

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081106

Please Read Application And Notes, If Any, Attached

This is to certify that WOJCIK RAYMOND T & TATA A WOJCIK & Hills Portland Build
has permission to Demolish existing garage (20' x 20') & build in attached front attached to existing building to improve lot c
AT 126 NORTH ST 012 H014001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Christy M. [Signature] 11/20/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

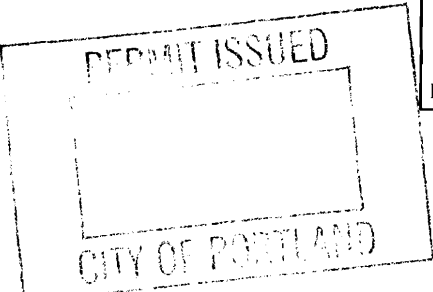
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1106	Issue Date: 11/20/08	CBL: 012 H014001
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Location of Construction: 126 NORTH ST	Owner Name: WOJCIK RAYMOND T & ZETTA	Owner Address: 912 SCHOOL ST	Phone:
Business Name:	Contractor Name: Hills Pond Builders	Contractor Address: 912 School Street Perkins Twp	Phone 2075852538
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: R-6

Past Use: Four Family Home	Proposed Use: Four Family Home - Demolish existing garage (20' x 20') & rebuild in relocated footprint attached to existing building to improve lot conformity & ameliorate roof/water issues	Permit Fee: \$370.00	Cost of Work: \$35,000.00	CEO District: 1
Proposed Project Description: Demolish existing garage (20' x 20') & rebuild in relocated footprint attached to existing building to improve lot conformity & ameliorate roof/water issues.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IBC-2003	
		Signature:	Signature: 11/20/08 CU	
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: Idobson	Date Applied For: 09/03/2008	Zoning Approval		
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/3/08 ASU	Zoning Appeal <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 Date:	Historic Preservation <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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1106	Date Applied For: 09/03/2008	CBL: 012 H014001
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Location of Construction: 126 NORTH ST	Owner Name: WOJCIK RAYMOND T & ZETTA	Owner Address: 912 SCHOOL ST	Phone:
Business Name:	Contractor Name: Hills Pond Builders	Contractor Address: 912 School Street Perkins Twp	Phone (207) 585-2538
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	

Proposed Use: Four Family Home - Demolish existing garage (20' x 20') & rebuild in relocated footprint attached to existing building to improve lot conformity & ameliorate roof/water issues	Proposed Project Description: Demolish existing garage (20' x 20') & rebuild in relocated footprint attached to existing building to improve lot conformity & ameliorate roof/water issues.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/03/2008
Note: Existing 20' x 20' garage is legally nonconforming. Rebuilt garage is going to still be nonconforming, but rear setback will now be 13' and side setback closest to the line will be 5'. The shell of the new garage is changing slightly (the ridge of the roof will be 1.5' higher) but the volume is staying the same.			
<ol style="list-style-type: none"> Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 11/20/2008
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7". The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. An inspection of the installation of the steel and concrete and structural bracing shall be conducted by a licensed engineer and his/her certification shall be submitted to this office stating compliance with the approved plans. Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code. Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 			

Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date:
Note: Ok to Issue: <input type="checkbox"/>			

Comments:

Location of Construction: 126 NORTH ST	Owner Name: WOJCIK RAYMOND T & ZETTA	Owner Address: 912 SCHOOL ST	Phone:
Business Name:	Contractor Name: Hills Pond Builders	Contractor Address: 912 School Street Perkins Twp	Phone (207) 585-2538
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	

9/4/2008-amachado: Left vcm for Josh. Need demo permit application & need construction details for how the stairs will go up to the second floor deck.

9/22/2008-amachado: Received construction details for relocated stairs from second floor. Still need demo permit.

10/16/2008-tm: Called and left a voicemail for Tom @ hill pond builders that more info needed on framing details of garage. Plans show 2x with no indication of what size of lumber being used.

10/3/2008-amachado: Received demo permit information.

10/3/2008-amachado: Gave permit to Lannie to schedule predemolition inspection.

10/9/2008-smh: N.U. confirmed no gas lines, building measured. Smh

10/16/2008-tm: called Josh after receiving his call and left a message that the structural insulated panels he is using is from 2007 adopted IRC code is not the code we use. We are using IRC 2003 edition.

10/17/2008-tm: spoke to Gary Nelson of ICC plan review and he says that SIPs are a 2007 supplement that will be in the 2009 Code. The applicant should supply this supplement and request a waiver for alternate building methods. Called Josh twice today @ 8:12 am and 10:18 am.

inspectors

STAIRS - MUST Comply
7" - 11"

Ballasters - per IBC 2003

Garage is Attached must have
Sheetrock on Attached Side min.

Q A 11/20/08

P.S. Owner agreed per phone
conversation 11/20/08

TOM @ 585-2538
Builder.

ICC call about SIP's (Structural Insulated Panels)

2007 Supplement IRC & SIP's Wall 6-R-614
N 40w 60L - copy of 2007 Supplement as part of
Waiver - will be in 2009 (Gary Nelson
(called on 17 Oct 08 @ 9:55 AM))
ICC Plan Review

Will need to supply us a copy of complete
Supplement and ^(about 10 pages) ~~ask~~ request a waiver to use
the SIP's per Gary Nelson ICC Plan Review as
alternative construction plan.



General 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>126 North Street</u>		
Total Square Footage of Proposed Structure/Area <u>410 SF</u>	Square Footage of Lot <u>4028 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>12</u> <u>11</u> <u>14</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Joshua T. Wojcik</u> Address <u>425 West 45th St. #1R</u> City, State & Zip <u>NY, NY 10036</u>	Telephone: <u>(207) 749-9656 (c)</u> <u>(212) 676 0561 (w)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>35,000</u> C of O Fee: \$ <u>370</u> Total Fee: \$ <u>370</u>
Current legal use (i.e. single family) <u>Garage - Storage - 4 family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Garage - Storage 4 family</u> Is property part of a subdivision? <u>Not that I know of</u> If yes, please name _____ Project description: <u>Relocate & reconstruct the garage to improve lot conformity & ameliorate roof/water issues.</u>		
Contractor's name: <u>H2Os Pond Builders</u> Address: <u>912 School Street</u> City, State & Zip <u>Perkins Twp., ME 04294</u> Telephone: <u>207-585-2538</u> Who should we contact when the permit is ready: <u>Tam @ HPB.</u> Telephone: <u>207-585-2538</u> Mailing address: <u>912 School Street, Perkins Twp., ME 04294</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 8/27/08

This is not a permit; you may not commence ANY work until the permit is issue

From: Joshua Wojcik <joshuawojcik@hotmail.com>
To: Ann Machado <amachado@portlandmaine.gov>
Date: 9/22/2008 4:37:08 PM
Subject: RE: Rebuilding garage at 126 North Street

Thanks Ann.

I've been working down my call list. Apparently, I have to stripe the proposed location, before some of the utilities can accept my notification.

Also, I'm sending out my notification to my neighbors tonight and should have my demo permit in the mail to you by tomorrow.

One question/point of clarification. The whole asbestos certification thing isn't required for this project, right?

Thanks!

-Josh> Date: Mon, 22 Sep 2008 10:26:04 -0400> From: AMACHADO@portlandmaine.gov> To: joshuawojcik@hotmail.com> Subject: RE: Rebuilding garage at 126 North Street> > Josh -> > I was away from 9/17 - 9/19. I got the stair information today. It> looks good. If the plan reviewer needs more information, they will> contact you directly. I still need a demo permit application from you> before I can move this permit forward. > > Thanks, Ann> >>> Joshua Wojcik <joshuawojcik@hotmail.com> 09/17 10:54 AM >>>> > Thanks Ann. I apologize for the delay. Attached are three pdfs - the> first shows the existing stairs and the other two show the proposed> construction detail for the stairs. The current stairs are constructed> from 2x6 pressure treated stringers, with 7.5' x 10.5' triangles> fastened to the stringers. The treads are made from 5/4' pressure> treated. As you will note from the drawing of the existing stairs,> there is currently a set of support columns under the 9th step (from the> top). Everything is protected by a coat of paint. Since the existing> stairs are in good condition, the proposed stairs will make use of the> existing stringers, risers, treads, etc. The first landing will be> constructed where the 8th step is now. The pdf labeled 'stair> construction drawings - detail for connection to existing stair'> illustrates that the existing stair stringers will rest on a 2x4 ledger,> where they connect to the first landing. The proposed stringers> connecting to the second landing will also rest on a 2x4 ledger. All> landings will be supported by 4x4 pressure treated posts, will be> constructed by pressure treated 2x6's (at just under 16 o.c.) and will> continue to utilize 5/4' pressure treated decking. As the drawing> labeled, 'stair construction drawings - landing detail' illustrates, the> stair stringers will hang from each of the landings via a 5/8' pressure> treated plywood hanger. Our intention is to lag bolt all pertinent> connection points (posts to landings, hangers to stringers, stringers to> ledgers, etc.). Also, as I think I mentioned earlier, the stairs will,> at their narrowest, be more than 32' wide and the hand railings will be> supported by 4x4 posts at a height of 36". If you need additional> details/clarifications, please let me know. -Josh> Date: Wed, 10 Sep> 2008 08:32:23 -0400> From: AMACHADO@portlandmaine.gov> To:> joshuawojcik@hotmail.com> Subject: RE: Rebuilding garage at 126 North> Street> > Josh -> > I was able to open both Pdfs. > > You still need to> give the construction details for the steps and> landings. You need> information on the columns (support of steps &> landings). You need> framing details (girder size & spans, joist size,> span & spacing, joist> hangers or ledger, decking size of landings). You> need heights for> guardrail & handrails, & baluster spacing.) You need> a stair detail> showing tread depth, riser height, nosing on tread &> width of stairs.> If you have questions on this then call Chris Hanson> (plan reviewer) at> 874-8696. > > Ann> > > > Want to do more with

Windows Live? Learn "10 hidden secrets" from> Jamie.>

http://windowslive.com/connect/post/jamiethomson.spaces.live.com-Blog-cns!550F681DAD532637!5295.entry?ocid=TXT_TAGLM_WL_domore_092008

See how Windows connects the people, information, and fun that are part of your life.

<http://clk.atdmt.com/MRT/go/msnkwxp1020093175mrt/direct/01/>

Ann Machado
City of Portland
Planning and Urban Development Department
389 Congress Street, Rm. 308
Portland, ME 04101

August 27, 2008

Ms. Machado,

Per our recent discussions, I am writing to apply for a (re)construction permit for my garage at 126 North Street. I understand that separate permits are required before I proceed with any demolition or electrical work.

Project Description:

The existing garage will be demolished and re-built in a new location and with a new roof line. The new location is adjacent to the primary structure on the property (a four unit rental property), which requires the direction of the garage to be pivoted by 90 degrees. The garage will be constructed 5' off of the north property line and approximately 13' from the western line. Please see the attached plot plan for details.

Although the garage and primary structure will share much of one wall (which also means the siding/flashing of the garage will be tied into the primary structure's siding), the garage will NOT rely on the house for structural support, thus the structure of the primary building will not be altered or impacted during construction. The garage will rest on a concrete slab-on-grade (with footers) and will be constructed from Structural Insulated Panels (SIPs). SIPs provide both structure and insulation and in this case will be bolstered by a ridge beam, a mid-roof support beam and by the support columns 1-4 (see drawing). Of the four support columns, 1, 2 and 3 will be embedded in the structural panels, while column 4 will stand up against the western wall of the primary structure. The walls will consist of 4.5" panels and the roof will be made from 6.5" panels. Please refer to the construction drawings for dimensions and the connection detail drawings for additional details.

SIPs have been in use for decades. They are most often used as the "skins" for timber-frame homes, but they are structural in nature and are 2-7 times as strong as conventional framing, depending on the test. Structural insulated panel wall systems were adopted into the International Residential Code (IRC) on May 22, 2007. They are also used for roofs (and have been for decades) and are currently going through the process of being adopted into the IRC. For more information on this, please visit <http://www.sips.org/content/index.cfm?pageId=195>. I have also included the transverse and axial load data as well as the sheer wall chart for the panels I intend to use.

The existing garage has a roof that is salt-box in style, but extremely obtuse (almost flat). The style and layout (e.g. position of the roof ridge) of the proposed garage roof will be consistent with the existing roof, however the new garage will have a 4:12 pitch roof on the shallow side (north face). In order to ensure that the new garage has the same volume as the existing garage, the front and rear walls will be lowered by 1.5', while the roof peak would be raised by 1.5' (or the floor will be lowered by 1.5'). See attached volume analysis.

Both the existing and the proposed garage have (and will have) electricity.

Aside from the siding, the only aspect of the primary structure that will be modified is the stairwell leading to/from the 2nd floor deck, which is currently a straight shot along an east/west axis. The proposed stairwell will gain two landings and change direction twice. There is ample room for this change.

The new location of the garage will necessitate the removal of a 7.5' x 13.5' section of the driveway, however it will also require the addition of a section of driveway that is approximately 12' by 7.5'. Thus, the driveway under the proposed plan will provide sufficient parking for all tenants.

The project cost estimate from my builder is \$35,000.

Justification for Proposed Changes:

The pitch of the existing roof has resulted in problems with snow and water, which will be greatly ameliorated by a steeper pitch. The salt box style roof (and proposed pitch) also roughly mimic the roof line of the primary structure, making it aesthetically preferable.

Relocating the garage to a position adjacent to the house reduces the non-conformity of the garage substantially. It also greatly improves the ability to remove snow from the driveway. Positioning the garage in this way does eliminate the ability of large automobiles to park in the garage, but the garage is not currently used for parking - it is used exclusively for storage, which is how it will continue to be used.

SIPs are being used because they are an extremely efficient (and strong) building material. The use of SIPs for the roofing system provides an excellent opportunity for a cathedral ceiling, thus - I am requesting the addition of a storage loft on the western side of the garage.

Skylights are being incorporated into the design to maximize the use of natural lighting, thus reducing the carbon foot-print of the garage.

List of Attachments:

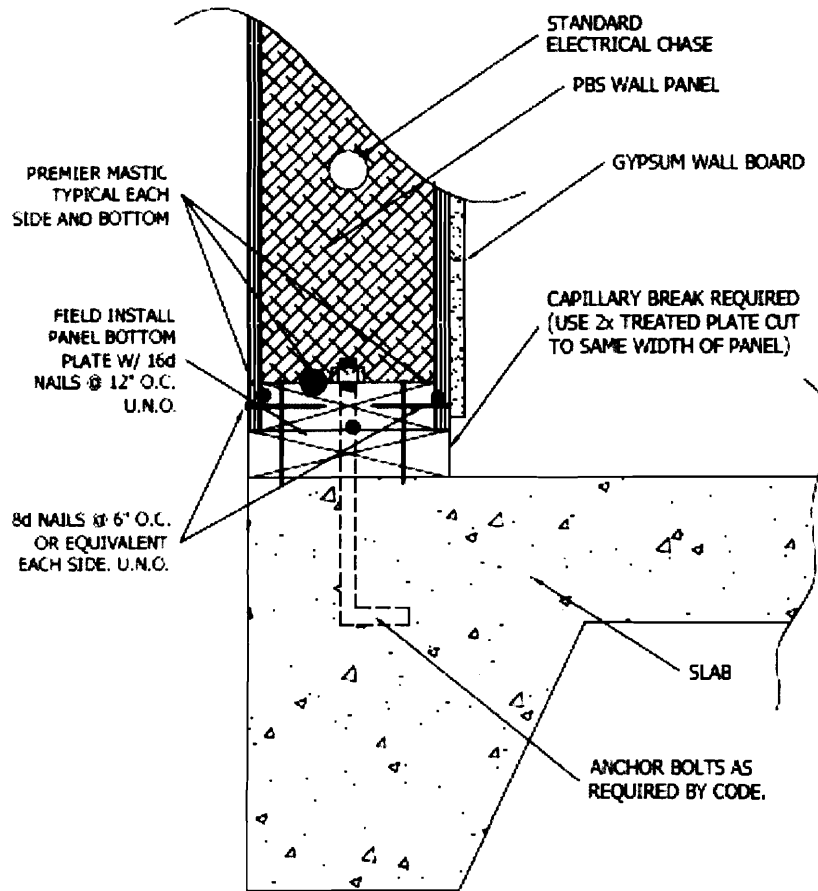
- 1. Plot plan and land survey & title**
- 2. Volume Analysis**
- 3. Construction drawings**
- 4. Connection (cross-section/framing) details**
- 5. Transverse, axial, and shearwall load data from panel manufacturer**

I know we have already discussed this project in some depth (and I appreciate your help thus far), but if you or any of your colleagues have any questions, or if my application is missing anything, please do not hesitate to contact me at either joshuawojcik@hotmail.com or at (207) 749-9656.

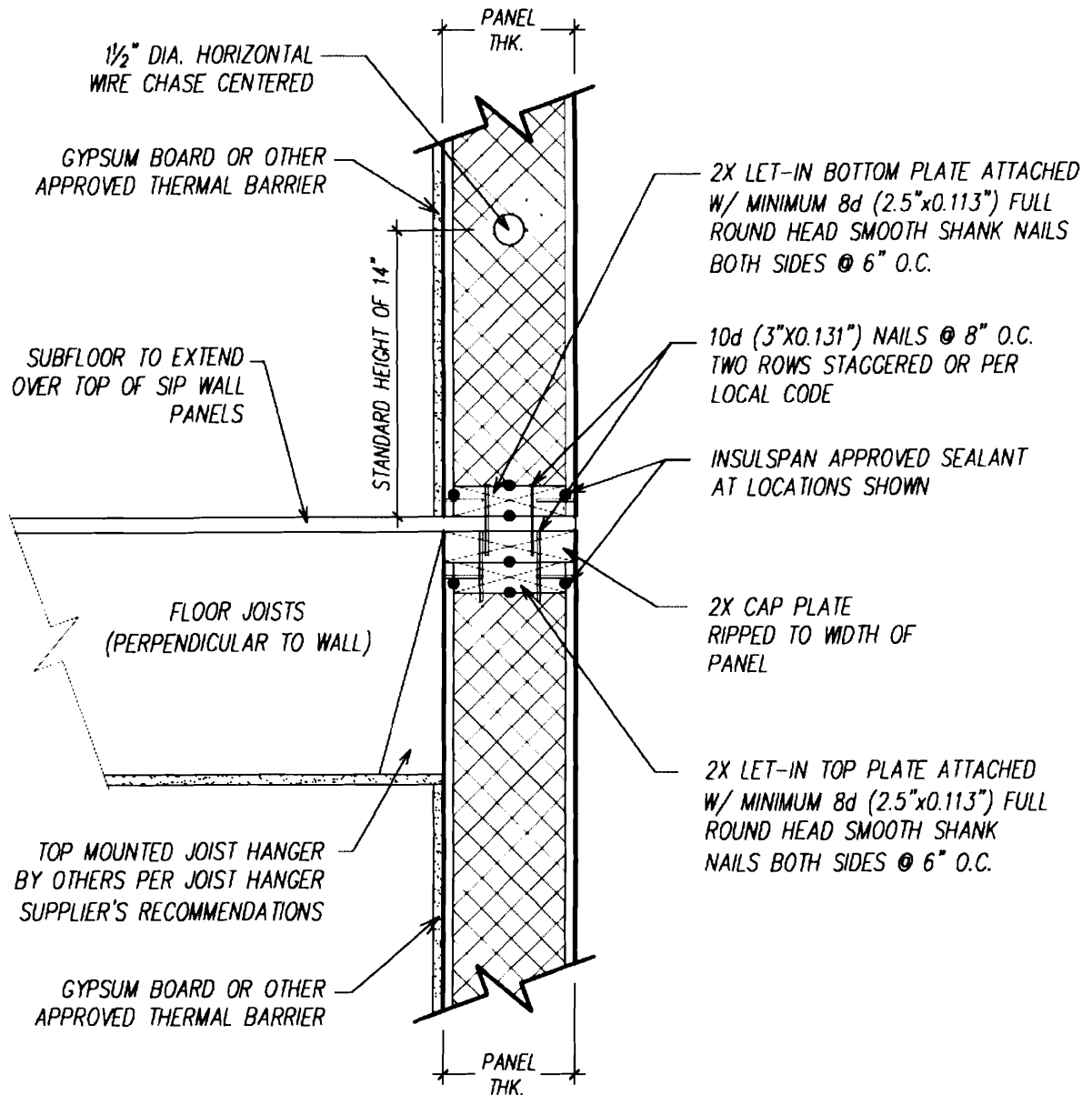
Sincerely yours,



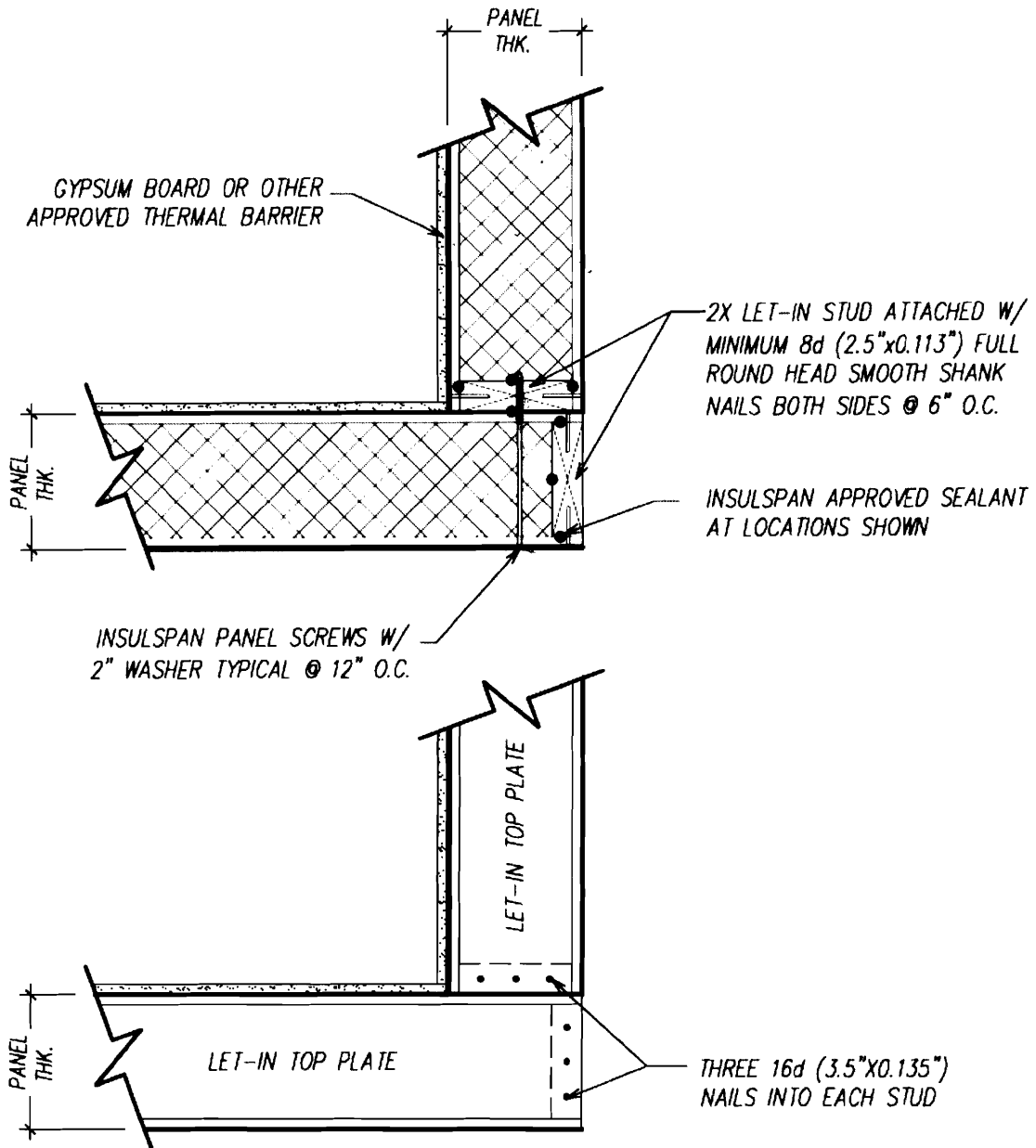
Joshua T. Wojcik



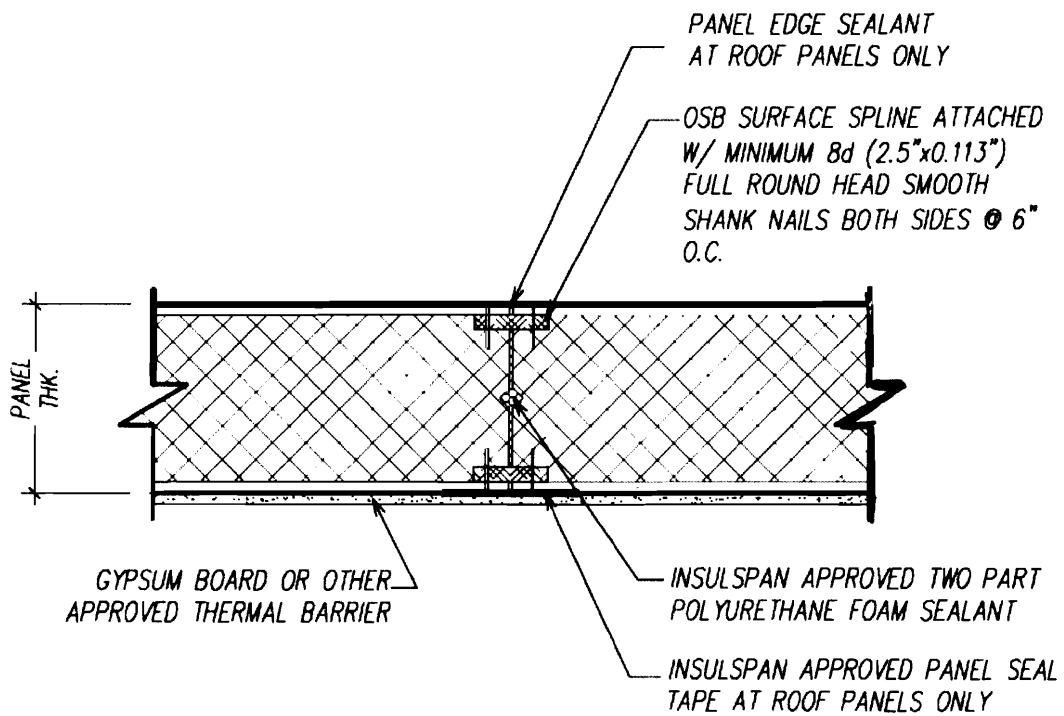
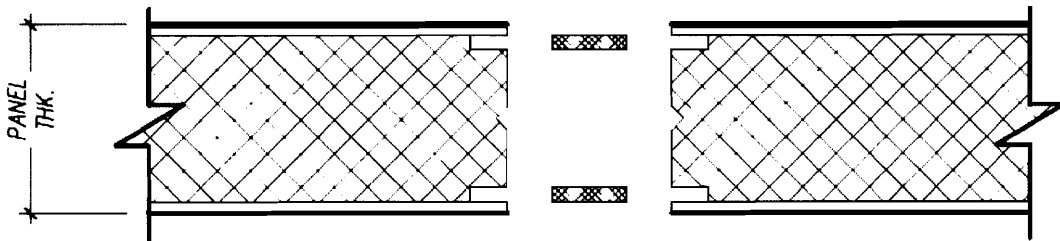
Detail for the slab-to-floor connection.



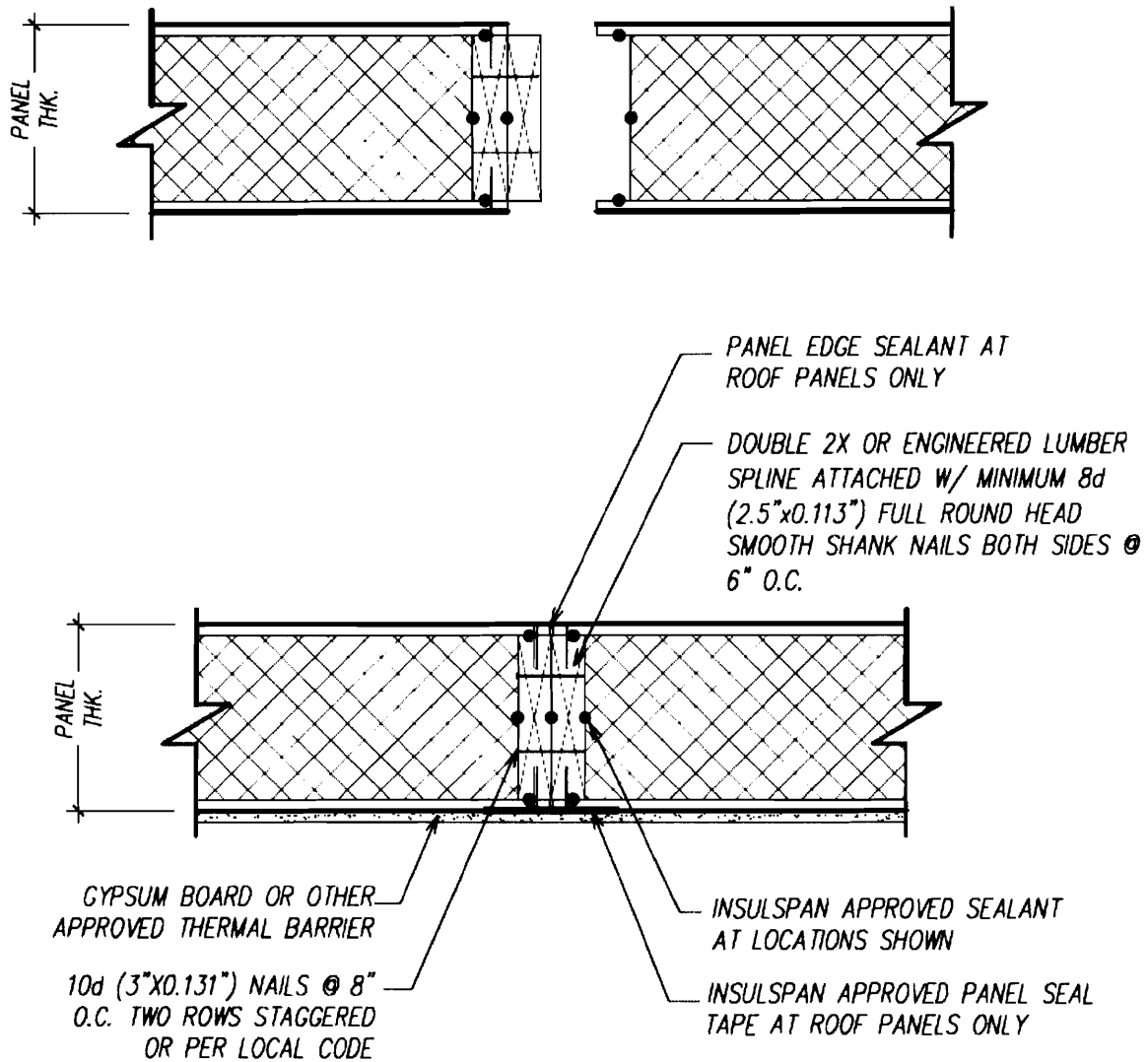
Detail for the wall-to-floor (using joist hangers)-to-wall connections. This will be used for the lofted storage space floor.



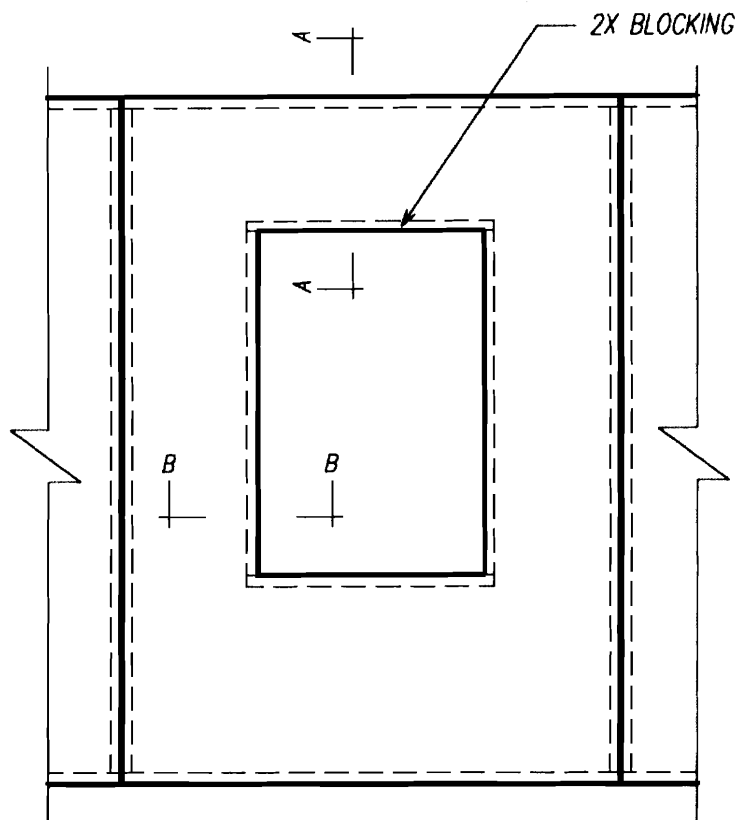
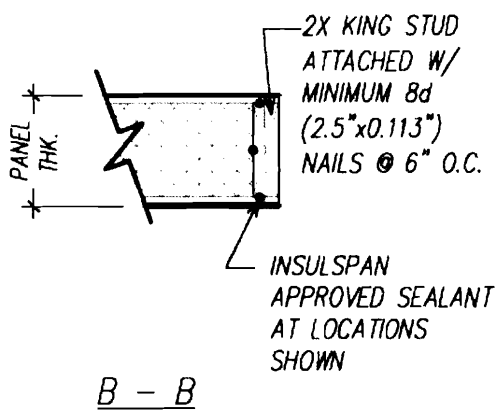
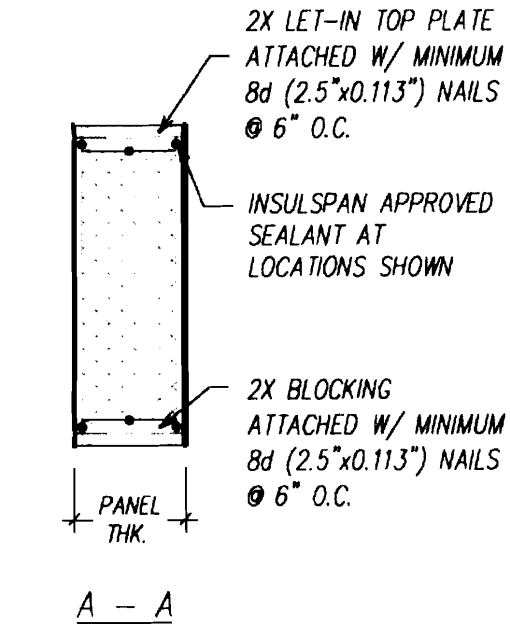
Detail for the wall corner connections. The 2x caps on each corner strengthen the connections and reinforce the structure provided by the panels.



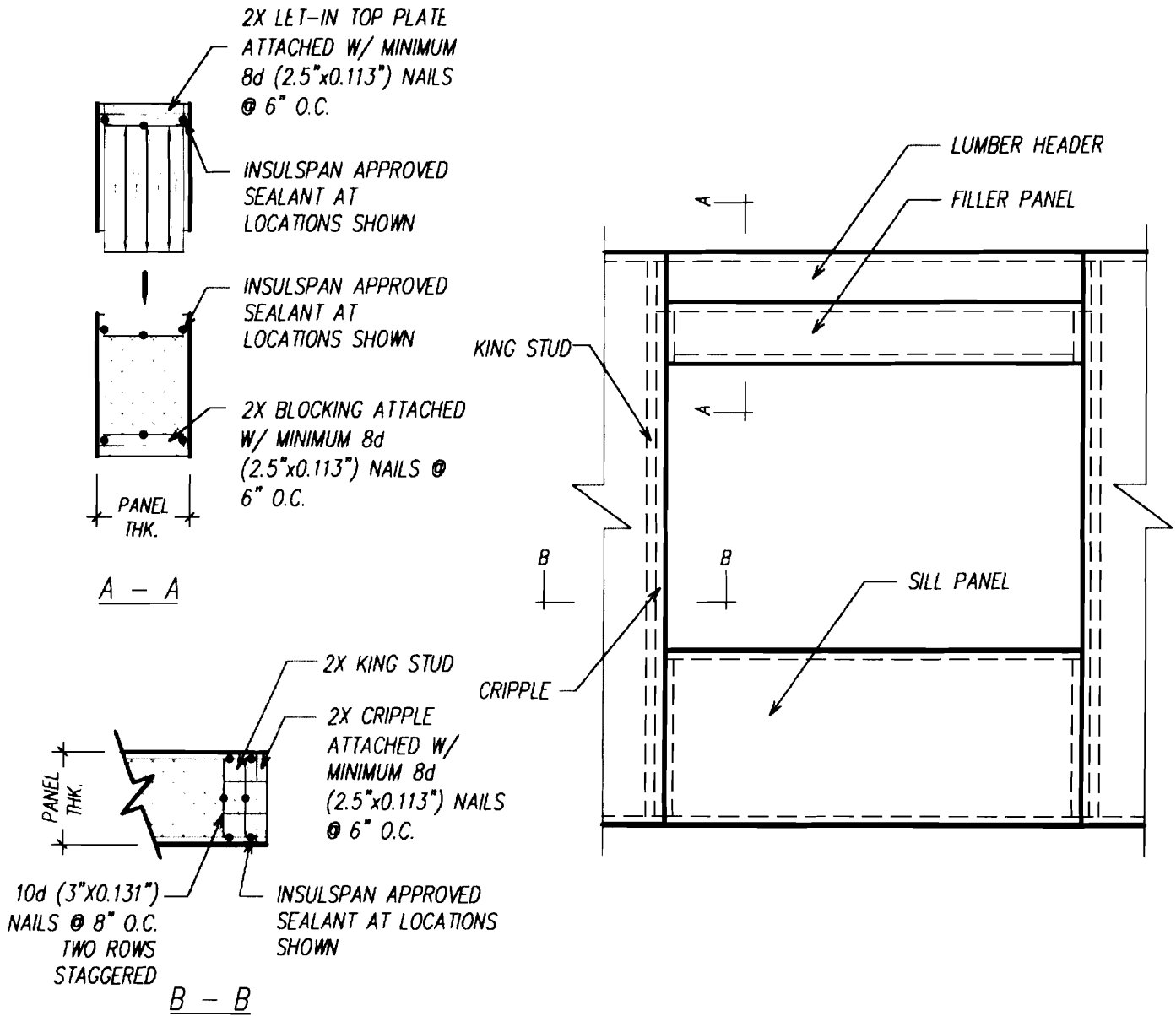
Detail for panel-to-panel connections, where structural columns are not being embedded in the panels.



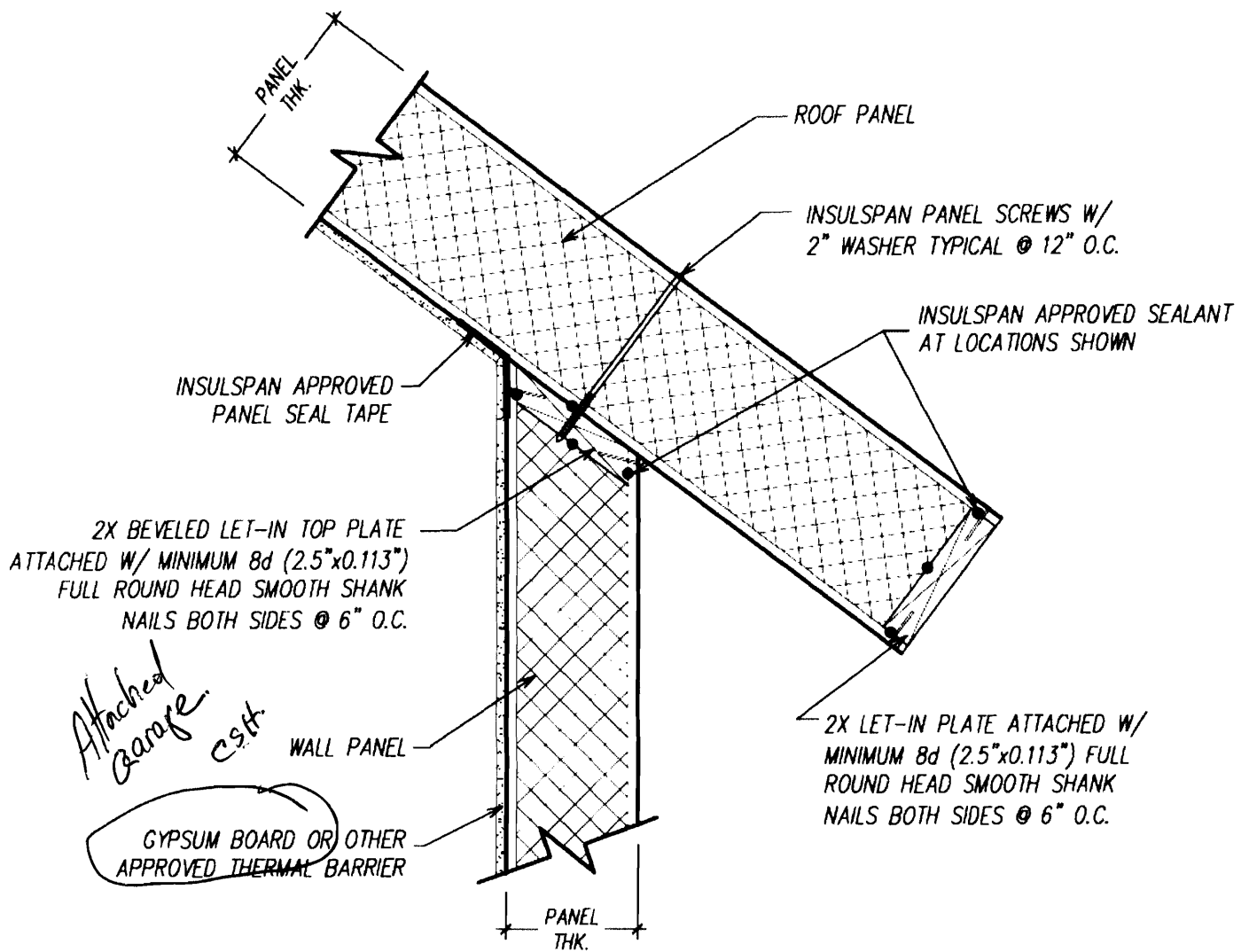
Detail for panel-to-panel connections, where structural columns are embedded in the panels. Where the roof support beams connect to the walls, support columns (double 2x's) will be embedded in the panels where the panels connect.



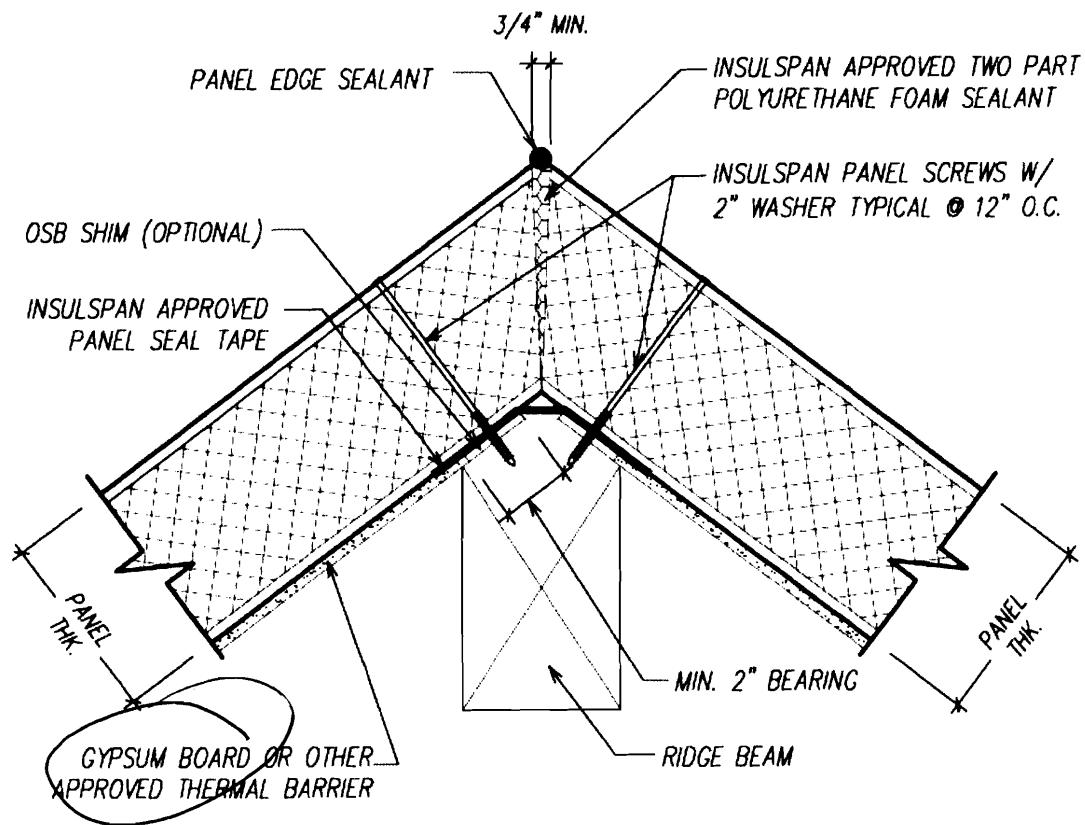
Detail for small openings. For small windows, (e.g. sides and rear) the cutouts will simply be reinforced with 2x's.



Detail for large openings. For large openings (e.g. the doors), the headers will be made of 2x's and will sit on jack studs. For this project, there will be no lower sill panel.



Detail for wall-to-roof connections. Each wall panel is beveled and capped. The roof panel sits on the panels and are screwed to the wall. The eaves are also capped.



Detail for roof ridge connection. Roof panels are supported by wall panels on one end and a beveled ridge beam on the other (and in the case of my project are undergirded by a mid-roof support beam). They are screwed to the beams as shown. To ensure proper sealing, a gap is left at the ridge line and is filled in with two-part foam.



Demolition Call List & Requirements

Site Address: 126 North Street

Owner: Joshua T. Wojcik

Structure Type: 2-Car garage

Contractor: Hills Pond Builders

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Kelly Humphrey</u> <u>9/22/08</u>
Northern Utilities <i>9/10/08 Ok per Mark Smith</i>	797-8002 ext 6241	<u>Mark Allen</u> <u>9/22/08</u>
Portland Water District	761-8310	<u>Stephanie Shaw</u> <u>9/22/08</u>
Dig Safe <i>6-6:30pm</i>	1-888-344-7233	<u>Carol</u> <u>9/23/08</u>

Dig safe conf. #20083904150 - effective 9/26 @ 11:30 AM.
After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	Lucy <u>Lucy Cote</u> <u>9/24/08</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt</u> <u>9/23/08</u>
Historic Preservation	874-8726	<u>Deb Andrews</u> <u>9/23/08</u>
Fire Dispatcher	874-8576	<u>Jim Richards</u> <u>9/23/08</u>
DEP - Environmental (Augusta)	287-2651	<u>Sandy Moody</u> <u>9/23/08</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 9/29/08

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

NOTIFICATION

Property Owner
Adjoining 126 North Street
Portland, ME 04101

007-1-11-00

September 22, 2008

Dear Sir/Madame,

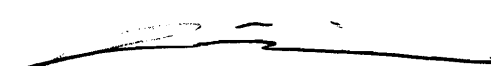
I am writing to notify you of my intent to demolish and reconstruct my two-car garage located at the rear of 126 North Street.

I am concerned with the structural integrity of the garage and am taking the opportunity to also improve the conformity of the structure.

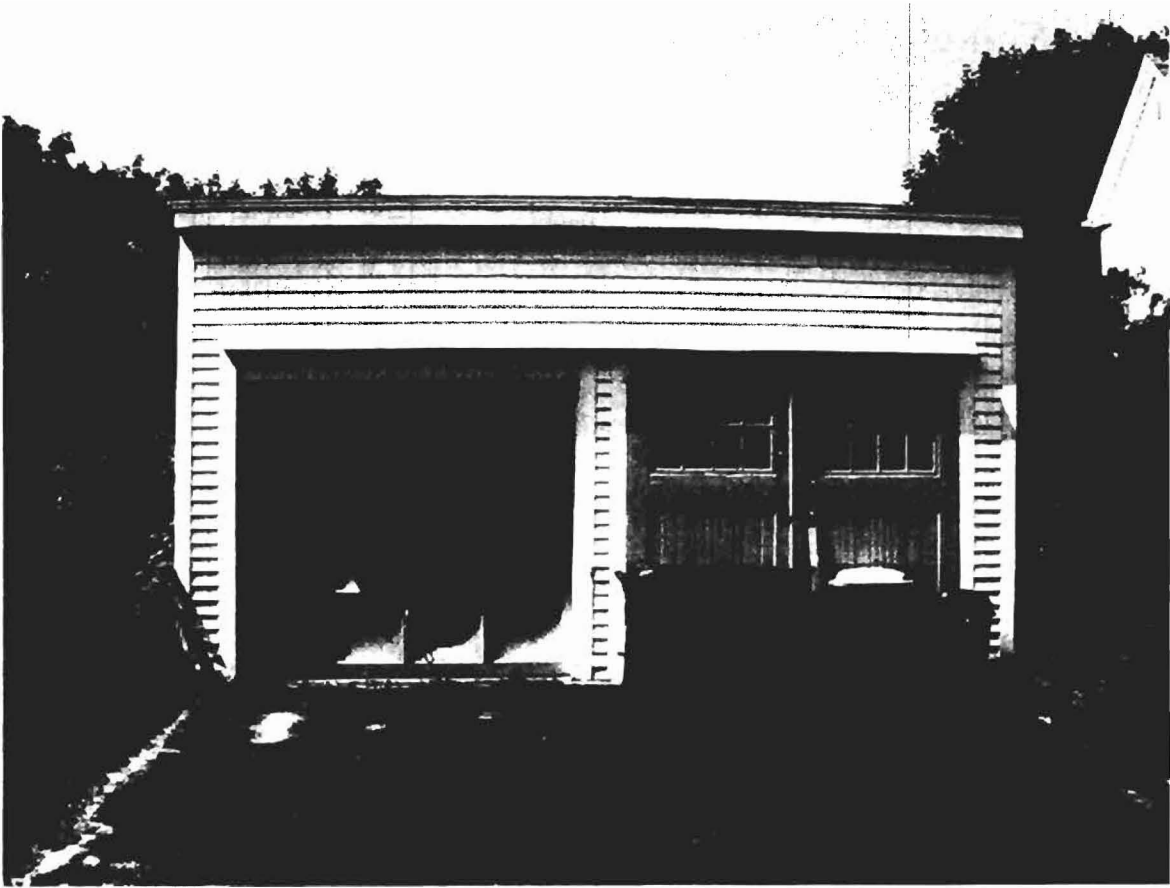
We will be conducting this work over the next month or two (depending on when the permit is issued) and do not expect that this work will inconvenience you in any way.

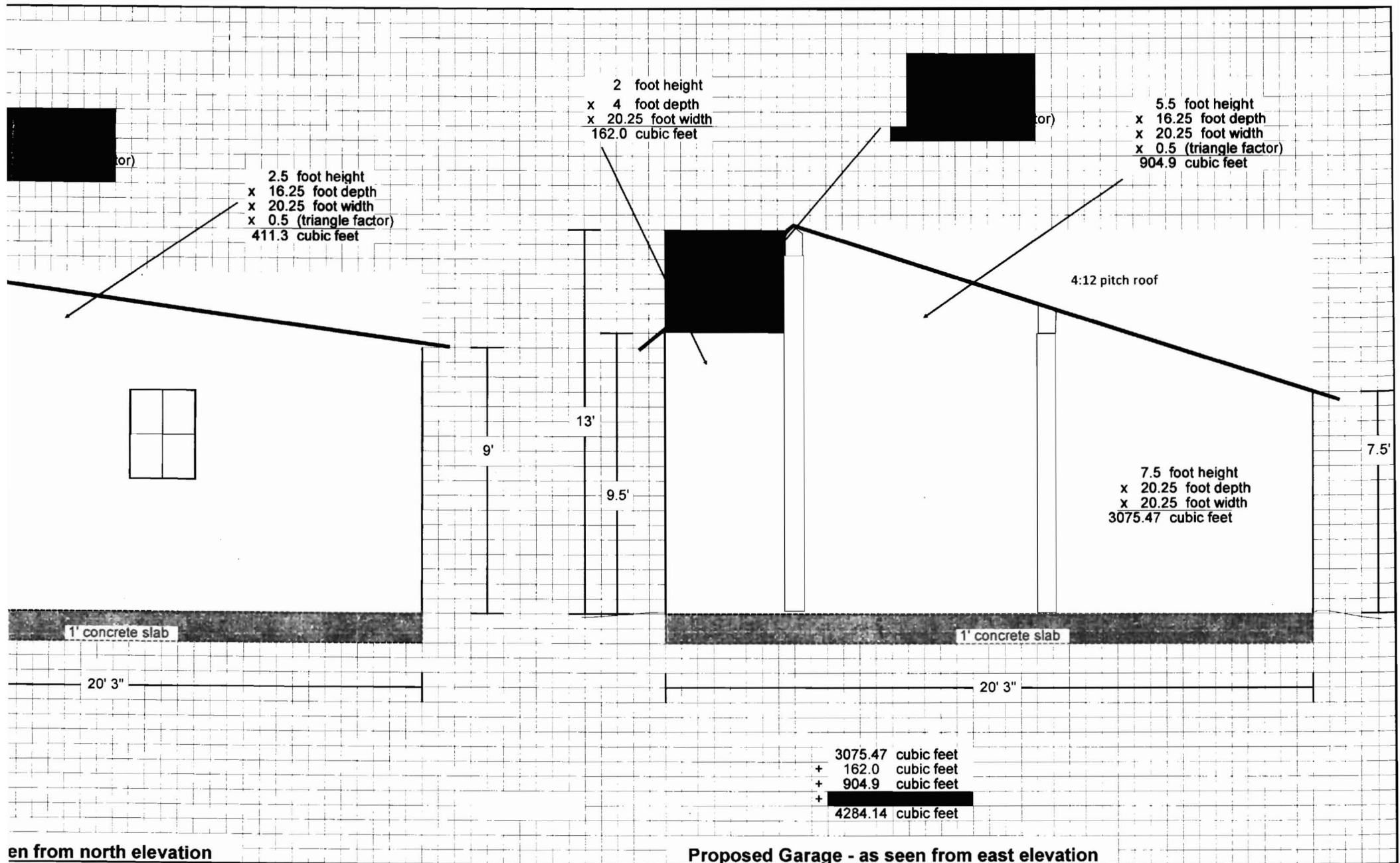
If you have any questions, please do not hesitate to contact me at 207-749-9656 or at joshuawojcik@hotmail.com.

Regards,

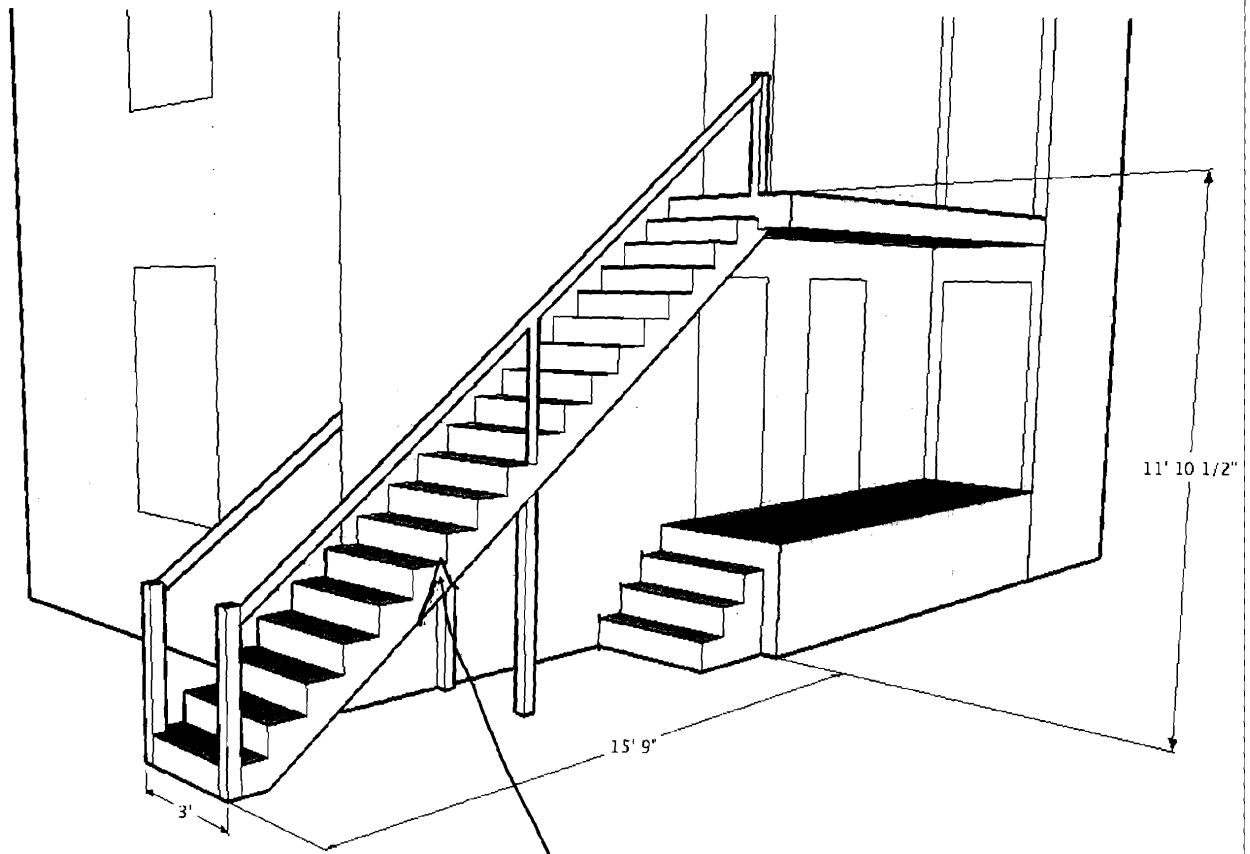


Joshua T. Wojcik
Owner, 126 North Street



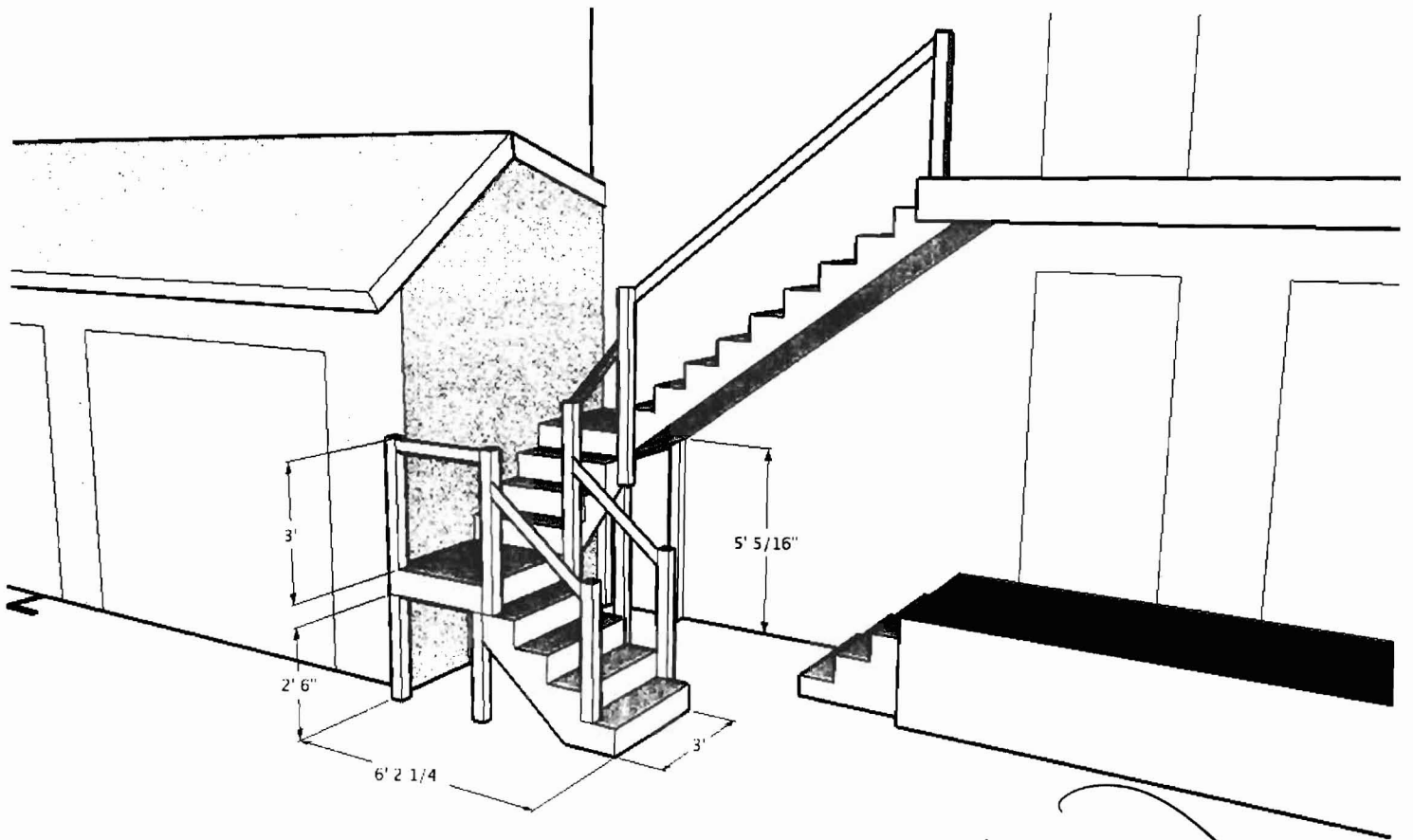


SEP 10 2003



Existing egress

SEP 10 2008



Proposed egress

(MUST Add
Ballastres per IBC
and 7" - 11" req.
C.H.
7/20/08

New World Panels, LLC

ALLOWABLE TRANSVERSE LOADS (PSF)

- B16 Structural Insulated Building Panels are made of two equal layers of 7/16" OSB glue laminated to a solid core of EPS foam.
- Rated structural sheathing used in the panels comply with the requirements of United States Voluntary Product Standard PS 2-92 (UBC Standard 23-3) for 7/16 inch thick (11.1mm) Structural I, Exposure 1, faced sheathing with a span index of 24/16, and the requirements in the sandwich panel manufacturer's quality control manual.
- Each structural panel has a core of 1.0 pcf nominal bulk density EPS foam [0.95pcf (15.2kg.m3) minimum], adhered to the sheathing using a qualified lamination adhesive outlined in the sandwich panel manufacturer's quality control manual.

SANDWICH PANEL DIMENSIONS

Skin Thickness	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)
Core Thickness	3-5/8" (92.08mm)	5 - 5/8" (142.88mm)	7 - 3/8" (187.33mm)	9 - 3/8" (238.13mm)	11 - 3/8" (288.93mm)
Panel Depth	4 - 1/2" (114.30mm)	6 - 1/2" (165.1mm)	8 - 1/4" (209.55mm)	10 - 1/4" (260.35mm)	12 - 1/4" (311.15mm)

ALLOWABLE TRANSVERSE LOAD

(DEAD + LIVE) (psf)

PANEL SPAN	Deflection LIMIT	ALLOWABLE TRANSVERSE LOAD				
		(DEAD + LIVE) (psf)				
8' - 0" 2.44 Meters 2438 mm	L / 180	69 s	103 s	133 s	152 s	168 s
	L / 240	69 s	103 s	133 s	152 s	168 s
	L / 360	51 d	81 d	106 d	136 d	111 d
10' - 0" 3.05 Meters 3048 mm	L / 180	55 s	82 s	105 s	120 s	133 s
	L / 240	53 d	82 s	105 s	120 s	133 s
	L / 360	35 d	58 d	78 d	101 d	124 d
12' - 0" 3.66 Meters 3658 mm	L / 180	45 s	67 s	87 s	99 s	110 s
	L / 240	38 d	64 d	87 s	99 s	110 s
	L / 360	25 d	43 d	59 d	77 d	96 d
14' - 0" 4.27 Meters 4267 mm	L / 180	25 d	43 d	61 d	80 s	80 s
	L / 240	18 d	32 d	45 d	61 d	76 d
	L / 360	12 d	22 d	30 d	40 d	51 d
16' - 0" 4.88 Meters 4877 mm	L / 180	18 d	33 d	48 d	65 d	64 s
	L / 240	14 d	25 d	36 d	48 d	62 d
	L / 360	9 d	17 d	24 d	32 d	41 d
18' - 0" 5.5 Meters 5486 mm	L / 180	14 d	26 d	38 d	52 d	50 m
	L / 240	11 d	20 d	28 d	39 d	50 d
	L / 360	7 d	13 d	19 d	26 d	34 d
20' - 0" 6.1 Meters 6096 mm	L / 180	11 d	21 d	31 d	42 m	41 m
	L / 240	8 d	16 d	23 d	32 d	41 m
	L / 360	5 d	10 d	15 d	21 d	28 d
22' - 0" 6.71 Meters 6706 mm	L / 180	9 d	17 d	25 d	35 m	34 m
	L / 240	7 d	13 d	19 d	27 d	34 m
	L / 360	4 d	8 d	13 d	18 d	23 d
24' - 0" 7.32 Meters 7315 mm	L / 180	7 d	14 d	21 d	29 m	29 m
	L / 240	5 d	10 d	15 d	22 d	29 m
	L / 360	3 d	7 d	10 d	15 d	19 d

- Values shown in tables are the allowable dead load plus live load.
- Controlling conditions: "s"=shear, "m"=bending, "d"=deflection
- Minimum Bearing required is 3"
- Deflection criteria are L/180 for roof loads with a pitch 6/12 or greater, L/240 for roof load with a pitch less than 6/12 and L/360 for floor loads
- All loads are for normal duration loads. No duration factors are allowed.
- For permanent or long-duration (> 6 mo.) use 1/2 the tabulated load to minimize creep deflection.
- Additional load capacity can be achieved by using dimensional lumber, LVL or wood I-beam splines at the panel joints.

Table T-1 Transverse Loads on Sandwich Panels

New World Panels, LLC

ALLOWABLE AXIAL LOADS (PLF)

- Structural Insulated Building Panels are made of two equal layers of 7/16" OSB glue laminated to a solid core of EPS foam.
- Rated structural sheathing used in the panels comply with the requirements of United States Voluntary Product Standard PS 2-92 (UBC Standard 23-3) for 7/16 inch thick (11.1mm) Structural I, Exposure 1, faced sheathing with a span index of 24/16, and the requirements in the sandwich panel manufacturer's quality control manual.
- Each structural panel has a core of 1.0 pcf nominal bulk density EPS foam [0.95pcf (15.2kg.m3) minimum], adhered to the sheathing using a qualified lamination adhesive outlined in the sandwich panel manufacturer's quality control manual.

SANDWICH PANEL DIMENSIONS

Skin Thickness	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)
Core Thickness	3-5/8" (92.08mm)	5 - 5/8" (142.88mm)	7 - 3/8" (187.33mm)	9 - 3/8" (238.13mm)	11 - 3/8" (288.93mm)
Panel Depth	4 - 1/2" (114.30mm)	6 - 1/2" (165.1mm)	8 - 1/4" (209.55mm)	10 - 1/4" (260.35mm)	12 - 1/4" (311.15mm)

ALLOWABLE AXIAL LOAD

(DEAD LOAD + LIVE LOAD) (PLF= Pounds Per Lineal Foot)

WALL HEIGHT					
8' - 0" 2.44 Mtrs. 2438 mm	2,529	2,662	2,706	2,750	2,765
10' - 0" 3.05 Mtrs. 3048 mm	2,397	2,588	2,676	2,721	2,735
12' - 0" 3.66 Mtrs. 3658 mm	2,250	2,529	2,618	2,676	2,706
14' - 0" 4.27 Mtrs. 4267 mm	2,059	2,426	2,559	2,632	2,676
16' - 0" 4.88 Mtrs. 4877 mm	1,838	2,309	2,485	2,574	2,632
18' - 0" 5.5 Mtrs. 5486 mm	1,603	2,176	2,397	2,515	2,588
20' - 0" 6.1 Mtrs. 6096 mm	1,382	2,029	2,294	2,441	2,529
22' - 0" 6.71 Mtrs. 6706 mm	1,162	1,868	2,176	2,368	2,471
24' - 0" 7.32 Mtrs. 7315 mm	956	1,691	2,044	2,265	2,397

For SI: 1inch = 25.4 mm, 1 foot = 304.8 mm, 1 plf = 14.6 N/m

1. Allowable loads are based on axial loads being applied over entire panel thickness.
2. All values are normal-duration loads. No increases for other load durations are allowed
3. All values listed are for single-span panels with supports at the top and bottom.
4. All axial loads can be applied with a maximum eccentricity equal to one-sixth (1/6th) of the panel thickness and a 5 psf perpendicular load.
5. Additional axial loading can be achieved by adding dimensional lumber, LVL's, wood I-beams, etc., at the panel joints as splines. The structural engineer for any particular project can determine this loading increase with calculations that can be provided with each project when necessary.

Table A-1 Axial loads on Sandwich Panels

New World Panels

ALLOWABLE SHEARWALL LOADS (PLF)

Structural Insulated Building Panels are made of two equal layers of 7/16" OSB glue laminated to a solid core of EPS foam.
 - Rated structural sheathing used in the panels comply with the requirements of United States Voluntary Product Standard PS 2-92 (UBC Standard 23-3) for 7/16 inch thick (11.1mm) S ED quality control manual.
 - Each structural panel has a core of 1.0 pcf nominal bulk density EPS foam [0.95pcf (15.2kg.m3) minimum], adhered to the sheathing using a qualified lamination adhesive outlined in the sandwich panel manufacturer's quality control manual.

SANDWICH PANEL DIMENSIONS

Skin Thickness	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)	7/16" (11.113mm)
Core Thickness	3-5/8" (92.08mm)	5 - 5/8" (142.88mm)	7 - 3/8" (187.33mm)	9 - 3/8" (238.13mm)	11 - 3/8" (288.93mm)
Panel Depth	4 - 1/2" (114.30mm)	6 - 1/2" (165.1mm)	8 - 1/4" (209.55mm)	10 - 1/4" (260.35mm)	12 - 1/4" (311.15mm)

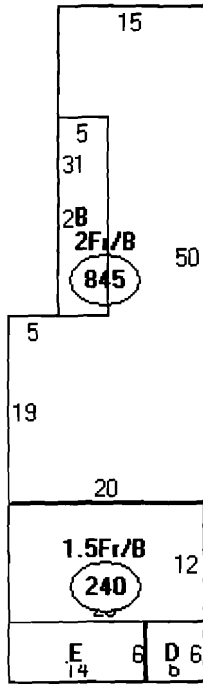
ALLOWABLE SHEARWALL CAPACITIES (PLF)

(PLF = POUNDS PER LINEAL FOOT)

OSB SPLINE, EACH FACE 4 1/2" Panel 6 1/2" thru 12 1/4" Panel	170	170	170	170	170
	155	155	155	155	155
2x SOLID WOOD SPLINE at 24 in o.c.	2x4 SLINE 480	2x6 SLINE 480	2x8 SLINE 480	2x10 SLINE 480	2x12 SLINE 480

- Panel nailing to boundary and solid wood spline members is 8d common nails or 14 gauge staples with 7/16 crown x 1 3/4" long at 6" o.c..
- OSB spline nailing is 8d common nails, 6 gage wood screws x 1 1/4" long or 14 gauge staples with 7/16 crown x 1 3/4" long at 6" o.c..
- Boundary and solid wood spline members shall have a specific gravity of 0.5 or greater.
- The connection of the load carrying member to the top plate of the panel wall needs to be designed to adequately transfer the load to the panel.
- The connection of the bottom plate of the panel wall to the rim joist or sill needs to be designed to adequately transfer the load.
- Maximum height to width ratio is 3 1/2:1(Wood Spline), 1:1 (OSB Spline) for seismic zones 0, 1, 2, and 3.
- Maximum height to width ratio is 2:1(Wood Spline), 1:1 (OSB Spline) for seismic zone 4.
- Higher shear values can be obtained with closer nail spacing. The structural engineer for Precision Panel Structures, Inc. can determine the shear increase.

Table S-1 Shear wall Loads on Sandwich Panels



Descriptor/Area

A: 2Fr/B
845 sqft

B: OP/OP
100 sqft

C: 1.5Fr/B
240 sqft

D: 1Fr
36 sqft

E: OP
84 sqft

= 1305

8

120

two story
6x20 deck

to

1425

400

lotsize = 4015

lot coverage = 50% = 2007.5



PROPERTY OWNER INFORMATION

Card Number 1 of 1

Parcel ID 012 H014001

Location 126 NORTH ST

Land Use FOUR FAMILY

Owner Address WOJCIK RAYMOND T & ZETTA A WOJCIK & JOSHUA T WOJCIK JTS
912 SCHOOL ST
PERKINS ME 04294

Book/Page 25418/226

Legal 12-H-14
NORTH ST 126

4015 SF

Current Assessed Valuation

Land	Building	Total
\$109,100	\$152,200	\$261,300

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1900	Old Style	2	2146	0.092	8	4		20	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1900	20X20	D	F

Sales Information

Date	Type	Price	Book/Page
08/27/2007	LAND + BLDING	\$366,300	25418-226
10/29/2004	LAND + BLDING	\$366,000	21948-108
11/01/2002	LAND + BLDING		18349-250
09/01/1997	LAND + BLDING	\$124,000	13294-194

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

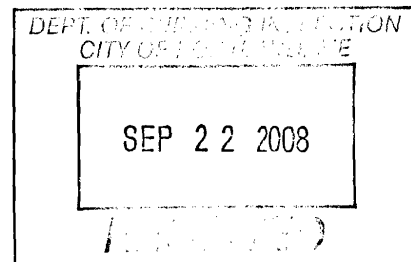
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

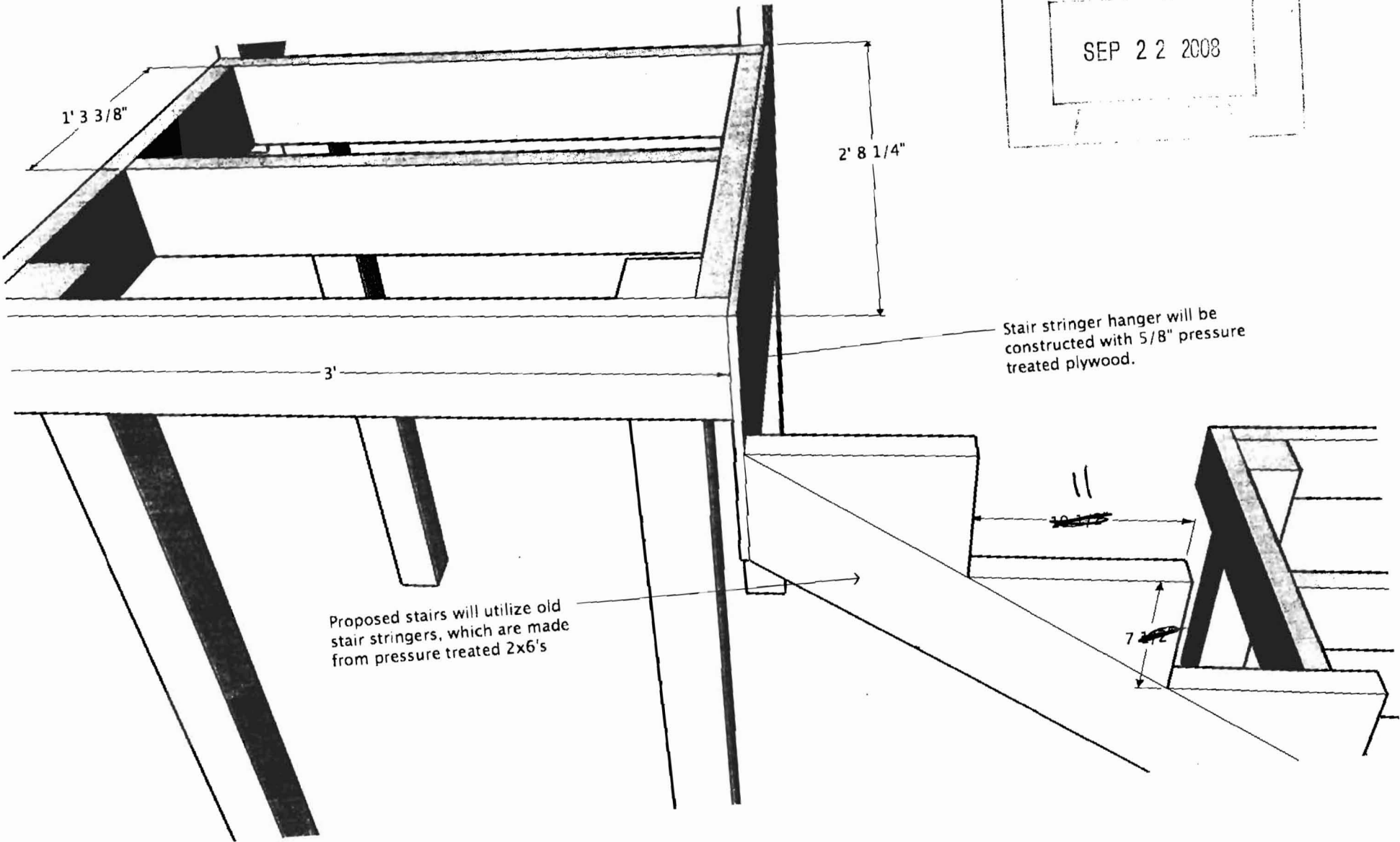
From: Joshua Wojcik <joshuawojcik@hotmail.com>
To: Ann Machado <amachado@portlandmaine.gov>
Date: 9/17/2008 10:55:35 AM
Subject: RE: Rebuilding garage at 126 North Street

Thanks Ann. I apologize for the delay. Attached are three pdfs - the first shows the existing stairs and the other two show the proposed construction detail for the stairs. The current stairs are constructed from 2x6 pressure treated stringers, with 7.5' x 10.5' triangles fastened to the stringers. The treads are made from 5/4' pressure treated. As you will note from the drawing of the existing stairs, there is currently a set of support columns under the 9th step (from the top). Everything is protected by a coat of paint. Since the existing stairs are in good condition, the proposed stairs will make use of the existing stringers, risers, treads, etc. The first landing will be constructed where the 8th step is now. The pdf labeled 'stair construction drawings - detail for connection to existing stair' illustrates that the existing stair stringers will rest on a 2x4 ledger, where they connect to the first landing. The proposed stringers connecting to the second landing will also rest on a 2x4 ledger. All landings will be supported by 4x4 pressure treated posts, will be constructed by pressure treated 2x6's (at just under 16 o.c.) and will continue to utilize 5/4' pressure treated decking. As the drawing labeled, 'stair construction drawings - landing detail' illustrates, the stair stringers will hang from each of the landings via a 5/8' pressure treated plywood hanger. Our intention is to lag bolt all pertinent connection points (posts to landings, hangers to stringers, stringers to ledgers, etc.). Also, as I think I mentioned earlier, the stairs will, at their narrowest, be more than 32' wide and the hand railings will be supported by 4x4 posts at a height of 36". If you need additional details/clarifications, please let me know. -Josh> Date: Wed, 10 Sep 2008 08:32:23 -0400> From: AMACHADO@portlandmaine.gov> To: joshuawojcik@hotmail.com> Subject: RE: Rebuilding garage at 126 North Street> > Josh -> > I was able to open both Pdfs. > > You still need to give the construction details for the steps and> landings. You need information on the columns (support of steps &> landings). You need framing details (girder size & spans, joist size,> span & spacing, joist hangers or ledger, decking size of landings). You> need heights for guardrail & handrails, & baluster spacing.) You need> a stair detail showing tread depth, riser height, nosing on tread &> width of stairs. If you have questions on this then call Chris Hanson> (plan reviewer) at 874-8696. > > Ann>

Want to do more with Windows Live? Learn "10 hidden secrets" from Jamie.
http://windowslive.com/connect/post/jamiethomson.spaces.live.com-Blog-cns!550F681DAD532637!5295.entry?ocid=TXT_TAGLM_WL_domore_092008



DEPARTMENT OF
CIVIL ENGINEERING
SEP 22 2008



REVISED
SEP 22 2003

New Landing constructed
with pressure treated 2' x 6'
@ less than 16" o.c.
decking made from 5/4"
pressure treated.

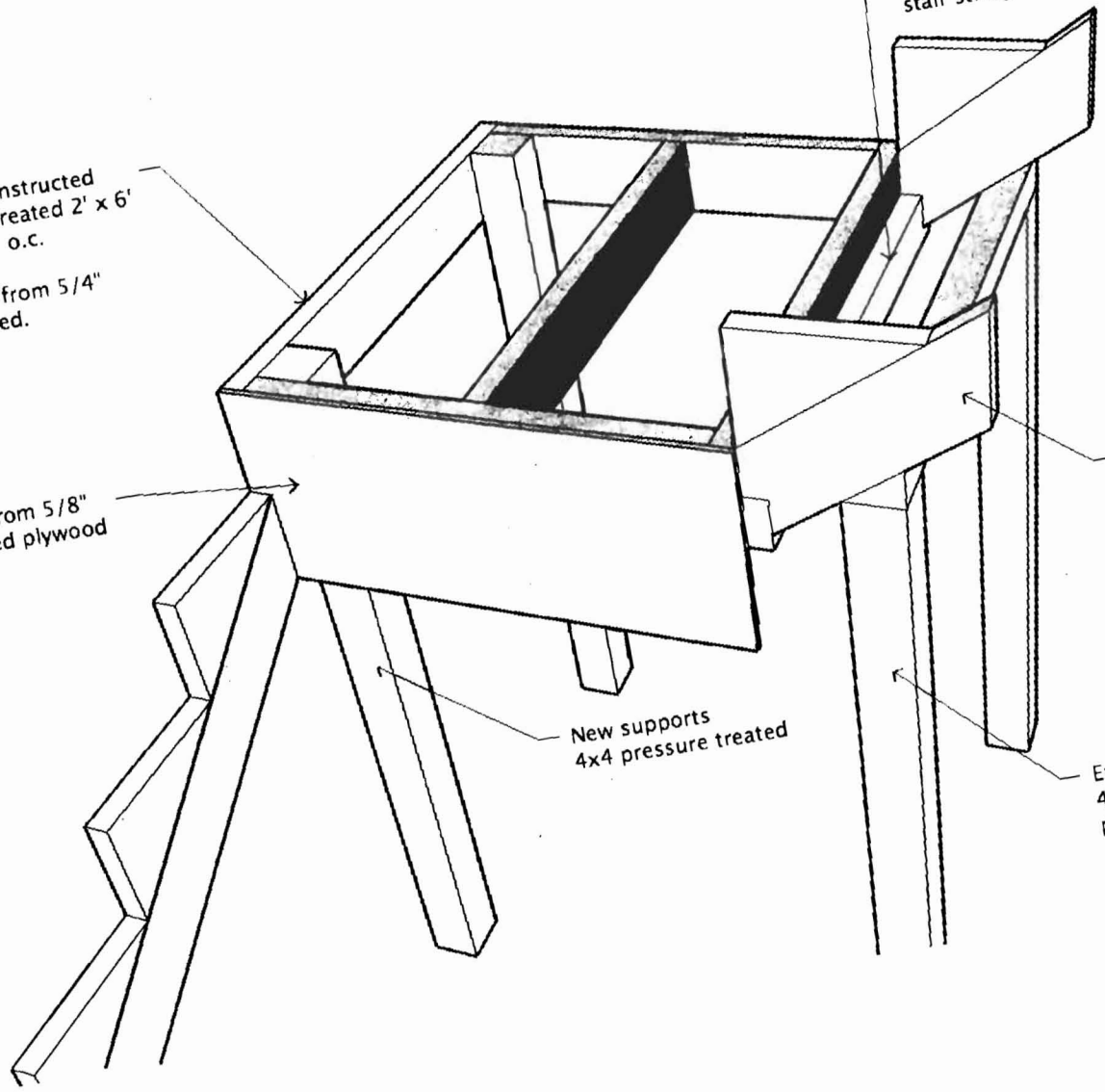
Hanger made from 5/8"
pressure treated plywood

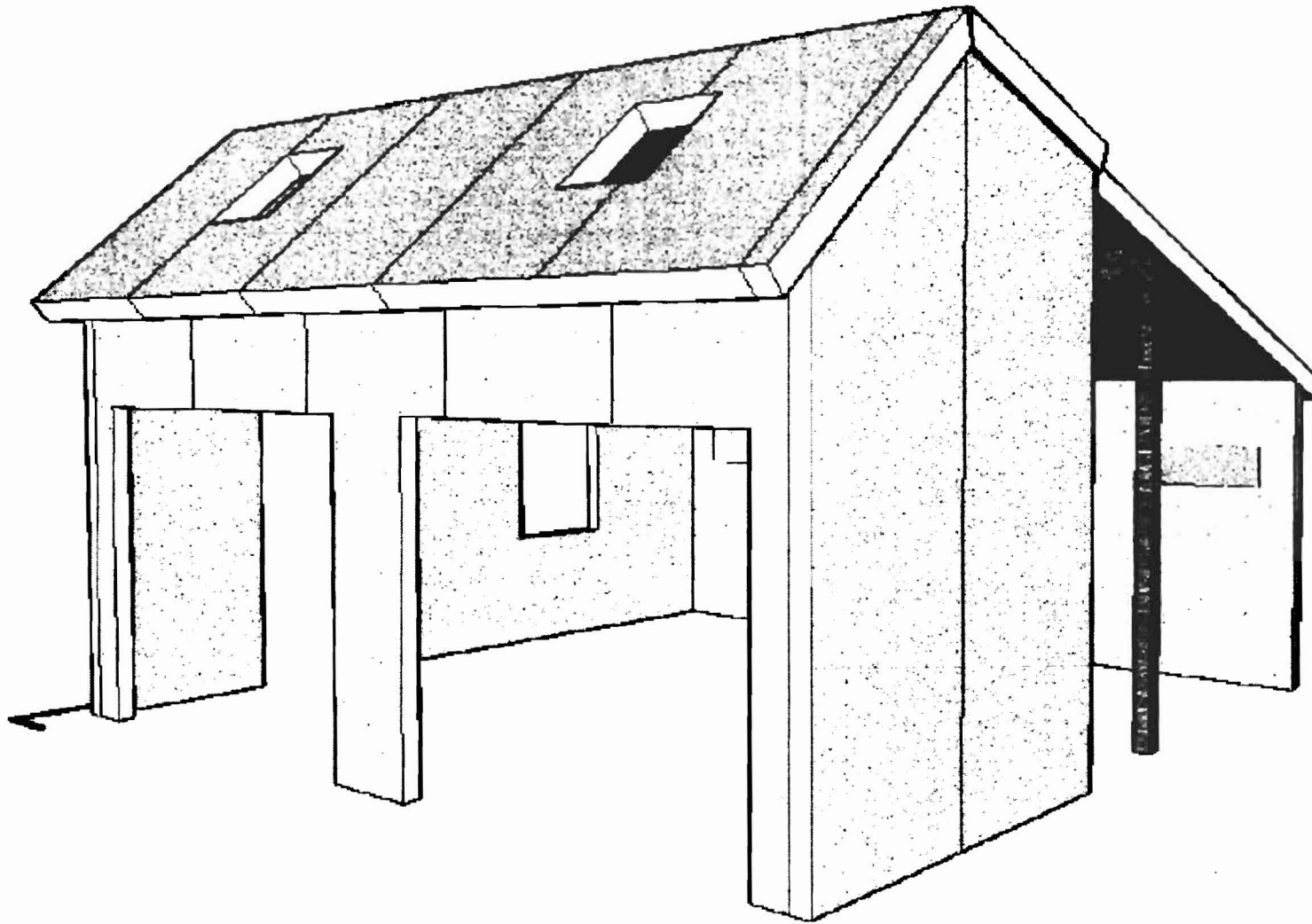
New supports
4x4 pressure treated

2x4 ledgers to
under-gird
existing (and proposed)
stair stringers

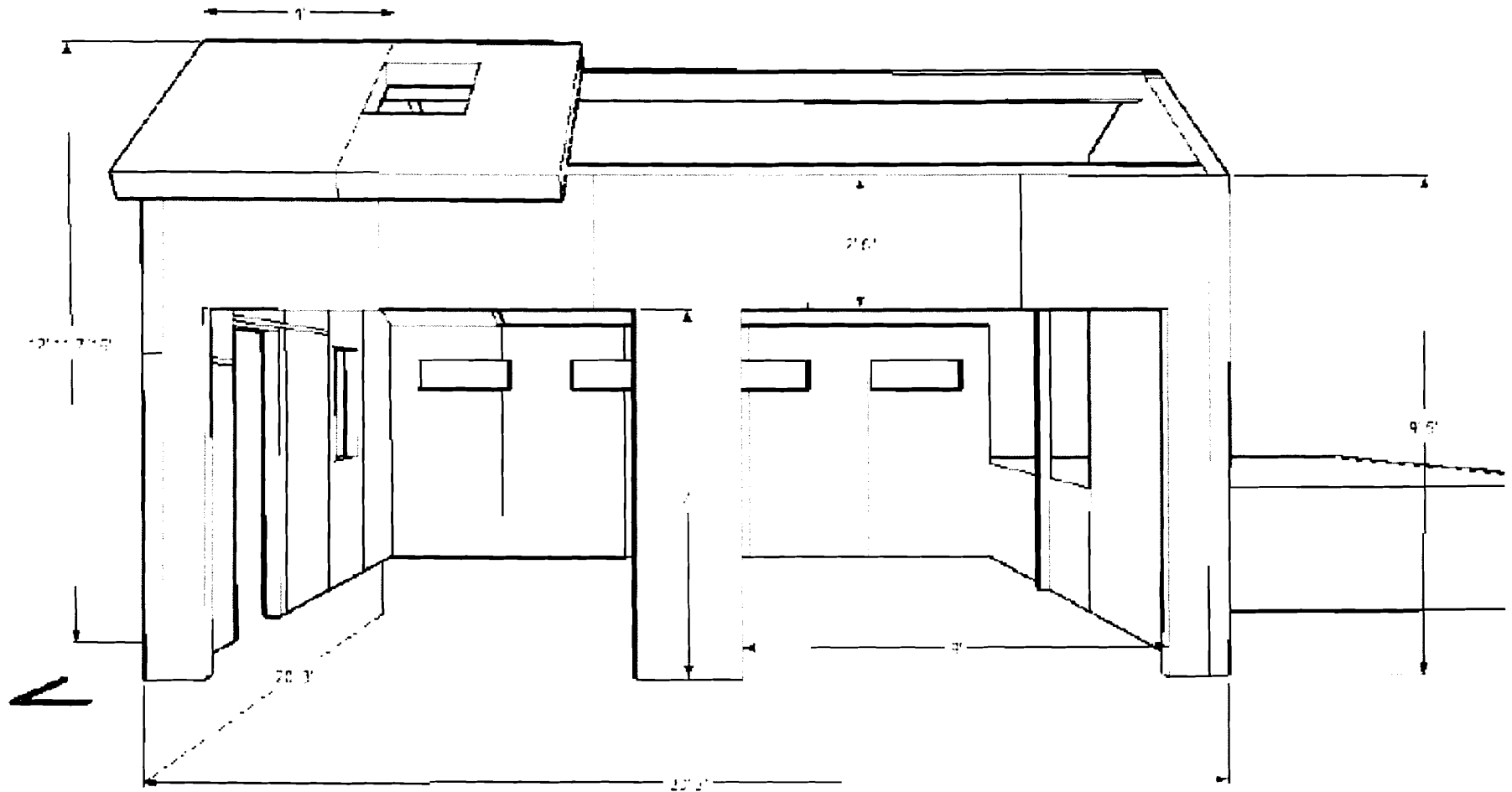
Existing stair stringers
pressure treated
2' x 6'

Existing supports
4 x 4 pressure treated
posts

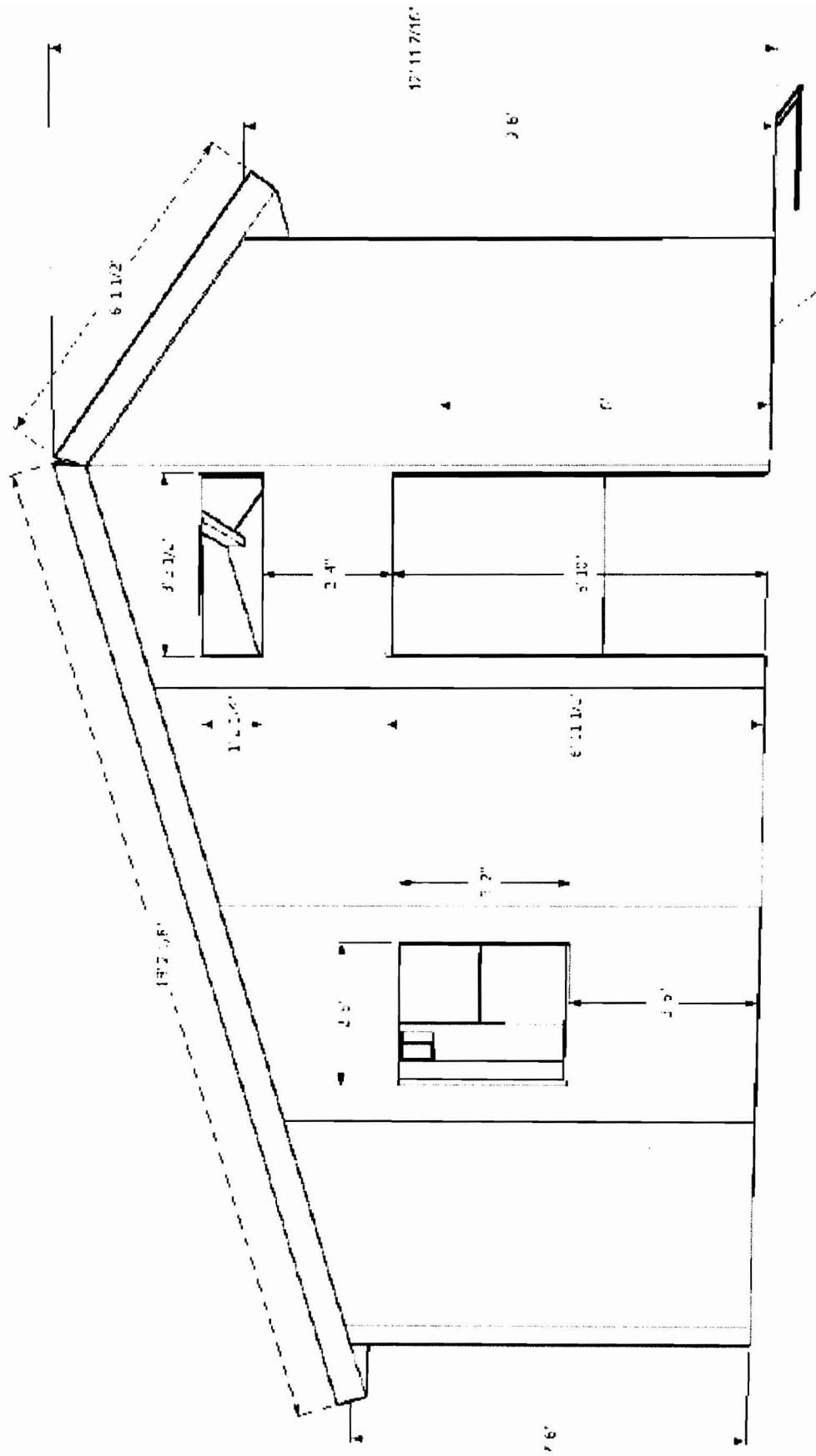




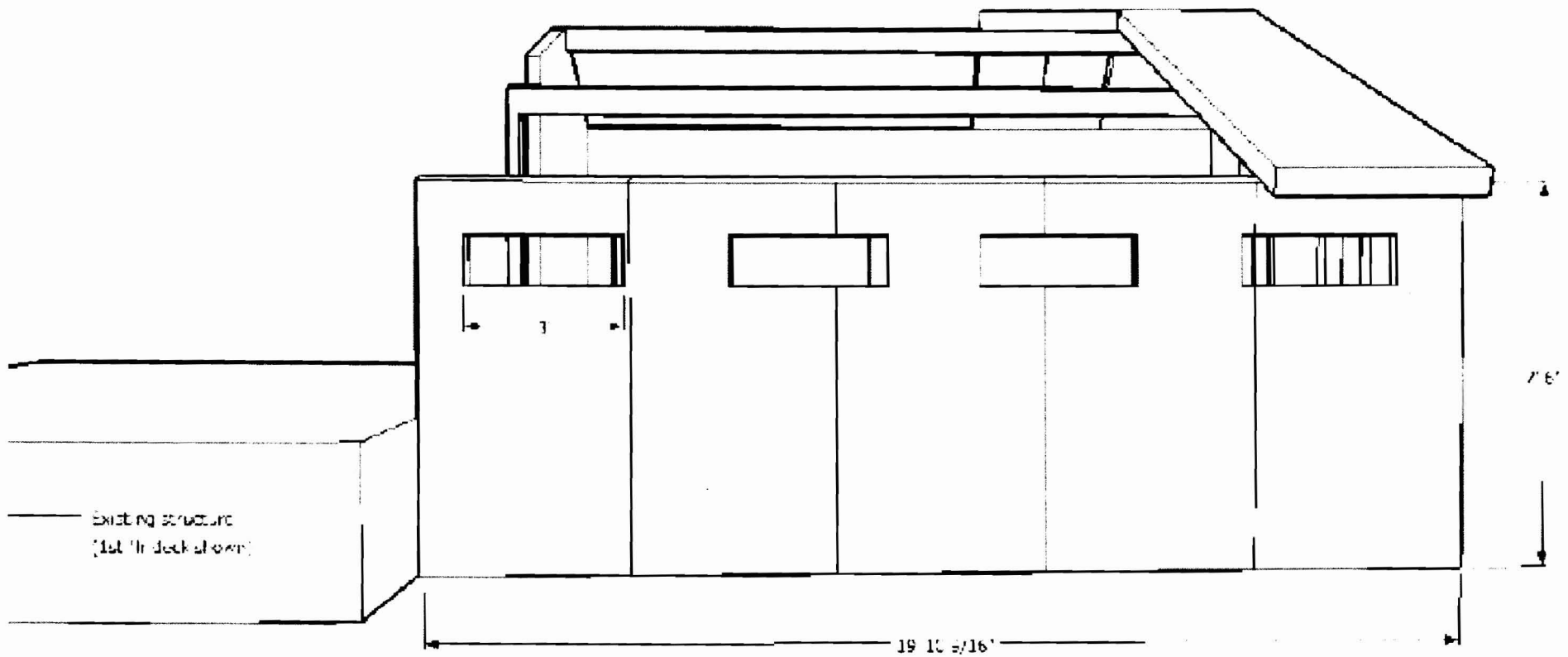
Ground level southeastern perspective – shown without siding/finish work and without the primary structure.



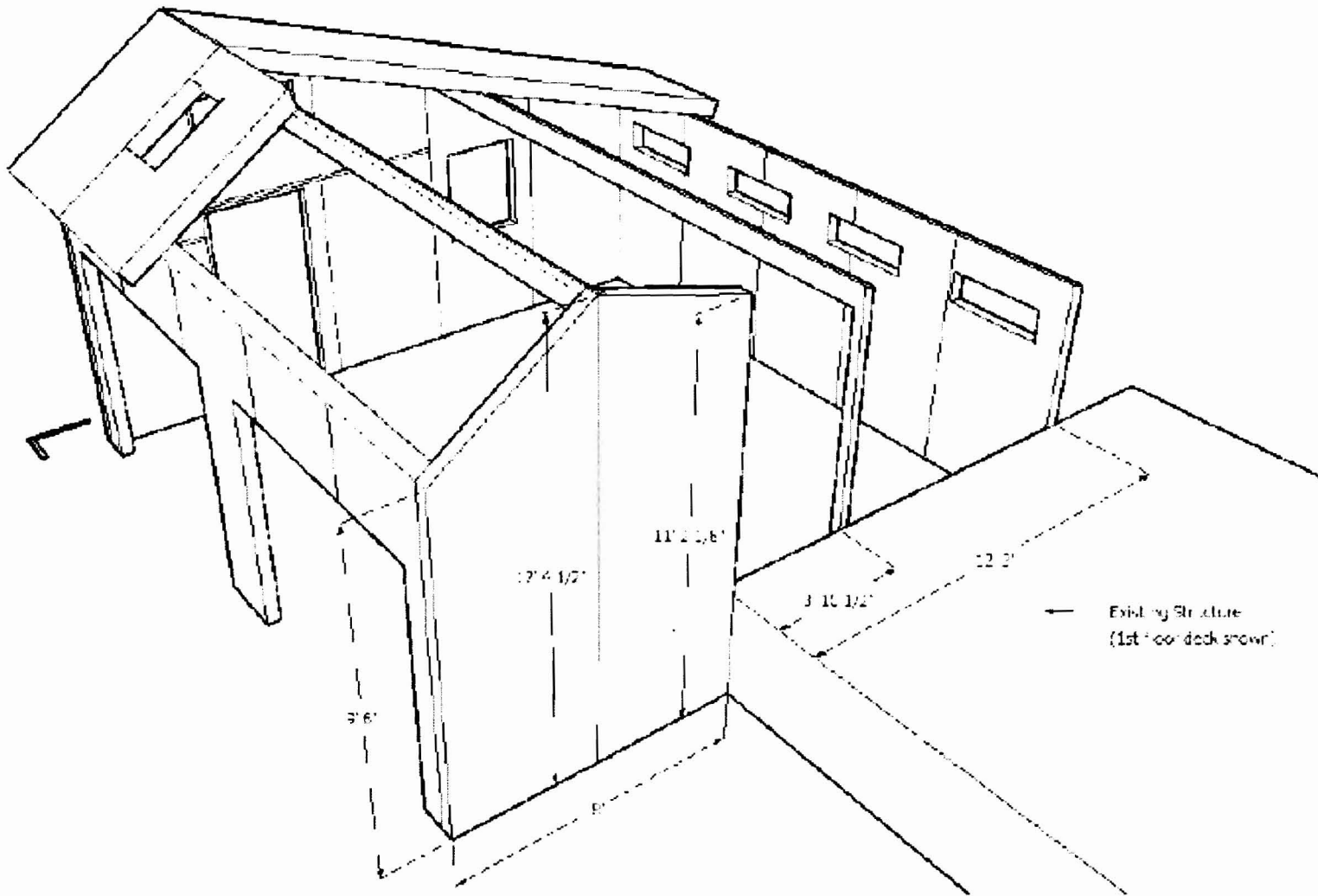
Front (south) elevation - shown with all but two roof panels removed to illustrate structure



West elevation – roof includes panel profiles



Rear (north) elevation – again, most of roof panels are excluded to show structural configuration



Upper southeastern perspective – again, most of roof panels are excluded to show structural configuration.

Chris Hanson
City of Portland
Planning and Urban Development Department
Building Inspection Services Program
389 Congress Street, Rm. 308
Portland, ME 04101

November 11, 2008

Mr. Hanson,

I am writing to request a waiver for my (re)construction permit for my garage at 126 North Street. My recollection of our phone conversation which occurred on 10/16/08 is that a waiver is needed for two reasons.

First, although the use of Structural Insulated Panels (SIPs) as a wall system has been incorporated in the IRC's 2006 code (it was added in May of 2007 as a supplement) Portland has not yet adopted this version of the code. Per your suggestion, I have attached the supplement. I would also like to clarify that my garage will be constructed using the prescribed methodology outlined in this supplement.

Second, because SIPs have not yet been adopted by the IRC as a roof system, I have attached a set of stamped drawings describing my plans for a SIP roof system.

In addition to my request for a waiver, I am transmitting for your review, stamped drawings for the foundation, which were not included in my original application packet.

Thank you again for your time and assistance. If you have any additional questions, please do not hesitate to contact me at (207) 749-9656.

Sincerely,



Joshua Wojcik

SIPS PROPOSAL AFTER FINAL ACTION AGENDA – INCLUDES PUBLIC COMMENTS

SECTION R202 DEFINITIONS

Core: The light-weight middle section of the sandwich structural insulated panel composed foam plastic insulation, which provides the link between the two facing shells.

Facing: The structural wood panel facers that form the two outmost rigid layers of the structural insulated panel.

Panel thickness: Thickness of core plus two layers structural wood panel facers.

Spline: A long, flat, pliable strip of wood structural panel cut from the same material used for the panel facers, used to connect two structural insulated panels. The strip (spline) fits into a groove cut into the longitudinal edges of the two structural insulated panels to be joined. Splines are used in pairs, one behind each facing of the structural insulated panels being spliced as per Figure R614.8.

Structural Insulated Panel (SIP): A structural sandwich panel which consists of a light weight core securely laminated between two thin, rigid facings.

R301.2.1.1 Design Criteria. (Add to existing text.)

6. Structural insulated panels shall be designed in accordance with the provisions of this code.

R301.2.2.2.1 Weights of materials (Add to existing text.)

7. Ten psf (0.48 kN/m²) for structural insulated panel walls.

R301.2.2.4.1 Height limitations. Wood framed buildings shall be limited to three stories above grade or the limits given in Table R602.10.1. Cold-formed steel framed buildings shall be limited to two stories above grade in accordance with COFS/PM. Mezzanines as defined in Section 202 shall not be considered as stories. Structural insulated panel buildings shall be limited to two stories above grade.

R301.2.3 Snow loads. Wood framed construction, cold- formed steel framed construction, masonry and concrete construction, and structural insulated panel construction in regions with ground snow loads 70 psf (3.35 kN/m²) or less, shall be in accordance with Chapters 5, 6 and 8. (Remainder unchanged.)

R301.3 Story height. (Add to existing text.)

5. For structural insulated panel walls, the maximum bearing wall height per story as permitted by Section 614 tables plus a height of floor framing not to exceed 10 feet.

M1308.1 Drilling and notching. (Add to existing text.)

Structural insulated panels shall be drilled and notched or altered in accordance with the provisions of Section R614.

M2101.6 Drilling and notching. (Add to existing text.)

Structural insulated panels shall be drilled and notched or altered in accordance with the provisions of Section R614.

P2603.2 Drilling and notching. (Add to existing text.)

Structural insulated panels shall be drilled and notched or altered in accordance with the provisions of Section R614.

**SECTION R614
STRUCTURAL INSULATED PANEL WALL CONSTRUCTION**

R614.1 General. Structural Insulated Panel walls shall be designed in accordance with the provisions of this section. When the provisions of this section are used to design structural insulated panel walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.

R614.2 Applicability Limits. The provisions of this section shall control the construction of exterior structural Insulated panel walls and interior load-bearing structural insulated panel walls for buildings not greater than 60 feet (18 288 mm) in length perpendicular to the joist or truss span, not greater than 40 feet (10 973 mm) in width parallel to the joist span or truss, and not greater than two stories in height with each story not greater than 10 feet (3048 mm) high. All exterior walls installed in accordance with the provisions of this section shall be considered as load-bearing walls. Structural insulated panel walls constructed in accordance with the provisions of this section shall be limited to sites subjected to a maximum design wind speed of 130 miles per hour Exposure A, B or C and a maximum ground snow load of 70 pounds per foot (3.35 kN/m²), and Seismic Zones A, B, and C.

R614.3 Materials. Structural insulated panels (SIPs) shall comply with the following criteria:

R614.3.1 Core. The core material of SIPs shall be composed of foam plastic insulation meeting the requirements of ASTM C 578, and shall have a minimum density of 0.90 lb/cu ft or an approved alternate. All cores shall meet the requirements of Section R314. SIP core insulation shall bear a label with the manufacturer identification, product standard and type, flame-spread/smoke-developed and name of quality assurance agency.

R614.3.2 Facing. Facing materials for structural insulated panels shall be wood structural panels conforming to DOC PS 1 or DOC PS 2, each having a minimum nominal thickness of 7/16 inches (11 mm). Facing shall be identified by a grade mark or certificate of inspection issued by an approved agency. The facing materials shall meet the minimum qualification test values specified in Table R614.3.2.

**TABLE R614.3.2
MINIMUM PROPERTIES FOR ORIENTED STRAND BOARD FACING MATERIAL USED IN
SIP WALLS**

Thickness (in.)	Product	Flatwise Stiffness ^a (lbf-in ² /ft)		Flatwise Strength ^b (lbf-in/ft)		Tension ^b (lbf/ft)		Density ^{a,c} (pcf)
		Along	Across	Along	Across	Along	Across	
7/16	Sheathing	54,700	27,100	950	870	6,800	6,500	35

For SI: 1 lbf-in²/ft = 9.415 x 10⁻⁶ kiloNewton meter²/meter, 1 lbf-in/ft = 3.707 x 10⁻⁴ kiloNewton meter/meter, 1 lbf/ft = 0.0146 Newton/millimeter, 1 pcf = 16.018 kilogram/meter³.

- a. Mean test value shall be in accordance with Section 7.6 of DOC PS2.
- b. Characteristic test value (5th percent with 75% confidence).
- c. Density shall be based on oven-dry weight and oven-dry volume.

R614.3.3 Adhesive. Adhesives used to structurally laminate the foam plastic insulation core material to the structural wood facers shall conform to ASTM D2559 or approved alternate specifically intended for use as an adhesive in the lamination of structural insulated panels. Each container of adhesive shall bear a label with the adhesive manufacturer name, adhesive name and type and the name of the quality assurance agency.

R614.3.4 Lumber. The minimum lumber framing materials used for SIPs prescribed in this document is NLGA graded No. 2 Spruce-pine-fir (SPF). Other wood species/grades that meet or exceed the mechanical properties and specific gravity of No. 2 SPF shall be permitted for substitution.

R614.3.5 SIP Screws. Screws used for the erection of SIPs as specified in Section R614.5 shall be provided by the SIPs manufacturer and shall be sized to fully penetrate the main member – the wood member to which the assembly is being attached.

R614.4 SIP Wall Panels. SIPs for wall systems shall comply with Figure R614.4 and shall have minimum panel thickness as per Tables R614.5(1) and R614.5(2) for above-grade walls. All SIPs shall be identified by grade mark or certificate of inspection issued by an approved agency.

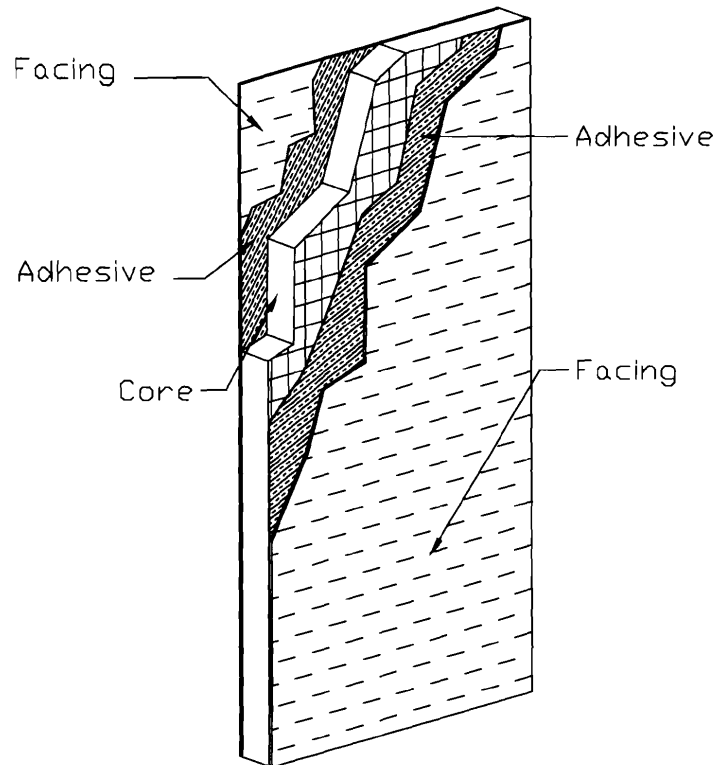


FIGURE R614.4
SIPS WALL PANEL

R614.4.1 Labeling. All panels shall be identified by grade mark or certificate of inspection issued by an approved agency. Each structural insulated panel shall bear a stamp or label with the following minimum information.

- Manufacturer Name/Logo
- Identification of the assembly
- Quality assurance agency

R614.5 Wall Construction. Exterior walls of structural insulated panel construction shall be designed and constructed in accordance with the provisions of this section and Tables R614.5(1) and R614.5(2) and Figures R614.5(1) and R614.5(2). Structural insulated panel walls shall be fastened through both facing surfaces to other wood building components in accordance with Tables R602.3(1) through R602.3(4).

Framing shall be attached in accordance to Section R602.3(1) unless otherwise provided for in Section R614.

TABLE R614.5(1)
MINIMUM THICKNESS FOR SIP WALL SUPPORTING
SIP OR LIGHT-FRAME ROOF ONLY

Wind Speed (3-sec. gust)		Snow Load (psf)	Building Width (ft)														
Exp. A/B	Exp. C		24			28			32			36			40		
			Wall Height (ft)			Wall Height (ft)			Wall Height (ft)			Wall Height (ft)			Wall Height (ft)		
		8	9	10	8	9	10	8	9	10	8	9	10	8	9	10	
85		20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		50	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		70	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
100	85	20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		50	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		70	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
110	100	20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		50	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		70	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
120	110	20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		50	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		70	4	4	4	4	4	4	4	4	4	4	4	6	4	4	6
130	120	20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		50	4	4	4	4	4	4	4	4	6	4	4	6	4	4	6
		70	4	4	4	4	4	6	4	4	6	4	6	N/A	4	6	N/A
	130	20	4	4	6	4	4	N/A	4	4	N/A	4	4	N/A	4	6	N/A
		30	4	4	N/A	4	4	N/A	4	4	N/A	4	6	N/A	4	6	N/A
		50	4	6	N/A	4	6	N/A	4	N/A	N/A	6	N/A	N/A	6	N/A	N/A
		70	4	N/A	N/A	6	N/A	N/A	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
 Deflection criteria: L/240.
 Roof load: 7 psf.
 Ceiling load: 5 psf.
 Wind loads based on Table R301.2(2).
 N/A indicates not applicable.

TABLE R614.5(2)
MINIMUM THICKNESS FOR SIP WALLS SUPPORTING
SIP OR LIGHT-FRAME ONE STORY AND ROOF

Wind Speed (3-sec. gust)		Snow Load (psf)	Building Width (ft)														
Exp. A/B	Exp. C		24			28			32			36			40		
			Wall Height (ft)			Wall Height (ft)			Wall Height (ft)			Wall Height (ft)			Wall Height (ft)		
		8	9	10	8	9	10	8	9	10	8	9	10	8	9	10	
85		20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		50	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		70	4	4	4	4	4	4	4	4	4	4	4	6	6	6	6
100	85	20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6
		50	4	4	4	4	4	4	4	4	4	4	4	6	4	6	6
		70	4	4	4	4	4	4	4	4	6	6	6	6	6	N/A	N/A
110	100	20	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6
		30	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6
		50	4	4	4	4	4	4	4	4	6	4	6	6	6	6	N/A
		70	4	4	4	4	4	6	6	6	N/A	6	N/A	N/A	N/A	N/A	N/A
120	110	20	4	4	4	4	4	4	4	6	4	4	6	4	6	N/A	
		30	4	4	4	4	4	6	4	4	6	4	6	N/A	6	6	
		50	4	4	6	4	4	6	4	6	N/A	6	N/A	N/A	N/A	N/A	
		70	4	4	6	4	6	N/A	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
130	120	20	4	4	6	4	4	6	4	6	N/A	4	6	N/A	6	N/A	
		30	4	4	6	4	4	N/A	4	6	N/A	6	N/A	N/A	6	N/A	
		50	4	6	N/A	4	6	N/A	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		70	4	6	N/A	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	130	20	6	N/A	N/A	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		30	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		70	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Deflection criteria: L/240.

Roof load: 7 psf.

Ceiling load: 5 psf.

Second floor live load: 30 psf.

Second floor dead load: 10 psf.

Second floor dead load from walls: 10 psf.

Wind loads based on Table R301.2(2).

N/A indicates not applicable.

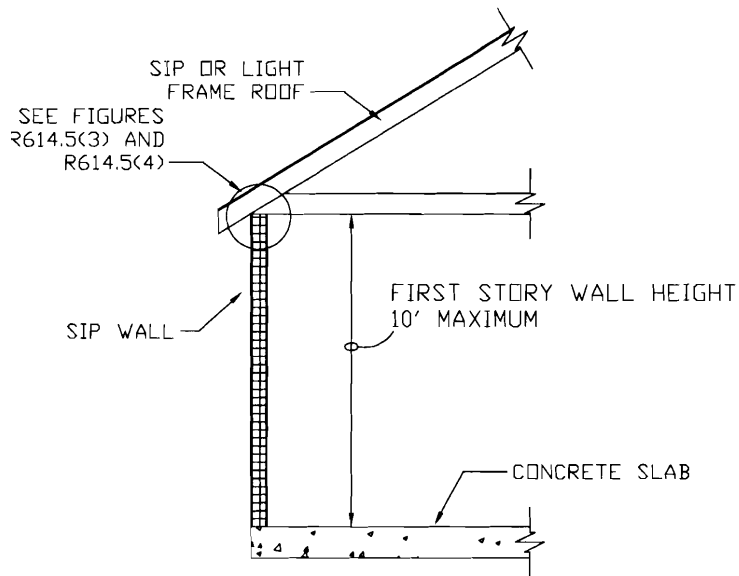


FIGURE R614.5(1)
MAXIMUM ALLOWABLE HEIGHT OF SIP WALLS

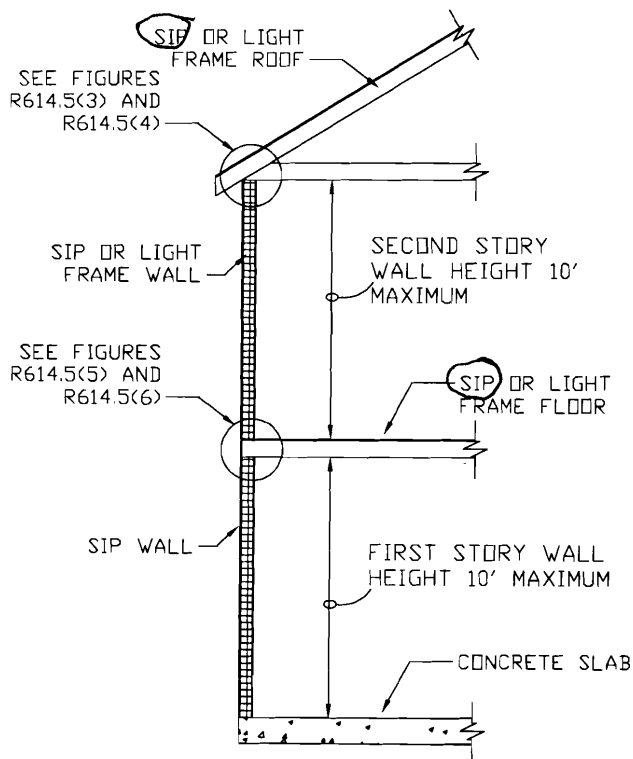


FIGURE R614.5(2)
MAXIMUM ALLOWABLE HEIGHT OF SIP WALLS

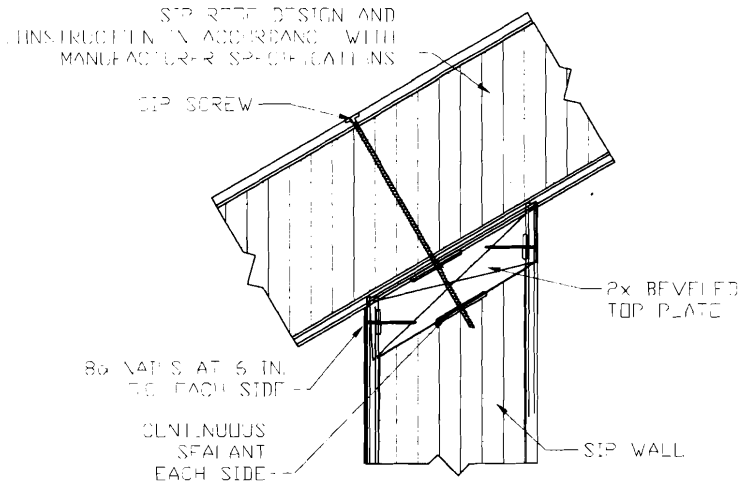


FIGURE R614.5(3)
SIP WALL TO ROOF BEVELED TOP PLATE CONNECTION

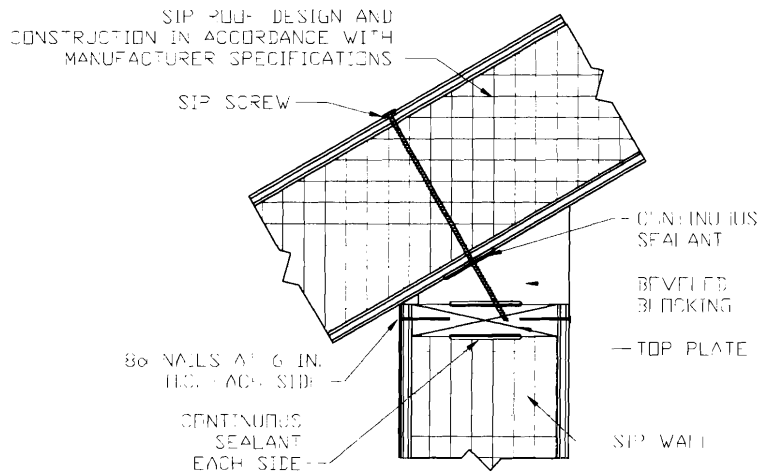


FIGURE R614.5(4)
SIP WALL TO ROOF BEVELED BLOCKING CONNECTION

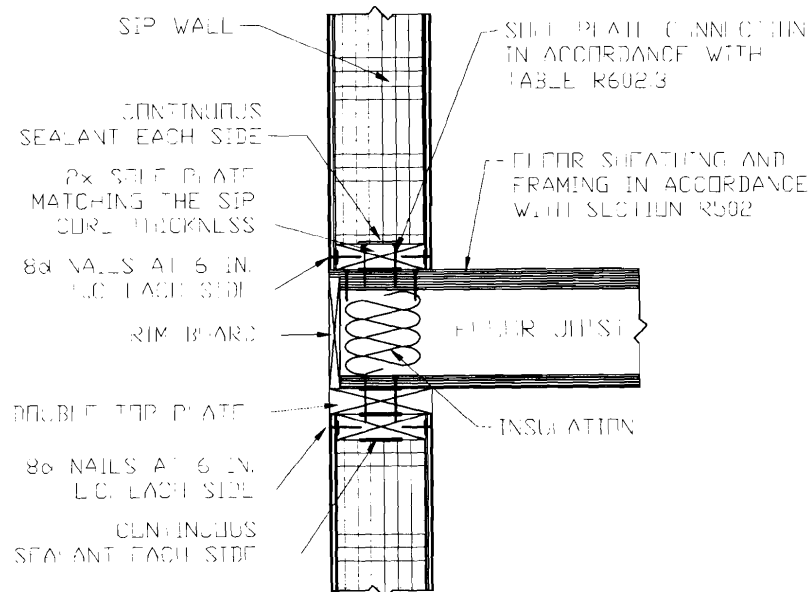


FIGURE R614.5(5)
SIP WALL TO WALL PLATFORM FRAME CONNECTION

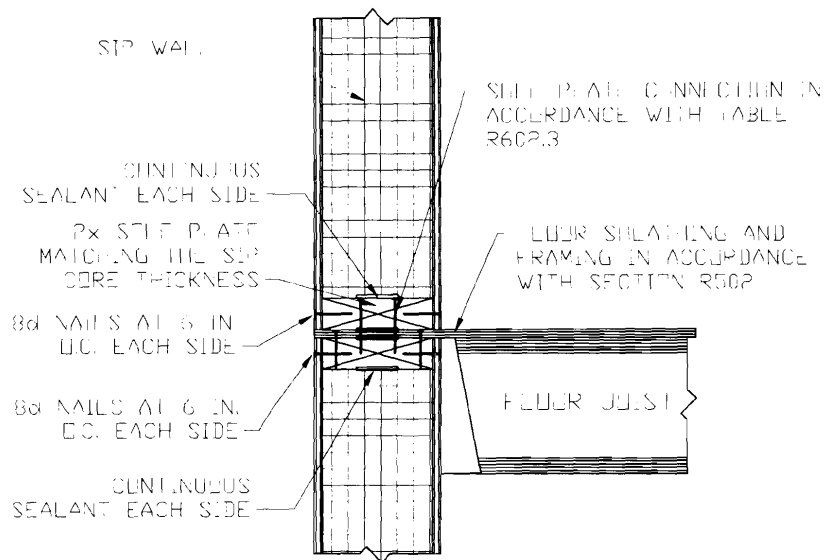
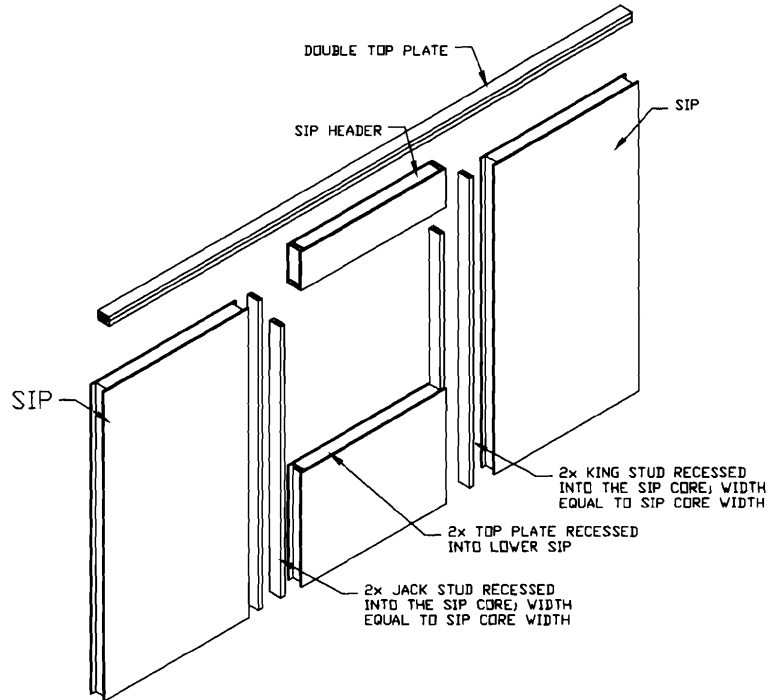


FIGURE R614.5(6)
SIP WALL TO WALL BALOON FRAME CONNECTION

R614.5.1 Top plate. Structural insulated panel walls shall be capped with a double top plate installed to provide overlapping at corner, intersections and splines in accordance with Figure R614.5.1. End joints in top plates shall be offset at least 24 inches (610 mm). Plates shall be a nominal 2 inches in depth (51 mm) and have a width equal to the width of the structural insulated panel core.



Notes:

Top plates shall be continuous over header.

SIP facing surfaces shall be nailed to framing and cripples with 8d common galvanized box nails spaced 3 inches on center, staggering alternate nails ½ inch.

Galvanized nails shall be hot-dipped or tumbled. Framing shall be attached in accordance to R602.3(1) unless otherwise provide for in Section R614.

**FIGURE R614.5.1
SIP WALL FRAMING CONFIGURATION**

R614.5.2 Bottom (sole) plate. Structural insulated panel walls shall have full bearing on sole plate having a width equal to the nominal width of the foam core. When structural insulated wall panels are supported directly on continuous foundations, the wall wood sill plate shall be anchored to the foundation in accordance with Section R403.1.

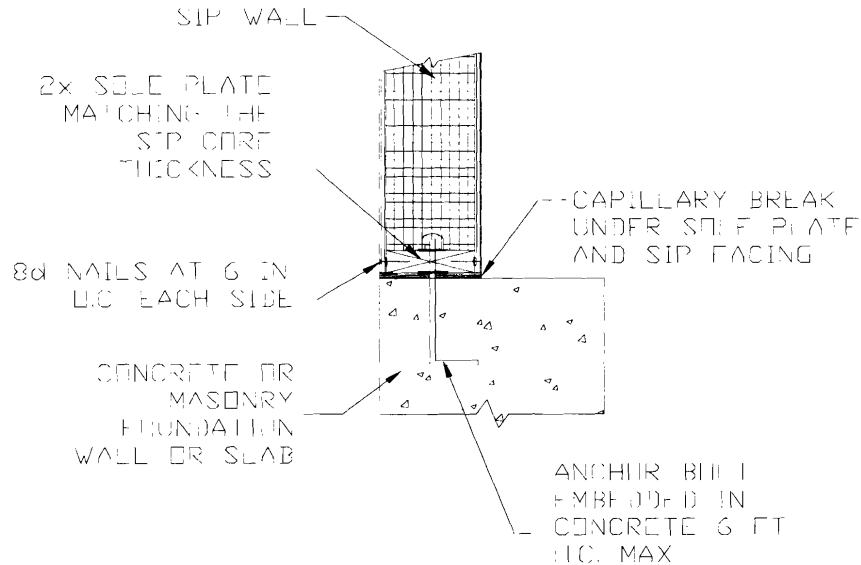


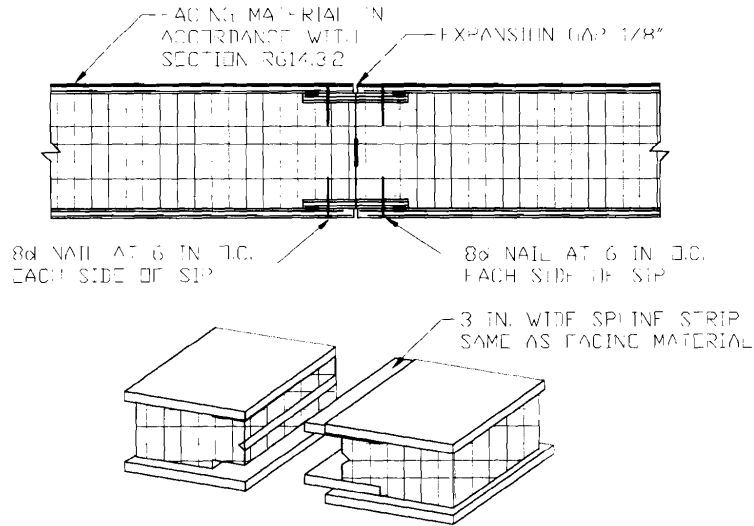
FIGURE R614.5.2
SIP WALL TO CONCRETE SLAB OR FOUNDATION WALL ATTACHMENT

R614.5.3 Wall bracing. Structural insulated panel walls shall be braced in accordance with Section R602.10. SIP walls shall be considered continuous wood structural panel sheathing for purposes of computing percent bracing required. SIP walls shall meet the requirements of R602.10.5 except that SIPs corners shall be fabricated as shown in Figure R614.9.

R6.14.6 Interior load-bearing walls. Interior load-bearing walls shall be constructed as specified for exterior walls.

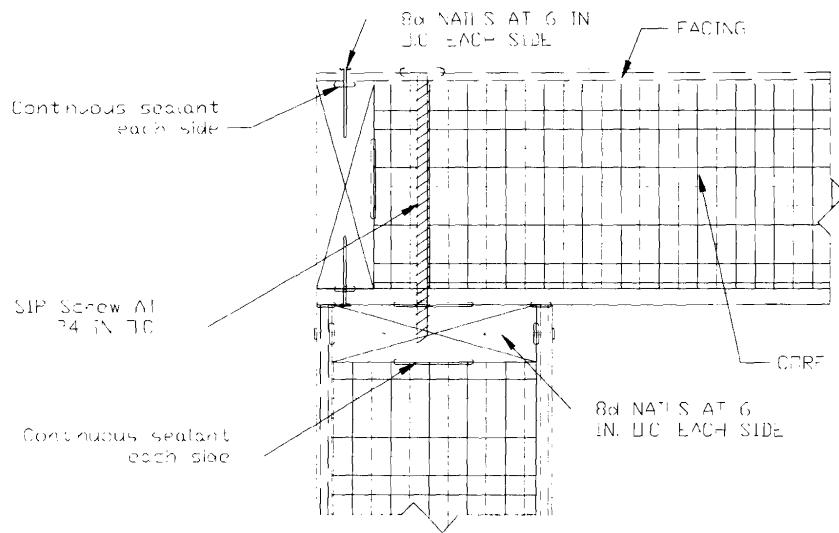
R614.7 Drilling and Notching-SIPs. The maximum vertical chase penetration in SIPs shall have a maximum side dimension of 2-inches (50.8 mm) centered in the panel core. Vertical chases shall have a minimum spacing of 24-inches (610 mm) on center. Maximum of 2 horizontal chases shall be permitted in each wall panel-one at 14-inches (360 mm) from the bottom of the panel and one at mid height of wall panel. The maximum allowable penetration size in a wall panel shall be circular or rectangular with maximum dimension of 12-inches (300 mm). Over-cutting of holes in facing panels shall not be permitted.

R614.8 Splicing. Structural insulated panels shall be spliced in accordance with Figure R614.8 or by other approved method.



**FIGURE R614.8
TYPICAL SIP SPLICING DETAILS**

R614.9 Corner Framing. Corner framing of structural insulated panel walls shall be constructed in accordance with Figure R614.9.



**FIGURE R614.9
SIP CORNER FRAMING DETAIL**

R614.10 Headers. Structural insulated panel headers shall be designed and constructed according to Table R614.10 and Figure R614.5.1(1). SIPs headers shall be continuous sections without splines. Headers longer than 4 ft should be constructed according to Section 602.7.

**TABLE R614.10
MAXIMUM SPANS FOR SIP HEADERS**

Load Condition	Snow Load (psf)	Building Width (ft)				
		24	28	32	36	40
Supporting Roof Only	20	4	4	4	4	2
	30	4	4	4	2	2
	50	2	2	2	2	2
	70	2	2	2	N/A	N/A
Supporting Roof and One-Story	20	2	2	N/A	N/A	N/A
	30	2	2	N/A	N/A	N/A
	50	2	N/A	N/A	N/A	N/A
	70	N/A	N/A	N/A	N/A	N/A

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Deflection criteria: L/360.

Roof load: 7 psf.

Ceiling load: 5 psf.

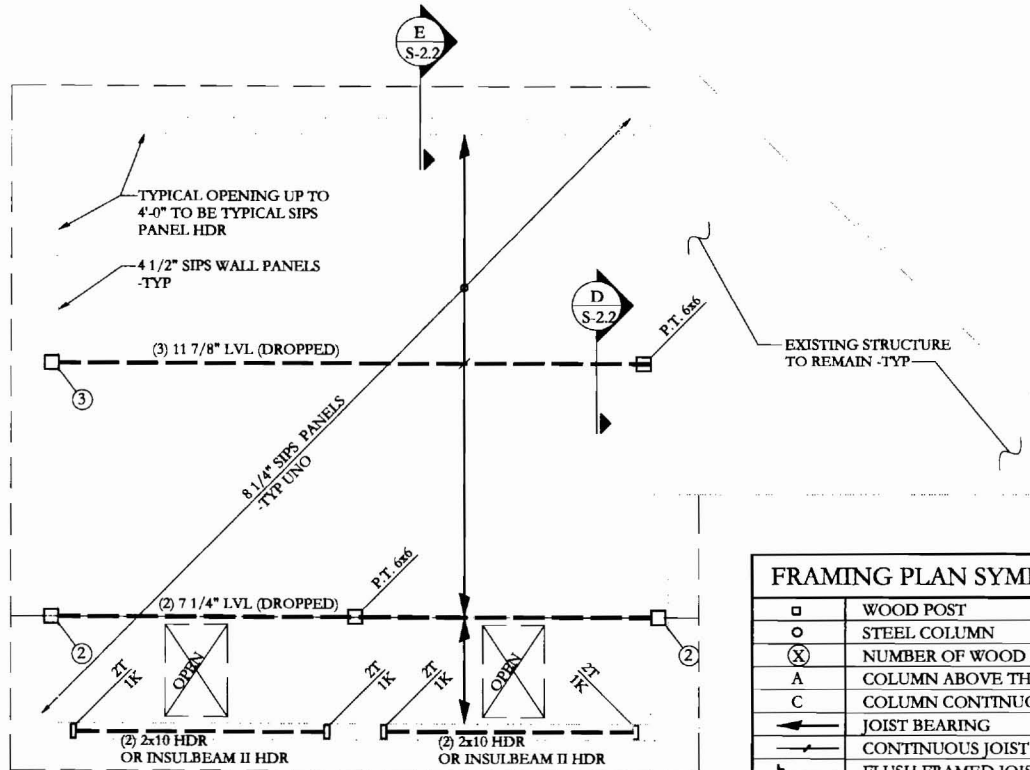
Second floor live load: 30 psf.

Second floor dead load: 10 psf.

Second floor dead load from walls: 10 psf.

N/A indicates not applicable.

R614.10.1 Wood structural panel box headers. Wood structural panel box headers shall be allowed where structural insulated panel headers are not applicable. Wood structural panel box headers shall be constructed in accordance with Figure R602.7.2 and Table R602.7.2.

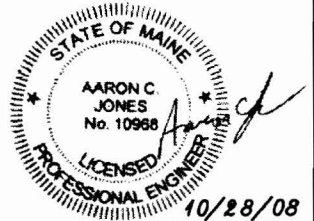


FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
○	STEEL COLUMN
(X)	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
←	JOIST BEARING
→	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
⊢	FLUSH FRAMED JOIST BEARING WITH HANGER
X" T	NUMBER OF TRIM STUDS UNDER HEADER
X" K	NUMBER OF KING STUDS ADJACENT TO HEADER



ROOF FRAMING PLAN

- NOTES: SCALE 1/4"=1'-0"
1. ROOF FRAMING SHALL BE 8 1/4" "SIPS" PANELS - TYP.
 2. ALL WOOD BEAMS ARE DROPPED, UNO
 3. ALL EXTERIOR WALLS SHALL BE 4 1/2" "SIPS" PANELS
 4. ALL OPENINGS IN EXTERIOR WALL UP TO 4'-0" SHALL USE "SIPS" PANEL HEADERS, UNO
 5. ALL WOOD POSTS SHALL BE 2x4, UNO



Drawing:
ROOF FRAMING PLAN

Date: 10/28/08
Scale: 1/4"=1'-0"
Issued:

Project:
GARAGE
126 North St, Portland, ME

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S-1.2

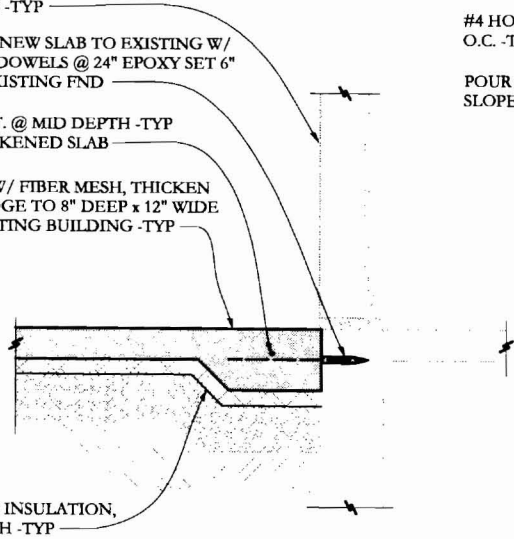
EXISTING STRUCTURE TO REMAIN -TYP

DOWEL NEW SLAB TO EXISTING W/
#4 x 18" DOWELS @ 24" EPOXY SET 6"
INTO EXISTING FND

#4 CONT. @ MID DEPTH -TYP
AT THICKENED SLAB

4" SOG W/ FIBER MESH, THICKEN
SLAB EDGE TO 8" DEEP x 12" WIDE
AT EXISTING BUILDING -TYP

2" RIGID INSULATION,
SEE ARCH -TYP



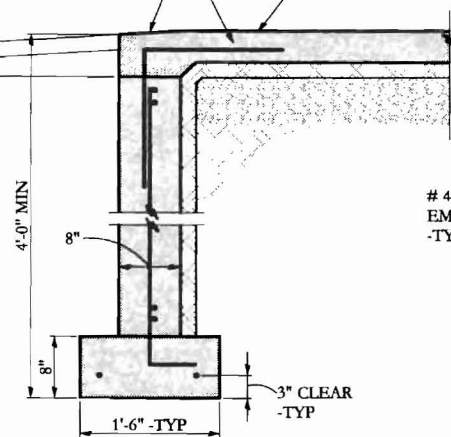
SECTION **A** $\frac{3}{4}''=1'-0$
S-2.1

#4 HOOKED DOWELS 18" x 18" @ 24"
O.C. -TYP @ DOORS

POUR SLAB OVER WALL @ DOORS.
SLOPE SLAB EDGE TO DRAIN

4" SOG, SEE PLAN

SEE PLAN



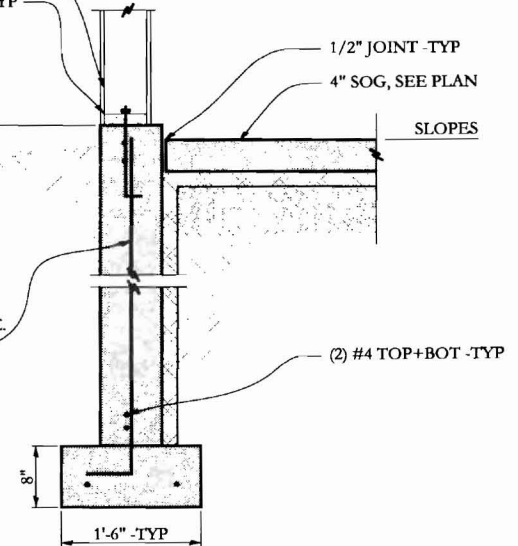
SECTION **B** $\frac{3}{4}''=1'-0$
S-2.1

6 1/2" SIPS PANEL -TYP

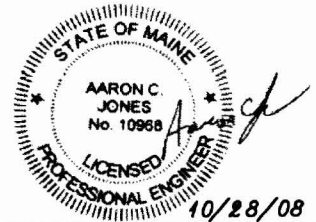
P.T. 2x6 PLATE SET W/ 1/2" Ø x 10"
HOOKED ANCHOR BOLTS @ 32" -TYP

SEE PLAN

4 VERT DOWELS W/ 8" HOOK
EMBEDDED IN FOOTING @ 32" O.C.
-TYP.



SECTION **C** $\frac{3}{4}''=1'-0$
S-2.1



Drawing:
SECTIONS

Date:
10/28/08

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

Issued:

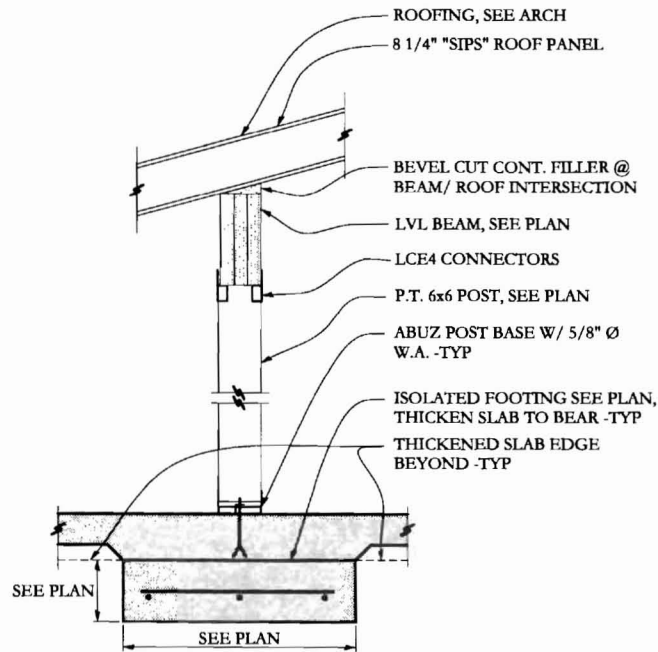
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126 North St, Portland, ME

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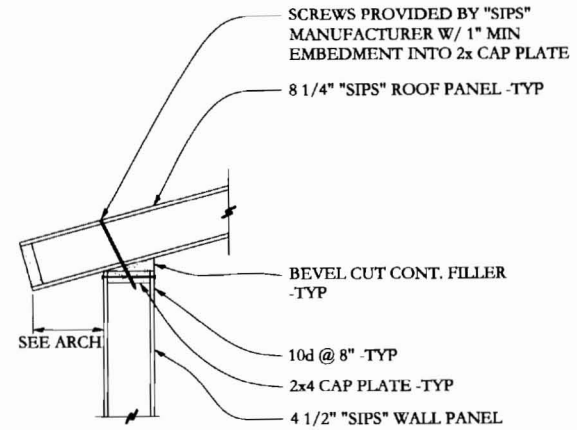
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S-2.1



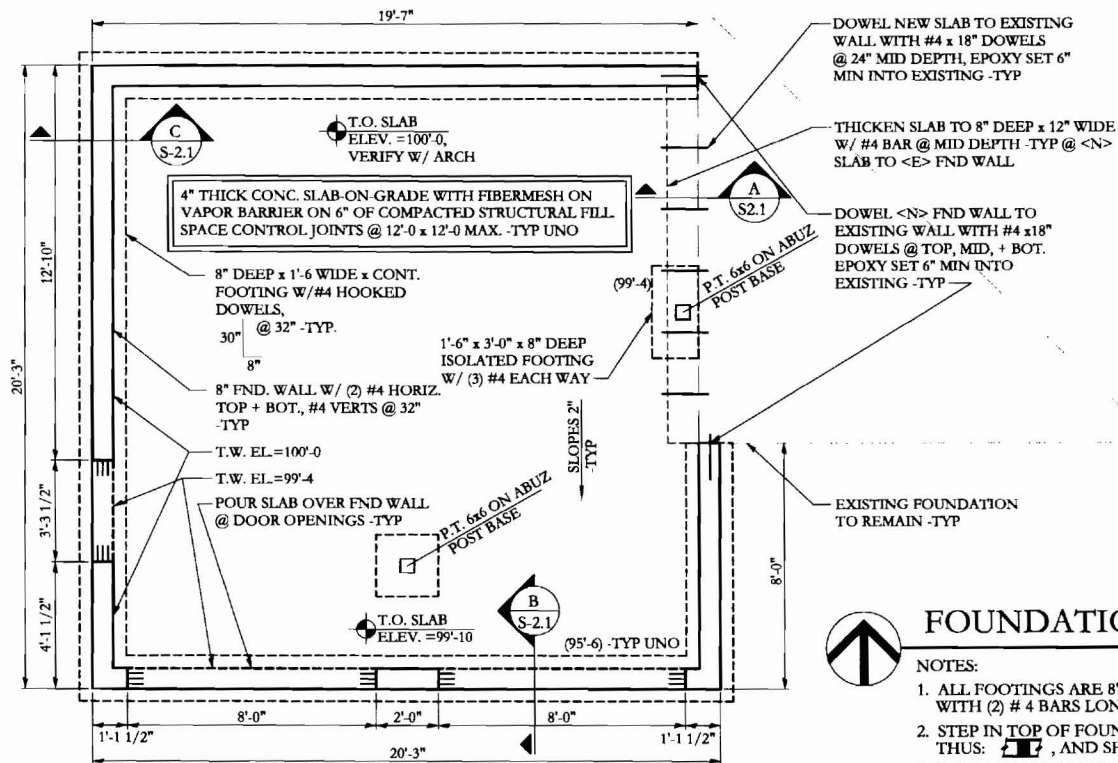
SECTION D S-2.2 3/4"=1'-0



SECTION E S-2.2 3/4"=1'-0



Drawing: <h2 style="text-align: center;">SECTIONS</h2>	Date: 10/28/08	Scale: 1/4"=1'-0"	Project: <h2 style="text-align: center;">GARAGE</h2> 126 North St, Portland, ME	 77 Oak Street Portland, ME, 04101 p. 207-774-4614 f. 866-793-7835 www.structuralinteg.com BUILD WITH CONFIDENCE <small>© 2007 Structural Integrity Consulting Engineers, Inc.</small> SI # 08-0071	S-2.2
	Issued:				




DOWEL NEW SLAB TO EXISTING WALL WITH #4 x 18" DOWELS @ 24" MID DEPTH, EPOXY SET 6" MIN INTO EXISTING -TYP

THICKEN SLAB TO 8" DEEP x 12" WIDE W/ #4 BAR @ MID DEPTH -TYP @ <N> SLAB TO <E> FND WALL

DOWEL <N> FND WALL TO EXISTING WALL WITH #4 x 18" DOWELS @ TOP, MID, + BOT. EPOXY SET 6" MIN INTO EXISTING -TYP

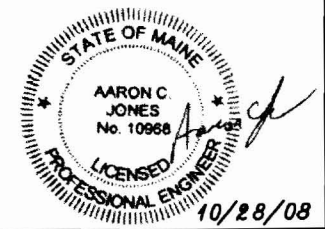
EXISTING FOUNDATION TO REMAIN -TYP


FOUNDATION PLAN

- NOTES:
1. ALL FOOTINGS ARE 8" DEEP 1'-6" WIDE x CONT. WITH (2) # 4 BARS LONGITUDINAL, UNO
 2. STEP IN TOP OF FOUNDATION WALL IS INDICATED THUS:  , AND SHOWS LOWER SIDE OF WALL
 3. SEE S-1.0 FOR STRUCTURAL GENERAL NOTES
 4. FOOTING TO BEAR 4'-0" MIN BELOW GRADE AND IS INDICATED THUS: (XX'-XX")
 5. COORDINATE GARAGE ELEVATIONS W/ SITE GRADING AND ARCH -TYP.

SCALE 1/4"=1'-0"

NOTE: COORDINATE DIMENSIONS W/ LATEST ARCH. DRAWINGS PRIOR TO START OF CONSTRUCTION.



Drawing: FOUNDATION PLAN	Date: 10/28/08	Scale: 1/4"=1'-0"	Project: GARAGE 126 North St, Portland, ME		77 Oak Street Portland, ME, 04101 p. 207-774-4614 f. 866-793-7835 www.structuralinteg.com	S-1.1
	Issued:					

GENERAL STRUCTURAL NOTES

DESIGN LIVE LOADS:	2000 IBC, U.O.N.
• Snow	35 psf
• Wind	100 mph, exp B, 3 second gust
• Floor	40 psf

FOUNDATION:

- Foundations are designed without an engineer's soil investigation. Foundation design criteria was assumed for purposes of foundation design and shall be confirmed by a soils engineer, at owner's expense, prior to construction. (This procedure may require revisions to foundation design, at additional expense to the owner, if soils engineer determines that such design criteria are inappropriate for this building site.)
- Footings shall be placed on undisturbed natural soil or compacted fill tested and approved by soils engineer.
- Maximum design soil pressure: 1500 psf

BASEMENT WALLS:

- Slope perimeter grade away from building
- Place concrete continuously without horizontal cold joints

CONCRETE AND REINFORCEMENT:

- Concrete shall conform to applicable provisions of ACI-301 and 318
- Minimum 28 day compressive strength (F_c) as follows:

Footings	3000	psi
Foundation Walls	3000	psi
Interior Slabs	3000	psi
All Concrete	3000	psi
- Cement Type:

Concrete exposed to soil	III
All other	II
- Deformed reinforcement: ASTM A615 grade 60, except bars specified to be field-bent, stirrups, and ties which shall be grade 40
- Fibermesh: 100% virgin polypropylene, fibrillated fibers as manufactured by Fibermesh Co. per ASTM C-1116 type III-13 and ASTM C-1116 performance level one, 1.5 lb. per cubic yard.
- Wadded Wire Fabric (WWF): ASTM A185. See also plan.
- Typical minimum foundation reinforcing: 2 #5 top and bottom, (except as noted) continuous at corners and steps.
- Reinforcement shall be fabricated and placed per ACI Manual of Standard Practice (ACI-315). At splices, lap bars 50 diameters unless noted otherwise.
- Minimum 2 #5 around all four sides of all openings, extend min. 2'-0" beyond openings.
- Concrete cover over reinforcing: 1 1/2" for concrete placed against forms, 3" for concrete placed against earth. See also drawings.
- In continuous members, splice top bars at mid span and bottom bars over supports.
- Keep reinforcement clean and free of dirt, oil, scale. Oil forms prior to placing reinforcement.

WOOD FRAMING:

- Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria
 - SPF #2 and better (Minimum Moisture Content 19%) U.O.N.
 - Plates: Sill plates - Preservative treated Hem Fir or Southern Pine
 - "Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth. Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSI (micronate treatment). Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ (Alkaline Copper Quaternary) and copper azole. All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized or Stainless Steel. All screws, nails and bolts shall match hangers and other connectors. Do not mix stainless with galvanized products.
 - Do not allow aluminum to contact treated wood
 - Top and Bottom Plates: SPF
 - SPF U.O.N. 2 x 4 and 2 x 6 to 8'-0" stud grade

2x4	over 8'-0"	standard and better
2x6	over 8'-0"	No. 2 and better
 - Columns: Southern Yellow Pine No. 1, Fb-1350 psi, F_c 1,500,000 psi
 - Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microlams (ML) by Trus Joist or equivalent.
 - Fb-2,600 psi, F_c 1,900,000 psi, F_v 285 psi, depth noted on plans
 - LSI Ram Joists: Manufactured 1-1/4" x depth indicated laminated strand lumber by Trus Joist. No substitutions
 - All plywood and oriented strand board (OSB) sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum spacing of supports

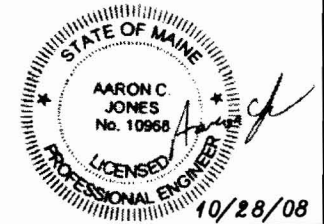
Floor sheathing: nominal 1/2" APA Standard floor - 24 inch o.c. tongue & groove girded and nailed
Roof sheathing: minimum 1/2" CDX plywood or 15/32" OSB, APA 32-16, nailed
Wall sheathing: 1/2" CDX plywood or 1/2" OSB, APA 24-16, blocked and nailed
 - All exterior stud walls shall be braced with one sheet of plywood or OSB at corners and not more than 25 feet o.c. along walls. Additional requirements noted on drawings.
 - Nail wall sheathing with 8d commons at 6" o.c. at panel edges, and 12" o.c. intermediate framing U.N.C. **BLOCK AND NAIL ALL EDGES BETWEEN STUDS.** Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing on or run joists min. 4" at all floors to tie upper and lower stud walls together. Minimum height of sheathing panels shall be 16" to assure flat plates are tied to studs. Use minimum 3-8d per stud and nail plates with edge nail spacing.
 - Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x 3-12" long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.
 - End stud at each door jamb, at all exterior corners, and at ends of OSB sheathed wall sections shall have one H4 anchor to the side plate.
- See plans for sheathing locations other than code minimums (corners and 25' o.c.)

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

- The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
- These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at any other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
- Observations of foundation reinforcing or framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.
- All slabs on grade shall be separated from adjacent structural and finish elements to allow free movement of the slab, unless specifically shown and noted otherwise.
- The foundation design shown assumes that the owner/builder is aware of the presence of expansive soils, and that he has read the previously referenced soils report. Use of these plans is indication that the owner/builder accepts the risks associated with building on this site, especially those related to slab on grade construction in finished areas. JVA will not be held liable for damages caused by slab movement.

SHOP DRAWINGS

Fabricator and/or supplier of rebar, structural steel, prefabricated wood trusses, SIPIS panels and prefabricated floor joist systems shall submit shop and erection drawings for architect and engineer review. Submit one reproducible and two prints for each drawing. Allow five working days for review.



Drawing:
GENERAL NOTES

Date: 10/28/08
Scale: 1/4"=1'-0"
Issued:

Project:
GARAGE
126 North St, Portland, ME

Structural Integrity
Consulting Engineers, Inc.

77 Oak Street
Portland, ME, 04101
p. 207-774-4614
f. 866-793-7835
www.structuralinteg.com

BUILD WITH CONFIDENCE
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SI # 08-0071

S-1.0

8/13/07 *[Signature]*

THIS IS NOT A BOUNDARY SURVEY.

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MORTGAGE INSPECTION OF: DEED BOOK 21248 PAGE 108 COUNTY Humberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 126 North Street, Portland, Maine

Job Number: 318-48

Inspection Date: 08-08-07

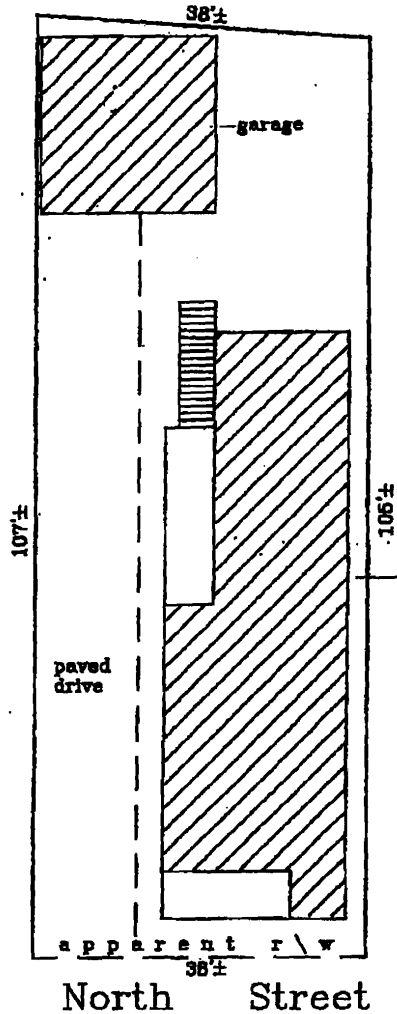
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Client File #: 10426

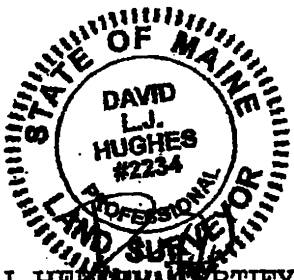
Buyers: Raymond T. & Zetta A. Wojcik

Sellers: Gregory & Gail Kesich

GK
MK



[Handwritten signature]



I HEREBY CERTIFY TO: Bay Area Title Services, Bangor Savings Bank and its title insurer.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL BUYING DEED CONFLICTS, IF ANY.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04048
207-967-9761 phone 207-967-4831 fax
www.livingstonhughes.com

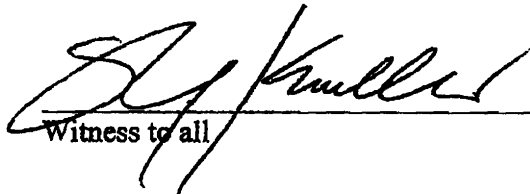
THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

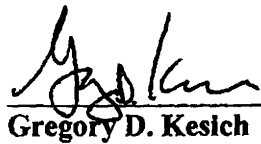
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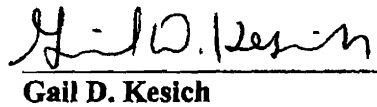
WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That I/we Gregory D. Kesich and Gail D. Kesich of the City/Town of Portland in the State of Maine, for consideration paid, grant(s) to Raymond T. Wojcik and Zetta A. Wojcik and Joshua T. Wojcik whose mailing address is 912 School Street, Perkins Township, Maine 04294, as Joint Tenants with WARRANTY COVENANTS, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 24th day of August, 2007.


Witness to all

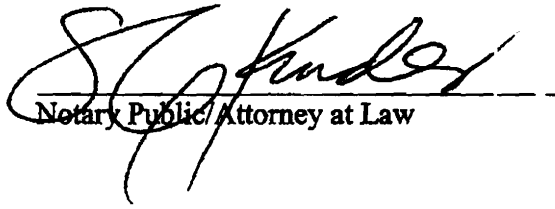

Gregory D. Kesich


Gail D. Kesich

State of Maine
County of Cumberland, ss.

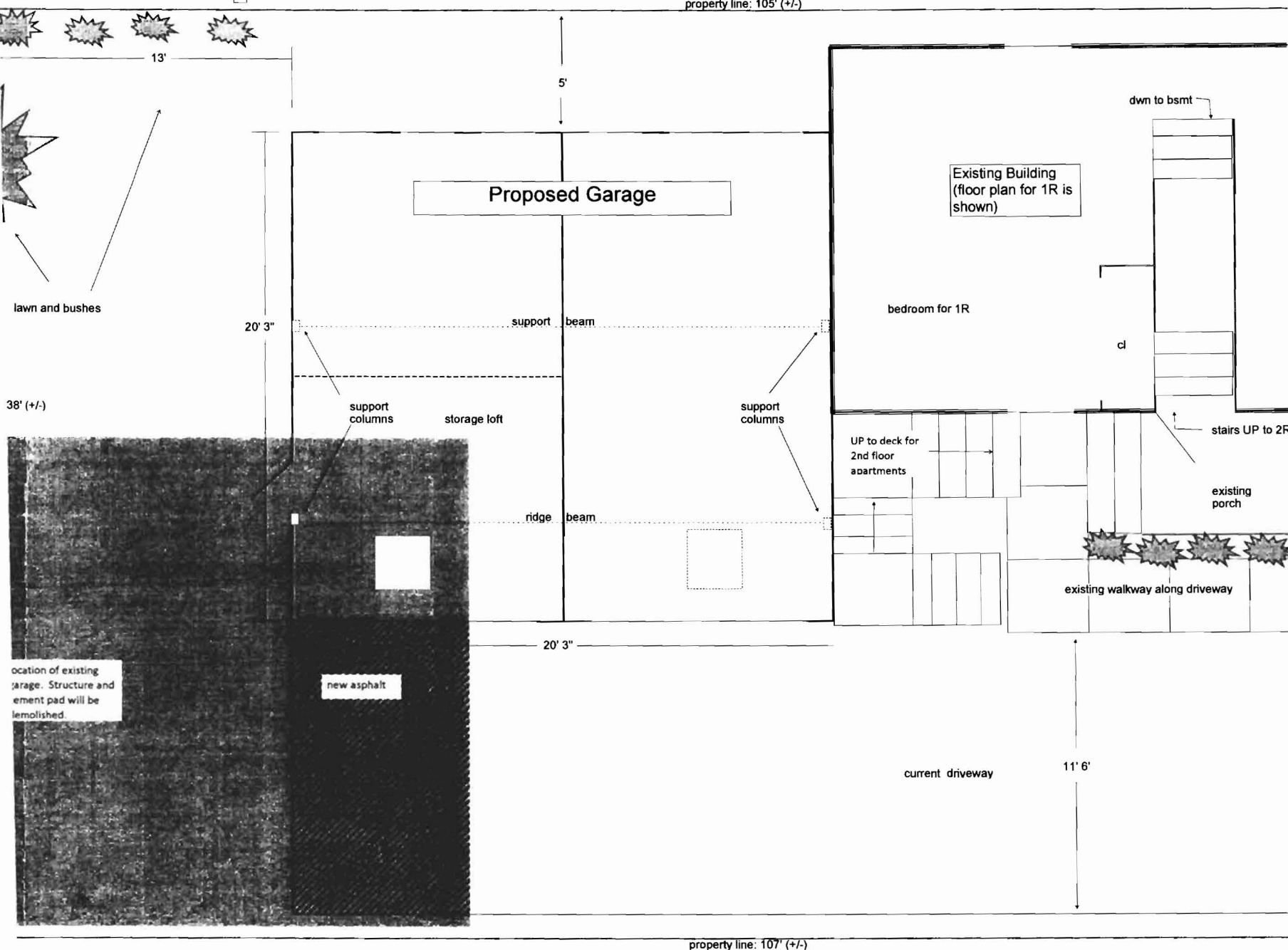
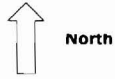
August 24, 2007

Personally appeared before me the above named Gregory D. Kesich and Gail D. Kesich and acknowledged the foregoing instrument to be his/her/their free act and deed.


Notary Public/Attorney at Law

SUSAN GAGE KNEDLER
Notary Public, Maine
My Commission Expires November 22, 2011

Proposed Garage - plot plan



R-6
 lot size = 41015
 land area per acre = 1,200 sq ft.
 rear - 20' - 13' is better than before
 side - 10' - 5' is better.
 - stairs 10' ok.

lot coverage = 2007.5
 existing 1807.5 sq ft
 stairs footprint
 ok.