

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that **Ballpark Dr. Development LLC**

Located At **86 BALLPARK DR**

Job ID: **2012-04-3809-SF**

CBL: **371- A-039-001**

has permission to New Single Family Residence with an attached garage.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

05/17/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
  2. Foundation wall prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Insulation prior to Close-In
  5. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3809-SF

Located At: 86 BALLPARK DR

CBL: 371- A-039-001

## Conditions of Approval:

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garages.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.
10. Install an NFPA 13D automatic sprinkler system.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.

4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
5. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
6. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
7. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
9. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
10. R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
11. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

TABLE R302.6  
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

## DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy. One (1) additional tree shall be planted on the site under the guidance of the City Arborist, as a result of the loss of one tree in the setback that should have been saved.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
11. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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

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

Job No: 2012-04-3809-SF	Date Applied: 4/19/2012	CBL: 371- A-039-001	
Location of Construction: 86 BALLPARK DR (lot 9)	Owner Name: BALLPARK DRIVE DEVELOPMENT LLC	Owner Address: 67 HAVVERTYS WAY  PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Bouffard & McFarland Builders	Contractor Address: 229 Hickory Dr., Auburn ME 04210	Phone:  (207) 783-6224
Lessee/ <u>Buyer's Name:</u> Michael Delahanty	Phone: 207-829-6854	Permit Type: BLDG - Building	Zone:  R-2
Past Use:  Vacant lot	Proposed Use:  Build new 2 story, single family home (34' x 28' & 15.5' x 6.5') with attached garage (24' x 24')	Cost of Work: 212000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>in conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (AUBAC) Signature: <i>[Signature]</i>
Proposed Project Description: New 3bed/2.5 bath, 2 story Colonial w/garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetlands <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>Panel 3-2012X</i></p> <p><input checked="" type="checkbox"/> Site Plan <i>Level 1 Minor Residential</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/conditions</i> <i>4/24/12 ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	<b>CERTIFICATION</b>		

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 appication 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

2012-04-3809-SF

Entered 4/19/12 (12)

Location/Address of Site:

86 Ballpark Dr Lot #9

Total Square Footage of Proposed Structure/Area: <b>2100 Finished</b>	Area of lot (total square feet): <b>19,253</b>	Number of Stories: <b>2</b>
<b>1624 Footprint with garage</b>		
Tax Assessor's Chart, Block & Lot(s)	Fees Paid: (for Office Use Only)	Cost of Work:
Chart#      Block #      Lot#	Site Plan _____	Work: \$ <b>212,000</b>
<b>Tax map 371A039</b>	Building Permit _____	C of O Fee \$ _____
	Inspection _____	

Current Legal Use: Number of residential Units	If vacant, previous use? <b>Vacant land</b> <b>no previous use</b>	is property part of a subdivision? <b>Yes</b> If yes, please name: <b>Ballpark Drive</b>
<b>None</b>		

Proposed Use and Project Description:

Single family house 2 story colonial, 2 car garage

Applicant - must be owner, Lessee or Buyer		Applicant Contact Information	
Name: <b>Gary McFarland</b>		Work # <b>783-6224</b>	
Business Name, if applicable: <b>Bouffard + McFarland Builders</b>		Home# <b>None</b>	
Address: <b>229 Hickory Dr.</b>		Cell # <b>576-0573</b>	
City/State: <b>Auburn, Me</b>	Zip Code: <b>04210</b>	e-mail: <b>bmhouse@aol.com</b>	
Owner - (if different from Applicant)		Owner Contact Information	
Name: <b>Michael Delahanty</b>		Work #	
Address:		Home# <b>829-6854</b>	
City/State:	Zip Code:	Cell # <b>415-4910</b>	
		e-mail: <b>michael-delahanty@idexx.com</b>	

Agent/Contractor: <b>Bouffard + McFarland Builders</b>		Agent/Contractor Contact Information	
Name: <b>Gary</b>		Work # <b>783-6224</b>	
Address: <b>229 Hickory Dr.</b>		Home#	
City/State: <b>Auburn, Me.</b>	Zip Code: <b>04210</b>	Cell # <b>576-0573</b>	
		e-mail: <b>bmhouse@aol.com</b>	

Billing Information		Contact when Building Permit is Ready:	
Name: <b>Bouffard + McFarland Builders</b>		Name: <b>Gary McFarland</b>	
Address: <b>229 Hickory Dr.</b>		Address: <b>229 Hickory Dr.</b>	
City/State: <b>Auburn, Me.</b>	Zip Code: <b>04210</b>	City/State: <b>Auburn, Me.</b>	Zip Code: <b>04210</b>
Phone Number: <b>783-6224</b>		Phone Number: <b>783-6224</b>	

RECEIVED  
APR 19 2012  
Dept. of Building Inspections  
City of Portland Maine

**DEVELOPMENT REVIEW FEES:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid (office use)
___ Application Fee (\$300.00 flat fee)	___
The City invoices separately for the following: <ul style="list-style-type: none"><li>• Notices (\$.75 each)</li></ul>	
<b>Inspection Fee:</b> Inspection fee due after approval (for site plan inspection by the Planning Division)	\$100 (flat fee)
<b>Performance Guarantee</b>	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
<b>Building Permit Fee</b> <i>\$2,440.00</i>	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

**Refer to the application checklist for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of Applicant:	Date:
	4-3-12

**This is not a permit; you may not commence any work until the permit is issued.**



8748701 Gail

**General Submittal Requirements – Level I Minor Residential**

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees. \$1100 + 175
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/> N/A	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/> N/A	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/> N/A	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

**Site Plans and Boundary Survey Requirements – Level I Minor Residential**

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (2 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input type="checkbox"/>	<input type="checkbox"/>		Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed ground floor area of building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Finish floor elevation (FEE) or sill elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Exterior building elevations (show all 4 sides).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Total area and limits of proposed land disturbance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed protections to or alterations of watercourses.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Proposed wetland protections or impacts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed curb and sidewalk, except for a single family home.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Existing and proposed easements or public or private rights of way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ <i>Show foundation/perimeter drain and outlet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	▪ <i>Additional requirements may apply for lots on unimproved streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		<i>Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'</i>

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Cross section with framing details</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Floor plans and elevations to scale</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Window and door schedules</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Foundation plans w/required drainage and damp proofing , if applicable</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Detail egress requirements and fire separation, if applicable</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Insulation R-factors of walls, ceilings &amp; floors &amp; U-factors of windows per the IECC 2003</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Deck construction including: pier layout, framing, fastenings, guards, stair dimensions</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ <i>Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"</i>

**Reminder:** Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit

Applicant: Gary McFarland  
(owner Michael Delahanty)  
Address: 86 Ballpark Dr. (Lot #9)

Date: 4/24/12

C-B-L: 371-A-039  
permit # 2012-04-3809  
ORDINANCE

CHECK-LIST AGAINST ZONING

received revised site plan  
5/16/12 - needs OK  
no changes to zoning

Date - New

Zone Location - R2

Interior or corner lot -

Proposed Use/Work - build two story single family home w/ attached garage (24x24)  
(34x28; 15.5x6.5)

Sewage Disposal - public

Lot Street Frontage - 50' min. - 50' shown OK

Front Yard - 25' min - 26' to front porch/entry OK Scaled  
- 30' to building

Rear Yard - 25' min - 150' to sun porch - scaled OK

Side Yard - 2 strips - 14' min - 15' on right scaled OK  
15' on left scaled OK

Projections - 12x10 sun porch, steps of sun porch; entry porch.

Width of Lot - 80' min. - 88' given; scaled OK

Height - 35' max - 24.5 scaled OK

Lot Area - 19,000 sq ft min. - 19,253 sq ft given OK

Lot Coverage Impervious Surface - 20% = 3,850.6 sq ft

Area per Family - 10,000 sq ft OK

Off-street Parking - 2 spaces required

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

24x24 = 576 sq ft  
34x28 = 952 sq ft  
15.5x6.5 = 100.75 sq ft  
12x10 = 120 sq ft  
Steps 4x7.25 = 13  
PX 4 = 32

1793.75 sq ft

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)	16" x 8" w/ min. 4'-0" Frost	3.) Attached 8" Thick Wall
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	"Prep. Pipe / concrete Sealer & Plug Tite"	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	"straps" 6'-0" o.c.	4.) Require @ corners
Lally Column Type (Section R407)	"Steel Concrete Filled"	5.) 4" Dia
Girder & Header Spans (Table R 502.5(2))	(3) 2x10" 8'-0" Max Proposed	
Built-Up Wood Center Girder Dimension/Type	(2) 9 1/2" CUL's	1.) Spans needed.
Sill/Band Joist Type & Dimensions	2x6" P.T.	Okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Hem./ Fir. 2x10" @ 16" o.c. 14'-0" Max	Hem./ Fir. # 1 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">Okay</span>
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	↑	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">Okay</span>
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		
Basement	Bulkhead	
Number of Stairways	3	
Interior	3-Doors	
Exterior	5-Doors	
Treads and Risers (Section R311.5.3)	7 1/2" x 10"	
Width (Section R311.5.1)	38"	
Headroom (Section R311.5.2)	6-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34" → opening 4" O.C.	
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R313) Location and Interconnected	"All Bedrooms & Egress areas"	Condition
Dwelling Unit Separation (Section R302.3)	5/8" for Garage	6.) Condition
Deck Construction (Section R502.2.1)	2x10" w/ 2x12" Beam 4" Piers	7.) See Encl

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8 1/2" 24" O.C 60 LBS Trusses w/ clips Gross & snow	1.) Specs
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: 3/4 Wall: 7/16 Roof: 5/8	Okay
Fastener Schedule (Table R602.3(1) & (2))	"R1H6" Nails & Glue	
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2)	N/A Above Beside - 5/8" Gypsum	condition
Opening Protection (Section R309.1)	"20 min. Fire Door"	Okay
Emergency Escape and Rescue Openings (Section R310)	Bulkhead / Windows	condition
Roof Covering (Chapter 9)	30 yr. Arch.	Okay
Safety Glazing (Section R308)	"Temp. Tub Enclosure"	Okay
Attic Access (Section R807)	20 x 30"	Okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(2) 2x10"	Attached.
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007		2.) condition

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
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)	16" wide 8" deep	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	PERFORATED PIPE WITH CRUSHED STONE + GRAY OVER CONCRETE SEALER + PLUG TITE	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	straps 3' 6"	
Lally Column Type (Section R407)	STEEL CONCRETE FILLED	
Girder & Header Spans (Table R 502.5(2))	7" LVL + 2X10	
Built-Up Wood Center Girder Dimension/Type	2 X 1 2	
Sill/Band Joist Type & Dimensions	2X6 P.T. 2X10 JOIST	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Hemlock/Fir 2X10 16 OC. Hem/Fir	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	HEMLOCK 2X10 16 OC Hem/Fir	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		RECEIVED

MAY 10 2012

Page 1 of 3

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement <i>Dog house style bulkhead</i>		
Number of Stairways <i>3</i>		
Interior <i>3 Doors, 4060 windows</i>		
Exterior <i>5 Doors and bulkhead</i>		
Treads and Risers (Section R311.5.3) <i>7 1/2" rise, 10" treads</i>		
Width (Section R311.5.1) <i>38"</i>		
Headroom (Section R311.5.2) <i>6'8"</i>		
Guardrails and Handrails <i>34" 4" OC</i> (Section R312 & R311.5.6 - R311.5.6.3)		
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R313) Location and Interconnected <i>All bedrooms and egress areas</i>		
Dwelling Unit Separation (Section R302.3)	<i>5/8" Fire rock</i>	
<i>2X10 joists, 2X12 Beams</i> Deck Construction (Section R502.2.1) <i>4' tapered concrete columns</i>		

RECEIVED

10 2012

Page 3 of 3

Dept. of Building Inspections  
City of Portland Maine



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	$\frac{8}{12}$ 24 OC. 60lb SNOW	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	TRUSSES NAILED + HURRICANE CLIPS	
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	$\frac{3}{4}$ ADVANTECH $\frac{7}{8}$ OSB $\frac{5}{8}$ ADVANTECH	
Fastener Schedule (Table R602.3(1) & (2))	RING NAILS + GLUE	
<b>Private Garage</b> (Section R309)		
Living Space ? (Above or beside)	Besides	
Fire separation (Section R309.2)	$\frac{5}{8}$ FIRE PROOF ROCK	
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	30 X 22 ATTIC ACCESS OUTSIDE BULKHEAD	
Roof Covering (Chapter 9)	30 YR ARCH SHINGLES WITH ROOF UNDERLAYMENT	
Safety Glazing (Section R308)		
Attic Access (Section R807)	SCUTTLE HOLES 30 X 22	
Chimney Clearances/Fire Blocking (Chap. 10)	H/A	
Header Schedule (Section 502.5(1) & (2))	2 X 10 + $1\frac{1}{8}$ LVL	
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	R21 BASEMENT FLOOR R30 CEILING R-49 RIDGE VENT + SOFFITS	RECEIVED

MAY 10 2012

Page 2 of 3

## Jonathan Rioux - 86 Ballpark Dr.

---

**From:** Jonathan Rioux  
**To:** bmhouse@aol.com  
**Date:** 5/17/2012 11:25 AM  
**Subject:** 86 Ballpark Dr.  
**Attachments:** 20120517111447621.pdf

---

Gary,

Attached is an e-copy of your building permit. Please note all conditions of approvals: attachments, and Contractor agreed info. (via email) due to the lack of information on the original construction documents

\* See attached center Girder spans (Table R502.5(2)) required for your proposed 8'-0" opening; anchor bolts/straps are required at corners; see attached documentation for minimal footing dimensions.

**Please provide a (drawn) cross-section of the proposed deck and submit it to our office prior to construction, JGR.**

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

**Jonathan Rioux - Re: 86 Ballpark Dr.**

---

**From:** <bmhouse@aol.com>  
**To:** <JRIOUX@portlandmaine.gov>  
**Date:** 5/15/2012 1:39 PM  
**Subject:** Re: 86 Ballpark Dr.

---

Hi John

No winders in stairway, Roof trusses are on the way, #1 hemlock for floor joist, The screen porch will have a 4/12 pitch and be stick framed with 2x10 for rafters and be 16 OC and have 2x6 collarties 16 OC. The post support for the deck will have 4ft concrete tapered frost protection post 6ft on center with triple 2x10 PT for the supporting beam. floor joist for screen porch will be PT 2x10 16 OC.

Thanks Reggie

Thanks,  
Gary McFarland  
Bouffard & McFarland Builders  
Phone: 207-783-6224  
Fax: 207-784-4767

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

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
To: bmhouse <bmhouse@aol.com>  
Sent: Tue, May 15, 2012 1:18 pm  
Subject: Re: 86 Ballpark Dr.

Gary,

Can you provide a response to the questions below, JGR.

1. We need a cross-section (drawn) of (1): the main stairwell and winders, (2) are all the roofs truss construction, if so please submit engineered specifications, if not please provide a cross-section?
2. What (number) species of Hem-fir are you using for the floor joist?
3. Please answer the deck framing question in the link below.

<http://www.portlandmaine.gov/planning/deckguidelines.pdf>

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101

Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)  
>>> <[bmhouse@aol.com](mailto:bmhouse@aol.com)> 5/15/2012 9:01 AM >>>  
Hi Jon,

I'm checking to see if you received our responses to your questions. Please let me know if you need anything else.

Thanks,  
Gary McFarland  
Bouffard & McFarland Builders  
Phone: 207-783-6224  
Fax: 207-784-4767

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

From: Jonathan Rioux <[JRIOUX@portlandmaine.gov](mailto:JRIOUX@portlandmaine.gov)>  
To: [bmhouse@aol.com](mailto:bmhouse@aol.com)>  
Sent: Fri, May 11, 2012 10:12 am  
Subject: Re: 86 Ballpark Dr.

Can you answer the questions below, and provide a scaled sketch for the items in bold?

1. What is the Footing Depth?
2. How many 2 x 12's are you using for the center girder?
3. What is the spacing on the anchor bolts and straps?
4. What is the max span between the lally columns supporting the girder, and footing sizes?
5. What is the max span for the first and second floor joist(s)?
6. Is the window safety glazed in the tub enclosure?
7. What is the finish headroom in the attic area (use; are you installing a full set of stairs and egress window)?
8. How many 2 X 10's are you using for headers and what are the max spans, and jack studs?
9. Is there habitable space proposed above the garage?
10. What are you installing for a door between the garage and the house?
11. What are you using for the garage door girders?

**We need a cross-section (drawn) of (1): the main stairwell and winders, and (2) how the dormer or roof bump out above bedroom three meets the trusses.**

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

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[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)  
>>> <[bmhouse@aol.com](mailto:bmhouse@aol.com)> 5/4/2012 2:24 PM >>>

207.874.8703, if need be.

<http://www.portlandmaine.gov/planning/desgnstandards.asp>

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**From:** Jonathan Rioux  
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>>> <bmhouse@aol.com> 5/4/2012 2:24 PM >>>  
 Hi John,

Here are our responses to your questions. Please let me know if you received these attachments and if you need anything else.

Thanks,  
 Gary McFarland

**Jonathan Rioux - Re: 86 Ballpark Dr.**

---

**From:** <bmhouse@aol.com>  
**To:** <JRIOUX@portlandmaine.gov>  
**Date:** 5/16/2012 9:10 AM  
**Subject:** Re: 86 Ballpark Dr.

---

Hi Jon,

Can you please tell me if the site work guys need a separate permit ?

Thanks,  
Gary McFarland  
Bouffard & McFarland Builders  
Phone: 207-783-6224  
Fax: 207-784-4767

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

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
To: bmhouse <bmhouse@aol.com>  
Sent: Tue, May 15, 2012 1:18 pm  
Subject: Re: 86 Ballpark Dr.

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<http://www.portlandmaine.gov/planning/deckguidelines.pdf>

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>>> <bmhouse@aol.com> 5/15/2012 9:01 AM >>>

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Thanks,  
 Gary McFarland  
 Bouffard & McFarland Builders  
 Phone: 207-783-6224  
 Fax: 207-784-4767

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

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
 To: bmhouse <bmhouse@aol.com>  
 Sent: Fri, May 11, 2012 10:12 am  
 Subject: Re: 86 Ballpark Dr.

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 Code Enforcement Officer/ Plan Reviewer

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>>> <bmhouse@aol.com> 5/4/2012 2:24 PM >>>

Hi John,

Here are our responses to your questions. Please let me know if you received these attachments and if you need



anything else.

Thanks,  
Gary McFarland  
Bouffard & McFarland Builders  
Phone: 207-783-6224  
Fax: 207-784-4767

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

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
To: bmhouse <bmhouse@aol.com>; michael-delahanty <michael-delahanty@idexx.com>; michael\_delahanty <michael\_delahanty@idexx.com>  
Sent: Tue, May 1, 2012 4:52 pm  
Subject: 86 Ballpark Dr.

Mr. McFarland,

Attached is a Plan Review Sheet that list the minimal information required prior to a new Single Family permit issuance.

The construction documents must show the minimal detail(s) (see attachment) so that it will conform to the provisions of this code.

The plans submitted are not adequate for permit issuance. You can schedule a plan review mtg. by calling 207.874.8703, if need be.

<http://www.portlandmaine.gov/planning/desgnstandards.asp>

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
jrioux@portlandmaine.gov

**Jonathan Rioux - RE: Re: 86 Ballpark Dr.**

---

**From:** "Ellen Brewer" <ebrewer@owenhaskell.com>  
**To:** "Bmhouse" <bmhouse@aol.com>, "Philip DiPierro" <PD@portlandmaine.gov>, "...  
**Date:** 5/17/2012 9:04 AM  
**Subject:** RE: Re: 86 Ballpark Dr.  
**Attachments:** 86 Ballpark Dr\_0001.pdf

---

Good Morning,

Please find attached a revised (bulkhead added) pdf of the Site Plan for 86 Ballpark Drive.

If you have any questions please do not hesitate to call or e-mail.

Thanks,

Ellen Brewer  
Owen Haskell, Inc.  
774-0424 ex 31

PURCHASE AND SALE AGREEMENT - LAND ONLY

March 19, 2012 Offer Date

3-21-2012 Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Michael J. Delahanty, Sarah R. Delahanty ("Buyer") and Ballpark Drive Development LLC ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 86 Ballpark Drive Lot 9 and described in deed(s) recorded at said County's Registry of Deeds Book(s) 23266, Page(s) 295.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 100,000. Buyer (X) has delivered; or ( ) will deliver to the Agency within days of the Offer Date, a deposit of earnest money in the amount of \$ 1,000. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ will be delivered. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

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

4. EARNEST MONEY/ACCEPTANCE: Align & Selig Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be void until March 21, 2012 (date) 5:00 ( ) AM (X) PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on April 30, 2012 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a WARRANTY deed, and shall be free and clear of all encumbrances except covenants, conditions, assessments and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) taxes. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

January 2012 Page 1 of 4 - PDS-LO Buyer(s) initials: MJD/SRD Seller(s) initials: [Signature]
Align & Selig Realty 1 Walnut Hill Commons North Yarmouth, ME 04097
Phone: 207-269-5173 111 Fax: 207-633-6994 Anna Marie McKenna Delahanty
Produced with zipForm® by zipLegal 18070 Pines Mile Road, Farm, Michigan 48328 www.zipLegal.com

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Seller's real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21	Buyer	Buyer
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
7. WATER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEPI/JRC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. HABITAT REVIEW/WATERFOWL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
15. OTHER Purpose: <u>Appraisal</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21	Buyer	Buyer

Further specifications regarding any of the above:

Subject to the land and building package appraising at the contracted price within 21 business days of the effective date.

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

MSD

MSD

11. **FINANCING:** This Agreement  is  is not subject to financing. If subject to financing:
- This Agreement is subject to Buyer obtaining a construction loan of 90 % of the purchase price, at an interest rate not to exceed prevailing % and amortized over a period of 30 years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
  - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within 10 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
  - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
  - After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.
  - Buyer agrees to pay no more than 0 points. Seller agrees to pay up to \$ 0 toward Buyer's actual pre-paid, points and/or closing costs, but no more than allowable by Buyer's lender.
  - Buyer's ability to obtain financing  is  is not subject to the sale of another property. See addendum Yes  No .
  - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. **BROKERAGE DISCLOSURE:** Buyer and Seller acknowledge they have been advised of the following relationships:

For Sale By Owner \_\_\_\_\_ of \_\_\_\_\_ For Sale By Owner \_\_\_\_\_  
 Licensee \_\_\_\_\_ MLS ID \_\_\_\_\_ Agency \_\_\_\_\_ MLS ID \_\_\_\_\_  
 is a  Seller Agent  Buyer Agent  Disc Dual Agent  Transaction Broker

Anna Maria McManis \_\_\_\_\_ of \_\_\_\_\_ Allen & Selie Realty \_\_\_\_\_  
 Licensee \_\_\_\_\_ MLS ID \_\_\_\_\_ Agency \_\_\_\_\_ MLS ID \_\_\_\_\_  
 is a  Seller Agent  Buyer Agent  Disc Dual Agent  Transaction Broker

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

13. **PROPERTY DISCLOSURE FORM:** Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. **DEFAULT/RETURN OF EARNEST MONEY:** In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

15. **MEDIATION:** Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. **PRIOR STATEMENTS:** Any representations, statements and agreements are not void unless contained herein. This Agreement completely expresses the obligations of the parties.

17. **HEIRS/ASSIGNS:** This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

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

19. **NOTICE:** Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

20. **EFFECTIVE DATE:** This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. **CONFIDENTIALITY:** Buyer and Seller authorize the disclosure of the information herein to the real estate licensee, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

22. **OTHER CONDITIONS:**

Buyer agree to pay Allen + Selig Realty 3% commission based on land purchase price.

23. **GENERAL PROVISIONS:**

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

24. **ADDENDUM:**  Yes Explain: \_\_\_\_\_  No

Buyer's Mailing address is 444 Walnut Hill Rd, North Yarmouth, ME 04097

Michael A. DeLahanty 3/19/12 Sarah R. DeLahanty 3/19/12  
 BUYER DATE BUYER DATE  
 Michael A. DeLahanty Sarah R. DeLahanty

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 87 Bayview Dr., Portland, ME 04103

Mary Margaret DeLahanty LLC 3/20/12  
 SELLER DATE SELLER DATE  
 Mary Margaret DeLahanty LLC

**COUNTER-OFFER**

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) \_\_\_\_\_ (time) \_\_\_\_\_ AM \_\_\_\_\_ PM.

SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

**EXTENSION:**

The time for the performance of this Agreement is extended until \_\_\_\_\_ DATE \_\_\_\_\_

SELLER DATE SELLER DATE

BUYER DATE BUYER DATE



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Page 4 of 4 - PMS-10



Produced with eSignature by eSignature 10070 Wilton Mills Road, Foster, Michigan 48320 [www.delahanty.com](http://www.delahanty.com)

DeLahanty

**REAL ESTATE LOAN COMMITMENT LETTER**Date: **April 10, 2012**

BORROWER NAME AND ADDRESS ("You," "Your")

**Michael E. Delahanty, Sarah R. Delahanty  
544 Walnut Hill Road  
North Yarmouth, ME 04097**

LENDER NAME AND ADDRESS ("We," "Us," "Our")

**Saco & Biddeford Savings Institution  
50 Industrial Park Road  
Saco, ME 04072****LENDER FILE COPY**

We are pleased to inform you that your request for a residential real estate loan has been approved. This letter constitutes our commitment to make this loan to you based on the terms and conditions reflected in this letter.

**PROPERTY ADDRESS: 86 Ballpark Drive  
Portland, ME 04103****LOAN TERMS**Type of Mortgage:  Fixed Rate  Adjustable Rate  OtherLoan Purpose:  Purchase  Refinance  Cash-Out Refinance  Construction  
 Construction-Permanent  OtherLoan Amount: **\$319,000.00** Loan Term: **30.00** years This loan has a balloon payment.**INTEREST TERMS**Interest Rate: **4.4000%** (If this is an adjustable rate mortgage, this is the initial rate.)**Adjustable Rate Mortgages (If applicable)**Margin: **2.9000** Index: **0.4400** Adjustment Period: **60**Adjustment Cap: **1.5000** Lifetime Cap: **2.8500**Index Source: **Federal Home Loan Bank One Year Classic Advance Rate**

- The interest rate is not subject to increase before the expiration of the commitment.
- The interest rate is subject to increase before the expiration of the commitment as described:
- The interest rate will be a rate established by the lender in its discretion.  
The prevailing rate will be set on \_\_\_\_\_ (date)

Discount Points:

- 
- Other: Your interest rate is determined at the time of application or 7 days prior to closing, whichever is the lower rate.

**LOAN CONDITIONS**

The following is a list of conditions you must provide and/or satisfy prior to the closing of your loan:

- The note, security instrument, and all other related loan documents will be in a form supplied by us.
- Private Mortgage Insurance.
- A title insurance commitment free and clear of any liens not agreed to by us.
- An abstract of title and related attorney opinion.
- A real estate appraisal performed by an appraiser acceptable to us that establishes a fair market value of at least **\$362,500.00**
- A survey acceptable to us.
- Acceptable evidence of an insurance policy in the amount required by us against loss by fire, hazards included with the term "extended coverage," and any other hazards for which we require coverage. The policy must contain a mortgage clause naming us as mortgagee and/or loss payee at our discretion.

- Acceptable evidence of a flood insurance policy in the amount required by us. The policy must contain a mortgage clause naming us as mortgagee and/or loss payee at our discretion.
- An executed copy of this commitment letter within \_\_\_\_\_ days from the date of this letter or this commitment will expire.
- Verification of employment and income.
- Copies of your most recent \_\_\_\_\_ month(s) paystub(s).
- Verification of deposits and other assets.
- Balance sheet and/or profit and loss statement for the year(s):
- Current financial statement
- Credit report
- Copy of tax returns for the year(s):
- Other: **Clear Final Inspection**
- Other: **Consultant Services to monitor disbursements**
- Other: **Mortgage Inspection Plan acceptable to Lender : (once foundation is in)**
- Other: **Mortgage Title Guarantee Policy : (Lenders)**
- All loan conditions provided in any attached addendum, titled **Real Estate Loan Commitment Letter Addendum** which is incorporated into this Real Estate Loan Commitment Letter by this reference.

**GENERAL TERMS**

Commitment Expiration Date: **June 09, 2012**

Commitment Fee: \$ \_\_\_\_\_ payable

The Commitment Fee  is not refundable.  is refundable under the following circumstances:

We reserve the right to revoke this commitment at any time if we become aware of a substantial change in your financial condition that we believe would impair your ability to repay this obligation and/or if we discover that any information contained in your loan application is untrue, incomplete, or incorrect. We will contact you to schedule a closing date. At the time of closing you should bring with you

If all conditions of this commitment are not fulfilled by the Commitment Expiration Date, this commitment terminates and expires.

BY *P. DeCourcy* / *12/12*  
 Lender

By signing below, you accept all of the terms and conditions in pages 1 and 2 of this Real Estate Loan Commitment Letter and any attached addenda.

*Michael E. Delahanty* / *4/13/12*  
 Borrower **Michael E. Delahanty** Date

*Sarah R. Delahanty* / *4/13/12*  
 Borrower **Sarah R. Delahanty** Date

Borrower \_\_\_\_\_ Date \_\_\_\_\_ Borrower \_\_\_\_\_ Date \_\_\_\_\_

Borrower \_\_\_\_\_ Date \_\_\_\_\_ Borrower \_\_\_\_\_ Date \_\_\_\_\_





# EASTERN FIRE PROTECTION

FIRE SPRINKLER CONTRACTORS AND DESIGNERS

Mr. Gary McFarland  
Bouffard & McFarland Builders  
97 Hickory Drive  
Auburn, ME 04210

**RE: New Home – Ball Park Drive - Portland  
NFPA 13D RESIDENTIAL FIRE SPRINKLER SYSTEM**

Dear Gary,

**SCOPE:** Install a Wet Fire Sprinkler system throughout the new building. All design, materials, fabrication, installation, and testing to be in accordance with NFPA 13D, City of Portland and the State Fire Marshal. Including the basement there will be approximately 3,100 sq.ft. of sprinklered area. Piping will generally be run concealed above ceilings and inside walls wherever reasonably possible. Locations will be reviewed with you prior to installation.

**INCLUDED:**

- Taxes, Maine State & City or Portland permits.
- Design drawings will be sent to you for your review prior to fabrication and installation.
- Control valves, double check backflow preventer, alarms, bells and all other necessary components for a complete system.

**COST - NOT TO EXCEED \*\*(NINE THOUSAND THREE HUNDRED DOLLARS) . \$9,300.00**

\*\* - you will be billed on a Time and Material basis and any savings incurred will be credited.

**NOT INCLUDED:**

- Any wiring or electrical work. Any fire alarm or detection systems, wiring of bell and switches will need to be performed by your electrician.
- Sprinklers in garage – not required per NFPA 13D or Portland Fire Prevention.
- A minimum of a 1.5" LD. water line will be required to supply the sprinkler system – this line can and should be combined with the domestic supply. We have based this proposal on the availability of an adequate water supply – we should receive hydrant flow info from PWD within the week. Any anti-freeze systems – it is assumed a warm space will be available in all areas to locate the sprinkler piping in.

This proposal is valid for 60 days. If you find any of the information contained herein to be inaccurate, please inform me as soon as possible. Please call with any questions; we hope to have the opportunity to work with you on this project.

Sincerely,

Paul Tardif

207-784-1507 Fax: 207.782.0566  
P.O. Box 1390 Auburn, Maine 04211-1390

**Brad Saucier - Re: 86 Ballpark Dr. permit**

---

**From:** Brad Saucier  
**To:** bmhouse@aol.com  
**Date:** 4/19/2012 10:38 AM  
**Subject:** Re: 86 Ballpark Dr. permit

---

Hi, sorry, but there's also a Certificate of Occupation fee that was inadvertently removed from the copy of your application...that fee is an additional \$75. So, there's a total of **\$175 due**. I apologize for the inconvenience and I will have our forms updated. There is no option of working prior to issuance of the permit. The process can take from 10 - 15 business days. At this point, unless you are contacted by our department, you could expect the completed permit sent to you by the first or second week in May. Hope this info helped. Thanks.

**Brad Saucier**

Administrative Assistant  
 Inspections Division  
 City of Portland  
 (207) 874-8703

>>> <bmhouse@aol.com> 4/19/2012 9:40 AM >>>  
 Hi Brad,

Sorry I miscalculated the fee. I will send the \$100 today. Can you give me a rough estimate on the time to review ? Is there an option on starting site work and/or foundation during review ? I have some of the submitted documents available electronically if that is any help.

Thanks,  
 Gary McFarland  
 Bouffard & McFarland Builders  
 Phone: 207-783-6224  
 Fax: 207-784-4767

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

From: Brad Saucier <BJS@portlandmaine.gov>  
 To: bmhouse <bmhouse@aol.com>  
 Sent: Thu, Apr 19, 2012 9:30 am  
 Subject: 86 Ballpark Dr. permit

Hi

I received the new single family application on the above property. The fees provided are \$100 short; the breakdown is such:

Building permit fees (first \$1000=\$30; every \$1000 after=\$10); \$212,000  
 \$2140  
 Level 1 residential fee (\$300 flat fee);  
 \$300  
 Inspection fee (\$100);  
 \$100

TOTAL = \$2540

I will enter the permit and start the process, but the balance needs to be paid prior to the permit being issued. Please send the \$100 to my attention. Thank you.

**Brad Saucier**  
Administrative Assistant  
Inspections Division  
City of Portland  
(207) 874-8703

**Bouffard** \_\_\_\_\_  
**McFarland**  
BUILDERS

207-783-6224 or 207-783-0945

Fax: 207-784-4767

229 Hickory Dr. Auburn, Me.

[bmhouse@aol.com](mailto:bmhouse@aol.com)

**To: Permitting Dept.**

**From: Gary**

Please find enclosed our application for a new single family home at 86 Ballpark Dr. We have included all documentation we understand to be required including check for \$2440.00. If any further items are needed or there are any questions, please contact us. We would also appreciate if we could get an estimate on the review time needed, and if maybe site work and foundation can get started while waiting for review.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 5595

**Tender Amount:** 2440.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 4/19/2012

**Receipt Number:** 43049

## Receipt Details:

Reference ID:	6173	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-04-3809-SF - New 3bed/2.5 bath, 2 story Colonial w/garage			
Additional Comments: 86 Ballpark			

Reference ID:	6175	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2140.00	Charge Amount:	2140.00
Job ID: Job ID: 2012-04-3809-SF - New 3bed/2.5 bath, 2 story Colonial w/garage			



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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	6			2

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## **IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Ballpark Drive Development LLC to build a new single family home at 86 Ballpark Drive lot #9.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

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## Gayle Guertin - 86 Ballpark Drive lot #9

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**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 5/7/2012 11:55 AM  
**Subject:** 86 Ballpark Drive lot #9  
**CC:** Gayle Guertin

---

Single family abutters notices ere mailed out as of 5-7-12.

Gayle

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ANDERSON HELENE B	PO BOX 3693 PORTLAND, ME 04104	80 BALLPARK DR	0
	BALLPARK DRIVE DEVELOPMENT	67 HAVERTYS WAY PORTLAND, ME 04103	BALLPARK DR	0
	BALLPARK DRIVE DEVELOPMENT	67 HAVERTYS WAY PORTLAND, ME 04103	86 BALLPARK DR	0
	BREWER KERRY A & MATTHEW R BREWER JTS	85 LESTER DR PORTLAND, ME 04103	85 LESTER DR	1
	ESPOSITO BARBARA L & MICHAEL A SR JTS	91 LESTER DR PORTLAND, ME 04103	91 LESTER DR	1
	HAVERTY PARK LLC	67 HAVERTYS WAY PORTLAND, ME 04103	BALLPARK DR	0

Job 636780	Truss 054	Truss Type VALLEY	Qty 1	Ply 1	HAMMOND/ B&M-DELEHANTY/SAM E. MGMT. E125900 4/11/2012 3:19:43 PM Job Reference (optional)
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Boise Structural Solutions, Biddeford, ME 04005, SAM

7 250 s May 11 2011 MiTek Industries, Inc. Wed Apr 11 16:43:55 2012 Page 2  
ID:gPu9sk0Nak\_RyIF8w7MTnKzFvgK-8Lce36nXeGyvYGw3KZy40Kodow3dYWoj0UaDUWzRm\_2

**LOAD CASE(S)**

- Uniform Loads (plf)
  - Vert: 1-3=12, 1-2=49, 2-3=49
  - Horz: 1-2=61, 2-3=61
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=17, 2-3=25
    - Horz: 1-2=5, 2-3=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=25, 2-3=17
    - Horz: 1-2=37, 2-3=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=43, 2-3=43
    - Horz: 1-2=55, 2-3=55
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=43, 2-3=43
    - Horz: 1-2=55, 2-3=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=19, 2-3=19
    - Horz: 1-2=31, 2-3=31
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=19, 2-3=19
    - Horz: 1-2=31, 2-3=31

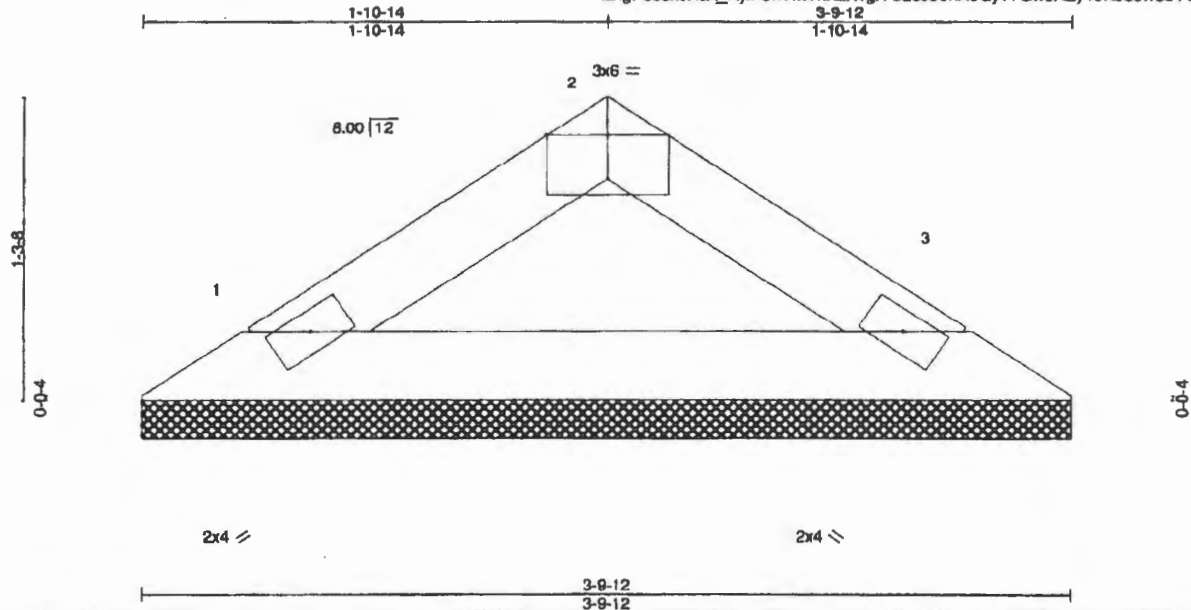
Jon  
Trusses  
86 Ballpark Dr.



Job 636780	Truss 054	Truss Type VALLEY	Qty 1	Ply 1	HAMMOND/B&M-DELEHANTY/SAM E_MGMT_E125990_4/11/2012 3:18:43 PM Job Reference (optional)
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Boise Structural Solutions, Biddeford, ME 04005, SAM

7,250 s May 11 2011 MiTek Industries, Inc. Wed Apr 11 15:43:55 2012 Page 1  
IDgPu9sk0Nak\_RyiFBw7MTnKzRvgK-8Lco36nXeGyyYGw3XZy40Kodow3dYWoj3UaDUWzRm\_2



Scale = 1:9.0

Plate Offsets (X,Y): [2:0-3:0,Edge]							
<b>LOADING</b> (psf)	<b>SPACING</b>	<b>CSI</b>	<b>DEFL</b>	<b>in (loc)</b>	<b>l/defl</b>	<b>L/d</b>	<b>PLATES GRIP</b>
TCLL 60.0 (Roof Snow=60.0)	2-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2009/TPI2007	TC 0.08 BC 0.07 WB 0.00 (Matrix)	Vert(LL) n/a Vert(TL) n/a Horz(TL) 0.00	- - 3	n/a n/a n/a	999 999 n/a	MT20 169/123  Weight: 9 lb FT = 0%

**LUMBER**  
TOP CHORD 2 X 4 SPF-S No.2  
BOT CHORD 2 X 4 SYP No.2

**BRACING**  
TOP CHORD  
BOT CHORD  
Structural wood sheathing directly applied or 3-9-12 oc purlins.  
Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** (lb/size) 1=233/3-9-12 (min. 0-1-8), 3=233/3-9-12 (min. 0-1-8)  
Max Horz 1=40(LC 6)  
Max Uplift 1=45(LC 8), 3=45(LC 8)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

- NOTES** (9)
- 1) Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) automatic zone and C-C Exterior(2) 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) Gable requires continuous bottom chord bearing.
  - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 6) \* 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 2-0-0 wide will fit between the bottom chord and any other members.
  - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 3.
  - 8) This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANS/TPI 1.
  - 9) Drawing prepared exclusively for manufacturing by Boise Structural Solutions

- LOAD CASE(S)**
- 1) Snow: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-2=140, 2-3=140
  - 2) Unbal.Snow-Left: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-2=140, 2-3=56
  - 3) Unbal.Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-2=56, 2-3=140
  - 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-3=40, 1-2=20, 2-3=20
  - 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	HAMMOND/ B&M-DELEHANTY/SAM
636780	053	VALLEY	1	1	E. MGMT. E125890_4/11/2012 3:19:42 PM Job Reference (optional)

Boise Structural Solutions, Blddeford, ME 04005, SAM

7,250 s May 11 2011 MITek Industries, Inc. Wed Apr 11 15:43:55 2012 Page 2  
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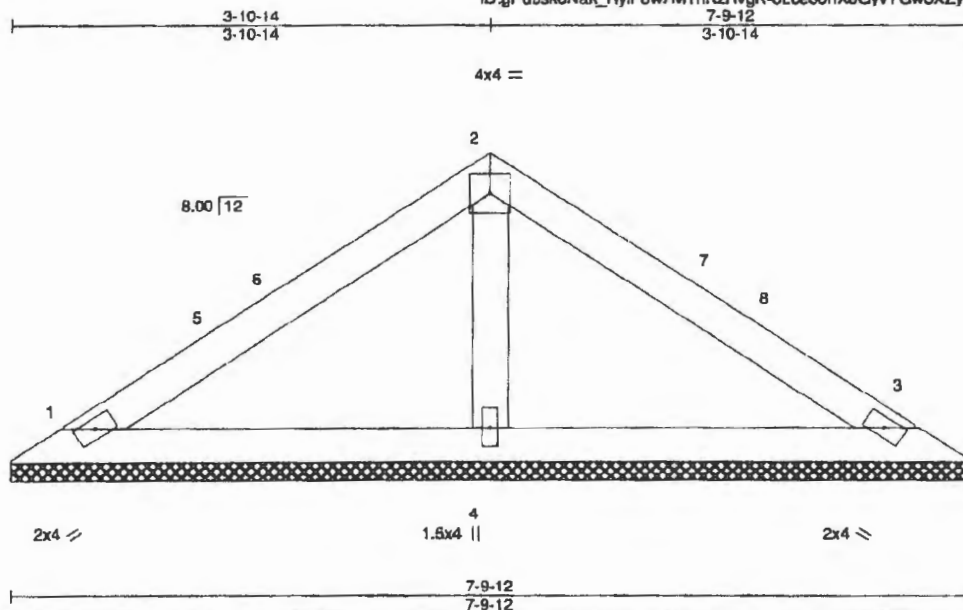
**LOAD CASE(S)**

- Uniform Loads (plf)
  - Vert: 1-3=12, 1-2=46, 2-3=46
  - Horz: 1-2=58, 2-3=58
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=17, 2-3=25
    - Horz: 1-2=5, 2-3=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=25, 2-3=17
    - Horz: 1-2=37, 2-3=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=43, 2-8=43, 3-8=26
    - Horz: 1-2=55, 2-8=55, 3-8=38
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-5=26, 2-5=43, 2-3=43
    - Horz: 1-5=38, 2-5=55, 2-3=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=19, 2-8=19, 3-8=12
    - Horz: 1-2=31, 2-8=31, 3-8=24
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-5=12, 2-5=19, 2-3=19
    - Horz: 1-5=24, 2-5=31, 2-3=31

Job 636780	Truss 053	Truss Type VALLEY	Qty 1	Ply 1	HAMMOND/ B&M-DELEHANTY/SAM E MGMT_E125890_4/11/2012 3:19:42 PM Job Reference (optional)
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Boise Structural Solutions, Biddeford, ME 04005, SAM

ID: gPuBsk0Nak\_RyiF8w7MTnkZrVvgK-8Loe36nXeGyvYGw3XZy40KoWXw3XYVkj3UaDUWzRm\_2  
7:25 a May 11 2011 MITek Industries, Inc. Wed Apr 11 15:43:55 2012 Page 1



Scale = 1:17.9

<b>LOADING</b> (psf)	<b>SPACING</b> 2-0-0	<b>CSI</b>	<b>DEFL</b> in (loc) l/defl L/d	<b>PLATES</b>	<b>GRIP</b>
TCLL 60.0 (Roof Snow=60.0)	Plates Increase 1.15	TC 0.54	Vert(LL) n/a - n/a 999	MT20	169/123
TCDL 10.0	Lumber Increase 1.15	BC 0.08	Vert(TL) n/a - n/a 999		
BCLL 0.0	Rep Stress Incr YES	WB 0.07	Horz(TL) 0.00 3 n/a n/a		
BCDL 10.0	Code IBC2009/TPI2007	(Matrix)		Weight: 19 lb	FT = 0%

**LUMBER**  
TOP CHORD 2 X 4 SPF-S No.2  
BOT CHORD 2 X 4 SPF 1650F 1.5E  
OTHERS 2 X 4 SPF-S No.2

**BRACING**  
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** (lb/size) 1=315/7-9-12 (min. 0-1-12), 3=315/7-9-12 (min. 0-1-12), 4=477/7-9-12 (min. 0-1-12)  
Max Horz 1=96(LC 6)  
Max Uplift 1=80(LC 8), 3=82(LC 9), 4=49(LC 8)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
**WEBS** 2-4=390/107

- NOTES** (9)
- 1) Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) 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) Gable requires continuous bottom chord bearing.
  - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 6) \* 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 2-0-0 wide will fit between the bottom chord and any other members.
  - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 3, 4.
  - 8) This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
  - 9) Drawing prepared exclusively for manufacturing by Boise Structural Solutions

- LOAD CASE(S)**
- 1) Snow: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-2=140, 2-3=140
  - 2) Unbal.Snow-Left: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-6=140, 2-6=159, 2-3=56
  - 3) Unbal.Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-2=56, 2-7=159, 3-7=140
  - 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-3=40, 1-2=20, 2-3=20
  - 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60

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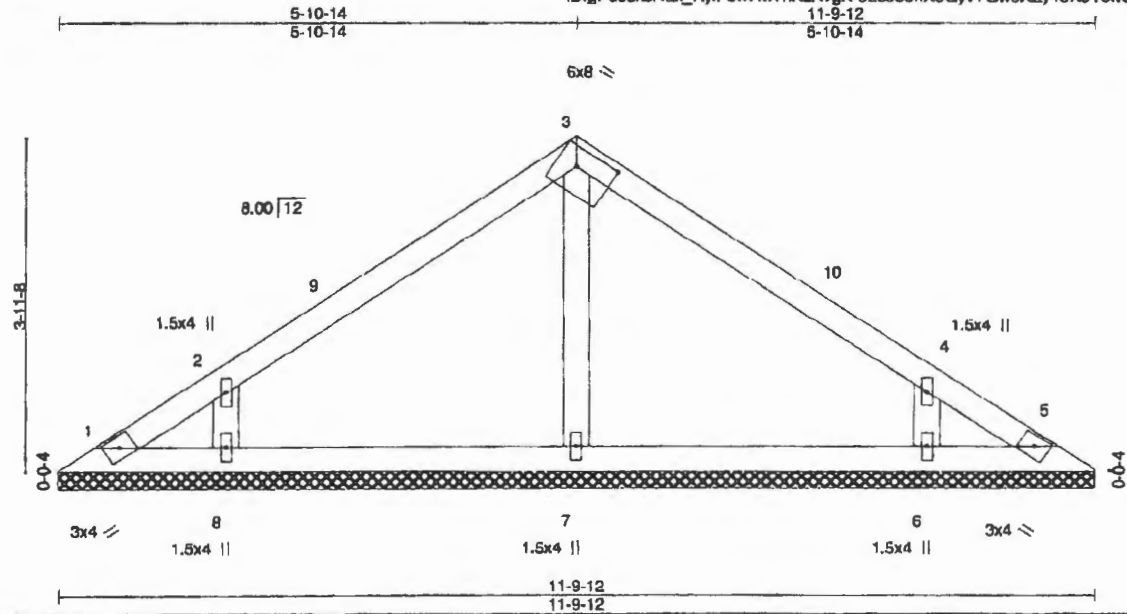
Job	Truss	Truss Type	Qty	Ply	HAMMOND/ B&M-DELEHANTY/SAM
636780	062	VALLEY	1	1	E_MGMT E:125890 4/11/2012 3:19:41 PM Job Reference (optional)

Bose Structural Solutions, Biddeford, ME 04005, SAM

7,250 s May 11 2011 WITek Industries, Inc. Wed Apr 11 15:43:55 2012 Page 2  
ID:gPu9sk0Nak\_RyiF8w7MTnKzRvgK-6Loo36nXeGyvYGw3XZy40KoYcw3WYUaj3UaDUWzRm\_2

**LOAD CASE(S)**

- 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-5=40, 1-3=20, 3-5=20
- 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=43, 3-5=43  
Horz: 1-3=55, 3-5=55
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=17, 3-5=25  
Horz: 1-3=5, 3-5=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=25, 3-5=17  
Horz: 1-3=37, 3-5=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=43, 3-5=26  
Horz: 1-3=55, 3-5=38
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=28, 3-5=43  
Horz: 1-3=38, 3-5=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=19, 3-5=12  
Horz: 1-3=31, 3-5=24
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=12, 3-5=19  
Horz: 1-3=24, 3-5=31



Scale = 1/25.1

Plate Offsets (X,Y): [3:0-5-4,0-2-8]

LOADING (psf)	SPACING	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 60.0 (Roof Snow=60.0)	2-0-0 Plates Increase 1.15 Lumber Increase 1.15	TC 0.41 BC 0.08 WB 0.14 (Matrix)	Vert(LL) n/a Vert(TL) n/a Horz(TL) 0.00	-	n/a	999	MT20	169/123
TCDL 10.0	Rep Stress Incr YES			5	n/a	n/a		
BCLL 0.0	Code IBC2009/TP12007							
BCDL 10.0							Weight: 31 lb	FT = 0%

**LUMBER**  
 TOP CHORD 2 X 4 SPF-S No.2  
 BOT CHORD 2 X 4 SPF 1850F 1.5E  
 OTHERS 2 X 4 SPF-S No.2

**BRACING**  
 TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 11-9-12.  
 (lb) - Max Horz 1=151(LC 7)  
 Max Uplift All uplift 100 lb or less at joint(s) 1, 5, 7 except 8=192(LC 8), 6=192(LC 9)  
 Max Grav All reactions 250 lb or less at joint(s) 1, 5 except 7=552(LC 1), 8=608(LC 2), 6=608(LC 3)

**FORCES** (lb) - Max. Comp/Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 2-9=269/90, 4-10=269/85  
 WEBS 3-7=484/85, 2-8=570/241, 4-6=570/241

- NOTES** (9)
- 1) Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) 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) Gable requires continuous bottom chord bearing.
  - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 6) \* 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 2-0-0 wide will fit between the bottom chord and any other members.
  - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5, 7 except (jt=lb) 8=192, 6=192.
  - 8) This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
  - 9) Drawing prepared exclusively for manufacturing by Boise Structural Solutions

- LOAD CASE(S)**
- 1) Snow: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-5=20, 1-3=140, 3-5=140
  - 2) Unbal.Snow-Left: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-5=20, 1-9=140, 3-9=172, 3-5=56
  - 3) Unbal.Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-5=20, 1-3=56, 3-10=172, 5-10=140

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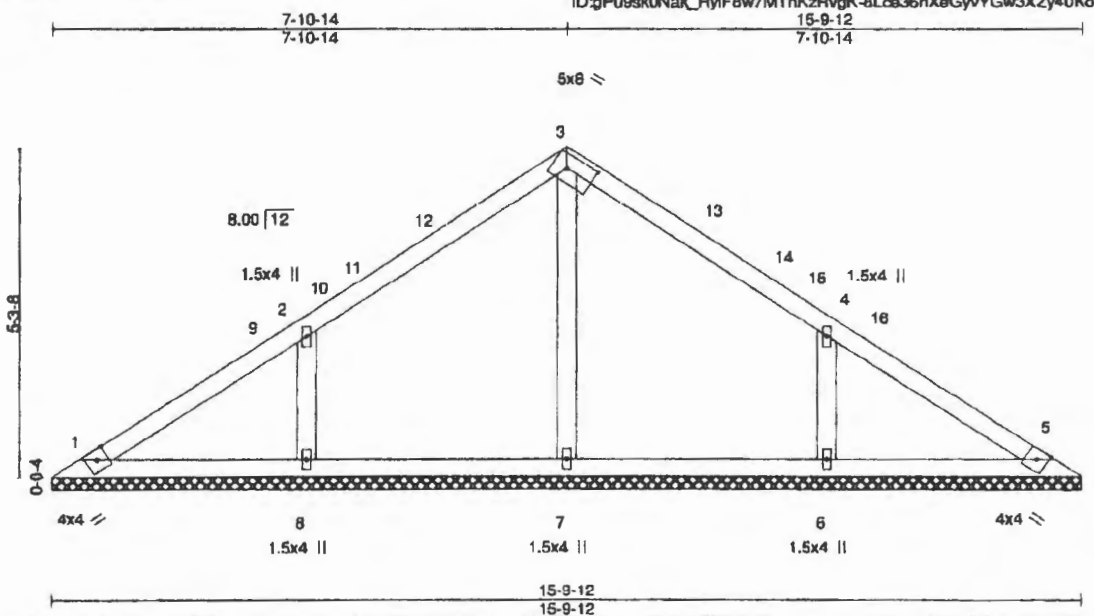
Job 638780	Truss 051	Truss type VALLEY	Qty 1	Ply 1	HAMMOND/ B&M-DELEHANTY/SAM E. MGMT_E125890_4/11/2012 3:19:40 PM Job Reference (optional)
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Boise Structural Solutions, Bloddeford, ME 04005, SAM

7.250 a May 11 2011 MITek Industries, Inc. Wed Apr 11 15:43:55 2012 Page 2  
ID: gPu9sk0Nak\_RyiF8w7MTnKzRvgK-BLca36nXeGyyYGw3XZy40KoXaw2N7xj3UaDUWzRm\_2

**LOAD CASE(S)**

- 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-5=40, 1-3=20, 3-5=20
- 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-9=41, 9-11=32, 3-11=41, 3-14=41, 14-16=32, 5-16=41  
Horz: 1-9=53, 9-11=44, 3-11=53, 3-14=53, 14-16=44, 5-16=53
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=17, 3-5=25  
Horz: 1-3=5, 3-5=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=25, 3-5=17  
Horz: 1-3=37, 3-5=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-12=43, 3-12=26, 3-5=26  
Horz: 1-12=55, 3-12=38, 3-5=38
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=26, 3-13=26, 5-13=43  
Horz: 1-3=38, 3-13=38, 5-13=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-12=19, 3-12=12, 3-5=12  
Horz: 1-12=31, 3-12=24, 3-5=24
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=12, 3-13=12, 5-13=19  
Horz: 1-3=24, 3-13=24, 5-13=31



Scale = 1:33.7

Plate Offsets (X,Y): [3:0-5-4,0-2-8]

LOADING (psf)	SPACING	CSI	DEFL	In (loc)	l/defl	L/d	PLATES	GRIP
TCLL 60.0 (Roof Snow=60.0)	2-0-0 Plates Increase 1.15 Lumber Increase 1.15	TC 0.47 BC 0.14 WB 0.25 (Matrix)	Vert(LL) n/a Vert(TL) n/a Horz(TL) 0.00	-	n/a	999	MT20	169/123
TCDL 10.0	Rep Stress Incr YES Code IBC2009/TPI2007			5	n/a	n/a	Weight: 44 lb	FT = 0%
BCLL 0.0								
BCDL 10.0								

**LUMBER**  
TOP CHORD 2 X 4 SPF-S No.2  
BOT CHORD 2 X 4 SPF 1650F 1.5E  
OTHERS 2 X 4 SPF-S No.2

**BRACING**  
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 15-9-12.  
(lb) - Max Horz 1=207(LC 7)  
Max Uplift All uplift 100 lb or less at joint(s) 1, 5 except 8=225(LC 8), 6=225(LC 9)  
Max Grav All reactions 250 lb or less at joint(s) except 1=268(LC 1), 5=268(LC 1), 7=515(LC 1), 8=763(LC 2), 6=763(LC 3)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 2-10=291/111, 10-11=252/111, 14-15=252/111, 4-15=291/111  
WEBS 3-7=451/30, 2-8=654/255, 4-6=654/255

- NOTES** (9)
- Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) 0-5-6 to 3-5-8, Interior(1) 3-5-8 to 4-10-14, Exterior(2) 4-10-14 to 7-10-14, Interior(1) 10-10-14 to 12-4-5 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
  - TCLL: ASCE 7-05; P1=60.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Ct=1.1
  - Unbalanced snow loads have been considered for this design.
  - Gable requires continuous bottom chord bearing.
  - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - \* 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 2-0-0 wide will fit between the bottom chord and any other members.
  - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5 except (l=b) 8=225, 6=225.
  - This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
  - Drawing prepared exclusively for manufacturing by Boise Structural Solutions

**LOAD CASE(S)**

- Snow: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-5=20, 1-3=140, 3-5=140
- Unbal.Snow-Left: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-5=20, 1-10=140, 3-10=182, 3-5=56
- Unbal.Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-5=20, 1-3=56, 3-15=182, 5-15=140

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	HAMMOND/ B&M-DELEHANTY/SAM
606780	050	VALLEY	1	1	E_PMT_E125890_4/11/2012 3:19:40 PM Job Reference (optional)

Boise Structural Solutions, Bliddeford, ME 04005, SAM

7:250 s May 11 2011 MITek Industries, Inc. Wed Apr 11 15:43:55 2012 Page 2  
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**LOAD CASE(S)**

- 3) Unbal. Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-11=20, 1-8=56, 6-8=191, 8-11=140
- 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-11=40, 1-6=20, 6-11=20
- 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-11=12, 1-21=40, 21-22=31, 6-22=40, 6-23=40, 23-24=31, 11-24=40  
Horz: 1-21=52, 21-22=43, 6-22=52, 6-23=52, 23-24=43, 11-24=52
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-11=12, 1-8=17, 8-11=25  
Horz: 1-6=5, 6-11=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-11=12, 1-8=25, 6-11=17  
Horz: 1-6=37, 6-11=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-11=12, 1-4=43, 4-6=26, 6-11=26  
Horz: 1-4=55, 4-6=38, 6-11=38
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-11=12, 1-6=26, 6-8=26, 8-11=43  
Horz: 1-6=38, 6-8=38, 8-11=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-11=12, 1-4=19, 4-6=12, 6-11=12  
Horz: 1-4=31, 4-6=24, 6-11=24
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-11=12, 1-6=12, 6-8=12, 8-11=19  
Horz: 1-6=24, 6-8=24, 8-11=31

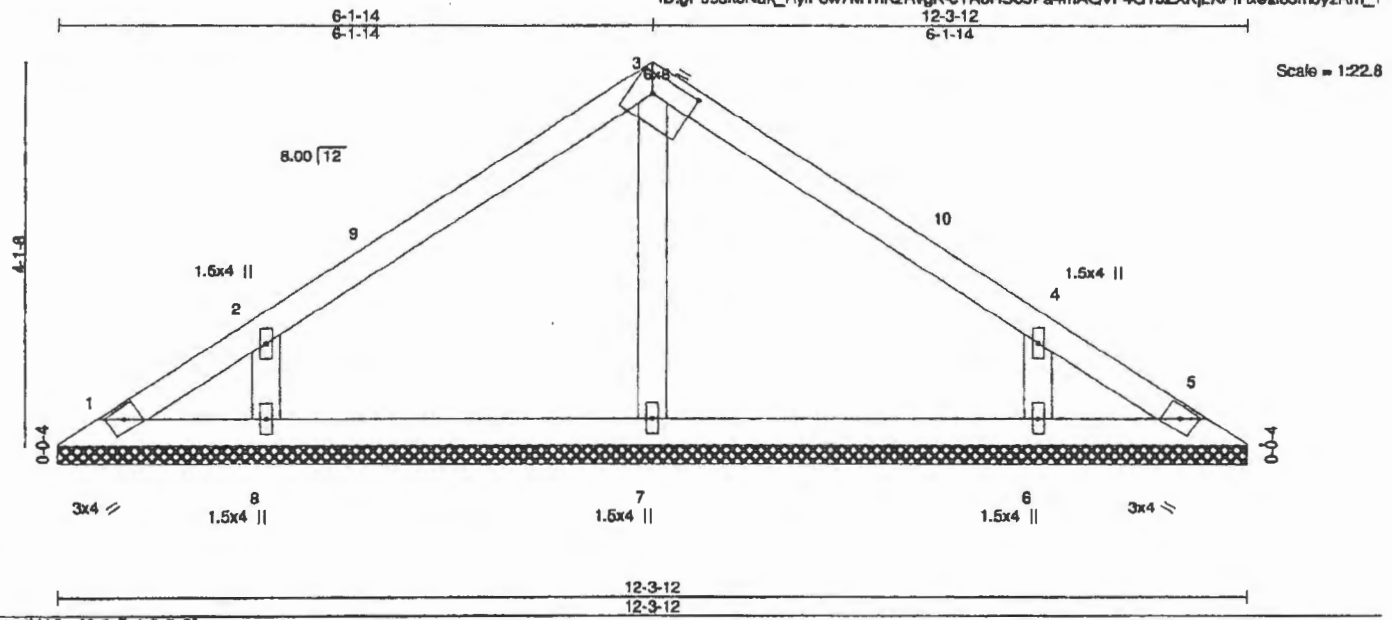
Job	Truss	Truss Type	Qty	Ply	HAMMOND/ B&M-DELERANTY/SAM
838780	054	VALLEY	1	1	E_MGMT_E125990_4/11/2012 3:19:43 PM Job Reference (optional)

Boise Structural Solutions, Biddeford, ME 04005, SAM

7,250 s May 11 2011 Mitek Industries, Inc. Wed Apr 11 15:43:55 2012 Page 2  
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**LOAD CASE(S)**

- Uniform Loads (plf)
  - Vert: 1-3=12, 1-2=49, 2-3=49
  - Horz: 1-2=61, 2-3=61
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=17, 2-3=25
    - Horz: 1-2=5, 2-3=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=25, 2-3=17
    - Horz: 1-2=37, 2-3=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=43, 2-3=43
    - Horz: 1-2=55, 2-3=55
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=43, 2-3=43
    - Horz: 1-2=55, 2-3=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=19, 2-3=19
    - Horz: 1-2=31, 2-3=31
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60
  - Uniform Loads (plf)
    - Vert: 1-3=12, 1-2=19, 2-3=19
    - Horz: 1-2=31, 2-3=31



LOADING (psf)		SPACING		CSI		DEFL				PLATES		GRIP	
TCLL	60.0	Plates Increase	1.15	TC	0.41	Vert(LL)	n/a	-	n/a	999	MT20	169/123	
(Roof Snow=60.0)		Lumber Increase	1.15	BC	0.08	Vert(TL)	n/a	-	n/a	999			
TCDL	10.0	Rep Stress Incr	YES	WB	0.15	Horz(TL)	0.00	5	n/a	n/a			
BCLL	0.0	Code IBC2009/TPI2007		(Matrix)									
BCLD	10.0										Weight: 33 lb	FT = 0%	

**LUMBER**  
 TOP CHORD 2 X 4 SPF-S No.2  
 BOT CHORD 2 X 4 SPF 1650F 1.5E  
 OTHERS 2 X 4 SPF-S No.2

**BRACING**  
 TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 12-3-12.  
 (lb) - Max Horz 1=158(LC 7)  
 Max Uplift All uplift 100 lb or less at joint(s) 1, 5, 7 except 8=193(LC 8), 6=193(LC 9)  
 Max Grav All reactions 250 lb or less at joint(s) 1, 5 except 7=553(LC 1), 8=611(LC 2), 6=611(LC 3)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 2-9=271/94, 4-10=271/89  
 WEBS 3-7=466/78, 2-8=563/237, 4-6=563/237

- NOTES** (9)
- 1) Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) 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) Gable requires continuous bottom chord bearing.
  - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 6) \* 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 2-0-0 wide will fit between the bottom chord and any other members.
  - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5, 7 except (It=lb) 8=193, 6=193.
  - 8) This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
  - 9) Drawing prepared exclusively for manufacturing by Boise Structural Solutions

- LOAD CASE(S)**
- 1) Snow: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-5=20, 1-3=140, 3-5=140
  - 2) Unbal.Snow-Left: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-5=20, 1-8=140, 3-9=174, 3-5=56
  - 3) Unbal.Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-5=20, 1-3=56, 3-10=174, 5-10=140

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	HAMMOND/ B&M-DELEHANTY/SAM
638780	060	VALLEY	1	1	E_MGMT_E125890_4/11/2012 3:19:47 PM Job Reference (optional)

Boise Structural Solutions, Biddeford, ME 04005, SAM

7,250 s May 11 2011 Milltek Industries, Inc. Wed Apr 11 16:43:56 2012 Page 2  
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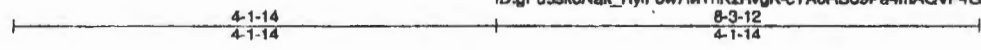
**LOAD CASE(S)**

- 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-5=40, 1-3=20, 3-5=20
- 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=43, 3-5=43  
Horz: 1-3=55, 3-5=55
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=17, 3-5=25  
Horz: 1-3=5, 3-5=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=25, 3-5=17  
Horz: 1-3=37, 3-5=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=43, 3-5=26  
Horz: 1-3=55, 3-5=38
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=26, 3-5=43  
Horz: 1-3=38, 3-5=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=19, 3-5=12  
Horz: 1-3=31, 3-5=24
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-5=12, 1-3=12, 3-5=19  
Horz: 1-3=24, 3-5=31

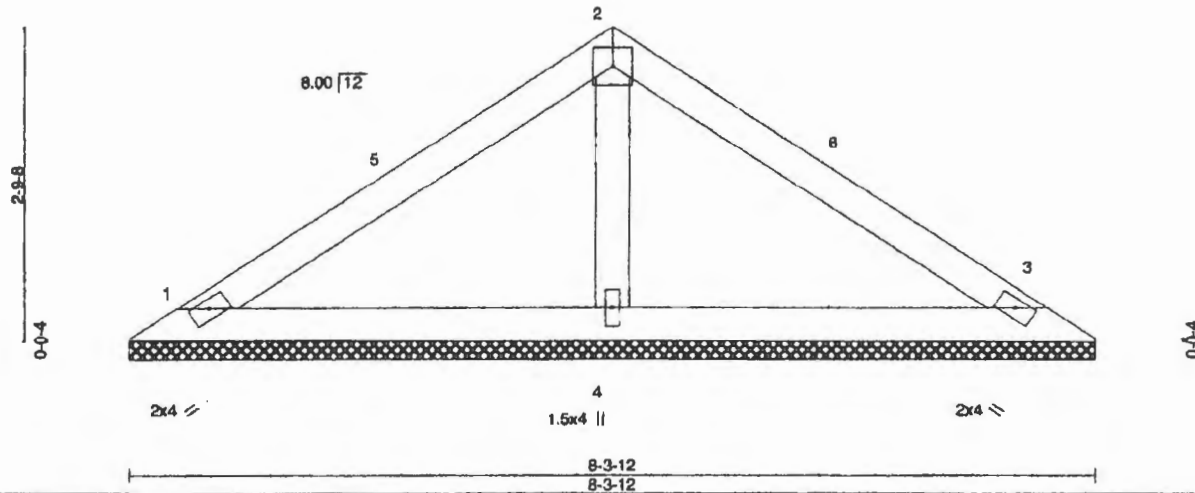
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Boise Structural Solutions, Biddeford, ME 04005, SAM

7:250 a May 11 2011 MTEK Industries, Inc. Wed Apr 11 15:43:58 2012 Page 1  
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Scale = 1:18.9



<b>LOADING (psf)</b>	<b>SPACING</b>	<b>CSI</b>	<b>DEFL</b>	<b>PLATES</b>	<b>GRIP</b>
TCLL 60.0 (Roof Snow=60.0)	2-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2009/TP2007	TC 0.64 BC 0.09 WB 0.08 (Matrix)	in (loc) l/def L/d Vert(LL) n/a - n/a 999 Vert(TL) n/a - n/a 999 Horz(TL) 0.00 3 n/a n/a	MT20	169/123
TCDL 10.0					
BCLL 0.0					
BCDL 10.0					
				Weight: 20 lb	FT = 0%

**LUMBER**  
TOP CHORD 2 X 4 SPF-S No.2  
BOT CHORD 2 X 4 SPF 1650F 1.5E  
OTHERS 2 X 4 SPF-S No.2

**BRACING**  
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS (lb/size)** 1=337/8-3-12 (min. 0-1-14), 3=337/8-3-12 (min. 0-1-14), 4=511/8-3-12 (min. 0-1-14)  
Max Horz 1=103(LC 6)  
Max Uplift 1=84(LC 8), 3=87(LC 8), 4=51(LC 8)

**FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.**  
**WEBS** 2-4=418/114

- NOTES (9)**
- 1) Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) 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) Gable requires continuous bottom chord bearing.
  - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 6) \* 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 2-0-0 wide will fit between the bottom chord and any other members.
  - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 3, 4.
  - 8) This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANS/TP1.
  - 9) Drawing prepared exclusively for manufacturing by Boise Structural Solutions

- LOAD CASE(S)**
- 1) Snow: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-2=140, 2-3=140
  - 2) Unbal.Snow-Left: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-5=140, 2-5=161, 2-3=58
  - 3) Unbal.Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-3=20, 1-2=58, 2-6=161, 3-6=140
  - 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-3=40, 1-2=20, 2-3=20
  - 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60

Continued on page 2

Job	Truss	Truss Type	City	Ply	HAMMOND/ B&M-DELEHANTY/SAM
686780	062	VALLEY	1	1	E_MGMT_E125980_4/11/2012 3:19:49 PM Job Reference (optional)

Boise Structural Solutions, Biddeford, ME 04005, SAM

7:250 a May 11 2011 MTek Industries, Inc. Wed Apr 11 15:43:58 2012 Page 2  
ID:9Pu9sk0Nak\_RyIF8w7MTnKzRvgK-cYA0HSobPa4mAQVF4GTJZXKc2KPOHz2a18Jm0yzRm\_1

**LOAD CASE(S)**

- 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=49, 2-3=49  
Horz: 1-2=61, 2-3=61
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=17, 2-3=25  
Horz: 1-2=5, 2-3=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=25, 2-3=17  
Horz: 1-2=37, 2-3=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=43, 2-3=43  
Horz: 1-2=55, 2-3=55
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=43, 2-3=43  
Horz: 1-2=55, 2-3=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=19, 2-3=19  
Horz: 1-2=31, 2-3=31
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=19, 2-3=19  
Horz: 1-2=31, 2-3=31



Job	Truss	Truss Type	Qty	Ply	HAMMOND/ B&M-DELEHANTY/SAM
636780	082	VALLEY	1	1	E MGMT_E125990_4/11/2012 3:19:49 PM Job Reference (optional)

Boles Structural Solutions, Biddeford, ME 04005, SAM

7:250 a May 11 2011 MTEK Industries, Inc. Wed Apr 11 15:43:56 2012 Page 2  
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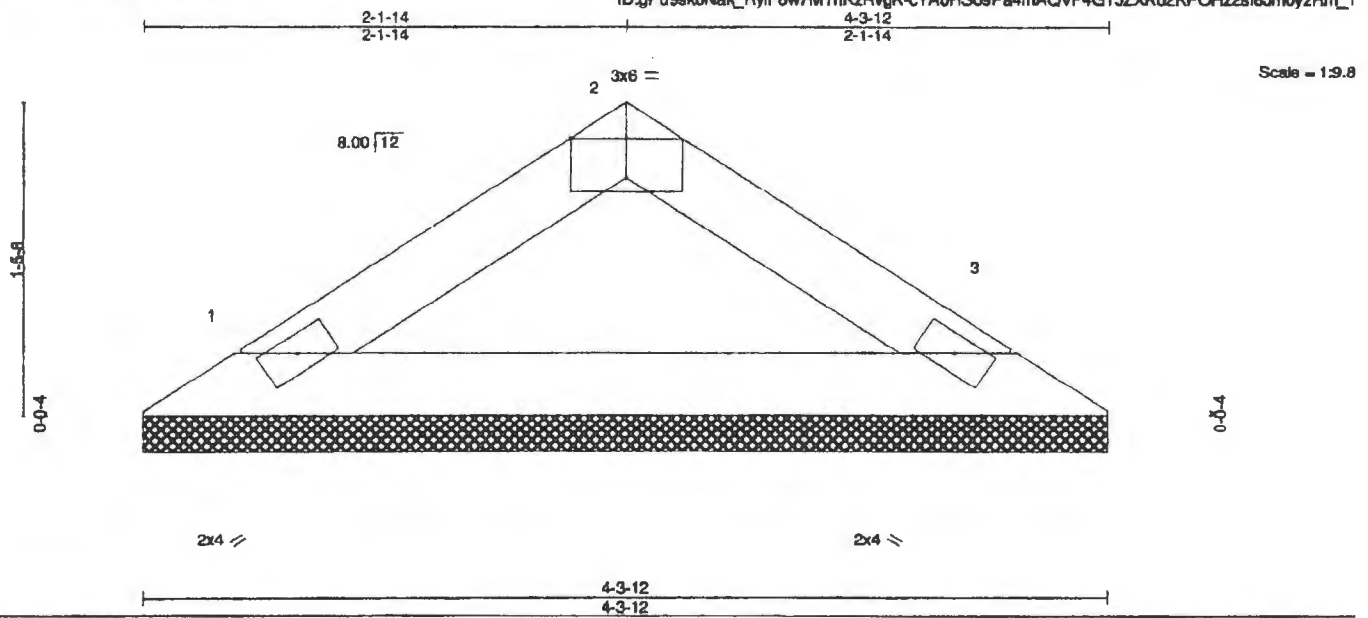
**LOAD CASE(S)**

- 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=49, 2-3=49  
Horz: 1-2=61, 2-3=61
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=17, 2-3=25  
Horz: 1-2=5, 2-3=37
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=25, 2-3=17  
Horz: 1-2=37, 2-3=5
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=43, 2-3=43  
Horz: 1-2=55, 2-3=55
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=43, 2-3=43  
Horz: 1-2=55, 2-3=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=19, 2-3=19  
Horz: 1-2=31, 2-3=31
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-3=12, 1-2=19, 2-3=19  
Horz: 1-2=31, 2-3=31

Job 636780	Truss 062	Truss Type VALLEY	Qty 1	Ply 1	HAMMOND/B&M-DELEHANTY/SAM E_MGMT_E125990_4/11/2012 3:19:49 PM Job Reference (optional)
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Bolse Structural Solutions, Biddeford, ME 04005, SAM

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7:250 a May 11 2011 MiTek Industries, Inc. Wed Apr 11 15:43:96 2012 Page 1



Scale = 1/8" = 1'-0"

Plate Offsets (X,Y): [2:0-3-0,Edge]

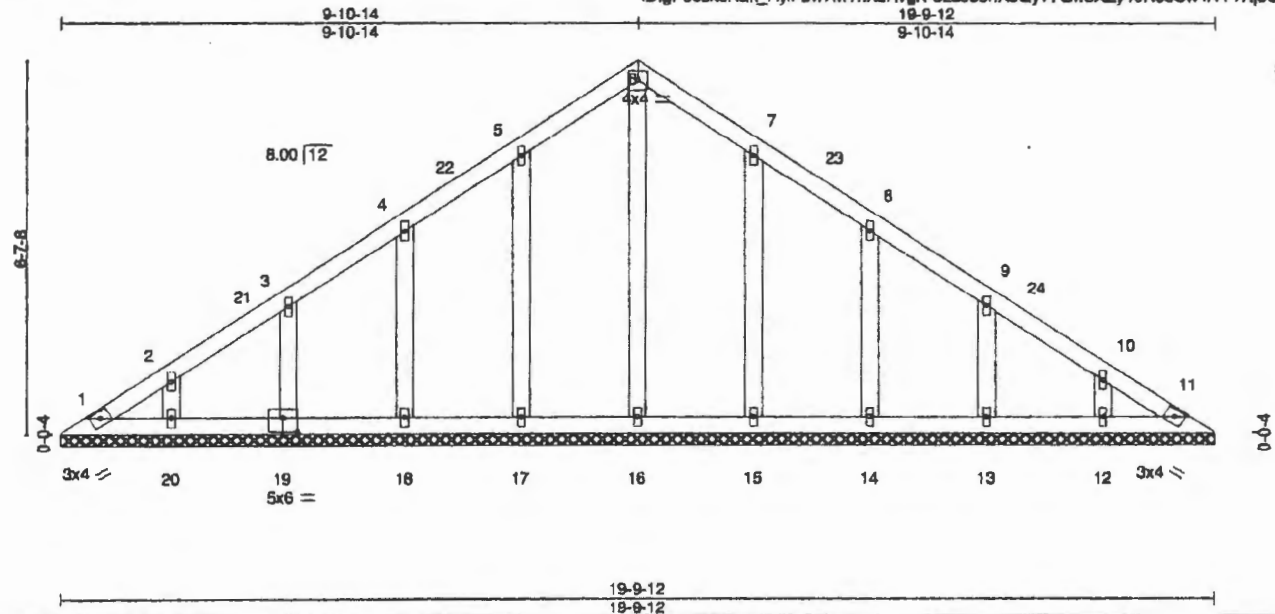
LOADING (psf)	SPACING	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 60.0 (Roof Snow=60.0)	2-0-0 Plates Increase 1.15	TC 0.11	Vert(LL)	n/a	-	n/a	MT20	169/123
TCDL 10.0	Lumber Increase 1.15	BC 0.10	Vert(TL)	n/a	-	n/a		
BCLL 0.0	Rep Stress Incr YES	WB 0.00	Horz(TL)	0.00	3	n/a		
BCDL 10.0	Code IBC2009/TPI2007	(Matrix)						
							Weight: 10 lb	FT = 0%

**LUMBER**  
TOP CHORD 2 X 4 SPF-S No.2  
BOT CHORD 2 X 4 SPF-S No.2

**BRACING**  
TOP CHORD Structural wood sheathing directly applied or 4-3-12 oc purlins.  
BOT CHORD Field ceiling directly applied or 4-3-12 oc purlins.

Boise Structural Solutions, Biddeford, ME 04005, SAM

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7:250 a May 11 2011 MTEK Industries, Inc. Wed Apr 11 15:43:55 2012 Page 1



Scale = 1:37.8

LOADING (psf)		SPACING	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL	60.0	2-0-0	TC 0.11	Vert(LL)	n/a	-	999	MT20	169/123
(Roof Snow=60.0)		Plates Increase 1.15	BC 0.03	Vert(TL)	n/a	-	999		
TCDL	10.0	Lumber Increase 1.15	WB 0.22	Horz(TL)	0.00	11	n/a		
BCDL	0.0	Rep Stress Incr NO	(Matrix)						
BCDL	10.0	Code IBC2009/TP12007						Weight: 77 lb	FT = 0%

**LUMBER**  
 TOP CHORD 2 X 4 SPF 1650F 1.5E  
 BOT CHORD 2 X 4 SYP No.2 \*Except\*  
 B2: 2 X 4 SPF 1650F 1.5E  
 OTHERS 2 X 4 SPF-S No.2

**BRACING**  
 TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 19-9-12.  
 (lb) - Max Horz 1=282(LC 6)  
 Max Uplift All uplift 100 lb or less at joint(s) 1, 11, 17, 15, 18, 14 except 19=118(LC 8), 20=108(LC 8), 13=115(LC 9), 12=106(LC 9)  
 Max Grav All reactions 250 lb or less at joint(s) 1, 11 except 16=255(LC 1), 17=438(LC 2), 15=439(LC 3), 18=371(LC 2), 19=331(LC 1), 20=307(LC 2), 14=370(LC 3), 13=323(LC 1), 12=308(LC 3)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
**WEBS** 5-17=399/110, 7-15=399/110, 4-18=330/115, 3-19=292/144, 2-20=260/123, 8-14=329/115, 8-13=285/140, 10-12=260/122

- NOTES** (10)
- Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) 0-5-6 to 3-5-8, Interior(1) 3-5-6 to 6-10-14, Exterior(2) 6-10-14 to 9-10-14, Interior(1) 12-10-14 to 16-4-5 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
  - TCLL: ASCE 7-05; Pf=60.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Ct=1.1
  - Unbalanced snow loads have been considered for this design.
  - All plates are 1.5x4 MT20 unless otherwise indicated.
  - Gable requires continuous bottom chord bearing.
  - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - \* 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 2-0-0 wide will fit between the bottom chord and any other members.
  - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 11, 17, 15, 18, 14 except (it=lb) 19=118, 20=108, 13=115, 12=106.
  - This truss is designed in accordance with the 2009 International Building Code section 2306.1 and referenced standard ANS/TP1.
  - Drawing prepared exclusively for manufacturing by Boise Structural Solutions

**LOAD CASE(S)**  
 1) Snow: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-11=20, 1-6=140, 6-11=140  
 2) Unbal.Snow-Left: Lumber Increase=1.15, Plate Increase=1.15  
 Uniform Loads (plf)  
 Vert: 1-11=20, 1-4=140, 4-8=191, 6-11=56

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	HAMMOND/B&M-DELEHANTY/SAM
638780	012	GESI	1	1	D_MGE_E125890_4/11/2012 3:10:36 PM Job Reference (optional)

Boles Structural Solutions, Biddeford, ME 04005, SAM

7:250 s May 11 2011 MiTek Industries, Inc. Wed Apr 11 18:43:54 2012 Page 2  
ID:PgPu9sk0Nak\_RylF8w7MTnKzRvgK-g92Fsmmuuzq2w7LtzsRrU6FRaWkKp3uZrqly4zFm\_3

### LOAD CASE(S)

- 3) Unbal.Snow-Right: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)  
Vert: 1-4=58, 2-5=20
- 4) IBC BC Live: Lumber Increase=1.25, Plate Increase=1.25  
Uniform Loads (plf)  
Vert: 1-4=20, 2-5=40
- 5) C-C Wind: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-2=151, 2-4=111, 2-5=12  
Horz: 1-2=163, 2-4=123
- 6) MWFRS Wind Left: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-2=65, 2-4=43, 2-5=12  
Horz: 1-2=77, 2-4=55
- 7) MWFRS Wind Right: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-2=18, 2-4=26, 2-5=12  
Horz: 1-2=30, 2-4=38
- 8) MWFRS 1st Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-2=65, 2-4=43, 2-5=12  
Horz: 1-2=77, 2-4=55
- 9) MWFRS 2nd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-2=35, 2-4=43, 2-5=12  
Horz: 1-2=47, 2-4=55
- 10) MWFRS 3rd Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-2=41, 2-4=19, 2-5=12  
Horz: 1-2=53, 2-4=31
- 11) MWFRS 4th Wind Parallel: Lumber Increase=1.60, Plate Increase=1.60  
Uniform Loads (plf)  
Vert: 1-2=11, 2-4=19, 2-5=12  
Horz: 1-2=23, 2-4=31
- 12) IBC Snow on Overhangs: Lumber Increase=1.15, Plate Increase=1.15  
Uniform Loads (plf)



**B&M DEVELOPERS**  
**DELEHANTY**

**34 X 38**  
**2 STORY**  
**w/GARAGE**

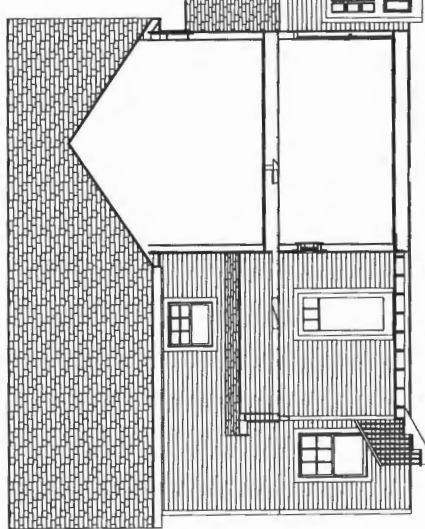
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**JWN**

**REVISIONS**  
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BY: JWN  
REASON: 1  
DATE: 03/27/12  
BY: JWN  
REASON: 2  
DATE: 04/06/12  
BY: JWN  
REASON: 3  
DATE: 04/25/12  
BY: JWN  
REASON: 4

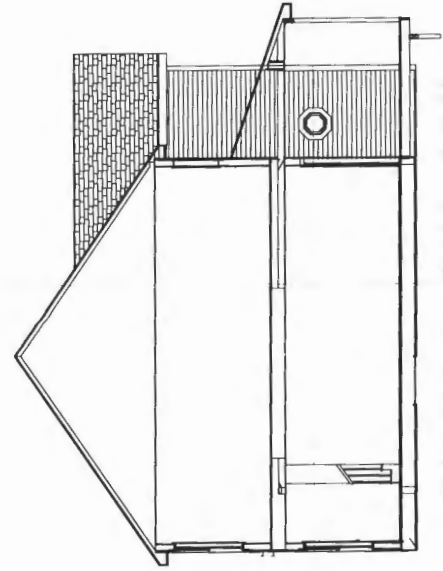
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**AUB**  
**5 of 8**

**HOME PLANNING**  
**CENTER**  
**Drafting & Estimating**  
**Hammons**  
**Lumber Company**

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**REAR ELEVATION**  
**(INSIDE PORCH)**

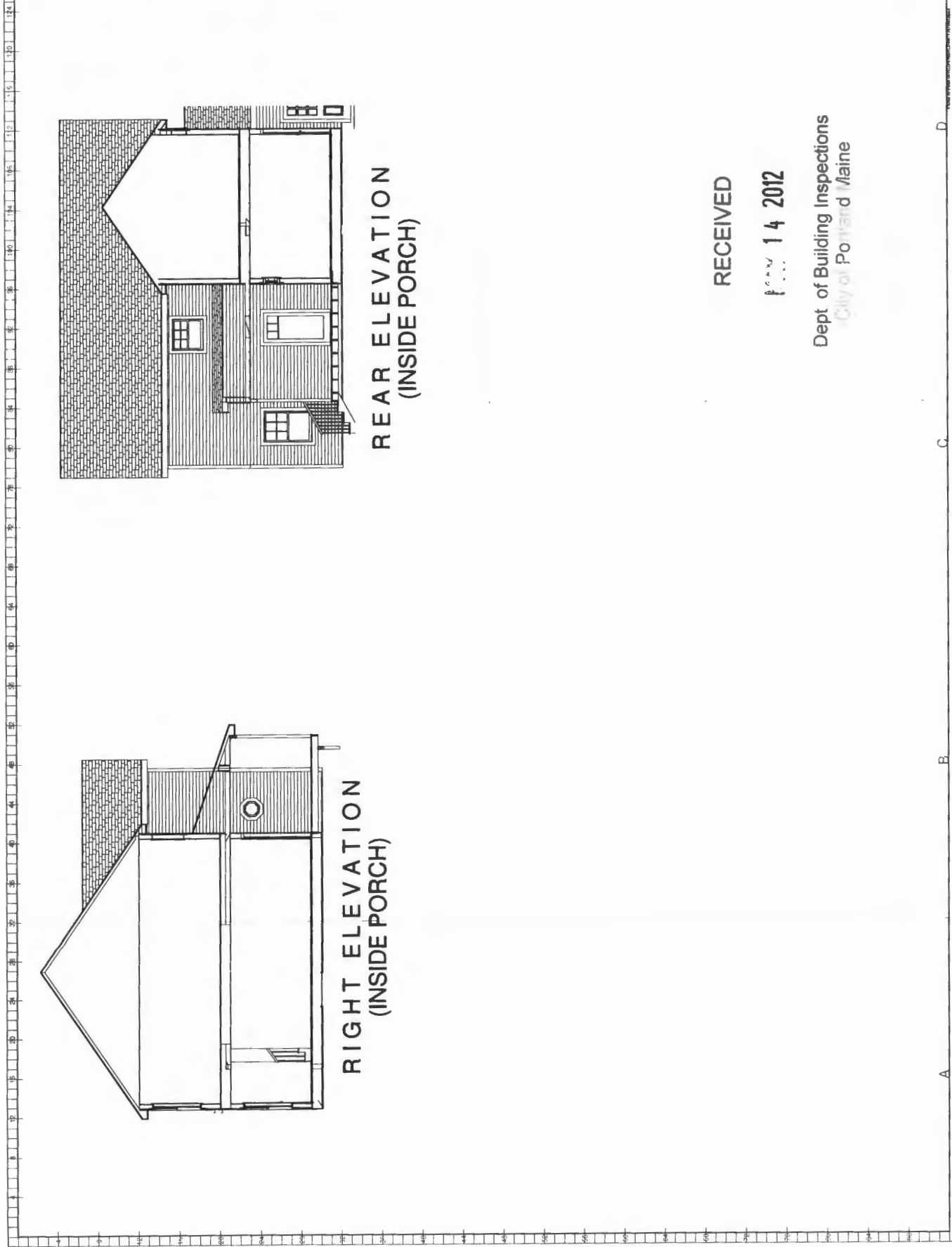


**RIGHT ELEVATION**  
**(INSIDE PORCH)**

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**City of Portland Maine**









**B&M DEVELOPERS**  
DELEHANTY

34 x 38  
2 STORY  
W/GARAGE

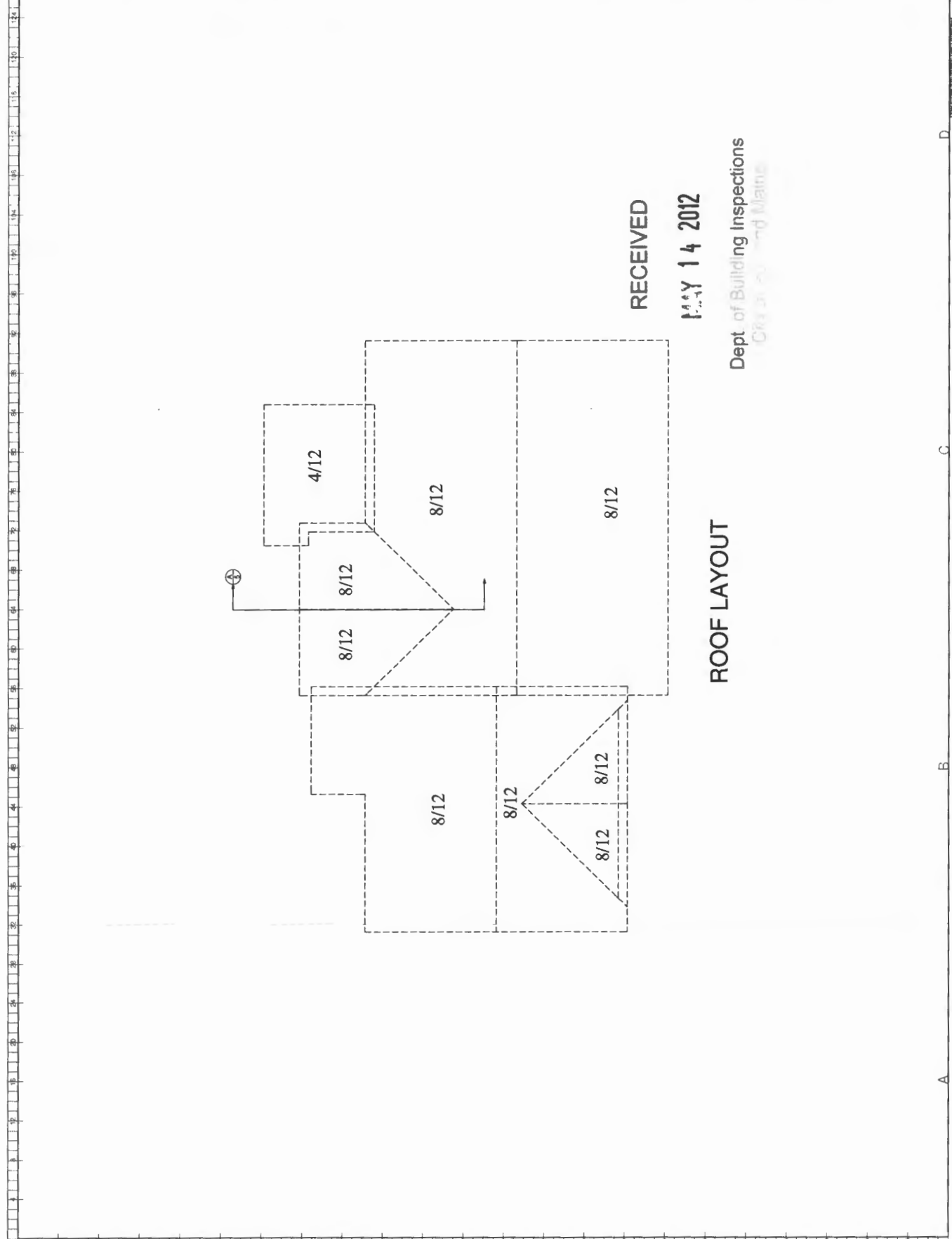
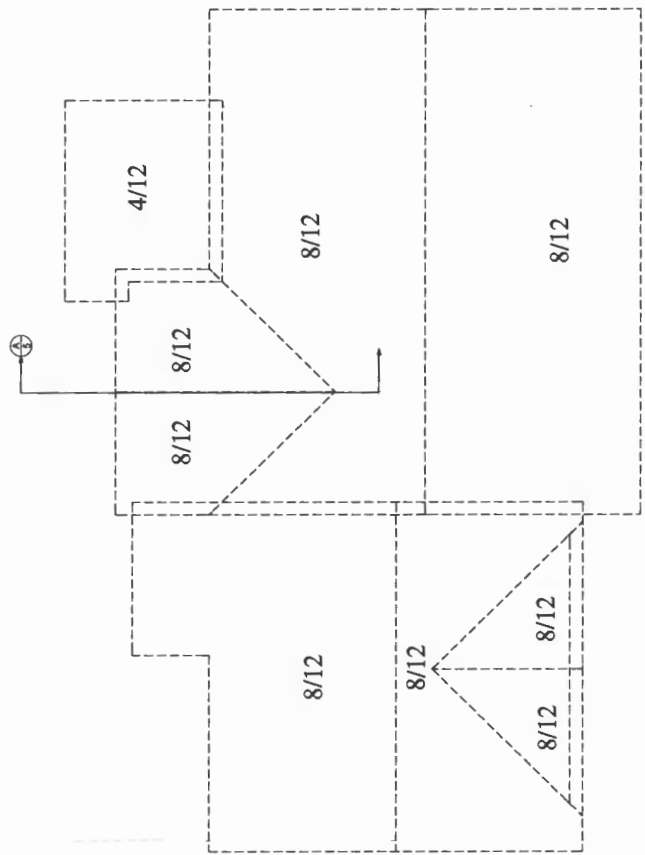
REVISIONS  
ADM 09/22/12  
RIS 08/28/12  
JWN 04/06/12  
PME 04/23/12

HOME PLANNING  
CENTER  
Drafting & Estimating  
Lumber Company

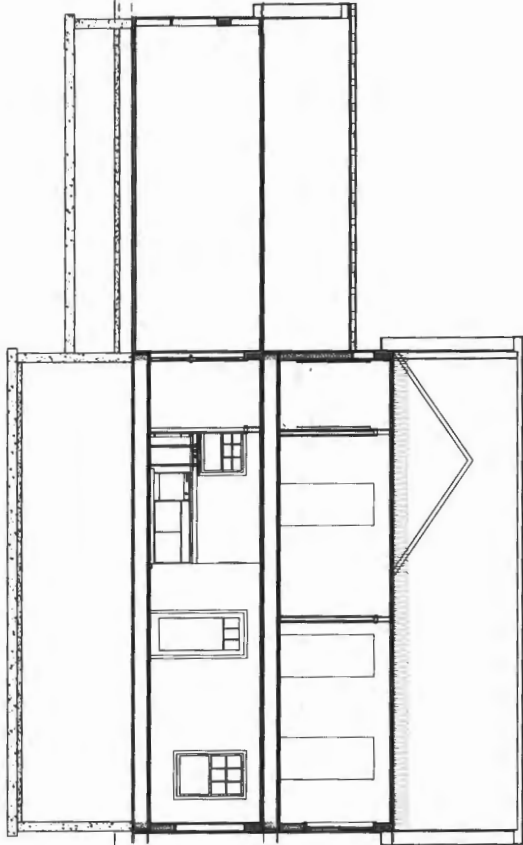
12 LOCATIONS TO  
SERVE YOU BETTER  
ALBANY  
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BURLINGTON  
DORCHESTER  
FARMINGTON  
GREENVILLE  
LITTLETON  
MIDDLEBURY  
MOUNTAIN VIEW  
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ROOF LAYOUT





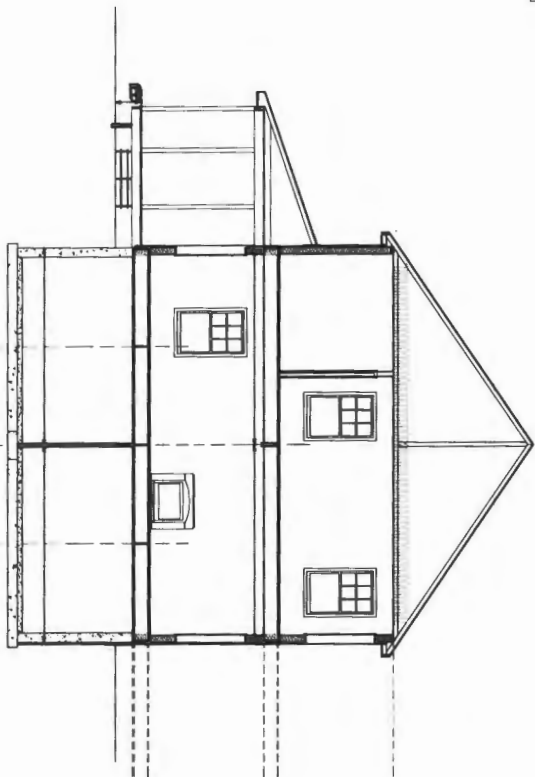


**SECTION A1**

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 THE QUALITY, SCALE, CALCULATIONS AND NOT BE SPECIFIED

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 Portland Maine



**SECTION A2**

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**B&M DEVELOPERS  
 DELEHANTY**

34 x 38  
 2 STORY  
 W/GARAGE

ADM  
 JWN

**REVISIONS**

DATE	BY	DESCRIPTION
03/22/12	ADM	PRELIMINARY
03/28/12	RTI	REVISED
03/27/12	RTI	REVISED
03/27/12	RTI	REVISED
04/26/12	RTI	REVISED
04/24/12	RTI	REVISED
04/25/12	RTI	REVISED

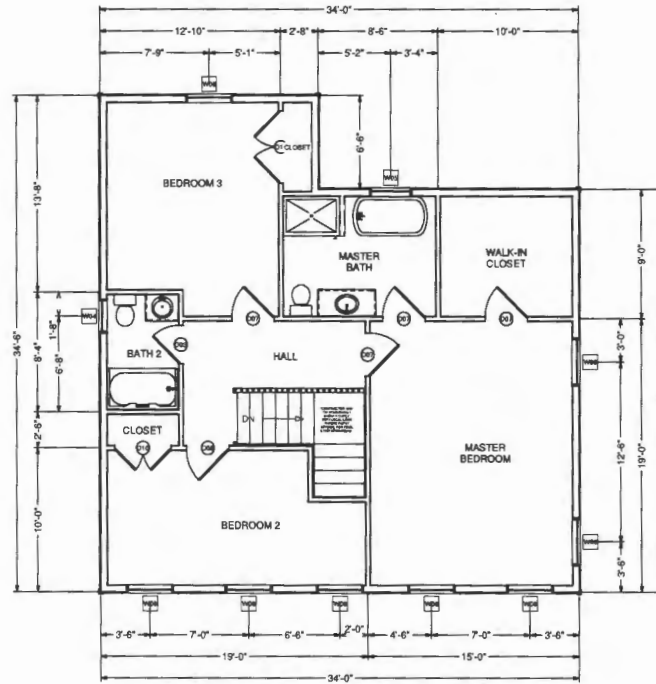
PROJECT NO: **2S12022**  
 DRAWN BY: **AUB**  
 SCALE: **1/4" = 1'-0"**  
 SHEET NO: **6 of 8**

**HOME PLANNING CENTER**  
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**Hammond Lumber Company**

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  - BOWDOIN
  - DANABOSCOTTA
  - FARMINGTON
  - GREENVILLE
  - LEWISBURG
  - ORLAND
  - ROCHESTER
  - WINDHAM



**SECOND FLOOR**  
8 ft Ceiling  
1052 sq ft

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**Hemmond Lumber Company**

**2S12022**  
DATE: 5/11/2012  
DRAWN BY: ADM  
CHECKED BY: JWN  
SCALE: 1/4" = 1'-0"

**REVISIONS**

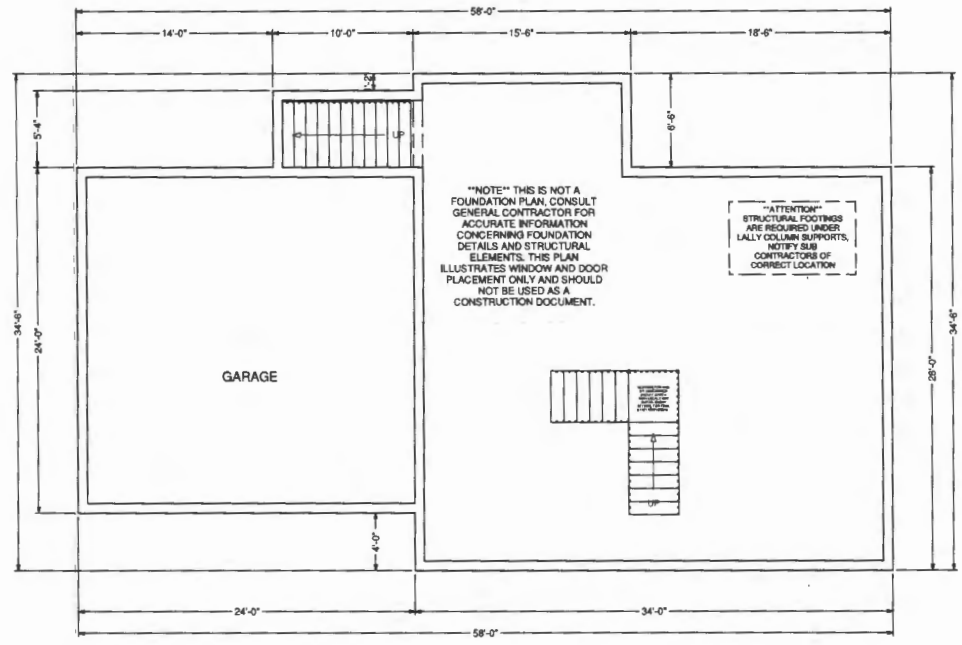
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2	03/26/12	REVISIONS	ADM
3	05/27/12	REVISIONS	ADM
4	06/20/12	REVISIONS	JWN
5	06/25/12	REVISIONS	JWN

**34 x 38**  
**2 STORY**  
**W/GARAGE**

**B&M DEVELOPERS**  
**DELEHANTY**

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**BASEMENT LEVEL**

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PROJECT NUMBER: 2S12022  
 CLIENT: AUB  
 DATE: 5/11/2012  
 SCALE: 1/4" = 1'-0" | 8 of 8

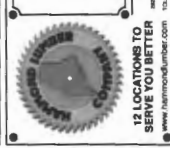
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3	03/29/12	REVISED PER PERMITS
4	04/24/12	REVISED PER PERMITS
5	04/25/12	REVISED PER PERMITS

DESIGNED BY: ADM  
 CHECKED BY: JWN

**34 x 38  
 2 STORY  
 W/GARAGE**

**B&M DEVELOPERS  
 DELEHANTY**



**HARMON AND COMPANY**  
 1001 FRENCH ROAD  
 PORTLAND, ME 04106  
 TEL: 407-788-8888  
 FAX: 407-788-8889  
 www.hammoundlumber.com

**Jonathan Rioux - Re: 86 Ballpark Dr.**

---

**From:** <bmhouse@aol.com>  
**To:** <JRIOUX@portlandmaine.gov>  
**Date:** 5/15/2012 1:39 PM  
**Subject:** Re: 86 Ballpark Dr.

---

Hi John

No winders in stairway, Roof trusses are on the way, #1 hemlock for floor joist, The screen porch will have a 4/12 pitch and be stick framed with 2x10 for rafters and be 16 OC and have 2x6 collarties 16 OC. The post support for the deck will have 4ft concrete tapered frost protection post 6ft on center with triple 2x10 PT for the supporting beam. floor joist for screen porch will be PT 2x10 16 OC.

Thanks Reggie

Thanks,  
Gary McFarland  
Bouffard & McFarland Builders  
Phone: 207-783-6224  
Fax: 207-784-4767

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

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
To: bmhouse <bmhouse@aol.com>  
Sent: Tue, May 15, 2012 1:18 pm  
Subject: Re: 86 Ballpark Dr.

Gary,

Can you provide a response to the questions below, JGR.

1. We need a cross-section (drawn) of (1): the main stairwell and winders, (2) are all the roofs truss construction, if so please submit engineered specifications, if not please provide a cross-section?
2. What (number) species of Hem-fir are you using for the floor joist?
3. Please answer the deck framing question in the link below.

<http://www.portlandmaine.gov/planning/deckguidelines.pdf>

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101

Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

>>> <[bmhouse@aol.com](mailto:bmhouse@aol.com)> 5/15/2012 9:01 AM >>>  
Hi Jon,

I'm checking to see if you received our responses to your questions. Please let me know if you need anything else.

Thanks,  
Gary McFarland  
Bouffard & McFarland Builders  
Phone: 207-783-6224  
Fax: 207-784-4767

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

From: Jonathan Rioux <[JRIOUX@portlandmaine.gov](mailto:JRIOUX@portlandmaine.gov)>  
To: [bmhouse](mailto:bmhouse@aol.com) <[bmhouse@aol.com](mailto:bmhouse@aol.com)>  
Sent: Fri, May 11, 2012 10:12 am  
Subject: Re: 86 Ballpark Dr.

Can you answer the questions below, and provide a scaled sketch for the items in bold?

1. What is the Footing Depth?
2. How many 2 x 12's are you using for the center girder?
3. What is the spacing on the anchor bolts and straps?
4. What is the max span between the lally columns supporting the girder, and footing sizes?
5. What is the max span for the first and second floor joist(s)?
6. Is the window safety glazed in the tub enclosure?
7. What is the finish headroom in the attic area (use; are you installing a full set of stairs and egress window)?
8. How many 2 X 10's are you using for headers and what are the max spans, and jack studs?
9. Is there habitable space proposed above the garage?
10. What are you installing for a door between the garage and the house?
11. What are you using for the garage door girders?

**We need a cross-section (drawn) of (1): the main stairwell and winders, and (2) how the dormer or roof bump out above bedroom three meets the trusses.**

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703

[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)  
>>> <[bmhouse@aol.com](mailto:bmhouse@aol.com)> 5/4/2012 2:24 PM >>>

Hi John,

Here are our responses to your questions. Please let me know if you received these attachments and if you need anything else.

Thanks,  
Gary McFarland  
Bouffard & McFarland Builders  
Phone: 207-783-6224  
Fax: 207-784-4767

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

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
To: bmhouse <bmhouse@aol.com>; michael-delahanty <michael-delahanty@idexx.com>; michael\_delahanty <michael\_delahanty@idexx.com>  
Sent: Tue, May 1, 2012 4:52 pm  
Subject: 86 Ballpark Dr.

Mr. McFarland,

Attached is a Plan Review Sheet that list the minimal information required prior to a new Single Family permit issuance.

The construction documents must show the minimal detail(s) (see attachment) so that it will conform to the provisions of this code.

The plans submitted are not adequate for permit issuance. You can schedule a plan review mtg. by calling 207.874.8703, if need be.

<http://www.portlandmaine.gov/planning/desgnstandards.asp>

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

**Woodbury Hill Professionals**  
Civil & Structural Engineering  
8 Woodbury Hill Road  
Auburn, ME 04210  
(207) 783-4459

April 5, 2012

To: Bouffard & McFarland  
97 Hickory Drive  
Auburn, ME 04210

For: Miscellaneous beam design  
Delehanty residence  
Portland, ME

Dear Msr. Bouffard and McFarland,

In order to support the second floor of the Delehanty residence above the living room a beam must be installed in the second floor from the outside wall to the stair well wall. It is approximately fifteen feet long. The beam must be a W8x21, A992 steel beam. The beam must be supported at the outside wall with double 2x6 studs and at the interior walls with 3-1/2"x3-1/2" PSL columns. Minimum bearing is four inches.

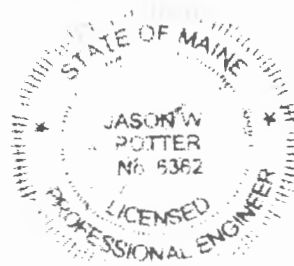
The area above the kitchen also requires a beam, from one outside wall to the other. It is approximately fifteen and one half feet long. The beam must be a W8x18, A992 steel beam. The beam must be supported at the outside walls with double 2x6 studs. Minimum bearing is three inches.

The second floor center beam above the entry closet must be a 1-3/4"x7-1/4' Versalam 2.0 3100. The middle column can be a double 2x4 stud.

The footing under the stair corner must be 3'X3'X1' with four #4 grade 60 rebar 3" from the bottom in both directions. The basement columns should be concrete filled steel lally columns.

I used 2009 International Residential Code and the ASCE 7-05 as the basis for design and loads.

Sincerely,



Jason Potter, P. E.