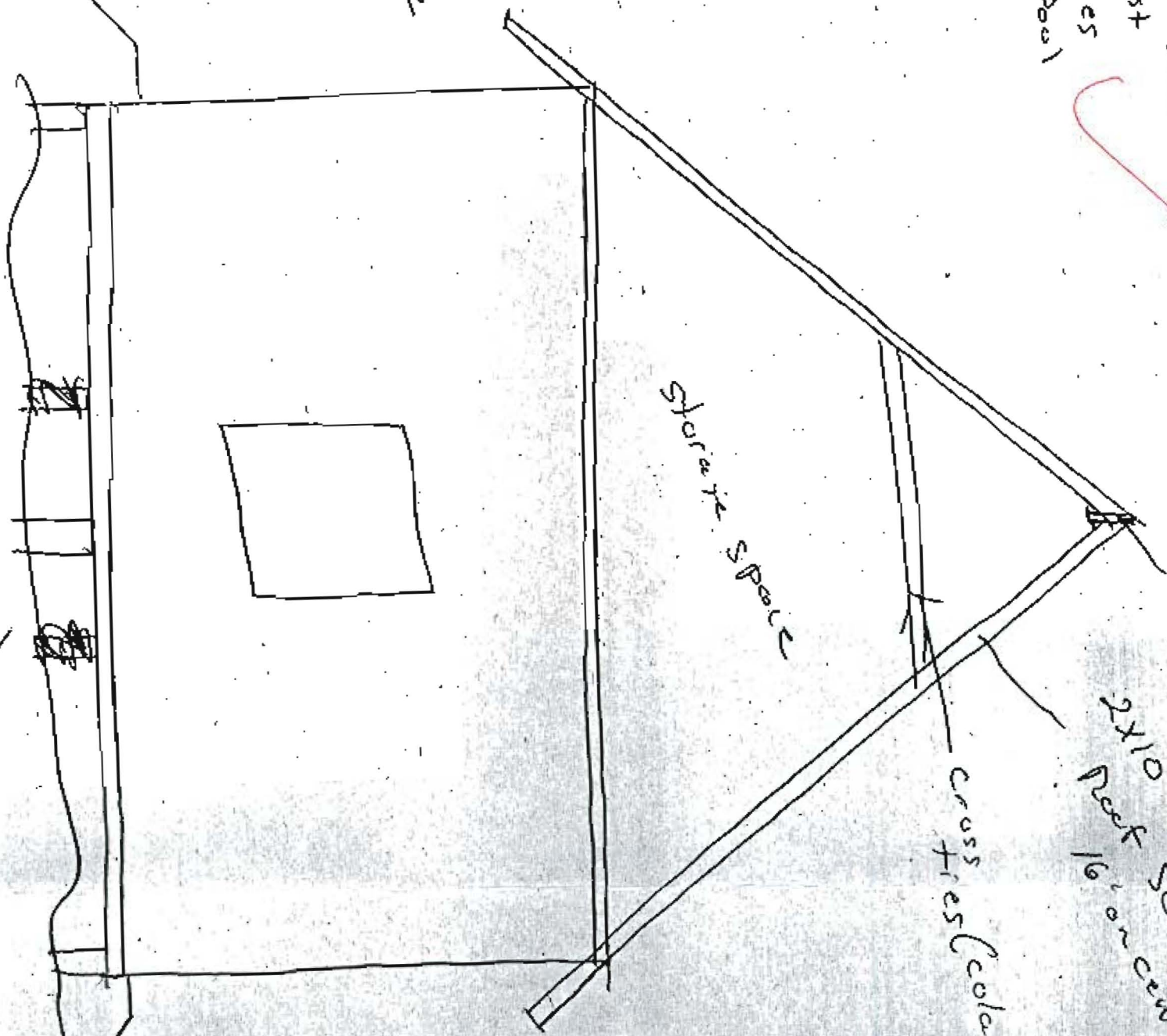
cross ties (collar ties)

Storage space

Right side

Left side

Starts  
 Backyard  
 Starts





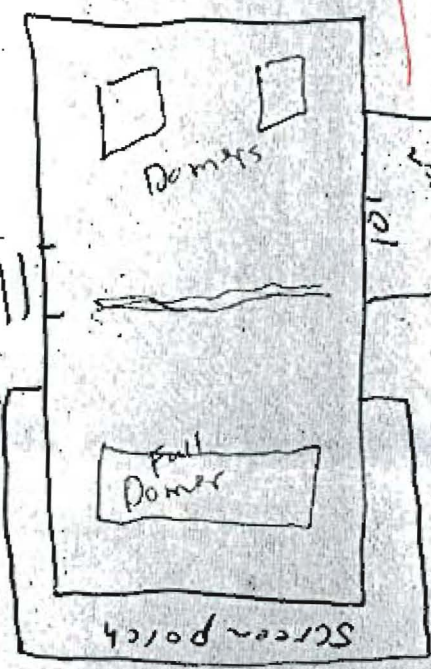


Home

setbacks }

2002

Front Door



220x101

Back Yard

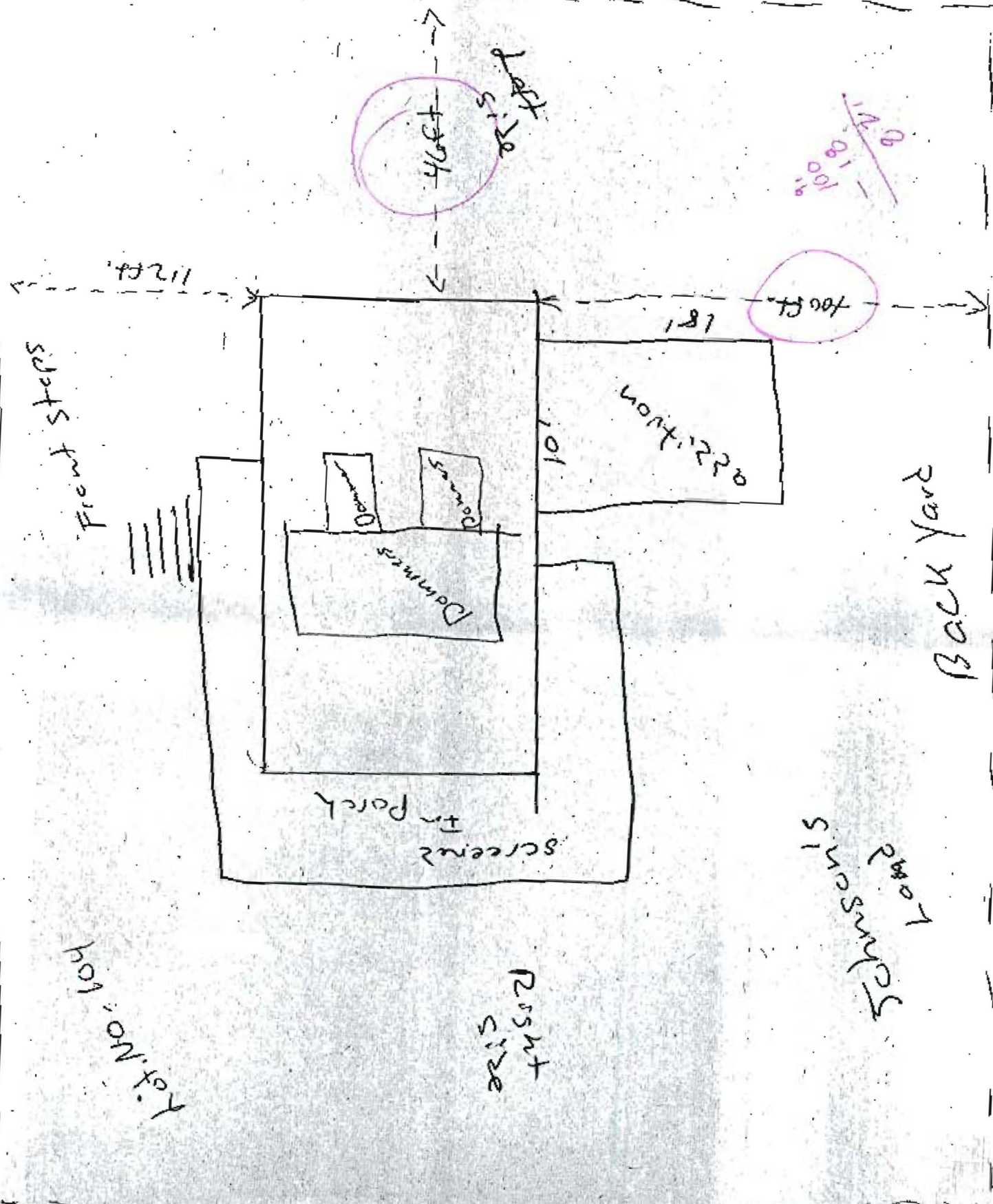
Right

Johnson Family

2002



Valley Ave.



Front steps

Right side

Screened in porch

Dorms

Commons

Kitchen

Back yard

Road Schmuckman St

Left side  
40 ft

100 ft

100' x 100'

Fence

IR-2 Zone

20' x 46' Show

25' x 25' Show

Side

Back

Page 3

