

LINN ARCHITECTS  
1140 N. Providence Road, Media PA 19063  
610.566.7044

**UNIFORM CONSTRUCTION CODE**  
**PERMIT**

**The plans and specifications for the building or structure named below have been reviewed by LINN ARCHITECTS and found to be in compliance with the Construction Code of PA (1999, November 10, P.L 491, No 45).**

Issue Date: 10/16/2023

Building Owner: MYNAUGH JOSEPH L ETUX  
252 YARMOUTH LN MEDIA, PA 19063

Contractor: John K. Sturgis Builders  
225 Union St. Toughkenamon, 19374

Building or Structure Name:

Location of Work: 252 YARMOUTH LN, Upper Providence Township

Type of Work Being Done: Rear one-story addition

Required Inspections: Building final, Footing, Foundation wall, Insulation, Rough framing, Slab Pre pour, Weather barrier

Comments: Hardwired smoke/CO detectors required per code. MEP's per code including GFCI receptacles where required.

This permit authorizes work to be performed on the above named building or structure in accordance with the PA Construction Code Act. Its regulations and all plans and specifications approved by the Linn Architects. A copy of the permit must be kept at the work site in an area which can be seen by any Municipal Official. It must remain in view until such time as the work is complete.



1140 North Providence Road  
Media, PA 19063  
Phone: 610.566.7044

A handwritten signature in black ink that reads "Jeffery N. Gentile".

Building Code Official

Jeff Gentile

## **Inspection Checklist**

Approved plans (if applicable) shall be available at the construction site for all required inspections.

**The permit holder is required to call or email a minimum of 24 hours in advance of the desired inspection date. All inspections requests should be sent to [inspections@rlinn.com](mailto:inspections@rlinn.com) (preferred) or call 610.566.7044**

- ☒ Footing Inspection - all steel shall be in place and set on chairs
- ☒ Foundation Inspection - shall be done prior to backfill or floor framing is complete. All waterproofing and foundation drainage shall be installed.
- ☒ Slab Pre-Pour - shall be done prior to backfill or floor framing is complete. All waterproofing and foundation drainage shall be installed.
- ☒ Rough Framing - shall be done prior to insulation installation. Rough Electrical, plumbing and mechanical inspection shall be complete before calling for a framing inspection.
- ☒ Weather Barrier Inspection - shall be done after weather barrier is installed all windows are installed and flashed, prior to finishes being applied.
- ☒ Insulation Inspection - shall be done after all insulation is installed.
- ☒ Building Final - shall be done when all building elements are complete. Final electrical inspection shall be completed prior to the building final inspection. Power Shutdown to confirm proper operation of emergency lighting & exit signs.

**NO WORK MAY BE CONCEALED UNTIL IT HAS BEEN APPROVED BY THE INSPECTOR  
OR THE BUILDING CODE OFFICIAL**

Certificate of occupancy will not be issued until all inspections are complete, all site inspections by the municipality's engineers are completed. All county and state regulations that may pertain to your project shall be completed to the satisfaction of that entity as well.

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252 YARMOUTH LN MEDIA, PA 19063

Contractor: John K. Sturgis Builders  
225 Union St. Toughkenamon, 19374

Building or Structure Name:

Location of Work: 252 YARMOUTH LN, Upper Providence Township

Type of Work Being Done: Plumbing for addition

Required Inspections: Plumbing final, Rough plumbing

Comments:

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- ☒ Rough Plumbing - shall be done when all plumbing has been installed and tested. This inspection can be done in conjunction with a framing inspection.
- ☒ Plumbing Final - shall be done when all plumbing piping, devises and fixtures are installed. Should occur with the building final inspection.

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Contractor: John K. Sturgis Builders  
225 Union St. Toughkenamon, 19374

Building or Structure Name:

Location of Work: 252 YARMOUTH LN, Upper Providence Township

Type of Work Being Done: HVAC for addition

Required Inspections: Mechanical final, Rough mechanical

Comments:

This permit authorizes work to be performed on the above named building or structure in accordance with the PA Construction Code Act. Its regulations and all plans and specifications approved by the Linn Architects. A copy of the permit must be kept at the work site in an area which can be seen by any Municipal Official. It must remain in view until such time as the work is complete.



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- ☒ Rough Mechanical - shall be done when all mechanical duct work has been installed. This inspection can be done in conjunction with a framing inspection.
- ☒ Mechanical Final - shall be done when all mechanical equipment, ductwork, diffusers and devices are installed. Should occur with the building final inspection.

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OR THE BUILDING CODE OFFICIAL**

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**Upper Providence Building Permit Application**  
**935 N Providence Road Media, PA 19063**  
**610-565-4944**

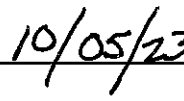
Instructions:

- 1) Two sets of plans and two sets of building specifications must accompany this application. The plans must contain a rendition showing footers, elevation drawings for all sides unless sides are identical, and a plan view for each level including roof level. List building materials.
- 2) Sealed plans by a PA licensed architect or PA engineer are required. The Township Code Officials may exempt this requirement for minor projects. Direct sealed plan questions to the Township Building Inspector.
- 3) For additions, enclosures, new dwellings or accessory structures one plot plan must be submitted showing the following information:
  - a) The size of the lot.
  - b) Existing main structure (including if applicable rear or side porch, side deck or rear deck). Show the driveway entrance to the street.
  - c) Existing accessory structures (sheds, swimming pools, detached garages, and gazebos) with distances to the sideline, rear line, and main structure.
  - d) Location of stream, if applicable.
  - e) New structure and how it is located in relation to the main structure, stream (if applicable), and accessory structures. Provide distance from the new structure to the closest rear property line, closest side property line, closest front street line, and closest house line. Also show distances from the improvement to accessory structures and stream.
- 4) This is an application. It must be reviewed by Code Officials for conformity to the Township's Codes. If the proposed structure conforms to the Township's Codes a permit will be issued within 15 working days, or 30 days for commercial, from the date of receiving a complete application. A completed application means all of the trades people have filed the permit applications for electrical, HVAC, mechanical, and plumbing.
- 5) The applicant --contractor/ homeowner/ tenant-- is responsible for the accuracy of the information contained in this application and the plot plan. If the permit is issued based on incorrect building setback dimensions, incorrect building size, or missing structures and waterways the Township may rescind the permit. All expenses incurred as a result of a misrepresentation are borne by the applicant.

Signature



Date



By signing this document, I attest that I have read this form and provided all documents requested above; furthermore, that failure to provide the documents requested above does not constitute a complete application, and the UCC time review period will not begin.

Pre-Application Checklist: Copy of Contract ☐ Insurance Certificates ☐

## Upper Providence Electrical Permit Application

935 N Providence Road Media, PA 19063

610-565-4944

Site Address 252 Yarmouth Lane City

Type  Property Owner

Primary Contact  Phone  Email

Contractor  Address

Primary Contact  Phone  Email  HIC#

Please indicate the type and quantity of equipment being installed and whether it is new or a replacement.

Type	Quantity	N/R	Type	Quantity	N/R
Receptacles			Water Heater		
Luminaires			Fan		
GFCI Devices			Condenser		
AFCI Devices			Dryer		
Smoke Alarms			Electric Heat Source		
CO Alarms			Service Drop		
Combo Alarms			Service Entrance		
Microwave			Meter		
Range			Service Panel		
Oven			Sub Panel		
Dishwasher			Pool Panel		
Low Voltage Lights			Pool Bonding		

Description of work:

Please check this box to indicate that the system has been evaluated by a professional and can safely handle all loads ☐

Please check this box to acknowledge 3<sup>rd</sup> party rough and final inspections are required. ☐

Applicant Signature  Date

Cost of Job \$5200

Municipal Comments:

Permit Fee \$100 +\$4.50 Total Fee \$104.50 Permit #

3<sup>rd</sup> Party Signature  Date RECEIVED

For all inspections call Steve at United Inspection Agency at 484-443-8895

Check # 35589 Received By K2 Date OCT 10 2023  
John K Shurgis

Upper Providence Township  
Delaware County

Pre-Application Checklist: Copy of Contract ☒ Site Plan ☒ Insurance Certificates ☒ 2 copies of plans ☒

## Upper Providence Building Permit Application

935 N Providence Road Media, PA 19063

610-565-4944

Site Address 252 Yarmouth Lane City Media

Type Residential Single or Duplex ☒ Property Owner Brian Mynaugh

Primary Contact N ☒ Phone \_\_\_\_\_ Email \_\_\_\_\_

Contractor John K. Sturgis Builders Address PO Box 469, 225 Union Street, Toughkenamon, PA 19374

Primary Contact Y ☒ Phone 610-268-8686 Email john@sturgisbuilders.com HIC# \_\_\_\_\_

Designer John Eastman Address 9 Morningside Court, West Grove, PA 19390

Primary Contact N ☒ Phone 610-283-8300 Email SeabeeJ1@aol.com

Current Use Home Proposed Use Addition

Type of Work Addition ☒ Cost of Work \*\$130,188.00 Sq Ft of Work Area 676 ☒

# of existing sleeping rooms 3 # of proposed sleeping rooms 1 Dumpster Required Y ☒

Description of work: \* Cost of work less M.E.P. \$100,710.00  
26 x 26' 4" residential addition

Applicant Signature John K. Sturgis Date 10/05/23

Municipal/Zoning Approval [Signature] Date 10/16/23

Municipal Comments:

Permit Fee \$2020 +\$4.50 Total Fee \$2024.50 Permit # \_\_\_\_\_

3rd Party Signature Jeffrey N. Gentile Date 10/16/23

All inspection requests or code questions should be directed to Linn Architects at  
permits@rlinn.com or 610-566-7044 option 2.

RECEIVED

OCT 10 2023

Check # 35589 Received By K2 Date \_\_\_\_\_

John K. Sturgis

Upper Providence Township  
Delaware County

Pre-Application Checklist: Copy of Contract ☐ Insurance Certificates ☐

## Upper Providence Plumbing Permit Application

935 N Providence Media, PA 19063

610-565-4944

Site Address 252 Yarmouth Lane City \_\_\_\_\_

Type \_\_\_\_\_ Property Owner \_\_\_\_\_

Primary Contact \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Contractor \_\_\_\_\_ Address \_\_\_\_\_

Primary Contact \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_ HIC # \_\_\_\_\_

Please indicate the type and quantity of equipment being installed and whether it is new or a replacement.

Type	Qty/Length	N/R	Type	Qty/Length	N/R
Water Closet			Urinal		
Lavatory			Drinking Fountain		
Sink			Beverage Dispenser		
Dishwasher			Grease Trap		
Laundry Standpipe			Gas Piping		
Laundry Tub			Boiler/Radiant Piping		
Bathtub			Stack		
Shower			Building Drain		
Hose Bibb			Sewer		
Floor Drain			Water Service		
Water Heater			Backflow Preventer		

Description of work:

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Cost of Job \$14,000

Municipal Comments:

Permit Fee \$150 +\$4.50 Total Fee \$154.50 Permit # \_\_\_\_\_

3<sup>rd</sup> Party Signature Jeffrey N. Gentile Date 10/16/23

All inspection requests or code questions should be directed to Linn Architects at [permits@rlinn.com](mailto:permits@rlinn.com) or

610-566-7044 option 2.

Check # 35589  
Sturais

Received By

K2

Date

Upper Providence Township  
Delaware County

RECEIVED  
OCT 10 2023

Pre-Application Checklist: Copy of Contract ☐ Insurance Certificates ☐

## Upper Providence Mechanical Permit Application

935 N Providence Media, PA 19063

610-565-4944

Site Address 252 Yarmouth Lane City \_\_\_\_\_

Type \_\_\_\_\_ Property Owner \_\_\_\_\_

Primary Contact N Phone \_\_\_\_\_ Email \_\_\_\_\_

Contractor \_\_\_\_\_ Address \_\_\_\_\_

Primary Contact N Phone \_\_\_\_\_ Email \_\_\_\_\_ HIC# \_\_\_\_\_

Please indicate the type and quantity of equipment being installed and whether it is new or a replacement.

Type	QTY	N/R	Type	QTY	N/R	Type	QTY	N/R
Gas Furnace			Kitchen Hood			Air Handler		
Oil Furnace			Exhaust Fan			Mini Split		
Gas Boiler			ERV/HRV			Oil Tank		
Oil Boiler			RTU			Unit Heater		
Heat Pump			Chiller			Fireplace/Stove		
A/C			Refr. Compressor			Pool Heater		

Description of work: \_\_\_\_\_

Please check the boxes to confirm the following:

CO Alarms must be provided outside of sleeping areas ☐

Existing chimneys are in good condition and adequately sized, or a liner will be provided ☐

Kitchen exhaust hoods more than 400 cfm may require a fresh air intake ☐

Duct leakage tests are required for any new system with components outside the thermal envelope ☐

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Cost of Job \$10,278

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

Permit Fee \$450 +\$4.50 Total Fee \$454.50 Permit # \_\_\_\_\_

3<sup>rd</sup> Party Signature Jeffrey N. Gentile Date 10/16/23

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permits@rlinn.com or 610-566-7044 option 2.

Check# 35589  
John K Shugis Received By

K2

Date

OCT 10 2023

Upper Providence Township  
Delaware County



Proposal  
June 8, 2023

Client: Greg Mynaugh  
252 Yarmouth Lane  
Media, PA 19063

Project: Addition to Residence

Listed below is an estimate for a 26'0 x 26'6 addition to the residence as follows:

**Scope of Work**

Permit

No allowance

Excavation

Dig crawl space and footers  
Install stone and footers  
Install stone and perimeter  
Drain to daylight  
Backfill  
Rake and seed

Masonry

Supply and install rebar  
Concrete footings  
CMU block 12" foundation and piers  
3" concrete dust cover over poly vapor barrier  
Parge coat cement on block work

Foundation Sealing

Spray applied rubber coating

Greg Mynaugh

June 8, 2023

Page 2

### Framing

#### Seal

Mud sill – treated 2 x 6

Beam - three 2 x 10 treated

Floor joist – 2 x 10 16" on center

Sub floor – ¾" OSB Tongue & Groove foam glued and nailed

Exterior walls – 2 x 6 16" on center

Exterior sheathing – 7/16" OSB

Window and door headers – triples 2 x 10

Ceiling joist – 2 x 8 16" on center

Roof rafters – 2 x 8 16" on center

Collar ties – 2 x 6 on 16" on center

Ridge beam – 2 x 10

Roof sheathing – 7/16" OSB

Sub fascia and barges - 2 x 6

### Soffit/Fascia/Barges

Soffit – vinyl ventilated

Fascia/barges – aluminum wrapped

### Weather Barrier

Tyvek

### Interior Trim

To match existing as close as possible

### Siding

Fiber cement – prefinished with Azek corner posts (addition only)

### Roofing

30 year Certain Teed/Landmark or Gap architectural shingles

Starters, hips, ice/water shield

C 3 ½" drip edge

Synthetic underlayment

Step flashings

Ridge vent, pipe collars and coil nails

These specifications cannot be changed without a written change order signed by the owner

Greg Mynaugh

June 8, 2023

Page 3

Roof replacement labor details:

- Remove one layer of shingles from entire roof
- Remove and replace all rotten plywood at an add on cost of \$80 per sheet
- Install ice/water shield on the first three feet of entire roof, valleys, penetrations and new addition
- Install roof liner, C 3 1/2" drip edge, starters, shingles, pipe collars, ridge vent, hips and new flashing on walls as needed

Protection and clean up - roofing staff will cover plans, windows and deck to protect it from fallen debris. All job related debris will be collected with the Equipter buggy and removed from premises on a daily basis. Thorough clean up of gutter system and nails will be swept with the magnetic sweeper

Note: The price is for removal one layer of shingles only.

#### Windows

Pella Lifestyle windows

Clad exterior, Black

Standard size

#### Doors

Pella Lifestyle double sliding door

Clad exterior, black

Glazing – Low E argon gas filled insulated glass

#### Plumbing

PVC piping

Toilet

4" center faucet (Delta or equivalent faucet)

#### Electrical

One 100 amp sub panel arc fault breakers

Six 6" LED can lights

One 6" LED shower light

One bathroom exhaust fan, vent by other

One vanity light – supplied by owner

One ceiling fan for control switch

One porch light supplied by owner

Two smoke detectors

Greg Mynaugh

June 8, 2023

Page 4

Two switched outlets in sitting room, bedroom

10 switches

19 outlets

Inspection

### HVAC

Adding A/C and heat to addition area

Adding supplies off the existing A/C system located in attic

Add a return where required off the existing A/C system

Adding hot water baseboard to the rooms in the addition area using the existing boiler

Create another zone off the existing boiler to heat the addition area

Note – not responsible for any existing issues with the existing hot water boiler system or A/C

Exclusion – power wiring, permits, gas piping, kitchen hood vent larger than 6"

### Insulation

Spray foam basement walls

Side walls R20 fiberglass batts

Ceiling R 38 fiberglass batts

### Drywall

½" regular on walls and ceiling of addition

Tape, spackle and sanded

### Shower Base

Fiberglass

### Ceramic Tile

Shower walls and bath floor

### Shower Enclosure

Lowe's style sliding

### Finish Floor

LVT other than in the bath

### Painting

Walls, ceilings, doors and trim

Greg Mynaugh  
June 8, 2023  
Page 5

Trash Removal

Removal and disposal fees

Job Site Sanitation

Provide during the duration of the project

Carpenters Labor

**Total Cost of Addition Only - \$130,188.00**

Items excluded

Vanity and top

Decorative electric fixtures