

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

Permit Number: 061082

MEZOIAN GREGORY G / Maine State Builders

This is to certify that

New Garage in old footprint new en

has permission to

28 LAWN AVE

AT

122 G010001

PERMIT ISSUED

JUN - 6 2007

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

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

Notification of inspection must be given and when permission proceeds before this building or part thereof is started or service closed-in 24 HOUR NOTICE 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

5/25/07 *Cheryl A. [Signature]*  
 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

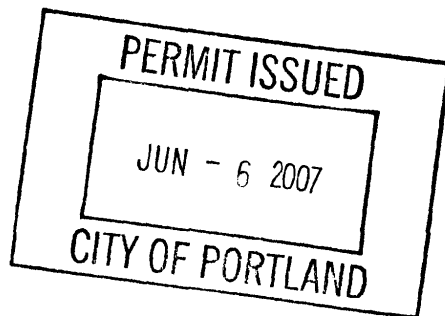
Permit No: 06-1082	Issue Date: 05/24/2007	CBL: 122 G010001
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Location of Construction: 28 LAWN AVE	Owner Name: MEZOIAN GREGORY G	Owner Address: 28 LAWN AVE	Phone:
Business Name:	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-1

Past Use: Single Family Home	Proposed Use: Single Family Home Build new Garage in same footprint and new entry	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 5
Proposed Project Description: New Garage in old footprint and new entry		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003 Signature: <i>[Signature]</i> 5/25/07	
		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: 07/24/2006	<b>Zoning Approval</b>		
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- 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..



<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/24/07</i> <i>[Signature]</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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 Application**

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

Permit No: 06-1082	Issue Date:	CBL: 122 G010001
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Location of Construction: 28 LAWN AVE	Owner Name: MEZOIAN GREGORY G	Owner Address: 28 LAWN AVE	Phone:
Business Name:	Contractor Name: East Coast Developement LLC	Contractor Address: P.O. Box 3561 Portland	Phone: 2074157586
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home- Convert barn to garage, addition for additional living space, and sunroom	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 5
Proposed Project Description: Convert barn to garage, addition for additional living space, and sunroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B JRL-2003	
		Signature: [Signature]		Signature: [Signature]
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: 07/24/2006
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**Zoning Approval**

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <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> <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>H-433 basin used on 6" overhang</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>ok with conditions Date: [Signature] 1/12/07</p>	<p>Zoning Appeal</p> <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date: _____</p>	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Date: [Signature]</p>
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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> 06-1082	<b>Date Applied For:</b> 07/24/2006	<b>CBL:</b> 122 G010001
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<b>Location of Construction:</b> 28 LAWN AVE	<b>Owner Name:</b> MEZOIAN GREGORY G	<b>Owner Address:</b> 28 LAWN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Maine State Builders	<b>Contractor Address:</b> 245 Warren Ave Portland	<b>Phone</b> (207) 773-5504
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home Build new Garage in same footprint and new entry	<b>Proposed Project Description:</b> New Garage in old footprint and new entry
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/12/2007**Note:** see comments**Ok to Issue:** 

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) It is understood that the carriage house will be used for a garage with storage above only. There will be no living or habitable space in this structure.
- 5) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. NOTE: it is understood that the carriage house was demoed last week without the proper notification or permits, as revealed by Fred Panico. He must contact the code enforcement officer immediately. The clock has started ticking.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 05/24/2007**Note:****Ok to Issue:** 

- 1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 2) 2nd Story of garage for storage only not to be used as habital space
- 3) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards.
- 4) The attic scuttle opening must be 22" x 30".
- 5) Fastener schedule per the IRC 2003
- 6) 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:**

7/26/2006-mes: called Fred Panico about the application - they are now thinking of tearing down the garage &amp; rebuilding it. I asked him what action he expects us to take on his permit application - he will discuss with owner

7/31/2006-mes: Fred P. said to put on hold

<b>Location of Construction:</b> 28 LAWN AVE	<b>Owner Name:</b> MEZOIAN GREGORY G	<b>Owner Address:</b> 28 LAWN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Maine State Builders	<b>Contractor Address:</b> 245 Warren Ave Portland	<b>Phone</b> (207) 773-5504
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

12/18/2006-mes: met with Fred P. - I will now wait for further setback info and plans to show actual setback for the new connector addition. Also discussed the use for the area above the first floor of the garage. They will now only use it for storage- may come in for a different future use for livable area - would require an appeal because of the nonconforming setbacks

12/28/2006-mes: dropped off new plans showing a slight 6" setback encroachment. - ok under 14-433

1/12/2007-mes: I spoke with Fred Panico to verify what was being issued with the permit. The carriage house/garage is to be torn down and rebuilt in the same footprint and same use and same height. At this point Fred told me that they tore down the building last week without a permit or inspections. I told him to contact inspections right away. The clock started ticking for the ability to rebuild in the same footprint, etc.

I also confirmed that the carriage house will be used for a garage with storage above only - no living or habitable space.

1/19/2007-csh: Called Fred Panico about new plans needed waiting for reply

1/22/2007-dmartin: Homeowner called to say that Fred Panico is NO LONGER involved w/ this project. He will call us with the info for new contractor. Referred him to Chris Hansen.

1/24/2007-csh: Spoke w/ Greg about contractor change and necessary changes to meet code regarding roof pitch . change from 12/12/ to 6/12 as existing structure also demo w/out permit Charges CSH 1/23/07

2/12/2007-csh: Spoke w/ Bob Me. St. Bldrs will come in to adress issue w/ CSH 02/12/2007



to Chris



# WHIPPLE-CALLENDER ARCHITECTS

## TRANSMITTAL

**DATE:** May 23, 2007

**TO:** City of Portland Inspections  
City Hall  
389 Congress St.  
Portland, ME. 04010

**RE:** Mazoian Residence  
28 Lawn St.

### WE ARE SENDING YOU THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> PRINTS	SHOP DRAWINGS	AS REQUESTED
LETTER	SAMPLE	FOR YOUR RECORDS
SPECIFICATIONS	ON LOAN	FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS USE	CONTRACT

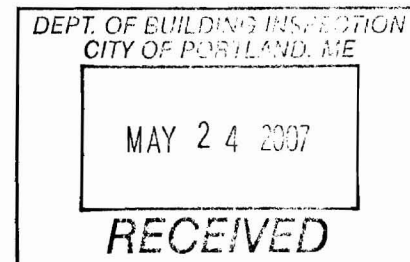
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1 ea.	5/23/07	SK-1,SK- 2, truss cut, A1.1, A1.2, A1.3,A2.1, A3.1, A3.2

### REMARKS/MESSAGE:

I've added much more info regarding the structure of the building, please call me directly and I can answer any questions.

Thanks-

  
Joe Delaney



Address  
detail  
for C.S.H.  
O.K.  
5/24

**COPIES TO:** *AK*

**FROM:** *Joe Delaney*



# Staff Review Checklist

122-G-010  
 28 hour  
 Greg Mazoian owner  
 Me State Bldg - Contractor  
 749-1549  
 Bob Paupert

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>Structural</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	4' x 8"	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	Not req. in garage. Need to include - drainage in Basement area Under	1 ✓
Ventilation/ Access (Section R408.1 & R408.3) Crawls Space ONLY	✓	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	✓	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	22x24 footing 3/2x10 - ✓	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	Floor trusses	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	10" floor trusses	Need 2 100* ✓
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A ✓	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	2x12 collar ties ✓	



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Match existing	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Need more details	
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space? (Above or beside) Fire Separation (Section R309.2)	2nd floor 1 hr wall + ceiling 16" eng trusses ✓	
Opening Protection (Section R309.1)	✓	
Emergency Escape and Rescue Openings (Section R310)	✓	
Roof Covering (Chapter 9)	Asph/Flt.	
Safety Glazing (Section R308)	Temp as noted on plan.	
Attic Access (Section R807)	22 X 30	
Chimney Clearances/Fire Blocking (Chap. 10)	2"	
Header Schedule (Section 502.5(1) & (2))	3/2x8	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-38 R-19	
Type of Heating System		

<p><b>Means of Egress</b> (Sec R311 &amp; R312)</p> <p>Basement</p> <p>Number of Stairways 1</p> <p>Interior 1</p> <p>Exterior 1</p> <p>Treads and Risers (Section R311.5.3) 7 3/4 1</p> <p>Width (Section R311.5.1) 40" 36"</p> <p>Headroom (Section R311.5.2) 6-8</p> <p>Guardrails and Handrails (Section R312 &amp; R311.5.6 – R311.5.6.3)</p>		
<p>Smoke Detectors (Section R313) ✓</p> <p>Location and Type/Interconnected</p>	<p>Bedroom ✓</p>	
<p>Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)</p>		
<p>Deck Construction (Section R502.2.1)</p>	<p>✓</p>	



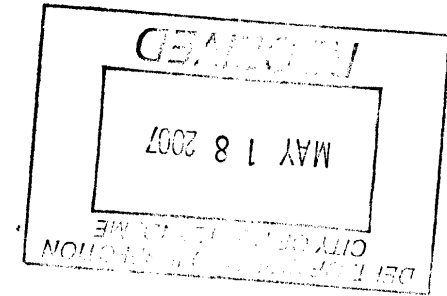
## MAINE STATE BUILDERS, INC.

245 WARREN AVENUE, PORTLAND, MAINE 04103

Since 1953

March 15, 2007

Dennis Noel  
Greg Mezoian  
28 Lawn Avenue  
Portland, ME 04102



Dear Dennis and Greg:

**Subject:** DESIGN AND CONSTRUCTION AGREEMENT

At your request, we are proposing to provide services for the design and construction of a garage addition, connector addition, rooftop dormer, and other renovations to your home at 28 Lawn Avenue in Portland. The design work we are proposing will be performed by Whipple-Callender Architects of Portland, and the construction work will be performed by Maine State Builders, Inc.

Prior to today, we have provided pricing to you for three different scopes of work, as described below. All of our proposals are based upon the condition of the structure and site on January 31, and all of the proposals are essentially for a complete exterior shell, with limited interior finish.

(A) We have proposed to construct a two-story garage and one-story connector building based upon the six pages of drawings you furnished to us at our first meeting on January 31. Our price for that scope of work is around \$90,000, subject to the description and notes in our February 27 letter. This price is a firm quote for the work, which does not include any design work.

(B) We have proposed to construct a two-story garage and two-story connector building based upon the information described in (A) above, plus a one-page 11x17 floor plan that you furnished to us depicting a second floor at the connector building. We made assumptions about what other changes would be necessary to accommodate this floor plan and estimated the total price for the work to be around \$111,000, subject to the description and notes in our March 6 letter. This quote is somewhat less firm than quote (A) above, but we are confident that it is within five percent of the actual cost. We expect that there will be some additional design work necessary to implement this plan.

(C) We have proposed to construct a two-story garage and two-story connector building as described in (B) above, plus perform the work associated with the rooftop dormer and sidewall bump-out addition. Our price for this scope is \$175,000, also subject to the description and notes in our March 6 letter, but as there are no solid drawings for this scope, this price is intended to be a preliminary budget for the work and will vary as the final design is developed. Significant design work will be required to implement this plan.



The cost of the design work will depend partly upon the scope of work, and partly upon your personal requirements and requests. We can minimize the cost of design by performing only those tasks specifically required for the construction of the building shell, or we can take a more comprehensive approach and include exterior design details, interior design, and other aesthetic considerations.

We propose to provide the design services above on a time-and-materials basis, with such costs to date reported to you each time we meet. We shall focus primarily upon the work necessary to obtain a building permit and construct the work in the field, but will expand this scope at your request. We will provide you with up-to-date design or cost estimates at any time.

Upon completion of the necessary design and issuance of the building permit, we shall finalize our pricing for the work and immediately begin the associated construction work in the field. All work will be performed according to the applicable building codes, and all workmanship shall be warranted for a full year after completion of the project.

In return for the design and construction services above, you agree that Maine State Builders, Inc., shall perform the work on your garage and addition at the exclusion of all others. If you decide not to proceed with the project for any reason, you shall owe Maine State Builders, Inc., only for the design work that has been performed for you to date.

We look forward to working with you on this project.

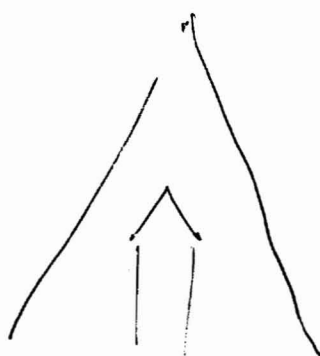
Sincerely,

William S. Skoolicas  
President

The above terms are seen and agreed to by:

Dennis Noel  
Date 3/15/07

Greg Mezoian  
Date 3/15/07

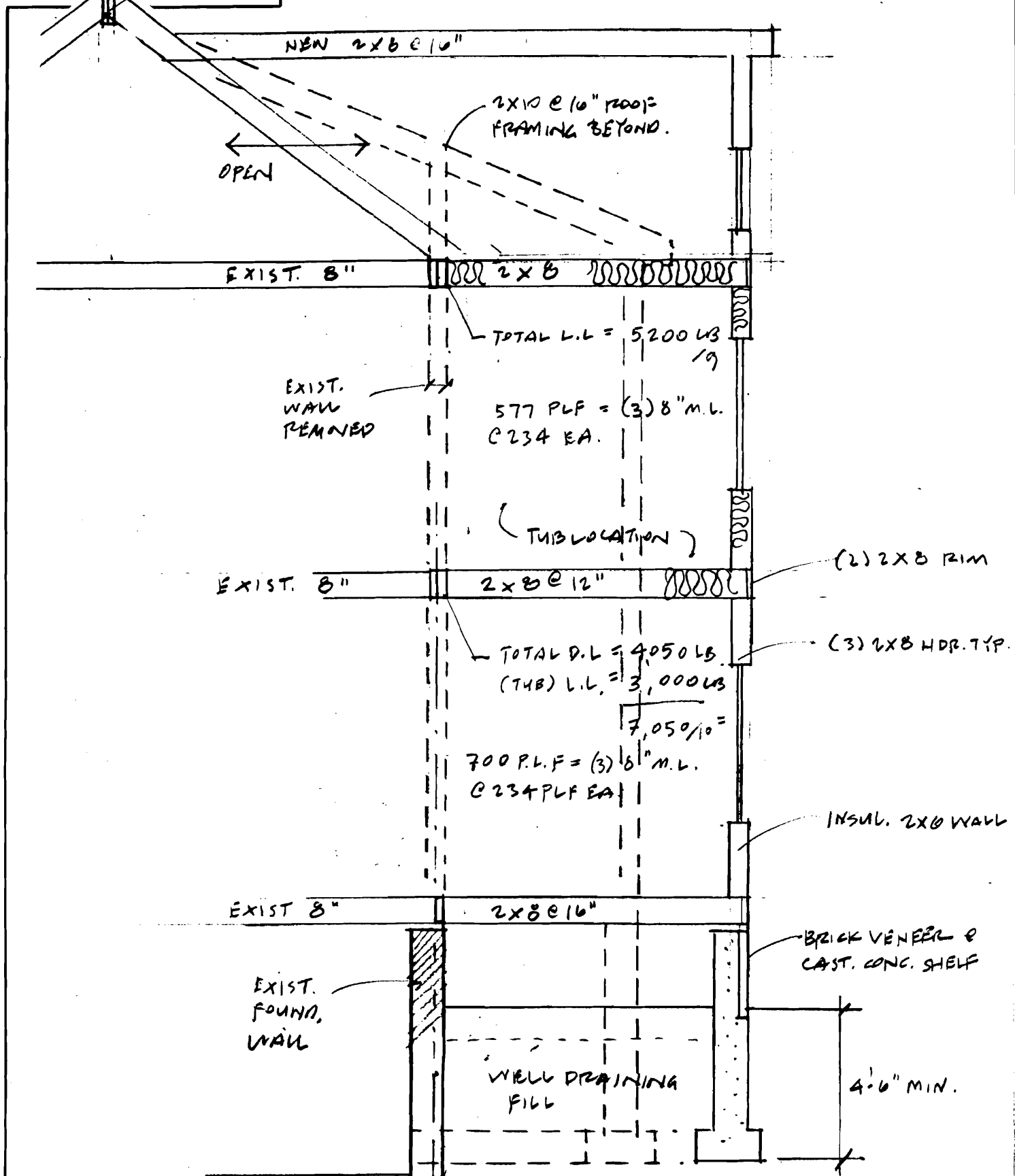


SK: 1

JOB: NOBEL MAZON RES.

DATE: 5/22/07

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



FAX TO:

FAX #

# PAGES:

WHIPPLE-CALLENDER ARCHITECTS

551 CONGRESS STREET PORTLAND MAINE 04101 775-2696





## TJI/35 Joist with Nailed Floor

DEPTH	10'			12'			14'			16'			18'			20'		
SPAN	FEET			FEET			FEET			FEET			FEET			FEET		
6		281			333			386			438			490			541	
7		241			285			331			375			420			464	
8		211			250			290			328			367			406	
9		187			222			257			292			326			361	
10		169			200			232			263			294			325	
11		153			181			210			239			267			295	
12		131	140		166			193			219			245			270	
13		107	130		153			178			202			226			250	
14	119	89	120		128	142		165			187			210			232	
15	99	74	112		108	133		146	154		175			196			216	
16	79	63	105	114	91	125		124	145		160	164		183			203	
17	63	50	99	92	73	117	125	100	136		130	154		162	172		191	
18	51	41	93	75	60	111	102	82	128	133	106	146		133	163		162	
19	41	33	88	61	49	105	84	67	122	110	88	138	138	110	154	168	135	
20	34	27	84	51	40	100	70	56	116	91	73	131	115	92	147	141	112	
21	30	24		44	35	95	61	49	110	80	64	125	101	81	140	124	99	
22	26	21		39	31	88	54	43	105	71	57	119	90	72	133	110	88	
23	23	18		34	27		48	38	97	63	50	114	80	64	127	98	79	
24	20	16	58	30	24	73	42	34	89	56	45	105	71	57	120	88	70	
25	18	14	53	27	22	68	38	30	82	50	40	96	64	51	111	79	63	
26				24	19	63	34	27	76	45	36	89	57	46	102	71	57	
27				22	17		31	24		41	32		52	41		64	51	
28				20	16		28	22		37	29		47	37		58	46	
29				18	14		25	20		33	26		42	34		53	42	
30							23	18	57	30	24	67	39	31	77	48	38	
31							21	16	53	27	22	63	35	28	72	44	35	
32							19	15	50	25	20	59	32	26	67	40	32	

## TJI/35 Joist with Glue-Nailed Floor

DEPTH	10'			12'			14'			16'			18'			20'		
SPAN	FEET			FEET			FEET			FEET			FEET			FEET		
6		281			333			386			438			490			541	
7		241			285			331			375			420			464	
8		211			250			290			328			367			406	
9		187			222			257			292			326			361	
10		169			200			232			263			294			325	
11		153			181			210			239			267			295	
12		140			166			193			219			245			270	
13		115	130		153			178			202			226			250	
14	96	120		136	142			165			187			210			232	
15	107	80	112		115	133		154			175			196			216	
16	85	68	105	122	98	125		132	145		164			183			203	
17	68	54	99	98	79	117	133	107	136		137	154		171	172		191	
18	55	44	93	80	64	111	109	87	128	141	113	146		140	163		171	
19	45	36	88	66	52	105	90	72	122	116	93	138	146	116	154	142	171	
20	37	30	84	54	43	100	74	59	116	97	77	131	122	97	147	149	119	
21	32	26		48	38	95	65	52	110	85	68	125	107	86	140	132	105	
22	28	23		42	33	88	58	46	105	76	60	119	95	76	133	117	93	
23	25	20		37	30		51	41	97	67	54	114	85	68	127	104	83	
24	22	18	58	33	26	73	46	36	89	60	48	105	76	61	120	93	75	
25	20	16	53	29	23	68	41	32	82	54	43	96	68	54	111	84	67	
26				26	21	63	36	29	76	48	38	89	61	49	102	76	60	
27				24	19		33	26		43	35		55	44		68	55	
28				21	17		30	24		39	31		50	40		62	49	
29				19	15		27	21		36	28		45	36		56	45	
30							24	19	57	32	26	67	41	33	77	51	41	
31							22	18	53	29	23	63	38	30	72	47	37	
32							20	16	50	27	21	59	34	27	67	43	34	

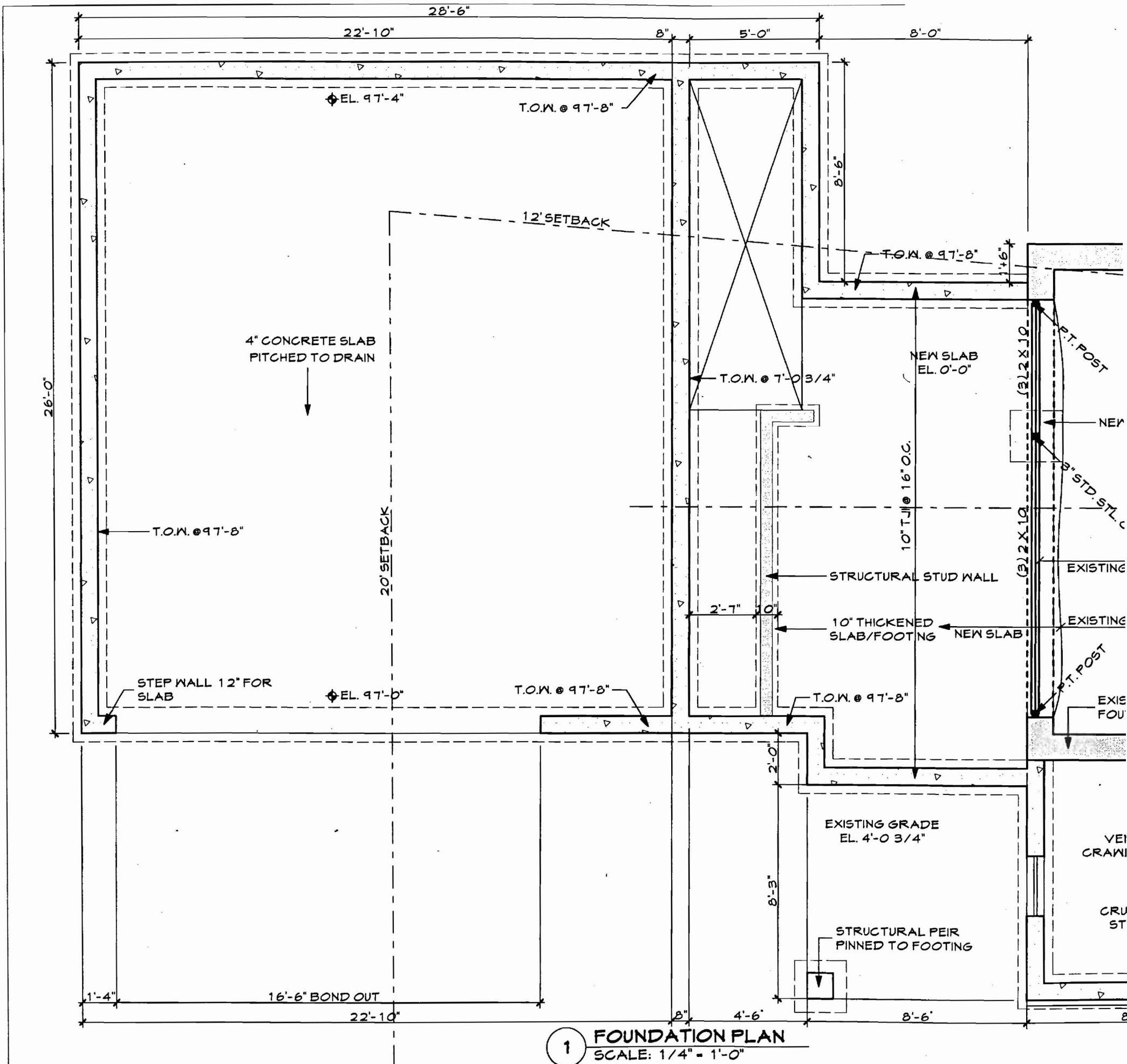
FLOOR &  
UPPER  
GARAGE

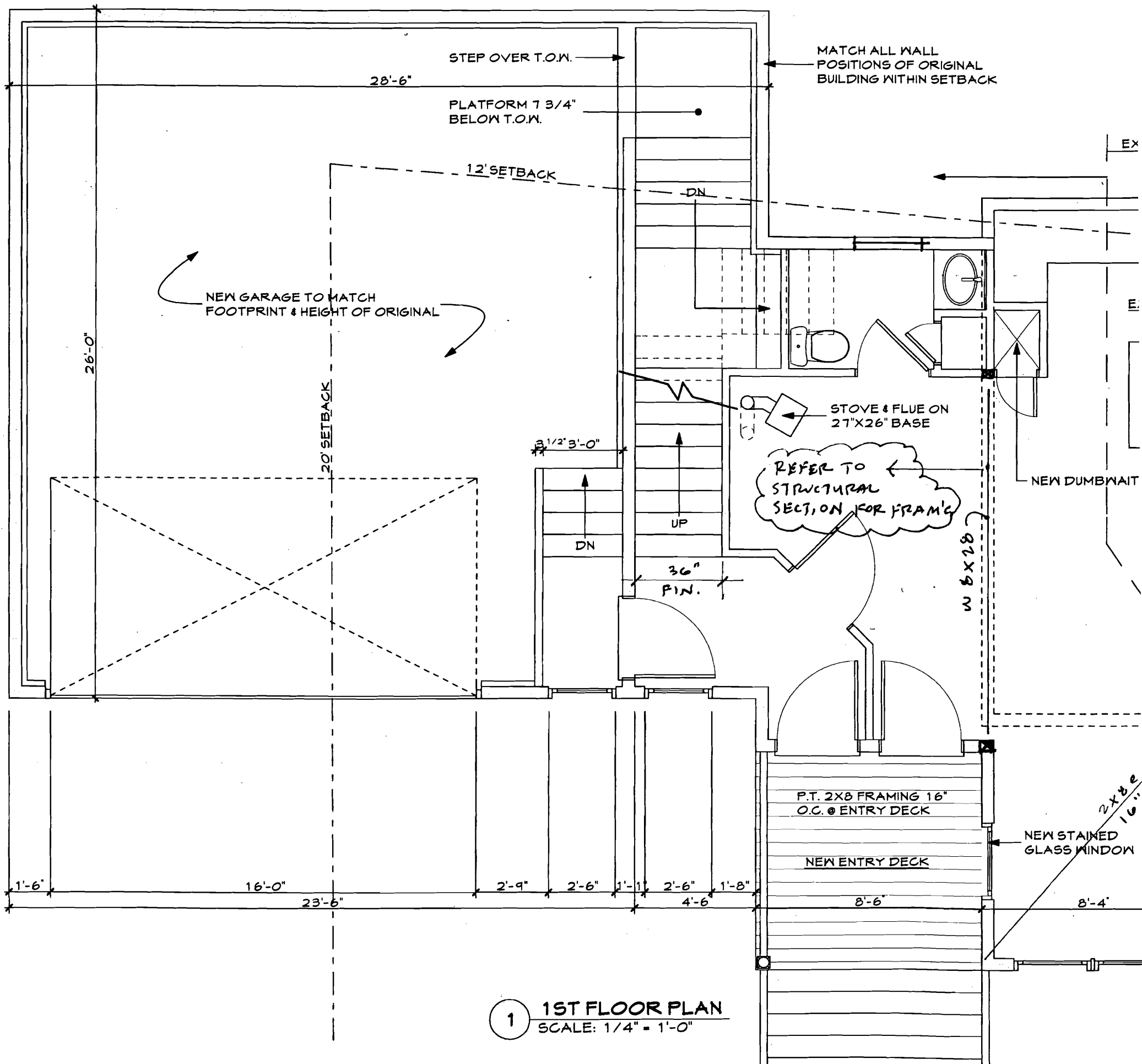
Notes:

1. TJI joists are not cambered.

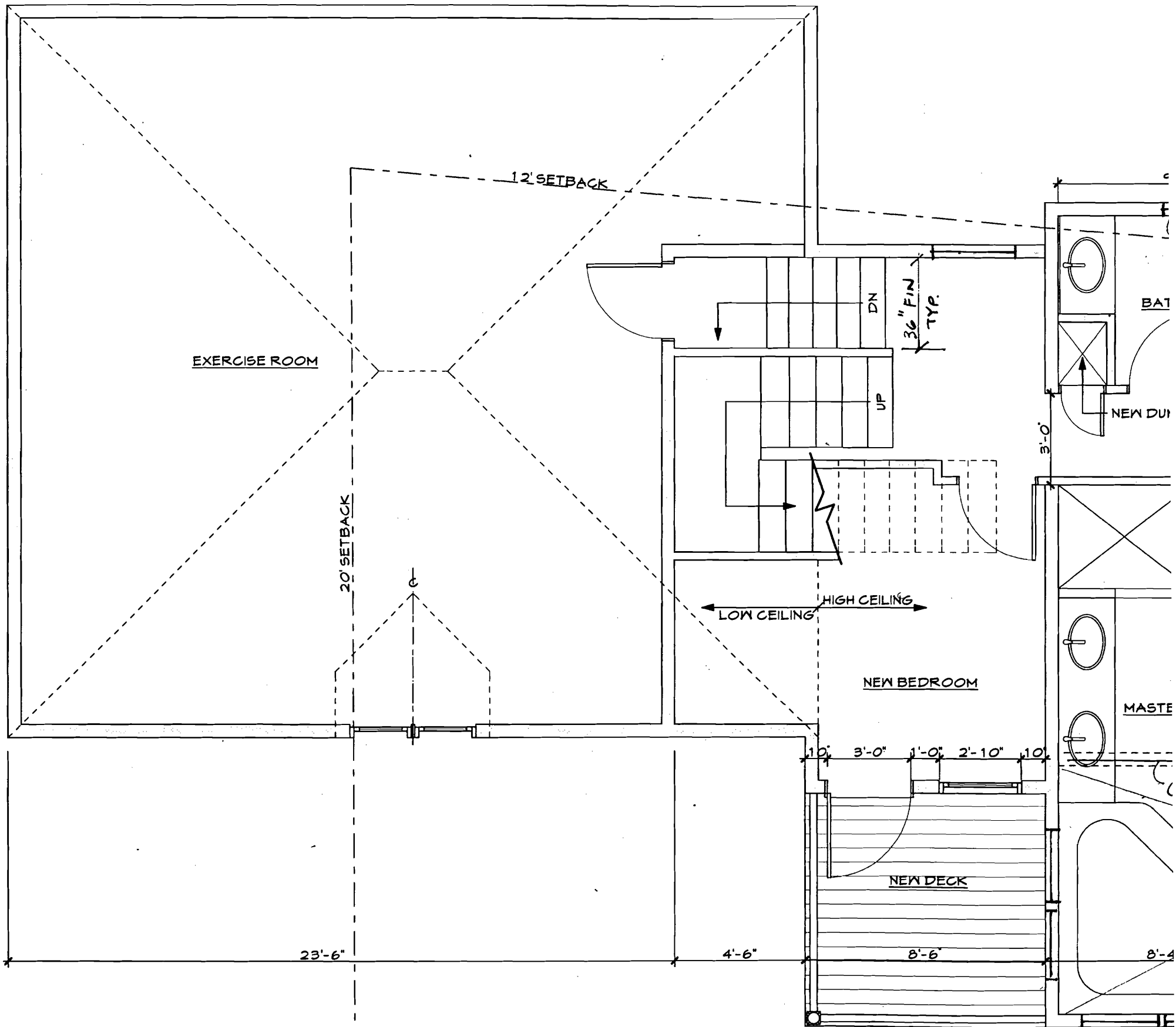
2. Values in gray shaded area may be increased 4% for repetitive member usage if the criteria on page 9.2 is met.



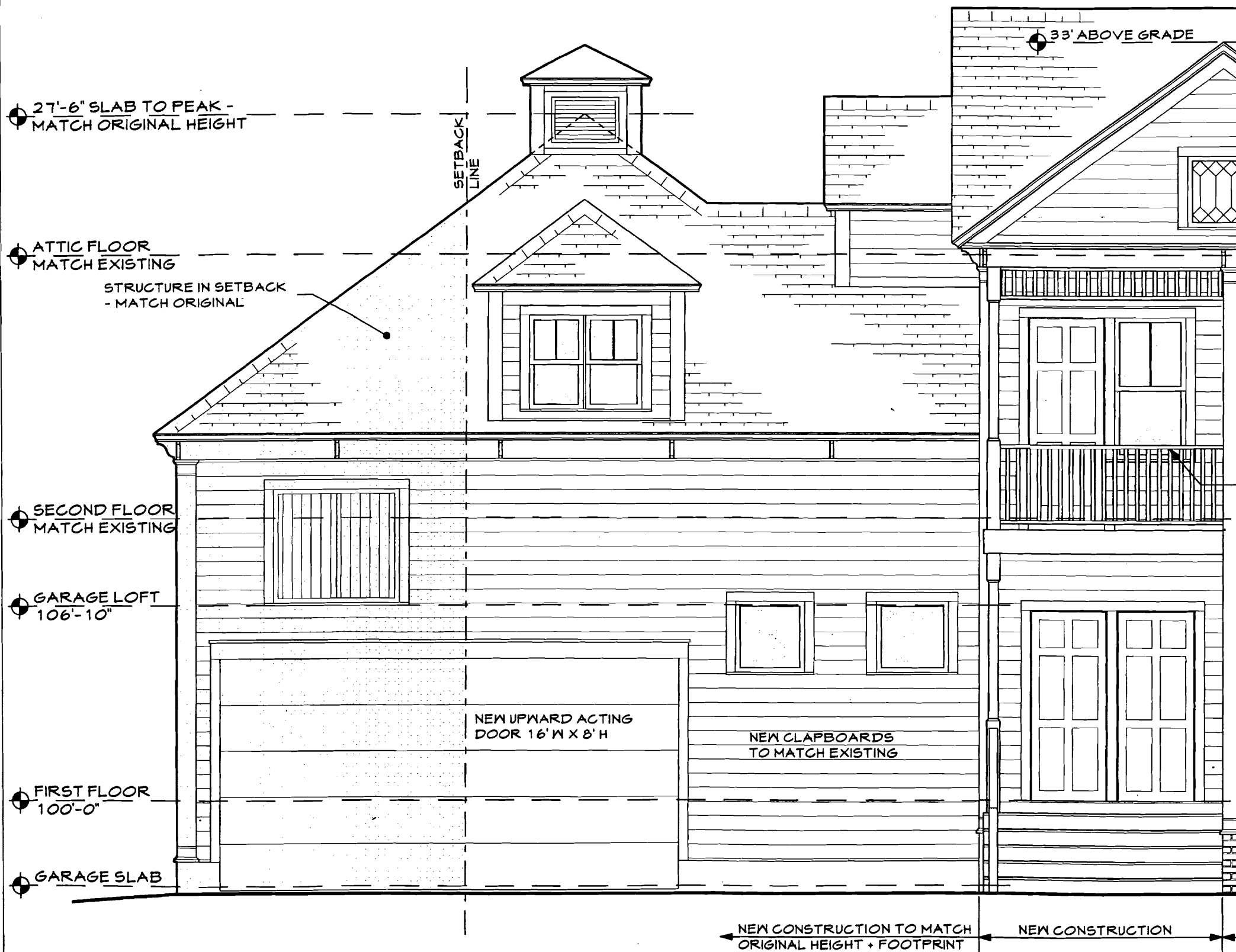




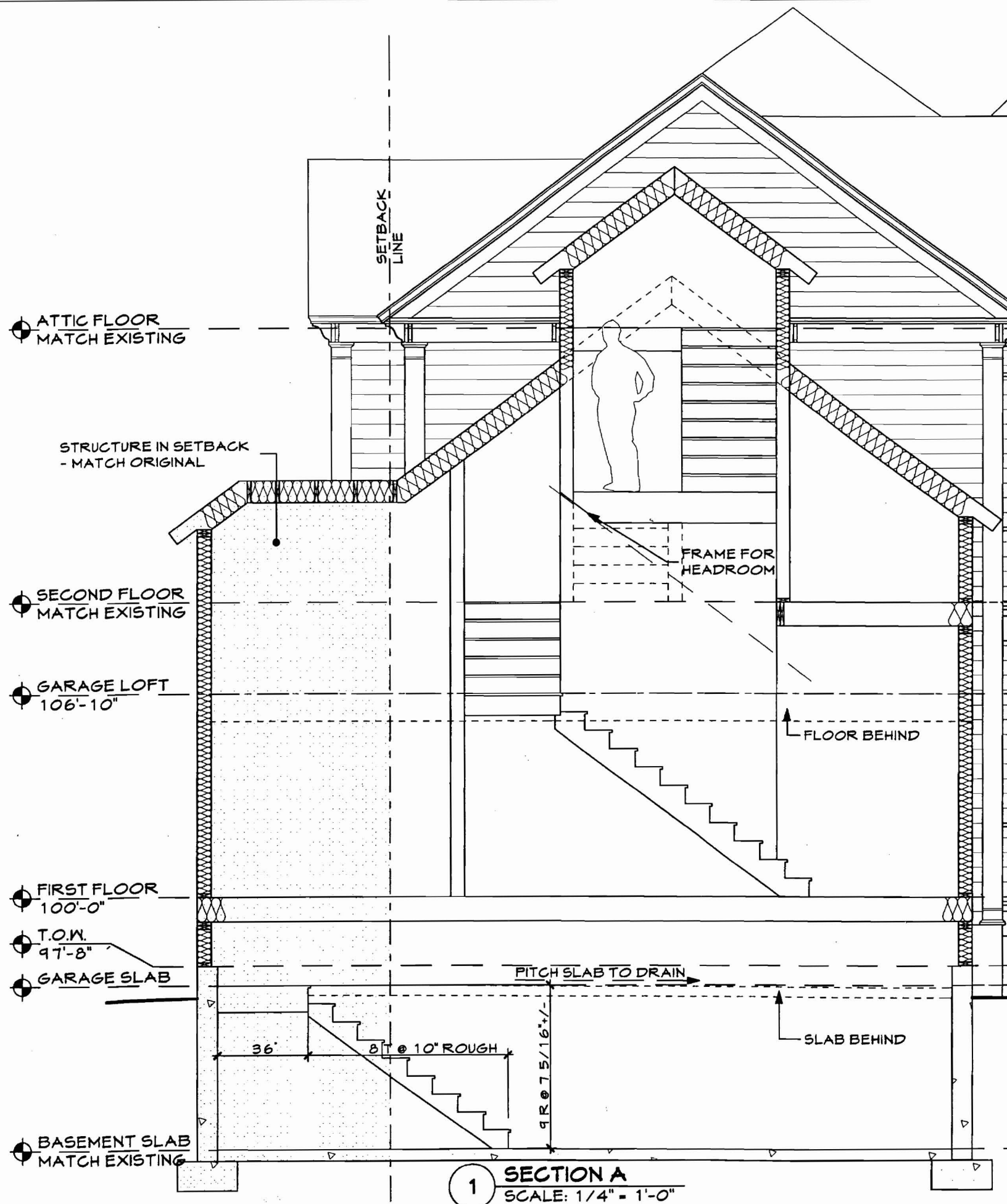
**1** 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**1 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**1 FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



27'-6" SLAB TO PEAK -  
MATCH ORIGINAL HEIGHT

ATTIC FLOOR  
MATCH EXISTING

STRUCTURE IN SETBACK  
- MATCH ORIGINAL

SECOND FLOOR  
MATCH EXISTING

GARAGE LOFT  
106'-10"

FIRST FLOOR  
100'-0"

GARAGE SLAB

BASEMENT SLAB  
MATCH EXISTING

SETBACK  
LINE

2X12 COLLAR TIES @ 16" O.C.

2X12 FRAMING @ 16" O.C.  
(2) 12" M.L. @ RIDGE TIP.

H2.5 CLIP EVERY OTHER RAFTER

STRUCTURAL LEDGER

CONTINUOUS STUD W/  
JACK STUDS @ TRUSSES

16" ENGINEERED WOOD  
TRUSS @ 16" O.C.

1HR RATED CEILING

1HR RATED WALL

8" CRUSHED STONE  
COMPACTED  
STRUCTURAL FILL

FOOTING 4'-8"  
BELOW GRADE MIN.

3'-0"

8T @ 10" ROUGH

5T @ 10" ROUGH

9R @ 7 7/16"

5R @ 7 1/2"

11R @ 7 1/2"

4T @ 10" ROUGH

1 SECTION B  
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION TO MATCH  
ORIGINAL HEIGHT + FOOTPRINT

NEW CONSTRUCTION