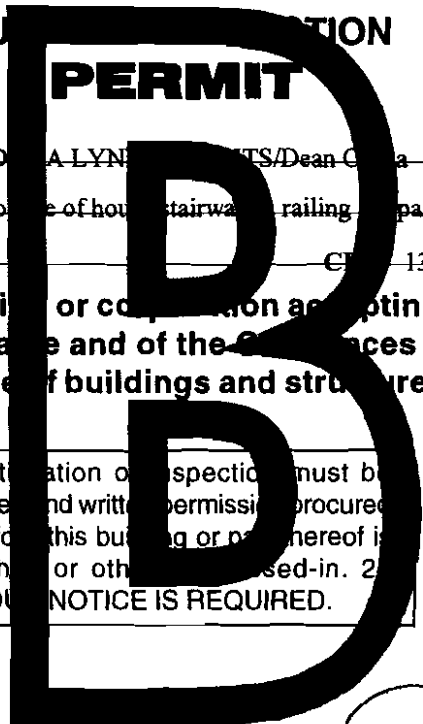


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT



Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
 Permit Number: 100530
 JUN - 1 - 2010
 CITY OF PORTLAND

This is to certify that MORRISON ROBERT G & DANA LYNN ARCHITECTS/Dean C. Morrison
 has permission to addition of 10' x 16' deck on top of house stairway railing part of project
 AT 44 LEONARD ST CLATSOP COUNTY 134 F00200

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is set-in. 2 HOURLY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

[Handwritten Signature]
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0530	Issue Date:	CBL: 134 F002001
-----------------------	-------------	---------------------

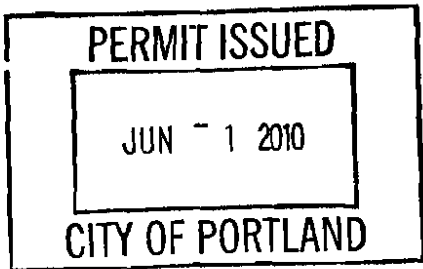
Location of Construction: 44 LEONARD ST	Owner Name: MORRISON ROBERT G & DANA	Owner Address: 44 LEONARD ST	Phone:
Business Name:	Contractor Name: Dean Orchard	Contractor Address: 59 Simmon Road South Portland	Phone: 2077208808
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - addition of 10' x 16' deck on to side of house stairway & railing are part of project	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 5	4480 4
Proposed Project Description: addition of 10' x 16' deck on to side of house stairway & railing are part of project		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB IRC 2003		

Signature: N/A	Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: ldobson	Date Applied For: 05/17/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> Denied Date: 5/20/10	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	REAR setback OK Mon den 14-433 OK with cond 5/20/10		



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0530	Date Applied For: 05/17/2010	CBL: 134 F002001
-----------------------	---------------------------------	---------------------

Location of Construction: 44 LEONARD ST	Owner Name: MORRISON ROBERT G & DANA	Owner Address: 44 LEONARD ST	Phone:
Business Name:	Contractor Name: Dcan Orchard	Contractor Address: 59 Simmon Road South Portland	Phone (207) 720-8808
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - addition of 10' x 16' deck on to side of house stairway & railing are part of project	Proposed Project Description: addition of 10' x 16' deck on to side of house stairway & railing are part of project
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/20/2010

Note: **Ok to Issue:** ✓

- 1) A rear setback of 16' 8" is allowable instead of the regularly required 20' rear setback as provided for under 14-433.
- 2) *Separate permits shall be required for future decks, sheds, pools, and/or garages.*
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 05/28/2010

Note: **Ok to Issue:** ✓

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing inspection required.**

 X **Final inspection required at completion of work.**

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



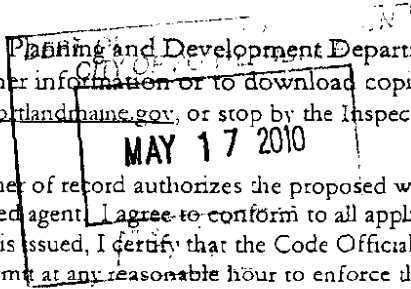
General Building Permit Application

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>44 Leonard Street Portland, Maine</u>		
Total Square Footage of Proposed Structure/Area <u>160 sq. ft.</u>	Square Footage of Lot <u>4700 sq. ft.</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>135</u> Block# <u>F</u> Lot# <u>2</u> <u>(Book 21471, p. 165)</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>Dana Gold</u> Address <u>44 Leonard St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-899-0927 (H)</u> <u>206-679-9773 (C)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5,000.00</u> C of O Fee: \$ <u>70.00</u> Total Fee: \$ <u>70.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Deck addition</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Addition of 10'x16' deck on to side of house</u> <u>Stairway and railing are part of project</u>		
Contractor's name: <u>Dean Orabood</u> Address: <u>59 Summer Rd.</u> City, State & Zip <u>S. Portland ME 04106</u> Telephone: <u>720-880-8568</u> Who should we contact when the permit is ready: <u>Dana Gold</u> Telephone: <u>206-679-9773</u> Mailing address: <u>44 Leonard St, Portland, Maine 04103</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: [Handwritten Signature] Date: 5/12/10

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches, bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size *Diagram 1 (D)*
 - b. depth below grade (minimum 4'-0" below grade) *Diagram 1 (D)*
 - c. anchorage of column to footing *Diagram 1 (D)*
 - d. spacing and location of tubes/piers *Diagram 1 (D)*
3. Framing Members
 - a. Columns - wood size and location (members supporting framing of floor system) *Diagram 2 (D)*
 - b. Ledger size attached to building *Diagram 2 (D)*
 - c. Fastener size and spacing attaching ledger *Diagram 2 (D)*
 - d. Girder Size and spans carrying floor system *Diagram 2 (D)*
 - e. Joist size, span, and spacing *Diagram 2 (D)*
 - f. Joist hangers or ledger *Diagram 2 (D)*
4. Guardrails & Handrail Details
 - a. Guardrail height *Diagram 3 (D)*
 - b. Baluster spacing *Diagram 3 (D)*
 - c. Handrail height *Diagram 3 (D)*
5. Stair Details
 - a. Tread depth (measured nosing to nosing) *Diagram 4 (D)*
 - b. Riser height *Diagram 4 (D)*
 - c. Nosing on tread *Diagram 4 (D)*
 - d. Width of stairs *Diagram 4 (D)*



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

517 20 10

Received from Dana Galt

Location of Work 44 Leonard St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 70

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

Other _____

CBL: 134-F-2

Check #: 0308 Total Collected \$ 70

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

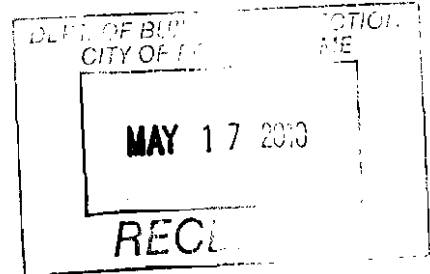
Taken by: [Signature]

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

Dana L. Gold
44 Leonard Street
Portland, ME 04013
207.899.0927
danagold@hotmail.com

May 11, 2010

Marge Schmuckal
Zoning Administrator
Planning & Urban Development Department
City of Portland
Room 315
389 Congress Street
Portland, ME 04101



Re: Permit Application for Residential Building Permit

Dear Marge,

I am writing to formally apply for a building permit to allow us to build a deck on to our single-family residence, located at 44 Leonard Street, Portland, ME, which is located in an R-5 Zoning District. Attached please find a complete permit application.

As you may remember from our meeting on April 23, 2010, our existing home is a legal, non-conforming lot because the current set back between the house and the back property line is less than 20 feet. Our goal in building a deck is to replace the existing porch structure, which is our backdoor egress option, with something safer and larger given the relatively high elevation between the exit and the ground level (a picture of current structure and house is also attached). However, if we were to build the deck to begin 20' from the back of the property, we would have to move the back door and tear up existing kitchen cabinetry and an outside wall to provide access to the deck.

According to Sec. 14-433 of the zoning regulations, an exception exists that would allow us to build the addition because the "normal applicable yard requirements cannot be met." Because the proposed addition would meet the "less restrictive zoning requirements" of five (5) feet for both the rear and side yards in an R-5 district, and because the principle structure existed prior to July 19, 1988 (our house was built in 1890, I believe), the zoning regulations, as you noted in our meeting, seem to accommodate our deck plans.

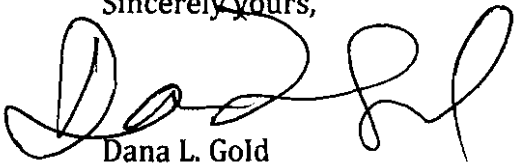
Please note in the attached plans that we heeded your instruction to have the deck edge commence where the current porch structure does rather than going out to the back of the house. Thus we are trying to minimize, to the greatest extent possible, any further construction that is less than the official set back requirements.

Thank you very much for your willingness to meet with me in advance of our moving forward with this project to ensure that we could proceed in compliance with applicable zoning regulations. I appreciate you sharing your time and expertise with us!

If you have any questions at all, or if the people at the building inspection/permitting phase of the review have any questions, I can be reached at 207.899.0927, 206.679.9773 (cell), or danagold@hotmail.com.

Thank you in advance for your assistance in facilitating our building permit application. It would be great to have the deck built so we could enjoy it for the last part of the summer!

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Dana L. Gold', with a stylized flourish at the end.

Dana L. Gold

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 08-19-08. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 21471 PAGE 165 COUNTY Cumberland
 PLAN BOOK 4 PAGE 40 LOT p/o 70

ADDRESS: 44 Leonard Street, Portland, Maine

Job Number: 843-07

Buyers: Robert G. Morrison

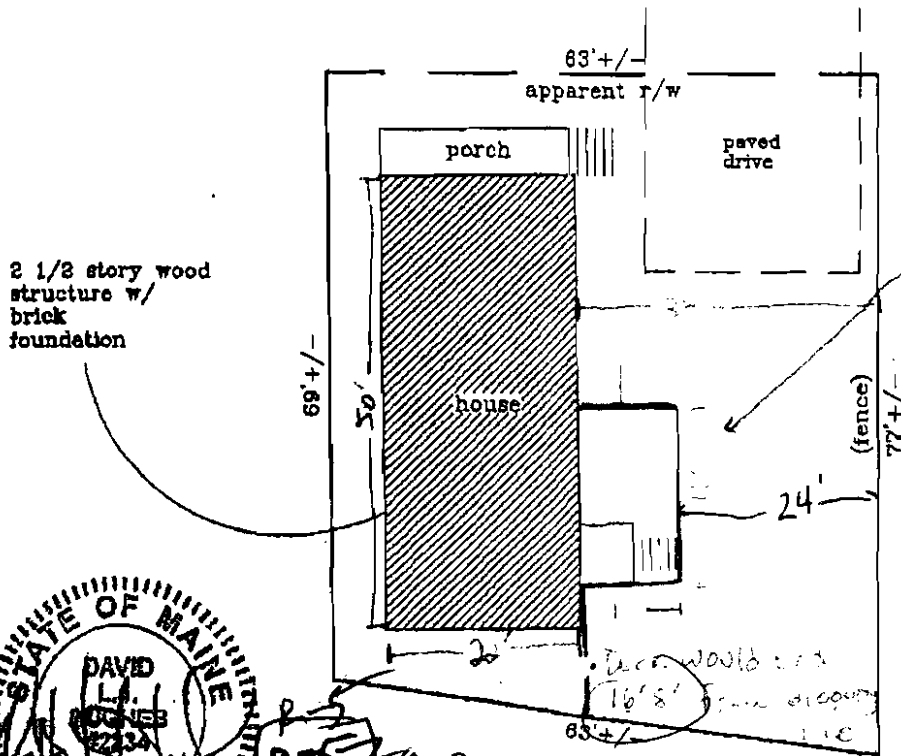
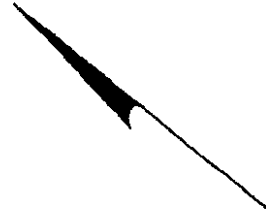
Inspection Date: 8-18-08

Scale: 1" = 20'

Sellers: Phillip K. Nutting &
 Odessa H. Cozzolino

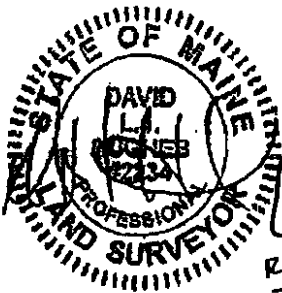
Client File #: SOB-487CCW

Leonard Street



Proposed Addition
 back w/
 railing and
 stairs

Note:
 Lines of occupation
 are shown.
 A boundary survey
 may yield different
 results.



RES line

*REAR: Allow 16'8" at the closest pt under 14-433
 side: 8' min - 24' show (w/azally 20' req)*

I HEREBY CERTIFY TO: New England Title First Financial Mortgage Corp. and its title insurer.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

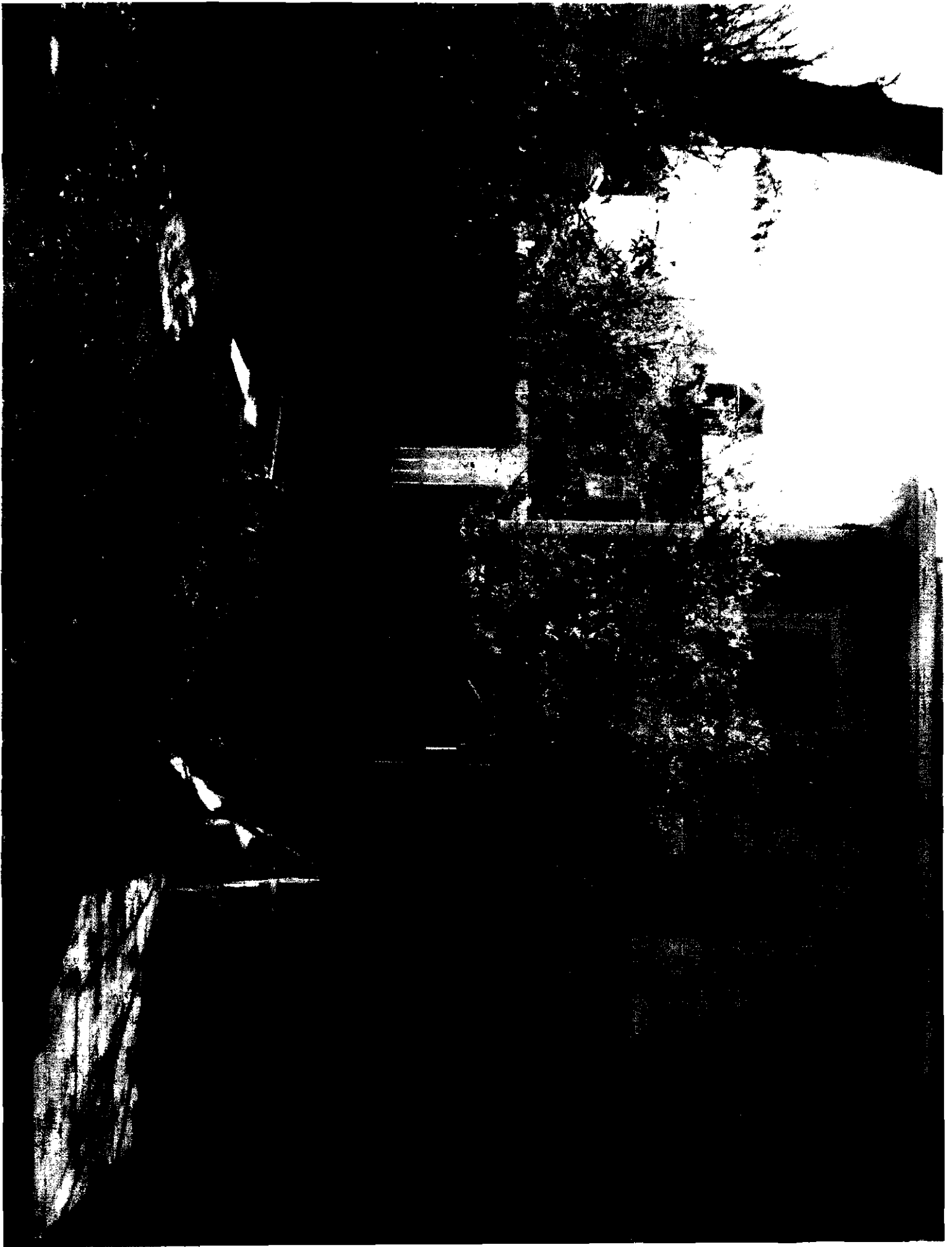
- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 290051-0007 C.
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

ok

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04048
 207-967-9761 phone 207-967-4631 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY





Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 134 F002001
Land Use Type SINGLE FAMILY
Property Location 44 LEONARD ST
Owner Information MORRISON ROBERT G & DANA LYNN GOLD JTS
 44 LEONARD ST
 PORTLAND ME 04103
Book and Page 26216/285
Legal Description 134-F-2
 LEONARD ST 44
Acres 4480 SF
 0.103

Current Assessed Valuation:

browse city services a-z

TAX ACCT NO. 19820 **OWNER OF RECORD AS OF APRIL 2009**
 MORRISON ROBERT G &
 DANA LYNN GOLD JTS
 44 LEONARD ST
 PORTLAND ME 04103
LAND VALUE \$85,100.00
BUILDING VALUE \$216,300.00
NET TAXABLE - REAL ESTATE \$301,400.00
TAX AMOUNT \$5,316.84

browse facts and links a-z

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Building Information:

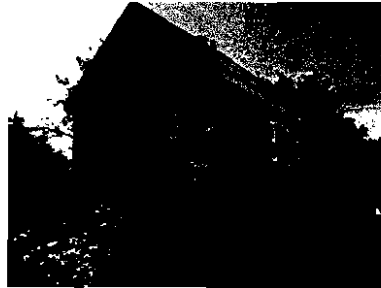
Card 1 of 1

Year Built 1890
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 5
Full Baths 3
Total Rooms 10
Attic FULL FINISH
Basement FULL
Square Feet 2390

View Sketch

View Map

View Picture



Best viewed at 800x600, with Internet Explorer

Sales Information:

Sale Date	Type	Price	Book/Page
7/21/2008	LAND + BUILDING	\$435,000.00	26216/285
6/28/2004	LAND + BUILDING	\$304,250.00	21471/165
10/1/2003	LAND + BUILDING	\$225,000.00	20351/43
5/4/2000	LAND + BUILDING	\$0.00	/

[View Record](#)

4/23/10
 met with Dana A Gold
 looks like she
 can use 14-433
 on A reduced
 rear setback

Now 6 x 8 Deck
 on side -
 would like A
 12 x 12

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	40-44	Leonard		OF			10		134	F	2	

TAXPAYER ADDRESS AND DESCRIPTION

RYERSON ERLON M & MARY W OR SURVIVOR
44 LEONARD ST. CITY

LAND & BLDGS. LEONARD ST. #40-44
REC. PL. A L RICHARDSON ASSESSORS
PLAN 134-F-2 AREA 4480 SQ. FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
STREET	
PAVED <input checked="" type="checkbox"/>	IMPROVING
SEMI-IMPROVED	STATIC <input checked="" type="checkbox"/>
DIRT	DECLINING
SIDEWALK <input checked="" type="checkbox"/>	
TILLABLE	PASTURE
	WOODED
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1961
62	72.25	16.00	87	1390	860	
TOTAL VALUE LAND				860	860	
TOTAL VALUE BUILDINGS				3330	3440	
TOTAL VALUE LAND AND BUILDINGS				4190		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND	475			
	BLDGS	1875			
	TOTAL	2350			
1951	LAND	525			
	BLDGS	2000			
	TOTAL	2525			
1961	LAND	860			
	BLDGS	3440		50	
	TOTAL	4300			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND				
	BLDGS				
	TOTAL				
1951	LAND				
	BLDGS				
	TOTAL				
1961	LAND				
	BLDGS				
	TOTAL				

YEAR	ORIG. COST	RENTAL
YEAR 1946	SALE PRICE 5700	EXPENSE
YEAR	U. S. R. S.	NET

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

450/60 400 PAPA BOLLERD 1157 0.15

CONSTRUCTION

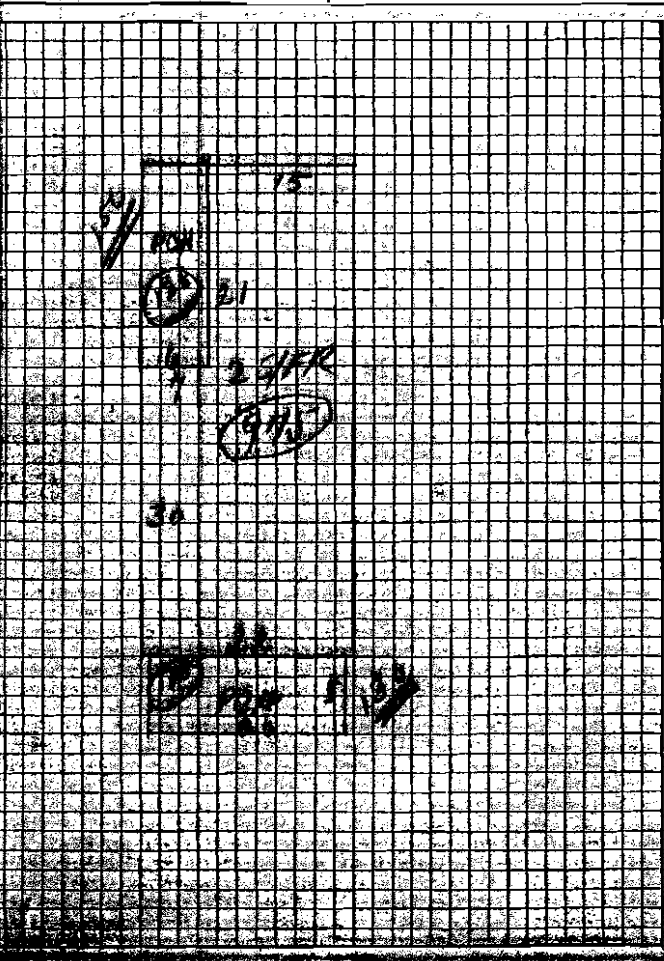
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE ✓	MILL TYPE	WATER CLOSET ✓
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL ✓	FLOOR FINISH	KITCHEN SINK ✓
NO. CELLAR		STD. WAT. HEAT ✓
EXTERIOR WALLS	CEMENT ✓	AUTO. WAT. HEAT
CLAPBOARDS ✓	EARTH	ELECT. WAT. SYST.
WIDE SIDING	PINE ✓	LAUNDRY TUBS
DROP SIDING	HARDWOOD ✓✓	NO PLUMBING
NO SHEATHING	TERRAZZO	
WOOD SHINGLES	TILE	TILING
ASBES. SHINGLES		BATH FL. & WCOT.
STUCCO ON FRAME	ATTIC FLR. & STAIRS ✓	TOILET FL. & WCOT.
STUCCO ON TILE	INTERIOR FINISH	LIGHTING
BRICK VENEER	B I 2 3	ELECTRIC ✓
BRICK ON TILE	PINE ✓✓	NO LIGHTING
SOLID BRICK	HARDWOOD ✓	NO. OF ROOMS
STONE VENEER	PLASTER ✓✓	BSMT. 2ND ✓
CONC. OR GIND. BL.	UNFINISHED	1ST 3RD
	METAL CLG.	OCCUPANCY
TERRA COTTA		SINGLE FAMILY ✓
VITROLITE	RECREAT. ROOM	TWO FAMILY
PLATE GLASS	FINISHED ATTIC	APARTMENT
INSULATION	FIREPLACE	STORE
WEATHERSTRIP	HEATING	THEATRE
ROOFING	PIPELESS FURNACE	HOTEL
ASPH. SHINGLES ✓	HOT AIR FURNACE	OFFICES
WOOD SHINGLES	FORCED AIR FURN.	WAREHOUSE
ASBES. SHINGLES	STEAM	COMM. GARAGE
SLATE TILE	HOT WAT. OR VAPOR ✓	GAS STATION
METAL	NO HEATING	ECONOMIC CLASS
COMPOSITION	1 BOILER	OVER BUILT
ROLL ROOFING	GAS BURNER	UNDER BUILT
	OIL BURNER ✓	BY 7-8 PM ANCH
INSULATION	STOKER	LD. 15 PD. 02
		BS. OR. 1L REP. VAL.

COMPUTATIONS			
UNIT	1951		
975 S. F.	5,350		
S. F.			
ADDITIONS	+280		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC FLS	+120		
FINISH			
FIREPLACE			
HEATING	+90	+110	
PLUMBING	+80		
TILING			
TOTAL	5,920		
	540		
	6,460	6,650	

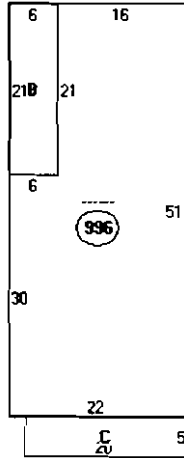
SUMMARY OF BUILDINGS

OCCT	TYPE	GR.	AGE	REMO.	COND.	REPL. VAL.	P. D.	PHY. VAL.	P. B.	OUND VAL.	D. VAL.
Dwg.	A 2 SIER	C	58		F	6150	50%	3075	1		
Gar.	B 1 CARPORT	D	27		F	120	10%	120	1	120	
	C					6050	40	2420		2420	
	D										
	E										
	F										
	G										

YEAR	1951					1951 TOTAL BLS.	3,115
TAX VAL.							
GEN. VAL.							
CHARGE							



house BLT 1890



Descriptor/Area
 A:
 996 sqft
 B: EP/B
 126 sqft
 C: OFF
 100 sqft

11
 996
 126
 100

~~160 = 10 x 16~~

1382 #

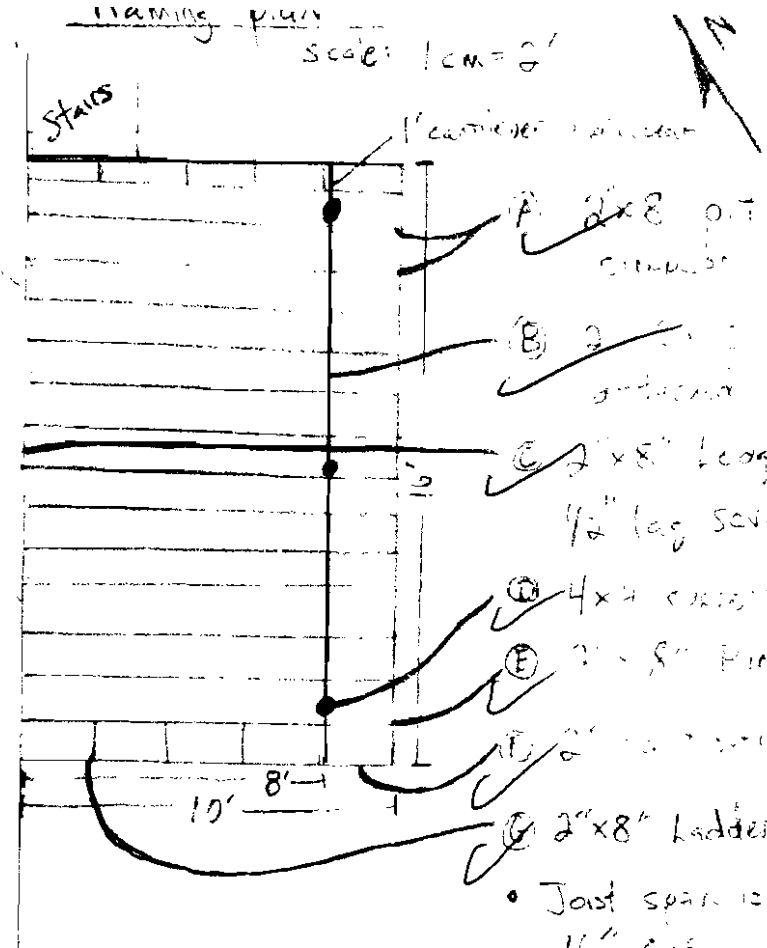
4480 x 40% = 1792 # max lot cov

Framing plan

Scale: 1 cm = 8'

1/2" scale

House



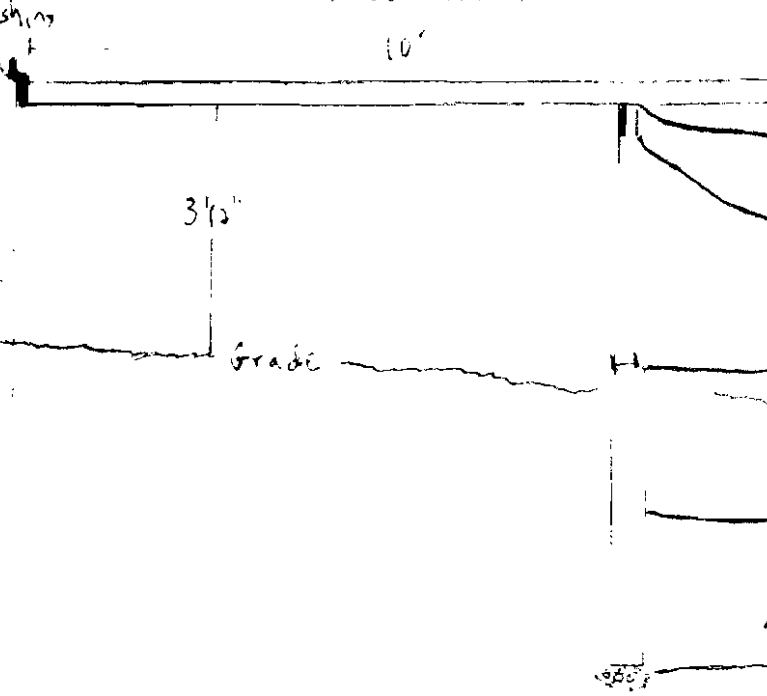
- (A) 2x8 post attached to ledger with composite anchor post (anchors 16' spacing)
- (B) 2x8 post, glued + screwed main beam attached to 2x8 post common beams
- (C) 2x8 ledger beam attached to wall with 1/2" lag screws @ 16' spacing
- (D) 4x4 post @ 7' apart - 5 posts total - 7' apart
- (E) 2x8 post @ 8' apart - 3 posts @ 8' spacing
- (F) 2x8 ladders
- (G) 2x8 ladders blocking every 2' to stiffen rim joist

- Joist span is 8' with a 2" cant level. Joists @ 16" c/c
- Decking will be composite or pressure treated, depending on availability + homeowner preference

Framing cross section

Scale: 1 cm = 10'

House

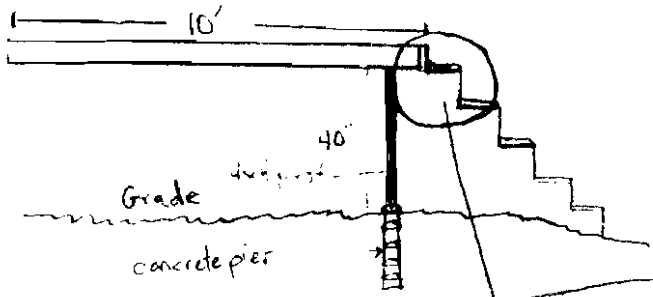


- (A) Main beam connected to 2x8 field joists with 2 composite ties (right angle to joist)
- (B) Main beam connected to 2x8 post with composite tie + post cap
- (C) 2x8 post connected to concrete pier with composite anchor post + tie post
- (D) 2x8 post connected to concrete pier with composite anchor post + tie post
- (E) 2x8 concrete pier set below grade
- (F) Grade for storage

1/2" scale

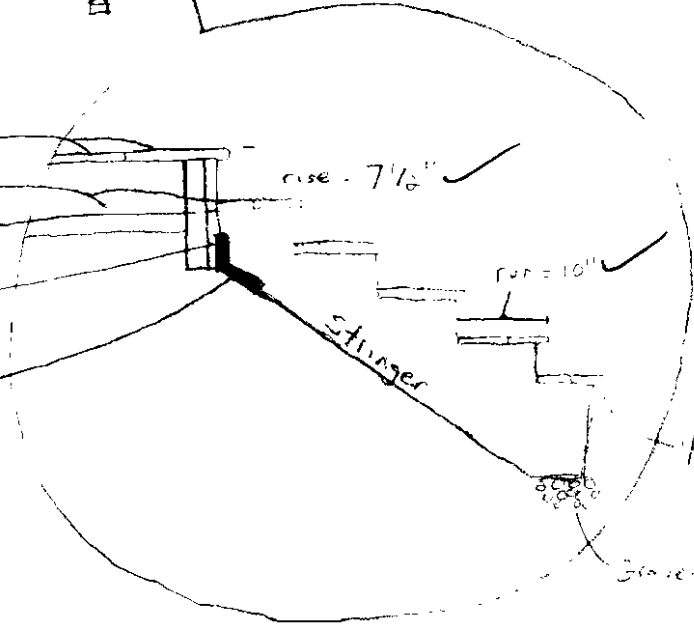
Stair plan
Scale 1cm = 2'

Diagram I



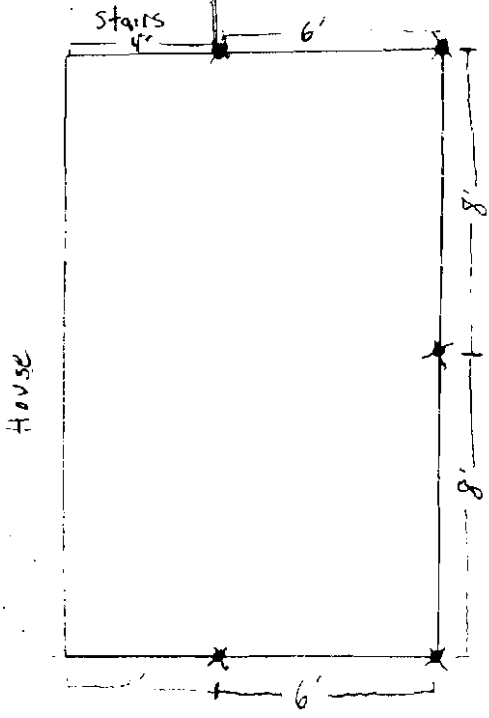
- 5 steps total
- 3 stringer spaces @ 3' for = 8' max run

- Field decking
- 2" x 8" rim joist
- 4x4" block
- 2" x 8" hanger board
- adjustable slope hanger
- Used on inside and outside of each stringer



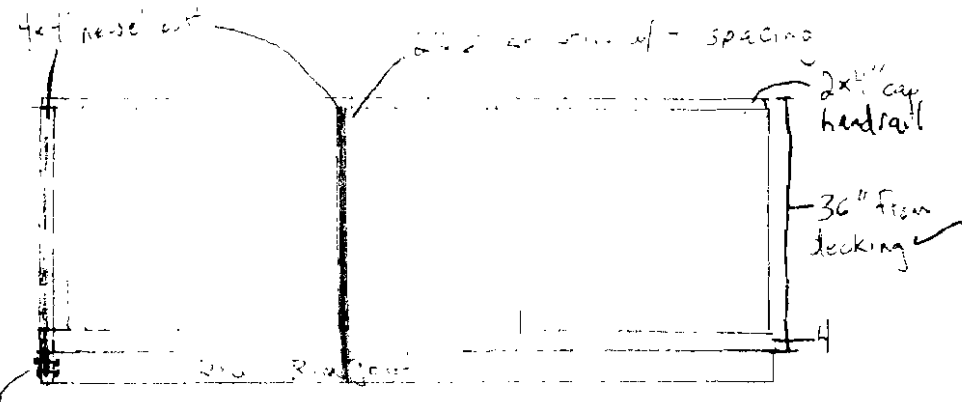
Failing plan - view from house
Scale 1cm = 2'

Diagram II



X - 4x4 newel post location

House



- Railing will be 6x6 or 4x4 treated lumber or composite material