

Estates at Windlestrae 17642
102 Annabel Road

Lot 2



FILE FOLDERS
LETTER SIZE—SP111½

Manufactured in the U.S.A.
for S.P. Richards Co., Atlanta, GA

BUILDING PERMIT APPLICATION

Building Permit No. 04-04-1327

TOWNSHIP OF MONTGOMERY

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
(215) 393-6920 Fax: (215) 855-1498

1. Location Address 102 ANNABEL Rd.
Block/Unit # 17G42

Lot # _____
2. Date: _____

PLEASE TYPE OR PRINT CLEARLY

3. Name of Applicant: JAMES MAKARA
Address: 146 S. MARMIC DR.
4. Name of Owner: ROD & MELISSA BROWN
Address: 102 ANNABEL RD.
5. Name of Contractor: MALARA
Address: _____
6. Type of Construction: BASEMENT RENOVATION

Fee: #1,050 #1271
Telephone: 215-355-0692
Zip Code: 18966
Telephone: 215-619-0389
Zip Code: 19454

7. Use of Building --- Industrial () Commercial () Professional () Office ()
Apartment/Motel/Hotel () Residential (X) Other ()
Accessory Use () 2nd Floor Addition Only ()

3 SETS OF SEALED CONSTRUCTION PLANS TO BE SUBMITTED WITH APPLICATION
NOTE: A CURRENT DEED MUST BE SUBMITTED AS PROOF OF OWNERSHIP FOR ALL COMMERCIAL AND INDUSTRIAL PROPERTIES.

8. Zoning District at Date of Application: _____ 9. Sq. Ft. of Lot: _____

10. No. Bathrooms _____ Bedrooms _____
Fireplaces: _____ Kitchens _____

04-30-04P12:55 RCVD

11. Garage: () Carport: () Dimensions: _____
Attached () Unattached ()

12. Estimated Cost of Construction: 45,000.00 34,000.
To be installed but not included in the above cost:
A. Electrical 3500
B. Plumbing 7500.-
C. Mechanical _____
D. Other (Elevator, Etc.) _____
Total Cost of Improvement: 45,000.

F. Girders
Joists - 1st Floor
Joists - 2nd
Floor
Joists - Ceiling
Exterior Studs
Interior Studs
Roof Rafters
Bearing Walls

Size	Spacing	Span

Specifications:
A. Type of Frame: _____
B. Type of Heating Fuel: _____
C. Type of Sewage Disposal: _____
D. Type of Water Supply: _____
E. Dimensions of Buildings: _____
1. No. of Stories: _____
2. Total Sq. Ft. of All Floor Area 1,544
Including Basement & Garage: ~~_____~~

G. Foundation:
1. Material: _____
2. Thickness: _____
3. Depth of Foundation: _____
4. Size Footings: _____
5. Material: _____

13. In Signing This Application I Certify That The Facts and Estimated Cost of Construction Set Forth In This Permit Application Have Been Examined And to The Best Of My Knowledge Is True, Correct and Complete.
Signature of Property Owner Melissa J. Brown Date 4/5/04

FEES SHALL BE "DOUBLED" IF WORK BEGINS PRIOR TO ISSUANCE OF PERMIT.

PERMIT IS VOID IF CONSTRUCTION IS NOT STARTED OR IS ABANDONED FOR SIX (6) MONTHS.

Permit Disapproved Because of Non-Compliance With Ordinance: _____ Article: _____ Section: _____
Subsection: _____ Additional Reasons For Disapproval Attached ().

Building Official Signature: _____ Date _____

Permit Approved: _____
Building Official Signature: [Signature] Date 5/21/04

This Permit Is Granted On The Express Condition That The Said Construction Shall, In All Respects, Conform To The Ordinances of Montgomery Township Including the Zoning Ordinance and Ordinance 96-70 With All Attached Policies And Procedures Including Warranties Pertaining To Flood Proofing and Roofing. All Work Must Be In Compliance With The American With Disabilities Act and the Latest Version Of NFPA101 Life Safety Code. This Permit May Be Revoked At Any Time Upon Violation Of Any Provisions Of Said Ordinances (See Permit Provisions). _____ Property Owner's Initials.

04-05-04P01:04 RCVD

rough electric passed 6/1/04

insul. passed 6/11/04 EB/KMS

04-04-1328
Electrical Permit No.

Void Without
Pre-Numbered
Permit Sticker
Affixed Here

TOWNSHIP OF MONTGOMERY
OFFICE OF CODE ENFORCEMENT
1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936
(215) 393-6920 FAX: (215) 855-1498
APPLICATION FOR ELECTRICAL PERMIT

APPLICATION IS HEREBY MADE FOR A PERMIT TO INSTALL OR ALTER ELECTRICAL SERVICE AND SYSTEMS ON THE PREMISES DESCRIBED HEREWITH. THE INFORMATION WHICH FOLLOWS, TOGETHER WITH THE ELECTRICAL PLAN IS MADE PART OF THIS APPLICATION BY THE UNDERSIGNED. IT IS UNDERSTOOD AND AGREED BY THE APPLICANT THAT ANY ERROR, MISSTATEMENT OF MISREPRESENTATION OF MATERIAL FACT, EITHER WITH OR WITHOUT INTENTION ON THE PART OF THIS APPLICANT, SUCH AS MIGHT OR WOULD OPERATE TO CAUSE A REFUSAL OF THIS APPLICATION OR ANY CHANGE MADE BY SUBSEQUENT TO THE ISSUANCE OF THE PERMIT WITHOUT APPROVAL OF THE OFFICE OF CODE ENFORCEMENT, ELECTRICAL DIVISION, SHALL CONSTITUTE SUFFICIENT GROUND FOR THE REVOCATION OF THIS PERMIT, AND/OR PROSECUTION, OR BOTH.

PLEASE PRINT OR TYPE INFORMATION

BLOCK & UNIT # 176U2
OWNER: Rod + Melissa Brown DATE: 4-6-04
LOCATION: 102 Annabel Rd ESTIMATED COST: 3500⁰⁰
OCCUPANT: _____ PERMIT FEE: \$60⁰⁰
PHONE _____ INSPECTION FEE: _____
PECO WORK ORDER NO. _____ TOTAL: \$60⁰⁰ #1272

RESIDENTIAL
NEW _____
ALTERATION _____
ADDITION _____
OTHER Basement Renovation
COMMERCIAL _____
INDUSTRIAL _____

ELECTRICAL SERVICE - NEW
AMPS _____
PHASE _____
VOLTS _____
CONTRACTOR James Makara
ADDRESS 146 S. Marmic Dr.
PHONE 215-355-0692

[Signature] 5/21/04
SIGNATURE OF INSPECTOR DATE SIGNATURE OF PROPERTY OWNER

NOTE: 1. ROMEX/NM MAY NOT BE USED IN NON-RESIDENTIAL BUILDINGS.
2. ILLUMINATED EXIT SIGNS SHALL BE INSTALLED 10" OFF FLOOR TO BOTTOM OF SIGN, IN ADDITION TO EXIT SIGNS ABOVE DOORS WHERE NORMALLY REQUIRED.

JOB DESCRIPTION AND ITEMS FOR CERTIFICATION

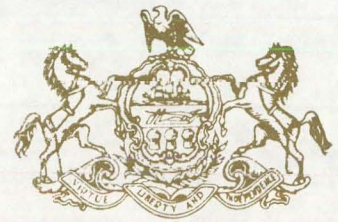
04-30-04P12:55 RCVD

THE FINAL INSPECTION HAS BEEN MADE AND ALL WORK HAS BEEN APPROVED.
INSPECTOR _____ DATE _____

FEES SHALL BE DOUBLED IF WORK BEGINS PRIOR TO ISSUANCE OF PERMIT

LOCATION:

ELECTRICAL PERMIT APPLICATION
BLOCK/UNIT #



Plumbing Permit 04-04-1329

Void Without
Pre-Numbered
Permit Sticker
Affixed Here

APPLICATION FOR PLUMBING PERMIT

TOWNSHIP OF MONTGOMERY

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
(215) 393-6920 FAX: (215) 855-1498

PLEASE TYPE OR PRINT CLEARLY

- ADDRESS OF WORK SITE: 102 Annabel Rd
BLOCK/UNIT: 17642
- OWNER'S NAME: Rod + Melissa Brown
- OWNER'S ADDRESS: Same PHONE: 215-619-0389
- PLUMBER: Daniel Pilegg P-H PHONE: 215-750-6775
- REGISTRATION NO. 498-9903
PLUMBER'S ADDRESS: _____
- SIGNATURE OF PLUMBER: Daniel M Pilegg
- OUTLINE OF WORK: Installing sewage ejector in basement
PVC Rough in Floor for
W/C + Vanity.

No.	FIXTURES	No.	FIXTURES
1	W.C.		SUMP
1	LAV.		BOILER
	TUB		SOFTENER
	SHOWER		PURIFIER
	SINK		INTERCEPTOR
	LAUNDRY TUB		MISC.
	SLOP SINK		
	URINAL		
	DRINKING FOUNTAIN		
	A. WASHER		
	DISHWASHER		
	DISPOSAL		
	OTHERS		
	FLOOR DRAINS		
2	SAFE OR SPEC. WASTE		

TOTAL

04-30-04P12:55 RCVU

8. FEE BREAKDOWN

	NEW SANITARY SEWER CONNECTIONS FROM MAIN TO HOUSE	
	RECONSTRUCTION OF SEWER HOUSE TO MAIN	
	REPAIR OF SEWER HOUSE TO MAIN	
	DISCONNECTION OF SEWER (DEMOLITION)	
	NEW FIXTURE INSTALLATION	
	FIXTURE REPLACEMENT - EACH TRAP	
	EACH FIXTURE OPENING ROUGHED FOR FIX. FUTURE USE	
	COMMERCIAL GARBAGE DISPOSAL	
	SEWER EJECTOR	
	SUMP PUMP	
	JOB PERMIT	
	OTHERS	
	INSPECTION OF DWELLING UNIT	
	TOTAL	

9. PERMIT ISSUED 5/21/00 DATE INSPECTOR'S SIGNATURE: [Signature]

10. FEE PAID \$ 75 SEWER PERMIT NO. _____

ALL PLUMBING WORK MUST BE DONE IN COMPLIANCE WITH MONTGOMERY TOWNSHIP'S PLUMBING CODE, AS AMENDED.

REQUIRED INSPECTIONS

MAIN HOUSE SEWER (4) HOUSE SEWER WASTE AND VENT LINES () FINAL INSPECTION ()
 FIELD COPY (WHITE) FILE COPY (YELLOW) APPLICANT'S COPY (PINK)

Address of Work: _____

PLUMBING PERMIT APPLICATION

Block/Unit # _____

PLUMBING INSPECTION REPORT

COMMENTS: _____

APPROVED

REJECTED

MAIN HOUSE SEWER: _____

HOUSE SEWER WASTE AND VENT LINES: _____

FINAL INSPECTION: _____

INSPECTED BY: _____ DATE: _____

PLUMBING INSPECTOR'S REPORT

WORK COMPLETED DATE: _____

DATE

INSPECTOR'S SIGNATURE

[Handwritten signature]

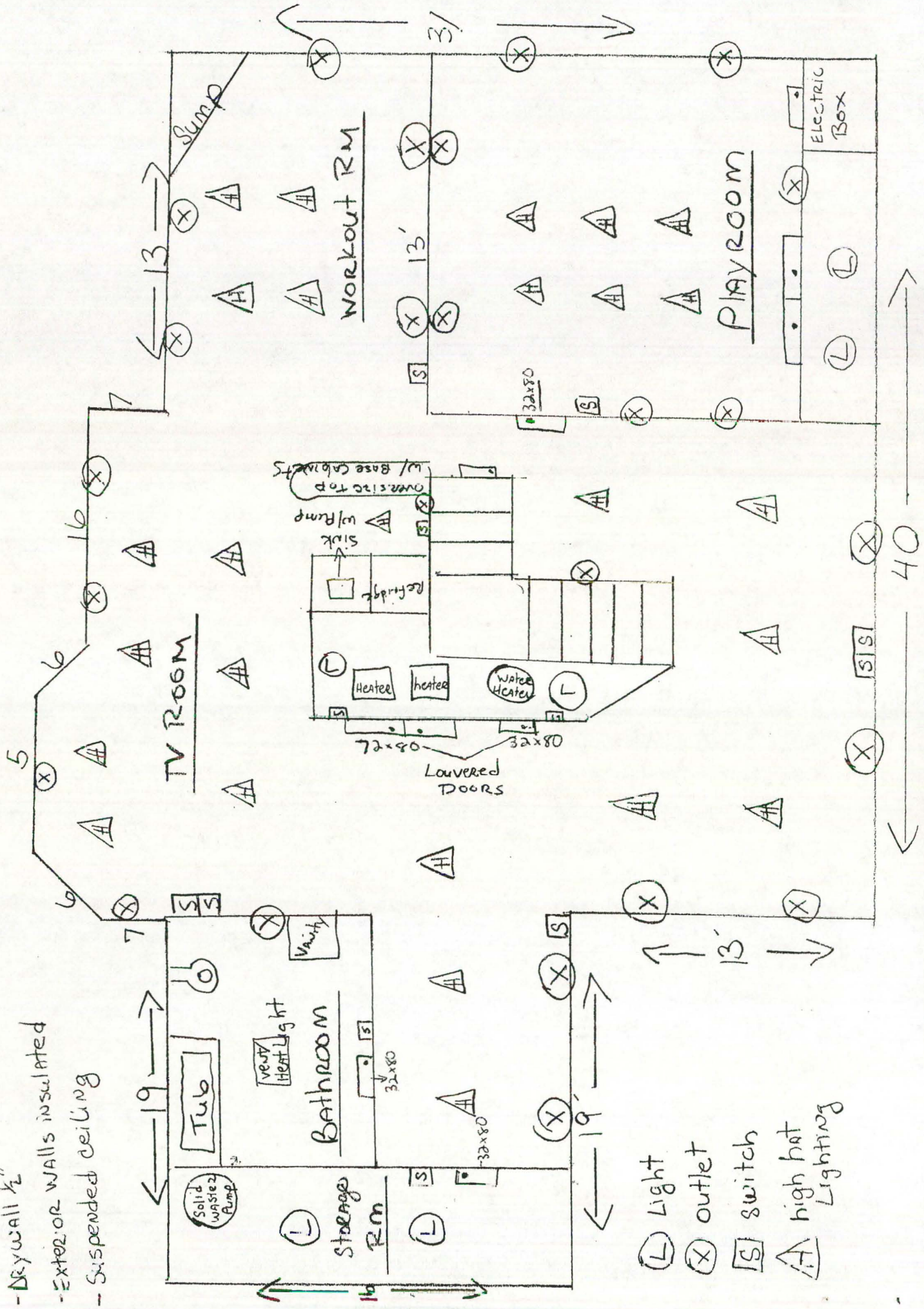
[Handwritten signature]

- Wall construction: P/T Plates
2x3 hemfir Lumber

- Dry wall 1/2"

- Exterior walls insulated

- Suspended ceiling



- (L) Light
- (X) outlet
- (S) switch
- (A) high heat Lighting

ELECTRICAL INSPECTIONS • DUPLICATE MUNICIPAL RECORD

Permit No.

17642.

Owner

Melissa Brown

Occupant

Location

102 Anabelle St

No.

Street

Montgomery Twp Pa

Town or City

State

Installation as itemized on reverse side has been visually inspected pursuant to applicable codes.

Installed by

Domino Rie Lorenzo

Date

10/22/04

No.

Art Hruby

Inspector

MIDDLE DEPARTMENT INSPECTION AGENCY, INC.

	ROUGH WIRING OUTLETS		H.P. AIR CONDITIONER
11	SWITCHES		WIRING & CONTROLS FOR BURNER
23	RECEPTACLES		H.P. PUMP
80	FIXTURES		K.W. OVEN
	AMP. SERVICE EQUIPMENT		H.P. GARBAGE DISPOSAL UNIT
	AMP. SERVICE CONDUCTORS		K.W. DISHWASHER
	K.W. SURFACE UNIT		K.W. DRYER
	K.W. RANGE	AMP.	RECEPTACLE
	K.W. WATER HEATER		FRAC. H.P. VENT FANS

MOTORS H.P. MARK NUMBER OF EACH SIZE		1/20	1/12	1/10	1/8	1/6	1/4	1/3	1/2	3/4	1	1 1/2	2	3	5	7 1/2	10	15	20	25	30	40	50	75	100

APPARATUS

ELECTRICAL INSPECTIONS • DUPLICATE MUNICIPAL RECORD

Permit No. 4404-1327

Owner MELISSA BROWN

Occupant OWNER

Location 202 ANNA BELLE ROAD

No.

Street

MONTGOMERY TWP PA

Town or City

State

Installation as itemized on reverse side has been visually inspected pursuant to applicable codes.

Installed by Domenico DeLorenzo

Date 4/1/04 [Signature] No. _____

Inspector

MIDDLE DEPARTMENT INSPECTION AGENCY, INC.

ROUGH WIRING OUTLETS	H.P. AIR CONDITIONER
11 SWITCHES	WIRING & CONTROLS FOR BURNER
23 RECEPTACLES	H.P. PUMP
30 FIXTURES	K.W. OVEN
AMP. SERVICE EQUIPMENT	H.P. GARBAGE DISPOSAL UNIT
AMP. SERVICE CONDUCTORS	K.W. DISHWASHER
K.W. SURFACE UNIT	K.W. DRYER
K.W. RANGE	AMP. RECEPTACLE
K.W. WATER HEATER	FRAC. H.P. VENT FANS

MOTORS H.P. MARK NUMBER OF EACH SIZE		1/20	1/12	1/10	1/8	1/6	1/4	1/3	1/2	3/4	1	1 1/2	2	3	5	7 1/2	10	15	20	25	30	40	50	75	100
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APPARATUS

Address 102 ANNABEL
 Development _____

Permit # _____
 Lot _____

Scope of Project: BSMT

Req'd (X)	Inspection	Initial Inspections			Reinspection		
		Date	P/F	Inspector	Date	P/F	Inspector
	Curb Picture						
	Footing						
	Foundation walls						
	Pool steel / Bonding						
	Backfill/waterproofing						
	Garage Slab						
X?	Under-slab plumbing						
	Basement/Living Space Slab						
	Water/Sewer Lateral						
X	Rough Frame	6/16/04	F	WOS/KMS			
X	Rough Electrical	6/16/04	P	MIDDLE DEPT.			
X	Rough Plumbing						
X	Rough Mechanical						
X	Insulation / Frame re-inspect	6/16/04	P	WOS/KMS			
	Drywall						
X	Final Electric						
X	Final U&O	11/12/04	F	WOS/KMS	11/21	P	WOS/KMS
	Other: _____						

Plan Review Notes:

ROUGH FRAME

- Project notes:
- * FIRESTOP AT TOP PLATE OF WALL & FOUNDATIONS ALL AROUND
 - * FIRESTOP VERT. OPENINGS HOLES IN TOP PLATE
 - * HEATER ROOM CAVITY OPENINGS/GAPS
 - * VERT. FIRESTOPS
 - ~~Plumbing~~ * Plumbing INSP STILL REQ'D - FLOW WAS OK
 - * WASTE NOT UNDER TEST WHEN I WAS THERE

11/12/04 FINAL FAIL WOS/KMS

- SMOKE DET. IN SMALL ROOM
- SEAL PENETRATION THRU EXT. WALL FOR BATH VENT
- EXT. ABOVE VENT (CURRENTLY, DIRECTLY BELOW WINDOW)

Final Approval: _____ Code Official _____ Date: _____

Q-215-783-2025



**MONTGOMERY TOWNSHIP
CODE ENFORCEMENT DEPARTMENT**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6920 • Fax: 215-855-1498

www.montgomerytwp.org

MICHAEL T. SOLOMON

Director of Planning
and Development

JUDITH STARKIN

Zoning Officer

*Called 1/23/04
Scheduled ins.
for 1/29/04*

Name: MIR & MRS. BROWN

Address: 102 ANNABEL RD.

Permit Number: 03-04-1205 (4/03)
DECK

Date: 1-19-04

In association with a review of Montgomery Township's building permit files, it has come to the attention of this office that the following inspections, which were applicable during the construction associated with the above referenced permit, were neither requested by the applicant nor approved by the Montgomery Township Code Enforcement Department:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Footings <i>Pass (5/19/03)</i> | <input checked="" type="checkbox"/> Rough Frame <i>Pass (5/23/03)</i> | <input type="checkbox"/> Insulation |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Rough Plumbing | <input type="checkbox"/> Final Electric* |
| <input type="checkbox"/> Pool Steel/Bonding | <input type="checkbox"/> Rough Electric* | <input type="checkbox"/> Final Pool |
| <input type="checkbox"/> Slabs | <input type="checkbox"/> Fireplace (4 inspections) | <input checked="" type="checkbox"/> Final Use/Occupancy |

* ALL electrical inspections are to be performed by a licensed electrical underwriter.

If the construction has been completed and the inspections still necessary are only those at the final stage of construction, you may contact Montgomery Township at (215) 393-6920 to schedule a final inspection.

If the required outstanding inspections are those that would normally occur at a stage prior to the final inspection, it may require the excavation of earth or the removal of materials from the interior of the structure. This may cause an undue hardship for the homeowner. Therefore, the applicant has the option to complete and return the bottom portion of this notice to the Montgomery Township Code Enforcement Department.

Work must begin within 6 months of the date indicated on the building permit. If work does not begin within this time period, and there is no written request for an extension submitted to and granted by the Code Enforcement Department, the permit shall become null and void.

PLEASE TEAR ALONG THIS LINE

Building Permit Number: _____ Address: _____

The notification for inspection and/or re-inspection of the various stages of construction is the responsibility of the Applicant/Homeowner to whom the building permit has been granted. The required inspections, having not been requested, were not performed and the project is subsequently not approved. Montgomery Township is therefore requiring that the applicant complete this form and return it to the Code Enforcement Department at the above address.

The applicant hereby certifies that the construction related to the above referenced building permit has been completed in accordance with the plans and specifications submitted to and approved by Montgomery Township. The applicant hereby releases Montgomery Township, its officers, agents, employees and consultants from any responsibility or liability related to work associated with the above referenced building permit.

Name (print): _____ Address: _____

Signature: _____ Date: _____

Township of Montgomery
 1001 Stump Road
 Montgomeryville, PA 18936
 (215) 393-6920
 FAX: (215) 855-1498



DATE: 4-10-03
 PERMIT NO.: 03-04-1205

SHED, PATIO, DECK AND GAZEBO PERMIT

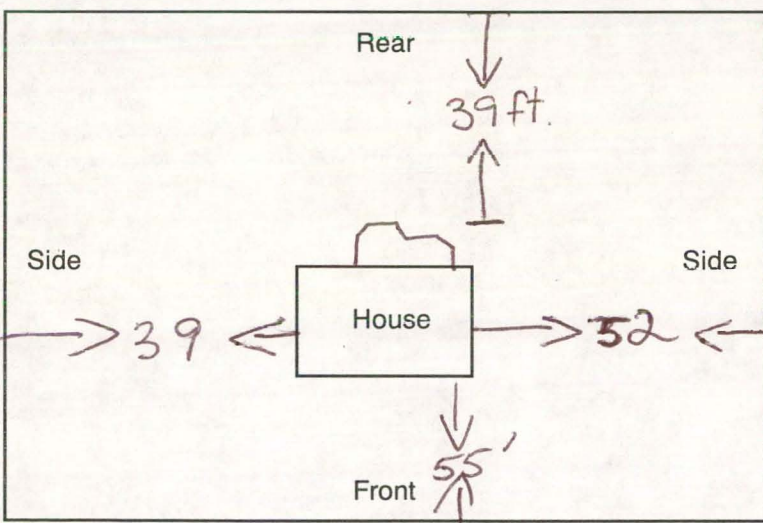
BLOCK & UNIT #: 17G42
 OWNERS NAME: Rod + Melissa Brown
 OWNERS ADDRESS: 102 Annabel Rd
 OWNERS PHONE #: 215-619-0389
 CONTRACTOR: James Makara
 CONTRACTORS PHONE #: 215-768-4300
 SIZE OF SHED/PATIO/DECK/GAZEBO: 16x30
 FOUNDATION: 11-3ft pillars

ESTIMATED COST: \$9,500
 ZONING FEE: _____
 BUILDING FEE: _____
 TOTAL FEE: \$75 #1007

CONTRACTOR'S ADDRESS: 146 So Marnix Dr.
 Holland, PA 18966

Melissa A. Brown
 PROPERTY OWNER'S SIGNATURE

1. Three detailed drawings of structural layout must accompany permit application.
2. Complete sketch below, showing placement of shed/patio/deck/gazebo and measurements from both sides & rear property lines to proposed structure.



	Size	Height/Span	Spacing
Column	12" wide	36" deep	10ft.
Joist	2x10	10ft + 6ft	16 o/c
Decking	5/4x6		18"
Beam			
Height		36" off grade	
Studs			
Rafters			
Sheathing			

Please call for inspections Monday thru Friday, 24 HOURS NOTICE REQUIRED.
 Inspections required: 1. Footings-after excavation prior to placing concrete
 2. Framing before decking
 3. Final-at completion of work

NOTE: A. All sheds must be anchored to foundation or earth with approved fastening device.
 B. All slabs over ~~144~~ ¹⁰⁰ sq. ft. require 36" footings.
 C. All decks require 36" footings.

J. Stachen
 ZONING OFFICER
4/14/03
 DATE

[Signature]
 BUILDING INSPECTOR
4-25-03
 DATE

5/19/03 - footing passed - EB/KMS

5/23/03 - rough framing deck passed - EB/KMS

Address 102 HUNTER
 Development _____

Permit # _____
 Lot _____

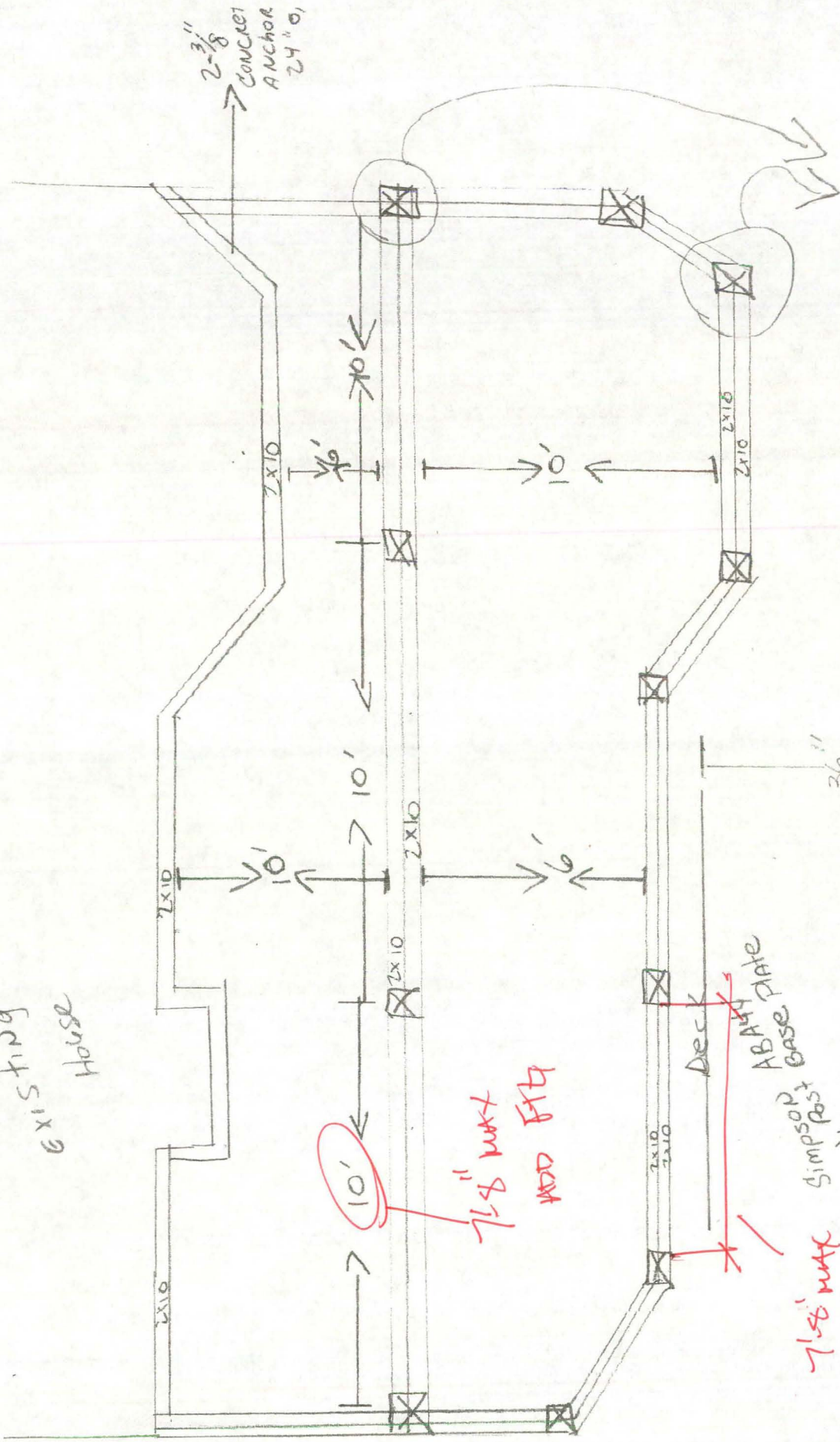
Scope of Project: DECK

Req'd (X)	Inspection	Date	P / F	Reinspect P/F	Inspector
	Curb Picture				
X	Footing	5.19.03 P			J. Adams
	Foundation walls				
	Pool steel / Bonding				
	Backfill/waterproofing				
	Garage Slab				
	Under-slab plumbing				
	Basement/Living Space Slab				
	Water/Sewer Lateral				
X	Rough Frame	5.22.03 P			J. Adams
	Rough Electrical				
	Rough Plumbing				
	Rough Mechanical				
	Insulation / Frame re-inspect				
	Drywall				
	Final Electric				
X	Final U&O				
	Other: _____				

Project notes:

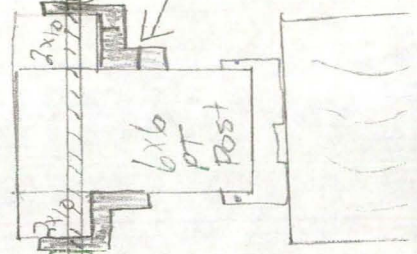
Final Approval: _____ Code Official _____ Date: _____

Existing House



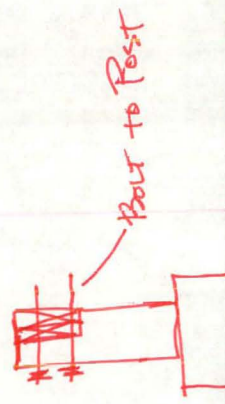
2-3/8" CONCRETE ANCHOR 24" O.D.

SIMPSON DST14 DECK JOIST TIE



12" GALVANNEC GALVANTEC bolt with washers

10x6 PT Post



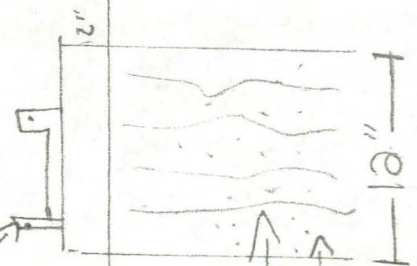
10'

7/8" max MOD FTG

Deck AB Plate

7/8" max SIMPSON Post Base Plate

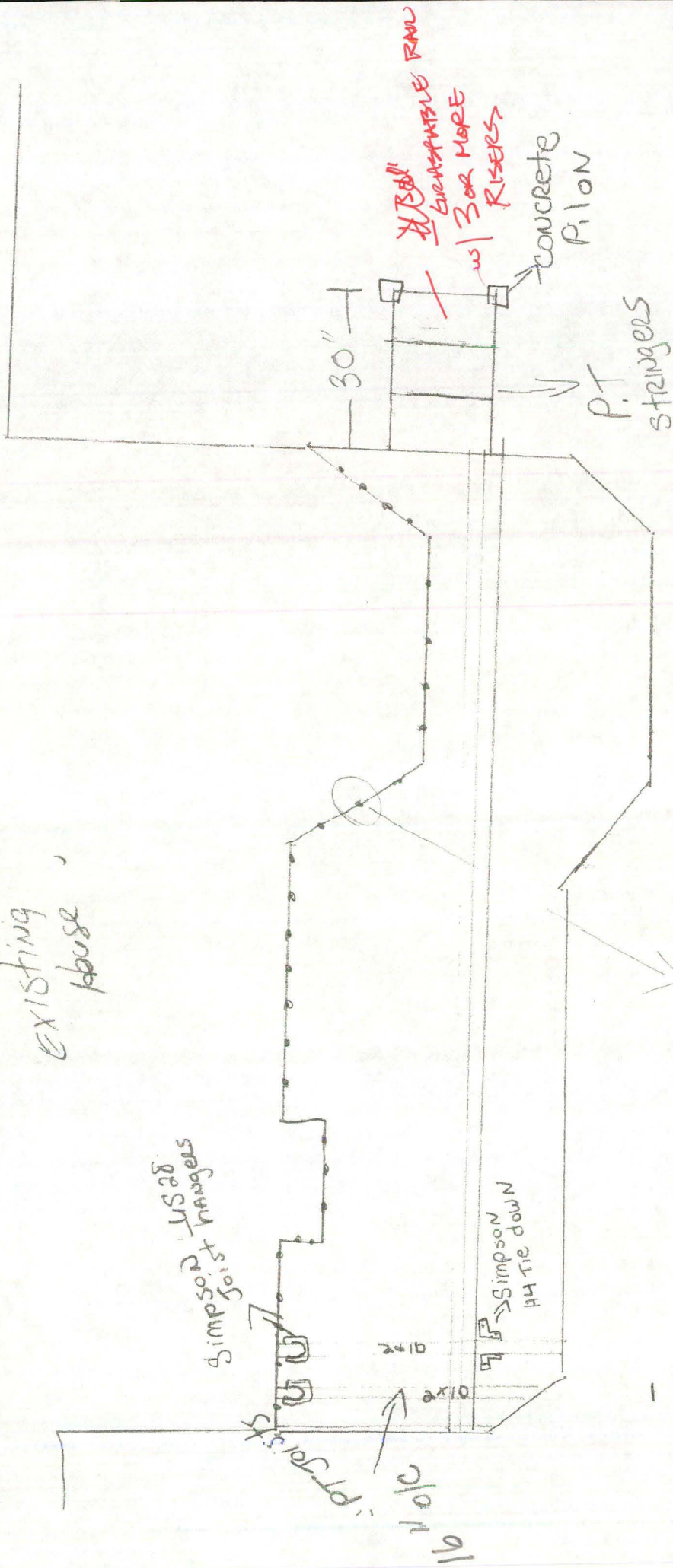
36" Grade



6x6 PT Post

Rebar Concrete

EXISTING
HOUSE



USE 3/4\"/>

Concrete Pilon

PT stringers

30"

Simpson US28 Joist hangers

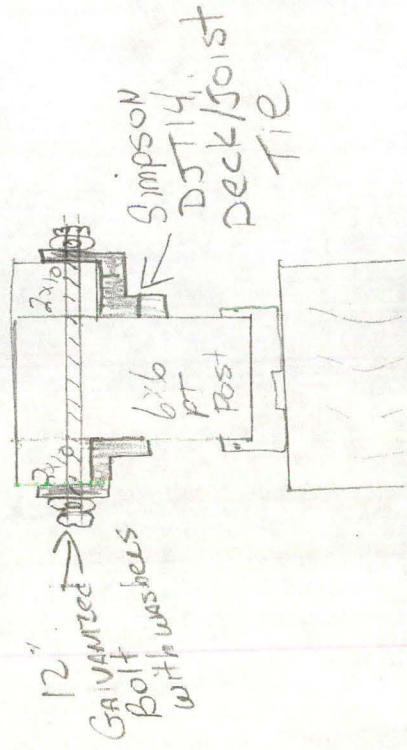
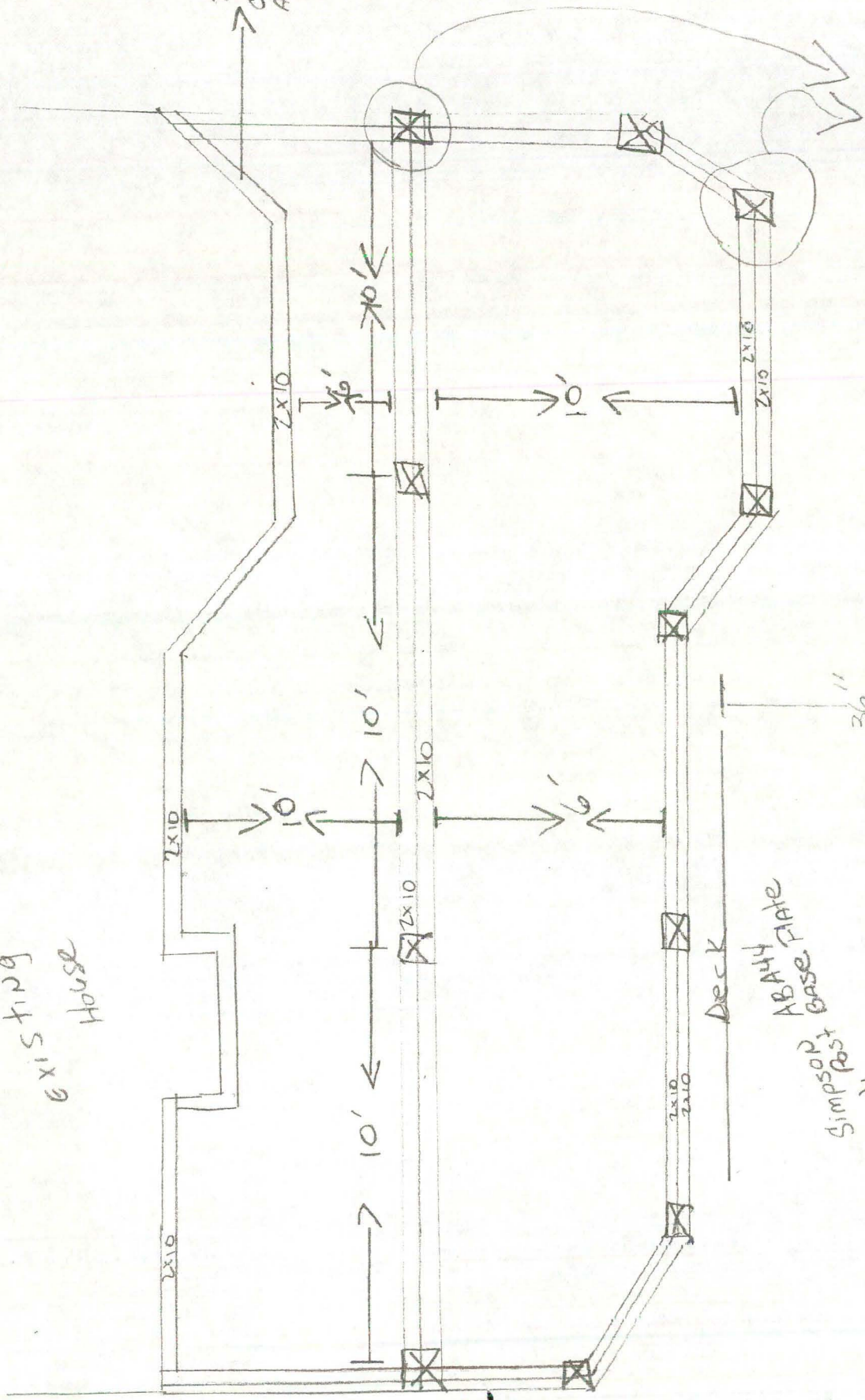
Simpson H4 tie down

PT Joists
all 16" o/c

1/2" x 4" Galvanized Bolts with
Concrete Anchors 16" o/c
STRUTTED, w/ 2 @ ENDS

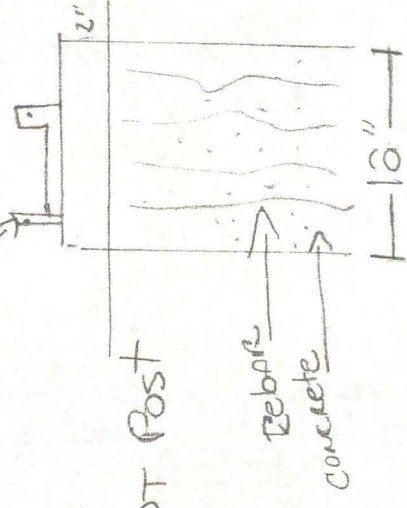
Existing House

2-3/8" CONCRETE ANCHORS 24" o/c



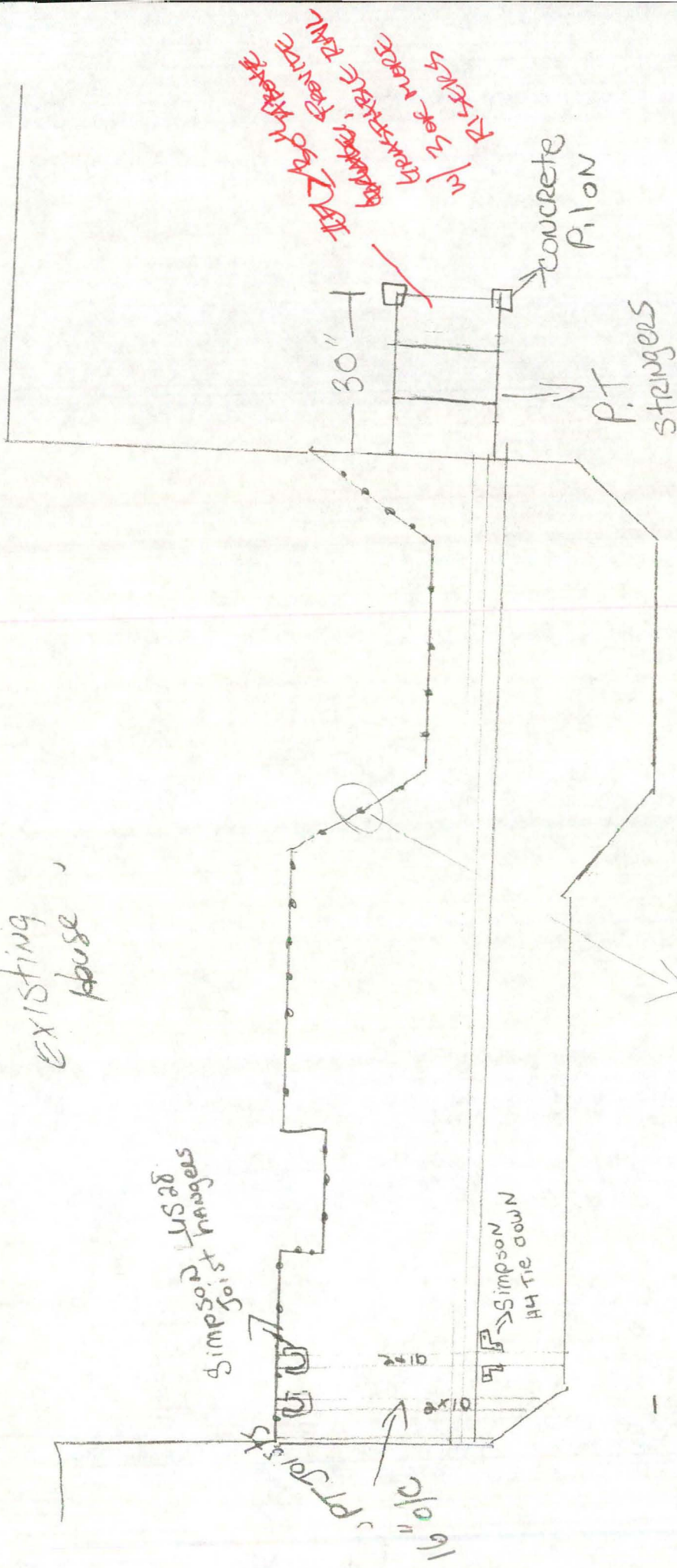
Deck
Simpson's Base Plate AB444H

36"
Grade
36"



6x6 PT Post
Rebar
Concrete

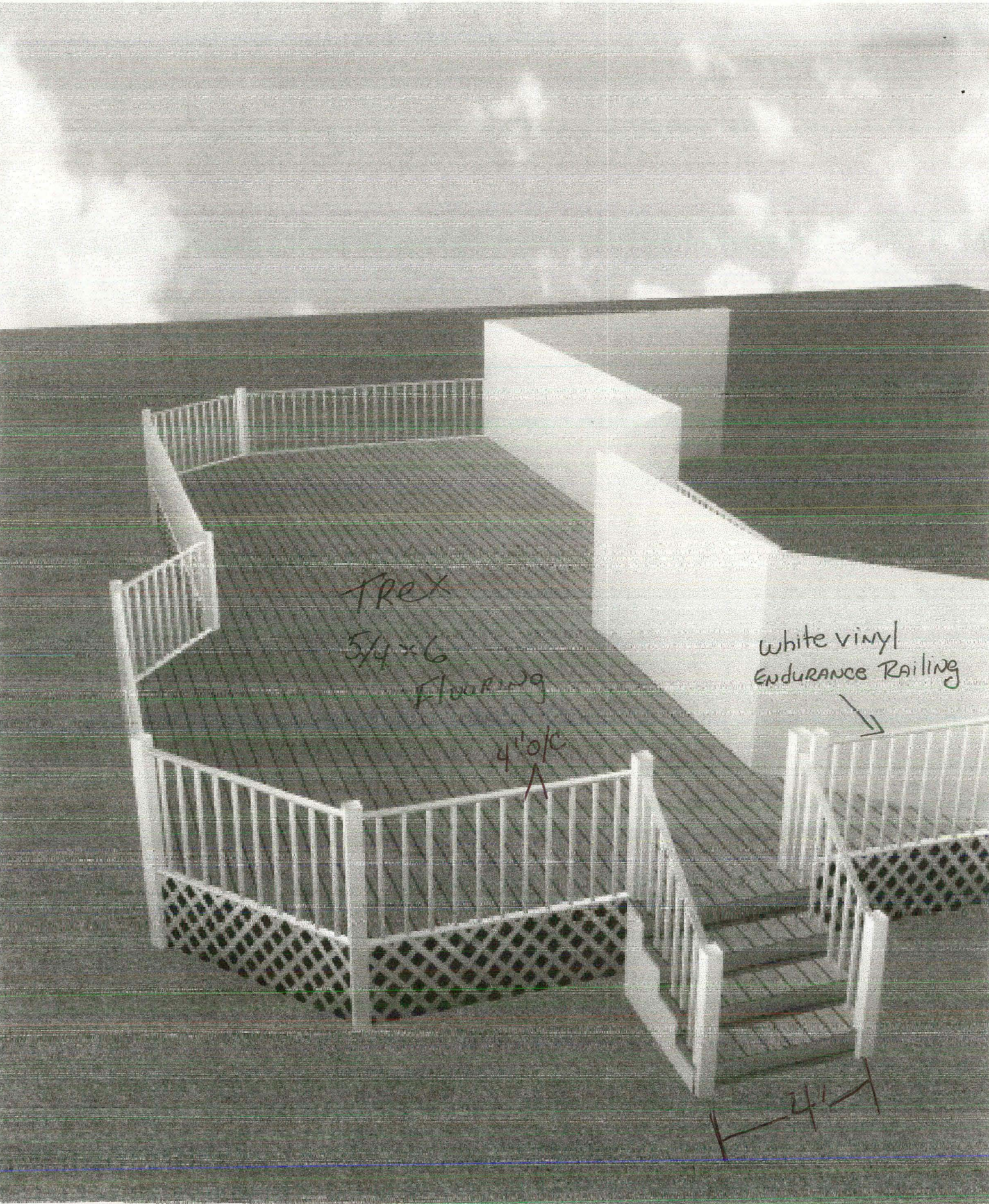
Existing House



$\frac{1}{2}$ " x 4" Galvanized Bolts with
 concrete anchors 16" o/c
 STAGGERED w/ 2 @ ALL BORED
 ENDS

ONLY IF BOLTING TO FAB WORK.
 BOLTS ONLY IF ATTACHING TO RUNBOARD

RISKS
 w/ 3/8" WIRE
 BRACKETS, REBAR
 ATTACHED TO
 CONCRETE PAVEMENT



Trex
5/4 x 6
Flooring

4" o/c
^

White vinyl
Endurance Railing



4'

Residential Certificate of Occupancy Permit

Montgomery Township Code Enforcement

1001 Stump Road
Montgomeryville, PA 18936

Block/Unit

Permit Number

FEE

Application Date

Buyer Name Phone Number

Address Lot Number

City State Zip

Builder Name

Address

City

State

Zip

Phone

Lot

Location

Approved Use

Name/Title 

Action Date

Issued By

Building Inspector

Action Date

Township Engineer

Action Date

03/07/01 PM 3:28 RCUD

TOWNSHIP OF MONTGOMERY

COUNTY OF MONTGOMERY

Montgomery Township Department of Code Enforcement

1001 Stump Road

Block/Unit # 17642
2

Montgomeryville, PA 18936

Buyer Name Roderick & Melissa Brown

Address of Property 102 Annabel Road

North Wales, PA 19454

Phone: _____

Use (type) Residential

USE AND OCCUPANCY PERMIT

3/7/01 Inspected by Ray Sager
We hereby agree to abide by all the provisions and conditions of the Montgomery Township Zoning ordinance of 1952, as amended in 1959.

Occupancy Permit

Signed David Cuttup

~~Void Without
Pre-Numbered
Permit Sticker
Affixed Here~~

Date 3/8/01 Code Official J. Stark

Township Eng. Edward Sp...
CHAMBERS ASSOC.

150 # 149171

98

3/21/01

DEW

RELEASE OF LIABILITY OF MONTGOMERY TOWNSHIP

PROPERTY: 102 ANNABEL ROAD

LOT #: 2 ESTATES AT WINDLESTRAE

BUYER: RODERICK E. & MELISSA R. BROWN

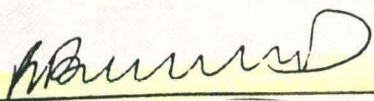
SELLER: DAVID CUTLER GROUP

CERTIFICATE OF OCCUPANCY DATE: MARCH 7, 2001


SETTLEMENT: MARCH 15, 2001

BUYER and SELLER recognize that due to adverse weather conditions, work on the Drive, Sidewalks, and Exterior Grade may not be complete at the time of settlement. SELLER guarantees to BUYER that said work shall be completed as soon as weather reasonably permits.

With regard to the Drive, Sidewalks, and Exterior Grade, Montgomery Township and its agents are hereby released from responsibility for inspections. BUYER agrees to accept an Occupancy Permit under these conditions.


Buyers Signature

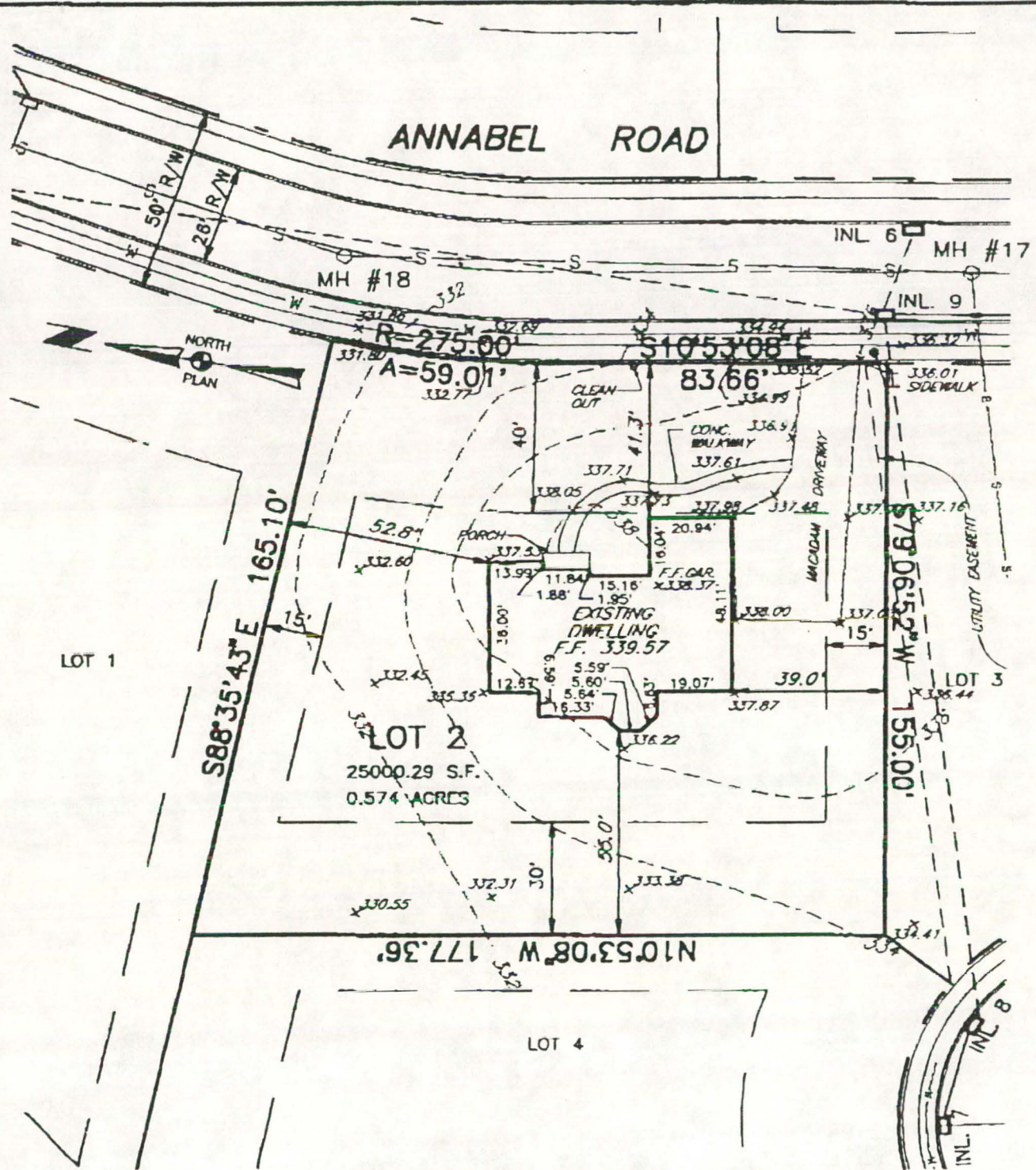

Sellers Signature


Melissa R. Brown

ANNABEL ROAD

Michael J. Dun

Stanley J. Kluskiewicz



IMPERVIOUS SURFACE CALCULATIONS:

TOTAL IMPERVIOUS SURFACE:	4500 S.F.
LOT AREA:	25000.29 S.F.
PERCENT IMPERVIOUS:	18.0%

NOTE:
THIS PLAN IS AN AS-BUILT PLAN OF HOUSE, DRIVEWAY, WALKWAY LOCATION, FINISH FLOOR ELEVATION, AND LOT GRADING ONLY. ANYONE USING THIS PLAN SHOULD BE CAUTIONED THAT OTHER UNDERGROUND UTILITIES MAY EXIST.



GILMORE & ASSOCIATES INC.
CONSULTING ENGINEERS & LAND SURVEYORS
350 BUTLER AVENUE, NEW BRITAIN, PA. 18901

AS-BUILT PLAN LOT 2
ESTATES OF WINDLESTRAE - PHASE I
MONTGOMERY TWP., MONTGOMERY CO., PA.

DATE: 2/28/2001 SCALE: 1" = 40'

JOB NO.: 98-612

Stanley J. Kluskiewicz

ESTATES AT WINDLESTRAE ORDINANCE NO. 94-34

<u>ESTATES AT WINDLESTRAE</u> Development Name	Lot #2 <u>102 Annabel Road, North Wales, PA 1945</u> Address/ Lot Number
<u>RODERICK E. & MELISSA R. BROWN</u> Buyer's Name	Block/Unit Number

Please initial next to each of the following to verify that information about each was presented and explained with regard to your property:

- RB MB (1) Common areas such as park lands, streets, and open space.
- RB MB (2) All lot lines within the development.
- RB MB (3) All uses permitted within the development by Montgomery Township's Zoning Ordinance, including accessory uses, and all deed restrictions which affect development of the lots.
- N/A (4) Membership in a Homeowners Association, if required. A copy of the Homeowner's Association or Condominium Agreement shall be provided.
- RB MB (5) All dimensional requirements for the primary uses on each lot, such as setback requirements, building coverage, impervious coverage, and height limits.
- RB MB (6) All dimensional requirements for the accessory uses permitted on each lot, such as size, setback requirements, and height.
- RB MB (7) The location of all easements throughout the development, describing the terms of the easements and showing which lots are affected by these easements.
- RB MB (8) The location of all areas within the development and on each lot which are classified as wetlands, under the currently used definition, and a reference to Township code requirements which govern wetlands.
- RB MB (9) The location within the development and on each lot of flood plain area, as defined by the Township's Zoning Ordinance, and a reference to Township Code requirements which govern flood plains.

- MB MB (10) The location of storm water drainage facilities, and the paths of storm water runoff, and a reference to Township Code requirements which govern storm water facilities.
- MB MB (11) Any constraints which would affect emergency vehicles, accessibility to to the development.
- MB MB (12) The zoning of land which abuts the development, and a description of the permitted uses and dimensional requirements for each zoning district.
- MB MB (13) The proposed land use of the development and abutting properties as shown in Montgomery Township's most recent Comprehensive Plan.
- MB MB (14) Proposed new road right-of-ways shown in the official map of Montgomery Township, if any exist.
- MB MB (15) Buyers are aware of the location of Windlestrae Park and acknowledge the existence of the lighted recreational fields at this Park.
- MB MB (16) Buyers are aware of the location of the proposed Fire Station located at Windlestrae Park.

I/We, the undersigned, acknowledge that I/we have received a copy of the subdivision and/or land development plan and related text narrative of my/our property from the seller and understand and agree to the constraints imposed therein with regard to my/our property. I/we also understand that signing this disclosure statement does not release me/us from meeting requirements of any of the codes of the Township of Montgomery.

[Signature]
 Purchaser

[Signature]
 Owner/Authorized Agent

Melissa A. Deane
 Purchaser

2/1/01
 Date

2/1/01
 Date

Copy: DC
 GK
 Buyer
 Main Office File

BUILDING PERMIT APPLICATION

TOWNSHIP OF MONTGOMERY

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
(215) 393-6920 Fax: (215) 855-1498

*Estates
at
Windlestra*



Building Permit No.

00-08-799

1. Location Address 102 Annabel Road
Block/Unit # 17642

Lot # 7/24/00
2. Date: 7/24/00 Lot #2 EW

PLEASE TYPE OR PRINT CLEARLY

3. Name of Applicant: The Cutler Group
Address: 5 Sentry Parkway West #100 Blue Bell, PA
4. Name of Owner: Same
Address: _____
5. Name of Contractor: Same
Address: _____

Fee: \$1300 #140840
Telephone: 610-940-9800
Zip Code: 19422
Telephone: _____
Zip Code: _____
Telephone: _____
Zip Code: _____

6. Type of Construction: Single Family
7. Use of Building — Industrial () Commercial () Professional () Office ()
Apartment/Motel/Hotel () Residential (x) Other () Cezanne Elite
Accessory Use () 2nd Floor Addition Only ()

3 SETS OF SEALED CONSTRUCTION PLANS TO BE SUBMITTED WITH APPLICATION

NOTE: A CURRENT DEED MUST BE SUBMITTED AS PROOF OF OWNERSHIP FOR ALL COMMERCIAL AND INDUSTRIAL PROPERTIES.

8. Zoning District at Date of Application: R-1 Cluster 9. Sq. Ft. of Lot: 25,000

10. No. Bathrooms: 2 1/2 Bedrooms: 4
Fireplaces: XXXX 1 Kitchens: 1

11. Garage: () Carport: () Dimensions: _____
Attached (x) Unattached ()

12. Estimated Cost of Construction: 100,000
To be installed but not included in the above cost:
A. Electrical: 3,000
B. Plumbing: 5,000
C. Mechanical: 4,400
D. Other (Elevator, Etc.) ...: _____
Total Cost of Improvement: 112,400

	Size	Spacing	Span
F. Girders			
Joists - 1st Floor	2x10	16"	14'-16"
Joists - 2nd	2x10	16"	14'-16"
Floor	2x8	16"	14'-16"
Joists - Ceiling	2x4	16"	
Exterior Studs	2x4	16"	
Interior Studs	2x8-2x10	16"	
Roof Rafters	2x4	16"	
Bearing Walls			

Specifications:
A. Type of Frame: Wood
B. Type of Heating Fuel: Gas
C. Type of Sewage Disposal: Public
D. Type of Water Supply: Public
E. Dimensions of Buildings:
1. No. of Stories: 2
2. Total Sq. Ft. of All Floor Area
Including Basement & Garage: 6385

G. Foundation:
1. Material: Poured Concrete
2. Thickness: 10"
3. Depth of Foundation: 8'
4. Size Footings: 20" x 10"
5. Material: Poured Concrete

13. In Signing This Application I Certify That The Facts and Estimated Cost of Construction Set Forth In This Permit Application Have Been Examined And To The Best Of My Knowledge Is True, Correct and Complete.

Signature of Property Owner [Signature] Date 7/24/00

FEES SHALL BE "DOUBLED" IF WORK BEGINS PRIOR TO ISSUANCE OF PERMIT.

PERMIT IS VOID IF CONSTRUCTION IS NOT STARTED OR IS ABANDONED FOR SIX (6) MONTHS.

Permit Disapproved Because of Non-Compliance With Ordinance: _____ Article: _____ Section: _____
Subsection: _____ Additional Reasons For Disapproval Attached ().

Building Official Signature: _____ Date _____

Permit Approved: [Signature]
Building Official Signature: Robert P. Glavin Date 7.31.00

This Permit Is Granted On The Express Condition That The Said Construction Shall, In All Respects, Conform To The Ordinances of Montgomery Township Including the Zoning Ordinance and Ordinance 96-70 With All Attached Policies And Procedures Including Warranties Pertaining To Flood Proofing and Roofing. All Work Must Be In Compliance With The American With Disabilities Act and The Latest Version Of NFPA101 Life Safety Code. This Permit May Be Revoked At Any Time Upon Violation Of Any Provisions Of Said Ordinances (See Permit Provisions). _____ Property Owner's Initials

BUILDING INSPECTION REPORT

Comments: _____

Footer: _____

Foundation: _____

Framing: _____

Final Inspection: _____

BUILDING INSPECTOR'S REPORT

Work Completed, Date: _____

_____ Date _____ Inspector's Signature

00-08-742
Electrical Permit No.

Void Without
Pre-Numbered
Permit Sticker
Affixed Here



TOWNSHIP OF MONTGOMERY

OFFICE OF CODE ENFORCEMENT

1 STUMP ROAD, MONTGOMERYVILLE, PA 18936
(215) 393-6920 FAX: (215) 855-1498

APPLICATION FOR ELECTRICAL PERMIT

APPLICATION IS HEREBY MADE FOR A PERMIT TO INSTALL OR ALTER ELECTRICAL SERVICE AND SYSTEMS ON THE PREMISES DESCRIBED HEREWITH. THE INFORMATION WHICH FOLLOWS, TOGETHER WITH THE ELECTRICAL PLAN IS MADE PART OF THIS APPLICATION BY THE UNDERSIGNED. IT IS UNDERSTOOD AND AGREED BY THE APPLICANT THAT ANY ERROR, MISSTATEMENT OF MISREPRESENTATION OF MATERIAL FACT, EITHER WITH OR WITHOUT INTENTION ON THE PART OF THIS APPLICANT, SUCH AS MIGHT OR WOULD OPERATE TO CAUSE A REFUSAL OF THIS APPLICATION OR ANY CHANGE MADE SUBSEQUENT TO THE ISSUANCE OF THE PERMIT, WITHOUT APPROVAL OF THE OFFICE OF CODE ENFORCEMENT; ELECTRICAL DIVISION, SHALL CONSTITUTE SUFFICIENT GROUND FOR THE REVOCATION OF THIS PERMIT, AND/OR PROSECUTION, OR BOTH

PLEASE PRINT OR TYPE INFORMATION

BLOCK & UNIT # 17G42
OWNER: The David Cutler Group DATE: 7-21-00
LOCATION: #2 102 Annabel Rd. Windlestrae ESTIMATED COST: \$3000.00
OCCUPANT: vacant PERMIT FEE: 45.00
PHONE: _____ INSPECTION FEE: 75.00
PECO WORK ORDER NO. _____ TOTAL: \$120.00

RESIDENTIAL
NEW X
ALTERATION _____
ADDITION _____
OTHER _____

ELECTRICAL SERVICE - NEW
AMPS 200
PHASE 1
VOLTS 120/240

#6537

COMMERCIAL _____
INDUSTRIAL _____

CONTRACTOR R J Curley, Jr., Inc.
ADDRESS 25 School Lane
Norristown, PA 19403
PHONE 610-539-5245

Robert P. Brown 7-31-00
SIGNATURE OF INSPECTOR DATE

[Signature]
SIGNATURE OF PROPERTY OWNER

- NOTE: 1. ROMEX/NM MAY NOT BE USED IN NON-RESIDENTIAL BUILDINGS.
2. ILLUMINATED EXIT SIGNS SHALL BE INSTALLED 10" OFF FLOOR TO BOTTOM OF SIGN, IN ADDITION TO EXIT SIGNS ABOVE DOORS WHERE NORMALLY REQUIRED.

JOB DESCRIPTION AND ITEMS FOR CERTIFICATION

VIOLATIONS ON BACK

THE FINAL INSPECTION HAS BEEN MADE AND ALL WORK HAS BEEN APPROVED.

INSPECTOR: _____ DATE: _____

FIELD COPY (WHITE) FILE COPY (YELLOW)

FEES SHALL BE "DOUBLED" IF WORK BEGINS PRIOR TO ISSUANCE OF PERMIT

LOCATION:

ELECTRICAL PERMIT APPLICATION

BLOCK/UNIT #

PLUMBING INSPECTION REPORT

COMMENTS: _____

APPROVED

REJECTED

MAIN HOUSE SEWER: _____

HOUSE SEWER WASTE AND VENT LINES: _____

FINAL INSPECTION: _____

INSPECTED BY: _____ DATE: _____

PLUMBING INSPECTOR'S REPORT

WORK COMPLETED DATE: _____

DATE

INSPECTOR'S SIGNATURE

APPLICATION FOR MECHANICAL PERMIT

TOWNSHIP OF MONTGOMERY

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
(215) 393-6920 FAX: (215) 855-1498



Mechanical Permit

00-08-511

Void Without

Pre-Numbered

Permit Sticker

Affixed Here

SPRINKLER PIPING/MECHANICAL PERMIT

Date: 7/24/00

NAME: The Cutler Group n PHONE NO. 610-940-9800

ADDRESS: 5 Sentry Parkway West #100 Blue Bell, PA BLOCK/UNIT NO.: 17642

CONTRACTOR: Grossman & Hofkins Ent. PHONE NO.

ADDRESS: 283 2nd St. Pk. Southampton, PA ESTIMATED COST: \$4,400

SIGNATURE OF OWNER: The Cutler Group

SIGNATURE OF CONTRACTOR: *Maste Grossman*

MATERIALS/EQUIPMENT (PIPING TO BE LISTED PER SIZE & LENGTH)

1. Forced Air Heating Sheet metal unlined	8.	15.
2. supply duct.	9.	16.
3. Unit type "Furnace"	10.	17.
4. Unit type "Condenser"	11.	18.
5.	12.	19.
6.	13.	20.
7.	14.	21.

(DESCRIPTION OF LABOR TO BE PERFORMED) PLANS MUST BE SUBMITTED

To provide and install forced air heating and air conditioning system.

TEST RESULTS

CO2 _____

SMOKE _____

DRAFT _____

HYDO ST. _____

OP. PRES. _____

F.L.A. _____

L.R.A. _____

GAS PRES. _____

OIL PRES. _____

TEMP. _____

R. H. _____

TEE PAID: \$135 #140843

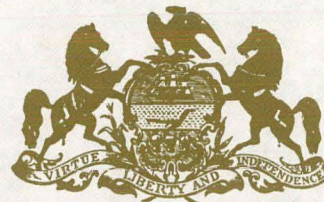
SIGNATURE OF INSPECTOR: *Robert P. Glavin*

ZONING PERMIT APPLICATION

TOWNSHIP OF MONTGOMERY

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
(215) 393-6920 FAX: (215) 855-1498

PERMIT # 00-08-576
DATE: 7/24/00
FEE: \$100 # 140842



(PLEASE PRINT OR TYPE CLEARLY)

- 1. BLOCK/UNIT 17642
- 2. ADDRESS OF PROPERTY: 102 Annabel Road
- 3. PRESENT USE OF BLDG. _____
- 4. OWNER OF PROPERTY: The Cutler Group
- 5. PROPOSED USE OF BLDG. (DETAILED) _____
- ADDRESS: 5 Sentry Parkway West #100
Single Family Dwelling
- 6. APPLICANT: Same
- ADDRESS: _____
- PHONE: _____

USE:

INDUSTRIAL () COMMERCIAL () PROFESSIONAL () OFFICE () APARTMENT/MOTEL/HOTEL ()
 RESIDENTIAL () OTHER ()
 ACCESSORY USE () 2ND FLOOR ADDITION ONLY ()
 (2 SETS OF PLOT PLANS TO BE SUBMITTED WITH INFORMATION BELOW INDICATED ON PLANS)

- 8. SQ. FT. OF LOT: 25,000 16. SIDE YARD (TOTAL): 89
- 9. SQ. FT. OF EXISTING BLDG.: 0 17. FRONT YARD SETBACK: 41
- 10. % OF BUILDING COVERAGE: 10.6 18. REAR YARD SETBACK: 65.88
- 11. SQ. FT. OF BLDG. FOOTPRINT: 2644 19. HEIGHT: 27
- 12. LOT FRONT WIDTH: 83.66 20. NUMBER OF FLOORS: 2
- 13. LOT DEPTH: 155 21. NUMBER OF PARKING SPACES: 2
- 14. SIDE YARD (1): 39 22. NUMBER OF TENANTS / UNITS: _____
- 15. SIDE YARD (2): 50

(NON-RESIDENTIAL CONSTRUCTION ONLY)

- 23. NUMBER OF EMPLOYEES PER SHIFT: _____ 24. SQ. FT. DEVOTED TO PATRON USE: _____
- 25. IMPERVIOUS SURFACE COVERAGE: _____ 26. SQ. FT. DEVOTED TO OFFICE USE: _____
- 27. % OF NATURAL GREEN STATE: _____ % 28. HAS SIGN PERMIT BEEN APPLIED FOR: _____

ZONING OFFICERS APPROVAL X
 DENIAL _____
 DENIED UNDER ARTICLE () SEC ()
 SUBSECTION () OF THE MONTGOMERY TOWNSHIP
 ZONING ORDINANCE,
 SEE ATTACHMENTS () J. Stanku
 ZONING OFFICER
 DATE 7/31/00

I, WE, DO DECLARE UNDER THE PENALTIES OF PERJURY THAT THIS APPLICATION HAS BEEN EXAMINED BY ME, US, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, CORRECT AND COMPLETE.
 SIGNATURE OF PROPERTY OWNER Michael Cutler
 DATE: 7-24-00

ZONING HEARING BOARD APPROVAL
 APPEAL # _____ DATE OF DECISION: _____
 ANY STIPULATIONS OR CONDITIONS IMPOSED BY ZONING HEARING BOARD ARE INCORPORATED IN THIS PERMIT.

FINAL INSPECTION COMPLETED

DATE: _____
 OCCUPANCY PERMIT # : _____
 DATE: _____

ADDRESS OF PROPERTY

ZONING PERMIT APPLICATION
BLOCK/UNIT

PERMIT NUMBER



Plumbing Permit _____

Void Without
Pre-Numbered
Permit Sticker
Affixed Here

APPLICATION FOR PLUMBING PERMIT TOWNSHIP OF MONTGOMERY

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936
(215) 393-6920 FAX: (215) 855-1498

PLEASE TYPE OR PRINT CLEARLY

- ADDRESS OF WORK SITE: 102 Annabel Road
BLOCK/UNIT: 2 17G42
- OWNER'S NAME: The Cutler Group
- OWNER'S ADDRESS: _____ PHONE: _____
- PLUMBER: Haas Bros PHONE: 795-0865
- REGISTRATION No. 1414
PLUMBER'S ADDRESS: _____
- SIGNATURE OF PLUMBER: *James Haas*
- OUTLINE OF WORK: _____

No.	FIXTURES	No.	FIXTURES
3	W.C.		SUMP
5	LAV. 6		BOTLER
2	TUB		SOFTENER
1	SHOWER 2		PURIFIER
1	SINK 2		INTERCEPTOR
	LAUNDRY TUB		MISC.
	SLOP SINK		
	URINAL		
	DRINKING FOUNTAIN		
1	A. WASHER		
1	DISHWASHER		
	DISPOSAL		
	OTHERS		
	FLOOR DRAINS		
	SAFE OR SPEC. WASTE		
14	TOTAL 17		

Address of Work: _____

PLUMBING PERMIT APPLICATION

Block/Unit # _____

**MUST HAVE EXPANSION TANK
WITH HOT WATER HEATERS
AND/OR BOILERS**

**UNDERGROUND SANITARY
PIPING SHALL BE SDR 35 ONLY**

8. FEE BREAKDOWN

NEW SANITARY SEWER CONNECTIONS FROM MAIN TO HOUSE	
RECONSTRUCTION OF SEWER HOUSE TO MAIN	
REPAIR OF SEWER HOUSE TO MAIN	
DISCONNECTION OF SEWER (DEMOLITION)	
NEW FIXTURE INSTALLATION	
FIXTURE REPLACEMENT - EACH TRAP	
EACH FIXTURE OPENING ROUGHED FOR FIX. FUTURE USE	
COMMERCIAL GARBAGE DISPOSAL	
SEWER EJECTOR	
SUMP PUMP	
JOB PERMIT	
OTHERS	
INSPECTION OF DWELLING UNIT	
TOTAL	

- PERMIT ISSUED: 7-31-00 DATE: _____ INSPECTOR'S SIGNATURE: *Robert P. Glowno*
- FEE PAID \$: 400 & 140841 SEWER PERMIT No. _____

ALL PLUMBING WORK MUST BE DONE IN COMPLIANCE WITH MONTGOMERY TOWNSHIP'S PLUMBING CODE, AS AMENDED.

REQUIRED INSPECTIONS:

- MAIN HOUSE SEWER () HOUSE SEWER WASTE AND VENT LINES () FINAL INSPECTION ()
 FIELD COPY (WHITE) FILE COPY (YELLOW) APPLICANT'S COPY (PINK)

PLUMBING INSPECTION REPORT

COMMENTS: _____

APPROVED REJECTED

MAIN HOUSE SEWER: _____

HOUSE SEWER WASTE AND VENT LINES: _____

FINAL INSPECTION: _____

PLUMBING INSPECTOR'S REPORT
ST. LOUIS, MISSOURI
APR 10 1983

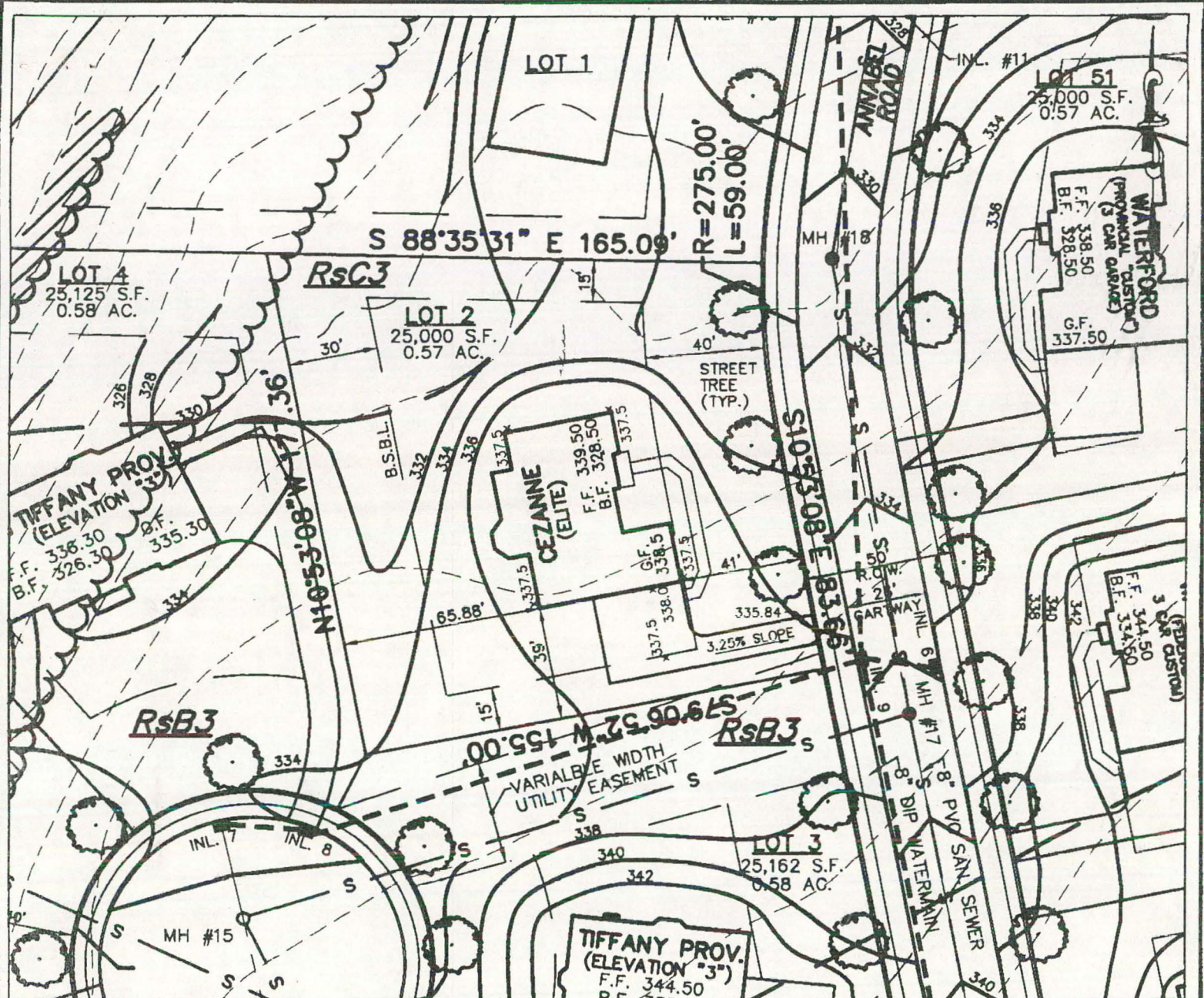
INSPECTED BY: _____ DATE: _____

PLUMBING INSPECTOR'S REPORT

WORK COMPLETED DATE: _____

DATE

INSPECTOR'S SIGNATURE



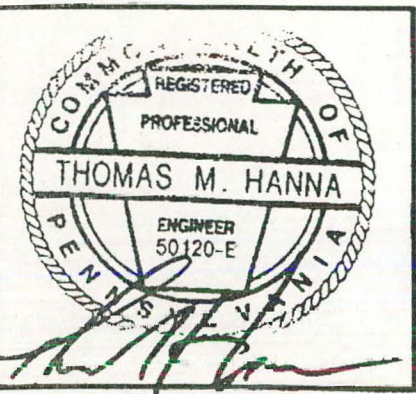
LOT INFORMATION

LOT AREA	- 25,000 S.F.
BUILDING AREA	- 2,644 S.F.
BUILDING COVERAGE	- 10.6%
DRIVEWAY AREA	- 1320 S.F.
WALKS AREA	- 267 S.F.
IMPERVIOUS COVERAGE	- 16.9%

- GENERAL NOTES**
1. THE PROPOSED DWELLING REPRESENTS THE CEZANNE ELITE.
 2. ONLY THE UTILITY INFORMATION NECESSARY FOR THE PROPER LOT GRADING HAS BEEN SHOWN ON THIS PLAN. THE CONTRACTOR SHALL NOTE THAT OTHER UNDERGROUND UTILITIES MAY EXIST.
 3. EXISTING GRADES SHOWN ON THIS PLOT PLAN MAY NOT REFLECT CURRENT ROUGH GRADING CONDITIONS. FINISHED GRADING FOR EACH LOT SHALL BE TIED INTO ACTUAL SURROUNDING GRADES AS CLOSE TO THE PROPERTY LINE AS POSSIBLE.
 4. NO STRUCTURES, FENCES OR TREES MAY BE PLACED IN THE EASEMENT AS SHOWN ON THIS PLAN.

LEGEND

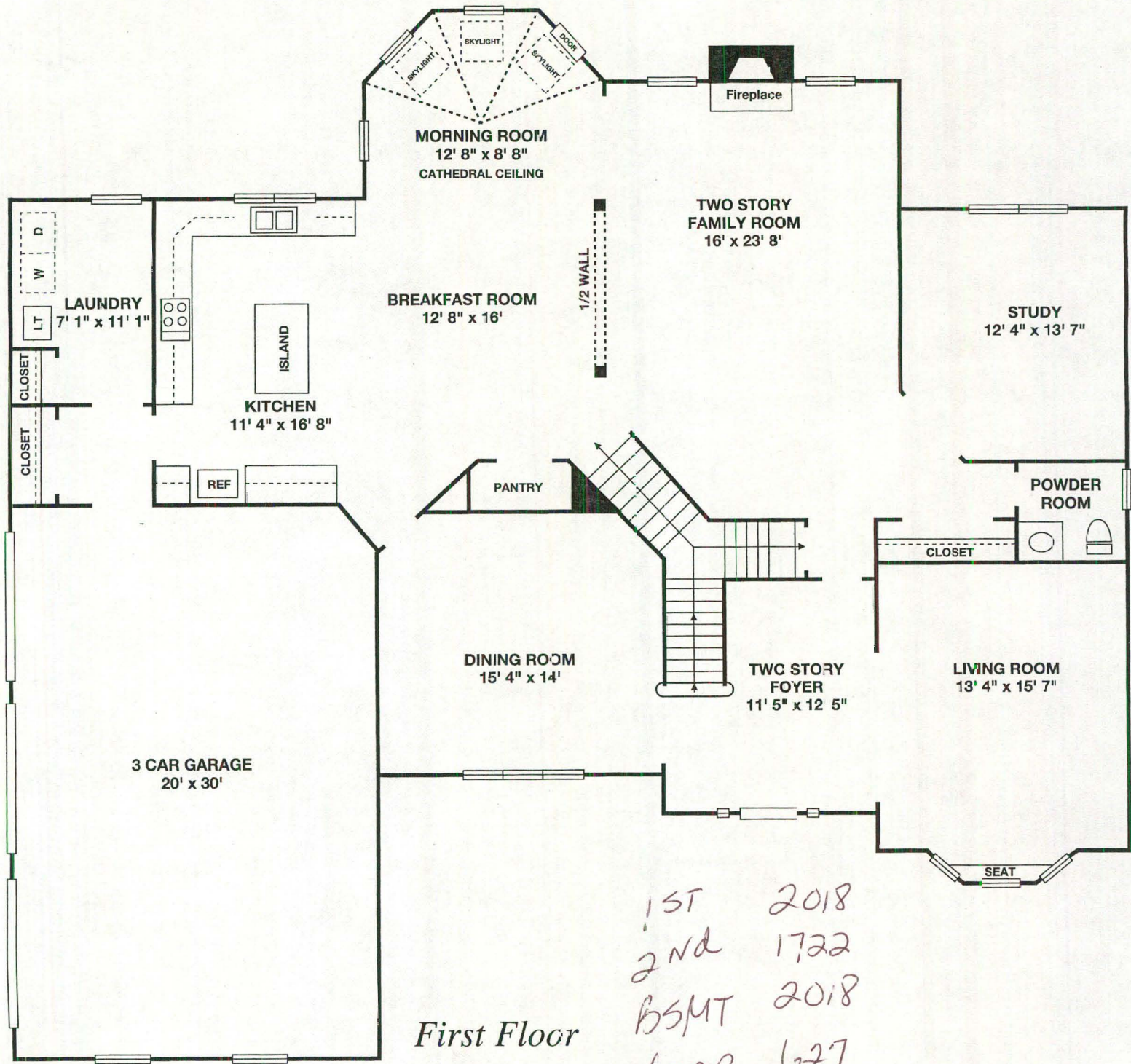
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEV.
	CLEARING LIMITS
	TREE LINE
	WETLANDS LIMIT
	SOILS TYPE LABEL
	SOILS BOUNDARY



GILMORE & ASSOCIATES INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 350 BUTLER AVENUE, NEW BRITAIN, PA 18901

PLOT PLAN LOT 2
ESTATE OF WINDLESTRAE PHASE 1
 MONTGOMERY TWP, MONTGOMERY CO., PA.

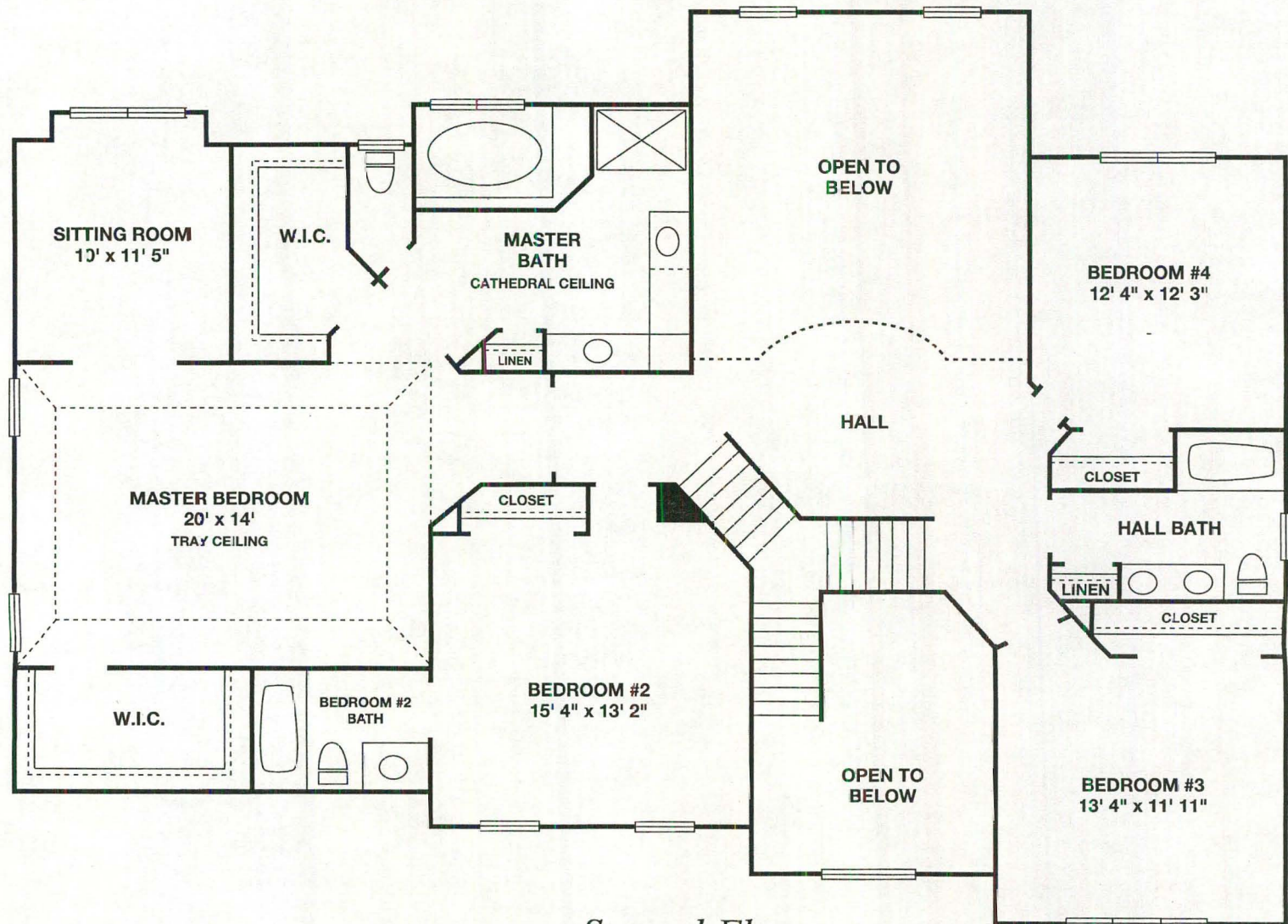
JOD NO..	98-612	DATE:	6/29/00	SCALE:	1" = 50'
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First Floor

1st 2018
 2nd 1722
 BSMT 2018
 GAR 627

 6385



Second Floor