City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
2013-00093		004 402 D005001

Location of Construction:	Owner Name:	Owner Address:	Phone:
64 GERTRUDE AVE	MADD LLC & DIVERSIFIED PROPERTIES INC	1326 WASHINGTON AVE PORTLAND, ME 04103	(207) 712-3741
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Madd, LLC / Dan Anderson	543 Allen Ave Portland ME 04103	(207) 233-1715
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Additions - Dwellings	R3
Past Use:	**Proposed Use:**	**Permit Fee:** / **Cost of Work:**	**CEO District:**
Single Family Home	Single Family Home	$320.00 / $30,000.00	5

FIRE DEPT: ☑ Approved ☐ Denied ☐ N/A
Per Capt. Proctor
Signature:

INSPECTION:
Use Group: R3 Type: 5B
IRC, 2009 (MUBEC)
Signature:

Proposed Project Description:
Build a 18' x24' attached two story garage w/ living space above

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
LDOBSON	01/15/2013

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..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Ok w/ condition Date: 1/15/13	Date:	Date:

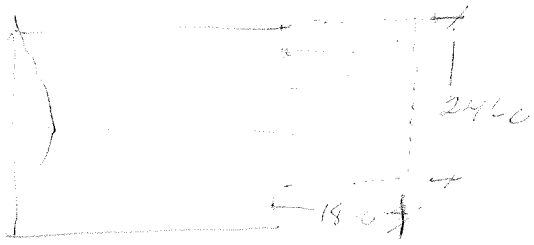
CERTIFICATION

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

SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE

3-5-13 GF



Re-bear ok

4-9-13 GF/DM

- ~~GFI @ BOILER~~
- ~~BOILER CONDENSATE WRONG~~
- EGRESS THRU GARAGE WRONG
- ~~STEEL~~ GIRDER IN BSMT
  - MISSING LALLY COL.(S) — OK

OK — FALL PROTECTION Required on front windows

~~OK~~ TRUSS JOIST } emailed 4/10
~~OK~~ LVL SPECS }

- VENT - OK

OK - PT - FAIL

5-6-13 GF/BKL

PASS

OK - CLOSE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND
BUILDING PERMIT

This is to certify that
MADD LLC/Madd, LLC / Dan Anderson

Located at
64 GERTRUDE AVE

PERMIT ID: 2013-00093

CBL: 402 D004001

has permission to **Build a 18' x24' attached, two story garage w/ living space above**
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 clsoed-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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer 3/5/13

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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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.**

REQUIRED INSPECTIONS:

Footings/Setbacks
Foundation/Backfill
Close-in Plumbing/Framing
Electrical - Residential
Final Inspection

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.

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
2013-00093	01/15/2013	402 D004001

Location of Construction:	Owner Name:	Owner Address:	Phone:
64 GERTRUDE AVE	MADD LLC	1326 WASHINGTON AVE	(207) 712-3741
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Madd, LLC / Dan Anderson	1326 Washington Ave Portland	(207) 233-1715
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Dwellings	

Proposed Use:	Proposed Project Description:
Single Family Home	Build a 18' x24' attached, two story garage w/ living space above

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 01/15/2013

Note:

Ok to Issue: ☑

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 03/05/2013

Note:

Ok to Issue: ☑

1) Mechanical or natural ventilation is required in the bathroom.

   See attached documentation for bathroom fixtures clearance and headroom requirements. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
2) R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
3) 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.

   Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
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) Ventilation of this space is required per ASRAE 62.2 , 2007 edition.

   Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
6) 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.
7) The garage shall be separated from the residence by not less than ½ inch gypsum board applied to the garage side, and structure (walls) supporting the separation. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent.

Location of Construction:	Owner Name:	Owner Address:	Phone:
64 GERTRUDE AVE	MADD LLC	1326 WASHINGTON AVE	(207) 712-3741
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Madd, LLC / Dan Anderson	1326 Washington Ave Portland	(207) 233-1715
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Dwellings	

8) 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.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Chris Pirone **Approval Date:** 03/05/2013

Note: Approved per Capt. Pirone, JGR. **Ok to Issue:** ☑

1) All construction shall comply with City Code Chapter 10.
All smoke detectors and smoke alarms shall be photoelectric.
Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
A sprinkler system is recommended but not required based on the following:
Plans indicate the repairs will not exceed _50_% of the total completed structure.

General Building Permit Application

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

Location/Address of Construction: 64 Gertrude		
Total Square Footage of Proposed Structure/Area: 468 s.f.	Square Footage of Lot: 8200 s.f.	Number of Stories: 1½
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 402 D 004 005-001	Applicant: (must be owner, lessee or buyer) Name Madd LLC Address 1326 Washington Ave City, State & Zip Portland ME	Telephone: 712 3741
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: $ 30,000 C of O Fee: $ Historic Review: $ Planning Amin.: $ Total Fee: $

Current legal use (i.e. single family) SF Number of Residential Units 1
If vacant, what was the previous use? N/A
Proposed Specific use: SF w/ garage
Is property part of a subdivision? no If yes, please name
Project description: Add 18x24 garage to dwelling with living space above garage

Contractor's name: Madd LLC Email:
Address: 1326 Washington Ave LenAndersen@aol.com
City, State & Zip Portland ME Telephone: 233-1215
Who should we contact when the permit is ready: Dan Anderson Telephone: 712 3741
Mailing address: 1326 Washington Ave Portland ME 04103

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

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

RECEIVED
JAN 15 2013
Dept. of Building Inspections
City of Portland Maine

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: Date: 1/15/13

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

Original home permit.

Applicant: Madd, LLC – Dan Anderson *Date:* 7/25/11

Address: 64? Gertrude Ave. – Parcel 'B', Lot 2 *C-B-L:* 402-D-005

permit #10-0972; 2011-07-1795

CHECK-LIST AGAINST ZONING ORDINANCE

*revised plan received 1/11/12.

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new story, single family home – 26'x28'

Sewage Disposal - city

Lot Street Frontage - 50' min – 81.34' given (OK)

Front Yard - 25' min. ~~30' to house - 25' to steps (Section 14-425 OK)~~ 35' to house - 25' to steps (OK) 26' to deck scaled (OK)

Rear Yard - 25' min. – ~~31'~~ 26' to deck scaled (OK)

Side Yard - 2 stories - 14' min – 8' on left side. – 42' on right – OK as long as total of 28' to lot lines.

Projections -

Width of Lot - 65' min – 81.75' scaled

Height - 35' max – 23.75' scaled

Lot Area - 6,500 ϕ min – 8119 sf.

Lot Coverage/Impervious Surface - 35% = 2841.65 ϕ

Area per Family - 6500 ϕ (OK)

Off-street Parking - 2 spaces required – 2 shown (18'x 19')

Loading Bays - N/A

Site Plan - 2010-0023 minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 zone X

deck is 12'x12'

28x32 = 896
? 12x12 = 144
6x4.75 = 28.5
4x6 = 24
4x6 = 24
1,116.5 ϕ

M² Structural Engineering P.C.
23 Thornbury Way
Windham, ME 04062
(207) 892-0983

MEMORANDUM

Date: December 20, 2012

To: Dan Anderson

From: Matthew J. Miller, P.E.

Re: 64 Gertrude

At your request I have reviewed the W14x38 steel beam being proposed to clear span the basement area for a residence being constructed at 64 Gertrude. The work provided by M² Structural Engineering was limited to the review of the steel beam only.

Our review was based on the plans you provided and the following:

- The proposed beam will span from a concrete foundation wall on one side of the basement to a steel support located adjacent to the stairs up to the first floor.
- The beam will be loaded by a post which supports a beam in the second floor which spans over the dining and family rooms. This post will be located directly over the steel beam.
- The steel beam will be flush framed in the floor system, that is, the floor joists will tie into the side of the steel beam providing lateral support for the beam.
- The steel beam will meet the criteria for ASTM A992 steel.

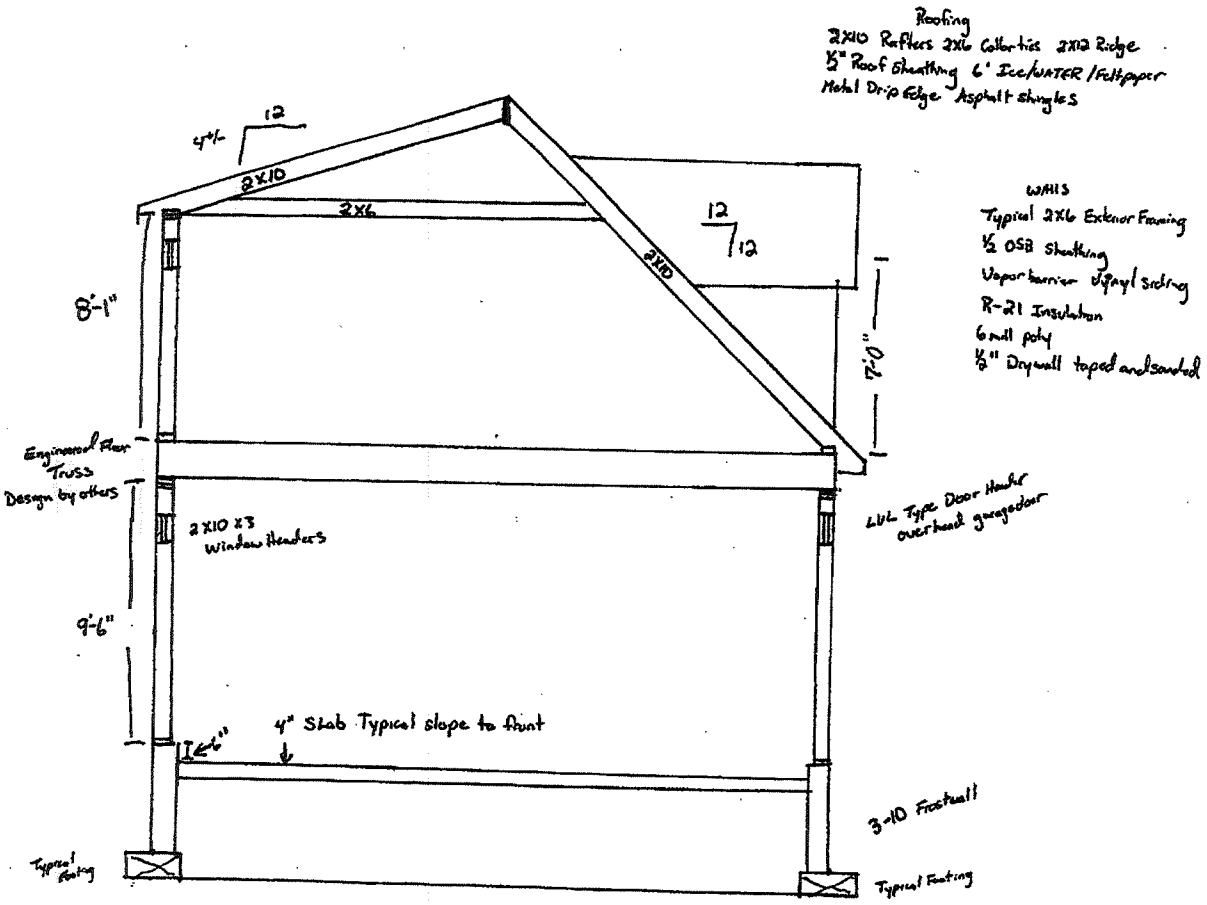
Based on this review we have found that the proposed W14x38 steel beam is capable of spanning the proposed 23'-6" to clear span the basement.

Adequate support at both end of this beam is required. The design of the supports and connection details will be by others. These supports should be designed for a minimum load of 15,600 pounds at each end. If a steel lally column is used to support the end of the steel beam, proof of the allowable load capacity of the lally column should be submitted.

If you have any questions regarding this memo, please do not hesitate to contact me.

Regards,

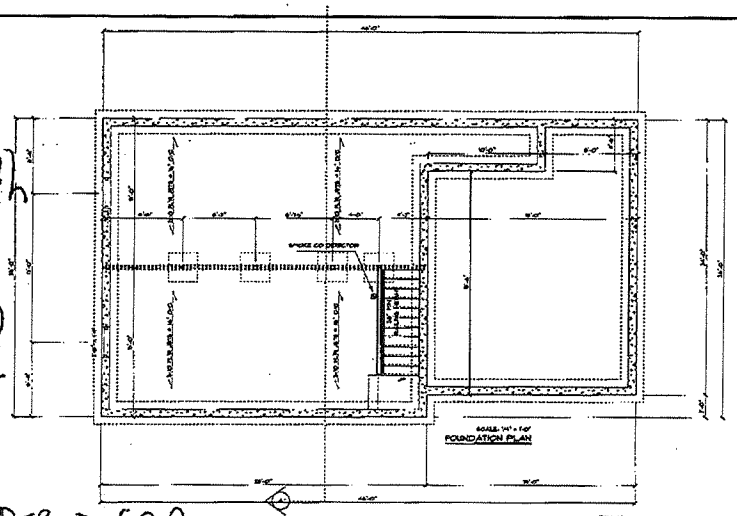
Matthew J. Miller, P.E.

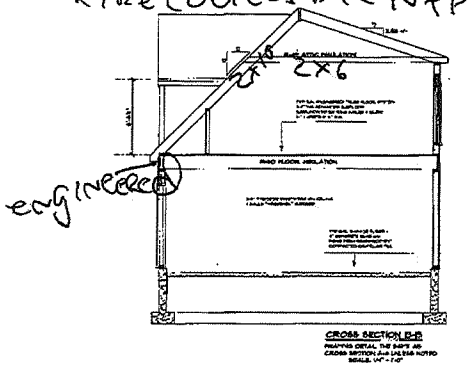


CROSS Section B-B
For 64 Geetrude St

Walls
2x6 frame
½ OSB sheath
vapor barrier
Vinyl siding
R-21 insulation
or per current
code
½ drywall
fire coded per NFPA

LVL Type
Header
over Garage
OH Door

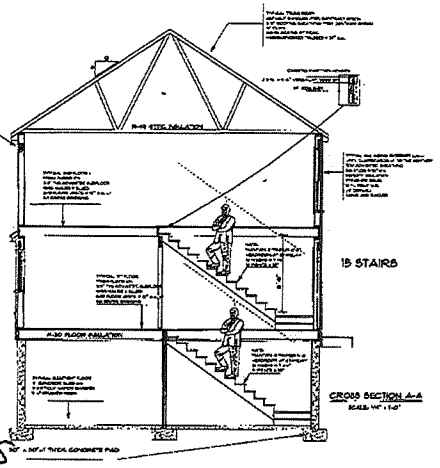




engineered

Roofing
2x10 Rafter
2x6 collar ties
½" Roof Sheathing
metal drip edge
Asphalt shingles

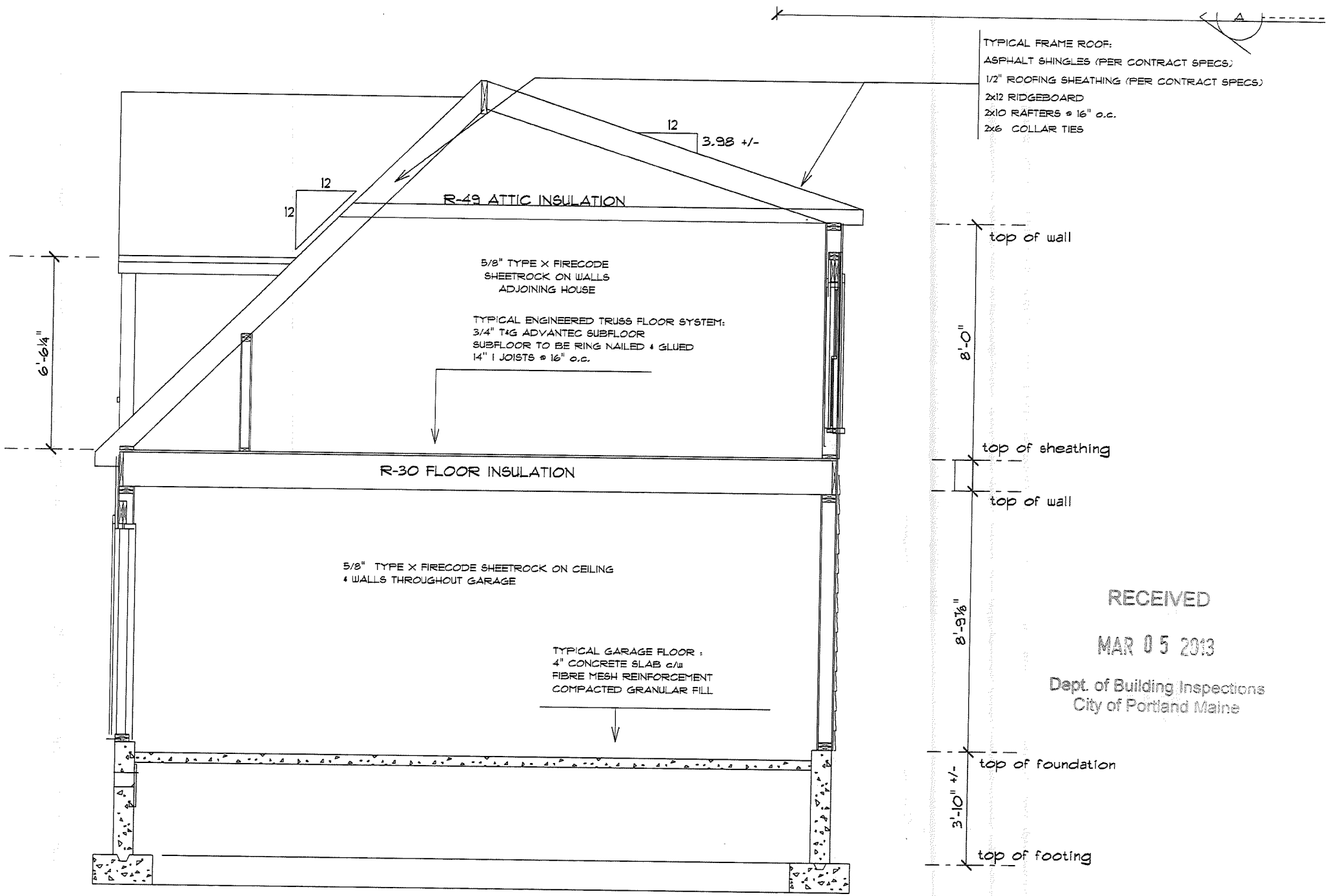
2x10x3 window headers



Cross Section 64 Gertrude

ALL WINDOWS TO HAVE A
U-FACTOR U-.31

PROJECT NAME
64 GERTRUDE



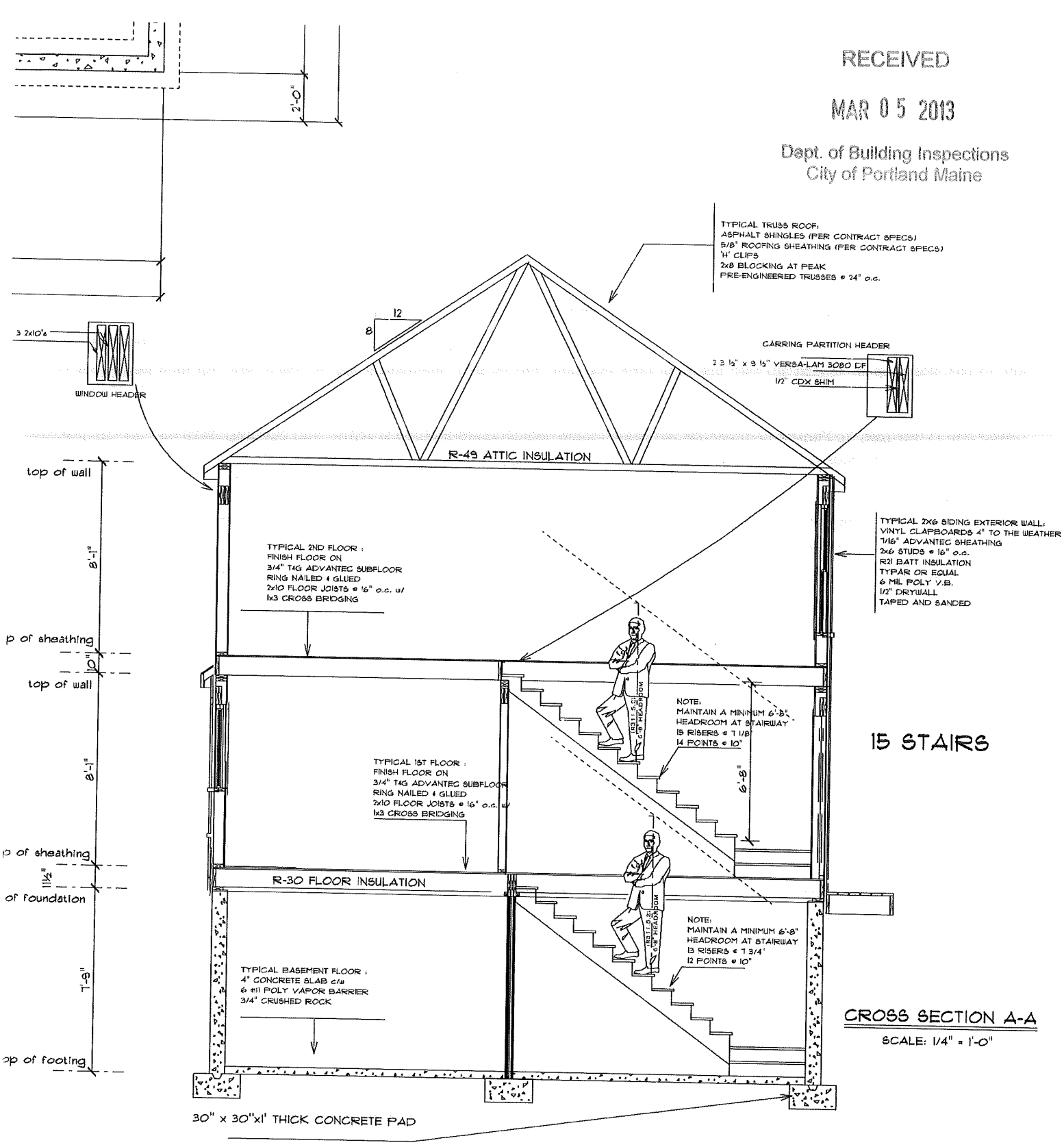
RECEIVED

MAR 05 2013

Dept. of Building Inspections
City of Portland Maine

CROSS SECTION B-B

FRAMING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

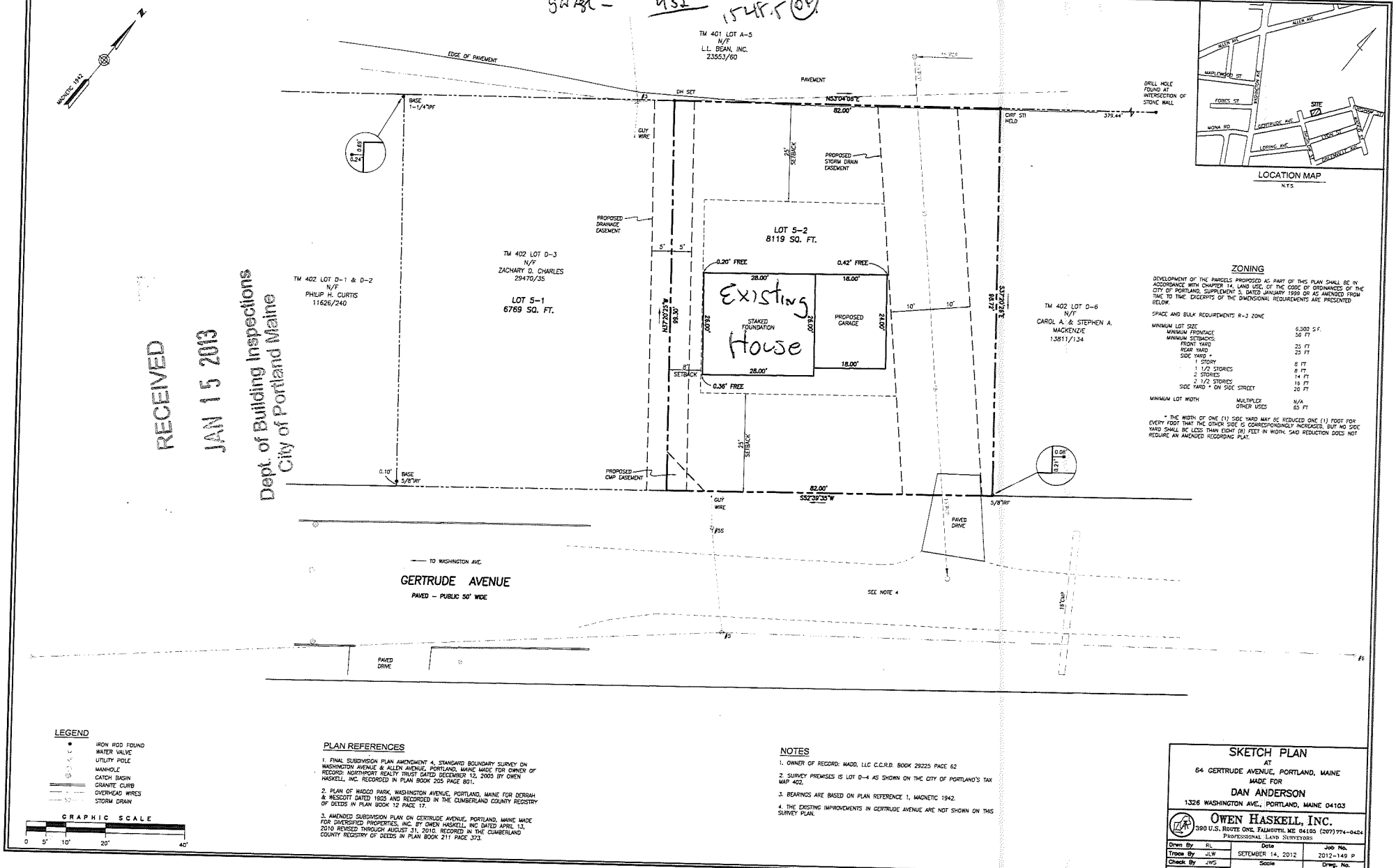


CROSS SECTION A-A

SCALE: 1/4" = 1'-0"

ALL WINDOWS TO HAVE A U-FACTOR U-.31

R-5 - Side setback lot 25' - 7 (OK)
rear 25' - OK
existing house - 2 story & 5' side setback on left. 20' side setback on right.
lot coverage. existing 1116.5 35% = 2841.6 w/ garage - 28' to right side (OK) need 20' (OK)
garage - 432 1548.5 (OK)



RECEIVED
JAN 15 2013
Dept. of Building Inspections
City of Portland Maine

ZONING

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

SPACE AND BULK REQUIREMENTS R-3 ZONE

MINIMUM LOT SIZE		6,500 S.F.
MINIMUM FRONTAGE		50 FT
MINIMUM SETBACKS:		
FRONT YARD		25 FT
REAR YARD		25 FT
SIDE YARD *		
1 STORY		8 FT
1 1/2 STORIES		8 FT
2 STORIES		14 FT
2 1/2 STORIES		16 FT
SIDE YARD * ON SIDE STREET		20 FT
MINIMUM LOT WIDTH	MULTIPLEX	N/A
	OTHER USES	65 FT

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAT.

LEGEND

- IRON ROD FOUND
- WATER VALVE
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- GRANITE CURB
- OVERHEAD WIRES
- STORM DRAIN

GRAPHIC SCALE
0 5' 10' 20' 40'

PLAN REFERENCES

1. FINAL SUBDIVISION PLAN AMENDMENT A, STANDARD BOUNDARY SURVEY ON WASHINGTON AVENUE & ALLEN AVENUE, PORTLAND, MAINE MADE FOR OWNER OF RECORD: NORTHPORT REALTY TRUST DATED DECEMBER 12, 2005 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 205 PAGE 801.
2. PLAN OF WAGCO PARK, WASHINGTON AVENUE, PORTLAND, MAINE FOR DERRAH & WESCOTT DATED 1905 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 17.
3. AMENDED SUBDIVISION PLAN ON GERTRUDE AVENUE, PORTLAND, MAINE MADE FOR DIVERSIFIED PROPERTIES, INC. BY OWEN HASKELL, INC DATED APRIL 13, 2010 REVISED THROUGH AUGUST 31, 2010. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 211 PAGE 373.

NOTES

1. OWNER OF RECORD: MADD, LLC C.C.R.D. BOOK 29225 PAGE 62
2. SURVEY PREMISES IS LOT D-4 AS SHOWN ON THE CITY OF PORTLAND'S TAX MAP 402.
3. BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC 1942.
4. THE EXISTING IMPROVEMENTS IN GERTRUDE AVENUE ARE NOT SHOWN ON THIS SURVEY PLAN.

SKETCH PLAN

AT

64 GERTRUDE AVENUE, PORTLAND, MAINE

MADE FOR

DAN ANDERSON

1326 WASHINGTON AVE., PORTLAND, MAINE 04103

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

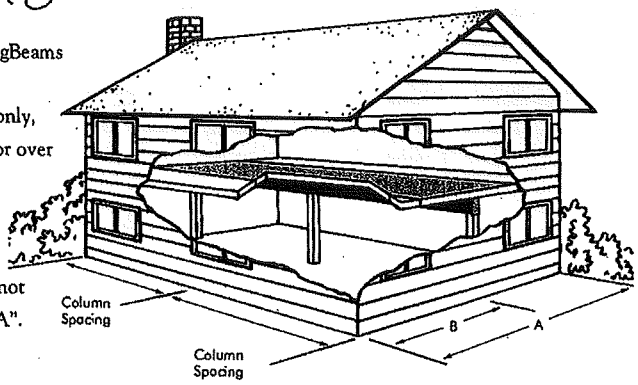
Drwn By	RL	Date	Job No.
Trace By	JLW	SEPTEMBER 14, 2012	2012-149 P
Check By	JWS	Scale	Dwg. No.
Book No.	1090	1" = 10'	1

FLOOR BEAMS

64 Gertrude

The table below shows the size of the BigBeams needed to support various floor systems. The table is valid for loads of one floor only, i.e., a second story floor or one story floor over a basement.

Whether or not floor joists span continuously from wall to wall (not cut at beam) this table requires that "B" be not less than 45%, or greater than 55% of "A".



COLUMN SPACING – CENTER TO CENTER – CONTINUOUS FLOOR JOISTS

Width of Building	Simple Span Continuous Floor (100%)					Multiple Span Continuous Floor (100%)				
	8	10	12	16	20	8	10	12	16	20
20′	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14
24′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14
26′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 14	5⅓₂ x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 16
30′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅓₂ x 16	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅓₂ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	7 x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 14	7 x 14
32′	3½ x 9½	3½ x 11⅞	3½ x 11⅞	3½ x 16	5⅓₂ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅓₂ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	7 x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 14	7 x 16
36′	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 16	5⅓₂ x 18	3½ x 9½	3½ x 11⅞	3½ x 11⅞	3½ x 16	5⅓₂ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	7 x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	7 x 16
40′	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	5⅓₂ x 18	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	5⅓₂ x 18
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 16	7 x 18	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	7 x 16

COLUMN SPACING – CENTER TO CENTER – NON-CONTINUOUS FLOOR JOISTS

Width of Building	Simple Span Continuous Floor (100%)					Multiple Span Continuous Floor (100%)				
	8	10	12	16	20	8	10	12	16	20
20′	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14
24′	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14
26′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14
30′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14
32′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 14	5⅓₂ x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 16
36′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅓₂ x 16	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	3½ x 18
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	7 x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 16
40′	3½ x 9½	3½ x 11⅞	3½ x 11⅞	3½ x 16	5⅓₂ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅓₂ x 16
	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 11⅞	5⅓₂ x 14	7 x 16	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 9½	5⅓₂ x 14	7 x 16

Notes:

1. Sufficient bearing length shall be provided for resisting applied loads.
2. All BigBeams require support across their full width.
3. BigBeam sizes are based on residential floor loading of 40 psf live load and 10 psf dead load. The roof framing must be trusses supported by the exterior walls only.
4. Deflection is limited to L/360 at live load and L/240 at total load.
5. Dead loads are in addition to the weight of the BigBeam, which is assumed to be 36 pcf.
6. Service Condition = Dry.

Jonathan Rioux - RE: 64 Gertrude

From: "Dan Anderson Real Estate" <danandersonrealestate2@myfairpoint.net>
To: "'Jonathan Rioux'" <JRIOUX@portlandmaine.gov>
Date: 3/4/2013 3:46 PM
Subject: RE: 64 Gertrude
CC: <dananderson2@myfairpoint.net>
Attachments: Document (126)001.pdf; Document (126)002.pdf

Door detail attached. Rafter spacing indicated at 16'OC, Headroom noted as minimum 6'8" but not on plan. All living space below/abutting garage is fire rated sheetrock minimum with minimum 5/8 TYPE X Gypsum and other walls noted as ½" Gypsum. I want to dig in the morning. Is this satisfactory? Let me know if you need additional data. I apologize I forgot about the doors/stairway.

Blockhead Dan

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Thursday, February 28, 2013 1:23 PM
To: danandersonrealestate2@myfairpoint.net
Subject: 64 Gertrude

Dan,

What about the door detail from the basement to the exterior? Are the roof rafters 16 inches on center and what is the headroom in the bathroom section at least 6'-8" in front of each fixture? Are you applying 1/2" Gypsum to the walls, and 5/8" Type X gypsum to the ceiling of the garage, underneath the habitable space?

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

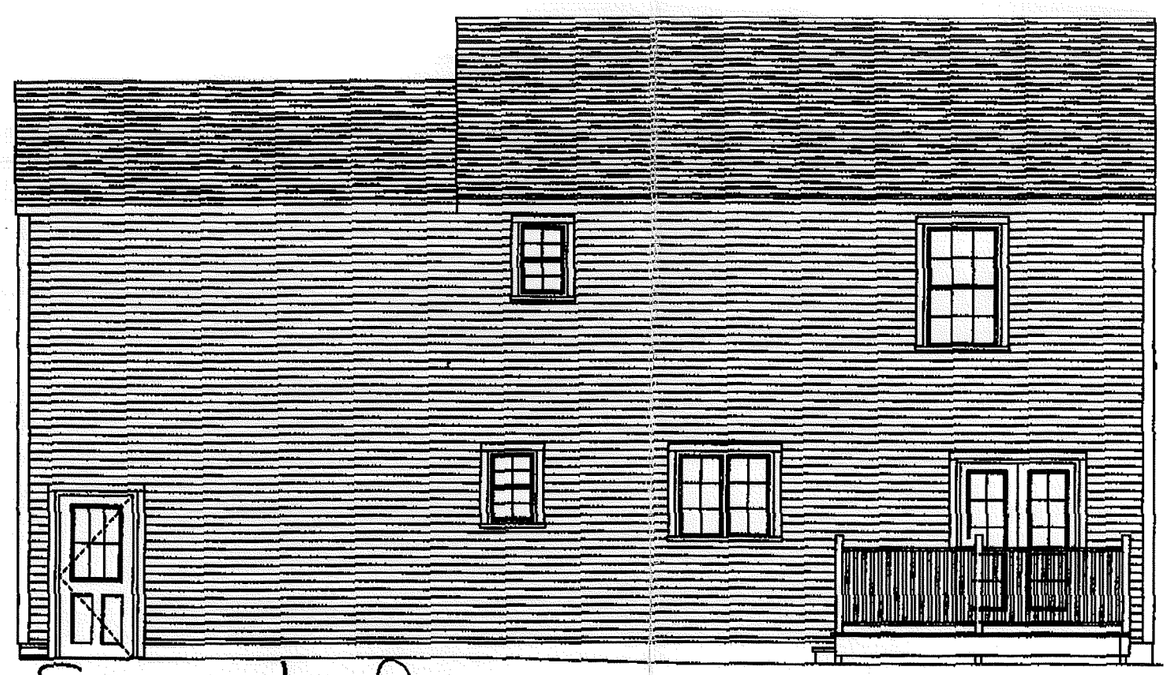
>>> Tammy Munson 2/27/2013 9:38 AM >>>

>>> "Dan Anderson" <dananderson2@myfairpoint.net> 2/26/2013 4:09 PM >>>
Does this work? I have also asked my plan guy to take care of it but if this
is acceptable let me know.
I got the data from the last garage addition I did on Ruby lane.

-----Original Message-----
From: Dan Anderson Real Estate
[mailto:dananderson realestate2@myfairpoint.net]
Sent: Tuesday, February 26, 2013 4:02 PM
To: dananderson2@myfairpoint.net
Subject: Document (125).pdf

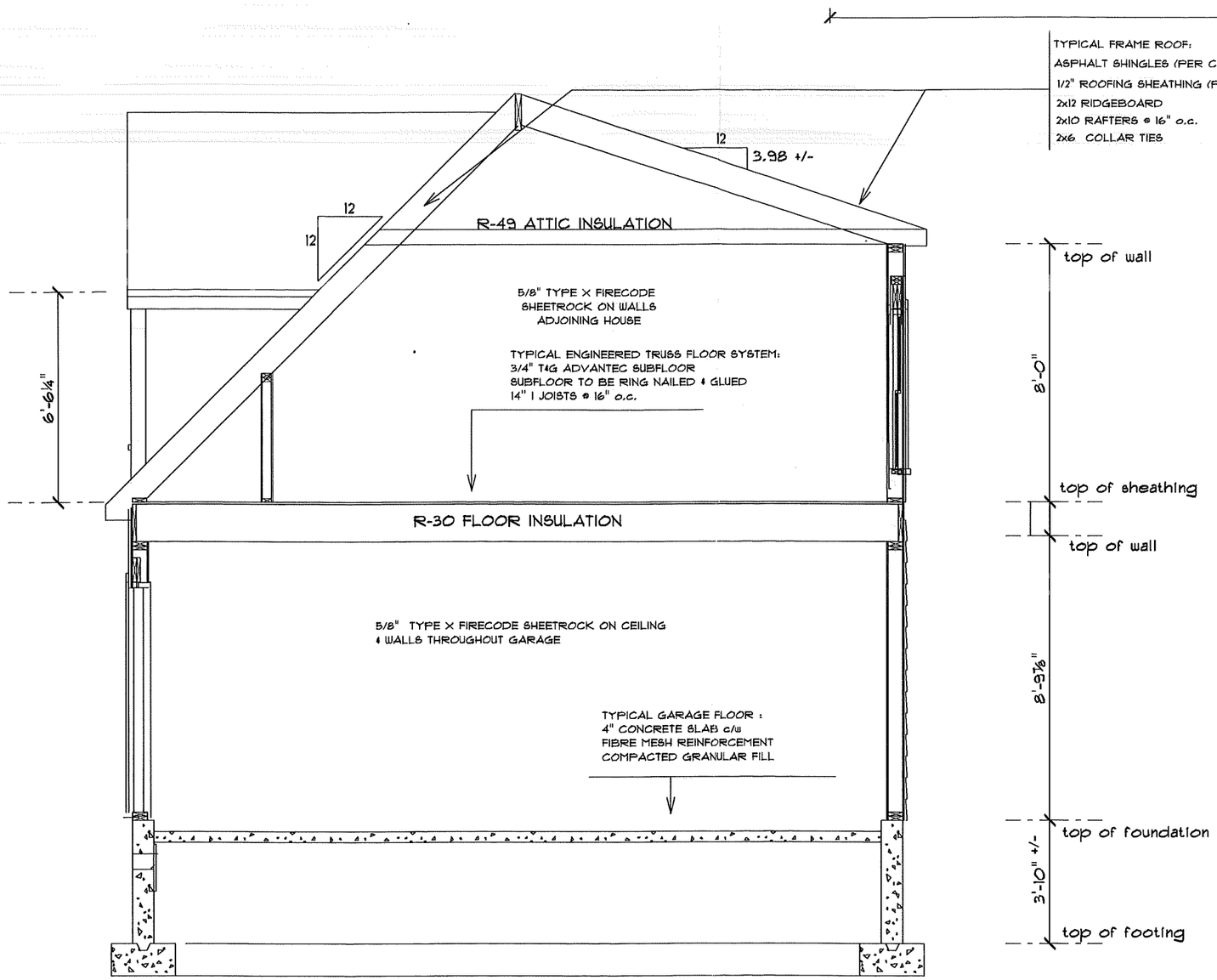
Document (125).pdf

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



REAR ELEVATION

fire rated
enclosed stairwell
from here to basement



CROSS SECTION B-B

FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

Fire Rated doors
1) at top of stairs
2) bottom of stairs
3) garage to living enclosed

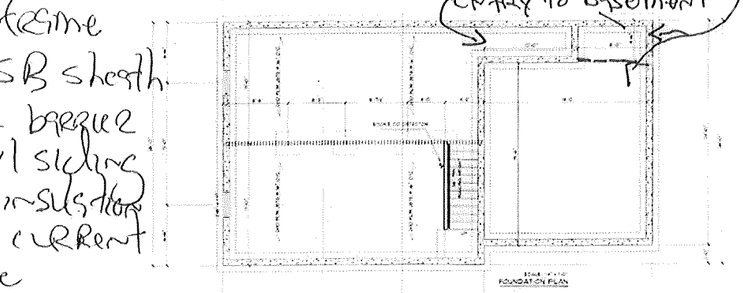
Fire rated, entry door
2x4 studs 16" OC F.R Rated sheetRock
Direct exit to exterior

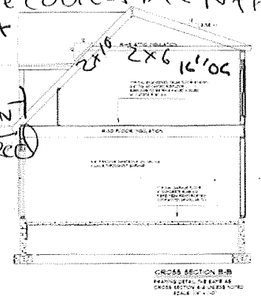
finished firewall
entry to basement

LVL Type
Header
over garage
OH DOOR

Walls
2x6 frame
½ OSB sheath
vapor barrier
Vinyl siding
R-21 insulation
or per current
code
½ drywall
fire coded per NFPA

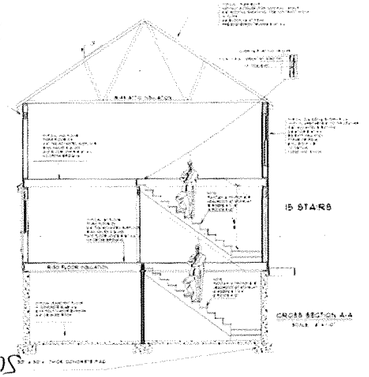
direct
entry
to
Basement
engineered





Roofing
2x10 Rafter
2x6 collerties
½" Roof Sheathing
metal drip edge
Asphalt shingles

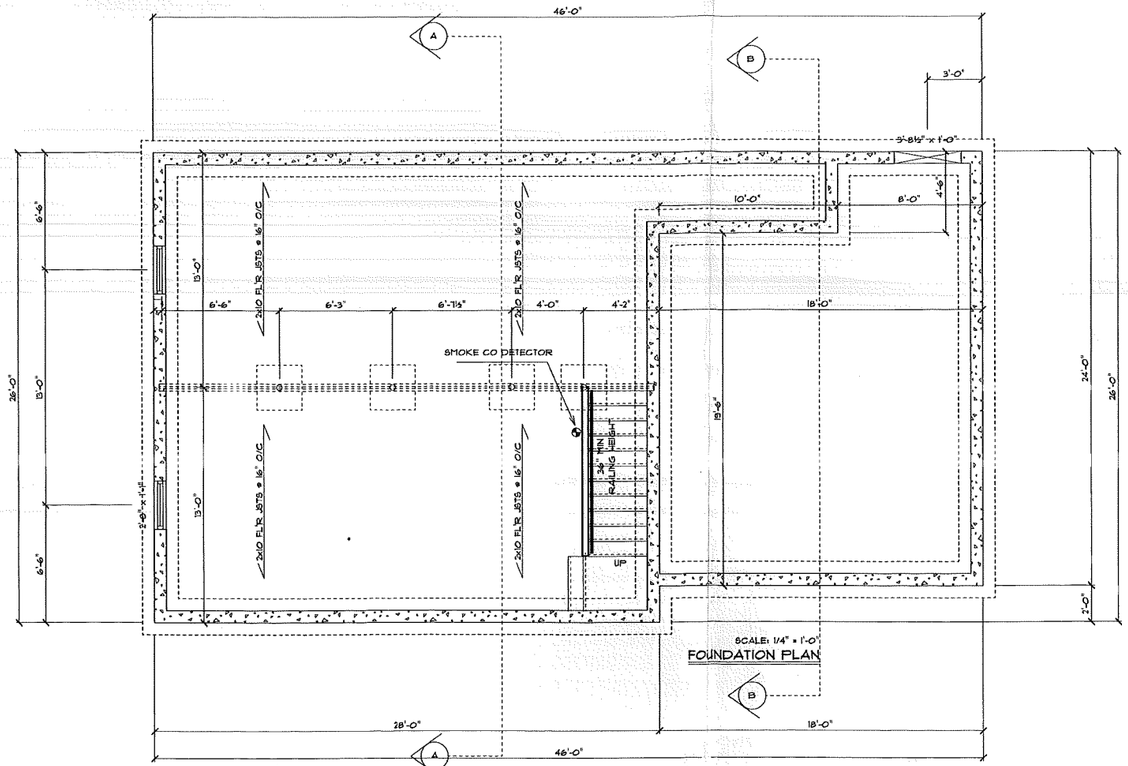
2x10x3 window headers



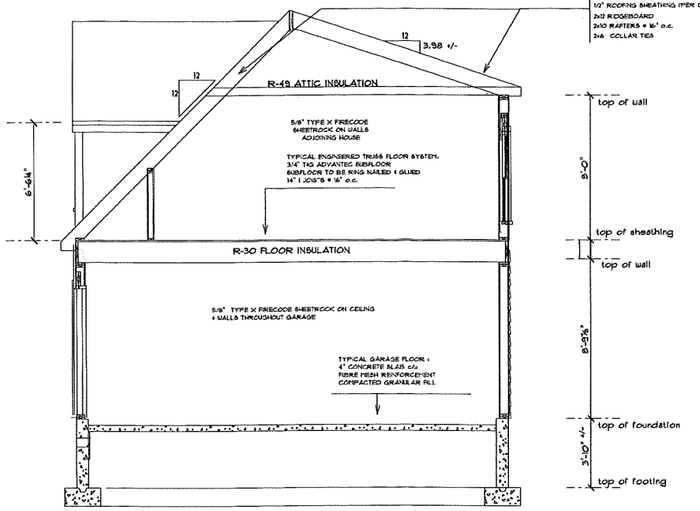
Cross Section 64 Gertrude

ALL WINDOWS TO HAVE A
U-FACTOR U-.31

PROJECT NAME
64 GERTRUDE



TYPICAL FRAME ROOF:
ASPHALT SHINGLES (PER CONTRACT SPECS)
1/2" ROOFING SHEATHING (PER CONTRACT SPECS)
2x12 RIDGEBOARD
2x10 RAFTERS @ 16" o.c.
2x6 COLLAR TIES



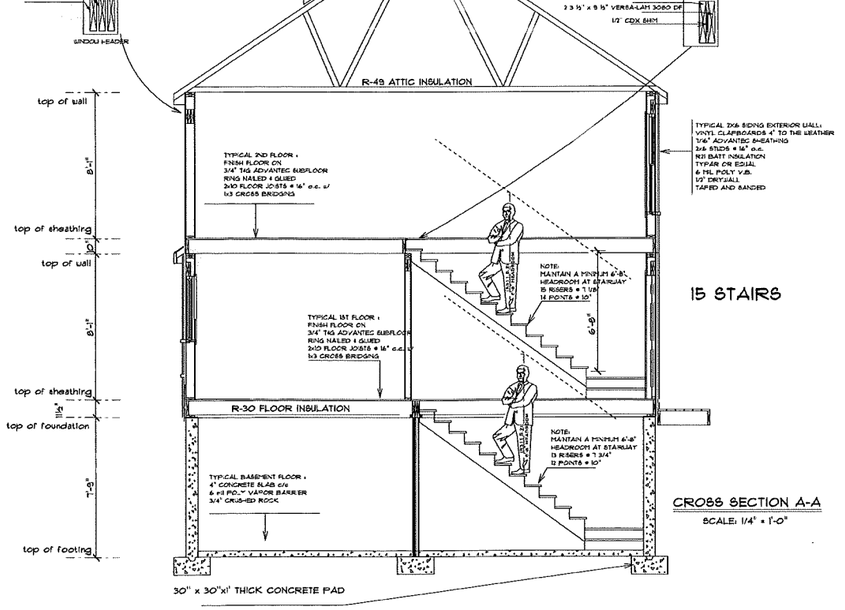
CROSS SECTION B-B
FRAMING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 05 2013
Dept. of Building Inspections
City of Portland Maine

TYPICAL TRUSS ROOF:
ASPHALT SHINGLES (PER CONTRACT SPECS)
5/8" ROOFING SHEATHING (PER CONTRACT SPECS)
'H' CLIPS
2x8 BLOCKING AT PEAK
PREENGINEERED TRUSSES @ 24" o.c.

3 2x10's
WINDOW HEADER

CARRING PARTITION HEADER
3 3 ½" x 9 ½" VERSA-LAM 3080 DF
1/2" CDX SHIM



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 05 2013
Dept. of Building Inspections
City of Portland Maine

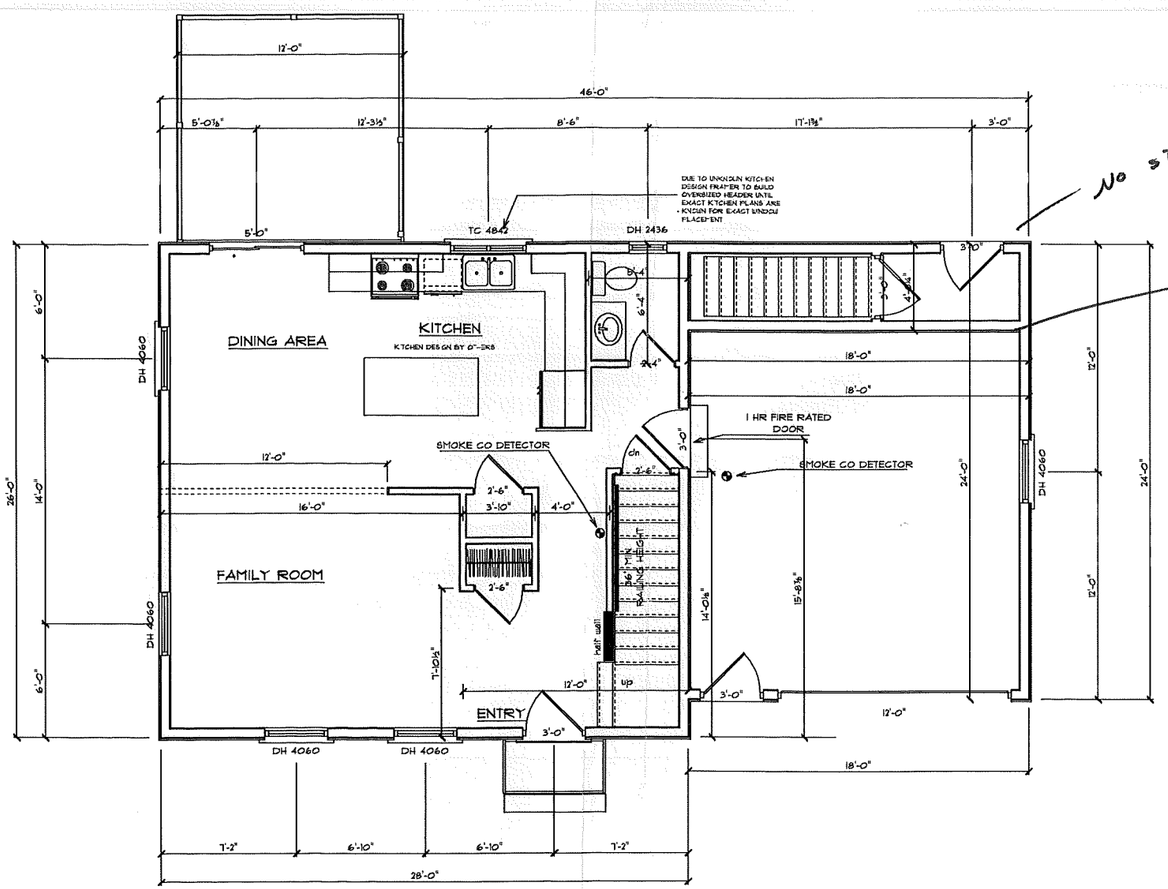
ALL WINDOWS TO HAVE A U-FACTOR U-.31

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PAUL OF PORTLAND ME AND PALANZA DESIGN ARE NOT LICENSED ARCHITECTS OR ENGINEERS. ALL STRUCTURAL ENGINEERING MUST BE PROVIDED BY OTHERS. USE OF SUCH THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL INFORMATION AND DESIGNS ARE TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION CONTRACT SPECIFICATIONS OVERRULE HOUSE PLANS

PROJECT NAME:
64 GERTRUDE

REVISIONS

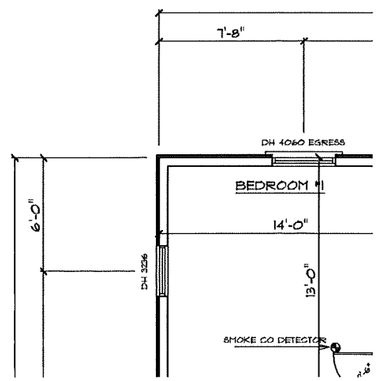
DATE: March 05 2013
SCALE: AS NOTED
DRAWN
FILE:
SHEET: ___ OF ___



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS



3/05/13

No stop

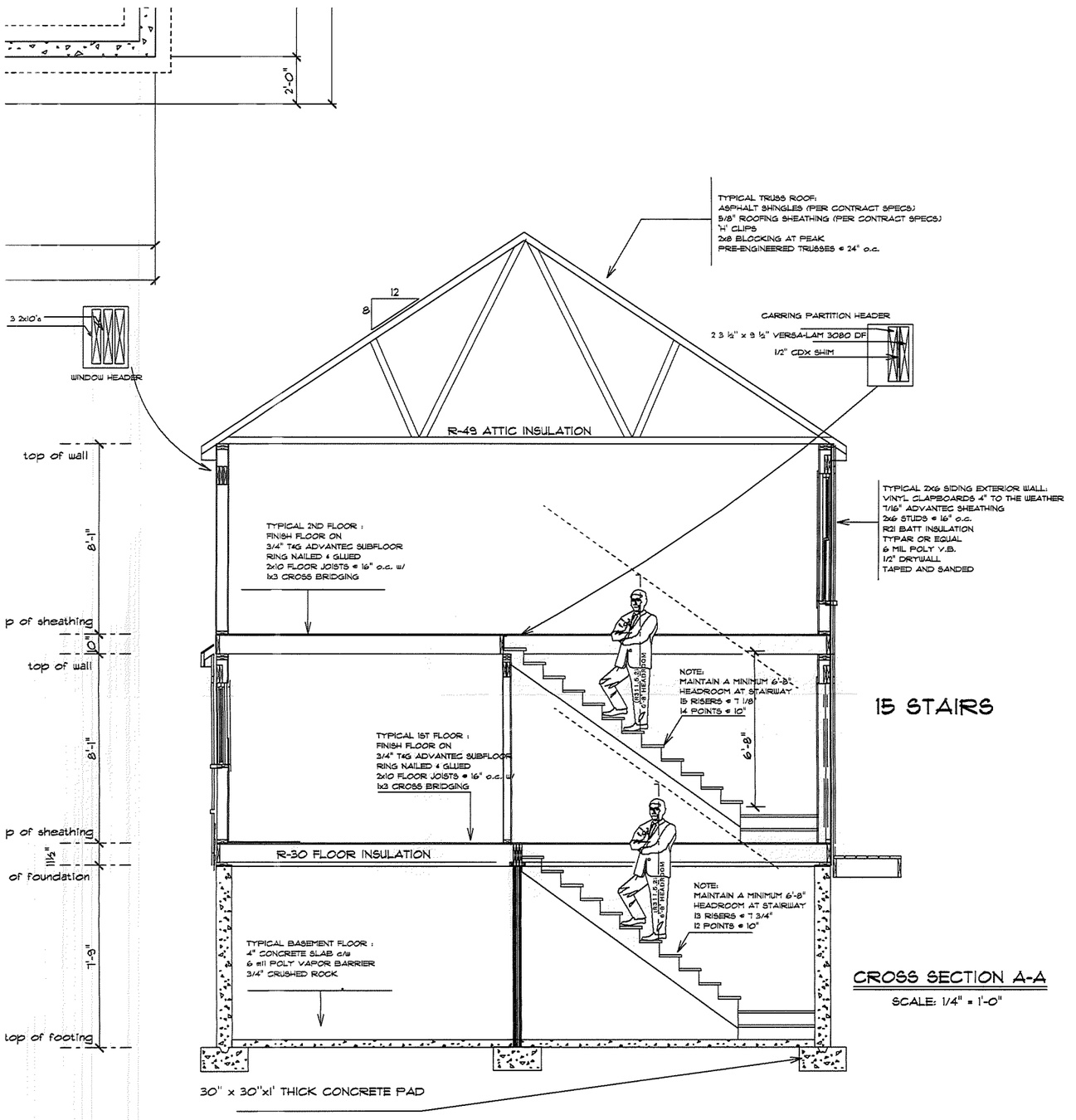
5/8 Type X Gypsum

7 3/4 x 10" Net

6-8" Min on plane Headroom

34-36 in Graspable rail

JAR



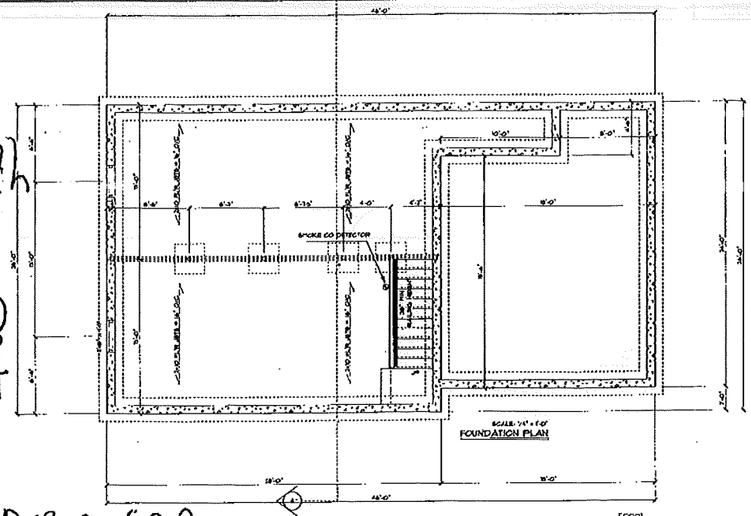
CROSS SECTION A-A

SCALE: 1/4" = 1'-0"

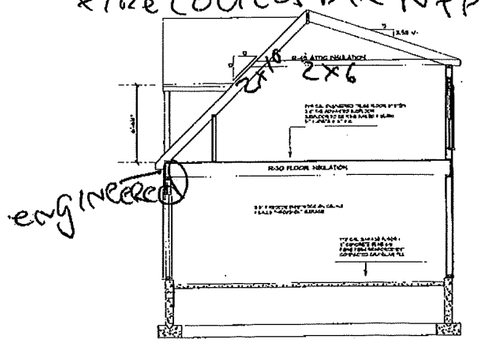
ALL WINDOWS TO HAVE A U-FACTOR U-.31

RECEIVED
MAR 05 2013
Dept. of Building Inspections
City of Portland Maine

Walls
2x6 frame
½ OSB sheath
vapor barrier
Vinyl siding
R-21 insulation
or per current
code
½ drywall
fire coded per NFPA

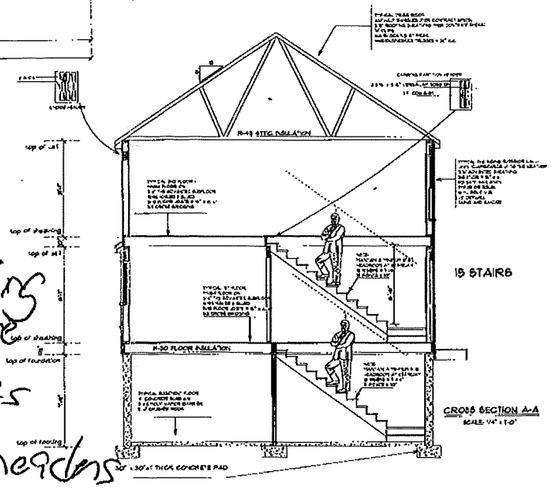


LVL Type
Header
over Garage
OH Door



engineered

Roofing
2x10 Rafter
2x6 collar ties
½" Roof Sheathing
metal drip edge
Asphalt shingles



2x10 x 3 window headers

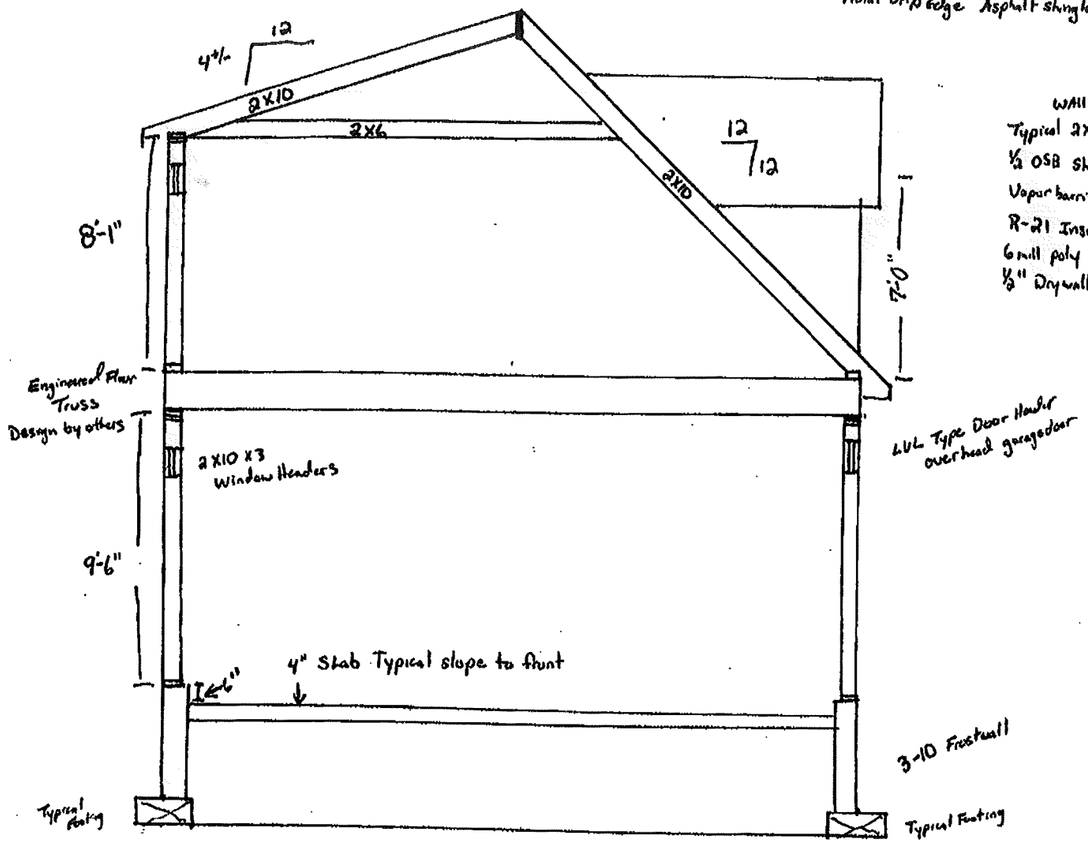
Cross Section 64 Gerrish

ALL WINDOWS TO HAVE A
U-FACTOR U-.31

PROJECT NAME: 64 GERTRUDE

RECEIVED
FEB 27 2013
Dept. of Building Inspections
City of Portland Maine

Roofing
2X10 Rafters 2X6 Collarties 2X12 Ridge
½" Roof Sheathing 6' Ice/WATER / Felt paper
Metal Drip Edge Asphalt shingles



WALLS
Typical 2X6 Exterior Framing
½ OSB Sheathing
Vapor barrier Vinyl siding
R-21 Insulation
6 mil poly
½" Drywall taped and sanded

CROSS Section B-B
For 64 Geetrude st

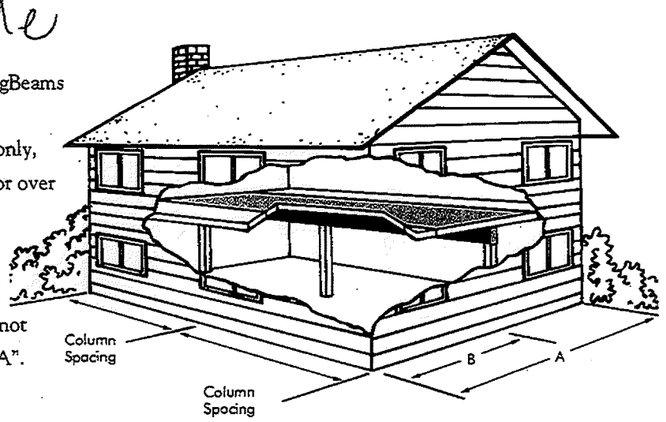
FLOOR BEAMS

64 Gertrude

RuSure BEAM™

The table below shows the size of the BigBeams needed to support various floor systems. The table is valid for loads of one floor only, i.e., a second story floor or one story floor over a basement.

Whether or not floor joists span continuously from wall to wall (not cut at beam) this table requires that "B" be not less than 45%, or greater than 55% of "A".



COLUMN SPACING – CENTER TO CENTER – CONTINUOUS FLOOR JOISTS

Width of Building	Simple Span Continuous Floor (100%)					Multiple Span Continuous Floor (100%)				
	8	10	12	16	20	8	10	12	16	20
20′	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14
24′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14
26′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 14	5⅞ x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 16
30′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅞ x 16	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅞ x 16
	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	7 x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 14	7 x 14
32′	3½ x 9½	3½ x 11⅞	3½ x 11⅞	3½ x 16	5⅞ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅞ x 16
	5⅞ x 9½	5⅞ x 9½	5⅞ x 11½	5⅞ x 14	7 x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 14	7 x 16
36′	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 16	5⅞ x 18	3½ x 9½	3½ x 11⅞	3½ x 11⅞	3½ x 16	5⅞ x 16
	5⅞ x 9½	5⅞ q 9½	5⅞ x 11⅞	5⅞ x 14	7 x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	7 x 16
40′	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	5⅞ x 18	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	5⅞ x 18
	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 16	7 x 18	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	7 x 16

COLUMN SPACING – CENTER TO CENTER – NON-CONTINUOUS FLOOR JOISTS

Width of Building	Simple Span Continuous Floor (100%)					Multiple Span Continuous Floor (100%)				
	8	10	12	16	20	8	10	12	16	20
20′	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14
24′	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14
26′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 9½	3½ x 14	3½ x 16
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14
30′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14
32′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	3½ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 14	3½ x 18
	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 14	5⅞ x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 16
36′	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅞ x 16	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	3½ x 18
	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	7 x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 16
40′	3½ x 9½	3½ x 11⅞	3½ x 11⅞	3½ x 16	5⅞ x 18	3½ x 9½	3½ x 9½	3½ x 11⅞	3½ x 16	5⅞ x 16
	5⅞ x 9½	5⅞ x 9½	5⅞ x 11⅞	5⅞ x 14	7 x 16	5⅞ x 9½	5⅞ x 9½	5⅞ x 9½	5⅞ x 14	7 x 16

Notes:

1. Sufficient bearing length shall be provided for resisting applied loads.
2. All BigBeams require support across their full width.
3. BigBeam sizes are based on residential floor loading of 40 psf live load and 10 psf dead load. The roof framing must be trusses supported by the exterior walls only.
4. Deflection is limited to L/360 at live load and L/240 at total load.
5. Dead loads are in addition to the weight of the BigBeam, which is assumed to be 36 pcf.
6. Service Condition = Dry.