



PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division Date: **02/12/15**

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

# CARTER

19 MERRIAM STREET (ON PEAKS ISLAND)  
 CITY OF PORTLAND, ME 04108  
 CUMBERLAND COUNTY

EXCEL HOMES OF ME.  
 56 MECHANIC FALLS ROAD  
 OXFORD, ME 04270  
 PHONE: (888) 333-1748  
 FAX: (207) 539-0944

BUILDER:

# HALLMARK HOMES

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**  
 Signature: *Renee Moist*  
 Title: **Staff Plan Reviewer**  
 Date: **12/12/14**

BUILDER: **HALLMARK HOMES**  
 CUSTOMER/PROJECT: **CARTER (32307)**  
**KEISER HOMES BRAND**  
**BUILT BY EXCEL HOMES OF MAINE**

THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS

NAME DATE

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

DRAWN: CHECKED: PIF  
 YYD PIF MJC SLP RT

DESCRIPTION

DATE: 10-21-14  
 NO: QN1 11-12-14  
 QN2 11-18-14  
 QN3 11-20-14  
 KH-1 12/2/14  
 KH-2 PERMIT SET

DRAWING TITLE:

## COVER SHEET

SCALE: **1/8" = 1'-0"** SHEET: **P1**

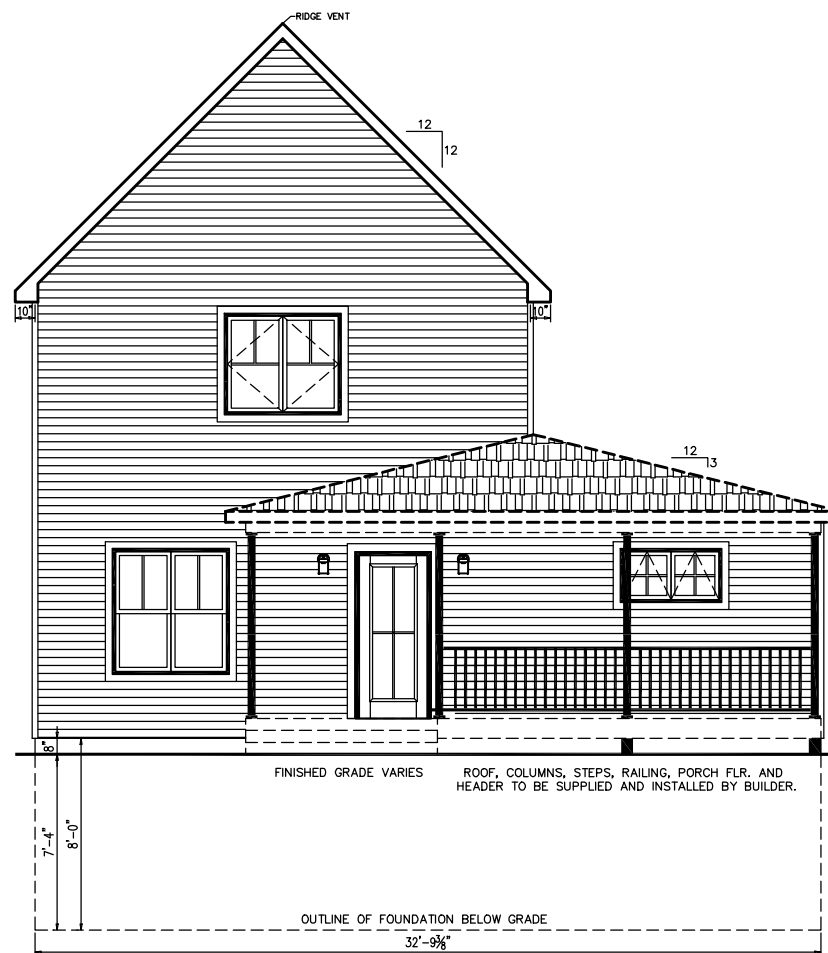
+/- 29'-10" TOP OF SILL TO PEAK

8'-0" 2ND FLOOR CEILING HEIGHT

2ND FLOOR FLOOR

8'-0" 1ST FLOOR CEILING HEIGHT

1ST FLOOR FLOOR  
 TOP OF SILL  
 GRADE



THERE ARE NO LOT LINE FIRE SEPARATION REQUIREMENTS

FRONT "WEST" ELEVATION

### SITE CONDITIONS:

GROUND SNOW LOAD: 50 PSF  
 WIND SPEED: <100 MPH  
 EXPOSURE: B  
 SEISMIC CATEGORY: B  
 USE GROUP: SINGLE FAMILY  
 CONSTRUCTION TYPE: VB WOOD FRAME UNPROTECTED

### SQUARE FOOTAGE:

FIRST FLOOR: 887 SQ. FT.  
 SECOND FLOOR: 559 SQ. FT.  
 BONUS ROOM: - SQ. FT.  
 GARAGE: - SQ. FT.  
 TOTAL: 1,446 SQ. FT.

OVERALL SIZE: 27'-0 3/4" x 20'-8 7/32" @ 3/8"  
 MODEL: CUSTOM COLONIAL

### NOTES:

- ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
- GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)



PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division Date: **02/12/15**

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

**State:** **ODLQH**  
**Signature:** *Renee Mois*  
**Title:** **Staff Plan Reviewer**  
**Date:** **12/12/14**

**BUILDER:**  
**HALLMARK HOMES**

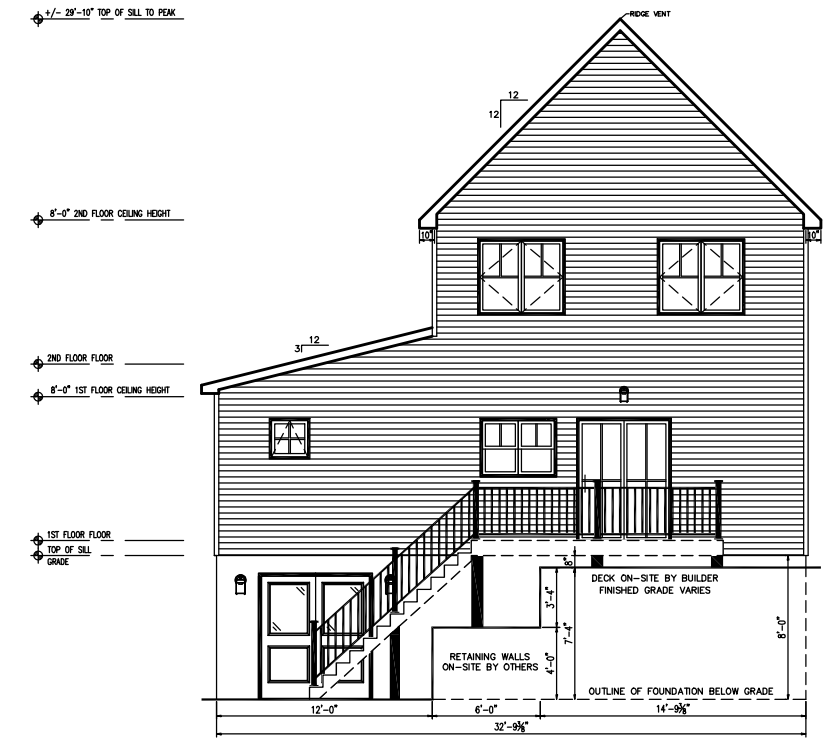
**CUSTOMER/PROJECT:**  
**CARTER (32307)**

**KEISER HOMES**  
**BRAND**

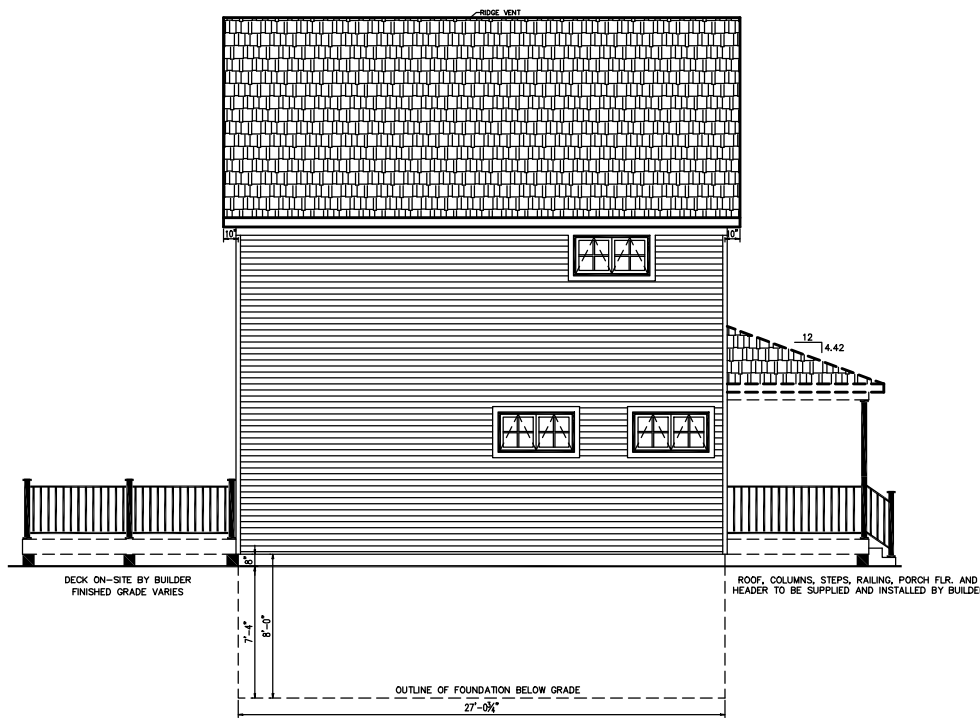
**BUILT BY EXCEL HOMES OF MAINE**

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

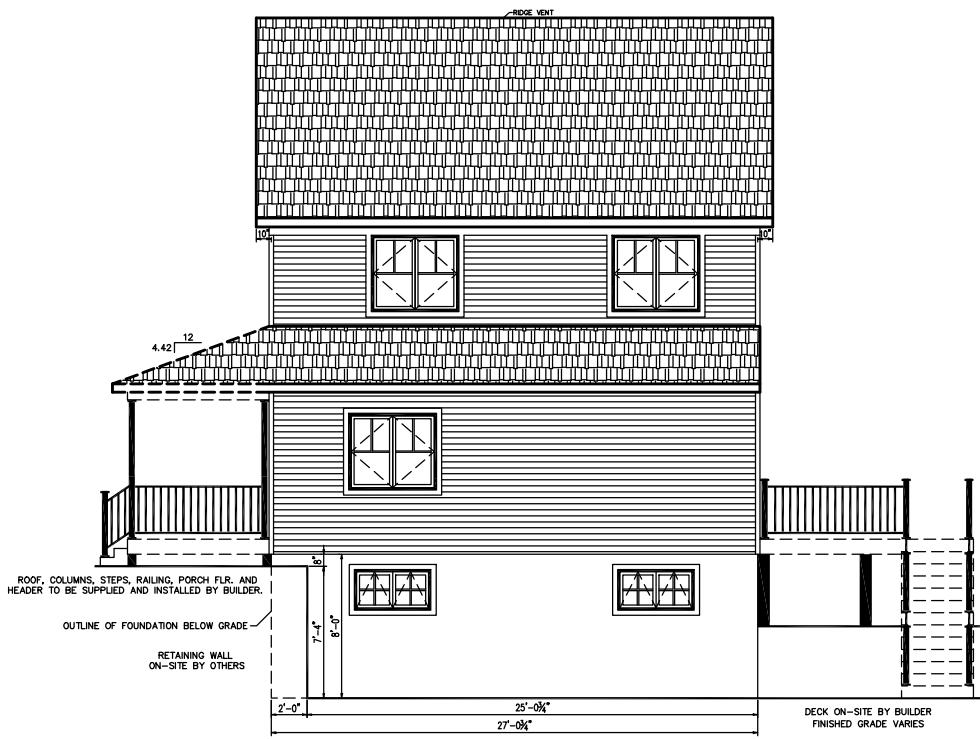
ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY  
 DRAWING MAY BE REVERSED



**REAR "EAST" ELEVATION**



**LEFT "NORTH" ELEVATION**



**RIGHT "SOUTH" ELEVATION**

**NOTES:**  
 1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

DRAWN: CHECKED:	PIF
	YJD PIF MJC SLP RT
DESCRIPTION	
DATE:	10-21-14
	11-12-14
	11-18-14
	11-20-14
	12/2/14
NO:	QIN1
	QIN2
	QIN3
	KH-1
	KH-2
DRAWING TITLE:	
SCALE:	3/32" = 1'-0"
SHEET:	P1.1

**ELEVATIONS**

SCALE: **3/32" = 1'-0"** SHEET: **P1.1**



PTL#: **KIM 4350**  
 PD  QN  SN  
 Date: 02/12/15

BUILDER: **HALLMARK HOMES**

CUSTOMER/PROJECT: **CARTER (32307)**

**KEISER HOMES**  
**BRAND**  
**BUILT BY EXCEL HOMES OF MAINE**

**THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS**

NAME \_\_\_\_\_ DATE \_\_\_\_\_

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

DRAWN: CHECKED:  
 YYD PIF  
 PIF MJC  
 SLP RT

DESCRIPTION  
 NO: DATE: QN1 10-21-14  
 QN2 11-12-14  
 QN3 11-18-14  
 KH-1 11-20-14  
 KH-2 12/2/14  
 PERMIT SET

DRAWING TITLE:  
**FIRST FLOOR PLAN**

SCALE: **3/16" = 1'-0"** SHEET: **P2**

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**  
 Signature: *Renee Mois*  
 Title: **Staff Plan Reviewer**  
 Date: **12/12/14**

**MAINE ENERGY SPECIFICATION TABLES**

MINIMUM INSUL. R-VALUES		MAXIMUM U-FACTORS	
CEILING	R-38	ENTRANCE DOORS	.35
ROOF/CEILING	R-38	SPECIALTY DOORS	.45
WALLS	R-19	WINDOWS	.35
FLOORS	R-19	SKYLIGHTS	.60

HOUSE TO BE BUILT OVER UNCONDITIONED SPACE. BUILDER IS RESPONSIBLE TO PROVIDE & INSTALL FLOOR INSULATION ON THE 1ST FLOOR PER THE MAINE ENERGY CODE. THE BUILDER ALSO REQUIRED TO PROVIDE & INSTALL A DOOR SWEEP & WEATHER STRIPPING AT BASEMENT DOOR. EXCEL TO PROVIDE & INSTALL R-11 INSULATION IN WALLS AND R-19 INSULATION IN THE CEILING OF ANY BASEMENT STAIR ENCLOSURES.

**ADDITIONAL MAINE REQUIREMENTS**

- \* SET MANUAL MUST BE IN RESIDENCE.
- \* COPY OF APPROVED SETS MUST BE IN RESIDENCE.
- \* WINDOWS REQUIRE ARGON UPGRADE TO MEET MAINE U-FACTOR REQUIREMENTS.

FOR THE STATE OF MAINE, FOR BASEMENTS HEIGHTS FROM 7'-3" TO 8'-0" BASEMENT STAIRS ARE A COMPONENT OF THIS DESIGN WITH A MAXIMUM RISER HEIGHT OF 8-1/4". A MINIMUM TREAD DEPTH OF 9" AND A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH TREAD WIDTH LESS THAN 10"

RANGE SHALL BE EQUIPPED WITH A SEPARATE FAN/HOOD WITH A MIN. RATING OF 100 CFM. EACH BATHROOM WILL BE EQUIPPED WITH A SEPARATE VENTILATING FAN THAT HAS A MIN. RATING OF 50 CFM AND BE RATED FOR SOUND AT A MAX. SOUND RATING OF 3 SONE. ALL RANGE & BATH FANS TO BE VENTED TO THE EXTERIOR.

PER MAINE RADON REQUIREMENTS, THE RADON PIPE SHALL BE A MIN. 12" ABOVE THE ATTIC SPACE AND HAVE A 36" HIGH BY 24" DIAMETER CLEARANCE FOR COMPLETION.

**PARADIGM WINDOW SCHEDULE**

WINDOW CALL SIZE	UNIT SIZE	ROUGH OPENING	TYPE	LIGHT FT.	VENT FT.	SQ. FT.	U-VALUE
A2424	23 1/2" x 23 1/2"	24 1/2" x 24 1/2"	AWNING	2.17	1.52	4.0	.22
A2424-2	47" x 23 1/2"	48" x 24 1/2"	AWNING	4.35	3.05	8.0	.22
2436-2	47" x 35 1/2"	48" x 36 1/2"	HYBRID SH	7.51	3.88	12.0	.22
* C2848-2	55" x 47 1/2"	56" x 48 1/2"	CASEMENT	12.56	11.95	18.67	.22
* 2860-2	55" x 59 1/2"	56" x 60 1/2"	HYBRID SH	16.65	8.59	23.34	.22

NOTE: SAFETY GLAZING TO BE PROVIDED FOR WINDOWS IN HAZARDOUS LOCATIONS  
 NOTE: WINDOWS ARE NFRC RATED  
 \* MEETS ENERGY REQUIREMENTS

**STANDARD -EXTERIOR (INSWING) DOOR SCHEDULE**

DOOR CALL SIZE	WIDTH	HEIGHT	ROUGH OPENING	MATERIAL	MANUFACTURER	TYPE	U-VALUE
3068 4-LITE	3'-0"	6'-8"	38 3/4" x 82 3/4"	INSUL. CORE	THERMA-TRU	EXT HINGED	.16
PAR 5068 SGD	5'-0"	6'-8"	60 1/2" x 80"	INSUL. CORE	PARADIGM	EXT-SLIDER	.30

**MAINE**

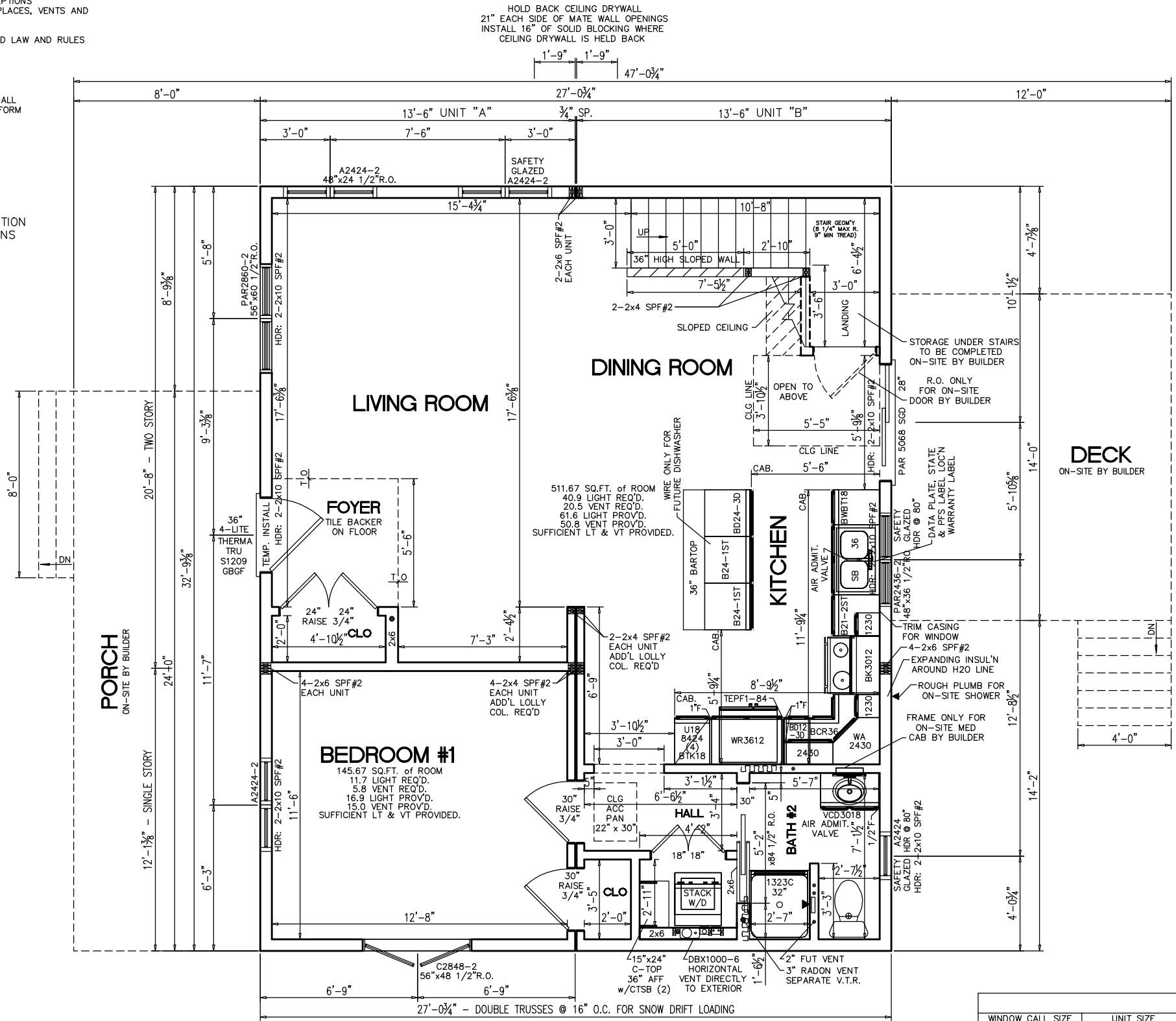
2009 INTERNATIONAL RESIDENTIAL CODE w/EXCEPTIONS  
 2011 NFPA 31, STD FOR THE INSTALLATION OF OIL BURNING EQUIP  
 2009 NFPA 54, NATIONAL FUEL GAS CODE  
 2011 NFPA 70, NATIONAL ELECTRIC CODE w/EXCEPTIONS  
 2010 NFPA 211 STANDARDS FOR CHIMNEYS, FIREPLACES, VENTS AND SOLID FUEL BURNING APPLIANCES  
 2009 UNIFORM PLUMBING CODE w/EXCEPTIONS  
 2011 STATE OF MAINE OIL AND SOLID FUEL BOARD LAW AND RULES  
 2011 NATIONAL ELECTRIC CODE w/EXCEPTIONS

HOLD BACK CEILING DRYWALL  
 21" EACH SIDE OF MATE WALL OPENINGS  
 INSTALL 16" OF SOLID BLOCKING WHERE  
 CEILING DRYWALL IS HELD BACK

ALL PLUMBING VENT TERMINATIONS ARE 24" ABOVE THE ROOF. WATER CLOSET VENTS & ALL WET VENTS ARE MIN. 2" PER THE 2009 UNIFORM PLUMBING CODE WITH MAINE EXCEPTIONS.

\* IN ATTIC, RADON VENT TO RUN TOWARDS CENTER OF HOUSE TO GET THE PROPER CLEARANCE.

NOTE: SHINGLES TO BE ATTACHED PER THE MANUFACTURES INSTALLATION INSTRUCTIONS FOR COASTAL REGIONS



- NOTES:
- 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
  - 8'-0" CLG HT.
  - 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
  - ROOF SYSTEM TO BE 16" O.C.
  - PARADIGM HYBRID SINGLE HUNG, CASEMENT & AWNING WINDOWS
  - BASED ON <100 MPH WIND LOAD & EXPOSURE "B"
  - SITE LOCATION: PEAKS ISLAND, ME; CUMBERLAND COUNTY; 50 PSF GROUND SNOW LOAD
  - CLG GIRDER OVER LIVING/DINING TO BE: 4-1 1/2"x11 1/4" M.L. (2-PER MODULE) --- FASTEN PLIES TOGETHER USING (2) ROWS OF 0.131"x3" NAILS @ 8" O.C.
  - CLG BEAM FOR SINGLE STORY ROOF TO BE: 2-1 1/2"x11 1/4" M.L. --- FASTEN PLIES TOGETHER USING (3) ROWS OF 0.131"x3" NAILS @ 8" O.C.
  - CLG BEAM UNDER 2nd FLR EXTERIOR WALL TO BE: 2-1 1/2"x11 1/4" M.L. --- FASTEN PLIES TOGETHER USING (2) ROWS OF 0.131"x3" NAILS @ 8" O.C.



PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division Date: **02/12/15**

BUILDER: **HALLMARK HOMES**

CUSTOMER/PROJECT: **CARTER (32307)**

**KEISER HOMES BRAND**  
**BUILT BY EXCEL HOMES OF MAINE**

**THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS**

NAME \_\_\_\_\_ DATE \_\_\_\_\_

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

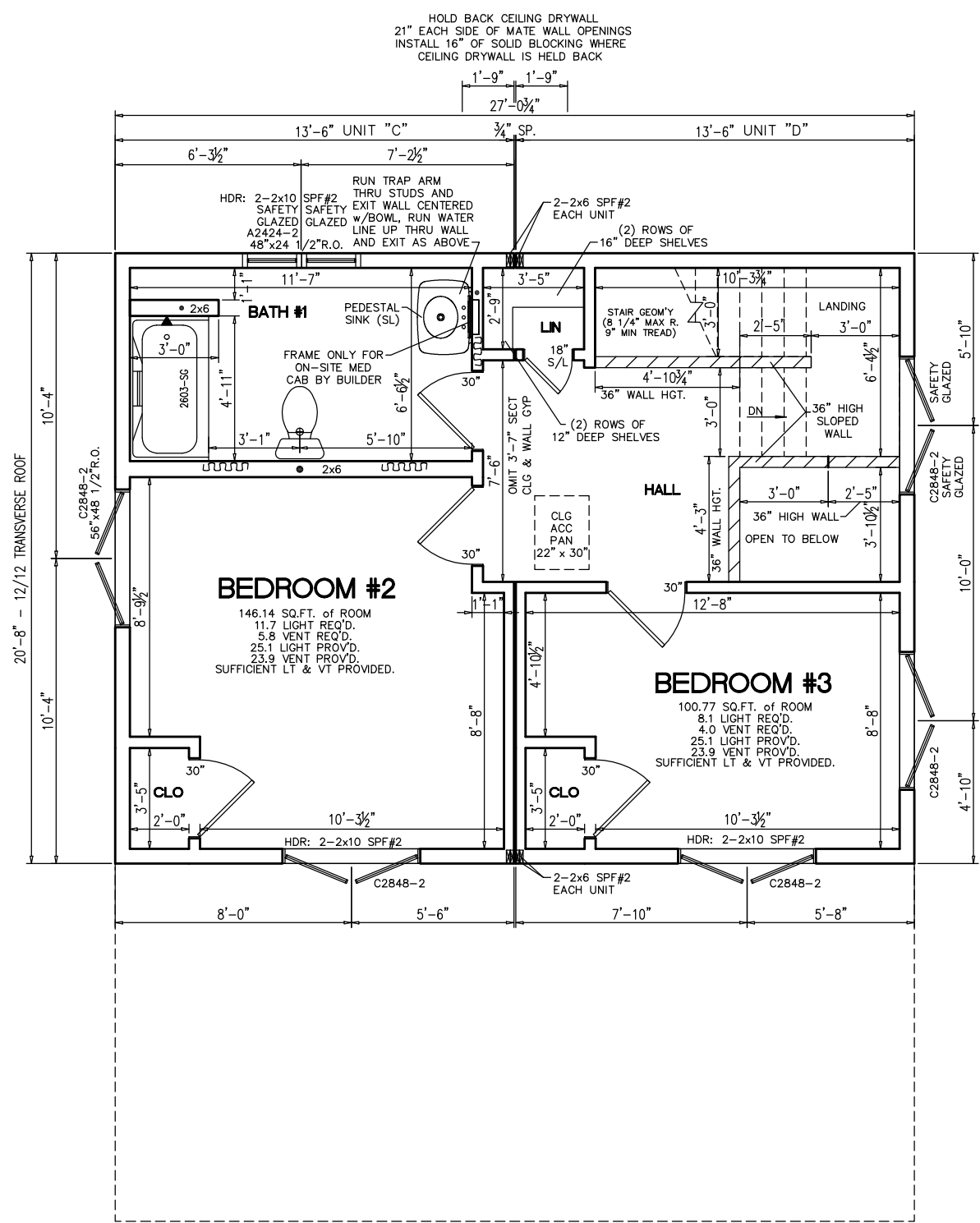
DRAWN: CHECKED:  
 YYD PIF  
 PIF MJC  
 SLP RT

NO.	DATE:	DESCRIPTION
Q1-1	10-21-14	PERMIT SET
Q2	11-12-14	
Q3	11-18-14	
KH-1	11-20-14	
KH-2	12/2/14	

DRAWING TITLE:

**SECOND FLOOR PLAN**

SCALE: **3/16" = 1'-0"** SHEET: **P2.1**



FRONT

- NOTES:
- 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
  - 8'-0" CLG HT.
  - 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
  - ROOF SYSTEM TO BE 16" O.C.
  - PARADIGM HYBRID SINGLE HUNG WINDOWS
  - FLR GIRDER TO BE: 4-1 1/2"x9 1/4"x 20'-8" M.L. (2--PER MODULE) --- FASTEN PLIES TOGETHER USING (2) ROWS OF 0.131"x3" NAILS @ 8"O.C.

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**

Signature: *Renee Moise*

Title: **Staff Plan Reviewer**

Date: **12/12/14**



**PFS CORPORATION**  
Approval Limited to Factory Built Portion Only

**State:** **ODLQH**  
**Signature:** *Renee Moise*  
**Title:** **Staff Plan Reviewer**  
**Date:** **12/12/14**

PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division  
 Date: **02/12/15**

BUILDER: **HALLMARK HOMES**  
 CUSTOMER/PROJECT: **CARTER (32307)**  
**KEISER HOMES**  
**BRAND**  
**BUILT BY EXCEL HOMES OF MAINE**

**THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS**

NAME \_\_\_\_\_ DATE \_\_\_\_\_

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

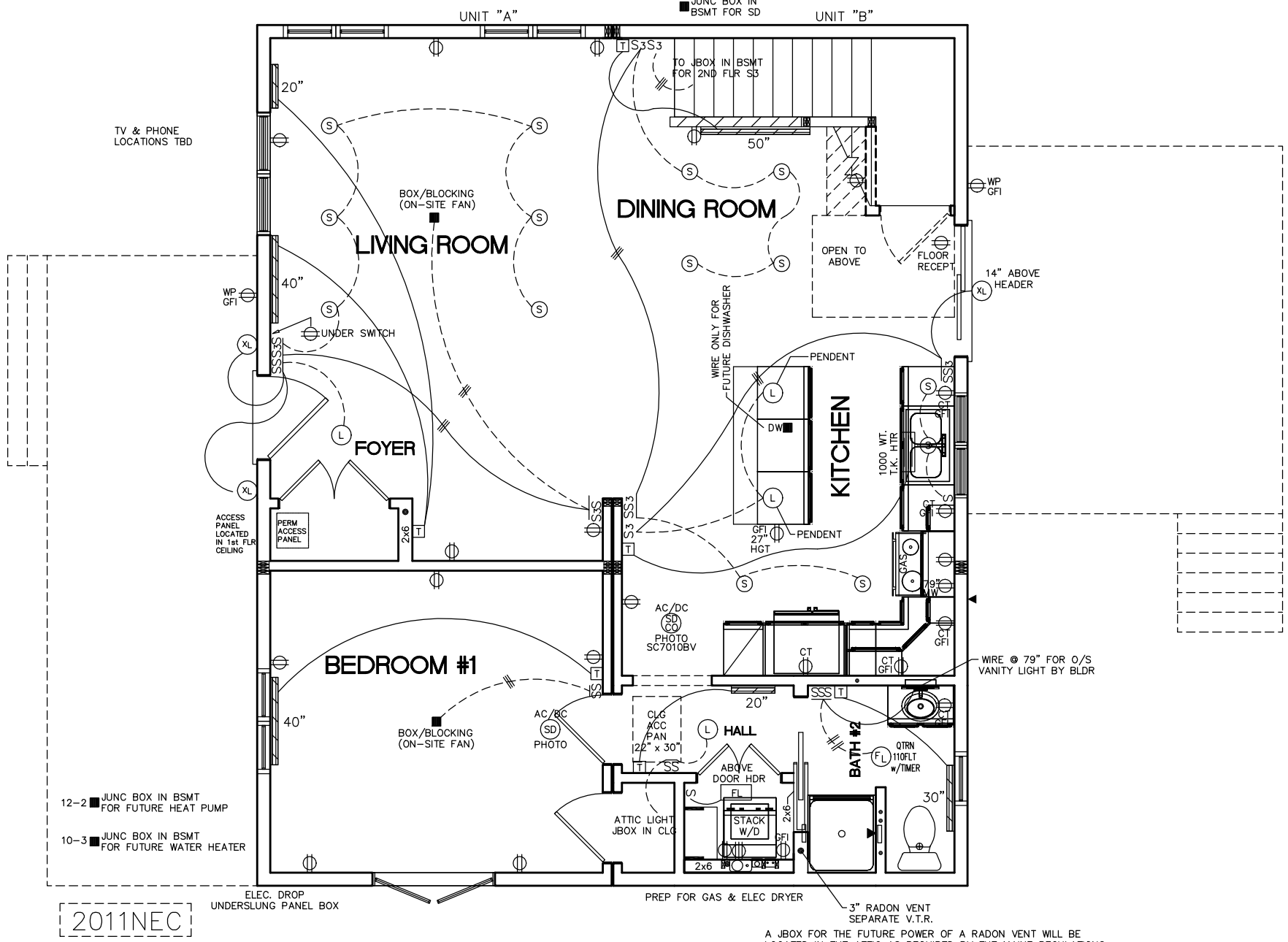
ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY  
 DRAWING MAY BE REVERSED

DRAWN: CHECKED: PIF  
 YYD PIF MJC SLP RT

NO.	DATE:	DESCRIPTION
Q1-1	10-21-14	PERMIT SET
Q2	11-12-14	
Q3	11-18-14	
KH-1	11-20-14	
KH-2	12/2/14	

DRAWING TITLE:  
**FIRST FLOOR ELECTRICAL PLAN**

SCALE: **NTS** SHEET: **P6**



- 12-2 ■ JUNC BOX IN BSMT FOR FUTURE HEAT PUMP
- 10-3 ■ JUNC BOX IN BSMT FOR FUTURE WATER HEATER

**2011NEC**

- \* THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING DOESN'T EXCEED THE MAXIMUM ALLOWED BY STATE & LOCAL CODES.
- \* E-CUTOFF SWITCH ON-SITE BY OTHERS PER ALL STATE & LOCAL CODES.
- \* ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN LIVING SPACES ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12.2011 NEC.
- \* PER 406.12 OF 2011 NEC ALL 125 -VOLT, 15 AND 20 AMP RECEPITS INSTALLED IN AREAS SPECIFIED BY 210.52, SHALL BE LISTED TAMPER RESISTANT TYPE.
- \* BUILDER IS RESPONSIBLE FOR INSTALLING GAS LINES
- \* 50# LIGHT BOXES REQUIRED

A JBOX FOR THE FUTURE POWER OF A RADON VENT WILL BE LOCATED IN THE ATTIC AS REQUIRED BY THE MAINE REGULATIONS. JBOX TO BE POWERED ON A GENERAL LIGHTING CIRCUIT.



PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division Date: **02/12/15**

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**  
 Signature: *Renee Mois*  
 Title: **Staff Plan Reviewer**  
 Date: **12/12/14**

BUILDER: **HALLMARK HOMES**  
 CUSTOMER/PROJECT: **CARTER (32307)**  
**KEISER HOMES**  
**BRAND**  
**BUILT BY EXCEL HOMES OF MAINE**

**THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS**

NAME \_\_\_\_\_ DATE \_\_\_\_\_

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

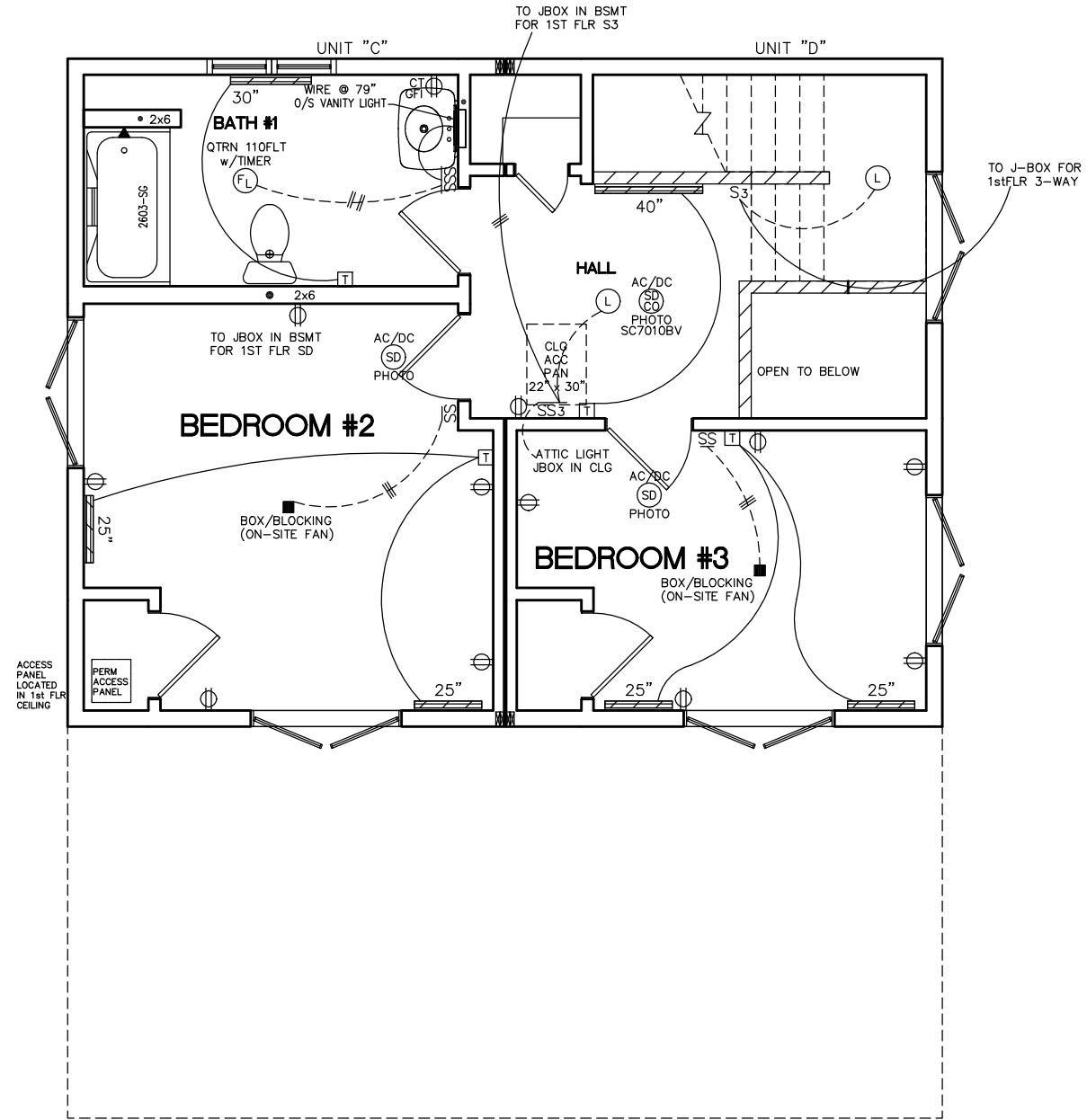
DRAWING MAY BE REVERSED

DRAWN: CHECKED: PIF  
 YYD PIF MJC SLP RT

NO.	DATE:	DESCRIPTION
Q1-1	10-21-14	PERMIT SET
Q2	11-12-14	
Q3	11-18-14	
KH-1	11-20-14	
KH-2	12/2/14	

DRAWING TITLE:  
**SECOND FLOOR ELECTRICAL PLAN**

SCALE: **NTS** SHEET: **P6.1**



2011NEC

- \* THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING DOESN'T EXCEED THE MAXIMUM ALLOWED BY STATE & LOCAL CODES.
- \* E-CUTOFF SWITCH ON-SITE BY OTHERS PER ALL STATE & LOCAL CODES.
- \* ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN LIVING SPACES ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12.2011 NEC.
- \* PER 406.12 OF 2011 NEC ALL 125 -VOLT, 15 AND 20 AMP RECEPES INSTALLED IN AREAS SPECIFIED BY 210.52, SHALL BE LISTED TAMPER RESISTANT TYPE.
- \* BUILDER IS RESPONSIBLE FOR INSTALLING GAS LINES
- \* 50# LIGHT BOXES REQUIRED



PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division Date: **02/12/15**

BUILDER: **HALLMARK HOMES**

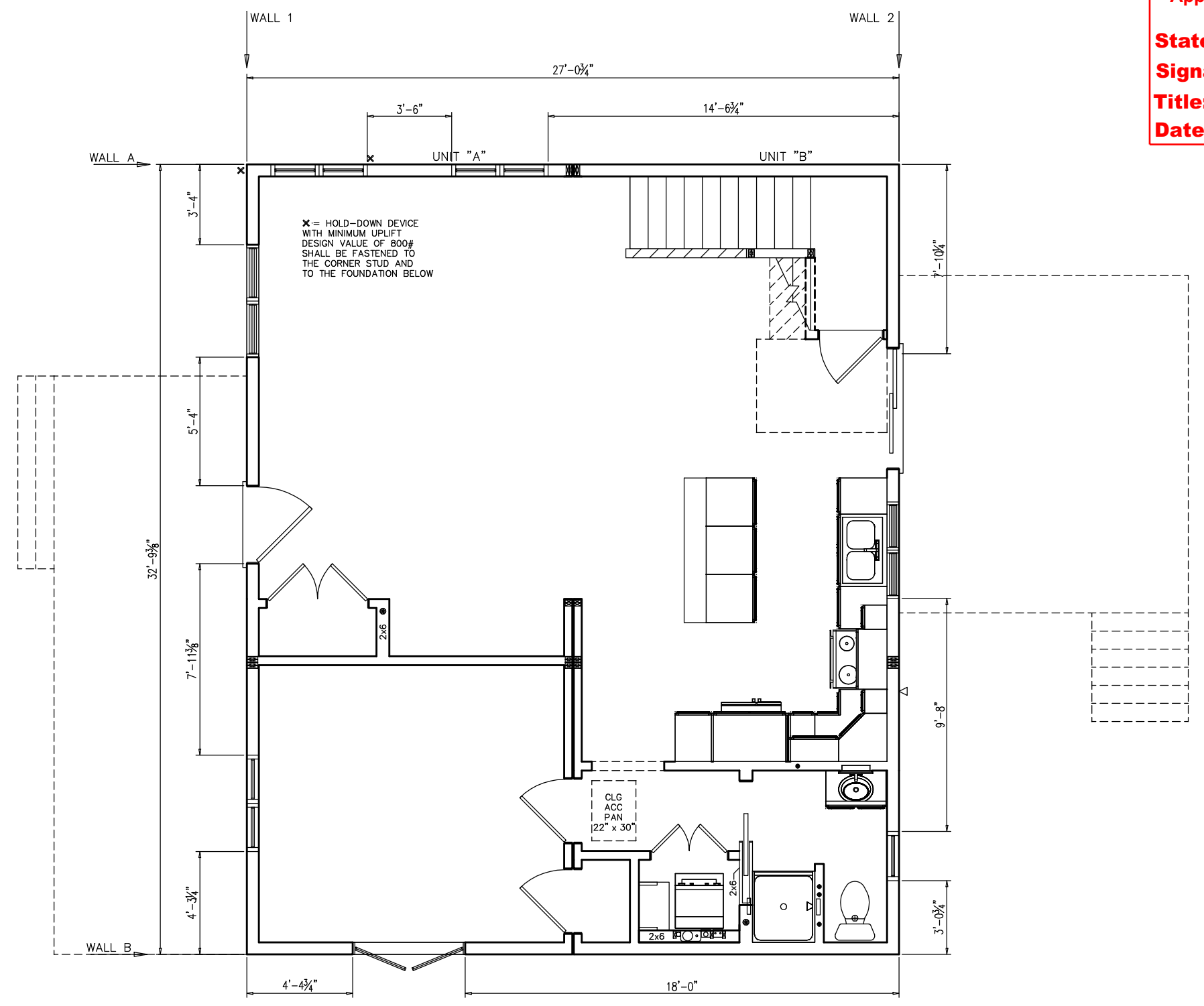
CUSTOMER/PROJECT: **CARTER (32307)**

**KEISER HOMES**  
 BRAND

**BUILT BY EXCEL HOMES OF MAINE**

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**  
 Signature: *Renee Moise*  
 Title: **Staff Plan Reviewer**  
 Date: **12/12/14**



CS-WSP 6d COMMON (0.113" x 2") NAILS @ 6" O.C. SPACING (PANEL EDGES) AND 12" O.C. (INTERMEDIATE SUPPORTS) or 16 GAUGE x 1 3/4" STAPLES @ 3" O.C. SPACING (PANEL EDGES) AND 6" O.C. (INTERMEDIATE SUPPORTS)

EXTERIOR WALL LINE	TOTAL WALL LINE LENGTH	BRACED WALL SPACING	BRACED WALL METHOD	TABULATED MIN. BRACED WALL TOTAL	WIND EXPOSURE FACTOR	RIDGE TO EAVE HEIGHT FACTOR	WALL HEIGHT FACTOR	BRACED WALL LINE QUANTITY FACTOR	ADJUSTED MIN. BRACED WALL LENGTH REQ'D	BRACED WALL LENGTH PROV'D	PASSES
1	32.78'	27.06'	CS-WSP	1.0 (<100mph)	1.0 ("B")	1.031 (11'-0.5")	.9 (8'-0")	1.0 (2)	9.21'	20.9'	PASSES
2	32.78'	27.06'	CS-WSP	1.0	1.0	1.031	.9	1.0	9.21'	20.6'	PASSES
A	27.06'	32.78'	CS-WSP	1.0	1.0	1.031	.9	1.0	11.16'	18.1'	PASSES
B	27.06'	32.78'	CS-WSP	1.0	1.0	0.7 (<5')	.9	1.0	4.13'	22.4'	PASSES

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

DRAWN: CHECKED:  
 YYD PIF  
 PIF MJC  
 SLP RT

DESCRIPTION

DATE: 10-21-14  
 11-12-14  
 11-18-14  
 11-20-14  
 12/2/14

NO: QN1  
 QN2  
 QN3  
 KH-1  
 KH-2

PERMIT SET

DRAWING TITLE:  
**FIRST FLOOR SHEAR WALL PLAN**

SCALE: **NTS** SHEET: **10A**



**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**  
 Signature: *Renee Moise*  
 Title: **Staff Plan Reviewer**  
 Date: **12/12/14**

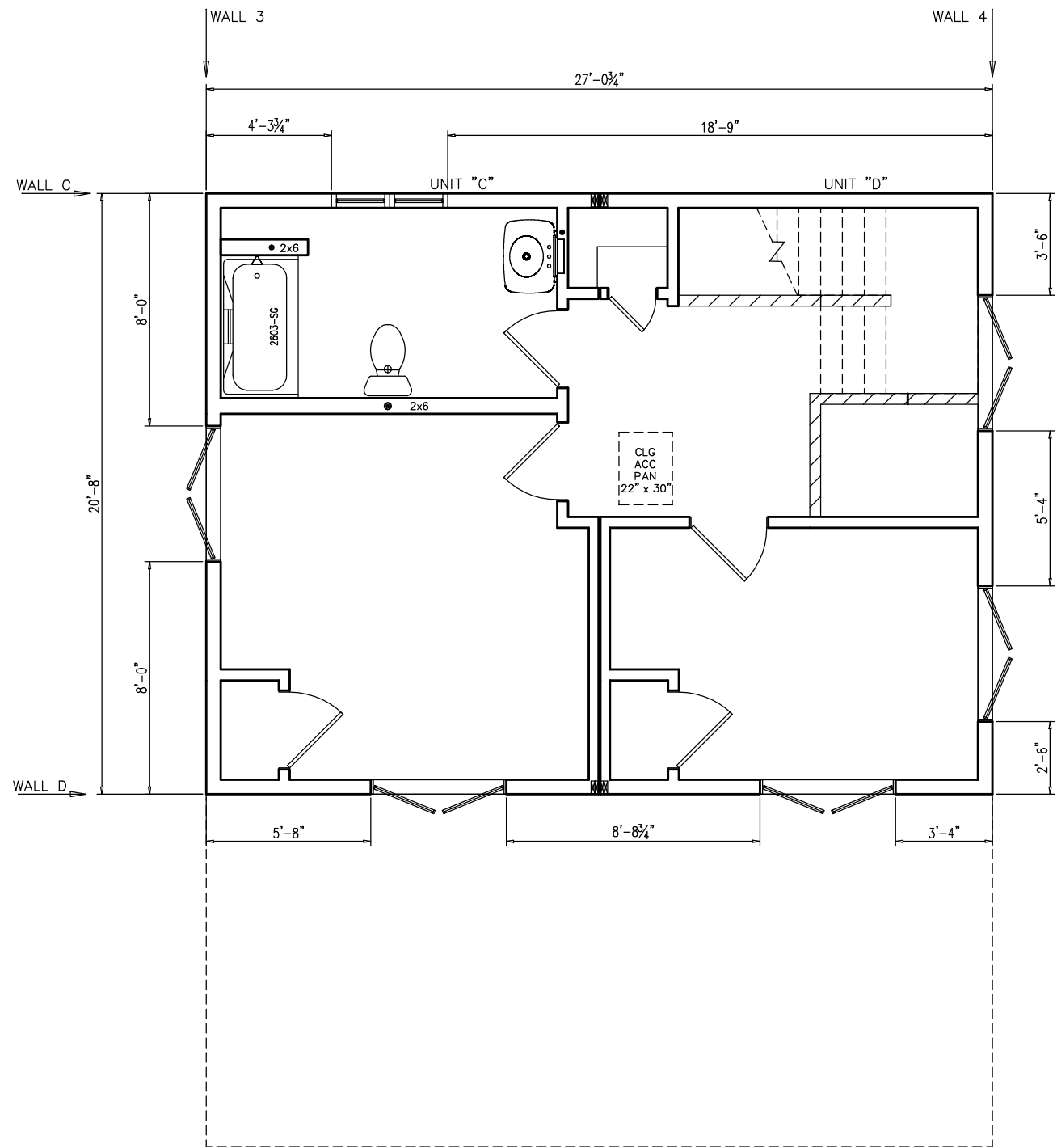
PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division Date: **02/12/15**

BUILDER: **HALLMARK HOMES**

CUSTOMER/PROJECT: **CARTER (32307)**

**KEISER HOMES BRAND**

**BUILT BY EXCEL HOMES OF MAINE**



THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

DRAWING MAY BE REVERSED

DRAWN: CHECKED: PIF  
 YYD PIF MJC SLP RT

DESCRIPTION: PERMIT SET

DATE: 10-21-14 QN1  
 11-12-14 QN2  
 11-18-14 QN3  
 11-20-14 KH-1  
 12/2/14 KH-2

CS-WSP 6d COMMON (0.113" x 2") NAILS @ 6" O.C. SPACING (PANEL EDGES) AND 12" O.C. (INTERMEDIATE SUPPORTS)  
 or 16 GAUGE x 1 3/4" STAPLES @ 3" O.C. SPACING (PANEL EDGES) AND 6" O.C. (INTERMEDIATE SUPPORTS)

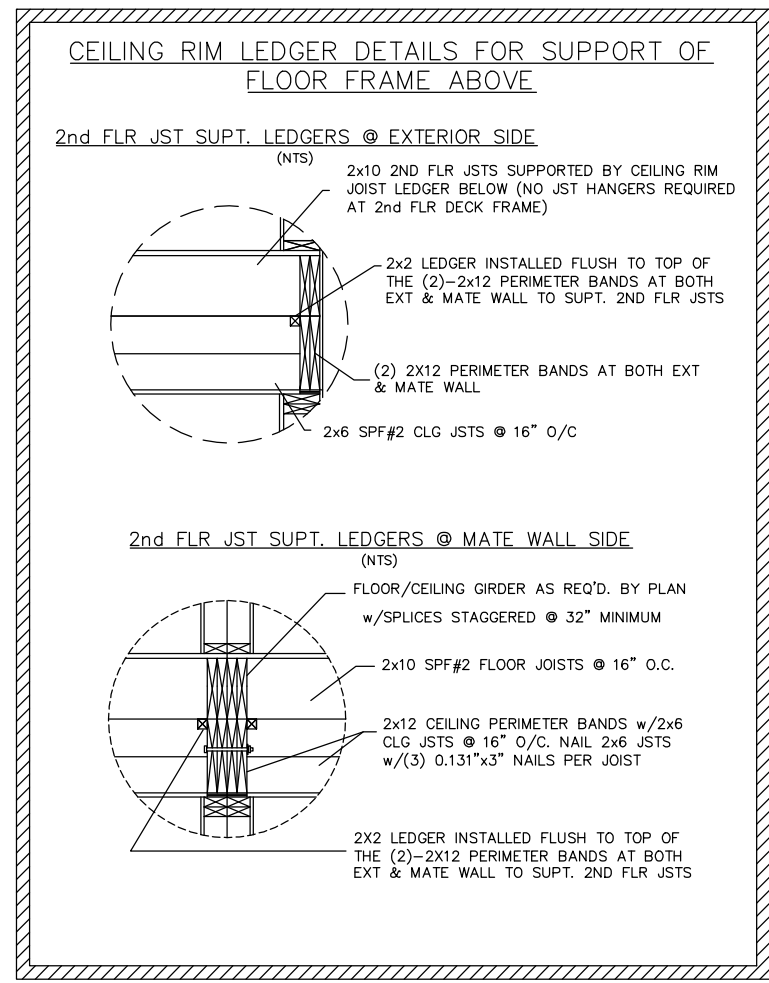
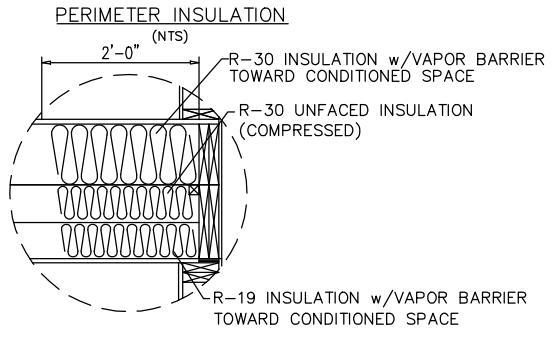
EXTERIOR WALL LINE	TOTAL WALL LINE LENGTH	BRACED WALL SPACING	BRACED WALL METHOD	TABULATED MIN. BRACED WALL TOTAL Table R602.10.1.2(1)	WIND EXPOSURE FACTOR Table R602.10.1.2(1)a	RIDGE TO EAVE HEIGHT FACTOR Table R602.10.1.2(1)c	WALL HEIGHT FACTOR Table R602.10.1.2(1)d	BRACED WALL LINE QUANTITY FACTOR Table R602.10.1.2(1)e	ADJUSTED MIN. BRACED WALL LENGTH REQ'D	BRACED WALL LENGTH PROV'D	PASSES
3	20.67'	27.06'	CS-WSP	1.0 (<100mph)	1.0 ("B")	1.063 (11'-0.5")	.9 (8'-0")	1.0 (2)	5.18'	16.0'	PASSES
4	20.67'	27.06'	CS-WSP	1.0	1.0	1.063	.9	1.0	5.18'	11.3'	PASSES
C	27.06'	20.67'	CS-WSP	1.0	1.0	1.063	.9	1.0	3.95'	23.1'	PASSES
D	27.06'	20.67'	CS-WSP	1.0	1.0	1.063	.9	1.0	3.95'	17.7'	PASSES

DRAWING TITLE: **SECOND FLOOR SHEAR WALL PLAN**

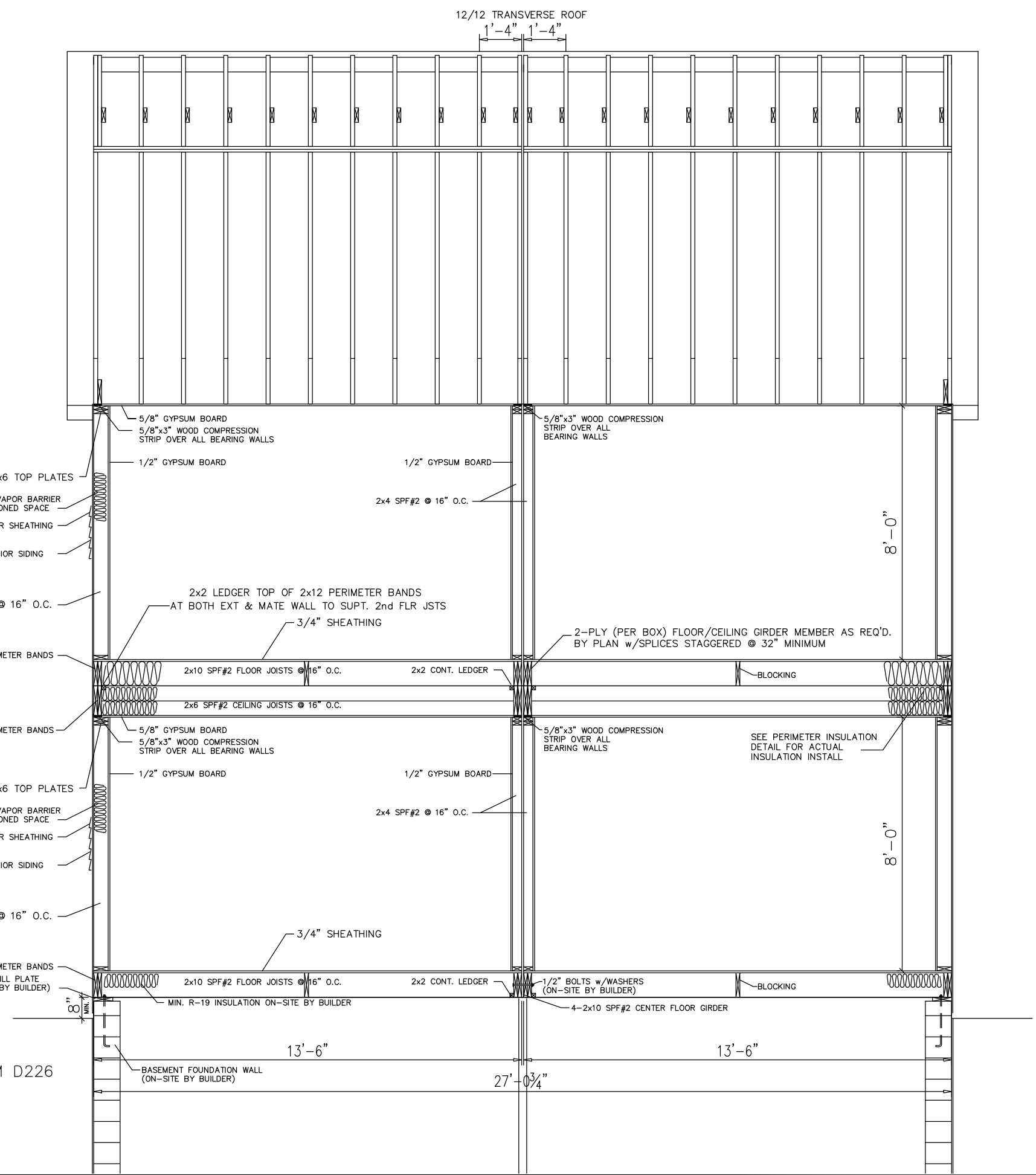
SCALE: **NTS** SHEET: **10B**



State: **0DLQH**  
Signature: *Renee Moise*  
Title: **Staff Plan Reviewer**  
Date: **12/12/14**



A WEATHER PROTECTIVE BARRIER THAT MEETS THE REQUIREMENTS OF ASTM D226 WILL BE INSTALLED UNDER THE VINYL SIDING



PTL#: <b>KIM 4350</b>	
<input type="checkbox"/> PD <input checked="" type="checkbox"/> QN <input type="checkbox"/> SN	
Inspection Division Date: <b>02/12/15</b>	
BUILDER: <b>HALLMARK HOMES</b>	
CUSTOMER/PROJECT: <b>CARTER (32307)</b>	
<b>KEISER HOMES BRAND</b>	
<b>BUILT BY EXCEL HOMES OF MAINE</b>	
THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS	
NAME	DATE
THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.	
ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY	
DRAWING MAY BE REVERSED	
DRAWN: CHECKED:	PIF
YTD	PIF MJC SLP RT
DESCRIPTION	PERMIT SET
DATE:	10-21-14
NO:	Q11 11-12-14
	Q12 11-18-14
	Q13 11-20-14
	KH-1 12/2/14
	KH-2
DRAWING TITLE: <b>SECTION</b>	
SCALE: <b>NTS</b>	SHEET: <b>P13</b>



**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**  
 Signature: *Renee Moise*  
 Title: **Staff Plan Reviewer**  
 Date: **12/12/14**

PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division Date: **02/12/15**

BUILDER: **HALLMARK HOMES**  
 CUSTOMER/PROJECT: **CARTER (32307)**  
**KEISER HOMES**  
**BRAND**  
**BUILT BY EXCEL HOMES OF MAINE**

**THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS**

NAME \_\_\_\_\_ DATE \_\_\_\_\_

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

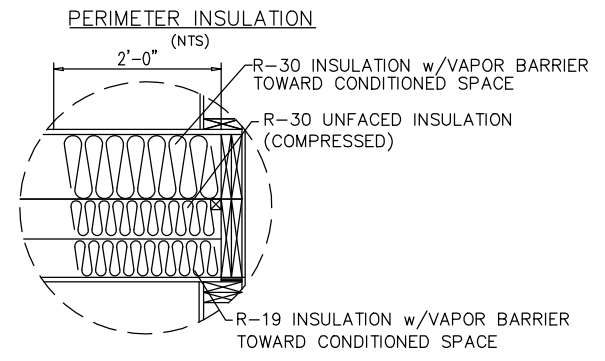
ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY  
 DRAWING MAY BE REVERSED

DRAWN: CHECKED: PIF  
 YYD PIF MJC SLP RT

NO.	DATE:	DESCRIPTION
Q1-1	10-21-14	PERMIT SET
Q2	11-12-14	
Q3	11-18-14	
KH-1	11-20-14	
KH-2	12/2/14	

DRAWING TITLE: **SECTION**

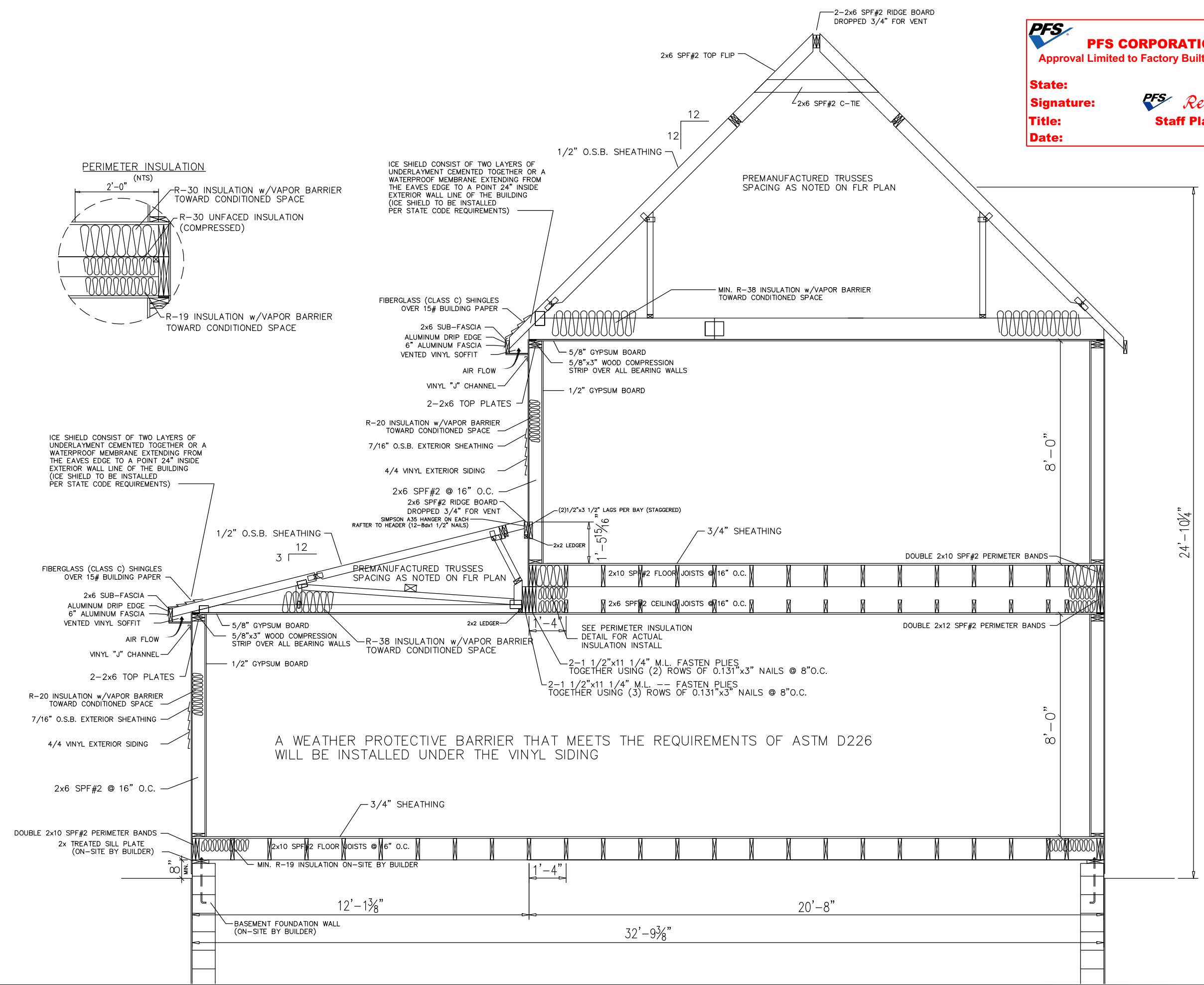
SCALE: **NTS** SHEET: **P13.1**



ICE SHIELD CONSIST OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A WATERPROOF MEMBRANE EXTENDING FROM THE EAVES EDGE TO A POINT 24" INSIDE EXTERIOR WALL LINE OF THE BUILDING (ICE SHIELD TO BE INSTALLED PER STATE CODE REQUIREMENTS)

ICE SHIELD CONSIST OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A WATERPROOF MEMBRANE EXTENDING FROM THE EAVES EDGE TO A POINT 24" INSIDE EXTERIOR WALL LINE OF THE BUILDING (ICE SHIELD TO BE INSTALLED PER STATE CODE REQUIREMENTS)

A WEATHER PROTECTIVE BARRIER THAT MEETS THE REQUIREMENTS OF ASTM D226 WILL BE INSTALLED UNDER THE VINYL SIDING





PTL#: **KIM 4350**  
 PD  QN  SN  
 Inspections Division  
 Date: 02/12/15

BUILDER:  
**HALLMARK HOMES**

CUSTOMER/PROJECT:  
**CARTER (32307)**

**KEISER HOMES**  
 BRAND  
**BUILT BY EXCEL HOMES OF MAINE**

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY  
 DRAWING MAY BE REVERSED

DRAWN: CHECKED:  
 YYD PIF  
 PIF PIF  
 MJC MJC  
 SLP SLP  
 RT RT

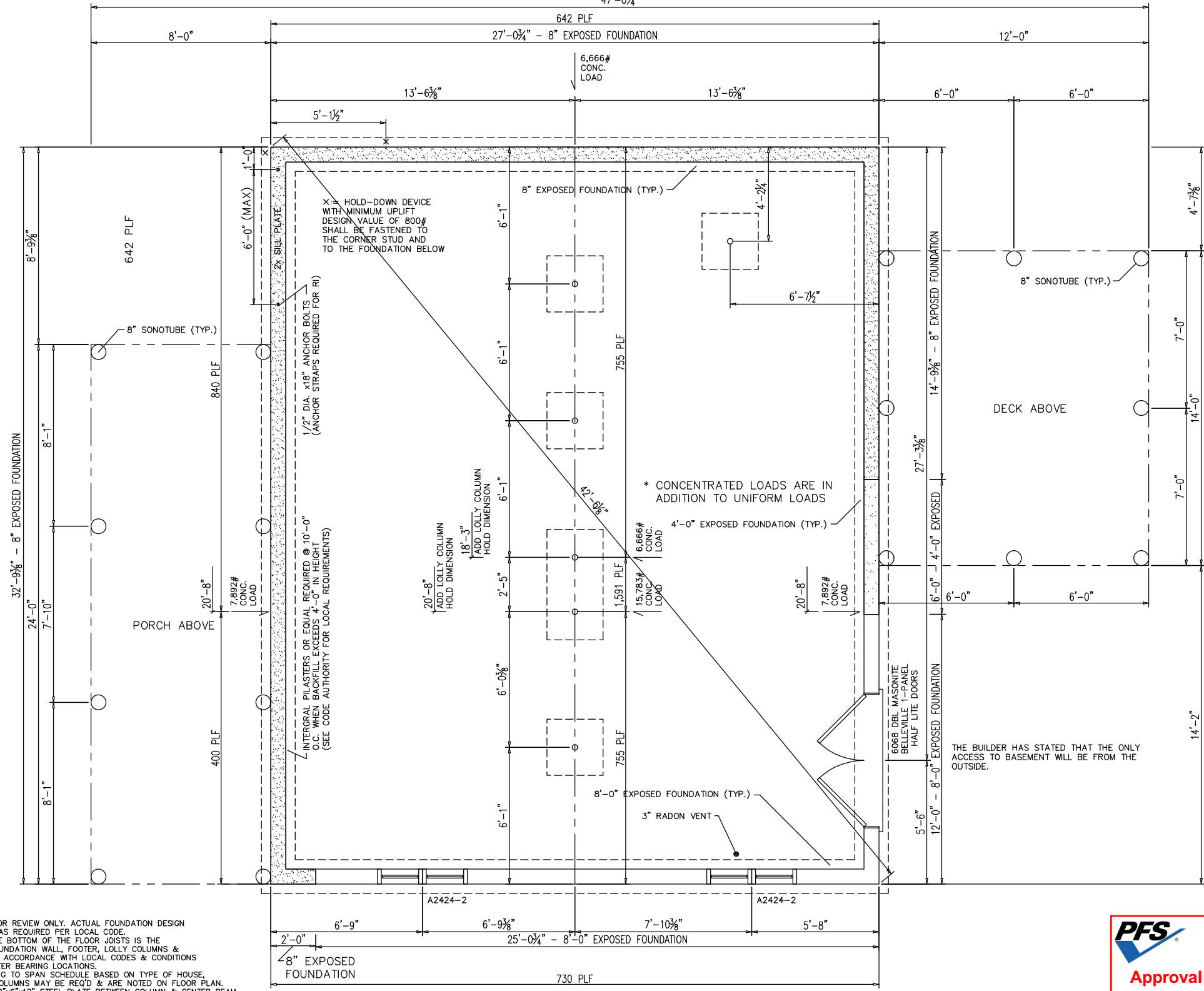
DESCRIPTION

DATE: 10-21-14  
 NO: QN1 11-12-14  
 QN2 11-18-14  
 QN3 11-20-14  
 KH-1 12/2/14  
 KH-2 PERMIT SET

DRAWING TITLE:  
**FOUNDATION PLAN**

SCALE: **3/16" = 1'-0"**  
 SHEET: **P21**

ALL BASEMENT WALLS ARE 8'-0" HIGH (EXPOSED HEIGHT VARIES)  
 47'-0 3/4"



- NOTES:
- THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
  - ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF EXCEL HOMES' BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
  - REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
  - LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
  - FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ ALL APPLICABLE CODES.
  - FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
  - PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/ 16d NAILS AT 16" O.C.
  - INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
  - SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
  - CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
  - SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
  - GFCI RECPRT AND LIGHTS FOR BASEMENT AND CRAWL SPACES PER ALL STATE AND LOCAL CODES
  - "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only

State: **ODLQH**  
 Signature: *Renee Moiss*  
 Title: **Staff Plan Reviewer**  
 Date: **12/12/14**



BUILDER: **HALLMARK HOMES**

CUSTOMER/PROJECT: **CARTER (32307)**

**KEISER HOMES**  
 BRAND  
**BUILT BY EXCEL HOMES OF MAINE**

THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.

ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY

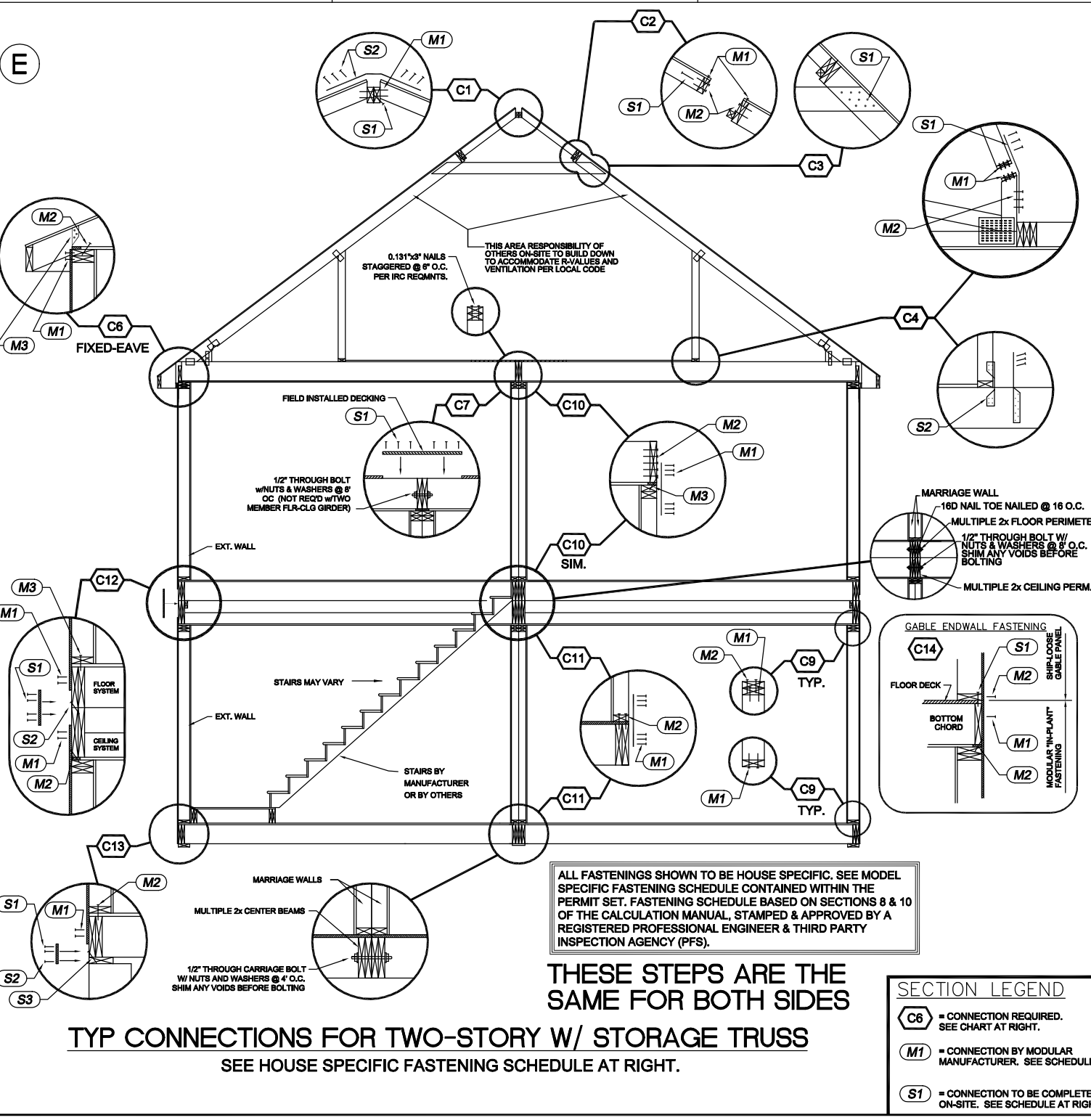
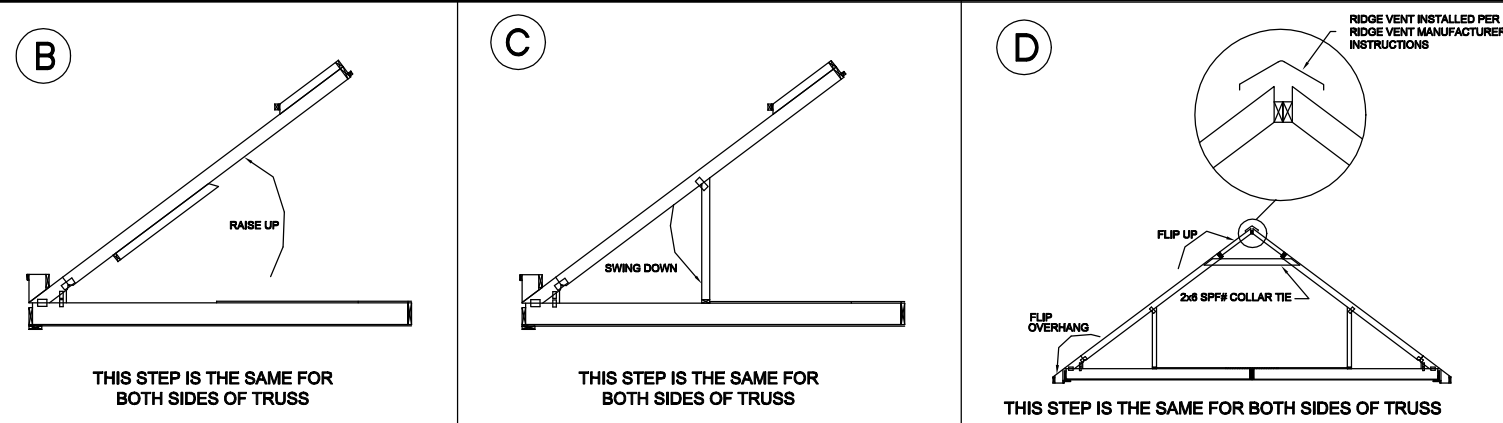
DRAWING MAY BE REVERSED

DRAWN: CHECKED:  
 PIF  
 YJD PIF MJC SLP RT

DESCRIPTION

DATE: 10-21-14  
 NO: QN1 11-12-14  
 QN2 11-18-14  
 QN3 11-20-14  
 KH-1 11-20-14  
 KH-2 12/2/14  
 PERMIT SET

DRAWING TITLE:  
 SCALE: **NTS** SHEET: -



### FASTENING SCHEDULE

HOUSE-SPECIFIC INFO

QUOTE#: 4350	STATE: ME
WIND SPEED: <100 mph	SNOW LOAD: 50 psf
MEAN ROOF HT.: 24'-10 1/4"	
ROOF O.C.: 16 in	
WALL O.C.: 16 in	
OVERHANG DEPTH: 10 in	
EAVE OVERHANG: FIXED	
LOCATION: MAIN HOUSE	
EXTERIOR WALLS: 2x6	
MARRIAGE WALLS: 2x4	
WALL HT.: 8.0 ft	
GABLE WALL HT.: 11 ft	

TRUSS-SPECIFIC CONNECTION INFO

CONNECTION LOCATION	FORCE (lbs)		
	TENSION	SHEAR	COMPRESSION
RIDGE TO RIDGE	153	149	
RIDGE FLIP TO TOP CHORD	102	200	
COLLAR TIE TO TOP CHORD	220	19	626
KNEEWALL TO TOP CHORD			
KNEEWALL TO BOTTOM CHORD (OR KING POST)	339	161	
TRUSS HEEL UPLIFT		33	
TRUSS HEEL HORIZONTAL		198	
TRUSS MATEWALL UPLIFT		59	
TRUSS MATEWALL HORIZONTAL		121	

FASTENING TO BE COMPLETED "ON-SITE"

CONN.#	DES	CONNECTION AREA	CONNECTION REQUIRED	CALC MANUAL PAGE REF#
C1	S1	RIDGE TO RIDGE	(2) 0.131" x 3-1/4" FACE-NAILS PER TRUSS BAY	8.0.4
	S2	FLIP RAFTER TO FLIP RAFTER	(1) 1.25" x 20 GA STRAP w/ (14) 8d NAILS EVERY THIRD TRUSS	8.0.5
C2	S1	TOP CHORD CONTINUOUS TO FLIP CONTINUOUS	(3) 0.131" x 3-1/4" FACE-NAILS PER TRUSS BAY	8.0.7
C3	S1	COLLAR TIE TO RAFTER	(7) 0.131" x 3-1/4" FACE-NAILS BOTH SIDES OF COLLAR-TIE	8.0.13
C4	S1	KNEEWALL TO TRUSS CHORD (STORAGE TRUSS)	1 SIMPSON H8	8.0.12
	S2	KNEEWALL TO TRUSS CHORD (SHED TRUSS)	(1) 1.25" x 26 GA STRAP w/ (8) 8d NAILS EVERY THIRD TRUSS	8.0.12
C5	S1	SHEATHING TO TOP CHORD	(3) 0.131" x 2-1/2" FACE-NAILS PER TRUSS	10.18.0
	S2	FLIP CONTINUOUS TO STUD	N/A	10.22.0
C7	S1	DECKING ACROSS MATEWALL (TRUSS TO TRUSS)	N/A	8.0.11
C12	S1	SHEATHING BAND TO RIM JOISTS	(2) ROWS OF 0.131" x 2-1/2" FACE-NAILS AT 16" O.C.	10.4.0
	S2	RIM JOIST TO RIM JOIST (HORIZONTAL LOADING)	(1) ROW OF 0.131" x 3-1/4" TOE-NAILS AT 8" O.C.	2009 IRC
C13	S1	SHEATHING BAND TO RIM	(2) ROWS OF 0.131" x 2-1/2" FACE-NAILS AT 16" O.C.	10.4.0
	S2	SHEATHING BAND TO SILL PLATE	(1) ROW OF 0.131" x 2-1/2" FACE-NAILS AT 16" O.C.	10.5.0
C14	S3	FLOOR RIM TO SILL PLATE	(1) ROW OF 0.131" x 3-1/4" TOE-NAILS AT 8" O.C.	10.14.0
	S1	WALL PLATE TO RIM & RAFTER	(1) ROW OF 0.131" x 3-1/4" FACE NAILS AT 8" O.C.	10.20.0

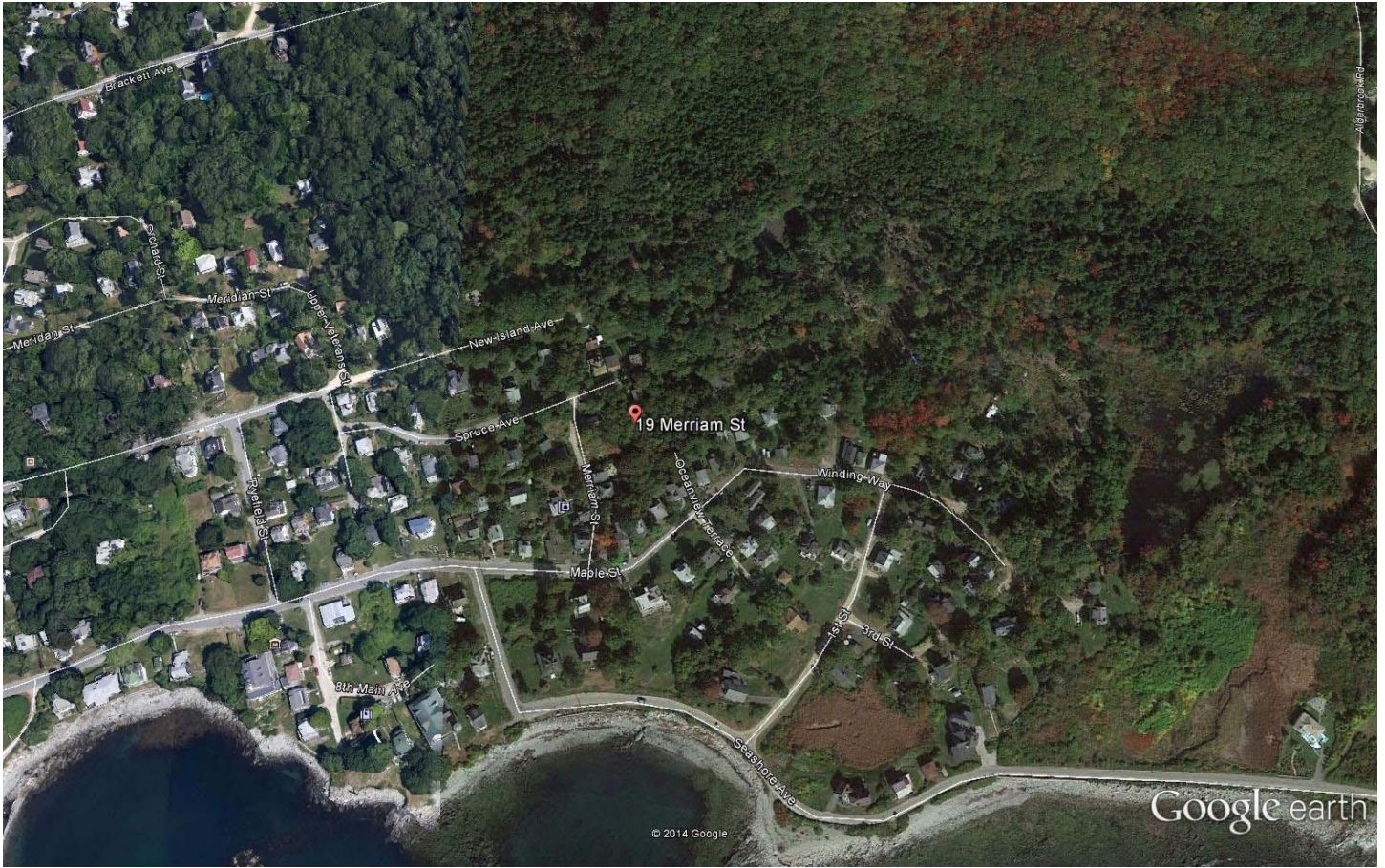
FASTENING TO BE COMPLETED BY "MANUFACTURER"

CONN.#	DES	CONNECTION AREA	CONNECTION REQUIRED	CALC MANUAL PAGE REF#
C1	M1	RIDGE TO FLIP RAFTER	(3) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	8.0.2
C2	M1	SHEATHING TO ROOF CONTINUOUS	(2) 0.131" x 2-1/2" FACE-NAILS PER TRUSS EA. SIDE	8.0.8
	M2	CONTINUOUS TO FLIP RAFTER OR TOP CHORD	(4) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	8.0.6
C4	M1	KNEEWALL PLATE TO KNEEWALL OR KINGPOST	(3) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	8.0.9
	M2	KINGPOST TO KNEEWALL STUD	(1) 1.25" x 26 GA STRAP w/ (8) 8d NAILS EVERY THIRD TRUSS	8.0.10
C6	M1	SHEATHING TO WALL PLATES	(2) ROWS OF 0.131" x 2-1/2" NAILS AT 16" O.C.	10.3.0
	M2	TRUSS TO TOP PLATE (HORIZONTAL LOADING)	(2) 0.131" x 3-1/4" TOE-NAILS	10.10.0
C8	M3	TRUSS TO TOP PLATE (OR WALL STUD)	(1) SIMPSON MTS30 - EVERY THIRD TRUSS	10.2.0
	M4	CONTINUOUS TO BOTTOM CHORD	(1) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	10.15.0
C9	M1	PLATE TO STUD	(2) 0.131" x 3-1/4" FACE-NAILS PER STUD	10.12.0
	M2	PLATE TO PLATE	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 13" O.C.	10.11.0
C10	M1	CONTINUOUS TO WALL STUD	(1) LSTA12 STRAP w/ (10) 0.148" x 2-1/2" NAILS AT 48" O.C.	10.17.0
	M2	CONTINUOUS TO TRUSS (OR CEILING JOIST)	(2) 0.131" x 3-1/4" FACE-NAILS PER TRUSS	10.15.0
C11	M3	CONTINUOUS TO WALL PLATES	(1) ROW OF 0.131" x 3-1/4" TOE-NAILS AT 8" O.C.	2009 IRC
	M1	FLOOR RIM TO WALL STUD	(1) LSTA12 STRAP w/ (10) 0.148" x 2-1/2" NAILS AT 48" O.C.	10.17.0
C12	M2	WALL PLATE TO FLOOR RIM	(2) ROWS OF 0.131" x 3-1/4" FACE-NAILS AT 16" O.C.	2009 IRC
	M1	SHEATHING TO RIM JOIST	(2) ROWS OF 0.131" x 2-1/2" FACE-NAILS AT 16" O.C.	10.4.0
C13	M2	RIM JOIST TO WALL PLATE	(1) ROW OF 0.131" x 3-1/4" TOE-NAILS AT 8" O.C.	2009 IRC
	M3	PLATE TO FLOOR RIM JOIST	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 7" O.C.	10.13.0
C14	M1	SHEATHING TO RIM JOIST	(2) ROWS OF 0.131" x 2-1/2" FACE-NAILS AT 16" O.C.	10.4.0
	M2	PLATE TO FLOOR RIM JOIST	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 7" O.C.	10.13.0
C14	M1	SHEATHING TO RIM AND GABLE WALL	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 8" O.C.	10.21.0
	M2	TRUSS BOTTOM CHORD TO WALL PLATE	(1) ROW OF 0.131" x 3-1/4" FACE-NAILS AT 8" O.C.	10.21.0

**PFS CORPORATION**  
 Approval Limited to Factory Built Portion Only  
 State: **ODLQH**  
 Signature: *Renee Moise*  
 Title: **Staff Plan Reviewer**  
 Date: 12/12/14

### FASTENING REQUIREMENTS FOR TWO-STORY W/ STORAGE TRUSS

FASTENING SHOWN IS HOUSE SPECIFIC TO THE MODEL CONTAINED WITHIN THIS PERMIT SET. ALTERNATE FASTENERS OF EQUAL OR GREATER VALUE MAY BE SUBSTITUTED FOR THOSE SHOWN, PROVIDED THEY RESIST THE LOADS/FORCES IMPOSED PER CONNECTION.



Google earth





DATA:	LR	DR	KIT	BATH#:	BATH#:	BR#1	BR#2	BR#3	LAUNDRY	HALL							TOTAL
FLOOR(1,2,3SINGLE)	1	1	1	2	1	1	2	2	1	2							
# OF EXT. WALL(S):	2	2	1	2	2	2	2	2	1	2							
LENGTH	20.5	13.0	12.0	7.0	8.0	13.0	13.5	10.0	8.0	11.0	0.0	0.0	0.0	0.0	0.0	0.0	27.0
WIDTH	13.50	13.50	13.50	13.50	6.50	13.50	13.50	13.50	7.00	13.50	0.00	0.00	0.00	0.00	0.00	0.00	27.00
CLG HGT	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	0.0	0.0	0.0	0.0	0.0	0.0	18.0
EXT WALL	34.00	26.50	12.00	20.50	14.50	26.50	27.00	23.50	8.00	24.50	0.00	0.00	0.00	0.00	0.00	0.00	107.50
.30 WIND	39.1	0.0	13.9	8.0	4.0	26.5	37.0	37.0	0.0	18.5	0.0	0.0	0.0	0.0	0.0	0.0	184.0
.32 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.34 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.36 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.38 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.42 WIND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.14 DOOR (SOLID)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.25 DOOR (GLASS)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
.30 DOOR (GLASS)	0.0	32.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	32.7
.39 DOOR (GLASS)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
WALL LOSS	2200	1817	778	999	672	1631	1872	1730	324	1382	0	0	0	0	0	0	13323
CLG LOSS	612	388	358	209	115	388	403	298	124	328	0	0	0	0	0	0	1611
FLR LOSS	1247	791	730	426	234	791	821	608	252	669	0	0	0	0	0	0	3284
AIR INF	3811	2417	1487	1301	716	2417	2510	1859	514	2045	0	0	0	0	0	0	20077
WATT LOSS	2125	1471	877	735	475	1417	1401	1138	319	1100	0	0	0	0	0	0	11214
BTUH LOSS	7258	5025	2995	2509	1622	4839	4785	3887	1090	3755	0	0	0	0	0	0	38295
WATT PROV	2500	2000	1000	1000	1000	1500	1500	1500	500	1500	0	0	0	0	0	0	18500
BTUH PROV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REQ'D ELEC SIZE(IN)	60	50	30	30	30	40	40	40	20	40	20	20	20	20	20	20	
REQ'D HWBB SIZE(FT)	14.00	10.00	6.00	5.00	4.00	10.00	9.00	8.00	3.00	8.00	1.00	1.00	1.00	1.00	1.00	1.00	
ACTUAL ELEC INST'D	60	50	30	30	30	40	40	40	20	40							380.00
ACTUAL HWBB INST'D																	

NOTES:



**PFS CORPORATION**

**Approval Limited to Factory Built Portion Only**

**State:** **ODLQH**

**Signature:**  *Renee Moise*

**Title:** **Staff Plan Reviewer**

**Date:** **12/12/14**

# Linear Convector™ LC Series

Heat that fits



Revolutionary design provides a sleek, compact heater profile, while improving heater performance, reducing energy consumption, and improving comfort.

## Features

- Faster heating of the room than a conventional baseboard due to rapid vertical laminar air flow, directing heat to the ceiling, speeding dispersal of warm air into the center of the room
- Improved performance and reduced length through use of top heat discharge and new fin design
- Superior shark-fin blade design on a steel tubular element for improved heat transfer and longer life
- Discreet styling, reduced length and added versatility of placement provide more options when designing a room
- May be used with wall or top mounted built-in thermostat (not included)
- Full length automatic overheat reset for safety

## Applications

- All residential applications, commercial offices, lobbies, washrooms



## Specifications

<b>Voltage</b>	120, 208, 240, 347V
<b>Wattage</b>	Sizes ranging from 500W to 2500W
<b>Color</b>	White or Almond
<b>Finish</b>	Specially-formulated epoxy / polyester powder coating is environmentally friendly and resists fading and abrasion.
<b>Construction</b>	Robust, 20 gauge steel construction.
<b>Heating Element</b>	A nickel chromium element is totally enclosed within a steel sheath, providing superior life expectancy and resistance to rust. Shark-fin shaped aluminum fins are firmly staked in an upright position to provide directional wicking for top discharge heat transfer.
<b>Installation</b>	Easily removed front caps, knock-outs on both sides of the convector, and pre-stamped mounting holes make installation easy.
<b>Warranty</b>	Ten year element warranty. One year warranty on complete unit.



## LC Series

### Ordering Guide

Cat. No.	Watts	Volts	BTU	Length mm/in.	Weight kg/lbs.
LC2005W11	500	120	1706	508/20	1.7/3.75
LC2005W21	500	208	1706	508/20	1.7/3.75
LC2005W31	500/375	240/208	1706/1280	508/20	1.7/3.75
LC2005W51	500	347	1706	508/20	1.7/3.75
LC2507W11	750	120	2559	635/25	2/4.40
LC2507W21	750	208	2559	635/25	2/4.40
LC2507W31	750/563	240/208	2559/1919	635/25	2/4.40
LC2507W51	750	347	2559	635/25	2/4.40
LC3010W11	1000	120	3412	762/30	2.3/5.00
LC3010W21	1000	208	3412	762/30	2.3/5.00
LC3010W31	1000/750	240/208	3412/2559	762/30	2.3/5.00
LC3010W51	1000	347	3412	762/30	2.3/5.00
LC3512W11	1250	120	4265	889/35	2.9/6.40
LC3512W21	1250	208	4265	889/35	2.9/6.40

Cat. No.	Watts	Volts	BTU	Length mm/in.	Weight kg/lbs.
LC3512W31	1250/938	240/208	4265/3199	889/35	2.9/6.40
LC3512W51	1250	347	4265	889/35	2.9/6.40
LC4015W11	1500	120	5118	1016/40	3.2/7.50
LC4015W21	1500	208	5118	1016/40	3.2/7.50
LC4015W31	1500/1125	240/208	5118/3839	1016/40	3.2/7.50
LC4015W51	1500	347	5118	1016/40	3.2/7.50
LC5020W21	2000	208	6824	1270/50	3.7/8.20
LC5020W31	2000/1500	240/208	6824/5120	1270/50	3.7/8.20
LC5020W51	2000	347	6824	1270/50	3.7/8.20
LC6025W21	2500	208	8530	1524/60	4.4/9.70
LC6025W31	2500/1875	240/208	8530/6398	1524/60	4.4/9.70
LC6025W51	2500	347	8530	1524/60	4.4/9.70

Note: 1) Standard color is white.  
2) To order almond, omit "W" in Cat. No.

### Control Options (field installed)

#### Thermostat Kits

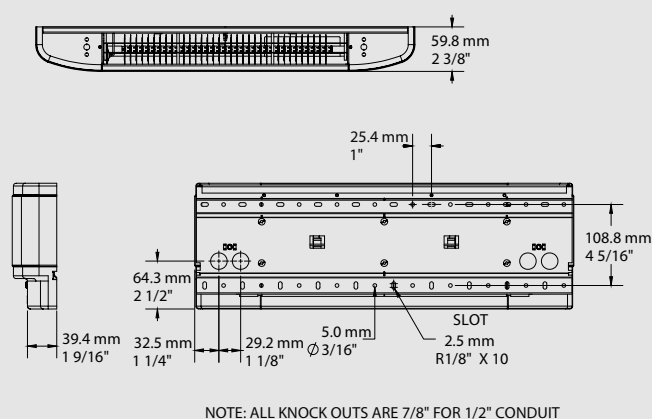
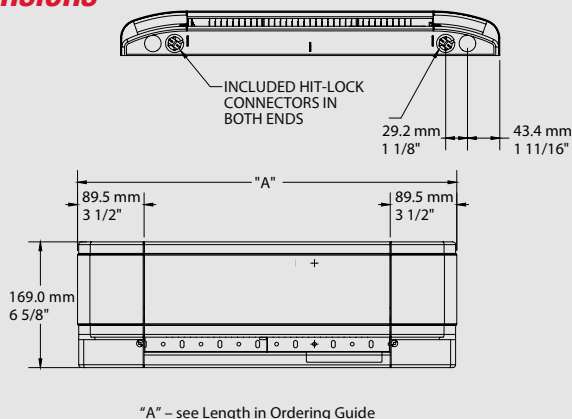
Cat. No.	Description	Rating
DTK-SP	Single pole built-in thermostat kit (adjustable)	120-240V, 17A 347V, 14A
DTK-DP	Double pole built-in thermostat (adjustable)	120-240V, 17A 347V, 11A
DTKT-SP	Single pole built-in tamperproof thermostat kit	120-240V, 17A 347V, 11A
DTKT-DP	Double pole built-in tamperproof thermostat kit	120-240V, 25A 347V, 11A

Note: Each adjustable kit contains white and almond control knobs and hardware

#### Relays

Cat. No.	Description	Rating
BLLVC11	Low voltage relay & transformer kit	120V, 22A
BLLVC21	Low voltage relay & transformer kit	208V, 22A
BLLVC31	Low voltage relay & transformer kit	240V, 22A
BLLVC51	Low voltage relay & transformer kit	347V, 17A
BLLVD	Low voltage relay less transformer kit	120/208/240, 22A 347V, 17A

### Dimensions





Job <b>76114</b>	Truss <b>HMC43101</b>	Truss Type <b>HINGE MONO</b>	Qty <b>1</b>	Ply <b>1</b>	Excel Homes of Maine 212 U-1241 Designer:SM (PA 30040)
---------------------	--------------------------	---------------------------------	-----------------	-----------------	--

Universal Forest Products Inc., Grand Rapids, MI 49525, Steve Minahan 7.520 e May 8 2014 Mitek Industries, Inc. Thu Dec 04 10:55:17 2014 Page 1

**Copyright © 2014 Universal Forest Products, Inc. All Rights Reserved**

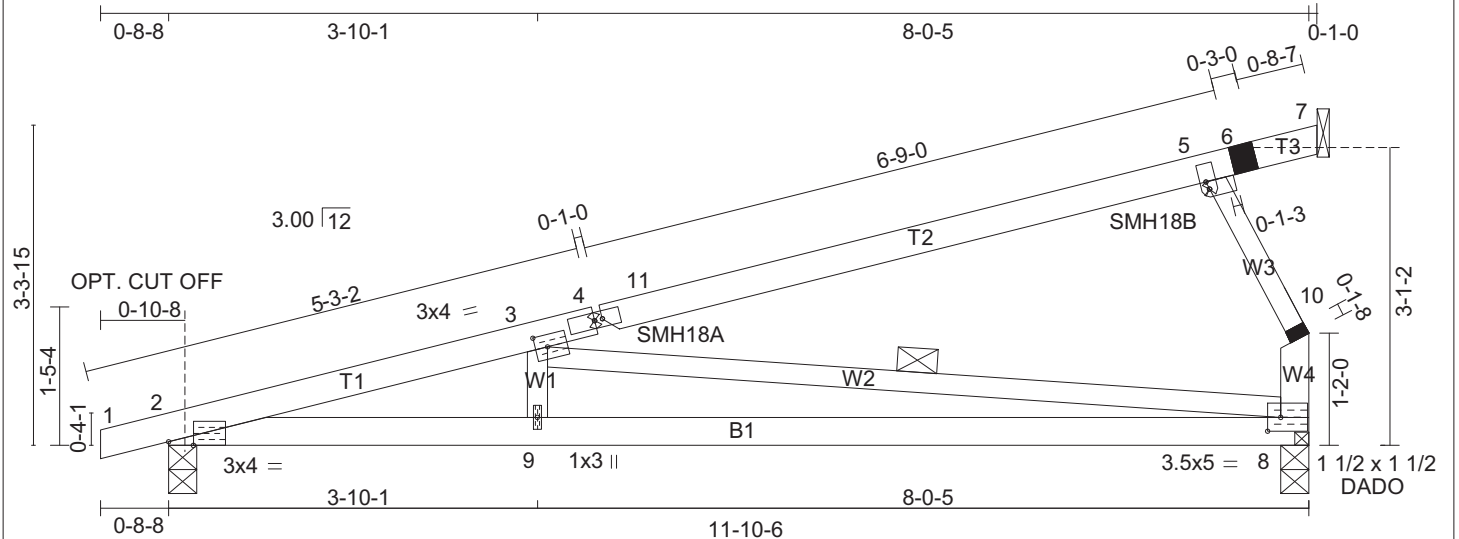


Plate Offsets (X,Y)-- [2:0-3-1,Edge], [3:0-1-8,0-1-8], [4:0-1-0,0-0-0], [5:0-0-4,0-1-0], [8:0-1-10,0-1-12]

<b>LOADING</b> (psf) TCLL 38.5 (Ground Snow=50.0) TCDL 10.0 BCLL 0.0 BCDL 10.0	<b>SPACING</b> - Plates Increase 1-4-0 Lumber Increase 1.15 Rep Stress Incr YES Code IBC2009/TPI2007	<b>CSI</b> TC 0.98 BC 0.58 WB 0.91 (Matrix)	<b>DEFL.</b> in (loc) l/defl L/d Vert(LL) -0.11 8-9 >999 240 Vert(TL) -0.29 8-9 >477 180 Horz(TL) 0.03 8 n/a n/a	<b>PLATES GRIP</b> MT20 197/144 MT18HS 197/144 Weight: 37 lb FT = 0%
---	--	---	--	---

<b>LUMBER</b> - TOP CHORD 2x4 SPF No.2 BOT CHORD 2x4 SPF No.2 WEBS 2x3 SPF Stud *Except* W4: 2x4 SPF Stud	<b>BRACING</b> - TOP CHORD Structural wood sheathing directly applied, except end verticals. [P] BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing. WEBS 1 Row at midpt 3-8 JOINTS 1 Brace at Jt(s): 10
---	---

**REACTIONS.** (lb/size) 2=532/0-3-8, 8=437/0-3-8, 7=0/Mechanical  
Max Horz 2=116(LC 14), 7=-116(LC 14)  
Max Uplift 2=-76(LC 7), 8=-59(LC 7)  
Max Grav 2=573(LC 14), 8=516(LC 14)

**FORCES.** (lb) - Maximum Compression/Maximum Tension  
TOP CHORD 1-2=0/15, 2-3=-1560/196, 3-4=-340/43, 4-11=-321/44, 5-11=-269/54, 5-6=-134/33, 6-7=-120/35, 8-10=-283/87  
BOT CHORD 2-9=-233/1379, 8-9=-233/1379  
WEBS 3-9=0/196, 3-8=-1244/190, 5-10=-318/98

**REQUIRED FIELD JOINT CONNECTIONS** - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)  
6=127/33/28/0, 10=318/98/145/0

- NOTES-**
- 1) Wind: ASCE 7-05; 100mph; TCDL=6.0psf; BCDL=6.0psf; h=30ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
  - 2) TCLL: ASCE 7-05; Pg=50.0 psf (ground snow); Ps=38.5 psf (roof snow); Category II; Exp B; Partially Exp.; Ct=1.1
  - 3) Roof design snow load has been reduced to account for slope.
  - 4) Unbalanced snow loads have been considered for this design.
  - 5) This truss has been designed for greater of min roof live load of 20.0 psf or 2.00 times flat roof load of 38.5 psf on overhangs non-concurrent with other live loads.
  - 6) This truss has been designed for basic load combinations, which include cases with reductions for multiple concurrent live loads.
  - 7) All plates are MT20 plates unless otherwise indicated.
  - 8) See HINGE PLATE DETAILS for plate placement.
  - 9) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
  - 10) All additional member connections shall be provided by others for forces as indicated.
  - 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 12) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
  - 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 76 lb uplift at joint 2 and 59 lb uplift at joint 8.
  - 14) This truss has been designed in accordance with the 2009 IBC Section 2303.4.6, 2009 IRC Section 802.10.2.
  - 15) Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into service.
  - 16) The field-installed members are an integral part of the truss design. Retain a design professional to specify final field connections and temporary supports. All field-installed members must be properly fastened prior to applying any loading to the truss. This design anticipates the final set position.



E-signed by Kevin Freeman



The professional engineering seal indicates that a licensed professional has reviewed the design under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

**WARNING - Verify design parameters and READ NOTES** Universal Forest Products, Inc. 2801 EAST BELTLINE RD, NE  
PHONE (616)-364-6161 FAX (616)-365-0060 GRAND RAPIDS, MI 49525

Truss shall not be cut or modified without approval of the truss design engineer. This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\lufp.tpe





Job <b>76114</b>	Truss <b>P1461101</b>	Truss Type <b>HINGED ATTIC</b>	Qty <b>1</b>	Ply <b>1</b>	Excel Homes of Maine 212 U-1240 Designer:SM (PA 30040)
---------------------	--------------------------	-----------------------------------	-----------------	-----------------	--

Universal Forest Products Inc., Grand Rapids, MI 49525, Steve Minahan 7.520 e May 8 2014 Mitek Industries, Inc. Thu Dec 04 11:29:48 2014 Page 1 of 1  
**Copyright © 2014 Universal Forest Products, Inc. All Rights Reserved**

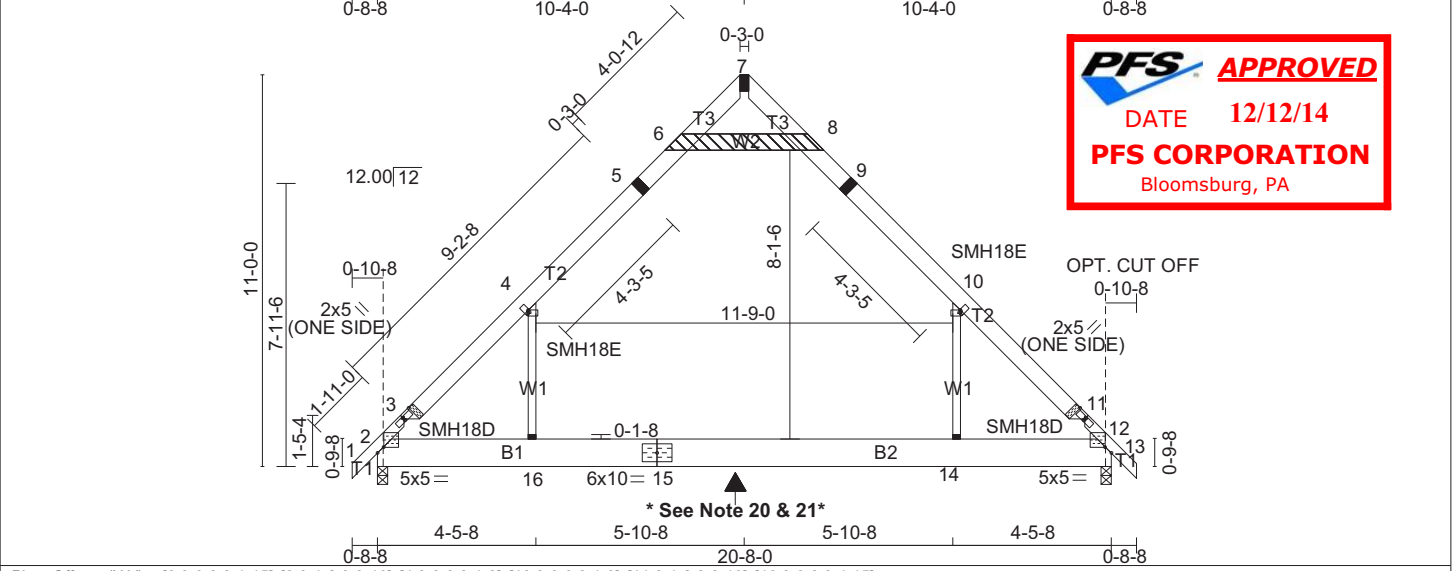


Plate Offsets (X, Y)-- [2:0-2-3,0-1-15], [3:0-1-8,0-3-12], [4:0-0-0,0-1-0], [10:0-0-0,0-1-0], [11:0-1-8,0-3-12], [12:0-2-3,0-1-15]							
<b>LOADING (psf)</b>	<b>SPACING-</b>	<b>CSI.</b>	<b>DEFL.</b>	<b>PLATES</b>	<b>GRIP</b>		
TCLL 29.6 (Ground Snow=50.0)	1-4-0 Plates Increase 1.15 Lumber Increase 1.15	TC 0.74 BC 0.57 WB 0.22 (Matrix)	in (loc) l/def L/d Vert(LL) -0.30 14-16 >806 240 Vert(TL) -0.55 14-16 >445 180 Horz(TL) 0.01 12 n/a n/a Attic -0.13 14-16 1074 360	MT20 197/144 MT18HS 197/144	Weight: 108 lb FT = 0%		
TCDL 10.0 BCLL 0.0 * BCDL 10.0	Rep Stress Incr YES Code IBC2009/TPI2007						

<b>LUMBER-</b>	<b>BRACING-</b>	
TOP CHORD 2x6 SPF No.2 *Except* T1: 2x4 SPF No.2	TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.	[P]
BOT CHORD 2x10 SPF No.2	BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.	
WEBS 2x3 SPF Stud *Except* W2: 2x6 SPF No.2		

<b>REACTIONS.</b> (lb/size) 2=759/0-3-8, 12=759/0-3-8 Max Horz 2=200(LC 8) Max Uplift 2=-56(LC 9), 12=-56(LC 10) Max Grav 2=830(LC 2), 12=830(LC 2)	
--	--

<b>FORCES.</b> (lb) - Maximum Compression/Maximum Tension TOP CHORD 1-2=0/51, 2-3=-806/44, 3-4=-675/47, 4-5=-528/84, 5-6=-380/112, 6-7=-41/149, 7-8=-38/142, 8-9=-380/112, 9-10=-527/84, 10-11=-678/48, 11-12=-806/45, 12-13=0/51 BOT CHORD 2-16=-7/429, 15-16=-4/432, 14-15=-4/432, 12-14=-3/429 WEBS 10-14=-138/342, 4-16=-138/343, 6-8=-636/217
---

**REQUIRED FIELD JOINT CONNECTIONS** - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in)  
5=418/102/205/0, 6=639/218/19/0, 7=311/157/1153/0, 8=636/217/11/0, 9=415/102/205/0, 14=138/342/0/0, 16=138/343/0/0

- NOTES-**
- 1) Wind: ASCE 7-05; 100mph; TCCL=6.0psf; BCDL=6.0psf; h=30ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
  - 2) TCCL: ASCE 7-05; Pg=50.0 psf (ground snow); Ps=29.6 psf (roof snow); Category II; Exp B; Partially Exp.; Ct=1.1
  - 3) Roof design snow load has been reduced to account for slope.
  - 4) Unbalanced snow loads have been considered for this design.
  - 5) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 38.5 psf on overhangs non-concurrent with other live loads.
  - 6) This truss has been designed for basic load combinations, which include cases with reductions for multiple concurrent live loads.
  - 7) All plates are MT20 plates unless otherwise indicated.
  - 8) See HINGE PLATE DETAILS for plate placement.
  - 9) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
  - 10) All additional member connections shall be provided by others for forces as indicated.
  - 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 12) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
  - 13) Ceiling dead load (5.0 psf) on member(s). 4-6, 8-10, 6-8
  - 14) Bottom chord live load (30.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 14-16
  - 15) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 56 lb uplift at joint 2 and 56 lb uplift at joint 12.
  - 16) This truss has been designed in accordance with the 2009 IBC Section 2303.4.6, 2009 IRC Section 802.10.2.
  - 17) Attic room checked for L/360 deflection.
  - 18) Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into service.
  - 19) The field-installed members are an integral part of the truss design. Retain a design professional to specify final field connections and temporary supports. All field-installed members must be properly fastened prior to applying any loading to the truss. This design anticipates the final set position.
  - 20) Temporary supports are required to maintain the bottom chord in a level position during storage, transportation, and setup. Retain a design professional to specify all temporary bracing to support the truss until setup is complete. Temporary support(s) must not be removed until all field connections are completed.
  - 21) The bottom chord must be laterally braced during shipment and setup to prevent damage to the splice plate.


E-signed by Kevin Freeman



The professional engineering seal indicates that a licensed professional has reviewed the design under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

**WARNING - Verify design parameters and READ NOTES** Universal Forest Products, Inc. 2801 EAST BELTLINE RD, NE GRAND RAPIDS, MI 49525  
PHONE (616)-364-6161 FAX (616)-365-0060

Truss shall not be cut or modified without approval of the truss design engineer.  
This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe



**Beam & Header Spans - Non Composite**

Beam1 = **1.5" x 11.25"** Species1 = **LVL** Grade1 = **NA** **NA** **NA**  
 Beam2 = **None** Species2 = **LVL** Grade2 = **NA** **NA** **NA**  
 Quantity Per Box, Q1 = **2** d1= **11.25** in b1= **3.00** in **Enter Beam w/ Largest Quantity in Q1**  
 Quantity Per Box, Q2 = **0** d2= **0.00** in b2= **0.00** in  
 Area, A1 = **33.75** in<sup>2</sup> Section Modulus, S1 = **63.28** in<sup>3</sup> Moment of Inertia, I1 = **355.96** in<sup>4</sup>  
 Area, A2 = **0.00** in<sup>2</sup> Section Modulus, S2 = **0.00** in<sup>3</sup> Moment of Inertia, I2 = **0.00** in<sup>4</sup>

Load Duration Beam Stability Size Factor Repetitive Factor Deflection Criteria  
 C<sub>D</sub> = **1.15** C<sub>L</sub> = **1.00** C<sub>F1</sub> = **1.00** C<sub>R1</sub> = **1.00** delta LL = **240**  
 C<sub>F2</sub> = **1.00** C<sub>R2</sub> = **1.00** delta TL = **180**

**Shear** **Moment** **Deflection** **Load Share**  
 F<sub>v1</sub> = **285** psi F<sub>b1</sub> = **2750** psi E1 = **2000000** psi Beam1 = **100.00** %  
 F<sub>v2</sub> = **0** psi F<sub>b2</sub> = **0** psi E2 = **0** psi Beam2 = **0.00** %

**Controlling Load** w = **666.5** plf

Max Allowable Length = **169.8** in Actual Length Needed = **153.0** in  
 Reaction at Each End = **4248.9** lb Minimum Bearing Length Required = **3.3** in

Species & Grade	Number of Matewall Column Studs Per Box					
	Max 8ft Tall Column			Max 9ft Tall Column		
	2x3	2x4	2x6	2x3	2x4	2x6
spf #2	NG	2	2	NG	3	2
spf #3	NG	3	2	NG	3	2
spf stud	NG	3	2	NG	3	2
sp#2	4	2	2	NG	2	2


<b>BEAM FASTENING REQUIREMENTS</b>	
<b>CONDITION 1 - TOP LOADED - 2 TO 4 PLY BEAMS</b>	
12" deep or less - (2) rows of 0.131"x3" nails @ 8" o.c.	
> 12" & < 18" deep - (3) rows of 0.131"x3" nails @ 8" o.c.	
> 18" deep - (4) rows of 0.131"x3" nails @ 8" o.c.	
<b>CONDITION 2 - SIDE LOADED</b>	
2-Ply <= 465plf (2) rows of 0.131"x3" nails @ 8" o.c.	
2-Ply <= 700plf (3) rows of 0.131"x3" nails @ 8" o.c.	
2-Ply <= 870plf (2) rows of 1/2" Bolts @ 12" o.c.	
2-Ply > 870plf (3) rows of 1/2" Bolts @ 12" o.c.	
3-Ply <= 350plf (2) rows of 0.131"x3" nails @ 8" o.c.	
3-Ply <= 525plf (3) rows of 0.131"x3" nails @ 8" o.c.	
3-Ply <= 650plf (2) rows of 1/2" Bolts @ 12" o.c.	
3-Ply > 650plf (3) rows of 1/2" Bolts @ 12" o.c.	
4-Ply (3) rows of 1/2" Bolts @ 12" o.c.	
Note: Stagger fastener rows and locate fasteners minimum 2" from all ends and edges. Space rows equally apart vertically. Fastener spacing is per row.	

**Load Calculation Procedure**

INPUTS

Location: **SIDEWALL**  
 Supporting Roof: **YES**  
 Number of Floor Supporting: **1**  
 Cape Roof: **YES**  
 Simply Supported Rafter: **NO**

CONSTANTS

Floor Live Load = **40** psf  
 Floor Dead Load = **10** psf  
 Wall Dead Load = **62** plf  
 Ceiling Dead Load = **6** psf

Reaction from Truss or Rafter = **830** lb  
 Truss spacing = **16** in o.c.  
 Unit Width = **0** ft

Required Deflection Criteria

Live Load = **L / 360**  
 Total Load = **L / 240**

Roof Live Load / Unbalanced Snow Load = **50** psf  
 Roof Dead Load = **20** psf  
 Roof/Snow Load = **622.5** plf  
 % Roof Live Load = **50.0** %  
 % Roof Dead Load = **20.0** %  
 % Attic Live Load = **30.0** %

Attic Live Load = **30** psf

Load Duration for Wood Members

**Load Cases**

- |   |   |                  |           |
|---|---|------------------|-----------|
| 1. D + F  | = | <b>186.5</b> plf | Cd = 0.9  |
| 2. D + H + F + L + T  | = | <b>373.3</b> plf | Cd = 1.0  |
| 3. D + H + F + (L <sub>r</sub> or S or R)                               | = | <b>497.8</b> plf | Cd = 1.15 |
| 4. D + H + F + 0.75(L + T) + 0.75(L <sub>r</sub> or S or R)             | = | <b>606.7</b> plf | Cd = 1.15 |
| 5. D + H + F + (W or 0.7E)  | = | <b>186.5</b> plf | Cd = 0.9  |
| 6. D + H + F + 0.75(W or 0.7E) + 0.75L + 0.75(L <sub>r</sub> or S or R) | = | <b>606.7</b> plf | Cd = 1.15 |
| 7. 0.6D + W + H   | = | <b>111.9</b> plf | Cd = 0.9  |
| 8. 0.6D + 0.7E + H  | = | <b>111.9</b> plf | Cd = 0.9  |

Check the highest load for each load duration factor when sizing wood members.  
 Check the highest load and apply no load duration factor when sizing steel members.



JOB 4350 (32307) CLG GIRDER  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CALCULATED BY RT DATE 12/2/2014  
 REVISED \_\_\_\_\_



**Beam & Header Spans - Non Composite**

Beam1 = 1.5" x 11.25" Species1 = LVL Grade1 = NA  
 Beam2 = 1.5" x 9.25" Species2 = LVL Grade2 = NA  
 Quantity Per Box, Q1 = 2 d1= 11.25 in b1= 3.00 in  
 Quantity Per Box, Q2 = 2 d2= 9.25 in b2= 3.00 in  
 Area, A1 = 33.75 in<sup>2</sup> Section Modulus, S1 = 63.28 in<sup>3</sup> Moment of Inertia, I1 = 355.96 in<sup>4</sup>  
 Area, A2 = 27.75 in<sup>2</sup> Section Modulus, S2 = 42.78 in<sup>3</sup> Moment of Inertia, I2 = 197.86 in<sup>4</sup>

Enter Beam w/ Largest Quantity in Q1

Load Duration C<sub>D</sub> = 1.00 Beam Stability C<sub>L</sub> = 1.00 Size Factor C<sub>F1</sub> = 1.00 C<sub>F2</sub> = 1.04 Repetitive Factor C<sub>R1</sub> = 1.00 C<sub>R2</sub> = 1.00 Deflection Criteria delta LL = 360 delta TL = 240

Shear F<sub>v1</sub> = 285 psi Moment F<sub>b1</sub> = 2750 psi Deflection E1 = 2000000 psi Load Share Beam1 = 64.27 %  
 F<sub>v2</sub> = 285 psi F<sub>b2</sub> = 2750 psi E2 = 2000000 psi Beam2 = 35.73 %

Controlling Load w = 377.5 plf

Max Allowable Length = 218.9 in Actual Length Needed = 211.9 in  
 Reaction at Each End = 3332.6 lb Minimum Bearing Length Required = 2.6 in

Species & Grade	Number of Matewall Column Studs Per Box					
	Max 8ft Tall Column			Max 9ft Tall Column		
	2x3	2x4	2x6	2x3	2x4	2x6
spf #2	4	2	2	NG	2	2
spf #3	NG	2	2	NG	3	2
spf stud	NG	2	2	NG	3	2
sp#2	4	2	1	4	2	2


**BEAM FASTENING REQUIREMENTS**

**CONDITION 1 - TOP LOADED - 2 TO 4 PLY BEAMS**

12" deep or less - (2) rows of 0.131"x3" nails @ 8" o.c.  
 > 12" & < 18" deep - (3) rows of 0.131"x3" nails @ 8" o.c.  
 > 18" deep - (4) rows of 0.131"x3" nails @ 8" o.c.

**CONDITION 2 - SIDE LOADED**

2-Ply <= 465plf (2) rows of 0.131"x3" nails @ 8" o.c.  
 2-Ply <= 700plf (3) rows of 0.131"x3" nails @ 8" o.c.  
 2-Ply <= 870plf (2) rows of 1/2" Bolts @ 12" o.c.  
 2-Ply > 870plf (3) rows of 1/2" Bolts @ 12" o.c.  
 3-Ply <= 350plf (2) rows of 0.131"x3" nails @ 8" o.c.  
 3-Ply <= 525plf (3) rows of 0.131"x3" nails @ 8" o.c.  
 3-Ply <= 650plf (2) rows of 1/2" Bolts @ 12" o.c.  
 3-Ply > 650plf (3) rows of 1/2" Bolts @ 12" o.c.  
 4-Ply (3) rows of 1/2" Bolts @ 12" o.c.

Note: Stagger fastener rows and locate fasteners minimum 2" from all ends and edges. Space rows equally apart vertically. Fastener spacing is per row.



JOB 4350 (32307) 1st FLR HEADER  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CALCULATED BY RT DATE 12/2/2014  
 REVISED \_\_\_\_\_



**Beam & Header Spans - Non Composite**

Beam1 = 2x10 Species1 = SPF Grade1 = NA  
 Beam2 = None Species2 = LVL Grade2 = NA  
 Quantity Per Box, Q1 = 2 d1= 9.25 in b1= 3.00 in  
 Quantity Per Box, Q2 = 0 d2= 0.00 in b2= 0.00 in  
 Area, A1 = 27.75 in<sup>2</sup> Section Modulus, S1 = 42.78 in<sup>3</sup> Moment of Inertia, I1 = 197.86 in<sup>4</sup>  
 Area, A2 = 0.00 in<sup>2</sup> Section Modulus, S2 = 0.00 in<sup>3</sup> Moment of Inertia, I2 = 0.00 in<sup>4</sup>

Load Duration C<sub>D</sub> = 1.00 Beam Stability C<sub>L</sub> = 1.00 Size Factor C<sub>F1</sub> = 1.10 C<sub>F2</sub> = 1.00 Repetitive Factor C<sub>R1</sub> = 1.00 C<sub>R2</sub> = 1.00 Deflection Criteria delta LL = 360 delta TL = 240

Shear F<sub>v1</sub> = 135 psi F<sub>v2</sub> = 0 psi Moment F<sub>b1</sub> = 875 psi F<sub>b2</sub> = 0 psi Deflection E1 = 1400000 psi E2 = 0 psi Load Share Beam1 = 100.00 % Beam2 = 0.00 %

Controlling Load w = 399.5 plf

Max Allowable Length = 99.5 in Actual Length Needed = 60.5 in  
 Reaction at Each End = 1007.1 lb Minimum Bearing Length Required = 0.8 in


Species & Grade	Number of Jack Studs Per Box					
	2-ply Header			3-ply Header		
	2x3	2x4	2x6	2x3	2x4	2x6
spf #2	1	1	1	1	1	1
spf #3	1	1	1	1	1	1
spf stud	1	1	1	1	1	1
sp#2	1	1	1	1	1	1

**BEAM FASTENING REQUIREMENTS**

**CONDITION 1 - TOP LOADED - 2 TO 4 PLY BEAMS**  
 12" deep or less - (2) rows of 0.131"x3" nails @ 8" o.c.  
 > 12" & < 18" deep - (3) rows of 0.131"x3" nails @ 8" o.c.  
 > 18" deep - (4) rows of 0.131"x3" nails @ 8" o.c.

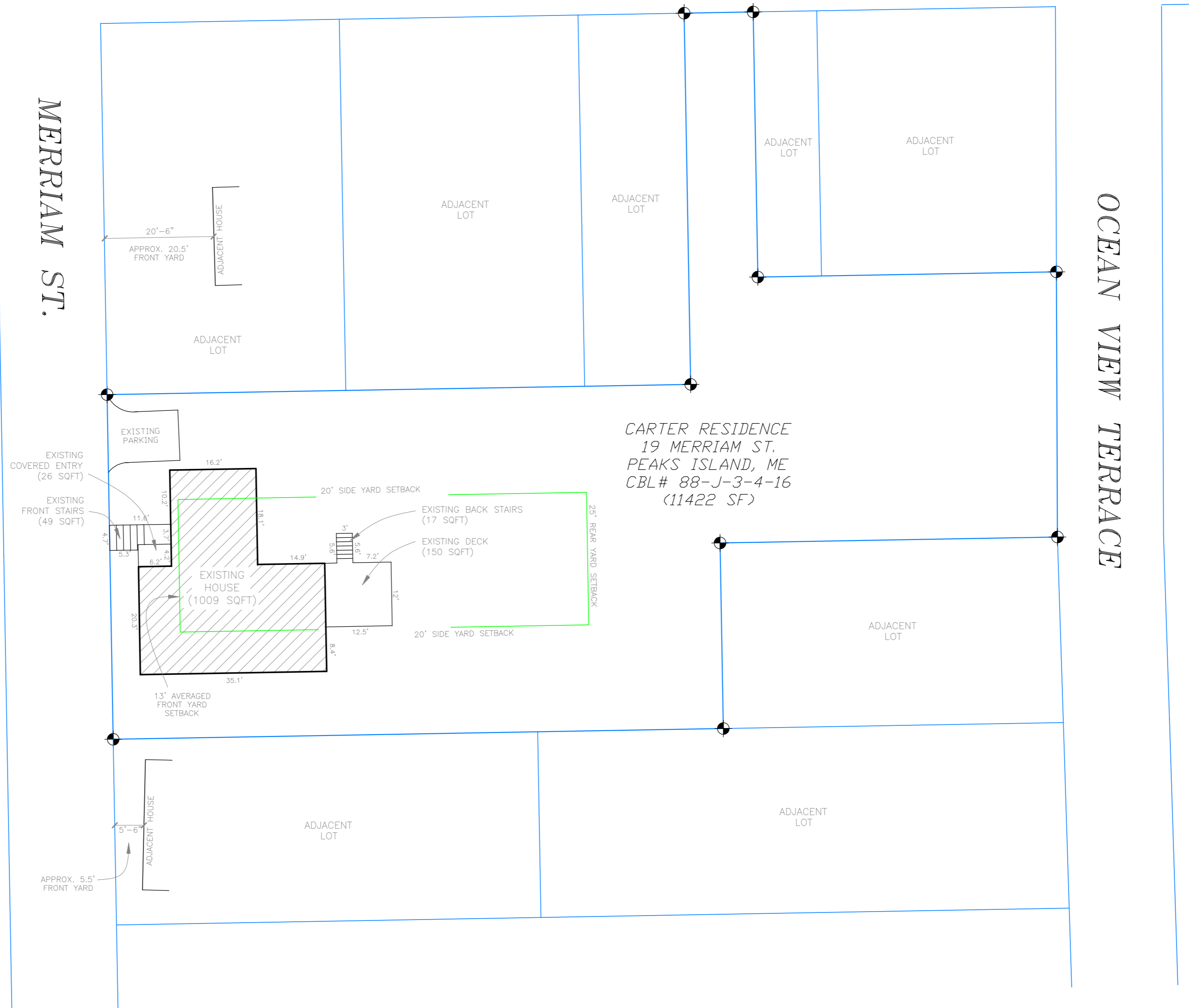
**CONDITION 2 - SIDE LOADED**  
 2-Ply <= 465plf (2) rows of 0.131"x3" nails @ 8" o.c.  
 2-Ply <= 700plf (3) rows of 0.131"x3" nails @ 8" o.c.  
 2-Ply <= 870plf (2) rows of 1/2" Bolts @ 12" o.c.  
 2-Ply > 870plf (3) rows of 1/2" Bolts @ 12" o.c.  
 3-Ply <= 350plf (2) rows of 0.131"x3" nails @ 8" o.c.  
 3-Ply <= 525plf (3) rows of 0.131"x3" nails @ 8" o.c.  
 3-Ply <= 650plf (2) rows of 1/2" Bolts @ 12" o.c.  
 3-Ply > 650plf (3) rows of 1/2" Bolts @ 12" o.c.  
 4-Ply (3) rows of 1/2" Bolts @ 12" o.c.

Note: Stagger fastener rows and locate fasteners minimum 2" from all ends and edges. Space rows equally apart vertically. Fastener spacing is per row.

SPRUCE AVE.

MERRIAM ST.

OCEAN VIEW TERRACE



CARTER RESIDENCE  
19 MERRIAM ST.  
PEAKS ISLAND, ME  
CBL# 88-J-3-4-16  
(11422 SF)

LOT COVERAGE CALCULATIONS:

EXISTING LOT 11422 SF X (.20)=2284 SF ALLOWABLE  
 EXISTING HOUSE 1009 SF  
 EXISTING FRONT STAIRS 49 SF  
 EXISTING COVERED ENTRY 26 SF  
 EXISTING DECK 150 SF  
 EXISTING BACK STAIRS 17 SF  
 TOTAL EXISTING FOOTPRINT = 1251 SF  
 ALLOWABLE FOOTPRINT REMAINING (2284-1251) = 1033 SF

**Rachel Conly**  
Architectural Design

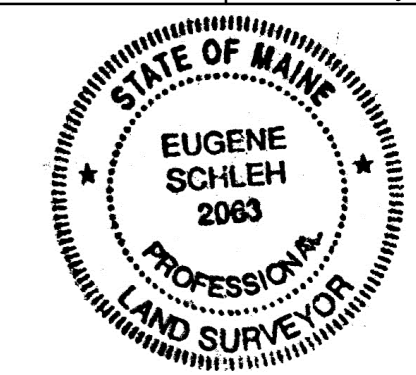
26 Sterling Street  
Peaks Island, Maine 04108  
207.766.5625

Existing  
Site Plan

PROJECT

Carter Residence  
19 Merriam St.  
Peaks Island, ME  
04106

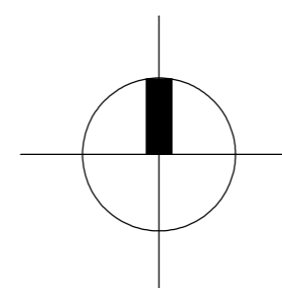
DATE 12.20.14	REVISED
SCALE 1/16" = 1'-0"	DRAWN BY Rachel & Harvey



BOUNDARY SURVEY AND LAND AREA  
BY NORTHEASTERN LAND SURVEYING

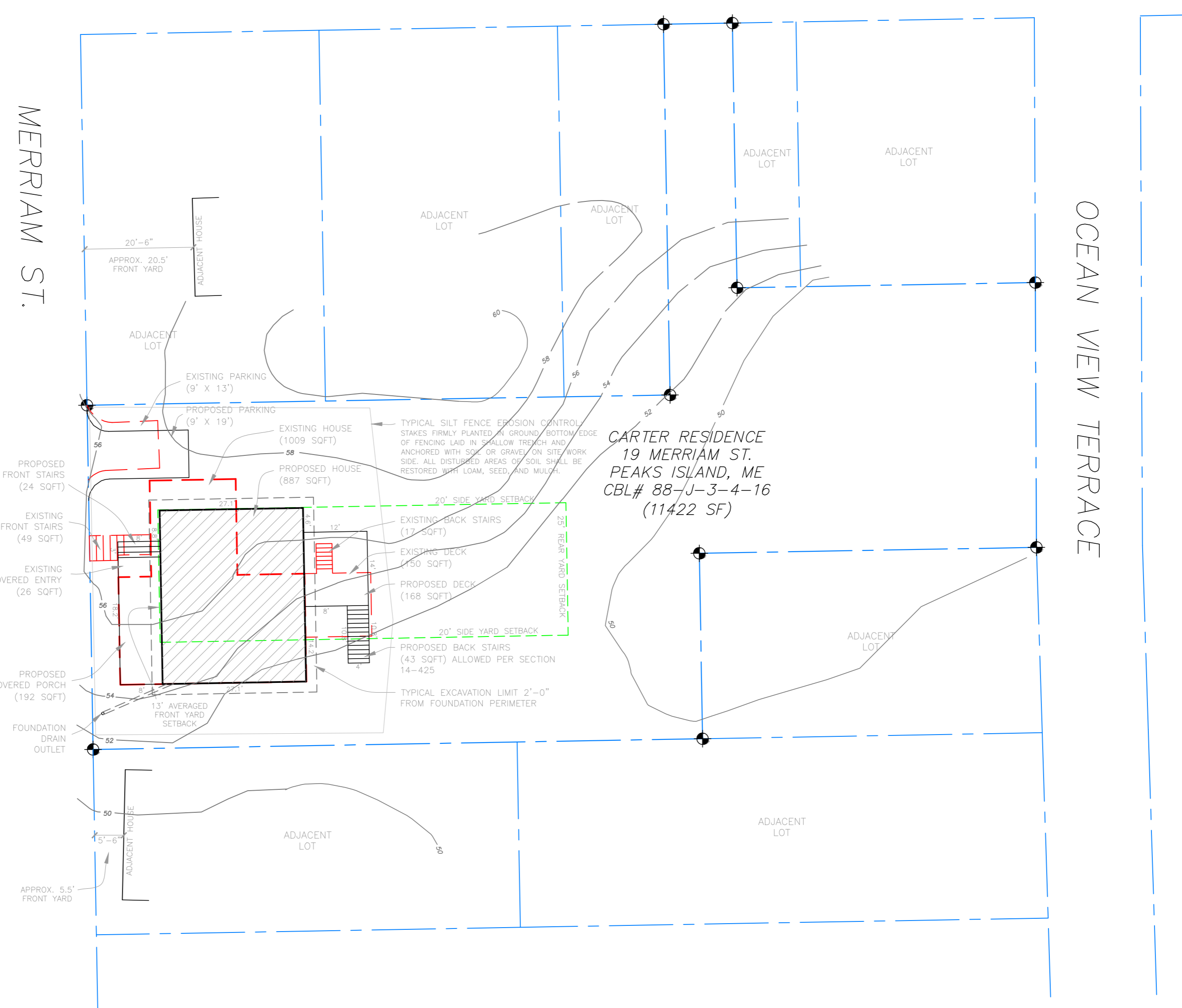
A Existing Site Plan  
1/16" = 1'-0"

Magnetic



**A1**

SPRUCE AVE.



**LOT COVERAGE CALCULATIONS:**  
 CALCULATIONS ASSUME TOTAL DEMOLITION OF ALL EXISTING STRUCTURE

EXISTING LOT 11422 SF X (.20)	=2284 SF ALLOWABLE
EXISTING HOUSE	1009 SF
EXISTING FRONT STAIRS	49 SF
EXISTING COVERED ENTRY	26 SF
EXISTING DECK	150 SF
EXISTING BACK STAIRS	17 SF
TOTAL EXISTING FOOTPRINT	=1251 SF
PROPOSED HOUSE	887 SF
PROPOSED FRONT STAIRS	24 SF
PROPOSED COVERED PORCH	192 SF
PROPOSED DECK	168 SF
PROPOSED BACK STAIRS	43 SF
TOTAL PROPOSED FOOTPRINT	=1314 SF
ALLOWABLE FOOTPRINT REMAINING (2284-1314)	= 970 SF

**Rachel Conly**  
 Architectural Design

26 Sterling Street  
 Peaks Island, Maine 04108  
 207.766.5625

**Proposed Site Plan**

PROJECT  
**Carter Residence**  
 19 Merriam St.  
 Peaks Island, ME  
 04106

DATE	12.20.14	REVISED	02.10.15
SCALE	1/16" = 1'-0"	DRAWN BY	Rachel & Harvey

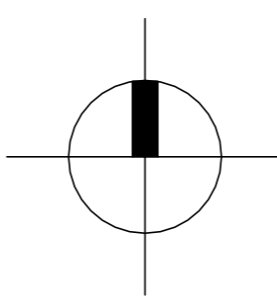


BOUNDARY SURVEY AND LAND AREA BY NORTHEASTERN LAND SURVEYING

**A2**

**A** Proposed Site Plan  
 1/16" = 1'-0"

Magnetic





**Rachel Conly**  
 Architectural Design

26 Sterling Street  
 Peaks Island, Maine 04108  
 207.766.5625

**Proposed  
 West  
 Porch/Deck  
 Elevation**

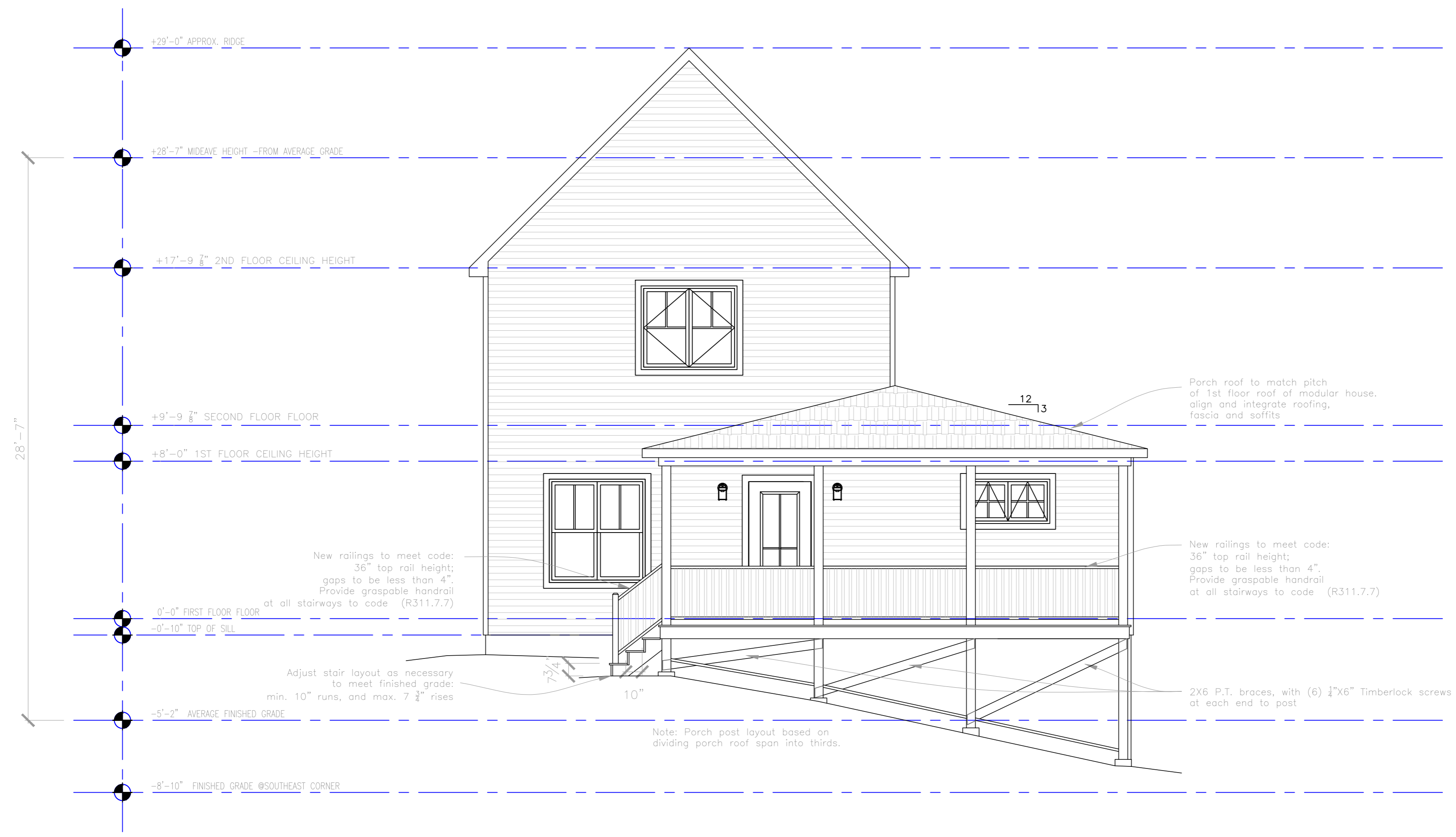


PROJECT

**Carter Residence**  
 19 Merriam St.  
 Peaks Island, ME  
 04106

DATE 12.20.14	REVISED 02.10.15
SCALE 1/4" = 1'-0"	DRAWN BY Rachel & Harvey

NOTES

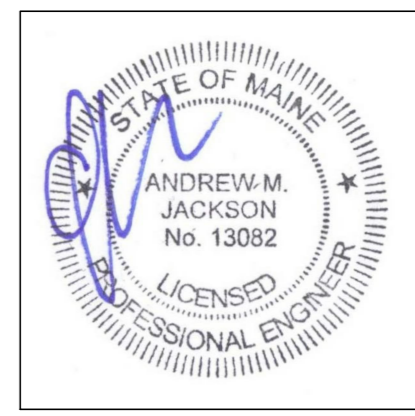


**A** Proposed West Porch/Deck Elevation  
 1/4" = 1'-0"

**Rachel Conly**  
Architectural Design

26 Sterling Street  
Peaks Island, Maine 04108  
207.766.5625

**Proposed  
South  
Porch/Deck  
Elevation**

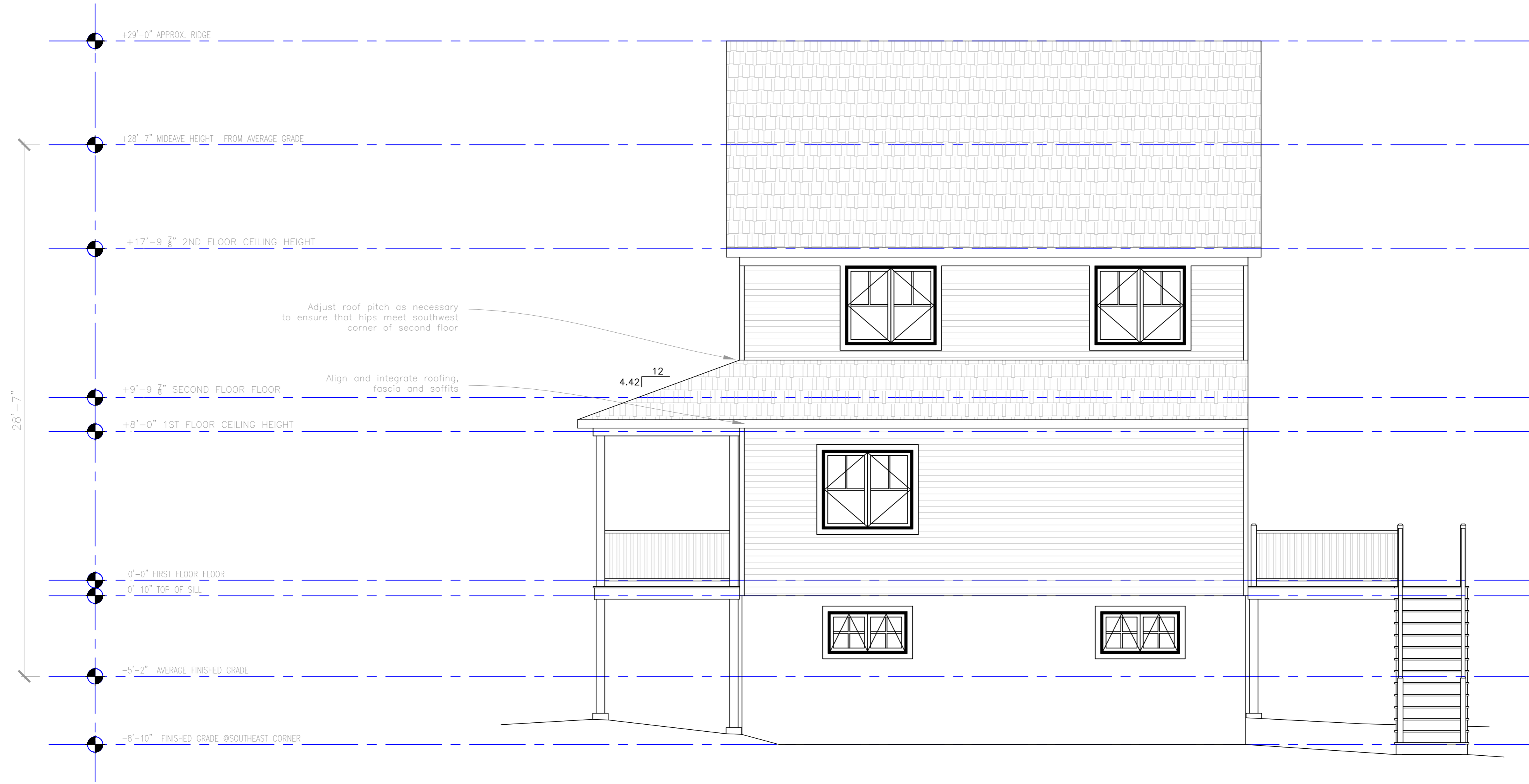


PROJECT

**Carter Residence**  
19 Merriam St.  
Peaks Island, ME  
04106

DATE 12.20.14	REVISED 02.10.15
SCALE 1/4" = 1'-0"	DRAWN BY Rachel & Harvey

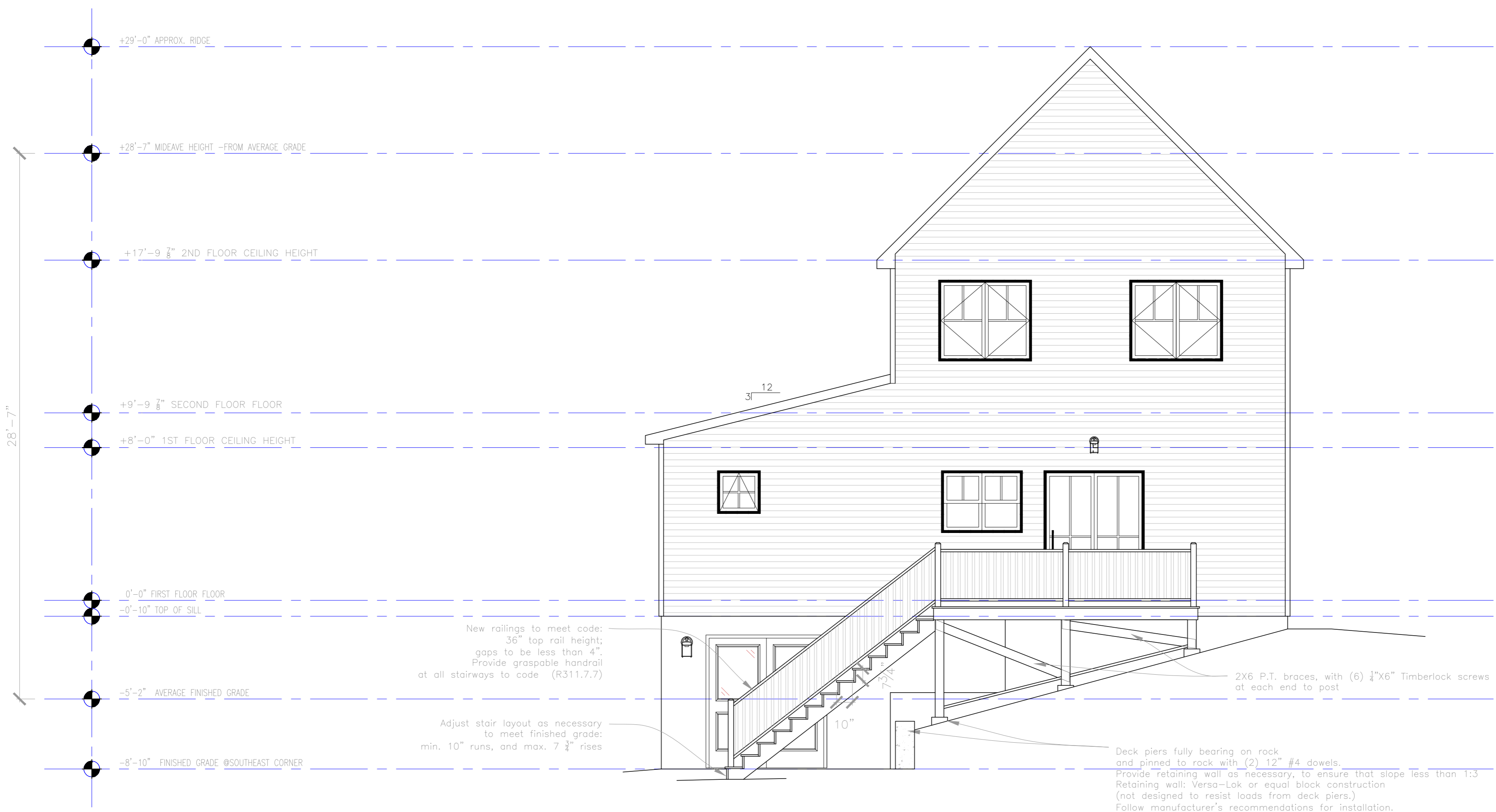
NOTES



**A** Proposed South Porch/Deck Elevation  
1/4" = 1'-0"



**A4**



New railings to meet code:  
 36" top rail height;  
 gaps to be less than 4".  
 Provide graspable handrail  
 at all stairways to code (R311.7.7)

Adjust stair layout as necessary  
 to meet finished grade:  
 min. 10" runs, and max. 7 3/4" rises

2X6 P.T. braces, with (6) 1/2"x6" Timberlock screws  
 at each end to post

Deck piers fully bearing on rock  
 and pinned to rock with (2) 1 1/2" #4 dowels.  
 Provide retaining wall as necessary, to ensure that slope less than 1:3  
 Retaining wall: Versa-Lok or equal block construction  
 (not designed to resist loads from deck piers.)  
 Follow manufacturer's recommendations for installation.  
 Contact Engineer to verify deck pier bearing elevation relative to wall.

**A** Proposed East Porch/Deck Elevation  
 1/4" = 1'-0"



**Rachel Conly**  
 Architectural Design

26 Sterling Street  
 Peaks Island, Maine 04108  
 207.766.5625

Proposed  
 East  
 Porch/Deck  
 Elevation



PROJECT

Carter Residence  
 19 Merriam St.  
 Peaks Island, ME  
 04106

DATE 12.20.14	REVISED 02.10.15
SCALE 1/4" = 1'-0"	DRAWN BY Rachel & Harvey

NOTES

**A5**



# 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.

Address/Location of Construction: 19 Merriam St.		
Total Square Footage of Proposed Structure:		1323 sq.ft
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 88-J-3-4-16	Applicant Name: Barbara Carter Address 9 Fry St. City, State & Zip Portland, ME 04103	Telephone: 207.772.7750 Email: bcpeaks@aol.com
Lessee/Owner Name : (if different than applicant) Address:  City, State & Zip:  Telephone & E-mail:	Contractor Name: Hallmark Homes (if different from Applicant) Address: 619 Lewiston Rd. City, State & Zip: Topsham, Maine 04086 Telephone & E-mail: 207.729.1057 nick@hallmarkhor	Cost Of Work: \$ 225,000  C of O Fee: \$ _____  Historic Rev \$ _____  Total Fees : \$ _____
Current use (i.e. single family) <u>single family</u>		
If vacant, what was the previous use? <u>n/a</u>		
Proposed Specific use: <u>single family residential (no change)</u>		
Is property part of a subdivision? <u>   </u> If yes, please name <u>n/a</u>		
Project description: Rebuild home which was destroyed by fire, within existing non-conforming footprint and setbacks		
Who should we contact when the permit is ready: Rachel Conly, or Harvey Johnson		
Address: 26 Sterling St.		
City, State & Zip: Peaks Island, ME		
E-mail Address: rachelconlydesign@gmail.com and harvey.rachelconlydesign@gmail.com		
Telephone: 207.766.5625		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Rachel Conly	Date: 12.24.14
-------------------------	----------------

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

## **Electronic Signature and Fee Payment Confirmation**

*Notice: Your electronic signature is considered a legal signature per state law.*

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Rachel A. Conly

Date: 12.24.14

I have provided digital copies and sent them on:

Date: 12.24.14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.



# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

## One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

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

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

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



## Building Inspections - Fwd: Re: Carter Residence, 19 Merriam St., Peaks Island

---

**From:** Laurie Leader  
**To:** Inspections, Building; Messinger, Craig; Pirone, Chris  
**Date:** 12/30/2014 8:12 AM  
**Subject:** Fwd: Re: Carter Residence, 19 Merriam St., Peaks Island

---

Pre-manufactured homes are not required to be sprinkled thus this is fast trackable.

>>> Building Inspections 12/30/2014 7:30 AM >>>

Could anyone chime in on this? It's about the ability to fast track and she didn't provide anything regarding sprinklers. Is what she is stating accurate?  
-Brad.

>>> Rachel Conly <rachelconlydesign@gmail.com> 12/29/2014 4:41 PM >>>

Hi,

Thank you for your reply to our submission.

This project is unusual in that it is modular construction and because the original structure burned in 2013. As a result, the new building was exempt from sprinklers by Captain Pirone of the Portland City Fire Department in a conversation we had on March 21st, 2014. I also had confirmation from Laurie Leader on December 19th that the third party design professional stamp from PFS and the engineering stamps from Andrew Jackson, LE, on the drawings meet the "Fast Track" requirements.

I hope this helps clarify things on your end and gets us back on track for a "Fast Track" review. Please let me know if you have any further questions.

Thank you!

On Mon, Dec 29, 2014 at 2:03 PM, Building Inspections <[buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)> wrote:

Harvey

This is not fast trackable as requested. As stated on the form, the only item that can be fast tracked is:

New

*Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) So you will need to provide all documents as stamped and a sprinkler system application as well. We will review this permit as normal until we receive the appropriate document(s).

>>> harvey johnson <[harvey.rachelconlydesign@gmail.com](mailto:harvey.rachelconlydesign@gmail.com)> 12/24/2014 11:10 AM >>>

Hello,

Please find attached a permit application, a fast-track form, and the associated drawings for the proposed rebuilding of the Carter residence.

Please note that this permit submission is unique, as it is for a burned structure, and was deemed not to need



a Level 1 Minor Residential Application, as it is an existing developed site, and we are rebuilding within existing non-conforming footprint and set backs.

Also, the drawings provided are from two sources: The manufactured home company has provided stamped drawings detailing the house itself. And then on our end, we have provided the siteplans, as well as the porch and deck elevations, and stamped structural drawings for the foundation, porch and deck.

Please let us know if you have any questions.

Thank you,

Harvey Johnson  
Rachel Conly Residential Design  
26 Sterling Street  
Peaks Island, Maine 04108

207-766-5625

<http://rachelconlyresidentialdesign.virb.com/>

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.

--

Rachel Conly

Residential Design, LEED AP  
26 Sterling Street  
Peaks Island, Maine 04108

207-766-5625

<http://rachelconlyresidentialdesign.virb.com/>



**Building Inspections - Carter Residence, 19 Merriam St., Peaks Island**

---

**From:** harvey johnson <harvey.rachelonlydesign@gmail.com>  
**To:** <buildinginspections@portlandmaine.gov>  
**Date:** 12/24/2014 11:13 AM  
**Subject:** Carter Residence, 19 Merriam St., Peaks Island  
**CC:** Rachel Conly <rachelonlydesign@gmail.com>  
**Attachments:** Carter Permit Application 12.24.14.pdf; Carter Fast Track Form.pdf; S3 Proposed Porch Roof Framing Plan.pdf; S2 Proposed Deck & Porch Floor Framing Plan.pdf; S1 Proposed Foundation Plan.pdf; A5 Proposed East Porch & Deck Elevation.pdf; A4 Proposed South Porch & Deck Elevation.pdf; A3 Proposed West Porch & Deck Elevation.pdf; A2 Proposed Site Plan.pdf; A1 Existing Site Plan.pdf; 4350 (ME) Approved Permit Set (12-12-14).PDF

---

Hello,

Please find attached a permit application, a fast-track form, and the associated drawings for the proposed rebuilding of the Carter residence.

Please note that this permit submission is unique, as it is for a burned structure, and was deemed not to need a Level 1 Minor Residential Application, as it is an existing developed site, and we are rebuilding within existing non-conforming footprint and set backs.

Also, the drawings provided are from two sources: The manufactured home company has provided stamped drawings detailing the house itself. And then on our end, we have provided the siteplans, as well as the porch and deck elevations, and stamped structural drawings for the foundation, porch and deck.

Please let us know if you have any questions.

Thank you,

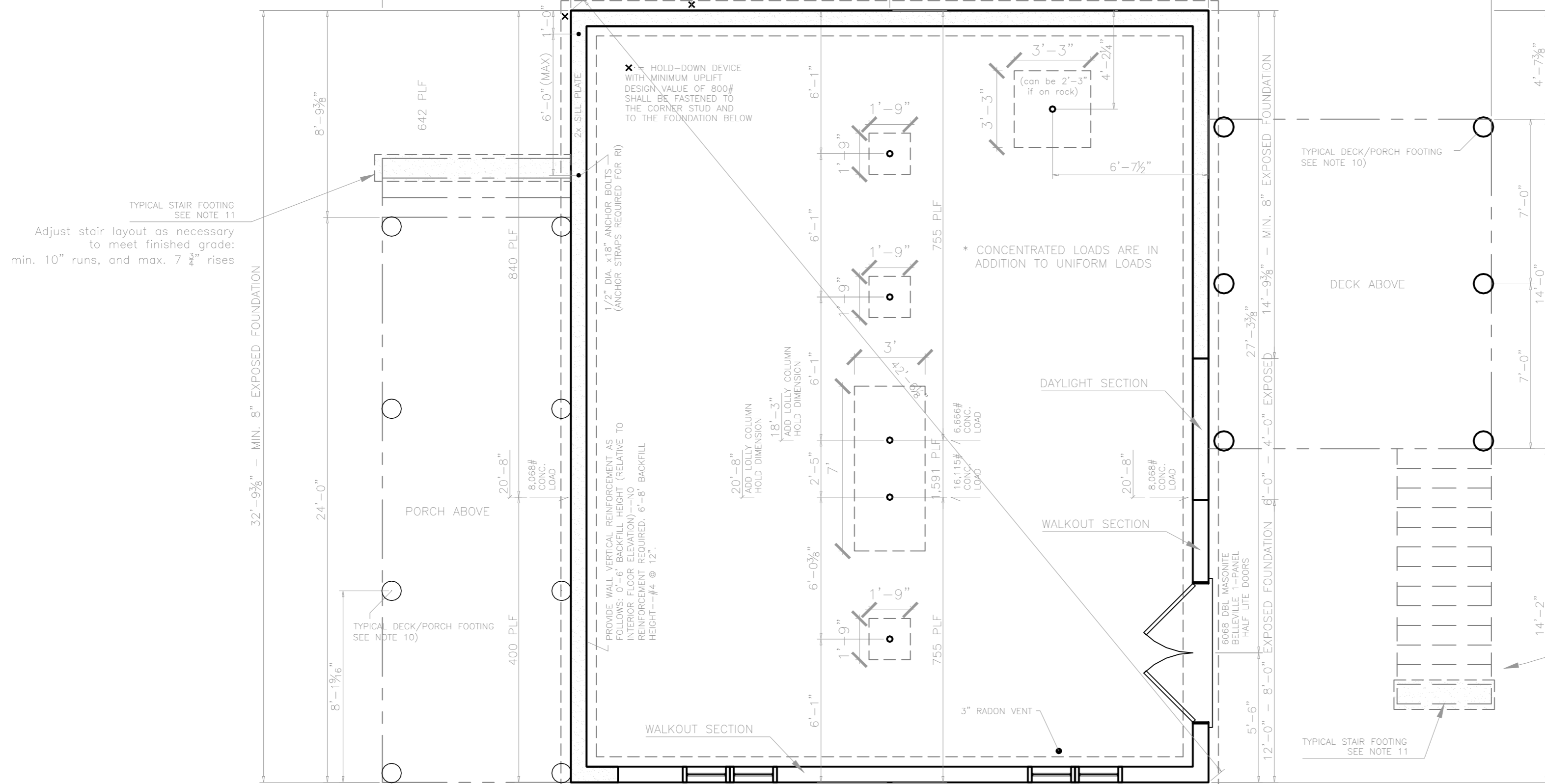
Harvey Johnson  
Rachel Conly Residential Design  
26 Sterling Street  
Peaks Island, Maine 04108

207-766-5625

<http://rachelonlyresidentialdesign.virb.com/>

BASEMENT WALLS ARE 8'-0" HIGH, EXCEPT WHERE BEDROCK PROHIBITS

Note: Porch post layout based on dividing porch roof span into thirds. Overall Stair width determined by aligning newel posts with porch posts.



- NOTES:
- 1) BASEMENT WALLS TO BE 8' HIGH, EXCEPT WHERE BEDROCK PROHIBITS AS MEASURED FROM AVERAGE GRADE AT SOUTHEAST CORNER OF BUILDING. ADJUST GRADE AS NECESSARY TO ENSURE MINIMUM 8" WALL HEIGHT ABOVE HIGHEST POINT OF GRADE. THE AMOUNT OF EXPOSED CONCRETE FOUNDATION ABOVE GRADE WILL VARY DUE TO SLOPE OF SITE. NOTE "WALKOUT" AREAS (8' WOOD FRAMED 2X6 WALLS OVER 4" CONCRETE FROSTWALL) AND "DAYLIGHT" AREAS (4' WOOD FRAMED 2X6 WALLS OVER 4" CONCRETE FROSTWALL).
  - 2) PERIMETER STAIR FOOTING TO BE 15" WIDE, AND 8" THICK, WITH (2) #4 HORIZONTAL BARS AND MINIMUM 4" BELOW FINISHED GRADE, OR PINNED TO BEDROCK.
  - 3) STEP FOOTING AS NECESSARY OVER BEDROCK.
  - 4) FOOTINGS AT CENTER BEARING LOCATIONS TO BE 12" THICK, SIZED AND REINFORCED AS NOTED.
  - 5) LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
  - 6) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE W/ ALL APPLICABLE CODES.
  - 7) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION.
  - 8) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE W/ 16d NAILS AT 16" O.C.
  - 9) ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS OR ARE CLOSER THAN 6" TO FINISHED GRADE SHALL BE OF A ROT RESISTANT MATERIAL.
  - 10) ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.
  - 11) DECK/PORCH FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK), PROVIDE 1'-0" SQUARE FOOTINGS ON ROCK, PROVIDE 1'-8" SQUARE FOOTINGS ON SOIL. "SONOTUBE" PIERS TO BE MIN. 10", DOWELED TO FOOTING WITH (2) #3 24" LONG W/ 4" HOOK, PROVIDE WET-SET EPB66 POST BASES.
  - 12) TYPICAL NEW EXTERIOR STAIR FOOTINGS SHALL BE MIN 4'-0" DEEP ON SOIL (OR PINNED TO ROCK) WITH 12" X 6" FOOTING (R403.1.1), 8" CONCRETE OR CMU FROSTWALL (R404.1.1), 2X8 P-TI SOLE PLATE ANCHORED TO FROSTWALL ACCORDING TO R403.1.6
  - 13) PROVIDE FOUNDATION DRAINAGE TO CODE (R405)
  - 14) WATERPROOF FOUNDATION TO CODE (R406)
  - 15) BACKFILLING AND TAMPING TO BE DONE PER CODE
  - 16) 4" CONCRETE SLAB ON 2" SAND + CLASS 1 VAPOR RETARDER + R15 INSULATION + 3" CRUSHED STONE, SAW-CUT OR TOOL CONTROL JOINTS MIN. 1/2" DEEP AT MAX. 13'-6" O.C. SPACING, EACH WAY. STEP SLAB AS NECESSARY OVER LEDGE

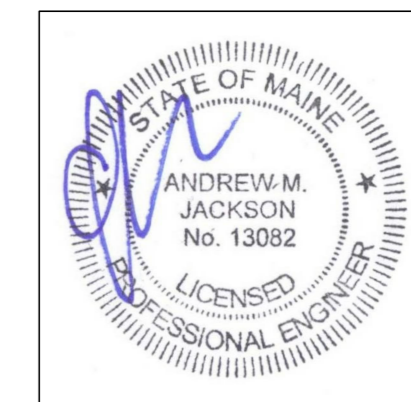
Adjust stair layout as necessary to meet finished grade: min. 10" runs, and max. 7 3/4" rises

FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE AB
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENailed) WHEN JOIST BEARS ON SUPPORT
BRODING / BLOCKING TO JOIST	2 - 8d (TOENailed)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENailed)
LEDGER STRIP TO BEAM	3 - 16d (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENailed)
BAND / RIM JOIST TO JOIST	3 - 16d (TOENailed)
RIM JOIST TO SILL / TOP PLATE	2 - 16d PER FOOT
TOP PLATE TO TOP PLATE	2 - 16d PER FOOT
TOP PLATES AT INTERSECTION	4 - 16d EACH SIDE
STUD TO STUD	1 - 16d @ 12" O.C.
HEADER TO HEADER	16d @ 8" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2 - 16d
BOTTOM PLATE TO JOIST OR BLOCKING	2 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 8d (TOENailed)
BLOCKING TO RAFTER	2 - 8d EACH END
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SHEDED RAFTER HANGERS AT RIDGE/HP BEAMS	SIMPSON L5U

**Rachel Conly**  
Architectural Design

26 Sterling Street  
Peaks Island, Maine 04108  
207.766.5625

Proposed  
Foundation  
Plan



PROJECT

Carter Residence  
19 Merriam St.  
Peaks Island, ME  
04106

DATE: 12.20.14  
REVISED: 02.10.15

SCALE: 1/4" = 1'-0"  
DRAWN BY: Rachel & Harvey

NOTES

**A** Proposed Foundation Plan  
1/4" = 1'-0"

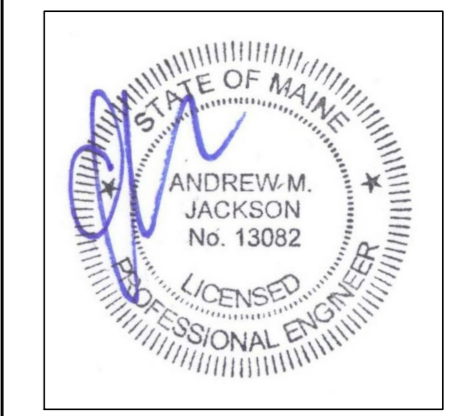


**S1**

**Rachel Conly**  
Architectural Design

26 Sterling Street  
Peaks Island, Maine 04108  
207.766.5625

**Proposed Deck & Porch Floor Framing Plan**



PROJECT

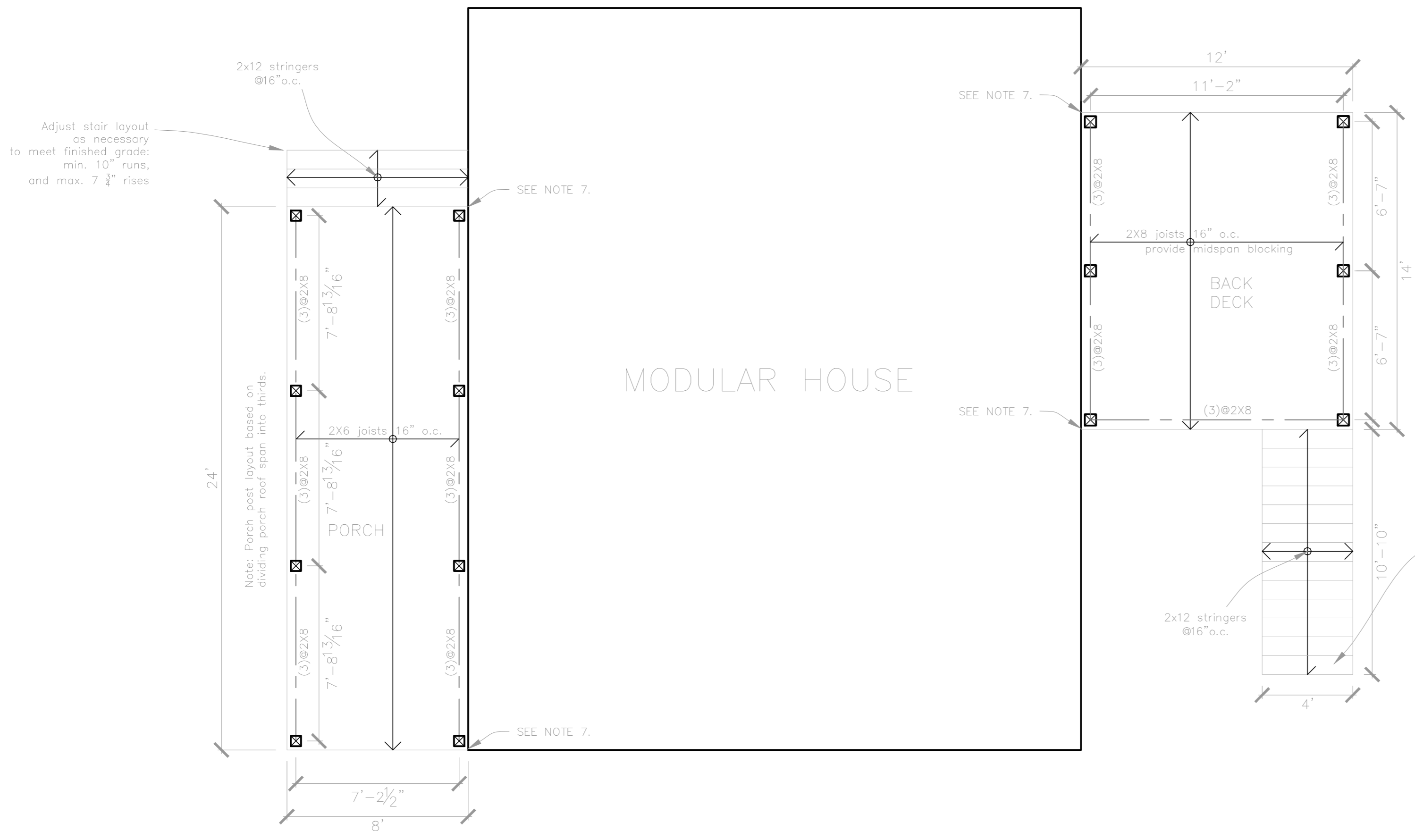
**Carter Residence**  
19 Merriam St.  
Peaks Island, ME  
04106

DATE 12.20.14 REVISED 02.10.15

SCALE 1/4" = 1'-0" DRAWN BY Rachel & Harvey

NOTES

- NOTES:
- 1.) ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS OR ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.
  - 2.) ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12", TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.
  - 3.) NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.
  - 4.) ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.
  - 5.) DECK/PORCH FLOOR BRACING: SEE ELEVATIONS
  - 6.) HANG JOISTS FROM GIRDERS WITH LU26-Z
  - 7.) PROVIDE SIMPSON DTT2Z HOLDDOWN AT EDGE (NORTH AND SOUTH) DECK JOIST PERPENDICULAR TO CONCRETE WALL. EPOXY 1/2" THREADED ROD 6" INTO CONCRETE WALL (ALT.: THROUGH WALL W/ WASHER PLATE). CONNECT THREADED ROD TO HOLDDOWN PER MANUFACTURER'S DETAILS. 4 LOCATIONS TOTAL.



Adjust stair layout as necessary to meet finished grade: min. 10" runs, and max. 7 3/4" rises

☒ pressure treated 6X6 secured to footing with AB66

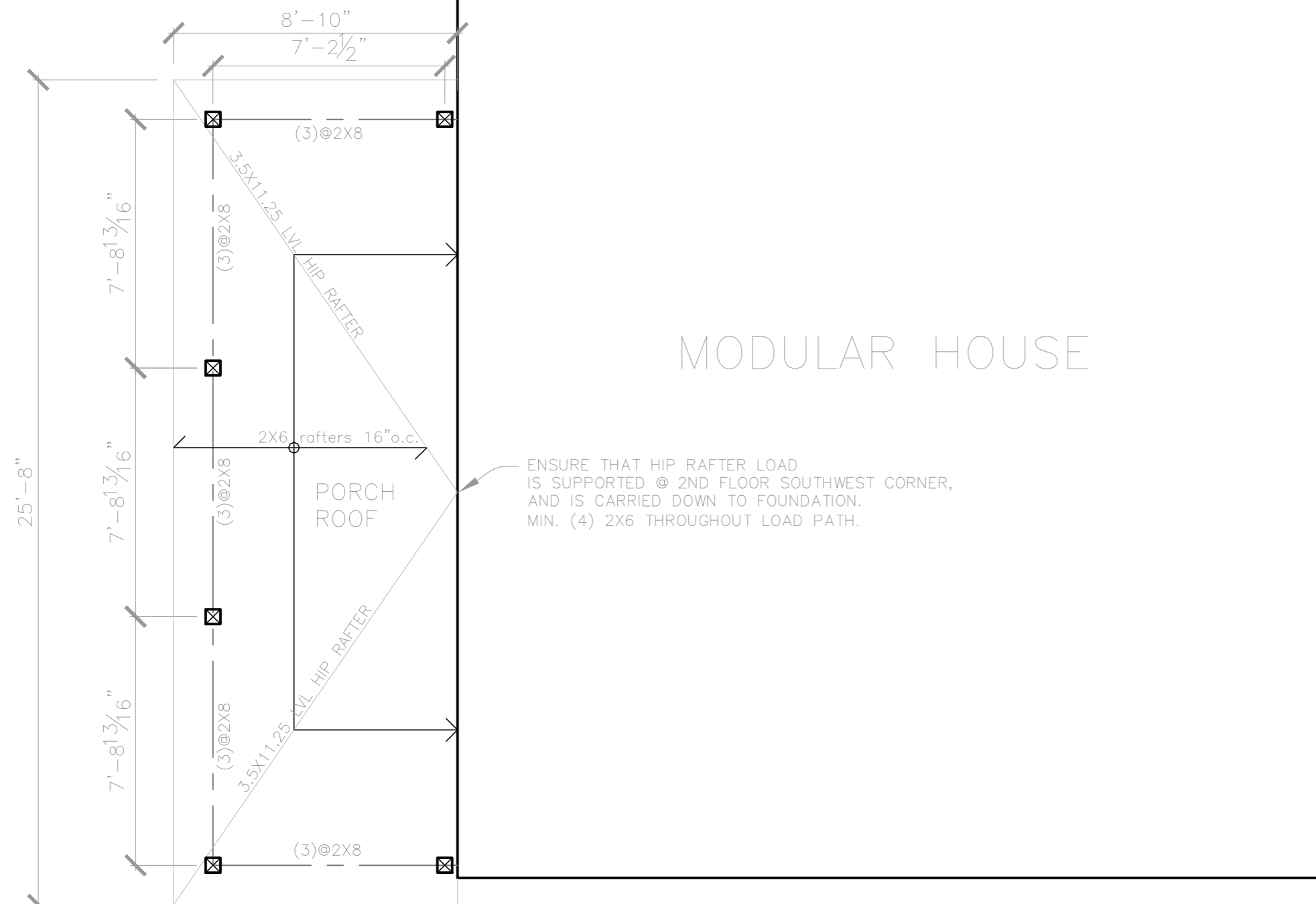
FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE AB
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENAILED) WHEN JOIST BEARS ON SUPPORT
BRIDGING / BLOCKING TO JOIST	2 - 8d (TOENAILED)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENAILED)
LEDGER STRIP TO BEAM	3 - 16d (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENAILED)
BAND / RIM JOIST TO JOIST	3 - 16d (END NAILED)
RIM JOIST TO SILL / TOP PLATE	2 - 16d PER FOOT
TOP PLATE TO TOP PLATE	2 - 16d PER FOOT
TOP PLATES AT INTERSECTION	4 - 16d EACH SIDE
STUD TO STUD	1 - 16d @ 12" O.C.
HEADER TO HEADER	16d @ 8" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2 - 16d
BOTTOM PLATE TO JOIST OR BLOCKING	2 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE
CEILING JOIST TO TOP PLATE	2 - 8d (TOENAILED)
BLOCKING TO RAFTER	2 - 8d EACH END
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SKEWED RAFTER HANGERS AT RIDGE/RIP BEAMS	SIMPSON LSU

**A Proposed Deck & Porch Floor Framing Plan**  
1/4" = 1'-0"



**S2**

Note: Porch post layout based on dividing porch roof span into thirds.  
 Overall Stair width determined by aligning newel posts with porch posts.



MODULAR HOUSE

ENSURE THAT HIP RAFTER LOAD IS SUPPORTED @ 2ND FLOOR SOUTHWEST CORNER, AND IS CARRIED DOWN TO FOUNDATION. MIN. (4) 2X6 THROUGHOUT LOAD PATH.

NOTES:

1.) ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS OR ARE LESS THAN 8" FROM THE EXPOSED GROUND SHALL BE OF A ROT RESISTANT MATERIAL.

2.) ALL WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18", OR WOOD GIRDERS WHEN CLOSER THAN 12", TO THE EXPOSED GROUND, SHALL BE OF A ROT RESISTANT MATERIAL.

3.) NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.

4.) ALL DECK/STAIR FRAMING/DECKING TO BE OF ROT RESISTANT WOOD.

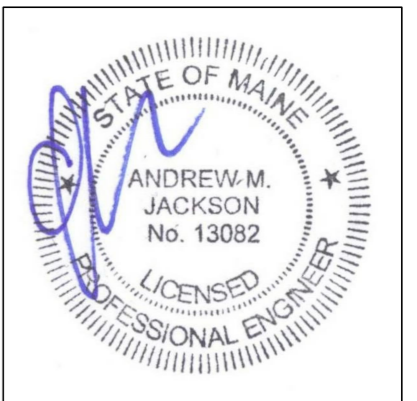
☒ pressure treated 6X6

FASTENER SCHEDULE	
SILL PLATE TO FOUNDATION	1/2" ANCHOR BOLT @ 36" O.C. W/ 3" PLATE WASHER; 9" MIN. EMBEDMENT
ROOF SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD (TYPICAL PANELS) 8d @ 6" O.C. EDGE / 6" O.C. FIELD (PERIMETER PANELS)
WALL SHEATHING	8d @ 6" O.C. EDGE / 12" O.C. FIELD
FLOOR SHEATHING	12d RING OR SPIRAL NAILS @ 6" O.C. EDGE / 12" O.C. FIELD
POST BASES TO CONCRETE	SIMPSON TYPE AB
POST CAPS	SIMPSON BC OR LC (MATCH POST SIZE)
JOIST ON SILL, TOP PLATE, OR GIRDER	SIMPSON LUS HANGER OR 4 - 8d (TOENailed) WHEN JOIST BEARS ON SUPPORT
BRIDGING / BLOCKING TO JOIST	2 - 8d (TOENailed)
BLOCKING TO SILL / TOP PLATE	3 - 16d (TOENailed)
LEDGER STRIP TO BEAM	3 - 16d (FACE NAILED, PER JOIST)
JOIST ON LEDGER TO BEAM	3 - 8d (TOENailed)
BAND / RIM JOIST TO JOIST	3 - 16d (END NAILED)
RIM JOIST TO SILL / TOP PLATE	2 - 16d PER FOOT
TOP PLATE TO TOP PLATE	2 - 16d PER FOOT
TOP PLATES AT INTERSECTION	4 - 16d EACH SIDE
STUD TO STUD	1 - 16d @ 12" O.C.
HEADER TO HEADER	16d @ 8" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	2 - 16d
BOTTOM PLATE TO JOIST OR BLOCKING	2 - 16d PER FOOT
RAFTER TO TOP PLATE	SIMPSON HT HURRICANE TIE
Ceiling JOIST TO TOP PLATE	2 - 8d (TOENailed)
BLOCKING TO RAFTER	2 - 8d EACH END
BAND JOIST TO RAFTER	2 - 16d EACH END
SLOPED/SKEWED RAFTER HANGERS AT RIDGE/HIP BEAMS	SIMPSON LSU

**Rachel Conly**  
 Architectural Design

26 Sterling Street  
 Peaks Island, Maine 04108  
 207.766.5625

**Proposed  
 Porch Roof  
 Framing Plan**



PROJECT

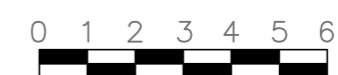
**Carter Residence**  
 19 Merriam St.  
 Peaks Island, ME  
 04106

DATE: 12.20.14      REVISED: 02.10.15

SCALE: 1/4" = 1'-0"      DRAWN BY: Rachel & Harvey

NOTES

**A** Proposed Porch Roof Framing Plan  
 1/4" = 1'-0"



**S3**