

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061478

PERMIT ISSUED

OCT 23 2006

This is to certify that Dwight Brackett/Dwight Bracketthas permission to 26' x 32' two story cape w/ 2 bedrooms single family HomeAT 0 RUBY LN

342 B04900

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

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

ification of inspection must be
en and when permission procured
before this building or part thereof is
ed or service closed-in 4
OUR NO. REQUIRED

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas H. Winkley 10/19/06
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: 06-1478		Issue Date:		CBL: 342 B049001	
Location of Construction: 0 RUBY LN (#43) (Lot 9 Willow Brook)		Owner Name: Dwight Brackett		Owner Address: 84 Country Lane	
Business Name:		Contractor Name: Dwight Brackett		Phone: 207-772-8629	
Contractor Address: 84 Country Lane Portland		Phone: 2077728629			
Lessee/Buyer's Name		Phone:		Permit Type: Single Family	
				Zone: R3	
Past Use: Vacant Land		Proposed Use: Single Family Home - 26' x 32' two story cape w/ 3 bedrooms Single Family Home		Permit Fee: \$1,195.00	
				Cost of Work: \$110,000.00	
				CEO District: 5	
Proposed Project Description: 26' x 32' two story cape w/ 3 bedrooms Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IXC 2003 Signature: Jm 10/19/06	
		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: Idobson		Date Applied For: 10/06/2006		Zoning Approval	
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone parcel 7 - 2006 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 7006-0197 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OC w/ conditions Date: 10/13/06		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	
		Historic Preservation		<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	

PERMIT ISSUED

OCT 23 2006

CITY OF PORTLAND

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



Land Surveying
Land Planning

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

November 27, 2006

Chris Hanson
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101

VIA FAX: (207) 874-8716

re: **Lot 9, Willow Knoll Subdivision, Portland**

Dear Ms. Munson:

This letter will confirm that Titcomb Associates has staked the location for the building on Lot 9, Willow Knoll Subdivision, in accordance with the setback location shown on the development plan prepared by Aquarion Engineering Services dated 8/31/04.

The building location as staked is in compliance with the City of Portland Setback Requirements. The building location is based on established property pins.

Please let me know if you have any further questions.

Sincerely,

William J. Acheson, PLS
President, Titcomb Associates

cc: Dwight Brackett

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
06-1478	10/06/2006	342 B049001

Location of Construction: 0 RUBY LN	Owner Name: Dwight Brackett	Owner Address: 84 Country Lane	Phone: 207-772-8629
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - 26' x 32' two story cape w/ 3 bedrooms Single Family Home	Proposed Project Description: 26' x 32' two story cape w/ 3 bedrooms Single Family Home
-----------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/13/2006**Note:** **Ok to Issue:** ☒

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/19/2006**Note:** **Ok to Issue:** ☒

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Pending **Reviewer:** **Approval Date:****Note:** **Ok to Issue:** ☐**Comments:**

10/12/2006-amachado: Talked to Dwight. Driveway and two parking spaces are unclear. Side entry on left is not shown on site plan.

10/13/2006-amachado: Dwight brought in site plan that showed parking and new building plans that matched the site plan.



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.

43 Ruby Lane.

Location/Address of Construction: <u>LOT #9 WILLOW KNOLL SUBDIVISION</u>		
Total Square Footage of Proposed Structure <u>1,600</u>		Square Footage of Lot <u>13,087</u>
Tax Assessor's Chart, Block & Lot Chart# <u>342</u> Block# <u>D</u> Lot# <u>49</u>	Owner: <u>D.A. BRACKETT & CO INC</u>	Telephone: <u>7560687</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>D.A. BRACKETT & CO INC</u> <u>89 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>110,000.</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>VACANT LOT</u> If vacant, what was the previous use? <u>VACANT</u> Proposed Specific use: _____ Project description: <u>SINGLE FAMILY</u> <u>26X32 CAPE WITH 3 BEDROOM'S 2 STORY</u>		
Contractor's name, address & telephone: <u>DWIGHT BRACKETT</u> Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u> Mailing address: _____ Phone: <u>7560687</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.

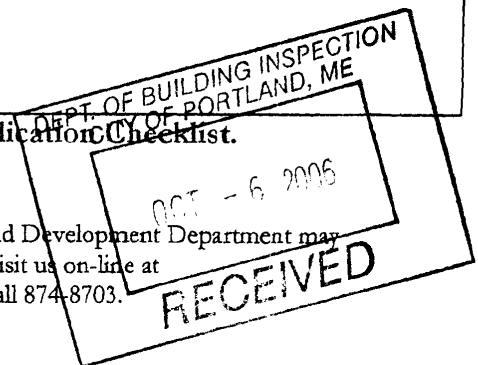
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room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

Date: 10/3/06

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



Applicant: DA Brackett & Co Inc.

Date: 10/11/06

Address: 43 Ruby Lane (Lot 9 Willow Knoll)

C-B-L: 342-B-049

Permit # - 06-1478

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build 2 story single family home 26' x 32'

Sewage Disposal - city

Lot Street Frontage - 50' min - 50' given.

Front Yard - 25' req - 63' s called back

Rear Yard - 25' req - ²⁰⁵210' s called back

Side Yard - 1 1/2 story - 8' req right ²¹¹21' s called

Projections - 2 story 14' req left 14' s called. * more than half of basement is below grade.
5' x 6' side entry, 3.5' x 6' front entry, 8' x 12' deck

Width of Lot - 65' min - 67'

Height - 35' max - ²¹21' s called

Lot Area - 6,500 Φ min - 19292.25 Φ

Lot Coverage Impervious Surface - 35% = 6752.29 Φ

Area per Family - 6,500 Φ

→ Off-street Parking - 2 spaces required - 55' x 9' past 25' front setback.

Loading Bays - N/A

Site Plan - minor/minor 2006 - 0197

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 7 - no X

daylight basement.

$$35 \times 6 = 21$$

$$5 \times 6 = 30$$

$$32 \times 26 = 832$$

$$8 \times 12 = 96$$

979

26 x 32

PURCHASE AND SALE AGREEMENT - LAND ONLY

Sept. 1, 2006

Sept 1, 2006 Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between DA Brunswick LLC (hereinafter called "Buyer") of _____ and Wk Thelma M. M. and her husband Robert L. M. (hereinafter called "Seller") of _____.

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all ☐ part of ☒) the property situated in municipality of THURMAN, County of CLARENDON, State of Maine, located at Lot # 9, Thelma Lane and described in deed(s) recorded at said County's Registry of Deeds Book(s) _____, Page(s) _____. If "part of" see Other Conditions (paragraph 22) for explanation.

3. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of PRICE \$ 72,000 of which DEPOSIT \$ 12,000 is included herewith as an earnest money deposit, and an additional amount of DEPOSIT \$ _____ will be paid BALANCE DUE \$ 60,000.
The balance due amount is to be paid by certified or bank check, upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: Brunswick LLC ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until _____ (date) ☐ AM ☐ PM ; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on 9/15/06 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

6. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) HOA DUES. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

11. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Agent makes no warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
7. WATER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEP/LURC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. OTHER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____

Further specifications regarding any of the above:

4) Contingent upon review of lot and subsequent acceptable plot/site plan with Steve Bradstreet and/or other Engineer. APPROVED OF SELLER

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

12. FINANCING: This Agreement is subject to Buyer obtaining an approved Not subject to financing mortgage of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years.

- a. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- b. Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan commitment within _____ days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this mortgage commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three days after delivery of such notice unless Buyer delivers the mortgage commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
- c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's agent.
- d. After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the loan commitment. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- e. Buyer agrees to pay no more than _____ points. Seller agrees to pay \$ _____ toward points and/or Buyer's closing costs.

13. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

N/A of N/A represents _____
Listing Agent Agency

N/A of N/A represents _____
Selling Agent Agency

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

14. MEDIATION: Any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

15. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

19. ADDENDA: Yes ☐ Explain: _____ No ☐

20. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on Page 1 of this Agreement. The use of "by (date)" or "within x days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

21. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their agents prior to, at and after the closing.

Page 3 of 4 - P&S-LO Buyer(s) Initials MB Seller(s) Initials MB

22. OTHER CONDITIONS:

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

BUYER

SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing address is _____

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay Agency a commission for services as specified in the listing agreement.

Signed this Sept. 1 day of 2006, _____

SELLER

SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

Seller's Mailing address is _____

Offer reviewed and refused on _____

SELLER

SELLER

COUNTER-OFFER: Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

Signed this _____ day of _____, _____

SELLER

SELLER

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE _____

BUYER _____ DATE _____

EXTENSION: The time for the performance of this Agreement is extended until _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____

BUYER _____ DATE _____

SELLER _____ DATE _____



Maine Association of REALTORS®/ Rev. 2003
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Page 4 of 4 - P&S-LO





Staff Review Checklist

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10X16 Footing 8" wall	OK
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	Coating - pipe / sick - stones	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	5/8x12 3"OC + 2 corners	OK
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	lallys + concrete 3/4"	
Built-Up Wood Center Girder Dimension/Type	3-2X12	OK
Sill/Band Joist Type & Dimensions	2X6 PT Mem Band Joist	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10 JOIST 16" OC	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10 JOIST 16" OC	OK
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	NA	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter, Framing & Connections (Section R802.3 & R802.3.1)	2x8 + 2x10 Rafters 16" oc	OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" APA sheathing 3/4" T&G -	OK	
Fastener Schedule (Table R602.3(1) & (2))	per IRC	OK - Condition	
Private Garage (Section R309) Living Space? (Above or beside) Fire Separation (Section R309.2)	NA		
Opening Protection (Section R309.1)	NA		
Emergency Escape and Rescue Openings (Section R310)	Bedrooms 1 each	OK	
Roof Covering (Chapter 9)	28 year shingles		
Safety Glazing (Section R308)	NA		
Attic Access (Section R807)	24x34 Suttle	OK	
Chimney Clearances/Fire Blocking (Chap. 10)	NA		
Header Schedule (Section 502.5(1) & (2))	min 3 2x6	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-38	OK	
Type of Heating System	FHW	OK	

Means of Egress (Sec R311 & R312)			
Basement	Daylight -		
Number of Stairways	2		
Interior	2		
Exterior	—		
Treads and Risers (Section R311.5.3)	10" min tread 7 1/4" rise	OK	
Width (Section R311.5.1)	min 3 FT	OK	
Headroom (Section R311.5.2)	6' 8" min	OK	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	34" handrail	OK	
Smoke Detectors (Section R313) Location and Type/Interconnected	Each Bedroom - Common areas	OK	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)			
Deck Construction (Section R502.2.1)	2x8 p/f floor - 2x10 16' oc joists 3 - 2x10 Beam	OK	



NORTH

15' WIDE DRAINAGE
EASEMENT

15' X 15' WIDE DRAINAGE EASEMENT

INSTALL CATCH BASIN SEDIMENT
CAPTURE MANUFACTURED BY
"SILTSACK" MODEL NO. SILT02X02
TYPICAL ALL NEW CATCH BASINS

67' lot width

12" PVC SDR 35
L=126'
S=0.005

LEVEL LIP
SPREADER

30' WIDE DR.
EASEMENT

INV OUT
100.60

AREA OF
WETLAND IMPACT

INSTALL SILT FENCE
TYPICAL