

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT ISSUED

Permit Number: 030670

**JUL 16 2003**

Please Read Application And Notes, if Any, Attached

This is to certify that Willett, Douglas/Owner  
has permission to Construct New Two Family Dwelling  
AT 34 Saunders St City of Portland 130 F021001

provided that the person or persons in charge of the work upon 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 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 otherwise 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

*Dennis Burke* 7/16/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 34 Saunders St

CBL 130 F021001

Issued to Willett, Douglas/Owner

Date of Issue 04/09/2004

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. <sup>03-0670</sup>, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #1, 34 Saunders St. Only

APPROVED OCCUPANCY

Single Condominium unit

### Limiting Conditions:

This covers permit #03-0670 only. Any future work shall require separate permit(s). NOTE: This is a temporary c/o, and shall expire on June 30, 2004. All site work must be completed by that date.

This certificate supersedes  
certificate issued

Approved:

4/9/04  
-----  
(Date)

Inspector

4/9/04  
-----  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 36 Saunders St

CBL 130 F021001

Issued to Willett, Douglas/Owner

Date of Issue 04/09/2004

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. <sup>03-0670</sup>, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #2, #36 Saunders St. Only

APPROVED OCCUPANCY

Single condominium unit

**Limiting Conditions:**

This covers permit #03-0670 only. Any future work shall require separate permit(s). NOTE: This is a temporary c/o, and shall expire on June 30, 2004. All site work must be completed by that date.

**This certificate supersedes  
certificate issued**

Approved:

4/9/04  
-----  
(Date)                      *Inspector*

-----  
*Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 34-36 Saunders St

CBL 130 F021001

Issued to Willett, Douglas/Owner

Date of Issue 01/28/2004

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. <sup>03-0670</sup>, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Two Family Dwelling

APPROVED OCCUPANCY

Use Group R3  
Type 5b  
(Boca 1999)

**Limiting Conditions:**

This covers permit #03-0670 only. Any future work shall require separate permit(s). NOTE: This is a temporary c/o, and shall expire on June 30, 2004. All site work must be completed by that date.

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 34 Saunders St

CBL 130 F021001

Issued to Willett, Douglas/Owner

Date of Issue 01/28/2004

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-0670, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Two Family Dwelling

APPROVED OCCUPANCY

Use Group R3  
Type 5b  
(Boca 1999)

**Limiting Conditions:**

This covers permit #03-0670 only. Any future work shall require separate permit(s). NOTE: This is a temporary c/o, and shall expire on June 30, 2004. All site work must be completed by that date.

This certificate supersedes  
certificate issued

Approved:

1/23/04

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**  
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0670	Issue Date: <b>JUL 16 2003</b>	CBL: 130 F021001
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Location of Construction: 34 Saunders St	Owner Name: Willett, Douglas	Owner Address: 9 Elmwood Drive <b>CITY OF PORTLAND</b>	Phone: 650-3136
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: <b>R5</b>

Past Use: Vacant Lot	Proposed Use: New Two Family Dwelling	Permit Fee: \$1,120.00	Cost of Work: \$146,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>5B</b> <b>BOCA 1999</b>	

Proposed Project Description: Construct New Two Family Dwelling	Signature:	Signature: <b>JMB 7/16/03</b>
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: gad	Date Applied For: 06/06/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <b>W</b> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <b>Panel 13 zone</b> <input type="checkbox"/> Subdivision <b>not considered a Subdivision</b> <input checked="" type="checkbox"/> Site Plan <b># 2003-0022</b> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <b>OK with conditions</b> Date: <b>9/6/23/03</b>	<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:
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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8/27/03 - Footings & Setbacks - Footings OK  
Will need Surveyors letter on setbacks  
B-4 Pour - advised owner/contractor

10/23/03 Framing OK except for egress windows.  
Elect + Plumbing OK. Also survey  
letter requested 8/27/03 has not been  
provided. A Rowe

11/24/03 In Elec trench - ~~NO~~ - Conduit not  
over 24" - No caution tape  
rigid conduit - OK @ 12" on load side  
after demount. - OK to B. dePied

11/26/04 Final inspection  
Left unit

- 1) protect 12/12 in island
- 2) microwave not in (wire exposed)
- 3) EGRESS OK (5.93)

11/27/04 Above issues corrected. No chimney certification  
needed (power vent). OK. Cur c/o subject to Jay Reynolds  
memo. JR

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0670	<b>Date Applied For:</b> 06/06/2003	<b>CBL:</b> 130 F021001
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<b>Location of Construction:</b> 34 Saunders St	<b>Owner Name:</b> Willett, Douglas	<b>Owner Address:</b> 9 Elmwood Drive	<b>Phone:</b> ( ) 650-3136
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

<b>Proposed Use:</b> New Two Family Dwelling	<b>Proposed Project Description:</b> Construct New Two Family Dwelling
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/23/2003

**Note:** 6/23/03 Kandi has never given me a stamped approved plan - I requested one and also what is the status of      **Ok to Issue:**   
guarantee fees

- 1) PLEASE NOTE: The existing 13' x 21' garage shall be removed prior to construction.
- 2) PLEASE NOTE: the right rear deck is approved as a smaller 6.4' x 10' deck in order to meet the minimum rear setbacks as shown on your site plan. ANY CHANGES to this deck SHALL require an amendment.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/16/2003

**Note:** 7/1/03 left vm w/Doug W. Requesting details on:      **Ok to Issue:**

1. Presumptive soil load
  2. Roof truss spacing
  3. Exterior stair detail w/guard/h-rail
  4. 11x17 plans for detached garage
  5. Attic scuttle size/placement
  6. Combustion air exchange for furnace rooms
  7. Fire wall/sound rating separation detail
- 7/15/03 Received submittals

- 1) Guardrails are required if the change from grade is more than 15-1/2" and on stairs that have more than 2 risers
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



03-0670

# All Purpose Building Permit Application

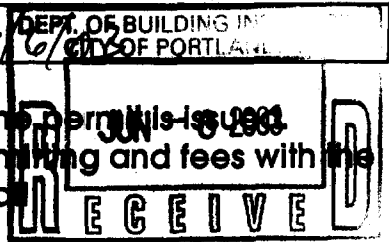
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>34-36 Saunders St.</u>		
Total Square Footage of Proposed Structure <u>1232 + 480</u>	Square Footage of Lot <u>9387</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>130</u> Block# <u>F</u> Lot# <u>021</u>	Owner: <u>Douglas Willett</u>	Telephone: <u>650-3136</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Tree Line Development Corp</u> <u>9 Elmwood Dr. Saco, ME</u>	Cost Of Work: \$ <u>146,000</u> Fee: \$
Current use: <u>Vacant Lot</u> <i>minor has been submitted</i>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 Family Residential Dwelling</u>		<u>\$1120.00</u>
Project description: <u>2 Family Framed Res. Dwelling</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Doug Willett</u>		<i>Jeannie has done preliminary review</i>
Mailing address: _____		
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>650-3136</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: <u>D. Willett</u>	Date: <u>6/6/03</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 with the Planning Department on the 4th floor of City Hall.

Applicant: Douglas Willett  
Address: 3136 Saunders

Date: 6/23/03  
C-B-L: 130-F-021

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Newly split off lot # 03-0670

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - Duplex with detached garage  
28' x 44' 20' x 24'

Sewage Disposal - city

Lot Street Frontage - 50' - 53' given

Front Yard - 20' req - 21' given - rear principal Bldg front setback must miss setback per city 20'

Rear Yard - 20' req - 23' scale from A proposed rear deck

Side Yard - 12' req - 12' & 12.1' shown - detached garage - 8' req - 9' & 25.1' shown

Projections - front entry way 6' x 14' - rear utility rooms 8' x 10' - 2 rear decks 6.4' x 10' & 10' x 10'

Width of Lot - 60' min - 68' scaled

Height - 35' max - 29' to ridge

Lot Area - 6000 sq ft min - 9,387 sq ft given

Lot Coverage/ Impervious Surface - 40% max of 3754.8 sq ft max

Area per Family - 3,000 sq ft in a 6,000 sq ft - 9,387 sq ft given

Off-street Parking - 4 req - 2 car garage & 2 exterior spaces shown

Loading Bays - N/A

Site Plan - minor # 2003-0022

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 - Zone C

28 x 44 =	1232
20 x 24 =	480
8 x 10 =	80
6 x 14 =	84
6.4 x 10 =	64
10 x 10 =	100
<hr/>	
	2040

existing 13' x 21' garage shall be removed  
note - right rear deck is smaller to meet rear setbacks 6.4' x 10'

# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: <b>34-36 Saunders St.</b>		Zone: <b>R-5</b>
Total Square Footage of Proposed Structure <b>1232 + 480</b>		Square Footage of Lot <b>9,387</b>
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# <b>130          F          021</b>		Property owner, mailing address: <b>Doug Willett</b> <b>82 North St. Portland, ME</b> <small>04101</small>
		Telephone: <b>650-3136</b>
Consultant/Agent, mailing address, phone & contact person		Applicant name, mailing address, telephone #/Fax#/Pager#: <b>Treeline Development Corp.</b> <b>9 Elmwood Dr. Saco, ME</b> <b>650-3136(P) 879-1781(F)</b>
		Project name: <b>Willett Duplex</b>
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00		
Major Development _____ \$500.00      Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: <b>Treeline Development Corp.</b> Mailing address: <b>9 Elmwood Dr.</b> State and Zip: <b>Saco, ME 04072</b> Contact person: <b>Doug Willett</b> Phone: <b>650-3136</b>		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

### ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

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: <b>1/23/03</b>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2003-0022  
Application I. D. Number  
01/23/2003  
Application Date  
Willett Duplex  
Project Name/Description

Treeline Development Corp.  
Applicant  
9 Elmwood Drive, Saco, ME 04072  
Applicant's Mailing Address

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Applicant Fax: (207) 879-1881**  
Applicant or Agent Daytime Telephone, Fax

34 - 36 Saunders St, Portland, Maine  
Address of Proposed Site  
130 F021001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

1232 s.f. + 480 s.f. Proposed Building square Feet or # of Units      \_\_\_\_\_ Acreage of Site      R-5 Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \$95.46 Date 06/16/2003

**DRC Approval Status:**

Reviewer Sebago Technic

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date 05/23/2003 Approval Expiration 05/23/2004 Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance Kandi Talbot 07/03/2003  
signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>06/20/2003</u> date	<u>\$6,600.00</u> amount	<u>05/25/2004</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

Insp Copy

2003-0022

Application I. D. Number

01/23/2003

Application Date

Willett Duplex

Project Name/Description

Treeline Development Corp.

Applicant

9 Elmwood Drive, Saco, ME 04072

Applicant's Mailing Address

34 - 36 Saunders St, Portland, Maine

Address of Proposed Site

130 F021001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Applicant Fax: (207) 879-1881

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

1232 s.f. + 480 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R-5

Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 02/06/2003

**Insp Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                            |  |                             |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date _____           | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date _____           | _____ amount _____                                 |                             |
| <input type="checkbox"/> Building Permit Issue              | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date _____           | _____ remaining balance _____                      | _____ signature _____       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____           | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection                   | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date _____ | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date _____           | _____ signature _____                              |                             |

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

2003-0022  
Application I. D. Number  

---

01/23/2003  
Application Date  

---

Willett Duplex  
Project Name/Description

**Treeline Development Corp.**  
Applicant  

---

9 Elmwood Drive, Saco, ME 04072  
Applicant's Mailing Address

**34 - 36 Saunders St, Portland, Maine**  
Address of Proposed Site  

---

130 F021001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Applicant Fax: (207) 879-1881**  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

**1232 s.f. + 480 s.f.**  
Proposed Building square Feet or # of Units Acreage of Site Zoning **R-5**

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \$95.46 Date 06/16/2003

**Planning Approval Status:**

Reviewer Kandi Talbot

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 05/23/2003 Approval Expiration 05/23/2004 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 07/03/2003  
signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>06/20/2003</u> date	<u>\$6,600.00</u> amount	<u>05/25/2004</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**Treeline Development Corp.**  
**9 Elmwood Drive**  
**Saco, ME 04072**  
**207-650-3136 (P)**  
**207-282-7545 (F)**

July 11, 2003

City of Portland  
Jeanie Bourke  
Code Enforcement Officer

Re: 34-36 Saunders St  
Building Plan Revisions


Dear Jeanie,

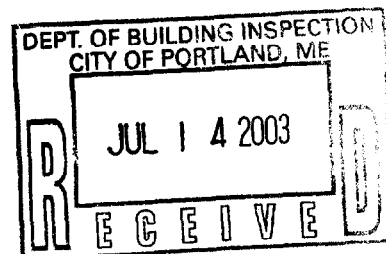
Included in this package, you will find the revisions needed to the building plans previously submitted for the above referenced job. The revisions are based off your phone message of 7/3/03. They include:

1. 11x17 garage print
2. Attic scuttle location (revised)
3. Combustion/ventilation location
4. Fire wall separation detail
5. Exterior stair detail (rise/run)
6. Footing detail should of been provided in engineers package.

Should you have any questions please contact me at 207-650-3136 or [dougwillett@hotmail.com](mailto:dougwillett@hotmail.com).

Thank You,

  
Doug Willett  
Treeline Development



34 Saunders  
130-F-21

	?	per eng drawing	Stamped
<b>Soil type/Presumptive Load Value (Table 401.4.1)</b>			
<b>STRUCTURAL</b>			
<b>Footing Dimensions/Depth (Table 403.1.1 &amp; 403.1.1(1), Section 403.1.2)</b>	4'0 min	8" x 20"	
<b>Foundation Drainage Dampproofing (Section 406)</b>	N/A	Frost wall w/slab	
<b>Ventilation (Section 409.1) Crawls Space ONLY</b>	N/A		
<b>Anchor Bolts/Straps (Section 403.1.4)</b>	1/2" bolts	1' corners 4' oc field	
<b>Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))</b>	3 1/2	steel lally or structural	
<b>Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))</b>	N/A		
<b>Sill/Band Joist Type &amp; Dimensions</b>	N/A		
<b>First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) &amp; Table 503.3.2(1))</b>	N/A		



<b>Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) &amp; Table 503.3.2(1) )</b>	2x10 16 O.C.		
<b>Attic or additional Floor Joist Species Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) &amp; Table 503.3.2(1) )</b>	Trusses		
<b>Roof Rafter; Pitch, Span, Spacing &amp; Dimension(Table 802.3.2(7) )</b>	Eng Truss 20.C. 8:12 28'0"		
<b>Sheathing; Floor, Wall and roof (Table 503.2.1(1))</b>	3/4" Advantec 1/2" CDX (1/2 CDX) - Roof		
<b>Fastener Schedule (Table 602.3(1) &amp; (2) )</b>	Notes A6		

<b>Stairs</b> <b>Number of Stairways</b>  <b>Interior</b>  <b>Exterior</b>  <b>Treads and Risers</b> (Section 314)  <b>Width</b>  <b>Headroom</b>  <b>Guardrails and Handrails</b> (Section 315)	3 1 2  Int 7 1/16" x 10" ext? 3'5" 6'8"  wall mounted w/returns + Ban / ✓ ext? <del>OK</del>	ok        ok
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) <b>Living Space ?</b> (Above or beside)	detached  ? 11x17	ok
<b>Fire separation</b> <b>Fire rating of doors to living space</b> <b>Door Sill elevation (407.5 BOCA)</b>	N/A N/A	
<b>Egress Windows (Section 310)</b>	1 ea BR ok	

<b>Roof Covering (Chapter 9)</b>	Asphalt	
<b>Safety Glazing (Section 308)</b>	2nd Floor Bath 2442 OK	
<b>Attic Access (BOCA 1211.1)</b>	2nd FL Closets - ? verify dimension	OK
<b>Draft Stopping around chimney</b>	N/A	
<b>Header Schedule</b>	see eng plans	
<b>Type of Heating System</b>	Gas Fired Boiler ? combustion ventilation	OK
<b>Smoke Detectors Location and type/Interconnected</b>	All BR's, common Area intercont. batt B-up	

See Chimney Summary Checklist

- fire sep/sound rating wall detail OK

**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		
		Summary	See Section	
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1	
		2-inch minimum thickness for hearth extension.	1003.9.2	
Hearth extension (each side of opening)	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	
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11	
		12-inch minimum firebox depth for Rumford fireplaces.		
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5	
Distance from top of opening to throat	G	8 inches minimum.	1003.7	
Smoke chamber	H	Wall thickness	6 inches lined; 8 inches unlined.	1003.8
		Dimensions	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
Chimney vertical reinforcing <sup>a</sup>	I	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.	1003.3.1	
Chimney horizontal reinforcing <sup>a</sup>	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2	
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7	
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;	
		1/2-inch grout or airspace between liner and wall.	1001.9	
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12	
Clearances	N	From chimney	2 inches interior, 1 inch exterior.	1001.15
		From fireplace	2 inches front, back or sides.	1003.12
		Combustible trim or materials	6 inches from opening.	1003.13
		Above roof	3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage <sup>a</sup>	O	Strap	3/16 inch by 1 inch.	1003.4
		Number	Two.	
		Embedment into chimney	12 inches hooked around outer bar with 6-inch extension.	
		Fasten to	Four joists.	
		Bolts	Two 1/2-inch diameter.	
Footing	P	Thickness	12-inch minimum.	1003.2
		Width	6 inches each side of fireplace wall.	

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.

# CHAPTER 10

## COMBUSTION AIR

### SECTION M-1001.0 GENERAL

**M-1001.1 Scope:** The provisions of this chapter shall govern the requirements for combustion air for all fuel-burning *appliances* or equipment.

**M-1001.2 Combustion air required:** All fuel-burning *appliances* shall be provided with adequate combustion air. Combustion air shall be inside or outdoor air, or shall be provided by a direct outdoor connection or a special engineered system.

**M-1001.3 Circulation of air:** Every room containing fuel-burning equipment shall be designed for the free circulation of air. Adequate provisions shall be made for any openings or devices which cause the depletion of combustion air.

### SECTION M-1002.0 DEFINITIONS

**M-1002.1 General:** The following words and terms shall, for the purposes of this chapter and as stated elsewhere in this code, have the meanings shown herein.

**Combustion air:** The amount of air required for safe and proper combustion.

### SECTION M-1003.0 INSIDE AIR

**M-1003.1 Amount of air:** Inside air shall be available for each fuel-burning *appliance* at a rate of 40 cubic feet of room air volume per 1,000 British thermal units per hour (Btuh) (3.86 m<sup>3</sup>/kW) input rating. In buildings of tight construction where the air exchange rate is less than 0.5 air changes per hour, additional air shall be provided in accordance with Section M-1004.0 or M-1006.0.

**M-1003.2 Openings:** Where the room in which the *appliance* is located does not meet the criterion specified in Section M-1003.1, openings to adjacent spaces shall be provided so that the combined volume of all spaces meets the criterion. Two openings shall be provided, one near the top of the room and one near the bottom.

**M-1003.2.1 Size of opening:** Each opening shall have an unobstructed area equal to a minimum of 1 square inch per 1,000 Btuh (2201 mm<sup>2</sup>/kW) input rating of all *appliances* installed in the space, but not less than 100 square inches (64516 mm<sup>2</sup>).

### SECTION M-1004.0 OUTDOOR AIR

**M-1004.1 Connections to outdoors:** Where the space in which fuel-burning *appliances* are located does not meet the criterion for indoor air as specified in Section M-1003.1, the room shall

have two openings to the outdoors. One opening shall be located near the top of the room and one near the bottom. Openings are permitted to connect to spaces directly communicating with the outdoors, such as *ventilated* crawl spaces or attic spaces.

**M-1004.2 Size of horizontal openings:** Each opening through a horizontal duct shall have an unobstructed area equal to a minimum of 1 square inch per 2,000 British thermal units per hour (Btuh) (1100 mm<sup>2</sup>/kW) total input rating. Each direct opening through a wall shall have an unobstructed area equal to a minimum of 1 square inch per 4,000 Btuh (550 mm<sup>2</sup>/kW) total input rating.

**M-1004.3 Size of vertical openings:** Each opening through a floor, ceiling or vertical duct shall have an unobstructed area equal to a minimum of 1 square inch per 4,000 Btuh (550 mm<sup>2</sup>/kW) total input rating.

**M-1004.4 Operation of openings:** Combustion air openings shall be open when the fuel-burning *appliance* is operating. Dampers are permitted to be electrically connected to the firing cycle of the *appliance*.

### SECTION M-1005.0 DIRECT CONNECTION

**M-1005.1 General:** Fuel-burning *appliances* that have been tested for direct combustion air connection to the outdoors shall be installed in accordance with the manufacturer's installation instructions.

### SECTION M-1006.0 MECHANICAL VENTILATION

**M-1006.1 General:** Combustion air is permitted to be provided by the mechanical *ventilation* system. The supply air rate shall be increased over the required *ventilation air* by a rate equal to a minimum of 1 cubic foot per minute per 3,000 British thermal units per hour (0.00047 m<sup>3</sup>/s per 0.8793 kW) total input rating. Each *appliance* shall be electrically connected to the *ventilation* system to prevent fuel burning when the *ventilation* system is not in operation.

### SECTION M-1007.0 OPENING OBSTRUCTIONS

**M-1007.1 General:** The unobstructed area of each opening shall be considered for determining combustion air. The opening determined by the manufacturer shall be considered unobstructed.

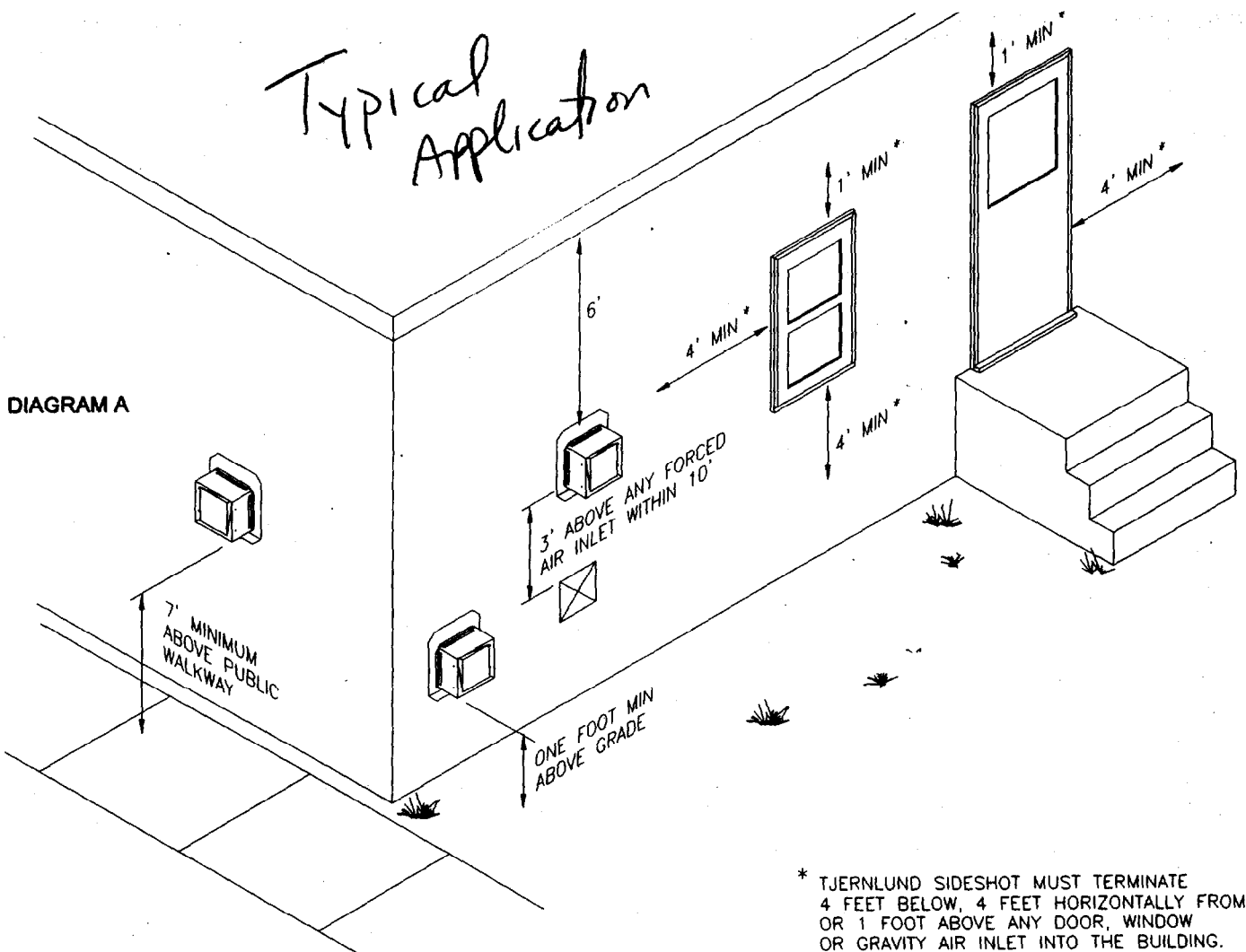
**M-1007.2 Louvered openings:** The unobstructed area of metal-louvered openings shall be considered 75 percent of the total area. The unobstructed area of wood-louvered openings shall be considered 25 percent of the total area.

The SS2 has been ETL Listed according to the requirements of the National Fire Protection Association #31, and #211 as follows below, (See Diagram A).

- The exit terminals of mechanical draft systems shall not be less than 7 feet above grade when located adjacent to public walkways.
- A venting system shall terminate at least 3 feet above any forced air inlet located within 10 feet.
- The venting system shall terminate at least 4 feet below, 4 feet horizontally from or 1 foot above any door, window or gravity air inlet into a building.
- The bottom of the vent terminal shall be located at least 12 inches above grade.
- The exit terminal shall be so arranged that the flue gases are not directed so as to jeopardize people, overheat combustible structures or enter buildings.
- Not to be less than 10 feet from an adjacent building.

The SS2 is also Listed to terminate a minimum of 12" below, above or horizontally from a soffit, deck or adjacent sidewall.

**It is not recommended for the SS2 to be terminated on a wall that faces the direction of the prevailing winds. Backdrafts by severe winds can cause oil odors to remain in the structure and/or interrupt equipment operation.**



INSTALLATION TOOLS REQUIRED

- |                   |                            |                          |
|-------------------|----------------------------|--------------------------|
| • Nut Runner Set  | • Drill w/Bits             | • Combination Wrench Set |
| • Screwdriver Set | • Wire Cutter/Stripper     | • Draft Gauge            |
| • Smoke Tester    | • CO <sub>2</sub> Analyzer | • Reciprocating Saw      |

**From:** Kandi Talbot  
**To:** Marge Schmuckal  
**Date:** Mon, Jun 23, 2003 2:50 PM  
**Subject:** Re: 34 Saunders Street - new duplex

Marge,

I have approved the plans. However, they still have not submitted the performance guarantee or inspection fee, so I have not checked off the box that states "Okay to issue building permit" Once we have gotten that information I will be stamping plans and bringing the sign-offs down to you. Please do not issue permit until I bring you the sign-off sheet and stamped plans.

>>> Marge Schmuckal 06/23 10:58 AM >>>

Kandi,

I have never received a stamped approved site plan from you on this. Can I get a copy? I also have seen that no guaranteed fees have been paid yet. You have signed off on it, but I am uncertain as to whether we should issue the permit yet. Can you update me on this project?

Marge

**From:** Marge Schmuckal  
**To:** Kandi Talbot  
**Date:** Mon, Jun 23, 2003 10:58 AM  
**Subject:** 34 Saunders Street - new duplex

Kandi,

I have never received a stamped approved site plan from you on this. Can I get a copy? I also have seen that no guaranteed fees have been paid yet. You have signed off on it, but I am uncertain as to whether we should issue the permit yet. Can you update me on this project?

Marge

**CC:** Sarah Hopkins



N24°00'12"E – sixty-two and fifty-nine hundredths (62.59') feet to a set pk nail in pavement;  
S66°09'33"E – eleven and eleven hundredths (11.11') feet to a set #5 steel rebar

**WARRANTY DEED**  
**Maine Statutory Short Form**

**KNOW ALL MEN BY THESE PRESENTS**, That **JOHN D. PASQUALE** and **JENNIFER D. HELMLEY a/k/a JENNIFER D. PASQUALE**, both of 40 Saunders Street, Portland, Cumberland County, Maine 04103, for consideration paid, grant to **JOHN M. SHAW**, having a mailing address of P.O. Box 6533, Portland, Maine 04102, with **WARRANTY COVENANTS**, the land Portland, in the County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land situated on the southwesterly sideline of Saunders Street, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning on the apparent southwesterly sideline of Saunders Street at a set #5 steel rebar w/survey cap #2124 marking the northerly corner of the herein described parcel and the easterly corner of remaining land of the herein grantor as described in a deed from Donald C. Savage, Joan L. Ryder, and Carole Redmond, dated July 27, 2001 and recorded at the Cumberland County Registry of Deeds in Book 16571, page 184. Said point of beginning also being S66°02'35"E – two hundred thirty-four and twenty-seven hundredths (234.27') feet along the southwesterly sideline from a point marking the intersection of said sidelin with the southeasterly sideline of Nevens Street as depicted on a plan entitled "Plan Depicting The Results Of A Boundary Survey And Division Of Land Made For John D. Pasquale and Jennifer D. Pasquale, 40 Saunders Street, Portland, Maine", dated December 31, 2001 by Nadeau & Lodge, Inc. Professional Land Surveyors, Portland and Lyman, Maine;

Thence, S66°02'35"E along said southwesterly sideline of Saunders Street, a distance of fifty-three and no hundredths (53.00') feet to a set #5 steel rebar w/survey cap #2124 marking the easterly corner of the herein described parcel and the northerly corner of land described in a deed to William D. Train and Deborah A. Train, dated April 22, 1997 and recorded at said registry in Book 13043, page 209;

Thence, S24°00'12"W along said land of Train, a distance of one hundred fifty-nine and eleven hundredths (159.11') feet to a set #5 steel rebar w/survey cap #2124 marking a point on the northeasterly line of land described in a deed to Woodfords Club Corporation, dated January 12, 1914 and recorded at said registry in Book 927, page 306;

Thence, N72°15'25"W along said land of Woodfords Club Corporation, a distance of twenty and no hundredths (20.00') feet to a set #5 steel rebar w/survey cap #2124 marking the northerly corner of said land of Woodfords Club Corporation and the easterly corner of land described in a deed to JPH Properties, Inc., dated September 5, 1996 and recorded at said registry in Book 12708, page 128;

Thence, N37°36'02"W along said land of JPH Properties, Inc., a distance of fifty-four and eighty-eight hundredths (54.88') feet to a found iron pipe marking the southerly corner of remaining land of the herein grantor;

Thence, the following three bearings and distances along said remaining land of the herein grantor:

N24°00'12"E – sixty-two and fifty-nine hundredths (62.59') feet to a set pk nail in pavement;

S66°09'33"E – eleven and eleven hundredths (11.11') feet to a set #5 steel rebar w/survey cap #2124;

Thence, N27°11'58"E – seventy-two and sixty-four hundredths (72.64') feet to the point of beginning.

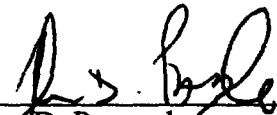
The herein described parcel contains 9,387 square feet, more or less. Bearings used in this description are based on the magnetic meridian of 2001. Reference is made to the above mentioned plan for additional information.

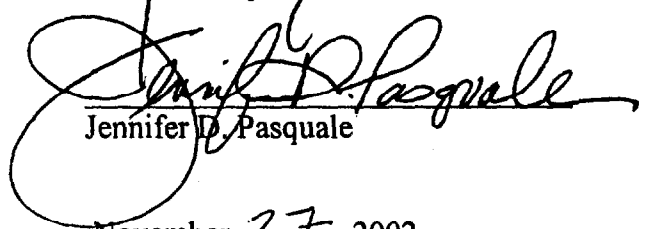
Being a portion of the land described in a deed from Donald C. Savage, Joan L. Ryder, and Carole Redmond, to John D. Pasquale and Jennifer D. Pasquale dated July 27, 2001 and recorded at the Cumberland County Registry of Deeds in Book 16571, page 184.

WITNESS our hands this 27 day of November, 2002.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

\_\_\_\_\_  
\_\_\_\_\_

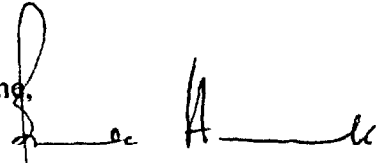
  
\_\_\_\_\_  
John D. Pasquale

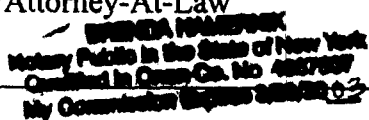
  
\_\_\_\_\_  
Jennifer D. Pasquale

STATE OF NEW YORK  
ONONDAGA Co, ss.

November 27, 2002

Personally appeared the above named John D. Pasquale and Jennifer D. Pasquale and acknowledged the foregoing instrument to be their free act and deed.

Before me,   
\_\_\_\_\_

Notary Public/Attorney-At-Law  
Print Name:   
My Commission Expires 2007/02/03

SEAL

Received  
Recorded Register of Deeds  
Dec 02, 2002 02:53:46P  
Cumberland County  
John B. O'Brien

After recording return to:  
John M. Shaw  
P.O. Box 6533  
Portland, ME 04102

PURCHASE AND SALE AGREEMENT

9/29, 2002

19 Effective Date
The use of days in this agreement refers to calendar days from the effective date

RECEIVED OF Doug Willett
called "Buyer" the sum of (\$ 1,000 ) one Thousand dollars as earnest money and in part payment of the purchase price of the following described real estate, situated in municipality of Portland County of Cumberland State of Maine located at 34-36 Saunders
Being (all [X] part of [ ]) the property at the above address owned by John Shaw (hereinafter called "Seller") and described at said County's Registry of Deeds Book

FIXTURES: The parties agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods and electrical fixtures are included with the sale except for the following: NA

PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost: NA

The TOTAL purchase price being (\$ 65,000 ) Sixty five Thousand dollars to be paid as follows:
\$54,000 AT construction closing
\$10,000 AT first sale of any property otherwise subject to lien

This Purchase and Sale Agreement is subject to the following conditions:

1. EARNEST MONEY/ACCEPTANCE: John Shaw shall hold said earnest money in the amount of \$ 1,000 and act as escrow agent until closing; this offer shall be valid until 11/24/02 (date) 12:00 AM (M) and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer.

2. TITLE & CLOSING: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on 11/24/02 (closing date) or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time seller is notified of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

3. DEED: That the property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not adversely affect the continued current use of the property.

4. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing. NA

5. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Said premises shall then be broom clean and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this contract. NA

PRORATIONS: The following items, where applicable shall be prorated as of the date of closing: fuel (cash price as of date of closing), rent, real estate taxes (based on municipality's fiscal year), association fees, (her). Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. Buyer and Seller will each pay their transfer tax as required by State of Maine.

Page 1 of 3 Buyer's Initials DW Seller's Initials [Signature]

...to seek information from professionals regarding any specific issue or concern.

Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This contract is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	f. Asbestos Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	g. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	h. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
d. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	i. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	j. _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days

All inspections will be done by inspectors chosen and paid for by Buyer. If the result of any inspection or other condition specified herein is unsatisfactory to Buyer, Buyer may declare the contract null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If Buyer does not notify Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

8. FINANCING: This contract is subject to Buyer obtaining an approved Construction Loan mortgage of \_\_\_\_\_ % of the purchase price, at an interest rate not to exceed 7.00% and amortized over a period of 30 years.

- a. This contract is subject to a written statement from the lender, within sixty (60) days of the Effective Date, that Buyer has made application.
- b. This contract is subject to final loan approval within 60 days of the Effective Date.
- c. If either of these conditions is not met within said time periods, Seller may declare this contract null and void, and the earnest money shall be returned to Buyer.
- d. Buyer is under a good-faith obligation to seek and accept financing on the above-described terms. Buyer acknowledges that a breach of this good-faith obligation will be a breach of this contract.
- e. Buyer agrees to pay no more than 0 points. Seller agrees to pay \$ 0 toward points and/or Buyer's closing costs.

9. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

The NA of \_\_\_\_\_ represents \_\_\_\_\_  
Listing Agent Agency.

The NA of \_\_\_\_\_ represents \_\_\_\_\_  
Selling Agent Agency.

When the transaction involves Disclosed Dual Agency, the parties acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the parties acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

10. MEDIATION: Any dispute or claim arising out of or relating to this contract or the property addressed in this contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of the transaction.

11. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this contract and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this contract and return to Buyer of the earnest money. The escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

12. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

13. HEIRS/ASSIGNS: This agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

14. COUNTERPARTS: This agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

ADDENDA: \_\_\_\_\_ Yes (If Yes, include number of addenda on line);   X   No

EFFECTIVE DATE: This contract is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to all parties or to their Agents.

17. AGENCY CONFIDENTIALITY: Buyer and Seller understand that the terms of this contract are confidential but authorize the agent(s) to disclose information to the parties' attorneys, lenders, appraisers, inspectors and others necessary for the purpose of closing this transaction. Parties authorize agents to receive copy of entire closing statements.

18. OTHER CONDITIONS:

*on \$10,000 Balance left after initial closing payable to seller John M. Shaw there will be interest only payments 17% per annum equating to (\$8.33) made after end loan closing.*

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

Douglas Willett  
BUYER

00484-5995  
SS# OR TAXPAYER ID#

BUYER

SS# OR TAXPAYER ID#

Buyer's Mailing address is 1 Elmwood Dr. Saco, ME 04072

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement. If the earnest money is forfeited by Buyer, it shall be distributed as follows: \$1,000 to seller John Shaw

Signed this September 24th day of Sept. 192002

John M. Shaw  
SELLER

006842812  
SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

Seller's Mailing address is PO Box 6533 Portland, ME 04106

Offer reviewed and refused on \_\_\_\_\_, 19 \_\_\_\_\_

SELLER

SELLER

EXTENSION

The time for the performance of this contract is extended until

Douglas Willett 9/24/02  
BUYER DATE

John M. Shaw 9/24/02  
SELLER DATE

Doug Willett 9/24/02  
BUYER DATE

John M. Shaw  
SELLER DATE

Maine Association of REALTORS®/1997  
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**34-36 Saunders St.  
Window and Door Schedule**

**Each Unit contains the following windows:**

**Hancock Classic Single Hung Vinyl**

(5) 3052

(1) 2430

(4) 3046

(1) 2442 this window is located in the 2<sup>nd</sup> floor bath and will be tempered glass.

**Each Unit contains the following doors**

**Threma-Tru Steel**

(1) 3'0"x6'8"

(1) 2'6"x6'8"

# MOHLIN & COMPANY

90 BEACH STREET  
SACO, MAINE 04072

(207) 283-9151 / FAX (207) 283-9136

JOB DESCRIPTION 34/36 SAUNDERS ST  
JOB NO. 03/175 SHEET NO. 1 OF         
CALCULATED BY POIR DATE 4/22/03  
REV. \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

34/36 SAUNDERS ST  
PORTLAND, ME

TREELINE DEVELOPMENT

REVIEW/DESIGN WINDOW HEADERS / FLOOR JOISTS / FLOOR GIRDERS

BUILDING CODE - BOCA 1999

ROOF DEAD LOAD = 10 psf

FLOOR DEAD LOAD = 10 psf

FLOOR LIVE LOADS = 40 psf 1ST FLOOR  
30 psf SLEEPING ROOMS

ROOF LIVE LOADS (SHOW)

GROUND SNOW = 60 psf

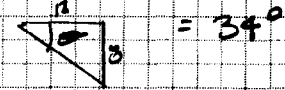
EXPOSURE FACTOR  $C_e = 1.0$

THERMAL FACTOR  $C_t = 1.0$

IMPORTANCE FACTOR  $I = 1.0$

SLOPE FACTOR  $C_s = 0.5$

ROOF SLOPE = 8:12



$$P_f = 0.7 C_e C_t I p_g$$
$$= 0.7 (1.0) (1.0) (1.0) (60)$$
$$= 42 \text{ psf}$$

$$P_s = C_s P_f$$
$$= 0.5 (42)$$
$$= 21 \text{ psf}$$

HALL PL HT = 10 psf

ASSUME FRAMING LUMBER IS

SPRUCE - PINE - FIR  
- STUD GRADE

$F_b = 675 \text{ psi}$

$F_v = 70 \text{ psi}$

$E = 1200 \text{ psi}$

ASSUME LVL FRAMING IS

BOISE CASCADE  
VERSO-LAM LVL  
2800  $F_b$  DF

$F_b = 2800 \text{ psi}$

# MOHLIN & COMPANY

90 BEACH STREET  
SACO, MAINE 04072

(207) 283-9151 / FAX (207) 283-9136

JOB DESCRIPTION \_\_\_\_\_

JOB NO. \_\_\_\_\_ SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

REV. \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

<p>MEMBER NUMBER <b>ROOF TRUSS REACTIONS</b></p>		<p>MEMBER CRITERIA _____</p>
<p>SPAN <b>28'</b></p>		<p>MEMBER SELECTION _____</p>
<p>TRIB. WIDTH <b>1'</b></p>		
<p>UNBR. LENGTH <b>1'</b></p>		
<p>DEAD LOAD <b>10x1 = 10#/FT</b></p>		
<p>LIVE LOAD <b>21x1 = 21#/FT</b></p>		
<p>TOTAL LOAD _____</p>		

<p>MEMBER NUMBER <b>HDZ HZ</b></p>		<p>MEMBER CRITERIA <b>3-2x8 OK</b></p>
<p>SPAN <b>2.5'</b></p>		<p>MEMBER SELECTION _____</p>
<p>TRIB. WIDTH <b>-</b></p>		
<p>UNBR. LENGTH <b>-</b></p>		
<p>DEAD LOAD <b>140#/FT</b></p>		
<p>LIVE LOAD <b>290#/FT</b></p>		
<p>TOTAL LOAD _____</p>		

<p>MEMBER NUMBER <b>HDZ HZ</b></p>		<p>MEMBER CRITERIA <b>3-2x12 OK</b></p>
<p>SPAN <b>6.5'</b></p>		<p>MEMBER SELECTION _____</p>
<p>TRIB. WIDTH <b>-</b></p>		
<p>UNBR. LENGTH <b>6.5'</b></p>		
<p>DEAD LOAD <b>140#/FT</b></p>		
<p>LIVE LOAD <b>290#/FT</b></p>		
<p>TOTAL LOAD _____</p>		



# MOHLIN & COMPANY

CONSULTING ENGINEERS  
90 BEACH STREET  
SACO, MAINE 04072

(207) 283-9151 / FAX (207) 283-9136

JOB DESCRIPTION \_\_\_\_\_

JOB NO. \_\_\_\_\_ SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

REV. \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

MEMBER NUMBER  
HDR H3

SPAN  
6.5'

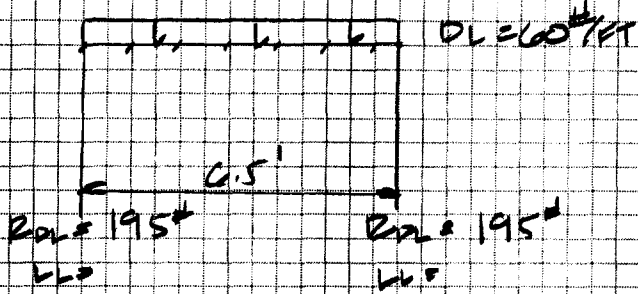
TRIB. WIDTH  
\_\_\_\_\_

UNBR. LENGTH  
6.5'

DEAD LOAD  
10 psf x 6' = 60#/ft

LIVE LOAD  
\_\_\_\_\_

TOTAL LOAD  
\_\_\_\_\_



MEMBER CRITERIA  
3-2x10 OK

MEMBER SELECTION  
\_\_\_\_\_

MEMBER NUMBER  
FLR JOIST J1

SPAN  
14'

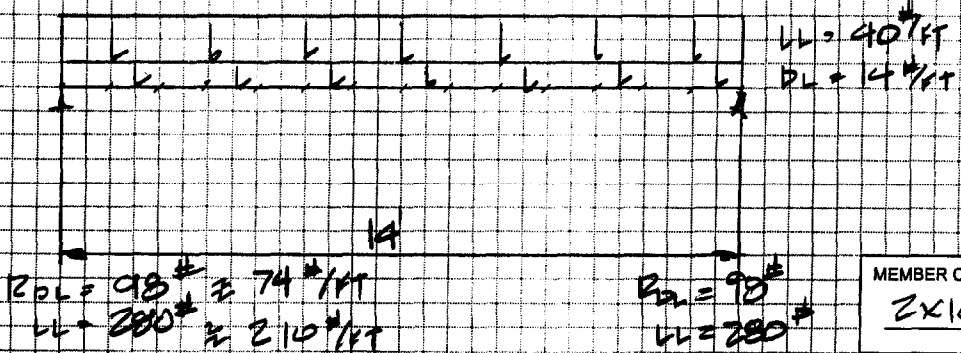
TRIB. WIDTH  
1.33'

UNBR. LENGTH  
14'

DEAD LOAD  
10 x 1.33 = 14#/ft

LIVE LOAD  
30 x 1.33 = 40#/ft

TOTAL LOAD  
\_\_\_\_\_



MEMBER CRITERIA  
2x10 @ 6 OK

MEMBER SELECTION  
\_\_\_\_\_

MEMBER NUMBER  
FLR BEAM B1

SPAN  
18.25'

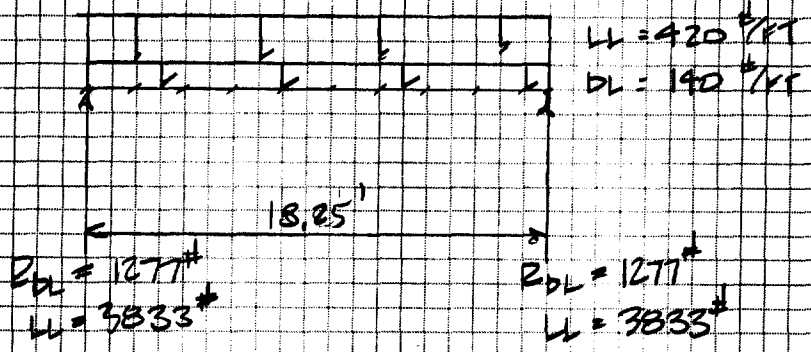
TRIB. WIDTH  
14'

UNBR. LENGTH  
1.33'

DEAD LOAD  
10 x 14 = 140#/ft

LIVE LOAD  
30 x 14 = 420#/ft

TOTAL LOAD  
\_\_\_\_\_



MEMBER CRITERIA  
\_\_\_\_\_

MEMBER SELECTION  
7x9 @ 25 LVL

# MOHLIN & COMPANY

CONSULTING ENGINEERS

90 BEACH STREET  
SACO, MAINE 04072

(207) 283-9151 / FAX (207) 283-9136

JOB DESCRIPTION \_\_\_\_\_

JOB NO. \_\_\_\_\_ SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

REV. \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

MEMBER NUMBER <u>HD2 H4</u>		MEMBER CRITERIA <u>3-2x10 OK</u>
SPAN <u>3.67'</u>		MEMBER SELECTION _____
TRIB. WIDTH -		
UNBR. LENGTH <u>3.67'</u>		
DEAD LOAD -		
LIVE LOAD -		
TOTAL LOAD -		

MEMBER NUMBER <u>HD2 H5</u>		MEMBER CRITERIA <u>5 1/4 x 9 1/2 LVL OK</u>
SPAN <u>9.5'</u>		MEMBER SELECTION _____
TRIB. WIDTH -		
UNBR. LENGTH <u>9.5'</u>		
DEAD LOAD -		
LIVE LOAD -		
TOTAL LOAD -		

MEMBER NUMBER <u>HD2 H6</u>		MEMBER CRITERIA <u>3-2x12 OK</u>
SPAN <u>6.5'</u>		MEMBER SELECTION _____
TRIB. WIDTH -		
UNBR. LENGTH -		
DEAD LOAD <u>10 psf x 12' = 120</u>		
LIVE LOAD -		
TOTAL LOAD -		

# MOHLIN & COMPANY

CONSULTING ENGINEERS  
90 BEACH STREET  
SACO, MAINE 04072

(207) 283-9151 / FAX (207) 283-9136

JOB DESCRIPTION \_\_\_\_\_

JOB NO. \_\_\_\_\_

SHEET NO. \_\_\_\_\_

OF \_\_\_\_\_

CALCULATED BY \_\_\_\_\_

DATE \_\_\_\_\_

REV. \_\_\_\_\_

DATE \_\_\_\_\_

SCALE \_\_\_\_\_

<u>HEADER MARK</u>	<u>DL (#)</u>	<u>LL (#)</u>	<u>SUPPORT REQ'D</u>
H1	175	302	1-2x6 MIN
H2	455	942	2-2x6 MIN
H3	195	-	1-2x6 MIN
H4	393	917	2-2x6 MIN
H5	1016	2375	2-2x6 MIN
H6	390	-	1-2x6 MIN
BERM B1	1277	3833	3" $\phi$ STD WT STRUCTURAL PIPE (SCHED 40) FR 2'-0" SOLARIS x 1'-0" THK WITH 2-#4 EW
STRIP WALL FOOTING			1'-8" WIDE x 8" THICK WITH 2-#4 OUT

Scope :

Rev: 560100  
 User: KW-0603519, Ver 5.6.1, 25-Oct-2002  
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**General Timber Beam**

**Description** Roof Truss Reactions

**General Information**

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	5.125x31.5	Center Span	28.00 ft	.....Lu	1.00 ft
Beam Width	5.125 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	31.500 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Glulam	Boise Cascade, Versa Lam 2800 Fb			
Load Dur. Factor	1.000	Fb Base Allow	2,800.0 psi		
Beam End Fixity	Pin-Pin	Fv Allow	190.0 psi		
		Fc Allow	900.0 psi		
		E	2,000.0 ksi		

**Full Length Uniform Loads**

Center	DL	10.00 #/ft	LL	21.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

**Summary**

Beam Design OK

Span= 28.00ft, Beam Width = 5.125in x Depth = 31.5in, Ends are Pin-Pin

Max Stress Ratio	0.017 : 1		Maximum Shear * 1.5	0.5 k
Maximum Moment Allowable	3.0 k-ft		Allowable	30.7 k
	173.9 k-ft			
Max. Positive Moment	3.04 k-ft	at 14.000 ft	Shear:	@ Left 0.43 k
Max. Negative Moment	0.00 k-ft	at 0.000 ft		@ Right 0.43 k
Max @ Left Support	0.00 k-ft		Camber:	@ Left 0.000 in
Max @ Right Support	0.00 k-ft			@ Center 0.008 in
Max. M allow	173.92			@ Right 0.000 in
fb 43.01 psi	f <sub>v</sub> 3.29 psi	Reactions...	Left DL 0.14 k	Max 0.43 k
Fb 2,462.46 psi	F <sub>v</sub> 190.00 psi	Right DL 0.14 k	Max 0.14 k	Max 0.43 k

**Deflections**

<b>Center Span...</b>	<b>Dead Load</b>	<b>Total Load</b>	<b>Left Cantilever...</b>	<b>Dead Load</b>	<b>Total Load</b>
Deflection	-0.005 in	-0.016 in	Deflection	0.000 in	0.000 in
...Location	14.000 ft	14.000 ft	...Length/Defl	0.0	0.0
...Length/Defl	64,865.0	20,924.18	<b>Right Cantilever...</b>		
<b>Camber ( using 1.5 * D.L. Defl ) ...</b>			Deflection	0.000 in	0.000 in
@ Center	0.008 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

**Stress Calcs**

**Bending Analysis**

Ck	21.675	Le	2.059 ft	Sxx	847.547 in3	Area	161.438 in2
Cv	0.882	Rb	5.445	CI	0.997		

	<b>Max Moment</b>	<b>Sxx Req'd</b>	<b>Allowable fb</b>
@ Center	3.04 k-ft	14.80 in3	2,462.46 psi
@ Left Support	0.00 k-ft	0.00 in3	2,470.31 psi
@ Right Support	0.00 k-ft	0.00 in3	2,470.31 psi

**Shear Analysis**

	<b>@ Left Support</b>	<b>@ Right Support</b>
Design Shear	0.53 k	0.53 k
Area Required	2.796 in2	2.796 in2
Fv: Allowable	190.00 psi	190.00 psi

**Bearing @ Supports**

Max. Left Reaction	0.43 k	Bearing Length Req'd	0.094 in
Max. Right Reaction	0.43 k	Bearing Length Req'd	0.094 in

Mohlin & Company  
90 Beach Street  
Saco, ME 04072  
(207) 283-9151  
Fax (207) 283-9136

Title : 34/36 Saunders St., Portland, Maine      Job # 03-175  
Dsgnr: P. Rand      Date: 11:31AM, 22 APR 03  
Description :

Scope :

Rev. 560100  
User: KW-0803519, Ver 5.6.1, 25-Oct-2002  
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### General Timber Beam

Page 2

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Description      Roof Truss Reactions

#### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	0.43 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

Scope :

**General Timber Beam**

Description Header H1

**General Information**

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	3-2x8	Center Span	2.50 ft	.....Lu	2.50 ft
Beam Width	4.500 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	7.250 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Sawn	Spruce - Pine - Fir, Stud			
Load Dur. Factor	1.000	Fb Base Allow	675.0 psi		
Beam End Fixity	Pin-Pin	Fv Allow	70.0 psi		
		Fc Allow	425.0 psi		
		E	1,200.0 ksi		

**Full Length Uniform Loads**

Center	DL	140.00 #/ft	LL	290.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

**Summary**

Beam Design OK

Span= 2.50ft, Beam Width = 4.500in x Depth = 7.25in, Ends are Pin-Pin

Max Stress Ratio	0.184	:	1			
Maximum Moment Allowable	0.3 k-ft		2.2 k-ft	Maximum Shear * 1.5 Allowable	0.4 k	2.3 k
Max. Positive Moment	0.34 k-ft	at	1.250 ft	Shear:	@ Left	0.54 k
Max. Negative Moment	0.00 k-ft	at	0.000 ft		@ Right	0.54 k
Max @ Left Support	0.00 k-ft			Camber:	@ Left	0.000 in
Max @ Right Support	0.00 k-ft				@ Center	0.001 in
Max. M allow	2.21				@ Right	0.000 in
fb	102.26 psi	f <sub>v</sub>	12.85 psi	Reactions...		
Fb	674.02 psi	F <sub>v</sub>	70.00 psi	Left DL	0.17 k	Max 0.54 k
				Right DL	0.17 k	Max 0.54 k

**Deflections**

<b>Center Span...</b>	<b>Dead Load</b>	<b>Total Load</b>	<b>Left Cantilever...</b>	<b>Dead Load</b>	<b>Total Load</b>
Deflection	-0.001 in	-0.002 in	Deflection	0.000 in	0.000 in
...Location	1.250 ft	1.250 ft	...Length/Defl	0.0	0.0
...Length/Defl	41,810.8	13,612.82	<b>Right Cantilever...</b>		
<b>Camber ( using 1.5 * D.L. Defl ) ...</b>			Deflection	0.000 in	0.000 in
@ Center	0.001 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

**Stress Calcs**

**Bending Analysis**

Ck	34.195	Le	5.148 ft	Sxx	39.422 in3	Area	32.625 in2
Cf	1.000	Rb	4.704	CI	0.999		

	<b>Max Moment</b>	<b>Sxx Req'd</b>	<b>Allowable fb</b>
@ Center	0.34 k-ft	5.98 in3	674.02 psi
@ Left Support	0.00 k-ft	0.00 in3	675.00 psi
@ Right Support	0.00 k-ft	0.00 in3	675.00 psi

**Shear Analysis**

	<b>@ Left Support</b>	<b>@ Right Support</b>
Design Shear	0.42 k	0.42 k
Area Required	5.989 in2	5.989 in2
Fv: Allowable	70.00 psi	70.00 psi

**Bearing @ Supports**

Max. Left Reaction	0.54 k	Bearing Length Req'd	0.281 in
Max. Right Reaction	0.54 k	Bearing Length Req'd	0.281 in

Mohlin & Company  
90 Beach Street  
Saco, ME 04072  
(207) 283-9151  
Fax (207) 283-9136

Title : 34/36 Saunders St., Portland, Maine Job # 03-175  
Dsgnr: P. Rand Date: 11:31AM, 22 APR 03  
Description :

Scope :

Rev: 560100  
User: KW-0603519, Ver 5.6.1, 25-Oct-2002  
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## General Timber Beam

Page 2

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Description Header H1

### Query Values

M, V, & D @ Specified Locations		Moment		Shear		Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft		0.54 k		0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft		0.00 k		0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft		0.00 k		0.0000 in

Mohlin & Company  
 90 Beach Street  
 Saco, ME 04072  
 (207) 283-9151  
 Fax (207) 283-9136

Title : 34/36 Saunders St., Portland, Maine Job # 03-175  
 Dsgnr: P. Rand Date: 11:31AM, 22 APR 03  
 Description :

Scope :

Rev: 560100  
 User: KW-0603519, Ver 5.6.1, 25-Oct-2002  
 (c)1983-2002 ENERCALC Engineering Software

**General Timber Beam**

Description Header H2

**General Information**

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	3-2x12	Center Span	6.50 ft	.....Lu	2.50 ft
Beam Width	4.500 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	11.250 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Sawn	Spruce - Pine - Fir, Stud			
Load Dur. Factor	1.000	Fb Base Allow	675.0 psi		
Beam End Fixity	Pin-Pin	Fv Allow	70.0 psi		
		Fc Allow	425.0 psi		
		E	1,200.0 ksi		

**Full Length Uniform Loads**

Center	DL	140.00 #/ft	LL	290.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

**Summary**

Beam Design OK

Span= 6.50ft, Beam Width = 4.500in x Depth = 11.25in, Ends are Pin-Pin

Max Stress Ratio	0.421	:	1		
Maximum Moment Allowable	2.3 k-ft		5.9 k-ft	Maximum Shear * 1.5 Allowable	1.5 k 3.5 k
Max. Positive Moment	2.27 k-ft	at	3.250 ft	Shear:	@ Left 1.40 k
Max. Negative Moment	0.00 k-ft	at	0.000 ft		@ Right 1.40 k
Max @ Left Support	0.00 k-ft			Camber:	@ Left 0.000 in
Max @ Right Support	0.00 k-ft				@ Center 0.013 in
Max. M allow	5.86				@ Right 0.000 in
fb	287.09 psi	f <sub>v</sub>	29.48 psi	Reactions...	
Fb	740.62 psi	Fv	70.00 psi	Left DL	0.45 k Max 1.40 k
				Right DL	0.45 k Max 1.40 k

**Deflections**

Center Span...	<u>Dead Load</u>	<u>Total Load</u>	Left Cantilever...	<u>Dead Load</u>	<u>Total Load</u>
Deflection	-0.009 in	-0.027 in	Deflection	0.000 in	0.000 in
...Location	3.250 ft	3.250 ft	...Length/Defl	0.0	0.0
...Length/Defl	8,888.2	2,893.82	Right Cantilever...		
Camber ( using 1.5 * D.L. Defl ) ...			Deflection	0.000 in	0.000 in
@ Center	0.013 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

**Stress Calcs**

<b>Bending Analysis</b>					
Ck	34.195	Le	5.148 ft	Sxx	94.922 in3
Cf	1.100	Rb	5.859	CI	0.997
		<u>Max Moment</u>		<u>Sxx Req'd</u>	<u>Allowable fb</u>
@ Center		2.27 k-ft		36.80 in3	740.62 psi
@ Left Support		0.00 k-ft		0.00 in3	742.50 psi
@ Right Support		0.00 k-ft		0.00 in3	742.50 psi
<b>Shear Analysis</b>		@ Left Support		@ Right Support	
Design Shear		1.49 k		1.49 k	
Area Required		21.322 in2		21.322 in2	
Fv: Allowable		70.00 psi		70.00 psi	
<b>Bearing @ Supports</b>					
Max. Left Reaction		1.40 k	Bearing Length Req'd	0.731 in	
Max. Right Reaction		1.40 k	Bearing Length Req'd	0.731 in	



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## General Timber Beam

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Description      Header H2

### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	1.40 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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**General Timber Beam**

Description Header H3

**General Information**

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	3-2x10	Center Span	6.50 ft	.....Lu	2.50 ft
Beam Width	4.500 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	9.250 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Sawn	Spruce - Pine - Fir, Stud			
		Fb Base Allow	675.0 psi		
Load Dur. Factor	1.000	Fv Allow	70.0 psi		
Beam End Fixity	Pin-Pin	Fc Allow	425.0 psi		
		E	1,200.0 ksi		

**Full Length Uniform Loads**

Center	DL	60.00 #/ft	LL	#/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

**Summary**

Beam Design OK

Span= 6.50ft, Beam Width = 4.500in x Depth = 9.25in, Ends are Pin-Pin

Max Stress Ratio	0.077 : 1		Maximum Shear * 1.5	0.2 k
Maximum Moment Allowable	0.3 k-ft	4.3 k-ft	Allowable	2.9 k
Max. Positive Moment	0.32 k-ft	at 3.250 ft	Shear:	@ Left 0.19 k
Max. Negative Moment	0.00 k-ft	at 0.000 ft		@ Right 0.19 k
Max @ Left Support	0.00 k-ft		Camber:	@ Left 0.000 in
Max @ Right Support	0.00 k-ft			@ Center 0.010 in
Max. M allow	4.32			@ Right 0.000 in
fb 59.25 psi	fv 5.40 psi	Reactions...	Left DL 0.19 k	Max 0.19 k
Fb 808.17 psi	Fv 70.00 psi		Right DL 0.19 k	Max 0.19 k

**Deflections**

Center Span...	<u>Dead Load</u>	<u>Total Load</u>	Left Cantilever...	<u>Dead Load</u>	<u>Total Load</u>
Deflection	-0.007 in	-0.007 in	Deflection	0.000 in	0.000 in
...Location	3.250 ft	3.250 ft	...Length/Defl	0.0	0.0
...Length/Defl	11,528.1	11,528.06	Right Cantilever...		
Camber ( using 1.5 * D.L. Defl ) ...			Deflection	0.000 in	0.000 in
@ Center	0.010 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

**Stress Calcs**

**Bending Analysis**

Ck	34.195	Le	5.148 ft	Sxx	64.172 in3	Area	41.625 in2
Cf	1.200	Rb	5.313	CI	0.998		

	<u>Max Moment</u>	<u>Sxx Req'd</u>	<u>Allowable fb</u>
@ Center	0.32 k-ft	4.71 in3	808.17 psi
@ Left Support	0.00 k-ft	0.00 in3	810.00 psi
@ Right Support	0.00 k-ft	0.00 in3	810.00 psi

**Shear Analysis**

	@ Left Support	@ Right Support
Design Shear	0.22 k	0.22 k
Area Required	3.209 in2	3.209 in2
Fv: Allowable	70.00 psi	70.00 psi

**Bearing @ Supports**

Max. Left Reaction	0.19 k	Bearing Length Req'd	0.102 in
Max. Right Reaction	0.19 k	Bearing Length Req'd	0.102 in

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## General Timber Beam

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Description      Header H3

### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	0.19 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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**General Timber Beam**

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Description Header H4

**General Information**

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	3-2x10	Center Span	3.67 ft	Lu	3.67 ft
Beam Width	4.500 in	Left Cantilever	ft	Lu	0.00 ft
Beam Depth	9.250 in	Right Cantilever	ft	Lu	0.00 ft
Member Type	Sawn	Spruce - Pine - Fir, Stud			
Load Dur. Factor	1.000	Fb Base Allow	675.0 psi		
Beam End Fixity	Pin-Pin	Fv Allow	70.0 psi		
		Fc Allow	425.0 psi		
		E	1,200.0 ksi		

**Full Length Uniform Loads**

Center	DL	214.00 #/ft	LL	500.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

**Summary**

Beam Design OK

Span= 3.67ft, Beam Width = 4.500in x Depth = 9.25in, Ends are Pin-Pin

Max Stress Ratio	0.394	:	1		
Maximum Moment Allowable	1.2 k-ft		4.3 k-ft	Maximum Shear * 1.5 Allowable	1.1 k 2.9 k
Max. Positive Moment	1.20 k-ft	at	1.835 ft	Shear:	@ Left 1.31 k
Max. Negative Moment	0.00 k-ft	at	0.000 ft		@ Right 1.31 k
Max @ Left Support	0.00 k-ft			Camber:	@ Left 0.000 in
Max @ Right Support	0.00 k-ft				@ Center 0.004 in
Max. M allow	4.32				@ Right 0.000 in
fb	224.79 psi	f <sub>v</sub>	27.57 psi	Reactions...	
Fb	807.26 psi	Fv	70.00 psi	Left DL	0.39 k Max 1.31 k
				Right DL	0.39 k Max 1.31 k

**Deflections**

Center Span...	Dead Load	Total Load	Left Cantilever...	Dead Load	Total Load
Deflection	-0.002 in	-0.008 in	Deflection	0.000 in	0.000 in
...Location	1.835 ft	1.835 ft	...Length/Defl	0.0	0.0
...Length/Defl	17,957.1	5,382.09	Right Cantilever...		
Camber ( using 1.5 * D.L. Defl ) ...			Deflection	0.000 in	0.000 in
@ Center	0.004 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

**Stress Calcs**

**Bending Analysis**

Ck	34.195	Le	7.557 ft	Sxx	64.172 in3	Area	41.625 in2
Cf	1.200	Rb	6.437	CI	0.997		

	Max Moment	Sxx Req'd	Allowable fb
@ Center	1.20 k-ft	17.87 in3	807.26 psi
@ Left Support	0.00 k-ft	0.00 in3	810.00 psi
@ Right Support	0.00 k-ft	0.00 in3	810.00 psi

**Shear Analysis**

	@ Left Support	@ Right Support
Design Shear	1.15 k	1.15 k
Area Required	16.396 in2	16.396 in2
Fv: Allowable	70.00 psi	70.00 psi

**Bearing @ Supports**

Max. Left Reaction	1.31 k	Bearing Length Req'd	0.685 in
Max. Right Reaction	1.31 k	Bearing Length Req'd	0.685 in

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### General Timber Beam

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Description      Header H4

#### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	1.31 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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## General Timber Beam

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Description Header H5

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	VersaLam5.25x9.5	Center Span	9.50 ft	.....Lu	9.50 ft
Beam Width	5.250 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	9.500 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Sawn	Boise Cascade, Versa Lam 2800 Fb			
Load Dur. Factor	1.000	Fb Base Allow	2,800.0 psi		
Beam End Fixity	Pin-Pin	Fv Allow	190.0 psi		
		Fc Allow	900.0 psi		
		E	2,000.0 ksi		

### Full Length Uniform Loads

Center	DL	214.00 #/ft	LL	500.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

### Summary

Beam Design OK

Span= 9.50ft, Beam Width = 5.250in x Depth = 9.5in, Ends are Pin-Pin					
Max Stress Ratio	0.451 : 1				
Maximum Moment Allowable	8.1 k-ft		Maximum Shear * 1.5 Allowable	4.3 k	
	18.2 k-ft			9.5 k	
Max. Positive Moment	8.05 k-ft	at 4.750 ft	Shear:	@ Left	3.39 k
Max. Negative Moment	0.00 k-ft	at 9.500 ft		@ Right	3.39 k
Max @ Left Support	0.00 k-ft		Camber:	@ Left	0.000 in
Max @ Right Support	0.00 k-ft			@ Center	0.078 in
Max. M allow	18.24			@ Right	0.000 in
fb	1,224.00 psi	fv	85.68 psi	Reactions...	
Fb	2,772.17 psi	Fv	190.00 psi	Left DL	1.02 k
				Right DL	1.02 k
				Max	3.39 k
				Max	3.39 k

### Deflections

Center Span...	Dead Load	Total Load	Left Cantilever...	Dead Load	Total Load
Deflection	-0.052 in	-0.174 in	Deflection	0.000 in	0.000 in
...Location	4.750 ft	4.750 ft	...Length/Defl	0.0	0.0
...Length/Defl	2,180.7	653.61	Right Cantilever...		
Camber ( using 1.5 * D.L. Defl ) ...			Deflection	0.000 in	0.000 in
@ Center	0.078 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

### Stress Calcs

#### Bending Analysis

Ck	21.675	Le	17.758 ft	Sxx	78.969 in3	Area	49.875 in2
Cf	1.000	Rb	8.572	CI	0.990		

	Max Moment	Sxx Req'd	Allowable fb
@ Center	8.05 k-ft	34.87 in3	2,772.17 psi
@ Left Support	0.00 k-ft	0.00 in3	2,800.00 psi
@ Right Support	0.00 k-ft	0.00 in3	2,800.00 psi

#### Shear Analysis

	@ Left Support	@ Right Support
Design Shear	4.27 k	4.27 k
Area Required	22.491 in2	22.491 in2
Fv: Allowable	190.00 psi	190.00 psi

#### Bearing @ Supports

Max. Left Reaction	3.39 k	Bearing Length Req'd	0.718 in
Max. Right Reaction	3.39 k	Bearing Length Req'd	0.718 in

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### General Timber Beam

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Description      Header H5

#### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	3.39 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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**General Timber Beam**

Description Header H6

**General Information**

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	3-2x12	Center Span	6.50 ft	.....Lu	6.50 ft
Beam Width	4.500 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	11.250 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Sawn	Spruce - Pine - Fir, Stud			
		Fb Base Allow	675.0 psi		
Load Dur. Factor	1.000	Fv Allow	70.0 psi		
Beam End Fixity	Pin-Pin	Fc Allow	425.0 psi		
		E	1,200.0 ksi		

**Full Length Uniform Loads**

Center	DL	120.00 #/ft	LL	#/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

**Summary**

Beam Design OK

Span= 6.50ft, Beam Width = 4.500in x Depth = 11.25in, Ends are Pin-Pin

Max Stress Ratio	0.118	: 1		
Maximum Moment Allowable	0.6 k-ft		Maximum Shear * 1.5 Allowable	0.4 k
	5.8 k-ft			3.5 k
Max. Positive Moment	0.63 k-ft	at 3.250 ft	Shear:	@ Left 0.39 k
Max. Negative Moment	0.00 k-ft	at 0.000 ft		@ Right 0.39 k
Max @ Left Support	0.00 k-ft		Camber:	@ Left 0.000 in
Max @ Right Support	0.00 k-ft			@ Center 0.011 in
				@ Right 0.000 in
Max. M allow	5.83		Reactions...	
f <sub>b</sub> 80.12 psi	f <sub>v</sub> 8.23 psi	Left DL 0.39 k	Max	0.39 k
F <sub>b</sub> 737.22 psi	F <sub>v</sub> 70.00 psi	Right DL 0.39 k	Max	0.39 k

**Deflections**

<b>Center Span...</b>	<b>Dead Load</b>	<b>Total Load</b>	<b>Left Cantilever...</b>	<b>Dead Load</b>	<b>Total Load</b>
Deflection	-0.008 in	-0.008 in	Deflection	0.000 in	0.000 in
...Location	3.250 ft	3.250 ft	...Length/Defl	0.0	0.0
...Length/Defl	10,369.5	10,369.52	<b>Right Cantilever...</b>		
<b>Camber ( using 1.5 * D.L. Defl ) ...</b>			Deflection	0.000 in	0.000 in
@ Center	0.011 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

**Stress Calcs**

<b>Bending Analysis</b>							
Ck	34.195	Le	13.385 ft	Sxx	94.922 in3	Area	50.625 in2
Cf	1.100	Rb	9.448	CI	0.993		
			<b>Max Moment</b>		<b>Sxx Req'd</b>		<b>Allowable fb</b>
@ Center			0.63 k-ft		10.32 in3		737.22 psi
@ Left Support			0.00 k-ft		0.00 in3		742.50 psi
@ Right Support			0.00 k-ft		0.00 in3		742.50 psi
<b>Shear Analysis</b>			@ Left Support		@ Right Support		
Design Shear			0.42 k		0.42 k		
Area Required			5.950 in2		5.950 in2		
Fv: Allowable			70.00 psi		70.00 psi		
<b>Bearing @ Supports</b>							
Max. Left Reaction			0.39 k		Bearing Length Req'd		0.204 in
Max. Right Reaction			0.39 k		Bearing Length Req'd		0.204 in



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## General Timber Beam

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Description      Header H6

### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	0.39 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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**General Timber Beam**

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**Description** Floor Joist J1

**General Information**

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	2x10	Center Span	14.00 ft	.....Lu	1.00 ft
Beam Width	1.500 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	9.250 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Sawn	Spruce - Pine - Fir, Stud			
		Fb Base Allow	675.0 psi		
Load Dur. Factor	1.000	Fv Allow	70.0 psi		
Beam End Fixity	Pin-Pin	Fc Allow	425.0 psi		Repetitive Member
		E	1,200.0 ksi		

**Full Length Uniform Loads**

Center	DL	14.00 #/ft	LL	40.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

**Summary**

**Beam Design OK**

Span= 14.00ft, Beam Width = 1.500in x Depth = 9.25in, Ends are Pin-Pin

Max Stress Ratio	0.878 : 1		Maximum Shear * 1.5	0.5 k
Maximum Moment Allowable	1.3 k-ft	1.5 k-ft	Allowable	1.0 k
Max. Positive Moment	1.32 k-ft	at 7.000 ft	Shear:	@ Left 0.38 k
Max. Negative Moment	0.00 k-ft	at 0.000 ft		@ Right 0.38 k
Max @ Left Support	0.00 k-ft		Camber:	@ Left 0.000 in
Max @ Right Support	0.00 k-ft			@ Center 0.153 in
Max. M allow	1.51			@ Right 0.000 in
fb	742.19 psi	fv	36.61 psi	Reactions...
Fb	845.61 psi	Fv	70.00 psi	Left DL 0.10 k
				Right DL 0.10 k
				Max 0.38 k
				Max 0.38 k

**Deflections**

<b>Center Span...</b>	<u>Dead Load</u>	<u>Total Load</u>	<b>Left Cantilever...</b>	<u>Dead Load</u>	<u>Total Load</u>
Deflection	-0.102 in	-0.393 in	Deflection	0.000 in	0.000 in
...Location	7.000 ft	7.000 ft	...Length/Defl	0.0	0.0
...Length/Defl	1,648.2	427.32	<b>Right Cantilever...</b>		
<b>Camber ( using 1.5 * D.L. Defl ) ...</b>			Deflection	0.000 in	0.000 in
@ Center	0.153 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

**Stress Calcs**

**Bending Analysis**

Ck	34.195	Le	2.059 ft	Sxx	21.391 in3	Area	13.875 in2
Cf	1.100	Rb	10.081	CI	0.990		

	<u>Max Moment</u>	<u>Sxx Req'd</u>	<u>Allowable fb</u>
@ Center	1.32 k-ft	18.77 in3	845.61 psi
@ Left Support	0.00 k-ft	0.00 in3	853.88 psi
@ Right Support	0.00 k-ft	0.00 in3	853.88 psi

**Shear Analysis**

	@ Left Support	@ Right Support
Design Shear	0.51 k	0.51 k
Area Required	7.258 in2	7.258 in2
Fv: Allowable	70.00 psi	70.00 psi

**Bearing @ Supports**

Max. Left Reaction	0.38 k	Bearing Length Req'd	0.593 in
Max. Right Reaction	0.38 k	Bearing Length Req'd	0.593 in

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## General Timber Beam

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Description      Floor Joist J1

### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	0.38 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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## General Timber Beam

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Description Floor Beam B1

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	VersaLam7x9.25	Center Span	18.25 ft	.....Lu	1.33 ft
Beam Width	7.000 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	9.250 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type		Boise Cascade, Versa Lam 2800 Fb			
Load Dur. Factor	1.000	Fb Base Allow	2,800.0 psi		
Beam End Fixity	Pin-Pin	Fv Allow	190.0 psi		
		Fc Allow	900.0 psi		
		E	2,000.0 ksi		

### Full Length Uniform Loads

Center	DL	140.00 #/ft	LL	420.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

### Summary

Overstressed in Bending !

Span= 18.25ft, Beam Width = 7.000in x Depth = 9.25in, Ends are Pin-Pin					
Max Stress Ratio	1.002 : 1				
Maximum Moment	23.3 k-ft		Maximum Shear * 1.5	7.1 k	
Allowable	23.3 k-ft		Allowable	12.3 k	
Max. Positive Moment	23.31 k-ft	at 9.125 ft	Shear:	@ Left	5.11 k
Max. Negative Moment	0.00 k-ft	at 0.000 ft		@ Right	5.11 k
Max @ Left Support	0.00 k-ft		Camber:	@ Left	0.000 in
Max @ Right Support	0.00 k-ft			@ Center	0.568 in
Max. M allow	23.28			@ Right	0.000 in
fb	2,802.69 psi		Reactions...		
Fb	2,797.98 psi		Left DL	1.28 k	Max 5.11 k
			Right DL	1.28 k	Max 5.11 k

### Deflections

Center Span...	Dead Load	Total Load	Left Cantilever...	Dead Load	Total Load
Deflection	-0.378 in	-1.514 in	Deflection	0.000 in	0.000 in
...Location	9.125 ft	9.125 ft	...Length/Defl	0.0	0.0
...Length/Defl	578.7	144.68	Right Cantilever...		
Camber ( using 1.5 * D.L. Defl ) ...			Deflection	0.000 in	0.000 in
@ Center	0.568 in		...Length/Defl	0.0	0.0
@ Left	0.000 in				
@ Right	0.000 in				

### Stress Calcs

<b>Bending Analysis</b>					
Ck	21.675	Le	2.739 ft	Sxx	99.823 in3
Cf	1.000	Rb	2.491	Cl	0.999
				Area	64.750 in2
			<u>Max Moment</u>	<u>Sxx Req'd</u>	<u>Allowable fb</u>
			@ Center	23.31 k-ft	99.99 in3
			@ Left Support	0.00 k-ft	2,797.98 psi
			@ Right Support	0.00 k-ft	2,800.00 psi
				0.00 in3	2,800.00 psi
			<b>Shear Analysis</b>	@ Left Support	@ Right Support
			Design Shear	7.05 k	7.05 k
			Area Required	37.115 in2	37.115 in2
			Fv: Allowable	190.00 psi	190.00 psi
			<b>Bearing @ Supports</b>		
			Max. Left Reaction	5.11 k	Bearing Length Req'd 0.811 in
			Max. Right Reaction	5.11 k	Bearing Length Req'd 0.811 in

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## General Timber Beam

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**Description**      Floor Beam B1

### Query Values

M, V, & D @ Specified Locations		Moment	Shear	Deflection
@ Center Span Location =	0.00 ft	0.00 k-ft	5.11 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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## Timber Column Design

Page 1

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Description H1 post

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Wood Section	2x6	Total Column Height	8.00 ft	Le XX for Axial	8.00 ft
Rectangular Column		Load Duration Factor	1.00	Le YY for Axial	8.00 ft
Column Depth	5.50 in	Fc	725.00 psi	Lu XX for Bending	8.00 ft
Width	1.50 in	Fb	675.00 psi		
Sawn		E - Elastic Modulus	1,200 ksi		
		Spruce - Pine - Fir, Stud			

### Loads

	<u>Dead Load</u>	<u>Live Load</u>	<u>Short Term Load</u>
Axial Load	175.00 lbs	362.00 lbs	0.00 lbs
Eccentricity	0.000in		

### Summary

Column OK

Using : 2x6, Width= 1.50in, Depth= 5.50in, Total Column Ht= 8.00ft

	<u>DL + LL</u>	<u>DL + LL + ST</u>	<u>DL + ST</u>
fc : Compression	65.09 psi	65.09 psi	21.21 psi
Fc : Allowable	85.82 psi	85.82 psi	85.82 psi
fbx : Flexural	0.00 psi	0.00 psi	0.00 psi
F'bx : Allowable	800.59 psi	800.59 psi	800.59 psi
Interaction Value	0.7585	0.7585	0.2472

### Stress Details

Fc : X-X	643.56 psi
Fc : Y-Y	85.82 psi
F'c : Allowable	85.82 psi
F'c:Allow * Load Dur Factor	85.82 psi
F'bx	800.59 psi
F'bx * Load Duration Factor	800.59 psi

#### For Bending Stress Calcs...

Max k*Lu / d	50.00
Actual k*Lu/d	27.30
Min. Allow k*Lu / d	11.00
Cf:Bending	1.300
Rb : (Le d / b^2) ^.5	20.779

#### For Axial Stress Calcs...

Cf : Axial	1.100
Axial X-X k Lu / d	17.45
Axial Y-Y k Lu / d	64.00

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## Timber Column Design

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Description H2 post

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Wood Section	2-2x6	Total Column Height	8.00 ft	Le XX for Axial	8.00 ft
Rectangular Column		Load Duration Factor	1.00	Le YY for Axial	8.00 ft
Column Depth	5.50 in	Fc	725.00 psi	Lu XX for Bending	8.00 ft
Width	3.00 in	Fb	675.00 psi		
Sawn		E - Elastic Modulus	1,200 ksi		
		Spruce - Pine - Fir, Stud			

### Loads

	<u>Dead Load</u>	<u>Live Load</u>	<u>Short Term Load</u>
Axial Load	455.00 lbs	942.00 lbs	0.00 lbs
Eccentricity	0.000 in		

### Summary

Column OK

Using : 2-2x6, Width= 3.00in, Depth= 5.50in, Total Column Ht= 8.00ft

	<u>DL + LL</u>	<u>DL + LL + ST</u>	<u>DL + ST</u>
fc : Compression	84.67 psi	84.67 psi	27.58 psi
Fc : Allowable	311.60 psi	311.60 psi	311.60 psi
fbx : Flexural	0.00 psi	0.00 psi	0.00 psi
F'bx : Allowable	868.08 psi	868.08 psi	868.08 psi
Interaction Value	0.2717	0.2717	0.0885

### Stress Details

Fc : X-X	643.56 psi	<b>For Bending Stress Calcs...</b>	
Fc : Y-Y	311.60 psi	Max k*Lu / d	50.00
F'c : Allowable	311.60 psi	Actual k*Lu/d	27.30
F'c:Allow * Load Dur Factor	311.60 psi	Min. Allow k*Lu / d	11.00
F'bx	868.08 psi	Cf:Bending	1.300
F'bx * Load Duration Factor	868.08 psi	Rb : (Le d / b^2) ^.5	10.390
		<b>For Axial Stress Calcs...</b>	
		Cf : Axial	1.100
		Axial X-X k Lu / d	17.45
		Axial Y-Y k Lu / d	32.00

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## Timber Column Design

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Description H3 post

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Wood Section	2-2x6	Total Column Height	8.00 ft	Le XX for Axial	8.00 ft
Rectangular Column		Load Duration Factor	1.00	Le YY for Axial	8.00 ft
Column Depth	5.50 in	Fc	725.00 psi	Lu XX for Bending	8.00 ft
Width	3.00 in	Fb	675.00 psi		
Sawn		E - Elastic Modulus	1,200 ksi		
		Spruce - Pine - Fir, Stud			

### Loads

	<u>Dead Load</u>	<u>Live Load</u>	<u>Short Term Load</u>
Axial Load	195.00 lbs	0.00 lbs	0.00 lbs
Eccentricity	0.000 in		

### Summary

Column OK

Using : 2-2x6, Width= 3.00in, Depth= 5.50in, Total Column Ht= 8.00ft

	<u>DL + LL</u>	<u>DL + LL + ST</u>	<u>DL + ST</u>
fc : Compression	11.82 psi	11.82 psi	11.82 psi
Fc : Allowable	311.60 psi	311.60 psi	311.60 psi
fbx : Flexural	0.00 psi	0.00 psi	0.00 psi
F'bx : Allowable	868.08 psi	868.08 psi	868.08 psi
Interaction Value	0.0379	0.0379	0.0379

### Stress Details

Fc : X-X	643.56 psi	<b>For Bending Stress Calcs...</b>	
Fc : Y-Y	311.60 psi	Max k*Lu / d	50.00
F'c : Allowable	311.60 psi	Actual k*Lu/d	27.30
F'c:Allow * Load Dur Factor	311.60 psi	Min. Allow k*Lu / d	11.00
F'bx	868.08 psi	Cf:Bending	1.300
F'bx * Load Duration Factor	868.08 psi	Rb : (Le d / b^2) ^ .5	10.390
		<b>For Axial Stress Calcs...</b>	
		Cf : Axial	1.100
		Axial X-X k Lu / d	17.45
		Axial Y-Y k Lu / d	32.00



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## Timber Column Design

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Description H4 post

### General Information Calculations are designed to 1997 NDS and 1997 UBC Requirements

Wood Section	2-2x6	Total Column Height	8.00 ft	Le XX for Axial	8.00 ft
Rectangular Column		Load Duration Factor	1.00	Le YY for Axial	8.00 ft
Column Depth	5.50 in	Fc	725.00 psi	Lu XX for Bending	8.00 ft
Width	3.00 in	Fb	675.00 psi		
Sawn		E - Elastic Modulus	1,200 ksi		
		Spruce - Pine - Fir, Stud			

### Loads

	<u>Dead Load</u>	<u>Live Load</u>	<u>Short Term Load</u>
Axial Load	393.00 lbs	917.00 lbs	0.00 lbs
Eccentricity	0.000 in		

### Summary

**Column OK**

Using : 2-2x6, Width= 3.00in, Depth= 5.50in, Total Column Ht= 8.00ft

	<u>DL + LL</u>	<u>DL + LL + ST</u>	<u>DL + ST</u>
fc : Compression	79.39 psi	79.39 psi	23.82 psi
Fc : Allowable	311.60 psi	311.60 psi	311.60 psi
fbx : Flexural	0.00 psi	0.00 psi	0.00 psi
F'bx : Allowable	868.08 psi	868.08 psi	868.08 psi
Interaction Value	<b>0.2548</b>	<b>0.2548</b>	<b>0.0764</b>

### Stress Details

Fc: X-X	643.56 psi		<b>For Bending Stress Calcs...</b>
Fc: Y-Y	311.60 psi		Max k*Lu / d
F'c : Allowable	311.60 psi		50.00
F'c:Allow * Load Dur Factor	311.60 psi		Actual k*Lu/d
F'bx	868.08 psi		27.30
F'bx * Load Duration Factor	868.08 psi		Min. Allow k*Lu / d
			11.00
			Cf:Bending
			1.300
			Rb : (Le d / b^2) ^.5
			10.390
			<b>For Axial Stress Calcs...</b>
			Cf : Axial
			1.100
			Axial X-X k Lu / d
			17.45
			Axial Y-Y k Lu / d
			32.00

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## Timber Column Design

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Description H5 post

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Wood Section	2-2x6	Total Column Height	8.00 ft	Le XX for Axial	8.00 ft
Rectangular Column		Load Duration Factor	1.00	Le YY for Axial	8.00 ft
Column Depth	5.50 in	Fc	725.00 psi	Lu XX for Bending	8.00 ft
Width	3.00 in	Fb	675.00 psi		
Sawn		E - Elastic Modulus	1,200 ksi		
		Spruce - Pine - Fir, Stud			

### Loads

	<u>Dead Load</u>	<u>Live Load</u>	<u>Short Term Load</u>
Axial Load	1,016.00 lbs	2,375.00 lbs	0.00 lbs
Eccentricity	0.000 in		

### Summary

Column OK

Using : 2-2x6, Width= 3.00in, Depth= 5.50in, Total Column Ht= 8.00ft

	<u>DL + LL</u>	<u>DL + LL + ST</u>	<u>DL + ST</u>
fc : Compression	205.52 psi	205.52 psi	61.58 psi
Fc : Allowable	311.60 psi	311.60 psi	311.60 psi
fbx : Flexural	0.00 psi	0.00 psi	0.00 psi
F'bx : Allowable	868.08 psi	868.08 psi	868.08 psi
Interaction Value	0.6596	0.6596	0.1976

### Stress Details

Fc : X-X	643.56 psi	<b>For Bending Stress Calcs...</b>	
Fc : Y-Y	311.60 psi	Max k*Lu / d	50.00
F'c : Allowable	311.60 psi	Actual k*Lu/d	27.30
F'c:Allow * Load Dur Factor	311.60 psi	Min. Allow k*Lu / d	11.00
F'bx	868.08 psi	Cf:Bending	1.300
F'bx * Load Duration Factor	868.08 psi	Rb : (Le d / b^2) ^ .5	10.390
		<b>For Axial Stress Calcs...</b>	
		Cf : Axial	1.100
		Axial X-X k Lu / d	17.45
		Axial Y-Y k Lu / d	32.00

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## Timber Column Design

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**Description**      H6 post

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Wood Section	2x6	Total Column Height	8.00 ft	Le XX for Axial	8.00 ft
Rectangular Column		Load Duration Factor	1.00	Le YY for Axial	8.00 ft
Column Depth	5.50 in	Fc	725.00 psi	Lu XX for Bending	8.00 ft
Width	1.50 in	Fb	675.00 psi		
Sawn		E - Elastic Modulus	1,200 ksi		
		Spruce - Pine - Fir, Stud			

### Loads

	<u>Dead Load</u>	<u>Live Load</u>	<u>Short Term Load</u>
Axial Load	390.00 lbs	0.00 lbs	0.00 lbs
Eccentricity	0.000 in		

### Summary

**Column OK**

Using : 2x6, Width= 1.50in, Depth= 5.50in, Total Column Ht= 8.00ft

	<u>DL + LL</u>	<u>DL + LL + ST</u>	<u>DL + ST</u>
fc : Compression	47.27 psi	47.27 psi	47.27 psi
Fc : Allowable	85.82 psi	85.82 psi	85.82 psi
fbx : Flexural	0.00 psi	0.00 psi	0.00 psi
F'bx : Allowable	800.59 psi	800.59 psi	800.59 psi
Interaction Value	<b>0.5508</b>	<b>0.5508</b>	<b>0.5508</b>

### Stress Details

Fc : X-X	643.56 psi	<b>For Bending Stress Calcs...</b>	
Fc : Y-Y	85.82 psi	Max k*Lu / d	50.00
F'c : Allowable	85.82 psi	Actual k*Lu/d	27.30
F'c:Allow * Load Dur Factor	85.82 psi	Min. Allow k*Lu / d	11.00
F'bx	800.59 psi	Cf:Bending	1.300
F'bx * Load Duration Factor	800.59 psi	Rb : (Le d / b^2) ^ .5	20.779
		<b>For Axial Stress Calcs...</b>	
		Cf : Axial	1.100
		Axial X-X k Lu / d	17.45
		Axial Y-Y k Lu / d	64.00

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**Steel Column**

Description Beam B1 Post

**General Information**

Calculations are designed to AISC 9th Edition ASD and 1997 UBC Requirements

Steel Section	HSS3.0X0.120	Fy	42.00 ksi	X-X Sidesway :	Restrained
		Duration Factor	1.000	Y-Y Sidesway :	Restrained
Column Height	8.000 ft	Elastic Modulus	29,000.00 ksi		
End Fixity	Pin-Pin	X-X Unbraced	8.000 ft	Kxx	1.000
Live & Short Term Loads Combined		Y-Y Unbraced	8.000 ft	Kyy	1.000

**Loads**

Axial Load...				
Dead Load	1.30 k	Ecc. for X-X Axis Moments	0.000 in	
Live Load	3.80 k	Ecc. for Y-Y Axis Moments	0.000 in	
Short Term Load	k			

**Summary**

Column Design OK

Section : HSS3.0X0.120, Height = 8.00ft, Axial Loads: DL = 1.30, LL = 3.80, ST = 0.00k, Ecc. = 0.000in

Unbraced Lengths: X-X = 8.00ft, Y-Y = 8.00ft

Combined Stress Ratios	Dead	Live	DL + LL	DL + ST + (LL if Chosen)
AISC Formula H1 - 1		0.2503	0.3359	0.3359
AISC Formula H1 - 2		0.1478	0.1984	0.1984
AISC Formula H1 - 3	0.0856			

XX Axis : Fa calc'd per Eq. E2-1,  $K^*L/r < C_c$

YY Axis : Fa calc'd per Eq. E2-1,  $K^*L/r < C_c$

**Stresses**

Allowable & Actual Stresses	Dead	Live	DL + LL	DL + Short
Fa : Allowable	14.89 ksi	14.89 ksi	14.89 ksi	14.89 ksi
fa : Actual	1.27 ksi	3.73 ksi	5.00 ksi	5.00 ksi
Fb:xx : Allow [F1-6]	27.72 ksi	27.72 ksi	27.72 ksi	27.72 ksi
Fb:xx : Allow [F1-7] & [F1-8]	27.72 ksi	27.72 ksi	27.72 ksi	27.72 ksi
fb : xx Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.00 ksi
Fb:yy : Allow [F1-6]	27.72 ksi	27.72 ksi	27.72 ksi	27.72 ksi
Fb:yy : Allow [F1-7] & [F1-8]	27.72 ksi	27.72 ksi	27.72 ksi	27.72 ksi
fb : yy Actual	0.00 ksi	0.00 ksi	0.00 ksi	0.00 ksi

**Analysis Values**

F'ex : DL+LL	16,839 psi	Cm:x DL+LL	0.60	Cb:x DL+LL	1.00
F'ey : DL+LL	16,839 psi	Cm:y DL+LL	0.60	Cb:y DL+LL	1.00
F'ex : DL+LL+ST	16,839 psi	Cm:x DL+LL+ST	0.60	Cb:x DL+LL+ST	1.00
F'ey : DL+LL+ST	16,839 psi	Cm:y DL+LL+ST	0.60	Cb:y DL+LL+ST	1.00
Max X-X Axis Deflection	0.000 in at 0.000 ft	Max Y-Y Axis Deflection	0.000 in at 0.000 ft		

**Section Properties HSS3.0X0.120**

Depth	3.00 in	Weight	3.46 #/ft	I-xx	1.06 in4
Width	3.000 in	Area	1.02 in2	I-yy	1.06 in4
Web Thick	0.112 in	Rt	0.000 in	S-xx	0.707 in3
Flange Thickness	0.112 in			S-yy	0.707 in3
				r-xx	1.019 in
				r-yy	1.019 in

Mohlin & Company  
 90 Beach Street  
 Saco, ME 04072  
 (207) 283-9151  
 Fax (207) 283-9136

Title : 34/36 Saunders St., Portland, Maine Job # 03-175  
 Dsgnr: P. Rand Date: 11:31AM, 22 APR 03  
 Description :

Scope :

Rev: 560100  
 User: KW-0603519, Ver 5.6.1, 25-Oct-2002  
 (c)1983-2002 ENERCALC Engineering Software

**Square Footing Design**

Page 1  
 k:\2003\03-175\calculations\03175.ecw\Calcula

Description Footing For Beam B1 Post

**General Information**

Calculations are designed to ACI 318-95 and 1997 UBC Requirements

Dead Load	1.300 k	Footing Dimension	2.000 ft
Live Load	3.800 k	Thickness	12.00 in
Short Term Load	0.000 k	# of Bars	2
Seismic Zone	1	Bar Size	4
Overburden Weight	100.000 psf	Rebar Cover	3.250
Concrete Weight	150.00 pcf	f <sub>c</sub>	3,000.0 psi
LL & ST Loads Combine		F <sub>y</sub>	60,000.0 psi
Load Duration Factor	1.000		
Column Dimension	3.00 in	Allowable Soil Bearing	2,500.00 psf

**Reinforcing**

**Rebar Requirement**

Actual Rebar "d" depth used	8.500 in	As to USE per foot of Width	0.143 in <sup>2</sup>
200/F <sub>y</sub>	0.0033	Total As Req'd	0.286 in <sup>2</sup>
As Req'd by Analysis	0.0002 in <sup>2</sup>	Min Allow % Reinf	0.0014
Min. Reinf % to Req'd	0.0014 %		

**Summary**

**Footing OK**

2.00ft square x 12.0in thick with 2- #4 bars

Max. Static Soil Pressure	1,525.00 psf	V <sub>u</sub> : Actual One-Way	3.95 psi
Allow Static Soil Pressure	2,500.00 psf	V <sub>n</sub> *Phi : Allow One-Way	93.11 psi
Max. Short Term Soil Pressure	1,525.00 psf	V <sub>u</sub> : Actual Two-Way	19.07 psi
Allow Short Term Soil Pressure	2,500.00 psf	V <sub>n</sub> *Phi : Allow Two-Way	186.23 psi
Mu : Actual	0.93 k-ft / ft	Alternate Rebar Selections...	
Mn * Phi : Capacity	7.47 k-ft / ft	2 # 4's	1 # 5's
		1 # 6's	
		1 # 7's	1 # 8's
		1 # 9's	1 # 10's

Scope :

Rev: 560100  
 User: KW-0603519, Ver 5.6.1, 25-Oct-2002  
 (c)1983-2002 ENERCALC Engineering Software

## General Footing Analysis & Design

Page 1  
 k:\2003\03-175\calculations\03175.ecw:Calcula

Description Strip Wall Footing

### General Information

Calculations are designed to ACI 318-95 and 1997 UBC Requirements

Allowable Soil Bearing	2,500.0 psf	Dimensions...	
Short Term Increase	1.000	Width along X-X Axis	1.670 ft
Seismic Zone	1	Length along Y-Y Axis	1.000 ft
Live & Short Term Combined		Footing Thickness	8.00 in
f <sub>c</sub>	3,000.0 psi	Col Dim. Along X-X Axis	8.00 in
F <sub>y</sub>	60,000.0 psi	Col Dim. Along Y-Y Axis	12.00 in
Concrete Weight	150.00 pcf	Base Pedestal Height	12.000 in
Overburden Weight	0.00 psf	Min Steel %	0.0014
		Rebar Center To Edge Distance	3.50 in

### Loads

<b>Applied Vertical Load...</b>			
Dead Load	0.215 k	...ecc along X-X Axis	0.000 in
Live Load	0.500 k	...ecc along Y-Y Axis	0.000 in
Short Term Load	k		
<b>Applied Moments...</b>		<u>Creates Rotation about Y-Y Axis</u>	<u>Creates Rotation about X-X Axis</u>
	(pressures @ left & right)	(pressures @ top & bot)	
Dead Load	k-ft	k-ft	
Live Load	k-ft	k-ft	
Short Term	k-ft	k-ft	
<b>Applied Shears...</b>		<u>Creates Rotation about Y-Y Axis</u>	<u>Creates Rotation about X-X Axis</u>
	(pressures @ left & right)	(pressures @ top & bot)	
Dead Load	k	k	
Live Load	k	k	
Short Term	k	k	

### Summary

Footing Design OK

1.67ft x 1.00ft Footing, 8.0in Thick, w/ Column Support 8.00 x 12.00in x 12.0in high

	<u>DL+LL</u>	<u>DL+LL+ST</u>		<u>Actual</u>	<u>Allowable</u>
Max Soil Pressure	588.0	588.0 psf	Max Mu	0.097 k-ft per ft	
Allowable	2,500.0	2,500.0 psf	Required Steel Area		0.076 in2 per ft
"X" Ecc, of Resultant	0.000 in	0.000 in	Shear Stresses....	<u>V<sub>u</sub></u>	<u>V<sub>n</sub> * Phi</u>
"Y" Ecc, of Resultant	0.000 in	0.000 in	1-Way	1.689	93.113 psi
X-X Min. Stability Ratio	No Overturning	1.500 :1	2-Way	1.884	186.226 psi
Y-Y Min. Stability Ratio	No Overturning				

### Footing Design

<b>Shear Forces</b>	<u>ACI 9-1</u>	<u>ACI 9-2</u>	<u>ACI 9-3</u>	<u>V<sub>n</sub> * Phi</u>	
Two-Way Shear	1.88 psi	1.26 psi	0.28 psi	186.23 psi	
<b>One-Way Shears...</b>					
V <sub>u</sub> @ Left	1.69 psi	1.13 psi	0.24 psi	93.11 psi	
V <sub>u</sub> @ Right	1.69 psi	1.13 psi	0.24 psi	93.11 psi	
V <sub>u</sub> @ Top	0.00 psi	0.00 psi	0.00 psi	93.11 psi	
V <sub>u</sub> @ Bottom	0.00 psi	0.00 psi	0.00 psi	93.11 psi	
<b>Moments</b>	<u>ACI 9-1</u>	<u>ACI 9-2</u>	<u>ACI 9-3</u>	<u>R<sub>u</sub> / Phi</u>	<u>As Req'd</u>
Mu @ Left	0.10 k-ft	0.06 k-ft	0.01 k-ft	5.3 psi	0.08 in2 per ft
Mu @ Right	0.10 k-ft	0.06 k-ft	0.01 k-ft	5.3 psi	0.08 in2 per ft
Mu @ Top	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.0 psi	0.01 in2 per ft
Mu @ Bottom	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.0 psi	0.01 in2 per ft

**Mohlin & Company**  
**90 Beach Street**  
**Saco, ME 04072**  
**(207) 283-9151**  
**Fax (207) 283-9136**

**Title : 34/36 Saunders St., Portland, Maine**      **Job # 03-175**  
**Dsgnr: P. Rand**      **Date: 11:31AM, 22 APR 03**  
**Description :**

**Scope :**

Rev: 560100  
 User: KW-0603519, Ver 5.6.1, 25-Oct-2002  
 (c)1983-2002 ENERCALC Engineering Software

**General Footing Analysis & Design**

**Description**      Strip Wall Footing

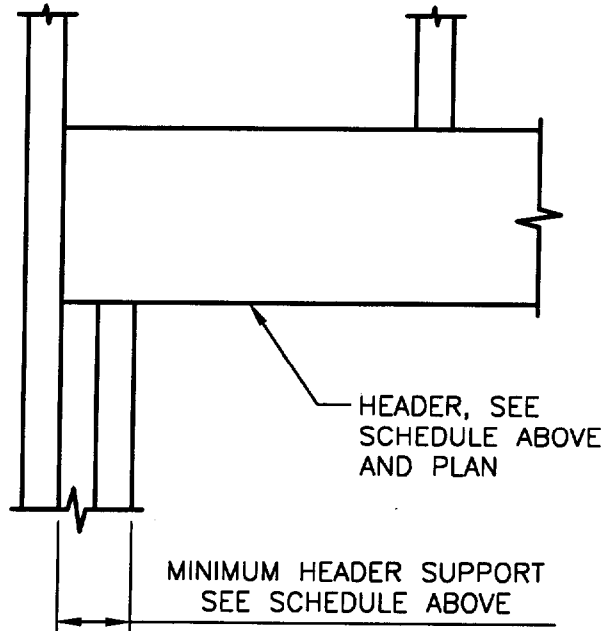
**Soil Pressure Summary**

Service Load Soil Pressures	Left	Right	Top	Bottom
DL + LL	588.02	588.02	588.02	588.02 psf
DL + LL + ST	588.02	588.02	588.02	588.02 psf
<b>Factored Load Soil Pressures</b>				
ACI Eq. 9-1	913.05	913.05	913.05	913.05 psf
ACI Eq. 9-2	621.92	621.92	621.92	621.92 psf
ACI Eq. 9-3	205.87	205.87	205.87	205.87 psf

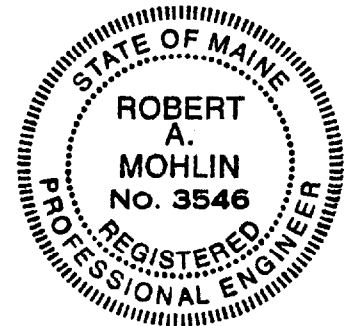
**ACI Factors**      (per ACI, applied internally to entered loads)

ACI 9-1 & 9-2 DL	1.400	ACI 9-2 Group Factor	0.750	UBC 1921.2.7 "1.4" Factor	1.400
ACI 9-1 & 9-2 LL	1.700	ACI 9-3 Dead Load Factor	0.900	UBC 1921.2.7 "0.9" Factor	0.900
ACI 9-1 & 9-2 ST	1.700	ACI 9-3 Short Term Factor	1.300		
....seismic = ST * :	1.100				

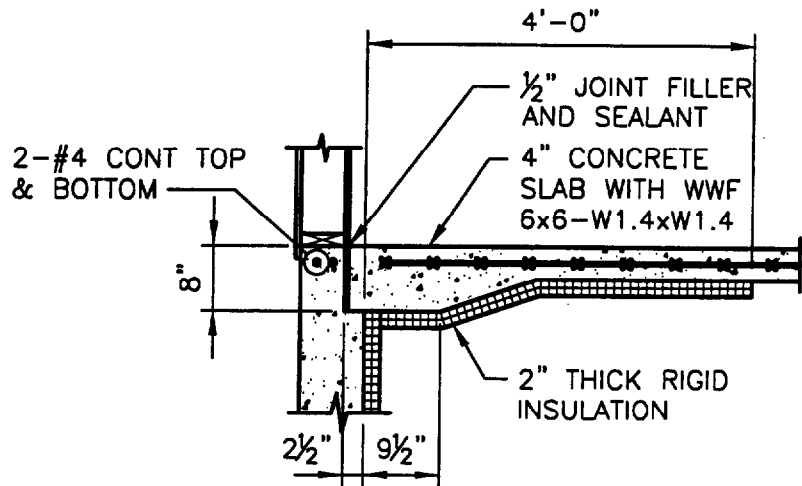
HEADER SCHEDULE	
HEADER	SUPPORT REQUIRED
H1	(1) 2x6 MINIMUM
H2	(2) 2x6 MINIMUM
H3	(1) 2x6 MINIMUM
H4	(2) 2x6 MINIMUM
H5	(2) 2x6 MINIMUM
H6	(1) 2x6 MINIMUM
B1	3"Ø STANDARD WEIGHT (SCHED. 40) PIPE OR 3"Ø CONCRETE FILLED LALLY COLUMN



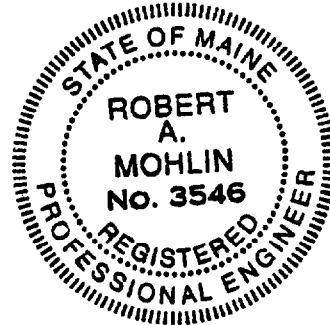
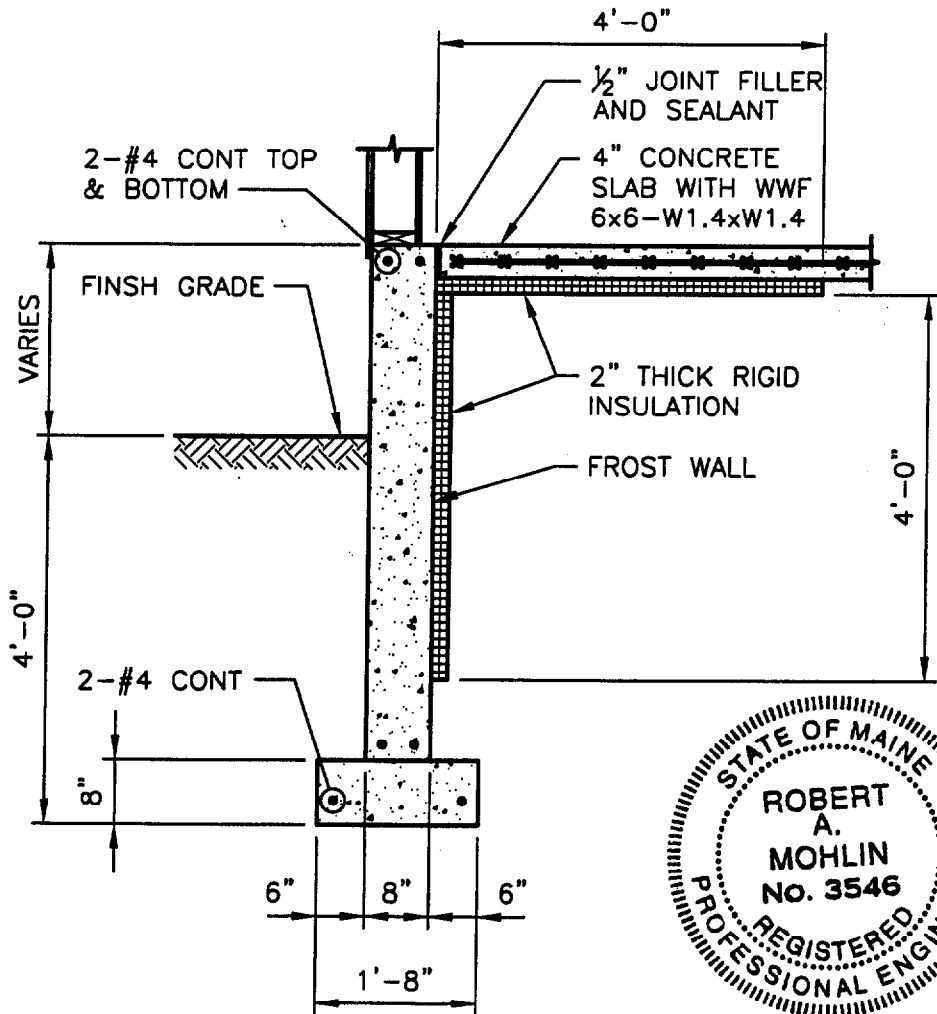
HEADER SUPPORT DETAIL







ALTERNATE DETAIL FOR TOP OF WALL



SECTION - TYPICAL FROST WALL

SCALE: 1/2" = 1'-0"

Portland Planning Department  
389 Congress St.  
Portland, ME 04101

February 5, 2003

Portland Planning Department,

The purpose of this letter is to introduce a proposed residential two family dwelling. This dwelling is to be located at 34 -36 Saunders St. The dwelling is to be constructed by Treeline Development Corporation. The dwelling measures 28'wide x 44'long. It is to be two stories with each unit containing two bedrooms and one and half bathrooms. Due to the building envelope restrictions, we have designed a detached 20'wide x 24'long two car garage to be placed on the front of the property behind the large row of hedges that currently line Saunders St.

The roof on the house and garage is designed with an 8/12 truss. The house and garage will be sided with 4" double lap vinyl consistent with the neighborhood. The front porch and rear deck are to be constructed with pressure treated lumber. Due to the ledge found on the lot the dwelling has been designed to be built on a 4' frost wall with concrete slab on grade. The slab construction design has limited our boiler location to an attached utility room on the rear elevation of the building. Each unit will be heated by a gas fired boiler. Each unit will have separate 100amp electrical services.

A meeting with Jim Robbins has revealed that a sewer line hook up exists in the street. The as builts show a gap in the ledge under the road that would allow us to tie into the water line with minimal impact. We have contacted two City of Portland approved excavators that have submitted bids for the street opening.

Should you have any questions related to this project, I can be reached anytime at (207)650-3136 or via email mail through [dougwillett@hotmail.com](mailto:dougwillett@hotmail.com).

Respectfully submitted,



Doug Willett  
Treeline Development Corp.

C:\Program Files\AutoCAD R14\202676.dwg Fri May 02 10:46:30 2003

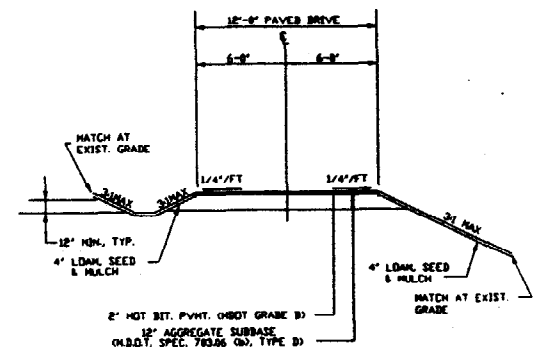
74.88

74.77

**Plan Reference:**

"Plan Depicting The Results Of A Boundary Survey And Division of Land Made For John D. Pasquale and Jennifer D. Pasquale, 40 Saunders Street, Portland, Maine dated December 31, 2001 by Nadreau & Lodge, Inc. Professional Land Surveyors, Portland and Lyman, Maine."

**Typical Driveway Detail:**



**General Notes:**

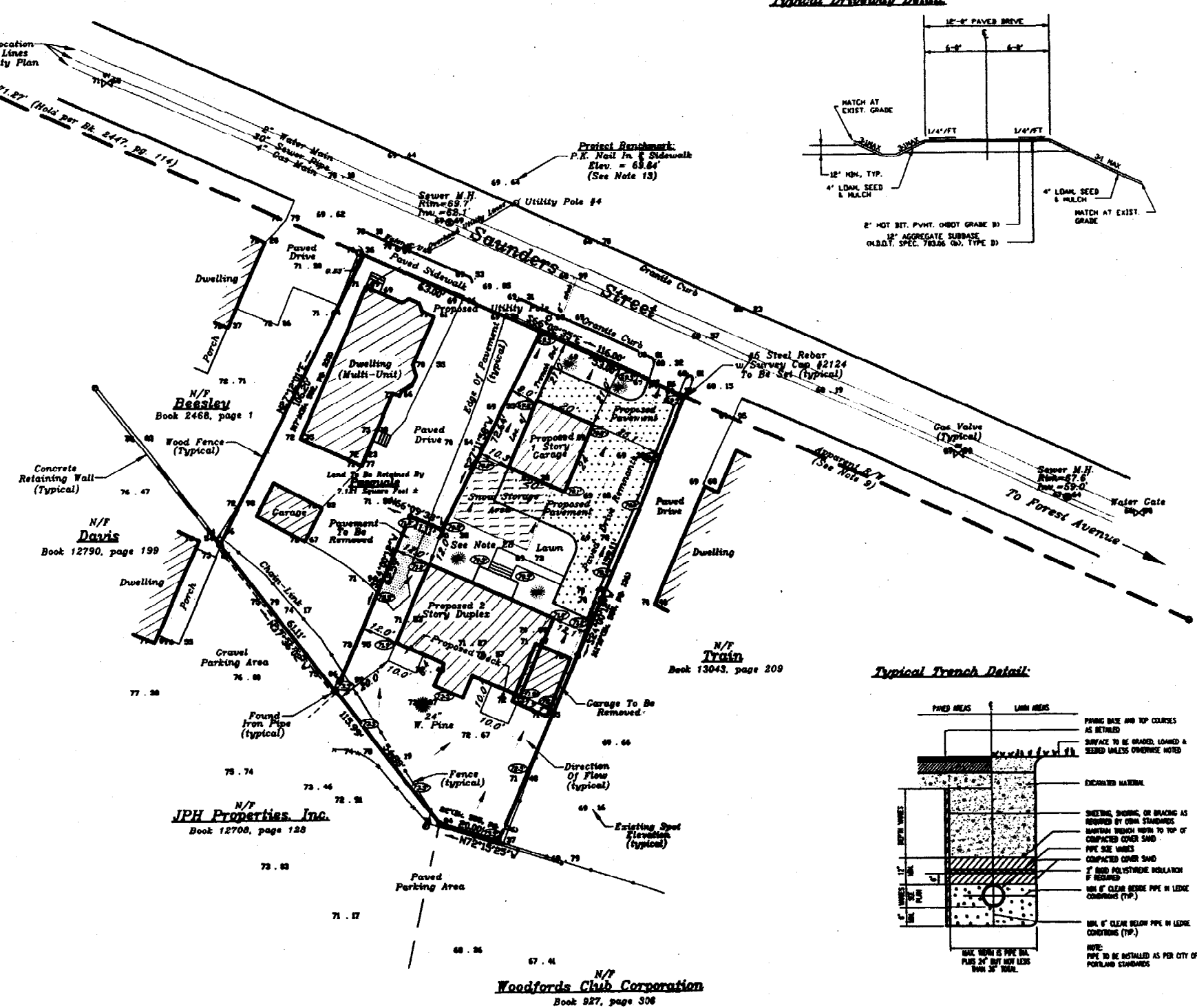
- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless to all third party claims.
- Reference is made to "Letter of Confirmation" between Nadreau & Lodge, Inc. and the below listed client(s) for exceptions made from Chapter 60, Part 2, "Technical Standards of Practice".
- This plan is to be sealed with the embossed seal of the Professional Land Surveyor who prepared this plan.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this plan.
- This survey does not purport to reflect any of the following:
  - encumbrances other than those that are visible or specifically stated in the referenced documents.
  - building setback easements or restrictive covenants.
  - existing or other land use regulations.
  - the location of any underground utilities or structures.
- Locus Parcel is shown on City of Portland Assessor's Map 130, Block 7, as portions of Lots 3 & 21.
- The "Letter of Confirmation" referenced above shall be considered an integral part of this survey.
- The apparent right-of-way lines depicted on this plan are based on City of Portland Engineering street notes and monumentation found in the field.
- The locus parcel does not horizontally scale on a Special Flood Hazard Zone per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 230001 0018A, issued December 8, 1998. The parcel falls in Zone C.
- There is no written Surveyor's Report with this survey.
- Total area of locus parcel equals 8,387 square feet (0.21 acres), more or less.
- The spot elevations shown on this plan are based on the vertical datum taken from a plan entitled "City of Portland, Me. Department of Public Works, Saunders & Neveus St. Sewer - Resubmitting 1985".
- Locus parcel falls in Zone R-3. See City of Portland Zoning Ordinance for regulations and restrictions pertaining to this zone.
 

R-3 Minimum Setback Requirements:	
Front Yard	20'
Side Yard	8'
1.5 Story	12'
2.5 Story	14'
Rear Yard	20'
- The elevations in circles (O) are proposed.
- First floor sill elevation to be 73.0'. The garage slab will be 70.5'.
- Proposed locations of underground utility lines to be determined in the field based on field topography and existing ledge, if any.
- This plan does not address wetland issues and/or approvals, if any.
- Proposed dwelling to be served by city water and sewer.
- This office recommends that the client review this plan with the Code Enforcement Officer for proper location of sewer, water, drainage, and all other utility layouts and lines.
- This office recommends that the Code Enforcement Officer review this plan for setback compliance, minimum lot width for primary structure and accessory structure and for other applicable space and bulk requirements.
- Care must be taken not to direct any additional stormwater runoff onto adjacent properties as a result of the proposed project being constructed.
- Best Management Practices will be sufficient silt fence and weed chips to be installed on-site during the construction process.
- The existing shrubs along the back of the sidewalk and between the locus parcel and the Train parcel abutting to the east shall be protected and will remain as buffers.
- If blasting is required, the contractor shall obtain the necessary permit(s) from the City of Portland Fire Department.
- Site will be leamed & mowed, and graded.
- Solid waste will be removed via curbside pick-up.
- A total of four (4) trees will be planted meeting City specifications.

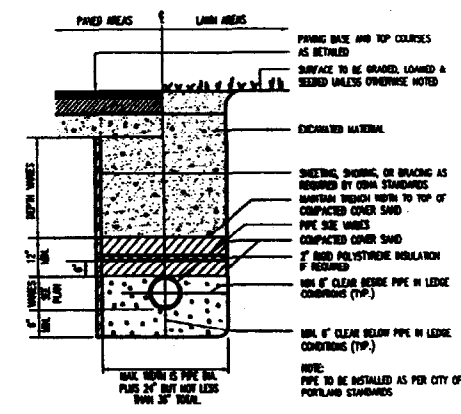
Neveus Street

Catch Basin Rim=73.7

Apparent Location of Utility Lines Per 1925 City Plan



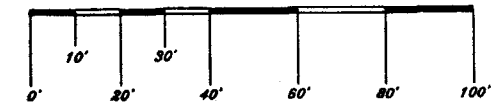
**Typical Trench Detail:**



Magnetic North, 2001 (observed)



Graphic Scale:



Revised 4-30-03 - Misc. changes

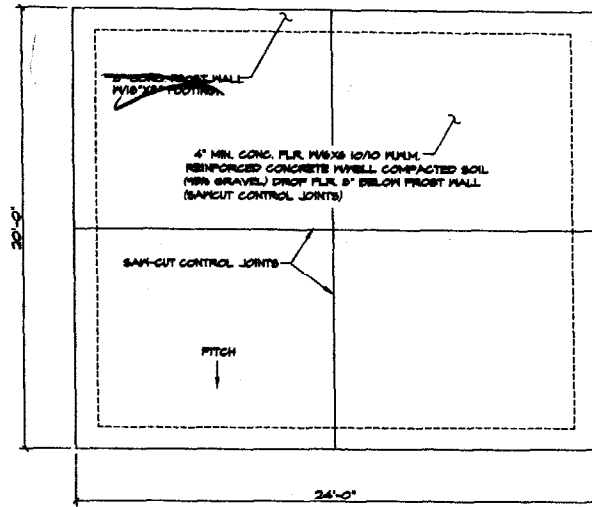
Plan Depicting The Proposed Location Of A Duplex and Detached Garage Made For TreeLine Development Corp. Douglas Willett Saunders Street, Portland, Maine

PREPARED BY: NADEAU & LODGE, INC. PROFESSIONAL LAND SURVEYORS  
 918 BRIGHTON AVENUE PORTLAND, ME 04102 (207) 878-7870  
 232 CLARKS WOODS ROAD LYMAN, ME 04002 (207) 282-0931

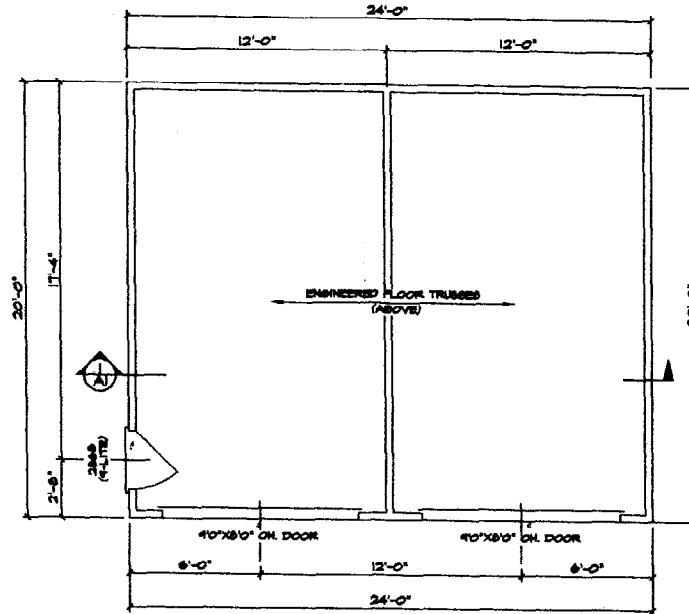
RECORD OWNER:	DRAWN BY: JDM	PLAN DATE: 11/20/02
	CHECKED BY: TFB/DNL	SURVEY DATE: Oct. 2001
	INSTR: Topcon GTS-3B	SCALE: 1" = 80'
FIELD BOOK: FS 518 & Topcon PFC	JOB No: 200176	SHEET No: 1 of 1

**FOUNDATION NOTES:**

1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
2. ALL ANCHOR BOLTS SHALL BE 1/2"x1'-0" HOOKED OR EQUIVALENT. 4'-0" MAX OC, 1'-0" MIN FROM ALL CORNERS.
3. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
4. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

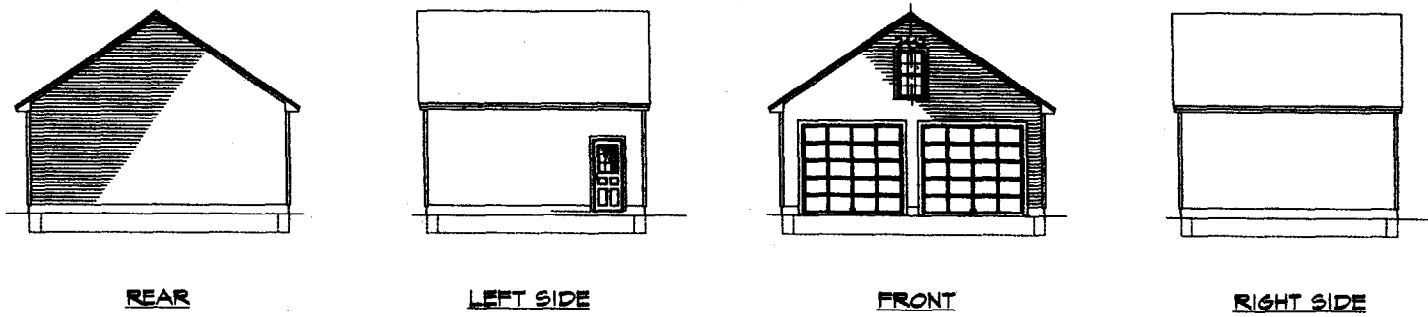


**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



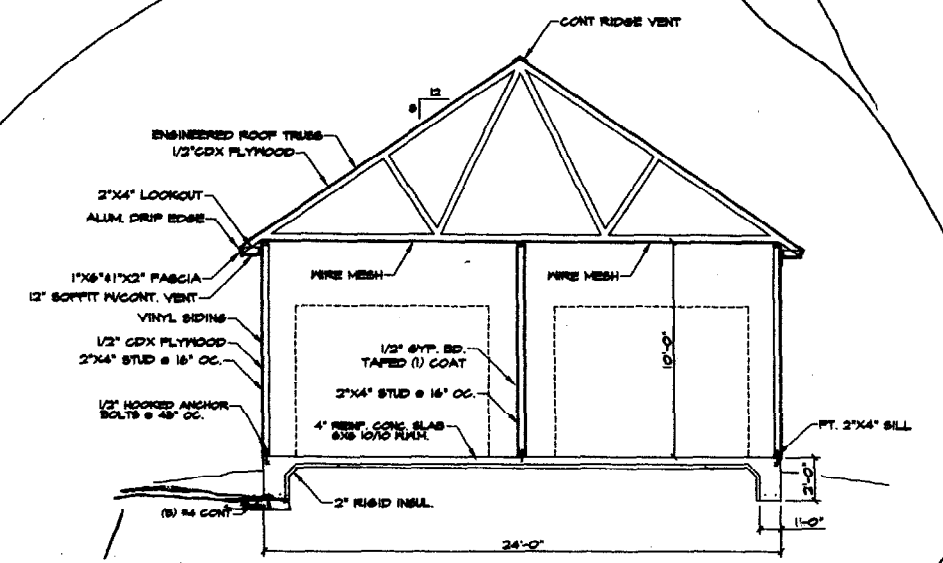
**FIRST FLOOR-FLOOR PLAN**  
SCALE: 1/4"=1'-0"

ALL DRAWINGS, PLANS, SPECIFICATIONS, ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES. NONE OF THE EMPLOYERS OF MORIN DRAFTING AND DESIGN ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE VERIFIED BY REGISTERED PROFESSIONAL. IT IS NOT THE RESPONSIBILITY OF CONTRACTOR, ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OVERSEES SHALL BE REVIEWED BY CLIENT/CONTR. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING AND DESIGN SHALL BE HELD HARMLESS. MORIN DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.



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

*Frost Protected Slab*



2" Rigid to extend 48" All sides

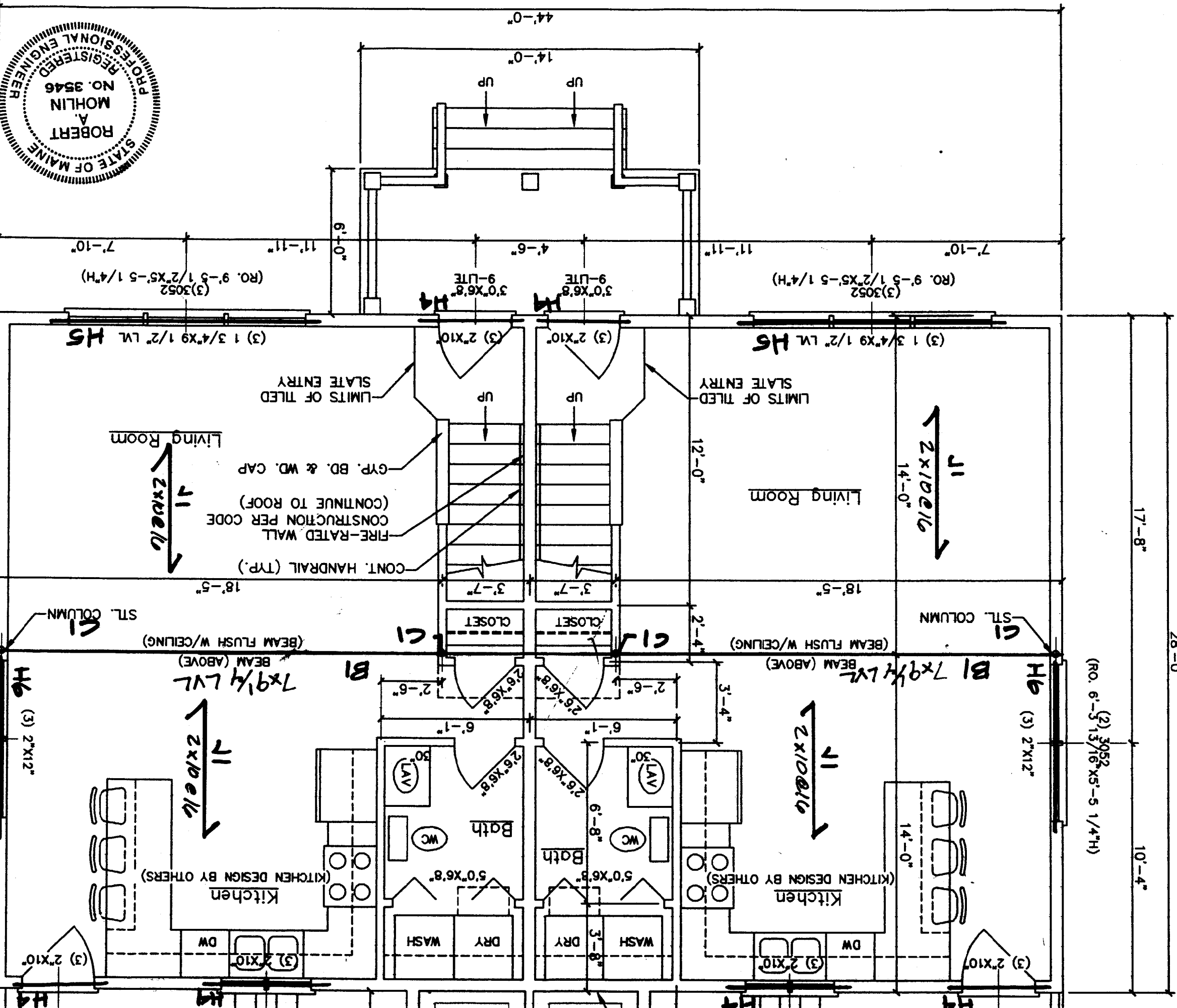
**TYP. SECTION**  
SCALE: 1/4"=1'-0"

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

JUL 14 2003

RECEIVED

TREELINE DEVELOPMENT	
MORIN DRAFTING GORHAM, ME. 895-2463	
34/36 SAUNDERS ST., PORTLAND	
GARAGE	
DRAWN: J. MORIN	AI
SCALE: AS NOTED	
DATE: 11/1/02	



1st Floor  
PLAN

MORIN DRAFT  
34/36 SA  
TRE

28'-0"  
17'-8"  
10'-4"  
28'-0"  
17'-8"  
10'-4"

(RO. 6'-3 13/16 X 5'-5 1/4" H)  
(2) 3052  
(3) 2"x12"

(RO. 6'-3 13/16 X 5'-5 1/4" H)  
(2) 3052  
(3) 2"x12"

(3) 1 3/4" X 9 1/2" LVL HS

(3) 1 3/4" X 9 1/2" LVL HS

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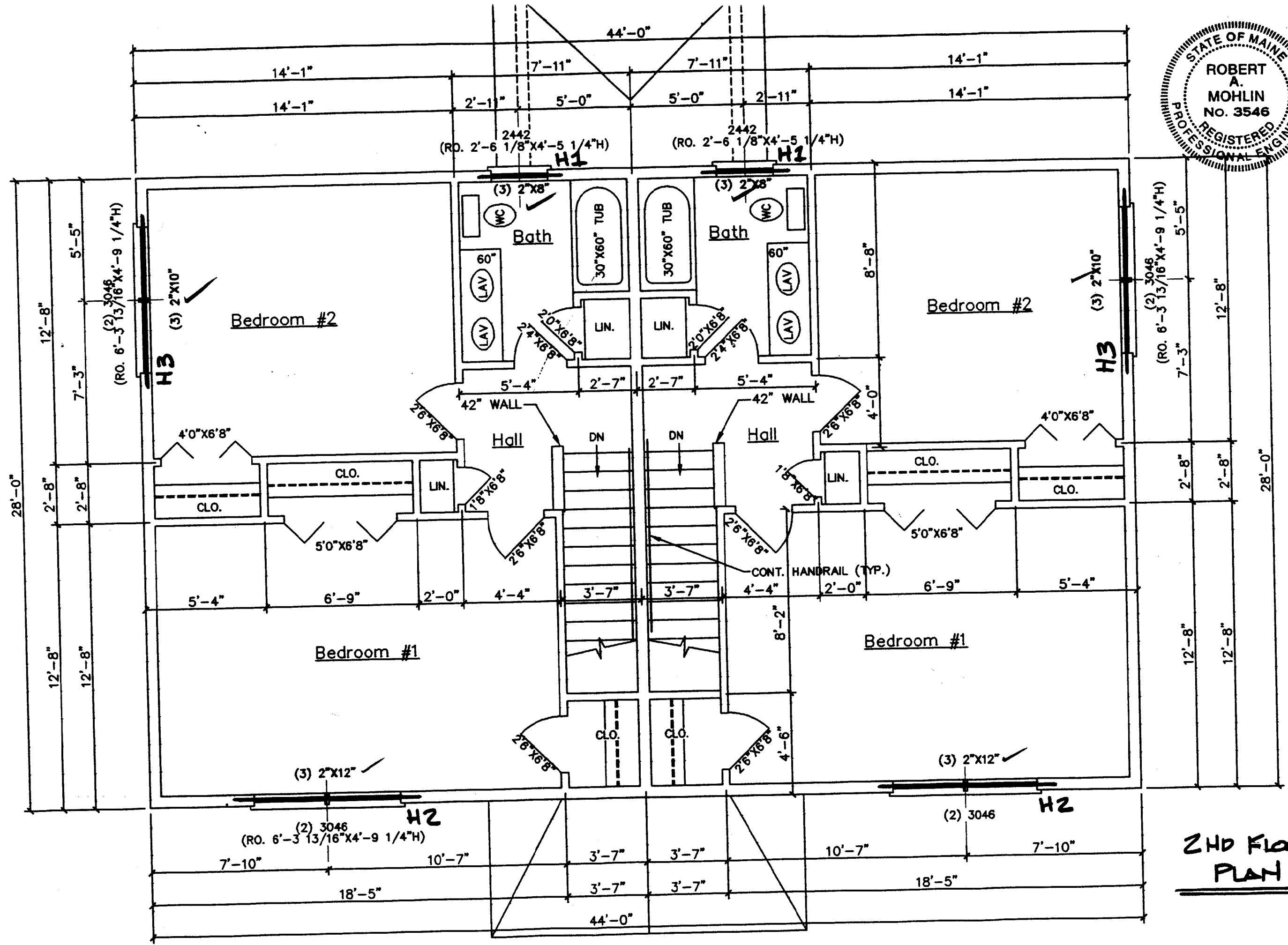
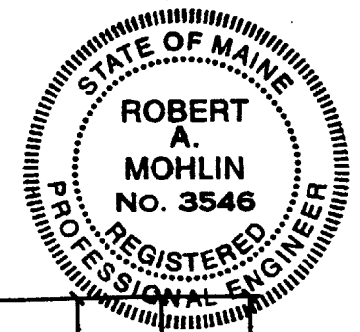
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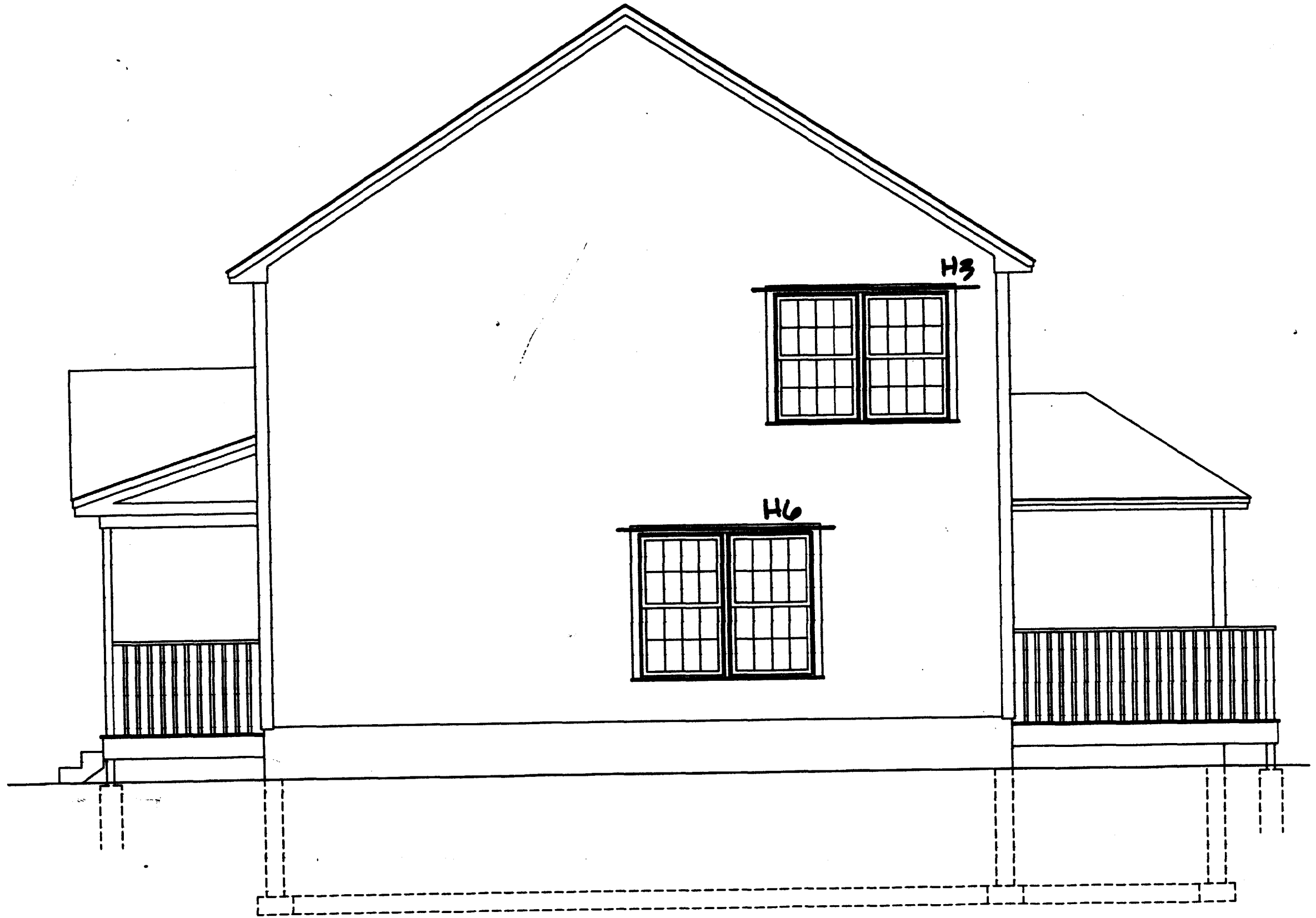
(3) 2"x10"  
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**2ND FLOOR  
PLAN**

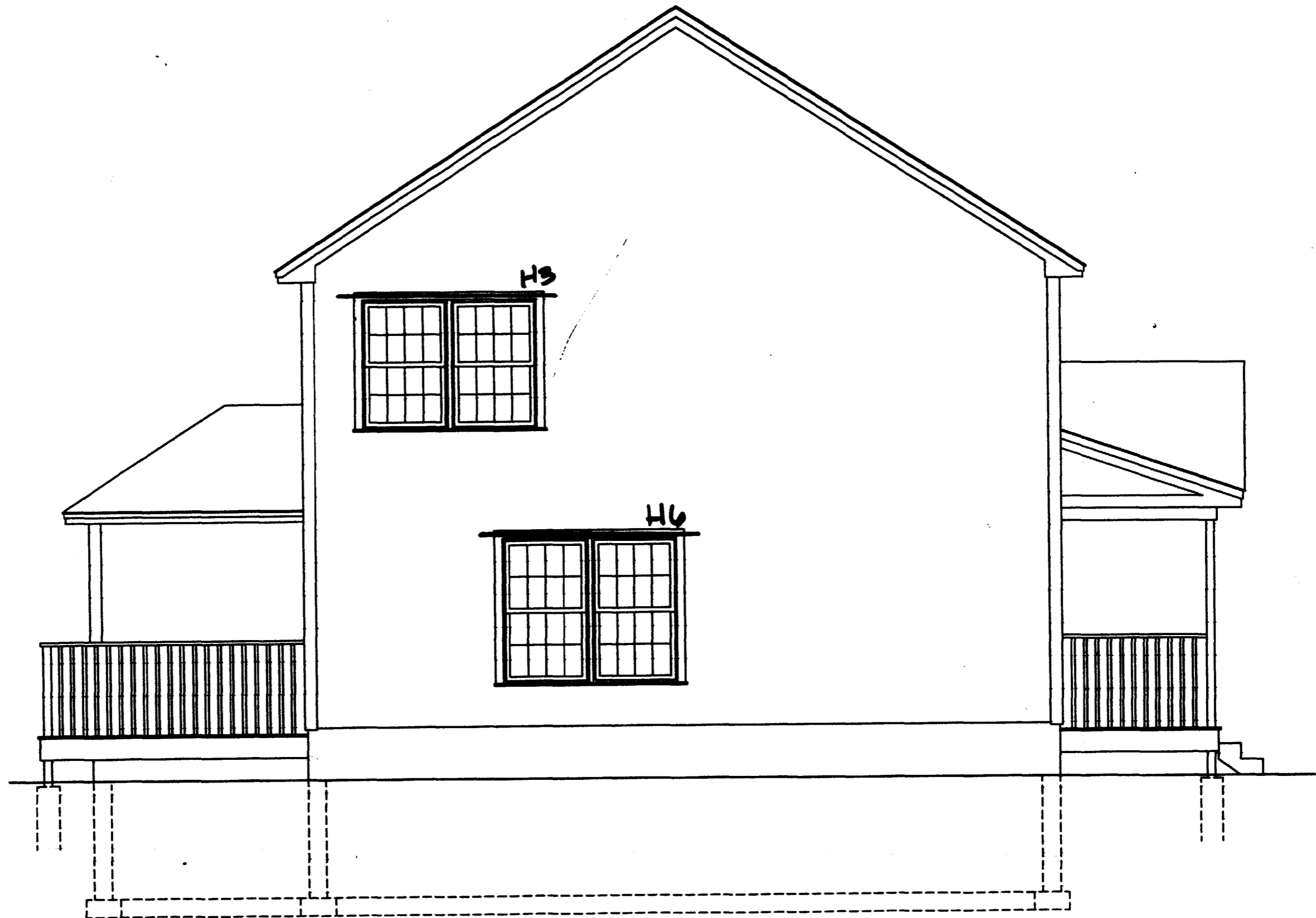


REAR ELEVATION

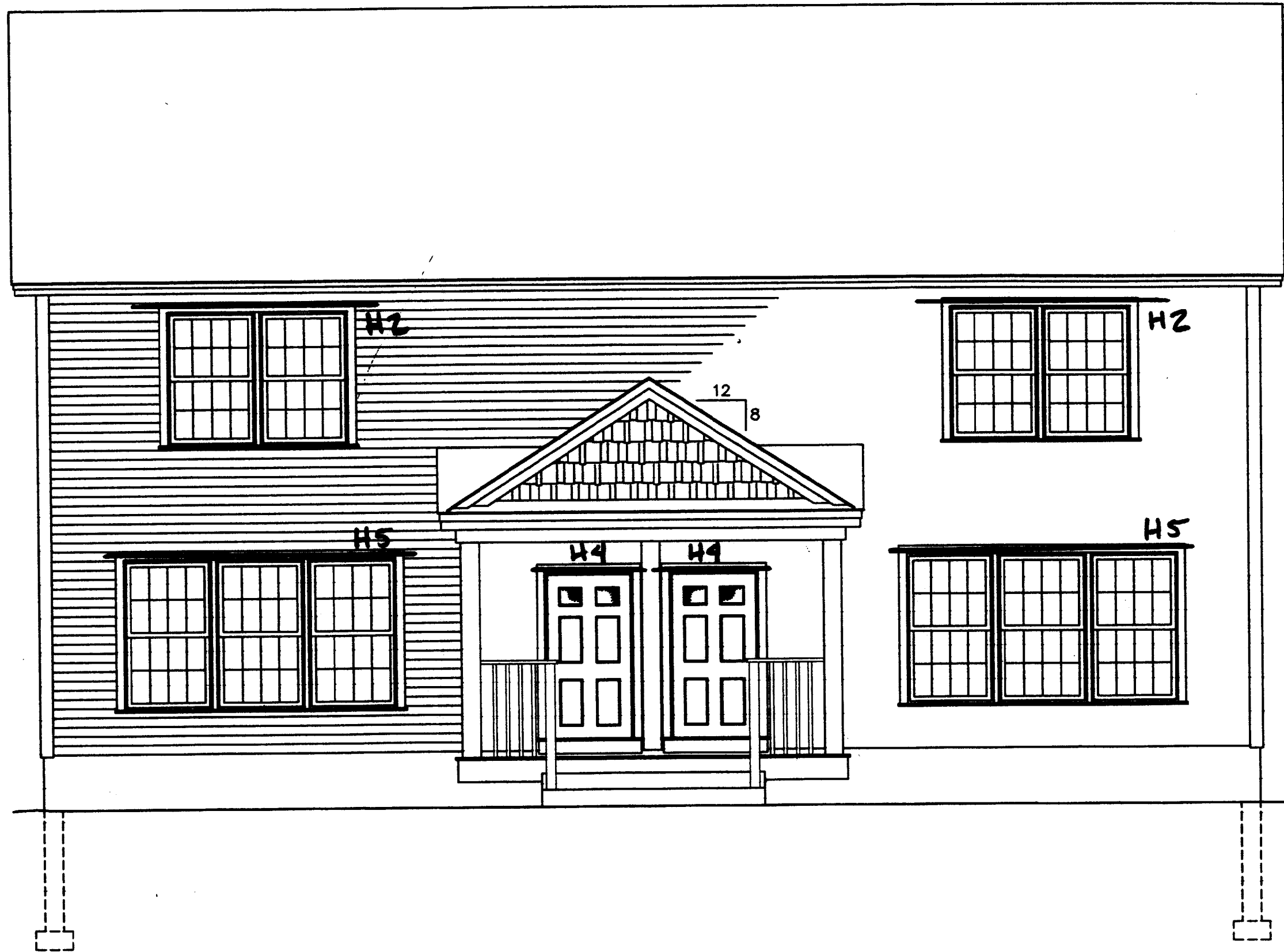


RIGHT SIDE ELEVATION

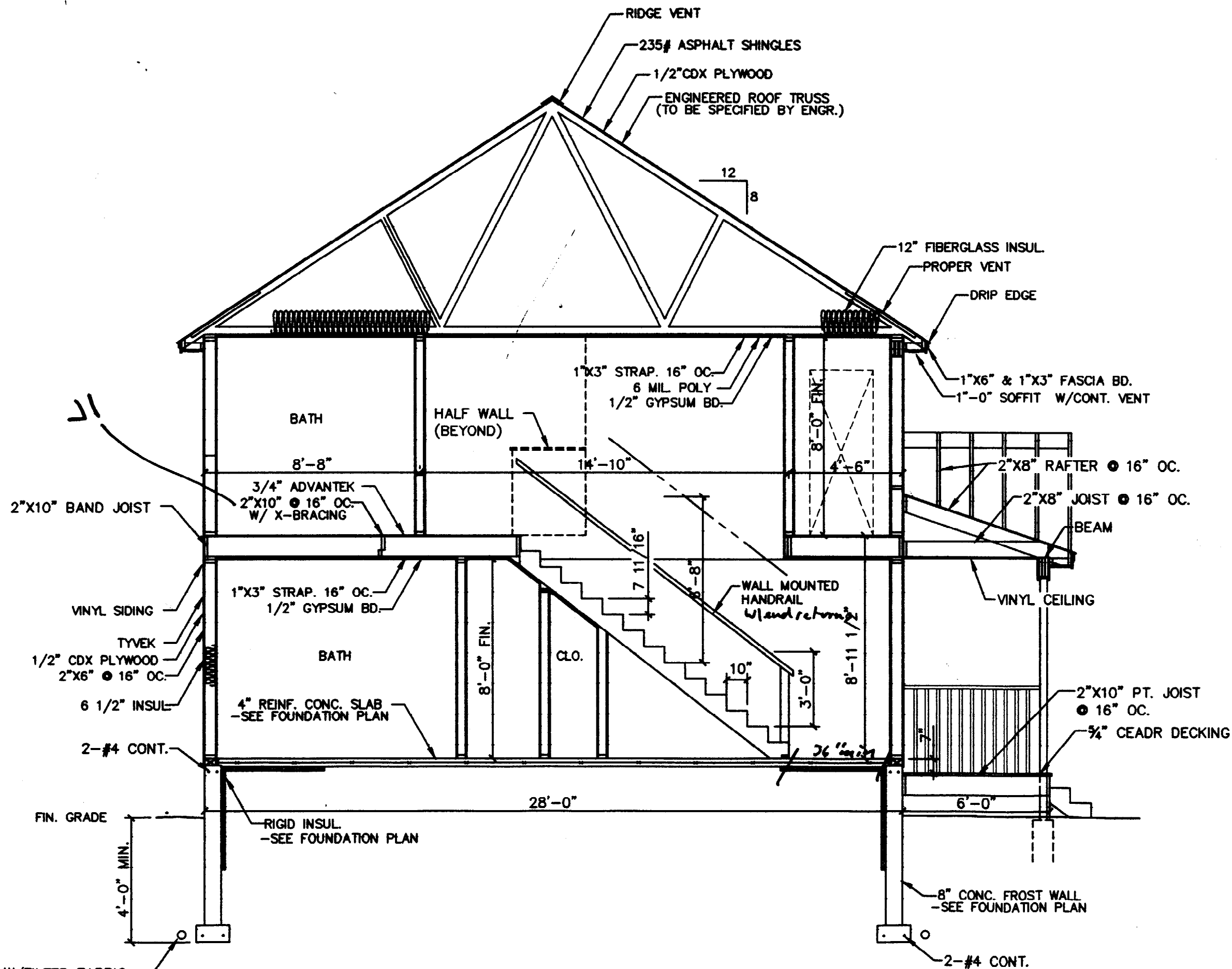




LEFT SIDE ELEVATION



FRONT ELEVATION



HOUSE @ STAIRS  
 SCALE: 1/4" = 1'-0"



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

June 6 2003

Received from Treehouse Development

Location of Work 34-36 Summer St

Cost of Construction \$ 146,000 Bldg. Fee 1045.00

Permit Fee \$ 1,045.00 Copy 75.00  
Total 1120.00

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other + Copy

CBL: 130 Food

Check #: 3457 Total Collected \$ 1120.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*Handwritten signature*



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

\_\_\_\_\_ 4/9 \_\_\_\_\_ 20 04 \_\_\_\_\_

Received from Doug Willett

Location of Work 34-36 Saunders St.

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 75.00

Building (IL) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other CO

CBL: 100 F 021

Check #: 3574

**Total Collected \$** 75.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy