

# 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: 09-1392	Issue Date: DEC 31 2009	CBL: 155 E015001
-----------------------	----------------------------	---------------------

Location of Construction: 71 READ ST	Owner Name: DEVLIN JEROME E & ERIN M D	Owner Address: 71 READ ST # 3 <i>City of Portland</i>	Phone:
Business Name:	Contractor Name: Mc Construction	Contractor Address: 386 Fore St. Suite 304 Portland	Phone: 2077742330
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-3

Past Use: 4 unit residential  <i>123rd use</i>	Proposed Use: 4 unit residential - 2 Car garage w/ vestibule, living room above garage, bathroom 1st level  <i>4 d.v.</i>	Permit Fee: \$920.00	Cost of Work: \$89,800.00	CEO District: 4	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  <i>*See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i>  <i>IBC 2003</i>
Proposed Project Description: 2 Car garage w/ vestibule, living room above garage, bathroom 1st level <i>Attached.</i>		Signature: <i>(KG)</i>		Signature: <i>(Signature)</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)						
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied						
Signature: _____ Date: _____						

Permit Taken By: Ldobson	Date Applied For: 12/08/2009	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>12/8/09</i> <i>ABA</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  <i>ABU</i> Date: _____
--	--	---	--

### CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING CONSTRUCTION

**PERMIT**

Permit Number: 091392

This is to certify that DEVLIN JEROME E & ERIN M DEVLIN Construction  
 has permission to 2 Car garage w/ vestibule, living room above garage, bathroom 1st level  
 AT 71 READ ST CB# 155 E015001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Capt. R. Santoro  
 Health Dept. PERMIT ISSUED  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_

Department Name  
 DEC 31 2009

Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

City of Portland

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

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

Permit No: 09-1392	Date Applied For: 12/08/2009	CBL: 155 E015001
-----------------------	---------------------------------	---------------------

Location of Construction: 71 READ ST	Owner Name: DEVLIN JEROME E & ERIN M D	Owner Address: 71 READ ST # 3	Phone:
Business Name:	Contractor Name: Mc Construction	Contractor Address: 386 Fore St. Suite 304 Portland	Phone (207) 774-2330
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: 4 unit residential - attached 2 Car garage w/ vestibule, living room above garage, bathroom 1st level	Proposed Project Description: attached 2 Car garage w/ vestibule, living room above garage, bathroom 1st level
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/08/2009

**Note:** **Ok to Issue:**

- 1) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 12/31/2009

**Note:** **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 12/15/2009

**Note:** **Ok to Issue:**

- 1) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 3) All construction shall comply with NFPA 101

**PERMIT ISSUED****Comments:**

12/29/2009-tmm: went over req'd info w/builder. - will resubmit. - placed in hold basket

DEC 31 2009

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

  X   Foundation Inspection: Prior to placing ANY backfill for below grade N/A MCPu occupiable space

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

  X   Final inspection required at completion of work.

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

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

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

M. Gu President  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

[Signature]  
Signature of Inspections Official

12/31/09  
Date

PERMIT ISSUED

DEC 31 2009

City of Portland



Schedule Inspection

Add

Find

Print Permit

Print C of O

Print Insp

Invoicing

Taxes Due

Close

Prmt

Text93

22050

Constr Type

New

Num1

91392

Permit Nbr	09-1392	Location of Construction	71	READ ST	Appl. Date	12/08/2009	
Status	Hold	Permit Type	Additions - Multi Family		Issue Date		
CBL	155 E015001	District Nbr	4	Estimated Cost	\$89,800.00	Date Closed	

Comment Date

Comment

Add

Delete

Save

Print

12/29/2009

went over req'd info w/builder. - will resubmit.

Name

tmm

Follow Up Date

Completed

CreatedBy

Ldobson

CreateDate

12/08/2009

ModBy

tmm

ModDate

12/29/2009

Time

10:27 AM

Time

9:24 AM



# General Building Permit Application

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

Location/Address of Construction: <u>71 READ STREET PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>866' LIV. SPACE 650' GARAGE</u>	Square Footage of Lot <u>29,250 sq'</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>155    E0    15001</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>JEROME + ERIN DEVLIN</u> Address <u>71 READ STREET #3</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207.775.5689</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>89,800.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ Number of Residential Units <u>4</u> If vacant, what was the previous use? <u>4 UNIT DWELLING</u> Proposed Specific use: <u>4 UNIT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>GARAGE 2-CAR W/ VESTIBULE - LIVING ROOM ABOVE</u> <u>BATH ROOM 1ST LEVEL</u> <u>2ND LEVEL</u>		
Contractor's name: <u>M.C. CONSTRUCTION CO., INC.</u>		
Address: <u>386 FORE STREET SUITE 304</u>		Telephone: <u>(207) 774.2330</u>
City, State & Zip <u>PORTLAND, ME 04101</u>		Who should we contact when the permit is ready: <u>ERIC COLOUMBE</u> Telephone: <u>774.2330</u>
Mailing address: <u>386 FORE STREET SUITE 304 PORTLAND, ME 04101</u> <u>615.4941</u>		

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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: M.C. President Date: 12-8-2009

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

**M. C. Construction Co., Inc.**

386 Fore Street, Suite 304

Portland, Me 04101

TEL: (207) 774.2330

FAX: (207) 774.3133

EMAIL: mcconst\_mcoyne@yahoo.com

---

December 8, 2009

***7. Thermal & Moisture Protection***

R-11 Fiberglass / Un-Faced Interior partitions – R-19 Fiberglass /  
Faced Exterior partitions – R-30 Fiberglass / Faced Flat/Ceiling areas.  
Insulation Installed to Heated areas only.

SEP-09-1998 10:44  
Scale 1"=40'

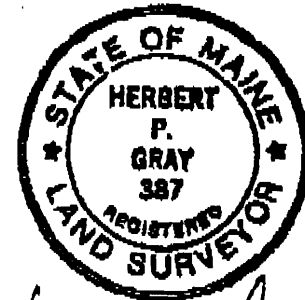
To the lending institution and its insurer: I hereby certify that the location of dwelling shown on this plan does conform with the local zoning laws in effect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

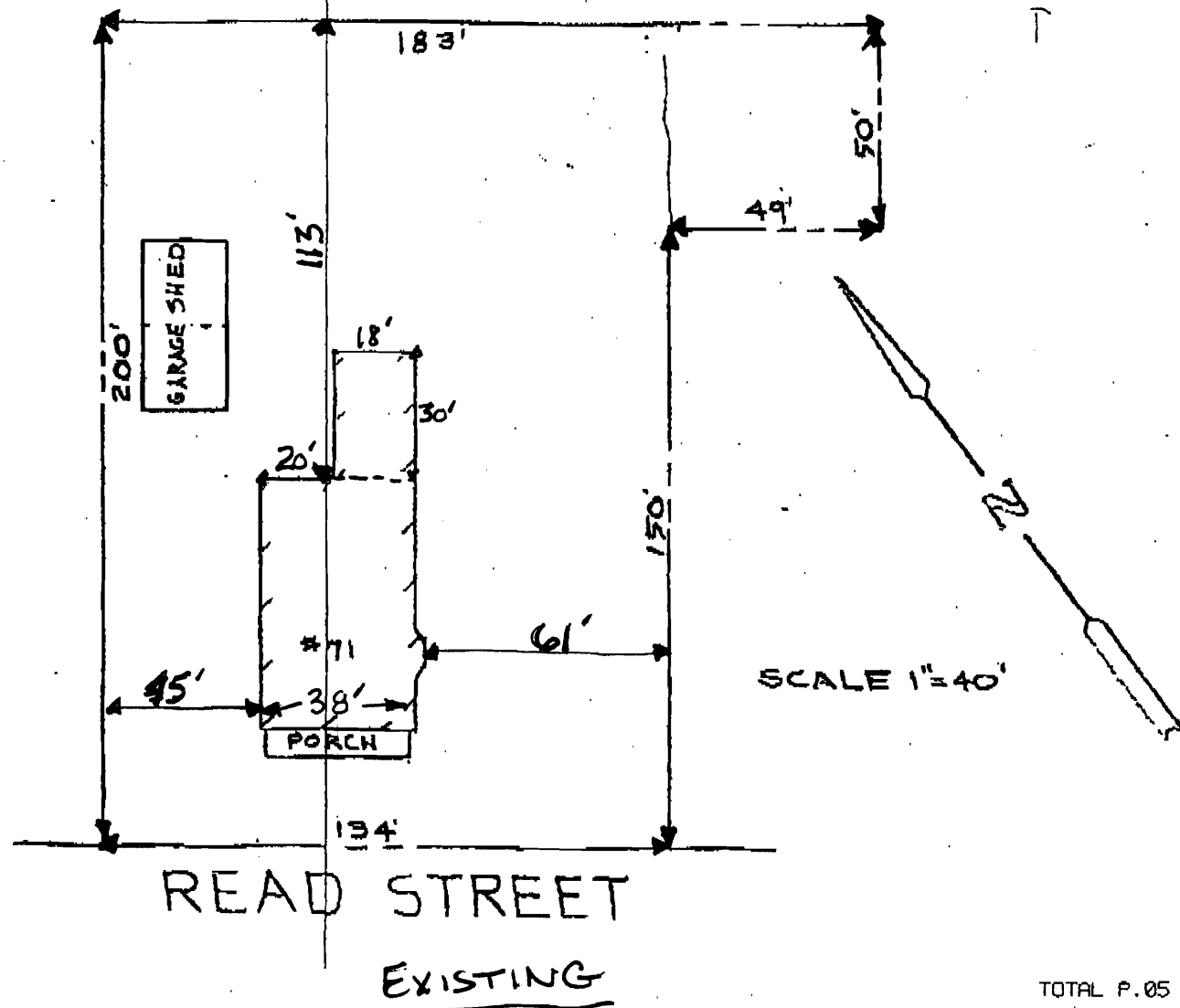
Buyer: Charlene M. Higgins

Sellers: Reginald F. Rouse  
Sandra J. Rouse

P.05  
Gray hereby certify that this survey was made by me on December 18, 1989, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.



*Herbert P. Gray*



SEP-09-1998 10:44  
Scale 1"=40'

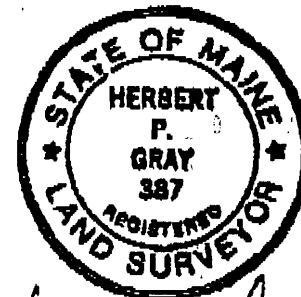
To the lending institution and its insurer: I hereby certify that the location of dwelling shown on this plan does conform with the local zoning laws in effect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

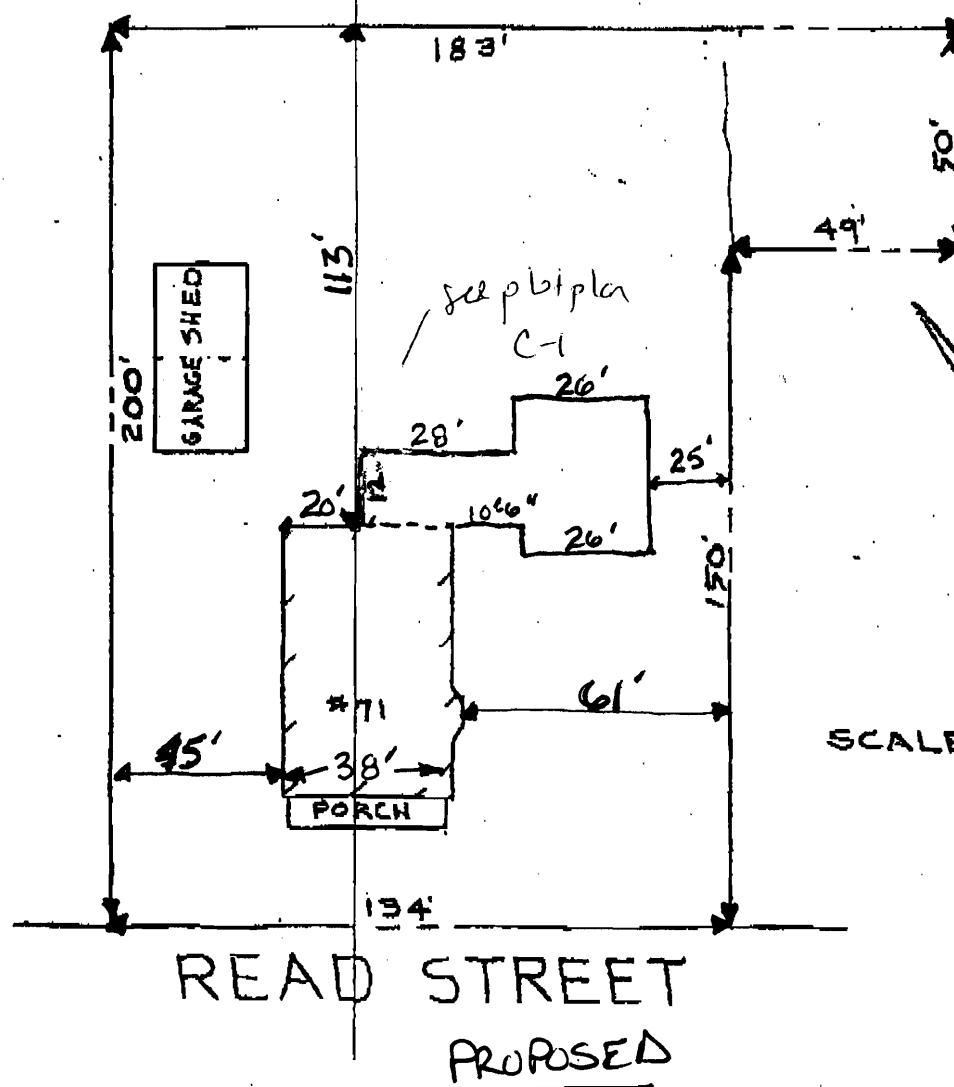
Buyer: Charlene M. Higgins

Sellers: Reginald F. Rouse  
Sandra J. Rouse

Gray hereby certify that this survey was made by me on December 18, 1989, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.



*Herbert P. Gray*



R-3

lot size - 29,250

land area per div = 6,500 ft<sup>2</sup>  
need 26,000 ft<sup>2</sup> (OK)

front - 25' min - 78 ft (OK)

side - 2 story - 14' min

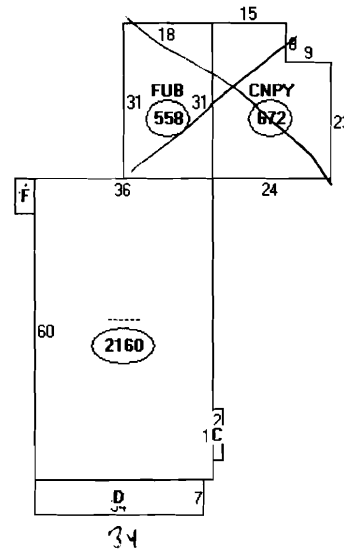
OK - 25' front  
OK - 14' side  
OK - 50' on left

rear - 25' min  
(OK) - 76 ft

SCALE 1"=40'

lot coverage - 35% = 10,237.5

4462 (OK)



## Descriptor/Area

A: .....  
2160 sqft  
~~B: FUB  
558 sqft~~  
C: 2FBAY/B  
20 sqft  
D: WD/OP  
238 sqft  
~~E: CNPY  
672 sqft~~  
F: OFP  
28 sqft

= 2446  $\phi$ 

addition.  $24.5 \times 18 = 441$   
 $125 \times 10 = 125$   
 $25 \times 26 = 650$   


---

 1216

existing wheel garage.  $20 \times 40 = 800$

total = 4462  $\phi$

**M.C. Construction Co. Inc.**

386 Fore Street , Suite 304

Portland Maine 04101

Tel: 207.774.2330

Fax: 207.774.3133

---

**Devlin Garage**

**December 8, 2009**

**Page 1 of 3**

**OUTLINE SPECIFICATIONS**

**1. Permits**

**Allowance \$1,170.00**

**2. Sitework/Demolition / Debris**

Removal of all Construction Debris Dispose of Properly

Excavate for Frost Wall – Install Sand for Interior Floor – Install Gravel to Frost Wall – Install Gravel /Compact Driveway

**Allowance for Re-Claim \$3,480.00**

**3. Concrete**

3000psi – Fiber Mesh – w/Control Joints – Foundation Frost Wall  
Per Specs

**4. Masonry N/A**

**5. Metals N/A**

**6. Wood & Plastics**

Framing Lumber shall be light-structural grade; kiln-dried; spruce-pine-fir-; in nominal sizes Per Specs - 2"x10" Floor Trusses-9-1/2" AJS20 for Floor Framing Per Specs - Blocking 2"x6"- 2"x8" Header Framing. Advantec 3/4" SubFloor w/ Adhesive – Custom Built and Roof Trusses- Advantec 5/8" Roof Sheathing – Grace Ice Shield 6' Fascia/Valley Per Specs – Roof Shingles to match Existing or Equivalent – Exterior Vinyl Siding to match Existing or Equivalent.

**RECEIVED**

DEC 29 2009

Dept. of Building Inspections  
City of Portland Maine

**M.C. Construction Co. Inc.**

386 Fore Street , Suite 304

Portland Maine 04101

Tel: 207.774.2330

Fax: 207.774.3133

---

**Devlin Garage**

**December 8, 2009**

**Page 2 of 3**

**7. Thermal & Moisture Protection**

R-11 Fiberglass / Un-Faced Interior partitions – R-19 Fiberglass / Faced Exterior partitions – R-30 Fiberglass / Faced Flat/Ceiling areas. Insulation Installed to Heated areas only.

**8. Door & Windows**

Install Andersen 200 Series Per Specs or Equivalent– Install 2- 9' x 8' Overhead Doors w/ Openers ( No Glass) – Install Exterior Steel Door per Specs.

**9. Finishes**

Install 5/8" Fire Rated Gypsum to all Fire Code Related Walls. Install 1/2" Gypsum to First Level / Paint Ready. Interior Doors to match Existing or Equivalent. Install Ceramic Tile Bathroom/Entrance. Pine Treads / Risers for Stairs.

**10. Specialties N/A**

**11. Equipment N/A**

**12. Furnishings N/A**

**13. Special Construction N/A**

**14. Conveying Systems N/A**



**M.C. Construction Co. Inc.**

386 Fore Street , Suite 304

Portland Maine 04101

Tel: 207.774.2330

Fax: 207.774.3133

---

**Devlin Garage**

**December 8, 2009**

**Page 3 of 3**

**15. Mechanical**

**Plumbing**

Install Gas Boiler per Specs or Equivalent. Forced Hot Water Base Heat (Slant Fin). Run Heat Lines / Cap for Future Heat to above Garage Living Space.

Install Vanity-Shower-Water Closet- Washer

**Fixture Allowance - \$1,162.00**

**Electrical**

Install Electrical – Attached Specs – List Does Not Include Finishes above Garage.

**Fixture Allowance – Not Included – Consumers Responsibility**

**Note:** This specification is not intended to address all conditions. The Contractor shall be responsible for all coordination of the work with the Consumer and each trade- Framing, Insulation, Electrical, Plumbing Flooring, Gas , Finishes.

Accessories and appurtenances shall be the Contractor and Consumers coordination.

Appliances shall be selected and purchased by the Consumer.

**End of Specification**

**M.C. CONSTRUCTION CO., INC.**

386 Fore Street, Suite 304

Portland, ME 04101

Tel: (207) 774.2330

Fax: (207) 774.3133

E-mail: mcconst\_mcoyne@yahoo.com

**Devlin Garage**

**December 8, 2009**

**Bid Qualifications & Exclusions:**

1. We have figured all work to be performed during normal work hours.
2. We have not included any costs for the testing, removals or abatement of hazardous materials, lead paint, asbestos, or contaminated soils in this proposal none anticipated.
3. We have not included any ledge removal in this proposal; none is anticipated to be encountered.
4. We have not included removal or relocation of the owner's furniture or equipment.
5. We have not included the Enclosed Screen Porch in this proposal.
6. We have not included any winter heat, temporary enclosures, or snow removals in this proposal, none anticipated.
7. Sales Tax has been included in this Proposal.
8. We have included an allowance for the cost of a Building Permit and State Fire Marshall Permit in this proposal.
9. No bonds have been included in this proposal.
10. No Builder's Risk Insurance has been included in this proposal.
11. Project Completion subject to timely award of project, maintenance window availability and lead-time of materials.
12. This proposal may be withdrawn if not accepted with **30 days**.

# 71 READ STREET

WED  
12-30-09  
FROM  
ENGINEER

- ① CERTIFICATE FOR TRUSSES OR LUL'S
- ② FIRE SEPARATION GARAGE + VESTIBULE HIGHLIGHTED AREAS ✓
- ③ DOOR - RATING BETWEEN GARAGE AND VESTIBULE 30 MIN W/ POSITIVE LATCH
- ④ EGRESS WINDOW - ?  
2ND FLOOR UNFINISHED N/A
- ⑤ WINDOWS NEED SAFETY GUARDS - ??  
TEMP. GLASS
- ⑥ WINDOW DOOR HEADER SCHEDULE (2x8)
- ⑦ INSULATION VALUES ✓ SPECS
- ⑧ HEAD ROOM ON STAIRS - 6'-8" RECEIVED
- ⑨ REAR DECK RAILING ? N/A
- ⑩ SMOKE + CO DETECTORS RGS ELECTRICAL
- ⑪ DECK FRAMING - DETAILS N/A

\* ATTACHED SPECS HIGHLIGHTED AREAS

DEC 29 2009  
Dept. of Building Inspections  
City of Portland Maine

71 Reed St. #09-1392

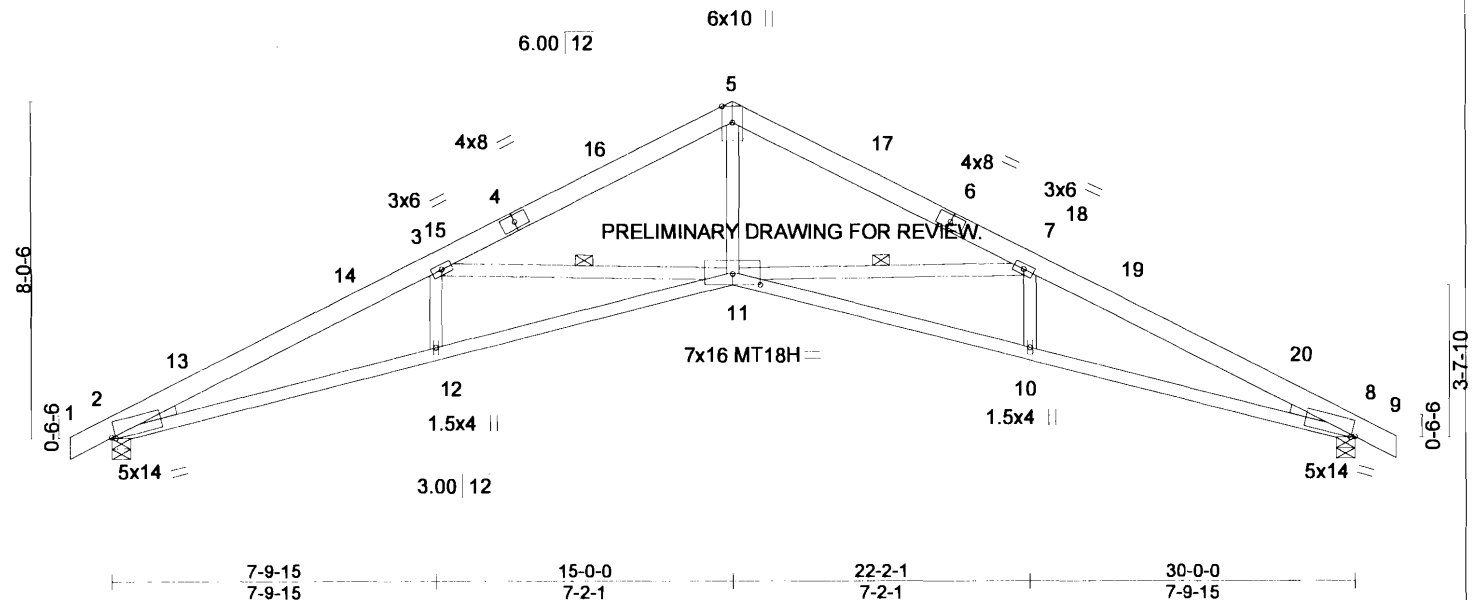
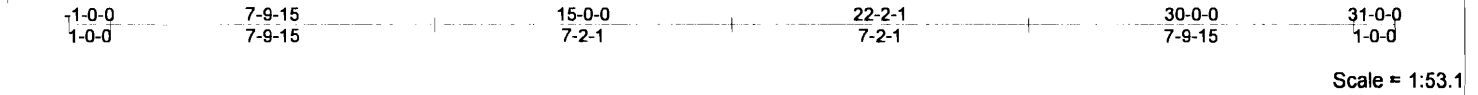
774-2330

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 20" footing w/ 4' frost wall } OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
① Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - 6' oc -	OK
② Lally Column Type (Section R407)	3 - 1 3/4" x 20" LVL -	Clear span for 25' - OK
Girder & Header Spans (Table R 502.5(2))		went certification
Built-Up Wood Center Girder Dimension/Type	"	"
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10' - 12' oc span -	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	" "	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	TRUSSES	

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	TRUSSES	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 roof / 15/32 walls	
Fastener Schedule (Table R602.3(1) & (2) )	Per IRC	
<b>Private Garage</b> (Section R309) Living Space ? <i>Yes</i> (Above or beside)		
③ Fire separation (Section R309.2)	Not shown	unfinished 2 <sup>nd</sup> floor -
④ Opening Protection (Section R309.1)	" "	- OK - see notes
⑤ Emergency Escape and Rescue Openings (Section R310)	" "	- 2 <sup>nd</sup> flr windows meet
Roof Covering (Chapter 9)	Asphalt	
④ Safety Glazing (Section R308)	w/in 2' of doors	- OK - noted
Attic Access (Section R807)	N/A	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
④ Header Schedule (Section 502.5(1) & (2))	Not shown	- 2x8's - OK
⑥ Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	" "	R-19 walls - R-30 chng - See spec

Factor Fenestration		
Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers 11" T + 7" R (Section R311.5.3)		
Width (Section R311.5.1) 3'-3"		
⑨ Headroom (Section R311.5.2) - Not shown - 6'-8"		
⑩ Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) - Rear deck - if over 30" Reg. - not building		
⑪ Smoke Detectors (Section R313) Location and type/Interconnected + CO - not shown - OK went over builder		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
⑫ Screen room + deck Deck Construction (Section R502.2.1)	not shown	not building

Job	Truss	Truss Type	Qty	Ply	HAMMOND, DEVLIN, BRYAN, QUOTE
606705	001	SCISSORS	20	1	
Boise Structural Solutions, Biddeford, ME 04005					Job Reference (optional)
					7.200 s Oct 5 2009 MiTek Industries, Inc. Wed Dec 30 14:40:59 2009 Page 1



7-9-15		15-0-0		22-2-1		30-0-0			
7-9-15		7-2-1		7-2-1		7-9-15			
Plate Offsets (X, Y): [2:0-1-2,Edge], [8:0-1-2,Edge], [11:0-8-0,0-3-3]									
<b>LOADING</b> (psf)	<b>SPACING</b>	2-0-0	<b>CSI</b>	<b>DEFL</b>	in (loc)	l/def	L/d	<b>PLATES</b>	<b>GRIP</b>
TCLL 60.0 (Roof Snow=60.0)	Plates Increase 1.15		TC 0.74	Vert(LL) -0.65	11-12	>541	240	MT20	197/144
TCDL 10.0	Lumber Increase 1.15		BC 0.86	Vert(TL) -1.02	11-12	>347	180	MT18H	197/144
BCLL 0.0 *	Rep Stress Incr YES		WB 0.56	Horz(TL) 0.78	8	n/a	n/a		
BCDL 10.0	Code IRC2006/TPI2002		(Matrix)						Weight: 126 lb


<b>LUMBER</b>	<b>BRACING</b>
TOP CHORD 2 X 6 SPF 1650F 1.5E	TOP CHORD Structural wood sheathing directly applied or 2-3-11 oc purlins.
BOT CHORD 2 X 4 SPF 2100F 1.8E	BOT CHORD Rigid ceiling directly applied or 6-4-11 oc bracing.
WEBS 2 X 4 SPF 1650F 1.5E	WEBS 1 Row at midpt 3-11, 7-11
WEDGE	
Left: 2 X 3 SPF No.2, Right: 2 X 3 SPF No.2	

**REACTIONS** (lb/size) 2=2535/0-5-8, 8=2535/0-5-8  
Max Horz 2=-187(LC 6)  
Max Uplift 2=-708(LC 8), 8=-708(LC 9)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 2-13=-7312/1821, 13-14=-7075/1831, 3-14=-6928/1854, 3-15=-5280/1331, 4-15=-5260/1334, 4-16=-5070/1350, 5-16=-4876/1369,  
5-17=-4876/1369, 6-17=-5070/1350, 6-18=-5260/1334, 7-18=-5280/1330, 7-19=-6928/1854, 19-20=-7075/1831, 8-20=-7311/1821  
BOT CHORD 2-12=-1479/6437, 11-12=-1478/6439, 10-11=-1478/6439, 8-10=-1479/6437  
WEBS 5-11=-706/3468, 3-12=0/298, 7-10=0/298, 3-11=-2162/697, 7-11=-2162/708

- NOTES** (11)
- 1) Wind: ASCE 7-05; 120mph; TCDL=6.0psf, BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) -1-0-0 to 2-0-0, Interior(1) 2-0-0 to 12-0-0, Exterior(2) 12-0-0 to 15-0-0, Interior(1) 18-0-0 to 28-0-0 zone; cantilever left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
  - 2) TCLL: ASCE 7-05; Pf=60.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Ct=1.1
  - 3) Unbalanced snow loads have been considered for this design.
  - 4) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 60.0 psf on overhangs non-concurrent with other live loads.
  - 5) All plates are MT20 plates unless otherwise indicated.
  - 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 7) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 1-0-0 wide will fit between the bottom chord and any other members.
  - 8) Bearing at joint(s) 2, 8 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
  - 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 708 lb uplift at joint 2 and 708 lb uplift at joint 8.
  - 10) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
  - 11) Drawing prepared exclusively for manufacturing by Boise Structural Solutions


**LOAD CASE(S)** Standard

 <p><b>Boise Cascade</b> Boise Building Materials Distribution Boise Structural Solutions</p>	<p>20 Pomerleau St. Biddeford, Me 04005</p> <p>Tel: 877-291-5276 Fax: 877-782-0999</p>	<p>Customer: MEPO04 - HAMMOND LUMBER LMC 0593</p> <p>300 RIVERSIDE ST PORTLAND, ME04103</p>	<p>Job Name: DEVLIN RESIDENCE</p>
		<p>Contact: DON DENSMORE</p>	<p>PORTLAND, ME</p>

<p>Prepared By: MICHAEL EXT 2759</p>	<p>Date Quoted: 12/30/2009</p>	<p>Delivery Date:</p>	<p>Customer PO#:</p>	<p>Price Protected Until: 01/05/2010</p>
--	------------------------------------	-----------------------	----------------------	--

**ROOF TRUSSES**

Designed per: IRC2006/TPI2002 Code.

PROFILE	LABL	QTY PLY	OVRALL LGTH WEIGHT	NET SPAN	PITCH		TYPE	SPC	OVERHANG		C U T	LOADING TLL-TDL-BLL-BDL	CANTILEVER		BRG SIZE	
					TOP	BOT			LEFT	RIGHT			LEFT	RIGHT	LEFT	RIGHT
 A606705-0001	001	20	30-00-00	30-00-00	6.00	3.00	SCISSORS	24	01-00-00	01-00-00	P	60-10-0-10	00-00-00	00-00-00	00-05-08	00-05-08
		1	125 lbs												<b>BRG#:</b>	2

Total Weight: 2500 lbs

<p><b>Quote Source:</b> VERBAL INFORMATION FROM CUSTOMER</p> <p><b>Job Notes To Customer:</b> A PRELIMINARY PLOT HAS BEEN SENT FOR YOUR REVIEW. PLEASE VERIFY THE SNOW LOAD FOR PORTLAND AND ALL TRUSS INFORMATION. GABLE ENDS TO BE STRAPPED IN THE FILED AND SUPPLIED BY OTHERS. PLEASE REVIEW AND VERIFY ALL INFORMATION.</p>	<p><b>Plan Date:</b></p> <p><b>Special Instructions For Design:</b></p>	<p><b>SUB-TOTAL:</b></p>
		<p><b>DISCOUNTS:</b></p>
		<p><b>GRAND TOTAL:</b></p>

\*\*\*\* QUANTITY CHANGES WILL EFFECT PRICES\* MAXIMUM UNLOADING TIME IS 1 HOUR\*  
TRUSS SYMBOLS CONCEPTUAL ONLY NOT FOR DESIGN  
\*\*\*\* ALL TRUSSES ARE CUSTOM BUILT AND CANNOT BE RETURNED

Boise Structural Solutions offices and Manufacturing facilities will be closed Thursday and Friday December 24th and 25th and Friday December 31 so our associates can have an enjoyable Holiday with family and friends. Happy Holidays!

Please Note, our new fax number is 877-782-0999



## About Floor Performance

Homeowner's expectations and opinions vary greatly due to the subjective nature of rating a new floor. Communication with the ultimate end user to determine their expectation is critical. **Vibration** is usually the cause of most complaints. Installing lateral bridging may help; however, squeaks may occur if not installed properly. Spacing the joists closer together does little to affect the perception of the floor's performance. The most common methods used to increase the performance and reduce vibration of wood floor systems is to

*increase the joist depth, limit joist deflections, glue and screw a thicker, tongue-and-groove subfloor, install the joists vertically plumb with level-bearing supports, and install a direct-attached ceiling to the bottom flanges of the joists.*

The floor span tables listed below offer three very different performance options, based on performance requirements of the homeowner.

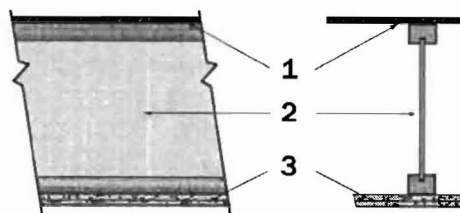
Joist Depth	ALLJOIST® Series	***THREE STAR***				****FOUR STAR****				CAUTION	*MINIMUM STIFFNESS ALLOWED BY CODE*				CAUTION
		Live Load deflection limited to L/480: The common industry and design community standard for residential floor joists, 33% stiffer than L/360 code minimum. However, floor performance may still be an issue in certain applications, especially with 9 1/2" and 11 1/8" deep joists without a direct-attached ceiling.				Live Load deflection limited to L/960+: A floor that is 100% stiffer than the three star floor. A premium floor that 100% stiffer than the 3 star floor for the discriminating homeowner.				Live Load deflection limited to L/360: Floors that meet the minimum building code L/360 criteria are structurally sound to carry the specified loads; however, there is a much higher risk of floor performance issues. This table should only be used for applications where floor performance is not a concern.					
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.		
9 1/2"	140	17'-9"	16'-3"	15'-4"	13'-10"	13'-10"	12'-8"	11'-11"	11'-1"	19'-7"	17'-0"	15'-6"	13'-10"		
	20	19'-0"	17'-5"	16'-5"	15'-3"	14'-10"	13'-6"	12'-9"	11'-10"	21'-1"	19'-3"	18'-2"	16'-4"		
	25	20'-8"	18'-10"	17'-9"	16'-7"	16'-1"	14'-8"	13'-9"	12'-9"	22'-10"	20'-10"	19'-8"	18'-1"		
11 1/8"	140	21'-2"	19'-4"	17'-8"	15'-9"	16'-6"	15'-1"	14'-2"	13'-2"	22'-5"	19'-4"	17'-8"	15'-9"		
	20	22'-8"	20'-8"	19'-6"	18'-2"	17'-8"	16'-1"	15'-2"	14'-1"	25'-1"	22'-10"	20'-10"	18'-7"		
	25	24'-7"	22'-5"	21'-2"	18'-3"	19'-2"	17'-5"	16'-5"	15'-3"	27'-2"	24'-10"	22'-10"	18'-3"		
14"	20	25'-8"	23'-6"	22'-2"	19'-1"	20'-1"	18'-4"	17'-3"	16'-0"	28'-5"	25'-1"	22'-10"	19'-1"		
	25	27'-10"	25'-5"	22'-11"	18'-4"	21'-9"	19'-9"	18'-7"	17'-3"	30'-10"	27'-7"	22'-11"	18'-4"		
16"	20	28'-8"	26'-0"	24'-1"	19'-3"	22'-3"	20'-3"	19'-1"	17'-9"	31'-2"	27'-0"	24'-1"	19'-3"		
	25	30'-10"	27'-10"	23'-2"	18'-8"	24'-1"	21'-11"	20'-8"	18'-6"	34'-1"	27'-10"	23'-2"	18'-6"		
18"	25	34'-5"	31'-5"	29'-8"	27'-7"	27'-0"	24'-7"	23'-2"	21'-8"	38'-1"	34'-9"	32'-4"	28'-11"		
20"	25	37'-4"	34'-0"	32'-1"	29'-11"	29'-3"	26'-7"	25'-1"	23'-3"	41'-3"	37'-6"	34'-2"	30'-7"		
22"	25	40'-1"	36'-7"	34'-8"	32'-0"	31'-5"	28'-7"	26'-11"	25'-0"	44'-3"	39'-3"	35'-10"	32'-0"		
24"	25	42'-10"	39'-0"	36'-10"	33'-5"	33'-7"	30'-7"	28'-9"	26'-9"	47'-3"	40'-11"	37'-4"	33'-5"		

- Table values based on residential floor loads of 40 psf live load and 10 psf dead load (12 psf dead load for AJS® 25 joists).
- Table values assume that 23/32" min. plywood/OSB rated sheathing is glued and nailed to joists.
- Table values represent the most restrictive of simple or multiple span applications.
- Table values are the maximum allowable clear distance between supports. Analyze multiple span joists with BC CALC® sizing software if the length of any span is less than half the length of an adjacent span.

- Table values assume minimum bearing lengths without web stiffeners for joist depths of 16" inches and less (18" joists and deeper require web stiffeners at all bearing locations).
- Floor tile will increase dead load and may require specific deflection limits, contact Boise EWP Engineering for further information.
- This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® sizing software.

*Shaded values do not satisfy the requirements of the North Carolina State Building Code. Refer to the THREE STAR table when spans exceed 20 feet.*

## One-Hour Floor/Ceiling Assembly

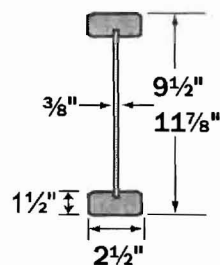


Contact your local Boise Cascade representative for specific assembly information and other fire-resistive options.

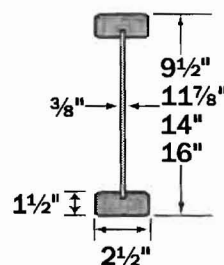
## FIRE ASSEMBLY COMPONENTS

1. Min. 3/4" tongue-and-groove plywood or 23/32" APA Rated Sheathing (Exposure 1 or exterior glue)
2. AJS® Joists at 24" o.c. or less.
3. Two layers 1/2" Type C or two layers 5/8" Type X gypsum board
4. When constructed with resilient channels, STC = 50.

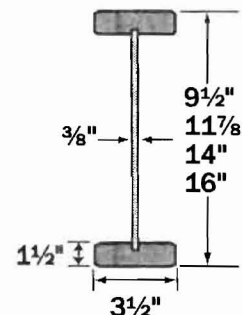
## AJS® 140



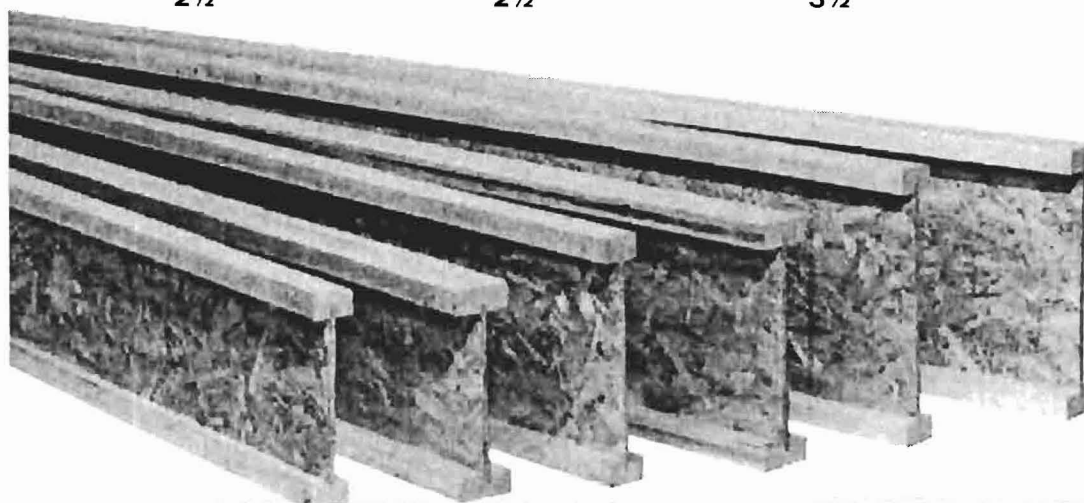
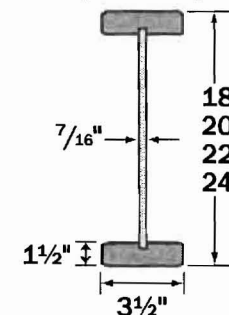
## AJS® 20



## AJS® 25



## AJS® 25 Deeper Depths



## ALLJOIST® Product Architectural Specifications

EVALUATION SUBJECT: AJS Series Prefabricated Wood I-Joists

1.0 Evaluation Scope:

Compliance with the following codes:

- International Building Code (IBC)
- International Residential Code (IRC)

Properties Evaluated: Structural.

2.0 Uses: The AJS® Series prefabricated wood I-joists are used as floor joists and blocking panels to support floor design loads.

3.0 Description:

3.1 General: The AJS Series prefabricated wood I-joists have solid-sawn lumber or composite lumber flanges and oriented strand board (OSB) webs. The top and bottom flanges are parallel, creating constant-depth joists. The web-to-web joints of the I-joists are square butt joints and conform to the specifications in the approved quality control manuals. The web-to-flange connection is a proprietary grooved connection, also conforming to the approved quality control manuals. The I-joists are available in various lengths and depths. See ESR-1144 Table 1 for full description of the AJS I-Joist.

3.2 Material Specifications:

3.2.1 Flanges: The flanges of the I-joists are sawn lumber or composite lumber conforming to the specifications in the approved quality control manuals. The sawn lumber flange material, grade, width and depth are noted in ESR-1144, Table 1.

3.2.2 Web: Web material for the I-Joists is 3/4-inch-thick (10mm) or 7/16-inch-thick (11mm) OSB conforming to Exposure 1 requirements of PS-2, with further requirements set forth in the approved quality control manuals and manufacturing standards.

3.2.3 Adhesive: Adhesives used in the fabrication of the I-joists comply with ASTM D 2559, and are specified in the quality control manuals and the manufacturing standards.

4.0 Design and Installation: Design of the prefabricated wood I-joists described in this report shall be in accordance with the applicable code. Additionally, the design and installation of the prefabricated wood I-joists shall comply with Sections 4.1 through 4.12 listed in ESR-1144 which include 4.1 Allowable Structural Capacity, 4.2 Fasteners, 4.3 Web Stiffeners, 4.4 Lateral Support, 4.5 Holes in I-Joist Web, 4.6 Duration of Load, 4.7 In-Service Moisture Conditions, 4.8 Repetitive-Member Use, 4.9 Member Spans, 4.10 Deflection, 4.11 Blocking Panels, & 4.12 Cantilevered Joists, and the manufacturer's installation instructions.

5.0 Conditions of Use: The AJS Series I-joists described in this report comply with, or are suitable alternatives to what is specified in, those codes listed under 1.0 Evaluation Scope of these specifications, subject to the following conditions:

5.1 For applications based on ESR-1144 Table 2, Allowable Design Properties for Alljoist I-Joists, design calculations and details for specific applications shall be

furnished to the code official. Calculations and drawings shall be prepared, signed and sealed by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.2 Flanges of the I-joists shall not be cut or notched.

5.3 The I-joists are produced by Boise Cascade Alljoist Ltd at their plant in St. Jacques, New Brunswick, Canada. Quality control inspections are conducted by PFS Corporation.

6.0 Evidence Submitted:

6.1 Manufacturer's installation instructions.

6.2 Quality control manuals.

6.3 Data in accordance with the ICC-ES Acceptance Criteria for Prefabricated Wood I-joists (AC14), dated June 2004.

7.0 Identification:

AJS I-joists are identified by a stamp indicating the joist model, company name (Boise Cascade Alljoist Ltd.); evaluation report number (ESR-1144); and the name and logo of the inspection agency (PFS).

AJS Joists in Commercial Projects: The new deeper depth AJS® 25 joists are intended for commercial projects with heavier design loads and longer spans. All commercial projects utilizing AJS® joists shall have an engineer or architect of record.



**Boise Cascade**  
Engineered Wood Products

# VERSA-LAM® Floor Load Tables

## VERSA-LAM® 2.0 3100 (100% Load Duration)

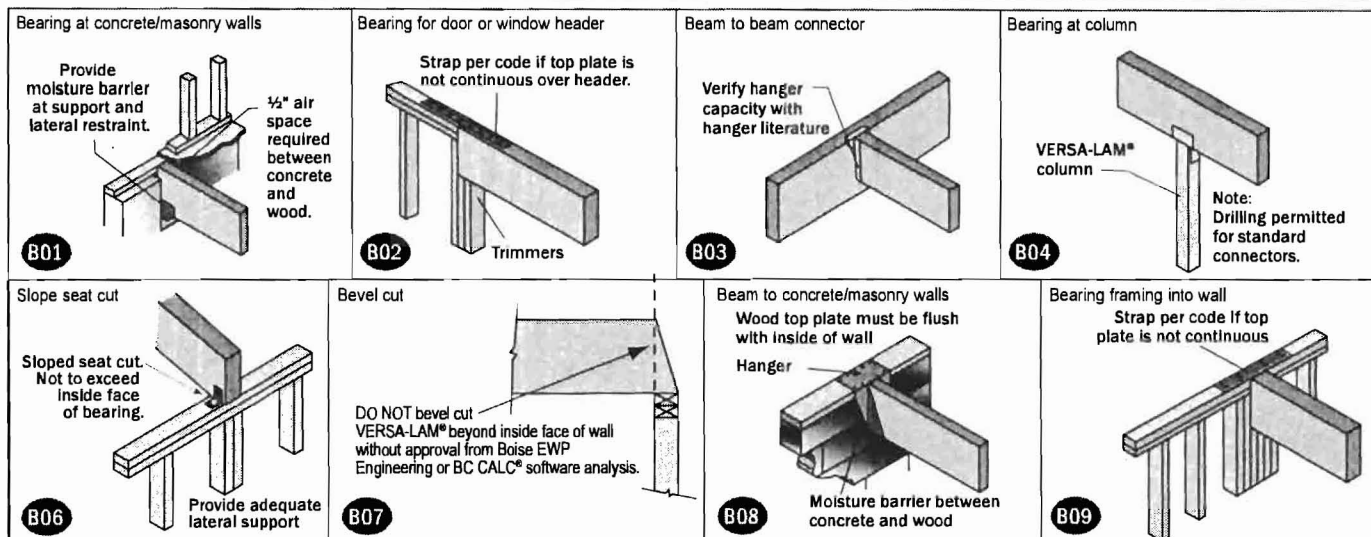
KEY TO TABLE	Top Figure - Allowable Total Load [plf]
	Middle Figure - Allowable Live Load [plf]
	Bottom Figures - Minimum Required Bearing Length at End / Intermediate Supports [inches]

Span [ft]	1½" VERSA-LAM® 2.0 3100				Double Ply 1½" VERSA-LAM® 2.0 3100 or 3½" VERSA-LAM 2.0 3100								Triple Ply 1½" VERSA-LAM® 2.0 3100 or 5½" VERSA-LAM 2.0 3100						Quadruple Ply 1½" VERSA-LAM® 2.0 3100 or 7" VERSA-LAM 2.0 3100					
	7¼"	9½"	11½"	14"	7¼"	9½"	11½"	14"	16"	18"	24"	9½"	11½"	14"	16"	18"	20"	24"	11½"	14"	16"	18"	20"	24"
6	763	1063	1424	1795	1525	2126	2849	3590	4387	5232	5226	3189	4273	5384	6580	7848	7845	7838	5897	7179	8773	10463	10459	10451
	762	-	-	-	1525	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	479	746	979	1207	957	1492	1957	2414	2886	3402	3913	2237	2936	3622	4328	5103	5876	5870	3914	4829	5771	6803	7834	7826
	322	724	-	-	643	1447	-	-	-	-	-	2171	-	-	-	-	-	-	-	-	-	-	-	-
10	243	551	745	909	487	1102	1489	1817	2148	2502	3126	1653	2234	2726	3222	3753	4322	4688	2978	3635	4296	5003	5763	6251
	165	370	724	-	329	741	1447	-	-	-	-	1111	2171	-	-	-	-	-	-	2884	-	-	-	-
11	182	413	665	808	364	825	1330	1617	1904	2209	2839	1238	1995	2425	2856	3313	3800	4250	2659	3233	3807	4417	5067	5679
	124	278	544	-	247	557	1087	-	-	-	-	835	1631	-	-	-	-	-	-	2175	-	-	-	-
12	139	317	585	728	279	634	1170	1456	1709	1977	2601	950	1755	2184	2564	2965	3390	3901	2340	2912	3418	3953	4519	5201
	95	214	419	686	191	429	837	1372	-	-	-	643	1256	2058	-	-	-	-	-	1675	2745	-	-	-
13	109	248	488	662	217	496	976	1324	1550	1789	2399	744	1464	1986	2326	2683	3059	3598	1952	2647	3101	3577	4078	4797
	75	169	329	540	150	337	659	1079	-	-	-	506	988	1619	-	-	-	-	-	1317	2159	-	-	-
14	86	198	390	585	173	395	779	1171	1418	1633	2226	593	1169	1756	2128	2449	2786	3338	1558	2342	2837	3265	3715	4451
	60	135	264	432	120	270	527	864	1290	-	-	405	791	1296	1935	-	-	-	-	1055	1728	2580	-	-
15	70	160	318	509	139	320	631	1018	1307	1502	2078	479	947	1527	1960	2253	2558	3113	1262	2036	2614	3003	3410	4151
	49	110	214	351	98	220	429	703	1049	1493	-	329	643	1054	1573	2240	-	-	-	858	1405	2098	2987	-
16	57	131	259	427	113	262	518	854	1151	1390	1944	393	777	1281	1727	2085	2364	2917	1036	1708	2303	2780	3151	3889
	40	90	177	289	80	181	353	579	864	1230	-	271	530	868	1296	1846	-	-	-	707	1158	1728	2461	-
17	108	215	365	540	93	217	430	710	1018	1274	1826	325	645	1065	1527	1911	2196	2739	860	1420	2036	2547	2929	3652
	75	147	241	367	151	295	483	720	1026	-	-	226	442	724	1081	1539	2111	-	-	989	1665	2352	2814	-
18	90	180	298	454	77	181	360	596	894	1134	1701	271	540	894	1341	1701	2051	2552	720	1191	1788	2268	2735	3402
	64	124	203	304	56	127	248	407	607	864	-	191	372	610	910	1295	1778	-	-	496	813	1214	1728	2371
19	76	152	252	380	65	152	304	504	758	1016	1592	229	457	757	1137	1524	1883	2388	609	1009	1516	2032	2484	3184
	54	105	173	260	48	108	211	346	516	735	-	162	316	519	774	1102	1512	-	-	422	691	1032	1470	2016
20	65	130	215	315	54	129	259	430	647	915	1496	194	389	646	971	1373	1678	2243	519	861	1295	1830	2237	2991
	46	90	148	219	41	93	181	296	442	630	1493	139	271	445	664	945	1296	2240	362	593	885	1260	1728	2897
22	96	160	260	380	95	192	320	482	692	1304	142	288	480	724	1038	1382	1856	2384	384	640	965	1383	1842	2608
	68	111	180	260	70	136	223	332	473	1122	104	204	334	499	710	874	1683	272	445	665	947	1299	2244	-
24	72	122	200	280	71	145	243	368	529	1092	106	217	365	552	793	1095	1638	230	486	736	1087	1460	2184	-
	52	86	140	200	54	105	172	256	365	664	80	157	257	384	547	750	1296	209	343	512	729	1000	1728	-
26	56	94	140	200	54	111	188	286	412	827	80	167	282	429	618	855	1390	223	376	572	824	1139	1853	-
	41	67	100	140	42	82	135	201	287	680	63	124	202	302	430	590	1020	165	270	403	574	787	1359	-
28	74	110	170	240	87	148	228	326	479	819	61	130	222	338	489	678	1188	174	296	451	652	904	1584	-
	54	80	120	170	66	108	161	230	344	544	51	99	162	242	344	472	816	132	216	322	459	630	1088	-
30	59	90	130	180	68	118	180	262	339	519	51	102	176	271	393	546	959	157	235	361	523	728	1279	-
	44	60	80	110	54	88	131	187	262	442	42	80	132	197	280	384	664	107	176	262	373	512	885	-

- Total Load values are limited by shear, moment or deflection equal to L/240. Total Load values are the capacity of the beam in addition to its own weight.
- Live Load values are limited by deflection equal to L/360. Check the local building code for other deflection limits that may apply.
- Where a Live Load value is not shown, the Total Load value will control.
- Table values represent the most restrictive of simple or multiple span applications. Span is measured center to center of the supports. Analyze multiple span beams with the BC CALC® software if the length of any span is less than half the length of an adjacent span.
- Table values assume that lateral support is provided at each support and continuously along the top edge and applicable compression edges of the beam.
- Table values for Minimum Required Bearing Lengths are based on the allowable compression ALLJOIST® Specifier Guide - UNITED STATES

- design value perpendicular to grain for the beam and the Total Load value shown. Other design considerations, such as a weaker support material, may warrant longer bearing lengths. Table values assume that support is provided across the full width of the beam.
- For 2-ply, 3-ply or 4-ply beams; double, triple or quadruple Allowable Total Load and Allowable Live Load values. Minimum Required Bearing Lengths remain the same for any number of plies.
- 1½ inch members deeper than 14 inches are to be used as multiple-member beams only.
- This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® software.



**VERSA-LAM® Installation Notes**

- Minimum of 1/2" air space between beam and wall pocket or adequate barrier must be provided between beam and concrete/masonry.
- Adequate bearing shall be provided. If not shown on plans, please refer to load tables in your region's Specifier Guide.
- VERSA-LAM® beams are intended for interior applications only and should be kept as dry as possible during construction.
- Continuous lateral support of top of beam shall be provided (side or top bearing framing).

## Multiple Member Connectors

## Side-Loaded Applications

Number of Members	Maximum Uniform Side Load [plf]							
	Nailed		1/2" Dia. Through Bolt <sup>(1)</sup>			3/4" Dia. Through Bolt <sup>(1)</sup>		
	2 rows 16d Sinker @ 12" o.c.	3 rows 16d Sinker @ 12" o.c.	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 6" o.c. staggered	2 rows @ 24" o.c. staggered	2 rows @ 12" o.c. staggered	2 rows @ 6" o.c. staggered
<b>1 1/4" VERSA-LAM® (Depths of 18" and less)</b>								
2	470	705	505	1010	2020	560	1120	2245
3 <sup>(2)</sup>	350	525	375	755	1515	420	840	1685
4 <sup>(3)</sup>	use bolt schedule		335	670	1345	370	745	1495
<b>3/4" VERSA-LAM®</b>								
2 <sup>(3)</sup>	use bolt schedule		855	1715	N/A	1125	2250	N/A
<b>1 1/2" VERSA-LAM® (Depths of 24")</b>								
Number of Members	Nailed		1/2" Dia. Through Bolt <sup>(1)</sup>			3/4" Dia. Through Bolt <sup>(1)</sup>		
	3 rows 16d Sinker @ 12" o.c.	4 rows 16d Sinker @ 12" o.c.	3 rows @ 24" o.c. 8" staggered	3 rows @ 18" o.c. 6" staggered	3 rows @ 12" o.c. 4" staggered	3 rows @ 24" o.c. 8" staggered	3 rows @ 18" o.c. 6" staggered	3 rows @ 12" o.c. 4" staggered
2	705	940	755	1010	1515	840	1120	1685
3 <sup>(2)</sup>	525	705	565	755	1135	630	840	1260
4 <sup>(3)</sup>	use bolt schedule		505	670	1010	560	745	1120

1. Design values apply to common bolts that conform to ANSI/ASME standard B18.21-1981 (ASTM A307 Grades A&B, SAE J429 Grades 1 or 2, or higher). A washer not less than a standard cut washer shall be between the wood and the bolt head and between the wood and the nut. The distance from the edge of the beam to the bolt holes must be at least 2" for

1/2" bolts and 2 1/2" for 3/4" bolts. Bolt holes shall be the same diameter as the bolt.

2. The nail schedules shown apply to both sides of a 3-member beam.

3. 7" wide beams must be top-loaded or loaded from both sides (lesser side shall be no less than 25% of opposite side).

## Top-Loaded Applications

For top-loaded beams and beams with side loads with less than those shown:

Plies	Depth	Nailing	Maximum Uniform Load From One Side
(2) 1 1/4" plies	Depths 11 1/2" & less	2 rows 16d box/sinker nails @ 12" o.c.	400 plf
	Depths 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	600 plf
	Depth = 24"	4 rows 16d box/sinker nails @ 12" o.c.	800 plf
(3) 1 1/2" plies <sup>(2)</sup>	Depths 11 1/2" & less	2 rows 16d box/sinker nails @ 12" o.c.	300 plf
	Depths 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	450 plf
	Depth = 24"	4 rows 16d box/sinker nails @ 12" o.c.	600 plf
(4) 1 3/4" plies	Depths 18" & less	2 rows 1/2" bolts @ 24" o.c., staggered	335 plf
	Depth = 24"	3 rows 1/2" bolts @ 24" o.c., staggered every 8"	505 plf
(2) 3/4" plies	Depths 18" & less	2 rows 1/2" bolts @ 24" o.c., staggered	855 plf
	Depth 20" - 24"	3 rows 1/2" bolts @ 24" o.c., staggered every 8"	1285 plf

1. Beams wider than 7" must be designed by the engineer of record.
2. All values in these tables may be increased by 15% for snow-load roofs and by 25% for non-snow load roofs where the building code allows.
3. Use allowable load tables or BC CALC® software to size beams.
4. An equivalent specific gravity of 0.5 may be used when designing

specific connections with VERSA-LAM®.

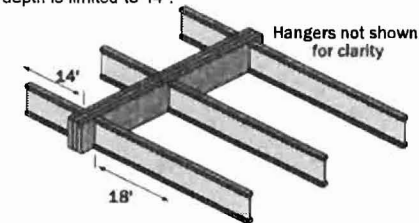
5. Connection values are based upon the 2005 NDS.

6. *FastenMaster TrussLok, Simpson Strong-Tie SDS, and USP WS screws may also be used to connect multiple member VERSA-LAM® beams, contact Boise EWP Engineering for further information.*

## Designing Connections for Multiple VERSA-LAM® Members

When using multiple ply VERSA-LAM® beams to create a wider member, the connection of the plies is as critical as determining the beam size. When side loaded beams are not connected properly, the inside plies do not support their share of the load and thus the load-carrying capacity of the full member decreases significantly. The following is an example of how to size and connect a multiple-ply VERSA-LAM® floor beam.

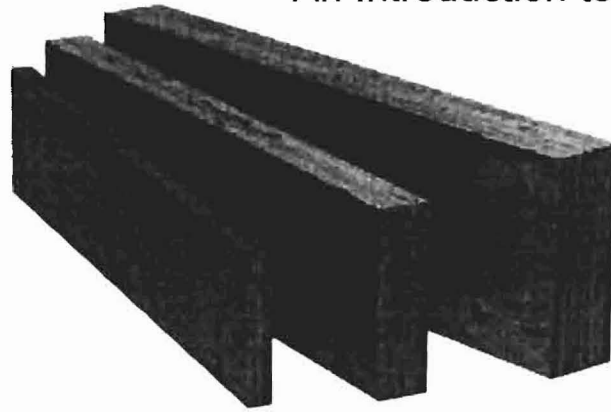
Given: Beam shown below is supporting residential floor load (40 psf live load, 10 psf dead load) and is spanning 16'-0". Beam depth is limited to 14".



Find: A multiple 1 1/4" ply VERSA-LAM® that is adequate to support the design loads and the member's proper connection schedule.

1. Calculate the tributary width that beam is supporting:  
 $14' / 2 + 18' / 2 = 16'$
2. Use PLF tables on page 24-26 of ASG or BC CALC® to size beam. A Triple VERSA-LAM® 2.0 3100 1 1/4" x 14" is found to adequately support the design loads
3. Calculate the maximum plf load from one side (the right side in this case).  
Max. Side Load =  $(18' / 2) \times (40 + 10 \text{ psf}) = 450 \text{ plf}$
4. Go to the Multiple Member Connection Table, Side-Loaded Applications, 1 1/4" VERSA-LAM®, 3 members
5. The proper connection schedule must have a capacity greater than the max. side load:  
Nailed: 3 rows 16d sinkers @ 12" o.c.  
525 plf is greater than 450 plf OK  
Bolts: 1/2" diameter 2 rows @ 12" staggered:  
755 plf is greater than 450 plf OK

An Introduction to VERSA-LAM® Products



When you specify VERSA-LAM® laminated veneer headers/beams, you are building quality into your design. They are excellent as floor and roof framing supports or as headers for doors, windows and garage doors and columns.

Because they have no camber, VERSA-LAM® LVL products provide flatter, quieter floors, and consequently, the builder can expect happier customers with significantly fewer call backs.

VERSA-LAM® Beam Architectural Specifications

**Scope:** This work includes the complete furnishing and installation of all VERSA-LAM® beams as shown on the drawings, herein specified and necessary to complete the work.

**Materials:** Southern Pine or Douglas fir veneers, laminated in a press with all grain parallel with the length of the member. Glues used in lamination are phenol formaldehyde and isocyanate exterior-type adhesives which comply with ASTM D2559.

**Design:** VERSA-LAM® beams shall be sized and detailed to fit the dimensions and loads indicated on the plans. All designs shall be in accordance with allowable values developed in accordance with ASTM D5456 and listed in the governing

code evaluation service's report and section properties based upon standard engineering principles. Verification of design of the VERSA-LAM® beams by complete calculations shall be available upon request.

**Drawings:** Additional drawings showing layout and detail necessary for determining fit and placement in the buildings are (are not) to be provided by the supplier.

**Fabrication:** VERSA-LAM® beams shall be manufactured in a plant evaluated for fabrication by the governing code evaluation service and under the supervision of a third-party inspection agency listed by the corresponding evaluation service.

**Storage and Installation:** VERSA-LAM® beams, if stored prior to erection, shall be stored on stickers spaced a maximum of 15 ft. apart. Beams shall be stored on a dry, level surface and protected from the weather. They shall be handled with care so they are not damaged.

VERSA-LAM® beams are to be installed in accordance with the plans and Boise EWP's Installation Guide. Temporary construction loads which cause stresses beyond design limits are not permitted. Erection bracing shall be provided to assure adequate lateral support for the individual beams and the entire system until the sheathing material has been applied.

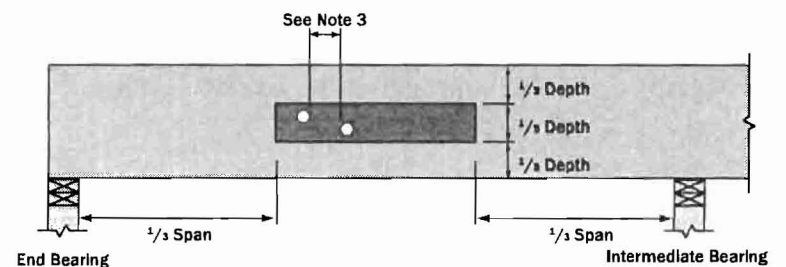
**Codes:** VERSA-LAM® beams shall be evaluated by a model code evaluation service.

Allowable Holes in VERSA-LAM® Beams

Notes

1. Square and rectangular holes are not permitted.
2. Round holes may be drilled or cut with a hole saw anywhere within the shaded area of the beam.
3. The horizontal distance between adjacent holes must be at least two times the size of the larger hole.
4. Do not drill more than three access holes in any four foot long section of beam.
5. The maximum round hole diameter permitted is:

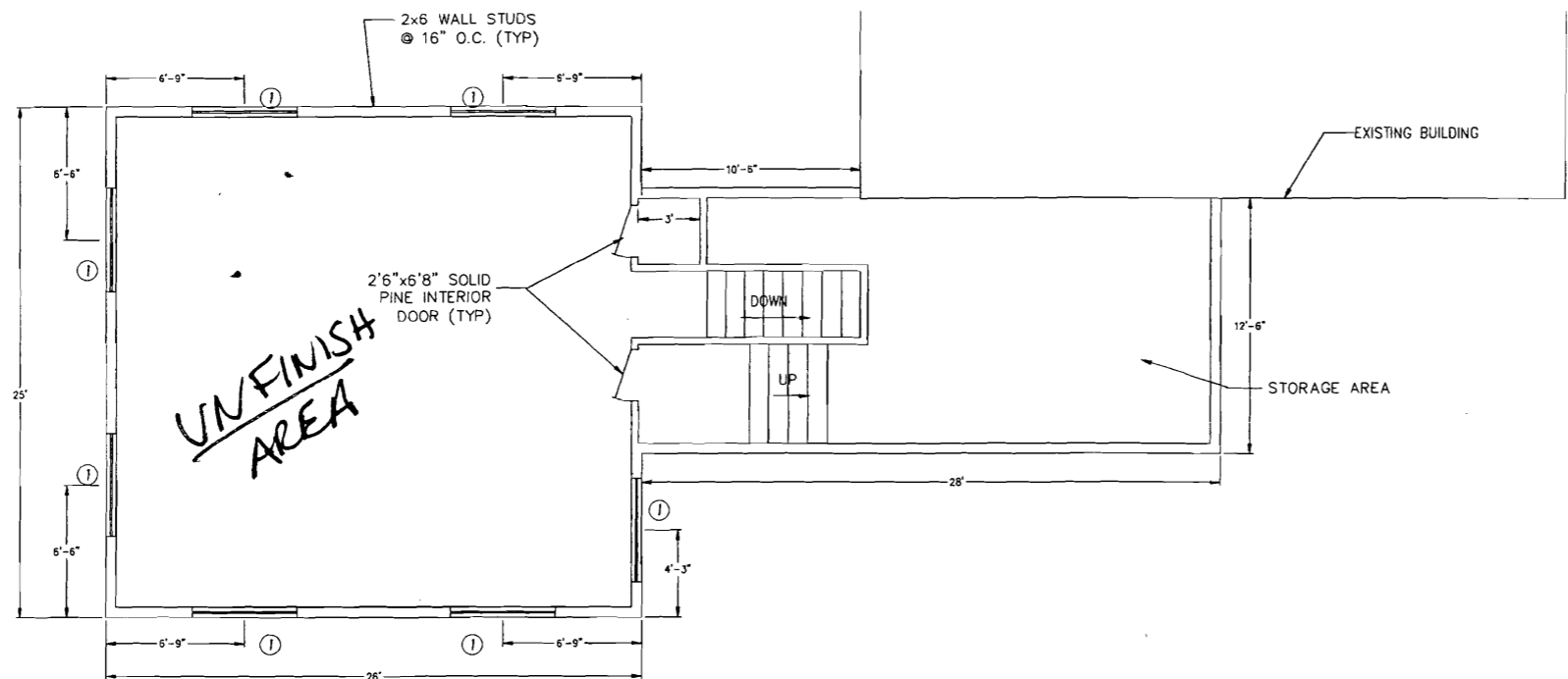
Beam Depth	Max. Hole Diameter
5 1/2"	3/4"
7 1/4"	1"
9 1/4" and greater	2"



6. These limitations apply to holes drilled for plumbing or wiring access only. The size and location of holes drilled for fasteners are governed by the provisions of the *National Design Specification® for Wood Construction*.

7. Beams deflect under load. Size holes to provide clearance where required.

8. This hole chart is valid for beams supporting uniform load only. For beams supporting concentrated loads or for beams with larger holes, contact Boise EWP Engineering.



**SECOND FLOOR PLAN**

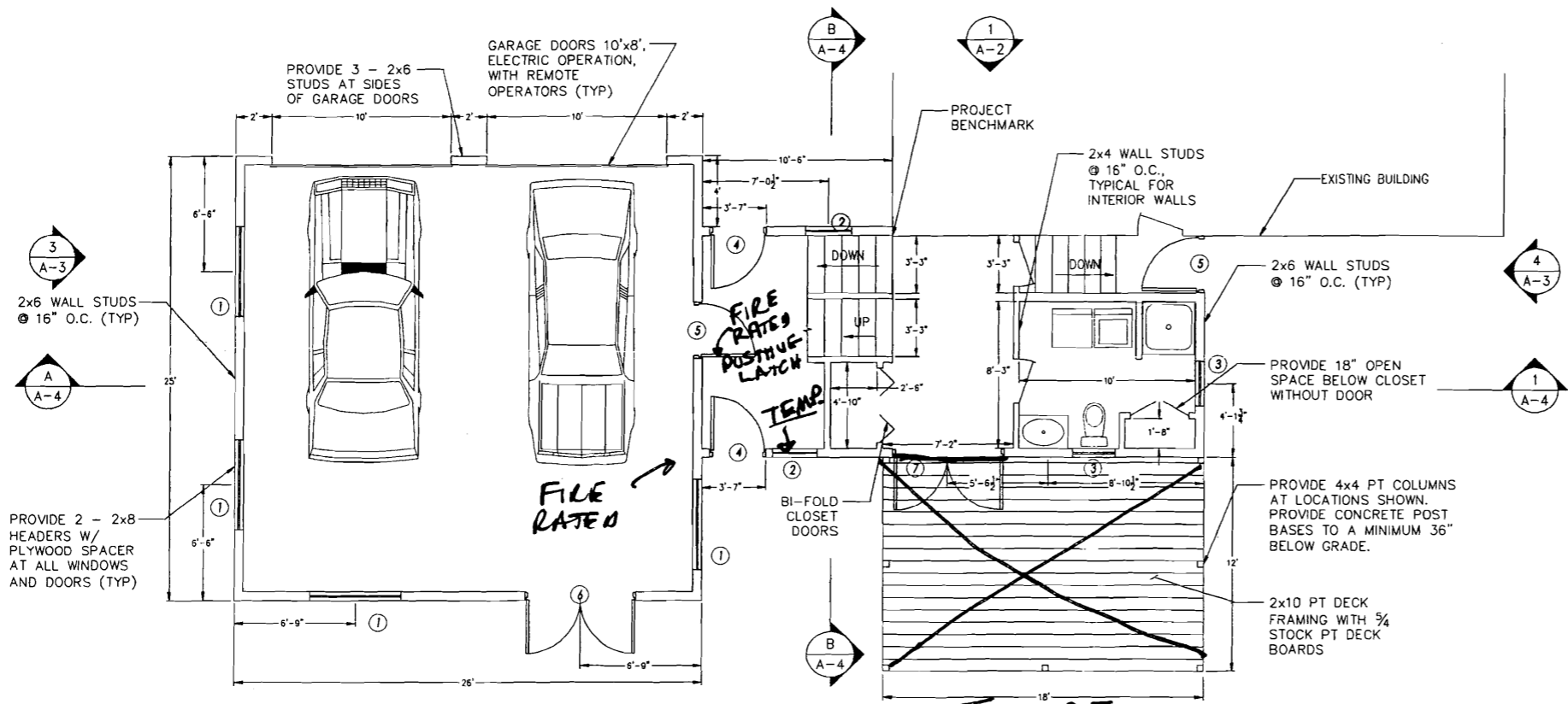
SCALE: 1/4" = 1'

**WINDOW & DOOR SCHEDULE**

- CONTRACTOR SHALL USE THE FOLLOWING OR EQUIVALENT:
- ① ANDERSON 200 SERIES NAROLINE DOUBLE-HUNG WINDOWS  
DUAL PANE, LOW-E GLASS  
UNIT# 3046  
SIZE 37.625"W x 57.25"H (OPERATING)
  - ② ANDERSON 200 SERIES NAROLINE DOUBLE-HUNG WINDOWS  
DUAL PANE, LOW-E GLASS  
UNIT# 24210  
SIZE 25.625"W x 37.25"H (OPERATING)
  - ③ ANDERSON 200 SERIES NAROLINE DOUBLE-HUNG WINDOWS  
DUAL PANE, LOW-E GLASS  
UNIT# 24310  
SIZE 25.625"W x 49.25"H (OPERATING)
  - ④ 36"W HALF LITE STEEL ENTRY DOOR
  - ⑤ 36"W 6-PANEL STEEL ENTRY DOOR
  - ⑥ 72"W DOUBLE 6-PANEL STEEL ENTRY DOOR
  - ⑦ 72"W CLEAR ALUMINUM FRENCH PATIO DOOR

**GENERAL NOTES:**

1. OWNER SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES. EXISTING SLAB TO BE REMOVED BY CONTRACTOR.
2. CONTRACTOR SHALL PROVIDE ALLOWANCE FOR SINK, VANITY, TOILET, AND SHOWER. OWNER SHALL SELECT EXACT UNITS TO BE INSTALLED.



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'

**FUTURE NOT INCLUDED**

**RECEIVED**

DEC 29 2009

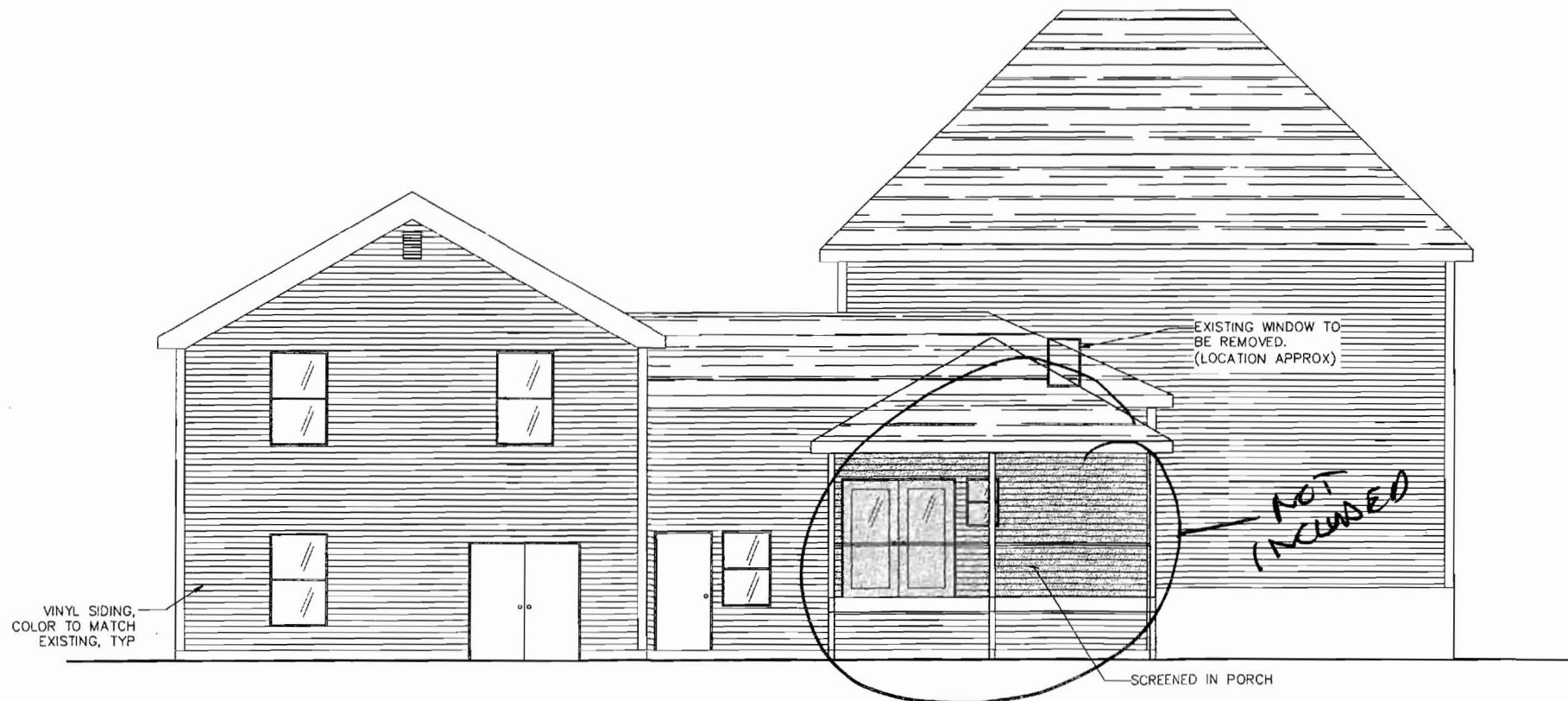
Dept. of Building Inspections  
City of Portland Maine

				DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
				GARAGE ADDITION	
				FLOOR PLANS	
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE
SCALE: 1/4" = 1'		PROJECT NO. 140.001.001		DRAWING NO. A-1	
DATE: 7/6/09		SHEET 1		OF 13	
DES BY: JMB					
DWN BY: JMB					
CHK BY: CBC					

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



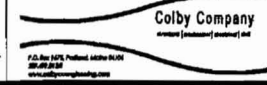
1  
A-1  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'



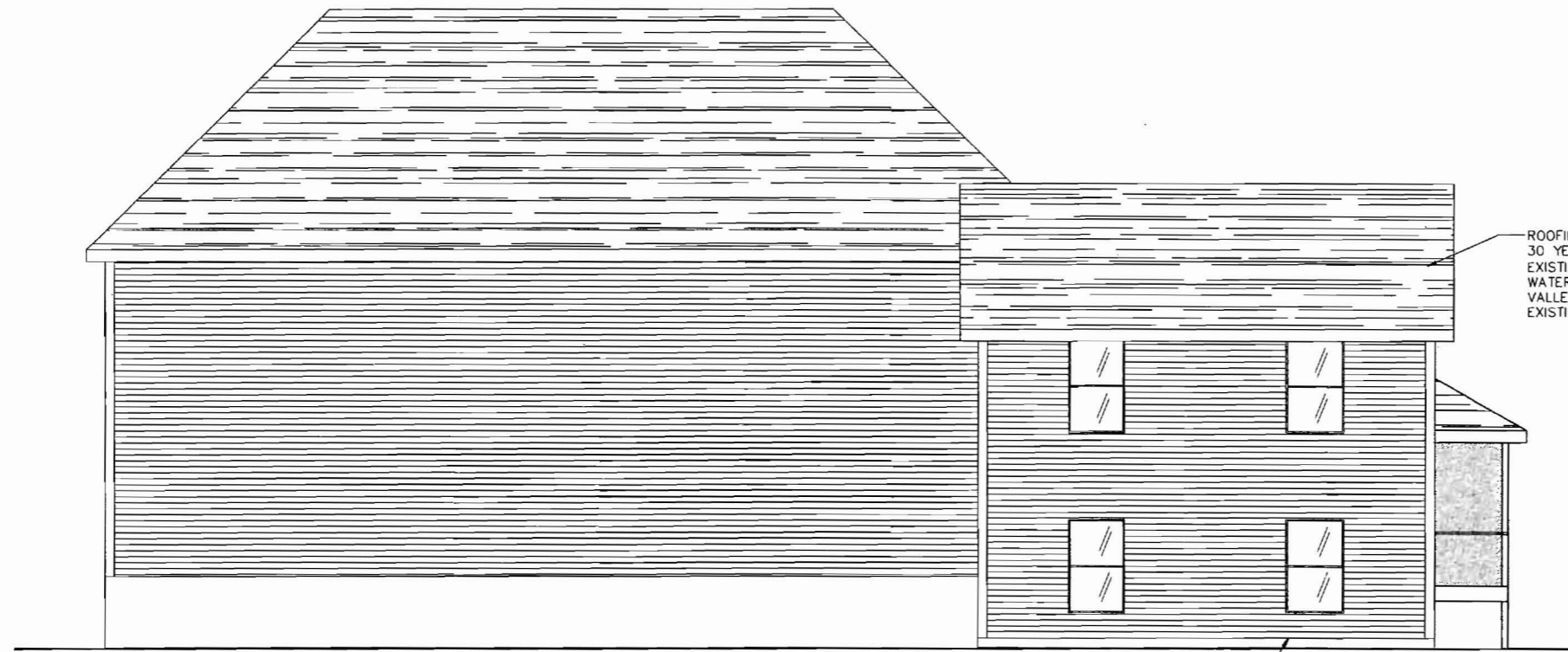
2  
A-1  
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'

				DEVILIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
				GARAGE ADDITION	
				EXTERIOR ELEVATIONS	
REV.	DESCRIPTION	DR. BY	CHK. BY	DATE	
0	ISSUED FOR CONSTRUCTION	JMB	CBC	7/15/09	
A	RELEASED FOR REVIEW	JMB	CBC	7/15/09	
		SCALE:	1/4" = 1'		
		DATE:	7/15/09		
		DES BY:	JMB		
		DWN BY:	JMB		
		CHK BY:	CBC		
			PROJECT NO.	DRAWING NO.	
			140.001.001	A-2	
			SHEET	OF	
			2	13	

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT.  
ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY  
PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.

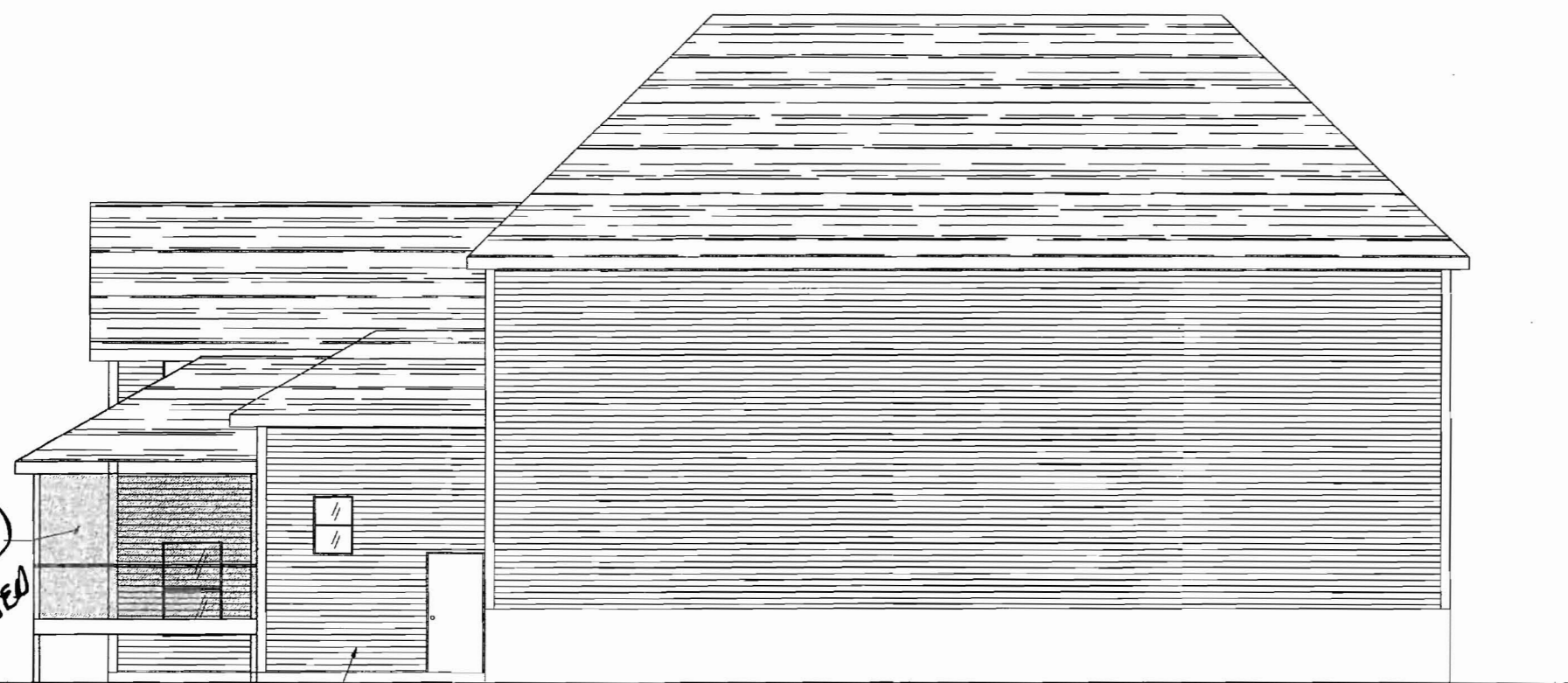






3  
A-1  
**WEST ELEVATION**  
SCALE: 1/4" = 1'

NEW FOUNDATION SHALL  
EXTEND A MINIMUM 8"  
ABOVE GRADE



4  
A-1  
**EAST ELEVATION**  
SCALE: 1/4" = 1'

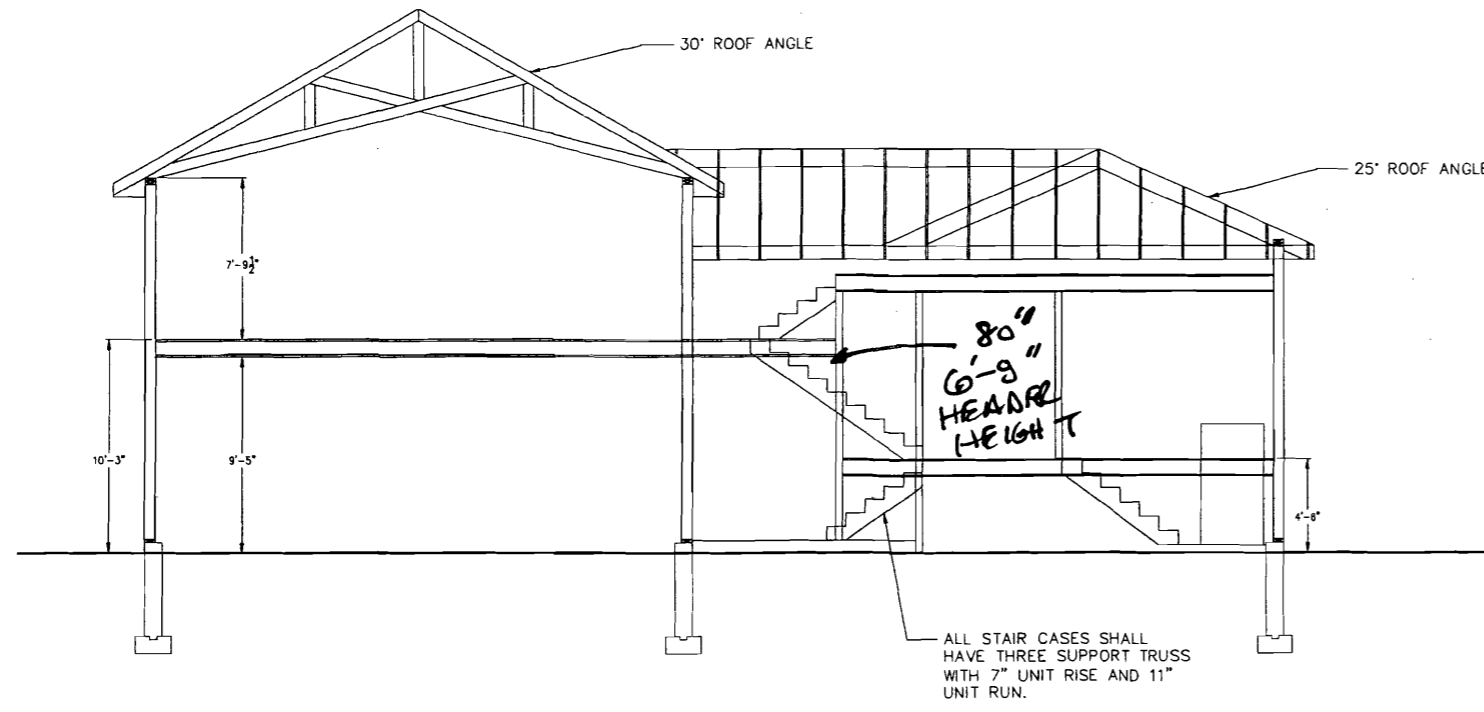
SCREENED IN PORCH  
**NOT INCLUDED**

VINYL SIDING,  
COLOR TO MATCH  
EXISTING, TYP

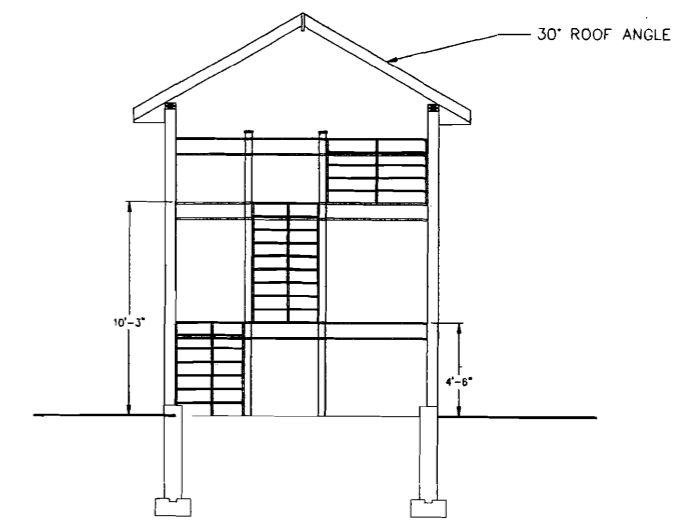
				DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
				GARAGE ADDITION	
				EXTERIOR ELEVATIONS	
E					
D					
C					
0	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	JMB
A	RELEASED FOR REVIEW	JMB	CBC		JMB
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE
		Colby Company		SCALE: 1/4" = 1'	
				DATE: 7/6/09	
				DES BY: JMB	
				DWN BY: JMB	
				CHK BY: CBC	
			PROJECT NO.	DRAWING NO.	
			140.001.001	A-3	
			SHEET	OF	
			3	13	

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT.  
ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNING, SEALING AND DATED PAPER COPY,  
PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.





**BUILDING SECTION**  
 A  
 A-1  
 SCALE 1/4" = 1'

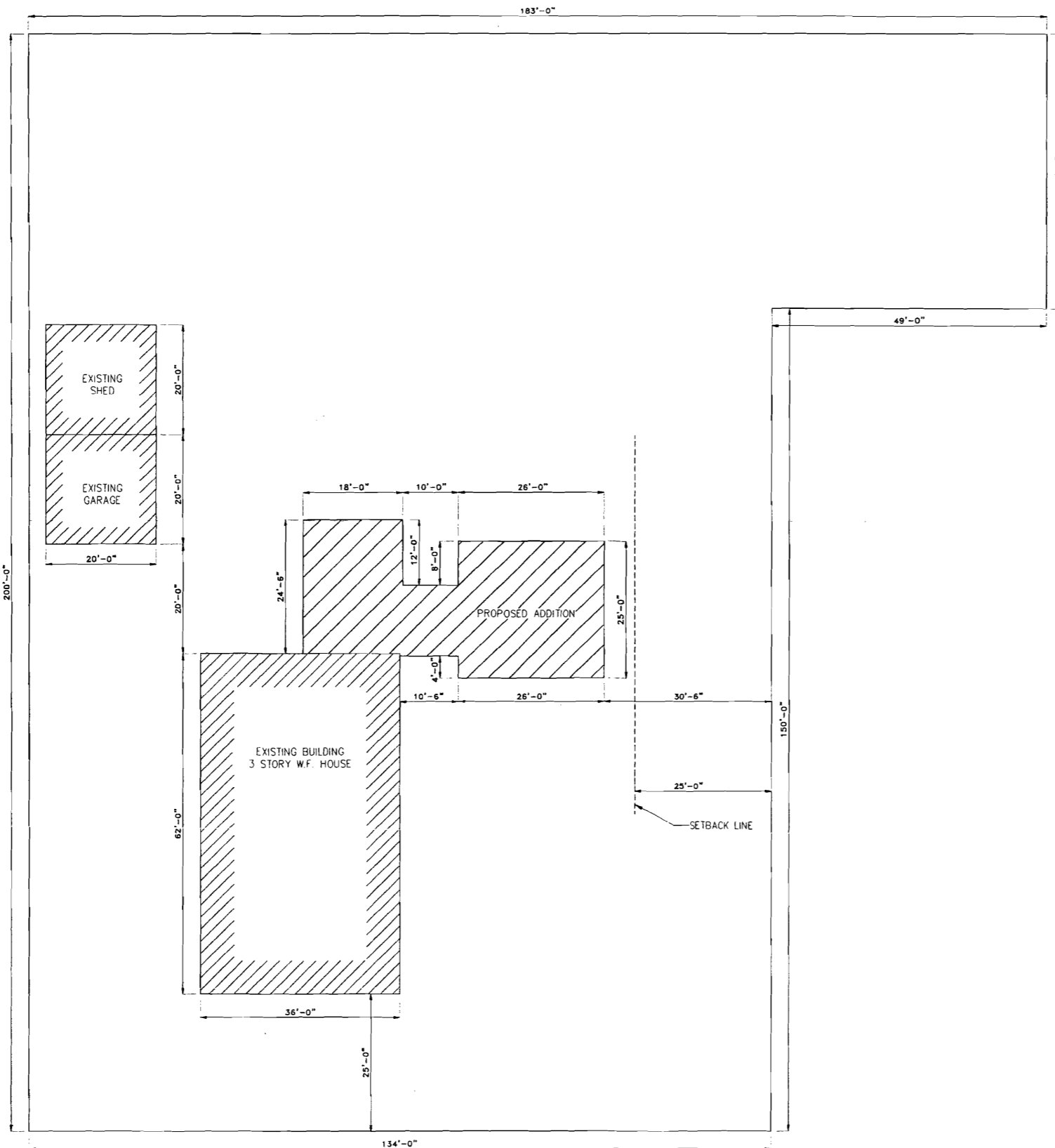


**BUILDING SECTION**  
 B  
 A-1  
 SCALE 1/4" = 1'

		DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
		GARAGE ADDITION	
		BUILDING SECTIONS	
REV.	DESCRIPTION	DR. BY	CHK. BY
0	ISSUED FOR CONSTRUCTION	JMB	CBC
A	RELEASED FOR REVIEW	JMB	CBC
		APP. BY	DATE
		SCALE: 1/4" = 1'	PROJECT NO. 140.001.001
		DATE: 7/6/09	DRAWING NO. A-4
		DES BY: JMB	SHEET 4 OF 13
		DWN BY: JMB	
		CHK BY: CBC	

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



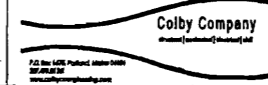


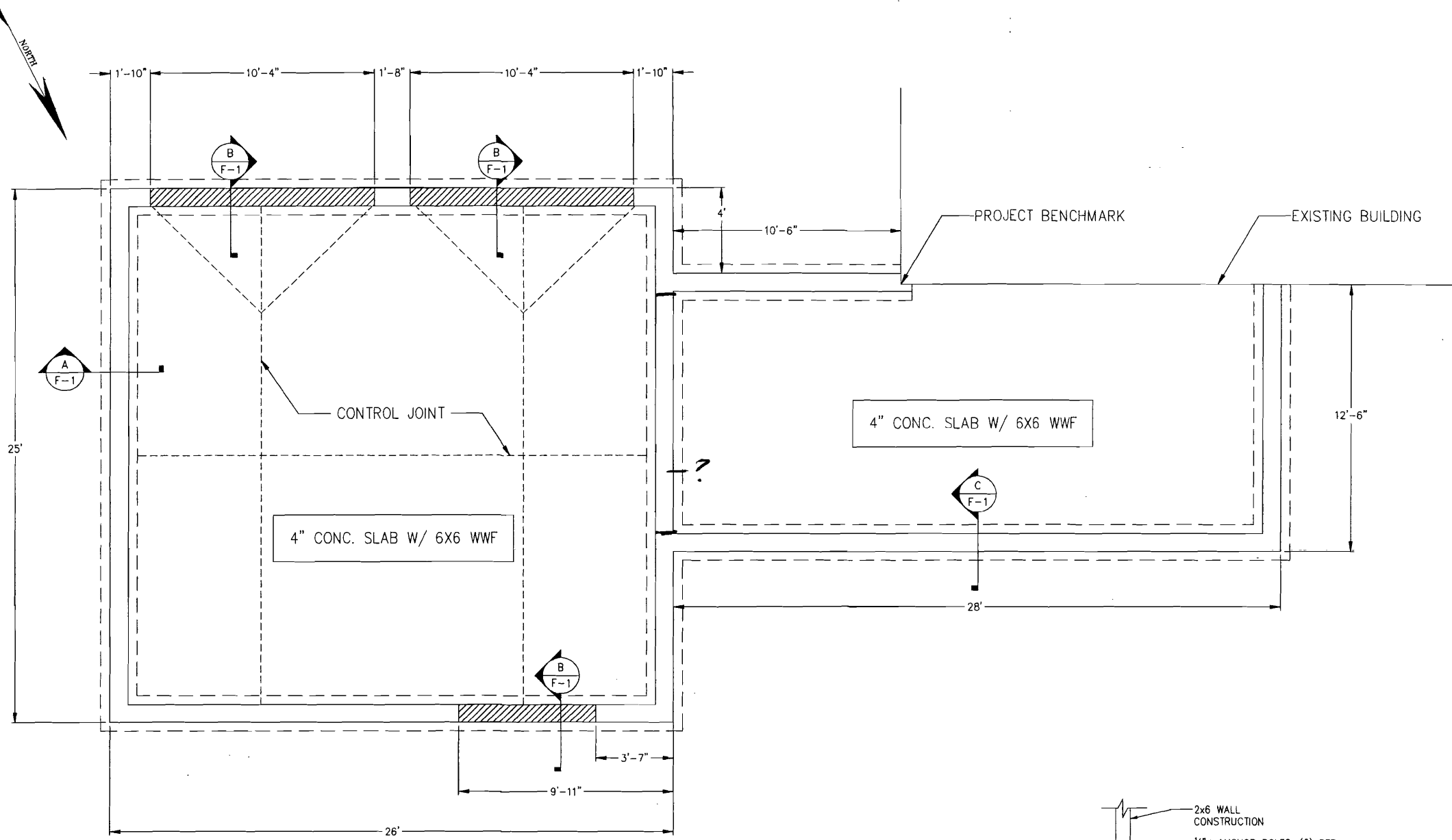
**PLOT PLAN**

SCALE: 3/32" = 1'

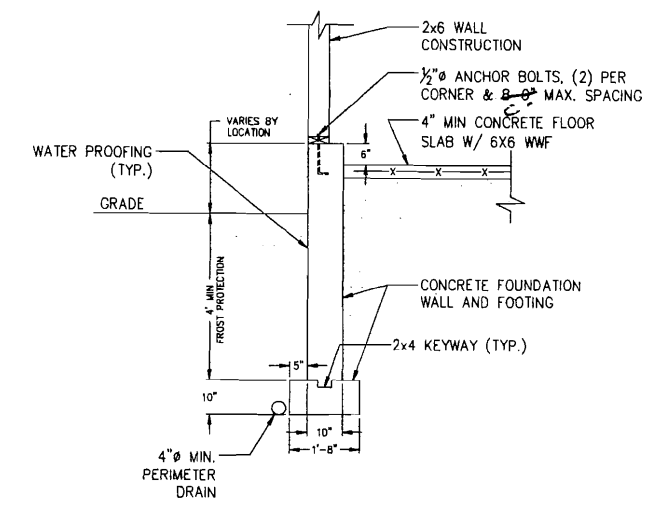
		DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
		GARAGE ADDITION	
		PLOT PLAN	
REV.	DESCRIPTION	DR. BY	CHK. BY
0	ISSUED FOR CONSTRUCTION	JMB	CBC
A	RELEASED FOR REVIEW	JMB	CBC
		APP. BY	DATE
		SCALE: 1/4" = 1'	PROJECT NO. 140.001.001
		DATE: 7/8/09	DRAWING NO. C-1
		DES. BY: JMB	SHEET 11 OF 13
		DWN. BY: JMB	
		CHK. BY: CBC	

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SHOULD SEAL AND DATE PAPER COPY. PROVIDED BY THIS OFFICE. MAY BE UTILIZED FOR RECORD OR CONSTRUCTION PURPOSES.

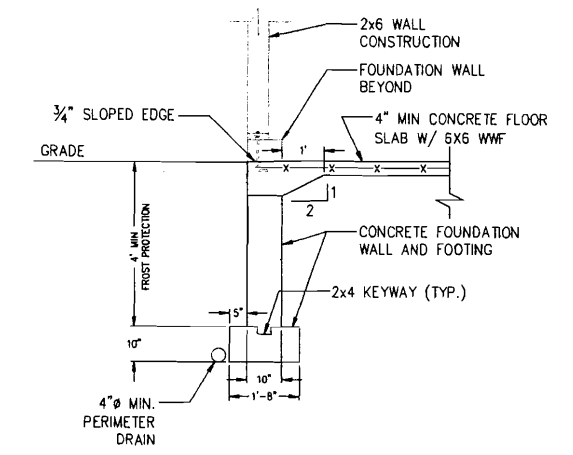




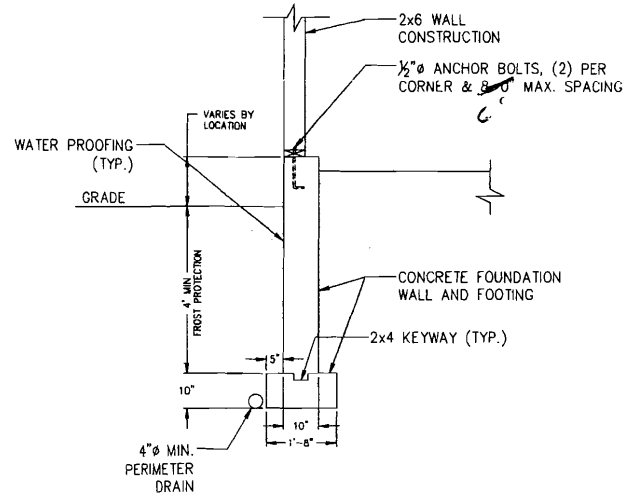
**FOUNDATION PLAN**  
SCALE: 3/8" = 1'



**SECTION @ WALL**  
SCALE: 1/2" = 1'



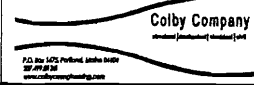
**SECTION @ DOOR**  
SCALE: 1/2" = 1'

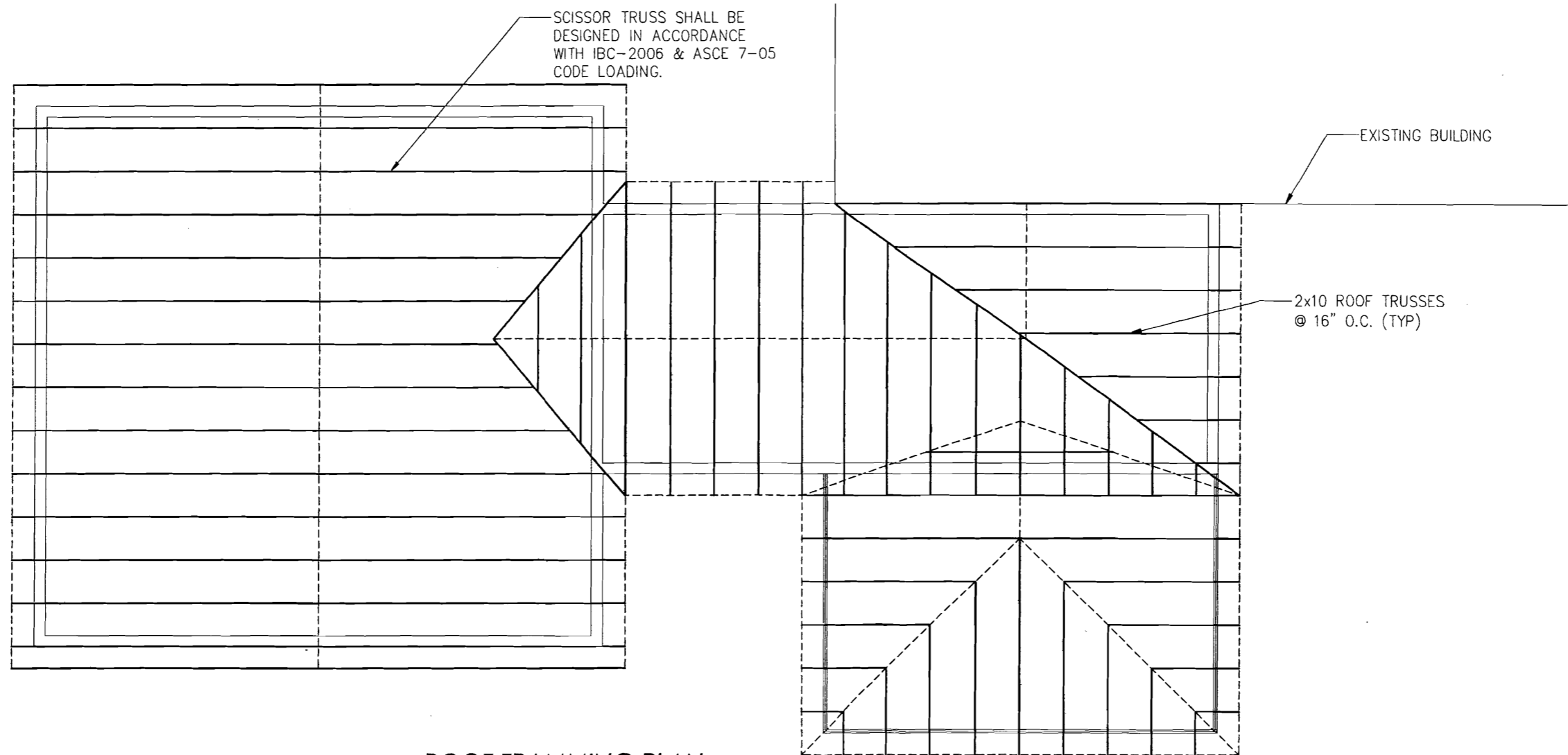
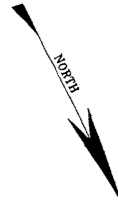


**SECTION @ WALL**  
SCALE: 1/2" = 1'

				DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104			
				GARAGE ADDITION			
				FOUNDATION PLAN			
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE	PROJECT NO. 140.001.001	DRAWING NO. F-1
		JMB	CBC	CBC	7/8/09		
		JMB	CBC		1/8/10		
				SCALE: 3/8" = 1'		PROJECT NO. 140.001.001	
				DATE: 7/8/09		DRAWING NO. F-1	
				DES BY: JMB		SHEET 5 OF 13	
				DWN BY: JMB			
				CHK BY: CBC			

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SHOWN, SEALED AND DATED PAPER COPY PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.





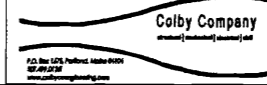
**ROOF FRAMMING PLAN**

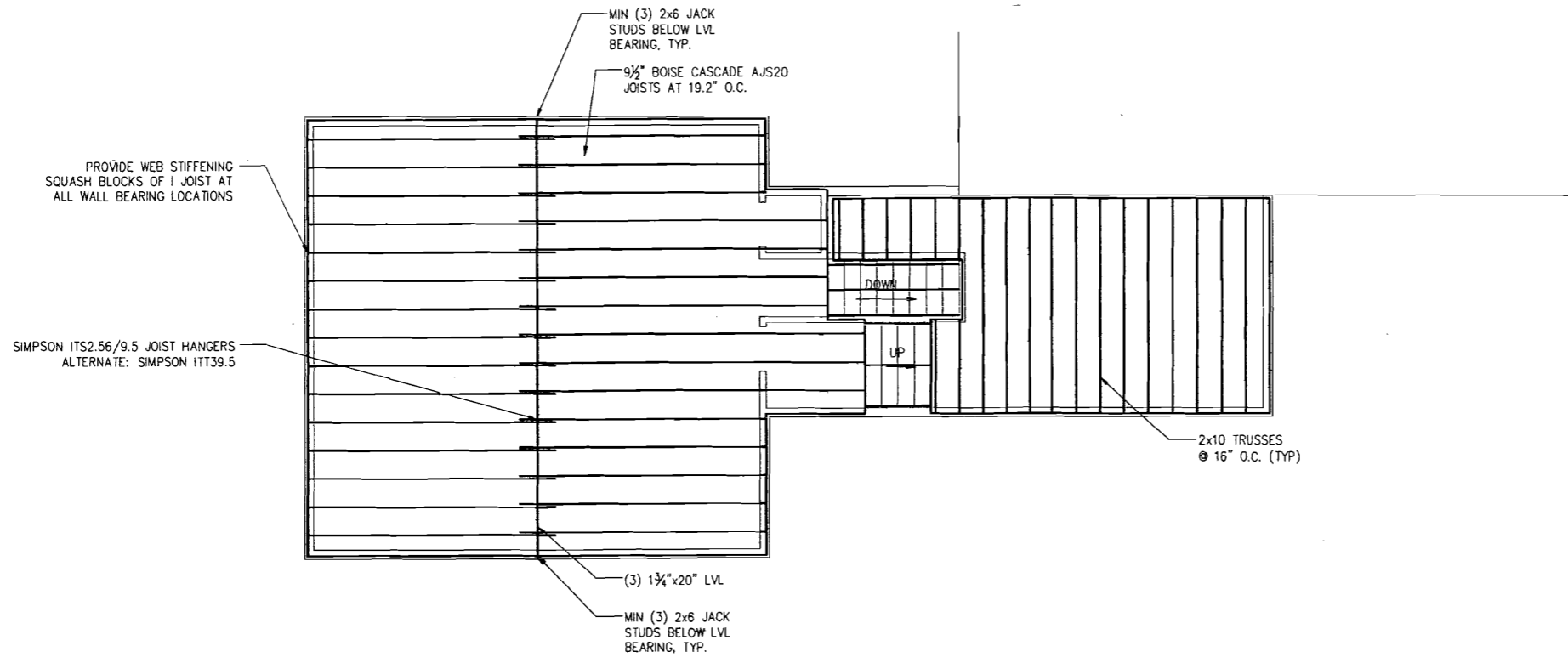
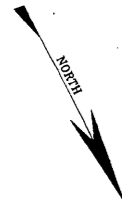
SCALE: 3/8" = 1'

STRUCTURAL NOTES:  
 SUBMIT DETAILED FRAMING SHOP DRAWINGS, INCLUDING SCISSOR TRUSS DETAILS, TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

						DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
						GARAGE ADDITION	
						ROOF FRAMMING PLAN	
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE	PROJECT NO. 140.001.001	DRAWING NO. S-1
		JMB	CBC	CBC	7/6/09	SCALE: 3/8" = 1'	
		JMB	CBC			DATE: 7/6/09	
		JMB				DES BY: JMB	
		JMB				OWN BY: JMB	SHEET 6 OF 13
						CHK BY: CBC	

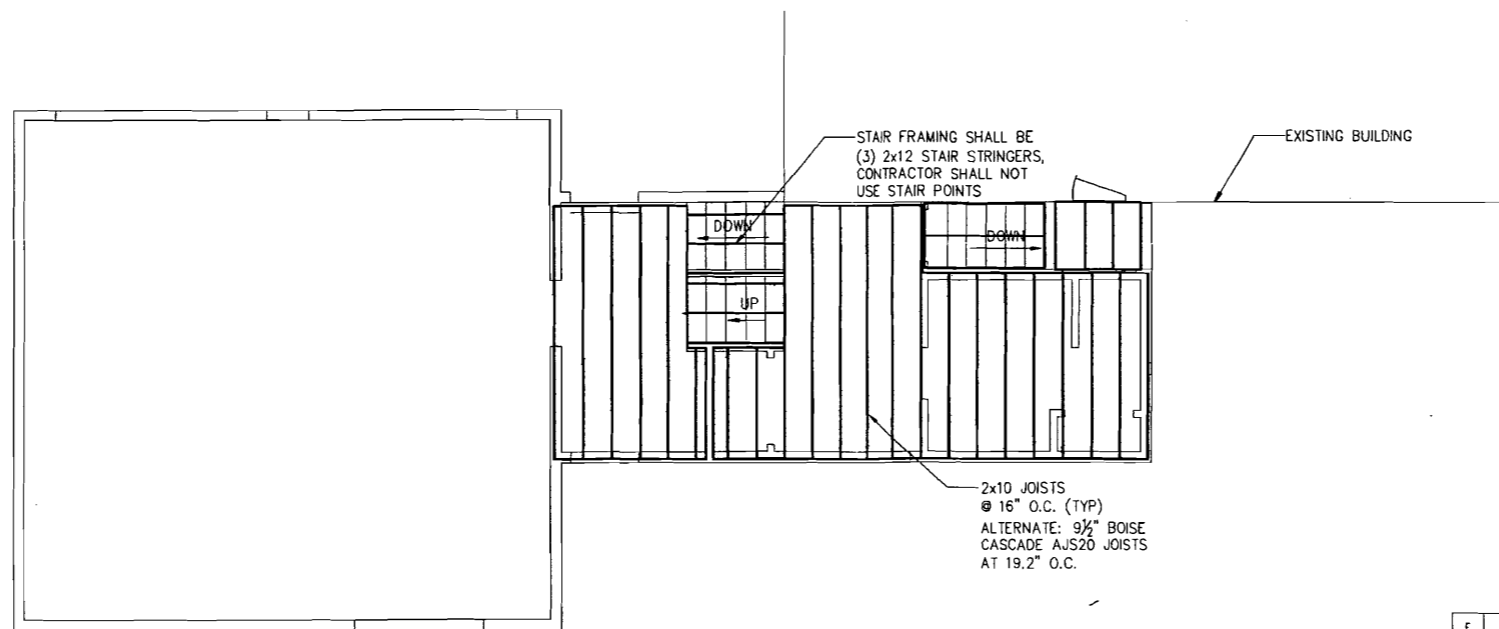
PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.





**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'



**FIRST FLOOR PLAN**

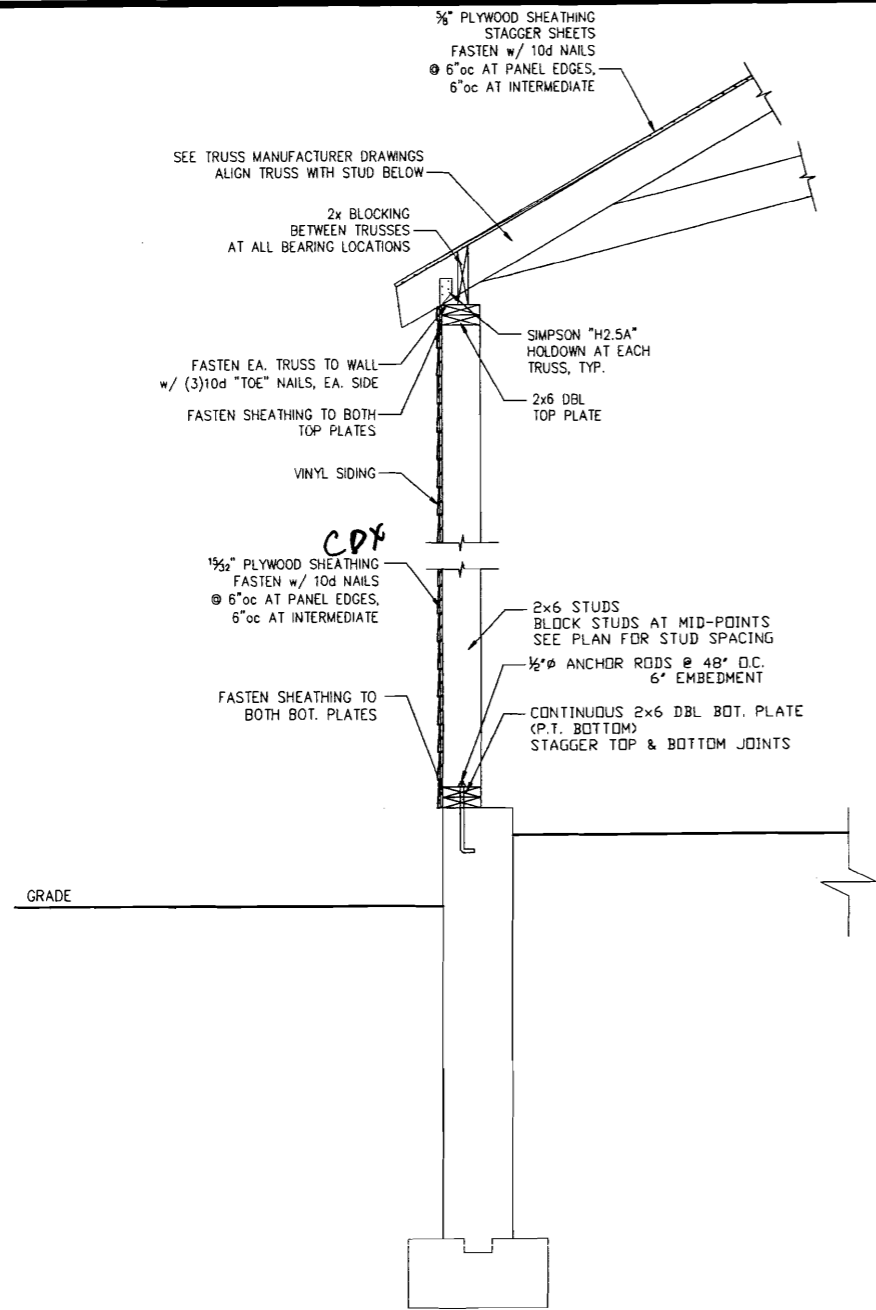
SCALE: 1/4" = 1'

STRUCTURAL NOTES:  
SUBMIT DETAILED FRAMING SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

						DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
						GARAGE ADDITION	
						FLOOR FRAMING PLAN	
E							
D							
C							
B	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	7/5/09		
A	RELEASED FOR REVIEW	JMB	CBC		7/5/09		
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE		
						SCALE: 1/4" = 1'	PROJECT NO. 140.001.001
						DATE: 7/5/09	DRAWING NO. S-2
						DES BY: JMB	
						DWN BY: JMB	SHEET 7 OF 13
						CHK BY: CBC	

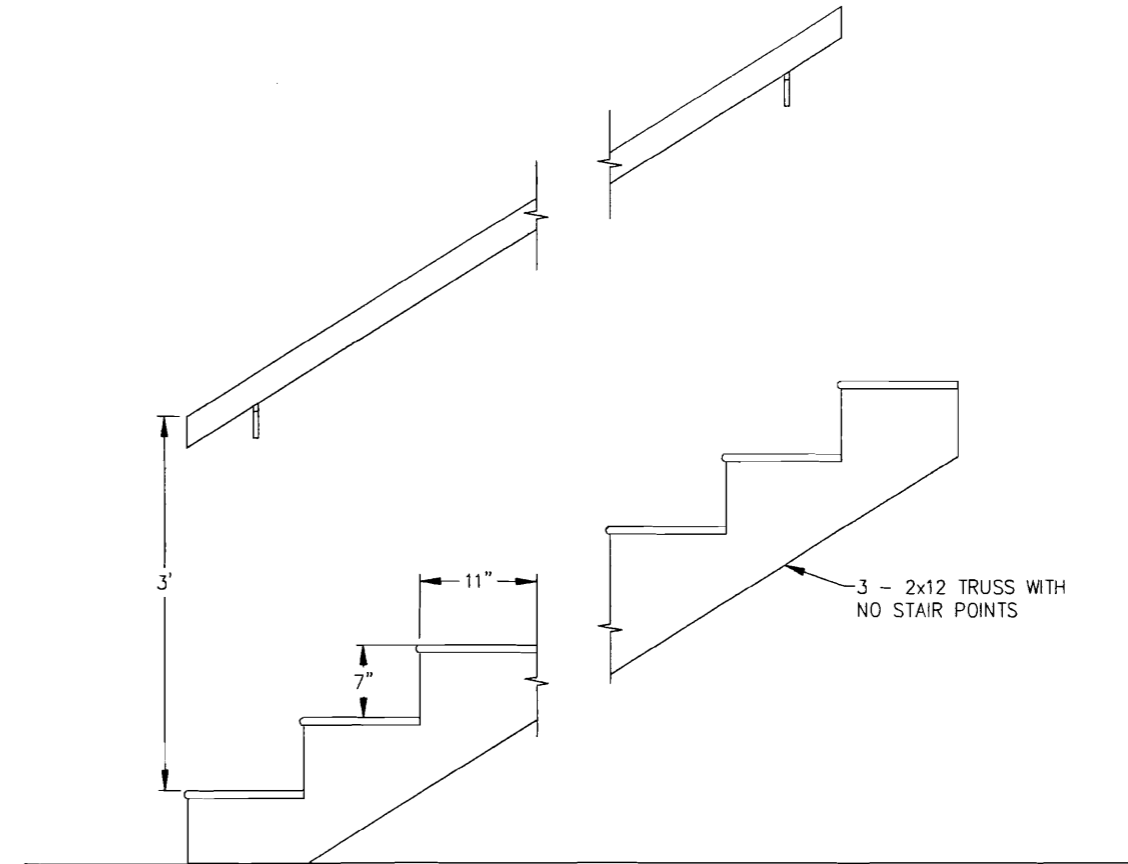
PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.





**TYPICAL EXTERIOR WALL SECTION**

SCALE: 1" = 1'



**STAIR DETAIL**

SCALE: 3/2" = 1'

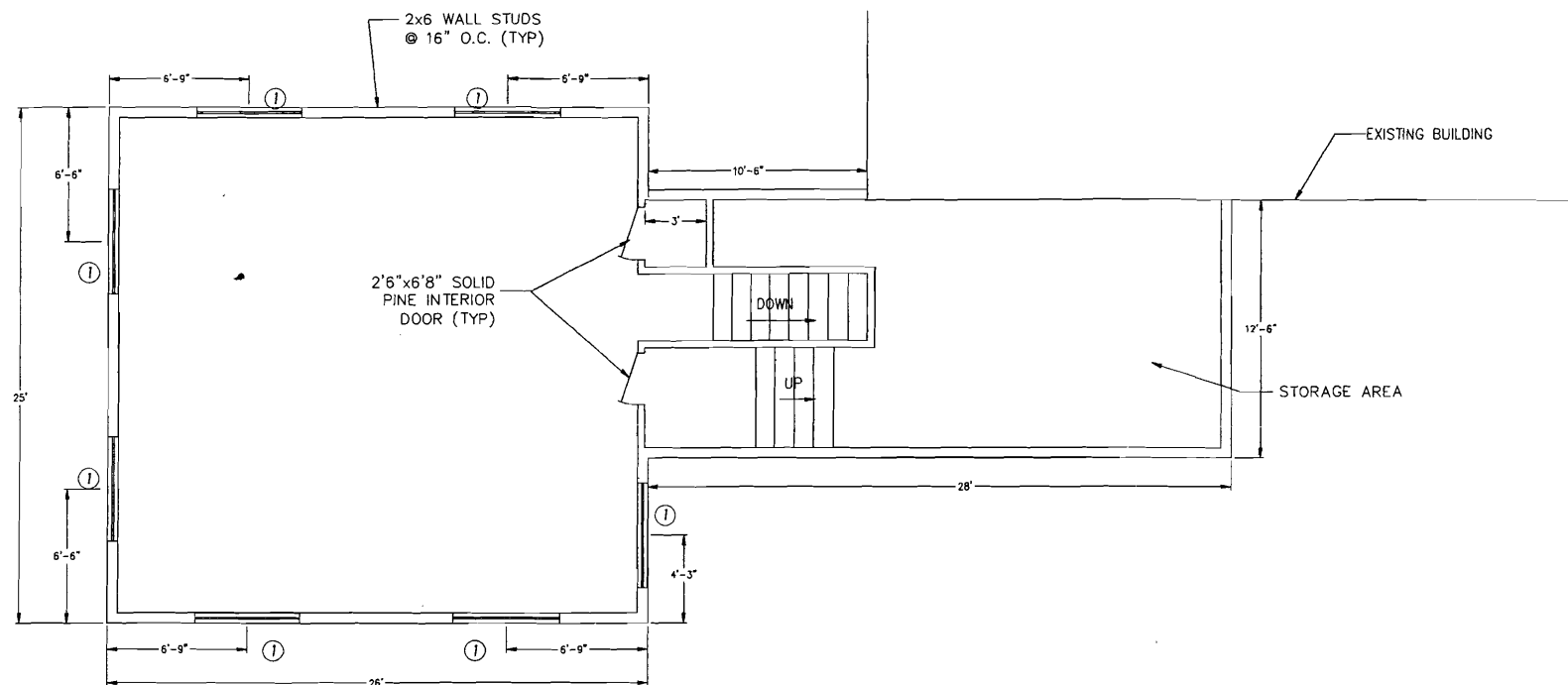
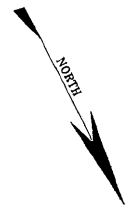
STRUCTURAL NOTES:  
SUBMIT DETAILED FRAMING SHOP DRAWINGS TO ENGINEER FOR  
APPROVAL PRIOR TO INSTALLATION.

E										DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
D										GARAGE ADDITION	
C										DETAILS	
O	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	1/7/09					PROJECT NO.	140.001.001
A	RELEASED FOR REVIEW	JMB	CBC		7/8/09					DRAWING NO.	S-3
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE					SHEET	OF
										8	13

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT.  
ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY,  
PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



SCALE: 1/4" = 1'  
DATE: 7/8/09  
DES BY: JMB  
DWN BY: JMB  
CHK BY: CBC



**SECOND FLOOR PLAN**

SCALE 1/4" = 1'

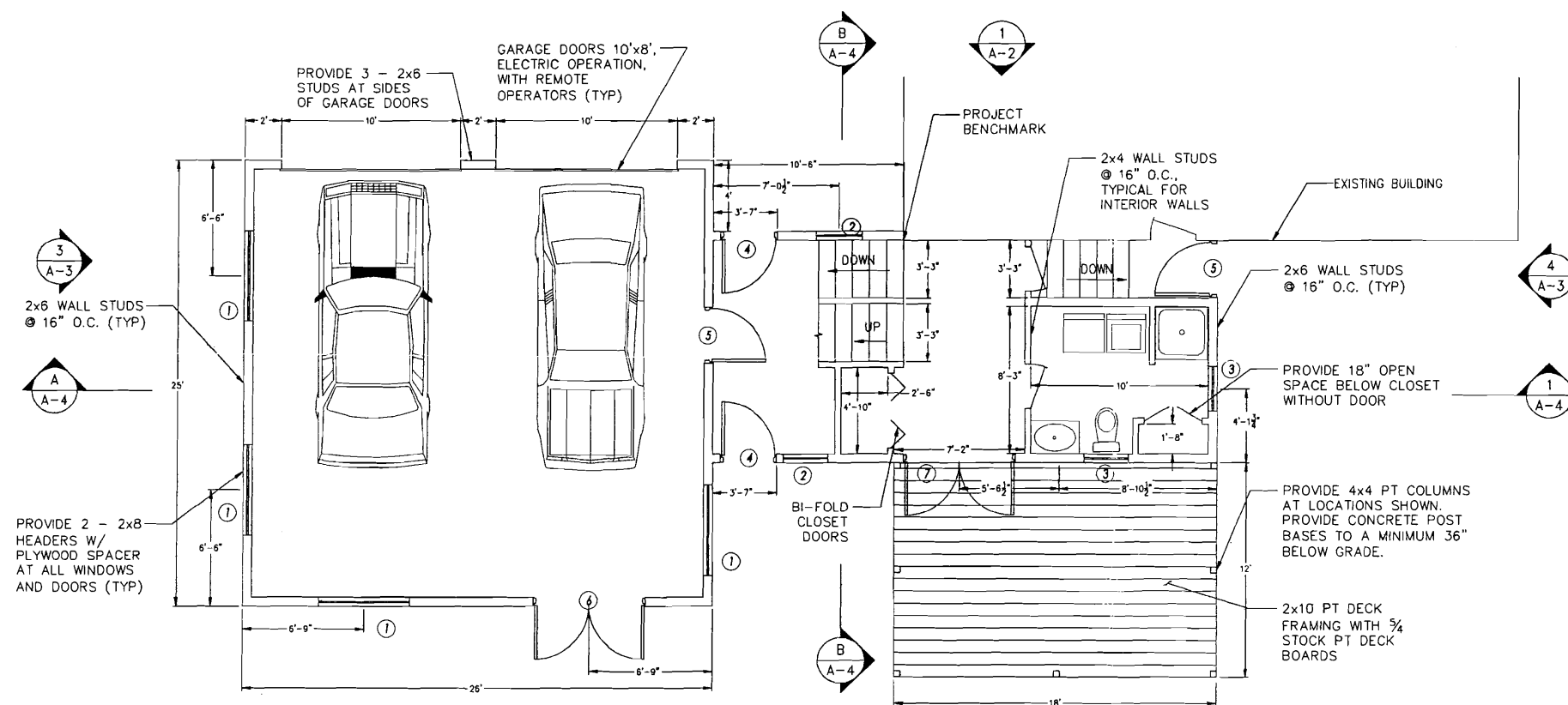
**WINDOW & DOOR SCHEDULE**

CONTRACTOR SHALL USE THE FOLLOWING OR EQUIVALENT:

- ① ANDERSON 200 SERIES NAROLINE DOUBLE-HUNG WINDOWS  
DUAL PANE, LOW-E GLASS  
UNIT# 3046  
SIZE 37.625"W x 57.25"H (OPERATING)
- ② ANDERSON 200 SERIES NAROLINE DOUBLE-HUNG WINDOWS  
DUAL PANE, LOW-E GLASS  
UNIT# 24210  
SIZE 25.625"W x 37.25"H (OPERATING)
- ③ ANDERSON 200 SERIES NAROLINE DOUBLE-HUNG WINDOWS  
DUAL PANE, LOW-E GLASS  
UNIT# 24310  
SIZE 25.625"W x 49.25"H (OPERATING)
- ④ 36"W HALF LITE STEEL ENTRY DOOR
- ⑤ 36"W 6-PANEL STEEL ENTRY DOOR
- ⑥ 72"W DOUBLE 6-PANEL STEEL ENTRY DOOR
- ⑦ 72"W CLEAR ALUMINUM FRENCH PATIO DOOR

**GENERAL NOTES:**

- 1. OWNER SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES. EXISTING SLAB TO BE REMOVED BY CONTRACTOR.
- 2. CONTRACTOR SHALL PROVIDE ALLOWANCE FOR SINK, VANITY, TOILET, AND SHOWER. OWNER SHALL SELECT EXACT UNITS TO BE INSTALLED.



**FIRST FLOOR PLAN**

SCALE 1/4" = 1'

E									DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104
D									GARAGE ADDITION
C									FLOOR PLANS
Q	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	1/10/09				
A	RELEASED FOR REVIEW	JMB	CBC		1/1/09				
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE				
		SCALE: 1/4" = 1'				PROJECT NO.	DRAWING NO.		
		DATE: 7/8/09				140.001.001			
		DES BY: JMB				SHEET	OF		
		DWN BY: JMB				1	13		
		CHK BY: CBC				<b>A-1</b>			

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



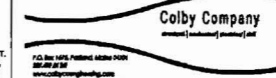
1  
A-1  
**NORTH ELEVATION**  
SCALE: 1/4" = 1'



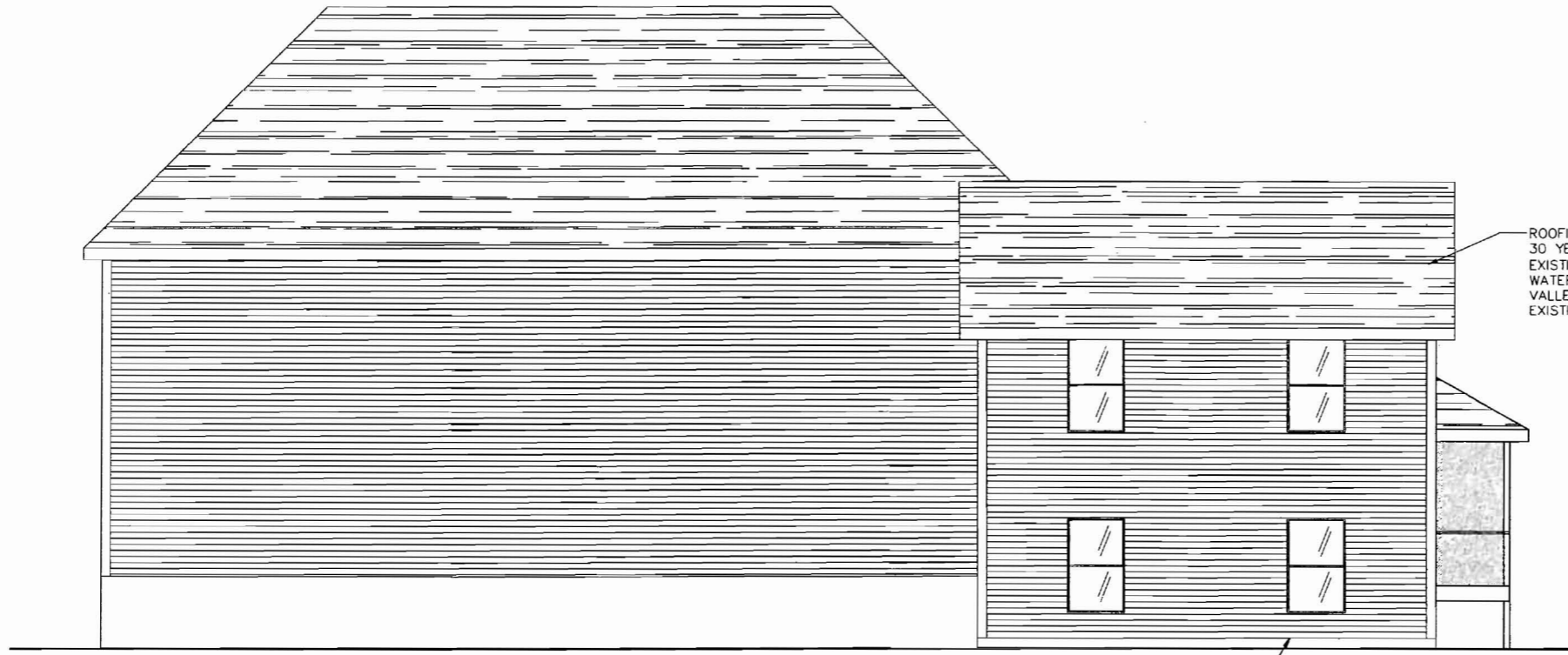
2  
A-1  
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'

				DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
				GARAGE ADDITION	
				EXTERIOR ELEVATIONS	
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE
		JMB	CBC	CBC	7/5/09
		JMB	CBC		7/5/09
		SCALE: 1/4" = 1'		PROJECT NO. 140.001.001	
		DATE: 7/5/09		DRAWING NO. A-2	
		DES BY: JMB		SHEET 2 OF 13	
		DWN BY: JMB			
		CHK BY: CBC			

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



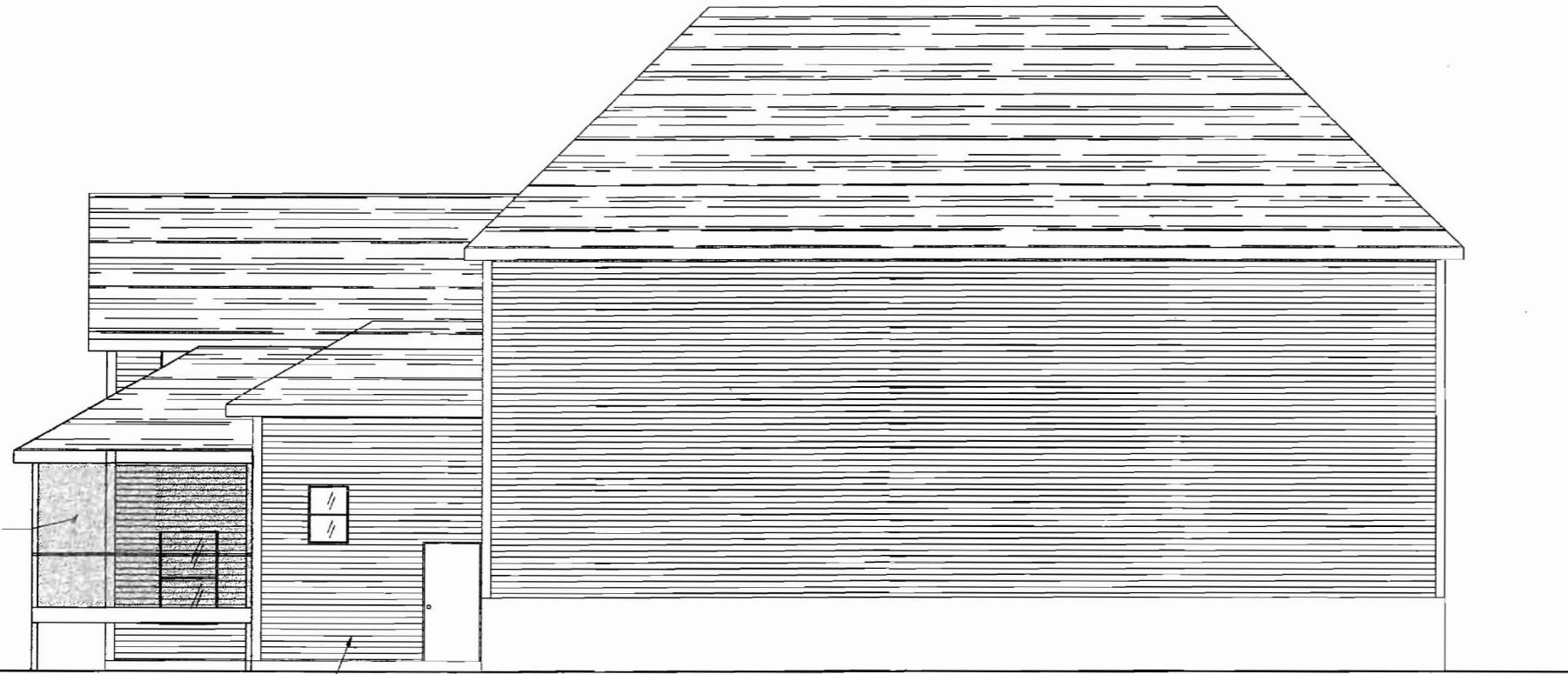




3  
A-1  
**WEST ELEVATION**  
SCALE: 1/4" = 1'

NEW FOUNDATION SHALL  
EXTEND A MINIMUM 8"  
ABOVE GRADE

ROOFING SHALL BE 30 YEAR FELT AND  
30 YEAR ASPHALT SHINGLE TO MATCH  
EXISTING. PROVIDE MINIMUM 4' ISE AND  
WATER SHIELD ON EITHER SIDE OF ALL  
VALLEYS AND AT CONNECTION TO  
EXISTING STRUCTURE.



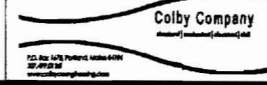
4  
A-1  
**EAST ELEVATION**  
SCALE: 1/4" = 1'

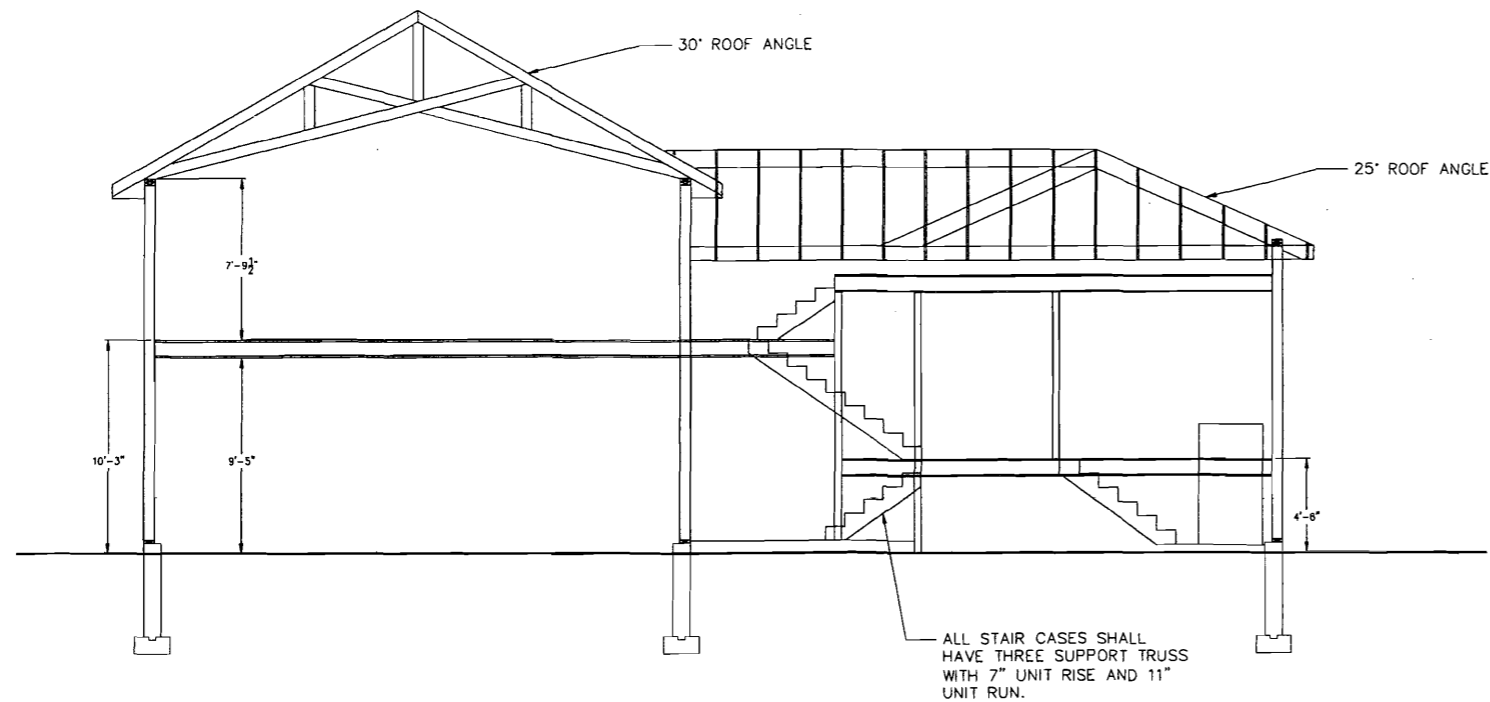
VINYL SIDING,  
COLOR TO MATCH  
EXISTING, TYP

SCREENED IN PORCH

				DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104			
				GARAGE ADDITION			
				EXTERIOR ELEVATIONS			
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE	PROJECT NO.	DRAWING NO.
0	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	7/5/09	140.001.001	A-3
A	RELEASED FOR REVIEW	JMB	CBC	CBC	7/5/09		
		SCALE:	1/4" = 1'			SHEET	OF
		DATE:	7/5/09			3	13
		DES BY:	JMB				
		DWN BY:	JMB				
		CHK BY:	CBC				

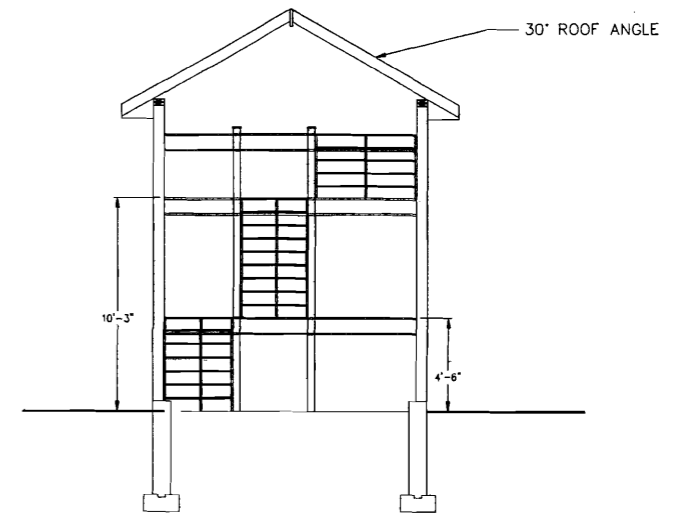
PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT.  
ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNING, SEALING AND DATED PAPER COPY,  
PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.





10' 3"  
7' 9 1/2"

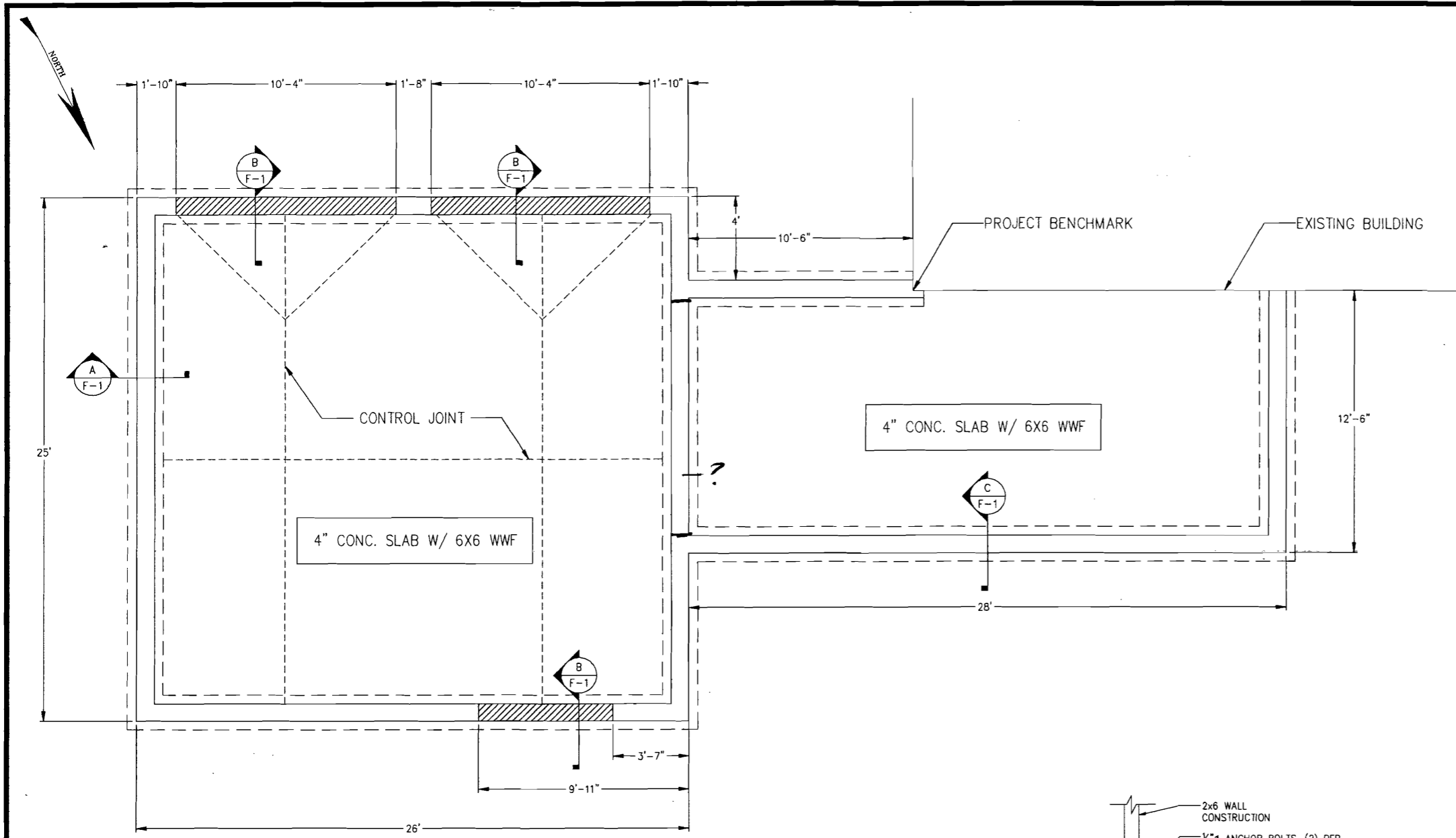
**BUILDING SECTION**  
A  
A-1  
SCALE: 1/4" = 1'



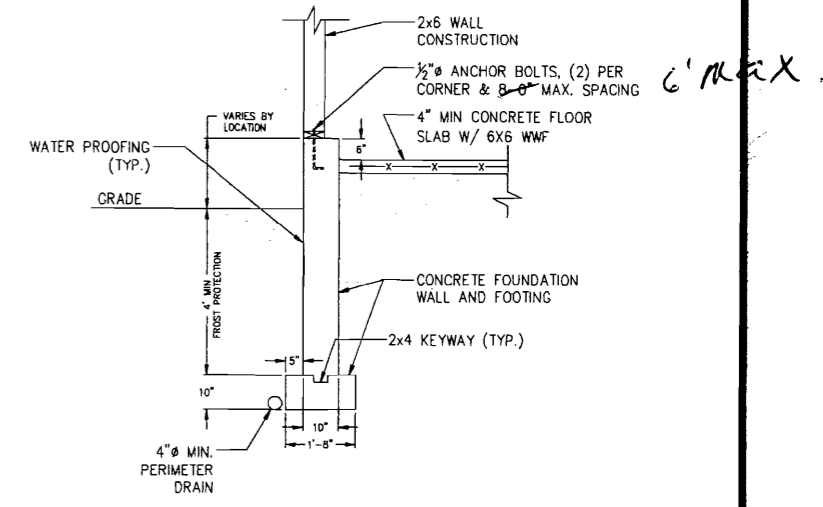
**BUILDING SECTION**  
B  
A-1  
SCALE: 1/4" = 1'

E										DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104
D										
C										GARAGE ADDITION
O	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	7/8/09					
A	RELEASED FOR REVIEW	JMB	CBC		7/8/09					
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE					
						SCALE: 1/4" = 1'	PROJECT NO.	DRAWING NO.		
						DATE: 7/8/09	140.001.001	A-4		
						DES BY: JMB	SHEET	OF		
						DWN BY: JMB	4	13		
						CHK BY: CBC				

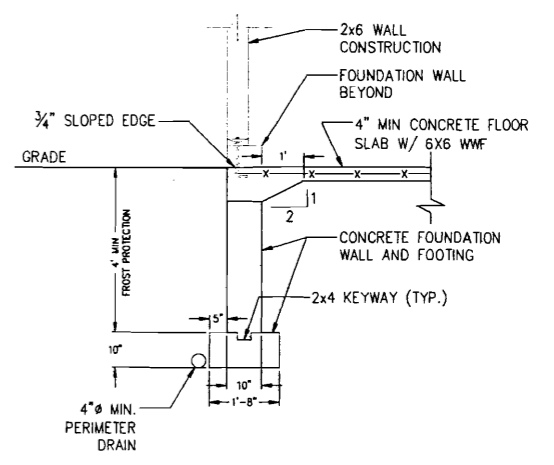
PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



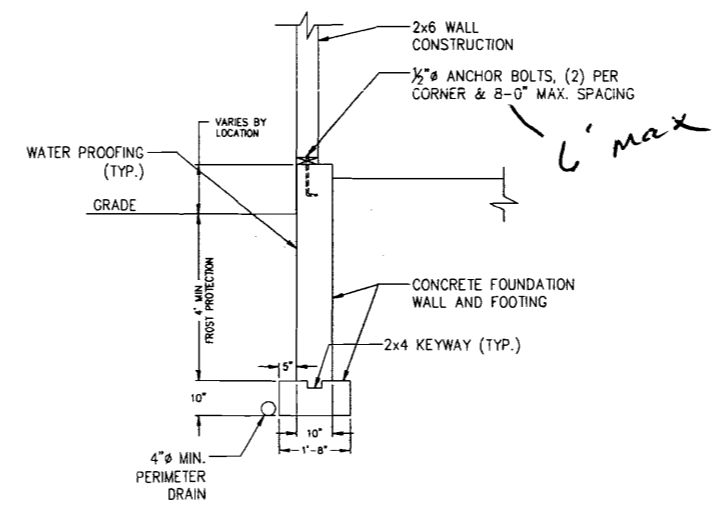
**FOUNDATION PLAN**  
SCALE: 3/8" = 1"



**SECTION @ WALL**  
SCALE: 1/2" = 1"



**SECTION @ DOOR**  
SCALE: 1/2" = 1"



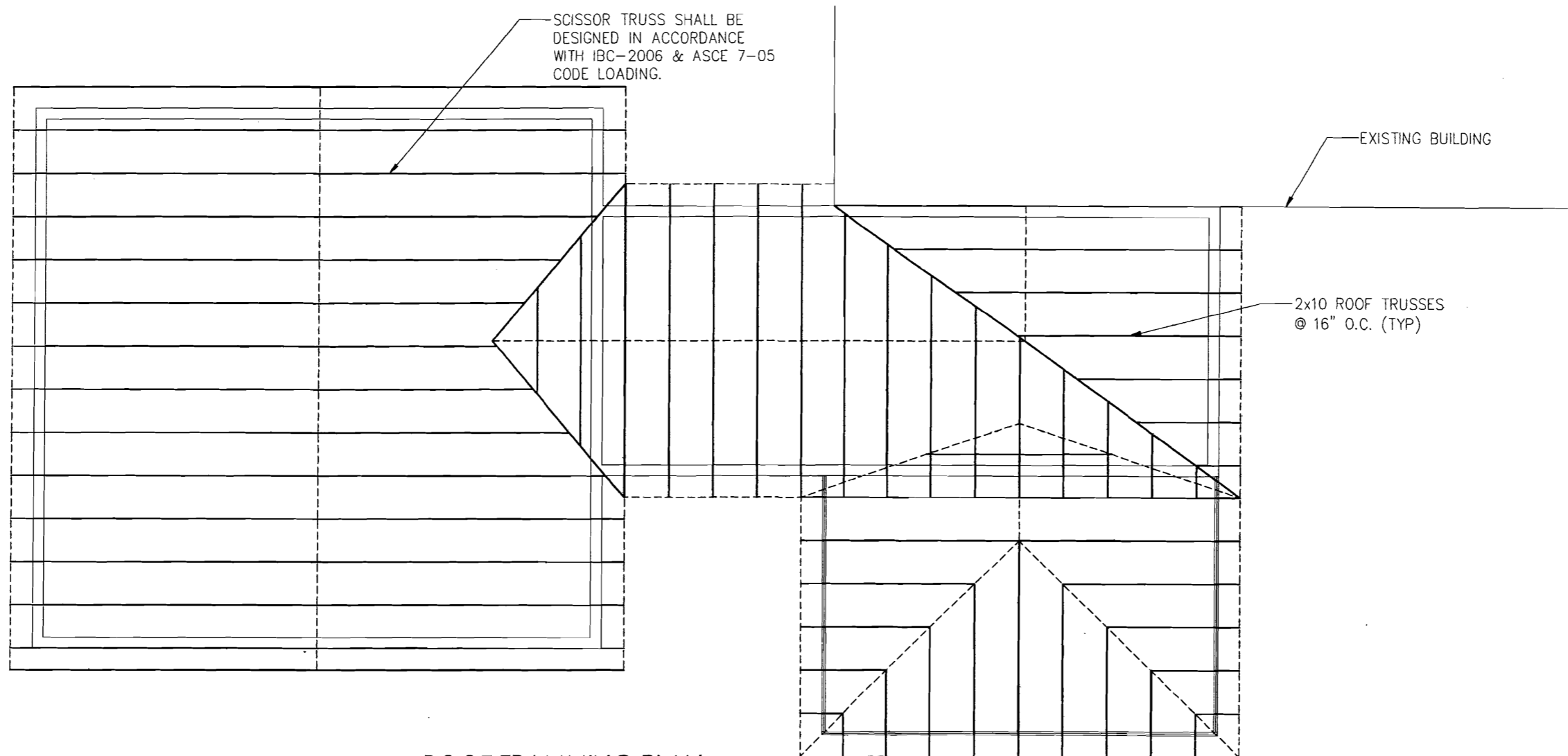
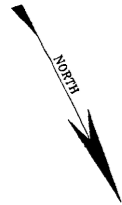
**SECTION @ WALL**  
SCALE: 1/2" = 1"

				DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104	
				GARAGE ADDITION	
				FOUNDATION PLAN	
REV.	DESCRIPTION	DR. BY	CHK. BY	DATE	
D	ISSUED FOR CONSTRUCTION	JMB	CBC	1/10/09	
A	RELEASED FOR REVIEW	JMB	CBC	1/10/09	
SCALE: 3/8" = 1"				PROJECT NO.	DRAWING NO.
DATE: 1/8/09				140.001.001	
DES BY: JMB				SHEET	OF
CHK BY: CBC				5	13

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.

Colby Company  
www.colbycompany.com

**F-1**



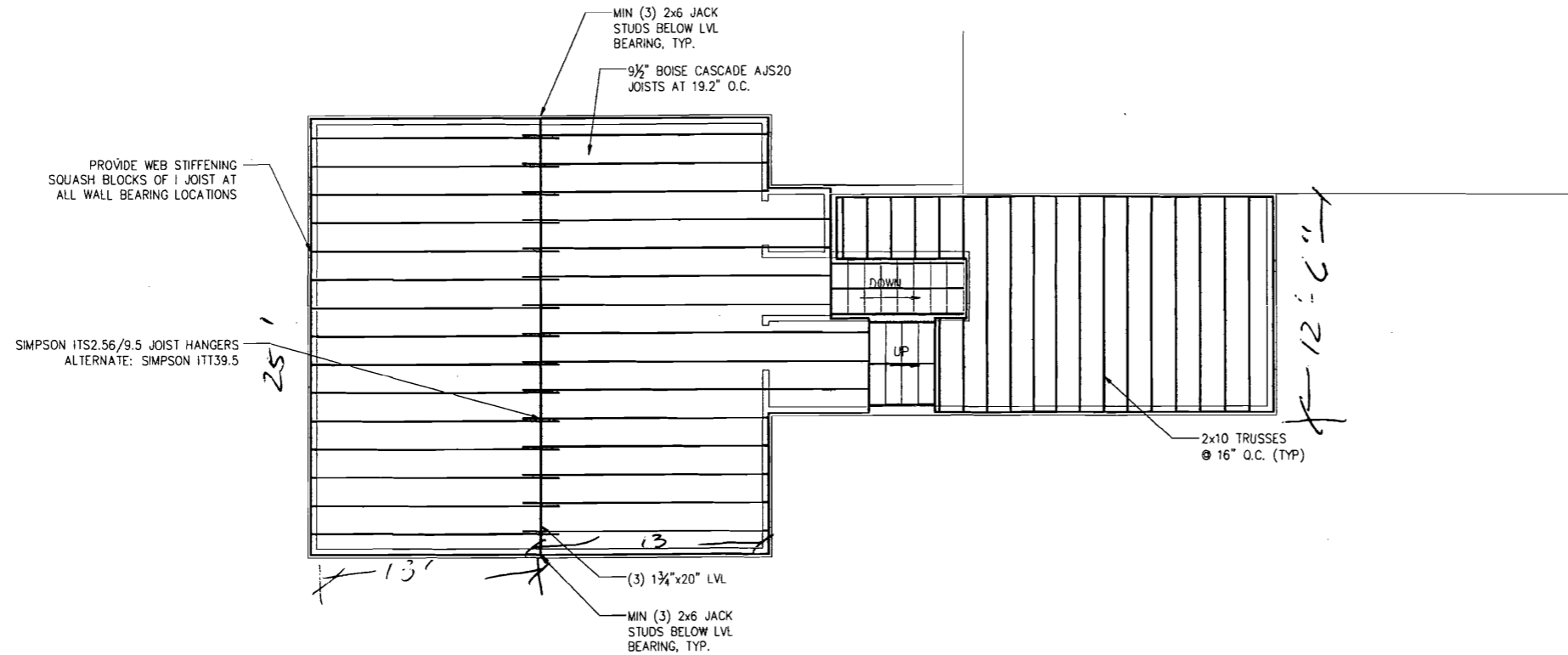
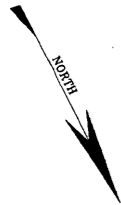
**ROOF FRAMMING PLAN**

SCALE: 3/8" = 1'

STRUCTURAL NOTES:  
 SUBMIT DETAILED FRAMING SHOP DRAWINGS, INCLUDING SCISSOR TRUSS DETAILS, TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

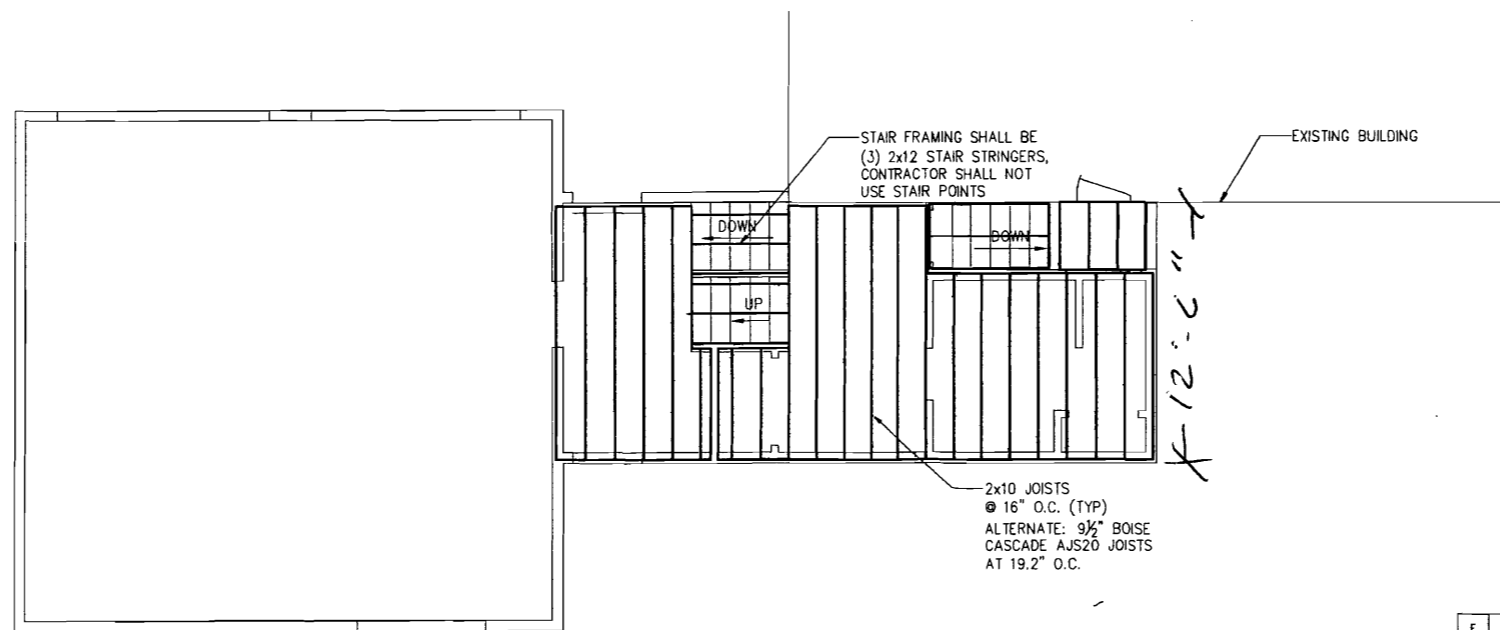
E				DEVLIN RESIDENCE	
D				71 READ STREET	
C				PORTLAND, ME 04104	
B				GARAGE ADDITION	
A				ROOF FRAMMING PLAN	
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE
		SCALE: 3/8" = 1' DATE: 7/5/09 DES BY: JMB DWN BY: JMB CHK BY: CBC		PROJECT NO. 140.001.001 SHEET 6 OF 13 DRAWING NO. S-1	

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



### SECOND FLOOR PLAN

SCALE: 1/4" = 1'



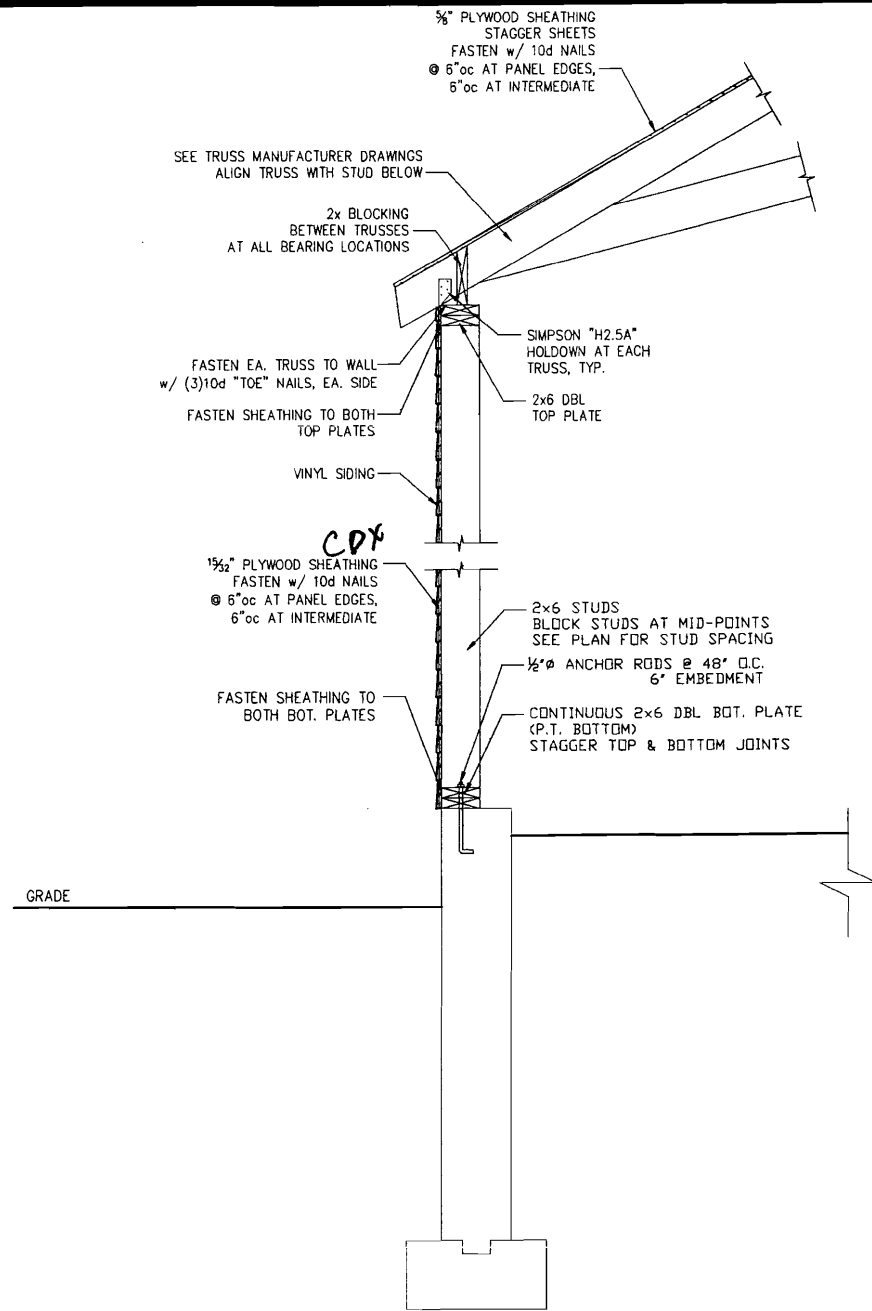
### FIRST FLOOR PLAN

SCALE: 1/4" = 1'

STRUCTURAL NOTES:  
SUBMIT DETAILED FRAMING SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

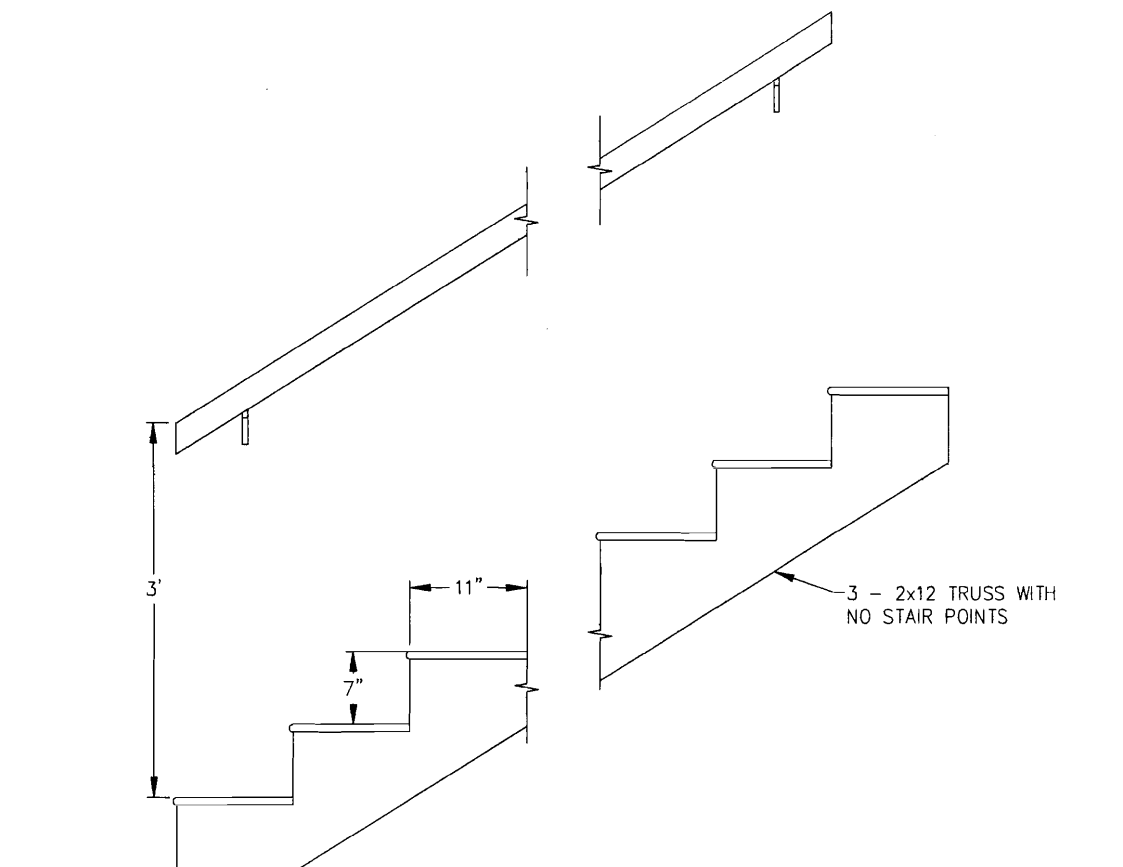
E										DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104
D										
C										
B	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	7/7/09					GARAGE ADDITION
A	RELEASED FOR REVIEW	JMB	CBC		1/8/09					FLOOR FRAMING PLAN
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE					
					SCALE: 1/4" = 1'	PROJECT NO.	DRAWING NO.			
					DATE: 7/6/09	140.001.001				
					DES BY: JMB	SHEET	OF			
					DWN BY: JMB	7	13			
					CHK BY: CBC					

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SHOULD, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



**TYPICAL EXTERIOR WALL SECTION**

SCALE: 1" = 1'



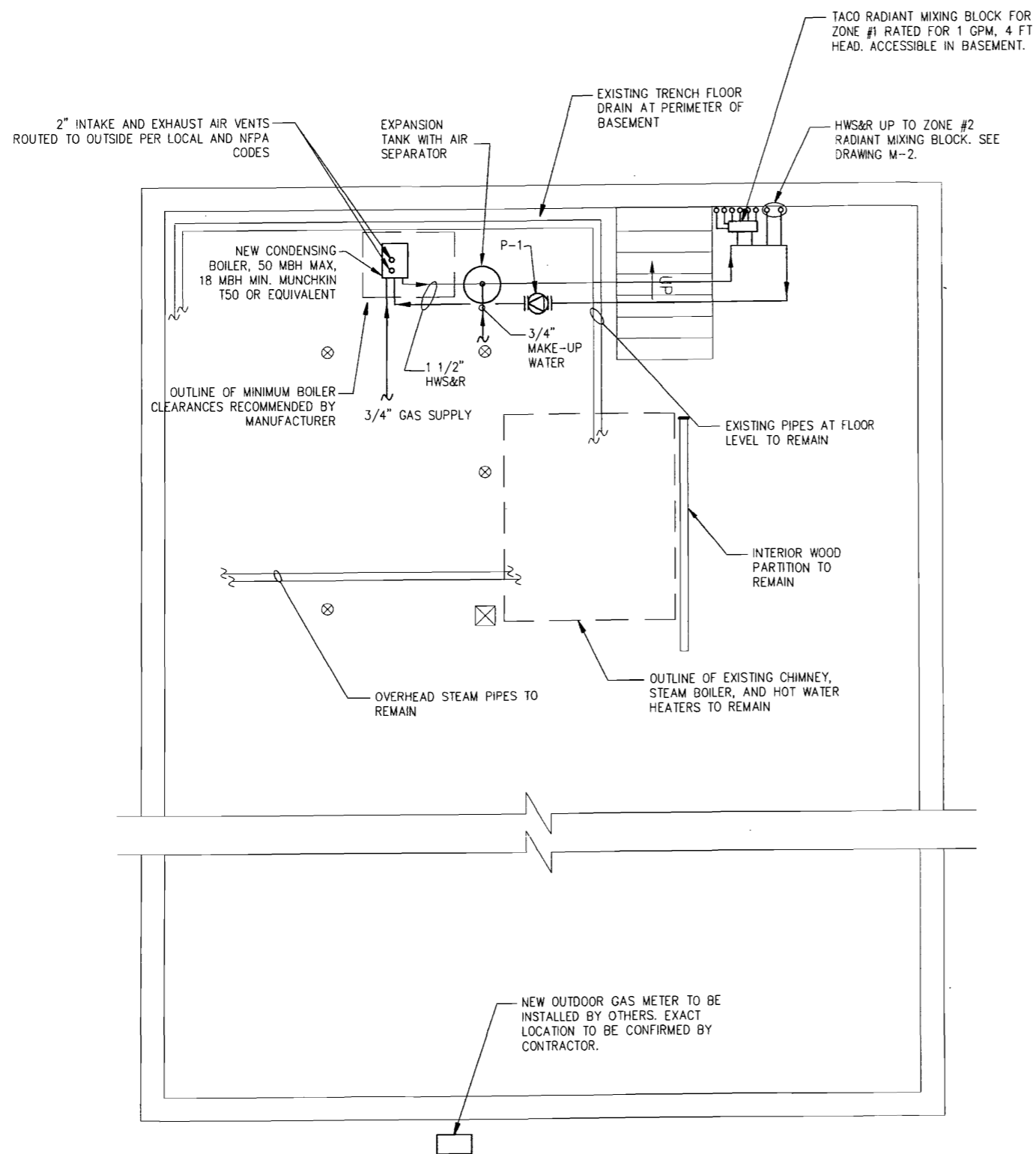
**STAIR DETAIL**

SCALE: 3/2\" = 1'

STRUCTURAL NOTES:  
SUBMIT DETAILED FRAMING SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

E										DEVLIN RESIDENCE 71 READ STREET PORTLAND, ME 04104
D										GARAGE ADDITION
C										
O	ISSUED FOR CONSTRUCTION	JMB	CBC	CBC	8/10/09					DETAILS
A	RELEASED FOR REVIEW	JMB	CBC		7/6/09					
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE					
		<b>Colby Company</b> <small>INCORPORATED</small>			SCALE: 1/4\" = 1'	PROJECT NO. 140,001,001	DRAWING NO. S-3			
					DATE: 7/6/09	SHEET 8	OF 13			
					DES BY: JMB					
					DWN BY: JMB					
					CHK BY: CBC					

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.



**BASEMENT MECHANICAL PLAN**

SCALE: 3/8" = 1'

**LEGEND**

- ⊗ EXISTING ROUND STRUCTURAL COLUMN
- ⊠ EXISTING SQUARE STRUCTURAL COLUMN
- ⊕ PUMP WITH FLANGED CONNECTIONS

**ABBREVIATIONS**

- HWS&R HOT WATER SUPPLY AND RETURN
- NFPA NATIONAL FIRE PROTECTION ASSOCIATION

**SYSTEM DESIGN NOTES**

THE RADIANT HEATING SYSTEM SHALL MAINTAIN A FLOOR SURFACE TEMPERATURE OF 85F AND A ROOM TEMPERATURE OF 70F. THE BOILER SHALL SUPPLY 140F HOT WATER TO THE RADIANT MIXING BLOCKS. AT OUTDOOR AIR TEMPERATURES ABOVE 60F, THE HEATING SYSTEM SHALL NOT OPERATE.

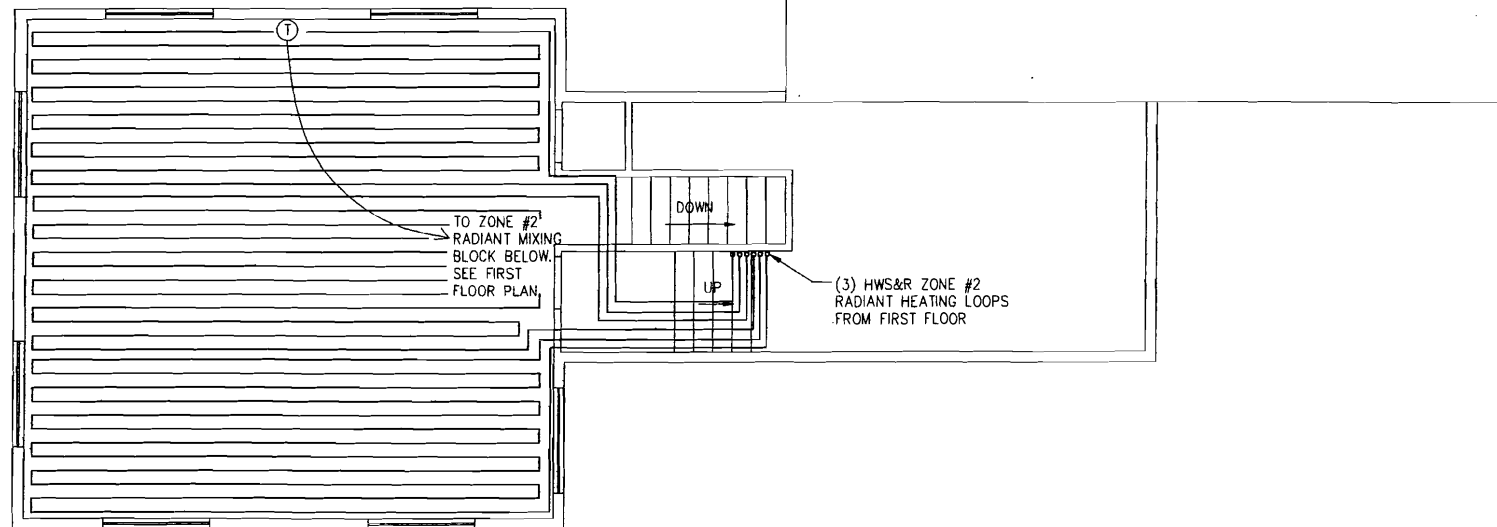
**INSTALLATION NOTES**

- DRAWINGS ARE DIAGRAMMATIC. DETERMINE LOCATIONS OF SYSTEMS AND COMPONENTS IN THE FIELD.
- VERIFY EQUIPMENT CONNECTION SIZES AND FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.
- SUBMIT DETAILED PIPE LAYOUT SHOP DRAWINGS AND MECHANICAL CUTSHEETS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. CUTSHEETS MUST INCLUDE BOILER, PIPING, VALVES, PUMPS, THERMOSTATS, AND RADIANT SYSTEM TUBING AND COMPONENTS.
- WORK SHALL BE COORDINATED WITH ALL TRADES. OFFSETS IN PIPING TO AVOID OBSTRUCTIONS SHALL BE PROVIDED AT NO ADDITIONAL COST.
- ACCESS PANELS SHALL BE PROVIDED AS NEEDED TO SERVICE PUMPS, VALVES, AND ANY CONCEALED MECHANICAL EQUIPMENT.
- PROVIDE CIRCULATOR FOR BOILER PRIMARY HOT WATER LOOP (P-1), TACO OR EQUIVALENT. ALSO, PROVIDE ALL PIPING ACCESSORIES NECESSARY FOR A COMPLETE HEATING SYSTEM.
- ALL RADIANT HEATING LOOPS ORIGINATING FROM A COMMON MIXING BLOCK SHALL BE APPROXIMATELY EQUAL LENGTHS. LOOPS SHOWN ON DRAWING M-2 ARE SCHEMATIC IN NATURE. THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL TUBING LAYOUT.
- PROVIDE MANUFACTURER RECOMMENDED VIBRATION ISOLATORS FOR VIBRATING EQUIPMENT.
- NEW MECHANICAL EQUIPMENT SHALL CONNECT TO NEW ELECTRICAL PANEL IN BASEMENT. SEE DRAWING E-1.
- INSTALL MECHANICAL EQUIPMENT, VENTS, TUBING, WIRING, INSULATION, AND ACCESSORIES ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND LOCAL AND NATIONAL CODES.
- PROVIDE AIR VENTS AT THE HIGH POINT IN EACH PIPE RUN. PROVIDE AN ACCESSIBLE HOT WATER SYSTEM DRAIN LINE IN THE BASEMENT AND PITCH ALL PIPES AS NEEDED TO DRAIN TO THIS LOCATION.
- ROUTE CONDENSATE AND RELIEF LINE DISCHARGE TO THE NEAREST FLOOR DRAIN. ADHERE TO LOCAL CODE REQUIREMENTS FOR TREATMENT OF BOILER CONDENSATE.

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR, SIGNED, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR BIDDING OR CONSTRUCTION PURPOSES.

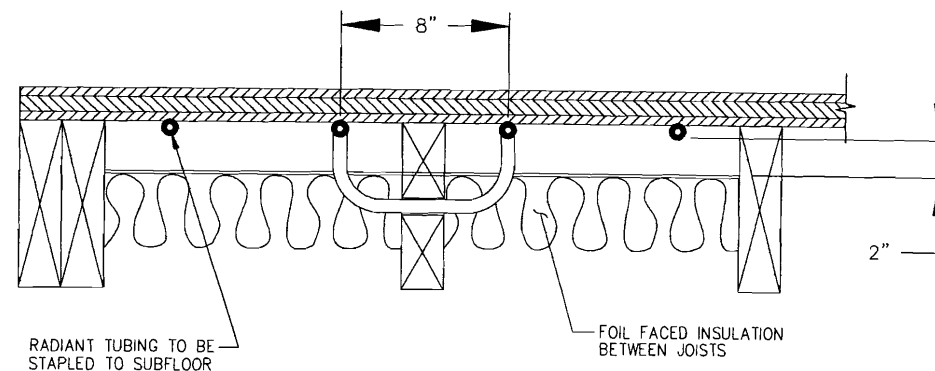
E										MR. & MRS. DEVLIN
D										GARAGE ADDITION
C										MECHANICAL
B										
A	ISSUED FOR CONSTRUCTION	ERP	CBC	CBC	1/19/09					
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE					
					SCALE: AS NOTED		PROJECT NO.		DRAWING NO.	
					DATE: 8/19/09		140.001.001			
					DES BY: ERP		SHEET 12		OF 13	
					DWN BY: ERP				<b>M-1</b>	
					CHK BY: CBC					

UNDERFLOOR ZONE#2  
 3 LOOPS FOR OFFICE AREA  
 TUBES AT 8"OC BASED ON  
 3/8"DIA ONIX TUBING  
 W/140 DEG F WATER, MAX 300  
 FT LOOP LENGTH AND 85  
 DEG F FLOOR SURFACE TEMP.



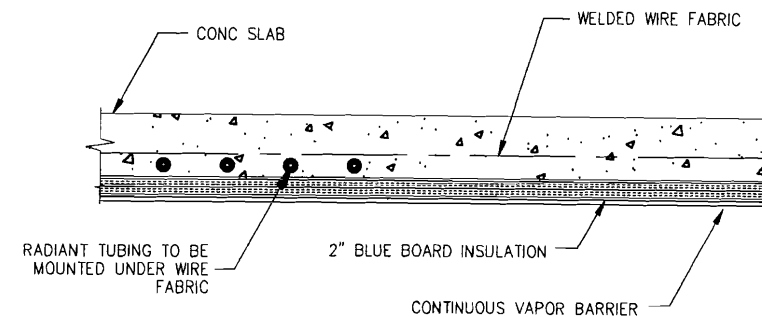
**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'



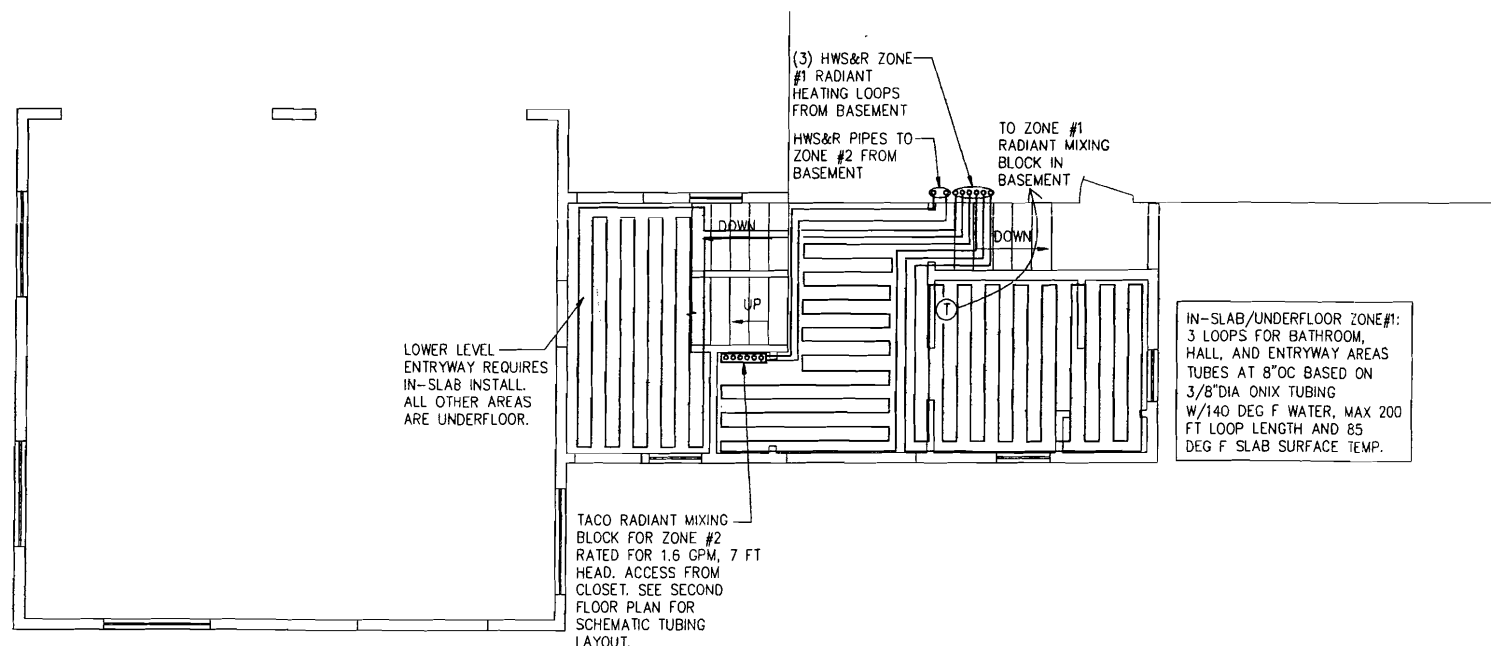
**UNDERFLOOR RADIANT TUBING DETAILS**

N.T.S.



**RADIANT TUBING IN CONCRETE SLAB DETAILS**

N.T.S.



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'

E						MR. & MRS. DEVLIN GARAGE ADDITION MECHANICAL
D						
C						
B						
A	ISSUED FOR CONSTRUCTION	ERP	CBC	CBC	8/19/09	PROJECT NO. 140.001.001
REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE	
		SCALE: AS NOTED DATE: 8/19/09 DES BY: ERP DWN BY: ERP CHK BY: CBC				SHEET 13 OF 13

PLEASE NOTE: THIS DOCUMENT MAY NOT ACCURATELY REPRESENT THE FINAL DOCUMENT. ONLY AN ENGINEER, ARCHITECT OR SURVEYOR SIGNED, SEALED AND DATED PAPER COPY, PROVIDED BY THIS OFFICE, MAY BE UTILIZED FOR RECORD OR CONSTRUCTION PURPOSES.

