

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached.

BUILDING INSPECTION

Permit Number: 060675

PERMIT

This is to certify that

PHILBROOK ROBERT W NORTH ATLANTIC CUSTOMER BUI

has permission to

Build a new Single Family Home w/ 2 car garage

AT 299-303 CAPISIC ST

224 B014001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is started or closed-in. 24 HOUR 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 _____
DepartmentName

[Signature] 7/13/06
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: 06-0675	Issue Date: PERMIT ISSUED JUL - 5 2006	File #: 224 BD14001
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Location of Construction: 299-303 CAPISIC ST	Owner Name: PHILBROOK ROBERT W & NOR
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Owner Address: 295 CAPISIC ST	Phone: 224 BD14001
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Business Name:	Contractor Name: North Atlantic Custom Builders, Inc.
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Contractor Address: PO Box 1973 Portland	Phone: CITY OF PORTLAND 47
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Lessee/Buyer's Name	Phone:
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Permit Type: Single Family	Zone: R3
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Past Use: Vacant Land	Proposed Use: Single Family Home - Build a new Single Family Home w/ 2 car garage
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Permit Fee: \$2,346.00	Cost of Work: \$250,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5B 7/3/06 <i>[Signature]</i>
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Proposed Project Description: Build a new Single Family Home w/ 2 car garage

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

Permit Taken By: Idobson	Date Applied For: 05/04/2006
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Zoning Approval

- 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 <i>NA</i> <input type="checkbox"/> Wetland <i>NA</i> <input type="checkbox"/> Flood Zone <i>panel 12 - Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0084</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: 05/24/06 <i>ASB</i>

Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:

Historic Preservation <input 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 <i>ASB</i> Date:
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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: 06-0675	Date Applied For: 05/04/2006	CBL: 224 B014001
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Location of Construction: 299-303 CAPISIC ST	Owner Name: PHILBROOK ROBERT W & NOR	Owner Address: 295 CAPISIC ST	Phone:
Business Name:	Contractor Name: North Atlantic Custom Builders, Inc.	Contractor Address: PO Box 1973 Portland	Phone: (207) 831-3947
Tenant/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - Build a new Single Family Home w/ 2 car	Proposed Project Description: Build a new Single Family Home w/ 2 car garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/24/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval. Separate permits shall be required for future decks, sheds, pools, and/or garages. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 07/03/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> All Micro Lam designs must be submitted and approved prior to framing Basement space is not considered part of the building envelope for energy conservation purposes by design. Attic floor must either be 2" x 6" 's 12" O.C. Or 2" x 8" 's 16" O.C. (plans show 2" x 6" 16" O.C. Which can only span 12' 6") 			

Dept: DRC	Status: Approved with Conditions	Reviewer: Jay Reynolds	Approval Date: 05/15/2006
Note:			Ok to Issue: <input type="checkbox"/>
<ol style="list-style-type: none"> All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. 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. A sewer permit is required for your 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. 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. 			

Dept: Planning	Status: Not Applicable	Reviewer: Jay Reynolds	Approval Date: 05/15/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:

Location of Construction: 299-303 CAPISIC ST	Owner Name: PHILBROOK ROBERT W & NOR	Owner Address: 295 CAPISIC ST	Phone:
Business Name:	Contractor Name: North Atlantic Custom Builders, Inc.	Contractor Address: PO Box 1973 Portland	Phone (207) 831-3947
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

5/22/2006-amachado: Spoke to Kevin Tracy. He will revise the site plan to meet the building plan.

5/24/2006-amachado: Kevin revised the site plan yesterday.

6/30/2006-mjn: Left message w/ builder regarding plan deficiencies (see checklist)



Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105
(207) 797-9199
Fax (207) 878-3142
www.titmbsunrey.com

August 8, 2006

Tammy Munson
City of Portland
389 Congress Street
Portland, ME 04101

re: 295 Capisic Street

Dear Ms. Munson:

This letter will confirm **that** Titcomb **Associates** has staked the location of **the** foundation for the building on Lot 1 at **295 Capisic Street** in accordance with the locations shown on **the** development plans for North Atlantic Custom Builders, prepared by Edwards and Kelcey.

The house location is in compliance with the **City** of Portland **Zoning Ordinance and Setback Requirements**. The building location is based on established property **pins**.

Please call if **you** have any **further questions**.

Sincerely,

Paul H. Babbidge, PLS
Titcomb Associates



Row:

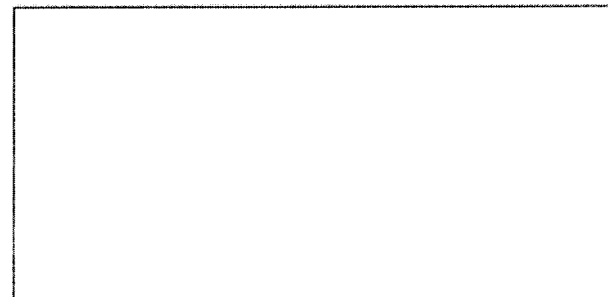
Add:

Assembly
 Gross Area
 Cavity
 R-value
 Continuous
 R-value
 U-Factor



No title assigned -- Code: 2003 IECC

1	Bdsement Solid Concrete or Masonry	1044 ft ²	0.0	0.0	
2	Floor All-Wood Joist/Truss Over Uncond Space	1044 ft ²	21.0	21.0	
3	Wall Wood Frame, 16in o.c.	1048 ft ²	19.0	19.0	
4	Window Vinyl Frame, 3 Pane / 1 ow	89 ft ²			0.310
5	Wall Wood Frame, 16in o.c.	1172 ft ²	19.0	0.0	
6	Window: Metal Frame, Single Pane	178 ft ²			0.310
7	Ceiling Flat or Scissor Truss	1573 ft ²	38.0	38.0	



Row:

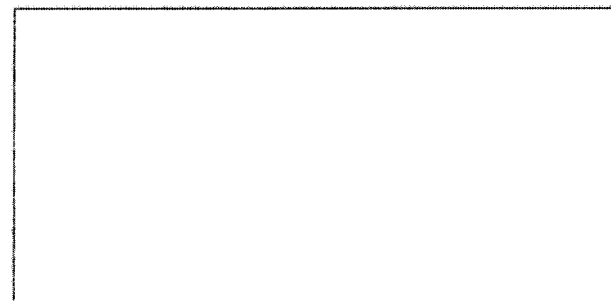
Add:

- Assembly
- Gross Area
 - Cavity
 - R-value
 - Continuous
 - R-value
 - U-Factor



No title assigned -- Code: 2003 IECC

Row	Description	Gross Area (ft ²)	Cavity	R-value	U-Factor
1	Basement Solid Concrete or Masonry	1044 ft ²	0.0	0.0	
2	Floor All-Wood Joist/Truss Over Uncond. Space	1044 ft ²	21.0	21.0	
3	Wall Wood Frame, 16in o.c.	1048 ft ²	19.0	19.0	
4	Window Vinyl Frame, 2 Pane w/ Tow I	89 ft ²			0.310
5	Wall Wood Frame, 16in o.c.	1172 ft ²	19.0	0.0	
6	Window Metal Frame, Single Pane	178 ft ²			0.310
7	Ceiling Flat or Scissor Truss	1573 ft ²	38.0	38.0	





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.

(299-303)

Location/Address of Construction: <u>Capric Street lot 1</u>		
Total Square Footage of Proposed Structure <u>2325</u>	Square Footage of Lot <u>14875</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>224</u> Block# <u>B</u> Lot# <u>14</u>	Owner: <u>Robert Philbrook</u> <u>North Atlantic Custom Builders</u>	Telephone: <u>284-0480</u>
Lessee/Buyer's Name (If Applicable) <u>Robert Philbrook</u>	Applicant name, address & telephone: <u>North Atlantic Custom Builders Inc.</u> <u>Kevin E Tracy</u> <u>831-3947</u>	cost Of Work: \$ <u>250,000.00</u> Fee: \$ <u>2271</u> <u>+ 300</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>vacant</u>		
If vacant, what was the previous use? <u>Residence</u>		
Proposed Specific use: <u>Residential</u>		
Project description: <u>New single family home 73x42 w/2 car garage -</u> <u>37x30</u>		
Contractor's name, address & telephone: <u>North Atlantic Custom Builders Inc. P.O. Box</u> <u>1973</u>		
Who should we contact when the permit is ready: <u>Kevin Tracy</u>		pee 04106
Mailing address: _____ Phone: <u>831-3947</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us online at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>May 4 2006</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: Robert Philbrook¹ North
Atlantic Custom Builders
Address: Caprice St (to left of 295)
(299-303)

Date: 5/22/06

C-B-L: 224-13-014

permit #: 06-0675

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new single family - 2 stories w/ attached garage.

Sevage Disposal - city

Lot Street Frontage - 50' min. req. - 75' scaled.

Front Yard - 25' min req. - 70.5' scaled

Rear Yard - 25' min req. - 73.5' scaled to deck - 65' to steps off deck.

Side Yard - 1 1/2 stories - 8' req. 15' scaled on both sides.
2 stories - 14' req.

Projections - 65 x 19.5 porch, 12 x 12 deck, 6 x 2 chimney, 6 x 6 basement ~~65 x 26~~

Width of Lot - 65' min. - 74.5' scaled.

Height - 35' max. - 29.5' @ lowest side

Lot Area - 6,500 sq ft - 14,875 given

Lot Coverage Impervious Surface - 35% 5206.25 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 ~~spaces~~ ^{spaces} required - 23.5 x 23' car garage.

Loading Bays - N/A

Site Plan - minor/minor 2006-0084

Shoreland Zoning/Stream Protection - N/A

Flood Plain - panel 12C - zone X

* day light basement.

$$19.5 \times 10.5 = 204.75$$

$$23.5 \times 23 = 540.5$$

$$37 \times 19.5 = 721.5$$

$$65 \times 19.5 = 1267.5$$

$$12 \times 12 = 144$$

$$6 \times 2 = 12$$

$$6 \times 6 = 36$$

$$1785.5$$

OK -

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	1500	
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20" x 10" HOUSE 7'6" DEPT 16 1/2 x 10" GARAGE 4' DEPTH	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	STONE PEAF PIPE DITCH DRAIN	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	A A.	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - 13" FROM CORNERS	
Lally Column Type (Section R407)	NOT 16' O.C.	
Girder & Header Spans (Table R 502.5(2))	3 - 2 x 12 S (5' 4" MAX SPAN)	
Built-Up Wood Center Girder Dimension/Type	2 x 6 P.F.	
Sill/Band Joist Type & Dimensions	2 x 10' 16' O.C. 13' 6" MAX SPAN	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.3(2))	2 x 10' 12' O.C. 17' SPAN UNFURNISHED	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 x 10 16' O.C.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2 x 6 ATTIC JOIST	NEEDS TO BE 2 x 8'S OR 6'S 12' O.C.

<p>Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>12/10 MAX SPAN 15' 2x10'S 16' OC, OK FLOOR: 3/4" ADJUST. T&G ROOF: 1/2" P-CY, WALLS: 7/16" ADJUST.</p>	
<p>Fastener Schedule (Table R602.3(1) & (2)) Private Garage (Section R309) Living Space? (Above or beside)</p>	<p>IN P-CAN. 5/8" TYPED X DRYWALL ON ALL WALLS & CEILING. 1 HR RATED DOOR.</p>	
<p>Fire separation (Section R309.2) Opening Protection (Section R309.1) Emergency Escape and Rescue Openings (Section R310) Roof Covering (Chapter 9) Safety Glazing (Section R308) Attic Access (Section R807)</p>	<p>KOHLER STAIRS IN ALL SUBCELLS ASPHALT/W/ STAIRS @ STAIRS & IN STAIRS 22x30 STAIRS</p>	
<p>Chimney Clearances/Fire Blocking (Chap. 10) Header Schedule (Section 502.5(1) & (2) Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p>2" ALL AROUND SINCE RATED-1 2x8 ON WINDOWS W/LS OTHER W/LS 2x10'S ON SIDELAS ETC</p>	

UNDER LAMINATE

NEED

NEED

HEAD

BEAR

NEED

~~ADD DECK FRAME / DECK~~

TYPE OF LIFESAVING SYSTEM	FHW?
Means of Egress (Sec R311 & R312) Basement 2	
Number of Stairways /	
Interior	$7/5/8$ " RISE R. 10" TRS ALL
ALR Exterior	
Treads and Risers (Section R311.5.3)	$w/ 3/4$ " T $01/4$ " nosing
Width (Section R311.5.1)	
Headroom (Section R311.5.2)	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	
Smoke Detectors (Section R313) Location and type/Interconnected	OK
Draughtstopping (Section R502.1.2) and Fireblocking (Section R602.8)	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A
Deck Construction (Section R502.2.1)	2×8 s 16-OC, ALR 2-2x12 GCR OR 5'14" MAX P ₉₉

GCR OR
 5'14" MAX P₉₉


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

Zoning Copy

2006-0084

Application I. D. Number

5/4/2006

Application Date

Philbrook Robert W &

Applicant

295 Capisic St , Portland , ME 04102

Applicant's Mailing Address

Kevin Tracy

Consultant/Agent

Agent Ph: (207)831-3947

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

(299-303)

Capisic St , Portland, Maine

Address of Proposed Site

224 BO14001

Assessor's Reference: Chart-Block-Lot

New Single Family Home

Project Name/Description

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

Proposed Building square Feet or # of Units 14875 Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBNPB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/4/2006

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** See Attached **Denied**

Approval Date _____ 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

- | | | | |
|---|----------------------------|--|-----------------------------|
| <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 | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ 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 _____ | |

From: Jay Reynolds
To: Single Family Signoff
Date: 5/15/2006 4:01:28 PM
Subject: 0 Capisic Street, CBL224B014

Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

X KEY If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

X KEY **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

X <u>[Signature]</u>	<u>7/5/06</u>
Signature of Applicant/Designee	Date
<u>Donna Martin Admin</u>	<u>7 5 06</u>
Signature of Inspections Official	Date

CBL: 224 B 014 Building Permit #: 060675