

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

Location of Construction: 152 Tucker Avenue <i>at End on lot</i>		Owner: Design Dwellings Inc.	Phone: 839-2631	Permit No: 9 AUG 08 2993 Permit Issued: CITY OF PORTLAND AUG 5 CITY OF PORTLAND
Owner Address: 65 Main St. Gorham, ME 04038		Lessee/Buyer's Name: Robert Jitcomb	Phone: BusinessName:	
Contractor Name: Design Dwellings, Inc.		Address: 65 Main St. Gorham, ME 04038		Phone: 839-2631
Past Use: Vacant <i>Lot #9</i>	Proposed Use: Single Family Dwelling	COST OF WORK: \$ 75,000.00	PERMIT FEE: \$ 474.00	Zone: R-2 CBL: 330-B-015 Zoning Approval: <i>with conditions</i> 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"/>
Proposed Project Description: Build 28x40 Split Foyer		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B3</i> Type: <i>5/3</i> <i>BOCA 96</i> Signature: <i>Haffer</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: Kathy	Date Applied For: July 22, 1999			

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..

**PERMIT ISSUED
WITH REQUIREMENTS**

CERTIFICATION

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

July 22, 1999

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

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: *9*

CEO DISTRICT 1

COMMENTS

8/11/99 Preconstruction On-site with Brian Leavitt discussed marking property boundaries building within window to check with P.D. Next call back for Footings DC

9-2-99 Foundation poured - Design Dwellings will send survey documentation to validate structure within City setback requirements & still in building window - also need new revised plot plan to indicate structure location on plot JB
Advised Rick to call for inspection before backfill

9/7/99 Surveyors Statement received OK to backfill DC

10/27/99 Pb ok. Framing ok. A. Rowe

12/7/99 Final OK for C&O

12/8/99 Temporary C&O issued per DRC expires 6/30/2000 DC

CBL: 330-B-015

permit: 990823

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 152 Tucker Ave 330-B-015

Issued to Elizabeth Ward

Date of Issue Sept. 18 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990823, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

single family use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

December 8 1999

Approved:

9-18-00

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 152 Tucker Ave. Lot#9 CBL# 330-B-015

Issued to Design Dwellings Inc.

Date of Issue 12-8-99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990823, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R-3
Type 5 B
Boca 96

Limiting Conditions:

Temporary until June 30, 2000
Monies held for final landscaping

This certificate supersedes
certificate issued

Approved:

12/8/99 *[Signature]*

(Date)

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten initials]
12/9/99

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 10/7/99
 Permit # _____
 CBL# 330-B-015

SITE LOCATION: 152 Tucker Ave Extension Lot #15 (Lot #9)

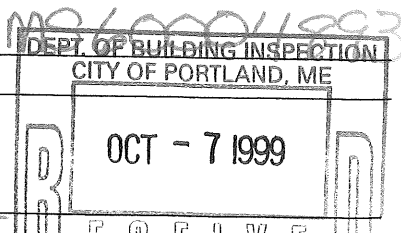
OWNER Design Dwellings TENANT _____

						TOTAL EACH FEE			
OUTLETS	Receptacles	<u>40</u>	Switches	<u>25</u>	Smoke Detectors	<u>5</u>	<u>90</u>	.20	<u>14.00</u>
FIXTURES	incandescent	<u>12</u>	fluorescent		Strips		<u>12</u>	.20	<u>2.40</u>
SERVICES	Overhead		Underground	<input checked="" type="checkbox"/>	TTL AMPS	<800	<u>1</u>	15.00	<u>15.00</u>
	Overhead		Underground			>800		25.00	
Temporary Service	Overhead		Underground		TTL AMPS			25.00	
								25.00	
METERS	(number of)	<u>1</u>					<u>1</u>	1.00	<u>1.00</u>
MOTORS	(number of)							2.00	
RESID/COM	Electric units							1.00	
HEATING	oil/gas units		Interior		Exterior			5.00	
APPLIANCES	Ranges	<u>1</u>	Cook Tops		Wall Ovens		<u>1</u>	2.00	<u>2.00</u>
	Insta-Hot		Water heaters		Fans		<u>2</u>	2.00	<u>4.00</u>
	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher		<u>3</u>	2.00	<u>6.00</u>
	Compactors		Spa		Washing Machine		<u>1</u>	2.00	<u>2.00</u>
	Others (denote)							2.00	
MISC. (number of)	Air Cond/win							3.00	
	Air Cond/cent				Pools			10.00	
	HVAC		EMS		Thermostat			5.00	
	Signs							10.00	
	Alarms/res							5.00	
	Alarms/com							15.00	
	Heavy Duty(CRKT)							2.00	
	Circus/Carnv							25.00	
	Alterations							5.00	
	Fire Repairs							15.00	
	E Lights							1.00	
	E Generators							20.00	
PANELS	Service		Remote		Main			4.00	<u>4.00</u>
TRANSFORMER	0-25 Kva							5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
					TOTAL AMOUNT DUE				<u>50.40</u>
					MINIMUM FEE		<u>25.00</u>		
					MINIMUM FEE/COMMERCIAL		<u>35.00</u>		

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME Gray G Webber MASTER LIC. # _____
 ADDRESS 7 Bridle Path Way LIMITED LIC. # _____
 TELEPHONE 839 4600 Gorham, Me.

SIGNATURE OF CONTRACTOR Gray G. Webber



PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

CBL 330-B-015

PROPERTY ADDRESS

Town or Plantation: PORTLAND
 Street Subdivision Lot #: DESIGN DWELLINGS
152 TUCKER AVE

PROPERTY OWNERS NAME

Last: DESIGN DWELLINGS First: S

Applicant Name: WAYNE'S PLUMBING

Mailing Address of Owner/Applicant (If Different): 158 ST JOHN ST PORTLAND ME

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Wayne Conner 12-6
Signature of Owner/Applicant Date

PORTLAND Date Permit Issued: 12-16-99 7098 TOWN COPY \$ 44.00 FEE If Double Fee Charged
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 01124

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

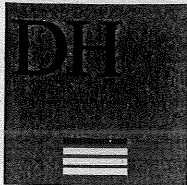
LICENSE # 1568

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal		Sink
		Drinking Fountain		Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste		Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
OR		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____		Water Heater <u>GAS</u>
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

24.00

20.00

44.00



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

H. I. Steve

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

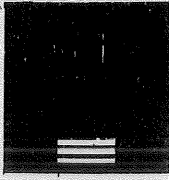
FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: August 2, 2000

RE: Certificate of Occupancy – 152 Tucker Avenue

On July 27, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 6
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Steve Bushey, Development Review Coordinator

DATE: November 18, 1999

RE: Certificate of Occupancy
152 Tucker Ave (lot 9)

A site visit was made on December 9, 1999 to review the completion of the conditions of the site plan approval. My comment is:

1. The site work was completed too late in the season for a stand of grass to catch; the site needs to be seeded and grass established; this should be completed by June 15, 2000.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.

September 8, 1999

Dave Cardell
City of Portland
Zoning Office
Portland, Maine

Re. Tucker Avenue, Design Dwellings

Dear Mr. Cardell:

I was hired by Design Dwellings Inc. to set property pins and foundation locations for Lots 9, 10, 11 and 12 Tucker Avenue Subdivision.

After construction said foundations were field-checked and were found to conform to zoning setback requirements.

Respectfully,

 #1172

Daniel J. Dalfonso
Land Surveyor
119 Scamman Street
South Portland, Maine 04106
(207) 799-5931

SEBAGO TECHNICS, INC.
P.O. Box 1339 12 Westbrook Common
WESTBROOK, MAINE 04098
(207) 856-0277 FAX (207) 856-2206

SHEET NO. _____ OF _____
CALCULATED BY JRS DATE 7-13-99
CHECKED BY _____ DATE _____
SCALE 1" = 20'

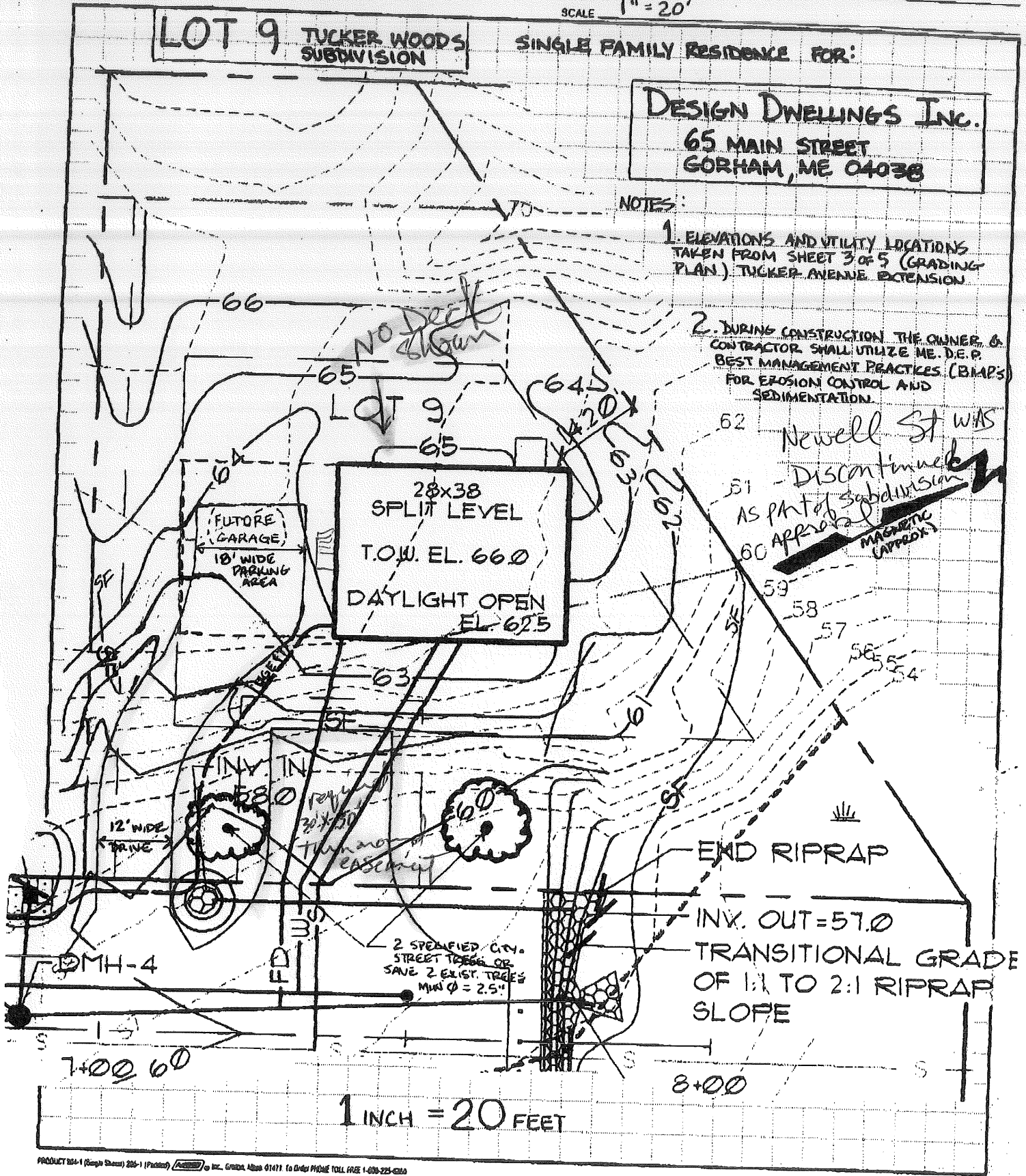
LOT 9 TUCKER WOODS SUBDIVISION

SINGLE FAMILY RESIDENCE FOR:

DESIGN DWELLINGS INC.
65 MAIN STREET
GORHAM, ME 04038

NOTES:

- 1. ELEVATIONS AND UTILITY LOCATIONS TAKEN FROM SHEET 3 OF 5 (GRADING PLAN), TUCKER AVENUE EXTENSION
- 2. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. BEST MANAGEMENT PRACTICES (BMAP'S) FOR EROSION CONTROL AND SEDIMENTATION.



Applicant: Design Dwellings, Inc
Address: 152 Tucker Ave (lot #9)

Date: 7/26/99
C-B-L: 330-B-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-2

NO side street setback req

Interior or corner lot - end of street Newell St was discontinued/vacated

Proposed Use/Work - to construct 28' x 40' split foyer -

(NO GARAGE - NO TERRACE deck)

Sewage Disposal - City

Lot Street Frontage - 50' req - 142' shown

Front Yard - 25' req - ~38' shown

Rear Yard - 25' req ~59' shown

Side Yard - 14' req - 16' shown

Projections - side deck & stairs

Width of Lot - 80' req - 96' shown at closest

Height - 2 story shown - 35' MAX

Lot Area - 10,000[#] min - 12,527[#] shown

Lot Coverage/Impervious Surface - 20% or 2505.4[#] MAX

Area per Family - 10,000[#] OK

Off-street Parking - 2 cars - 2 shown

28 x 40 = 1120[#]

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Zone C - panel 1

30' x 30' turn around easement up front
20' undisturbed/natural Buffer and Drainage easement

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

19990099
I. D. Number

Design Dwellings

Applicant
65 Main St, Gorham, ME 04038
Applicant's Mailing Address

7/22/99
Application Date
Tucker Ave Lot 9 #152
Project Name/Description

Consultant/Agent
839-2631
Applicant or Agent Daytime Telephone, Fax

152 Tucker Ave
Address of Proposed Site
330-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) **no garage/no R. decks**
1737 **12527** **R-2**
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: **7/22/99**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **8/3/99** Approval Expiration **8/3/00** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **8/3/99**
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	_____		
	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		
<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	_____	_____	

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

19990099
I. D. Number

Design Dwellings

Applicant
65 Main St, Gorham, ME 04038
Applicant's Mailing Address

7/22/99

Application Date
Tucker Ave Lot 9 #152
Project Name/Description

Consultant/Agent
839-2631
Applicant or Agent Daytime Telephone, Fax

152 Tucker Ave
Address of Proposed Site
330-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 152 Tucker Avenue, 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.

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.

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.

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.

Eroded soil shall be contained on-site.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. There is a 30' x 30' turn around easement off the front. The written easement shall be accepted by the City and recorded as required.
3. In the rear there shall remain an undisturbed/natural buffer and drainage easement.
4. Separate permits shall be required for future decks, sheds, pools and/or garage.

Fire Conditions of Approval

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

19990099
I. D. Number

Design Dwellings

Applicant
65 Main St, Gorham, ME 04038
Applicant's Mailing Address

7/22/99

Application Date
Tucker Ave Lot 9 #152
Project Name/Description

Consultant/Agent
839-2631
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Fire Conditions of Approval

Book 14510
06019 1/29/99

DESIGN.QUITCLAIM.DMK.2
01.14.99

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Design Dwellings, Inc., a Maine corporation with a place of business at 65 Main Street, Gorham, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Design Dwellings, Inc., its successors and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 14 day of January, 1999.

Janette Joseph
Witness

CITY OF PORTLAND
By: [Signature]
Duane G. Kline
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

Date: Jan 14, 1999

Personally appeared the above-named Duane G. Kline in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,
Donna M. Katsiaticas
Notary Public/Attorney at Law
DONNA M. KATSIATICAS
Printed Name

Legal Description
Land to be conveyed
from the City of Portland
to Design Dwellings, Inc.

EXHIBIT A

A certain lot or parcel of land, together with the improvements thereon, situated on the easterly side of Tucker Avenue, in the City of Portland, County of Cumberland, and the State of Maine, being more particularly bounded and described as follows:

Beginning at an 5/8 inch rebar with cap "STI" to be set at the most westerly corner of land now or formerly of Bernard Higgins, at the southeasterly sideline of Tucker Avenue Extension, being approximately 217.04 feet southwesterly of its intersection with Newell Street;

Thence S 62°-01'-08" E along land now or formerly of Higgins and of Robert Titcomb, a distance of 150.00 feet to a 5/8 inch rebar with cap "STI" to be set at the northwesterly sideline of Beal Street;

Thence S 27°-58'-42" W along the northwesterly sideline of Beal Street, a distance of 450.00 feet to the northeasterly sideline of land formerly of Theresa M Risbara;

Thence N 62°-01'-18" W along land formerly of Risbara, a distance of 150.00 feet to the southeasterly sideline of Tucker Avenue Extension;

Thence N 27°-58'-42" E along the southeasterly sideline of Tucker Avenue Extension, a distance of 230.00 feet to a 5/8 inch rebar with cap "STI" to be set at land now or formerly of Donna L. Currier;

Thence S 62°-01'-18" E along land now or formerly of Currier, a distance of 75.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 27°-58'-42" E along land now or formerly of Currier, a distance of 120.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 62°-01'-18" W along land now or formerly of Currier, a distance of 75.00 feet to a 5/8 inch rebar with cap "STI" to be set;

Thence N 27°-58'-42" E along the southeasterly sideline of Tucker Avenue Extension, a distance of 90.00 feet to the Point of Beginning.

The total area of the here-in-described parcel is approximately 58,500 square feet.

Reference is made to a plan entitled "Final Subdivision Plan of Tucker Avenue Extension for Design Dwellings, Inc."; by Sebago Technics, Inc., dated October 6, 1998, and still under revision, to be recorded at the Cumberland County Registry of Deeds.

Meaning and intending to describe the following City of Portland Tax Lots:

Map 332, Block D, Lots 12-19, 23-33, 47

Map 330, Block D, Lots 2-4, 13-15

MWE:mwe/jc

January 4, 1999

A certain lot or parcel of land located on the easterly side of Riverside Industrial Parkway in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly sideline of Riverside Industrial Parkway at the northerly corner of land now or formerly of Melvin E. Ireland as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2981, Page 724 and at the westerly corner of land now or formerly of Theresa M. Risbara as described in a deed recorded in said Registry in Book 6947, Page 144;

Thence by the following courses and distances:

N 62°-01'-18" W, a distance of 20.00 feet to a point;

N 27°-59'-41" E, a distance of 691.28 feet to a point and the southerly sideline of Newell Street;

N 82°-58'-48" E by the southerly sideline of said Newell Street, a distance of 97.50 feet to a point in the southerly sideline of said Newell Street and the westerly sideline of Tucker Avenue;

S 14°-28'-57" W along the westerly sideline of said Tucker Avenue, a distance of 213.09 feet to an angle point in the westerly sideline of said Tucker Avenue;

S 27°-58'-42" W along the westerly sideline of said Tucker Avenue, a distance of 180.00 feet to a point and the easterly corner of land now or formerly of Theresa M. Risbara as recorded in a deed in said Registry in Book 7011, Page 156;

N 62°-01'-18" W by land of said Risbara, a distance of 109.70 feet to a point;

S 27°-59'-41" W by land of said Risbara, a distance of 150.00 feet to a point;

S 62°-01'-18" E by land of said Risbara, a distance of 109.74 feet to a point and the westerly sidelin of said Tucker Avenue;

S 27°-58'-42" W by the westerly sideline of said Tucker Avenue, a distance of 120.00 feet to a point and the easterly corner of land now or formerly of Theresa M. Risbara as described in a deed recorded in said Registry in Book 6947, Page 144;

N 62°-01'-18" W by land of Risbara, a distance of 109.77 feet to a point;

S 27°-59'-41" W by land of said Risbara, a distance of 90.00 feet to the point of beginning.

The above described parcel contains 63,183 square feet, or 1.44 acres, and being shown as land now or formerly of the City of Portland on a plan entitled, "Recording Plat of Tucker Avenue Extension by Sebago Technics, Inc. dated October 6, 1998 and revised January 6, 1999.

Bearings are referenced to True North.

Meaning and intending to convey the interest acquired by the City of Portland by virtue of the following Collector's Tax Deeds:

Deed dated February 28, 1956, recorded March 27, 1958 in Book 2401, Page 236;

Deed dated February 26, 1971, recorded June 6, 1973 in Book 3407. Page 193;

Deed dated February 27, 1965 recorded August 2, 1967 in Book 3005, Page 520;

Deed dated February 28, 1935, recorded March 23, 1945 in Book 1776, Page 227;

Deed dated February 27, 1970, recorded June 6, 1973 in Book 3407, Page 187;

Deed dated February 24, 1932, recorded March 23, 1945 in Book 1776, Page 123.

Also meaning and intending to convey a portion of the lot acquired by the City of Portland from the following warranty deeds:

1. Deed of Olive M. Williamson to City of Portland, dated January 11, 1965 recorded in Book 2879, Page 84;
2. Deed of Catherine Connolly to City of Portland, dated March 31, 1964, recorded in Book 2814, Page 327;
3. Deed of Catherine H. Myatt to City of Portland, dated March 31, 1964, recorded in Book 2816, Page 178;
4. Deed of Thomas E. Greaney to City of Portland, dated March 12, 1964, recorded in Book 2816, Page 192;
5. Deed of Melvin E. Ireland and Katherine G. Ireland to City of Portland, dated March 31, 1964, recorded in Book 2816, Page 184;
6. Deed of Albert T. Webster to City of Portland, dated November 18, 1963, recorded in Book 2816, Page 198.

All deeds recorded in the Cumberland County Registry of Deeds.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE 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: <i>Tucker Ave ext. lot #9 = 152 Tucker Ave.</i>			
Total Square Footage of Proposed Structure <i>1737</i>		Square Footage of Lot <i>17,527</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>330</i> Block# <i>B</i> Lot# <i>15</i>		Owner: <i>Design Dwellings Inc.</i>	Telephone#: <i>839-2631</i>
Lessee/Buyer's Name (If Applicable) <i>Robert Titcomb.</i>		Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$75,000</i> Fee: <i>\$474</i>
Proposed Project Description:(Please be as specific as possible) <i>3/28x40 Split Foyer.</i>			
Contractor's Name, Address & Telephone <i>Design Dwellings Inc. 65 Main St. Gorham Me. 04038.</i>			Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation. *839-2631*

- 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 *N/A*
- 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

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 codes applicable to this permit.

Signature of applicant: <i>[Signature]</i>	Date: <i>7-6-99</i>
--	---------------------

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.

Building fee \$474
Minor/Minor Site review \$300
774.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

991344
PERMIT ISSUED
DEC 7 1995

330 B 015

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location LOT 9 Tucker Ave Use of Building Residence Date 12/2/95
Name and address of owner of appliance Dosogon Dwellings
Installer's name and address John Russ
41 Middle Rd Cumberland 04021 Telephone 829 4248

Location of appliance:

- Basement
- Attic
- Floor
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name:

Burnham
U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____
50

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # 4575
- Gas # 110
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of work 4,1000
fee 90.00

Approved

Fire: [Signature]
Ele.: _____
Bldg.: [Signature]

Approved with Conditions

- See attached letter or requirement

Signature of Installer _____

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

SOLD TO: DESIGN DWELLINGS INC **
C/O SUSAN DUCHATNE
65 MAIN STREET
GORHAM ME 04038

ACCT-PRJ: 883249-T9
INVOICE #: ORDER#X26877

DATE: 12/07/99

TIME: 11:26:31

SHIP TO: #9 TUCKER AVE - TRUSS DIRECT
#9 TUCKER AVE - PORTLAND
LEFT AFTER GORHAM IND PARK
SOUTH ON 302

SALES ID: DAVE B

DELIVERY:

ROUTE:

ORD #X26877 REV 2

8868-731 PAGE 1

ORD #X26877**ORD #X26877*****ORD #X26877**

** ORD #X26877 REV 2 **

ORD #X26877**ORD #X26877*****ORD #X26877**

ITEM QTY U/M DESCRIPTION

ORDER REPRINT

TRUSS DIRECT WED 9/22

WSI

TRUSS 9 EA M285 28' 5/12 REG

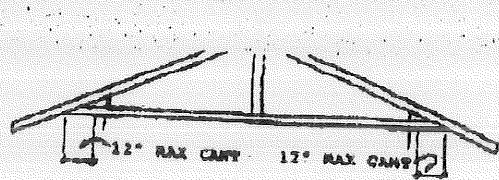
LOC: DIRECT 9/22

TRUSS 2 EA M285 GABLE END

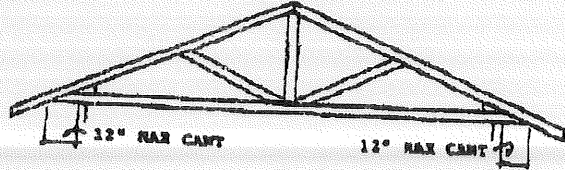
LOC: DIRECT 9/22

TRUSS 10 EA S285 28' 5-2.5/12 SCISSOR

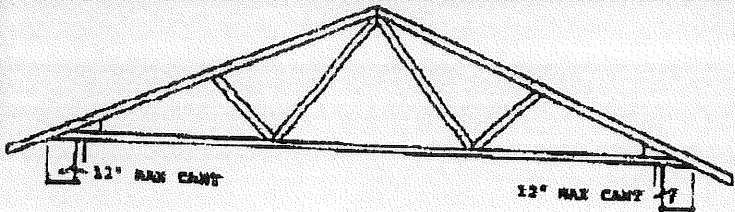
LOC: DIRECT 9/22



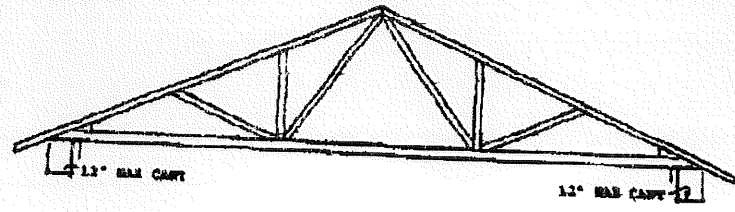
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M225



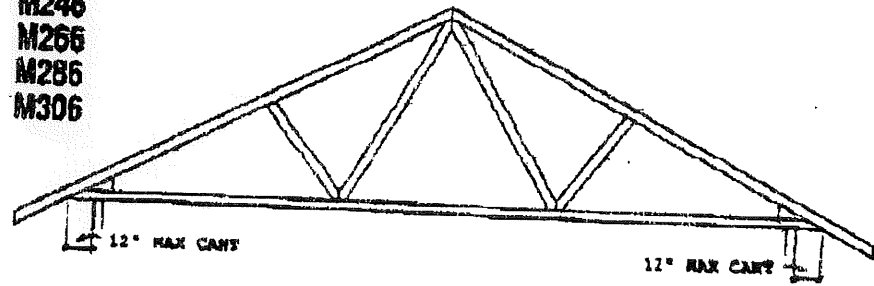
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M285
M305
M325



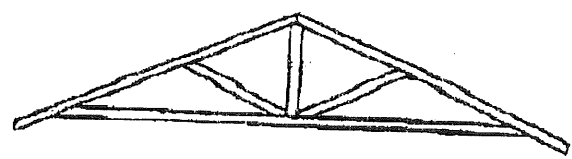
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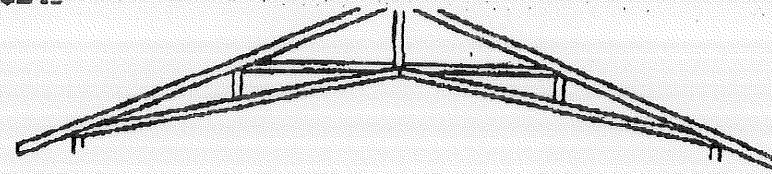


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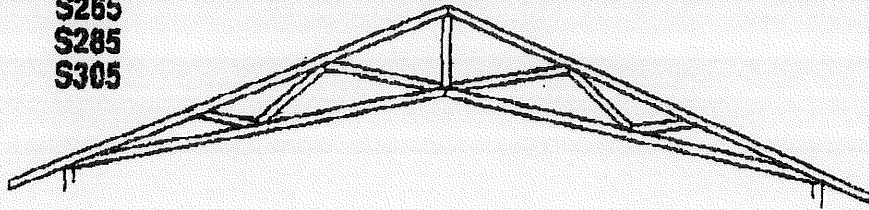


M228

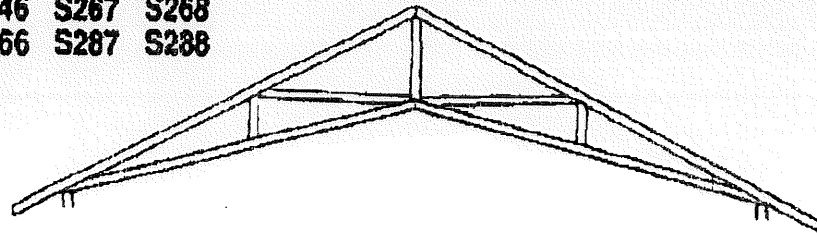




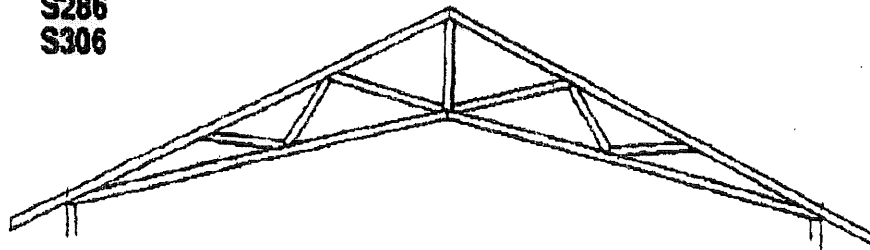
S265
S285
S305



S247 S248
S246 S267 S268
S266 S287 S288



S286
S306



Common and Scissor Stock Truss Notes:

***OVERSIZE TRUSSES** – 3 day delivery may be effected due to oversize shipping limitations.

QUANTITY – Total number of trusses (any combination including gable ends)
Ex: 10 M24 + 2 M24 GE + 6 S24 = 18 total trusses. (Use 15 + column for pricing on all trusses.)

GABLE ENDS – There is no additional charge for studded inside gable ends.

CANTILEVER – No cantilever overhang on any stock scissor truss and no cantilever on 7/12 and 8/12 pitch trusses (common and scissor).

LIVE LOADS – 24" o/c spacing: 42# 19.2" o/c spacing: 53# 16" o/c spacing: 63#

All WSI stock trusses comply with BOCA 1606.1.2 which requires any section of a bottom chord panel, where the height is 42" or greater, to have a 20# Live Load in residential applications.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Dec 7 19 99

Received from Rick Ober a fee

of fifty dollars /100 Dollars \$ 50.00

for permit to install
erect
alter Certificate of Occupancy

at Tucker Ave #19 move
demolish Est. Cost \$ 0

ck# 4279

Inspector of buildings
Per UB

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

[KA]

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

Here's
proof that
Design

~~Det~~

Dwelling paid

\$50.00

for

lot 9

Tucker Ave

52-7445
2112

4279

DATE	INVOICE	AMOUNT

RICK OBER
CONTRACTOR/BUILDER
14 INLAND FARM ROAD
WINDHAM, MAINE 04062
207-893-0808

PAY Fifty dollars & 00/100 TO THE ORDER OF City of Portland

DATE	DESCRIPTION	CHECK AMOUNT
12/7/99	City of Portland	50.00

Rick Ober



WESTBROOK, MAINE

Lot 9
TUCKER AVE

309129911

004279 121274450

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK & CARBON STRIP ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY.

BUILDING PERMIT REPORT

DATE: 23 July 99 ADDRESS: 152 Tucker Ave. CBL: 330-B-015
 REASON FOR PERMIT: To Construct a Single Family dwelling 28'x40'
 BUILDING OWNER: Design Dwellings Inc.
 PERMIT APPLICANT: SAO / Contractor
 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, *3, *4, *5, *7, *9, *11, *12, *13, *14, *15, *17, *18, *27, *28, *29, *30, *32, *33, *34
#31

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 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)
- *5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- *7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 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)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", 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 36" 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)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0) See attached detail
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *see attached site plan*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *34. *Bracing shall be done in accordance with section 2305.16 of the City's building code.*
- *35. *A STATEMENT OF Design For The roof Trusses MUST be submitted TO THIS office before placement.*
- 36.

[Signature]
 P. Saffers Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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

Valuation: ~~\$ 75,000.00~~ Plan Review # 986 / 99
 Fee: ~~\$ 474.80~~ Date: 23

Building Location: 152 Tucker Ave. CBL: 330-B-015

Building Description: Single Family dwelling

Reviewed by: S. Hoffer

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 Requirement must be completed before a Certificate of occupancy can or will be issued	111.0
2.	Foundation drains	1813.5.2
3.	Waterproofing & damp proofing	1813.0
4.	Bridging	2305.16
5.	Chimneys and vents, NFPA 211 BOCA	Mech. 93 Ch. 12
6.	Guardrails & Handrails	1021.0 1022.0
7.	Headroom	1204.0
8.	STAIR Construction (see details)	1014.0
9.	STAIR Headroom	1014.4
10.	Sleeproom egress (see window att.)	1018.6
11.	Smoke detectors	920.3.2

REV: PSH 6-28-98

Foundations (Chapter 18)

Wood Foundation (1808)

- ~~NA~~ Design
- ~~NA~~ Installation

Footings (1807.0)

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

Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SR~~ Waterproofing and damp-proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~SR~~ Anchorage bolting in concrete (2305.17)
- ~~X~~ Columns (1912)
- ~~SR~~ Crawl space (1210.2) Ventilation
- ~~SR~~ Crawl opening size (1210.2.1)
- ~~SR~~ Access to crawl and attic space (1211.0)
- _____

Floors (Chapter 16-23)

- ~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305.6.1

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3") 2305.2
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~NA~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- ~~_____~~
- ~~_____~~
- ~~_____~~
- ~~_____~~
- ~~_____~~

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

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

Roof Coverings (Chapter 15)

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

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- NA Masonry (1206.0)
- SR Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)
- SR NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

SR

State Plumbing Code

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>SR</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>NA</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- SR Labeling (2402.1)
- J Louvered window or jalousies (2402.5)
- J Human impact loads (2405.0)
- J Specific hazardous locations (2405.2)
- ✓ Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- NA General (407)
- J Beneath rooms (407.3)
- J Attached to rooms (407.4)
- J Door sills (407.5)
- J Means of egress (407.8)
- J Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~SR~~ Landings (1014.3.2) stairway
- ~~N/A~~ Ramp slope (1016.0)
- ~~SR~~ 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)
- ~~N/A~~ Winders (1014.6.3)
- ~~N/A~~ 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**

N/A

**Electrical
NFPA #**