PERMIT ISSUED
MAY 2 1 2001
CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
01-05		092 G0

Inspections Division Date: 09/21/15

Location of Construction:	Owner Name:	Owner Address:	Phone:
51 Woods Rd PI	Astarita Arthur M &	51 Woods Rd Peaks Island ME 04108	207-766-5997
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
n/a	Preble, Jeff	n/a Portland	
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
n/a	n/a	Additions - Dwellings	IR-1

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Single Family	Same; 1187 SqFt Addition. Call Peggy or Arthur at 766-5997 when ready.	$834.00	$135,000.00	3

FIRE DEPT: ☐ Approved ☐ Denied
Signature:

INSPECTION:
Use Group: R-3 Type: 5B
PERMIT ISSUED WITH REQUIREMENTS
Signature:

Proposed Project Description:
Build 1187 SqFt Addition.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
jodinea	05/08/2001

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☒ Shoreland well outside portion 75' HWM property setting 250'	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone shall remove condition the old kitchen facilities	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan only one set of kitchen facilities allowed on the premises	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date: 5/18/01	Date:	Date:

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.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

Inspections Division
Date: 09/21/15

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

All Purpose 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: 51 WOODS RD. PEAKS ISL, ME 04108

Total Square Footage of Proposed Structure 1187 | Square Footage of Lot 144,571

Tax Assessor's Chart, Block & Lot Number
Chart# 92 Block# G Lot# 23

Owner: PEGGY & ARTHUR ASTARITA

Telephone#: 766-5997

Lessee/Buyer's Name (If Applicable): N/A

Owner's/Purchaser/Lessee Address: N/A

Cost Of Work: $ 135,000 Fee: $ 834.00

Current use: SINGLE FAMILY

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:

Proposed use: 1187 ft addition

Project description: 1187 ft addition

Contractor's Name, Address & Telephone: JEFF PREBLE

Applicants Name, Address & Telephone: PEGGY & ARTHUR ASTARITA

Who should we contact when the permit is ready: PEGGY OR ARTHUR
Telephone: 766-5997

If you would like the permit mailed, what mailing address should we use:
51 WOODS RD.
PEAKS ISL, ME. 04108

5/8
Rec'd By: CH

Inspections Division
Date: 09/21/15

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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:	**Date:** May 8, 2001

Inspections Division
Date: 09/21/15

BUILDING PERMIT REPORT

DATE: 10 MAY 2001 ADDRESS: 51 Woods Road PL CBL: 092-G-023

REASON FOR PERMIT: To Construct a 1187 sq.FT. addition

BUILDING OWNER: Astarita / Proble

PERMIT APPLICANT: /CONTRACTOR Jeff Proble.

USE GROUP: R-3 CONSTRUCTION TYPE: 5 3 CONSTRUCTION COST $135,000 PERMIT FEES: $ 834.00

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 *3 *5 *9 *11 *13, *16, *20, *25 *30, *31 32 *33, *34 *35 *36 *38

*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 1813.5.2
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 2305.17
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 7¾" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) RAMPS Sec, 1016.0
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 then 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)

Inspections Division
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20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of t Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors s 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. See Attached
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).
38. If There is an increase in bedroom The one Time exemption For The subsurface wastewater Dis. as per Ch. 17 of Me. Subsurface Waste water Disposal Rules.

P. Samuel Hoffses, Building Inspector
Cc: E. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/1/00

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

Inspections Division
Date: 09/21/15

LAND USE - ZONING REPORT

ADDRESS: 51 Woods Rd, PI DATE: 5/18/01

REASON FOR PERMIT: Build 1187 sq ft. Addition

BUILDING OWNER: Astarita C-B-L: 092-G-023

PERMIT APPLICANT: owner

APPROVED: with conditions: #1, #6, #10,

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is <u>not</u> an approval for an additional dwelling unit. You <u>shall not</u> add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: The existing kitchen shall be removed immediately upon completion of the new kitchen, you can not have two kitchen facilities in one structure without a Zoning Board of Appeals approval, the Zoning regulations define the installation of kitchen facilities as a dwelling unit. Please call immediately with any questions

Marge Schmuckal, Zoning Administrator

Marge Schmuckal

NOTE: ALL STAIRS & RAMPS SHOWN TO BE WOOD FRAME.

NOTE: CONFIRM ALL EXIST. CONDITIONS IN FIELD.

NOTE: CONFIRM W/OWNERS WHICH MATERIALS THEY WILL SUPPLY AND/OR INSTALL. ALSO CONFIRM KITCHEN WORK BY OTHERS.

CITY OF PORTLAND MAINE RESURGAM
Inspections Division
Date: 09/21/15

Proje

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

Whitten Architects
37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing:
MAIN LEVEL / SITE PLAN

Scale:
1/8"=1'-0"

Date:
APRIL 19 ,2001
REV △ 5·1·01

Sheet:
1

ATTIC PLAN
1/8" = 1'-0"

Project

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

Whitten Architects
37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing:
ATTIC / UPPER LEVEL PLAN

Scale:
1/8"=1'-0"

Date: REV. △ 5.1.01
APRIL 19 ,2001

Sheet:
2

Project:

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

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Portland, Maine 04112
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Drawing:
NORTHWEST ELEVATION

Scale:
1/8"=1'-0"

Date: REV 5·1·01
APRIL 19 ,2001

Sheet:
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LINKING STRUCTURE: (KITCHEN)

EXTENSION OF EXISTING LINKING 5:12 STRUCTURE. MATCH EXISTNG 2x12 @ 16" O.C. FLOOR, 2x6 @ 16" O.C. WALLS, 2x6 CLG AND 2x10 ROOF @ 16" O.C. K.D. SPRUCE.

NEW GARAGE / ATTIC STRUCTURE:

- 2x12 RS HEM — 2x12 RS HEM @ 24" JOISTS
- WALLS: EITHER 2x6 @ 24" O.C. R.S. HEM OR 2x8 @ 24" O.C. R.S. HEM
- PRE-SHEATH ON GROUND, THEN TILT UP & BRACE

(BRING ATTIC FLOOR INTO EXT. WALLS SIM. TO BALLOON FRAMING.)

VALLEY DETAIL 'A'

1" = 1'-0"

NEW GARAGE / ATTIC SECTION 'A'

1/8" = 1'-0"

0 4' 8' 16'

Project

Inspections Division
Date: 09/21/15

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

Whitten Architects

37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing:

SECTION 'A-A'

Scale:

1/8" = 1'-0"

Date: REV. 5.1.01

APRIL 19, 2001

Sheet:

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SOUTHWEST ELEVATION
1/8" = 1'-0"

0 4' 8' 16'

Project:

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

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Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing:

SOUTHWEST ELEVATION

Scale:

1/8"=1'-0"

Date: REV. 1 5·1·01

APRIL 19 ,2001

Sheet:

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Inspections Division
Date: 09/21/15

Projec

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

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37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing:
SOUTHEAST ELEVATION

Scale:
1/8"=1'-0"

Date: REV. 5.1.01
APRIL 19 ,2001

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RESURGAM CITY OF PORTLAND MAINE
Inspections Division
Date: 09/21/15

Project:

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

Whitten Architects
37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing:

FRAMING PLANS

Scale:

1/8"=1'-0"

Date: REV. 5.1.01

APRIL 19 ,2001

Sheet:

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AREA CALCULATIONS:

UNDER NEW KIT. AREA = 184 ☐

UNDER MUD ROOM = 243 ☐

UNDER GARAGE = 760 ☐

TOTAL 1187 ☐

FOUNDATION PLAN

1/8" = 1'-0"

Projec

Inspections Division
Date: 09/21/15

Astarita Residence - Addition
51 Woods Road
Peaks Island, Maine

Architect:

Whitten Architects

37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing:

FOUNDATION PLAN

Scale:

1/8"=1'-0"

Date: REV. 5.1.01

APRIL 19 ,2001

Sheet:

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NOTE: SHEET REVISED 5.1.01

ROOF PLAN
1/8" = 1'-0"

0 4' 8' 16'

Project

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37 Silver Street, P.O. Box 404
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Drawing:
ROOF PLAN

Scale:
1/8"=1'-0"

Date: REV 5.1.01
APRIL 19 ,2001

Sheet:
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TYP. EAVE/RAKE DETAIL AT GARAGE

3" = 1'-0"

VALLEY / WATER OUTFALL OUTRIGGER BEAM

1 1/2" = 1'-0"

Inspections Division
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Drawing:
DETAILS

Scale:
AS NOTED

Date: REV 5.1.01
APRIL 19 ,2001

Sheet:
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SOUTHWEST EAVE DETAIL
3H = 1'-0"

Inspections Division
Date: 09/21/15

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Drawing:
DETAILS

Scale:
AS NOTED

Date:
MAY 1, 2001

Sheet:
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