

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 02-1271 | Issue Date: | CBL: 217 A034001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|--|--------------------------------------|--|
| Location of Construction: 1005 Congress St Heritage Ct | Owner Name: Raszmann, Peter 1074 | Owner Address: 169 Clinton Street | Phone: 775-5141 |
| Business Name: (1074) | Contractor Name: Applicant | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name: | Phone: | Permit Type: Single Family | Zone: R-3 Contract |

| | | | | |
|---------------------|--|--|---|--------------------|
| Past Use: Vacant | Proposed Use: New Single Family/Rivers Edge Subdivision-Heritage Court Lot #4 | Permit Fee: \$1,358.00 | Cost of Work: \$179,255.00 | CEO District: 0 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: 5B | |

| | | |
|---|--|------------|
| Proposed Project Description: Construct New 2,816sf Single Family w/Attached 24'x25' Garage & 5'x20' Front Porch & 12'x16'Deck | Signature: | Signature: |
| | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | |
| | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | |
| | Signature: | Date: |

| | | | |
|-------------------------|---------------------------------|------------------------|--|
| Permit Taken By: gad | Date Applied For: 11/07/2002 | Zoning Approval | |
|-------------------------|---------------------------------|------------------------|--|

| | | | |
|--|---|--|---|
| 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 outside of 250' <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 12 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan * 2002-0241 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> ok with conditions Date: 11/19/02 | 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 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 to D.A. 11/19/02 Date: |
|--|---|--|---|

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 |

02-1271

All Purpose Building Permit Application

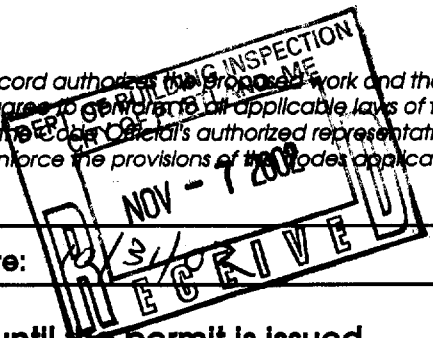
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|--|---|--|
| Location/Address of Construction: <u>Heritage Ct. 1905 Congress St.</u> | | |
| Total Square Footage of Proposed Structure <u>2816</u> | Square Footage of Lot <u>16426</u> | |
| Tax Assessor's Chart, Block & Lot <u>034</u> Chart# <u>217</u> Block# <u>A</u> Lot# <u>004</u> | Owner: <u>Peter Raszmann</u> | Telephone: <u>207 775-5141</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: | Cost Of Work: \$ <u>171,055</u> 200,000 <u>1276.02</u> 1500 |
| Current use: <u>RIVER EDGE SUBDIVISION.</u> | <u>SUB PLAN 300-000 75-</u> | |
| If the location is currently vacant, what was prior use: _____ | <u>5x20' front porch</u> | |
| Approximately how long has it been vacant: _____ | <u>24x25 garage</u> | |
| Proposed use: _____ | Project description: <u>None 2816 SF. 12x16 deck</u> | |
| Contractor's name, address & telephone: | | |
| Who should we contact when the permit is ready: <u>Peter Raszmann</u> | | |
| Mailing address: <u>169 Clinton Street. Portland</u> | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775-5141</u> | | |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized me to prepare this application and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to comply with all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the City'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: Peter J. Raszman Date: NOV 3 2008



This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: Peter RASZMANN

Date: 11/19/02

Address: 12 Heritage Court (lot #4) C-B-L: 217-A-34
Riverside Subdivision

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Bldg

02-1271

Zone Location - R-3 C-B Zone

Interior or corner lot -

Proposed Use/Work - Construct new single family with attached garage
Sewage Disposal - City
And Rear deck 12' x 16'

33' x 38'

24' x 25'

Lot Street Frontage - 50' req - 80.97' shown

Front Yard - 25' req - 40' scaled to closest

Rear Yard - 25' req - 32' scaled to closest

Side Yard - 2 Story - 14' req - 20' & 50' scaled

Projections - ^{Right side chimney} Rear deck 12' x 16' - front porch & stairs - Daylight ~~basement~~ interior

Width of Lot - 75' req - 135' scaled

Height - 35' max - At lowest grade in rear to ridge is 33.50'

Lot Area - 6,500[#] 16,426[#] given

Lot Coverage Impervious Surface - 25% max = 4106.5[#] max

Area per Family - 6,500[#]

Off-street Parking - 2 req - 2 car garage shown

Loading Bays - N/A

Site Plan - mmor/mmor # 2002-0241

Shoreland Zoning/ Stream Protection - outside of 250' line

Flood Plains - panel 12 Zone X

33 x 38 = 1254
24 x 25 = 600
12 x 16 = 192
2046[#]

→ Within Stroudwater Historic District - needs to go to D.A.

LOT 4 RIVER'S EDGE
217 A034

| | | |
|---|--|--|
| Soil type/Presumptive Load Value (Table 401.4.1) | | |
| | | |
| STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2) | 8" x 16" | |
| Foundation Drainage Dampproofing (Section 406) | 4" PVC/STONE/FABRIC DAMP P. | |
| Ventilation (Section 409.1) Crawls Space ONLY | N/A | |
| Anchor Bolts/Straps (Section 403.1.4) | 1/2" Bolts - 1' from corner 6 FT O.C. | |
| Lally Column Type, Spacing and footing sizes (Table 502.3.4(2)) | 3 1/2" WCH SPPC CONC. FILLER ✓ | |
| Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2)) | UNDER DISCUSSION 2x16 GIRDER - WHAT IS IT GOING TO BE | |
| Sill/Band Joist Type & Dimensions | | |
| First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1)) | 2x10's, 16oc | |
| Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1)) | 2x10's 16oc | |

| | | |
|--|-----------------------------------|--|
| Header Schedule | SEE # 9 | |
| Type of Heating System | | |
| Stairs Number of Stairways Interior Exterior 1 Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315) | 2 SEE # 10 ON ATTACHMENT OR | |
| Smoke Detectors Location and type/Interconnected | | |
| Plan Reviewer Signature | | |

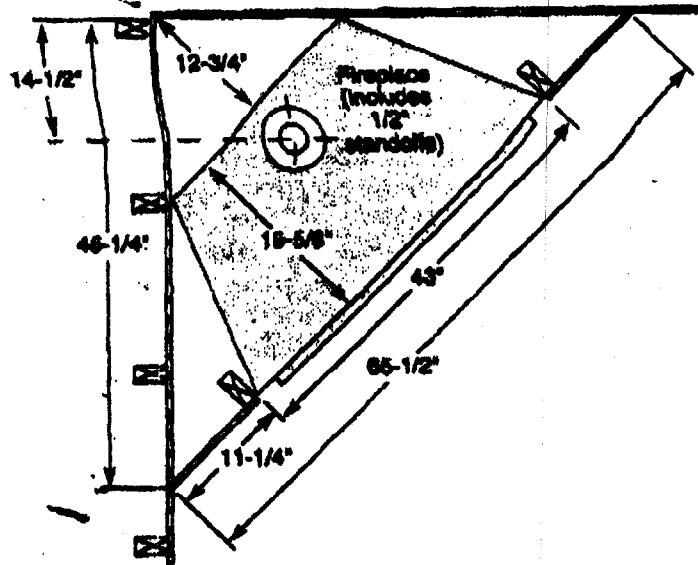
See Chimney Summary Checklist

NERD VINYL RAIL SPECS.

| | | |
|--|-------------------------------|--|
| Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1)) | 2x6s | |
| Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7)) | 2x10's | |
| Sheathing; Floor, Wall and roof (Table 503.2.1(1)) | | |
| Fastener Schedule (Table 602.3(1) & (2)) | | |
| Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside) Fire separation | 1 HR 1/2" TYPE X ALL WALLS | |
| Fire rating of doors to living space Door Sill elevation (407.5 BOCA) | 90 MIN | |
| Egress Windows (Section 310) | 1 PER BC ROOM | |
| Roof Covering (Chapter 9) | #14 NOT SHOWN | |
| Safety Glazing (Section 308) | NOT SHOWN ✓ | |
| Attic Access (BOCA 1211.1) | NOT SHOWN | |
| Draft Stopping around chimney | | |

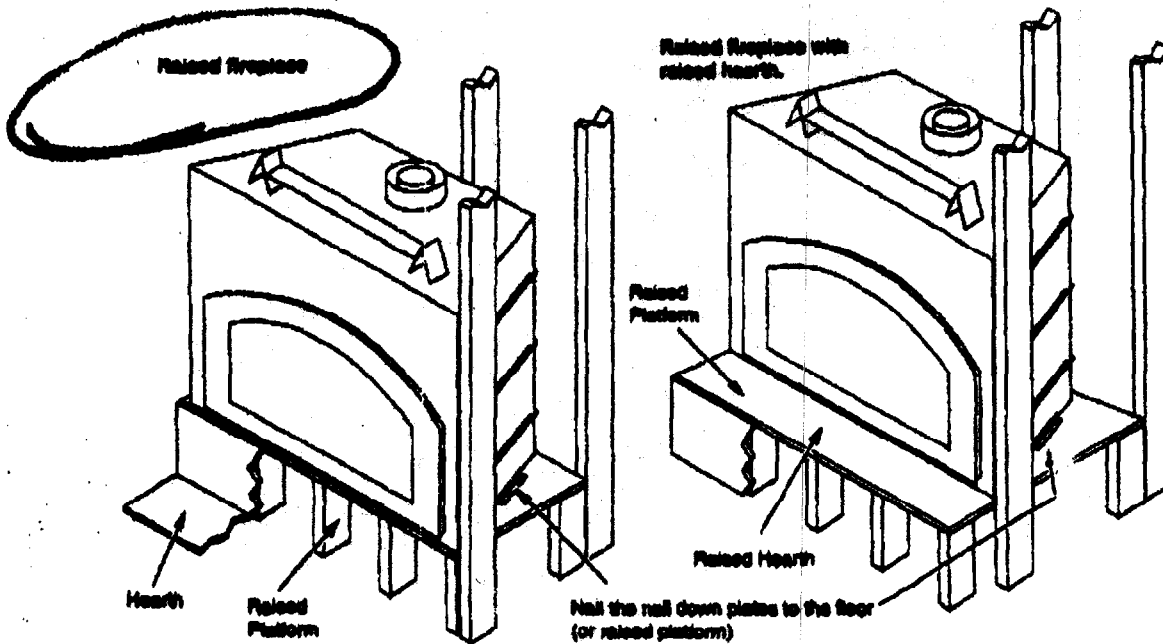
Corner Installations

A typical 45° installation uses the minimum framing dimensions shown in the illustration below (NOTE: all clearances still apply).



Raised Fireplaces

- The fireplace (and hearth, if desired) may be placed on a platform designed to support the fireplace (250 Lbs.) and vent.
- The fireplace may not be raised so as to place the ceiling within 24" of the top of the facade.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, OREGON

NOV 25 2007 270600

RECEIVED

F 021271

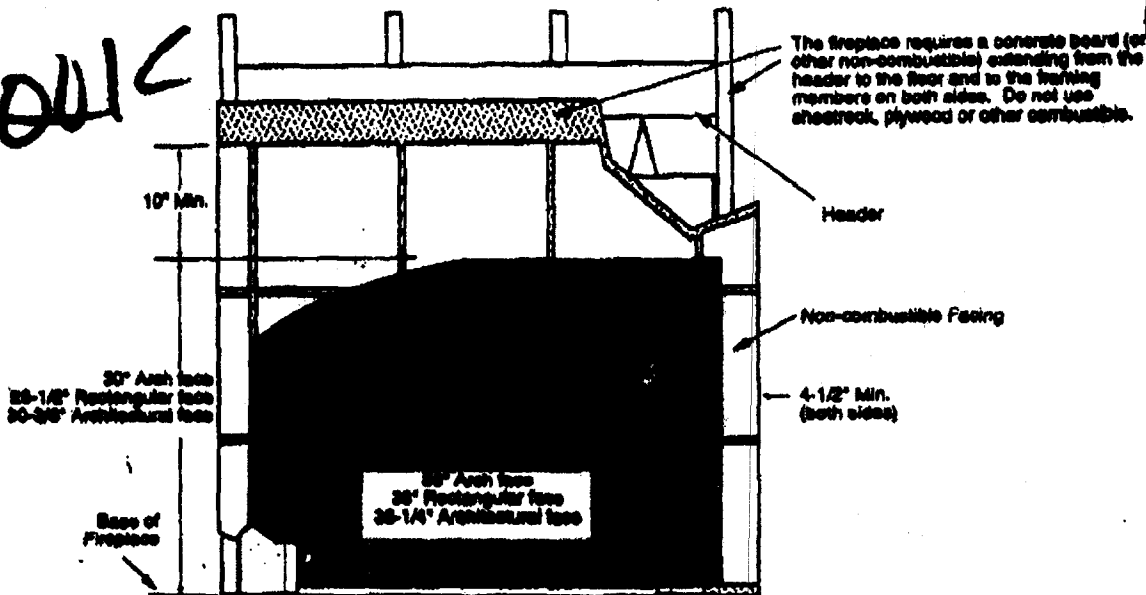
217 A03

Facing Requirements

NOTE: The combustible area above the facing must not protrude more than 3/4" from the facing. If it does, it is considered a mantel and must meet the mantel requirements listed in this manual.

3

LOOK



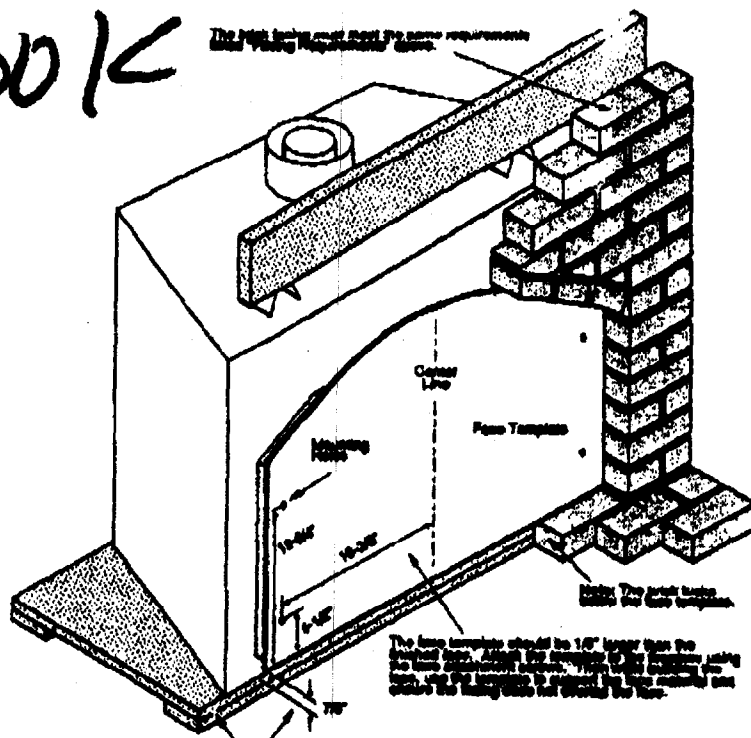
Facing Over 1" Thick

LOOK

- Architectural faces require a 5/8" gap above the face for face installation.
- If the facing material is over 1" thick (e.g. brick, river rock), install the facing around the perimeter of the face. You may wish to make a face template (see the illustration to the right). If using an arch face, you may wish to order the optional set-up face:

Arch Set-Up Face Part # 93500592

- For rectangular faces, use a piece of plywood cut to the dimensions shown on page 12 (add 1/8" to each dimension).

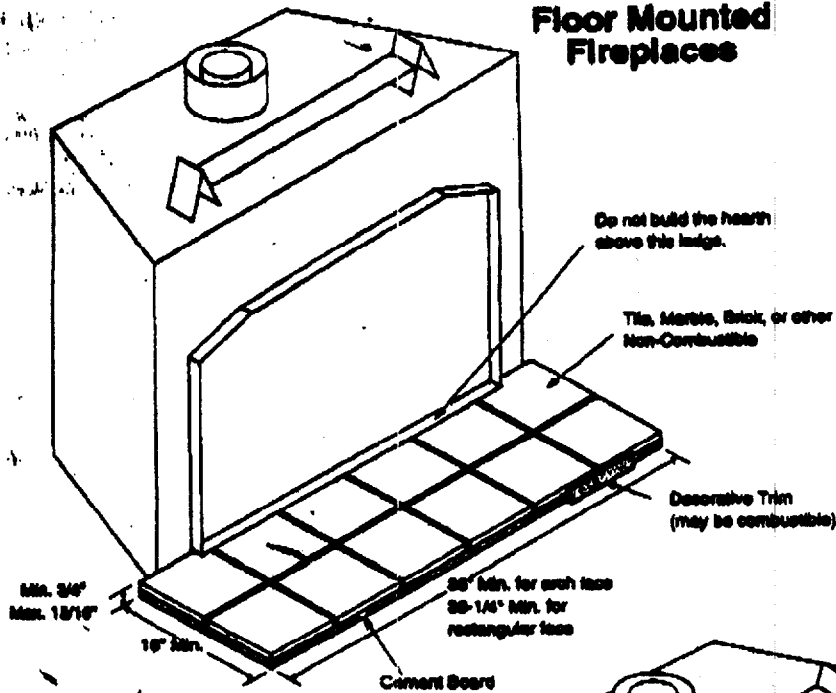


SEE LITERATURE FOR MORE INFORMATION ON THE 1/8" GAP BETWEEN THE FACE AND THE FACING MATERIAL.

Hearth Requirements

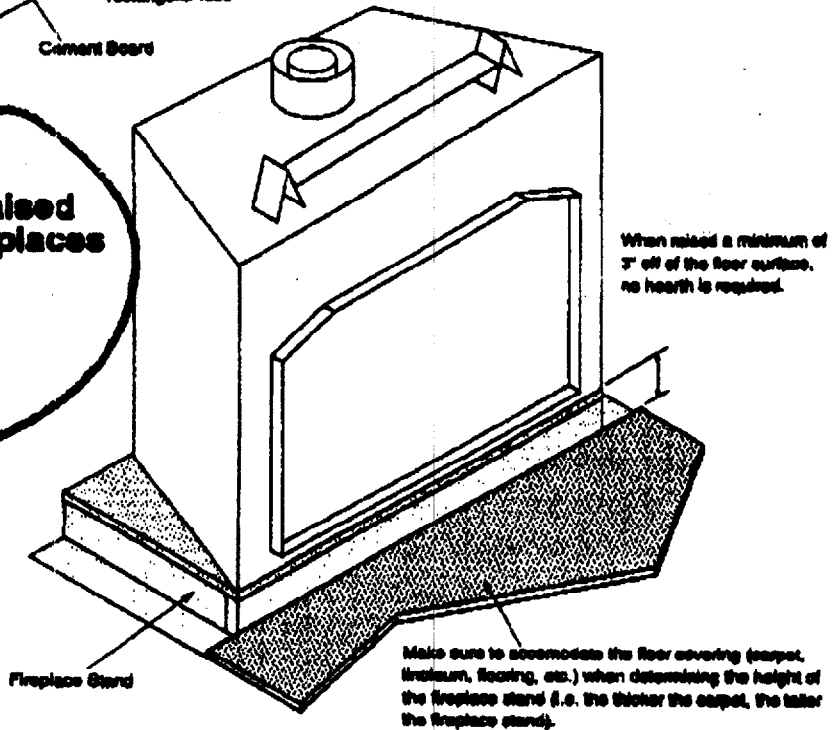
2

Floor Mounted Fireplaces



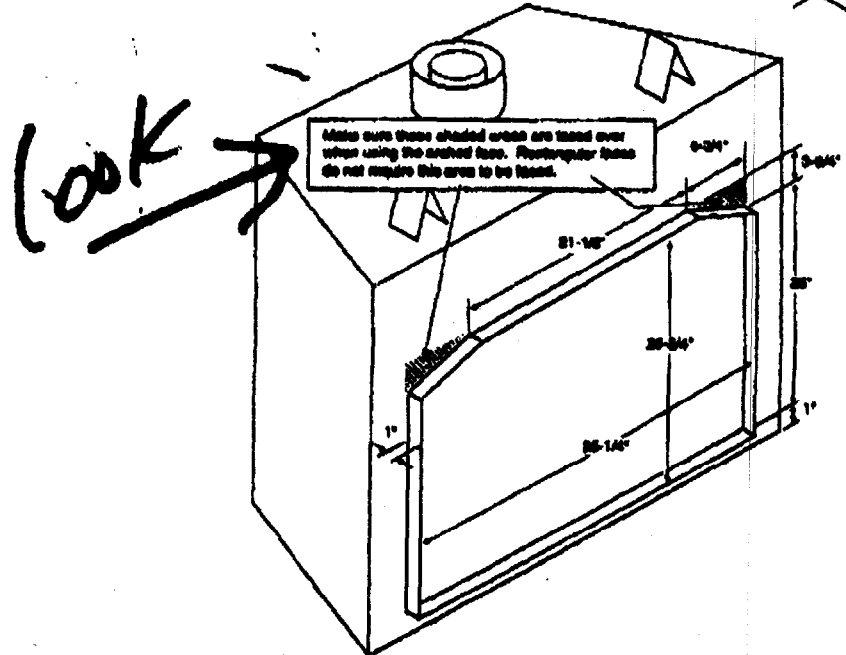
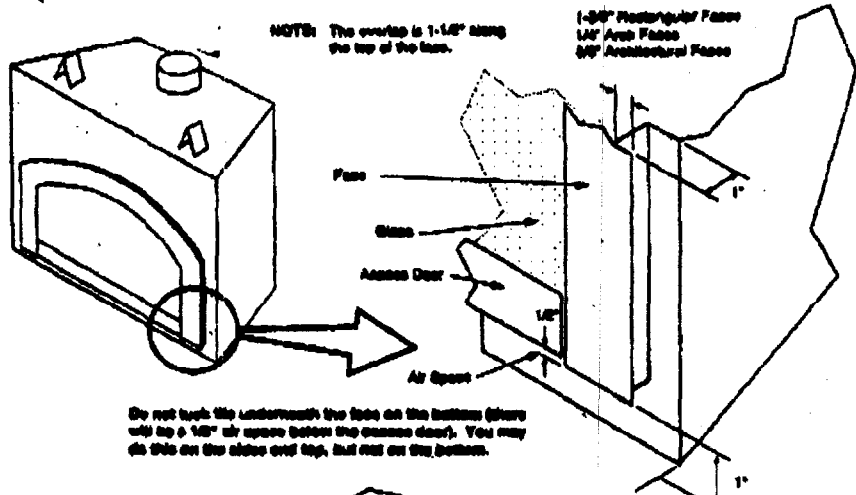
Raised Fireplaces

Look

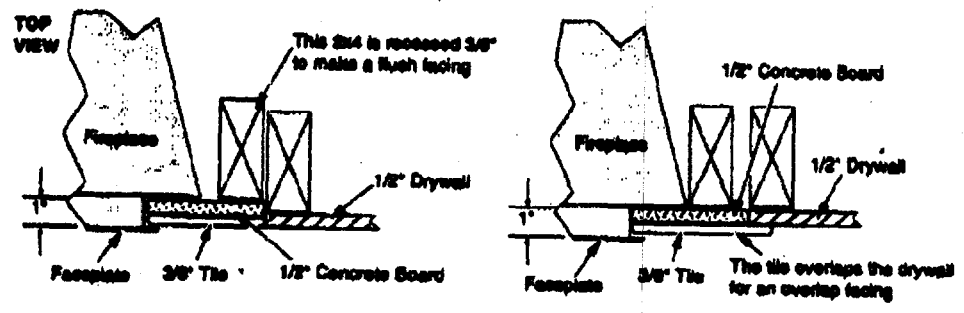


Facing Detail

4



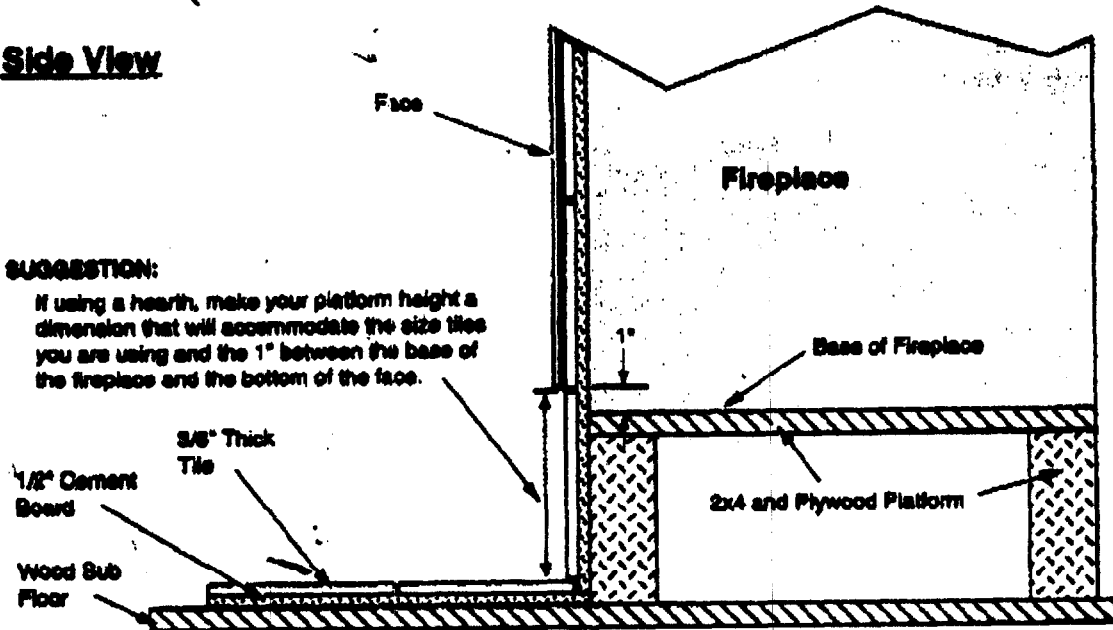
- To achieve a facing that is flush with the drywall to the side of the fireplace, recess the framing directly next to the fireplace. See the illustration below.



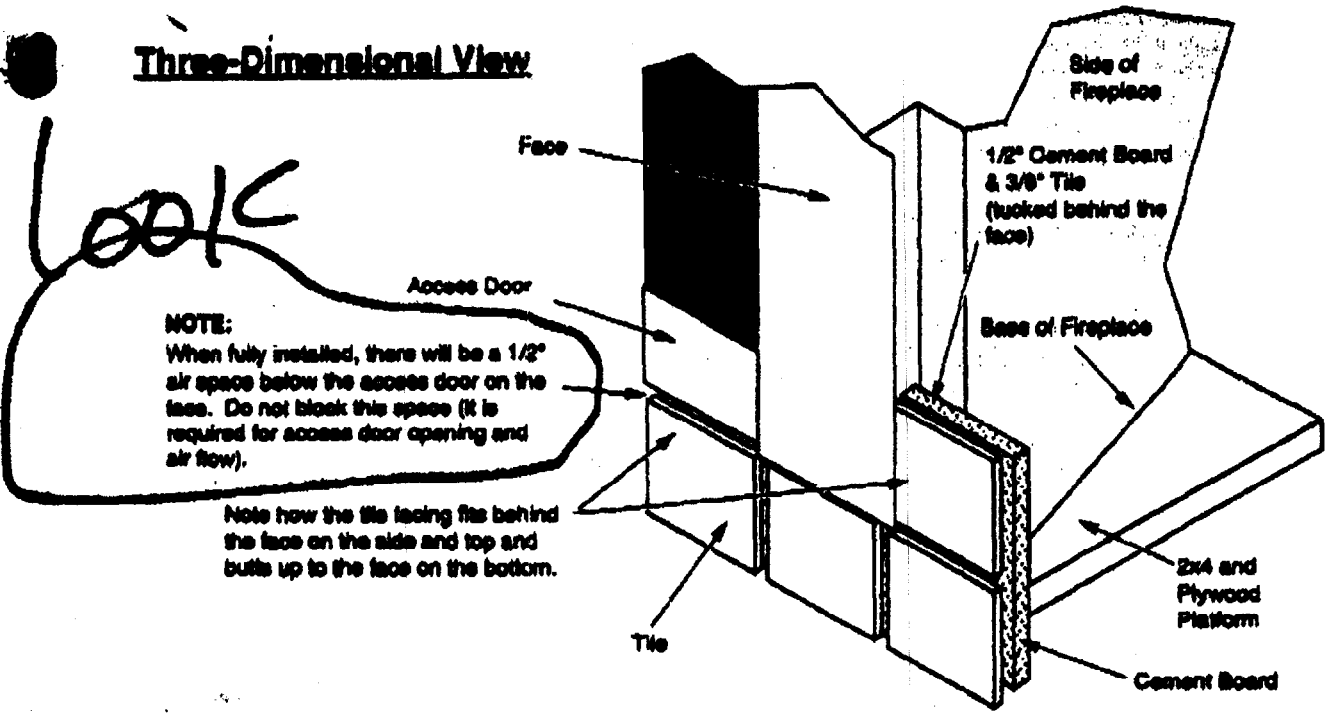
5

Facing and Hearth Examples

Side View

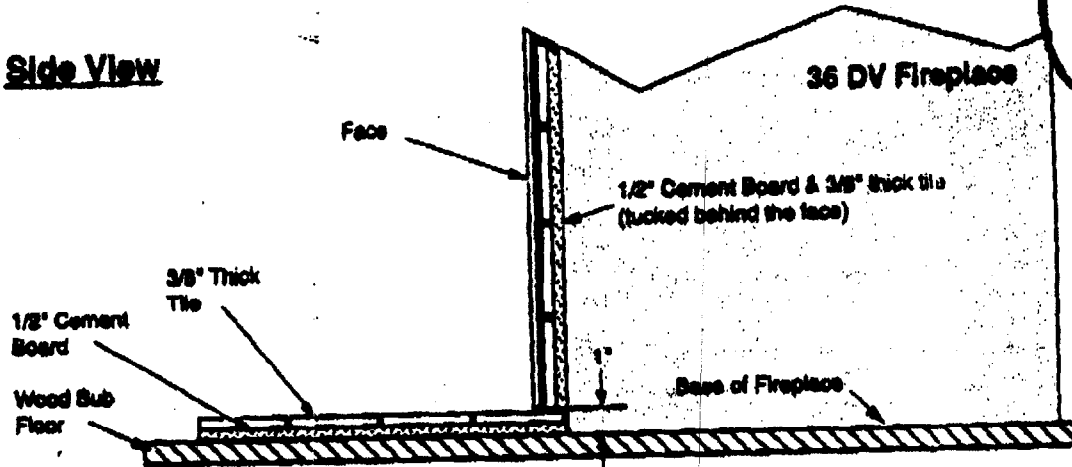


Three-Dimensional View

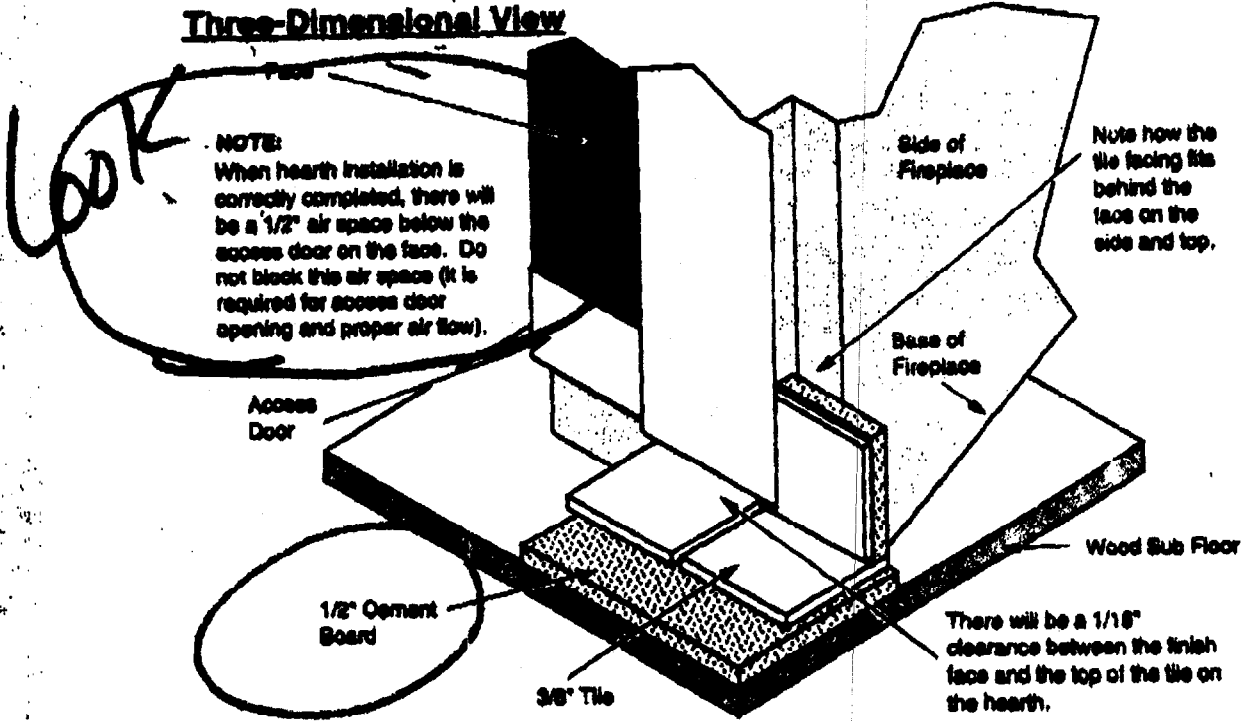


Facing and Hearth Examples (continued)

Side View



Three-Dimensional View



WARNING: Do not install cement board underneath the fireplace. To do so would leave a large gap underneath the finish faceless sides.

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

2002-0241
Application I. D. Number
11/07/2002
Application Date
Rivers Edge Lot #4
Project Name/Description

Peter Raszman
Applicant
169 Clinton Street, Portland, ME
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 775-5141 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

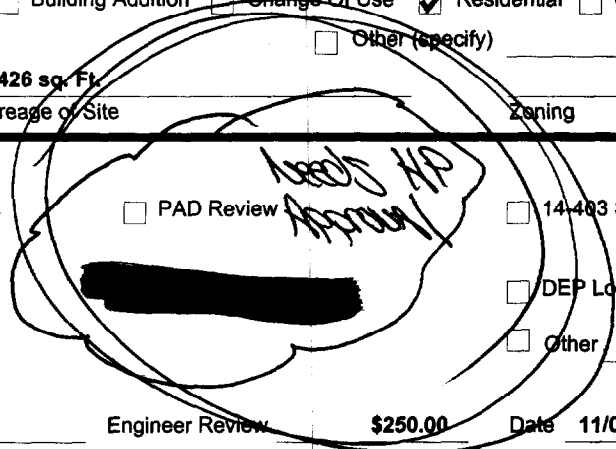
12 - 12 Heritage Court, Portland, Maine
Address of Proposed Site
217 A034001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2816 sq. ft. **16426 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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



Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **11/07/2002**

DRC Approval Status:

Approved Denied
See Attached

Approval Expiration **11/14/2003** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **11/14/2002**
signature date

Performance Guarantee Required* Not Required

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

| | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

2002-0241

Application I. D. Number

11/07/2002

Application Date

Rivers Edge Lot #4

Project Name/Description

Peter Raszman

Applicant

169 Clinton Street, Portland, ME

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-5141

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

12 - 12 Heritage Court, Portland, Maine

Address of Proposed Site

217 A034001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 EXISTING TREES ALONG THE REAR(SOUTHERLY) PROPERTY LINE SHALL BE PRESERVED FOR BUFFERING.
- 2 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.
- 3 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.
- 4 Your new street address is now #12 HERITAGE COURT, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) 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.
- 6 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Warranty Deed

(Maine Statutory Short Form)

Stroudwater Farms Associates, a Maine general partnership, with a place of business at Falmouth, Maine, for valuable consideration, grants to **Peter G. Raszmann**, with a mailing address of 169 Clinton Street, Portland, Maine, 04103 with WARRANTY COVENANTS, the following described real property situated at **Lot 4, River's Edge, Portland, Cumberland County, Maine**

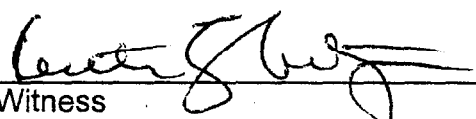
A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey a portion of the premises described in a deed from Robert C. Hunt, dated July 29, 1988, and recorded in the Cumberland County Registry of Deeds in Book 8403, Page 350.

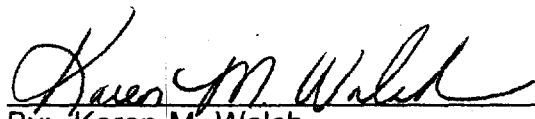
IN WITNESS WHEREOF Stroudwater Farms Associates has caused this instrument to be signed in its corporate name by its duly authorized officer this 30th day of October, 2002.

Stroudwater Farms Associates

BY: Stroudwater Farms
Development, LLC, as
Managing General Partner



Witness



By: Karen M. Walsh
Its: Managing Member

State of Maine
County of Cumberland, ss

October 30, 2002

Personally appeared the above named Karen M. Walsh, Managing Member of Stroudwater Farms Development, LLC, Managing General Partner of Stroudwater Farms Associates, and acknowledged the foregoing instrument to be her free act and deed in said capacity, and the free act and deed of said partnership.

Before me,



Notary Public/Attorney at Law

Printed Name:

KENNETH E. SMITZER
MAINE ATTORNEY AT LAW

Comm. Exp:

EXHIBIT A

A certain lot or parcel of and, with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot No. 4 as shown on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine made for Stroudwater Farms Associates," by Owen Haskell, Inc. dated April 10, 2001, revised July 9, 2001 and recorded in Plan Book 201, Page 494 (the "Plan").

Said lot is conveyed subject to

Together with the right in common with all other lot owners in and to the use of all streets and ways as shown on said plan for the purpose of ingress and egress.

Together with a Recreational and River Easement as reserved in a deed from Stroudwater Farms Associates to Portland Trails dated June 15, 1994, recorded in Book 11498, Page 24 and together with all other appurtenant easements shown on the Plan.

This conveyance is subject to and benefitted by the Declaration of Protective Covenants for River's Edge Subdivision dated September 30, 2002, recorded in Book 18187, Page 320, and the By-Laws, Rules and Regulation of Stroudwater Farms Homeowners Association dated October 3, 2002 and recorded in Book 18187, Page 329.

Stroudwater Farms Associates reserves for itself, its successors and assigns the fee interest in all streets and ways, as shown on said plan.

Received
Recorded Register of Deeds
Oct 31, 2002 01:24:39P
Cumberland County
John B. O'Brien

Peter Raszmann
775-5141 (Fax)

Residential construction, remodeling
design services, cabinetry

169 Clinton Street
Portland, Maine, 04103

Lot # 4
River's Edge
Heritage Court
Portland, Maine

11/26/02

page 1 of 2

Addendum to specifications lot # 4 River's Edge Subdivision, Portland, Maine

Dear Mike,

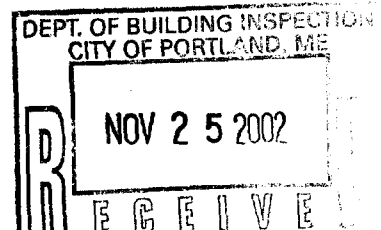
Below are responses to your request for more information

1. What is the built up beam ? See attached specifications.
2. Anchor Bolts / See specifications
3. Drainage pipe will be 4" perf pipe covered with filter fabric .Damproofing/ See Specifications .
4. Cellar windows? Ther is one cellar window centered under the small gable on the front of the house.
5. Lally columns are positioned diectly over pad locations in the foundation plan .
6. Garage Fire rating will exceed 1 hr by installing 5/8" Drywall on all walls and ceiling.
7. Entry door sill height from garage to house will be 20"-23"
8. The fire door will be a Benchmark Steel 6 panel fire rated 90 Min . in an adjustable frame with self closing hinges.
9. Headers will conform to the following schedule
Single windows less than 4' span will be 2"x6" x 2
Double windows and front door will be 2"x10" x2
Garage Door headers will be 2"x10" x 2(these are gable end headers)
10. Complete Stair Details / The stairs from the basement to the first floor will contain a total of 100" elevation and 13 risers @ 7.69" with treads @ 10" plus 1 1/4" overhangs. Finish Stairwell width is 38". There will be drywalled walls in the stairwell, with a handrails set @ 32"-36" elevation .
The stairs from the first to the second floor will have a total elevation of 107.5" and 14 risers @ 7.67" with treads @ 10" plus 1 1/4" overhangs. Stairwell width is 39" less drywall = 38". The open section of the stairs will have a starting newell, B 769 , B 720 handrail @ minimun ht. of 36"-38" and B 777 ballusters at 3.3" intervals (three per tread) The enclosed portion of the stairs will have handrails set @ 32"-36" and attached to the stair well .
All stairwells will maintain a minimum of 6'8" height clearance.
11. Spacing of Joist and rafters /See attached Specifications.
12. Fireplace and vent product information. This will be a direct vent LP gas fireplace . Model DVLX 34 0 clearance Direct Vent fireplace Supplied and installed by Frost and Flame. . See attached installation specifications. There will be a separate flue from the basement (inside the chimney)for the boiler .

12 Heritage Co.

500#
021271

217 A034



13. Net opening dimensions of egress windows Paradigm ym 4060 Double Hung is 34.6" w x 24.5" high and 5.911 SF egress opening .

14. The roof covering detail will be 5/8" Advantech decking covered with a starter strip of Grace Ice and Dam weathershield in all valleys and 3' from the bottom of all roofs. The remaining portion of the roof will have 15lb felt . The roof will be covered with a laminated 25 year roof shingle. and installed as per manufacturers specifications.

15. Floor wall roof sheathing; See specifications

16. Interior sheathing. See Specifications.

17. Fastener schedule. Framing assembly will be with (12D 3 1/4") Pneumatic nails. Plywood products and advantech will be fastened with 2 3/8" (8 D) nails secured at 8" intervals and 6" intervals at joints. Exterior applications will have surfaces secured with stainless nails or screws. Exterior framing will be secured with 16D galvanized 12 D 3 1/4" nails.

18. There will be a continuous ridge vent on the ridge and both dormers that will stop 1' from the ends of the ridge and 2' from the ends of the dormers. There will be a continuous 2" soffit installed on all soffits including dormers.

19. Insulation/ see specifications

20. Vapor Barriers see specifications

21. smoke detectors / Interconnected smoke detectors 1 in each br, and one in each stairwell and 1 on ceiling over furnace .

22. Heating system / Cast Iron boiler with oil fired BBHW heat ,and integrated Oil fired domestic hot water.

23. Draft Stopping around chimney . I'll check with the mason on this one .The Last chimney I had built the mason used styrofoam insulation.

24. Attic Access. There will be an attic Scuttle hole 20" square .

22x30