

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

Location of Construction: <u>167</u> <u>Lot # 25 Auburn Pines Garsoe Drive</u>		Owner: <u>**Emery &amp; Eileen Donatelle**</u>		Phone: <u>** 797-2597**</u>	Permit No: <b>000362</b>
Owner Address: <u>121 Deepwood Dr. 04103</u>		Lessee/Buyer's Name:		BusinessName:	
Contractor Name: <u>Owner/Same</u>		Address: <u>121 Deepwood Dr.</u>		Phone:	Permit Issued: <b>APR 21</b>
Past Use: <u>Vacant</u>		Proposed Use: <u>Single Family w/Attached</u>		COST OF WORK: <u>\$ 140,000.00</u>	
Proposed Project Description: <u>Construct New Single Family W/ Attached Garage</u>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <u>A-3</u> Type: <u>5B</u> <u>BOCA 99</u>	
		Signature: _____		Signature: <u>[Signature]</u>	
Permit Taken By: <u>GD</u>		Date Applied For: <u>April 10, 2000</u>		Zoning Approval: <u>ok with conditions</u> <u>Special Zone or Reviews 4/20/00</u>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<input type="checkbox"/> Shoreland <u>N/A</u> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <u>panel 2 - zone X</u> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <u>major</u> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> # <u>20000058</u>	

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..

**\*\*please call Mr. Donatelle for PickUp**

**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

April 10, 2000

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: [Signature]

**PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT** 2

7th Garsoe Drive

**BUILDING PERMIT REPORT**

DATE: 11 APRIL 2000 ADDRESS: Lot #25 Auburn Pines CBL: 386A-B-025  
REASON FOR PERMIT: Single Family dwelling with attached garage  
BUILDING OWNER: Dona Telle  
PERMIT APPLICANT: \_\_\_\_\_ / CONTRACTOR owner  
USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: 170,000.00 PERMIT FEES: 864.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

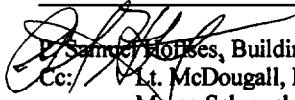
**CONDITION(S) OF APPROVAL**

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*7, \*8, \*9, \*11, \*13, \*14, \*15, \*19, \*26, \*27, \*28, \*29, \*32, \*34, \*35, \*36, #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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- \*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 dampproofing 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \*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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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)
- \*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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 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 closure'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)

H/10/a

- \*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/1999), 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
- 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 be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and 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/1999)
- 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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by 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 Development Permit Requirements & Conditions*
- \*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- \*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \*36. *The proposed steel beam in garage shall be designed by a professional structural engineer and his/her statement of design submitted to this office for review.*
- \*37. *Concrete floors shall comply with section 190510*

  
 Samuel Holmes, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

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

20000058  
I. D. Number

Emery & Eileen Donatelle  
Applicant  
121 Deepwoods Drive, Portland, ME 04103  
Applicant's Mailing Address  
Emery Donatelle  
Consultant/Agent  
797-2597  
Applicant or Agent Daytime Telephone, Fax

Application Date  
Garsoe Drive/ Lot # 25  
Project Name/Description

Garsoe Dr, Portland, Maine 04103  
Address of Proposed Site  
386A - B - 025  
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) Single Family W/Attached  
2,900 Sq. Ft. 18,989 R-2 zone  
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 \$200.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 4/10/00

**Inspections Approval Status:**

Reviewer Marge Schmuckal

Approved  Approved w/Conditions see attached  Denied  
Approval Date 4/20/00 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 Issued	_____		
	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

20000058  
I. D. Number

Emery & Eileen Donatelle

Applicant

121 Deepwoods Drive, Portland, ME 04103

Applicant's Mailing Address

Emery Donatelle

Consultant/Agent

797-2597

Applicant or Agent Daytime Telephone, Fax

Application Date

Garsoe Drive/ Lot # 25

Project Name/Description

Garsoe Dr, Portland, Maine 04103

Address of Proposed Site

386A - B - 025

Assessor's Reference: Chart-Block-Lot

**DRC 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 76 Garsoe Drive, 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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.

The applicant shall be responsible for all installation and maintenance of necessary erosion control measures. The applicant shall minimize and be responsible to sweep all tracking of mud onto City streets.

The driveway treatment shall include bituminous asphalt paving to the right of way limit as a minimum, with handicap accessible ramps at the sidewalk.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

**20000058**  
I. D. Number

**Emery & Eileen Donatelle**

Applicant  
**121 Deepwoods Drive, Portland, ME 04103**

Applicant's Mailing Address

**Emery Donatelle**

Consultant/Agent

**797-2597**

Applicant or Agent Daytime Telephone, Fax

Application Date

**Garsoe Drive/ Lot # 25**

Project Name/Description

**Garsoe Dr, Portland, Maine 04103**

Address of Proposed Site

**386A - B - 025**

Assessor's Reference: Chart-Block-Lot

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1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

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

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**Fire Conditions of Approval**

**CITY OF PORTLAND, ME  
BOCA 1999 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$149,000.00 Plan Review # 0499/2000

Fee: \$864.00 Date: 11 APRIL 2000

Building Location: 207\*25 Auburn Pines CBL: 386A-B-025

Building Description: Single Family dwelling/attached garage.

Reviewed By: S. Noffse

Use or Occupancy: R-3 Type of Construction: 5-B  
 \*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site Plan and building code requirements shall be completed before a certificate of occupancy can or shall be issued.	111.0
2.	Anchorag of sill to foundation Section 2305.12	2305.12
3.	Access to attic spaces: Section 1211.0	1211.0
4.	Gender bearing 4" min. Section 2305.6.1	2305.6.1
5.	Boring, Cutting and Notching shall comply with sections 2305.2, 2305.3.1, 2305.4.4 & 2305.5.1	See sections
6.	Fastening Table 2305.3 shall govern all framing	Table 2305.3
7.	Concrete Floors shall comply with section 1905.	1905.0
8.	Chimneys and vents shall comply with NFPA 211	NFPA 211
9.	Chimneys and vents shall also comply with BOCA Mech. 1993 Chapter 12	Chapter 12
10.	Fireplaces shall comply with BOCA 93 Mech. Chapter 12	Chapter 12
11.	If Factory built Chimneys or Fireplaces used manufacturers req. IF UL approved	1205.0 BOCA Mech 93
12.	All glass and glazing shall comply with dept. 24 - Safety glazing 2406.0	2406.0
13.	Private garages shall meet the requirements of section 407.0	407.0
14.	Sleeping room egress and rescue windows shall comply with Section 1010.4	1010.4

REV: FSH 4-7-00





**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)  
X Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
SR Anchorage bolting in concrete (2305.17)  
X Columns (1912)  
NA Crawl space (1210.2) Ventilation  
NA 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  
SR 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
- ~~X~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ 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
- ~~SR~~ 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)**

- X 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))
- NA 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**

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

**Mechanical  
1993 BOCA Mechanical Code**

*Chapter 12 - Chimney & Vents.*

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

*Public water  
Public sewer,*

**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>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

**Glazing (Chapter 24)**

<u>SA</u> Labeling (2402.1)	
_____ Louvered window or jalousies (2402.5)	
_____ Human impact loads (2405.0)	
_____ Specific hazardous locations (2405.2)	
_____ Sloped glazing and skylights (2404)	
_____	
_____	
_____	
_____	

**Private Garages (Chapter 4)**

<u>SA</u> General (407)	
_____ Beneath rooms (407.3)	
_____ Attached to rooms (407.4)	
_____ Door sills (407.5)	
_____ Means of egress (407.8)	
_____ 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
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ 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)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.

**Smoke Detectors (920.3.2)**

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

**Dwelling Unit Separation  
Table 602**

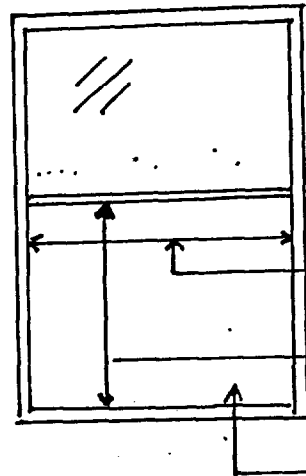
Electrical  
NFPA # 70  
1999

## Egress Windows

At least 1 egress window (or exterior door) is required to be provided in sleeping rooms, below the fourth story to be considered an egress window, all of the following 4 conditions must be met.

Double hung windows

Casement Windows

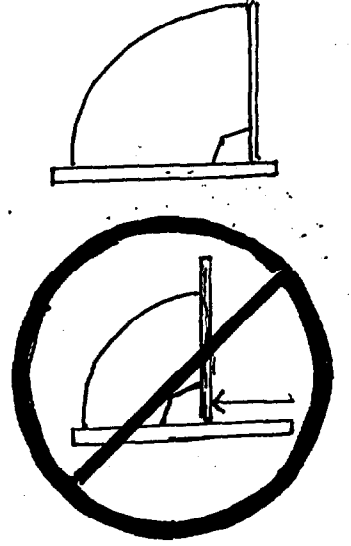
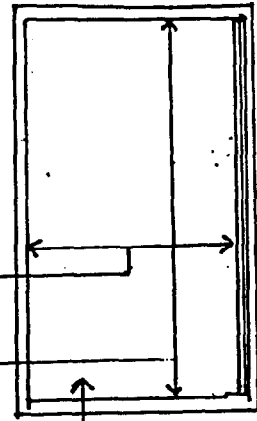


20"  
1 minimum width

24"  
2 minimum height

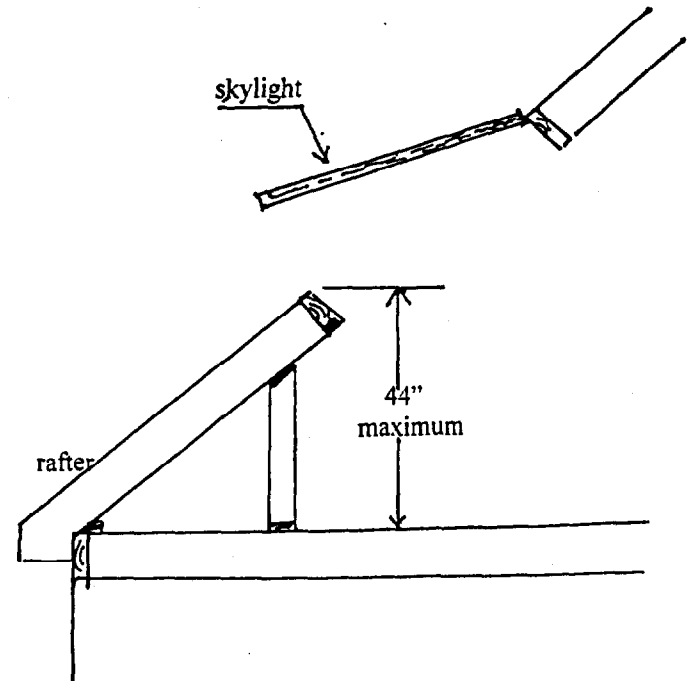
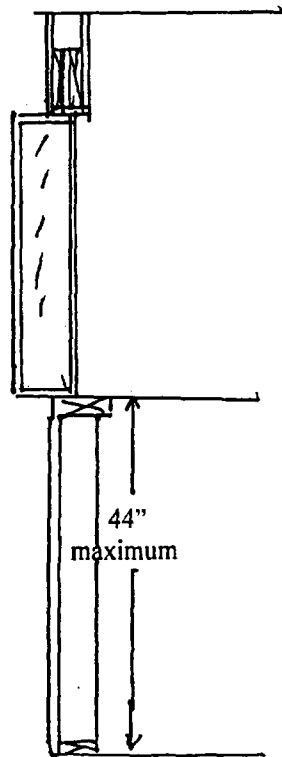
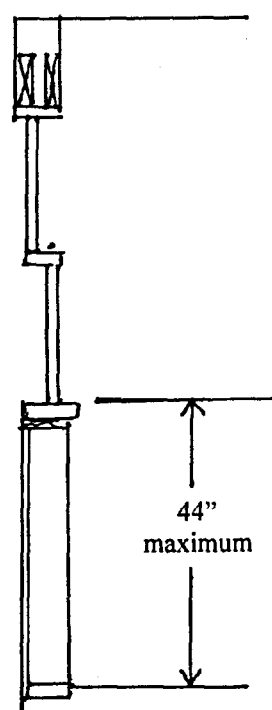
3 Total net clear opening must be a minimum of:

- Egress windows not at grade 5.7 square feet or 821 square inches
- Grade level egress windows 5.0 square feet or 720 square inches



**Caution** . . . . A window which may meet the minimum opening width & height requirements (of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. (condition #3)

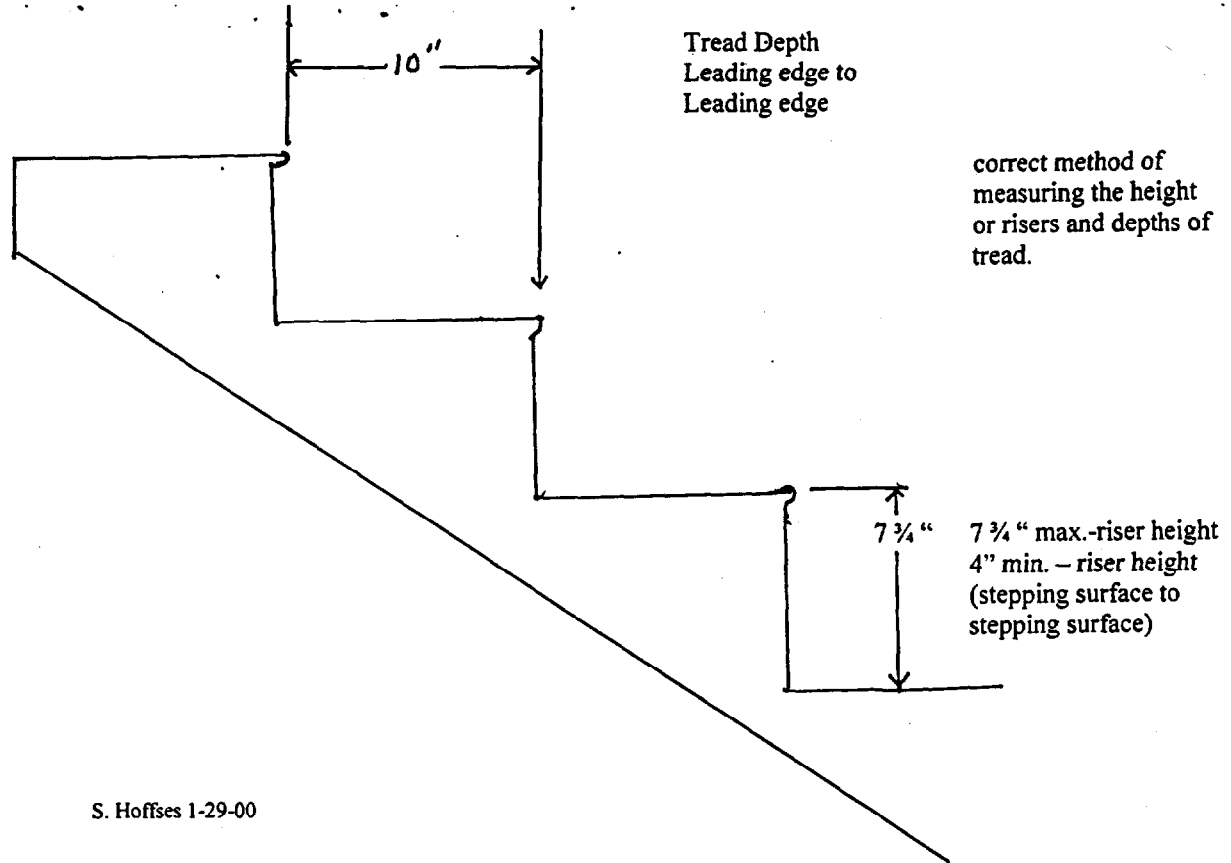
4 Lowest point of the opening must not be more than 44 inches above the floor



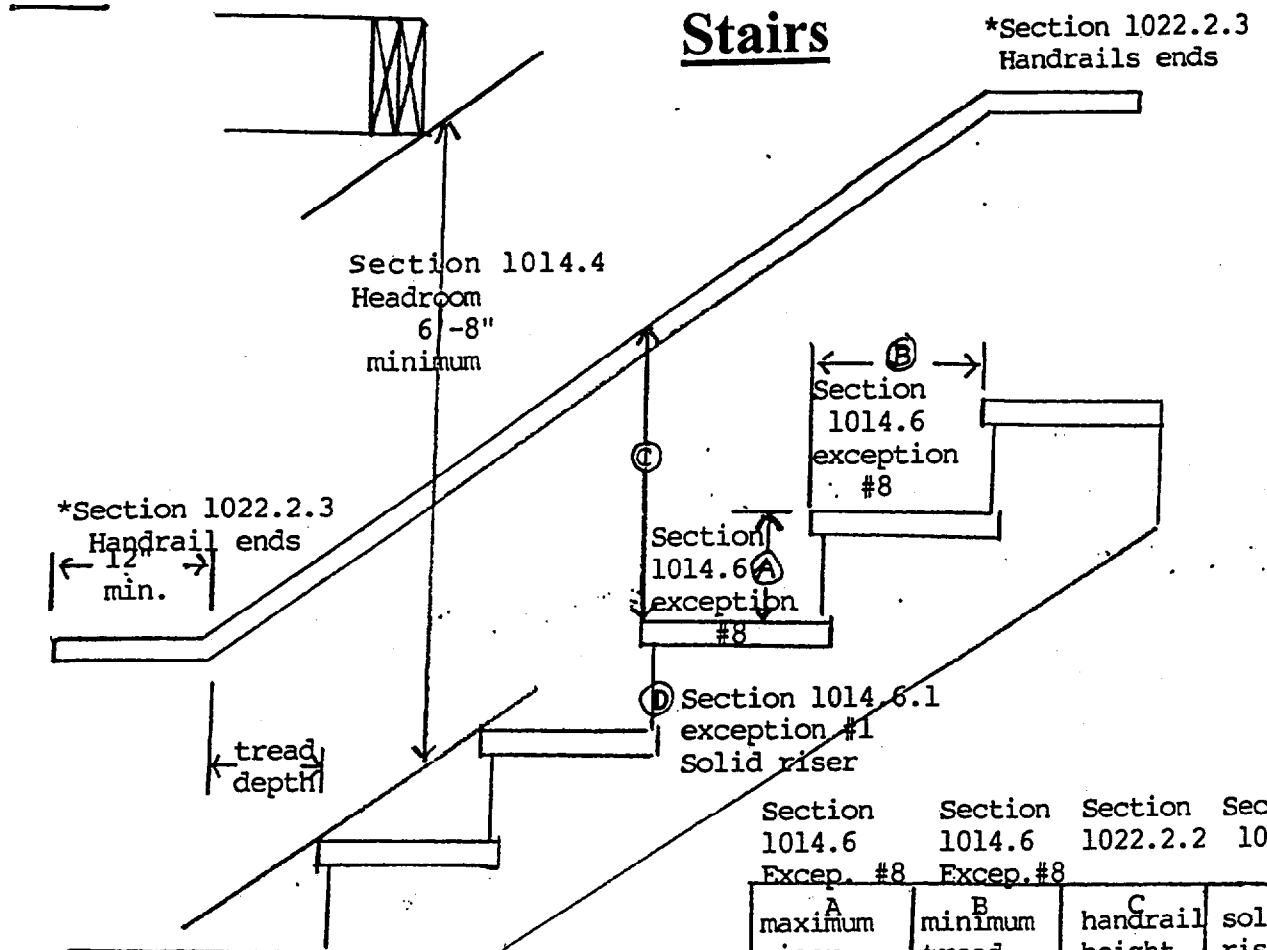
PSH 29/JAN/02

**TREAD/RISER DIMENSIONS**  
**ONE & TWO FAMILY**  
**BOCA NATIONAL BUILDING CODE/1999**  
**SECTION 1014.6 TREADS & RISERS**

**EXCEPTION:** NO. 8 – In occupancies in use group R-3, within dwelling units in occupancies Use Group R-2 and in occupancies in Use Group U which are accessory to an occupancy in Use Group R-3. The maximum riser height shall be 7 ¾ inches (197mm) and the minimum tread depth shall be 10 inches (254mm). A nosing not less than ¾ inches but not more than 1 ¼ inches (32mm) shall be provided on stairways with solid risers where the depth is less than 11 inches (279mm).

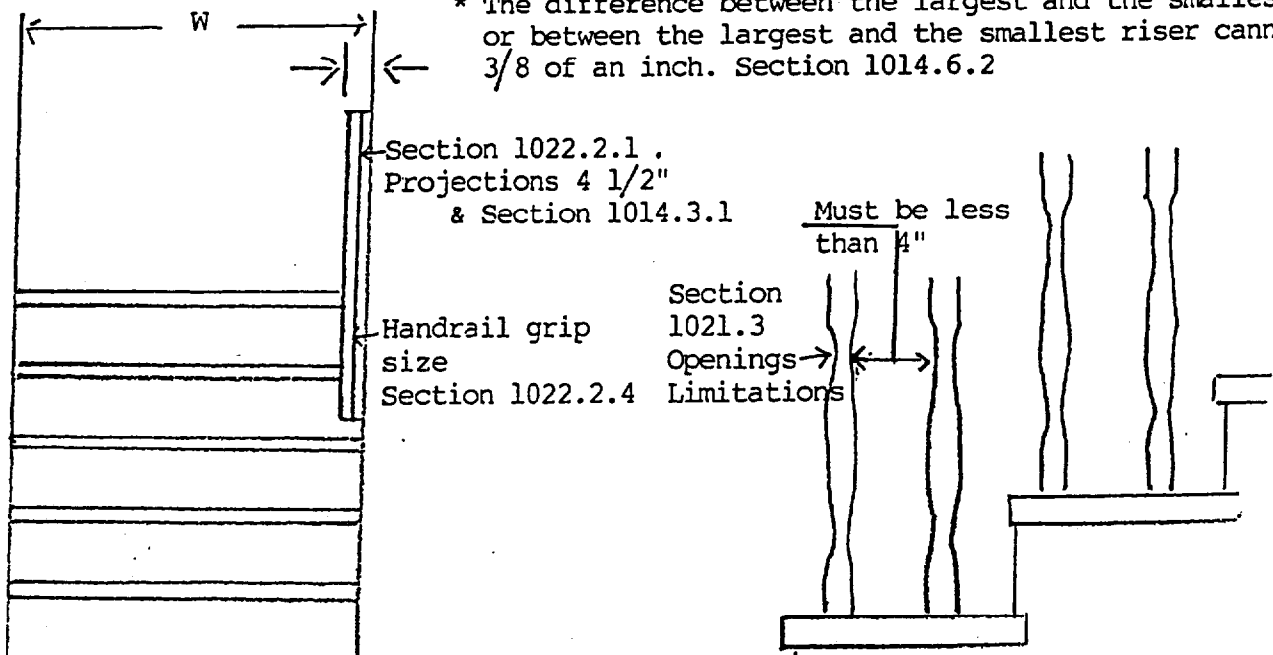


# Stairs



	Section 1014.6 Excep. #8	Section 1014.6 Excep. #8	Section 1022.2.2	Section 1014.6.1
	A	B	C	D
	maximum riser height	minimum tread depth	handrail height	solid riser
1&2 family dwelling	7 3/4"	10"	34" to 38"	4" max.
All other use groups	7"	11"	34" to 38"	differant

- \* Handrail extensions & returns are not required for stairways within a swelling unit Section 1022.2.3
- \* There must not be a variation exceeding 3/16 of an inch in the depth of adjacent treads or in the height of adjacent risers. Section 1014.6.2
- \* The difference between the largest and the smallest tread or between the largest and the smallest riser cannot exceed 3/8 of an inch. Section 1014.6.2



W=36" for 1&2 family homes and occupancies with less than 50 people  
Section 1014.3 Exception #3



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

**20000058**  
I. D. Number

**Emery & Eileen Donatelle**  
Applicant  
**121 Deepwoods Drive, Portland, ME 04103**  
Applicant's Mailing Address  
**Emery Donatelle**  
Consultant/Agent  
**797-2597**  
Applicant or Agent Daytime Telephone, Fax

Application Date  
**Garsoe Drive/ Lot # 25**  
Project Name/Description

**, Portland, Maine 04103**  
Address of Proposed Site  
**386A - B - 025**  
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) **Single Family W/Attached**  
**2,900 Sq. Ft.** **18,989**  
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 **\$200.00** Subdivision \_\_\_\_\_ Engineer Review **\$100.00** Date: **4/10/00**

**DRC Approval Status:**

Reviewer **Gordon Smith**

Approved  Approved w/Conditions see attached  Denied

Approval Date **4/14/00** Approval Expiration **4/14/01** Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance **Gordon Smith** **4/14/00**  
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	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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

20000058  
I. D. Number

Emery & Eileen Donatelle

Applicant

121 Deepwoods Drive, Portland, ME 04103

Applicant's Mailing Address

Emery Donatelle

Consultant/Agent

797-2597

Applicant or Agent Daytime Telephone, Fax

, Portland, Maine 04103

Address of Proposed Site

386A - B - 025

Assessor's Reference: Chart-Block-Lot

Application Date

Garsoe Drive/ Lot # 25

Project Name/Description

**DRC 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 76 Garsoe Drive, 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

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.

The applicant shall be responsible for all installation and maintenance of necessary erosion control measures.

The applicant shall minimize and be responsible to sweep all tracking of mud onto City streets.

The driveway treatment shall include bituminous asphalt paving to the right of way limit as a minimum, with handicap accessible ramps at the sidewalk.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

76 GARSON Drive  
Applicant: Lot #25 Auburn Pines  
Address: Donatelle

Date: 4/20/00  
C-B-L: 386A-B-025

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct single family dwelling with attached garage <sup>24x26</sup>

Sevage Disposal - City

Lot Street Frontage - 50' req - 110' shown

Front Yard - 25' req - 40' scaled

Rear Yard - 25' req - 85' scaled

Side Yard - 14' req - 21' scaled

Projections - rear family room - front stairs

Width of Lot - 80' req - 110' shown

Height - 35' max - 30.5' to ridge

Lot Area - 10,000<sup>#</sup> in 10,989<sup>#</sup> shown

Lot Coverage/ Impervious Surface - 20% = 3797.8<sup>#</sup> max

Area per Family - 10,000<sup>#</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor  
#2000005B

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 zone X

garage 24' x 26' = 624<sup>#</sup>  
deck 8' x 19.5' = 156<sup>#</sup>  
house 30 x 34 = 1020  
family 14 x 18 = 252  
2052

OK

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

**20000058**  
I. D. Number

**Emery & Eileen Donatelle**  
Applicant  
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 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **Single Family W/Attached**  
**2,900 Sq. Ft.** **18,989**  
Proposed Building square Feet or # of Units **Acreeage of Site** **Zoning**

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_  
Fees Paid: Site Plan **\$200.00** Subdivision \_\_\_\_\_ Engineer Review **\$100.00** Date: **4/10/00**

**Inspections Approval Status:**

Approved  Approved w/Conditions see attached  Denied  Additional Sheets Attached  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  
 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 Issued	_____		
	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	_____	_____	
	date	signature	

Garsoe Drive / Lot #25 Auburn Pines

**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.

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

Location/Address of Construction: <u>Lot #25 Auburn Pines</u>			
Total Square Footage of Proposed Structure <u>2900 SQ FT.</u>		Square Footage of Lot <u>18,989 SQ FT.</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>386A</u> Block# <u>B</u> Lot# <u>25</u>		Owner: * <u>EMERY &amp; EILEEN DONATELLE</u>	Telephone#: <u>797-2597</u>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: <u>121 DEEDWOOD DR. PORTLAND</u>	Cost Of Work: <u>EST. \$140,000.</u> Fee: <u>\$500</u>
Proposed Project Description:(Please be as specific as possible) <u>SINGLE FAMILY DWELLING, CAPE COD STYLE, W/ BREEZEWAY AND 2 CAR GARAGE</u>			
Contractor's Name, Address & Telephone <u>EMERY J. DONATELLE 121 DEEDWOOD DR. PORTLAND 797-2597</u>			Rec'd By: <u>[Signature]</u>

- Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
  - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
  - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
  - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

- You must include the following with you application:
- 1) A Copy of Your Deed or Purchase and Sale Agreement
  - 2) A Copy of your Construction Contract, if available
  - 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (4 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

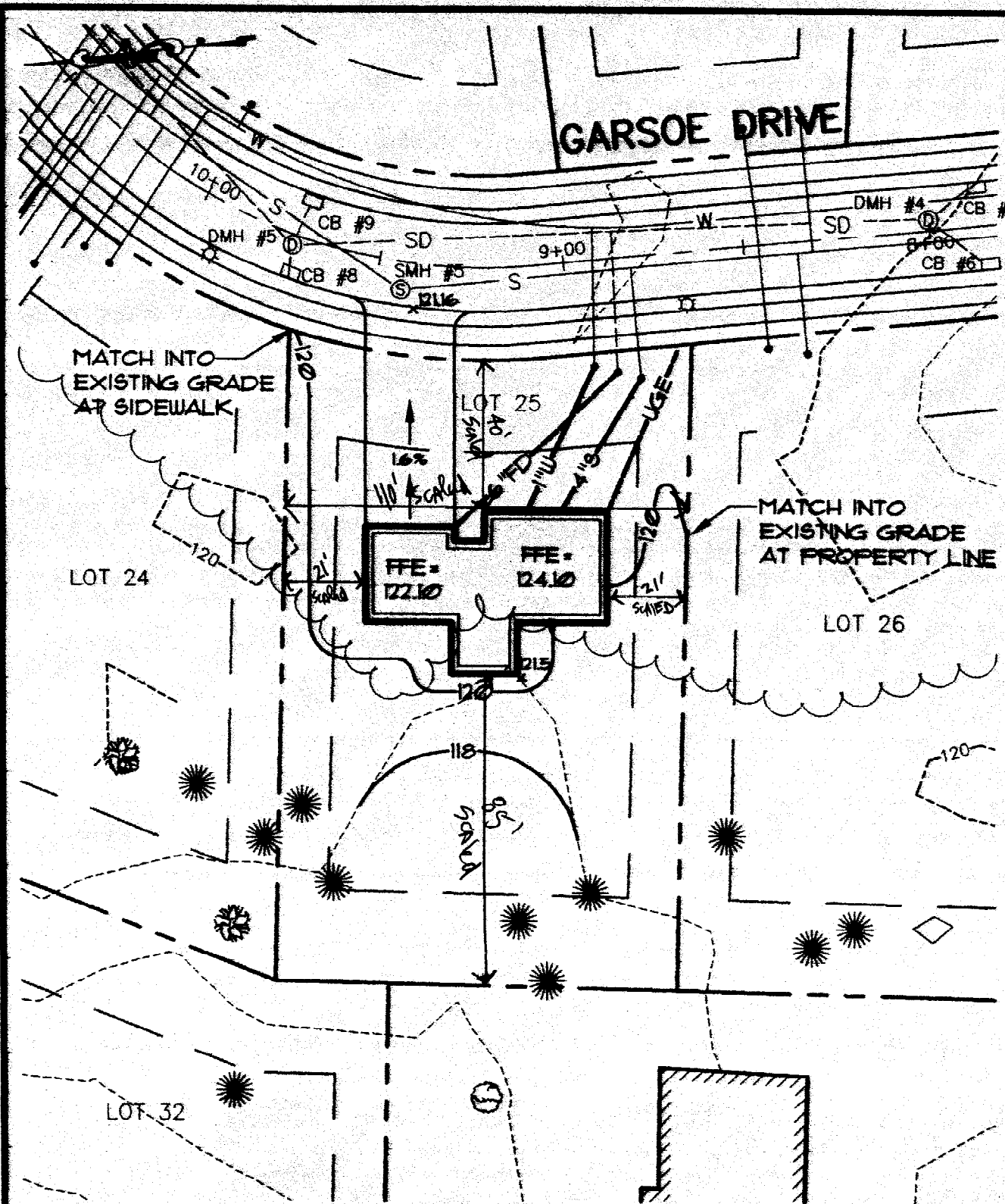
*\* Please call Mr. Donatelle for Plu 797-2597*

- 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.

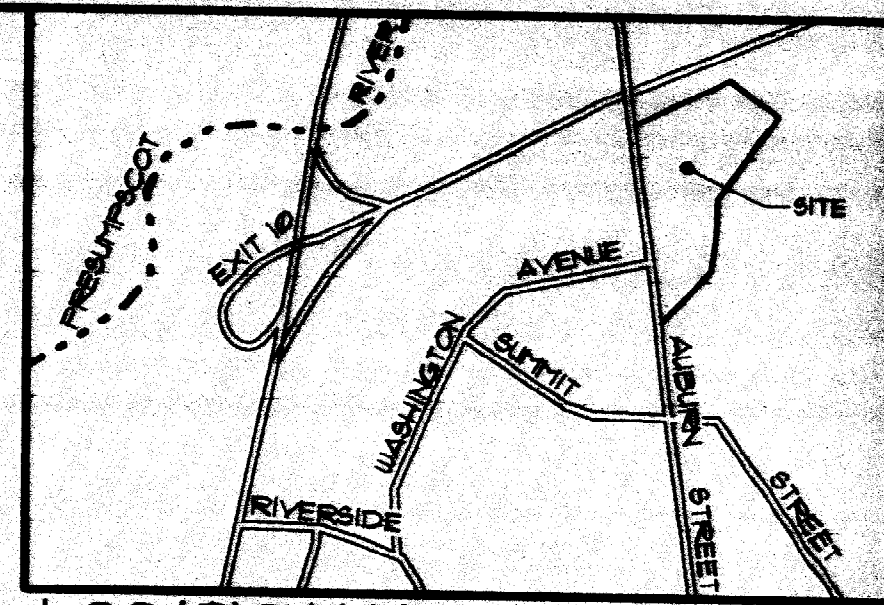
Signature of applicant: <u>Emery Donatelle</u>	Date: <u>1/2/08</u>
--	---------------------

Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
	BUILDING	
---	EDGE PAVEMENT	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FND. DRAIN	---
○	LIGHT POLE	○
○	HYDRANT	○
□	CATCH BASIN	□
⊙	MANHOLE	⊙
○	SPOT GRADE	30x20



**LOCATION MAP**

N.T.S.

**GENERAL NOTES**

1. APPLICANT: EMERY DONATELLE  
121 DEEPWOOD DRIVE  
PORTLAND, ME 04103
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:  
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DICK AUBURN R2-1 ELEVATION 122.31 N.A.Y.D. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 3A. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF UTILITY STUBS PRIOR TO CONSTRUCTION.
6. FOUNDATION DRAIN SHALL BE EQUIPPED WITH SUMP PUMP.

**Sebago Technics**  
Engineering & Planning for the Future  
One Chabot Street  
Westbrook, Me 04098-1339  
Tel (207) 856-0277

**PLOT PLAN**  
OF:  
**LOT 25 AUBURN PINES SUBDIVISION**  
GARSOE DRIVE  
PORTLAND, ME  
FOR:  
**EMERY DONATELLE**  
121 DEEPWOOD DRIVE  
PORTLAND, ME 04103

DESIGN BY:	
DRAWN BY:	BRF
CHECKED BY:	NJG
DATE:	04-04-00
SCALE:	1"=40'
FIELD BK:	---
PROJ. NO:	00138
DRAWING:	00138S
<b>SHEET 1 OF 1</b>	

**NANCY J. GILBERT**  
46877  
REGISTERED PROFESSIONAL ENGINEER  
Nancy J. Gilbert  
4/10/00



6 dr. w

T.O. PLATE  
8'-2"

T.O. PLATE  
8'-2"

2x6  
9/16"  
2x8

T.O. GARAGE  
2'6" ABOVE CENTER /  
DOWN STREET

priv. garage  
SECTION 107

Guandrains  
SECTION 1021.φ  
Handrails 1022.φ



NSPA  
#211

NSPA  
#211

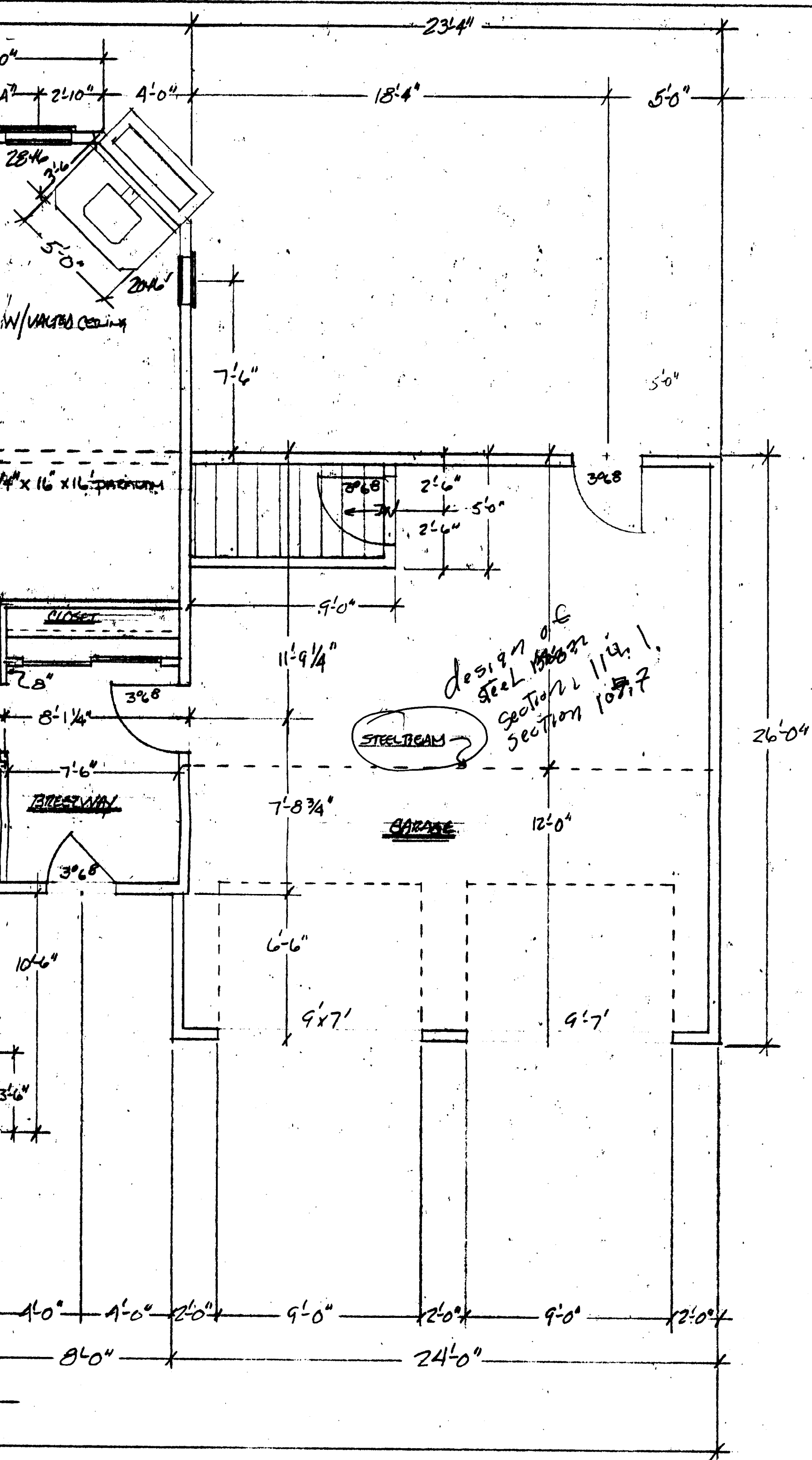
NO  
Deck  
or stairs  
shown

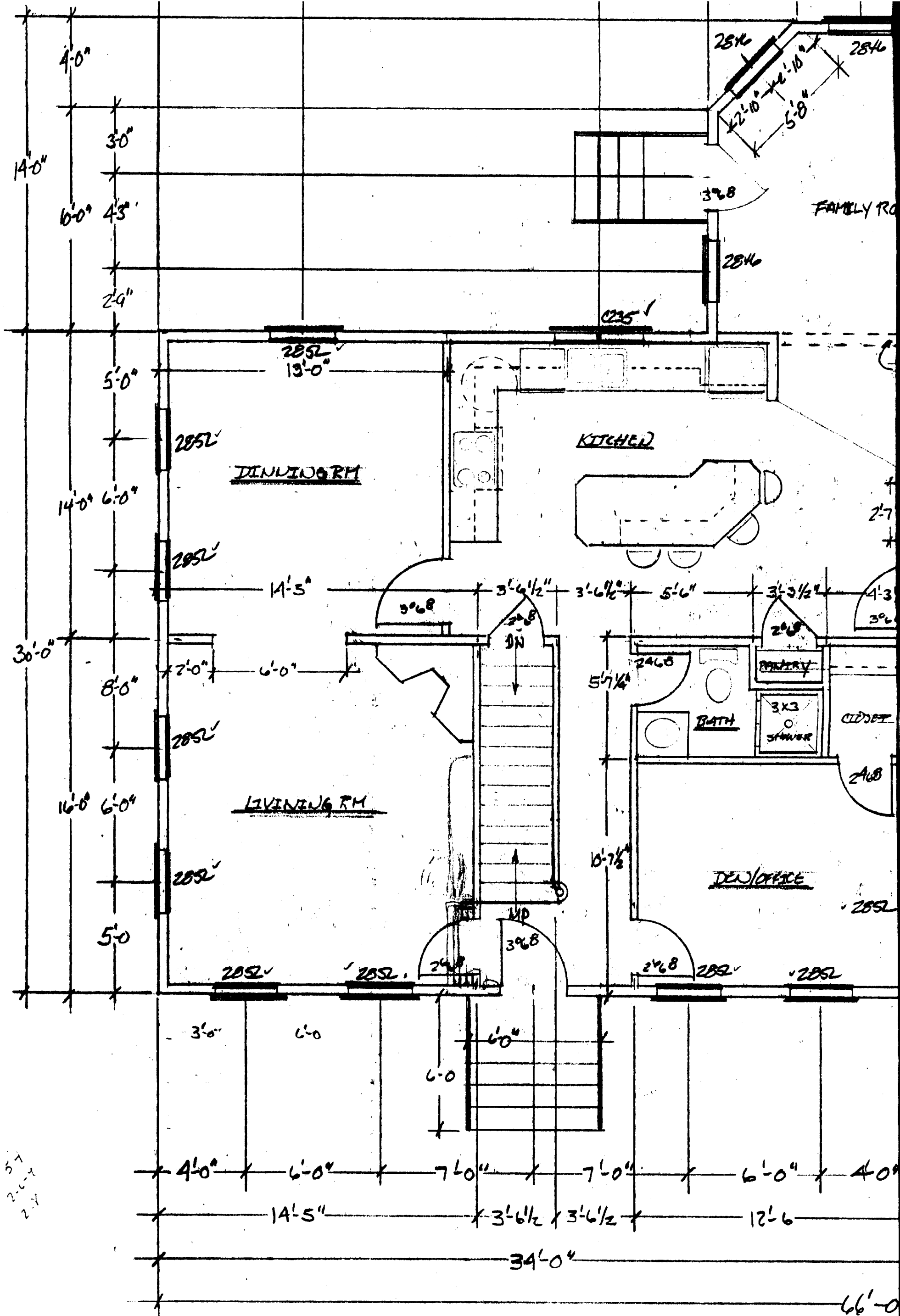




SPK  
5/25/25  
SPK

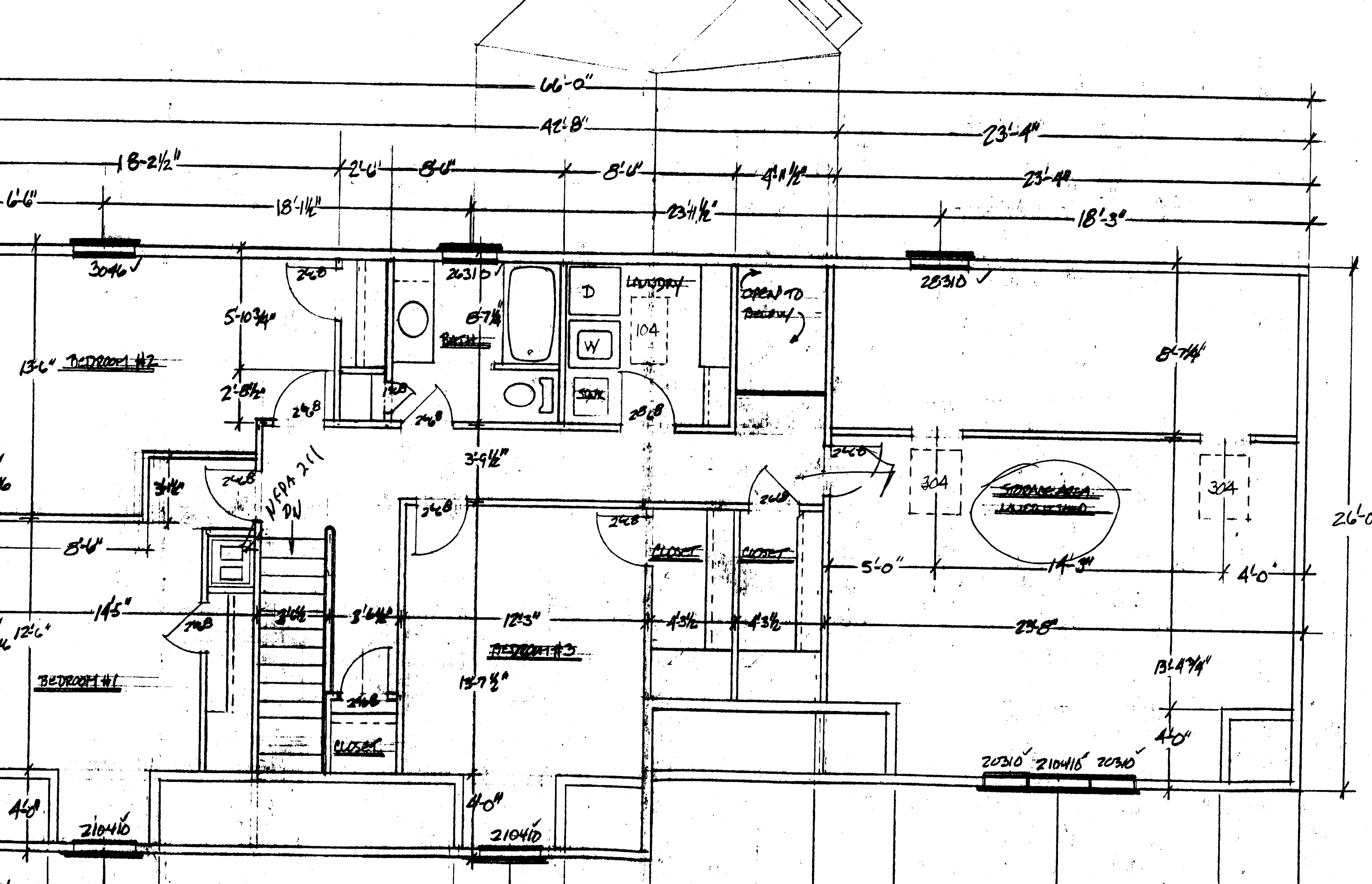
Guards rails  
hand rails.

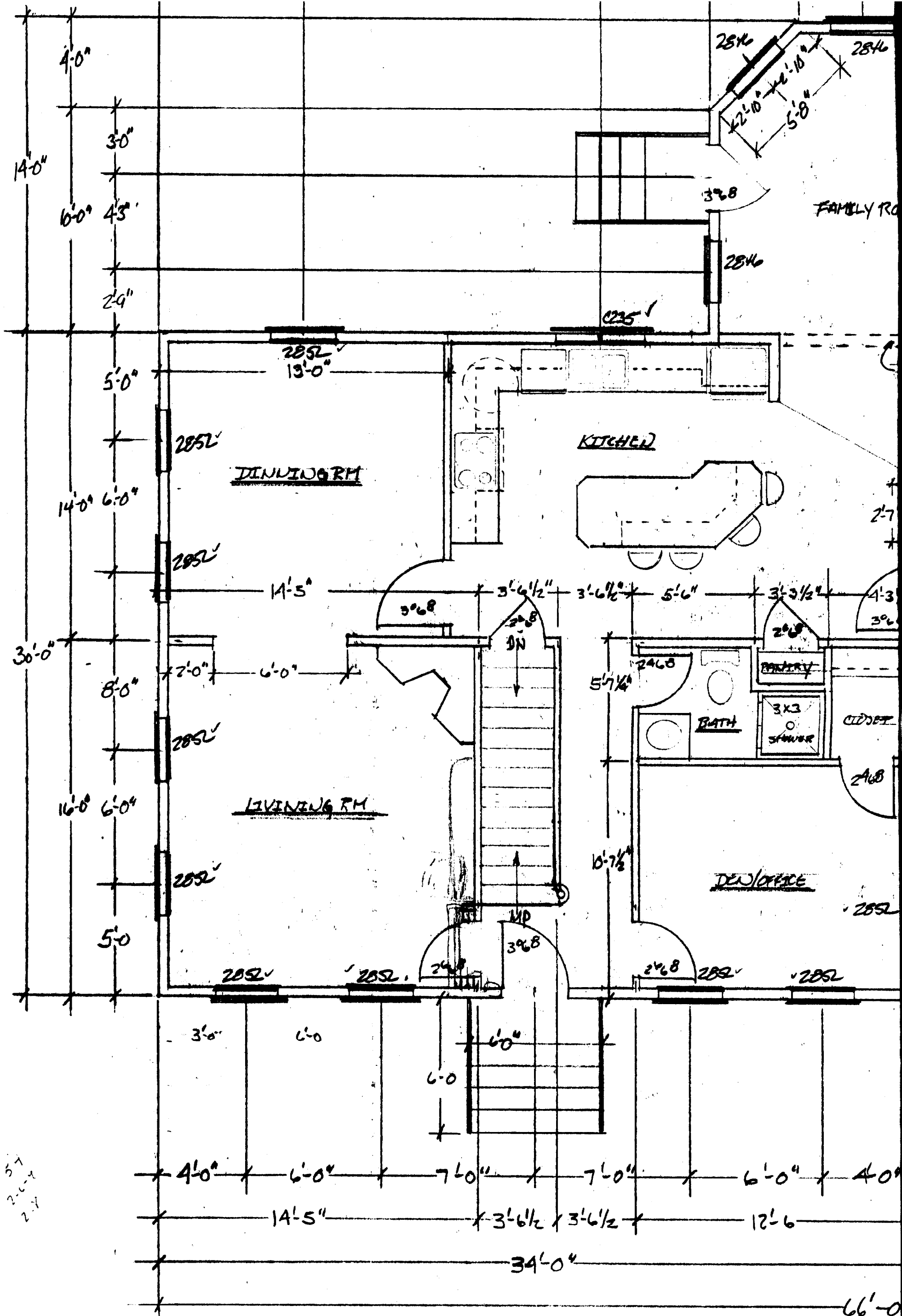




FIRST FLOOR PLAN - D.D.

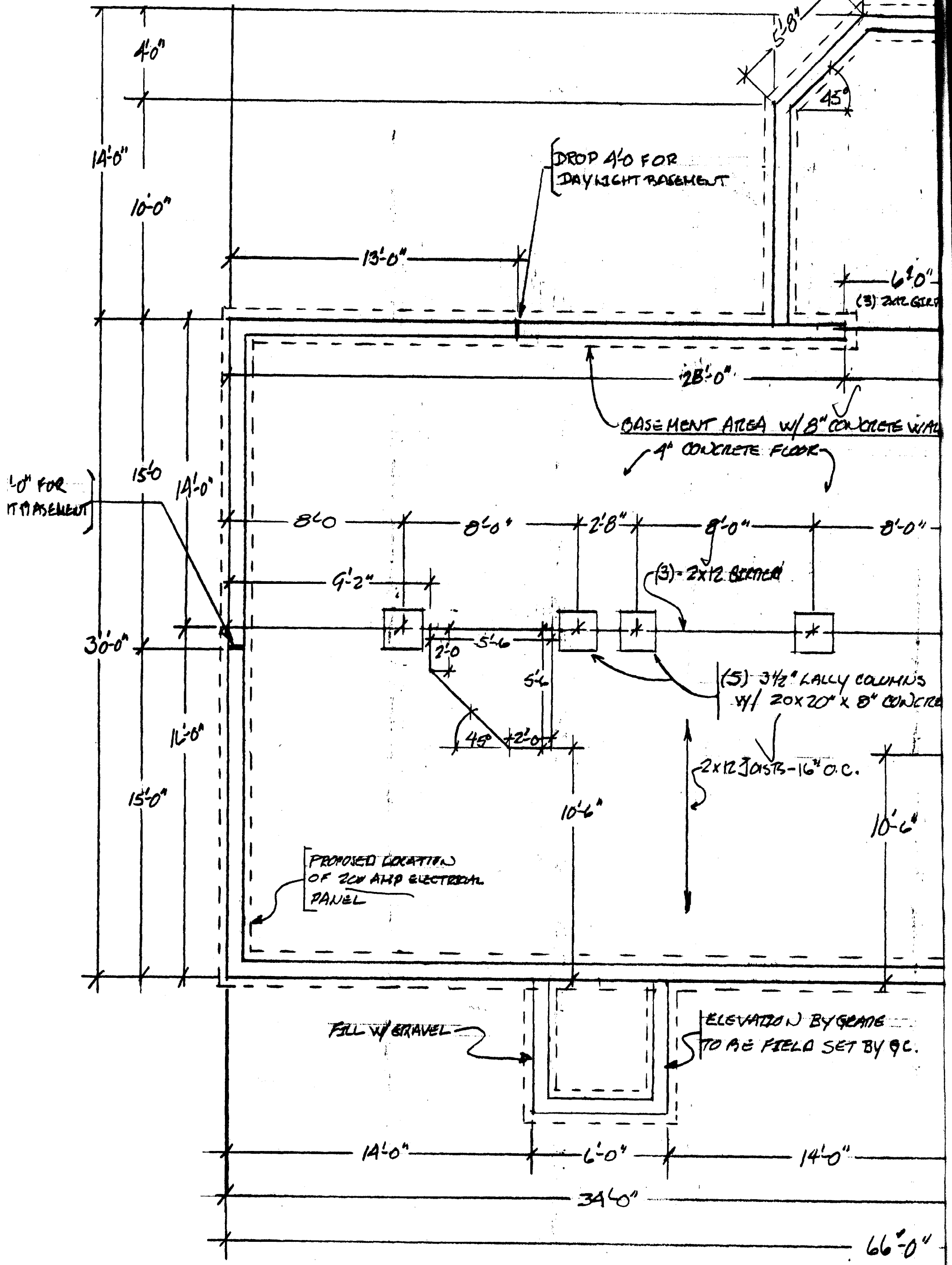
SCALE: 1/4" = 1'-0"



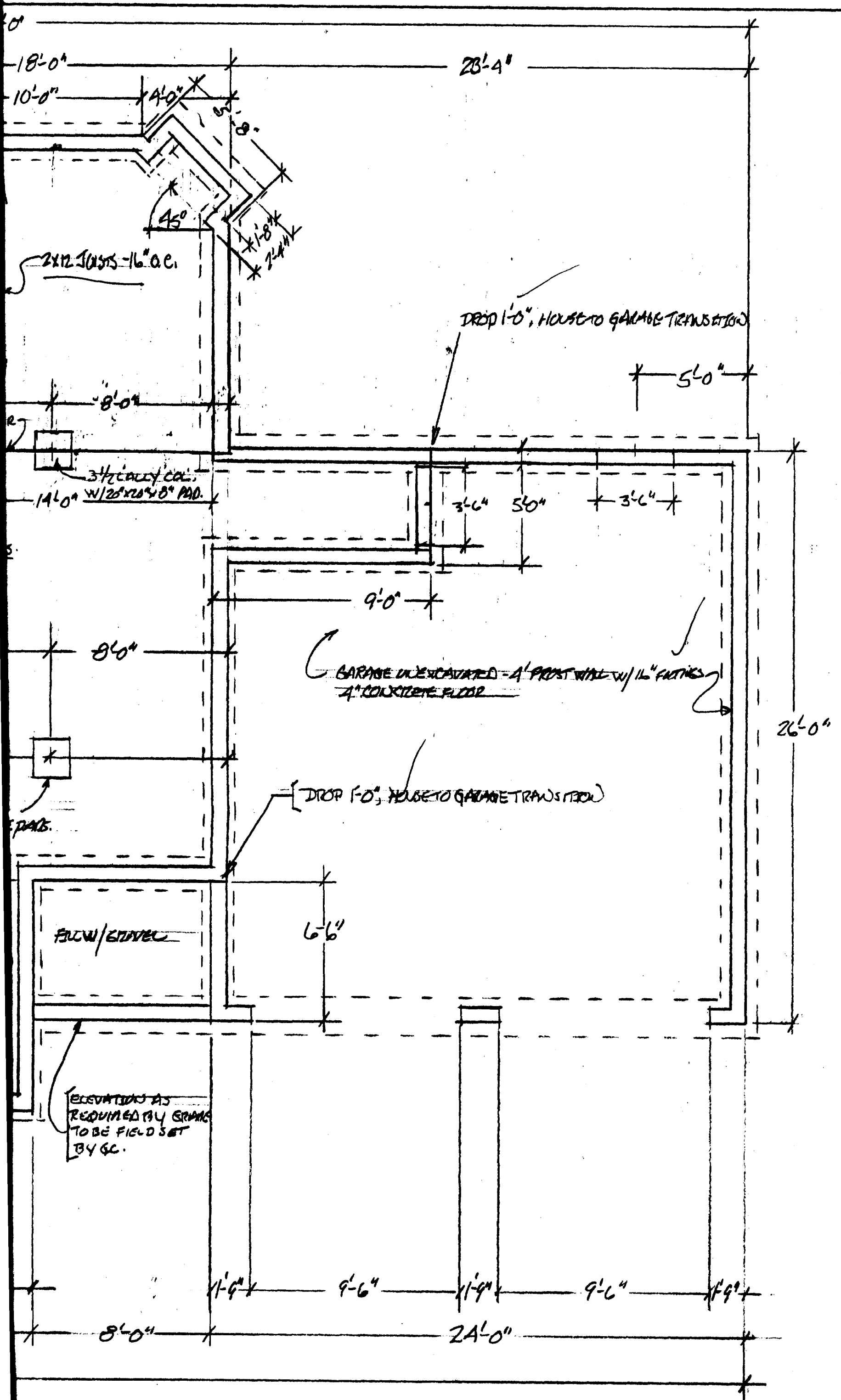


57  
2'-6 1/2"  
2'-7"

FIRST FLOOR PLAN - ID  
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN - DON  
 SCALE 1/4" = 1'-0"



ATELLE RESIDENCE

HOUSE FOUNDATION PLAN - TYPICAL

SCALE: 1" = 1'-0"

1/2" ANCHOR BOLTS - 8' OC.

2x6 P.I. SILL PLATE

6" FOAM TELL SEAL

7'-10"  
7'-6"

FINISH GRADE

EARTH

GRAVEL

PERVIOUS CONCRETE

8" CONCRETE WALL

4" CONCRETE FLOOR

4" SURROUND PERIMETER PIPE

GRAVEL/CONCRETE

KEYWAY

4" EXTERIOR PERIMETER DRAIN

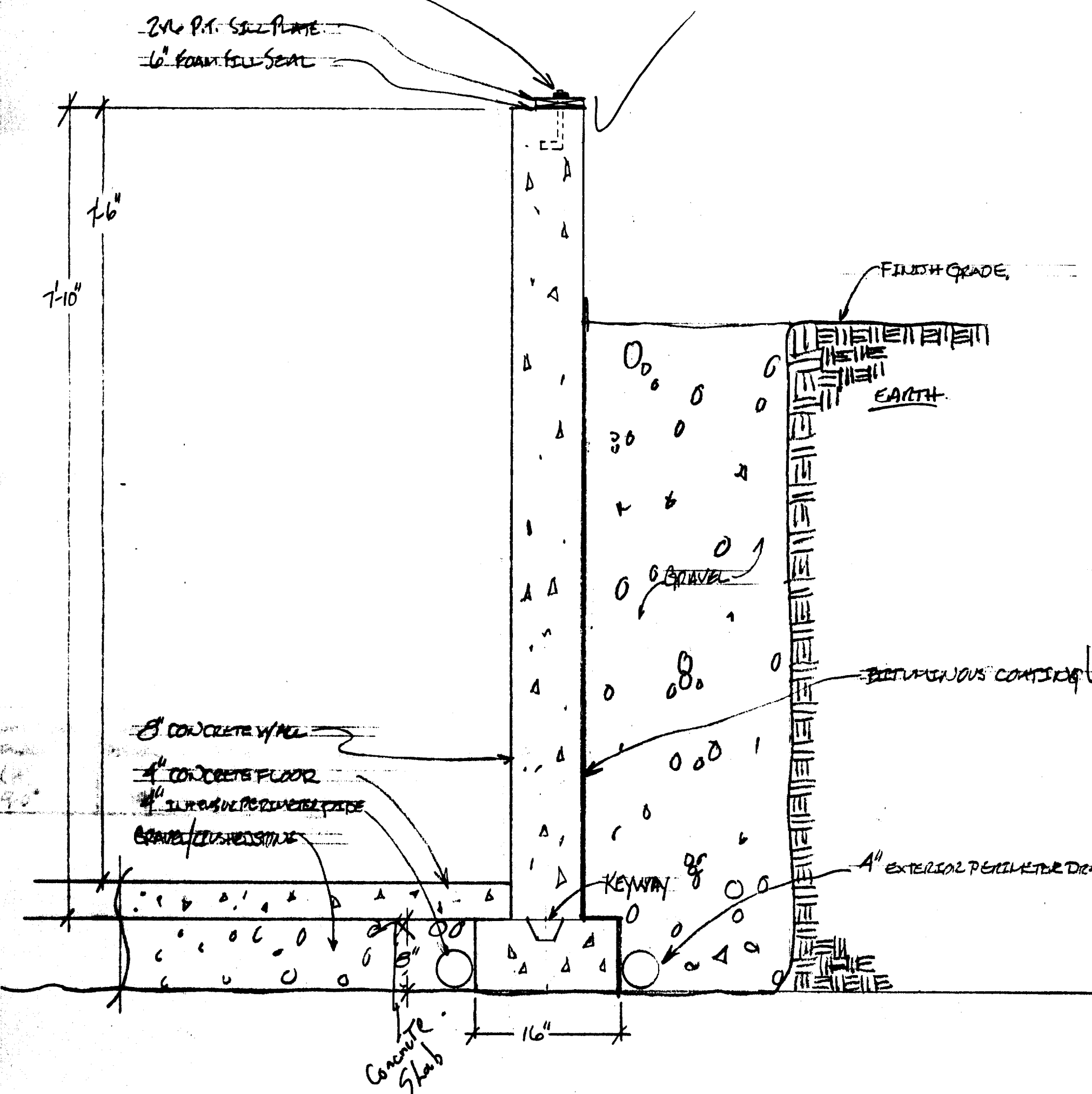
Concrete Slab

16"

RIGHT SIDE TO FLOOR

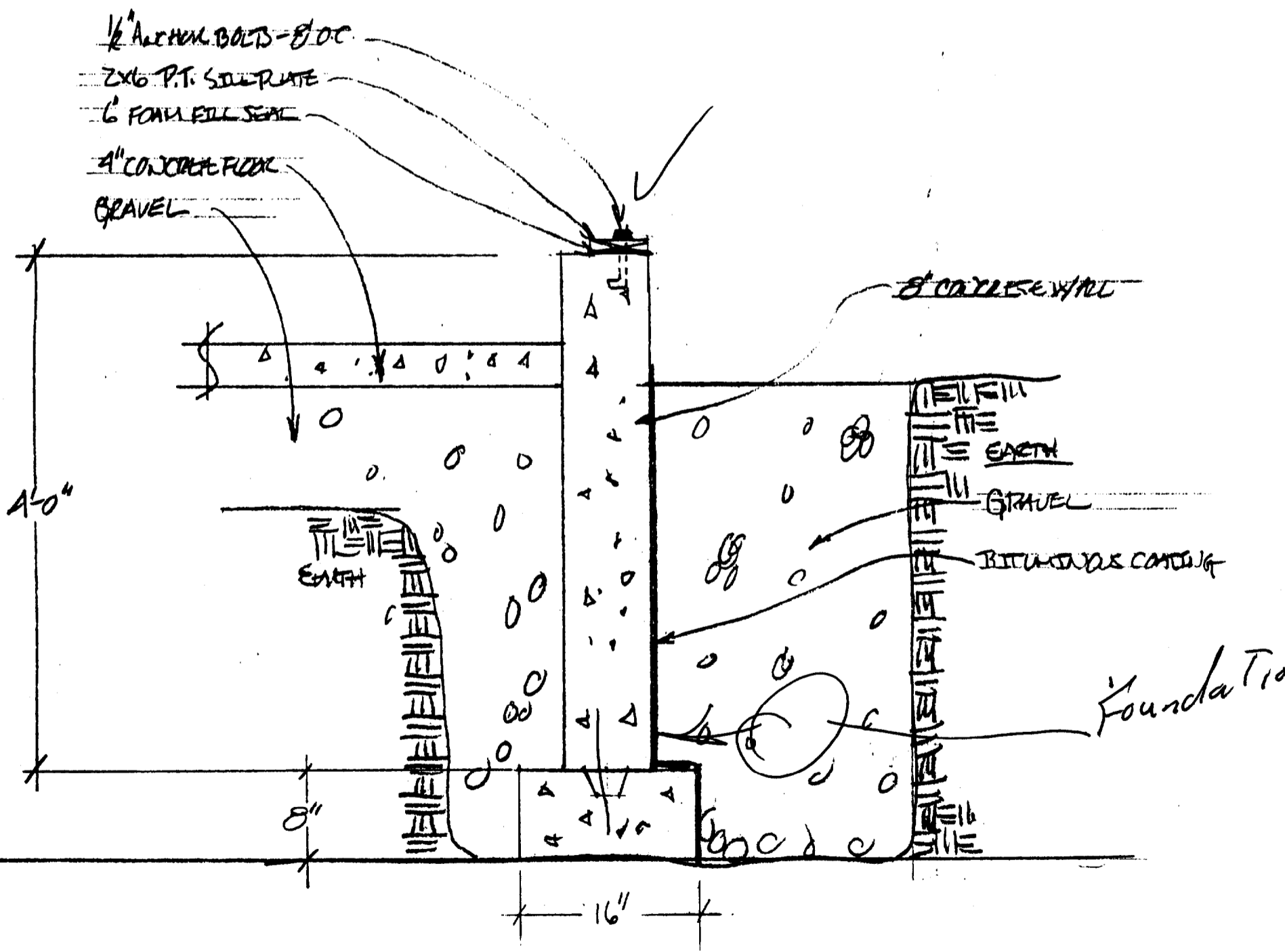
NOT TO SCALE

(14)  
9-0



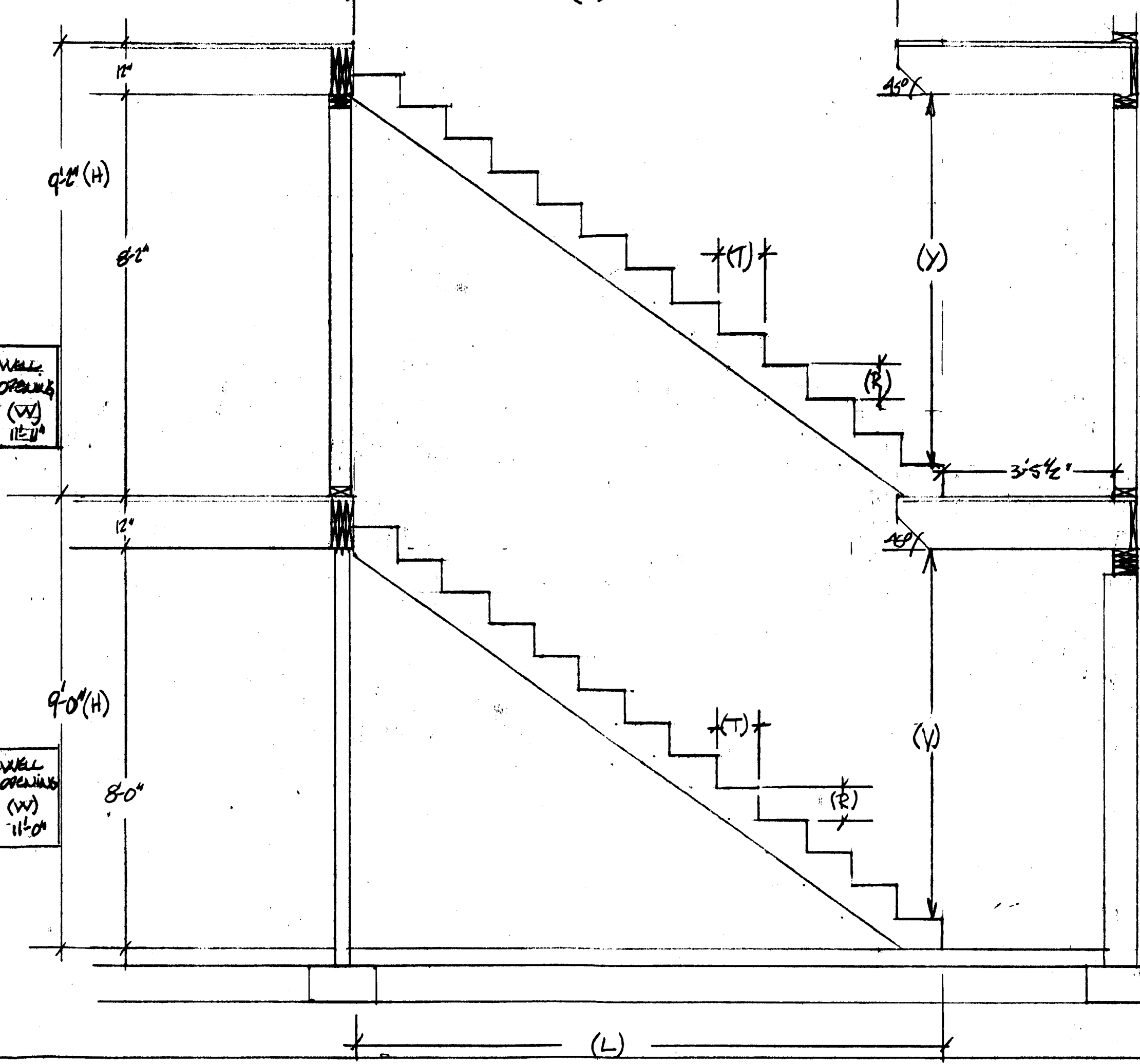


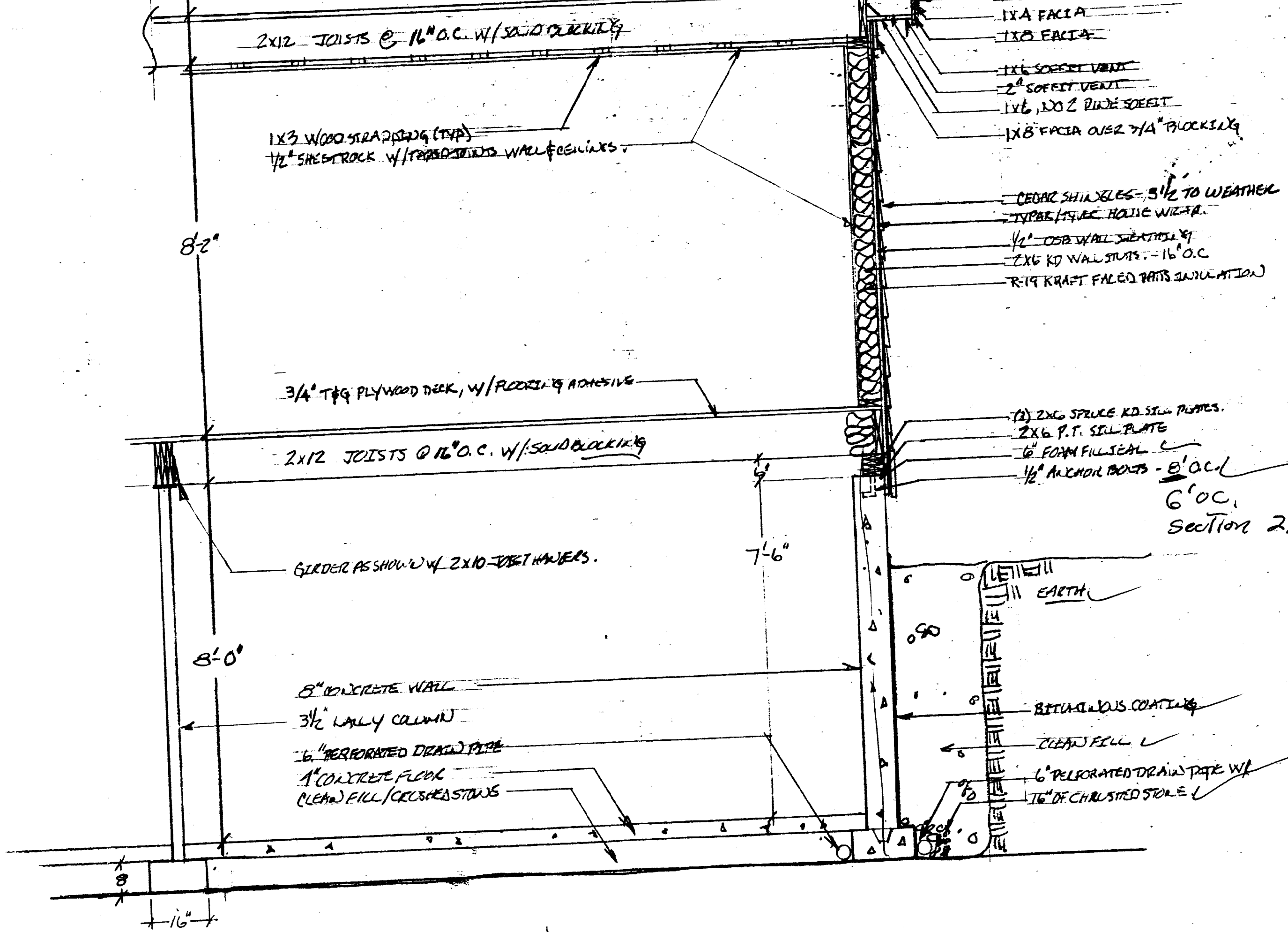
GARAGE FOUNDATION FROST WALL TYPICAL  
SCALE: 1" = 1'-0"



HEIGHT FLOOR TO FLOOR (H)	NUMBER OF RISERS	HEIGHT OF TREADS (R)	WIDTH OF TREADS (T)	TOTAL RUN (L)	HEAD ROOM (Y)	WELL OPENING (W)
9'-0"	14	7 3/4"	11"	11'-11"	7'-6"	11'-0"

HEIGHT FLOOR TO FLOOR (H)	NUMBER OF RISERS	HEIGHT OF TREADS (R)	WIDTH OF TREADS (T)	TOTAL RUN (L)	HEAD ROOM (Y)	WELL OPENING (W)
9'-0"	14	7 3/4"	11"	11'-11"	7'-6"	11'-0"





TYPICAL WALL SECTION - DONATILE RESIDENCE

SCALE: 1/2" = 1'-0"

