

# 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: 03-0618	Issue Date: <b>JUN 05 2003</b>	CBL: 185 L003001
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Location of Construction: 68 Bancroft St	Owner Name: Trautman Michael L &	Owner Address: 68 Bancroft St <b>CITY OF PORTLAND</b>	Phone: 207-7644556
Business Name:	Contractor Name: Raszman, Peter	Contractor Address: 169 Clinton Street Portland	Phone: 2077755141
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: <b>R-3</b>

Past Use: single family	Proposed Use: single family - add attached 12' x 28' garage and 9' x 10' mudroom	Permit Fee: \$275.00	Cost of Work: \$35,845.00	CEO District: 3
		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>		<b>INSPECTION:</b> Use Group: <b>R-3</b> Type: <b>SB</b> <b>BOLK 99</b> 

**Proposed Project Description:**  
Build attached 12'x 28' garage and 9' x 10' mudroom

**Signature:** \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 06/05/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

**Special Zone or Reviews**

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

Maj  Minor  MM

Date: **6/5/03**

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: \_\_\_\_\_

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: **6/5/03**

### 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

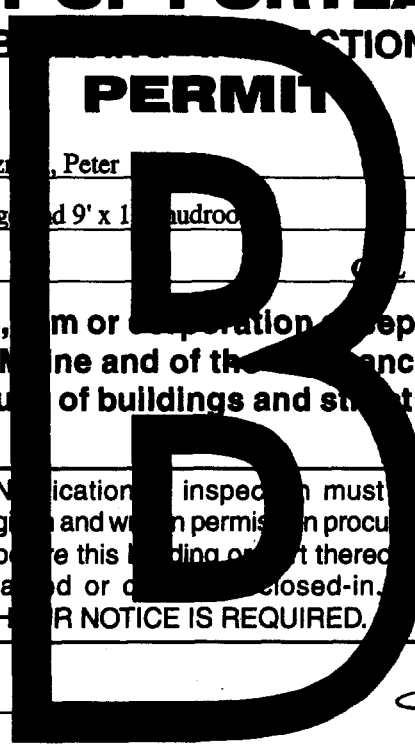
Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 030618

This is to certify that Trautman Michael L. & Raszman, Peter  
has permission to Build attached 12'x 28' garage and 9' x 11' hydro room  
AT 68 Bancroft St Call 185 L003001

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 occupied or closed-in. **48 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. PERMIT ISSUED  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other JUN 05 2003  
Department Name

  
Director - Building & Inspection Services

**CITY OF PORTLAND**

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

*[Signature]*  
Signature of applicant/designee

6/5/03  
Date

*[Signature]*  
Signature of Inspections Official

6/5/03  
Date

CBL: 185-L-3 Building Permit #: 030618

# 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>68 Bancroft St Portland 04102</u>		
Total Square Footage of Proposed Structure <u>28' x 10' + 9' x 10'</u>	Square Footage of Lot <u>10,000 sq.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>185-0</u> Block# <u>L</u> Lot# <u>3</u>	Owner: <u>Michael L. Trautman</u> <u>Judy Gailen</u>	Telephone: <u>207-761-4556</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Judy Gailen + Michael Trautman</u> <u>68 Bancroft St</u> <u>Portland 04102</u>	Cost Of Work: \$ <u>35,845</u> Fee: \$ <u>275</u>
Current use: _____ <u>761-4556</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>mudroom and garage addition to house</u>		
Contractor's name, address & telephone: <u>Peter Raszmann</u> <u>169 Clinton St</u> <u>Portland 04103</u>		
Who should we contact when the permit is ready: <u>Judy Gailen</u>		
Mailing address: <u>68 Bancroft St</u> <u>Michael Trautman</u> <u>Portland ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.    PHONE: <u>761-4556</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>Judy Gailen</u>	Date: <u>6.5.03</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 4<sup>th</sup> floor of City Hall

Peter Raszmann  
775-5141 (Fax)

Residential construction, remodeling  
design services, cabinetry

169 Clinton Street  
Portland, Maine, 04103

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6/2/03

**Specifications for beams and headers.**

1. Steel beam 28'0" spanning a distance of 27.5 ft and supporting a spacing of 9' 27.5x 9 x 45 lb per ft = uniform load of 11,137 lbs . A 14" x 6 3/4" wide flange I beam will support up to 20,000 lb .

Column supports for this will be 3 1/2" x 6 3/4"

It will be anchored with four (two at each end) 3/4" lag bolts  
(see attached span table .

OK  
2. headers / All load bearing headers spanning less than 4' will be doubled 2"x6"  
The garage door header on the gable end of the garage will be a double 2"x10"  
( This does carry storage loft load only)

3. The header over the existing kitchen spans 8' and carries a load of 8'x3' x 52lb= 1248 lb or 156 lb per lin ft . and will require two 1 3/4" x 7 1/4" LVLs minimum with 1.5"x3.5" end bearing minimum . See attached microlam span table

# Load Tables

Trus Joist • Microllam® LVL • Specifier's Guide 2020 • July 2002



## How to Use These Tables

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

### Floor—100% (PLF)

Span	Condition	1 3/4" Width						3 1/2" Width							
		5 1/2"	7 1/4"	9 1/4"	9 1/2"	11 1/4"	11 7/8"	14"	5 1/2"	7 1/4"	9 1/4"	9 1/2"	11 1/4"	11 7/8"	
6'	Total Load	432	762	1027	1062	1324	1424	1794	864	1525	2055	2125	2648	2848	
	Live Load L/360	290	626						580	1253					
	Min. End/Int. Bearing (in.)	1.5/3.5	1.7/4.3	2.3/5.9	2.4/6.1	3/7.6	3.2/8.2	4.1/10.3	1.5/3.5	1.7/4.3	2.3/5.9	2.4/6.1	3.0/7.6	3.2/8.2	
8'	Total Load	146	325	695	731	915	978	1207	292	651	1391	1462	1830	1957	
	Live Load L/360	126	<u>280</u>	555	597				253	561	1110	1195			
	Min. End/Int. Bearing (in.)	1.5/3.5	<u>1.5/3.5</u>	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5	3.7/9.3	1.5/3.5	1.5/3.5	2.1/5.3	2.2/5.6	2.8/7.0	3.0/7.5	
9'-6"	Total Load	73	166	491	517	709	784	968	146	332	983	1034	1418	1570	
	Live Load L/360			344	370	592	687				688	741	1185	1374	
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2	3.5/8.8	1.5/3.5	1.5/3.5	1.8/4.5	1.9/4.7	2.6/6.5	2.9/7.2	
10'	Total Load	59	135	441	466	639	707	908	118	270	883	932	1279	1415	
	Live Load L/360			297	321	514	597				595	642	1029	1195	
	Min. End/Int. Bearing (in.)	1.5/3.5	1.5/3.5	1.7/4.2	1.8/4.5	2.4/6.2	2.7/6.8	3.5/8.7	1.5/3.5	1.5/3.5	1.7/4.2	1.8/4.5	2.4/6.2	2.7/6.8	
12'	Total Load		64	260	281	442	489	666	54	128	521	563	885	979	
	Live Load L/360			176	190	309	360	569			353	381	618	720	
	Min. End/Int. Bearing (in.)		1.5/3.5	1.5/3.5	1.5/3.5	2/5.1	2.2/5.7	3.1/7.7	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.0/5.1	2.2/5.7	
14'	Total Load			164	178	293	342	487			66	329	357	586	685
	Live Load L/360			113	122	199	232	370			226	244	398	465	
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.6/4.0	1.8/4.7	2.6/6.6			1.5/3.5	1.5/3.5	1.5/3.5	1.6/4.0	1.8/4.7
16'-6"	Total Load			100	108	180	211	342			200	217	360	422	
	Live Load L/360			69	75	123	145	232			139	151	247	290	
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	2.2/5.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
18'-6"	Total Load			70	76	127	149	244			140	152	254	299	
	Live Load L/360			50	54	88	103	167			99	108	177	207	
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.8/4.4			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
20'	Total Load			54	59	100	118	193			109	119	200	236	
	Live Load L/360			39	42	70	82	133			79	85	141	165	
	Min. End/Int. Bearing (in.)			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.9			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
24'	Total Load					56	66	110			60	65	112	133	
	Live Load L/360					41	48	78			46	50	82	96	
	Min. End/Int. Bearing (in.)					1.5/3.5	1.5/3.5	1.5/3.5			1.5/3.5	1.5/3.5	1.5/3.5	1.5/3.5	
28'	Total Load							67					67	80	
	Live Load L/360							49					52	61	
	Min. End/Int. Bearing (in.)							1.5/3.5					1.5/3.5	1.5/3.5	

MAXIMUM ALLOWABLE UNIFORM LOADS FOR WIDE FLANGE I-BEAMS WITH LATERAL SUPPORT

SIZE OF BEAM	WEIGHT OF BEAM PER FT.	SPAN IN FEET																	
		4	6	8	9	10	12	14	18	20	22	24	26	28	30	32	34	36	38
8 x 6 1/4	17	47	31	24	18	16	13	12											
8 x 6 1/2	24		46	35	28	23	20	17											
8 x 8	31		60	46	37	30	26	23	20	18	16								
10 x 5 1/4	21	62	48	36	29	24	21	18	16	14									
10 x 8	33		74	58	47	39	33	29	26	23									
10 x 10	49			88	73	61	52	46	40	36	33	30	28	26					
12 x 6 1/2	27		74	57	45	38	32	28	25	23	21	19							
12 x 8	40		87	69	58	49	43	38	35	32	29								
12 x 10	53			108	94	79	67	59	52	47	43	39							
12 x 12	65			117	98	84	73	65	59	53	49	45	42	39					
14 x 6 3/4	30		93	70	56	46	40	35	31	28	25	23	21	20	19				
14 x 8	43			105	84	70	60	52	46	42	38	35	32	30	28				
14 x 10	61				123	102	88	77	68	62	56	51	47	44	41				
14 x 12	78				156	135	115	101	90	81	73	67	62	58	54				
14 x 14 1/2	87					152	132	115	102	92	84	77	71	66	61	57	54	51	
16 x 7	36	124	94	75	63	54	47	42	38	34	31	29	27	25	24	22			
16 x 8 1/2	58		157	126	105	90	78	70	63	57	52	48	45	42	39	37			
16 x 11 1/2	88			202	168	144	126	112	101	92	84	78	72	67	63	59			
18 x 7 1/2	50		148	119	99	85	74	66	59	54	49	46	42	40	37	35	33	31	
18 x 8 3/4	64		188	156	130	111	98	87	79	71	65	60	56	52	49	46	43	41	
18 x 11 3/4	96			224	189	176	154	137	123	112	103	95	88	82	77	72	68	65	
21 x 8 1/4	62		211	169	141	120	106	94	84	77	70	65	60	56	53	50	47	44	42

LOADS ARE IN KIPS. 1 KIP = 1,000 POUNDS (American Institute of Steel Construction)

Fig. 9-26. Span and load table for Wide Flange I-Beams.

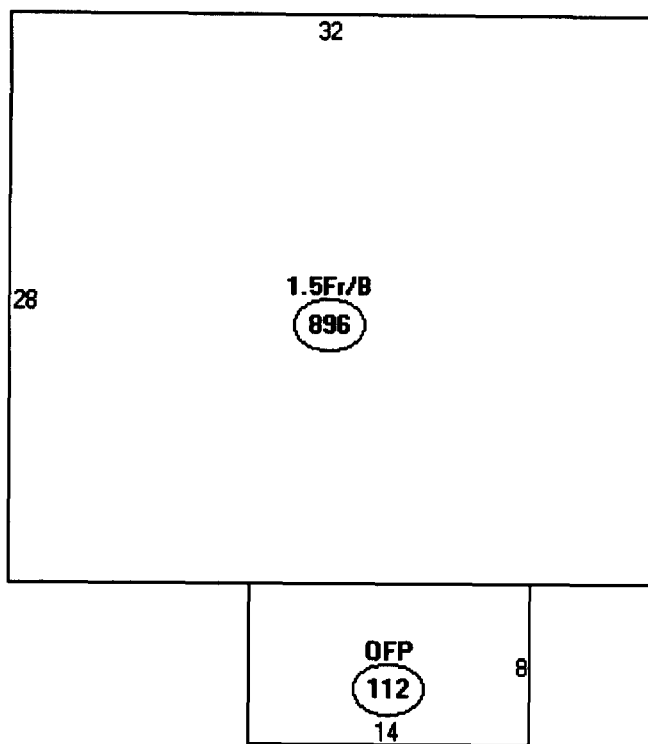
Tables giving the greatest safe loads which beams will support usually record the weight in kips. One kip equals 1,000 pounds. Fig. 9-25 presents span data for American Standard I-Beams. Fig. 9-26 presents span data for Wide Flange I-Beams. Loads shown are based on a fiber stress of 30,000 pounds, or pressure they will withstand per square inch. This stress is usually sufficient for common residential construction situations.

The length of beam needed in the example is 40 feet. If no posts were used, the span would be 40 feet. From previous calculations, the weight bearing on the beam was found to be 79,200 pounds. This weight is represented by the shaded area

in Fig. 9-23. Convert 79,200 pounds into kips by dividing the weight by 1000. The weight then is 79.2 kips. Looking at the span data presented in Figs. 9-25 and 9-26, we find that an American Standard I-Beam would have to be 24" x 7 7/8" and weigh 120.0 pounds per foot to support 84 kips. A Wide Flange I-Beam would be 24" x 12" and weigh 100 pounds per foot to support 83 kips. One can see that such a huge beam is not feasible. The logical course of action would be to shorten the span by adding one or more post supports. Study the chart below and Figs. 9-27, 9-28 and 9-29, and note how the beam size and weight on the beam decreases with the addition of post supports.

COMPARISON DATA FOR EXAMPLE

	Span	Weight On Beam	Size of Beam and Weight	Kips Beam Will Support
<b>No Post</b>				
A. S. I-Beam	40'-0"	79.2 kips	24" x 7 7/8" x 120.0 lbs./ft.	84 kips
W. F. I-Beam	40'-0"	79.2 kips	24" x 12" x 100.0 lbs./ft.	83 kips
<b>One Post (Fig. 9-27)</b>				
A. S. I-Beam	20'-0"	39.6 kips	15" x 5 1/2" x 50.0 lbs./ft.	43 kips
W. F. I-Beam	20'-0"	39.6 kips	14" x 8" x 43.0 lbs./ft.	42 kips
<b>Two Posts (Fig. 9-28)</b>				
A. S. I-Beam	13'-4"	26.4 kips	10" x 4 3/4" x 35.0 lbs./ft.	28 kips
W. F. I-Beam	13'-4"	26.4 kips	8" x 8" x 31.0 lbs./ft.	26 kips
<b>Three Posts (Fig. 9-29)</b>				
A. S. I-Beam	10'-0"	19.8 kips	8" x 4" x 23.0 lbs./ft.	21 kips
W. F. I-Beam	10'-0"	19.8 kips	8" x 6 1/2" x 24.0 lbs./ft.	23 kips



Descriptor/Area

A: 1.5Fr/B  
896 sqft

B: OFF  
112 sqft

504 SF - Garage  
90 Mudroom

1102 SF

OK

R-3  
Front 7' 25'  
Rear  
Sides - 8'

Lot COV. 25%  
2500 Allowed.

185-L-3



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

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 185 L003001  
**Location** 68 BANCROFT ST  
**Land Use** SINGLE FAMILY

**Owner Address** TRAUTMAN MICHAEL L & JUDY GAILEN JTS  
 68 BANCROFT ST  
 PORTLAND ME 04102

**Book/Page** 14095/99  
**Legal** 185-L-3-4  
 BANCROFT ST 62-68  
 10000 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$33,600	\$75,600	\$109,200

**Property Information**

<b>Year Built</b> 1940	<b>Style</b> Cape	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1568	<b>Total Acres</b> 0.23	
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 8	<b>Attic</b> None	<b>Basement</b> Full

**Outbuildings**

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 1975	<b>Size</b> 8X10	<b>Grade</b> D	<b>Condition</b> A
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
08/26/1998	LAND + BLDING	\$128,000	14095-099
11/01/1996	LAND + BLDING	\$123,000	12816-313

**Picture and Sketch**

Picture Sketch

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

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



**GAILEN -  
TRAUTMAN  
RESIDENCE**  
**ADDITION &  
RENOVATIONS**  
PORTLAND, MAINE

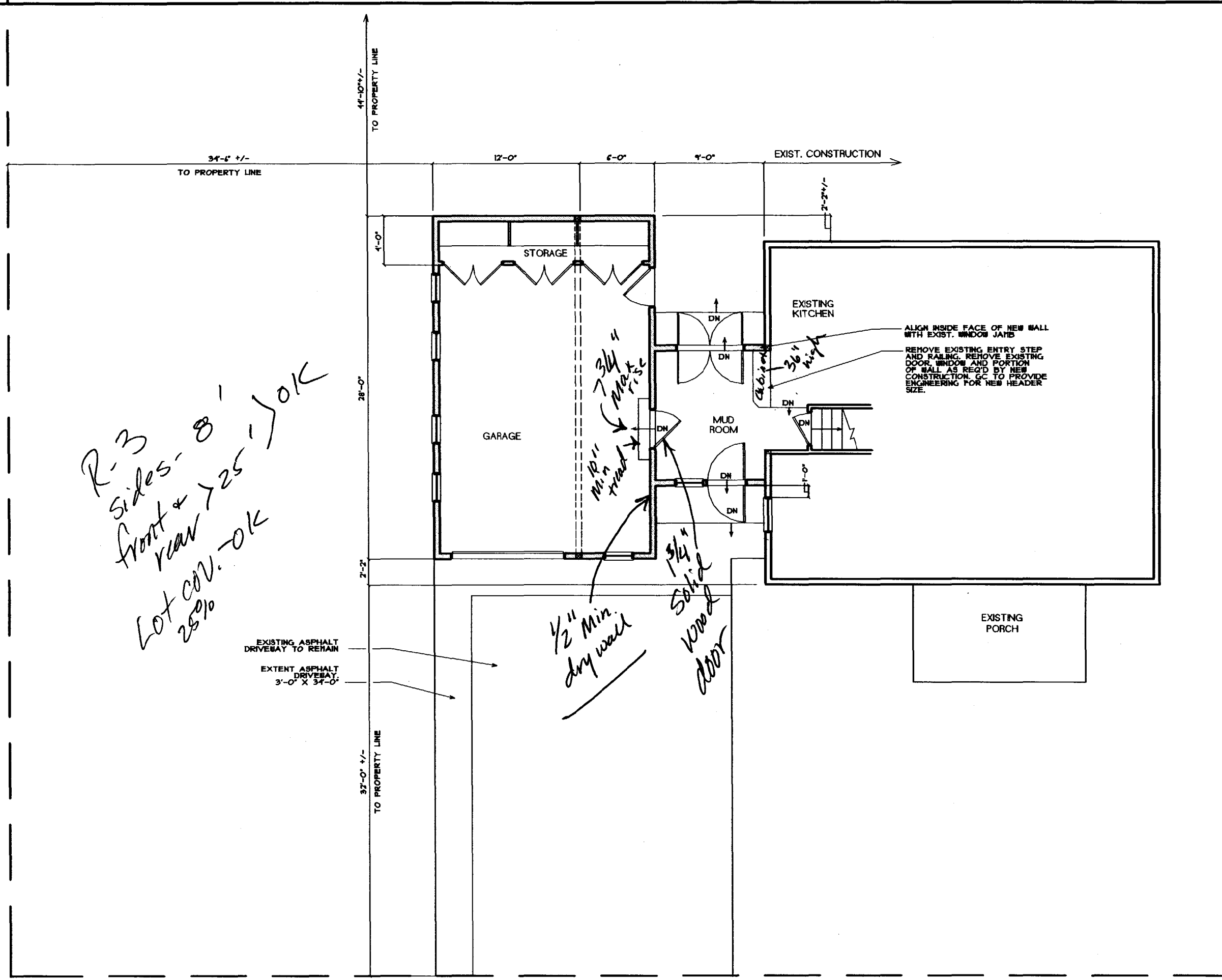
**Michael Chestnutt**  
Registered Architect  
138 Pleasant Ave.  
Portland, Maine  
04113  
Telephone:  
207.772.5942

Consultants

Date: 5/28/03  
Scale: 1/8" = 1'-0"

Drawing Title:  
PARTIAL FIRST FLOOR PLAN

**A1.1**



*R-3  
sides - 8'  
front & rear > 25' OK  
Lot cov. OK*

KEY:  
 EXISTING CONSTR.  
 NEW CONSTR.



**GALEN -  
TRAUTMAN  
RESIDENCE**  
**ADDITION &  
RENOVATIONS**  
PORTLAND, MAINE

No. 100

**Michael Chestnutt**  
Registered Architect  
138 Pleasant Ave.  
Portland, Maine  
04113

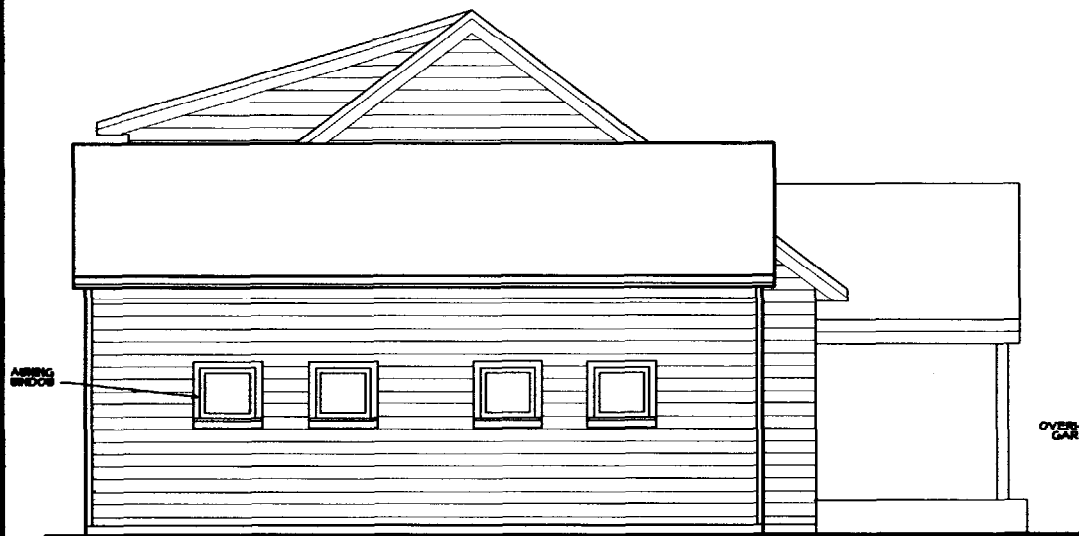
Telephone:  
207.772.5942

Consultants

Date: 2/1/08  
Scale: 1/8" = 1'-0"

Drawing Title:  
**EXTERIOR ELEVATIONS  
AND SECTIONS**

**A2.1**



**2 NORTH ELEVATION**  
ALL SCALE: 1/8" = 1'-0"



**1 WEST ELEVATION**  
ALL SCALE: 1/8" = 1'-0"

**TYP. EXTERIOR TRIM:**  
EASTERN WHITE CEDAR  
SMOOTH & TRANSPARENT  
FINISH, ATTACH WITH  
ST. STL. NAILS.  
1/4" x 1/4" JAMB HEAD &  
APRON, 1/2" MIN.  
EXTEND 1/2" TO OUTSIDE  
JAMB EDGE.  
1/4" x 1/4" TOP OF WALLS  
UNDER EAVE AND RAKES.

**TYP. INTERIOR TRIM:**  
CLEAR FINISH - PAINTED.  
1/4" x 1/4" JAMB HEAD &  
APRON, 1/2" MIN.  
EXTEND 1/2" TO OUTSIDE  
JAMB EDGE.  
1/4" BASEBOARD.

**TYP. EAVE & RAKE TRIM:**  
EASTERN WHITE CEDAR  
SMOOTH & TRANSPARENT  
FINISH, ATTACH WITH  
ST. STL. NAILS.  
1/4" x 1/4" x PARCA  
1/2" MIN. CONT.  
GALV. EAVE VERT.

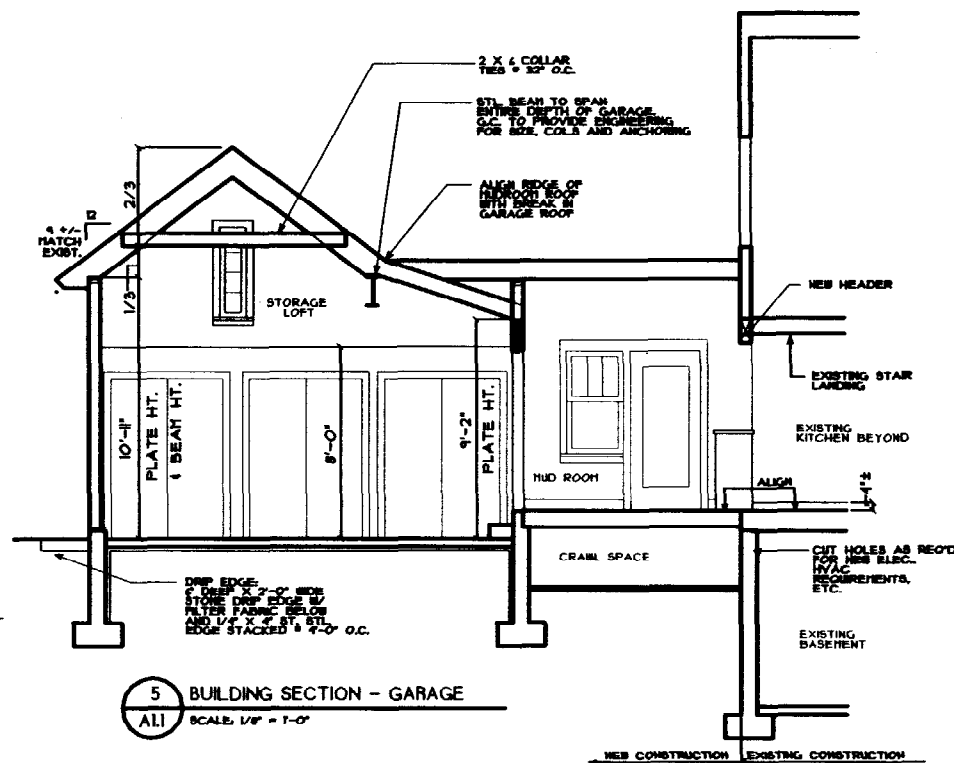
**TYP. GARAGE  
ROOF CONSTR.**  
ASPHALT SHINGLES  
BITUMEN ICE AND WATER SHIELD  
AT ENTIRE ROOF.  
3/4" PLYED SHEATHING  
2X6 ROOF JOISTS @ 16" O.C. OK  
CONT. RIDGE VENT.

**TYP. GARAGE  
WALL CONSTR.**  
RUSTIC RED  
CINDER BLOCKS  
WITH 1/2" TRANSPARENT  
FINISH, ATTACH WITH  
ST. STL. NAILS.  
TYVEK BUILDING WRAP OK  
5/8" PLYED SHEATHING OK  
2X4 HD. STUDS @ 16" O.C. OK

**TYP. GARAGE  
FLOOR CONSTR.**  
4" REINF. CONC. SLAB  
RADIANT HEAT TUBES  
1" HD. POLY VAPOR BARRIER  
1" RIGID INSUL. UNDER ENTIRE SLAB  
1" CRUSHED STONE

**TYP. GARAGE  
FOUNDATION CONSTR.**  
8" REINF. CAST-IN-PLACE CONC.  
FOUNDER WALL  
PROVIDE 1/2" DIA. GALV.  
ANCHOR BOLTS @ 4'-0" O.C.  
1/2" x 1/2" ADV. SLAB

0'-0" DEEP x 1'-0" WIDE  
CONC. FOOTING  
B.O.P. 4'-0" BELOW GRADE OK



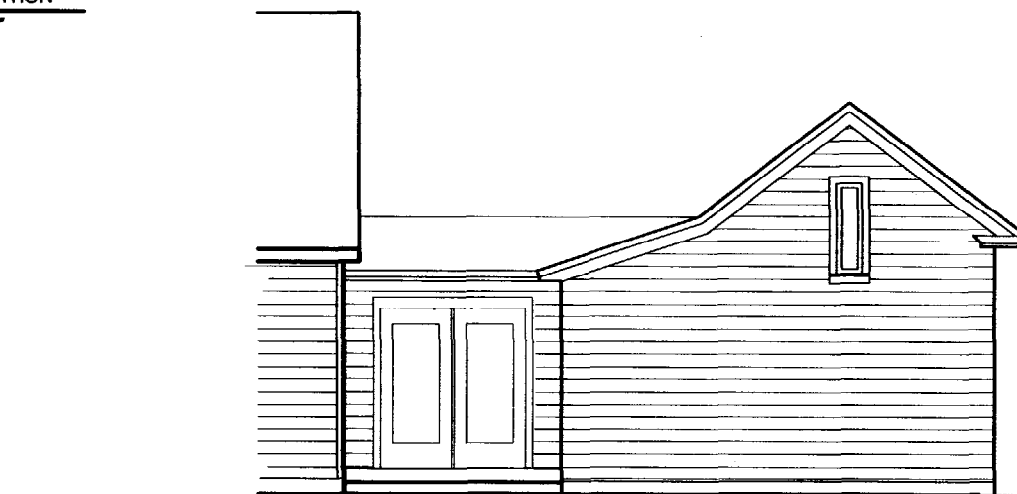
**5 BUILDING SECTION - GARAGE**  
ALL SCALE: 1/8" = 1'-0"

**TYP. MID ROOM  
ROOF CONSTR.**  
ASPHALT SHINGLES  
BITUMEN ICE AND WATER SHIELD  
AT ENTIRE ROOF, EXTEND  
1/2" UP EXIST. WALL 3'-0" @ VALLEYS  
3/4" PLYED SHEATHING  
2X6 ROOF JOISTS @ 16" O.C. OK  
PROP-A-VENT @ 24" RAFTER  
B-30C  
BATT INSULATION  
5/8" GRB. PAINTED OK  
CONT. RIDGE VENT

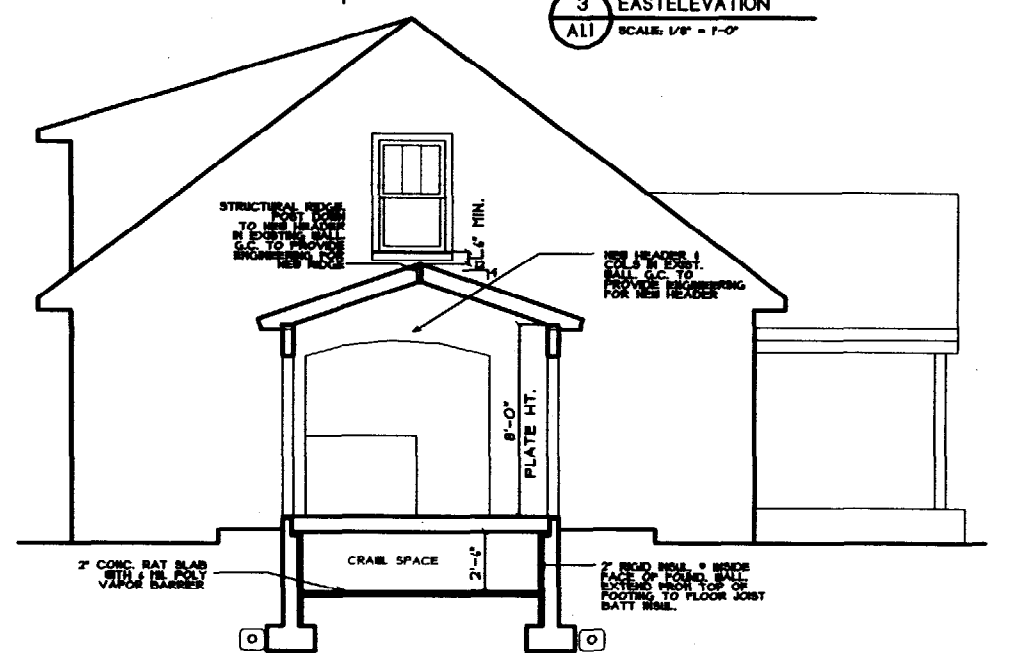
**TYP. MID ROOM  
WALL CONSTR.**  
RUSTIC RED  
CINDER BLOCKS  
WITH 1/2" TRANSPARENT  
FINISH, ATTACH WITH  
ST. STL. NAILS.  
TYVEK BUILDING WRAP OK  
5/8" PLYED SHEATHING OK  
2X4 HD. STUDS @ 16" O.C. OK  
1" HD. DENSITY R-21  
BATT INSULATION  
1" HD. POLY VAPOR  
BARRIER  
5/8" GRB. PAINTED

**TYP. MID ROOM  
FLOOR CONSTR.**  
T&E ON PORTLAND BED  
3/4" T & G PLYED SUBFLOOR OK  
2X6 HD. JOISTS @ 16" O.C. OK  
RADIANT HEAT TUBES  
BATT INSULATION

**TYP. MID ROOM  
FOUNDATION CONSTR.**  
8" REINF. CAST-IN-PLACE CONC.  
FOUNDER WALL WITH SHELF  
PROVIDE 1/2" DIA. GALV.  
ANCHOR BOLTS @ 4'-0" O.C. OK  
0'-0" DEEP x 1'-0" WIDE  
CONC. FOOTING  
B.O.P. 4'-0" BELOW GRADE OK



**3 EAST ELEVATION**  
ALL SCALE: 1/8" = 1'-0"



**4 BUILDING SECTION - MUD ROOM**  
ALL SCALE: 1/8" = 1'-0"