City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED
NOV - 8 2001
CITY OF PORTLAND

Permit No:	Issue Date:	CBL:
01-1228	NOV - 8 2001	292-G-006 ~~292-A036001~~

Location of Construction:	Owner Name:	Owner Address:	Phone:
43 Maggie Ln (lot #6)	Maggie Lane Development Llc	Po Box 10[illegible]	207-892-3149
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
n/a	Custom Built Homes of Maine	Main Street Windham	2078923149
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
n/a	n/a	Duplex	R5

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant	Single Family / 2040 sq. ft. duplex		$131,400.00	1

FIRE DEPT: ☐ Approved ☐ Denied
Signature:

INSPECTION: Use Group: R5 Type: 5B Bocoa99
Signature:

Proposed Project Description:
Build New 2040 sq. ft. Duplex

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

Permit Taken By:	Date Applied For:
gg	10/04/2001

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone panel 2 zone X	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan #2001-0275	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☒	☐ Denied	☐ Denied
Date: OK with conditions S 11/8/01	Date:	Date: S

CERTIFICATION

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

SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE

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

01128

All Purpose Building Permit Application

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

Location/Address of Construction: Lot #6 Maggie Ln.

Total Square Footage of Proposed Structure: 2040

Square Footage of Lot: 8361

Tax Assessor's Chart, Block & Lot
Chart# ~~209~~ 297 Block# ~~A~~ 6 Lot# 036

Owner: Walnut Hill Investments

Telephone:

Lessee/Buyer's Name (If Applicable)
Walnut Hill Investments.

Applicant name, address & telephone: Custom Built Homes of Maine

Cost Of Work: $ 131,400.00

Fee: $ 716.00

Current use: Vacant Lot

If the location is currently vacant, what was prior use: Undeveloped wooded Lot

Approximately how long has it been vacant: —

Proposed use: 2 unit

Project description:
Construct 2 unit residential Home

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Glen Gervais c/o Custom Built Homes of ME

Mailing address: 27 Main Street
Windham ME 04062

Cell # 650 6989
OFFICE Phone: 892-3149

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

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

Signature of applicant: Glen Gervais Date: Oct 25, 01

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

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

2001-0275
Application I. D. Number

10/04/2001
Application Date

Maggie Lane Development Llc
Applicant

Po Box 10127, Portland , ME 04104
Applicant's Mailing Address

Maggie Lane Lot # 6
Project Name/Description

Gervais, Glen
Consultant/Agent

43 - 45 Maggie Ln , Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 892-3149 Applicant Fax: (207) 892-1383
Applicant or Agent Daytime Telephone, Fax

292 G006001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☑ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) 2 units

2040 sq. ft.	8361 sq. ft.	
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor)
☐ Subdivision # of lots ____
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other ____

Fees Paid: Site Plan $400.00 Subdivision ____ Engineer Review $300.00 Date: 10/25/2001

Zoning Approval Status:

Reviewer Marge Schmuckal

☐ Approved
☑ Approved w/Conditions See Attached
☐ Denied

Approval Date 11/08/2001 Approval Expiration 11/08/2002 Extension to ____ ☑ Additional Sheets Attached

☑ Condition Compliance Marge Schmuckal (signature) 11/08/2001 (date) ____

Performance Guarantee ☑ **Required*** ☐ **Not Required**

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

☑ Performance Guarantee Accepted	10/25/2001 (date)	$2,000.00 (amount)	10/25/2002 (expiration date)
☐ Inspection Fee Paid	____ (date)	____ (amount)	
☐ Building Permit Issued	____ (date)		
☐ Performance Guarantee Reduced	____ (date)	____ (remaining balance)	____ (signature)
☐ Temporary Certificate of Occupancy	____ (date)	☐ Conditions (See Attached)	____ (expiration date)
☐ Final Inspection	____ (date)	____ (signature)	
☐ Certificate Of Occupancy	____ (date)		
☐ Performance Guarantee Released	____ (date)	____ (signature)	
☐ Defect Guarantee Submitted	____ (submitted date)	____ (amount)	____ (expiration date)

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

2001-0275
Application I. D. Number

10/04/2001
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Maggie Lane Development Llc
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Po Box 10127, Portland , ME 04104
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Gervais, Glen
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43 - 45 Maggie Ln , Portland, Maine
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Applicant or Agent Daytime Telephone, Fax

292 G006001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of

1 1. building roof shall have a min.7 in 12 pitch

2 2. the right and left building side elevations shall have a min. of 3 windows per side.

Approval Conditions of Planning

1 2. the right and left building side elevations shall have a min. of 2 windows per floor (4 windows per side)

Approval Conditions of DRC

1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

2 Two (2) City of Portland approved species and size trees PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

3 Your new street address is now 43-45 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Zoning

1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

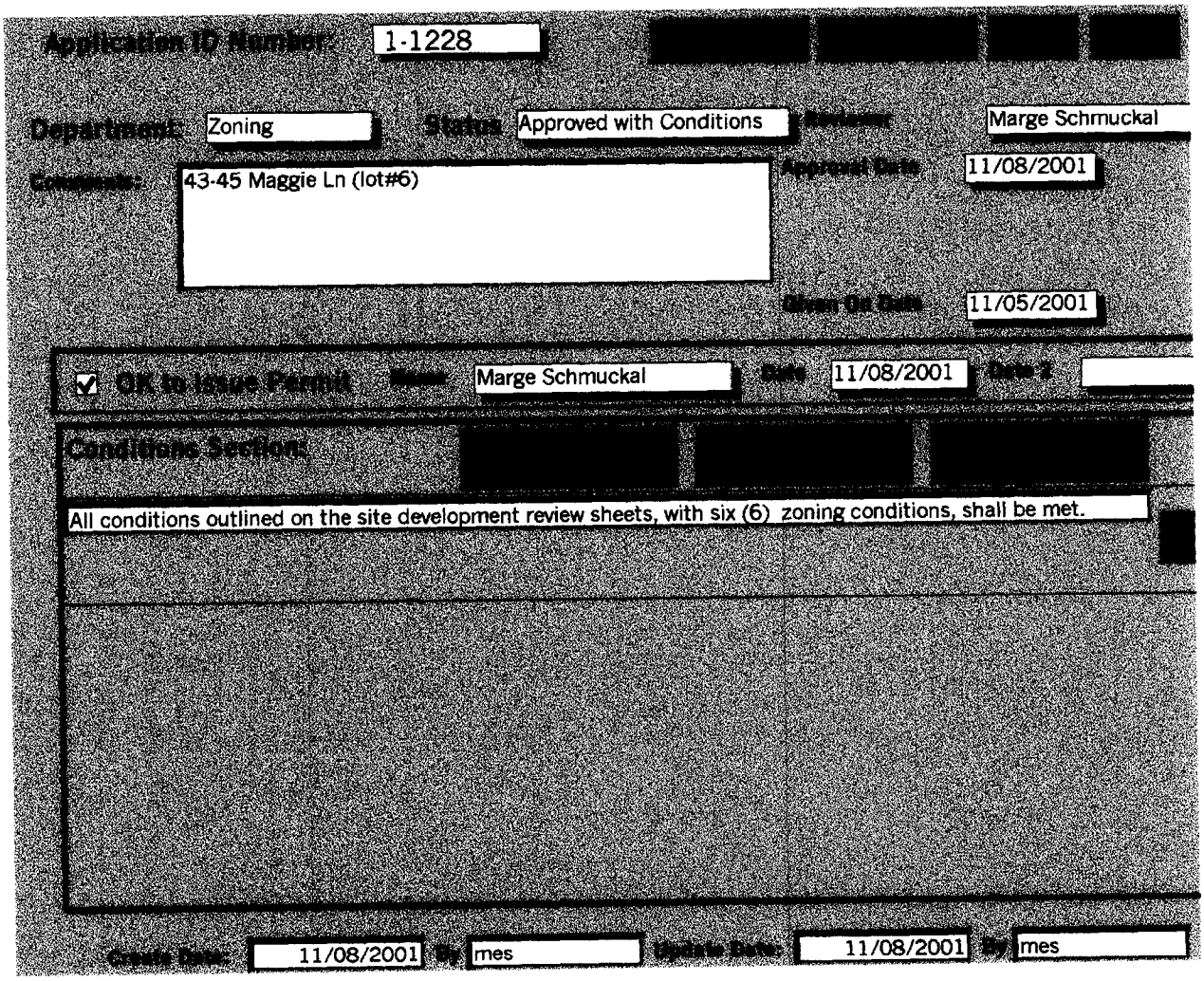
2 Separate permits shall be required for future decks, sheds, pools, and/or garages.

3 It is a condition of approval that prior to the issuance of a temporary or permanent certificate of occupancy, each dwelling unit in the Maggie Lane subdivision shall be outfitted with a fire protection sprinkler sysem in accordance with NFPA 13d or 13r.

4 There is no daylight basement being shown. No daylight basement is being allowed with this approval. Any change shall require a separate permit and approvals.

5 There are no rear decks being shown. No rear decks are being allowed with this approval. Any change shall require a separate permit and approvals.

6 The two driveways situated on both sides of this structure shall be extended to meet the requirement of two car spaces (9'x19' each) in order to meet the requirement of no parking within the front yard when two driveways are proposed for one lot. Please note that on 11/8/01, I did receive an updated plan showing the driveways extended to accomodate 2 stacked cars beyond the front yard setback


Application ID Number: 1-1228
Department: Zoning
Status: Approved with Conditions
Reviewer: Marge Schmuckal
Comments: 43-45 Maggie Ln (lot#6)
Approval Date: 11/08/2001
Given Out Date: 11/05/2001
OK to Issue Permit
Name: Marge Schmuckal
Date: 11/08/2001
Date 2:
Conditions Section:
All conditions outlined on the site development review sheets, with six (6) zoning conditions, shall be met.
Create Date: 11/08/2001
By: mes
Update Date: 11/08/2001
By: mes

Applicant: Custom Built Homes Date: 11/5/01

Address: 43-45 Maggie LN C-B-L: 292-G-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Bldg permit # 01-1228

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct 2 family Dwelling 30x34 No Decks No Daylight basement

Sewage Disposal - City

Lot Street Frontage - 50' req - 60' shown

Front Yard - 20' req - 30.5' to front stair

Rear Yard - 20' req - 53' scaled

Side Yard - 12' req - 17 & 13' scaled

2 Story Projections - front porch 6'x30' - front steps 4'x4'

Beware - can't show the Bldg back much further

Width of Lot - 60' req - 60' shown

Height - 35' MAX - 23.25' scaled

Lot Area - 6000# min - 8,362# shown

Lot Coverage/ Impervious Surface - 40% MAX of 3344.8# MAX

Area per Family - 3,000# ea or 6,000# min

Needs to revise → Off-street Parking - 4 spaces req' Needs to extend Driveway a few feet —

Loading Bays - N/A

Site Plan - minor # 2001-0275

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - Zone X

Needs NFPA 13d Sprinkler

30 x 34 = 1020

6 x 30 = 180

4 x 4 = 16

1216#

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

Custom Built Home of ME. — Applicant

Oct 27, 01 — Application Date

27 Main Street — Applicant's Mailing Address

Project Name/Description

Glen Gervais — Consultant/Agent

Lot #6 Maggie Ln — Address Of Proposed Site

892-3149 — Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block. Lot#

Proposed Development (Check all that apply) X New Building ____ Building Addition ____ Change of Use ____ Residential ____ Office ____ Retail ____ Manufacturing ____ Warehouse/Distribution ____ Parking Lot ____ Other(Specify) ____

2040 ft 2 Units — Proposed Building Square Footage and /or # of Units

8361 ft — Acreage of Site

Zoning

Major Site Plan____ Minor Site Plan X

You must Include the following with you application:

1) A Copy of Your Deed or Purchase and Sale Agreement

2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are $ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant:	Date: Oct 27, 01

Site Review Fee: Major $500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

SPACE AND BULK REQUIREMENTS – LOT 6

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JUL 2001
Draft: RAT	Job No.: 334
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

GP Traffic and Civil Engineering Services
PO Box 1237, 26 Main Street
Gray, ME 04039
207-657-6910

Drawing Name: Space & Bulk Requirements Lot 6

Project: MAGGIE LANE, PORTLAND

Figure No. 1

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

2001-0275
Application I. D. Number

Maggie Lane Development Llc
Applicant

10/04/2001
Application Date

Po Box 10127, Portland , ME 04104
Applicant's Mailing Address

Maggie Lane Lot # 6
Project Name/Description

Gervais, Glen
Consultant/Agent

43 - 45 Maggie Ln , Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 892-3149 **Applicant Fax: (207) 892-1383**
Applicant or Agent Daytime Telephone, Fax

292 G006001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☑ Residential ☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) **2 units**

2040 sq. ft.	**8361 sq. ft.**	
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor)	☐ Subdivision # of lots	☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard	☐ Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)	☐ Zoning Variance		☐ Other

Fees Paid: Site Plan **$400.00** Subdivision _____ Engineer Review **$300.00** Date **10/25/2001**

DRC Approval Status:

[redacted]

☐ **Approved** ☐ [redacted] ☐ **Denied**

[redacted]

Approval Date ~~10/25/2001~~ Approval Expiration **10/25/2002** Extension to _____ ☑ Additional Sheets Attached

☑ Condition Compliance **Jay Reynolds** (signature) **10/25/2001** (date)

Performance Guarantee ☑ **Required*** ☐ **Not Required**

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

2001-0275
Application I. D. Number

Maggie Lane Development Llc
Applicant

10/04/2001
Application Date

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Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

242-G-6

November 14, 2001

To Whom It May Concern
City of Portland
389 Congress Street
Portland, ME 04101

VIA FAX: (207) 892-1383

re: Easterly Bulkhead, Lot 6 **Maggie Lane**

Dear Sir or Madam:

This letter will confirm that Titcomb Associates has located the footers for the bulkheads for the building on Lot 6 today at the Maggie Lane Subdivision. The location of the easterly bulkhead does meet setback requirements as shown on the plan for this subdivision. It is my understanding that the northerly bulkhead will not be built. Please see attached sketch.

Please call if you have any further questions.

Sincerely,

William J. Acheson, PLS

cc: Glen Gervais

\gorrill-palmer\98090\lot6bulk.ltr

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark Adelson
Director

CITY OF PORTLAND

November 9, 2001

Maggie Lane Development Llc
PO Box 10127
Portland ME, 04104

RE: Permit Application #01-1228 / 43-45 Maggie Lane (lot #6) CBL: 292-G-006

Dear Applicant,

Please be advised that your building permit to construct a new two family dwellings approved. The following are compliance issues in your construction documents that are modified in order to comply with the building code. Also be advised that in the future all applications that are incomplete or in anyway noncompliance with the building code will **Not** be accepted.

Done VI - 11/9/01 130 Roof Truss Specification including installation instructions to be submitted before calling for framing inspection

2 - Foundation Anchor Bolts must be located a minimum of 12" from corners

3 - Footings per plan are inadequately sized. New Design must be submitted before Foundation installation Jally Column Spec by Designer

4 - Egress Window installed in each sleeping area

5 - Stairway geometry, Guards and Handrails to conform with Section 1014, 1021 & 1022 - BOCA 1999 7 3/4 10 6'6 Head 36" Handrail

6 - Interior Bathrooms to be ventilated

The undersigned agrees to perform the above referenced construction in compliance with all applicable codes and ordinances.

Glen Gervais

Dave Caddell / Witness

Lot 6 Maggie Ln Trusses

Job	Truss	Truss Type	Qty	Ply	
54185	B	GABLE	4	1	(optional)

SPROWL BUILDING COMPONENTS, SEARSMONT, ME. 04973, RAL 4.281 S/N: 4 Nov 16 2000 MiTek Industries, Inc. Mon Oct 29 09:45:31 2001 Page 1

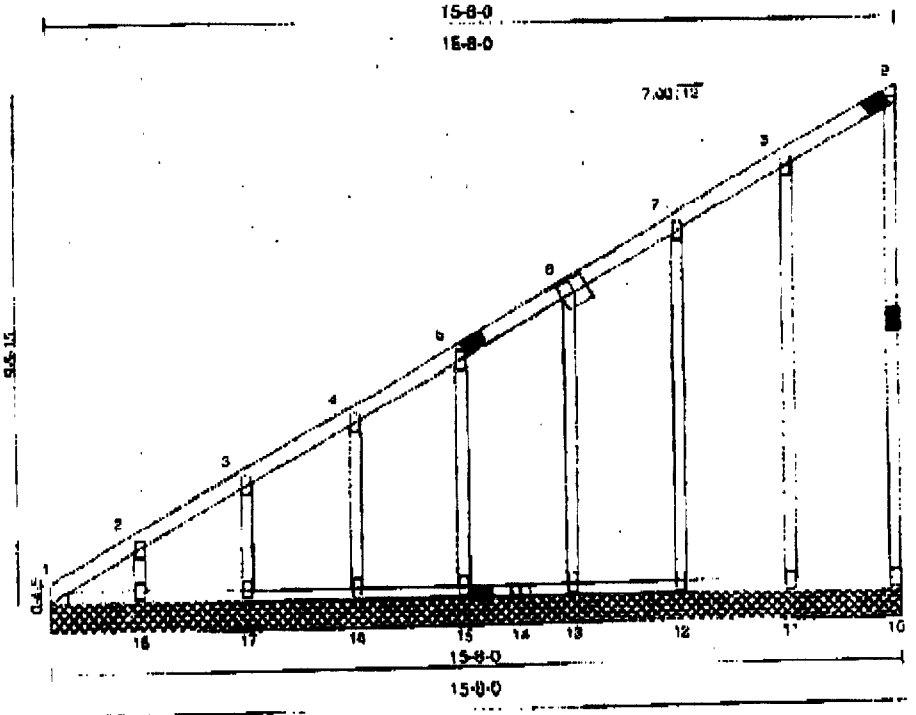


Plate Offsets (X,Y): [1:0-0-0,0-0-4]

LOADING (psf)	SPACING 2-0-0	CSI	DEFL	in (loc)	l/defl	PLATES	GRIP
TCLL 42.0	Plates Increase 1.15	TC 0.07	Vert(LL)	n/a -	n/a	MII20	197/144
TCDL 7.0	Lumber Increase 1.15	BC 0.15	Vert(TL)	n/a -	n/a		
BCLL 0.0	Rep Stress Incr YES	WB 0.93	Horz(TL)	-0.01 1	n/a		
BCDL 10.0	Code BOCA/ANSI95	(matrix)	1st LC LL Min l/defl = 360			Weight: 66 lb	

LUMBER
TOP CHORD 2 X 4 SPF No.2
BOT CHORD 2 X 3 SPF No.2
WEBS 2 X 3 SPF No.2
OTHERS 2 X 3 SPF No.2

BRACING
TOP CHORD
Installation
Stabilizer(s) at 6-6-13 oc.
Permanent
Sheathed or 6-0-0 oc purlins, except end verticals.
BOT CHORD
Installation
Stabilizer(s) at 7-2-1 oc.
Permanent
Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS
1 row(s) of 1 Stabilizer(s) at 1/2 pts.
1-16

REACTIONS (lb/size)
16 = 6/15-8-0
9 = 78/15-8-0
11 = 61/15-8-0
12 = 203/15-8-0
13 = 195/15-8-0
14 = 196/15-8-0
15 = 196/15-8-0
16 = 196/15-8-0
17 = 196/15-8-0
18 = 200/15-8-0
Max Horz
1 = 152(load case 3)
Max Uplift
9 = -44(load case 3)
11 = -106(load case 3)
12 = -107(load case 3)

Max Uplift
13 = -106(load case 3)
15 = -108(load case 3)
16 = -106(load case 3)
17 = -106(load case 3)
18 = -131(load case 3)
Max Grav
16 = 78(load case 1)
1 = 238(load case 3)
11 = 205(load case 1)
12 = 195(load case 1)
13 = 195(load case 1)
15 = 196(load case 1)
16 = 196(load case 1)
17 = 196(load case 1)
18 = 200(load case 1)

FORCES (lb) - First Load Case Only
TOP CHORD

1-2	=	52	2-3	=	50
3-4	=	50	4-5	=	50
5-6	=	50	6-7	=	48
7-8	=	49	8-9	=	29
9-10	=	-77			

BOT CHORD

1-16	=	-0	17-16	=	-0
16-17	=	-0	15-15	=	-0
14-15	=	-0	13-14	=	-0
12-13	=	1	11-12	=	1
10-11	=	1			

WEBS

8-11	=	-207	7-12	=	-196
6-13	=	-196	5-15	=	-196
4-16	=	-196	3-17	=	-197
2-18	=	-194			

NOTES
1) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load. 25 mi from hurricane oceanline, on an occupancy category 1, condition 1 enclosed building, of dimensions 45 ft by 24 ft with exposure C ASCE 7-93 per BOCA/ANSI95. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33.
2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see MiTek "Standard Gable End Detail"
3) Gable requires continuous bottom chord bearing.
4) Gable studs spaced at 2-0-0 oc.
5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 44 lb uplift at joint 10, 109 lb uplift at joint 11, 107 lb uplift at joint 12, 105 lb uplift at joint 13, 108 lb uplift at joint 15, 106 lb uplift at joint 16, 106 lb uplift at joint 17 and 131 lb uplift at joint 18.
6) This truss has been designed with ANSI/TPI 1-1995 criteria.
7) For bracing specified, use MiTek Stabilizer(tm) Truss Bracing System (or Equivalent), attached per The Stabilizer Truss Bracing System Installation Guide. Cross bracing required at each end and at these spacings: Webs: 20-0-0; TC: Inst. 20-0-0; BC: Inst. 20-0-0.
8) Where diaphragm blocking is required at pitch breaks, Stabilizers may be replaced with wood blocking.

LOAD CASE(S)
Standard

Job	Truss	Truss Type	Qty	Ply	
54166	A	MONO TRUSS	32	1	(optional)

SPROWL BUILDING COMPONENTS, SEARSMONT, ME. 04973, RAL 4.201 SR1 s Nov 16 2000 MiTek Industries, Inc. Mon Oct 29 08:45:30 2001 Page 1

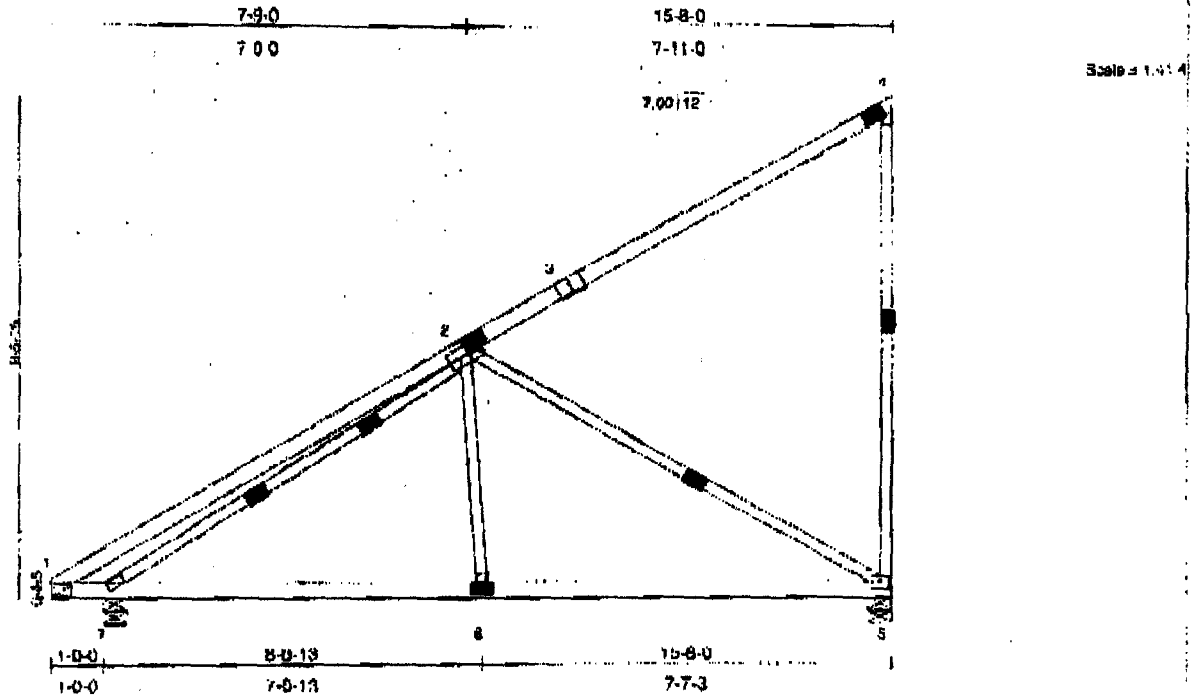


Plate Offsets (X,Y): [3:0-3-0,Edge]

LOADING (psf)		SPACING	2-0-0	CSI		DEFL	in	(loc)	l/defl	PLATES	GRIP
TCLL	42.0	Plates Increase	1.15	TC	0.88	Vert(LL)	-0.06	1	>218	MII20	197/144
TCDL	7.0	Lumber Increase	1.15	BC	0.46	Vert(TL)	-0.12	5-6	>999		
BCLL	0.0	Rep Stress Incr	YES	WB	0.94	Horz(TL)	0.02	5	n/a		
BCDL	10.0	Code	BOCA/ANSI95			1st LC LL Min l/defl = 360				Weight: 63 lb	

LUMBER
TOP CHORD 2 X 4 SPF 2100F 1.8E
BOT CHORD 2 X 4 SPF No.2
WEBS 2 X 3 SPF No.2

BRACING
TOP CHORD
Installation
Stabilizer(s) at 8-8-13 oc.
Permanent
Sheathed or 10-8-0 oc purlins, except end verticals.
BOT CHORD
Installation
Stabilizer(s) at 7-1-3 oc.
Permanent
Rigid ceiling directly applied or 6-0-0 oc bracing.
WEBS
1 row(s) of 1 Stabilizer(s) at 1/2 pts.
4-5, 2-5
1 row(s) at 1 Stabilizer(s) at 1/3 pts.
2-7

REACTIONS (lb/size)
7 = 865/0-5-8
5 = 814/0-5-8
Max Horz
7 = 491(load case 3)
Max Uplift
5 = -330(load case 3)
7 = -137(load case 3)

FORCES (lb) - First Load Case Only
TOP CHORD
1-2 = 787 2-3 = 0
3-4 = 0 4-5 = -383
BOT CHORD
6-7 = 851

BOT CHORD
6-7 = 667 5-6 = 677
WEBS
2-6 = 146 2-5 = -764
2-7 = -1606

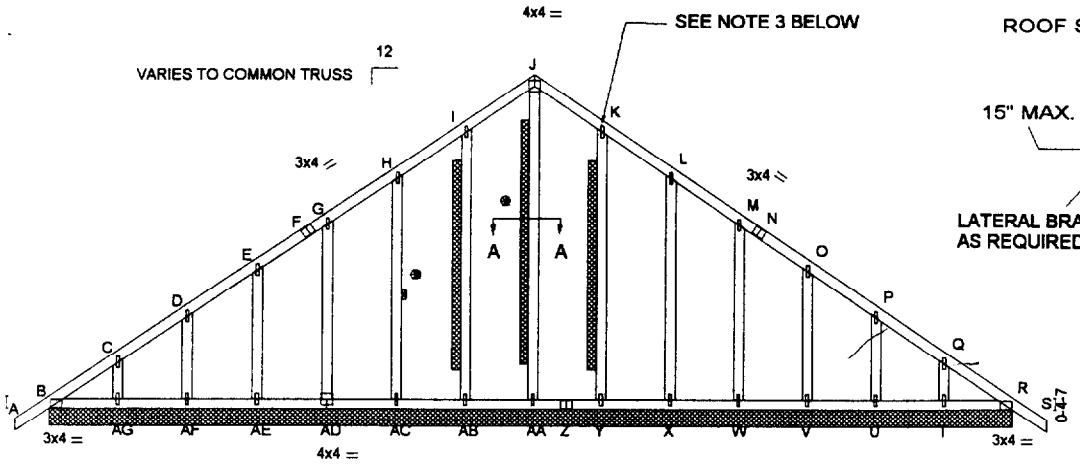
NOTES
1) This truss has been designed for the wind loads generated by 90 mph winds at 25 ft above ground level, using 5.0 psf top chord dead load and 5.0 psf bottom chord dead load, 25 mi from hurricane oceanline, on an occupancy category I, condition I enclosed building, of dimensions 45 ft by 24 ft with exposure C ASCE 7-93 per BOCA/ANSI95. If end verticals exist, they are not exposed to wind. If cantilevers exist, they are exposed to wind. If porches exist, they are not exposed to wind. The lumber DOL increase is 1.33, and the plate grip increase is 1.33
2) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 330 lb uplift at joint 5 and 137 lb uplift at joint 7.
3) This truss has been designed with ANSI/TPI 1-1995 criteria.
4) For bracing specified, use MiTek Stabilizer(tm) Truss Bracing System (or Equivalent), attached per The Stabilizer Truss Bracing System Installation Guide. Cross bracing required at each end and at these spacings: Webs: 20-0-0; TC: Inst. 20-0-0; BC: Inst. 20-0-0.
5) Where diaphragm blocking is required at pitch breaks, Stabilizers may be replaced with wood blocking.

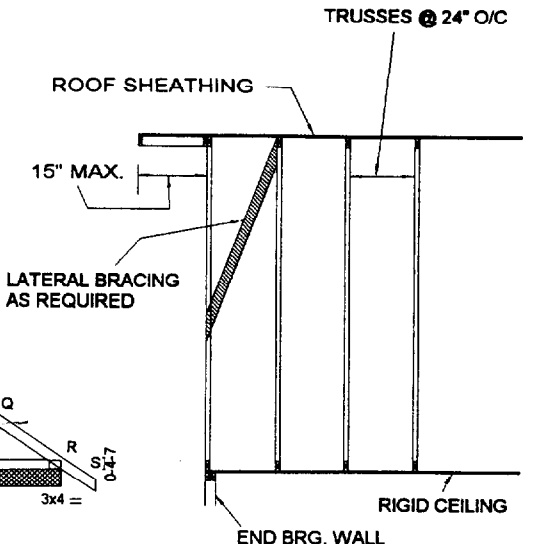
LOAD CASE(S)
Standard

Job	Truss	Truss Type	Qty	Ply
STD_GABLE	st_gbl	FINK	1	1

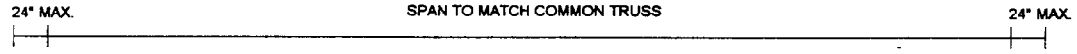
MiTek Youngstown, Engr. (DJR), Youngstown, OH 44514 — 4.0-32 e Dec 16 1997 MiTek Industries, Inc. Fri Mar 06 12:34:40 1998 Page 1

General Information for Review





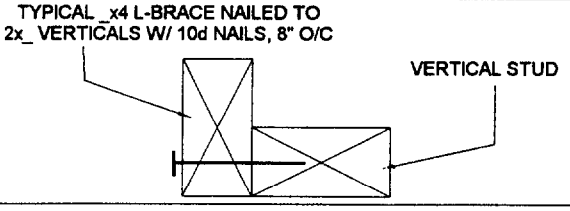
● Denotes diagonal or L-Bracing
Refer to table below



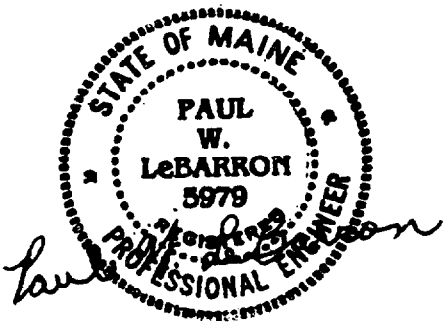
LOADING (psf)		LUMBER		SPACING	2-0-0	PLATES	[P]
TCLL	40.0	TOP CHORD	2 X 4 SPF No.2	Plates Increase	1.15	M20	
TCDL	10.0	BOT CHORD	2 X 4 SPF No.2	Lumber Increase	1.15		
BCLL	0.0	OTHERS	2 X 3 SPF Stud	Rep Stress Incr	YES		
BCDL	10.0			Code	BOCA/ANSI95		

STUD SPACING	W/OUT BRACE	1x4 L-BRACE	2x4 L-BRACE	DIAG. BRACE	ATTACH DIAG. BRACE AT EACH END FOR:
	MAXIMUM DISTANCE BETWEEN LATERAL RESTRAINT				
12" O/C	4-11-10	6-5-12	8-8-0	9-4-8	600 lb.
16" O/C	4-2-2	5-5-6	7-3-7	7-10-10	600 lb.
24" O/C	3-2-4	4-1-14	5-6-9	6-0-1	600 lb.

SECTION A - A



BRACING
TOP CHORD Sheathed or 6-0-0 on center purlin spacing.
BOT CHORD Rigid ceiling directly applied or 10-0-0 on center bracing.
WEBS _x4 L-Brace or Diag. Brace (See chart above)
Fasten T and I braces to narrow edge of web with 10d common wire nails 8in o.c., with 3in minimum end distance. Brace must cover fullf web length.



NOTES
1) This truss has been checked for unbalanced loading conditions.
2) All plates are M20 plates unless otherwise indicated.
3) All plates are 1x4 M20 unless otherwise indicated.
4) Gable requires continuous bottom chord bearing.
5) Gable studs spacing (See chart above).
6) For studs exposed to wind, see MiTek "Standard Gable End Detail"
7) Provide mechanical connection (by others) of truss to bearing plate.
8) This truss has been designed with ANSI/TPI 1-1995 criteria.
9) This truss has been designed for the loads generated by 120 mph winds at 25 ft. above ground level located 0.00 mi. from the hurricane oceanline. ASCE 7-95 components and cladding external pressure coefficients for the exterior zone and 5.0 psf top chord and 5.0 psf bottom chord dead load are being used. The design assumes occupancy category 1terrain, exposure C and internal pressure coefficient condition 1. The lumber DOL increase is 1.6, and the plate grip increase is 1.6.

LOAD CASE(S) Standard

MiTek FP Hinge Connector	HINGE CAP DETAIL	ST - HCAP17

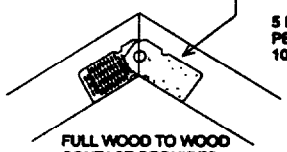
MiTek Industries, Inc.
Aug 4, 2000
Page 1 of 1

DESIGN CRITERIA			
LOADING (psf)		SPACING	2-0-0
TCLL=	40.0	Plates Increase	1.15
TCDL=	10.0	Lumber Increase	1.15
TOTAL =	50.0	Min Length / TL Defl = 240	

MAX 11'-5" WITH 2x4 NO.2/NO.1 SPF
MAX 14'-1" WITH 2x4 2100F-1.8E SPF
MAX 17'-1" WITH 2x6 2100F-1.8E SPF

SLOPE MAY VARY FROM 4/12 TO 14/12

ATTACH MITEK FP HINGE PLATE ON EACH FACE OF TRUSS W/ 8d x 1-1/2" COMMON WIRE NAILS (.131" x 1.5") IN PRE-PUNCHED HOLES PROVIDED. ALL NAIL HOLES MUST BE FILLED.

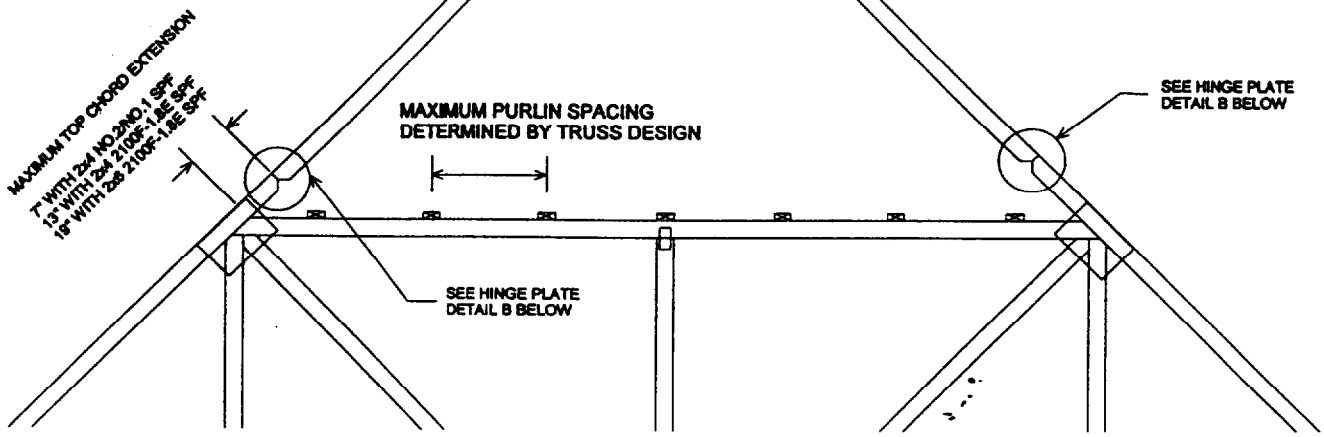


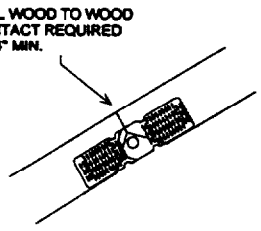
HINGE PLATE DETAIL A
MiTek FP Hinge Connector

STEPHEN W. CABLER
No. 4597
REGISTERED
PROFESSIONAL ENGINEER

SEE HINGE PLATE DETAIL A

DESIGN OF CONNECTION AT PEAK ASSUMES FULL WOOD-TO-WOOD CONTACT BETWEEN TRUSS SECTIONS. NO GAP BETWEEN SECTIONS ALLOWED.





HINGE PLATE DETAIL B
BEH 18D4

COMMONWEALTH OF MASSACHUSETTS
STEPHEN W. CABLER
CIVIL
No. 31927
REGISTERED
PROFESSIONAL ENGINEER

STATE OF VERMONT
STEPHEN W. CABLER
No. 5292
REGISTERED
PROFESSIONAL ENGINEER

THE STATE OF NEW HAMPSHIRE
STEPHEN W.
CABLER
No. 6548
LICENSED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
STEPHEN W. CABLER
NO. 39011
EXP. 3-31-01
CIVIL
STATE OF CALIFORNIA

STATE OF MAINE
STEPHEN W.
CABLER
4850
PROFESSIONAL ENGINEER

OCT 20 2000

⚠ WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.
Design valid for use only with MiTek connectors. 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 QST-88 Quality Standard, DSB-89 Bracing Specification, and HIB-91 Handling Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.

MiTek®

HINGE CAP PEAK CONNECTION DETAIL

YT-HINGE-P

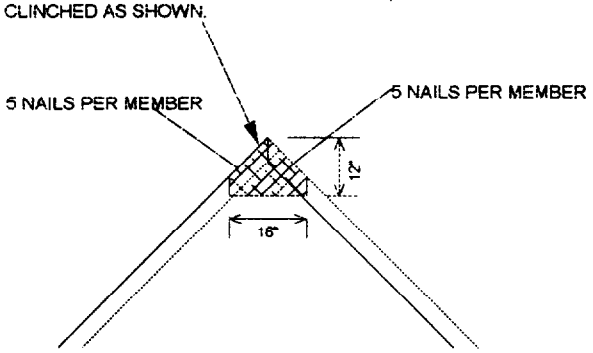
MiTek Industries, Inc.

REFER TO INDIVIDUAL TRUSS DESIGN FOR PLATE SIZES AND LUMBER GRADES

IMPORTANT
This detail to be used only with one ply trusses with a D.O.L. lumber increase of 1.15 or higher. Trusses not fitting these criteria should be examined individually.

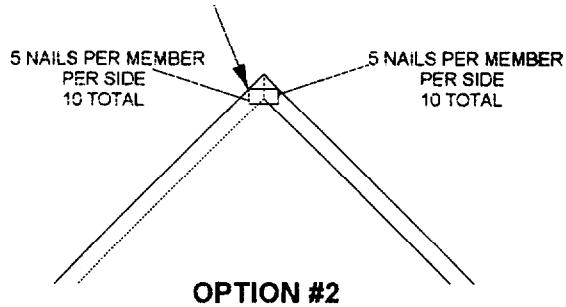
DESIGNS OF CONNECTION AT PEAK ASSUMES FULL WOOD-TO-WOOD CONTACT BETWEEN TRUSS SECTIONS. NO GAP BETWEEN SECTIONS ALLOWED.

1/2" PLYWOOD GUSSET (A.P.A. RATED 32/16 EXPOSURE 1) APPLIED TO BOTH SIDES OF TRUSS FASTENED WITH 2 ROWS OF 10d NAILS SPACED 3" O.C STAGGERED, DRIVEN THRU AND CLINCHED AS SHOWN.



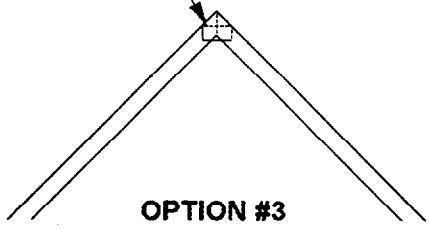
OPTION #1

ATTACH 3x6 20 GA NAIL-ON PLATES ON EACH FACE OF TRUSS W/ 8d x 1-1/2" COMMON WIRE NAILS (.131" x 1.5"). DO NOT USE HOLES WITHIN 1/2" OF THE EDGE OF A MEMBER. PROVIDE THE INDICATED QUANTITY OF NAILS IN EACH MEMBER. NAILS SHOULD BE UNIFORMLY DISTRIBUTED THROUGHOUT THE AREA PROVIDED AND EQUALLY DIVIDED BETWEEN THE FRONT & BACK.



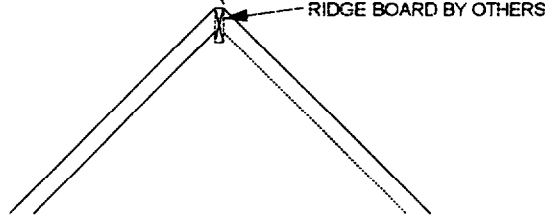
OPTION #2

ATTACH MITEK 18GA 6H HAMMER-ON PLATES ON EACH FACE OF TRUSS (ASTM A446 Grd A Galvanized Steel) (32 Lbs/Tooth)



OPTION #3

PROVIDE MECHANICAL CONNECTION (BY OTHERS) CAPABLE OF TRANSFERING 1491 Lbs AXIALLY



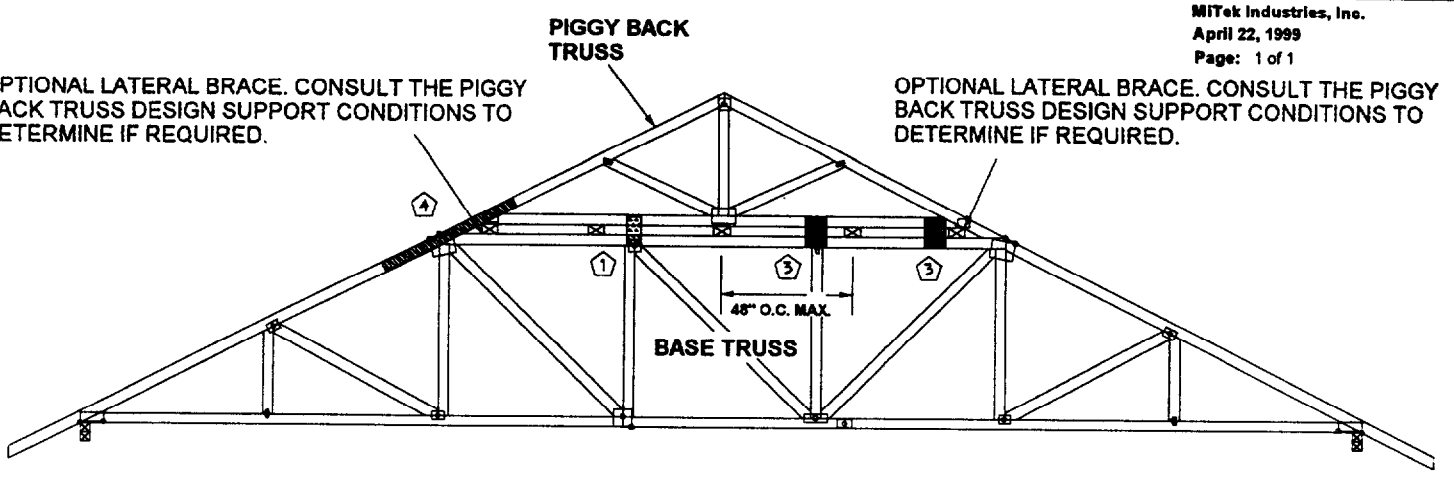
OPTION #4

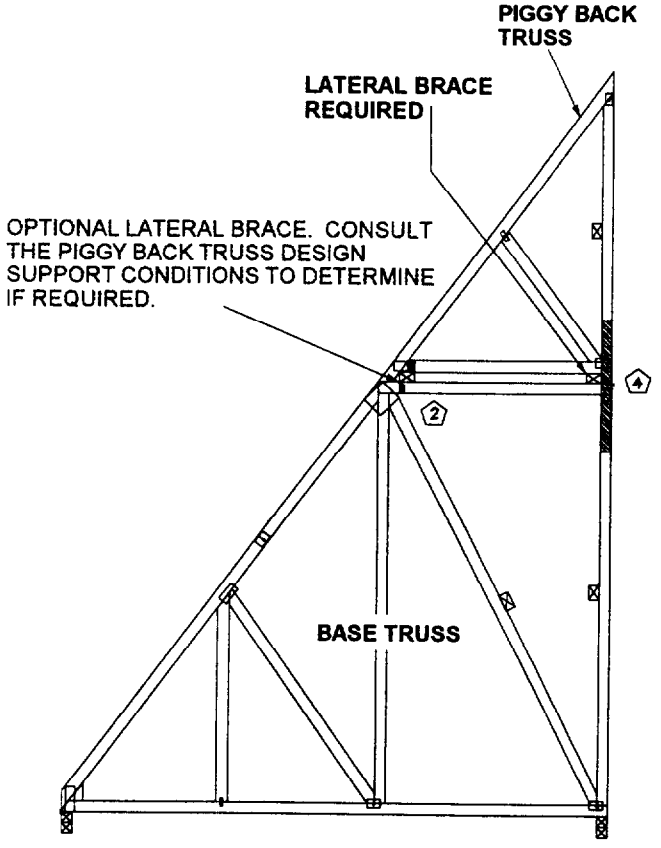
September 28,2000

PIGGYBACK TRUSS CONNECTION DETAIL

YT - PB01

MiTek Industries, Inc.
April 22, 1999
Page: 1 of 1





USE ANY OF THE THESE FOUR CONNECTION OPTIONS.

1. ATTACH MITEK 18 ga. 7H HAMMER-ON PLATES ON EACH FACE AT EACH BASE TRUSS JOINT.

2. SIMPSON H2.5 (OR EQUIVILENT) FRAMING ANCHOR. ONE CONNECTING PURLIN TO PIGGYBACK TRUSS AND ONE CONNECTING PURLIN TO BASE TRUSS AT EACH BASE TRUSS JOINT.

3. 1/2" x 6" x 8" PLYWOOD (OR 7/16" OSB) GUSSETS, ONE EACH FACE AT EACH BASE TRUSS JOINT. ATTACH W/ (4) - 12d NAILS (0.131" DIAM. x 3.25" LONG) (DRIVEN AND CLINCHED) INTO EACH CHORD (TOTAL - 8 NAILS).

4. 2 x ___ x 4'-0" SIZE TO MATCH TOP CHORD OF PIGGYBACK. ATTACH TO ONE FACE OF TOP CHORD WITH 10d NAILS AT 6" O.C. STAGGERED (TYP. EACH END OF CAP TRUSS). THE PIGGYBACK TRUSS MUST BE SECURED TO EACH PURLIN WITH 2 -16d TOE NAILS. TOE NAILS TO BE DRIVEN IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS 1997 EDITION. OPTIONS 1, 2, OR 3 MAY BE SUBSTITUTED IN PLACE OF THE TOE NAILS.

(POSITION SCABS ON EACH OUTSIDE FACE OF MULTI - PLY TRUSSES).

NOTE: TRUSS DRAWINGS SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY. SEE THE INDIVIDUAL CAP AND BASE TRUSS DESIGNS FOR LUMBER, PLATES AND ALL OTHER DESIGN INFORMATION.

X - BRACING IS REQUIRED TO TRANSFER THE CUMULATIVE LATERAL BRACE FORCE INTO THE ROOF AND/OR CEILING DIAPHRAGM. COMPETENT PROFESSIONAL ADVICE SHOULD BE OBTAINED RELATIVE TO THE DESIGN OF THE ENTIRE BRACING SYSTEM.

ALL LATERAL BRACING SHOWN THAT IS NOT SPECIFIED AS OPTIONAL OR REQUIRED IS TO BE POSITIONED AS PER THE BRACING SPECIFICATIONS ON THE BASE TRUSS DESIGN, BUT SHALL NEVER EXCEED 48" ON CENTER.

December 20,2000

Mitek Industries, Inc.

WEB BRACING RECOMMENDATIONS

X-BRACE BAY SIZE	MAXIMUM WEB FORCE (lbs.)									
	24"O.C.				48"O.C.				72" O.C.	
	BRACING MATERIAL TYPE				BRACING MATERIAL TYPE				BRACING MATERIAL TYPE	
	A	B	C	D	A	B	C	D	C	D
10'-0"	4600 *	4600 *	4600 *	6900 *	1344	4600 *	4600 *	6900 *	4034	6382
12'-0"	3942 *	3942 *	3942 *	5914 *	1344	3942 *	3942 *	5914 *	3942 *	5914 *
14'-0"	3450 *	3450 *	3450 *	5175 *	1344	3450 *	3450 *	5175 *	3450 *	5175 *
16'-0"	3066 *	3066 *	3066 *	4600 *	1344	3066 *	3066 *	4600 *	3066 *	4600 *
18'-0"	2760 *	2760 *	2760 *	4140 *	1344	2760 *	2760 *	4140 *	2760 *	4140 *
20'-0"	2509 *	2509 *	2509 *	3763 *	1344	2509 *	2509 *	3763 *	2509 *	3763 *

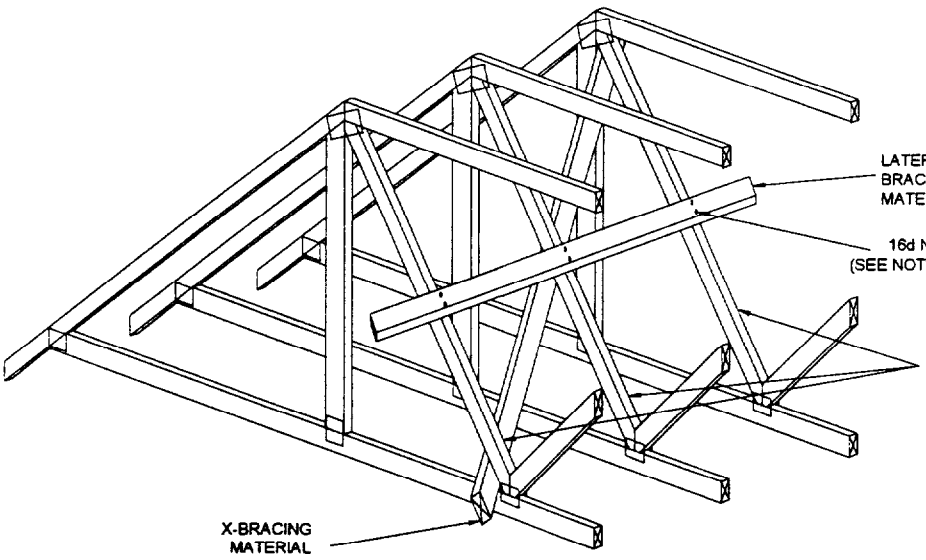
* -CONTROLLED BY CONNECTION

TYPE	BRACING MATERIALS
A	1 X 4 IND. 45 SYP -OR- 1 X 4 #2 SRB (DF, HF, SPF)
B	2 X 3 #3, STD, CONST (SPF, DF, HF, OR SYP)
C	2 X 4 #3, STD, CONST (SPF, DF, HF, OR SYP)
D	2 X 6 #3 OR BETTER (SPF, DF, HF, OR SYP)

GENERAL NOTES

1. X-BRACING IS REQUIRED TO TRANSFER THE CUMULATIVE LATERAL BRACE FORCE INTO THE ROOF AND/OR CEILING DIAPHRAGM. THE DIAPHRAGM IS TO BE DESIGNED BY A QUALIFIED PROFESSIONAL.
2. THESE CALCULATIONS BASED ON LATERAL BRACE CARRYING 2% OF THE WEB FORCE.
3. X-BRACING MATERIAL MUST BE SAME SIZE AND GRADE OR BETTER, AS THE LATERAL BRACE MATERIAL, AND SHALL BE INSTALLED IN SUCH A MANNER THAT IT INTERSECTS WEB MEMBERS AT APPROX. 45 DEGREES AND SHALL BE NAILED AT EACH END AND EACH INTERMEDIATE TRUSS WITH 2-16d COMMON WIRE NAILS. (3-16d NAILS FOR 2X6 MATERIAL)
4. CONNECT LATERAL BRACE TO EACH TRUSS WITH TWO 16d COMMON WIRE NAILS. (THREE 16d NAILS FOR 2X6 LATERAL BRACES)
5. LATERAL BRACE SHOULD BE CONTINUOUS AND SHOULD OVERLAP AT LEAST ONE TRUSS SPACE FOR CONTINUITY.
6. FOR ADDITIONAL GUIDANCE REGARDING DESIGN AND INSTALLATION OF BRACING, CONSULT DSB-89 TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES AND HIB-91 HANDLING INSTALLING AND BRACING FOR RECOMMENDATIONS FROM TRUSS PLATE INSTITUTE, 583 D'ONOFRIO DRIVE, MADISON, WI. 53719.
7. SEE SEPERATE TRUSS ENGINEERING FOR DESIGN OF WEB MEMBER.
8. THE 16d NAILS SPECIFIED SHOULD BE 3.5" LONG AND 0.162" IN DIAMETER, IN ACCORDANCE WITH NDS 1991.

NOTE: FOR A SPACING OF 24" O.C. ONLY, MITEK STABILIZER TRUSS BRACING SYSTEMS CAN BE SUBSTITUTED FOR TYPE A, B, C AND D BRACING MATERIAL. CROSS BRACING FOR STABILIZERS ARE TO BE PROVIDED AT BAY SIZE INDICATED ABOVE. WHERE DIAPHRAGM BRACING IS REQUIRED AT PITCH BREAKS, STABILIZERS MAY BE REPLACED WITH WOOD BLOCKING. SEE STABILIZER TRUSS BRACING INSTALLATION GUIDE AND PRODUCT SPECIFICATION.



STATE OF NEW HAMPSHIRE PAUL W. LEBARRON 9155 LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS PAUL W. LeBARRON STRUCTURAL No. 34208 REGISTERED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT PAUL W. LeBARRON 17537 LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE PAUL W. LeBARRON 5878 PROFESSIONAL ENGINEER

STATE OF VERMONT PAUL W.

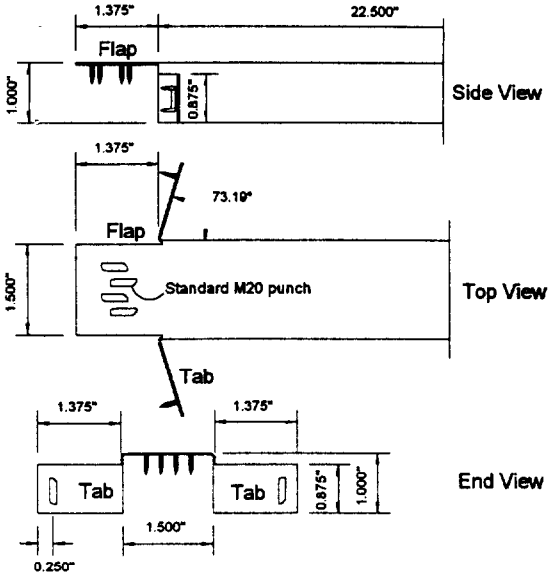
PAUL LeBARRON 5260 PROFESSIONAL ENGINEER

August 10,1999

⚠ WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.
Design valid for use only with MiTek connectors. 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 ANSI/TPI 1 Quality Standard, DSB-89 Bracing Specification, and HIB-91 Handling Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.

MiTek®

Dimensions



Specifications

-- Steel --
ASTM A653 Grade 40
0.036 inch (20 ga) thickness
G60 Galvanize coating
0.83 lb/ft

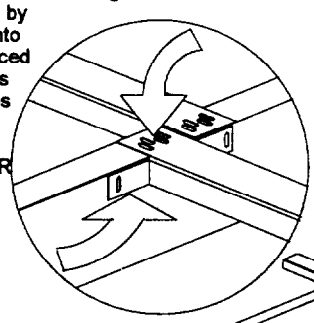
-- Ultimate Allowables --
Compression = 1040 lbs
Tension = 340 lbs
Bending Moment = 460 in-lb
End Moment = 432 in-lb

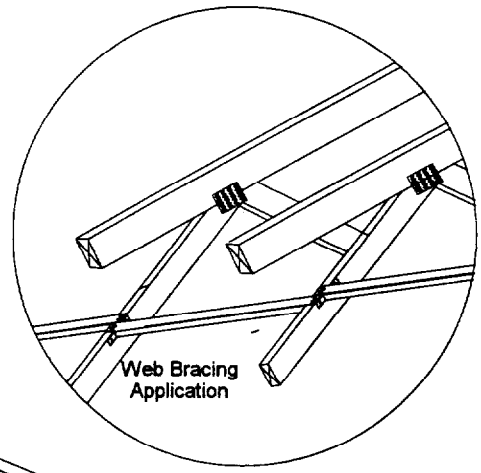
The STABILIZER may be used for temporary construction bracing in the roof and ceiling planes and as permanent lateral bracing for webs as specified on truss engineerng.

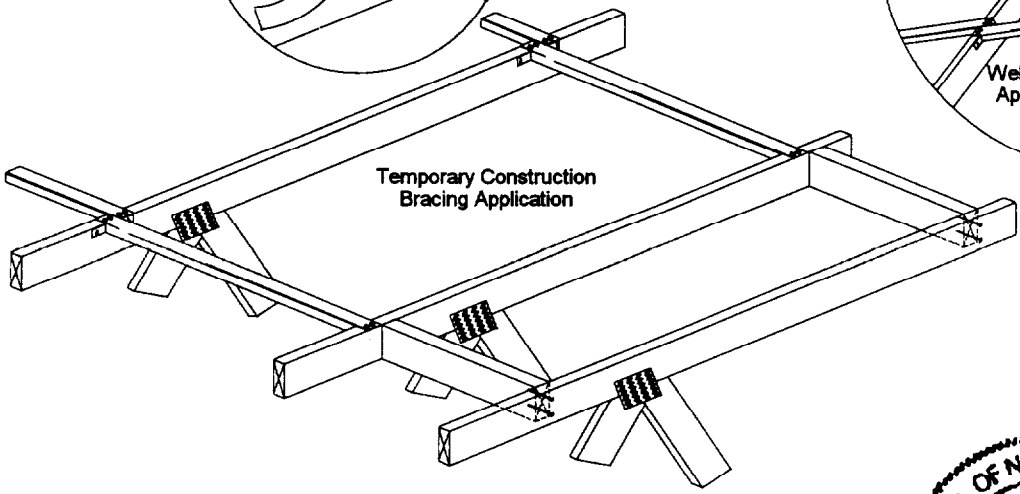
Use The STABILIZER for standard 24" oc spacing. For odd spacing, cut and insert solid block between trusses and attach with 2 - 16d nails into each end.
Typically install The STABILIZER at 6' - 8' centers along the roof plane and 10' - 15' along the ceiling plane. Refer to engineering specifications or HIB-91 as published by The Truss Plate Institute for specific bracing requirements.

Installation Guidelines

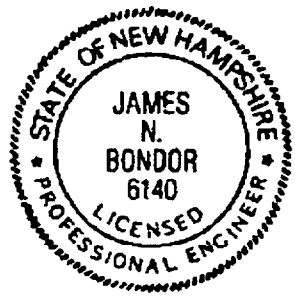
The STABILIZER is installed by embedding the M20 teeth of the top flap into the truss member to be braced with a framing hammer, making sure teeth are driven straight. Teeth shall be considered fully embedded when the flap is flush with the member being braced. STABILIZER tabs are then secured by driving the tab teeth into the member to be braced in the same fashion as the flap. Flap and tabs must be properly installed on each end to ensure STABILIZER performance.

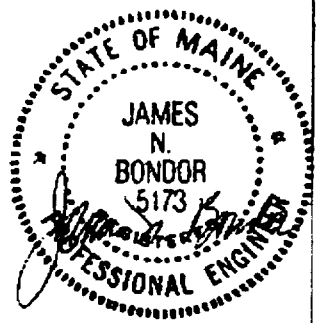






Note:
Stabilizer bracing must be supplemented with diagonal bracing in the roof and ceiling planes and cross-bracing at required intervals when used as permanent web lateral bracing





May 26,2000

WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.
Design valid for use only with MiTek connectors. 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 **DSS-88 Quality Standard, DSS-89 Bracing Specification, and HIB-91** Handling Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.

MiTek®

T - BRACING DETAIL

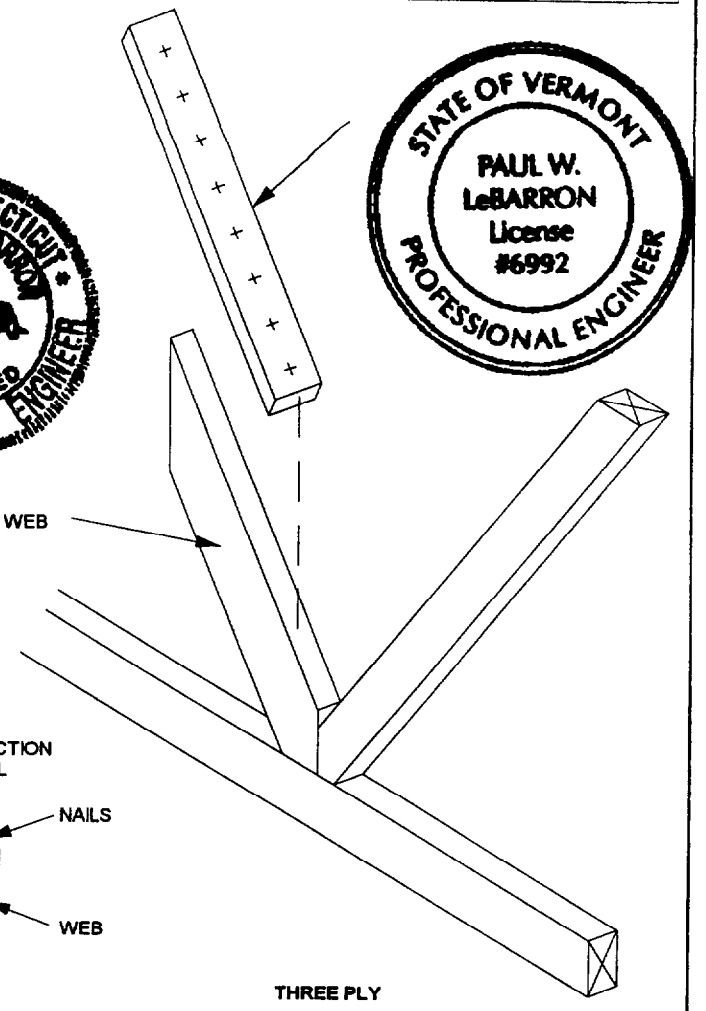
YT-T-BRACE

NOTE: T - BRACING IS TO BE USED WHEN CONTINUOUS LATERAL BRACING IS IMPRACTICAL. T - BRACE MUST COVER 90% OF THE WEB LENGTH.

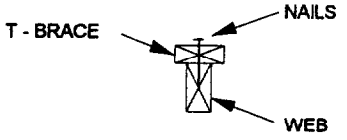
NAILING PATTERN		
T - BRACE SIZE	NAIL SIZE	NAIL SPACING
1 x 4 or 1 x 6	10d	8" O. C.
2 x 4, 6, or 8	12d	8" O. C.
USE 0.131" DIAM. x 3" LONG 10d NAILS USE 0.131" DIAM. x 3.25" LONG 12d NAILS		

NOTE: NAIL ALONG THE ENTIRE LENGTH OF T-BRACE (ON MULTI - PLIES NAIL TO ALL PLIES)

NOTE: T - BRACE MUST BE SAME SPECIES AND GRADE (OR BETTER) AS THE MEMBER BEING BRACED.



CROSS SECTION DETAIL



ONE PLY

	T - BRACE SIZE		T - BRACE SIZE		T - BRACE SIZE	
	SPECIFIED ROWS OF REQUIRED CONTINUOUS LAT. BRACING					
WEB SIZE	1	2	1	2	1	2
2 x 3 or 2 x 4	1 x 4	2 x 4	2 x 4	2 x 4	2 x 6	2 x 6
2 x 6	1 x 6	2 x 6	2 x 6	2 x 6	2 x 6	2 x 6
2 x 8	2 x 8	2 x 8	2 x 8	2 x 8	2 x 8	2 x 8

TWO PLY

THREE PLY

FOUR PLY

	T - BRACE SIZE		T - BRACE SIZE	
	SPECIFIED ROWS OF REQUIRED CONTINUOUS LAT. BRACING			
WEB SIZE	1	2	1	2
2 x 3 or 2 x 4	2 x 6	2 x 6	2 x 8	2 x 8
2 x 6	2 x 6	2 x 6	2 x 8	2 x 8
2 x 8	2 x 8	2 x 8	2 x 8	2 x 8

FIVE PLY

August 10,1999

WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.

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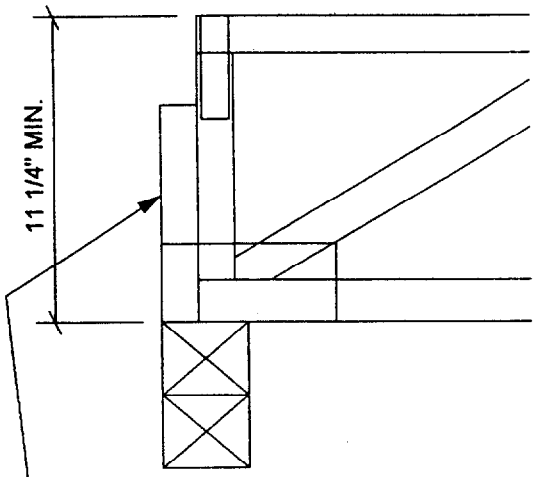
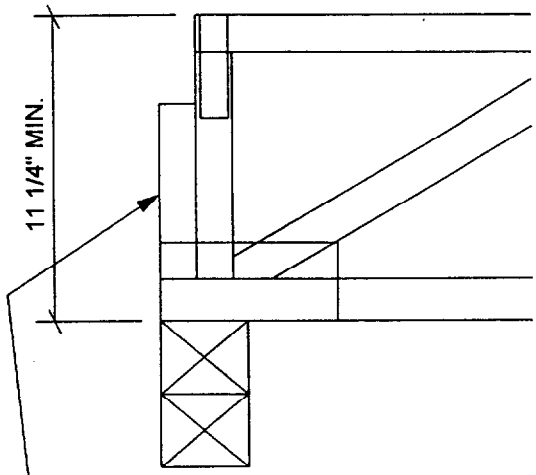
MiTek®

March 28, 2001	Standard Ribbon Block Detail	ST-RIBBON 2

MiTek Industries, Inc.



FASTEN RIBBON BLOCK TO END VERTICAL WITH TWO ROWS OF 10d NAILS (.120" DIA. X 3") SPACED 4" O.C. (USE THREE NAILS MINIMUM)



FASTEN RIBBON BLOCK TO END VERTICAL WITH TWO ROWS OF 10d NAILS (.120" DIA. X 3") SPACED 4" O.C. (USE THREE NAILS MINIMUM)

STEPHEN W. CABLER
No. 4597
REGISTERED PROFESSIONAL ENGINEER

STATE OF VERMONT
STEPHEN W. CABLER
No. 5292
REGISTERED PROFESSIONAL ENGINEER

STATE OF MAINE
STEPHEN W. CABLER
4850
PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
STEPHEN W. CABLER
No. 13102
LICENSED PROFESSIONAL ENGINEER

THE STATE OF NEW HAMPSHIRE
STEPHEN W. CABLER
No. 6543
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
STEPHEN W. CABLER
CIVIL
No. 31[illegible]
REGISTERED PROFESSIONAL ENGINEER
APR 13 2001

⚠ WARNING - Verify design parameters and READ NOTES ON THIS AND REVERSE SIDE BEFORE USE.

Design valid for use only with MiTek connectors. 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 **QST-88 Quality Standard, DSB-89 Bracing Specification, and HIB-91 Handling Installing and Bracing Recommendation** available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.

MiTek®

Prepared by Don Percival
Small Homes Council, University of Illinois

CFPS - What Is It and Why Is It Occurring?

(A summary up-date on Ceiling-Floor Partition Separation)

In recent years we have seen an increase in a phenomenon which I call Ceiling-Floor Partition Separation (CFPS). Generally, CFPS can be described as cracking or breaking of the drywall joints at the juncture of the ceiling and an interior partition, a phenomenon usually associated with heavily insulated truss roof-framing in houses and other light-frame construction. The great majority of reported cases have been the roof truss; however, a number of cases have been recorded for heavily insulated floor trusses deflecting in the opposite direction from the arching roof truss. Heavily insulated ceiling joists have also exhibited "arching".

Suffice it to say, many cracking conditions found in light-frame construction cannot be attributed to an arching truss. It must also be emphasized that all trusses do not "arch" but if it does occur, all the trusses in the structure do not necessarily move. On the other hand, there are instances of several sets of trusses in a single housing development "arching".

Several studies have been undertaken to pin-point the causes of CFPS. I have arbitrarily separated the causes of partition separation into the following categories:

1. Shrinkage of floor girders, floor joists, sill and wall plates, etc. Excessive shrinkage of these members can and have given the impression that the truss is moving up off the partition.
2. Settlement of the floor girder columns, especially in crawl-space construction, and/or freezing and thawing action of the foundation. Either case can give the impression of the truss is "arching".
3. "Pulling Out" the camber when attaching the trusses to the partitions. Subsequent relaxing and stabilizing of the lumber can cause the truss to return to the original cambered position thereby cracking the drywall joints.
4. Shrinkage of the truss lumber. Even though the lumber may be kiln-dried, it can pick up excessive moisture if stored and transported without adequate protection from the elements. This also applies to trusses, especially those dumped on the ground at the building site for lengthy periods of time. Occasionally twisted, warped or bowed lumber will be used by straightening in the truss jig during fabrication. Then in reaching an equilibrium with the temperature and humidity conditions of the attic, the lumber will want to return to its shape before fabrication. This can cause the truss to twist or bow. Included in this fourth general category are the characteristics of abnormally high longitudinal lengthening and shortening found in lumber containing a high percentage of juvenile and compression wood. Shortening of the lower chord, lengthening of the top chords, or both, during periods of humidity and temperature changes in the attic can sometimes cause a truss to arch. Subsequently a reversal of the attic conditions can cause the truss to return to the original position. An annual occurrence of rising and lowering constitutes about 25 percent of the arching cases.

Over

REPRINT

WOOD WORDS

A PERIODIC PUBLICATION OF THE WOOD TRUSS COUNCIL OF AMERICA

April 1989

Tech Time

Understanding and Designing Light-Frame Structures to Reduce the Possibilities of "Ceiling-Floor Partition Separation"

Route to:

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111 EAST WACKER DRIVE • CHICAGO, ILLINOIS 60601 • (312) 644-6610

■ When pressure treated lumber is used for sill plates, less shrinkage occurs if the material is re-dried after treatment.

■ At fabrication plants, planning delivery to the job site is recommended to reduce the length of time the components are exposed to the elements. The higher the moisture content of the lumber at the time the building is covered, the greater the percentage of shrinkage and the greater the possibility of CFPS. The use of joist hangers can reduce accumulative shrinkage if the joists are in the same plane as the girder and not stacked as shown in Figure 2.

4. **"Pulling out" the camber when fastening the trusses to the partition.** Some truss firms fabricate trusses with a slight upward bow or camber into the lower chord which is supposed to flatten out from the weight of the construction materials but rarely does for roof trusses.

If the field carpenters pull out the camber during attachment of the truss to the partition, the truss may tend to return to its cambered position during the first heating season. If the attachment has been substantial, a separation could occur at the partition-floor line.

■ Recommended practice is to install thin shims or spacer blocks under the trusses to prevent pulling out the camber, Figure 3.

■ Camber is not recommended for shorter span roof trusses.

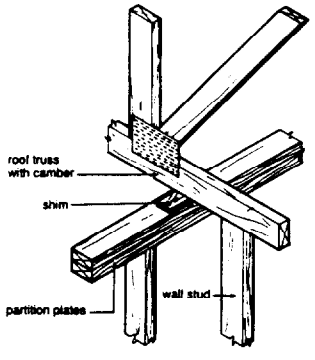


Figure 3. For roof trusses fabricated with a camber, insert shims under bottom chords to prevent pulling out camber.

5. **Excessive humidity in the attic space causes the top chord and other exposed wood members to pick up moisture as condensation occurs.** Humidity build-up can be caused from improperly venting the bathroom and kitchen vents into the attic space. Even more serious is the discharge of moisture from the clothes dryer into the attic space. The wood absorbs the moisture and swells or expands as condensation occurs.

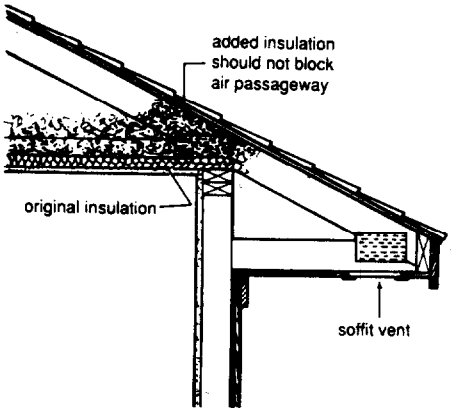


Figure 4. Blocked air passageway restricts air movement.

During retrofitting with additional insulation in the attic, soffit vents are often inadvertently closed off or covered, which blocks the path of air movement through the attic, Figure 4.

As condensation occurs, the top chord of a truss can pick up moisture and expand, while at the same time, the bottom chord, buried in insulation and absorbing heat from the living areas below, can dry to low levels and shrink longitudinally. Therefore, the combination of these two opposing actions, reduction of moisture in the bottom chord and pick-up in the upper chord, can cause the truss to bow or arch upward. The same action can occur in ceiling joists partially buried in insulation.

■ Adequate ventilation of the attic is essential to reduce the influence of condensation of moisture on the cold surfaces of the wood elements. Venting the clothes dryer, bathroom and kitchen exhaust vents into the attic should not be allowed. This recommendation also includes the crawlspace.

■ For the crawl-space, venting the foundation walls and covering the soil with a ground cover is recommended. Providing a proper outside grade line slope will move rain water away from the structure.

These provisions will protect the wood subframing members from excessive shrinking and swelling and subsequent cracking and separations.

6. **Attaching the ceiling drywall to the truss too close to the partition. If shrinkage or movement occurs, cracks can develop at the partition line.**

■ Construction practices in some parts of the country suggest installing "dead-wood" blocking to the top of the wall plates between the trusses. These blocks provide a surface to attach the edges of the drywall. Attachment of the drywall can then be held back 12 to 16 inches on the trusses, Figures 5 and 6.

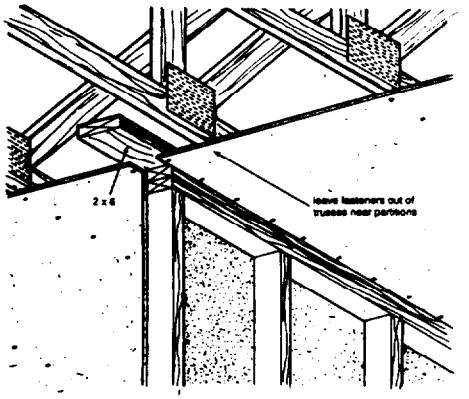


Figure 5. For trusses parallel to partitions, install 2 x 6 nailers for fastening ceiling materials. Leave fasteners out of trusses close to partitions.

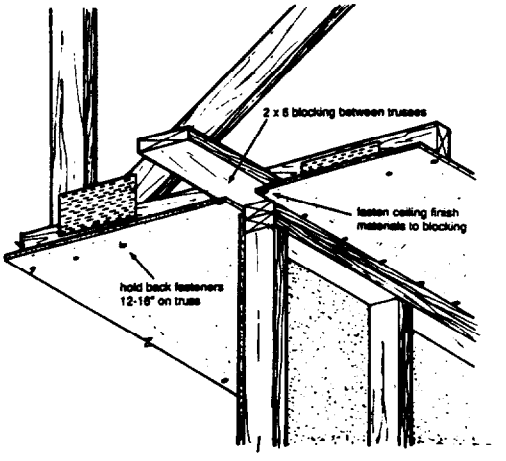


Figure 6. For trusses perpendicular to partitions, install "dead wood" blocking for attaching ceiling finish materials.

■ To reduce the amount of heat absorbed by the lower chord of the truss or ceiling joist, install rigid insulation board under the drywall. Also fasten the insulation to the blocking.

QUALITY INSPECTED

CABO
NER-QA430

TPI-85
PCT-80

SPROWL BLDG. COMPONENTS
SEARSMONT, ME -- #446
(207) 342-5711

Job	Truss	Truss Type	Qty	Ply
DISPLAY	ROOF1	POLYNESIAN	1	1

3.300 s May 4 1995 MiTek Industries, Inc. Mon May 08 15:46:32 1995 Page 1

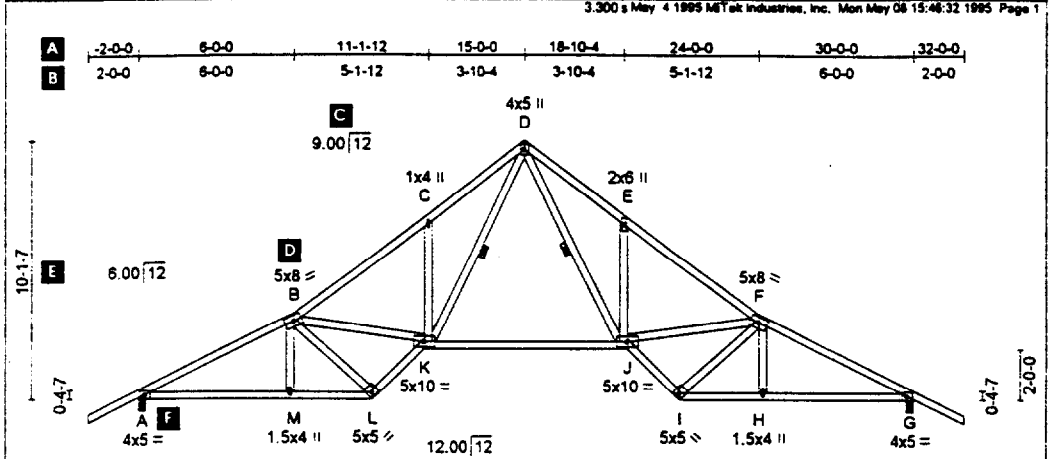


Plate Offsets (X,Y): [I:0-0-0,0-1-12], [L:0-0-0,0-1-12] H

LOADING (psf)		SPACING	2-0-0 J	M CSI		N DEFL	(in)	(loc)	l/def	P PLATES	GRIP
TCLL	30.0	Plates Increase	1.15	TC	0.83	Vert(LL)	0.32	K/J	999	M20(20ga)	258/216
TCDL	7.0 I	Lumber Increase	1.15 K	BC	0.58	Vert(TL)	0.51	K/J	704		
BCLL	0.0	Rep Stress Incr	YES	WB	0.57	Horz(TL)	0.17	G	n/a		
BCDL	10.0	Code	TPI L			O Min Length / LL defl = 240				Weight: 191 (lbs)	

LUMBER Q
TOP CHORD 2 X 4 SYP No.2
BOT CHORD 2 X 4 SYP No.2
WEBS 2 X 4 SYP No.3

BRACING
U TOP CHORD Sheathed or 2-6-6 on center purlin spacing.
BOT CHORD A-M:6-3-0, L-M:6-3-0, K-L:6-3-0, J-K:6-3-0, I-J:6-3-0, H-I:6-3-0, G-H:6-3-0.
WEBS 1 Row at midpt K-D, D-J

R S
REACTIONS (lbs/size) A=1544/0-3-8, G=1544/0-3-8
T Max Horz A=-469(load case 2)
Max Uplift A=-422(load case 4), G=-422(load case 4)

FORCES V
TOP CHORD A-B=-2426, B-C=-2492, C-D=-2436, D-E=-2436, E-F=-2492, F-G=-2426
BOT CHORD G-H=2151, H-I=2151, I-J=1577, J-K=1316, K-L=1577, L-M=2151, A-M=2151
WEBS B-M=67, B-L=-1470, B-K=877, C-K=-240, D-K=1439, D-J=1439, E-J=-240, F-J=877, F-I=-1470, F-H=67

NOTES W
1) This truss has been designed for the wind loads generated by 90.0 m.p.h. winds at 25.0 feet above ground level, using 5.0 p.s.f. top chord dead load and 5.0 p.s.f bottom chord dead load, 100.0 miles from hurricane oceanline, on a category I enclosed building, of dimensions 45.0 by 38.0 with exposure C (ASCE 7-93). Lumber Increase = 1.33, Plate Increase = 1.33. Both end verticals are exposed.

LOAD CASE(S) Standard X

SAMPLE:
NOT FOR
PRODUCTION

- A Cumulative Dimensions
- B Panel Length (feet-inches-sixteenths)
- C Slope
- D Plate Size and Orientation
- E Overall Height
- F Bearing Location
- G Truss Span (feet-inches-sixteenths)
- H Plate Offsets
- I Design Loading (PSF)
- J Spacing O.C. (feet-inches-sixteenths)
- K Duration of Load for Plate and Lumber Design
- L Code
- M Top Chord, Bottom Chord and Web. Maximum Combined Stress Indices.
- N Deflections (inches) and Span to Deflection Ratio
- O Input Span to Deflection Ratio
- P MiTek Plate Allowables (PSI)
- Q Lumber Requirements
- R Reaction (pounds)
- S Minimum Bearing Required (inches)
- T Maximum Uplift and/or Horizontal Reaction if Applicable
- U Required Member Bracing
- V Member Axial Forces for Load Case 1
- W Notes
- X Additional Loads/Load Cases

TYPICAL ROOF TRUSS DRAWING

Job	Truss	Truss Type	Qty	Ply
DISPLAY	FLOOR1	FLOOR	1	1

3.300 s May 4 1995 MiTek Industries, Inc. Mon May 08 14:53:44 1995 Page 1

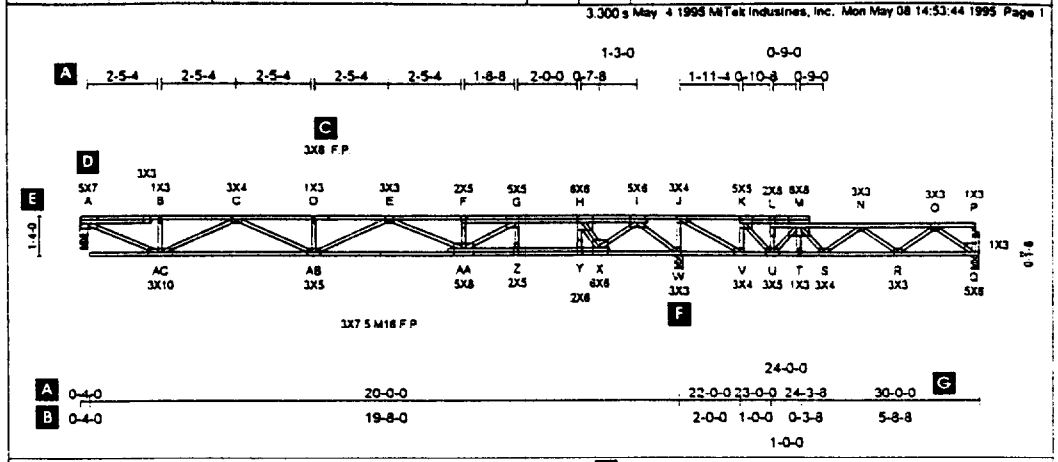


Plate Offsets (X,Y): [G:0-3-8,0-3-0], [H:0-1-8,0-3-0], [J:0-1-8,0-1-8], [K:0-1-8,0-3-0], [V:0-2-8,0-1-8] H

LOADING (psf)		SPACING	2-0-0 J	M CSI		N DEFL	(in)	(loc)	l/defl	P PLATES	GRIP
TCLL	40.0	Plates Increase	1.00	TC	0.87	Vert(LL)	0.41	Z:AA	861		
TCDL	10.0 I	Lumber Increase	1.00 K	BC	0.58	Vert(TL)	0.57	Z:AA	626		
BCLL	0.0	Rep Stress Incr	YES	WB	0.77	Horz(TL)	-0.05	Q	n/a		
BCDL	5.0	Code	TPI L	(Matrix)		O Min Length / LL defl = 480				Weight: 201 (lbs)	

LUMBER Q
TOP CHORD 4 X 2 SYP No.2
BOT CHORD 4 X 2 SYP 2400F 2.0E
WEBS 4 X 2 SYP No.3
OTHERS 4 X 4 SYP Stud

BRACING U
TOP CHORD Sheathed or 5-8-4 on center purlin spacing, except end verticals.
BOT CHORD Rigid ceiling directly applied, or 10-00-00 on center bracing.

R S
REACTIONS (lbs/size) A=921/0-3-8, Q=260/0-3-8, W=2040/0-3-8
T Max Uplift Q=-100(load case 2)
Max Vert A=938(load case 2), Q=431(load case 3), W=2040(load case 1)

FORCES V
TOP CHORD A-B=-1697, B-C=-1697, C-D=-3332, D-E=-3332, E-F=-2904, F-G=-2901, G-H=-1415, H-I=-168, I-J=2198, J-K=1080, K-L=674, L-M=671, M-N=92, N-O=-278, O-P=0, P-Q=-35
BOT CHORD Q-R=294, R-S=220, S-T=-300, T-U=-300, U-V=-1078, V-W=-2194, W-X=-1110, X-Y=1457, Y-Z=1415, Z-AA=1411, AA-AB=3323, AB-AC=2766
WEBS A-AC=1885, B-AC=-281, C-AC=-1187, C-AB=629, D-AB=-254, E-AB=11, E-AA=-465, F-AA=-416, G-AA=1741, G-Z=-659, H-Y=1388, H-X=-2442, I-X=1716, I-W=-1454, J-W=-992, J-V=1293, K-V=-664, K-U=633, L-U=20, M-U=-807, M-T=-0, M-S=361, N-S=-411, N-R=89, O-R=-28, O-Q=-364

NOTES W
1) Required 2x6 strongbacks, on edge, spaced at 10 feet on center and fastened to each truss with 3-10d nails. Strongbacks to be attached to walls at their outer ends or restrained by other means.
2) CAUTION, Do not erect truss backwards.
3) All plates are M20 plates unless otherwise indicated.

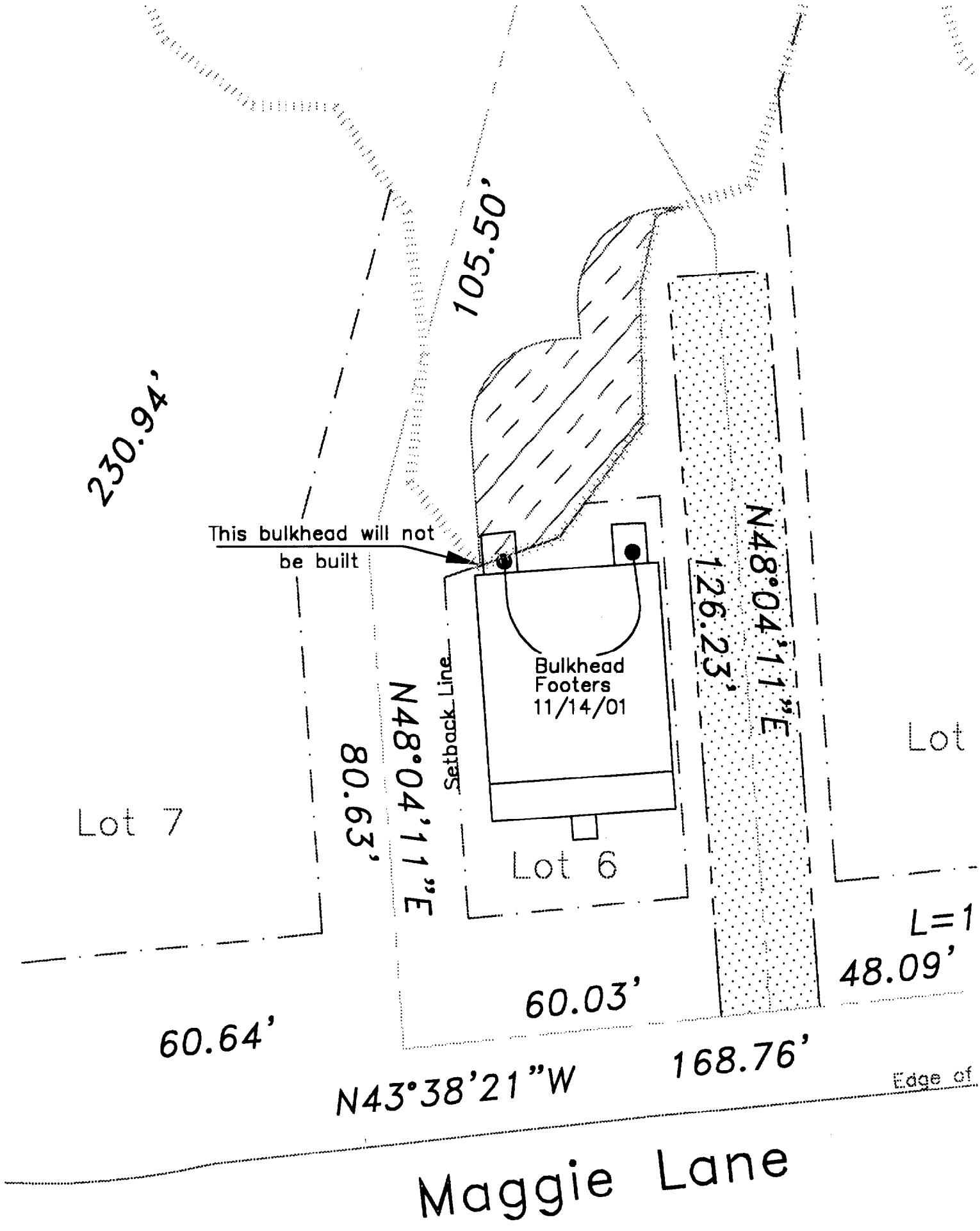
LOAD CASE(S) X
2) Lumber Increase=1.00, Plate Increase=1.00
Uniform Loads (lbs per ft)
Vert:A-B=-100.0, B-C=-100.0, C-D=-100.0, D-E=-100.0, E-F=-100.0, F-G=-100.0, G-H=-100.0, H-I=-100.0, I-J=-100.0, J-K=-20.0, K-L=-20.0, L-M=-20.0, M-N=-20.0, N-O=-20.0, O-P=-20.0, Q-R=-10.0, R-S=-10.0, S-T=-10.0, T-U=-10.0, U-V=-10.0, V-W=-10.0, W-X=-10.0, X-Y=-10.0, Y-Z=-10.0, Z-AA=-10.0, AA-AB=-10.0, AB-AC=-10.0
3) Lumber Increase=1.00, Plate Increase=1.00
Uniform Loads (lbs per ft)
Vert:A-B=-20.0, B-C=-20.0, C-D=-20.0, D-E=-20.0, E-F=-20.0, F-G=-20.0, G-H=-20.0, H-I=-20.0, I-J=-20.0, J-K=-100.0, K-L=-100.0, L-M=-100.0, M-N=-100.0, N-O=-100.0, O-P=-100.0, Q-R=-10.0, R-S=-10.0, S-T=-10.0, T-U=-10.0, U-V=-10.0, V-W=-10.0, W-X=-10.0, X-Y=-10.0, Y-Z=-10.0, Z-AA=-10.0, AA-AB=-10.0, AB-AC=-10.0

STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER

SAMPLE: NOT FOR PRODUCTION

- A Cumulative Dimensions
- B Panel Length (feet-inches-sixteenths)
- C Pre-splice face plate
- D Plate Size and Orientation
- E Truss Depth
- F Bearing Location
- G Truss Span (feet-inches-sixteenths)
- H Plate Offsets
- I Design Loading (PSF)
- J Spacing O.C. (feet-inches-sixteenths)
- K Duration of Load for Plate and Lumber Design
- L Code
- M Top Chord, Bottom Chord and Web. Maximum Combined Stress Indices.
- N Deflections (inches) and Span to Deflection Ratio
- O Input Span to Deflection Ratio
- P MiTek Plate Allowables (PSI)
- Q Lumber Requirements
- R Reaction (pounds)
- S Minimum Bearing Required (inches)
- T Maximum Uplift and/or Horizontal Reaction if Applicable
- U Required Member Bracing
- V Member Axial Forces for Load Case 1
- W Notes
- X Additional Loads/Load Cases

TYPICAL FLOOR TRUSS DRAWING


105.50'
230.94'
This bulkhead will not be built
Bulkhead Footers 11/14/01
Setback Line
N48°04'11"E
126.23'
N48°04'11"E
80.63'
Lot 7
Lot 6
Lot
L=1
48.09'
60.03'
60.64'
168.76'
N43°38'21"W
Edge of
Maggie Lane

CUSTOM BUILT HOMES OF MAINE, INC.

27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@norcomld.com

HOME CONSTRUCTION AGREEMENT

Agreement, by and between CUSTOM BUILT HOMES OF MAINE, INC., 27 Main Street, Windham, ME 04062 (tel. 892-3149) (hereinafter referred to as Seller), and Walnut Hill Investments (hereinafter collectively referred to as Purchaser).

1. Seller agrees to sell the lot described in the Customer Preconstruction Worksheet attached hereto and incorporated herein and to construct on said lot a dwelling as described therein and Purchaser agrees to buy and accept same. Seller warrants that it holds good and marketable title to said lot, and that said lot is buildable within the framework of state and federal statutes, state regulations, and local ordinances. Seller agrees to furnish all necessary labor, materials, equipment, tools and services necessary to perform and complete in a workmanlike manner all work required for construction of the project in accordance with the basic plans and specifications identified in the Customer Preconstruction Worksheet and any modifications thereto identified in the Customer Preconstruction Worksheet. Seller reserves the right, without notice, to substitute for the materials described in the specifications, materials of equal or better quality. Materials delivered but not incorporated into the dwelling shall remain the property of Seller and may be removed at any time by Seller.

2. Subject to the adjustments hereinafter described, Purchaser agrees to pay and Seller agrees to accept in full payment for the performance of this contract the amount of **$131,400.**payable as follows:

A. $1.00 down payment on the signing of this agreement (under 10 M.R.S.A.1487(5), the initial down payment cannot be more than one-third of the total contract price unless the parties agree to waive their rights under the statute. Purchaser to initial here if it agrees to a down payment in excess of one-third of the total contract price ____.)

B. $ -0-upon receipt of commitment letter, and prior to commencement of construction.

C. $ 131,399. to be credited, on account, to Ben Grover upon completion of the sitework at Remington Way, Brunswick.

D. In addition to the contract sum, Purchaser shall be responsible for any ledge excavation and any fill which must be brought to the site. Purchaser agrees to make any such payment upon completion of the foundation.

E. If the site is not accessible, Purchaser agrees to bear all costs to bring materials from the nearest accessible point to the site. Purchaser agrees to make any such payment prior to taking possession.

F. If purchaser fails to make any payment within 15 days after receiving notice that such payment is due, interest will accrue on said payment at a rate of 1 1/2% per month until such payment is made, said interest to be paid at the time of making said late payment.

3. Seller contemplates that construction shall begin within 60 days from the date of this agreement and shall be completed 120 days after construction begins. If for any reason outside of Seller's control, construction does not commence within 45 days from the date of this agreement, Purchaser shall be liable for any increase in materials or labor occasioned by said delay. Seller shall not be liable for incidental or consequential damages or damages caused by delay.

4. In the event that seasonal weather conditions or other circumstances beyond Seller's control, make performance of certain part or parts of Seller's obligations impractical, Purchaser shall escrow with Norway Savings Bank, Windham, Maine an amount equal to the cost of said uncontrollably delayed work, and all other sums due under this Agreement shall be paid to Seller in accordance with the payment schedule set forth in section 2. The escrow amount shall be limited to the specific delayed work on terms which Seller and Purchaser shall agree to in writing at the time of the escrow. In the event that Seller fails in performance of the delayed work, Norway Savings Bank shall be directed in the escrow agreement to deliver to Purchaser the escrowed amount. In all events, Norway Savings Bank shall be released and held harmless with respect to any liability for any acts in good faith pursuant to the escrow agreement.

5. Any alteration or deviation from the plans and specifications identified in the Preconstruction Worksheet that results in a revision of the contract price will be executed only upon the parties entering into a written change order, signed by both parties, which includes both the previous contract price and the revised contract price. Buyer shall pay any increases in the contract price as a result of a change order not later than the payment described in section 2(d) above.

6. The closing shall occur on XXXX or within 10 days of issuance of an occupancy permit by the appropriate authority, whichever event shall occur later and it is agreed that at such closing Purchaser shall pay all sums due under contract. If the closing does not occur within said time, Purchaser shall pay to Seller, in addition to all other sums due hereunder, the sum of One hundred fifty dollars a day for each day the closing is delayed. At the time of closing, a good and sufficient quitclaim deed with covenant showing marketable title shall be delivered to Purchaser. Said lot shall be conveyed subject to covenants, conditions, easements and restrictions of record, and shall further be subject to all applicable land use laws and regulations. Should title prove to be defective, Seller shall have reasonable time after due notice of such defect or defects to remedy the title and hereby agrees to use diligent efforts to cure any such defects. At the closing real estate taxes shall be prorated. Both parties shall pay their respective transfer taxes as required by the laws of the State of Maine.

7. Seller warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract. Seller shall not be liable for consequential or

special damages, and the liability of Seller on any claim arising in connection with this contract shall not exceed the price of that part of the contract involved in the claim; the foregoing shall be the sole remedy of the Purchaser (except and only to the extent that the implied warranties of merchantability or fitness for a particular purpose under the Maine Uniform Commercial Code are available and provide further remedies). EXCEPT AS SPECIFICALLY STATED HEREIN, SELLER MAKES NO WARRANTIES OF ANY NATURE, EXPRESS OR IMPLIED.

8. Purchaser acknowledges that the presence of radon gas in a home, whether from the ground, from the private water supply or from any other source, may pose certain health risks. Seller makes absolutely no warranty, and undertakes no liability with respect to the same, or with respect to any other aspect of the domestic water supply.

9. Maine law (10 M.R.S.A. 1411 § et seq.) establishes minimum energy efficient standards for new residential buildings and additions to existing buildings. The work which Seller will perform will (circle one) meet/exceed those standards.

10. Seller may suspend work or terminate this agreement upon ten days' written notice to the Purchaser for any of the following reasons:

A. If an order of any court or other public authority causes the work to be stopped or suspended for a period of ninety days through no act or fault to the Seller or his employees.

B. If Purchaser fails to make any payment specified in section 2 within 15 days of receiving written notice that such payment is due.

C. If Purchaser falsifies any warranty or statement herein or any statement to a lending institution in connection with financing for this contract; dies; becomes insolvent or seeks the protection of the bankruptcy court; makes an assignment for the benefit of creditors; or liens, encumbers or in any way jeopardizes the safety or security of Seller's investment.

Upon termination of this agreement by Seller, Seller shall be entitled to pursue all its remedies in law and equity and shall specifically be entitled at its option to complete construction of the premises, sell to another purchaser, and to collect from Purchaser any losses occasioned by Purchaser's default.

11. If a dispute arises concerning the provisions of this contract or the performance by the parties, to the extent that the dispute is not covered by any valid homeowner's warranty insurance, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

(A) Binding arbitration in accordance with the Construction Industry Rules of the American Arbitration and paragraph 13 below, with the parties agreeing to accept as final the arbitrator's decision (XX);

(B) Nonbinding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit ( ); or

(C) Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences ( )";

If no box is checked, then the parties will resolve any disputes through binding arbitration. In any dispute, whether resolved by arbitration or otherwise, attorneys' fees shall be awarded to the substantially prevailing party.

12. Any arbitration shall be held in Portland, Maine. The award rendered shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. Except by written consent of the person or entity sought to be joined, no arbitration arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, any person unless it is shown at the time the demand for arbitration is filed that (1) such person or entity is substantially involved in a common question of fact or law, (2) the presence of such person or entity is required if complete relief is to be accorded in the arbitration, (3) the interest or responsibility of such person or entity in the matter is not insubstantial. The Agreement herein among the parties or any other written agreement or arbitrate referred to herein shall be specifically enforceable under the prevailing arbitration law.

13. This Agreement may not be assigned by the Purchaser without the prior written consent of Seller.

14. This contract and the Residential Construction Worksheet attached hereto completely express the obligations of the parties, and this contract is entered into by each party after opportunity for investigation, neither party relying on any statements or representations made by the other not contained in this contract. This contract can be modified only by written agreement of both parties.

15. This contract is subject to approval of final plans and specifications by the Seller and the Purchaser.

16. Seller at its option, may cancel this contract at any time by paying back the Purchaser all its direct cost to date plus $1 in the event of irreconcilable differences.

17. All work and/or items provided by the Purchaser are not warranted by Seller.

18. All work performed by the Purchaser shall be done without hindering the Seller's schedule.

19. By signing this contract the Purchaser agrees that they have read and understood the Performances Standards attached hereto.

Dated this __day of _____,2001

CUSTOM BUILT HOMES OF MAINE, INC.

By: _____
Its:

PURCHASER

Signature_____

Printed Name: _____
Social Security No.:_____

Signature_____

Printed Name:_____
Social Security No.:_____

Amended July 15,1999