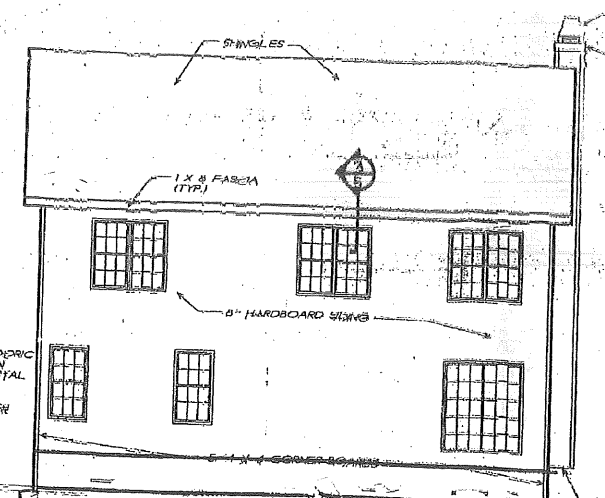
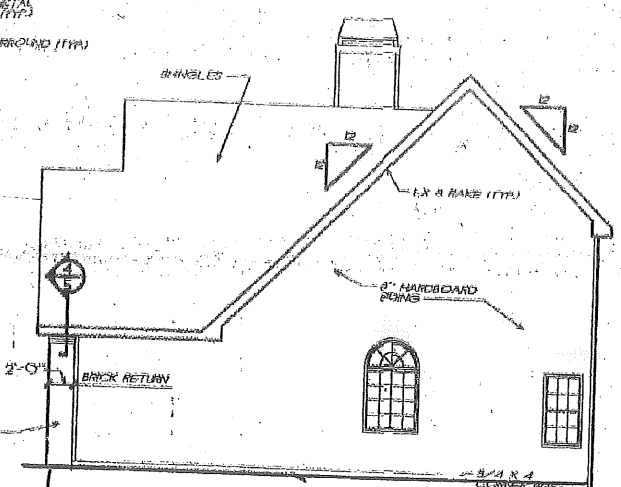


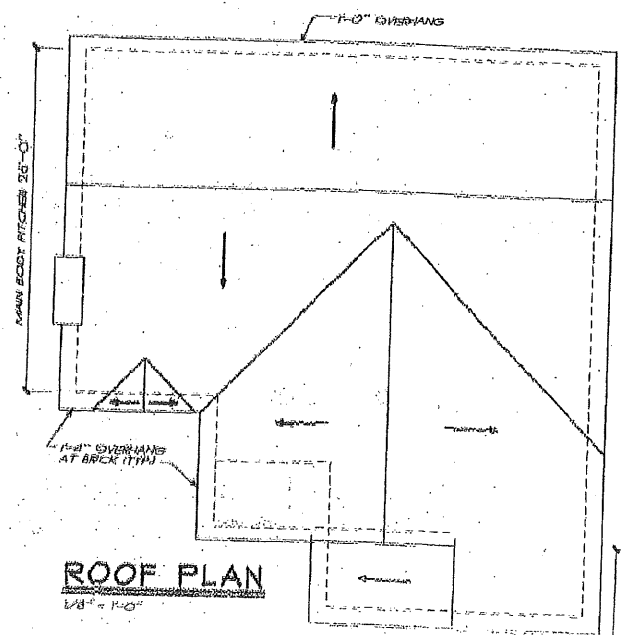
LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS

NOTE: ELEVATIONS REFLECT A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

NOTE: RAFTERS ARE FITTED FROM TOP OF CEILING JOISTS SEE DETAILS

NO.	DATE	REVISION

HOMIEPLANS

ELEVATIONS / ROOF PLAN
THE BREWSTER

FBA
FRANK BETZ ASSOCIATES, INC.
2000 S. BROAD ST., SUITE 200
PORTLAND, ME 04106
TEL: 407-431-0886
www.fba.com

8'0" x 8'0"

8'0" x 8'0"

8'0" x 8'0"

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL
PRIOR DATED PLANS

LOT #9

HEAT =
FHW GAS

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS

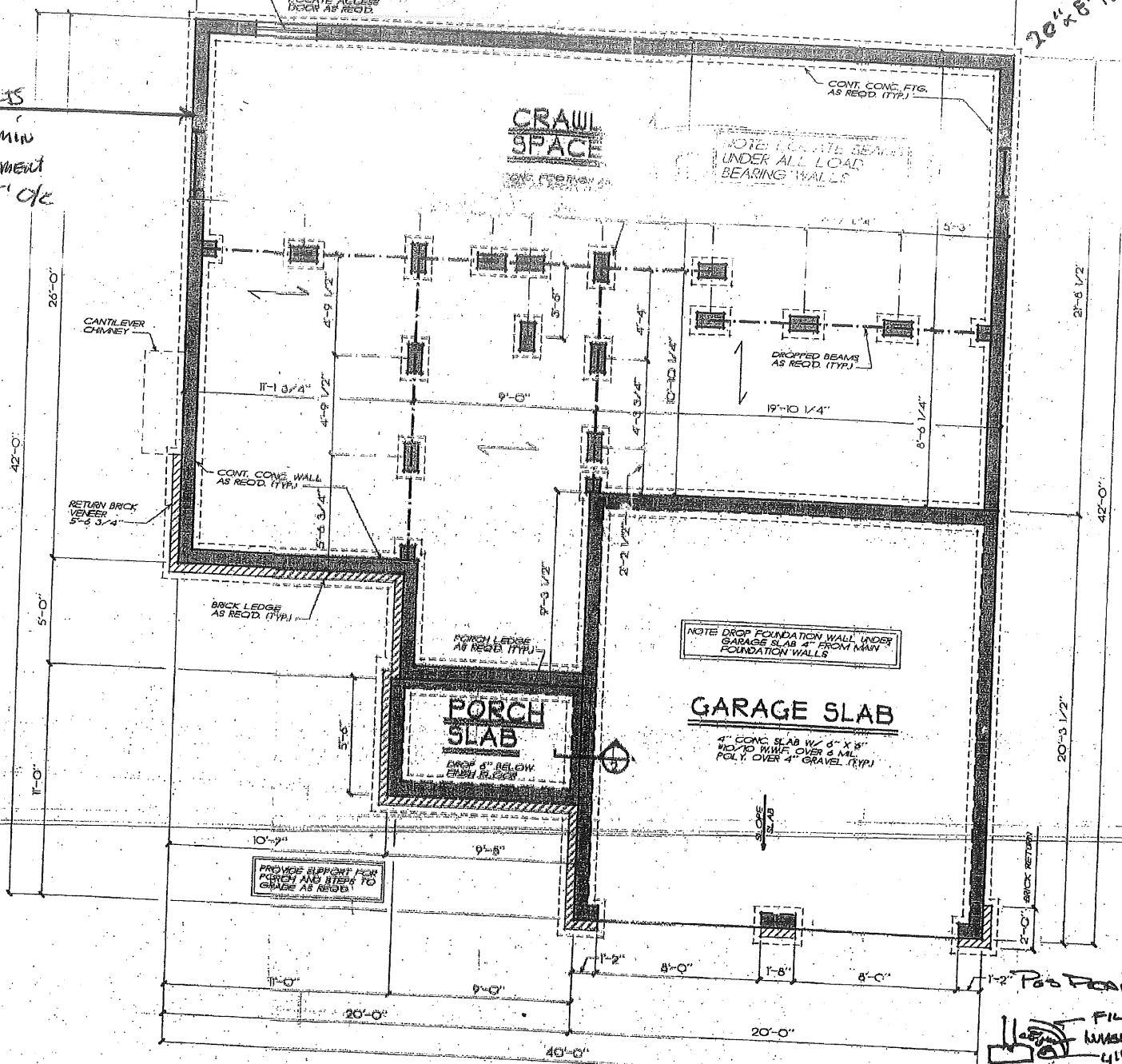
Anchor bolts
1/2" dia min
8" imbedment
spaced 5' c/c

NOTE CRAWL SPACE VENTILATION PER LOCAL CODES AND REQUIREMENTS
 LOCATE ACCESS DOOR AS REQD.

CRAWL SPACE

NOTE: LOCATE BEAMS UNDER ALL LOAD BEARING WALLS

20" x 8" Footing



CRAWL FOUNDATION PLAN

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

1-2" Pcb Pipe
4" Pcb Pipe
 FILTER FABRIC
 WASH STONE
 OUR FOUNDATION TO BE DUMPED
 PEACE
 LULLY TO BE
 8" CONCRETE FILL

DATE	REV.	DATE	REV.

HOMIEPLANS
 BEST COPY AVAILABLE

CRAWL FOUND. PLAN
 THE BREWSTER

FBA
 FRANK BETZ ASSOCIATES, INC.
 2401 W. STATE ST. SUITE 250
 SALEM, GEORGIA 30080
 770/431-0888
 www.frankbetz.com

1000 8 CAS

DATE 2/22/00

SHEET
2

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 JAN 11 2007
 SUPERSEDES ALL
 PRIOR DATED PLANS

All windows will be low ergon with r-Value of 4.0 glass and u-value of .25

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR INVESTIGATION AND CORRECTION BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED TO FRANK BETZ ASSOCIATES, INC. FOR INVESTIGATION AND CORRECTION BEFORE PROCEEDING WITH WORK.
4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER ASSUMED. ALL FOOTINGS TO BE BELOW FROST LINE UNLESS LOCAL CODES AND MUTUAL AGREEMENT WITH LOCAL ENGINEER FOR PROPER FOOTING AND DIMENSIONS SIZE.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION WALLS SHALL BE REINFORCED WITH ALL REQUIRED REINFORCEMENT AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS TO OCCUR DUE TO A WIDE VARIANCE IN LOCAL CODES, REGULATIONS, ORDINANCES, FROST DEPTH, SOIL CONDITIONS, WIND LOADS, SEISMIC LOADS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARINGS BELOW AND TERMINATE AT THE LOAD.

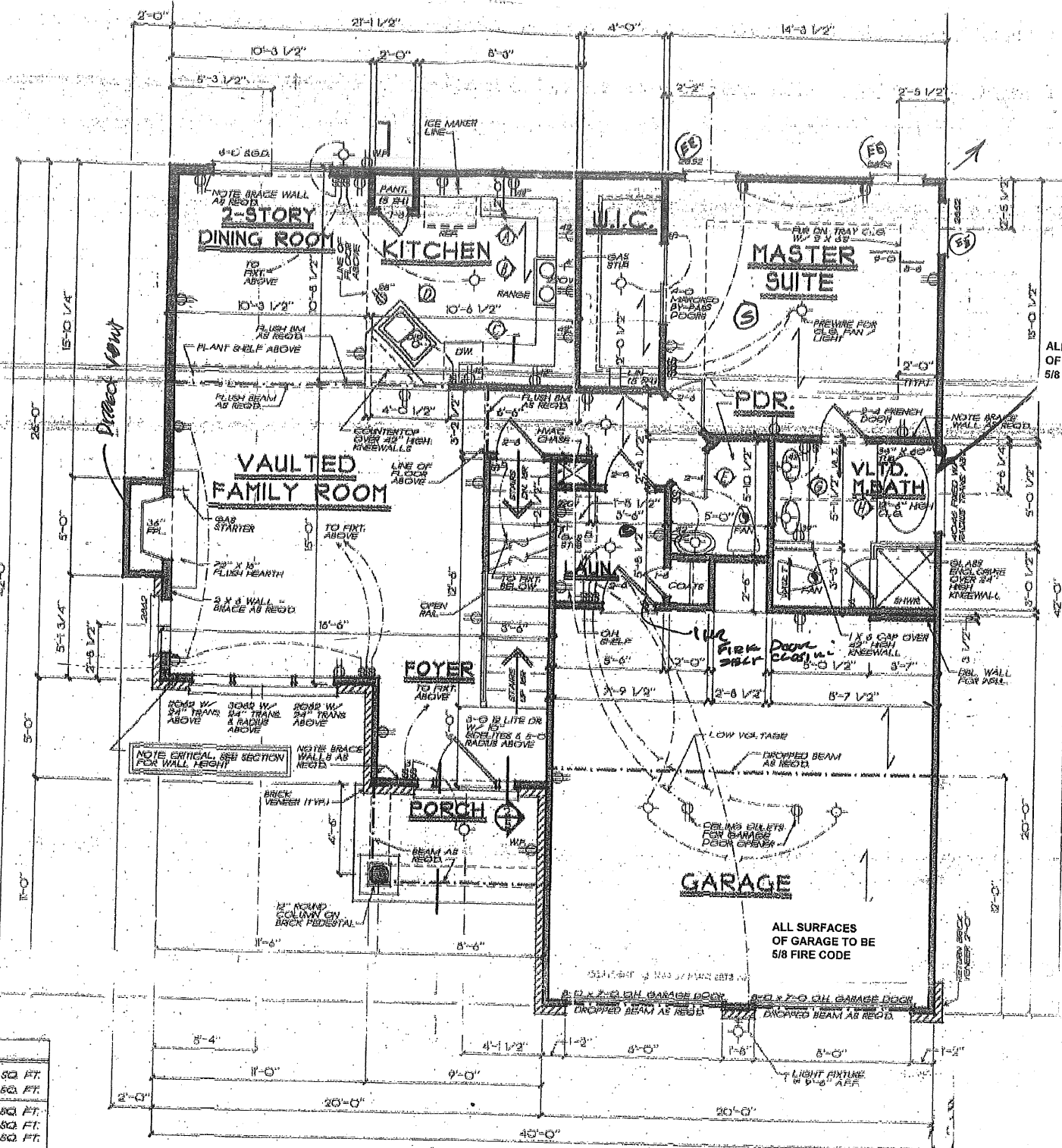
10. *Anchor Bolts 4" dia*

GENERAL FRAMING NOTES

1. BRIDGE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND BEAMS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL LEADERS SHALL BE 2" X 2" WITH 1/2" PLUMB LINE CUTCH.
4. TRAVEL TO INSTAL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1/4" CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE REINFORCED WITH 1/2" CDX PLYWOOD MINIMUM SYSTEM SHALL BE AS AT ALL INTERMEDIATE STUDS TOPIC - APPROVED NATIONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THROUGH ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIE AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN ROOF BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. ALL VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE (1) SIZE GREATER THAN BATTENS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHEN THE ENGINEER FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS TO BE REVIEWED BY REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON (1) AND BEARING WALL. IT DESIGNED TO CARRY LOAD THROUGH (1) AND BEARING WALL BY FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2" X 4" STUD UNLESS OTHERWISE NOTED.

BEAMS TO BE 7/10
Smoke Detector to be installed per code where beam and base must be installed.

SQUARE FOOTAGE	
FIRST FLOOR	1001 SQ. FT.
SECOND FLOOR	426 SQ. FT.
TOTAL	1427 SQ. FT.
OPT. LOFT/BORN #	171 SQ. FT.
OPT. BONUS RM	292 SQ. FT.
TOTAL	1890 SQ. FT.



FIRST FLOOR PLAN

1/4" = 1'-0"
 FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

- EE = EMERGENCY ESCAPE
- S = SMOKE DETECTOR

DATE	REV.	DATE

HOMIEPLANS

FIRST FLOOR PLAN
 THE BREWSTER

FBA
 FRANK BETZ ASSOCIATES, INC.
 2400 LAKE PARK DRIVE, SUITE 200
 SMYRNA, GEORGIA 30080
 770/433-0888
 www.fbaonline.com

DESIGN CASE

REV. 1/28/07

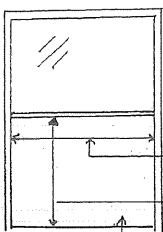
SHEET
3
 OF 5

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 JAN 11 2007
 SUPERSEDES ALL
 PRIOR DATED PLANS

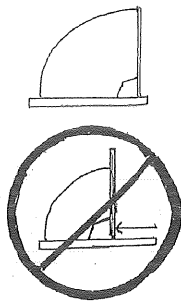
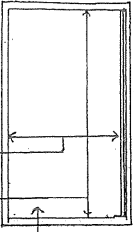
Egress Windows

At least 1 egress window (or exterior door) is required to be provided in sleeping rooms, below the fourth story to be considered an egress window, all of the following 4 conditions must be met.

Double hung windows

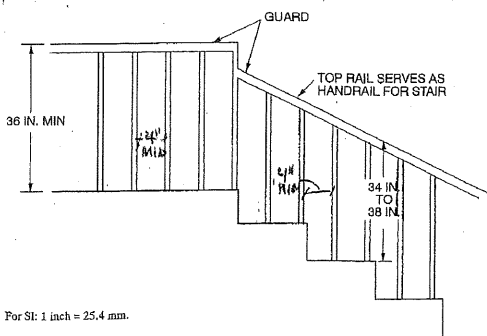
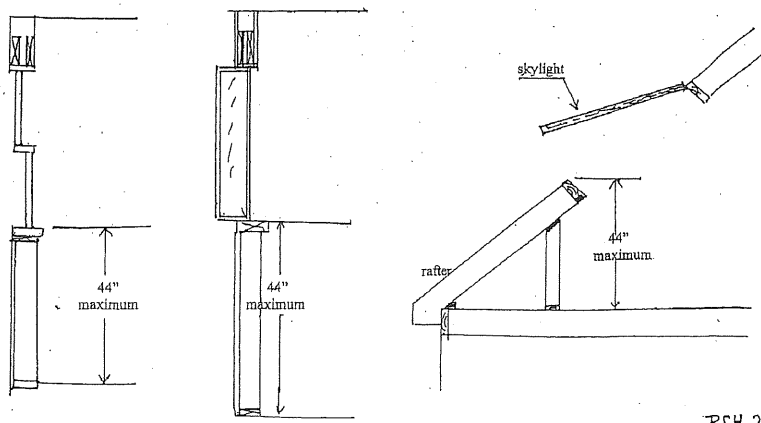


Casement Windows



Caution... A window which may meet the minimum opening width & height requirements (of condition 1 & 2) does not qualify as an egress window unless it also meets the total square foot opening requirement. (condition #3)

4 Lowest point of the opening must not be more than 44 inches above the floor

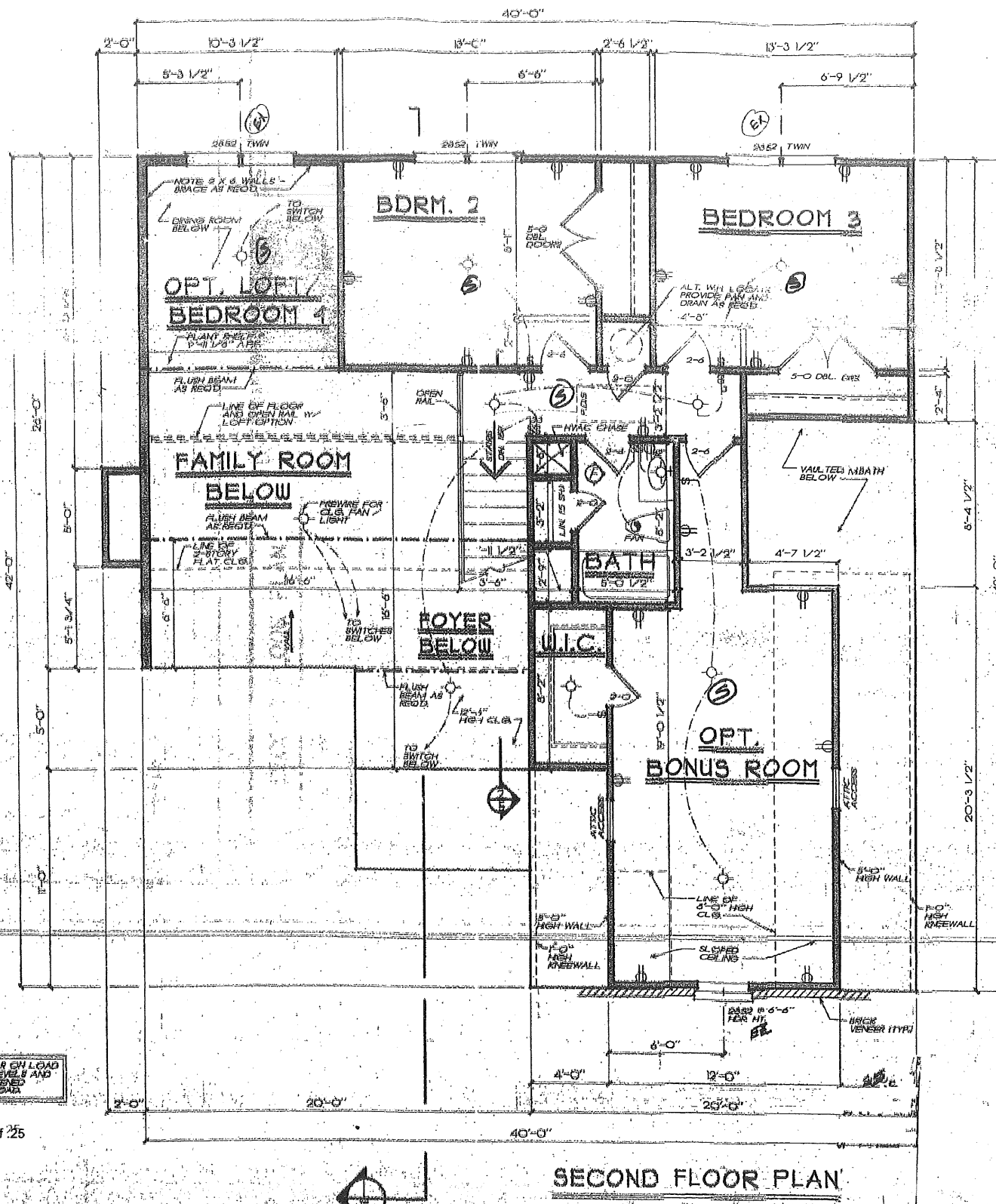


For S/I: 1 inch = 25.4 mm.

Figure R312.1(3) STAIRWAY GUARD

NOTE: ALL CEILING JOISTS AND RAFTER BRACINGS TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

All windows will be low egress with r-Value of 4.0 glass and u-value of .25



SECOND FLOOR PLAN

EE = EMERGENCY ESCAPE
S = SMOKE DETECTOR

DATE	REVISION

HOME PLANS
DESIGNING FOR TODAY'S MARKET

SECOND FLOOR PLAN
THE BREWSTER

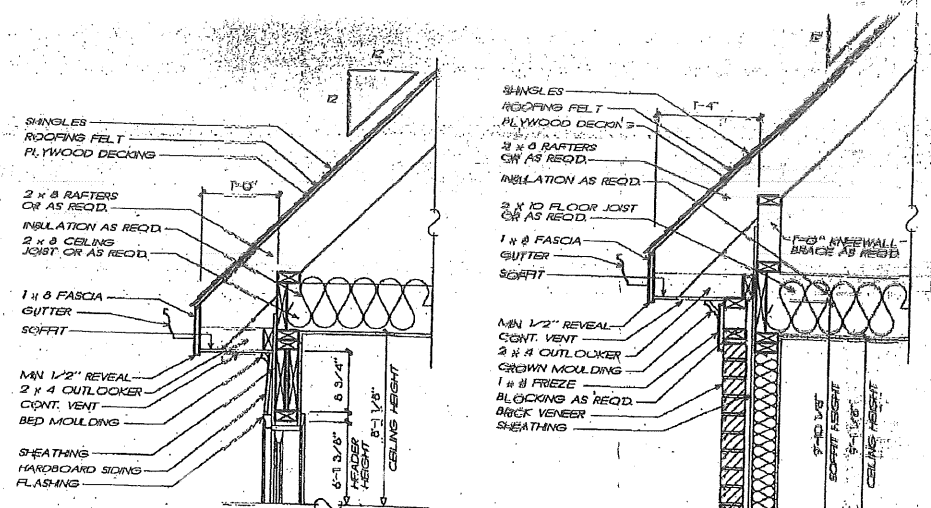
FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE SUITE 250
BIRMINGHAM, AL 35202
205-970-4311-4338
www.frankbetz.com

BY DCO & CAS

DATE 5/26/08

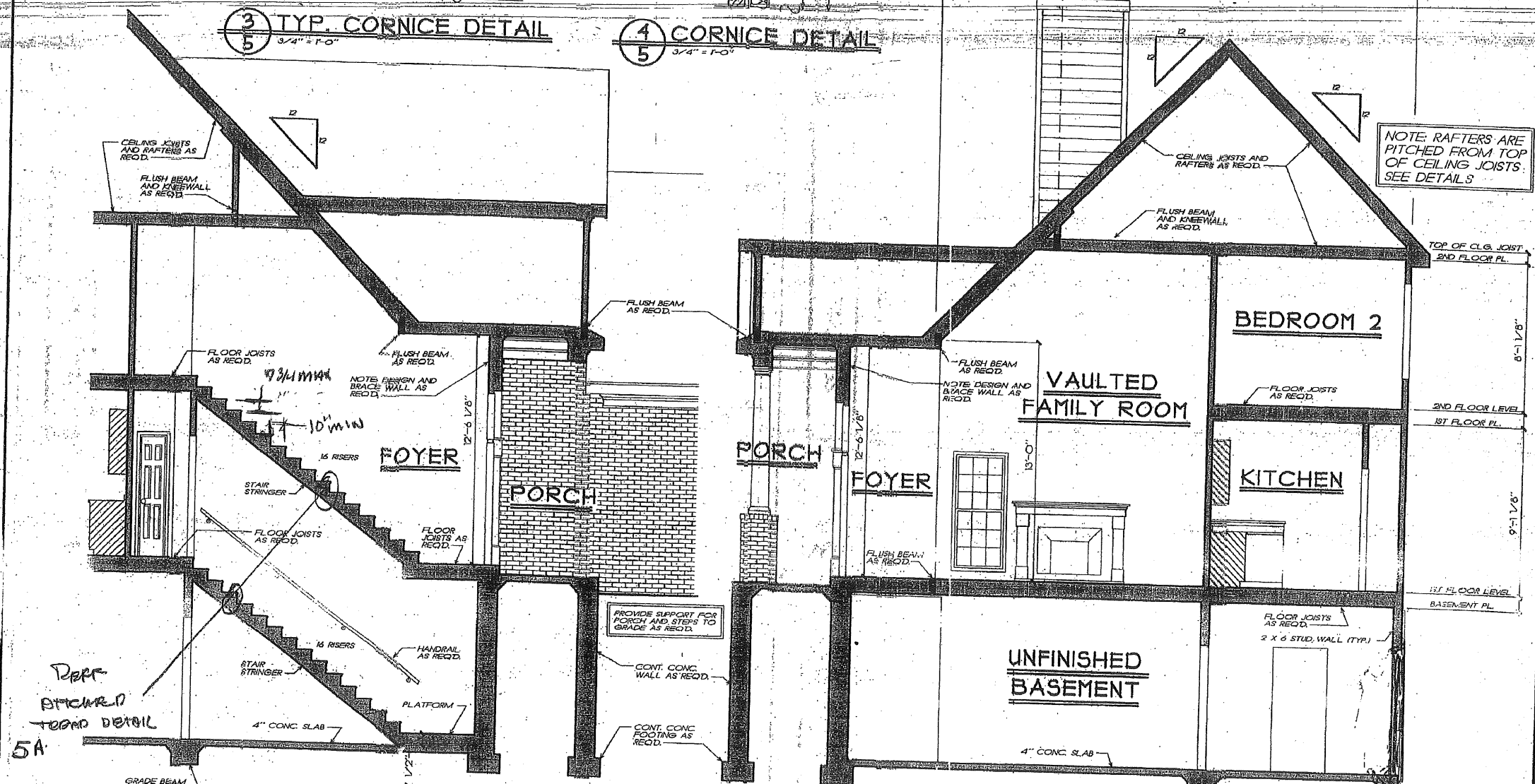
SHEET
4

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL
PRIOR DATED PLANS



3 TYP. CORNICE DETAIL
3/4" = 1'-0"

4 CORNICE DETAIL
3/4" = 1'-0"



2 STAIR SECTION
1/4" = 1'-0"

1 TRANSVERSE SECTION
1/4" = 1'-0"

NOTE: SECTIONS REFLECT A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN!

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

NO.	DATE	REV.	BY

HOMIEPLANS

SECTIONS / DETAILS

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE/SUITE 250
SUDBURY, GEORGIA 30090

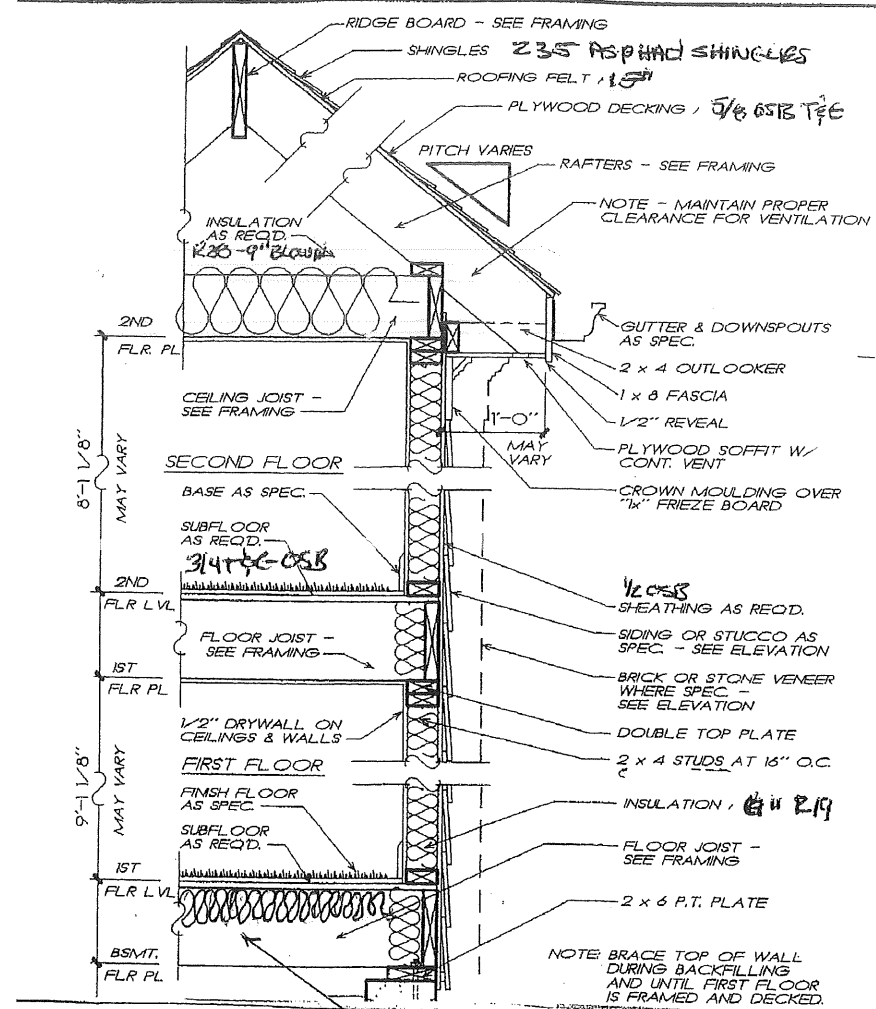
DOC 06 CAS

DATE 5-26-08

SHEET

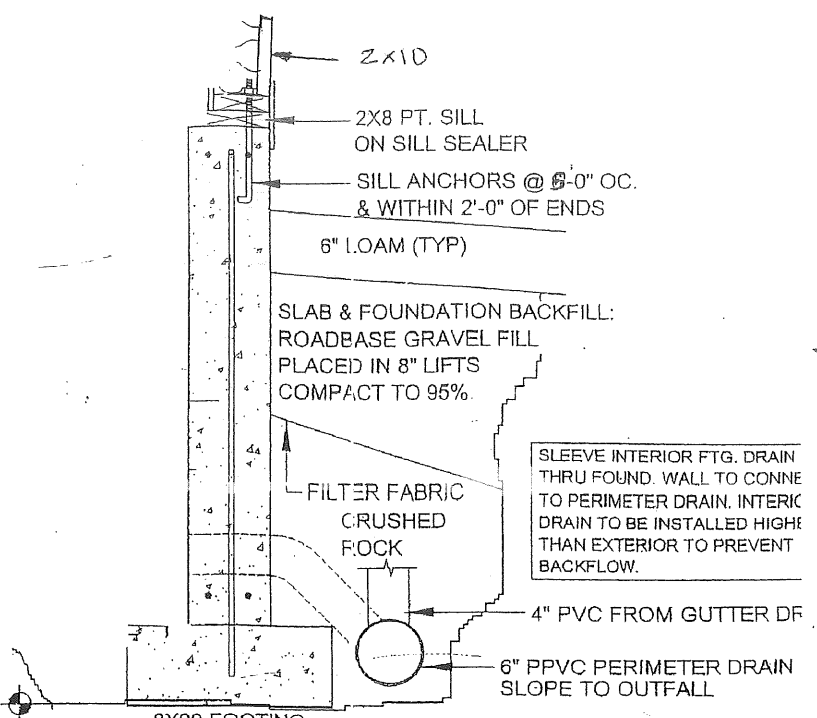
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CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL
PRIOR DATED PLANS



MIN. 48" BELOW FIN. GRADE

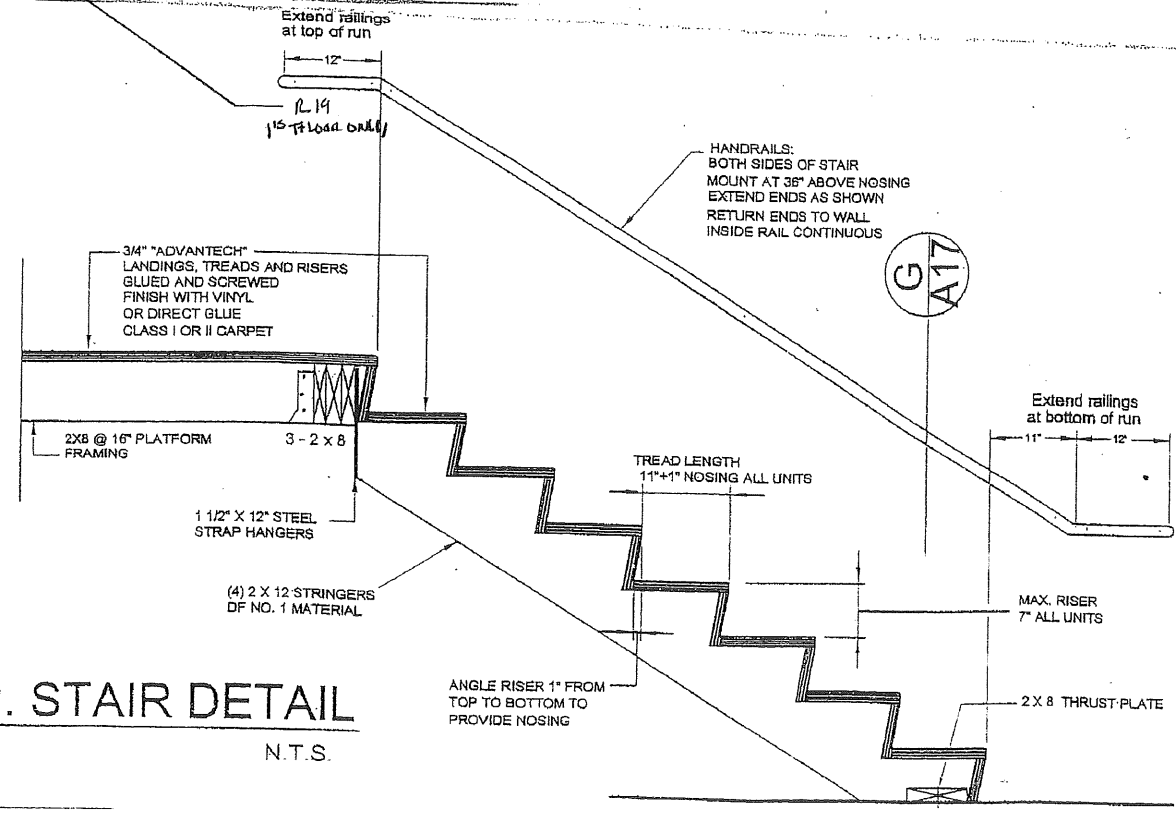
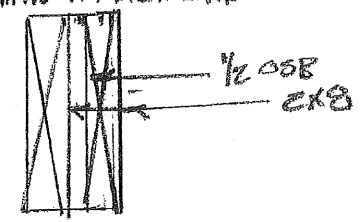
1 WALL SECTION
5A
1"=1'-0"



SLEEVE INTERIOR FTG. DRAIN THRU FOUND. WALL TO CONNECT TO PERIMETER DRAIN. INTERIC DRAIN TO BE INSTALLED HIGH THAN EXTERIOR TO PREVENT BACKFLOW.

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL PRIOR DATED PLANS

HEADER TO BE 2x8
BEARING 1 1/2" MIN AT EACH END



D TYP. STAIR DETAIL
A17
N.T.S.

DATE	BY	CHKD	APP'D

HOMIPLANS

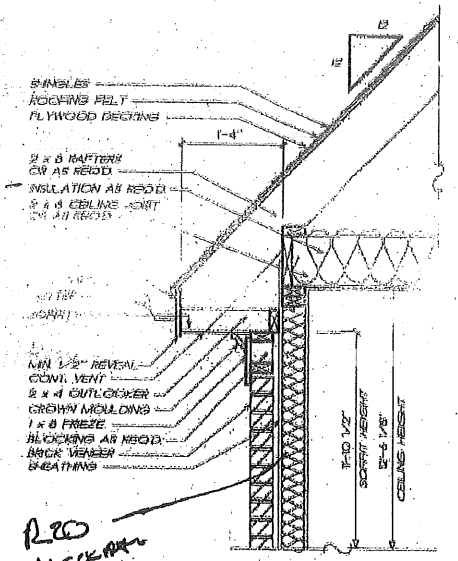
ELEVATIONS / ROOF PLAN
THE BREWSTER

BA
B.A. ASSOCIATES, INC.
1000 LIFE PLAZA DRIVE, SUITE 200
PORTLAND, ME 04106
Tel: 603.761.5444
www.ba-inc.com

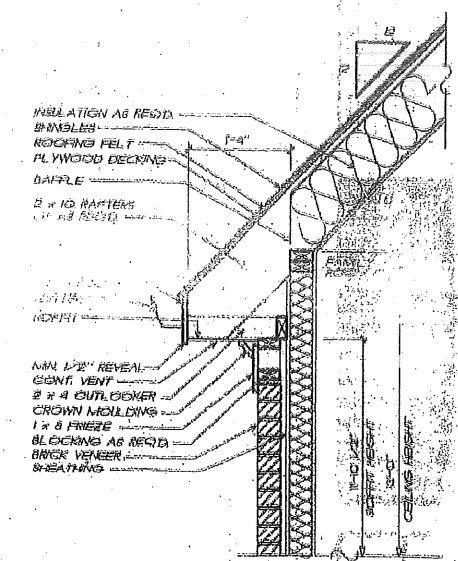
331-1544
5A

R40
1/15/06/07

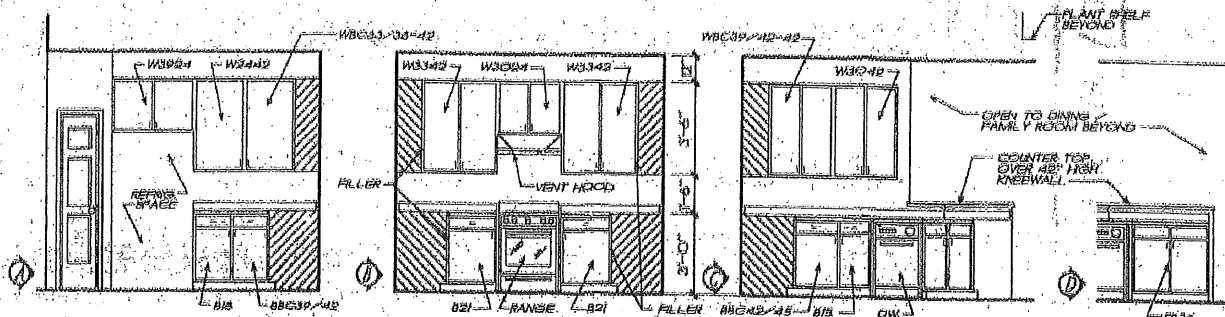
R20
1/15/06/07



1 CORNICE DETAIL
3/4" x 1'-0"

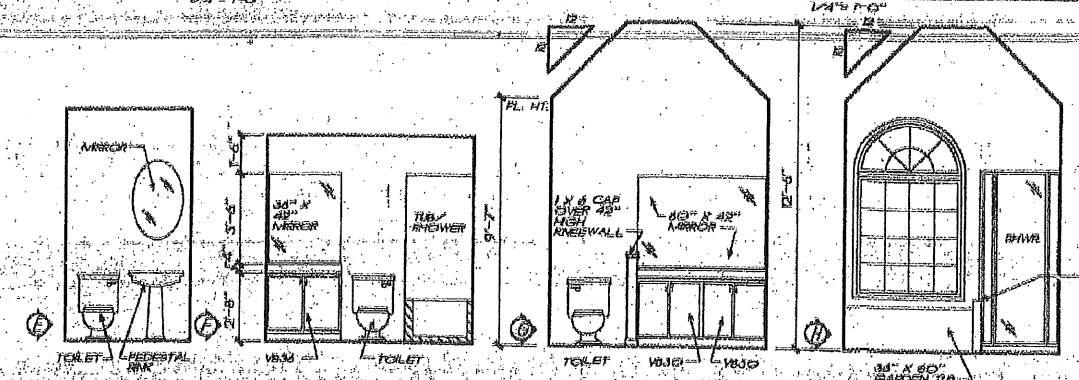


2 CORNICE DETAIL
3/4" x 1'-0"



KITCHEN ELEVATIONS
1/4" = 1'-0"

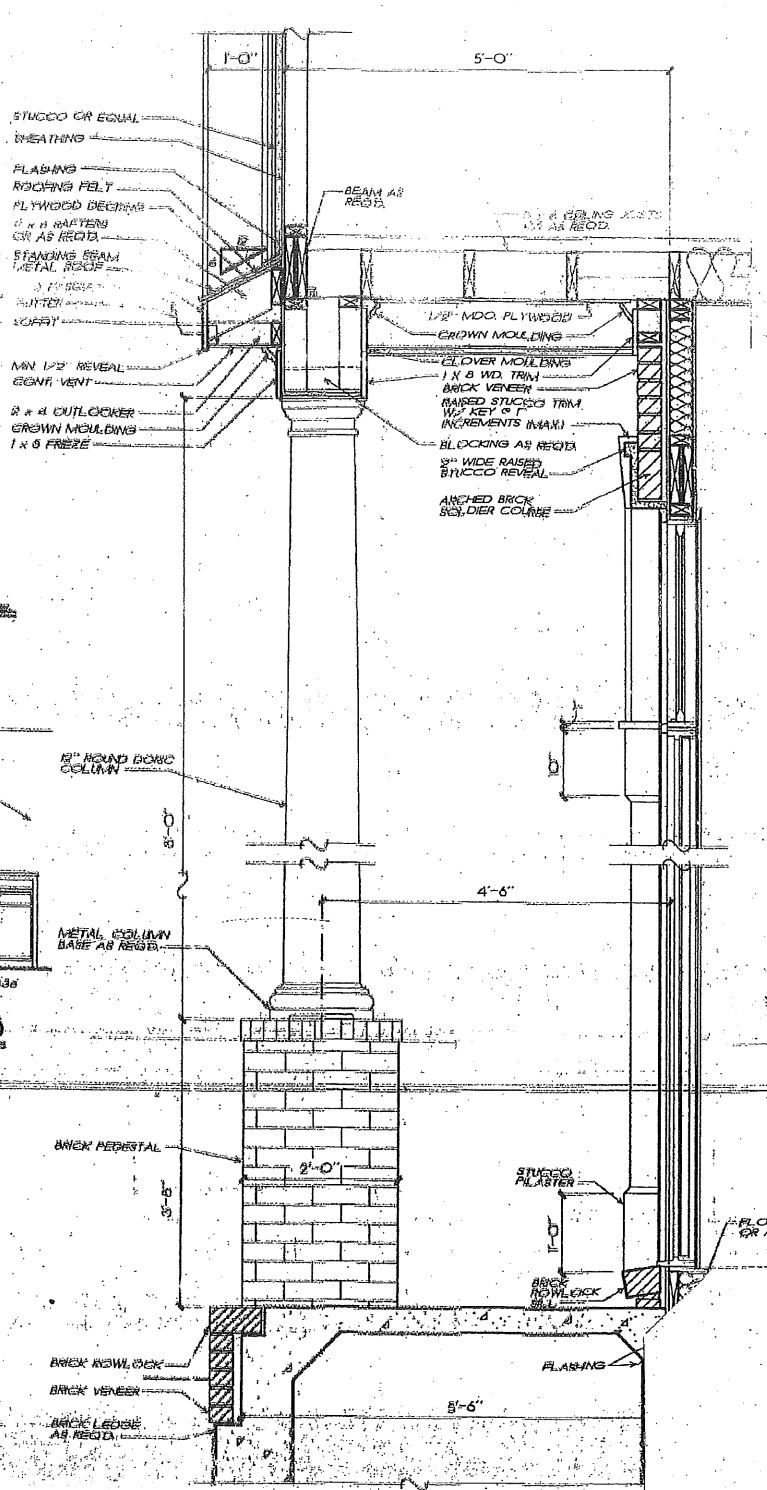
KITCHEN ELEVATIONS
1/4" = 1'-0"



POWDER ELEV. BATH ELEV.
1/4" = 1'-0"

MASTER BATH ELEVATIONS
1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.



3 PORCH DETAIL
3/4" x 1'-0"

DATE	REV	BY	CHK

HOMEPLANS
DESIGNED FOR TODAY'S MARKET

K. & B. ELEVS. / DETAILS
THE BREWSTER

FBA
FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 250
SMYRNA, GEORGIA 30080
770/483-0888
www.frankbetz.com

SCALE 3/8" = 1'-0"

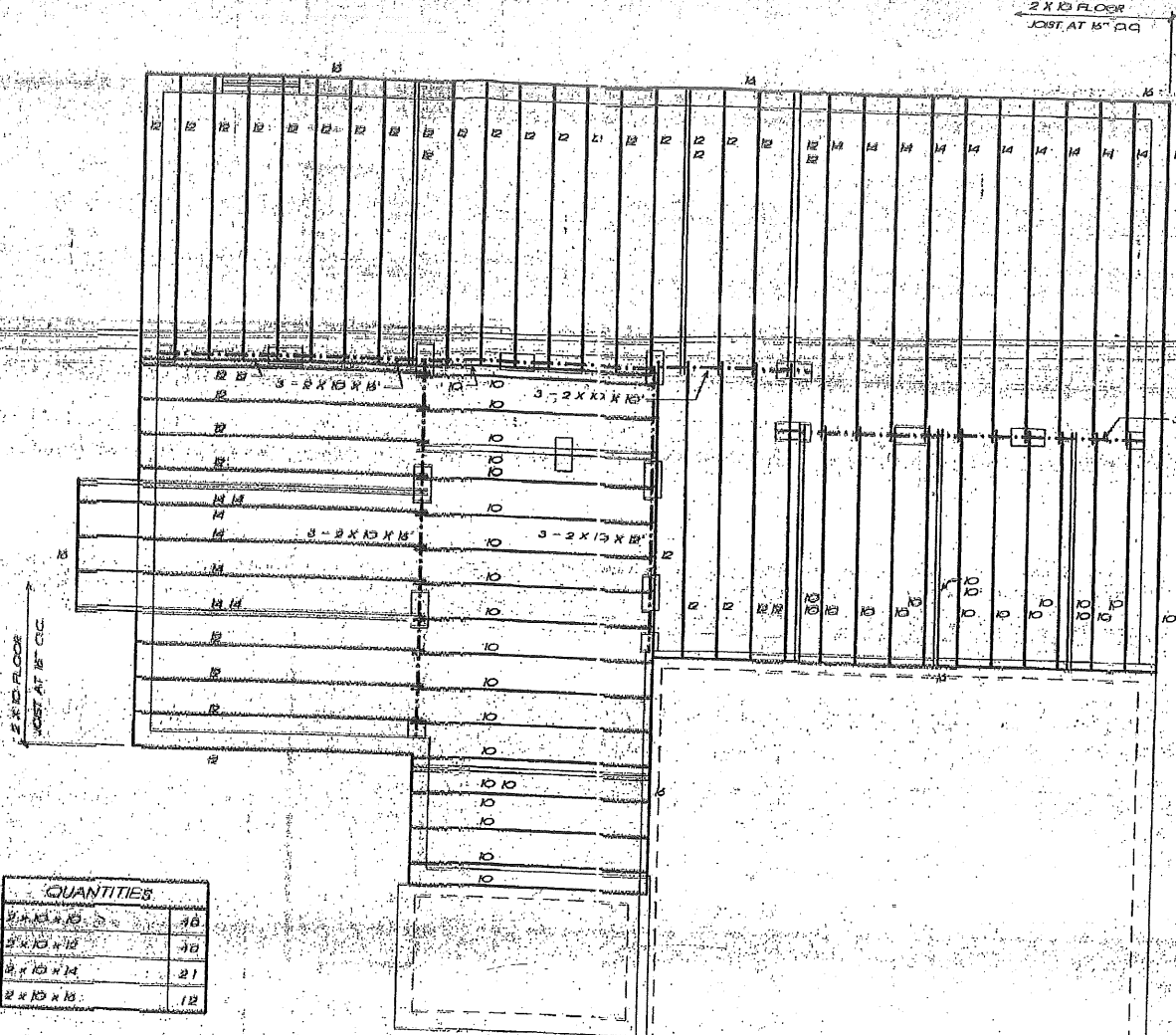
DATE 5/26/08

SHEET 6

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL
PRIOR DATED PLANS

FRAMING PLAN NOTES

1. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN ATLANTA, GEORGIA. THEY CONFORM TO THE IRC STANDARD BUILDING CODE AND ITS CADD ONE AND TWO FAMILY DWELLING CODE DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS. REVISIONS MAY BE REQUIRED TO THESE PLANS.
2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND FINALLY NPS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
3. DESIGN LOADS:
FLOOR: 10LBS LIVE LOAD
10LBS DEAD LOAD
BEDROOM: 30LBS LIVE LOAD
10LBS DEAD LOAD
CEILING: 20LBS LIVE LOAD
10LBS DEAD LOAD
ROOF: 15LBS DEAD LOAD
4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THESE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.
5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
6. ANY LABELED PIECE LESS THAN 10' IN LENGTH IS COUNTED AS BEING CUT FROM A 10' PIECE.
7. ALL BEAMS ARE 2X10 #3 SYP, 2X12 #2 SYP, LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLU) AS INDICATED ON PLANS.
8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2400 PSI.
10. ALL FLOOR JOISTS ARE 2X10 #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLAN.
11. ALL BAND MATERIAL IS 2X10 #3 SYP.
12. ALL CROSS-BRIDGING SHOULD BE USED AT THE POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
13. ALL CEILING JOISTS ARE 2X8 #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS. ALL TRUSS CEILING JOISTS ARE RAFTER TO SPAN IN LENGTH. SEE TRAY DETAIL SHOWN ON PLANS.
14. ALL RAFTERS ARE 2X8 #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #3 SYP EXCEPT AS NOTED ON PLANS.
16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO RED-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 12'-0".
17. ALL RAFTERS OVER A VAULTED ROOF ARE 2 X 10 #3 SYP AT 16" O.C. EXCEPT AS NOTED ON PLANS.
18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS SHOULD CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED 18" DIA GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
19. THE T-JOIST ARE SPECIFIED USING THE APA STANDARD PRI - 400, PERFORMANCE STANDARD FOR APA EWS I - JOIST. FOLLOW MANUFACTURER'S GUIDELINES FOR THE PROPER INSTALLATION OF JOIST HANGERS, SQUASH BLOCKS AND DRINKING.
20. ALL RIB BOARD TO BE APA R18 BOARD. VERTICAL LOAD TRANSFER = 400 PLF MAX. AMOUNT REQUIRED IS LISTED AS TOTAL LINEAR FOOTAGE.



QUANTITIES	
2x10 #3	16
2x10 #2	10
2x10 #4	21
2x10 #10	12

LEGEND	
	2x JOIST, RAFTER, HIP, OR VALLEY
	DOUBLE JOIST
	JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

NO.	DATE	BY	CHKD.	APP'D.

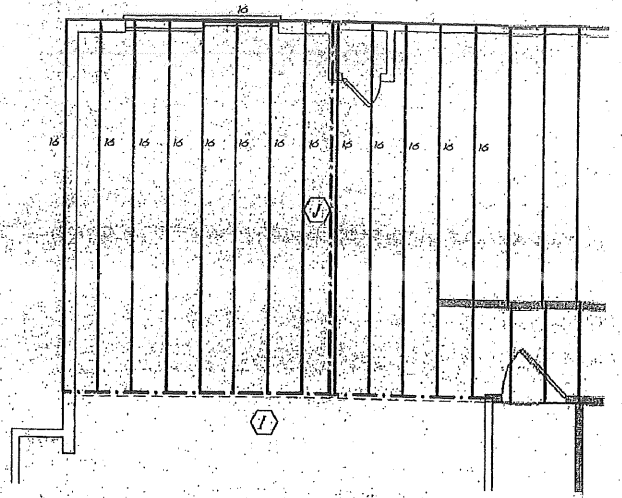
HOMEPLANS
1000 W. BROAD ST. SUITE 100
ATLANTA, GA 30334
404.525.1111

1ST. FLOOR FRAMING PLAN
THE BREWSTER

FBA
FRANK BETZ ASSOCIATES, INC.
8401 LAKE PARK DRIVE, SUITE 200
SAYERSVILLE, GEORGIA 30576
770.942.0000
www.frankbetz.com

JAN 11 2007
SHEET
F1

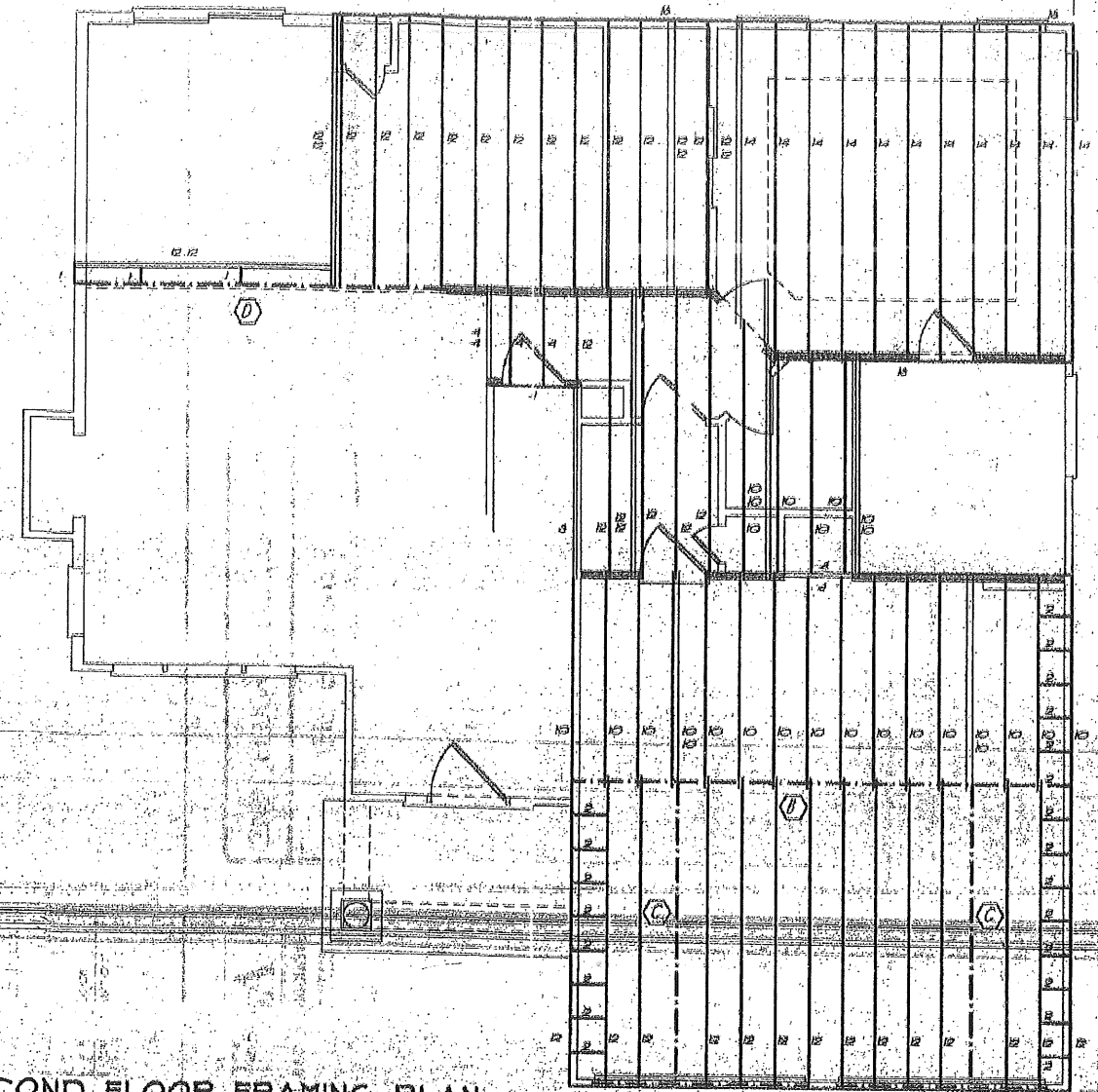
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL
PRIOR DATED PLANS



PARTIAL 2ND FLR. FRAMING PLAN
1/4" = 1'-0" W/ OPT. LOFT

BEAM SCHEDULE	
①	2-1 3/4" X 11 7/8" X 8' LVL - FLUSH
②	2-1 3/4" X 9 1/4" X 8' LVL - FLUSH

QUANTITIES W/ OPT. LOFT	
2x10x10	28
2x10x12	40
2x10x14	11
2x10x16	28



SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

LEGEND	
	2x JOIST (AFTER HP OR VALLEY)
	DOUBLE JOIST
	JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

QUANTITIES	
2x10x10	28
2x10x12	40
2x10x14	11
2x10x16	28

BEAM SCHEDULE	
④	2-1 3/4" X 5 1/4" X 10' LVL - DROPPED
⑤	3-1 3/4" X 13' X 8' LVL - DROPPED
⑥	2-1 3/4" X 11 7/8" X 8' LVL - DROPPED
⑦	2-1 3/4" X 9 1/4" X 8' LVL - FLUSH

NO.	DATE	DESCRIPTION

HOMEPANS

2ND FLOOR FRAMING PLAN
THE BREWSTER

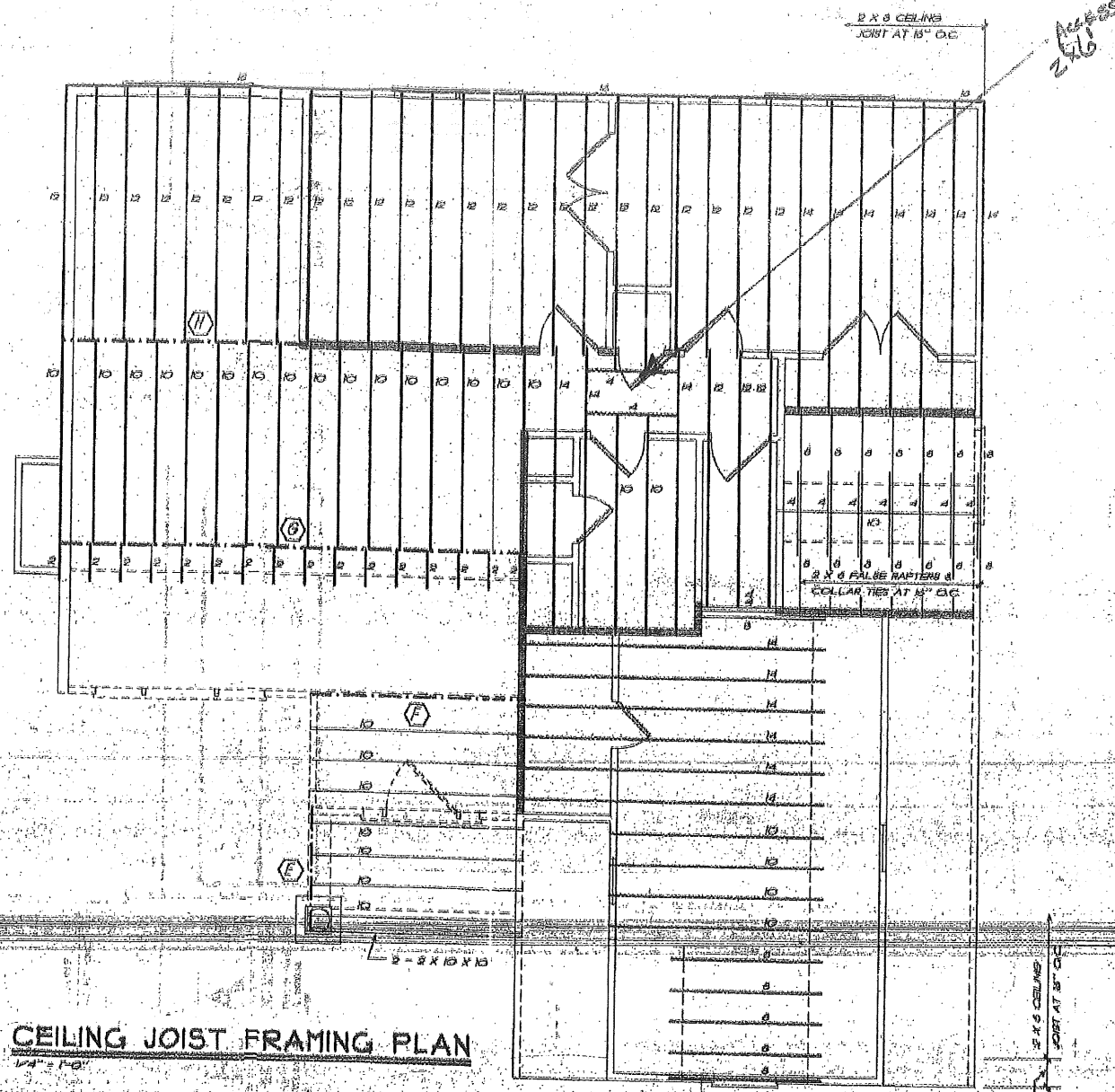
FBA
FRANK BEYER ASSOCIATES, INC.
BASE LAYER PAPER UNDER/ON TOP
CITY/STATE, COUNTY, DISTRICT, ZIP
PHONE/FAX/E-MAIL
www.fba.com

DATE: 1/11/07
SCALE: AS SHOWN
BY: FBA

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL
PRIOR DATED PLANS

TUESDAY, JAN 9 9:09 AM '07 F:\B\PROJECTS\THE BREWSTER\2ND FLOOR.dwg

NOTE ALL CEILING JOISTS AND RAFTER BRACINGS TO BE IN ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THE REES SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



QUANTITIES	
2x6 NM	09
2x6x10	32
2x6x12	37
2x6x14	16
2x6x16	00
2x10x12	08
2x10x14	01
2x12x14	03

CEILING JOIST FRAMING PLAN
1/4" = 1'-0"

LEGEND	
	2x JOIST RAFTER ON VALLEY
	DOUBLE JOIST
	1 JOIST
	BEAM
	INTERIOR LOAD BEARING WALL

BEAM SCHEDULE	
(E)	3 - 2x10x14 FLG
(P)	2 - 2x10x12 FLG
(C)	2 - 1x12x14x12x14 FLG
(V)	3 - 2x12x14 FLG

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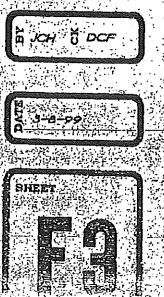
DATE	BY	DATE	BY



CLG. JOIST FRAMING PLAN
THE BREWSTER

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL
PRIOR DATED PLANS

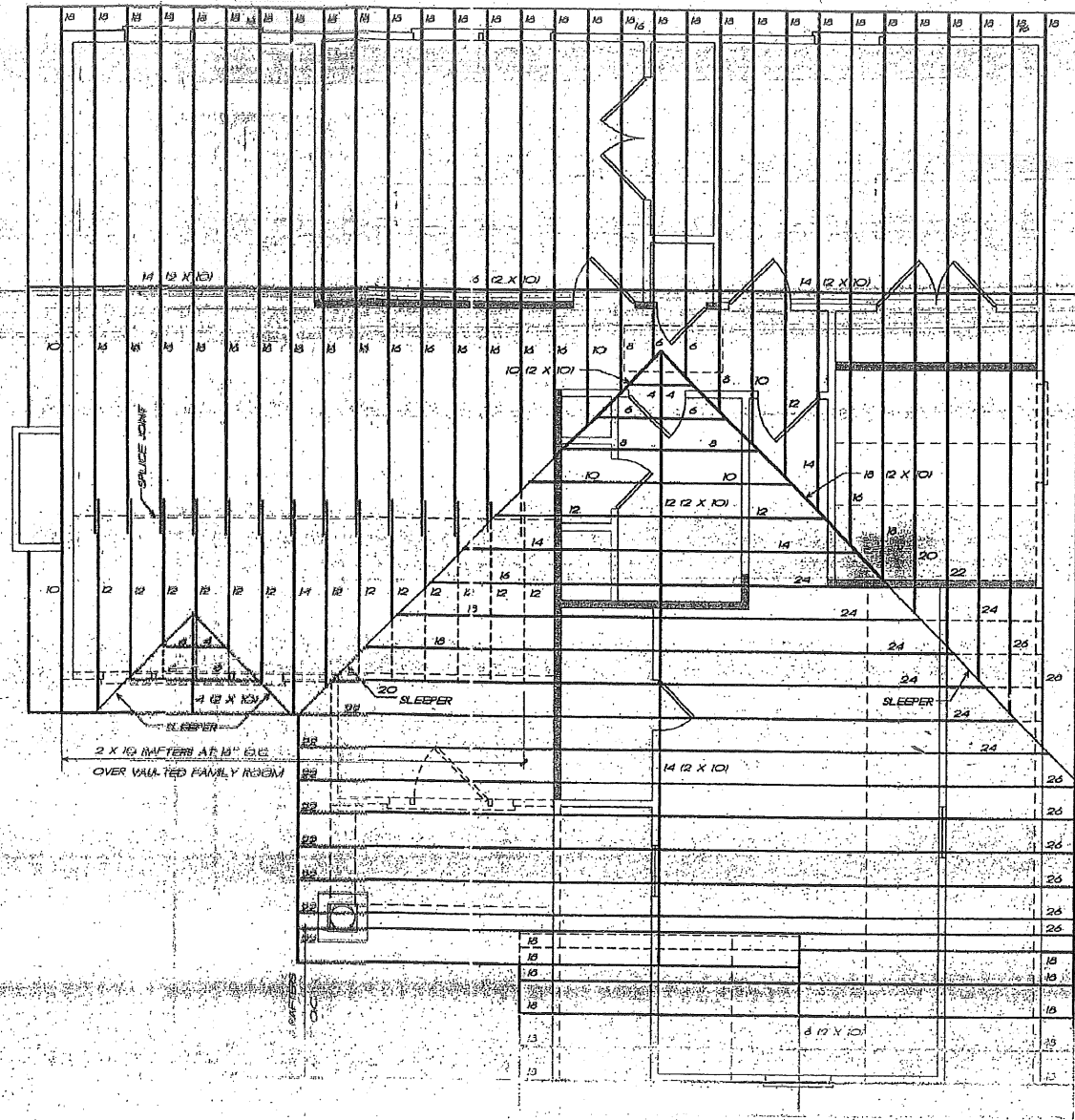
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FRANK BETZ ASSOCIATES, INC.
2401 LAKE PARK DRIVE, SUITE 100
DUNWOODY, GEORGIA 30090
770.431-0888
www.frankbetz.com



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NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED 12" GROUND BEAM OR FOOTING DESIGNED TO CARRY LOAD.

2 X 8 RAFTERS
AT 18" OC



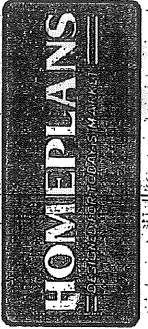
QUANTITIES	
2 X 8 X 10	05
2 X 8 X 12	08
2 X 8 X 14	09
2 X 8 X 16	22
2 X 8 X 18	13
2 X 6 X 20	02
2 X 6 X 22	09
2 X 6 X 24	07
2 X 6 X 26	07
2 X 10 X 10	02
2 X 10 X 12	14
2 X 10 X 14	07
2 X 10 X 16	09
2 X 10 X 18	01

LEGEND	
	2" JOIST, RAFTER, TR, OR VALLEY
	DOUBLE JOINT
	1" JOINT
	BEAM
	INTERIOR LOAD BEARING WALL

ROOF FRAMING PLAN
1/4" = 1'-0"

FRANK BETZ ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

DATE	REV	DATE	REV



ROOF FRAMING PLAN
THE BREWSTER
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
JAN 11 2007
SUPERSEDES ALL PRIOR DATED PLANS

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BY JCH DCF

DATE 1-10-07

SHEET **F4**
OF 4