

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041129

This is to certify that Somers Frederick P &/Ledd  
has permission to Single Family Home w/ ~~112~~ garage Garage  
AT 110 Ledgewood St 110 Ledgewood St

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and repair 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 work in progress must be reported before this building or part thereof is 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

*Janice Bourke* 10/14/04  
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: 04-1129	Issue Date:	CBL: 087 E002001
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Location of Construction: 110 Edgewood St <i>Q.I.</i>	Owner Name: Somers Frederick P & 13904 Waverly Creek Ct
Business Name:	Contractor Name: Ledy Houser Associates Contractor Address: 416 Preble Street Portland Phone: 2077670903
Lessee/Buyer's Name	Phone:

Past Use: vacant - foundation	Proposed Use: Single Family Home w/ 1 1/2 car garage <i>No Garage</i>	Permit Fee: \$1,896.00	Cost of Work: \$200,000.00	CEO District: 2	Zone: <i>IR-1 &amp; IR-2</i>
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Proposed Project Description: Single Family Home w/ 1 1/2 car garage	Signature: <i>[Signature]</i>	Use Group: <i>R3</i>	Type: <i>SB</i>
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Permit Taken By: Idobson	Date Applied For: 08/09/2004	<b>Zoning Approval</b>	
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<p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p>Flood Zone <i>Panel 15 Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2004-6099</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>8/17/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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**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

<b>Permit No:</b> 04-1129	<b>Date Applied For:</b> 08/09/2004	<b>CBL:</b> 087 E002001
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<b>Location of Construction:</b> 110 Ledgewood St	<b>Owner Name:</b> Somers Frederick P &	<b>Owner Address:</b> 13904 Waverly Creek Ct	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Leddy Houser Associates	<b>Contractor Address:</b> 416 Preble Street Portland	<b>Phone:</b> (207) 767-0903
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

Single Family Home on existing foundation approval # 04-0648

Single Family Home on existing foundation approval # 04-0648

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/17/2004

**Note:** see approved foundation permit #04-0468

**Ok to Issue:**

- 1) Any and all previous conditions are still in force.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single 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:** 11/01/2004

**Note:** 9/1/04 left vm w/Will W. To for additional info for review.

9/8 Pete H. Called to say Will was on vacation and will get in touch.

9/10 Will W. Left vm to call, I returned call on 9/15.

9/16 Will W. Called and we reviewed additional items needed, he will submit.

10/14 received update of plans, ok to issue.

**Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 3) Application approval based upon information provided by applicant including updates on 10/14/04. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 06/21/2004

**Note:**

**Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) Your new street address is now \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 06/21/2004

**Note:**

**Ok to Issue:**

1100 Codgerswood # 04-1129

87-E-2

Foundation # 04-0648

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspector/Dirc/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)			
Foundation Drainage Dampproofing (Section 406)		[Signature]	[Signature]
Ventilation (Section 409.1) Crawls Space ONLY		[Signature]	[Signature]
AnchorBolts/Straps (Section 403.1.4)		[Signature]	[Signature]
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))		[Signature]	[Signature]
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))		NA	[Signature]
Sill/Band Joist Type & Dimeions			
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))		117/8" T5I 16 O.C.	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))		117/8" T5I 16 O.C.	OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 collar tie 16 O.C.	?
Roof Rafter: Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10 16 O.C. cathedral g/w/ collar ties c/c ridge	OK
Sheathing: Floor, Wall and roof (Table 503.2.1(1))	3/4 Adv. 1/2 OSB, Sg @ 24" oc. 1/2" 16" oc.	OK Per Add submitted
Fastener Schedule (Table 602.3(1) & (2))	?	
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	N/A	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)	not called out	
Roof Covering (Chapter 9)	?	OK ?
Safety Glazing (Section 308)	BB@ Tub	OK Per add. submitted
Attic Access (BOCA 1211.1)	?	OK Per Add submitted
Draft Stopping around chimney	2" clearance Flashing	all units ? OK ?

Header Schedule	LVL's	
Type of Heating System	oil Fired FHW	OK
<b>Stairs</b>		
Number of Stairways	1	
Inte ior	1	
Exterior		
Treads and Risers (Section 314)	7 1/2"	
Width	3' Rough?	
Headroom	?	
Guardrails and Handrails (Section 315)	Details needed	see new submitted
Smoke Detectors		
Location and type/Interconnected	?	OK per add's submitted
Plan Reviewer Signature		

See Chimney Summary Checklist

~~OK~~ attached enclosed

Porch 2x8 16 o.c. Joists  
 2-2x10 Beams - 9'6" max span 7'11" — OK added 1-3-2x10's along front

\*Per will w, The exterior porches are designed at elevations that would not require guardrails.

TABLE 1003.1 SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS
		See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.
1003.9.2		2-inch minimum thickness for hearth extension.
1003.10	B	8 inches for fireplace opening less than 6 square feet.
1003.10		12 inches for fireplace opening greater than or equal to 6 square feet.
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.
1003.10		20 inches for fireplace opening greater than or equal to 6 square feet.
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.
1003.9		20-inch minimum fireplace depth.
1003.11	E	12-inch minimum fireplace depth for Rumford fireplaces.
1003.5	F	10 inches solid masonry or 8 inches where firebrick lining is used.
1003.7	G	8 inches minimum.
Smoke chamber	H	6 inches lined; 8 inches unlined.
1003.8		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.
1003.8.1		Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.
Chimney vertical reinforcing <sup>a</sup>	I	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.
1003.3.2	J	Noncombustible material with 4-inch load-bearing length of each side of opening.
1003.7	K	4-inch-thick solid masonry with liner.
1001.7	L	1/2-inch grout or airspace between liner and wall.
1001.9	M	See Section 1001.12.
1001.12		Clearances
From chimney		2 inches interior, 1 inch exterior.
1001.15		2 inches from front, back or sides.
1003.12		6 inches from opening.
1003.13		3 feet above roof penetration, 2 feet above part of structure within 10 feet.
1001.6		Above roof
Anchorages <sup>a</sup>		Strap
1003.4		3/16 inch by 1 inch.
Number		Two.
1003.4		12 inches hooked around outer bar with 6-inch extension.
Fasten to		Four joists.
1003.4		Two 1/2-inch diameter.
Bolts		12-inch minimum.
1003.2		6 inches each side of fireplace wall.
Thickness		
1003.2	P	
Width		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 degree = 0.01745 rad.

<sup>a</sup> Required only in Seismic Zones 3 and 4.

**From:** Eric <eric@whittenarchitects.com>  
**To:** <jmb@portlandmaine.gov>  
**Date:** 10/14/2004 1:22:50 PM  
**Subject:** Somers Residence-Peaks Island (Permit Add)

Good Morning Jeanie,

I spoke with Will Winkelman today in regards to the issues you had with the drawings for the Somers residence. I was hoping to address each to your satisfaction so that we can obtain a building permit. Attached you will find a pdf drawing which illustrates each of the points in question.

1. Stair balustrade: this will be a fairly typical rail assembly, with a standard handrail at 340 above the tread nosing, and three square balusters per tread (approx. 2 1/20 clear opening between each). The balustrade will be located on both sides of the stair, so that we should not have any issues with the windows on the exterior wall (these will be tempered per code). The stair will conform to the 2003 IRC specifications. Please refer to sheet 1 in the pdf.
2. Chimney: the chimney will not pass through the interior spaces of the upper level. It emerges through the roof of the Living Room and runs alongside the exterior wall of the master bedroom. We are maintaining the 2" required airspace throughout. Please refer to sheets 2 and 2A in the pdf.
3. Porch Framing: I have added an additional 2x10 framing member in the locations you pointed out. Please refer to sheet 3 in the pdf.
4. Windows: windows will be tempered on the wall adjacent to the stair, as well as in other required locations (upper level bath, above the tub). I have included our window purchasing quote for reference. Please refer to sheets 4, 4A, 4B in the pdf.
5. Fasteners: all fasteners will meet IRC requirements as described in tables R602.3(1) through R602.3(4) of the 2003 International Residential Code.
6. Roof: roofing will be standard 25 year 3-tab asphalt shingles.
7. Egress windows: each sleeping room will be provided with at least one egress window per section R310 of the 2003 International Residential Code.
8. Attic access: a 22"x30" access door will be provided for attic access, most likely located in the Hallway adjacent to the Master Bedroom.
9. Smoke Detectors: smoke detectors will be provided per 2003 IRC section R313. Each sleeping room, in the immediate vicinity (within 10') outside each sleeping room, and on the first level. All smoke detectors will be hardwired, interconnected, with battery backup per section R313.2.

I hope you find this information helpful. Please let me know if you have any questions or concerns. I would be happy to provide more information as needed.

Thank you,  
Eric

CC: William Winkelman <will@whittenarchitects.com>, Paul Leddy & Peter Houser <ledhouse@maine.rr.com>

OCT 14 2004

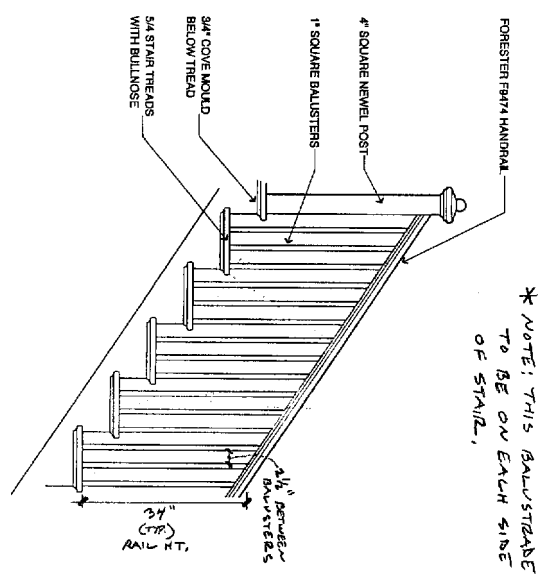
SEW



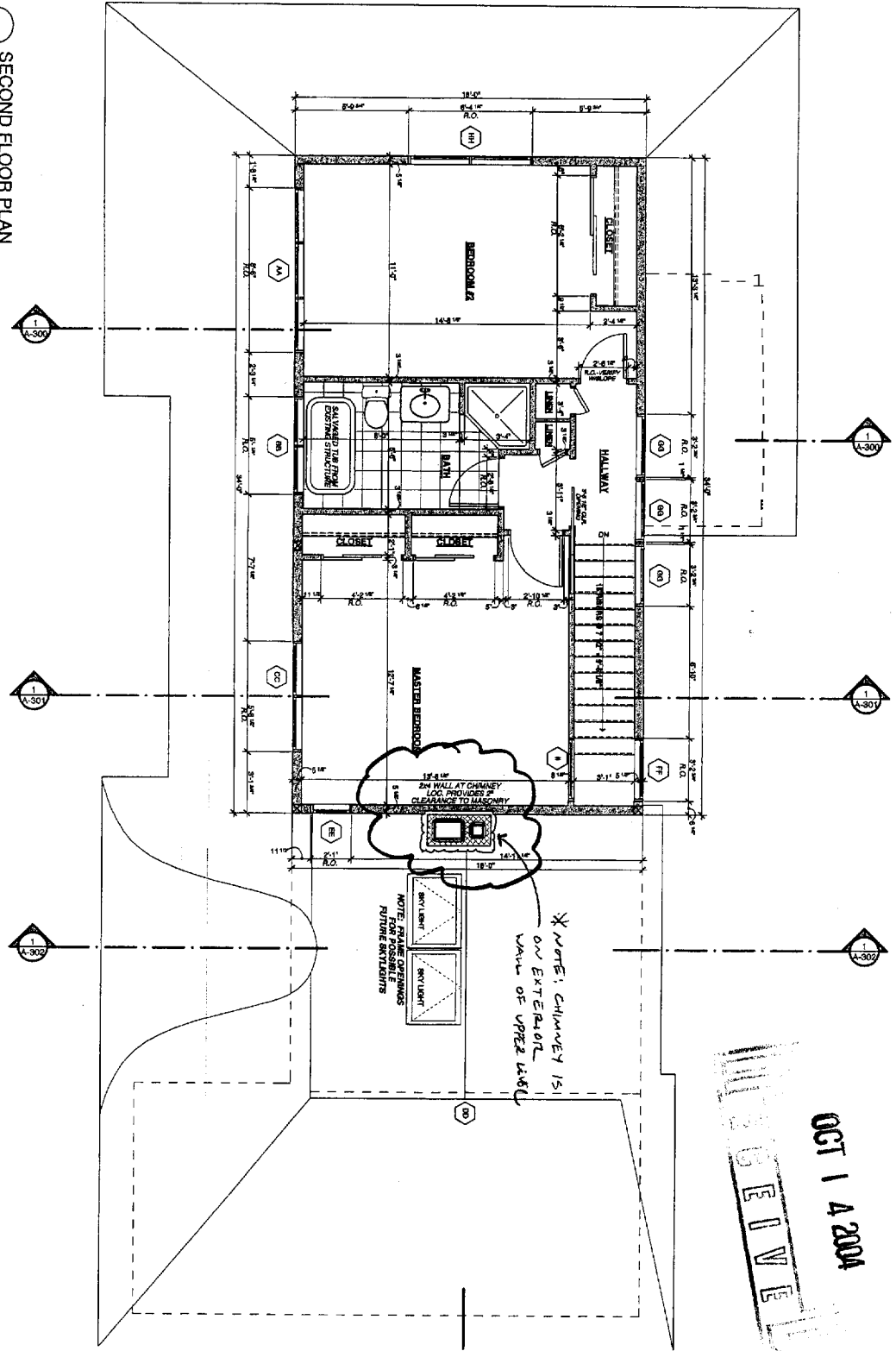


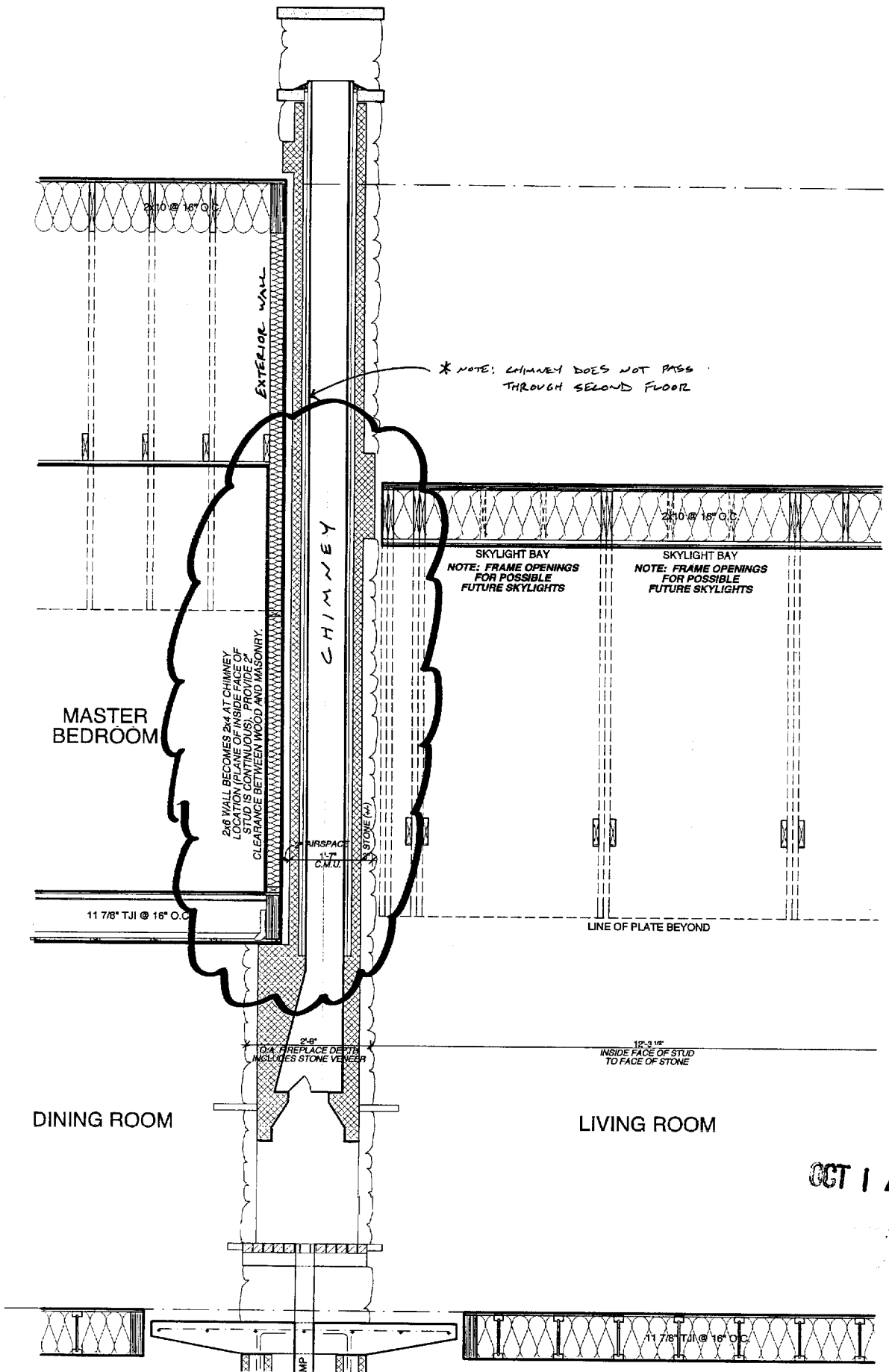
14 2004

6 STAIR DETAIL (BOTH SIDES)  
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN





\* NOTE: CHIMNEY DOES NOT PASS THROUGH SECOND FLOOR

2x6 WALL BECOMES 2x4 AT CHIMNEY  
 C.M.U. IS CONTINUOUS PROVIDING  
 CLEARANCE BETWEEN WOOD AND MASONRY

SKYLIGHT BAY  
 NOTE: FRAME OPENINGS FOR POSSIBLE FUTURE SKYLIGHTS

SKYLIGHT BAY  
 NOTE: FRAME OPENINGS FOR POSSIBLE FUTURE SKYLIGHTS

MASTER BEDROOM

11 7/8" TJI @ 16" O.C.

LINE OF PLATE BEYOND

DINING ROOM

2'-6" O.A. FIREPLACE DEPTH INCLUDES STONE VENEER

12'-3 1/8" INSIDE FACE OF STUD TO FACE OF STONE

LIVING ROOM

OCT 14 2004

# Gove Lumber Company, Inc.



80 Colon Street P.O. Box 12  
Beverly, MA 01915

Quote#4 4-21-04

508-867-9196  
508-867-9157 fax

CUSTOMER	WHITTEN ARCHITECTS	REVISION DATE	05/25/04
ADDRESS	ERIC SOKOL	PROJECT NAME	SOMERS RESIDENCE
CITY, STATE, ZIP		ADDRESS	
PHONE	207-774-0111	CITY, STATE, ZIP	
SALESPERSON	Gary Girard cdt	PHONE	

LABEL	QUANTITY	DESCRIPTION	PRICE	TOTAL
		FIELD VERIFY UNIT RO.s FOR ORDER***		
		BONNEVILLE WINDOWS AND DOORS		
		INSULATED LOW E GLASS WITH ARGON		
		7/8" SDL NO SPACER AS PER PLANS DATED 5/17/04		
		WHITE ALUMINUM CLAD EXTERIOR		
		PRIMED WOOD INTERIOR		
		6 9/16" JAMBS		
		NO CASING WITH NAIL FIN APPLIED		
		WHITE SCREENS AND HARDWARE		
A	1	WHB2928-2W RO 68 3/8 X 65 3/8 2/2v	777.84	777.84
B	1	WGG7395 OX RO 74 X 96 2w2h ?handing?	1,686.91	1,686.91
C	1	WGG14495 OXXO RO 145 5/8 X 96 2w2h ?handing?	3,192.20	3,192.20
D	2	WP-1/4 SEGMENT ROUNDTOP RO 62 X 37 VIF 4w1h field verify opening for order field mull by others over door see dwgs	769.60	1,539.20
E	1	WGG12095 OXXO RO 121 5/8 X 96 2w2h ?handing?	2,924.72	2,924.72
F	1	WFG3692 INSWING RO 38 1/2 X 96 2w2h ?swing?	1,146.61	1,146.61
G	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
H	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
I	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
J	1	WHB2922-1W RO 34 5/8 X 53 3/8 2/2v	356.45	356.45
K	1	WCG1925-1W RO 25 X 31 2w2h ?swing?	298.51	298.51
L	1	WCG1925-1W RO 25 X 31 2w2h ?swing?	298.51	298.51
M	1	WGG12095 OXXO RO 121 5/8 X 96 2w2h ?handing?	2,924.72	2,924.72
N	1	WHB2924-2W RO 70 1/4 X 57 3/8 TEMPERED ADD FOR 2" STUD POCKET VERIFY DIMENSION 2/2v	931.14	931.14
O/P-Q/R	2	WHBT2924 OVER 2924-1W RO 34 5/8 X 87 1/8 TEMPERED IN STAIRS verify horizontal spacemull dimension	787.21	1,574.42
			PAGE 1 SUBTOTAL	\$18,720.58

03T 1 2004



80 Colon Street P.O. Box 12  
 Beverly, MA 01915

42

508-867-9196  
 508-867-9157 fax

CUSTOMER **WHITTEN ARCHITECTS** REVISION DATE **05125104**

LABEL	QUANTITY	DESCRIPTION	PRICE	TOTAL
		THE ABOVE QUOTE IS FOR MATERIALS ONLY SIZES AND QUANTITIES AS LISTED QUOTE INCLUDES SHOP DRAWINGS AND DELIVERY TO CASCO BAY LINES ONLY. FERRY CHARGES ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR. HELP WITH UNLOADING WILL BE REQUIRED AT TIME OF DELIVERY BY OWNER OR CONTRACTOR.		
	1	1/2 round top door pre hung mahogany ro 42" x 87" 6 9/16" jambs, IG true divided lites, 1 3/4" thick african mahogany, mahogany sill, mahogany jambs 5/4 x 4 1/2" mahogany exterior casing, no interior casing 3 - 4 x 4 solid brass ball bearing hinges us10-b finish no lock no bore allow 7 to 8 weeks for delivery	8,833.33	8,833.33

TERMS DEPOSIT OF \$20,160.34  
 REQUIRED PRIOR TO PLACING ORDER

PAGE ONE	18,720.58
PAGE TWO	12,766.76
PAGE THREE	8,833.33
SUB TOTAL	40,320.67
DEW CHARGE	100.00
5% MA TAX	2,016.03
TOTAL	\$42,436.70

ORDER ACCEPTED  
 AS WRITTEN

X  
 NO RETURNS ARE ALLOWED ON WINDOWS, DOORS, AND SPECIAL ORDER MILLWORK

Owner → Somer Fredrick & Jeanette Date: 6/14/04  
Applicant: → Luddy Housew Bedges

Address: 110 Ledge Wood St, PI C-B-L: 07-E-2, 3, 4  
#48 & 49'

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Developed Lot #04:003, #04:48:49 permit #04-0648

Zone Location - IR-2 IR-1 Zone splits the lot  
using for zoning.

Interior or corner lot -

Proposed Use/Work - to Demolish existing Building & rebuild Larger New &  
Single Family Dwelling 26' x 66'

Sewage Disposal - private

Lot Street Frontage - 100' min - 141' scaled

Front Yard - 30' min req - 92.5' scaled

Rear Yard - 30' min req - 93' scaled

Side Yard - 20' min req 34' & 36' scaled

Projections -

Width of Lot - 100' min - 141' scaled

Height - 35' max from predevelopment grade - 29.5' from pre-development  
Average grade to Ridge per W.W

Lot Area - existing lot of record - 29,745 sq ft given

Lot Coverage Impervious Surface - 20% MAX 15,749 sq ft

Area per Family -

Off-street Parking - 2 spaces req - 2 spaces shown

Loading Bays - N/A

Site Plan - minor/minor #2004-0099

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 15 Zone C

26 x 66 = 1716  
10 x 19 = 190  
5 x 7 = 35  
1941 sq ft



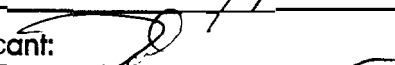
# All Purpose Building Permit Application

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>110 Hedgewood St. Peaks Island ME</u>		
Total Square Footage of Proposed Structure <u>1866<sup>+</sup></u>	Square Footage of Lot <u>28,745<sup>-</sup></u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>87-E-48-49</u> <u>87E-2-4</u>	Owner: <u>Frederick + Jeanette Summers</u>	Telephone: <u>207-767-0903</u>
Lessee/Buyer's Name (If Applicable) <u>87 E 2</u>	Applicant name, address & telephone: <u>Leddy Houser Assoc.</u> <u>429 Field St.</u> <u>SO Portland ME 04106</u>	Cost Of Work: \$ <u>200,000</u>  Fee: \$ <u>1821</u>
Current use: <u>Residential</u>		<u>+ 15000</u>
If the location is currently vacant, what was prior use: <u>Residential</u>		<u>1,896</u>
Approximately how long has it been vacant: <u>5 years</u>		
Proposed use: <u>Build new house on new foundation</u>		
Project description:		
Contractor's name, address & telephone: <u>LEDDY HOUSER ASSOC. 429 Field St. Portland ME</u> <u>04106 767-0903</u>		
Who should we contact when the permit is ready: <u>Leddy Houser Assoc.</u>		
Mailing address: <u>2</u> <u>Paul # 415-969</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.      PHONE: <u>207 767-0903</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

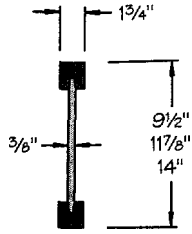
Signature of applicant: 	Date: <u>8/6/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees w

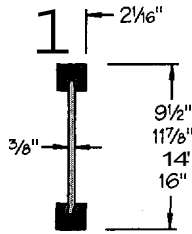
# Floor Span Tables

Trus Joist ■ TJI® Joist Specifier's Guide 2025 • September 2003

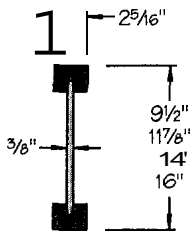
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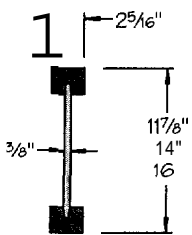
TJI® 110 joists



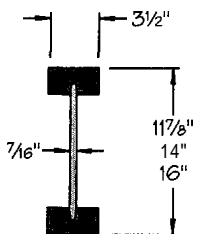
TJI® 210 joists



TJI® 230 joists



TJI® 360 joists



TJI® 560 joists

## L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	110	16'-5"	15'-0"	14'-2"	13'-2"	16'-5"	15'-0"	13'-11"	12'-5"
	210	17'-3"	15'-9"	14'-10"	13'-10"	17'-3"	15'-9"	14'-10"	13'-8"
	230	17'-8"	16'-2"	15'-3"	14'-2"	17'-8"	16'-2"	15'-3"	14'-2"
11 7/8"	110	19'-6"	17'-10"	16'-10"	15'-5" <sup>(1)</sup>	19'-6"	17'-3"	15'-8"	14'-0" <sup>(1)</sup>
	210	20'-6"	18'-8"	17'-8"	16'-5"	20'-6"	18'-8"	17'-3"	15'-5" <sup>(1)</sup>
	230	21'-0"	19'-2"	18'-1"	16'-10"	21'-0"	19'-2"	18'-1"	16'-3" <sup>(1)</sup>
14"	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10" <sup>(1)</sup>
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9" <sup>(1)</sup>
	110	22'-2"	20'-3"	18'-9"	16'-9" <sup>(1)</sup>	21'-8"	18'-9"	17'-1" <sup>(1)</sup>	14'-7" <sup>(1)</sup>
16"	210	23'-3"	21'-3"	20'-0"	18'-4" <sup>(1)</sup>	23'-3"	20'-7"	18'-9" <sup>(1)</sup>	16'-2" <sup>(1)</sup>
	230	23'-10"	21'-9"	20'-6"	19'-1"	23'-10"	21'-8"	19'-9"	17'-1" <sup>(1)</sup>
	360	26'-0"	23'-8"	22'-4"	20'-9" <sup>(1)</sup>	26'-0"	23'-8"	22'-4" <sup>(1)</sup>	17'-10" <sup>(1)</sup>
16"	560	29'-6"	26'-10"	25'-4"	23'-6"	<b>29'-6"</b>	<b>26'-10"</b>	25'-4" <sup>(1)</sup>	20'-11" <sup>(1)</sup>
	210	25'-9"	23'-6"	22'-0" <sup>(1)</sup>	19'-5" <sup>(1)</sup>	25'-5"	22'-0" <sup>(1)</sup>	20'-1" <sup>(1)</sup>	16'-2" <sup>(1)</sup>
	230	26'-5"	24'-1"	22'-9"	20'-7" <sup>(1)</sup>	<b>26'-5"</b>	23'-2"	21'-2" <sup>(1)</sup>	17'-1" <sup>(1)</sup>
16"	360	28'-9"	26'-3"	24'-8" <sup>(1)</sup>	21'-5" <sup>(1)</sup>	<b>28'-9"</b>	26'-3" <sup>(1)</sup>	22'-4" <sup>(1)</sup>	17'-10" <sup>(1)</sup>
	560	32'-8"	29'-8"	28'-0"	25'-2" <sup>(1)</sup>	<b>32'-8"</b>	<b>29'-8"</b>	26'-3" <sup>(1)</sup>	20'-11" <sup>(1)</sup>

## L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	110	18'-2"	16'-7"	15'-3"	13'-8"	17'-8"	15'-3"	13'-11"	12'-5"
	210	19'-1"	17'-5"	16'-6"	15'-0"	19'-1"	16'-9"	15'-4"	13'-8"
	230	19'-7"	17'-11"	16'-11"	15'-9"	19'-7"	17'-8"	16'-1"	14'-5"
11 7/8"	110	21'-7"	18'-11"	17'-3"	15'-5" <sup>(1)</sup>	19'-11"	17'-3"	15'-8"	14'-0" <sup>(1)</sup>
	210	22'-8"	20'-8"	18'-11"	16'-10"	21'-10"	18'-11"	17'-3"	15'-5" <sup>(1)</sup>
	230	23'-3"	21'-3"	19'-11"	17'-9"	<b>23'-0"</b>	19'-11"	18'-2"	16'-3" <sup>(1)</sup>
14"	360	25'-4"	23'-2"	21'-10"	20'-4" <sup>(1)</sup>	<b>25'-4"</b>	<b>23'-2"</b>	<b>21'-10"<sup>(1)</sup></b>	17'-10" <sup>(1)</sup>
	560	28'-10"	26'-3"	24'-9"	23'-0"	<b>28'-10"</b>	<b>26'-3"</b>	<b>24'-9"</b>	20'-11" <sup>(1)</sup>
	110	23'-9"	20'-6"	18'-9"	16'-9" <sup>(1)</sup>	21'-8"	18'-9"	17'-1" <sup>(1)</sup>	14'-7" <sup>(1)</sup>
16"	210	25'-8"	22'-6"	20'-7"	18'-4" <sup>(1)</sup>	23'-9"	20'-7"	18'-9" <sup>(1)</sup>	16'-2" <sup>(1)</sup>
	230	26'-4"	23'-9"	21'-8"	19'-4" <sup>(1)</sup>	<b>25'-0"</b>	21'-8"	19'-9"	17'-1" <sup>(1)</sup>
	360	28'-9"	26'-3"	24'-9" <sup>(1)</sup>	21'-5" <sup>(1)</sup>	<b>28'-9"</b>	<b>26'-3"<sup>(1)</sup></b>	22'-4" <sup>(1)</sup>	17'-10" <sup>(1)</sup>
16"	560	32'-8"	29'-9"	28'-0"	25'-2" <sup>(1)</sup>	<b>32'-8"</b>	<b>29'-9"</b>	<b>26'-3"<sup>(1)</sup></b>	20'-11" <sup>(1)</sup>
	210	27'-10"	24'-1"	22'-0" <sup>(1)</sup>	19'-5" <sup>(1)</sup>	25'-5"	22'-0" <sup>(1)</sup>	20'-1" <sup>(1)</sup>	16'-2" <sup>(1)</sup>
	230	29'-2"	25'-5"	23'-2"	20'-7" <sup>(1)</sup>	<b>26'-9"</b>	23'-2"	21'-2" <sup>(1)</sup>	17'-1" <sup>(1)</sup>
16"	360	31'-10"	29'-0"	26'-10" <sup>(1)</sup>	21'-5" <sup>(1)</sup>	<b>31'-10"</b>	<b>26'-10"<sup>(1)</sup></b>	22'-4" <sup>(1)</sup>	17'-10" <sup>(1)</sup>
	560	36'-1"	32'-11"	31'-0" <sup>(1)</sup>	25'-2" <sup>(1)</sup>	<b>36'-1"</b>	<b>31'-6"<sup>(1)</sup></b>	26'-3" <sup>(1)</sup>	20'-11" <sup>(1)</sup>

Long term deflection under dead load, which includes the effect of creep, has not been considered. **Bold Italic** spans reflect initial dead load deflection exceeding 0.33".

(1) Web stiffeners are required at intermediate supports of continuous span joists when the intermediate bearing length is less than 5 1/4" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110	N.A.	N.A.	N.A.	15'-4"	N.A.	N.A.	16'-0"	12'-9"
210	N.A.	N.A.	21'-4"	17'-0"	N.A.	21'-4"	17'-9"	14'-2"
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"
560	N.A.	N.A.	29'-10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"

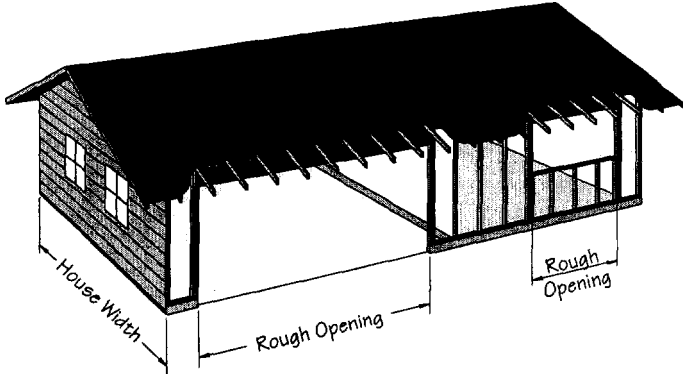
## How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

## General Notes

- Tables are based on:
  - Uniform loads.
  - More restrictive of simple or continuous span.
  - Clear distance between supports (1 3/4" minimum end bearing).
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. **Spans shall be reduced 6" when floor panels are nailed only.**
- Spans generated from Trus Joist software may exceed the spans shown in these tables because software reflects actual design conditions.
- For loading conditions not shown, refer to software or to load tables on page 15.

**Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TJ-Pro™ Rating system.**



## How to Use This Table

1. Determine appropriate ROOF LOAD and HOUSE WIDTH.
2. Locate ROUGH OPENING.
3. Select Microllam® LVL header size.

## Headers Supporting Roof

Roof Load (PSF)	House Width	Rough Opening							
		8'-0"	9'-3"	10'-0"	12'-0"	14'-0"	16'-3"	18'-3"	
Non-Snow Area 125%	20LL + 15DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 7/8"	3 1/2" x 14"
		30'-0"	1 3/4" x 7 1/4"	5 1/4" x 7 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"	5 1/4" x 11 1/4"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"
		24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	<b>1 3/4" x 14"</b>	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"
		30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	<b>1 3/4" x 11 7/8"</b>	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"
	20LL + 20DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"
		30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"
		24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	<b>1 3/4" x 14"</b>	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"
		30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"
Snow Area 112%	25LL + 15DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"
		30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	<b>1 3/4" x 14"</b>	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"
		24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"
		30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"
	30LL + 15DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	<b>1 3/4" x 14"</b>	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"
		30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"
		24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	<b>3 1/2" x 18"</b>
		30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"
40LL + 15DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	
	30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"	
	36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	
	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	
	30'-0"	1 3/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	5 1/4" x 9 1/2"	5 1/4" x 11 1/4"	5 1/4" x 14"	
	36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	

## General Notes

Table is based on:

- Uniform loads.
- More restrictive of simple or continuous span. Ratio of short span to long span should be greater than 0.4 to prevent uplift
- Roof truss framing with 24' soffits.
- Deflection criteria of L/240 live load and L/180 total load.

Also see General Assumptions on page 3.

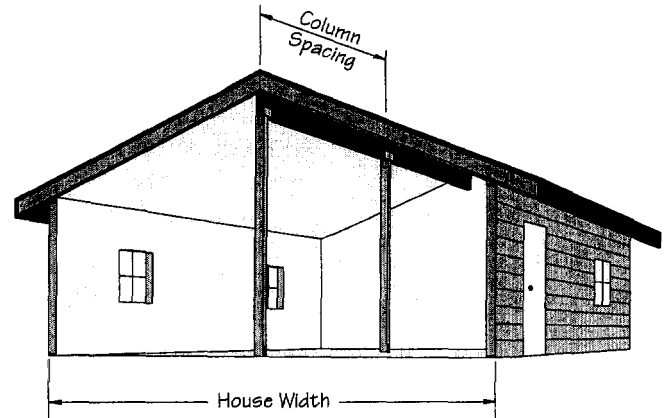
## Bearing Requirements

Minimum header support to be 2 trimmers (3") at ends and 7 1/2" at continuous span supports.

**Bold, italic header sizes** require 3 trimmers (4 1/2") at ends and 11 1/4" at continuous span supports.

## How to Use This Table

1. Determine appropriate ROOF LOAD and HOUSE WIDTH.
2. Locate COLUMN SPACING.
3. Select Microllam® LVL beam size.



## Ridge Beams

	Roof Load (PSF)	House Width	Column Spacing										
			10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"			
None-Snow Area 125%	20LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 16'		
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'		
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18"	3 1/2" x 18"		
	20LL + 20DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'	
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'	
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	<b>3 1/2" x 18"</b>	<b>3 1/2" x 20"</b>	<b>3 1/2" x 20"</b>	<b>3 1/2" x 20"</b>	
Snow Area 115%	25LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'	
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'	3 1/2" x 18'	
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 18'	<b>3 1/2" x 20"</b>	<b>3 1/2" x 20"</b>	<b>3 1/2" x 20"</b>	<b>3 1/2" x 20"</b>	
	30LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'	
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'	
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 20'	3 1/2" x 20'	3 1/2" x 20"	3 1/2" x 20"	
	40LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14'	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 16'	3 1/2" x 18'	3 1/2" x 18'	<b>3 1/2" x 20"</b>	<b>3 1/2" x 20"</b>
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14'	3 1/2" x 16'	3 1/2" x 18'	<b>3 1/2" x 20"</b>	<b>3 1/2" x 20"</b>	5 1/4" x 16'	5 1/4" x 18'	
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	<b>3 1/2" x 16"</b>	<b>3 1/2" x 18"</b>	<b>3 1/2" x 20"</b>	5 1/4" x 18"	5 1/4" x 18"	<b>5 1/4" x 20"</b>	<b>5 1/4" x 20"</b>	

## General Notes

Table is based on:

- Uniform loads.
- More restrictive of simple or continuous span. Ratio of short span to long span should be greater than 0.4 to prevent uplift.
- Deflection criteria of L/240 live load and L/180 total load.

Also see *General Assumptions on page 3.*

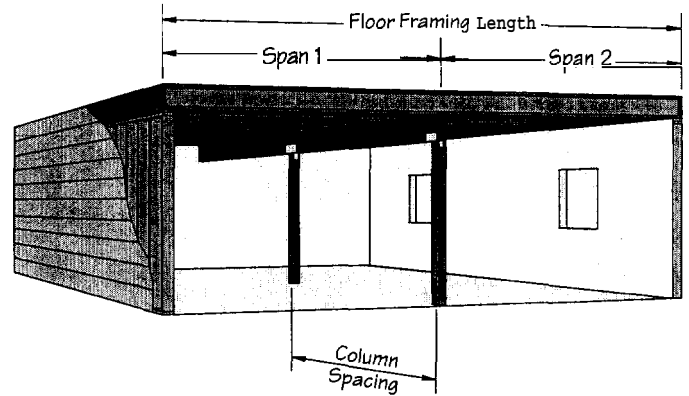
## Bearing Requirements

Minimum header support to be 2 trimmers (3") at ends and 7 1/2" at continuous span supports.

**Bold, italic** beam sizes require 3 trimmers (4 1/2") at ends and 11 1/4" at continuous span supports.

## How to Use This Table

1. Determine appropriate FLOOR LOAD.
2. Find the FLOOR FRAMING LENGTH that meets or exceeds the sum of spans 1 and 2 for the supported floor joists. When floorjoists are continuous span, spans 1 and 2 cannot be less than 40% of the FLOOR FRAMING LENGTH. If floor joists are simple span (not continuous over the Microllam® LVL beam), then the FLOOR FRAMING LENGTH may be taken as 80% of the sum of spans 1 and 2 of the floor joists.
3. Locate COLUMN SPACING.
4. Select Microllam® LVL beam size.



## Floor Girder Beams

Floor Load (PSF)	Floor Framing Length	Column Spacing						
		10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"
40LL + 12DL	20'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
	24'-0"	3 1/2" x 9 1/2"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
		5 1/4" x 9 1/4"	3 1/2" x 11 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"
	28'-0"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 20"
		5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"
	32'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"
		5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"
	36'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"
5 1/4" x 9 1/4"		5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	
40'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"	
	5 1/4" x 9 1/2"	5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	
44'-0"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"	
	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	
40LL + 20DL	20'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
	24'-0"	3 1/2" x 9 1/2"	3 1/2" x 11 7/8"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"
		5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"
	28'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"
		5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"
	32'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"
		5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"
	36'-0"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"
5 1/4" x 9 1/2"		5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	
40'-0"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	
	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	
44'-0"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	5 1/4" x 20"	
	5 1/4" x 11 1/4"	5 1/4" x 14"	5 1/4" x 16"	5 1/4" x 18"	5 1/4" x 20"	5 1/4" x 20"	5 1/4" x 20"	

## General Notes

Table is based on:

- Uniform loads.
- More restrictive of simple or continuous span. Ratio of short span to long span should be greater than 0.4 to prevent uplift
- Deflection criteria of L/360 live load and L/240 total load.

Ako see General Assumptions on page 3.

### Bearing Requirements

Minimum beam support to be 2 trimmers (3") at ends and 7 1/2" at continuous span supports.

**Bold, italic** beam sizes require 3 trimmers (4 1/2") at ends and 11 1/4" at continuous span supports.

## How to Use These Tables

1. Calculate total and live load (neglect beam weight) on the beam or header in pounds per linear foot (plf).
2. Select appropriate SPAN (center-to-center of bearing).
3. Scan horizontally to find the proper width and a depth that exceeds actual total and live loads.
4. Review bearing lengths to ensure adequacy.



### Floor—100%(PLF)

Span	Condition	1 3/4" Width						3 1/2" Width						
		5 1/2"	7 1/4"	9 1/8"	9 1/2"	11 1/4"	13 1/8"	14"	5 1/2"	7 1/4"	9 1/8"	9 1/2"	11 1/4"	13 1/8"
6'	Total Load	432	762	1,027	1,062	1,324	1,424	1,794	864	1,525	2,055	2,125	2,648	2,848
	Live Load L/360	290	626						580	1,253				
	Min. End/Int. Bearing (in.)	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3.0/7.6	3.3/8.2	4.1/10.3	1.5/3.5	1.8/4.4	2.4/5.9	2.4/6.1	3.0/7.6	3.3/8.2
8'	Total Load	146	326	695	731	915	978	1,207	292	652	1,391	1,462	1,830	1,956
	Live Load L/360	126	280	555	597				253	561	1,110	1,195		
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5	3.7/9.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5
9'-6"	Total Load	73	166	491	517	709	784	968	146	332	983	1,034	1,418	1,570
	Live Load L/360	•	•	344	370	592	687				688	741	1,185	1,374
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2	3.5/8.8	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2
10'	Total Load	59	135	441	466	639	707	908	118	270	883	932	1,279	1,415
	Live Load L/360	•	•	297	321	514	597				595	642	1,029	1,195
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.7/4.3	1.8/4.5	2.5/6.1	2.7/6.8	3.5/8.7	1.5/3.5	1.5/3.5	1.7/4.3	1.8/4.5	2.5/6.1	2.7/6.8
12'	Total Load	64	260	281	442	489	666	666	54	128	521	563	885	979
	Live Load L/360	•	•	176	190	309	360	569			353	381	618	720
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.3/5.7	3.1/7.7	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.3/5.7
14'	Total Load	•	•	164	178	293	342	487	66	329	357	586	685	
	Live Load L/360	•	•	113	122	199	232	370		226	244	398	465	
	Min. End/Int. Bearing (in.)	•	•	1.5/3.5	1.5/3.5	1.6/4.0	1.9/4.7	2.6/6.6	1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.0	1.9/4.7	
16'-6"	Total Load	•	•	100	108	180	211	342		200	217	360	422	
	Live Load L/360	•	•	69	75	123	145	232		139	151	247	290	
	Min. End/Int. Bearing (in.)	•	•	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.2/5.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
18'-6"	Total Load	•	•	70	76	127	149	244		140	152	254	299	
	Live Load L/360	•	•	49	54	88	103	167		99	108	177	207	
	Min. End/Int. Bearing (in.)	•	•	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.8/4.4	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
20'	Total Load	•	•	54	59	100	118	193		109	119	200	236	
	Live Load L/360	•	•	39	42	70	82	133		79	85	141	165	
	Min. End/Int. Bearing (in.)	•	•	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.8	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
24'	Total Load	•	•	•	•	56	66	110		60	65	112	133	
	Live Load L/360	•	•	•	•	41	48	78		46	50	82	96	
	Min. End/Int. Bearing (in.)	•	•	•	•	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
28'	Total Load	•	•	•	•	•	•	67		•	•	67	80	
	Live Load L/360	•	•	•	•	•	•	49		•	•	52	61	
	Min. End/Int. Bearing (in.)	•	•	•	•	•	•	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	

\*Indicates TOTAL LOAD value controls.

SOMERS RESIDENCE DOOR AND WINDOW SCHEDULE

WINDOWS AND EXTERIOR DOORS									
NO.	Type	Manf. No.	R.O. Width	R.O. Height	R.O. From Subfloor	Remarks			
V-A	Venting (at crawlspace).	Andersen 2817	2-8 3/4"	1-7 1/4"					
V-B	Access Door					Site built door			
V-C	Venting (at crawlspace).	Andersen 2817	2-8 3/4"	1-7 1/4"					
A	Double-Hung	(2) WHB 2928	5-8 1/2"	5-5 1/4"	6-11"	Two units mullied			
B	Gliding Patio Door	WGG 7395	6-2"	8-0"	8-0"				
C	Gliding Patio Door	WGG 14495	12-1 3/4"	8-0"	8-0"				
D	Curved Transom	Custom	10-1 3/4"	2-0 1/2" (verify)	10-2"	Custom reverse curve transom. See header detail for rough opening dimensions.			
E	Gliding Patio Door	WGG12095	10-1 3/4"	8-0"	8-0"				
F	Double-Hung	WHB 2922	2-10 3/4"	4-5 1/2"	6-11"				
G	Double-Hung	WHB 2922	2-10 3/4"	4-5 1/2"	6-11"				
H	Double-Hung	WHB 2922	2-10 3/4"	4-5 1/2"	6-11"				
I	Double-Hung	WHB 2922	2-10 3/4"	4-5 1/2"	6-11"				
J	Double-Hung	WHB 2922	2-10 3/4"	4-5 1/2"	6-11"				
K	Caseмент	WCG 1925	2-10 3/4"	4-5 1/2"	6-11"				
L	Caseмент	WCG 1925	2-1"	2-7"	6-11"				
M	Gliding Patio Door	WCG12095	10-1 3/4"	8-0"	8-0"				
N	Double-Hung	(2) WHB 3324 (not mullied)	3-2 3/4"	4-9 1/2"	8-0"				
O/P	Double-Hung with Transom	WHB 3324 Double-Hung with WHBT 3324 Transom	3-2 3/4"	7-3 1/4"	10-5 3/4"	<b>NOTE: units not mullied.</b> Transom mullied to unit. Verify R.O. from subfloor so that head of unit "P" aligns with head of unit "N"			
O/R	Double-Hung with Transom	WHB 3324 Double-Hung with WHBT 3324 Transom	3-2 3/4"	7-3 1/4"	10-5 3/4"	Transom mullied to unit. Verify R.O. from subfloor so that head of unit "P" aligns with head of unit "N"			
S	Caseмент	(2) WCG 2749 Custom Height	5-3 3/4"	7-3 1/4"	10-5 3/4"	Transom mullied to unit. Verify R.O. from subfloor so that head of unit "P" aligns with head of unit "N"			
T	Caseмент	(2) WCG 2749 Custom Height	5-3 3/4"	4-0 1/4"	6-11"	Custom R.O. height to align sill with countertop. Two units mullied.			
U	Entry Door	Simpson Exterior Wood Door F-6044	4-0 1/4"	6-11"	6-11"	Custom R.O. height to align sill with countertop. Two units mullied.			
V	Caseмент	WCG 1925	2-8 1/2"	6-11"	6-11"	1 3/4" Thick Fir door with insulated glass. Natural finish.			
W	Caseмент	WCG 1925	2-1"	2-7"	6-11"				
X	Double-Hung	WHB 4128	3-10 3/4"	4-7 1/2"	6-11"				
Y	French Door	WFG 3680	3-2 1/2"	6-11"	6-11"				
AA	Double-Hung	(3) WHB 2922	8'-6"	4-5 1/2"	5-7 1/4"	Three units mullied			
BB	Double-Hung	(2) WHB 2516	5-0 1/4"	3-5 1/2"	5-7 1/4"	Two units mullied			
BB	Double-Hung	(2) WHB 2928 with (2) WHBT 2928 Transom	5-8 1/2"	8-3"	9-6"	Two units (with transoms) mullied.			
DD	Custom Transom	Custom triangular transom	12-2 1/4" (verify)	6-1 1/4" (verify)	17-2 1/2" from first floor sub. (verify)	Direct glaze			
EE	Caseмент	WCG 1925	2-1"	2-7"	6-7"				
FF	Double-Hung	WHB 3322	3-2 3/4"	4-5 1/2"	5-7 1/4"				
GG	Double-Hung	(3) WHB 3322 (not mullied)	3-2 3/4"	4-5 1/2"	5-7 1/4"	<b>NOTE: units not mullied.</b>			
HH	Double-Hung	(2) WHB 3332	6-4 1/4"	6-1 1/2"	7-2 1/2"	Two units mullied			
II	Double-Hung (interior)	WHB 3322 (wood window)	3-2 3/4"	4-5 1/2"	5-7 1/4"	Interior unit. Wood with typ. Casing. Primed.			
NOTES:									
1. All Windows Bonneville clad except "I". Optional clad color green A-26. Double-Hung units to be bronze series.									
2. Primed interior.									
3. Insulated, Low E glass, 7/8" SDL.									
4. Provide half screens at all double hung units. Full screens at casements.									

Project Architects: Will Winkelman & Eric Sokol, Whiten Architects  
Ph. 207.774.0111  
Fax 207.774.1668  
eric@whitenarchitects.com  
will@whitenarchitects.com

Scope: For budget purposes - exterior envelope including exterior door and windows, roofing, cladding; interiors including frame partitions, floor framing (with sub-flooring), masonry, and site work within 10' of structure. Also interior trim, carpentry & millwork, flooring, wall and ceiling finishes, plumbing, mechanical and electrical.  
Finish grading, materials, driveway finish, walks, landscape planting, and stone walls to be a separate estimate.

Note: All subs should be familiar with the existing site conditions before quoting budget prices.

### 1. General Requirements:

- A) Required Shop Drawings: steel fabrications, all custom windows, custom moldings, architectural millwork.
- B) Similar or equivalent materials shall be submitted to architect and owner for review and approval prior to ordering or use in construction.
- C) General Contractor shall furnish and pay for a job site phone and fax for the duration of the project.
- D) General Contractor to maintain and plow driveway as required through duration of work.

### 2. Site Work:

- A) Clearing and grubbing of building site.
- B) Excavation (does not include blasting) for footings/foundation.
- C) Excavation and trenching for perimeter drainage system and its out-fall, or sump.
- D) Foundation perimeter drainage system (includes separate 4" interior drainage system.)
- E) Excavation, (does not include blasting), and trenching for water, sewer and electrical/telephone/communications service.
- F) Back filling of foundation walls to be with existing excavated fill. Extra fill to be provided as required (\$35/yard per Lionel Plante Associates quote.)
- G) Trenching shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.
- H) Rough grading, see Site Plan for scope of work.
- I) Erosion control: silt fencing, hay bales & vegetative buffers. Refer to Maine Erosion Control and Sediment Control Handbook for construction: Best Management Practices, Section 14 - Sediment Barriers. Also Zoning and Building Code Ordinance of the City of Portland, Maine.
- J) Loam and seed areas disturbed by building and site work as required.

### 3. Concrete:

- A) 2800 PSI @ 28 days: concrete footings, pads, foundation walls, & slab on grade.
- B) Concrete foundation walls: reinforce w/bars as noted on drawings.
- C) Footings: reinforce w/ bars as noted on drawings.
- D) 10" x 5/8" dia. anchor bolts at 4'-0" o.c., or as otherwise shown on drawings.
- E) General Contractor to coordinate with plumber and electrician for proper location of bond-outs.



#### 4. Masonry:

- A) Mason to review and verify code compliance and optimal performance standards of fireplace and chimney as specified. Masonry fireplaces, chimneys and solid fuel-burning appliances shall conform to current NFPA 211.
- B) Concrete masonry unit foundation under fireplaces and chimney as required.
- C) Cast-in-place steel reinforced concrete hearth.
- D) Fire brick lined firebox, design per drawings.
- E) Masonry fireplace will be as drawn and detailed.
- F) 1 3/4" thick Bluestone chimney cap.
- G) Flashing at chimney: per drawings and details. 16 oz. lead coated copper thru-flashing to flue liners (full pan), lead coated copper step flashing.

#### 5. Metals:

- A) Structural steel: Beams and columns shall be ASTM A36 strength, size to be shown on plan. Provide all necessary attachment plates and connecting hardware as required or as noted on structural drawings and in structural notes.

#### 6. Wood:

- A) Rough Framing:
  - 1) Wood frame construction shall be in accordance with the City of Portland adopted B.O.C.A. code and/or local code officer requirements.
  - 2) Structural framing shall be #2 grade spruce or equal strength wood, kiln dried in nominal dimensions shown.
  - 3) Pressure treated southern yellow pine shall be used in all conditions where wood is within 6" of the ground, in direct contact with concrete, for building sills and as shown on the drawings.
  - 4) Laminated veneer lumber (LVL) shall be Micro Lam by Trus Joist Mac Millan, Versa-Lam by Boise Cascade or approved equal in lengths and sizes as shown on drawings. At locations where more than one member is used side by side, 1/2" through-bolt at minimum intervals of 2'-0" o.c.
  - 5) Manufactured joists shall be TJI by Trus Joist Mac Millan, BCI by Boise Cascade or approved equivalent. Lengths and sizes as shown on drawings.
  - 6) Sheathing:
    - a) Floors: 3/4" Huber Advantech structural panels.
    - b) Walls: 1/2" OSB.
    - c) Roof: 5/8" CDX plywood (if 24" o.c. framing.) 1/2" CDX plywood (if 16" o.c. framing.), or Huber Advantech structural panels.
    - d) Note: Any other products require submittals for review by architect.
- B) Fasteners: joist hangers, connectors, and tie-downs by Simpson or equivalent.
- C) Siding & Exterior carpentry:
  - 1) Wall shingles: Frazier, pre-finished with bleaching oil, non-rebutted or resquared, clear Eastern White Cedar shingles. Stainless steel fasteners. Refer to Section 9 Finishes for more information. Weave shingles at outside corners. Inside corners: 5/4x5/4 white cedar ground.
  - 2) Exterior walls below first floor level (east side: see drawings) to be 1x8 vertical boarding, shiplap #2 pine with smooth face.
  - 3) Window and door trim for solid stain finish shall be back-primed 5/4 x 4", #2 or better pine.
  - 4) Soffits and ceilings of covered porches to be Eastern White Pine 1x6 tongue and groove.
  - 5) Decks to be STK cedar with clear Western Red Cedar 2x4 handrails with 2x2 balusters (where applicable.)
  - 6) All exterior fasteners to be stainless steel.
- D) Interior Trim & Carpentry
  - a) Poplar (or suitable paint grade equivalent) casing and trim for door and windows: 5/4x5" head casing, 1x4 jamb w/ 3/8" bead to interior, 5/4 sill 1x3 apron.
  - b) Poplar (or suitable paint grade equivalent) 1x6 base w/ 5/8" scotia.

**7. Thermal & moisture protection:**

- E) Kitchen and Bathroom cabinets
  - 1) Kitchen: allow \$8000 for cabinetwork, counter tops and installation.
  - 2) Master bathroom: allow \$ 2000 for vanity, top and installation.
- F) Wood flooring, walls and ceilings
  - 1) Floors: 1x3 red birch.
  - 2) Walls: 1/2" drywall.
  - 3) Ceilings: 1/2" drywall.

- A) General: all doors, windows, siding, and trim to be installed mindful of proper flashings and splines. Housewrap functions as a secondary water barrier and is to be installed with seams properly lapped for proper drainage, and all tears taped. Felt splines are to be installed behind all trim/siding intersections and lapped below for proper drainage out through siding or other flashings. At sill lap felt spline over sill rough opening, install window, lap bottom of strip out into siding, typ. head cap flash.
  - B) Damp proofing - 2 coats bituminous damp proofing on concrete foundation walls below grade.
  - C) Exterior air infiltration barrier: 15 lb. lapped black felt.
  - D) Vapor barrier: 6 mil. clear poly vapor barrier, lapped and taped.
  - E) Electrical/mechanical, by others to precede insulation.
  - F) Insulation values:
    - 1) Exterior frame walls: fiberglass batt insulation (R-19).
    - 2) First floors (over crawlspace): fiberglass batt insulation (R-19).
    - 3) Roof: fiberglass batt insulation (R-38).
    - 4) Acoustic insulation: 3 1/2" fiberglass batt insulation. Provide in walls surrounding all baths and between adjoining bedrooms.
  - G) Shingle Roof: (refer to drawings for pitches.)
    - 1) All roofs 3-tab asphalt shingles. IKO "Artisocrat" 25 year.
    - 2) Lapped 15lb felt underlayment.
    - 3) Ice and water shield self-seal membrane (36" w.) along all eaves, up valleys, crickets, and all roof pitches less than 4:12.
  - H) Ventilation:
    - 1) Slot for screened eave vents.
    - 2) Prop-a-vent as required.
    - 3) Roll-a-vent at all ridges.
    - 4) Drill rafters at hips and valleys for through venting.
  - I) Provide new hot-dipped galvanized half round gutters (allow 60 l.f.) and round galvanized downspouts. Locations per drawings.
    - J) Masonry flashing shall be 16 oz. lead coated copper.
    - K) Sealants: 25 yr. Sillconized acrylic or better sealants for interior and exterior joints.
- 8. **Doors and windows:** (refer to door and window schedule)
  - A) Exterior door hardware: Key all exterior doors alike. See door schedule for more info.
    - B) Bonneville Doors and Windows: Clad, insulated glazing, 7/8" SDL. Wood half screens at all double hung units. Full aluminum screens at casements & awnings. Swinging screen doors at French doors. Sliding screens at Gliding Patio doors. Primed interior. Provide jamb extensions as required.
    - 1) Bonneville Bronze Series Double Hung: sizes, patterns as shown on window schedule and drawings.
    - 2) Bonneville Casement: sizes, patterns as shown on drawings and window schedule.
    - 3) Bonneville French Doors: sizes, patterns as shown on drawings and window schedule.
    - 4) Bonneville Gliding Patio Doors: sizes, patterns as shown on drawings and window schedule.
  - C) Interior Doors: Brocco Four panel pine door, available through Brockway-Smith Co., Portland, ME 800.442.6734. Sizes per door schedule.
  - D) Interior door hardware: Allow \$30 per door. Passage or privacy per door schedule.

**9. Finishes:**

- A) Tile & Stone: provide bullnose cap, round outside corners, round inside corners, etc., as required for all tiles.
- B) Bathroom floors/Laundry/Pantry: allow \$6/square foot.
- C) Vanity top: 3cm thick with aris edge. Stone to be determined. Allow \$100/square foot.
- D) Wood floor and walls: see Section 6 for details
- E) Interior painting: three coat finish, paint products by Benjamin Moore
- 1) Painted wood and trim: 1 coat Alkyd Enamel Underbody primer, 2 coats Satin Impero.
- 2) Walls: 1 coat primer, two coats finish. Benjamin Moore, color to be selected by owner.
- F) Exterior painting and finishing (trim only): All paint by Benjamin Moore.
- 1) Wall Shingles: Frazier, pre-finished with bleaching oil.
- 2) Trim: Benjamin Moore, color to be selected. 1 coat of oil based primer, 2 coats Moore Glo enamel. Back prime all trim boards. Paint over knots with stain hiding primer.
- 3) Doors (if painted): 1 coat of oil base primer, 2 coats of finish oil base paint, Moore Glo enamel (exterior side only), color to be selected. If stained: stain and seal door with alkyd resin based stain/sealer. Finish with 3 coats min. water-borne finish (per door specifications). Stain interior sides of all doors.
- 4) Wood decking, porches: STK cedar, unfinished.

**10. Specialties:**

- A) Bath and Closet Accessories.
  - 1) Owner to supply all mirrors, towel bars and bath accessories, General Contractor to provide blocking and installation.
  - 2) Closets: shelf and rod.

**11. Equipment:** All appliances to be supplied by owner, installed by contractor.

**12. Furnishing:**

**13. Special Construction:**

**14. Conveying Systems:**

**15. Mechanical:**

- A) Plumbing (see floor plans for plumbing layout)
  - 1) All plumbing shall meet the requirements of the Maine State Plumbing Code.
  - 2) Include gas piping where required.
  - 3) When possible locate and pitch supply and drain lines to provide seasonal drainback.
  - 4) Provide fiberglass acoustical insulation on all interior living space waste lines 2" and greater.
  - 5) Hot water supply: Superstor tank, separate boiler zone.
  - 6) Provide three exterior frost-free hose bibs.
  - 7) Faucets, fills and drains: see plumbing schedule (verify with client)
  - 8) General Contractor to coordinate rough framing and fixture alignment.
  - 9) Venting in PVC. Locate stacks on north side of roof slopes.
  - 10) All principle waste lines in PVC piping. Piping shall be greater than 2" dia.
  - 11) Provide venting for all bathroom exhaust fans.
  - 12) Plumbing fixtures: allow \$2865 for all fixtures
- B) Heating
  - 1) Provide oil fired (provide two tanks), hot water heating system, H. B. Smith boiler or equivalent w/ engineered heat loss calculations and system layout.
  - 2) Superstor tank with separate zone for domestic hot water supply. Three zones, to be hydronic hot water (fin tube). Zones as follows:
    - a) Kitchen/Dining Room/Entry/Living Room
    - b) Den/Guest
    - c) Master Bedroom/Bath/ Bedroom #2

**16. Electrical:**

- A) Provide 200 amp buried service, 40 breaker panel; all electrical to comply with National Electrical Code.
- B) Provide buried telephone and allow (2) 2" conduits for future computer/communications lines.
- C) Fixtures: owner to supply interior and exterior electrical fixtures including exhaust fans. There will be a detailed lighting design for the entire house.
- D) Provide networked cat. 5 wiring with common hub to Kitchen, Living Room, Master Bedroom, Bedroom #2, Guest Bedroom.
- E) Provide cable TV wiring with common hub and splitter.
- F) Provide networked telephone wiring to Kitchen, Living Room, Master Bedroom, Bedroom #2, Guest Bedroom.

End of specifications.

Date: 20 April 2004

**GENERAL NOTES:**

See notes in general conditions in the outline specification.  
 Refer to outline specification for fixtures, allowances, finishes.

**FIRST FLOOR:**

**ENTRY/MUDROOM:**

FLOOR - tile. See outline specification for allowance.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 TRIM - painted baseboard and casing. See outline specification.  
 CLOSET - large closet to have shelf and rod. Small closet to have adjustable shelves.

**LAUNDRY/HALF BATH:**

FLOOR - tile. See outline specification for allowance.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 TRIM - painted baseboard and casing. See outline specification.

**PANTRY:**

CABINETS - red birch cabinets (open shelves). Full overlay doors. Shaker style (flat panel).  
 COUNTERTOPS - stone TBD. See outline specification for allowance.  
 FLOOR - tile. See outline specification.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 TRIM - painted baseboard and casing. See outline specification.

**KITCHEN:**

CABINETS - red birch cabinets. Full overlay doors.  
 COUNTERTOPS - stone TBD. See outline specification for allowance.  
 FLOOR - 1x3 red birch, oil base urethane finish.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 TRIM - painted baseboard and casing. See outline specification.

**DINING AREA:**

FLOOR - 1x3 red birch, oil base urethane finish.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 FIREPLACE - double face fireplace with uncoursed fieldstone veneer. Bluestone mantel and hearth.  
 STAIR - 5/4 red birch treads, red birch handrail, painted risers, stringers and balusters.  
 TRIM - painted baseboard and casing. See outline specification.

**LIVING ROOM:**

FLOOR - 1x3 red birch, oil base urethane finish.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 FIREPLACE - double face fireplace with uncoursed fieldstone veneer. Bluestone mantel and hearth.  
 TRIM - painted baseboard and casing. See outline specification.

**GUEST BATH:**

FLOOR - tile. See outline specification for allowance.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 TRIM - painted baseboard and casing. See outline specification.

**SCREENED PORCH:**  
 FLOOR - STK red cedar 5/4x6 decking over P, T framing.  
 WALLS - screened panels and door to porch. Provide 3'-0" ht. guard rail as req'd. By code.  
 CEILING - Beadboard: follows curve of roof. See outline specification.

**COVERED PORCHES:**  
 FLOOR - STK red cedar 5/4x6 decking over P, T framing.  
 WALLS - (open)  
 CEILING - Beadboard. See outline specification.

**SECOND FLOOR:**

**HALLWAY:**

FLOOR - 1x3 red birch, oil base urethane finish.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall. Sloped with flat tray at 8'-0" height.  
 TRIM - painted baseboard and casing. See outline specification.  
 CLOSET - adjustable shelves.

**MASTER BEDROOM:**

FLOOR - 1x3 red birch, oil base urethane finish.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall. Sloped with flat tray at 8'-0" height.  
 TRIM - painted baseboard and casing. See outline specification.  
 CLOSET - shelf and rod.

**MASTER BATHROOM:**

CABINETS - painted vanity.  
 COUNTERTOPS - stone TRD. See outline specification for allowance.  
 FLOOR - tile. See outline specification for allowance.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall.  
 TRIM - painted baseboard and casing. See outline specification.

**BEDROOM #2:**

FLOOR - 1x3 red birch, oil base urethane finish.  
 WALLS - 1/2" drywall.  
 CEILING - 1/2" drywall. Sloped with flat tray at 8'-0" height.  
 TRIM - painted baseboard and casing. See outline specification.  
 CLOSET - shelf and rod.