

### Use Permit Application

-8703, Fax: (207) 874-8716

Permit No: 05-1375	Issue Date: <b>PERMIT ISSUED</b> FEB 17 2006	CBL: 32001
Owner Address: 2 JUNIPER LN	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Permit Type: Multi Family	CITY OF PORTLAND	

Location of Construction: 49 CARRIAGE LN (lot # 12)	Owner Name: Dwight Brackett & Co. INC
Business Name:	Contractor Name: Dwight Brackett
Lessee/Buyer's Name	Phone:
Past Use: Vacant Land	Proposed Use: Residential 34x75 5 unit w/ 2 bedroom per unit
Proposed Project Description: 34x75 5 unit w/ 2 bedroom per unit	

Permit Fee: \$3,171.00	Cost of Work: \$350,000.00	CEO District:
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>2/16/06</i>	
Signature: <i>[Signature]</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: dmartin	Date Applied For: 09/19/2005	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>N/A</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>2003-2004</i> Date: <i>OK with conditions</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	<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 Denied <i>ABM</i> Date:
	Date: <i>10/13/05</i>		

### 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

## BUILDING INSPECTION

### PERMIT

Permit Number: 051375

Please Read Application And Notes, If Any, Attached

This is to certify that Dwight Brackett & Co. INC Dwight Brackett

has permission to 34x75 5 unit w/ 2 bedroom unit

AT 49 CARRIAGE LN (lot # 12.)

L 342 A032001

**PERMIT ISSUED**

**FEB 17 2006**

**CITY OF PORTLAND**

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 altered or occupancy is changed-in. **HEAVY TRUCKS REQUIRED.**

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

#### OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass FED 10-1-05

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Alvin August 2/16/06*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



<b>Location of Construction:</b> 49 CARRIAGE LN ( lot # 12)	<b>Owner Name:</b> Dwight Brackett & Co. INC	<b>Owner Address:</b> 2 JUNIPER LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

**Comments:**

10/20/2005-GG: recieved revised site plan approval. /gg

10/25/2005-mjn: need Cert Forms, Statement of S/I, Geotech .....Questions about sprinkler (13D) . Applicant and Architect notified

12/8/2005-mjn: Still need:

- 1) Statement of Special Inspections
- 2) Certifications
- 3) Founadtion perimeter drain plan that complies with code
- 4) RES or COM check compliance plan for Energy Efficiency Code Compliance
- 5) Sound transmission class for party walls
- 6) The Cantalever for the First/Second floor /ceiling assembly exceeds the limitations of Table R502.3.3 of the IRC.
- 7) What type of Heating system/Ventilation?
- 8) Will need a statement of design from the LVL manufacturer that the proposed Cantalever in the basement /first sloor assembly is consistant with the bearing capability of their product.

GOT MOST OF THIS SEE ABOVE

1/23/2006-mjn: Recieved new plans still at issue:

Fire separartion continuity in attic

Cantalever issues

Mechanical Plans

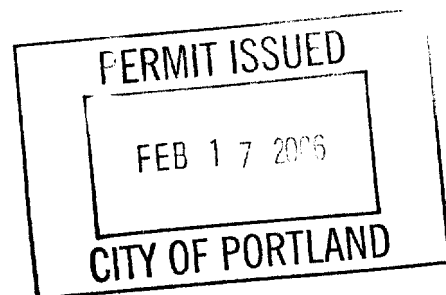
Attic Access for middle units

"U" Values for glazing andf doors

GOT MOST OF THIS SEE ABOVE

2/3/2006-mjn: Energy Conservation info.

Contacted builder and designer.



# 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>LOT #12 CARRIAGE LANE</u>		
Total Square Footage of Proposed Structure <u>5,100 SQ.FT</u>	Square Footage of Lot <u>4,113-75 SQ.FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>342</u> Block# <u>A</u> Lot# <u>32</u>	Owner: <u>DABRACKETT CO. INC.</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Telephone: <u>772-8629</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DWIGHT BRACKETT</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>350,000.00</u> Fee: \$ <u>3171.00</u> <u>75</u>
Current use: <u>VACANT LOT</u>		
If the location is currently vacant, what was prior use: <u>VACANT LAND</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>5 UNIT</u>		
Project description: <u>34x75 5 UNIT WITH 2 BEDROOM PER UNIT</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u>		
Mailing address: _____		
<p>You 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>7728629</u></p>		

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>Dwight Brackett</u>	Date: <u>9/19/05</u>
--	----------------------

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

*JH 4/15/05*



# Staff Review Checklist

One & Two Family	Plan Review	Checklist
<b>Soil type/Presumptive Load Value (Table R401.4.1)</b>		
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)	20" x 10" FOOTINGS 48" DEEP MIN.	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	N/C/D	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	5/8" BOLT 3' OC. 1' FROM CORNERS	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	3 1/2" CEMENT FILLED STEEL	
Built-Up Wood Center Girder Dimension/Type	7 x 9 1/2 LVL'S	CANTILEVER?
Sill/Band Joist Type & Dimensions	2x6 PT GILL @ 2x10 SAND	
First Floor Joist Species Dimensions and Spacing Table R502.3.1(1) & Table R502.3.1(2))	2x10'S 16. OC. 11'4 MAX SPAN	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10'S - 16 OC 11'4 MAX SPAN	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	NONE - TRUSS ROOF	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6:12 PITCH TRUSSES 24" O.C.		
Sheathing; Floor, Wall and roof Table R503.2.1.1(1)	ROOF 5/8" APA SHEATHING 142 - 3/4 T+G		
Fastener Schedule (Table R602.3(1) & (2))			
<b>Private Garage</b> [Section R309]			
Living Space? (Above or beside)			
Fire Separation (Section R309.2)			
Opening Protection (Section R309.1)			
Emergency Escape and Rescue Openings [Section R310]	36 x 24 EGRESS SHOWN IN ALL SLEEPING ROOMS		
Roof Covering (Chapter 9)	25 YEAR FIBERGLASS W/ FELT UNDER.		
Safety Glazing (Section R308)	OK		
Attic Access (Section R807)	<del>NEED</del> 20" x 30"		
Chimney Clearances/Fire Blocking (Chap. 10)			
Header Schedule (Section 502.5(1) & (2))			
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	NEED COM OR RES CHECK NO FLOOR INSULATION		
Type of Heating System	NEED.		

<p><b>Means of Egress</b> (Sec R311 &amp; R312)</p> <p>Basement OK</p> <p>Number of Stairways 1</p> <p>Interior 36" - 7 3/4" x 10" R w/nosin</p> <p>Exterior NEED.</p> <p>Treads and Risers OK' (Section R311.5.3)</p> <p>Width (Section R311.5.1) 36"</p> <p>Headroom (Section R311.5.2) OK</p> <p>Guardrails and Handrails OK - <del>NEED</del> LESS THAN 4 RISERS (Section R312 &amp; R311.5.6 - R311.5.6.3) <del>HANDRAIL ON EXT STAIRS?</del></p>	<p>EXTERIOR STAIRS LESS THAN 4 RISERS</p>		
<p>Smoke Detectors (Section R313) Location and Type/Interconnected</p>	<p>NOT SHOWN.</p>		
<p>Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)</p>	<p>N</p>		
<p>Deck Construction (Section R502.2.1)</p>	<p>FARMERS PORCH.</p>		

- 1) NEED STC'S
- 2) CANTILEVER NOT ALLOWED SEE TABLE R502.3.3
- 3) AMBIGUITY IN PLANS FOR FIRE SEPARATION IN ATTIC.
- 4) CANTILEVERED GIRDER.



**STATUTORY WARRANTY DEED**  
(Maine Statutory Short Form)

BONZIE REALTY, LLC, a Maine Limited Liability Company, with a place of business in Falmouth, County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:


D.A. BRACKET" & COMPANY, INC., a Maine corporation, with a mailing address of 84 Country Lane, Portland, Maine 04103

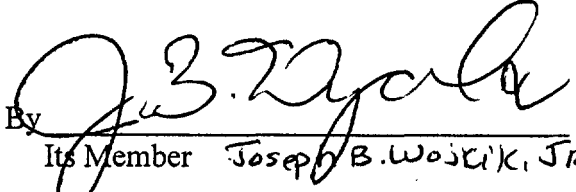
A certain lot or parcel of land, together with any improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in Exhibit A attached hereto and made a **part** hereof by reference.

Meaning and intending to convey the same premises conveyed by Bono, Inc. to the Grantor herein, by a deed dated May 26,20044, and recorded in the Cumberland County Registry of Deeds in Book 21385, Page 326.

IN WITNESS WHEREOF, the said Bonzie Realty, LLC, has caused this instrument to be signed and sealed by Joseph B. Wojcik, Jr., a Member thereunto duly authorized this 28<sup>th</sup> day of July, 2005.


BONZIE REALTY, LLC

  
\_\_\_\_\_

By   
Its Member Joseph B. Wojcik, Jr.

THE STATE OF MAINE Cumberland, ss July 28,2005

Then personally appeared the above-named Joseph B. Wojcik, Jr., of Bonzie Realty, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me,   
\_\_\_\_\_  
Alan E. Wolf  
Attorney at Law

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, and being Lot 12 as depicted on a certain plan entitled "Subdivision Plan, Carriage Lane, Portland, Maine, Made for Broadway Development" prepared by Titcomb Associates, dated June 24, 1999, recorded in the Cumberland County Registry of Deeds in Book 204, Page 266 (the "Plan"), together with and subject to the rights of others to Carriage Lane.

Excepting and reserving to the said Bono, Inc., its successors and assigns, all right, title and interest that Bono, Inc. may have in and to the fee interest in "Carriage Lane", so-called, as shown on the Plan. The purpose of this reservation is to preserve the Bono Inc.'s right in and to such way pursuant to 23 M.R.S.A. Section 3031(4) and 33 M.R.S.A. Section 460 et seq., together with the right to convey said Carriage Lane to the City of Portland; provided, however, Bono, Inc., or its designee shall provide for curbside trash pickup until acceptance of Carriage Lane by the City of Portland.

The premises are conveyed subject to such state of facts as depicted, Easements & Encumbrances 1-7, and Notes 1-24 as set forth on said Plan, including without limiting the foregoing, the following:

- 1) Lot 12 is subject to a twenty (20) foot wide drainage easement as described in instrument recorded at the Cumberland County Registry of Deeds in Book 18495, Page 251.
- 2) Lot 12 is subject to a sewer easement as described in instrument recorded in Book 15356, Page 80 and shown on a plan entitled "Maggie Lane Subdivision" recorded at said Registry of Deeds in Plan Book 200, Page 128.
- 3) Lot 12 is subject to a transformer easement to Central Maine Power Company and an easement to the Portland Water District as depicted in Plan Book 204, Page 266.
- 4) Lot 12 is subject to the requirement that the Developer of Lot 12 retain the services of a Maine Professional Land Surveyor, prior to construction operations, to reestablish wetland boundaries. Silt fence shall be installed and maintained up gradient of the wetland areas.
- 5) Lot 12 is subject to the condition that a ten (10') foot wide pedestrian easement with a five (5') foot wide paved walkway shall be constructed

prior to the issuance of the first occupancy permit as depicted in Plan .  
Book 204, Page 266.

Grantee further covenants and agrees by acceptance of this deed that the following restrictions shall apply to the lot herein conveyed, which restrictions shall be binding upon Grantee, its successors and assigns:

- 1) The lot herein conveyed shall not be further subdivided without the written and recorded approval by Bono, Inc. or its successors and assigns. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
- 2) Lot 12 shall be limited to not more than five (5) residential units. No business related activities are allowed on Lot **12**.
- 3) Any changes to the site plans shall require the written approval of Bono, Inc., or its successors and assigns, which approval shall be recorded at the Cumberland County Registry of Deeds,
- 4) Grantor, its successors and assigns, reserves two (2) parking spaces located on Lot 12 for the benefit of Lot 11 on said Plan, which spaces may be designated by the owner of Lot 12, provided, however, they shall consist of any two (2) of the twelve (12) parking spaces designated on the Site Plan.

The premises are further conveyed subject to any and all easements, restrictions and encumbrances of record, and together with any and all rights, easements, privileges and appurtenances pertaining thereto. The premises are also conveyed subject to, and together with, any and all easements, restrictions, encumbrances, rights and privileges as are indicated on the Plan. .

Received  
Recorded Register of Deeds  
Aug 03, 2005 01:06:44P  
Cumberland County  
John B O'Brien

**D.A. BRACKETT & CO., INC.**  
**84 Country Lane**  
**Portland, ME 04103**  
**(207) 772-8629**

September 17,2005

City of Portland  
City Planning / Building Permits  
Congress St.  
Portland, ME **04101**

To Whom It May Concern:

**D.A. Brackett & Co., Inc.** proposes to build one (1) 40' x 75' multi unit buildings, on Carriage Lane, Portland, **ME**. This building contains five (5) individual apartments. Each apartment contains two (2) bedrooms.

This request for a permit is being submitted for your approval, for one (1) building, 40' x 75', on Carriage Lane in Portland, ME, containing five (5) apartments.

Sincerely,

**Dwight A. Brackett**  
President/Owner

**D.G. BRACKETT & CO., INC.**  
**84 Country Lane**  
**Portland, ME 04103**  
**(207) 772-8629**

September 17,2005

City of Portland  
City Planning / Building Permits  
Congress St.  
Portland, ME 04101

To Whom It May Concern:

**D.A. Brackett & Co., Inc.** proposes to build one (1) 40' x 75' multi unit buildings, on Carriage Lane, Portland, **ME**. This building contains five (5) individual apartments. Each apartment contains two (2) bedrooms.

This request for a permit is being submitted for **your** approval, for one (1) building, **40' x 75'**, on Carriage Lane in Portland, ME, containing five (5) apartments.

Sincerely,

Dwight A. Brackett  
President/Owner

Applicant: Dwight Brackett & Co. Inc.

Date: 10/6/05

Address: 49 Carriage Lane (Lot #12)

C-B-L: 342 A 032

Permit: 05-1375

CHECK-LIST AGAINST ZONING ORDINANCE

Date - <sup>multi-family</sup> New House

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct new 34'x75' 5 unit dwelling, 6'x75' porch/deck

Sewage Disposal - City

Lot Street Frontage - 50' min req - 50' given

Front Yard - 20' min req - 35' scaled

Rear Yard - 20' min req - 26.5' scaled

Side Yard - 12' min req - ~~12'~~<sup>56'</sup> scaled on left,  
20.5' scaled on right.

Projections - 5 4'x4' sets of stairs on right side, 6'x75' porch/deck  
5 4'x4' sets of stairs on left side,

Width of Lot - 90' min - 125.8' scaled

Height - 35' max - 23 1/2'

Lot Area - ~~41,137~~ 9,000 sq ft min - 41,137 sq ft given

Lot Coverage/Impervious Surface - 40% max = 16,454.8 sq ft - 3160 sq ft

Area per Family - 6000 sq ft d.v. = 30,000 sq ft min

Off-street Parking - 10 pkg spaces req - 12 shown  
front yard parking OK under section 14-336b

Loading Bays - N/A

Site Plan - major 2003-0004

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zone X

- ~~Area~~ 600 sq ft min per d.v. - 600 sq ft  
- max # dv 6 - 5

34 x 75 = 2550  
6 x 75 = 450  
(10) (4 x 4) = 160  
3160



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: JOHN H. LEASURE ARCHITECT, INC

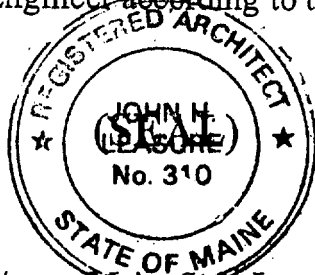
RE: Certificate of Design

DATE: DEC 12, 2005

These plans and/ or specifications covering construction work on:

49 CARRIAGE LANE, LOT #12, PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: John H. Leasure

Title: PRESIDENT

Firm: JOHN H. LEASURE ARCHT INC

Address: SIX 9 ST.,  
SO. PORT, ME.



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: JOHN H. LEASURE ARCHITECT, INC.  
Address of Project: 49 CARRIAGE LANE, LOT NO. 12  
PORTLAND, MAINE  
Nature of Project: A FIVE (5) UNIT TOWNHOUSE. COUDO  
DESIGNED AS A ONE & TWO FAMILY  
DWELLING, SOLELY FOR PERMANENT  
RESIDENTIAL USE.

The technical submissions covering the proposed construction work as described above **have** been designed in compliance with applicable referenced standards **found** in the Maine **Human Rights** Law and Federal Americans with Disability Act.

Signature: John H. Leasure

Title: PRESIDENT

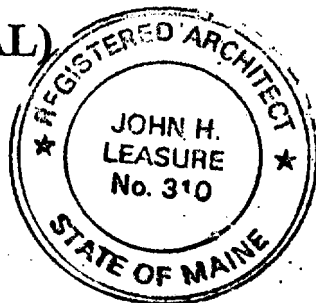
Firm: JOHN H. LEASURE ARCHT INC.

Address: Six Q St.

So, PORTLAND, ME

Phone: (207) 767-4600

(SEAL)



**NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.**



FROM DESIGNER: JOHN H. LEASURE - ARCHITECT, INC.  
 DATE: JULY 26, 2005 (REVISED 1/23/06)  
 Job Name: LOT 12  
 Address of Construction: CARRIAGE LANE, PTLD, ME.

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IRC 2003 Use Group Classification(s) R3

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) YES \* IF SOIL QUESTIONS OR HIGH GROUPS WATE

**STRUCTURAL DESIGN CALCULATIONS**

YES Submitted for all structural members (100.1, 108.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)**

Uniformly distributed floor live loads (1803.1.1, 1807)

Floor Area Use RESIDENTIAL Loads Shown 40 PSF

N/A Live load reduction (1803.1.1, 1807.8, 1807.10)

42 PSF Roof live loads (1803.1.2, 1807.11)

Roof snow loads (1803.1.3, 1808)

60 PSF Ground snow load,  $P_g$  (1808.2)

42 PSF If  $P_g > 10$  psf, flat roof snow load,  $P_f$  (1808.3)

1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1808.3.1)

1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1804.5)

1.0 Roof thermal factor,  $C_t$  (Table 1808.3.2)

42 PSF Sloped roof snowload,  $P_s$  (1808.4)

C Seismic design category (1818.2) \*

K Basic seismic-force-resisting system (Table 1817.8.2)

6 1/2 / 4 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1817.8.2)

1616.6 Analysis procedure (1818.8, 1817.5)

0.057W Design base shear (1817.4, 1817.8.1)

Flood loads (1803.1.6, 1812)

Flood hazard area (1812.3)

Elevation of structure

Other loads

N/A Concentrated loads (1807.4)

N/A Parition loads (1807.5)

N/A Impact loads (1807.8)

N/A Misc. loads (Table 1807.6, 1807.8.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)

Wind loads (1803.1.4, 1809)

1609.6 Design option utilized (1809.1.1, 1809.8)

$V_{35} = 100$  MPH Basic wind speed (1809.3)

1.0 Building category and wind importance factor,  $I_w$  (Table 1804.8, 1809.5)

B Wind exposure category (1809.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

+19.3 / -20.9 PSF Component and cladding pressures (1809.1.1, 1809.8.2.2)

15.9 PSF Main force wind pressures (1809.1.1, 1809.8.2.1)

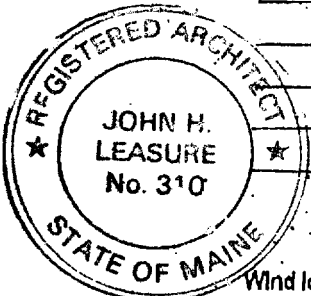
Earthquake design data (1803.1.5, 1814 - 1823)

1615/1616 Design option utilized (1814.1) \*

I/C Seismic use group (Category) (Table 1804.8, 1818.2)

$S_{DS} = 0.31$   
 $S_{D1} = 0.16$  Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1818.1)

D Site class (1818.1.5)



**John Leasure**

**From:** John Leasure [john.leasure2@verizon.net]  
**Sent:** Tuesday, January 31, 2006 6:16 PM  
**To:** Michael Nugent (mjn@portlandmaine.gov)  
**Subject:** FW: Lot #12 Carriage Lane, Portland, Maine

Forwarded from Structural P.E.  
Notify me if there are any other issues pending on this Project.  
Thank you

John Leasure  
207-272-3267 cell

Copy to Dwight Brackett, file

-----Original Message-----

**From:** Joe Leasure [mailto:jleasure@ll-eng.com]  
**Sent:** Tuesday, January 31, 2006 6:01 PM  
**To:** John M Leasure  
**Subject:** Fw: Lot #12 Carriage Lane, Portland, Maine

----- Original Message -----

**From:** Joe Leasure  
**To:** John M Leasure  
**Sent:** Tuesday, January 31, 2006 4:18 PM  
**Subject:** Lot #12 Carriage Lane, Portland, Maine

Mike Nugent  
Code Enforcement Officer  
City of Portland  
Portland, Maine

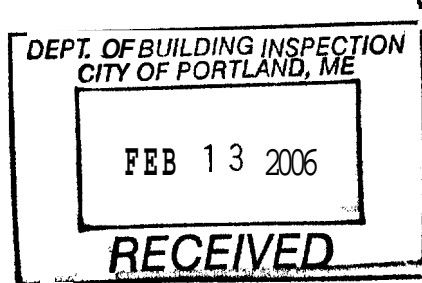
Subject: Lot #12 Carriage Lane, Portland, Maine

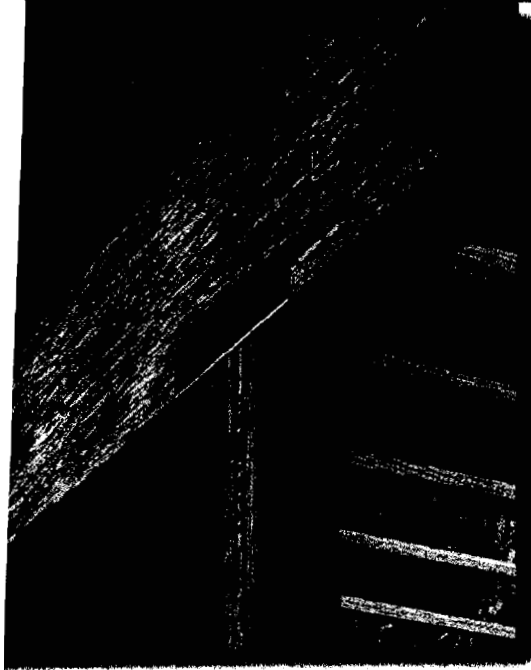
Dear Mike,

Attached please find the specifications on Laminated Veneer Lumber (LVL) "Parallam" members manufactured by Trus Joist MacMillan which the contractor intends to use on the aforementioned project. The bending stress on the cantilever is approximately 510 psi compared to the 2900 psi allowable and the expected deflection on the cantilever is approximately 1/8" which is acceptable as well. Please call with any questions.

Sincerely,

Joseph H. Leasure, P.E.





# PARALLAM® PSL

## An Integral Part of the FrameWorks® Building System

Parallam® parallel strand lumber (PSL) is made from long, thin strands of wood structurally bonded together in a patented microwave process to make large cross section beams and columns.

Parallam® PSL headers and beams are available in the following sizes:

Widths:	Depths:
1¾", 2 1/16", 3½", 5¼" and 7"	9¼", 9½", 11¼", 11 7/8", 14", 16" and 18"

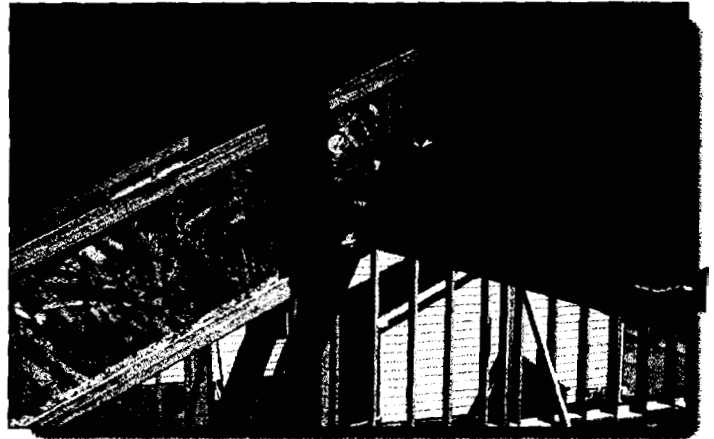
Parallam® PSL columns and posts are available in the following sizes:

3½" x 3½"	3½" x 5¼"	3½" x 7"
5¼" x 5"	5¼" x 7"	7" x 7"

*Some sizes may not be available in your region. Contact your local Trus Joist MacMillan dealer or technical representative for availability.*



*Because of their exceptional strength and stiffness, Parallam® PSL columns and beams provide the ideal support for our popular Silent Floor® System.*



*The long spans and impressive strength of Parallam® PSL can make a difference in any roof system. If finished and left exposed, it can also create a dramatic visual impression and add value as an interior detail.*

The residential products in this brochure are primarily intended for use in single and multi-family dwellings. These products are readily available through our nationwide network of distributors and dealers.

For commercial applications such as retail stores, office buildings, schools, restaurants, hotels, nursing homes, etc., please refer to the COMMERCIAL PRODUCT MANUAL or the Commercial section of our STRUCTURAL PRODUCTS DESIGN MANUAL. Commercial products are typically designed, manufactured and sold by Trus Joist MacMillan for each specific job.

For more information on any Trus Joist MacMillan products, please call 1-800-628-3997.

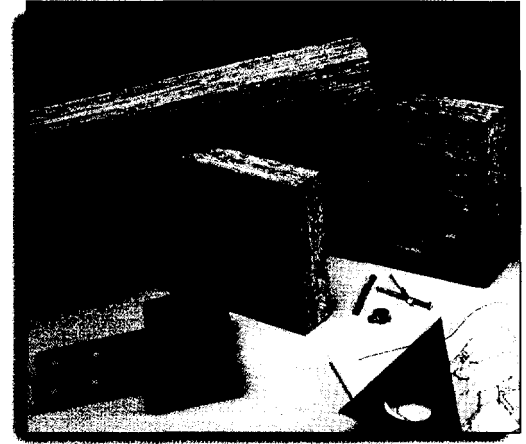
## 2.OE PARALLAM® PSL ALLOWABLE DESIGN STRESSES (100% LOAD DURATION)

Shear modulus of elasticity	$G = 125,000$ psi
Modulus of elasticity	$E = 2.0 \times 10^6$ psi
Flexural stress	$F_b = 2,900$ psi <sup>(1)</sup>
Compression perpendicular to grain parallel to wide face of strands	$F_{c\perp} = 650$ psi <sup>(2)(3)</sup>
Compression parallel to grain	$F_{c\parallel} = 2,900$ psi
Horizontal shear perpendicular to wide face of strands	$F_v = 290$ psi

(1) For 12-inch depth. For others, multiply by  $[\frac{12}{d}]^{0.111}$

(2)  $F_{c\perp}$  shall not be increased for duration of load.

(3) 750 psi for all Eastern Species Parallam® PSL and 1¾" thick Western Species Parallam® PSL.



### ALLOWABLE DESIGN PROPERTIES (100% LOAD DURATION) 1¾" 2.OE PARALLAM® PSL

	6,210	6,530	8,985	9,950	13,580
	3,130	3,215	3,805	4,020	4,735
	115	125	210	245	400
	5.1	5.2	6.2	6.5	7.7

### 2¹¹⁄₁₆" 2.OE PARALLAM® PSL

	9,535	10,025	13,800	15,280	20,855	26,840	33,530
	4,805	4,935	5,845	6,170	7,275	8,315	9,350
	175	190	320	375	615	915	1,305
	7.8	8.0	9.5	10.0	11.8	13.4	15.1

### 3½" 2.OE PARALLAM® PSL

	12,415	13,055	17,970	19,900	27,160	34,955	43,665
	6,260	6,430	7,615	8,035	9,475	10,825	12,180
	230	250	415	490	800	1,195	1,700
	10.1	10.4	12.3	13.0	15.3	17.5	19.7

### 5¼" 2.OE PARALLAM® PSL

	18,625	19,585	26,955	29,855	40,740	52,430	65,120
	9,390	9,645	11,420	12,055	14,210	16,240	18,270
	345	375	625	735	1,200	1,790	2,550
	15.2	15.6	18.5	19.5	23.0	26.3	29.5

### 7" 2.OE PARALLAM® PSL

	24,830	26,115	35,940	39,805	54,325	69,905	87,325
	12,520	12,855	15,225	16,070	18,945	21,655	24,360
	460	500	830	975	1,600	2,390	3,400
	20.2	20.8	24.6	26.0	30.6	35.0	39.4

### GENERAL ASSUMPTIONS FOR NON-TREATED PARALLAM® PSL

- Values in this brochure for non-treated Parallam® PSL are applicable for use in dry service conditions only.
- Lateral support is required at all bearing points and along compression edge at intervals of 24' on-center or closer.
- Parallam® PSL beams are made without camber; therefore, in addition to complying with the deflection limits of the applicable building code, other considerations, such as long term deflection under sustained loads (including creep), ponding (positive drainage is essential) and aesthetics, must be evaluated.
- Roof members shall either be sloped for drainage or designed to account for load and deflection as specified in the applicable building code.
- Reductions applied in accordance with: 1994 UBC 1606, 1996 NBC 1606 and 1994 SBC 1604 for floor live load; 1994 UBC 1606, 1996 NBC 1607 and 1994 SBC 1604 for roof live load in non-snow (125%) conditions.
- 3½" members may be two pieces of 1¾" or a single 3½" width beam.
- 5¼" members may be three pieces 1¾", one piece 1¾" with one piece 3½", or a single 5¼" width beam.
- 7" members may be two pieces 1¾" around one piece 3½", two pieces 3½", or a single 7" width beam.

See pages 16 and 17 for multiple member beam connections.

**L & L STRUCTURAL**  
ENGINEERING SERVICES, INC.

Six Q Street  
South Portland, ME 04106  
Phone: (207) 767-4830  
Fax: (207) 799-5432

January 31, 2006

Mike Nugent  
Code Enforcement Officer  
City of Portland  
Portland, Maine

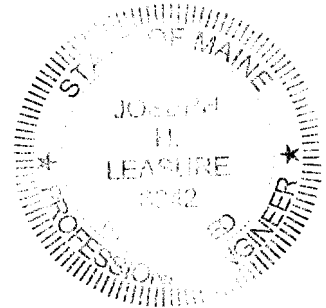
Subject: Lot #12 Carriage Lane, Portland, Maine

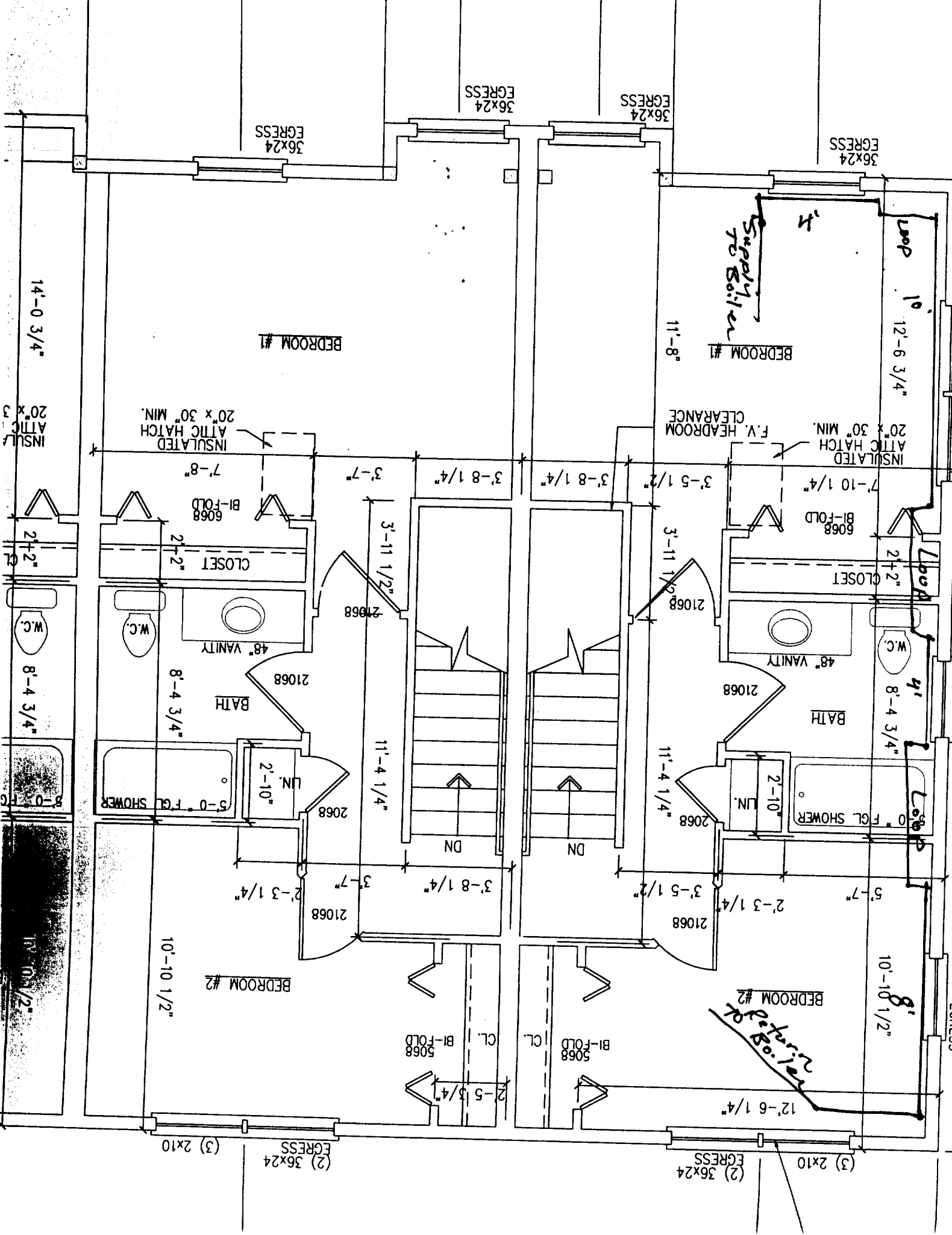
Dear Mike,

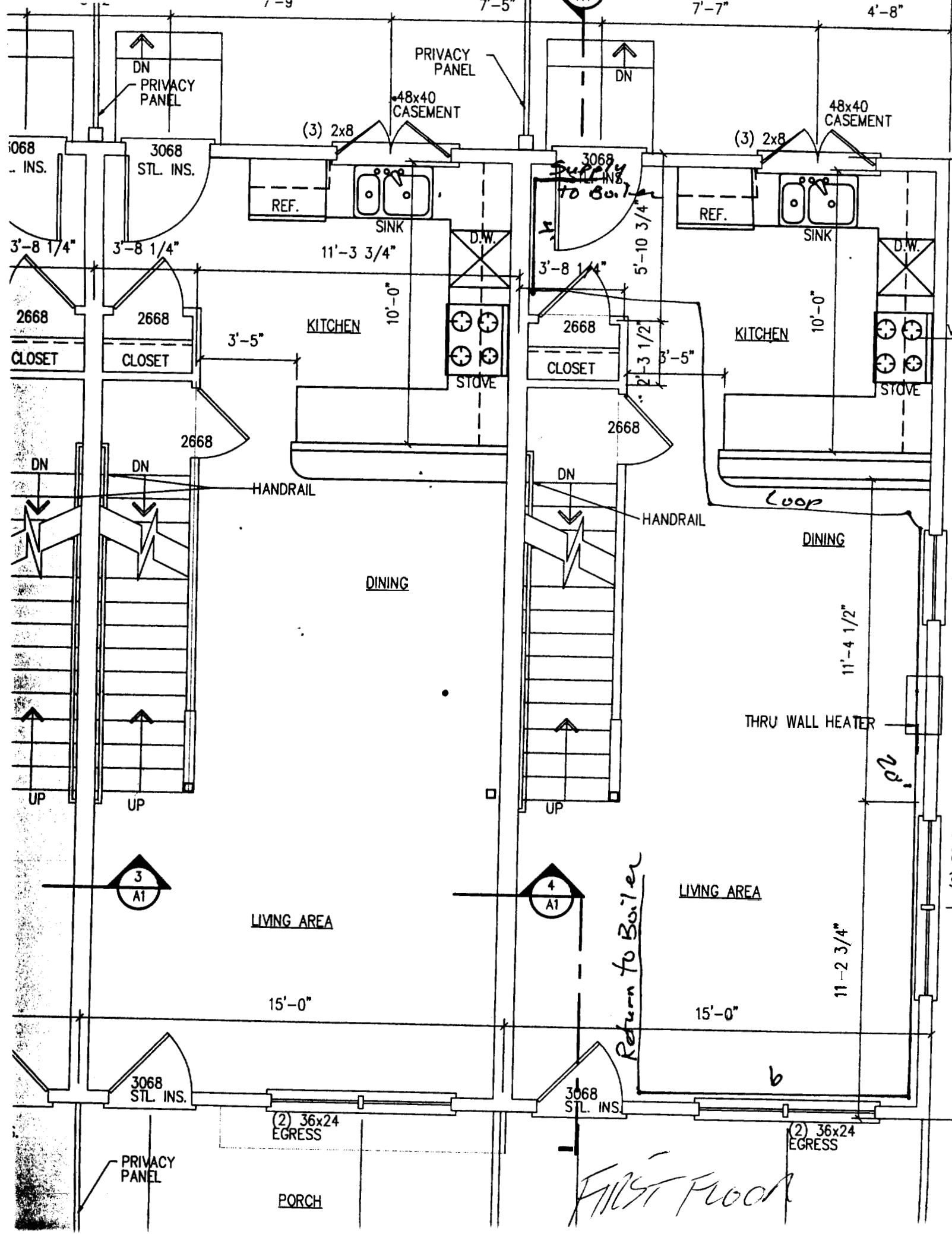
Attached please find the specifications on Laminated Veneer Lumber (LVL) "Parallam" members manufactured by Trus Joist MacMillan which the contractor intends to use on the aforementioned project. The bending stress on the cantilever is approximately 510 psi compared to the 2900 psi allowable and the expected deflection on the cantilever is approximately 1/8" which is acceptable as well. Please call with any questions.

Sincerely,

  
Joseph H. Leasure, P.E.







1-9      7'-5"      7'-7"      4'-8"

1068 INS.      3068 STL. INS.      3068 STL. INS.      48x40 CASEMENT      48x40 CASEMENT

(3) 2x8      (3) 2x8

DN      DN      DN      DN

3'-8 1/4"      3'-8 1/4"      11'-3 3/4"      3'-8 1/4"      5'-10 3/4"      3'-8 1/4"

2668      2668      2668      2668      2668      2668

CLOSET      CLOSET      CLOSET      CLOSET      CLOSET      CLOSET

REF.      SINK      D.W.      REF.      SINK      D.W.

10'-0"      10'-0"

KITCHEN      KITCHEN

STOVE      STOVE

3'-5"      3'-5"      2'-3 1/2"      3'-5"

DN      DN      DN      DN

HANDRAIL      HANDRAIL

DINING      DINING

Loop

11'-4 1/2"

THRU WALL HEATER

11'-2 3/4"

3 A1      4 A1

LIVING AREA      LIVING AREA

15'-0"      15'-0"

3068 STL. INS.      3068 STL. INS.

(2) 36x24 EGRESS      (2) 36x24 EGRESS

PRIVACY PANEL      PRIVACY PANEL

PORCH

Return to Boiler

6

8'

First Floor

16'-8"

15'-0"

5'-7"

28x13

28x13

vent

vent



SUMP PIT & COVER

SUMP PIT & COVER

4" CONCRETE FLOOR SLAB  
W/FIBERMESH REINFORCEMENT OVER ALL  
6 MIL POLY VAPOR BARRIER OVER ALL  
6" COMPACTED STRUCTURAL FILL OR CRUSHED STONE  
ON UNDISTURBED SOIL  
MOIST CURE SLABS &  
PROVIDE CONTROL JOINTS  
AS SPECIFIED. (TYP.)

Boiler location

Boiler location

28x13

3/4"

3'-9 3/4"

3'-9 3/4"

8"

11'-4 1/2"

3-1/2" LALLY COL.  
(ALIGN W/ TIMBER COL.  
ABOVE) ON 1'-0"x4'-0"x10" THK.  
CONC. FTG. W/ (2) #4 LONG BARS  
(TYP. AT COL. ADJACENT TO  
CONC. WALLS)

UP

UP

2"

3'-5 1/2"

10'-7"

3'-5 1/2"

11'-2 1/2"

28'-2"

15'-0"

11'-2 3/4"

3 1/2"

THRU WALL HEATER

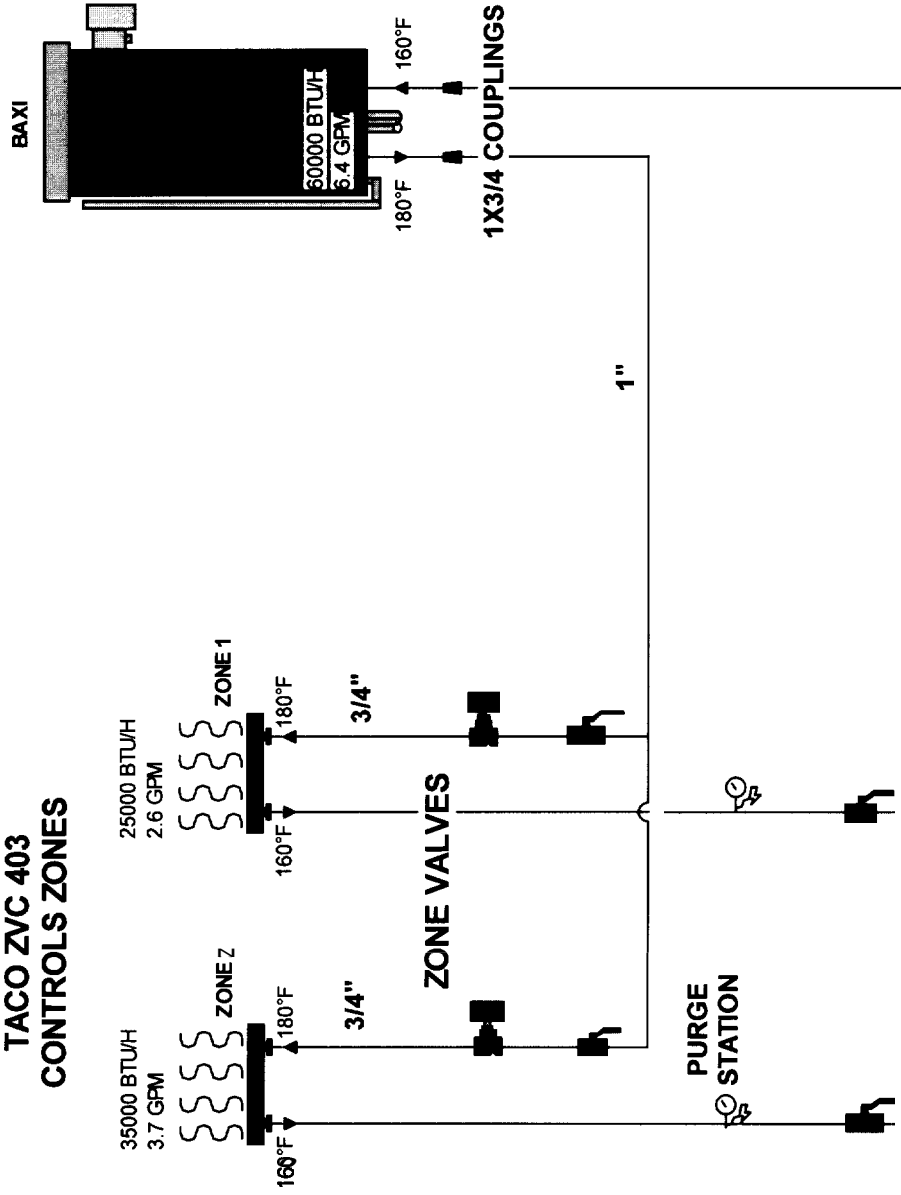
15'-0"

8"



NAME:  
LOCATION:

### TACO ZVC 403 CONTROLS ZONES



CWS  
WATTS S1156F  
BOILER FEEDER

**STADLER****Prepared By**

# Heat Loss Summary Report

Project #: 0071

Date: 1/25/2006

Phone#:

Fax#:

By:

## Project Information

Name: JERRYS-CARRIAGE LOT 12

Location:

Closing Date:

Contractor: JERRYS

Engineer: RV

## Project Summary

**Total Heat Loss:**

Floor Downward: 1,502 Btu/hr

Ceiling Upward: 3,600 Btu/hr

Other Components: 25,738 Btu/hr

Supplemental: (0) Btu/hr

Total RH Load: 30,840 Btu/hr

Total Area: 920 ft<sup>2</sup>  
Outdoor Temp: -20°FTotal Combined Load: 30,840 Btu/hr  
(Including Supplemental)**Rooms Requiring Supplemental: None**

Room Name	Area	Floor Down	Ceiling Up	Walls	Windows/ Skylights	Doors	Other	Total RH Load
ZI-FIRST FLOOR	510	1,326	1,996	1,795	4,455	1,260	6,610	17,442
22-BATH UP	75	176	293	246	540	0	972	2,227
ZP-BEDROOM 1	200	340	783	701	2,700	0	2,592	7,116
Z2-BEDROOM 2	135	223	528	767	1,350	0	1,750	4,618

Notes: The intended use of this program is to provide accurate heat loss and design data for Stadler Corporation's Radiant Heating Systems. The heat loss and design data generated by the program will only be as accurate as the information supplied. Stadler Corporation is not responsible for the misuse of this program.

DF

154359



National Fenestration Rating Council

CERTIFIED

# ALSIDE WINDOW COMPANY

## MODEL 0172 - N.C. 2-LITE CASEMENT

CPD# FILS-A-31-002

SOLID VINYL - WELDED - DOUBLE GLZO

13/16" IG. OS LD-E. ARGON. GRIDS < 1"

RES97

U-Factor (U.S./I-P)

**0.30**

Solar Heat Gain Coefficient

**0.26**

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

**0.43**

\_\_\_\_\_

Manufacturer stipulates that these ratings conform to applicable NFRCC procedures for determining whole product performance. NFRCC ratings are determined for a fixed set of environmental conditions and a specific product size. Consult manufacturer's literature for other product performance information.

[www.nfrc.org](http://www.nfrc.org)

<b>Location of Construction:</b> 49 CARRIAGE LN (lot # 12)	<b>Owner Name:</b> Dwight Brackett & Co. INC	<b>Owner Address:</b> 2 JUNIPER LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	

1/23/2006-mjn

"U" Values for