

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 080364
JUN 20 2008

CITY OF PORTLAND

This is to certify that HATHAWAY BARBARA THOMAS W THOMSEN JR Bobhas permission to Additon of Shed Dormer 7' 10"AT 52 GRAY ST 044 H006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 procured before this building or part thereof is laid or closed-in. **24 HOUR 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

Jamie Bonke 6/20/08
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: 08-0364	Issue Date:	CBL: 044 H006001
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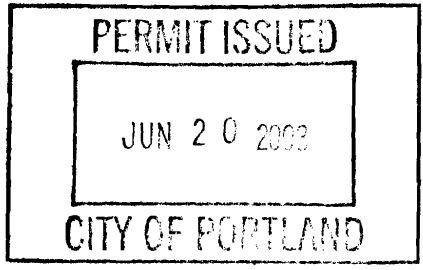
Location of Construction: 52 GRAY ST 15417 winter	Owner Name: HATHAWAY BARBARA E & TH	Owner Address: 163 DANFORTH ST	Phone:
Business Name:	Contractor Name: Bobs Coastal Contracting LLC / Ro	Contractor Address: PO Box 2323 South Portland	Phone: 2074006924
Lessee/Buyer's Name	Phone:	Permit Type: <i>Alteration</i> Additions - Duplex	Zone: <i>R-3</i>

Past Use: 2 Family Home	Proposed Use: 2 Family Home - Additon of Shed Dormer 17' long	Permit Fee: \$170.00	Cost of Work: \$14,950.00	CEO District: 2
Proposed Project Description: Additon of Shed Dormer 17' long <i>Dormer on #17 side #2nd FL Bath remodel #17</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type <i>SB</i> <i>IRC-2003</i>	

Signature:		Signature: <i>JMB 6/20/08</i>	
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: 04/17/2008 <i>5.1.08</i>	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 <i>using 14-436</i> <input type="checkbox"/> Wetland <i>80% Allow</i> <input type="checkbox"/> Flood Zone <i>only using 8, 457 (854)</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <i>to D A</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>as per H.P. Board</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>5/12/08</i>	Date: <i>5/13/08</i>	



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: 08-0364	Date Applied For: 04/17/2008	CBL: 044 H006001
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Location of Construction: 52 GRAY ST	Owner Name: HATHAWAY BARBARA E & TH	Owner Address: 163 DANFORTH ST	Phone:
Business Name:	Contractor Name: Bobs Coastal Contracting LLC / Rob	Contractor Address: PO Box 2323 South Portland	Phone (207) 400-6924
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 Family Home - Additon of Shed Dormer	Proposed Project Description: Additon of Shed Dormer -17' long
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/13/2008

Note: **Ok to Issue:**

- 1) Approved as per Historic Preservation Board decision

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/12/2008

Note: **Ok to Issue:**

- 1) The 17' dormer expansion is allowed under 14-436 which for this property only allows an 80% expansion once during the lifetime of the building. This expansion is using only 8.45% (85 sq ft). Future expansions will be limited based on this current permit.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Jeanine Bourke **Approval Date:** 06/20/2008

Note: **Ok to Issue:**

- 1) This approves the waiver request for a reduction in headroom based on the existing conditions of the finished attic space and restrictions by historic preservation on the dormer height to not exceed the existing ridge.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 3) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

4/17/2008-ldobson: Need floor plan change, need window detail (egress) etc

5/1/2008-lmd: Received floor plan and window detail,

5/5/2008-ldobson: Moved on to Zoning 5/5/2008 New date of app 05/01/2008

Location of Construction: 52 GRAY ST	Owner Name: HATHAWAY BARBARA E & TH	Owner Address: 163 DANFORTH ST	Phone:
Business Name:	Contractor Name: Bobs Coastal Contracting LLC / Rob	Contractor Address: PO Box 2323 South Portland	Phone (207) 400-6924
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

5/12/2008-mes: using section 14-436 allowing no more than 80% expansion - this 17' dormer is only using 8.45% (for 85 sq ft)

5/16/2008-jmb: Spoke to Bob G. This is an attic space and historic will not allow to bump up the roof to meet headroom code. Other required details, headroom not adequate, need existing stair details, structural beam, fasteners, lumber dimensions, load of existing attic floor. Bob says they are sistering the floor joists to create a 100 psf load....need details. Doesn't look hopeful for approval per code.

5/20/2008-jmb: Barbara Ward called to discuss the permit. The work has already started, the dormer walls are installed. The contractor thought the permit was issued. I will place a stop work order on the property and inspect. Barbara claims the attic had been used for living space for many years, I explained that it probably did not have approvals to do so.

5/27/2008-jmb: I met with Deb Andrews to discuss historic approval process and this job. See printed email of her comments. See Bob G. Email and my response.

5/29/2008-jmb: Bob G. Came in with more narrative and photos, I asked that detailed drawings be submitted for review of items discussed previously. He also had historic approval drawings for the granite side entry, but I advised this will require a separate permit to review.

5/30/2008-jmb: Bob G dropped off another written description of details and said drawings would be submitted on Monday.

6/20/2008-jmb: Bob G. Came in with drawings and details, ok to issue

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.


 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.


If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

6/20/08
Date



Signature of Inspections Official

6/20/08
Date



General Building Permit Application

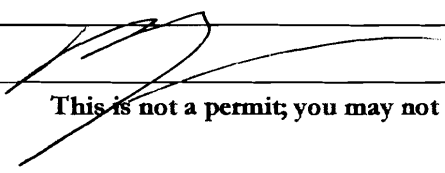
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>15 & 17 WINTER ST</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>3444</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>44-14-6</u>	Applicant * must be owner, Lessee or Buyer * Name <u>BARBARA WARD</u> Address <u>163 DANFORTH ST</u> City, State & Zip <u>PORTLAND</u>	Telephone: <u>879-8754</u> <u>14950</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ <u>/</u> Total Fee: \$ <u>2000</u>
Current legal use (i.e. single family) <u>TWO FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADDITION OF SHED DORMER 17' long</u>		
Contractor's name: <u>ROBERT GRAMM - BOB'S COASTAL CONTRACTING LLC</u> Address: <u>PO BOX 2323</u> City, State & Zip: <u>S. PORTLAND ME 04114-2323</u> Telephone: <u>400-6924</u> Who should we contact when the permit is ready: <u>ME</u> Telephone: _____ Mailing address: <u>SAME AS ABOVE</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.

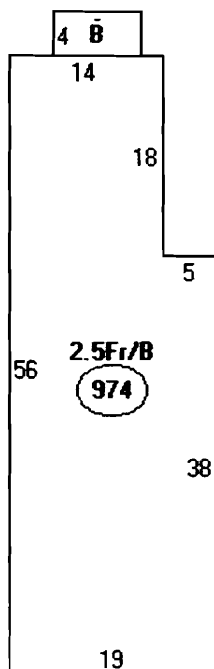
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: 

Date: 4-17-08

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



Descriptor/Area
A: 2.5Fr/B 974 sqft
B: WD 32 sqft
1006

R-6 Zone -
using 14-436
1st floor footprint
Showing 5 x 17'

2 unit
80% Allowance
~~974~~ 1006[#] x 80% max. Allowed
Expansion
= 804.8[#] max
= 85[#] Expansion of 8.45%
being used



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 044 H006001
Location 52 GRAY ST
Land Use TWO FAMILY

Owner Address HATHAWAY BARBARA E & THOMAS W THOMSEN JTS
 163 DANFORTH ST
 PORTLAND ME 04102

Book/Page 20858/018
Legal 44-H-6
 GRAY ST 52-54
 WINTER ST 15-19
 3444 SF

Current Assessed Valuation

Land	Building	Total
\$143,200	\$191,100	\$334,300

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1875	Colonial	2	2237	0.079

Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	2		6	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/11/2004	LAND + BLDING	\$316,000	20858-18
09/01/2002	LAND + BLDING	\$287,500	18159-251
09/25/2000	LAND + BLDING	\$170,000	15746-063

Picture and Sketch

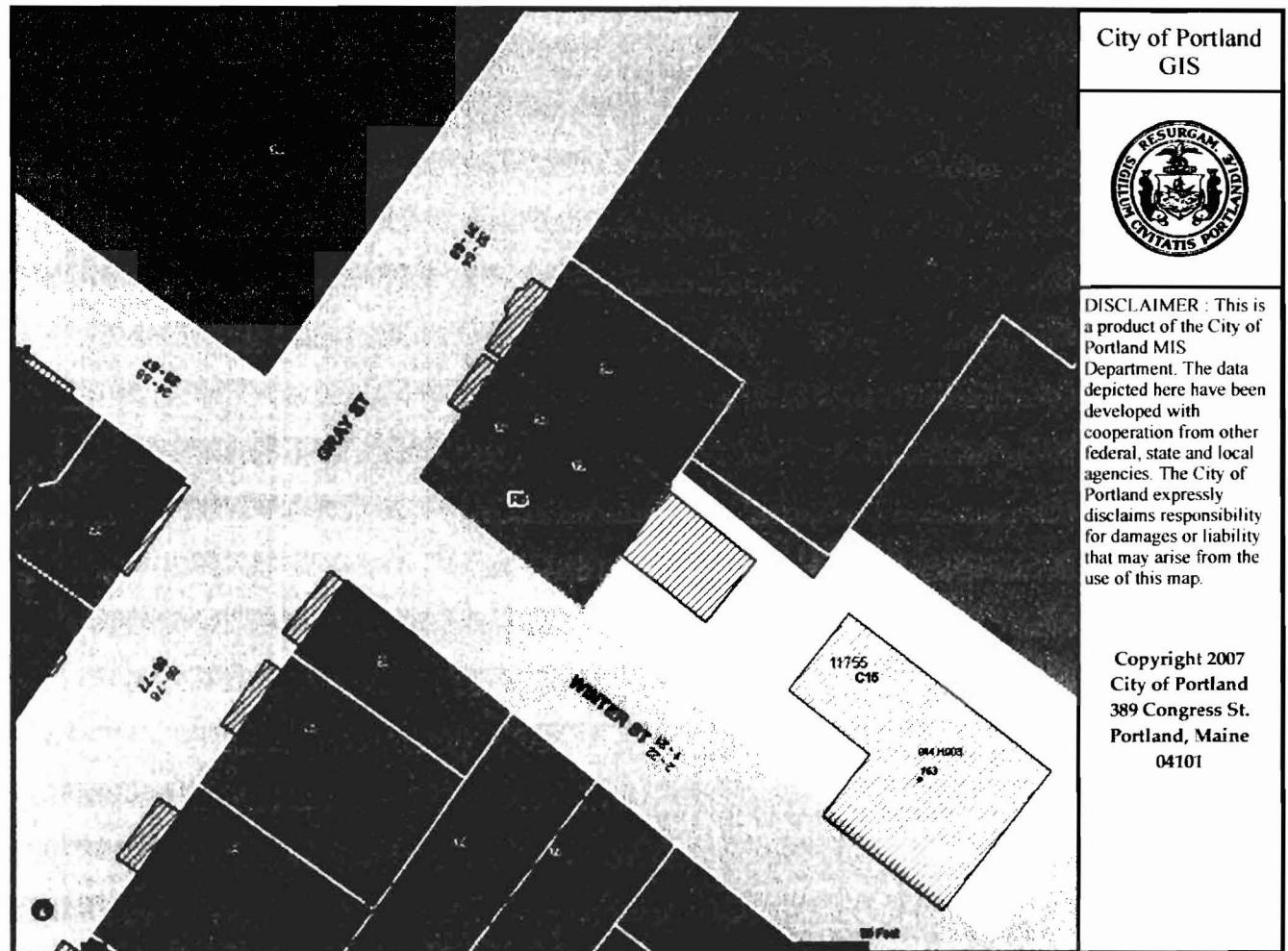
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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

New Search!





City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101

City of Portland
Inspection Services
RETURN OF SERVICE

On the 20th day of May, 2008 I made service of the stop work order no building permit
upon, Ron & Barbara Ward, at 52 Gray ST (15-17 winter)



By delivering a copy in hand.

By leaving copies at the individual's dwelling house or usual place of abode with a person of
suitable age or discretion who resides therein and whose name is _____.

By delivering a copy to an agent authorized to receive service of process, and whose
name is _____.

By (describe other manner of service) _____

Signature of Person Making Service

DATED: 5/21/08

Jeanne Bonke

I have received the above referenced documents

Person Receiving Service

T. d. del

Refused to sign

Unable to sign



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspections Division Director*

May 21, 2008

HATHAWAY BARBARA E &
163 DANFORTH ST
PORTLAND, ME 04102

CBL: 044 H006001
Located at 52 GRAY ST

Hand Delivery

Dear DEAR MRS. WARD,

STOP WORK ORDER

An evaluation of the above-referenced property on 05/21/2008 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

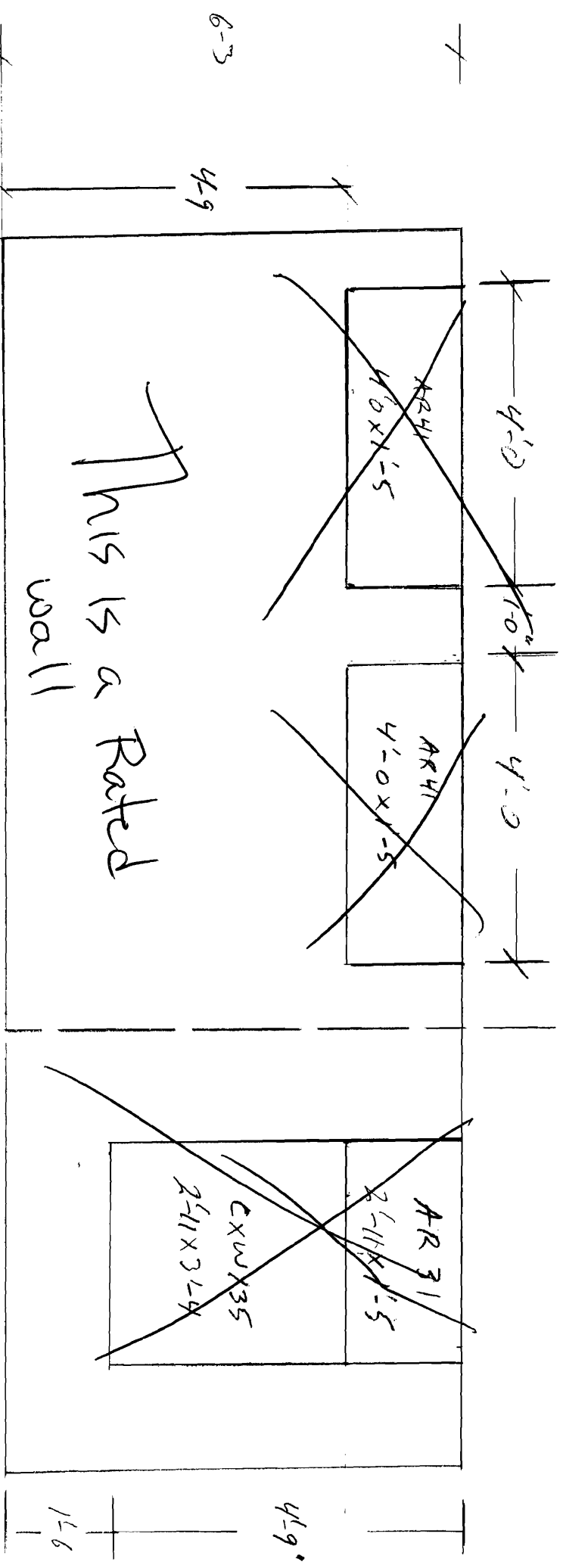
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Jeanie Bourke @ (207) 874-8715
Inspections Division Director

Not allowed



This is a Rated wall
∠ 36" between buildings

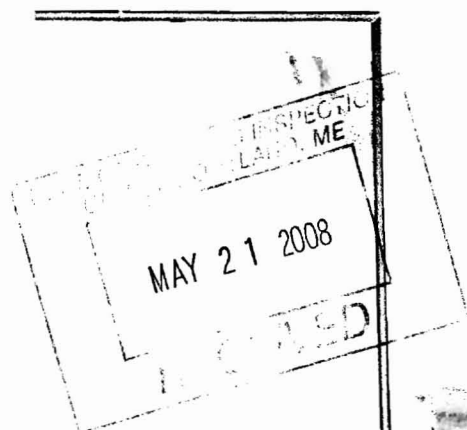
REF 44-4-6

15 of 17 WINDOW SCHEDULE

electric office / stylized



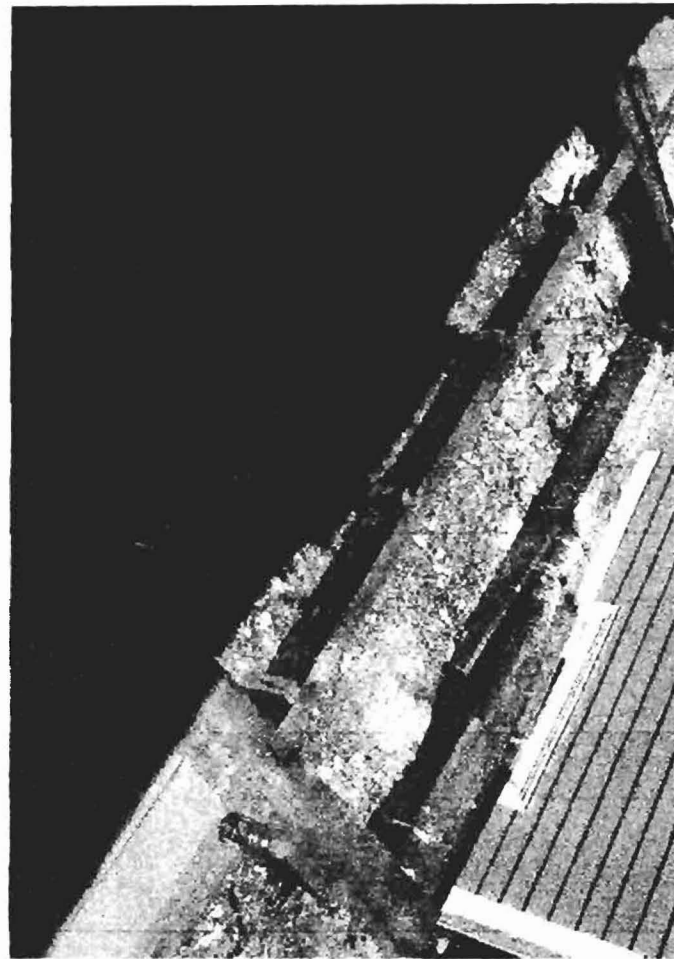
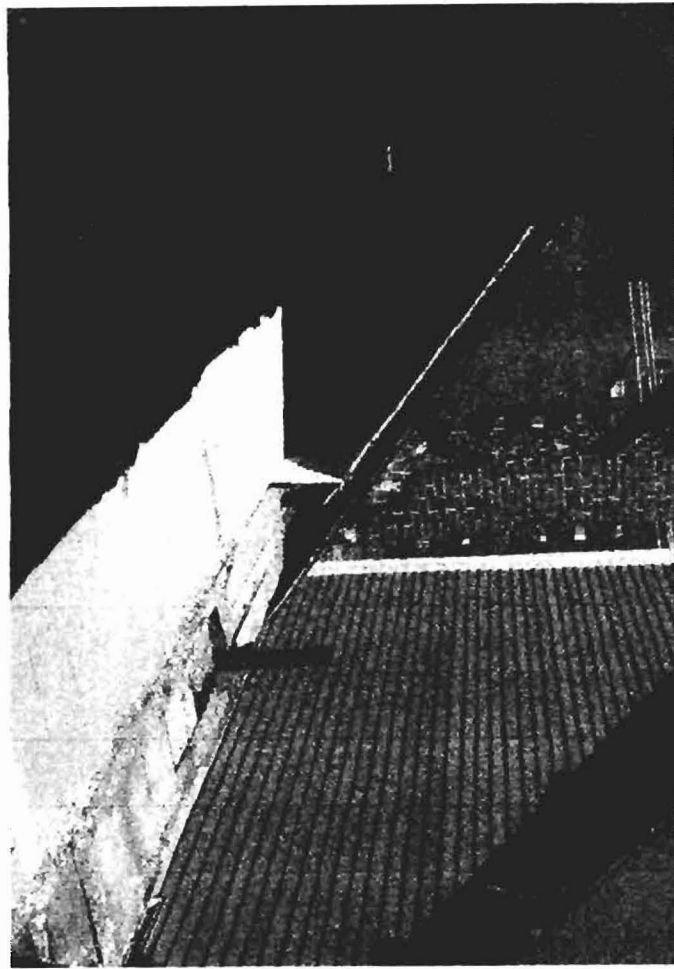
gable
bed room

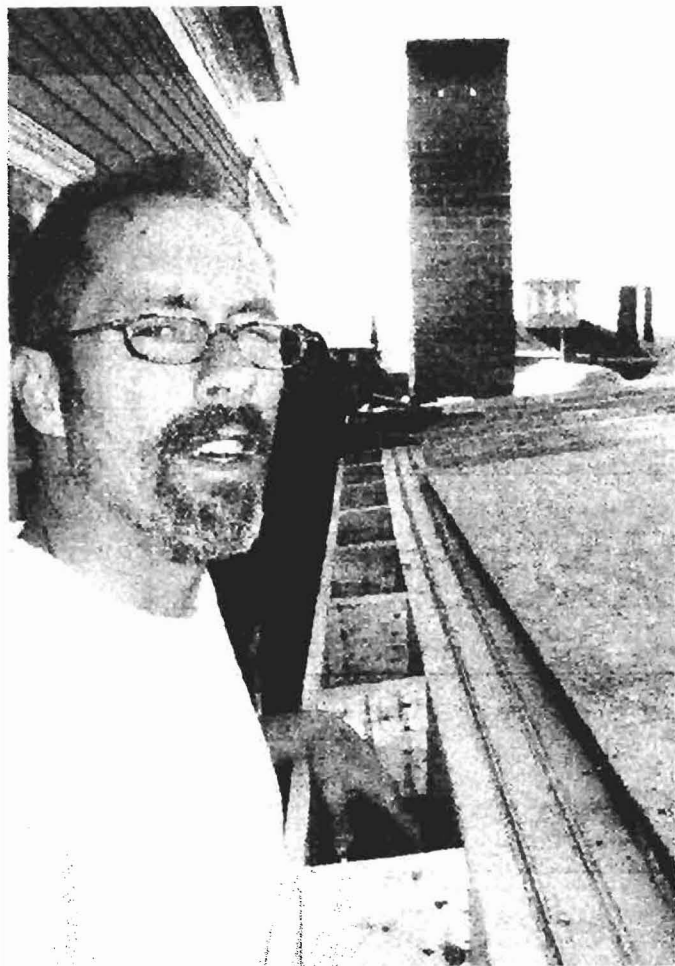


cable outlet









MAY 29 2008

Jeanie Bourke - FW: PERMIT FOR 15/17 WINTER ST

From: Bob Graham <graham963@hotmail.com>
To: <jmb@portlandmaine.gov>
Date: 5/27/2008 8:42:12 AM
Subject: FW: PERMIT FOR 15/17 WINTER ST

Jeanie--Hope u had a fun w/e--I am "forwarding" this because when I started--i couldnt finish composing in my drafts--(village idiot here)--so this was done after we met--it isnt complete--as I will finish today--tues--I was hugely sick from sat till last nite--so thanks for ur patience--Bob Graham

From: graham963@hotmail.com
 To: parker_1@hotmail.com
 Subject: PERMIT FOR 15/17 WINTER ST
 Date: Thu, 22 May 2008 18:04:54 +0000

JEANIE--FIRST AND FOREMOST I WANTED TO LET YOU KNOW HOW MUCH I APPRECIATED YOUR TIME YESTERDAY HELPING TO BRING THIS PERMIT TO A REALITY. AS YOU MAY OR MAY NOT KNOW I HAVE BEEN DOING BUSINESS AS BOBS COASTAL CONTRACTING SINCE 1989. I AM A REGISTERED LLC W/THE STATE OF MAINE NH AND VT. I RELOCATED "BACK" TO MAINE ABOUT A YEAR AGO AFTER BUING IN VT FOR SOME 2 YEARS. DURING THAT TIME I BUILT (BY MYSELF) 2 LOG HOMES, 1 IN VT THE OTHER IN NY. I REALLY ENJOY MY WORK, AND EVEN THOUGH I AM APPROACHING 20 YEARS AS A BUILDER, I LOOK FORWARD TO EVERY DAY. WHAT REALLY MAKES MY DAY IS A HAPPY CLIENT--ON A DAILY BASIS, AND RON AND BARBARA WARD ARE SO FAR VERY HAPPY, AND I LOOK FORWARD TO MANY SUCCESS STORIES IN THE FUTURE.

NOW FOR THE PERMIT REG'S WE SPOKE OF TODAY AND AT THE MEETING ON WEDS I WILL EXPLAIN IN DETAIL WHAT I HAVE DONE THUS FAR TO ENSURE A SAFE,STABLE AND UP TO CODE BUILDING AT 15 AND 17 WINTER ST.

SHED DORMER----UPON INSPECTION OF THE EXISTING FLOOR JOISTS, AND NOTING THAT THE FLOOR ITSELF SLOPED 1.5 " FROM THE EXT WALL TO THE CENTER OF THE ROOM--MUCH THE SAME ON THE OTHER SIDE. HENCE I MADE THE DECISION TO RESUPPORT THE FLOOR, AND GAVE BARBARA AB\ND RON A CHANGE ORDER TO DO SO. I BELIEVE THEY WERE GONE, SO I WENT AHEAD AND COMMENCED THE WORK TAKING PICS AS I WENT. I HAD 2 SUBS DOING THIS WITH ME, AND AFTER "FLOATING" THE FLOOR WITH A LASER LEVEL IN THE MIDDLE OF THE FLOOR I MARKED FROM EAST TO WEST THE TOTAL SLOPE TO THE CENTER OF THE ROOM. I DID THE SAME FROM WEST TO EAST. IT WAS DETERMINED THAT I NEEDED TO "REBLOCK" THE FLOOR AND SET F.G. SO TO SPEAK AT ZERO ON FAR EAST AND WEST AXIS. UPON LAYING A STRING FROM EAST TO WEST THE DEFLECTION AVERAGED 1.5 ". THERE IS SIGNIFICANT "BOTTOM PLATE" TIMBERS THAT ARE LOG TYPE, ROUNDED ON THE EXTERIOR AND SQUARED OFF ON OTHER EDGES. THE THICKNESS IS ABOUT 6-8". THE FLOOR CAVITY IS ABOUT 10 " AND AFTER SISTERING THE LOG BOTTOM PLATE AND THEN RUNNING PERPENDICULAR TO THAT W/OTHER DIM LUMBER I FOULD THAT THE FLOOR WAS FINALLY LEVEL FOR THE FIRST TIME IN PROBABLY 60 YEARS. I HAVE PICS FOR ALL OF THIS, AND THE INSULATION IF CELLULOSE, AND IS STATED TO HAVE AN R-FACTOR OF ABOUT 22. THE SUBFLOOR IS 3/5 " ADVANTECH T@G AT RIGHT ANGLE TO THE JOISTS, AND SECURED W/PL400 ADHESIVE NAILED W/PNEUMATIC NAILER USING RING SHANK NAILS 2.75" LONG WITH A NAILING PATTERN OF 6 " OR BETTER. THE THREE OF US JUMPED ON THE MIDDLE OF THE FLOOR--AND IT DIDNT DEFLECT A MILLIMETER

RIDGE----AFTER TEARING OUT THE FOOR I FOUND THAT THERE WAS VERY LITTLE RIDGE IS ANY,AND THE ROOF RAFTERS WERE ATTACHED TO THAT. I REMOVED ALL OF THAT--ATTACHED A NEW RIDGE BEAM OF 2X8 AND SCREWED IT TO THE ENDS OF THE RAFTERS AT THE RIDGE. I THEN CALCULATED THE RAFTER LENGTH W/OUT A TAIL AS I DIDNT WANT ANY WOOD CUT FROM THE RAFTERS. OF COURSE SOME OF THE RAFTERS WERE A LITTLE LONGER/SHORTER THAN OTHERS BUT I COULDN'T CHANGE THAT. I ATTACHED USING SIMPSON STRONG TIES AS WIND BLOWOFF PROTECTION, AND FASTENED W/SCREWS TO THE TOP PLATES AND HEADERS. THE SIDE WALL ON THE NORTH WALL WAS ALREADY THERE, AS WAS THE OPENING, IF NOT W/IN 6" OF WHERE IT IS NOW. THE WALL PLATE SITS SQUARE ON TOP OF ONE OF THE SISTERED FLOOR JOISTS.

Keep your kids safer online with Windows Live Family Safety. [Help protect your kids.](#)

Make every e-mail and IM count. [Join the i'm Initiative from Microsoft.](#)

BOB'S COASTAL CONTRACTING, LLC.

Established 1989

JENNIE: 5/29

Needs
Amendment

- ENCLOSED PLEASE FIND THE ORIGINAL "APPROVED DRAWING" BY THE HP'S MTD ON 3/19. AS WE SPEAK OF, I MAY NOT NEED A DRAWING BUT WILL PROVIDE IF REQUIRED.
- ALSO I'VE ENCLOSED THE FRAMING OF THE 3RD FLOOR. WHAT'S GOOD ABOUT THE EXISTING FRAMING IS THAT IT IS OF LOG TYPE RUNNING EAST-WEST (8-9" DIA) RUNNING NORTH-SOUTH ARE 4X5'S APPROX 24" OC, SOME MORE SOME LESS THAN. THE FLOOR SLOPED EAST TO WEST APPROX 1.25" SO I SISTERED THE "LOG BEAMS" AND RAN A NEW FLOOR JUSTS PERPENDICULAR TO THAT. I TIED THAT IN TOGETHER W/ CONST. ADH. & 3/4" T & G ADH. JOIST HANGERS WERE & ARE USED.
- I'M GETTING SKY LITES SIZED & THE NORTH GABLE END W/ IN SIZED FOR EGRESS.

Sincerely

BOB GEMMA

MAY 29 2012

From: Deb Andrews
To: Barbara Hathaway
Date: 5/27/2008 3:52:41 PM
Subject: Re: 15-17 Winter AHHHHHHHHH

Barbara:

Jeanie Bourke and I have met to discuss the identified life safety requirements as they affect your recent Historic Preservation Board approval. This is what we have determined would satisfy both approval processes:

1. Skylights. You are free to return to your previous approval to install skylights in lieu of the windows.
2. Egress for 3rd floor bedroom, south end: The existing skylight on the Winter St.-facing roof plane can be replaced with an egress skylight, provided the size of the skylight is not increased. Jeanie thought that the existing size might meet the requirement, but this will have to be confirmed.
3. Egress for 3rd floor bedroom, north end: The existing gable window facing Gray Street may be replaced with a casement window that matches the divided-light appearance of the rest of the windows on the building. Your contractor will need to provide a catalogue cut or measured drawing of the proposed window. He should also provide a measured drawing of the existing window, for comparison purposes.

All of these revisions could be reviewed and approved by staff.

Hope this is helpful.

Deb Andrews

>>> Barbara Hathaway <parker_1@hotmail.com> 5/22/2008 9:04:16 AM >>>
Good Morning Deb,

I hope all is well.

Update: According to Jeanie Bourke in Inspections we have some issues that link us back to your department. Despite Bob's best intention and conversations with Inspections prior to our submission to HP, a few points were missed. We cannot have operable windows on the east facade of the new dormer, and we cannot have an egress window in the bathroom. (Any window needs to be fire rated and inoperable, due to the proximity of the adjacent building.) We hope to have operable windows to provide ventilation...that brings back to skylights.

We are hopeful that because skylights had previously been approved that this can be handled by an administrative decision. We would like somewhat smaller skylights but are concerned that any significant change from the previous approval would result in a time delay. Inspections has also raised, and may insist, that we have an egress window put in the gable end bedroom...because it was used as a pre-existing bedroom, (not new construction), and is on a principal street facade in an Historic district, we are hoping that can be grandfathered. Our alternative would be to install a casement window that looks like and fits the same opening as the existing double hung. If we need to replace the existing window with an egress window would that require an HP Hearing?

This email is also a follow up to the letter we received from HP dated 4.4.08, signed by Scott Hanson, granting approval of our application. The address is correct but the scope of work is for another property.

Please let me know how we should proceed.

One day soon we'll get this right!

Jeanie Bourke - Re: FW: PERMIT FOR 15/17 WINTER ST

From: Jeanie Bourke
To: Bob Graham
Date: 5/27/2008 5:00 PM
Subject: Re: FW: PERMIT FOR 15/17 WINTER ST

Thanks Bob....I will take a look at this, but the drawings will be most helpful. I'm not sure what your experience obtaining building permits is in other states/cities, but here in Portland, we require very detailed plans showing all phases of the work. In this instance some of the code issues may have been realized early in the process if a design professional had been involved.

Also, when a permit is approved and issued, you will be called to come in a pick it up. A building "B" Card is issued and we review with you when to call for the required inspections. Thanks

Jeanie Bourke
Inspection Services Division Director

City of Portland
Planning & Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> Bob Graham <graham963@hotmail.com> 05/27 8:41 AM >>>

Jeanie--Hope u had a fun w/e--I am "forwarding" this because when I started--i couldnt finish composing in my drafts---(village idiot here)--so this was done after we met--it isnt complets--as I will finish today--tues--I was hugely sick from sat till last nite--so thanks for ur patience--Bob Graham

From: graham963@hotmail.com
To: parker_1@hotmail.com
Subject: PERMIT FOR 15/17 WINTER ST
Date: Thu, 22 May 2008 18:04:54 +0000

JEANIE--FIRST AND FOREMOST i WANTED TO LET YOU KNOW HOW MUCH I APPRECIATED YOUR TIME YESTERDAY HELPING TO BRING THIS PERMIT TO A REALITY. AS YOU MAY OR MAY NOT KNOW I HAVE BEEN DOING BUSINESS AS

BOBS COASTAL CONTRACTING SINCE 1989. I AM A REGISTERED LLC W/THE STATE OF MAINE NH AND VT. I RELOCATED "BACK" TO MAINE ABOUT A YEAR AGO AFTER BUING IN VT FOR SOME 2 YEARS. DURING THAT TIME I BUILT (BY MYSELF) 2 LOG HOMES, 1 IN VT THE OTHER IN NY. I REALLY ENJOY MY WORK, AND EVEN THOUGH I AM APPROACHING 20 YEARS AS A BUILDER, I LOOK FORWARD TO EVERY DAY. WHAT REALLY MAKES MY DAY IS A HAPPY CLIENT-- ON A DAILY BASIS, AND RON AND BARBARA WARD ARE SO FAR VERY HAPPY, AND I LOOK FORWARD TO MANY SUCCESS STORIES IN THE FUTURE.

NOW FOR THE PERMIT REG'S WE SPOKE OF TODAY AND AT THE MEETING ON WEDS I WILL EXPLAIN IN DETAIL WHAT I HAVE DONE THUS FAR TO ENSURE A SAFE,STABLE AND UP TO CODE BUILDING AT 15 AND 17 WINTER ST.

SHED DORMER----UPON INSPECTION OF THE EXISTING FLOOR JOISTS, AND NOTING THAT THE FLOOR ITSELF SLOPED 1.5 " FROM THE EXT WALL TO THE CENTER OF THE ROOM--MUCH THE SAME ON THE OTHER SIDE. HENCE I MADE THE DECISION TO RESUPPORT THE FLOOR, AND GAVE BARBARA AB\ND RON A CHANGE ORDER TO DO SO. I BELIEVE THEY WERE GONE, SO I WENT AHEAD AND COMMENCED THE WORK TAKING PICS AS I WENT. I HAD 2 SUBS DOING THIS WITH ME, AND AFTER "FLOATING" THE FLOOR WITH A LASER LEVEL IN THE MIDDLE OF THE FLOOR I MARKED FROM EAST TO WEST THE TOTAL SLOPE TO THE CENTER OF THE ROOM. I DID THE SAME FROM WEST TO EAST. IT WAS DETERMINED THAT I NEEDED TO "REBLOCK" THE FLOOR AND SET F.G. SO TO SPEAK AT ZERO ON FAR EAST AND WEST AXIS. UPON LAYING A STRING FROM EAST TO WEST THE DEFLECTION AVERAGED 1.5 ". THERE IS SIGNIFICANT "BOTTOM PLATE" TIMBERS THAT ARE LOG TYPE, ROUNDED ON THE EXTERIOR AND SQUARED OFF ON OTHER EDGES. THE THICKNESS IS ABOUT 6-8". THE FLOOR CAVITY IS ABOUT 10 " AND AFTER SISTERING THE LOG BOTTOM PLATE AND THEN RUNNING PERPENDICULAR TO THAT W/OTHER DIM LUMBER I FOULD THAT THE FLOOR WAS FINALLY LEVEL FOR THE FIRST TIME IN PROBABLY 60 YEARS. I HAVE PICS FOR ALL OF THIS, AND THE INSULATION IF CELLULOSE, AND IS STATED TO HAVE AN R-FACTOR OF ABOUT 22. THE SUBFLOOR IS 3/5 " ADVANTECH T@G AT RIGHT ANGLE TO THE JOISTS, AND SECURED W/PL400 ADHESIVE NAILED W/PNEUMATIC NAILER USING RING SHANK NAILS 2.75" LONG WITH A NAILING PATTERN OF 6 " OR BETTER. THE THREE OF US JUMPED ON THE MIDDLE OF THE FLOOR--AND IT DIDNT DEFLECT A MILLIMETER

RIDGE----AFTER TEARING OUT THE FOOR I FOUND THAT THERE WAS VERY LITTLE RIDGE IS ANY,AND THE ROOF RAFTERS WERE ATTACHED TO THAT. I REMOVED ALL OF THAT--ATTACHED A NEW RIDGE BEAM OF 2X8 AND SCREWED IT TO THE ENDS OF THE RAFTERS AT THE RIDGE. I THEN CALCULATED THE RAFTER LENGTH W/OUT A TAIL AS I DIDNT WANT ANY WOOD CUT FROM THE RAFTERS. OF COURSE SOME OF THE RAFTERS WERE A LITTLE LONGER/SHORTER THAN OTHERS BUT I COULDN'T CHANGE THAT. I ATTACHED USING SIMPSON STRONG TIES AS WIND BLOWOFF PROTECTION, AND

FASTENED W/SCREWS TO THE TOP PLATES AND HEADERS. THE SIDE WALL ON THE NORTH WALL WAS ALREADY THERE, AS WAS THE OPENING, IF NOT W/IN 6" OF WHERE IT IS NOW. THE WALL PLATE SITS SQUARE ON TOP OF ONE OF THE SISTERED FLOOR JOISTS.

Keep your kids safer online with Windows Live Family Safety. [Help protect your kids.](#)

Make every e-mail and IM count. [Join the i'm Initiative from Microsoft.](#)

5/30/08

BOB'S COASTAL CONTRACTING L.L.C.

TO: JEANNE BOURGNE

MAY 30 2008

FROM: BOB GRANT

CHECKLIST FOR 15 & 17 WINTER ST.

- ① INSULATION FOR DORMER CEILING PLANNED IS R-19
 - ② INSULATION FOR DORMER WALLS IS R-19.
 - ③ ALL FLOOR JUNCTIONS WHETHER 2x6 OR 2x8 HAVE JUST HANGERS
 - ④ EXISTING GABLE END (N) WINDOW IS A DOUBLE HUNG AND IS 8 SF. 18" UP
 - ⑤ EXISTING (W) SKYLITE IS 6 SF AND IS 51" UP. I WILL MAKE A PERMANENT BENCH OF 18" TO THE SEAT SO THAT HT WILL BE 51-18 OR 33"
 - ⑥ RIDGE FASTENERS ARE HURRICANE RATED WIND STRAP w/ 6-8 POINTS OF ATTACHMENT. ALSO USED EXT. WALL OF THE HOLD THE RAFTERS TO THE HEADER.
 - ⑦ THE WALL SEPARATION ON THE 2ND FLOOR FOR 15 & 17 IS AS FOLLOWS:
• FIRE RESISTANT 5/8" GYPSUM - "TOUGHROCK" - FIRE RATED FOR 1 HR PER SIDE
 - ⑧ SMOKE DETECTORS: ① GABLE BDRM, ② MAIN SLEEPING AREA (S) ③ HALLWAY GABLE END BDRM DOOR.
 - ⑨ NOTE: THE "LOGS" RUNNING IN THE FLOOR E. TO W. ARE 8-10" IN DIAMETER & 8' O.C., OVERLAPPING THE END N TO S LOGS BY MULTIPLE JOINTS. I SISTERED BOTH SIDES OF TRASE & MY LONGEST FLOOR JOIST IS 7'-4" & MOST OF THESE ARE "SISTERED" JOIST
- P.O. Box 2323 South Portland, Maine 04114-2323 HANGERS AT ECTS.

YET TO PROVIDE →

① EXT. SHEATHING

② FLOOR DRAWING

③ AERIAL VIEW FOR #15 EARLY

④ CATALOG CUTS FOR WINDOWS

Jeanie Bourke - 15-17 Winter Street

From: "The Danforth Inn" <danforth@maine.rr.com>
To: <JMB@portlandmaine.gov>
Date: 6/16/2008 6:21 AM
Subject: 15-17 Winter Street
CC: "Barbara Hathaway" <parker_1@hotmail.com>

Good Morning Jean,

Attached please find the request for a waiver regarding the ceiling height on the dormer.
Please let me know if there is anything else you need in order to process the permit.
If you could offer a time frame when the permit would issue it would be helpful.

Thank you for working with us.

Barbara Ward

**163 DANFORTH STREET
PORTLAND, ME 04102**

June 15, 2008

Inspections Department
City of Portland
Portland City Hall
489 Congress Street
Portland, ME 04101
ATTN: Jean Bourke, Director

RE: 15-17 Winter Street

Ladies and Gentlemen:

Please consider this my request for a waiver relating to the above-captioned premises. Specifically, we are requesting a waiver for the ceiling height for the bathroom being added to the third floor dormer to allow that ceiling height to remain at its currently-framed height which apparently falls short of the code requirements by 1-2 inches. The restraining condition prompting this situation is the terms of the approval by the Historic Preservation Committee limiting the height of the roof and the achievable slope for the dormer.

Any construction details should be directed to the contractor, Bob Graham.

Thank you for your consideration of this request.

Sincerely,



Barbara H. Ward

BHW:kjl

cc: Bob Graham

JUN 20 2008

-16-08

GENE

I AM ENCLOSED A DRAWING OF THE SHED DRAWN & ITS STRUCTURAL DETAILS & WHAT I DID RE: THE RIDGE BEAM.

JUN 19 2003

Note:
5/8" type X &
5/8" Fire rated
sheathing
will equal
1 in assembly

IT WILL BE INSTALLED, AT A MINIMUM
5/8" 1 HOUR RATED PLYWOOD ON THE EXT.
LEFT WALL & THE 2 SHORT WALLS. THE
INSIDE WILL BE 5/8" 1 HOUR RATED (GYPSUM)
DRYWALL. THE EXTERIOR TRIM WILL BE
AS EXISTING CLAPS ON THE SIDE &
HORIZONTAL 1 & 6 1x6'S ON THE EAST
SIDE.

THE PRODUCT FOR THE SHEATHING WILL BE
~~7/16" OR 3/8"~~ STRUCTURAL PANELS APPLIED
TO THE VERTICAL SURFACE WITH JOINTS
OVER STUDS. 2 1/4" #6 TYPE S DRYWALL
SCREWS FOR THE DRYWALL & 6d COMMON
NAILS @ 6" EDGES.

THE #15 ENERGY STUDS WILL BE GRANITE - 5'
WIDE AS THE GAR MAIN S ON THE LEFT
& > 3' FROM CORNER SO 6' WON'T BE EQUI-
DISTANT.

Separate
Permit

JUN 19 2008

THE INSULATION CAN BE MADE TO APPROX R 25-R27 BY INSTALLING MORE THAN IS RECOMMENDED & AS YOU KNOW THERE WONT BE ANY "RIDGE VENTING" SO "RAPPER MATES" ARE NOT AN ISSUE. THE SOFFITS WILL BE SOLID SINCE THEY ARE ATTACHED SEPARATELY ON THE OTHER SIDE OF THE HEADER. THE SHEATHING HOWEVER HAS/WAS INSTALLED FROM FASCHA TO RIDGE SO THAT, IN AFFECT, THE SOFFIT ACTS AS ONE & IS "TIED IN" TO THE REST OF THE ROOF.

I WILL GET YOU AN UPDATED PERMIT FOR #15 & ALSO WILL SUPPLY WINDOW CAPSIDE CUTS THAT WAS DELIVERED TO HP SOME TIME AGO.

THANKS FOR YOUR PATIENCE WITH THIS PROJECT.

BOB GRAHAM

MEMBER, BOBS COASTAL CONTRACTING LLC

NOTE - THE SEP. BARRIER IN THE WAWS WILL BE 5/8" GYPSUM (1 HOUR RATING) W/ 2 1/4" # 6 TYPE S SCREWS.

21 JUNE 2008

TO: GENIE BOURQUE
FROM: BOB GRAHAM

GENIE - PER YOUR REQUEST.

① UPON CONSULT W/ SHAWN WATSON OF
QUALITY INSULATION HE STATES.

" YOU CAN EASILY GET R-38 IN A
2X6 CAVITY SPACED 16" O.C. I WOULD
USE K-WOOL REFRACTORY INSULATION
HELD IN W/ A NYLON NETTING.

R 38

② DRAWINGS ATTACHED.

① 2ND FLOOR BORN FIRE SEP.
DETAIL (#17)

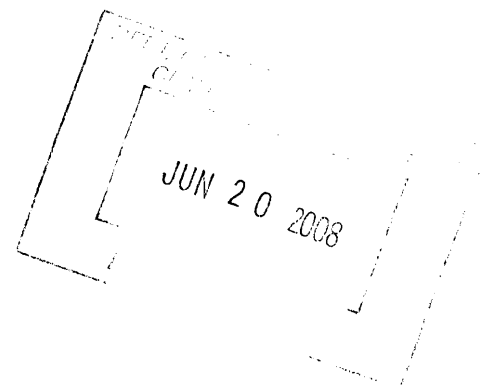
② DETAIL OF REBUILD OF 2ND
FLOOR BATH IN UNIT 17.

8.75 SF ③ CATALOG CUTS FOR GRAY ST 2'-8" W X 3'-
6" GABLE END EGRESS WINDOW.

7.95 SF ④ CATALOG CUTS FOR EXISTING 3RD FLOOR
SKYLIGHT W/ MECHANISMS. SIZED 30" W X

→ OPENS A FULL 25" OR 90°

→ SPRING LOADED MECHANISM W/ RELEASE LEVER &
CLOSURE



Product Sizes

Velux w/ egress hardware

To assist you in your planning, these charts provide the data useful in specifying and installing your VELUX skylights. Each model is shown with the available size measurements and other necessary information.

Models VSE and VS

Size code:		101	104	106	108	156	304	306	308	601	606
Outside frame	in.	21½ x 27⅞	21½ x 38⅞	21½ x 46¼	21½ x 54⅝	23⅞ x 46⅞	30⅞ x 38⅞	30⅞ x 46¼	30⅞ x 54⅝	44¾ x 27⅞	44¾ x 46¼
Finished framing	in.	20⅞ x 26⅞	20⅞ x 37⅞	20⅞ x 45⅞	20⅞ x 53¾	22½ x 45⅞	29⅞ x 37⅞	29⅞ x 45⅞	29⅞ x 53¾	43⅞ x 26⅞	43⅞ x 45⅞
Rough opening*	in.	21½ x 27⅞	21½ x 38⅞	21½ x 46¼	21½ x 55⅞	22½ x 45⅞	30⅞ x 38⅞	30⅞ x 46¼	30⅞ x 55⅞	44¾ x 27⅞	44¾ x 46¼
Daylight area (glass)	in.	16¾ x 20⅝	16¾ x 31⅞	16¾ x 39¾	16¾ x 48⅞	18½ x 39¾	25⅞ x 31⅞	25⅞ x 39¾	25⅞ x 48⅞	40 x 20⅝	40 x 39¾
Ventilation area	sq. ft.	1.37	3.63	4.16	4.77	4.27	4.27	4.80	5.41	2.18	5.82
Net wt (Lam. glass)	VSE/VS lbs.	41/38	50/47	59/55	65/64	62/58	64/57	73/71	82/80	65/65	96/93


* Rough opening for type EDL, EDM, EDW flashings.

Model FS

Size code:		056	101	104	106	108	112	150	156	302	304
Outside frame	in.	15¼ x 46¼	21½ x 27⅞	21½ x 38⅞	21½ x 46¼	21½ x 54⅝	21½ x 70¼	23⅞ x 23⅞	23⅞ x 46⅞	30⅞ x 30½	30⅞ x 38⅞
Finished framing	in.	14⅞ x 45⅞	20⅞ x 26⅞	20⅞ x 37⅞	20⅞ x 45⅞	20⅞ x 53¾	20⅞ x 69¼	22½ x 22½	22½ x 45⅞	29⅞ x 29⅞	29⅞ x 37⅞
Rough opening	in.	14⅞ x 46¾	21½ x 27⅞	21½ x 38⅞	21½ x 46¾	21½ x 55⅞	21½ x 71¼	22½ x 22½	22½ x 45⅞	30⅞ x 31	30⅞ x 38⅞
Daylight area (glass)	in.	12 x 42⅝	18⅞ x 24⅞	18⅞ x 35⅞	18⅞ x 42⅝	18⅞ x 51⅞	18⅞ x 67⅞	19⅝ x 20⅞	19⅝ x 42⅝	27¼ x 27⅞	27¼ x 35⅞
Net wt (w/ temp. glass) lbs.		33	28	37	43	49	63	26	46	41	48

Model FS (continued)

Size code:		306	308	601	606
Outside frame	in.	30⅞ x 46¼	30⅞ x 54⅝	44¾ x 27⅞	44¾ x 46¼
Finished framing	in.	29⅞ x 45⅞	29⅞ x 53¾	43⅞ x 26⅞	43⅞ x 45⅞
Rough opening	in.	30⅞ x 46¾	30⅞ x 55⅞	44¾ x 27⅞	44¾ x 46¾
Daylight area (glass)	in.	27¼ x 42⅝	27¼ x 51⅞	41⅞ x 24⅞	41⅞ x 42⅝
Net wt (w/ temp. glass) lbs.		56	64	52	78

 Model VSE, VS and FS sizes that fit perfectly between roof trusses. (see page 20 for additional information)

JUN 20 2023

Model GPL

Size code:		M08	S06
Outside frame	in.	30⅞ x 55	44¾ x 46⅞
Rough opening	in.	31¼ x 55½	45¼ x 46⅞
Daylight area (glass)	in.	23¼ x 45¼	37⅞ x 36⅞
Ventilation area (opening)	sq. ft.	11.34	11.64
Ventilation area (flap)	sq. in.	30.00	47.81
Net wt (w/ Lam. glass)	lbs.	111	123

Model GDL

Size code:		P19
Outside frame	in.	37⅞ x 99¼
Rough opening	in.	39⅞ x 101
Daylight area (upper section)	in.	30 x 53¼
Daylight area (lower section)	in.	30 x 28¼
Ventilation area (upper section)	sq. ft.	22.5
Ventilation area (flap)	sq. in.	36.7
Net wt (w/ Lam. glass)	lbs.	160

Casement Window Opening Specifications

Replacement of Gable window for egress

Clear Opg. Straight Arm Sq. Ft. (m ²)	Clear Opg. Split Arm Sq. Ft. (m ²)	Clear Opening in Full Open Position			Glass Sq. Ft. (m ²)	Crack Opening Vent Sash Only Lineal Ft. (mm)	Straight Arm Vent Sq. Ft. (m ²)	Split Arm Vent Sq. Ft. (m ²)	Top of Subfloor to Top of Inside Sill Stop Inches (mm)	Overall Unit Area Sq. Ft. (m ²)
		Straight Arm Width Inches (mm)	Split Arm Width Inches (mm)	Height Inches (mm)						
4.9 (.455)	4.0 (.372)	22 9/16" (567)	18 11/16" (475)	31 1/16" (789)	15.6 (1.449)	20' 6 3/8" (6258)	9.8 (.910)	9.6 (.892)	48 3/4" (1238)	21.1 (1.962)
5.7 (.530)	5.1 (.474)	22 9/16" (567)	20" (508)	36 3/8" (924)	18.0 (1.672)	22' 1 7/8" (6753)	11.4 (1.059)	11.1 (1.031)	43 7/8" (1114)	24.0 (2.228)
6.6 (.632)	6.0 (.557)	22 9/16" (567)	20" (508)	43 1/8" (1095)	21.6 (2.007)	24' 6 5/8" (7483)	13.6 (1.263)	13.1 (1.217)	36 11/16" (932)	28.2 (2.621)
7.5 (.697)	6.7 (.622)	22 9/16" (567)	20" (508)	47 15/16" (1218)	24.0 (2.230)	26' 1 7/8" (7972)	15.0 (1.394)	14.6 (1.356)	31 7/8" (810)	31.0 (2.883)
8.6 (.799)	7.6 (.706)	22 9/16" (567)	20" (508)	55" (1397)	27.6 (2.564)	28' 6 1/8" (8690)	17.2 (1.598)	16.7 (1.551)	24 13/16" (630)	35.2 (3.269)
4.2 (.388)	3.5 (.330)	25 11/16" (653)	21 13/16" (554)	23 7/16" (595)	4.4 (.412)	9' 6" (2896)	4.2 (.388)	4.1 (.380)	56 3/8" (1432)	6.2 (.577)
5.5 (.515)	4.7 (.437)	25 11/16" (653)	21 13/16" (554)	31 1/16" (789)	5.9 (.544)	10' 9 3/8" (3292)	5.5 (.515)	5.4 (.505)	48 3/4" (1238)	7.9 (.730)
6.4 (.596)	5.4 (.505)	25 11/16" (653)	21 13/16" (554)	35 15/16" (913)	6.8 (.629)	11' 7 1/4" (3536)	6.4 (.596)	6.3 (.585)	43 7/8" (1114)	8.9 (.829)
7.7 (.715)	6.5 (.607)	25 11/16" (653)	21 13/16" (554)	43 1/8" (1095)	8.1 (.755)	12' 9 3/8" (3901)	7.7 (.715)	7.6 (.703)	36 11/16" (932)	10.5 (.975)
8.6 (.795)	7.3 (.674)	25 11/16" (653)	21 13/16" (554)	47 15/16" (1218)	9.0 (.839)	13' 7 1/4" (4145)	8.6 (.795)	8.4 (.781)	31 7/8" (810)	11.6 (1.073)
9.8 (.912)	8.3 (.774)	25 11/16" (653)	21 13/16" (554)	55" (1397)	10.4 (.963)	14' 9 3/8" (4511)	9.8 (.912)	9.7 (.897)	24 13/16" (630)	13.1 (1.217)
10.7 (.993)	9.1 (.843)	25 11/16" (653)	21 13/16" (554)	59 15/16" (1522)	11.3 (1.049)	15' 7 1/2" (4755)	10.7 (.993)	10.5 (.978)	19 7/8" (505)	14.2 (1.317)
12.0 (1.111)	10.1 (.942)	25 11/16" (653)	21 13/16" (554)	67" (1702)	12.6 (1.172)	16' 9 3/8" (5121)	12.0 (1.111)	11.8 (1.094)	12 13/16" (325)	15.7 (1.461)
5.5 (.515)	4.7 (.437)	25 11/16" (653)	21 13/16" (554)	31 1/16" (789)	11.7 (1.088)	21' 7 1/4" (6584)	11.1 (1.030)	10.9 (1.010)	48 3/4" (1238)	15.7 (1.455)
6.4 (.596)	5.4 (.505)	25 11/16" (653)	21 13/16" (554)	35 15/16" (913)	13.6 (1.259)	23' 2 3/8" (7071)	12.8 (1.191)	12.6 (1.170)	43 7/8" (1114)	17.8 (1.652)
7.7 (.715)	6.5 (.607)	25 11/16" (653)	21 13/16" (554)	43 1/8" (1095)	16.3 (1.510)	25' 7 1/4" (7803)	15.4 (1.430)	15.1 (1.405)	36 11/16" (932)	20.9 (1.943)
8.6 (.795)	7.3 (.674)	25 11/16" (653)	21 13/16" (554)	47 15/16" (1218)	18.1 (1.678)	27' 2 3/8" (8291)	17.1 (1.589)	16.8 (1.563)	31 7/8" (810)	23.0 (2.138)
9.8 (.912)	8.3 (.774)	25 11/16" (653)	21 13/16" (554)	55" (1397)	20.7 (1.925)	29' 7 1/4" (9022)	19.6 (1.823)	19.3 (1.794)	24 13/16" (630)	26.1 (2.424)
6.5 (.604)	5.6 (.526)	30 1/8" (765)	26 1/4" (667)	31 1/16" (789)	6.8 (.632)	11' 6 3/16" (3513)	6.5 (.604)	6.1 (.567)	48 3/4" (1238)	9.0 (.836)
7.5 (.697)	6.6 (.613)	30 1/8" (765)	26 1/4" (667)	35 15/16" (913)	7.9 (.734)	12' 4 1/16" (3761)	7.5 (.697)	7.0 (.650)	43 7/8" (1114)	10.2 (.948)
9.0 (.836)	7.9 (.734)	30 1/8" (765)	26 1/4" (667)	43 1/8" (1095)	9.5 (.883)	13' 6 7/16" (4126)	9.0 (.836)	8.4 (.780)	36 11/16" (932)	12.0 (1.115)
10.0 (.929)	8.8 (.818)	30 1/8" (765)	26 1/4" (667)	47 15/16" (1218)	10.5 (.975)	14' 4 1/16" (4371)	10.0 (.929)	9.4 (.873)	31 7/8" (810)	13.2 (1.226)
11.5 (1.068)	-	30 1/8" (765)	-	55" (1397)	12.1 (1.124)	15' 6 3/16" (4729)	11.5 (1.068)	-	24 13/16" (630)	14.9 (1.384)
12.6 (1.171)	-	30 1/8" (765)	-	59 15/16" (1522)	13.1 (1.217)	16' 4 1/16" (4980)	12.6 (1.171)	-	19 7/8" (505)	16.2 (1.505)
14.0 (1.301)	-	30 1/8" (765)	-	67" (1702)	14.7 (1.366)	17' 6 3/16" (5339)	14.0 (1.301)	-	12 13/16" (325)	17.9 (1.663)
6.5 (.604)	5.6 (.526)	30 1/8" (765)	26 1/4" (667)	31 1/16" (789)	13.6 (1.263)	23' 0 5/8" (7026)	13.0 (1.208)	12.2 (.567)	48 3/4" (1238)	17.9 (1.661)
7.5 (.699)	6.5 (.608)	30 1/8" (765)	26 1/4" (667)	35 5/16" (913)	15.8 (1.468)	24' 8 1/8" (7522)	15.0 (1.394)	14.0 (.567)	43 7/8" (1114)	20.3 (1.886)
9.0 (.838)	7.9 (.730)	30 1/8" (765)	26 1/4" (667)	43 1/8" (1059)	19.0 (1.765)	27' 0 7/8" (8252)	18.0 (1.672)	16.8 (.567)	36 11/16" (932)	23.9 (2.218)
10.0 (.932)	8.7 (.811)	30 1/8" (765)	26 1/4" (667)	47 15/16" (1218)	21.0 (1.951)	28' 8 1/8" (8738)	20.0 (1.858)	18.8 (.567)	31 7/8" (810)	26.3 (2.440)
11.5 (1.069)	-	30 1/8" (765)	-	55" (1397)	24.2 (2.248)	31' 1 5/8" (9490)	23.0 (2.137)	-	24 13/16" (630)	29.8 (2.767)

These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24" when appropriate hardware (straight arm or split arm) is specified.

NOTE: Floor to sill heights are calculated based upon a structural header height of 6' 10-1/2"

ARM - STRAIGHT

Picture Square Feet Glass/Unit Area

Glass Area sq. ft. (m ²)	Overall Unit Area sq. ft. (m ²)
6.8 (.632)	9.0 (.836)
7.8 (.725)	10.2 (.948)
9.4 (.873)	12.0 (1.115)
10.4 (.966)	13.2 (1.226)
12.0 (1.115)	14.9 (1.384)
13.0 (1.208)	16.2 (1.505)
14.6 (1.356)	17.9 (1.663)
7.8 (.725)	10.2 (.948)
9.0 (.836)	11.6 (1.078)
10.8 (1.003)	13.6 (1.263)
12.1 (1.124)	15.0 (1.394)
13.8 (1.282)	17.0 (1.579)
15.1 (1.403)	18.4 (1.709)
16.8 (1.561)	20.4 (1.895)
9.4 (.873)	12.0 (1.115)
10.8 (1.003)	13.6 (1.263)
13.0 (1.208)	16.0 (1.486)
14.5 (1.347)	17.6 (1.635)
16.6 (1.542)	20.0 (1.858)
18.1 (1.682)	21.6 (2.007)
20.2 (1.877)	24.0 (2.230)
10.4 (.966)	13.2 (1.226)
12.1 (1.124)	15.0 (1.394)

SPLIT 6-4

Glass Area sq. ft. (m ²)	Overall Unit Area sq. ft. (m ²)
14.5 (1.347)	17.6 (1.635)
16.1 (1.496)	19.4 (1.802)
18.4 (1.709)	22.0 (2.044)
20.1 (1.867)	23.8 (2.211)
22.4 (2.081)	26.4 (2.453)
12.0 (1.115)	14.9 (1.384)
13.8 (1.282)	17.0 (1.579)
16.6 (1.542)	20.0 (1.858)
18.4 (1.709)	22.0 (2.044)
21.1 (1.960)	24.9 (2.313)
23.0 (2.137)	26.9 (2.499)
25.7 (2.388)	29.9 (2.778)
13.0 (1.208)	16.2 (1.505)
15.1 (1.403)	18.4 (1.709)
18.1 (1.682)	21.6 (2.007)
20.1 (1.867)	23.8 (2.211)
23.0 (2.137)	26.9 (2.499)
14.6 (1.356)	17.9 (1.663)
16.8 (1.561)	20.4 (1.895)
20.2 (1.877)	24.0 (2.230)
22.4 (2.081)	26.4 (2.453)
25.7 (2.388)	29.9 (2.778)

Transom Square Feet Glass/Unit Area

Glass Area sq. ft. (m ²)	Overall Unit Area sq. ft. (m ²)
0.7 (.065)	1.4 (.130)
0.8 (.074)	1.7 (.158)
1.0 (.093)	2.0 (.186)
1.2 (.111)	2.4 (.223)
1.4 (.130)	2.6 (.242)
1.6 (.149)	3.0 (.279)
1.5 (.139)	2.8 (.260)
1.8 (.167)	3.4 (.316)
2.2 (.204)	4.0 (.372)
2.6 (.242)	4.7 (.437)
2.9 (.269)	5.2 (.483)
3.4 (.316)	6.0 (.557)
3.4 (.316)	6.0 (.557)
4.0 (.372)	7.1 (.660)
1.8 (.167)	3.4 (.316)
2.4 (.223)	4.4 (.409)
2.8 (.260)	5.0 (.465)
3.0 (.279)	5.4 (.502)

JUN 20 2008

21 JUNE 2008

TO: GENIE BOURQUE
FROM: BOB GRAHAM

GENIE - PER YOUR REQUEST.

① UPON CONSULT W/ SHAWN WATSON OF
QUANTITY INSULATION HE STATES.

" YOU CAN EASILY GET R-38 IN A
2X6 CAVITY SPACED 16" O.C. I WOULD
USE K-WOOL REFRACTORY INSULATION
HELD IN W/A NYLON NETTING.

② DRAWINGS ATTACHED.

① 2ND FLOOR BDRM FIRE SEP.
DETAIL (#17)

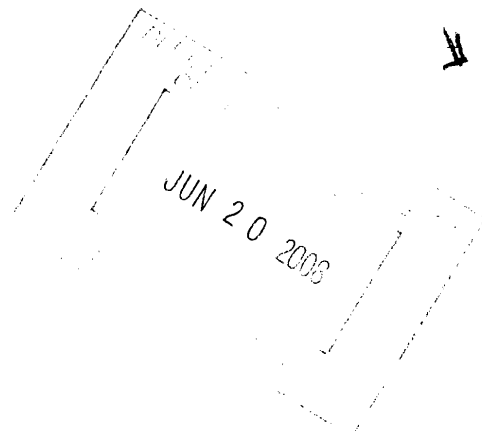
② DETAIL OF REBUILD OF 2ND
FLOOR BATH IN UNIT 17.

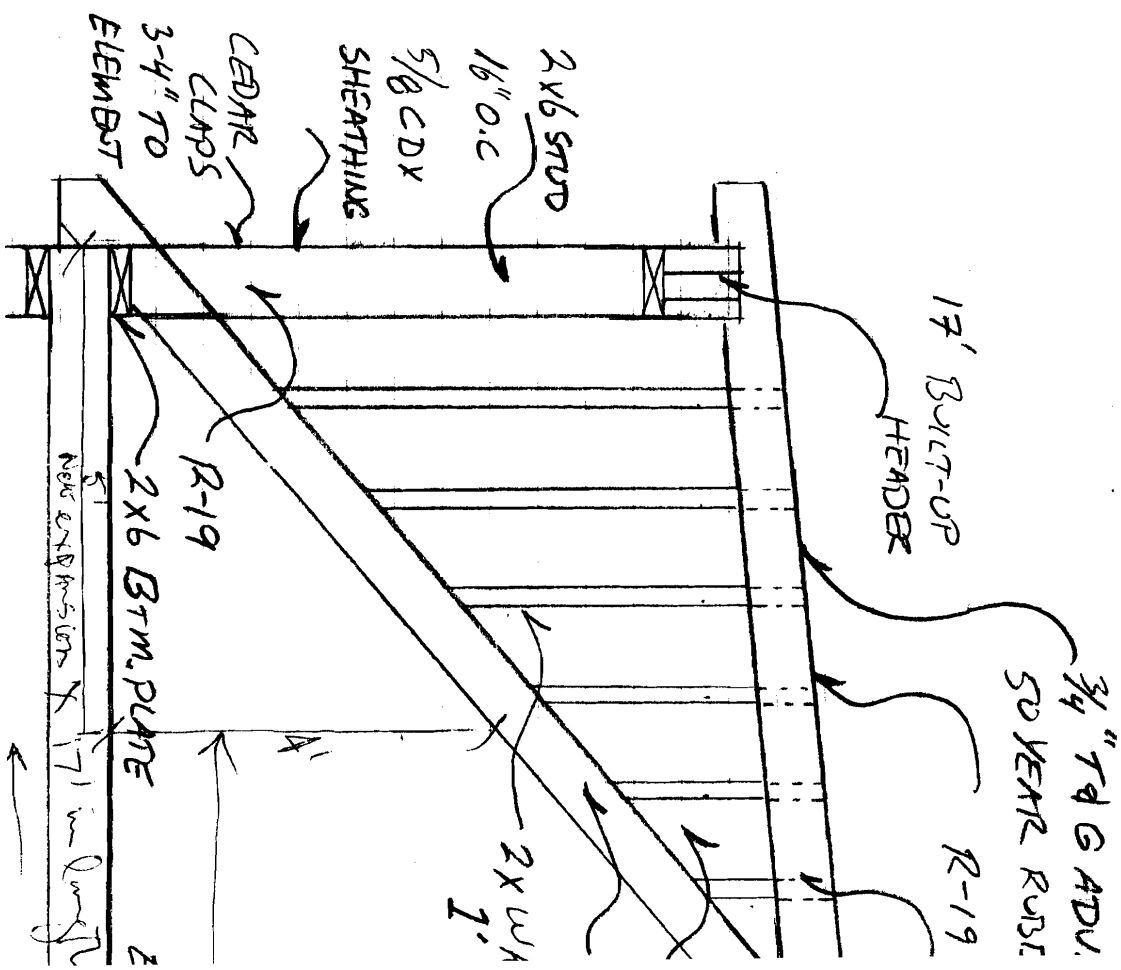
55F ③ CATALOG CUTS FOR GRAY ST 2'-8" W X 3'-6" H
GABLE END EGRESS WINDOW.

5F ④ CATALOG CUTS FOR EXISTING 3RD FLOOR
SKYLIGHT W/ MECHANISMS. SIZED 30" W X 36" H

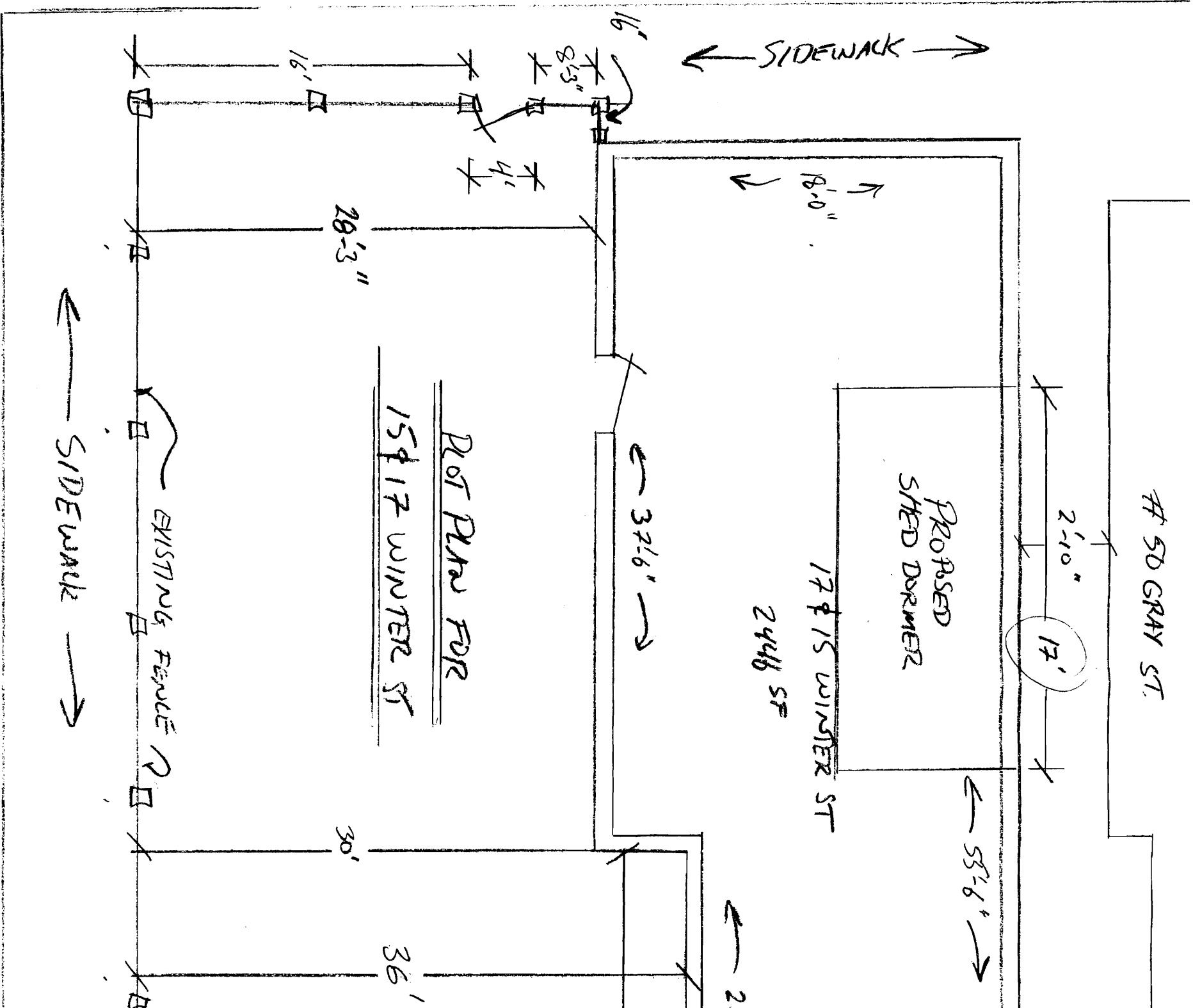
→ OPENS A FULL 25" OR 90°

→ CORNER EGRESS MECHANISM W/ DOOR 5' 0" W X 6' 0" H





GRAY ST



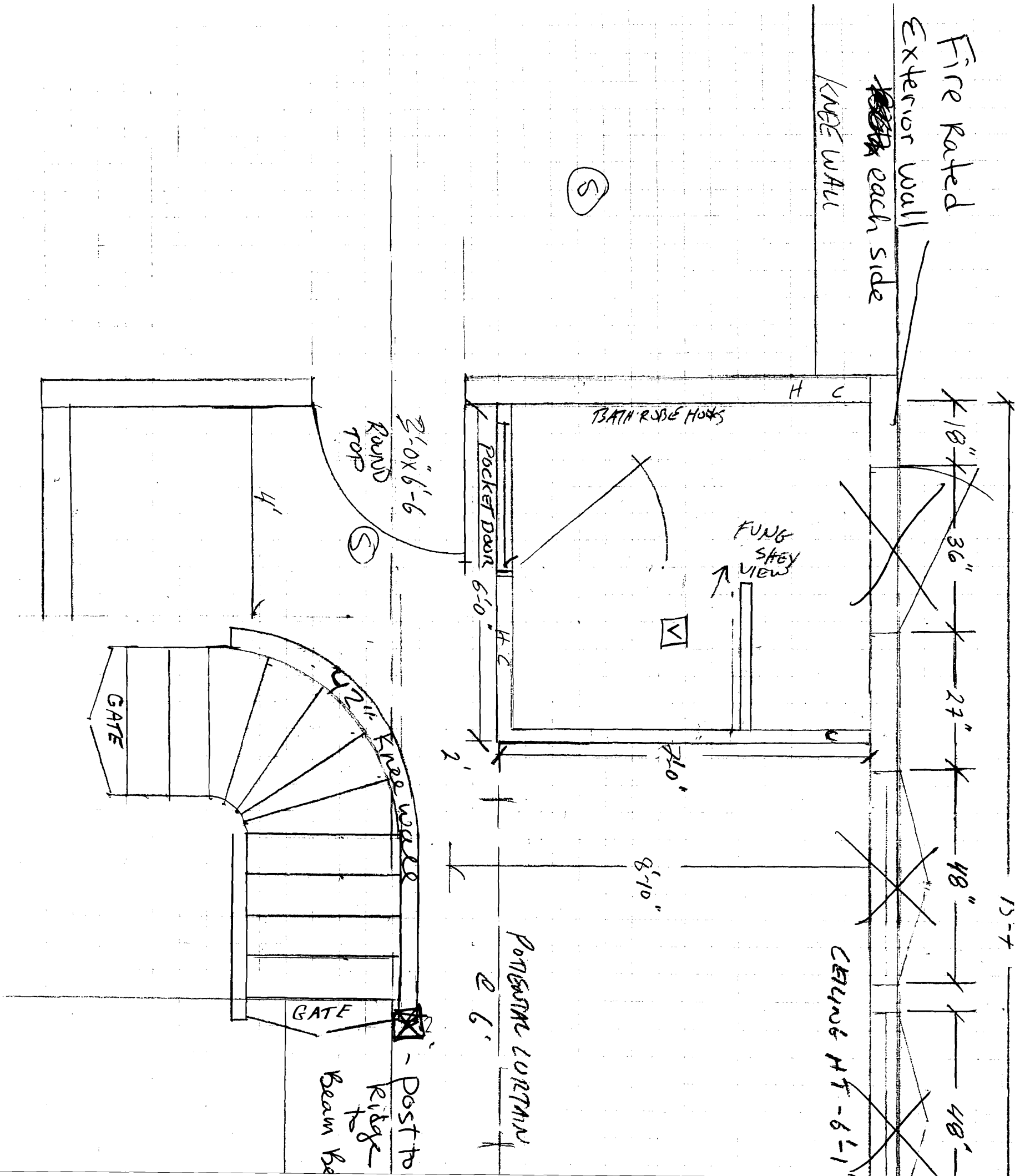
DRAWN BY: BOB GRAHAM

SCALE: NOT TO SCALE

MARCH 2008

DANFORTH ST

Fire Rated
Exterior wall
~~each~~ each side
KNEE WALL

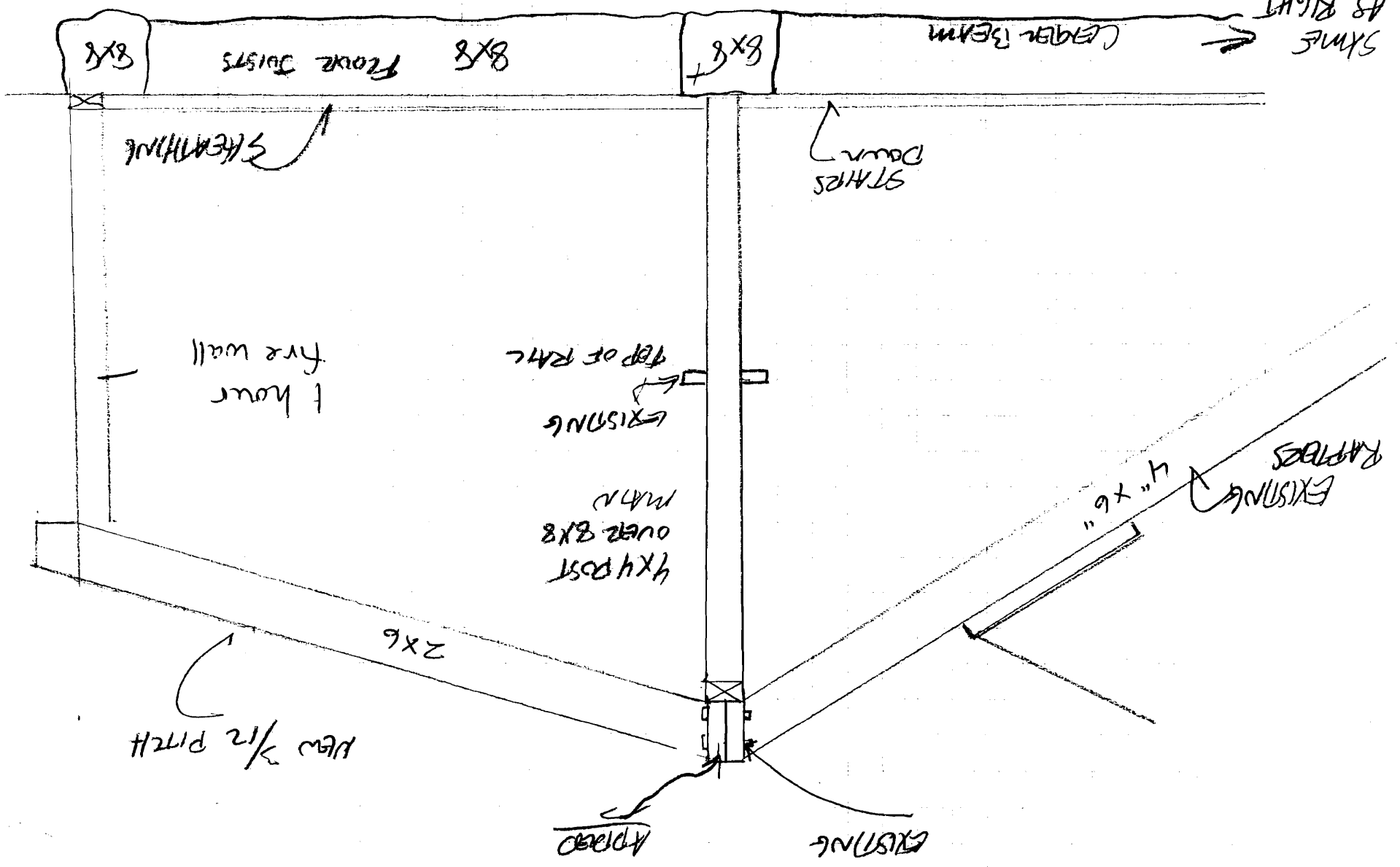


KNEE WALL - 11/11/11 - ADD 6"

LOOKING NORTH

SCALE 1/2" = 1'

SKIN AS RIGHT SIDE



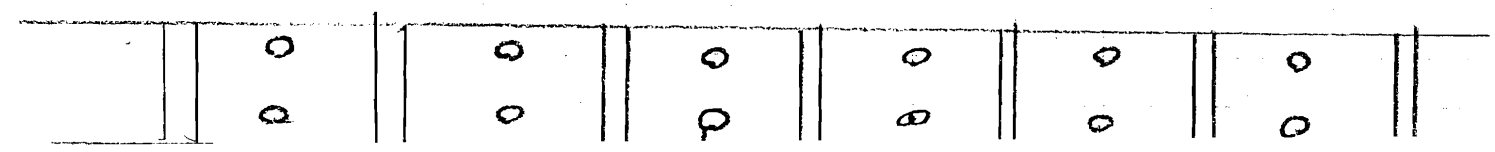
EXISTING
4x4 POST
OVER 8x8
MAIN
TOP OF RMC

NEW 1/2 PITCH

EXISTING
APPROX

EXISTING
RAPES
4\"/>

FRONT VIEW OF BUILT UP BEAM
NOT TO SCALE



JUN 20 2000

2700 = SPAN IN "
360 OR
240 OR
180

REF: SPAN TABLES OF A.W.C.

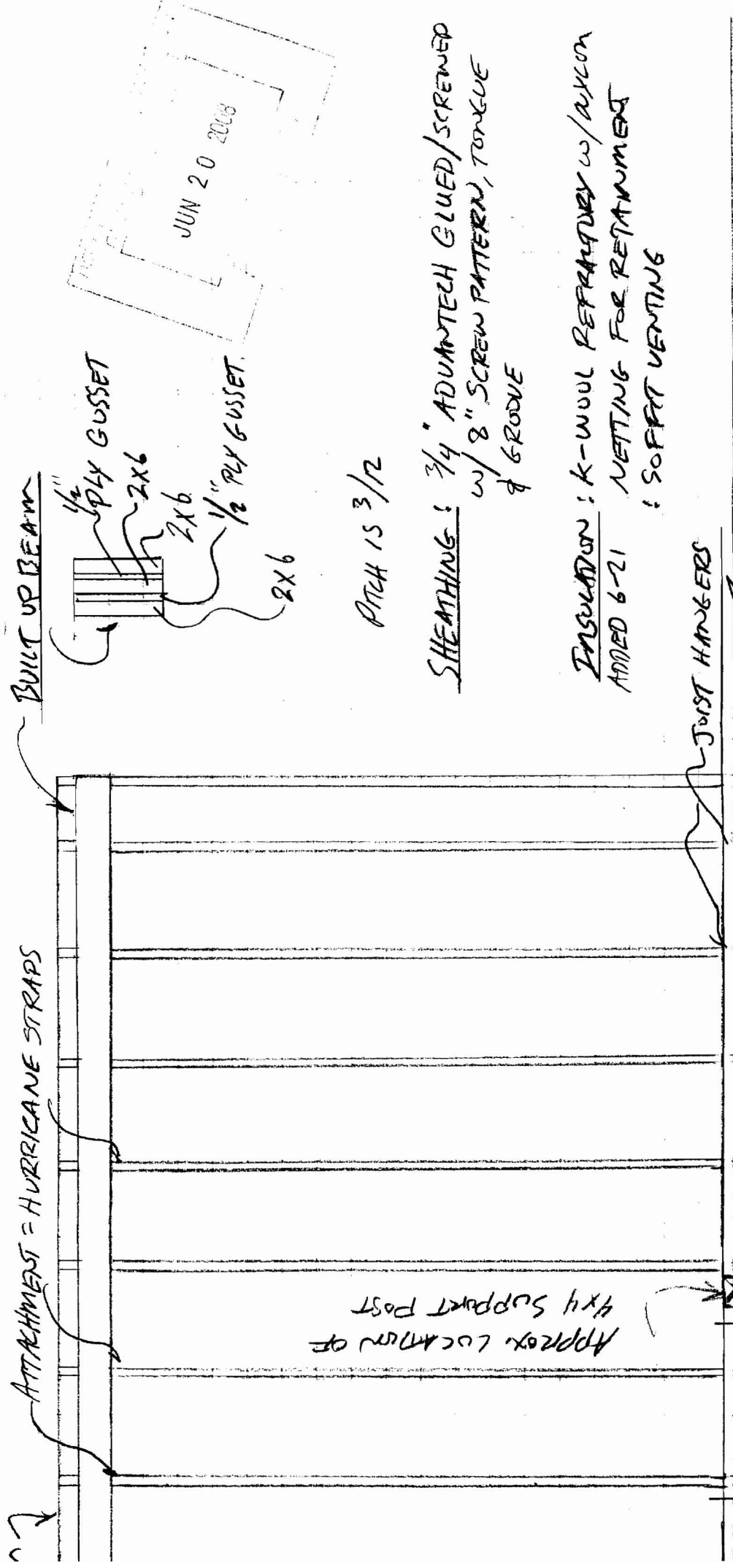
(SNOW LOAD, $C_D = 1.15$)

RAFTERS	LIVE LOAD (PST)	DEAD LOAD	DEFLECTION LIMIT
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	50	20	240
--	----	----	-----

EXISTING SPAN
IS 8'-8" 7/8"
INSIDE TO INSIDE
OF BEARINGS

TABLE 22 SIZE	SPACING	# 15.X.P.	# 25.X.P.R.
2X6	16.0"	10-7"	10-2"
2X6	19.2"	9-11"	9-4"



APPROX. LOCATION OF
4X4 SUPPORT POST

ATTACHMENT = HURRICANE STRAPS

BUILT UP BEAM

PITCH IS 15 3/12

SHEATHING: 3/4" ADVANTECH GLUED/SCREWED
w/ 8" SCREW PATTERN, TONGUE
& GROOVE

INSULATION: K-WOOL REFRACTORY w/ AXICON
ADDED 6-21 NETTING FOR RETAINMENT
: SOFFIT VENTING

JUST HANGERS

ROOF BEAM DETAIL & SPANS
FOR BARB & RON WARD
15 & 17 WINTER ST - PORTLAND
16 JUNE 2008
PREPARED BY BOB GRAHAM
BOBS COASTAL CONTRACTING LLC

NOTE: 2-3 SKYLITES TO BE ADDED
ONCE SIZING IS FACTORED.