

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner:		Phone:	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	
Past Use:		Proposed Use:		COST OF WORK:	
				\$	
				PERMIT FEE:	
				\$	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group <i>A3</i> Type <i>5B</i>	
				Signature: <i>[Signature]</i>	
Proposed Project Description:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>	
				Signature: _____ Date: _____	
Permit Taken By:		Date Applied For:			

Permit No: **981200**

PERMIT ISSUED
 Permit Issued:
OCT 21 1998
CITY OF PORTLAND

Zone: **CBL**
 Zoning Approval: **[Signature]**
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

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..

CERTIFICATION

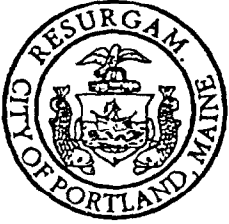
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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 provisions of the code(s) applicable to such permit

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

CEO DISTRICT

#4

PERMIT ISSUED WITH REQUIREMENTS



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: March 22, 1999

SUBJECT: Certificate of Occupancy
68 Graystone Lane (Lot 14) (171A-B-015)

On March 22, 1999 the site was reviewed for compliance with the conditions of approval dated 10-16-98; my comments are:

1. The landscape work could not be completed due to the time of year. This work must be completed by June 15, 1999.
2. The street number must be placed on the house.
3. A stone check dam must be placed at the low end of the disturbed area near the emergency fire lane where soil laden concentrated flow deposits the eroded soil in vegetated areas below the site.

It is my opinion that when items 2 and 3 above have been completed a temporary certificate of occupancy could be issued assuming Code Enforcement has no outstanding issues.

BUILDING PERMIT REPORT

DATE: 8 OCT. 98 ADDRESS: 68 Gray Stone (Lot #15) CBL 171A-B-015
REASON FOR PERMIT: To Construct a Single family dwelling
BUILDING OWNER: Anastos & Nadeau
CONTRACTOR: SAA
PERMIT APPLICANT: SAA
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *2.6, *5, *6, *8, *9, *10, *11, *16, *24, *25, *26, *29, *30

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 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)
- X 2.5 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
- X 2.6 Foundations anchors shall be a minimum of 1/2" 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)
- 3. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 4. 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.
- X 5. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X 6. 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
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. 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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and 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". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise. (Section 1014.0)
- X 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19980132

I. D. Number

Anastos & Nadeau

Applicant

121 Main St, Yarmouth, ME 04096

Applicant's Mailing Address

Consultant/Agent

846-0410

Applicant or Agent Daytime Telephone, Fax

10/6/98

Application Date

Graystone Ln Lot 15 (bldg 68)

Project Name/Description

Graystone Ln

Address of Proposed Site

171a-b-015

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 68 Graystone Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Silt fence shall be installed down gradient of all disturbed areas a crushed stone construction entrance shall be placed in the proposed drive location.

Per a phone conversation with the applicant, Finish First Floor Elevation is 106.0 and garage floor slab elevation is 108.0.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980132

I. D. Number

Anastos & Nadeau

Applicant

121 Main St, Yarmouth, ME 04096

Applicant's Mailing Address

10/6/98

Application Date

Graystone Ln Lot 15 (bldg 68)

Project Name/Description

Consultant/Agent

846-0410

Applicant or Agent Daytime Telephone, Fax

Graystone Ln

Address of Proposed Site

171a-b-015

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building

Building Addition

Change Of Use

Residential

Office

Retail

Manufacturing

Warehouse/Distribution

Parking Lot

Other (specify)

with attached garage

2600

.77

R-5 PRUD Developmen

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Plan _____

Subdivision _____

Engineer Review _____

\$300.00

Date: **10/9/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved

Approved w/Conditions
see attached

Denied

Approval Date **10/16/98**

Approval Expiration **10/16/99**

Extension to _____

Additional Sheets
Attached

Condition Compliance

Jim Wendel
signature

10/21/98
date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

_____ date

_____ amount

_____ expiration date

Inspection Fee Paid

_____ date

_____ amount

Building Permit

_____ date

Performance Guarantee Reduced

_____ date

_____ remaining balance

_____ signature

Temporary Certificate Of Occupancy

_____ date

Conditions (See Attached)

Final Inspection

_____ date

_____ signature

Certificate Of Occupancy

_____ date

Performance Guarantee Released

_____ date

_____ signature

Defect Guarantee Submitted

_____ submitted date

_____ amount

_____ expiration date

Defect Guarantee Released

_____ date

_____ signature

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19980132
I. D. Number

Anastos & Nadeau
Applicant
121 Main St, Yarmouth, ME 04096
Applicant's Mailing Address

10/6/98
Application Date
Graystone Ln Lot 15 (bldg 68)
Project Name/Description

Consultant/Agent
846-0410
Applicant or Agent Daytime Telephone, Fax

Graystone Ln
Address of Proposed Site
171a-b-015
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) with attached garage
2600 .77 R-5 PRUD Development
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review \$300.00 Date: 10/9/98

Inspections Approval Status:

Reviewer Marge Schmuckal

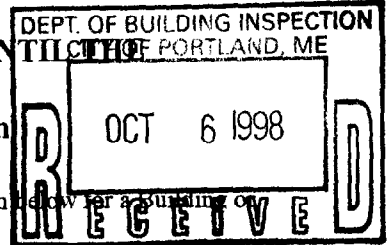
Approved Approved w/Conditions see attached Denied
Approval Date 10/9/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit Issued _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached)
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
 Defect Guarantee Released

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNLESS A PERMIT IS ISSUED



**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>LOT 15 PHEASANT HILL, Portland (Bldg # 68)</u>	
Total Square Footage of Proposed Structure: <u>2,600</u>	Square Footage of Lot: <u>6,770</u>
Tax Assessor's Chart, Block & Lot Number Chart# <u>171A</u> Block# <u>B</u> Lot# <u>015</u>	Owner: <u>ANASTOS + NADEAU</u> Telephone#: <u>846-0410</u>
Lessee/Buyer's Name (If Applicable): <u>STOKES / HARTNETT</u>	Owner's/Purchaser/Lessee Address: <u>121, MAIN YARMOUTH.</u> Cost Of Work: <u>\$ 260,000</u> Fee: <u>\$ 1320</u>
Proposed Project Description: (Please be as specific as possible) <u>SINGLE FAMILY HOME 2 STORY COL. style</u>	
Contractor's Name, Address & Telephone: <u>ANASTOS + NADEAU 121 MAIN YARMOUTH ME.</u> Rec'd By:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 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.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- 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

Bldg 1320
min SP 300
1620

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- 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 dampproofing
- 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.

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 code applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>9-29-98</u>
--	----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

MAIL TO: ANASTOS & NADEAU
121 MAIN ST
YARMOUTH ME 04094

Applicant: Anastos, Wadeau

Date: 10/9/98

Address: 68 Graystone (Lot #15)
Pheasant Hill

C-B-L: 171A-B-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5PRUD

Interior or corner lot -

Proposed Use/Work - New single family - 2 Story Colonial with attached garage

Sevage Disposal - City

Lot Street Frontage - 50' req - 56' shown

Front Yard - } ① min setbacks from External Subdivision property lines - 25' req - Not near external lines (interior section)

Rear Yard -

Side Yard -

② Note: There is NO min distance from other dwelling units req.

Projections -

③ Recreation areas shall be located at least 25' from dwelling units - None shown THAT close

Width of Lot -

Height - 2 Story

Lot Area - 33,710 #

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - yes

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C - Panel 7 of 17
~~water is shown~~

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$260,000.00 Plan Review # _____
 Fee: \$1320.00 Date: 8 OCT, 98

Building Location: 68 Graystone Lot #5 CBL: 171A-B-015

Building Description: Single Family dwelling

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements must be completed before a Certificate of Occupancy can be issued.	111.4
2.	Foundation drains	1813.5.2
3.	Foundation anchors	2305.17
4.	Private garage	407.0
5.	Water proofing & damp proofing	1813
6.	Chimney's and vent	Boca mech. 93 chapter 14 NPPA 211
7.	Guardrails & Handrails	1021 1022
8.	Headroom	1204.0
9.	STAIRway CONST.	1014.0
10.	Headroom in STAIRway	1014.4
11.	Sleeping room window	1018.6
12.	Smoke detectors	920.3.2

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
NA Insulated footing provided
OK Soil bearing value (table 1804.3)
OK Footing width
OK Concrete footing (1810.0) 3.1, 3.2

Foundation Walls

OK Design (1812.1)
OK Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
BR Water proofing and damp proofing Section 1813
OK Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
OK Columns (1912)
OK Crawl space (1210.2) Ventilation
NA Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)
OK Joists - Sleeping area LL30PSF (Table - 1606)
OK Grade
OK Spacing
OK Span
OK Girder 4" bearing 2305

Roof-Ceiling Construction (Chapter 23)

- OK Roof rafters - Design (2305.15) spans
- OK Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- NA Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- OK Approved materials (1404.1)
- OK Performance requirement (1505)
- OK Fire classification (1506)
- OK Material and installation requirements (1507)
- OK Roof structures (1510.0)
- OK Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- SR Masonry (1206.0)
- NA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

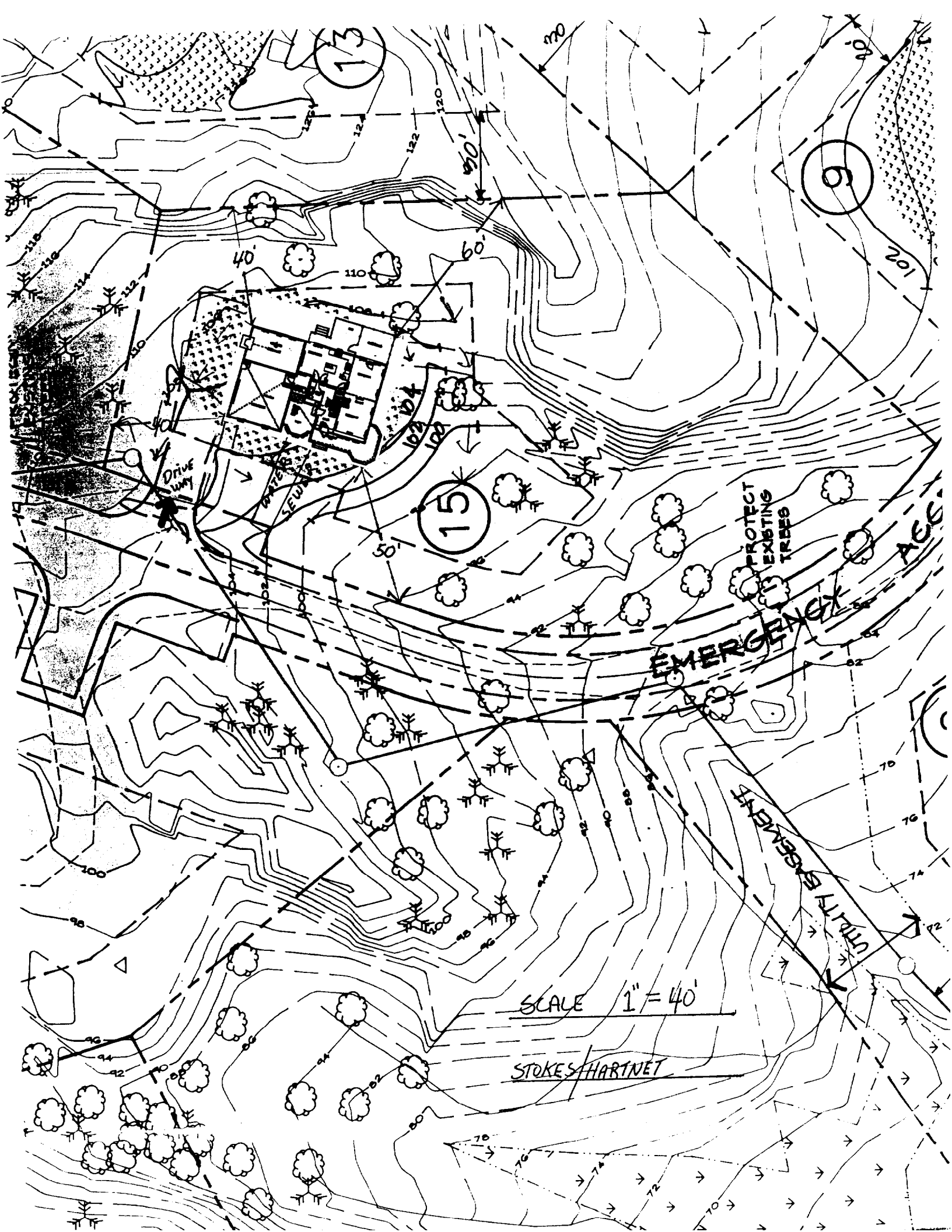
Egress (Chapter 10)

- ~~OK~~ One exit from dwelling unit (1010.2)
- ~~OK~~ Sleeping room window (1010.4)
- ~~OK~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~OK~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~OK~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~SR~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

**Dwelling Unit Separation
Table 602**



Drive way

SEWER

15

9

13

PROTECT EXISTING TREES

EMERGENCY ACCESS

SCALE 1" = 40'

STOKES/HARTNET

UTILITY EASEMENT

ACC.