

PERMIT

City of Napoleon  
255 W. Riverview  
Napoleon, OH 43545

Division of Building and Zoning  
PH (419) 592-4010  
FAX (419) 599-8393

Permit No: 002156

Date Issued: 05-07-04

Issued by: BND

Job Location: 40 LEMANS DR

Est. Cost: 98000.00

Lot #:

Subdivision Name:

Owner: MCOSCAR, JOE  
Address: 1307 MARIO DR  
CSZ: MONROE, MI 48162  
Phone: 734-384-1907

Agent: SELF  
\* Address:  
CSZ:  
Phone:

Use Type - Residential:

Other:

ZONING INFORMATION

Dist: R-2    Lot Dim:    Area:    Fyrd: 30    Syrd: 7    Ryrd: 15  
Max HT: 40   # Pkg Spaces: 2    # Loading SP:    Max Lot Cov: 35%

BOARD OF ZONING APPEALS:

Work Type - New: X    Replmnt:    Addn'n:    Alter:    Remodel:

WORK INFORMATION

Size - Lgth: 58    Width: 32    Stories: 1    Living Area SF: 1880  
Garage Area SF: 576    Height: 14    Bldg Vol Demo Permit:

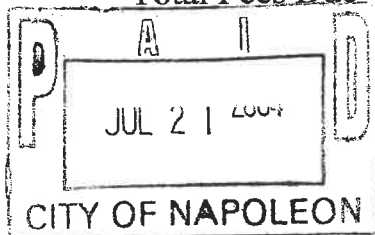
WORK DESCRIPTION

NEW HOME

FEE DESCRIPTION	PAID DATE	FEE AMOUNT DUE
BUILDING PERMIT	05-07-04	233.00
WATER TAP PERMIT	05-07-04	655.00
SEWER PERMIT	05-07-04	233.00
ELECTRICAL PERMIT	05-07-04	100.00
PLUMBING PERMIT	05-07-04	48.00
MECHANICAL PERMIT	05-07-04	20.00

Total Fees Due 1289.00

7-21-04  
*Linda McOsca*  
Date



*Linda McOsca*  
Applicant Signature



City of Napoleon

Water Meter Yoke Release Form

THIS DOCUMENT ENTITLES THE HOLDER TO "ONE" WATER METER YOKE ASSEMBLY  
(Please pickup at City Operations Department 1775 Industrial Drive).

Permit #002156

Date Issued: 05-07-2004

Job Location: 40 LEMANS DR

Owner: MCOSCAR, JOE

Address: 1307 MARIO DR MONROE, MI 48162

Owner Phone: 734-384-1907

Contractor: SELF

Address:

Phone:

Water Tap Size 1"  1.5" \_\_\_\_\_ 2" \_\_\_\_\_ Other \_\_\_\_\_

Water Meter Yoke Size 5/8"  3/4" \_\_\_\_\_ 1" \_\_\_\_\_ Other \_\_\_\_\_

New Structure  Existing Structure \_\_\_\_\_ Lawn Meter \_\_\_\_\_

**WATER SERVICE LINE TO BE TYPE "K" COPPER OR "CTS" POLYETHELENE TUBING OF 1" MINIMUM SIZE.**

Backflow Device Required Yes  No \_\_\_\_\_

Type of Backflow Required: DCUA

Water Meter Yoke Installation is subject to the following conditions

- 1.) Must be located in an accessible area.
- 2.) Must be in an area which is not subject to freezing temperatures.
- 3.) Must be at least 18" above floor level (no crawl space installations).
- 4.) Must comply with minimum mounting requirements (drawing available)

Issued By \_\_\_\_\_ Received By \_\_\_\_\_

1 Copy to: Building Dept, Water Dept, and Utilities Dept



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Agent: SELF  
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Phone:

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Other:

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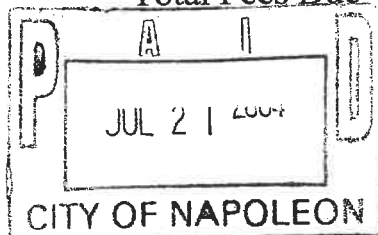
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Total Fees Due 1289.00

7-21-04  
*Linda McOsca*  
Date



*Linda McOsca*  
Applicant Signature



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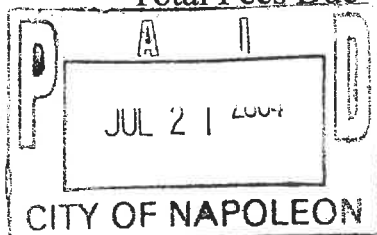
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Total Fees Due 1289.00

7-21-04  
*Sinda McEscar*  
Date



*Sinda McEscar*  
Applicant Signature





City of Napoleon

Electric Meter Base Release Form

**THIS DOCUMENT ENTITLES THE HOLDER TO "ONE" ELECTRIC METER  
BASE.**

(Please pickup at the City Operations Garage 1775 Industrial Drive).

Permit#002156

Date Issued: 05-07-2004

Job Location: 40 LEMANS DR

Work Description: NEW HOME

Owner: MCOSCAR, JOE

Address: 1307 MARIO DR MONROE, MI 48162

Owner Phone: 734-384-1907

Contractor: SELF

Address:

Contractor Phone:

Electric Service Upgrade \_\_\_\_\_ New Service Installation X  
Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Residential X 1 Phase X 3 Phase \_\_\_\_\_  
Size of Service 100 Amp \_\_\_\_\_ 150 Amp \_\_\_\_\_ 200 Amp X 400 Amp \_\_\_\_\_ Other \_\_\_\_\_  
Hub Size - 1 1/4" \_\_\_\_\_ 1 1/2" \_\_\_\_\_ 2" \_\_\_\_\_  
Desired Voltage 120/240 X Other \_\_\_\_\_  
Underground Service X Overhead Service \_\_\_\_\_

Date Completed: \_\_\_\_\_ Approved By: \_\_\_\_\_

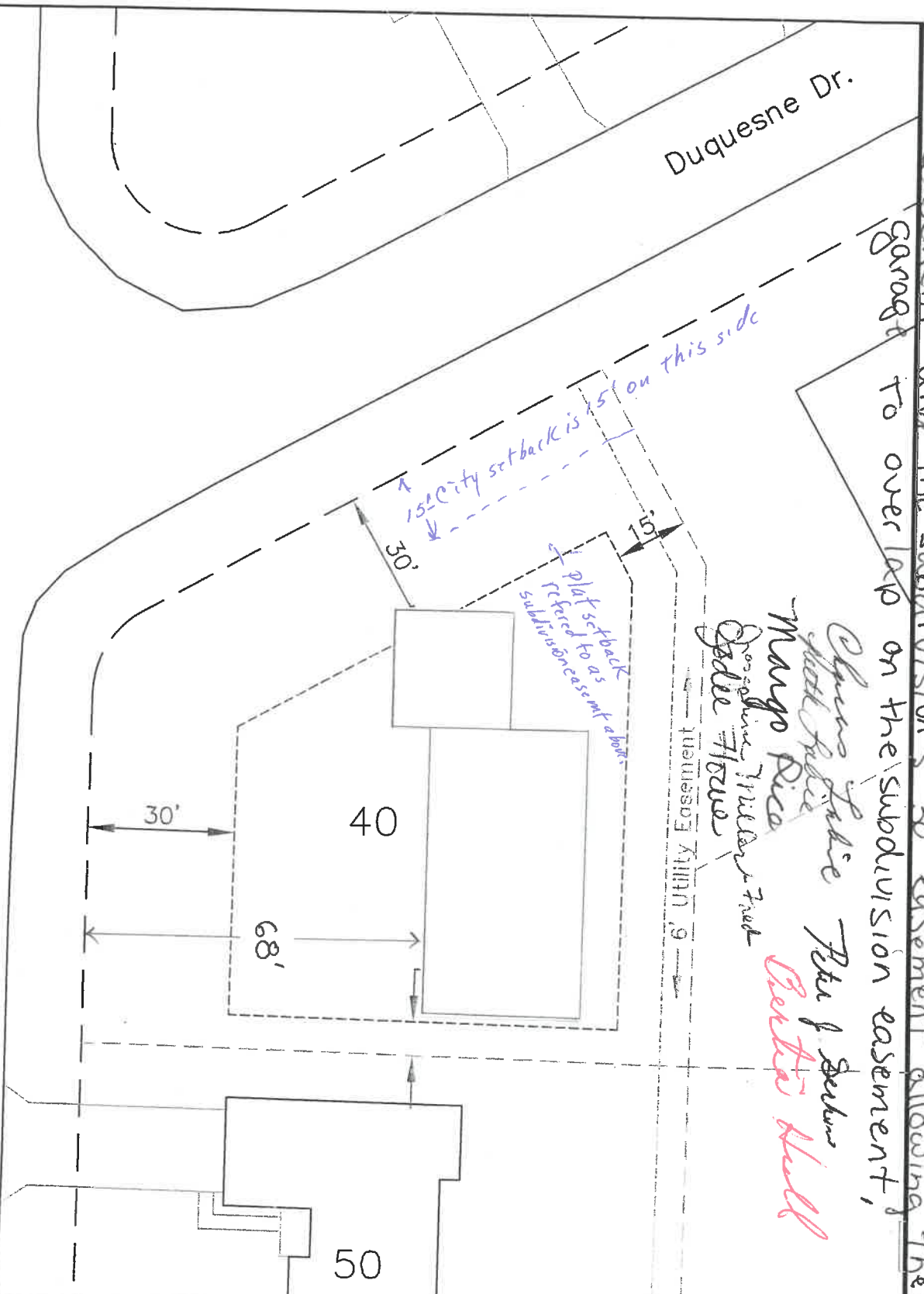
Old Meter Number: \_\_\_\_\_ New Meter Number \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Duquesne Dr.

Lemans Dr.



By signing this paper I approve of the difference between the city's 15' easement and the subdivision's 20' easement allowing the McDear house garage to overlap on the subdivision easement.

Charles F. J. J. J.  
 John J. J. J.  
 Margo Rice  
 Josephine Miller Field  
 John Miller  
 Peter J. Seaton  
 Carter's Hill

City Of Napoleon  
Engineering Department

P.O. Box 151/255 W. Riverview Ave.  
Napoleon, Ohio 43545  
Phone: (419) 592-4010  
Fax: (419) 599-8393

40 Lemans Dr.  
Zone R-2 Setbacks  
(Addressed To Lemans)  
(According To Plat Setbacks)

Date: 04/21/04  
 Drawn By: M.B.S.  
 Approved By: J.R.K.  
 Scale: 1"=30'  
 Sheet \_\_\_ Of \_\_\_



Certificate No: 1025

**THE CITY OF NAPOLEON  
CERTIFICATE OF TEMPORARY OCCUPANCY**

**ENGINEERING DEPARTMENT  
DIVISION OF INSPECTION**

This is to certify that the Building herin described complies with all the building and health laws and ordinance and with the provisions of the Zoning Ordiances.

**LOCATION OF TEMPORARY OCCUPANCY:** 40 LEMANS DR

**OCCUPANCY:** TEMPORARY

**OWNER OF PROPERTY:** MCOSCAR, JOE

**ADDRESS:**

**ISSUED TO:** MCOSCAR, JOE

**ZONING:** R-2

A **TEMPORARY** occupancy has been issued at **40 LEMANS DR.** for six (6) months, as of 01/25/05 until 07/25/05. A full Certificate of Occupancy will be submitted after the following conditions have been meet:

- No vehicular storage in the garage until a ½" drywall fire separation wall is installed.
- Exterior of dwelling must be completed including steps to front, back and garage entrance as well as finishing the rear deck.
- Exterior site grading.

This certificate is issued by the City of Napoleon Building Inspector, as completed substantially in conformity with the approved plans and permission is hereby granted to temporarily occupy such building in compliance with such legal use and occupancy as authorized under the provisions of the ordinances of the City of Napoleon.

ISSUED: 1/25/05

SIGNED: Tom Zimmerman  
Tom Zimmerman, City Building Inspector

This is a valuable record for owner or lessee and should be so preserved.



CITY OF NAPOLEON WATER TAPPING PERMIT FORM

PERMIT #:

ISSUED:

JOB LOCATION: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT #: \_\_\_\_\_

OWNER: Joe Mc Oscar

ADDRESS: 40 Lemans

CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_

TAP SIZE: 1" X 1.5" \_\_\_\_\_ 2" \_\_\_\_\_ OTHER \_\_\_\_\_

AMOUNT PAID: \_\_\_\_\_ YOKE SIZE: \_\_\_\_\_

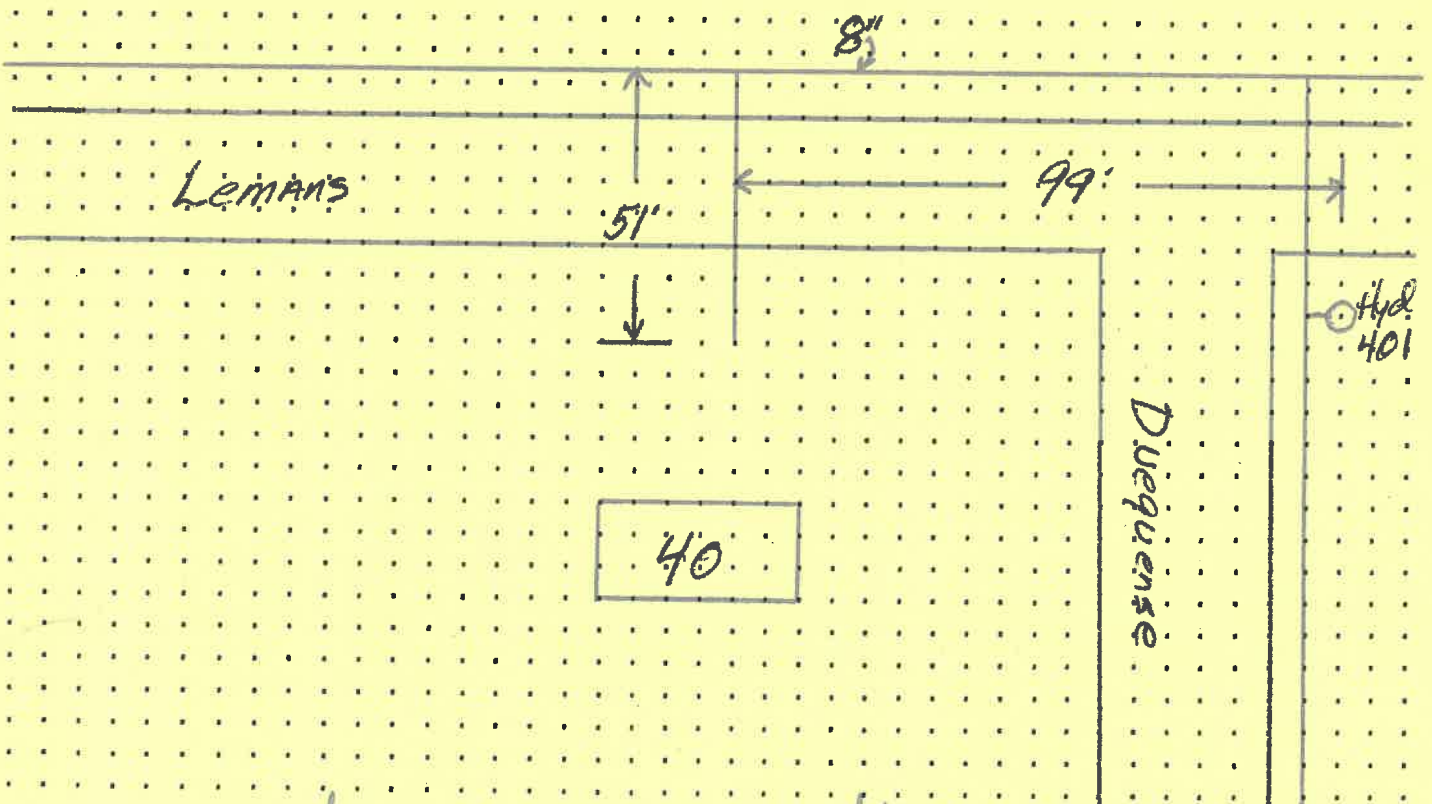
PLUMBING CONTRACTOR: \_\_\_\_\_ PH: \_\_\_\_\_

DATE OF TAP: 9-24-04 OLD TAP #: \_\_\_\_\_ NEW TAP #: 0468

SIZE AND KIND OF MAIN: 8" C-900

LOCATION OF MAIN: 12' West of West curb DEPTH OF MAIN: 5'

DIST FROM HYDRANT \ ~~VALVE~~: 99'S of Hyd 401 DIST TO CURB STOP FROM CORP: 51'



DATE APPROVED: Jan 12, 05

BY: Jiffrey C. Manting





**T.R. Worline & Associates, Inc.**



1255 - 360 N. Scott Street  
P.O. Box 671  
Napoleon, Ohio 43545  
419-592-9661  
FAX 419-592-8029

June 29, 2004

Mr. And Mrs. Joe McOscar  
1307 Mario Drive  
Monroe, Michigan 48162

Subject: Proposed McOscar Residence at 40 Lemans Drive, Napoleon, Ohio  
TRWA Project No. 1704-0001

Dear Mr. and Mrs. McOscar:

We have received the geotechnical engineering report from PSI for the 40 Lemans Drive property. A summary of their foundation recommendations follows and can be found in detail on page 6 of their report:

1. Footings should be placed on natural soils or compacted engineered fill and can be designed for a net allowable soil pressure of 2000 pounds per square foot (psf).
2. All footings should be placed at a minimum depth of forty-two (42) inches below the exterior grade.
3. Unsuitable bearing materials may be encountered in the foundation excavations. For example, tree roots may be found in the excavations. If found they should be removed and replaced with compacted engineered fill (compacted crushed limestone).
4. Foundations supporting individual columns should have a minimum dimension of twenty-four (24) inches, and continuous wall foundations should have a minimum width of eighteen (18) inches.

It is our understanding and recommendation that the foundation walls will be poured concrete with the standard steel reinforcing used in residential construction. We also call your attention to page 8 of the geotechnical report where the "Floor Slab Design" is discussed. We recommend that a copy of the report be provided to your builder/excavator.

You also indicated to us that the actual house dimensions are going to be 32'-0" x 58'-0" rather than the 30'-0" x 54'-0" shown on the drawings you provided. We would like to bring to your attention that the lengthening of some of the floor joists could cause increased deflections and a spring-like feeling when you walk on them. In particular, we would be concerned where 2x10's might exceed a span of 15'-0".



If you have any questions or if we can be of further service, please contact us.

Sincerely,

T. R. WORLINE AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Timothy R. Worline". The signature is written in dark ink and is positioned above the printed name.

Timothy R. Worline, P.E., P.S.

President

Cc: Mr. Brent Damman, City of Napoleon Building Inspection





**CITY OF NAPOLEON – Building & Zoning Division**  
255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545  
Phone: 419-592-4010 - Fax: 419-599-8393

**BUILDING & ZONING DIVISION** Monday, June 07, 2004

**Zoning Administrator**  
**Building Commissioner**  
Brent N. Damman

Mrs. Linda McOscar  
1307 Mario Drive  
Monroe, MI 48162

Re: New home @ 40 Lemans Drive napoleon, Ohio

Dear Mrs. McOscar

Based on a visual inspection of the footing subgrade made on June 7<sup>th</sup>, 2004 at the subject location, I have the following concerns.

1. The subgrade does not appear suitable for placement of a conventional footing and foundation, and
2. The subgrade does not appear to be clear of vegetation (tree roots).

Therefore, it is beyond my capacity to make judgment on whether the subgrade is suitable to support the foundation design you have proposed. It will be necessary of you to incorporate a State of Ohio registered engineer to design the footing and foundation system for your subject dwelling. The design must be specific to your soil conditions *code sections R301.4+.5*

The decisions made herein have been based on the fact that several foundation systems in the immediate area were constructed at similar depth and methods which have failed.

If you have questions, please contact me at 419-592-4010.

Sincerely

Brent N. Damman  
Building Commissioner





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Brent N. Damman  
Building Commissioner





# NEW HOME AND ADDITION PERMIT APPLICATION

THIS APPLICATION IS FOR RESIDENTIAL CONSTRUCTION INCLUDING BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, DEMOLITION, REMODELING.

DATE 4/28/04 JOB LOCATION 40 Lemans  
LOT # 40 SUBDIVISION NAME Riviera Heights 5<sup>th</sup> Addition  
OWNER Linda M<sup>c</sup>Oscar PHONE 734 777 5325 Joe's cell #  
OWNER ADDRESS 1307 Mario Dr CITY Monroe Mi ZIP 48162  
CONTRACTOR - Linda + Joe M<sup>c</sup>Oscar PHONE 734 384 1907 Home  
CONTRACTOR ADDRESS 1307 Mario Dr CITY Monroe Mi ZIP 48162  
CONTRACTOR FAX # 734 384 0929 CELL PHONE (Opt.) 734 777 9255 Linda #  
DESCRIPTION OF WORK TO BE PERFORMED: New House 32'x58' + Garage 24'x24'  
ESTIMATED COST OF WORK TO BE PERFORMED: 98 000<sup>00</sup> + 30000<sup>00</sup> Lot

## WORK INFORMATION

BUILDING: Basement Floor Area X Sq. Ft. 1st Story Living Area 1880 Sq. Ft.  
2nd Floor Living Area X Sq. Ft. Garage Floor Area 576 Sq. Ft.  
BUILDING SIZE: Length 58' Width 32' Stories 1 Height 14' DEMO VOL \_\_\_\_\_

Masonry Contractor Chuck Irving Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Electrical Contractor Larry Wierich Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Plumbing Contractor \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Heating Contractor \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Insulation Contractor \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_

Other Contractor attach information.

ZONING INFORMATION (to be completed by City): District R-2 Lot Dimensions \_\_\_\_\_  
Lot Area \_\_\_\_\_ FRSB 30 SYSB 7 RYSB 15 Max Ht 40 ft Max Cov 35 %

I by signing below agree to comply with all applicable City of Napoleon Codes & Ordinances while performing the work herein described. I understand that all work for which a permit is issued is required to be approved by the building inspector of the City of Napoleon.

Applicant Signature Linda M<sup>c</sup>Oscar Date 4/28/04

water tap - \$655.00  
Sewer tap/insp. - \$233.00

## New Home Permit

### Electrical:

Size of Service 200      Underground       Overhead \_\_\_\_\_      Number of New Circuits 25

### Plumbing:

Water Tap Required -  Yes ( ) No      Size 1"      Type of Pipe CTS SDR9 200 psi      Water Dist. Pipe \_\_\_\_\_

Sanitary Sewer Tap Required -  Yes ( ) No      Size 4"      Type of Pipe SDR35      Dr. Waste VT. Pipe \_\_\_\_\_

Main Building Drain Size 4"      Main Vent Pipe Size \_\_\_\_\_

#### List Number of Plumbing Fixtures Below

Water Closets 2      Bathtubs 2      Showers 1      Lavatories 3      Kitchen Sinks 1      Disposal 1

Clothes Washer 1      Floor Drains 1      Dishwasher 1      Laundry Sink \_\_\_\_\_      Other \_\_\_\_\_  
Total 13

### Mechanical:

#### Heating Systems

Forced Air      ( ) Gravity      ( ) Hot Water      ( ) Steam      ( ) Unit Heaters      ( ) Radiant      ( ) Baseboard

#### Type of Fuel

( ) Electric       Natural Gas      ( ) Propane      ( ) Wood      ( ) Coal      ( ) Solar      ( ) Geothermal      Other \_\_\_\_\_

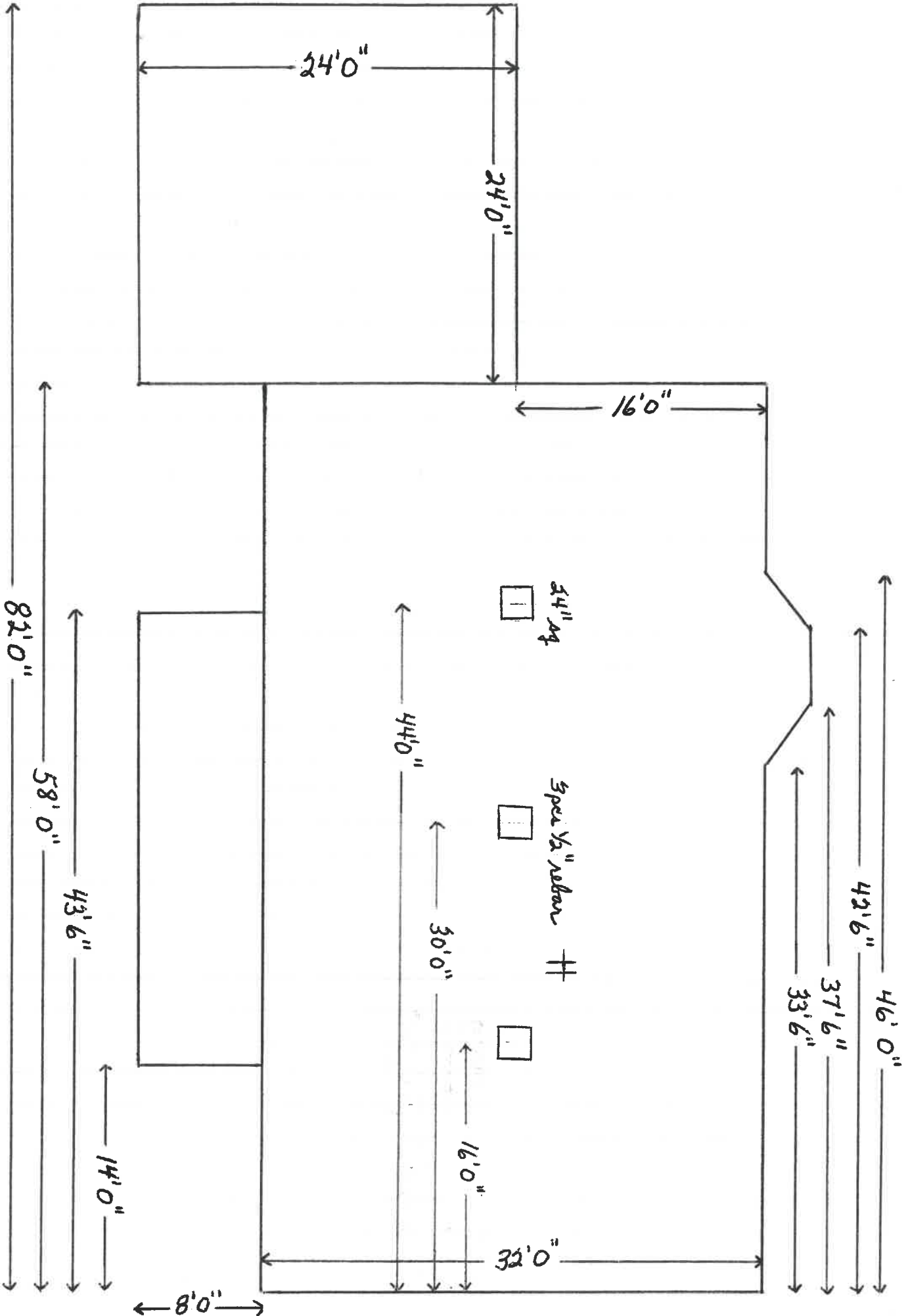
Number of Heat Zones \_\_\_\_\_      Hot Water - ( ) One (1) Pipe      ( ) Two (2) Pipes      ( ) Series Loop

Electric Heat - Number of Circuits \_\_\_\_\_      Number of Furnaces 1      Number of Hot Air Runs 10

Number of Hot Water Radiators \_\_\_\_\_      Total Heat Loss 60,000      Rated Capacity of Furnace/Boiler 75000

Location of Equipment - ( ) Crawl Space      ( ) Floor Level      ( ) Attic      ( ) Suspended      ( ) Roof      ( ) Outside

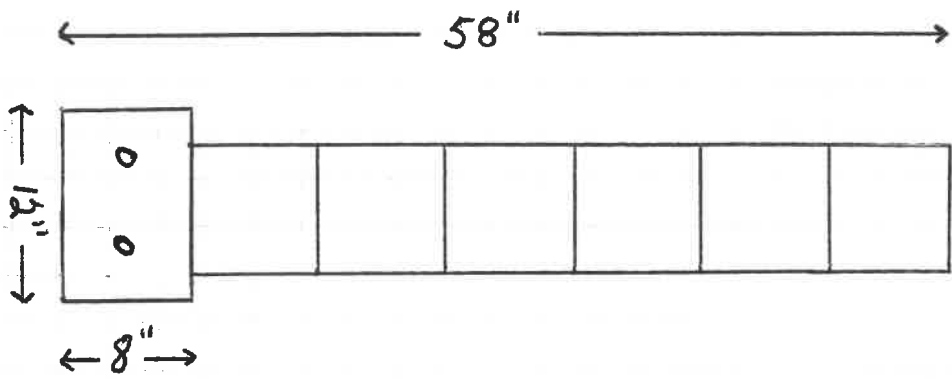
DUQUESNE DR.



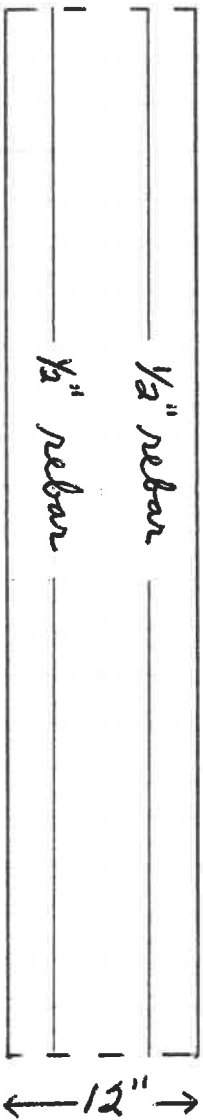
40 LEMENS LINDA M<sup>o</sup>OSCAR  
 Precal 734 777 5325

1/8" = 1' scale





3-4 " Pva Krameler #8 + 6" mil Plastic



40 LEMANS  
 Linda M<sup>d</sup> OSCAR  
 7344777 5325

1" = 1' scale



15

7

House  
32' x 58'

40  
Porch  
8' x 30'

Garage  
24' x 24'

BD

15

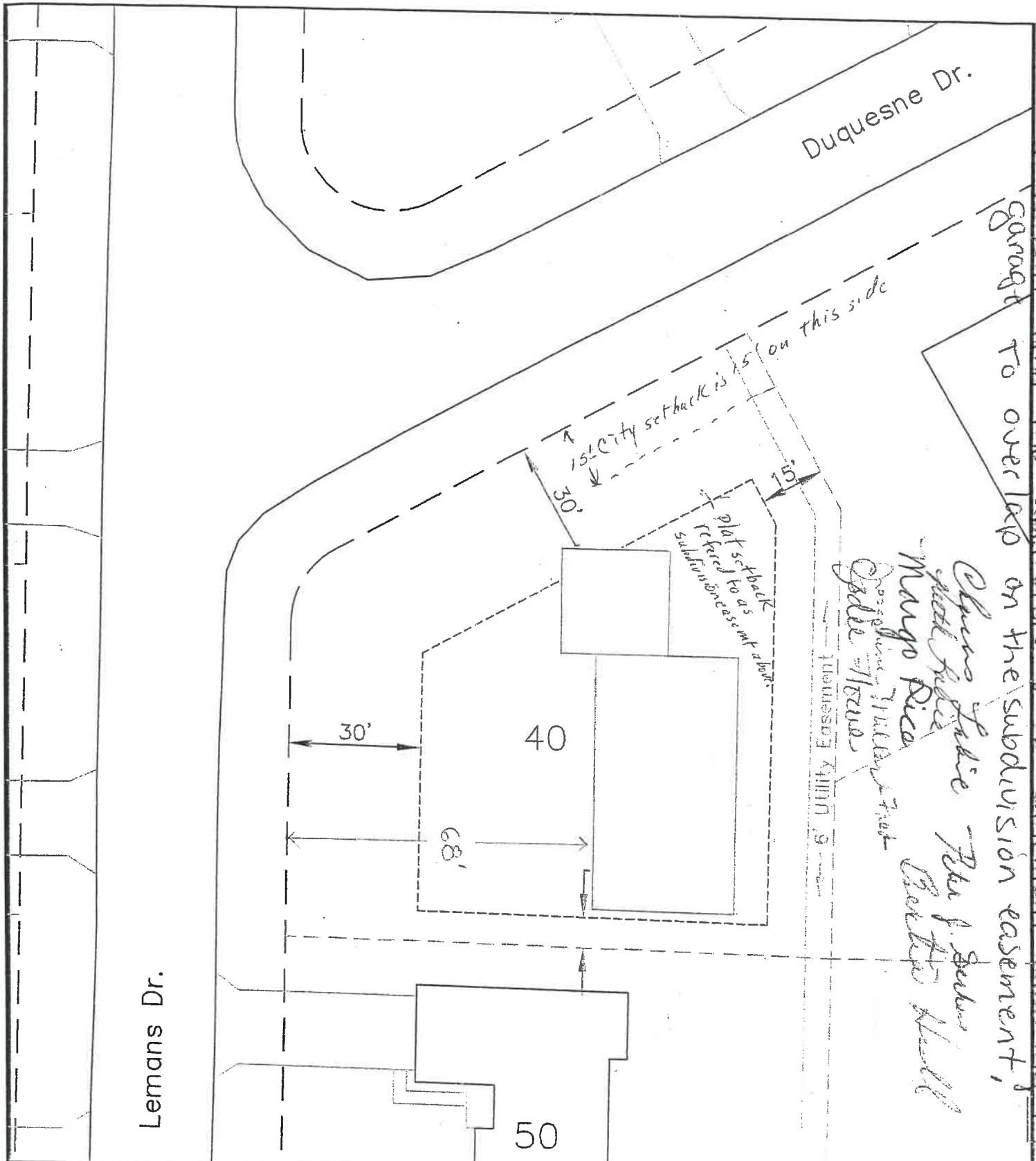
Duques

1/8" = 2'









easement and the subdivision's 20' easement allowing the Messer house  
 driveway to overlap on the subdivision easement,

Charles Lake  
 Matt Lake  
 Margo Rice  
 Deshaun Williams  
 Della Thomas  
 Peter & Susan  
 Gordon & Shelli

City Of Napoleon  
 Engineering Department  
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 Fax: (419) 599-6393

40 Lemans Dr.  
 Zone R-2 Setbacks  
 (Addressed To Lemans)  
 (According To Plat Setbacks)

Date: 04.21.04  
 Drawn By: J.P.B.  
 Approved By: J.R.K.  
 Scale: 1" = 30'  
 Sheet \_\_\_ Of \_\_\_

