

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 040024

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Goldeneye Corp /Risbara Br Construction
has permission to 3300 sf Single Family home rear deck, 2 car attached garage
AT 226 Hope Ave 392 A015001

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

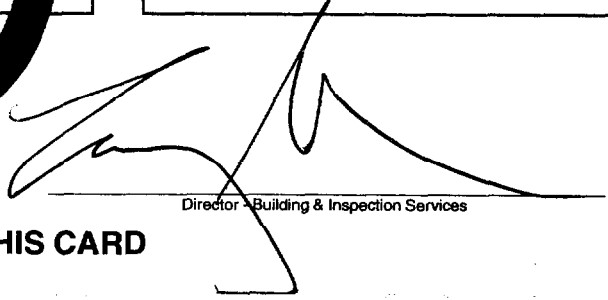
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is started or otherwise closed-in. 4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 04-0024	Issue Date: PERMIT ISSUED MAR 05 2004	EBL: 392 A015001
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Location of Construction: 226 Hope Ave	Owner Name: Goldeneye Corp	Owner Address: 286 Falmouth Rd	Phone:
Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone: 2078835528
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Past Use: Vacant Land	Proposed Use: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage	Permit Fee: \$2,922.00	Cost of Work: \$314,000.00	CEO District: 5
Proposed Project Description: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: P-3 Type: SB BOCA 99 [Signature]	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 01/12/2004	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2004-0005 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 1/15/04 [Signature]	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0024	Date Applied For: 01/12/2004	CBI: 392 A015001
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Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone: (207) 883-5528
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage	Proposed Project Description: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/15/2004
Note: 02/12/04 received a revised site plan **Ok to Issue:** ✓
 3/4/04 Had to resign another new sheet for the permit

- 1) No parking is allowed within your front cul-du-sac because the front portion is located within the 25' front setback. Section 14-336 does not allow the parking of cars within the required front yard setback. This cul-du-sac may only used for an active turn around, but no parking. If you wish to move this cul-du-sac beyond the required 25' front setback, there would be no zoning restriction on parking within this area.
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- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently a rear deck 12' x 20' is being approved with these plans.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 02/01/2004
Note: **Ok to Issue:** ✓

Comments:

- 1/27/04-tmm: Spoke w/Tim - faxed over plan review sheets listing needed info.
- 1/12/04-ldobson: Please contact Tim Halpin when ready for pick-up 883-5528 ext 1108
- 2/5/04-kwd: Site plan not approved as of 2/5/2004; hold for JR's approval. Tim Halpin informed. Kwd
- 2/12/04-kwd: new site plan recieved; reviewed by MES, house footprint has changed, sent to Tammy for final review. Kwd

Applicant: Risbana

Date: 1/14/04

Address: 226 Hope Ave (lot # 15)

C-B-I: 392-A-015

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Permit Appl # 04-0024

Zone Location - R-2

Interior or corner lot - add street at this time

Proposed Use/Work - to construct new single family ^{with attached} 2-car garage

Sevage Disposal - City

Lot Street Frontage - 50' min req - $\approx 100'$

Front Yard - 25 ft min - 132' scaled OK

Rear Yard - 25 ft min $\approx 118'$ scaled ^{show 19' & 19.1' OK}

Side Yard - 14 ft min - ~~14' & 20.2'~~

Projections - rear deck 12 x 20 - front porch - front bay window
REAR bay window deck

Width of Lot - 80' min $\approx 118'$ scaled

Height - 35' max - 34.25' to the lowest grade - averaging the grade would make this a couple feet ~~less~~ less in height

Lot Area - 10,000^{sq} min 32,912^{sq} given

Lot Coverage Impervious Surface - 20% of 6,582.4^{sq} max

Area per Family - 10,000^{sq}

Off-street Parking - 2 req. - 2 car garage

Loading Bays - N/A

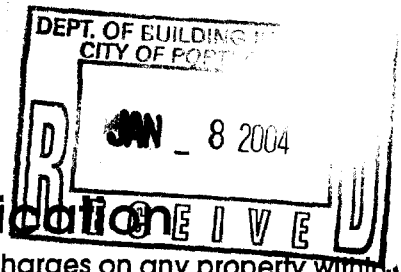
Site Plan - minor/minor # 2004-0005

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 zone X

26 x 26	=	676
R, deck 12 x 20	=	240
screen Por 11 x 12	=	132
Dingy 13 x 12	=	156
base house 34 x 36	=	1224
2 8 x 22.50	=	180
		OK (2608 ^{sq})

revised ^{approved} site plan dated 2/12/04 OK



#5
 04-0029

All Purpose Building Permit Application

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

Location/Address of Construction: <u>Lot 15 Pisumpsett River Subdivision III</u>		
Total Square Footage of Proposed Structure <u>APPROX 3300 sq' OF LIVING SPACE</u>	Square Footage of Lot <u>32.912</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>392</u> Block# <u>A</u> Lot# <u>015</u>	Owner: <u>Pete and Julie Kelly</u>	Telephone: <u>UNKNOWN</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>RISBARA Bros. Const Co</u> <u>P.O. BOX 485</u> <u>SCARBOROUGH, ME 04070-0485</u>	Cost Of Work: <u>\$314,000.-</u> Fee: <u>\$20,2596.00</u>
Current use: <u>VACANT LOT</u>		
If the location is currently vacant, what was prior use: <u>UNKNOWN</u>		
Approximately how long has it been vacant: <u>UNKNOWN</u>		
Proposed use: <u>SINGLE FAMILY Dwelling w/ 290 SQ Foot Rear Deck</u>		
Project description: <u>132 Sq Foot Farmers Porch</u>		
Contractor's name, address & telephone: <u>RISBARA Bros Const Co</u> <u>P.O. Box 485 SCARBOROUGH, MAINE 04070-0485</u>		
Who should we contact when the permit is ready: <u>TIM HALPIN</u>		
Mailing address: <u>SAME AS ABOVE</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>883-5528 ext. 1108</u>		

2847.00
 Copd - 75.00
 2922.00
 326
 +300
 \$626
 dup. site plan

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: [Signature] Date: 1-8-04

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Delete	Schedule Inspection	Add	Find	Print Permit	Print C of O	Print Insp	Invoicing	Taxes
Prmt	Text93	0		Constr Type	New	Num1	4	
Permit Nbr	04-0024	Location of Construction	226	Hope Ave	Appl. Date			
Status	Pending	Permit Type	Single Family	Issue Date				
CBL	392 A015001	District Nbr	5	Estimated Cost	\$314,000.00	Date Closed		

Comment Date	Comment	Add	Delet	Save
02/12/2004	new site plan recieved; reviewed by MES, house footprint has changed, sent to Tammy for final review.			
	Name	kwd	Follow Up Date	Completed
02/05/2004	Site plan not approved as of 2/5/2004; hold for JR's approval. Tim Halpin informed. Kwd			
	Name	kwd	Follow Up Date	Completed
01/27/2004	Spoke w/Tim - faxed over plan review sheets listing needed info.			
	Name	tmm	Follow Up Date	Completed
01/12/2004	Please contact Tim Halpin when ready for pick-up 883-5528 ext 1108			
	Name	ldobson	Follow Up Date	Completed

CreatedBy	ldobson	CreateDate	01/12/2004	ModBy	kwd	ModDate	02/13
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Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 11, 2004

Doug Reynolds
Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

RE: Revised Plan for 226 Hope Ave; Lot 15, Presumpscot River Place
CBL: 392 A015001

Dear Mr. Reynolds:

On February 11, 2003, the Portland Planning Authority approved the revised layout and grading plan for Lot #15 on Hope Avenue, as shown on the approved plan

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Sarah Hopkins
Development Review Services Manager

cc: Alexander Jaegerman, Planning Division Director
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
— Karen Dunfey, Inspections
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Correspondence File

SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT

SIDE YARD*

1 STORY 12 FT.

1 1/2 STORY 12 FT.

2 STORY 14 FT.


2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH:
OTHER USES: 80 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: APR 03
Draft: SGB	Job No.: 759
Checked: AMP	Scale: NTS
File Name: 759-sp.dwg	

 <i>Traffic and Civil Engineering Services</i>

Drawing Name: Space & Bulk Requirements
Project: PRESUMPCOT RIVER PLACE

Figure No. 1

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

2004-0005
Application I. D. Number

Risbara Bros. Const.
Applicant
P.O. Box 485, Scarborough, ME 04070
Applicant's Mailing Address

1/8/2004
Application Date
single family residence
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 883-5528 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

226 - 226 Hope Ave , Portland, Maine
Address of Proposed Site
392 A015001
Assessor's Reference: Chart-Block-Lot

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

3300 sf R2
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 1/12/2004

DRC Approval Status:

Reviewer Sarah Hopkins

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date 2/11/2004 Approval Expiration 2/11/2005 Extension to _____ Additional Sheets Attached
 Condition Compliance Sarah Hopkins 2/12/2004
signature date

Performance Guarantee

- Required*** **Not Required**

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

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

City of Portland, Maine - Building or Use Permit

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

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Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone: (207) 883-5528
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage	Proposed Project Description: 3300 sf Single Family home w/rear deck, front porch, 2 car attached garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/15/2004

Note: 02/12/04 received a revised site plan

Ok to Issue:

- 1) No parking is allowed within your front cul-du-sac because the front portion is located within the 25' front setback. Section 14-336 does not allow the parking of cars within the required front yard setback. This cul-du-sac may only used for an active turn around, but no parking. If you wish to move this cul-du-sac beyond the required 25' front setback, there would be no zoning restriction on parking within this area.
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Note:

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PLANNING DEPARTMENT PROCESSING FORM
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2004-0005

Application I. D. Number

1/8/2004

Application Date

single family residence

Project Name/Description

Risbara Bros. Const.

Applicant

P.O. Box 485, Scarborough, ME 04070

Applicant's Mailing Address

226 - 226 Hope Ave , Portland, Maine

Address of Proposed Site

392 A015001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

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Applicant or Agent Daytime Telephone, Fax

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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

3300 sf

Proposed Building square Feet or # of Units

Acreeage of Site

R2

Zoning

Check Review Required:

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| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
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Status: Approved

Reviewer: Tammy Munson

Approval Date: 02/04/2004

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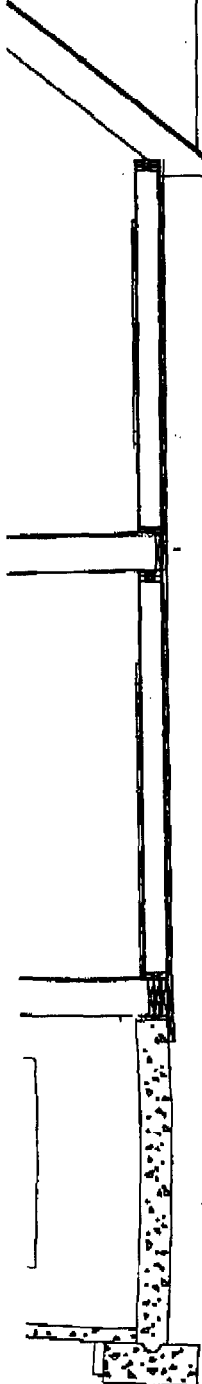
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ALL HEADERS TO 3-2x10" w/ 1/2" COR

RE: HEADER SIZE
226 HOPE Rd.

PARADIGM BRAND WINDOWS

HEADER SIZE	PRODUCT CODE	ROUGH OPENING	COUNT
35"	DH3236	32" X 36"	1
39"	DH3644	36" X 44"	3
39"	DH3636	36" X 36"	1
39"	DH3660	36" X 60"	3
74 1/2"	DH3660-2	71 1/2" X 60"	1
39"	DH3666	36" X 66"	3
43"	DH4060	40" X 60"	5
82 1/2"	DH4060-2	79 1/2" X 60"	3
43"	DH4066	40" X 66"	3
82 1/2"	DH4066-2	79 1/2" X 66"	1
82 1/2"	DH4066-2	79 1/2" X 66"	1
123"	DH4066-3	120" X 66"	1
63"	CFC 6042	60" X 42"	1
82 1/4"	45-4866-20	79 1/4" X 69"	1
82 1/4"	45-4048-20	79 1/4" X 40"	1



02/04/04

FEB - 4 2004
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RISBARA BROS. CONSTRUCTION

When Quality Counts

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DATE: 2-4-04

TO: Tommy M. @FAX# 874-8716

FROM: Tim

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(including cover): 2

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COMMENTS

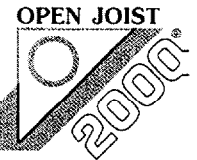
Tommy,

Header schedule for 226 HOPE ROAD
BOZMANNS.

THANK

Tim

197 US Route 1 PO Box 485 Scarborough, Maine 04070-0485 • (207) 883-5528 Fax (207) 883-8075



ALLOWABLE LIVE LOAD CHARTS IN PSF

Live load deflection to L/360

Rev. 20/03/02

JOIST DEPTH 9 3/8"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	115	86	72	58	115	86	72	58	115	86	72	55	115	86	70	50
3 X 2	SPF # 2	14'-0"	94	71	59	47	94	71	59	47	94	71	59	45	94	71	58	40
3 X 2	SPF # 2	15'-0"	77	58	48	38	77	58	48	38	77	58	48	37	77	58	48	32
3 X 2	SPF # 2	16'-0"	64	48	40	32	64	48	40	32	64	48	40	31	64	48	40	26
4 X 2	SPF # 2	17'-0"	70	53	44	35	70	53	44	35	70	53	44	31	70	53	40	26
4 X 2	SPF 2100f-1.8E	18'-0"	72	54	45	36	72	54	45	36	72	54	45	31	72	54	40	26
4 X 2	SPF 2100f-1.8E	19'-0"	61	46	38	30	61	46	38	30	61	46	37	25	61	44	32	20
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	33	26	53	40	33	26	53	40	33	23	53	40	30	18

JOIST DEPTH 13"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	150	109	88	67	145	104	83	62	140	99	78	57	135	94	73	52
3 X 2	SPF # 2	16'-0"	128	93	75	57	124	88	70	52	119	83	65	47	114	78	60	42
3 X 2	SPF # 2	17'-0"	106	79	65	49	106	76	60	44	103	71	55	39	98	66	50	34
3 X 2	SPF # 2	18'-0"	91	68	57	43	91	66	52	38	90	61	47	33	85	56	42	28
4 X 2	SPF # 2	19'-0"	102	73	58	43	97	68	53	38	92	63	48	33	87	58	43	28
4 X 2	SPF # 2	20'-0"	91	64	51	38	86	59	46	33	81	54	41	28	76	49	36	23
4 X 2	SPF # 2	21'-0"	80	59	47	35	79	54	42	30	74	49	37	25	69	44	32	20
4 X 2	SPF 2100f-1.8E	22'-0"	83	62	52	39	83	62	48	34	83	57	43	29	79	52	38	24
4 X 2	SPF 2100f-1.8E	23'-0"	74	55	46	36	74	55	44	31	74	52	39	26	72	47	34	21
4 X 2	SPF 2100f-1.8E	24'-0"	64	48	40	32	64	48	40	28	64	47	35	23	64	42	30	18
4 X 2	SPF 2100f-1.8E	25'-0"	58	43	36	29	58	43	36	26	58	43	32	21	58	38	27	16

JOIST DEPTH 16"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	153	111	90	69	148	106	85	64	143	101	80	59	138	96	75	54
3 X 2	SPF # 2	16'-0"	145	105	85	65	140	100	80	60	135	95	75	55	130	90	70	50
3 X 2	SPF # 2	17'-0"	142	103	83	63	137	98	78	58	132	93	73	53	127	88	68	48
4 X 2	SPF # 2	18'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
4 X 2	SPF # 2	19'-0"	161	117	95	73	156	112	90	68	151	107	85	63	146	102	80	58
4 X 2	SPF # 2	20'-0"	154	112	91	70	149	107	86	65	144	102	81	60	139	97	76	55
4 X 2	SPF # 2	21'-0"	148	107	87	67	143	102	82	62	138	97	77	57	133	92	72	52
4 X 2	SPF # 2	22'-0"	137	99	80	61	132	94	75	56	127	89	70	51	122	84	65	46
4 X 2	SPF 2100f-1.8E	23'-0"	127	91	74	56	122	86	69	51	117	81	64	46	112	76	59	41
4 X 2	SPF 2100f-1.8E	24'-0"	104	78	65	52	102	76	64	47	94	70	59	42	86	64	54	37
4 X 2	SPF 2100f-1.8E	25'-0"	96	72	60	47	92	69	58	42	84	63	53	37	76	57	48	32
4 X 2	SPF 2100f-1.8E	26'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	27'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	28'-0"	75	56	47	38	73	55	46	34	65	49	41	29	60	45	38	24
4 X 2	SPF 2400f-2.0E	29'-0"	64	48	40	32	64	48	40	32	64	48	40	27	56	42	35	22
4 X 2	SPF 2400f-2.0E	30'-0"	56	42	35	28	56	42	35	28	56	42	35	23	48	36	30	18

JOIST DEPTH 9 3/8" - P			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	95	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	14'-0"	94	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	15'-0"	77	57	45	33	76	52	40	28	71	47	35	23	66	42	30	18
3 X 2	SPF # 2	16'-0"	64	48	40	29	64	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF # 2	17'-0"	70	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	18'-0"	72	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	19'-0"	61	45	35	25	60	40	30	20	55	35	25	15	50	30	20	10
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	31	22	53	35	26	17	48	30	21	12	43	25	16	7

These load tables are based on the assumption that sheathing is attached to the top flange of Open Joist 2000® and that 5 1/2 inch bearings were considered as supports. Live loads may vary according to different bearing widths used. The performance of a floor system is a matter of personal opinion. A variety of framing suggestions are recommended by an approved Open Joist 2000® supplier.

RISBARA BROS. CONSTRUCTION

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORKS

DATE: 1-30-04

TO: THOMAS THOMPSON

@FAX# 874-8716

FROM: Tim

OF PAGES
(including cover): 4

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COMMENTS

THOMAS

MORE INFO RE: 220 HOPE ROAD - LOT 15

* Please let me know if this info want work.

197 US Route 1 PO Box 485 Scarborough, Maine 04070-0485 • (207) 883-5518 Fax (207) 883-8075

RISBARA BROS. CONSTRUCTION

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORKS

DATE: 1-28-04

TO: TAMMY M.

@FAX# 874-8716

FROM: Tim

OF PAGES
(including cover): 2

For personal and confidential reasons please distribute to addressee. THANK YOU.

COMMENTS

RE: 226 HOPE ROAD Lot # 15

INFO RE: Beams & O.T. FOR your FILE

2ND FAX

RE: PORCH & DECK DETAIL

JAN 28 2004

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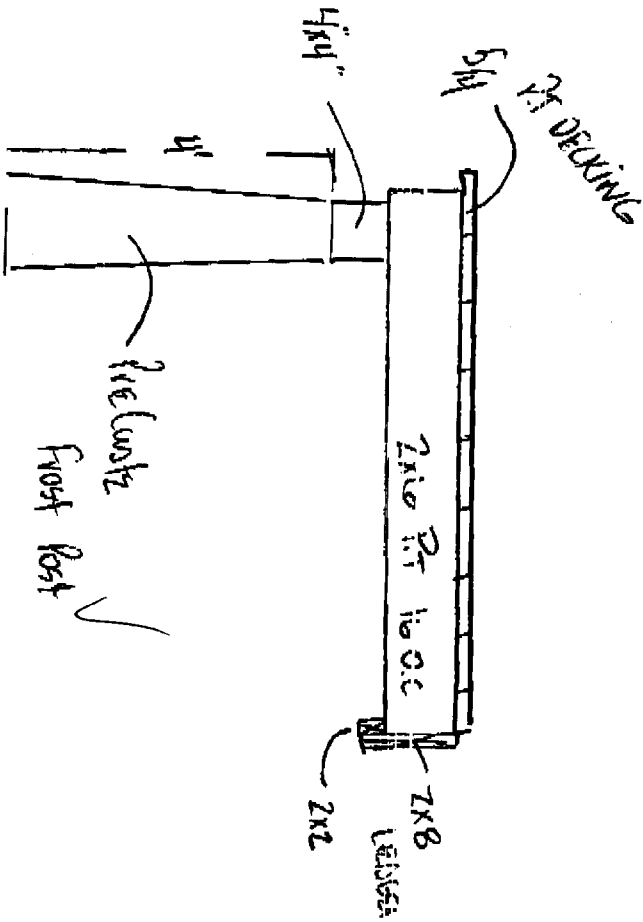
197 US Route 1 PO Box 485 Scarborough, Maine 04070-0485 • (207) 883-5528 Fax (207) 883-8075

Front Porch Detail

FOR 226 HOPE ROAD
LOT #15

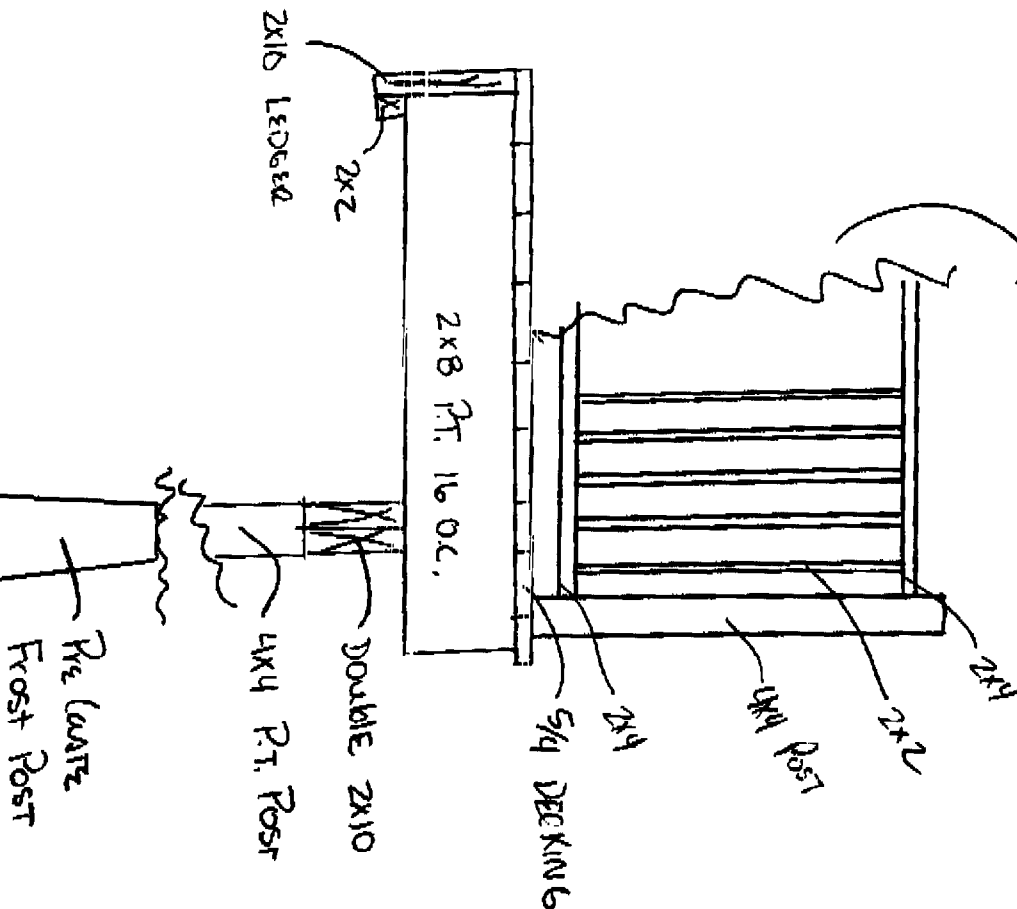
JAN 28 2004

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Front Deck Detail

HEIGHT PER ADA CODE
36"



City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Tim @ Riskara Bros.</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>883-8075</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>226 Hope -</u>
DATE: <u>1/27/04</u>	<u>My # 874-8706</u>

Comments:

226 Hope Lot #15 392-A-15
 Tim @ Risbara - 883-5528 x1108

883-8075
 Fax #

Soil type/Presumptive Load Value (Table 401.4.1)		
Foundation	Plan Review	Inspection/Result/Notes
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK - Shows 8' 8" wall - 16" ftng	4/5 OK
Foundation Drainage Dampproofing (Section 406)	OK - Shows 4" dia	4/5 fabric + dampproofing
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section 403.1.4)	4/5 Note 3 - 1/2" x 12" - 4' oc	
Column Type, Spacing and footing sizes (Table 502.3.4(2))		OK - 1/30/04 - Shows 26" x 26"
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3 - 2x12's two story 7'-1 Max span	26" x 26" ftng req. SPM-OK ftng needs to be 26"
Sill/Band Joist Type & Dimensions	Not shown	Will be 2x6's
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10's - 14' span 16" oc	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10's - 14' span - 16" oc	OK

Garage - 2nd floor joists - what ~~brand~~ brand of open joist?

Cathedral Area in 2nd fl - need structural Ridge. → 1 3/4" Micro lam - Structural Ridge.

4
5
6

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x6-48" OC - undersized -	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x8" Rafter - garage - 13' span - over allowable - need 2x10's - 2x10's OK	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	
Fastener Schedule (Table 602.3(1) & (2))	3/8" x 3" @ 24" 6/05	
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	yes - both - OK	
Fire separation	- OK	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	- OK → 7" OK	
Egress Windows (Section 310)	OK	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section 308)	OK - noted	
Attic Access (BOCA 1211.1)	Not shown	2nd fl laundry - 22x30
Draft Stopping around chimney	" "	OK see other sheet

7

Header Schedule	Not shown	see
Type of Heating System	Not shown	fax
Stairs Number of Stairways 4 Interior 2 Exterior 2 Treads and Risers (Section 314) OK Width OK Headroom OK Guardrails and Handrails (Section 315) - shows 34" - see fax - 36"		
Smoke Detectors Location and type/Interconnected	OK	
Plan Reviewer Signature		

See Chimney Summary Checklist

(12) Framing of deck + ~~front porch~~ & front porch
 NOT shown. See FAXES.
 (13) Lam beams - what typ? (i.e. LVL's, Parallam's etc?)

Open Joist 2000® Span Charts

14" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40 PSF	15 PSF	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	17'-9"	16'-4"
4 x 2	#2	40 PSF	15 PSF	20'-9"	20'-9"	20'-9"	20'-9"	20'-9"	19'-10"	18'-9"	18'-5"
4 x 2	MSR 2100	40 PSF	15 PSF	24'-9"	24'-9"	24'-8"	22'-9"	23'-5"	21'-2"	20'-10"	--
3 x 2	#2	50 PSF	15 PSF	17'-9"	17'-9"	17'-9"	17'-7"	17'-9"	16'-5"	16'-4"	15'-3"
4 x 2	#2	50 PSF	15 PSF	20'-9"	20'-9"	20'-9"	19'-8"	19'-9"	18'-6"	--	--
4 x 2	MSR 2100	50 PSF	15 PSF	24'-9"	23'-2"	23'-2"	21'-0"	21'-10"	--	--	--
3 x 2	#2	100 PSF	15 PSF	16'-9"	15'-2"	14'-4"	13'-8"	12'-10"	12'-8"	10'-9"	10'-9"
4 x 2	#2	100 PSF	15 PSF	18'-4"	--	--	--	--	--	--	--

16" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40 PSF	15 PSF	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"
4 x 2	#2	40 PSF	15 PSF	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"
4 x 2	MSR 2100	40 PSF	15 PSF	25'-9"	25'-9"	25'-9"	25'-9"	25'-9"	25'-6"	25'-9"	22'-5"
4 x 2	MSR 2400	40 PSF	15 PSF	29'-9"	29'-8"	29'-9"	27'-7"	28'-5"	--	26'-10"	--
3 x 2	#2	50 PSF	15 PSF	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"
4 x 2	#2	50 PSF	15 PSF	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	21'-9"	20'-10"
4 x 2	MSR 2100	50 PSF	15 PSF	25'-9"	25'-9"	25'-9"	25'-0"	25'-9"	22'-5"	23'-10"	--
4 x 2	MSR 2400	50 PSF	15 PSF	29'-9"	28'-2"	28'-3"	--	26'-10"	--	--	--
3 x 2	#2	100 PSF	15 PSF	16'-9"	16'-9"	16'-8"	16'-8"	13'-6"	13'-6"	11'-4"	11'-4"
4 x 2	#2	100 PSF	15 PSF	21'-9"	20'-10"	19'-1"	19'-0"	16'-9"	15'-9"	--	--
4 x 2	MSR 2100	100 PSF	15 PSF	23'-3"	--	--	--	--	--	--	--

NOTE: Clear spans shown on this chart are presented under the following conditions: (1) Bearing of 1-1/2"; (2) "Strongback" bracing is not considered; (3) Assumes a single layer of APA rated wood sheathing nailed or screwed; (4) Spans are clear distance between supports for uniformly loaded trusses and include allowable increases for repetitive use members.

Code approved by BOCA, ICBO, and SBCCI and can be used in all areas of the United States. Code Evaluations: ICBO#PFC-5725 available at www.icbo.org, NER-502 available at www.nateval.org and GA-600-97 Fire Resistance Design Manual available at www.gypsum.org.



Universal Forest Products®

Open Joist 2000® Span Charts

9 1/4" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40PSF	15PSF	15'-9"	15'-9"	15'-9"	14'-11"	15'-6"	14'-0"	14'-3"	12'-10"
4 x 2	MSR 2100	40PSF	15PSF	19'-9"	19'-5"	19'-1"	17'-3"	17'-11"	16'-6"	16'-11"	--
3 x 2	#2	50PSF	15PSF	15'-9"	15'-3"	15'-3"	13'-9"	14'-3"	12'-10"	13'-2"	11'-11"
4 x 2	MSR 2100	50PSF	15PSF	19'-9"	17'-11"	17'-11"	16'-4"	16'-11"	--	--	--
3 x 2	#2	100 PSF	15PSF	13'-2"	11'-11"	11'-11"	10'-8"	11'-1"	9'-11"	9'-3"	8'-9"

11 7/8" Depth Maximum Live Load Deflection - L/360 & L/480, 1-1/2" Minimum Bearing Each End

Chord* Size	Chord * Grade	Loading		12" O.C.		16" O.C.		19.2" O.C.		24" O.C.	
		Live	Dead	L/360	L/480	L/360	L/480	L/360	L/480	L/360	L/480
3 x 2	#2	40PSF	15PSF	16'-9"	16'-9"	16'-9"	16'-9"	16'-9"	16'-8"	16'-9"	15'-2"
4 x 2	#2	40PSF	15PSF	18'-9"	18'-9"	18'-9"	18'-9"	18'-9"	18'-7"	17'-2"	17'-2"
4 x 2	MSR 2100	40PSF	15PSF	22'-9"	22'-9"	22'-9"	21'-0"	21'-5"	19'-10"	19'-3"	--
3 x 2	#2	50PSF	15PSF	16'-9"	16'-9"	16'-9"	16'-5"	16'-9"	15'-2"	15'-4"	14'-1"
4 x 2	#2	50PSF	15PSF	18'-9"	18'-9"	18'-9"	18'-5"	17'-8"	17'-3"	16'-3"	--
4 x 2	MSR 2100	50PSF	15PSF	22'-9"	21'-5"	21'-5"	19'-8"	20'-3"	--	--	--
3 x 2	#2	100 PSF	15PSF	15'-7"	14'-1"	13'-11"	12'-9"	12'-3"	11'-11"	10'-4"	10'-4"
4 x 2	#2	100 PSF	15PSF	16'-11"	--	--	--	--	--	--	--

* Because OPEN JOIST 2000 is a "stock" product, the length of an OPEN JOIST truss determines the size and grade of the truss' chords (see tables). Maximum spans published on the chart above may be limited by standard joist configuration. To find maximum clear span for each truss depth in a given loading condition, refer to the bottom line of spans shown for that load condition.

Code approved by BOCA, ICBO, and SBCCI and can be used in all areas of the United States. Code Evaluations: ICBO#PFC-5725 available at www.icbo.org, NER-502 available at www.nateval.org and GA-600-97 Fire Resistance Design Manual available at www.gypsum.org.



Universal Forest Products®

ALLOWABLE LIVE LOAD CHARTS IN PSF

Live load deflection to L/360



Rev. 20/03/02

JOIST DEPTH 9 3/8"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	115	86	72	58	115	86	72	58	115	86	72	55	115	86	70	50
3 X 2	SPF # 2	14'-0"	94	71	59	47	94	71	59	47	94	71	59	45	94	71	58	40
3 X 2	SPF # 2	15'-0"	77	58	48	38	77	58	48	38	77	58	48	37	77	58	48	32
3 X 2	SPF # 2	16'-0"	64	48	40	32	64	48	40	32	64	48	40	31	64	48	40	26
4 X 2	SPF # 2	17'-0"	70	53	44	35	70	53	44	35	70	53	44	31	70	53	40	26
4 X 2	SPF 2100f-1.8E	18'-0"	72	54	45	36	72	54	45	36	72	54	45	31	72	54	40	26
4 X 2	SPF 2100f-1.8E	19'-0"	61	46	38	30	61	46	38	30	61	46	37	25	61	44	32	20
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	33	26	53	40	33	26	53	40	33	23	53	40	30	18

JOIST DEPTH 13"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	150	109	88	67	145	104	83	62	140	99	78	57	135	94	73	52
3 X 2	SPF # 2	16'-0"	128	93	75	57	124	88	70	52	119	83	65	47	114	78	60	42
3 X 2	SPF # 2	17'-0"	106	79	65	49	106	76	60	44	103	71	55	39	98	66	50	34
3 X 2	SPF # 2	18'-0"	91	68	57	43	91	66	52	38	90	61	47	33	85	56	42	28
4 X 2	SPF # 2	19'-0"	102	73	58	43	97	68	53	38	92	63	48	33	87	58	43	28
4 X 2	SPF # 2	20'-0"	91	64	51	38	86	59	46	33	81	54	41	28	76	49	36	23
4 X 2	SPF # 2	21'-0"	80	59	47	35	79	54	42	30	74	49	37	25	69	44	32	20
4 X 2	SPF 2100f-1.8E	22'-0"	83	62	52	39	83	62	48	34	83	57	43	29	79	52	38	24
4 X 2	SPF 2100f-1.8E	23'-0"	74	55	46	36	74	55	44	31	74	52	39	26	72	47	34	21
4 X 2	SPF 2100f-1.8E	24'-0"	64	48	40	32	64	48	40	28	64	47	35	23	64	42	30	18
4 X 2	SPF 2100f-1.8E	25'-0"	58	43	36	29	58	43	36	26	58	43	32	21	58	38	27	16

JOIST DEPTH 16"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 X 2	SPF # 2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 X 2	SPF # 2	15'-0"	153	111	90	69	148	106	85	64	143	101	80	59	138	96	75	54
3 X 2	SPF # 2	16'-0"	145	105	85	65	140	100	80	60	135	95	75	55	130	90	70	50
3 X 2	SPF # 2	17'-0"	142	103	83	63	137	98	78	58	132	93	73	53	127	88	68	48
4 X 2	SPF # 2	18'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
4 X 2	SPF # 2	19'-0"	161	117	95	73	156	112	90	68	151	107	85	63	146	102	80	58
4 X 2	SPF # 2	20'-0"	154	112	91	70	149	107	86	65	144	102	81	60	139	97	76	55
4 X 2	SPF # 2	21'-0"	148	107	87	67	143	102	82	62	138	97	77	57	133	92	72	52
4 X 2	SPF # 2	22'-0"	137	99	80	61	132	94	75	56	127	89	70	51	122	84	65	46
4 X 2	SPF 2100f-1.8E	23'-0"	127	91	74	56	122	86	69	51	117	81	64	46	112	76	59	41
4 X 2	SPF 2100f-1.8E	24'-0"	104	78	65	52	102	76	64	47	94	70	59	42	86	64	54	37
4 X 2	SPF 2100f-1.8E	25'-0"	96	72	60	47	92	69	58	42	84	63	53	37	76	57	48	32
4 X 2	SPF 2100f-1.8E	26'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	27'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 X 2	SPF 2400f-2.0E	28'-0"	75	56	47	38	73	55	46	34	65	49	41	29	60	45	38	24
4 X 2	SPF 2400f-2.0E	29'-0"	64	48	40	32	64	48	40	32	64	48	40	27	56	42	35	22
4 X 2	SPF 2400f-2.0E	30'-0"	56	42	35	28	56	42	35	28	56	42	35	23	48	36	30	18

JOIST DEPTH 9 3/8" - P			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORDS		LENGTH	SPACING o.c.				SPACING o.c.				SPACING o.c.				SPACING o.c.			
SIZE	SPECIES / GRADE		12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 X 2	SPF # 2	13'-0"	95	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	14'-0"	94	68	54	40	90	63	49	35	85	58	44	30	80	53	39	25
3 X 2	SPF # 2	15'-0"	77	57	45	33	76	52	40	28	71	47	35	23	66	42	30	18
3 X 2	SPF # 2	16'-0"	64	48	40	29	64	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF # 2	17'-0"	70	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	18'-0"	72	51	40	29	68	46	35	24	63	41	30	19	58	36	25	14
4 X 2	SPF 2100f-1.8E	19'-0"	61	45	35	25	60	40	30	20	55	35	25	15	50	30	20	10
4 X 2	SPF 2100f-1.8E	20'-0"	53	40	31	22	53	35	26	17	48	30	21	12	43	25	16	7

These load tables are based on the assumption that sheathing is attached to the top flange of Open Joist 2000® and that 5 1/2 inch bearings were considered as supports. Live loads may vary according to different bearing widths used. The performance of a floor system is a matter of personal opinion. A variety of framing suggestions are recommended by an approved Open Joist 2000® supplier.

226 Hpk Lot #45 392-A-15
Tim C Risbara - 003-5528 x1100

005-40" #
40" x

Soil type/Presumptive Load Value (Table 401.1)			
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK - Shows 8" x 4/5 8" wood - 16" flg OK - Shows 4" dia - / fabric - damp proofing		
Foundation Drainage Dampproofing (Section 406)			
Ventilation (Section 409.1) Crawls Space ONLY	N/A		
Anchor Bolts/Straps (Section 403.1.4)	4/5 note 3 - 1/2" x 12" - 4' oc		
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2)) Built-Up Wood Center Girder Dimensions/Type (Table 502.3.4(2))	3- 2x12's two story 7'-1 1/2" span 26' 2 1/2" flg req. Spacing needs to be 20' 0" FOR LALLY COLUMN 1" BRND ROUND		
MB/Board Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Not shown 2x10's - 14' span - 16' oc 2x10's - 14' span - 16' oc		
Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10's - 14' span - 16' oc		

FOOTING TO BE 20' 0" FOR LALLY COLUMN
1" BRND ROUND

Garage - 2nd floor joists - what brand of open joist? INFO PHASED ON 1-20-04

1
2
3