

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No:	02-1179	Issue Date:		CBI:	217 A010001
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Location of Construction:	<i>VT #10</i>	Owner Name:	Stroudwater Farm Association	Owner Address:	18 Carroll Street	Phone:	207-781-2071
Business Name:	<i>2175 Edgewood</i>	Contractor Name:	n/a	Contractor Address:	Portland	Phone:	
Lessee/Buyer's Name:	n/a	Phone:	n/a	Permit Type:	Single Family	Zone:	<i>R-3</i>

Past Use:	Vacant	Proposed Use:	New Single Family / 28' x 43' home with 24' x 24' two car attached garage and 14' x 20' deck.	Permit Fee:	\$1,078.00	Cost of Work:	\$140,000.00	CEO District:	3	INSPECTION:	Use Group:	Type:
Proposed Project Description:				FIRE DEPT:		<input type="checkbox"/> Approved <input type="checkbox"/> Denied		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:	<i>eg</i>	Date Applied For:	10/11/2002	<b>Zoning Approval</b>			
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- 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	Historic Preservation
<input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Shed 12 zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # <i>2002-8223</i> Maj <input type="checkbox"/> Ming <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>08/17/02</i>	<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	<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: _____

**CERTIFICATION**

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

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

02 1179

# All Purpose Building Permit Application

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

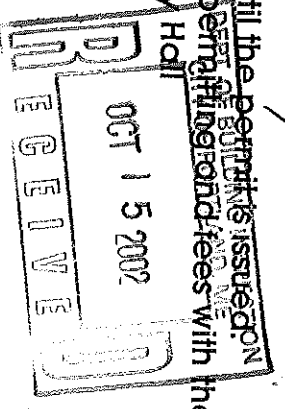
Location/Address of Construction: <u>Lot # 10 Rivers Edge Drive</u>		Square Footage of Lot: <u>25,655</u>	
Total Square Footage of Proposed Structure: <u>2800</u>			
Tax Assessor's Chart, Block & Lot Chart# <u>217 A</u>	Block# <u>010</u> Lot# <u>010</u>	Owner: <u>Stroudwater Farms Assoc.</u>	Telephone: <u>781-2071</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>Kennedy &amp; Walsh const 18 Carroll St. Falmouth, ME 04105</u>	
Current use: <u>Single family Residential House lot</u>		Cost Of Work: \$ <u>140,000</u>	
If the location is currently vacant, what was prior use: _____		Fee: \$ <u>1003.00</u>	
Approximately how long has it been vacant: _____		MIND MIND	
Proposed use: <u>Single family House</u>			
Project description: <u>Two story wood construction building + 75.00 sq ft of deck</u>			
Contractor's name, address & telephone: <u>141 x 201 deck</u>			
Who should we contact when the permit is ready: <u>Karen Walsh</u>			
Mailing address: <u>18 Carroll St. Falmouth, ME 04105</u>			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207 781-2071</u>			

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record 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: [Signature] Date: 10/11/02

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



Delete	Schedule	Add	End	Images	Print Permit	Print C of O	Print Insp
Prmt	Tex93	29110			Const Type	New	Num1

Permit Nbr	02-1179	Location of Construction		Rivers Edge Drive lot #10	Appl. Date
Status	Hold	Permit Type		Single Family	Issue Date
CBL	217 A010001	Territory Nbr	3	Estimated Cost	\$140,000.00
Date Closed					

Comment Date	10/29/2002	Comment	need more info - faxed copy of review sheets to Karen Walsh outlining items.	Add	Delete	Save
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Comment Date	11/25/2002	Comment	received additional site plan and building plans. /gg	Add	Delete	Save
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Comment Date	11/26/2002	Comment	still incomplete	Add	Delete	Save
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Name	mjm	Follow Up Date		Completed
Name	gg	Follow Up Date		Completed
Name		Follow Up Date		Completed

CreatedBy	gg	CreatedDate	10/16/2002	ModBy	mjm	ModDate	10/25
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Taxes Due

Close

21179

10/11/2002

<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

7/2002

Riversedge Lot #10 217-A-10

Soil type/Presumptive Load Value (Table 401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)		<del>OK</del>
* Foundation Drainage Dampproofing (Section 406)	No depth on sawrafbes Not shown - need more detail	
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
AnchorBolts/Straps (Section 403.1.4)	1/2" shown - 4'-0" - OK	
* Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))		3- 2x12 - 7'-1" span 26" x 26" high 4- 2x12 - B-2 span 28" x 28" high
* Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	Not shown	
* Sill/Band Joist Type & Dimesions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Not shown  OK	

<b>Second Floor Joist Species</b> <b>Dimensions and Spacing Table(503.3.1(1) &amp; Table 503.3.2(1) )</b>	OK		
<b>Attic or additional Floor Joist Species</b> <b>Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) &amp; Table 503.3.2(1) )</b>	OK		
✱ <b>Roof Rafter; Pitch, Span, Spacing &amp; Dimension(Table 802.3.2(7) )</b>	Rafters - (YA4) Show 2x8 - need 2x10		
<b>Sheathing; Floor, Wall and roof (Table 503.2.1(1) )</b>	OK		
✱ <b>Fastener Schedule (Table 602.3(1) &amp; (2) )</b>			

Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	OK	
Attic Access (BOCA 1211.1)	OK - pull down stair	
* Draft Stopping around chimney	Not shown	
* Header Schedule	Not show	
* Type of Heating System	Not shown	
* Smoke Detectors	Some shown	
* Location and type/Interconnected	Not shown	

See Chimney Summary Checklist

\* Gas fire place - spec & permit

\* Landing in bsmnt - not 3'-0"

<b>Stairs</b>		
<b>Number of Stairways</b>		
Interior 3	OK	
Exterior 0	1 step only	
<b>Treads and Risers</b> (Section 314)	OK	
<b>Width</b>	OK	
<b>Headroom</b>	OK	
* <b>Guardrails and Handrails</b> (Section 315)	Not shown	
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA)		
Living Space ? (Above or beside) Yes	Shows 5/8" & fire rated	
<b>Fire separation</b>	OK	
* <b>Fire rating of doors to living space</b> <b>Door Sill elevation (407.5 BOCA)</b>	Not shown	
<b>Egress Windows (Section 310)</b>	OK	



AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This Agreement made and entered into this 10<sup>th</sup> day of August, 2002  
by and between STROUDWATER FARMS ASSOCIATES, a Maine general partnership,  
whose mailing address is 18 Carroll Street, Palmouth, Maine 04105, (the "Seller"), and  
Kenny & Ralph Lastricken was a mailing address of 18 Carroll Street  
Falmouth, Maine (the "Buyer").

The parties hereto agree as follows:

1. PREMISES. Subject to Paragraph 4 hereof, Seller agrees to sell and Buyer agrees to buy certain real estate located in Portland, Cumberland County, Maine, in a development known as river's Edge and more particularly described as Lot Number 10 on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine Made for Stroudwater Farms Associates" prepared by Owen Haskell, Inc. dated April 10, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 494, together with all appurtenant rights and easements, (hereinafter the "Premises").

2. PURCHASE PRICE. Buyer agrees to pay for the Premises the sum of Seveny - Five Thousand and no/100 (\$ 75,000.00) (the "Purchase Price"), payable as follows:

- a. Earnest Money Deposit. One Thousand and no/100 Dollars and 00/100 (\$ 1,000.00) as an earnest money deposit at the time of the execution of this Agreement (the "Deposit"). The Deposit shall be held by Seller, in a non-segregated account and without interest, and shall be credited toward the Purchase Price if and when there is a closing and otherwise pursuant to this Agreement.
- b. Balance of Purchase Price at Closing. The balance of the Purchase Price, Seventy - Five Thousand and no/100 Dollars and 00/100 (\$ 74,000.00), as adjusted pursuant to paragraph 5 below, shall be paid by immediately available funds at the time of closing.

3. TITLE. Seller shall convey the Premises to Buyer at Closing in fee simple with good and marketable title in accordance with the standards of the Maine Bar Association, free and clear of all liens but subject to easements, privileges, restrictions and agreements of record. If Seller is unable to convey title as aforesaid, Seller shall be given a reasonable time period in which to remedy any title defects. If such defects cannot be corrected or remedied, or if Seller elects in Seller's discretion not to remedy the same, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations to each other hereunder will terminate. Buyer may, at Buyer's

option, elect to close notwithstanding such defects as may exist without a reduction in the Purchase Price.

4. CLOSING. The closing of this transaction shall take place on or before February 10, 2003, at the offices of Cumberland Title or at such time and place as Seller and Buyer shall mutually agree upon in writing. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the Purchase Price, a Warranty Deed to the Premises. The acceptance of the deed by Buyer at closing shall be deemed to be the full performance and discharge of every agreement, obligation and representation made on the part of Seller, except as expressly set forth in such deed. The parties agree that non of the statements contained in this Agreement are collateral agreements.

5. POSSESSION. Seller shall deliver possession of the Premises of Buyer free and clear of all leases, tenancies and occupancies by any person.

6. ADJUSTMENTS, PRO-RATION AND CLOSING COSTS.

- a. Real estate taxes and assessments shall be pro-rated as of the Closing on the basis of the latest available tax bill.
- b. The Maine Real Estate Transfer Tax shall be paid one-half by each of Seller and Buyer. The recording fee for the deed will be paid by Buyer.
- c. The Buyer shall pay to Seller an amount equal to one-sixth (1/6<sup>th</sup>) the estimated annual common expense charges for the Premises, and Seller shall contribute such payment fro the Buyer to a working capital fund established by the Seller as a segregated account, owned by and in the name of the Association, established at a Maine financial institution insured by the Federal Deposit Insurance Corporation or other equivalent federally-sponsored insurance. Such payment to the working capital fund shall not be treated as a prepayment of monthly common expenses assessments.

7. DEFAULT AND REMEDIES. In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller's remedies shall be either (i) retention of the Deposit as full and complete liquidated damages in lieu of any other legal or equitable remedy, or (ii) recourse to all available legal and equitable remedies. Upon retention of the Deposit as set forth in this paragraph, this Agreement will terminate and neither party will be under any further obligation hereunder.

In the event that Seller fails to close hereunder for a reason other than the default of Buyer, Buyer's exclusive remedies shall be either (i) return of the Deposit as full and complete liquidated damages in lieu of any other remedy or (ii) specific

performance of this Agreement. Upon return of the Deposit as set forth in this paragraph, this agreement will terminate and neither party will be under any further obligation hereunder.

8. GENERAL PROVISIONS. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the date of mailing. If mailed, all notices are to be sent by First Class Mail, postage prepaid, certified, return receipt requested, addressed as provided in the prefatory paragraph of this Agreement.

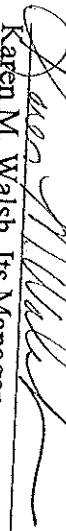
Either party may change its address for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. The rights of Buyer under this Agreement may not be assigned in whole or in part without written consent of Seller.


Seller an Buyer represent and warrant to each other that neither party has engaged in the services of any real estate broker with respect to this transaction except for N/A whose commission shall be paid by N/A. This Agreement constitutes the entire Agreement between Seller an buyer and there are no agreements, understandings, warranties or representations between seller and buyer except as expressly contained in this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine. If any provision of this Agreement is to be invalid or unenforceable, it shall not affect the validity and enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

WITNESS:

Seller: Stroudwater Farms Associates  
By: Stroudwater Farms Development, LLC  
Its Partner

Name: \_\_\_\_\_ By:   
Karen M. Walsh, Its Manager  
Seller Tax ID# 01-0433631

Name: Bryan Kennedy Buyer   
Soc. Sec. # \_\_\_\_\_

Name: \_\_\_\_\_ Buyer Soc. Sec. # \_\_\_\_\_

Delete		Schedule		Add	Find	Images	Print Permit	Print C of O	Print Insp	Taxes Due	Close		
Pmt	Tex193	29110	Constr Type	New	Numl	21179	Permit Nbr	02-1179	Location of Construction	Rivers Edge Drive lot #10	Appl. Date	10/11/2002	
Status	Hold	Permit Type	Single Family	Estimated Cost	\$140,000.00	Date Closed		Permit Nbr	217 A010001	Territory Nbr	3	Issue Date	
CBL	217 A010001	Territory Nbr	3	Estimated Cost	\$140,000.00	Date Closed							

Comment Date	10/29/2002	Comment	need more info - faxed copy of review sheets to Karen Walsh outlining items.
Name	Imm	Follow Up Date	
Completed	<input type="checkbox"/>		

Created By	gg	Created Date	10/16/2002	Mod By	Imm	Mod Date	10/29/2002
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City of Portland  
INSPECTION SERVICES

Room 315  
389 Congress Street  
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693  
Fax : (207) 874-8716

Permit  
02-1170  
X

FAX TRANSMISSION COVER SHEET

Date: 10/29/02

To: Karen Walsh

Fax: 781-2729

Re: Lot 10 Riverside

Sender: T. Munson 874-8706

YOU SHOULD RECEIVE 5 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

Karen -  
The last item is addressing the bsmt stairs- the plans do not show 36" between the wall and stairs. (landing) This means the stairs have to be moved back which may affect the floor plan. Call w/ questions.  
If you are interested in the City of Portland Zoning Ordinance, please visit our website at ci.portland.me.us.

Application ID Number: 2.1179

Delete Review Save Close

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: Rivers Edge Drive - lot #10 Approval Date: 10/17/2002

[Empty text box]

Given On Date: 10/16/2002

OK to Issue Permit Name: Marge Schmuckal Date: 10/17/2002 Date 2: [Empty]

Conditions Section: Add New Condition From Default List Add New Condition Delete Condition

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

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

Create Date: 10/15/2002 By: gad Update Date: 10/17/2002 By: mes

Applicant:

Standard Farm Assoc

Date: 10/17/02

Address:

Rivers Edge Drive lot # 70 C-B-I: 217-A-70

CHECK-LIST AGAINST ZONING ORDINANCE

# 02-1179

Date - News

Zone Location - R-3 Subdivision/Contract Zone

Interior or corner lot -

Proposed Use/Work - On Street News 20'x43' two story with 24'x24' garage and 14'x20' deck

Sewage Disposal - City

Lot Street Frontage - 50' min - 169' shown

Front Yard - 25' Req - 26' s.c.r.e.d

Rear Yard - 25' Req - 58' s.c.r.e.d close f

Side Yard - 14' Req - 30' x 69' s.c.r.e.d

Projections - 2 story rear deck - front porch 6'x20'

Width of Lot - 75' Req -

Height - 35' MAX - 25' s.c.r.e.d

Lot Area - 6,500 sq ft - 25,655 sq shown

Lot Coverage/Impervious Surface - 25% Req of 6413.75 sq shown

Area per Family - 6,500 sq ft

Off-street Parking - 2 p.l.s spaces Req - 2 car garage

Loading Bays - N/A

Site Plan - minor/owner # 2002-0223

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 12 Zone X

No daylight ADA street shown

28 x 43 = 1204

14 x 20 = 280

24 x 24 = 576

6 x 20 = 120

2180 sq ft

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

2002-0223  
Application I. D. Number

10/11/2002  
Application Date

Lot # 10 Rivers Edge Drive  
Project Name/Description

**Stroudwater Farms Association**

Applicant

18 Carroll St, Falmouth, ME 04105

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 781-2071

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot

Other (specify) \_\_\_\_\_

2800

25655

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 Pla \$50.00 Subdivision \_\_\_\_\_

Engineer Review

\$250.00

Date 10/16/2002

**Building Approval Status:**

Approved

Approved w/Conditions See Attached

Denied

Reviewer \_\_\_\_\_

Approval Date \_\_\_\_\_

Approval Expiration \_\_\_\_\_

Extension to \_\_\_\_\_

Additional Sheets Attached

Condition Compliance

signature \_\_\_\_\_

date \_\_\_\_\_

**Performance Guarantee**

Required\*

Not Required

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

Performance Guarantee Accepted

date \_\_\_\_\_

amount \_\_\_\_\_

expiration date \_\_\_\_\_

Inspection Fee Paid

date \_\_\_\_\_

amount \_\_\_\_\_

Building Permit Issue

date \_\_\_\_\_

Performance Guarantee Reduced

date \_\_\_\_\_

remaining balance \_\_\_\_\_

signature \_\_\_\_\_

Temporary Certificate of Occupancy

date \_\_\_\_\_

Conditions (See Attached)

signature \_\_\_\_\_

Final Inspection

date \_\_\_\_\_

signature \_\_\_\_\_

expiration date \_\_\_\_\_

Certificate Of Occupancy

date \_\_\_\_\_

signature \_\_\_\_\_

Performance Guarantee Released

date \_\_\_\_\_

signature \_\_\_\_\_

Defect Guarantee Submitted

submitted date \_\_\_\_\_

amount \_\_\_\_\_

expiration date \_\_\_\_\_

Defect Guarantee Released

date \_\_\_\_\_

signature \_\_\_\_\_



TABLE 1003.1  
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth. 2-inch minimum thickness for hearth extension.	1003.9.1 1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet. 12 inches for fireplace opening greater than or equal to 6 square feet. 16 inches for fireplace opening less than 6 square feet.	1003.10
Hearth extension (front of opening)	C	20 inches for fireplace opening greater than or equal to 6 square feet. Reinforced to carry its own weight and all imposed loads.	1003.10
Hearth and hearth extension reinforcing	D	20-inch minimum firebox depth.	1003.9
Firebox dimensions	E	12-inch minimum firebox depth for Rumford fireplaces.	1003.11
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber			
Wall thickness	H	6 inches lined; 8 inches unlined.	1003.8
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbelled masonry.	1003.8.1
Chimney vertical reinforcing <sup>a</sup>	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing <sup>a</sup>	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace inset	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner. 1/2-inch grout or airspace between liner and wall.	1001.7; 1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances			
From chimney		2 inches interior, 1 inch exterior.	1001.15
From fireplace	N	2 inches front, back or sides.	1003.12
Combustible trim or materials		6 inches from opening.	1003.13
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage <sup>a</sup>			
Strap		3/16 inch by 1 inch.	
Number	O	Two.	1003.4
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two 1/2-inch diameter.	
Footings			
Thickness	P	12-inch minimum.	1003.2
Width		6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 degree = 0.01745 rad

<sup>a</sup> Required only in Seismic Zones 3 and 4.

Riversedge Lot #10

217-A-10

781-2071  
Karen Walsh

Soil type/Presumptive Load Value (Table 401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	No depth on sawntubes	<del>7/20</del> <del>7/20</del>
* Foundation Drainage Dampproofing (Section 406)	Not shown - need more detail	
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
AnchorBolts/Straps (Section 403.1.4)	1/2" shown - 4'-0" - OK	
* Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))		3-2x12 - 7'-1" span 26"x26" flang
* Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	Not shown	4-2x12 - B-2 span 28"x28" flang
* Sill/Band Joist Type & Dimesions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Not shown	
	OK	

<b>Stairs</b>		
Number of Stairways		
Interior	3	OK
Exterior	0	1 step only
Treads and Risers (Section 314)		OK
Width		OK
Headroom		OK
* Guardrails and Handrails (Section 315)		Not shown
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA)		
Living Space ? (Above or beside)	Yes	Shows 5/8" & fire rated
Fire separation		OK
* Fire rating of doors to living space Door Sill elevation (407.5 BOCA)		Not shown
Egress Windows (Section 310)		OK

Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	OK	
Attic Access (BOCA 1211.1)	OK - pull down stair	
* Draft Stopping around chimney	Not shown	
* Header Schedule	Not shown	
* Type of Heating System	Not shown	
* Smoke Detectors	Some shown	
* Location and type/Interconnected	Not shown	

See Chimney Summary Checklist

\* Gas fire place - spec & permit

\* Landing in bsmnt - not 3'-0"

<b>Second Floor Joist Species</b> <b>Dimensions and Spacing</b> (Table 503.3.1(1) & Table 503.3.2(1))	OK		
<b>Attic or additional Floor Joist Species</b> <b>Dimensions and Spacing</b> (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	OK		
<del>*</del> <b>Roof Rafter; Pitch, Span, Spacing &amp; Dimension</b> (Table 802.3.2(7))	Rafter - (YA4) Show 2x8 - need 2x10		
<b>Sheathing; Floor, Wall and roof</b> (Table 503.2.1(1))	OK		
<del>*</del> <b>Fastener Schedule</b> (Table 602.3(1) & (2))			